


CITY OF *Salem*
AT YOUR SERVICE
Public Works Department
APWA ACCREDITED AGENCY

555 Liberty Street SE / Room 325 • PO Box 14300, Salem, OR 97309-0325 • Phone 503-588-6211 • Fax 503-588-6025

August 23, 2024

Front Street Properties
PO Box 309
Salem OR 97308

**SUBJECT: Wetland Land Use Notification: 1105 Front Street NE
Permit # 24-106451-PLN**

Tax lots 073W22AB00300, 073W22AB00600, and 073W22AB00900 at the above address may contain mapped wetlands or waterways as is indicated on the Salem-Keizer Local Wetland Inventory. *Oregon Revised Statute 227.350(5)* allows the City of Salem to issue development permits and approvals for activities for parcels identified as, or including wetlands on, the Local Wetland Inventory upon the following:

- Providing written notice to the applicant and landowner of the possible presence of wetlands on their property;
- Providing written notice to the applicant and landowner of the potential need for state and federal wetland permits; and
- Providing Department of State Lands (DSL) with a copy of the notification.

All, or a portion of this property has been identified as wetland and/or waterway on the Statewide Wetland Inventory *or in close proximity* to a mapped wetland and/or waterway site. If you have evidence to the contrary, please contact me as soon as possible at 503-588-6211. If the site contains a jurisdictional wetland, this proposal may require a permit from DSL and/or the Army Corps of Engineers. You must obtain any necessary state or federal permits before beginning your project. The City of Salem is not liable for any delays in the processing of state or federal permits. Enclosed is a copy of the wetland land use notice sent to DSL. DSL will contact you if any permits are required, or further information is necessary.



Jason Valyou
Program Coordinator

Enclosures: GIS Map, Site Map, Wetland Land Use Notification Form

cc: F:\Common\PAC\DevSvcsLandUse\24-103565-PLN_676 17th Street SE\WLUN
Zachary Diehl, Program Manager
File

Transportation Operations, Utility Operations, and Engineering
1457 23rd St SE, Salem, OR
Mailing Address: PO Box 14300, Salem, OR 97309-1457
Phone 503-588-6270 • Fax 503-588-6480

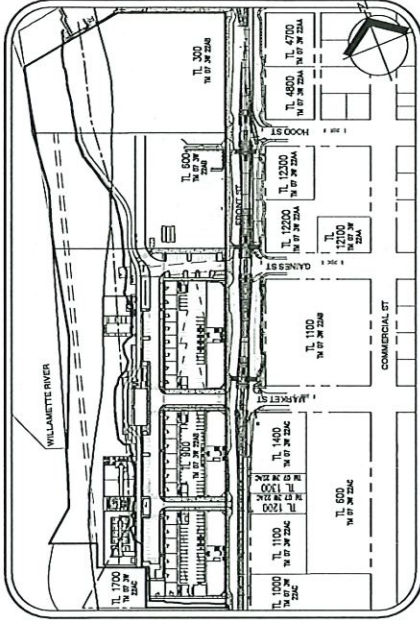
Willow Lake Water Pollution Control Facility
5915 Windsor Island Road N, Keizer, OR
Mailing Address: PO Box 14300, Salem, OR 97309-5915
Phone 503-588-6380 • Fax 503-588-6387

THE CANNERY

PRELIMINARY LAND USE PLANS

FUND

AKS ENGINEERING & FORESTRY, LLC
 1720 RIVER RD N, STE 1
 KEIZER, OR 97138
 WWW.AKS-ENG.COM
 FORESTRY - SURVEYING - LANDSCAPE ARCHITECTURE

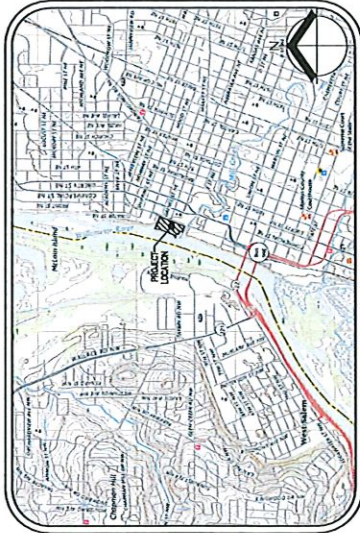


SITE MAP
 1" = 150'

PROPERTY DESCRIPTION:
 MARION COUNTY TAX MAP 07 SW 22AB,
 TAX LOTS 300, 600, & 800
 CITY OF SALEM, OREGON

PROPERTY LOCATION:
 1103 FRONT ST NE,
 SALEM, OREGON 97301

VERTICAL DATUM
 ELEVATIONS ARE BASED ON CITY OF SALEM
 BENCHMARK NO. 1151, LOCATED AT THE SE
 CORNER OF SUMNER AND MARION ST.
 ELEVATION = 161.617 FEET (NOV 29).



VICINITY MAP
 NOT TO SCALE

LEGEND	
EXISTING	PROPOSED
DECIDUOUS TREE	STORM DRAIN CLEAN OUT
CONIFEROUS TREE	STORM DRAIN CATCH BASIN
FIRE HYDRANT	STORM DRAIN AREA DRAIN
WATER METER	STORM DRAIN MANHOLE
WATER VALVE	GAS METER
DOUBLE CHECK VALVE	GAS VALVE
AIR RELEASE VALVE	UTILITY POLE
SMARTER SINK CLEAN OUT	POWER JUNCTION BOX
SMARTER SINK MANHOLE	COMMUNICATIONS VALV
STREET LIGHT	COMMUNICATIONS JUNCTION BOX
WALKWAY	COMMUNICATIONS RISER
RIGHT-OF-WAY LINE	EXISTING
BOUNDARY LINE	PROPOSED
PROPERTY LINE	
CONTRIBUTOR	
DITCH	
CURB	
EDGE OF PAVEMENT	
ESSENT	
FENCE LINE	
GRAVEL DOSE	
PONDING LINE	
OVERHEAD WIRE	
COMMUNICATIONS LINE	
FIBER OPTIC LINE	
GAS LINE	
STORM DRAIN LINE	
SMARTER SINK LINE	
WATER LINE	
RECLAIMED WATER LINE	

**CIVIL ENGINEERING/
 SURVEYING/LAND USE
 PLANNING FIRM**
 AKS ENGINEERING & FORESTRY, LLC
 PLANNING CONTACT: TYLER ROTH, PE
 ENGINEERING CONTACT: GRACE WOLFF
 3700 RIVER RD N, STE 1
 KEIZER, OR 97138
 PH: 503.400.6028
 WWW.AKS-ENG.COM

ARCHITECT
 INSPIRE ARCHITECTS
 CONTACT: KRISTINA HELD, AIA, LEED AP BD+C, CPIC
 1307 WEST WOODHEAD ST, STE 108
 CHARLOTTE, NC 28208
 PH: 704.344.0445

LANDSCAPE ARCHITECT
 LANGO HANSEN LANDSCAPE ARCHITECT
 CONTACT: KYLIE TRULEN, PLA, LEED AP
 1100 NW GUSMAN AVE.
 PORTLAND, OR 97209
 PH: 971.360.3500

**CONTRACT
 PURCHASER/APPLICANT**
 FUND
 CONTACT: TREAT MICHELS
 1507 HOOK ST
 PORTLAND, OR 97208
 PH: 503.984.0755

GEOTECHNICAL FIRM
 CENTRAL GEOTECHNICAL SERVICES, LLC
 CONTACT: JULIO C. VELA, PHD, PE, CE
 10240 SW NIMBUS AVE, STE LG
 PORTLAND, OR 97223
 PH: 503.984.0755

SHEET INDEX

- P1 COVER SHEET
- C002 EXISTING CONDITIONS PLAN
- C003 EXISTING CONDITIONS PLAN
- P4 TENTATIVE PLAT
- P5 PRELIMINARY ONSITE DEMOLITION PLAN
- P6 PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
- P7 PRELIMINARY TREE TABLE
- P8 PRELIMINARY SITE PLAN
- P9 PRELIMINARY ONSITE GRADING AND DRAINAGE PLAN
- P10 PRELIMINARY ONSITE GRADING AND DRAINAGE PLAN
- P11 PRELIMINARY GRADING AND DRAINAGE SECTIONS
- P12 PRELIMINARY COMPOSITE UTILITY PLAN
- P13 PRELIMINARY FRONT ST IMPROVEMENTS

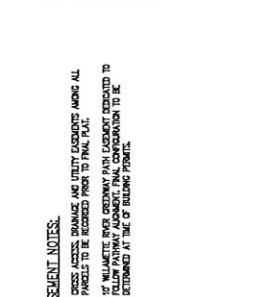
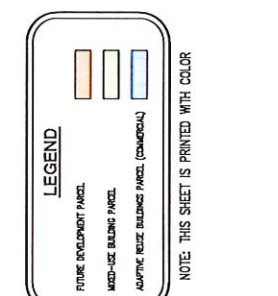
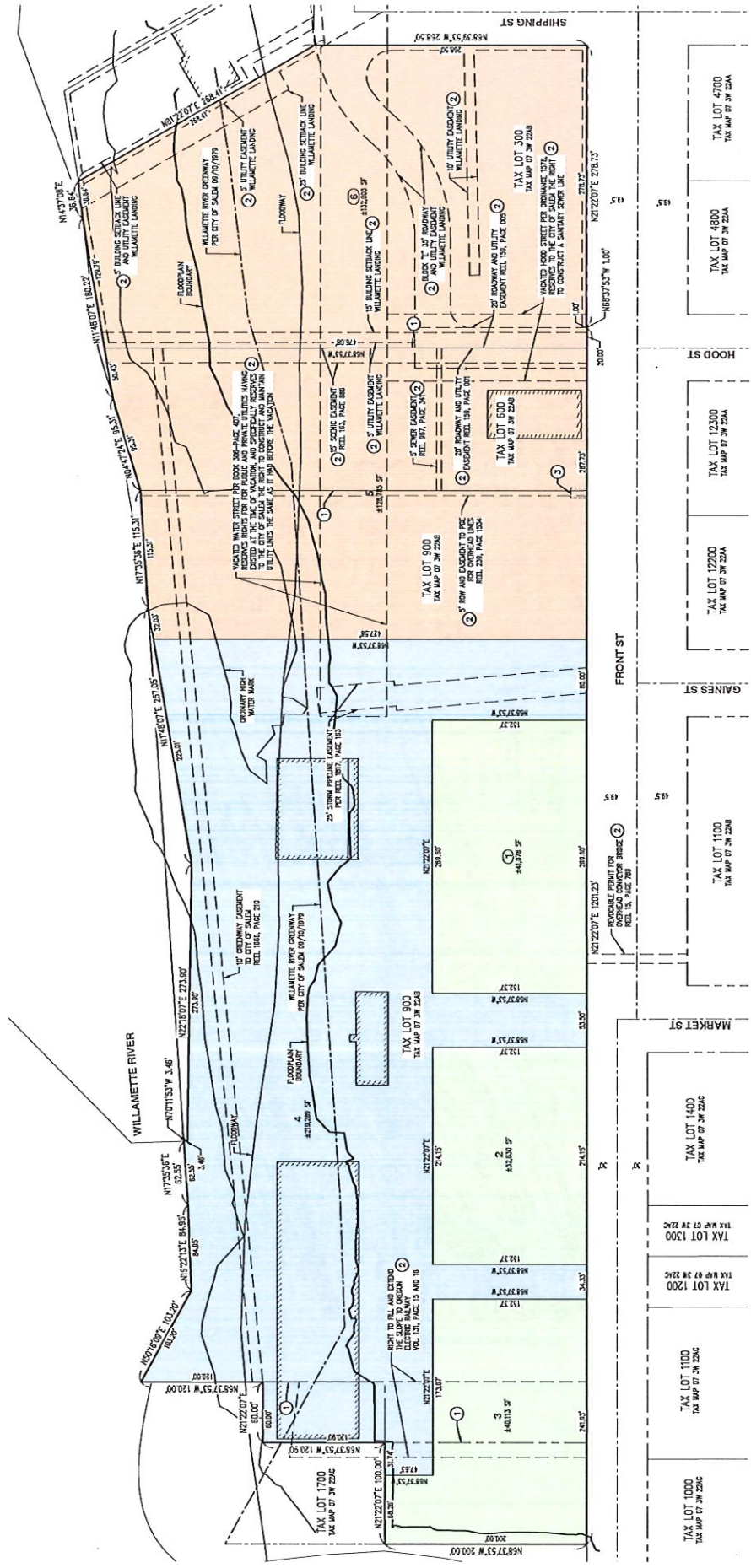
COVER SHEET
 THE CANNERY
 FUND
 SALEM, OREGON



DATE: 11/20/2024
 TIME: 10:00 AM
 PROJECT: THE CANNERY
 SHEET: P1



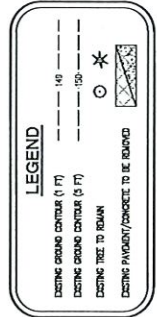
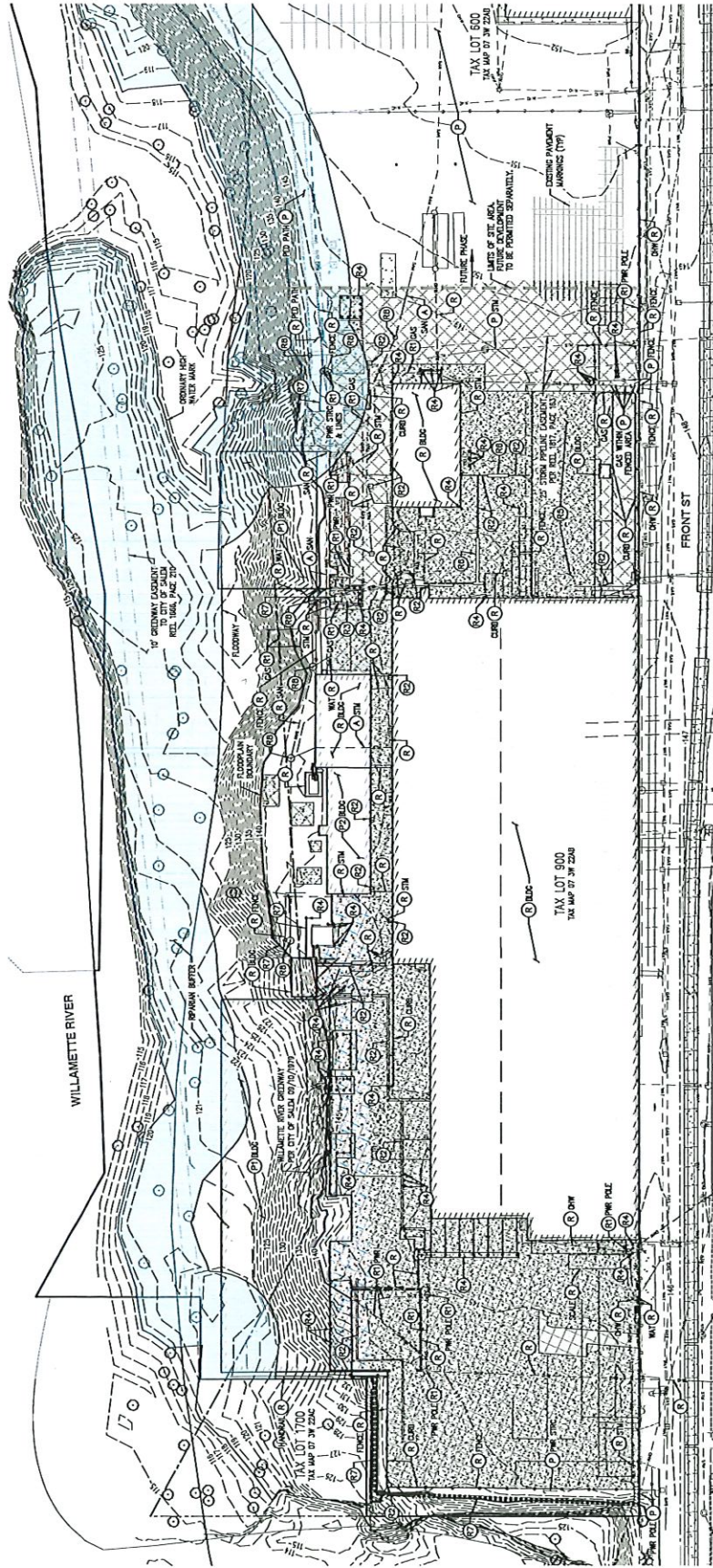
FUND



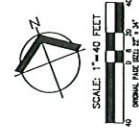
PRELIMINARY ONSITE DEMOLITION PLAN
THE CANNERY
 FUND
 SALEM, OREGON



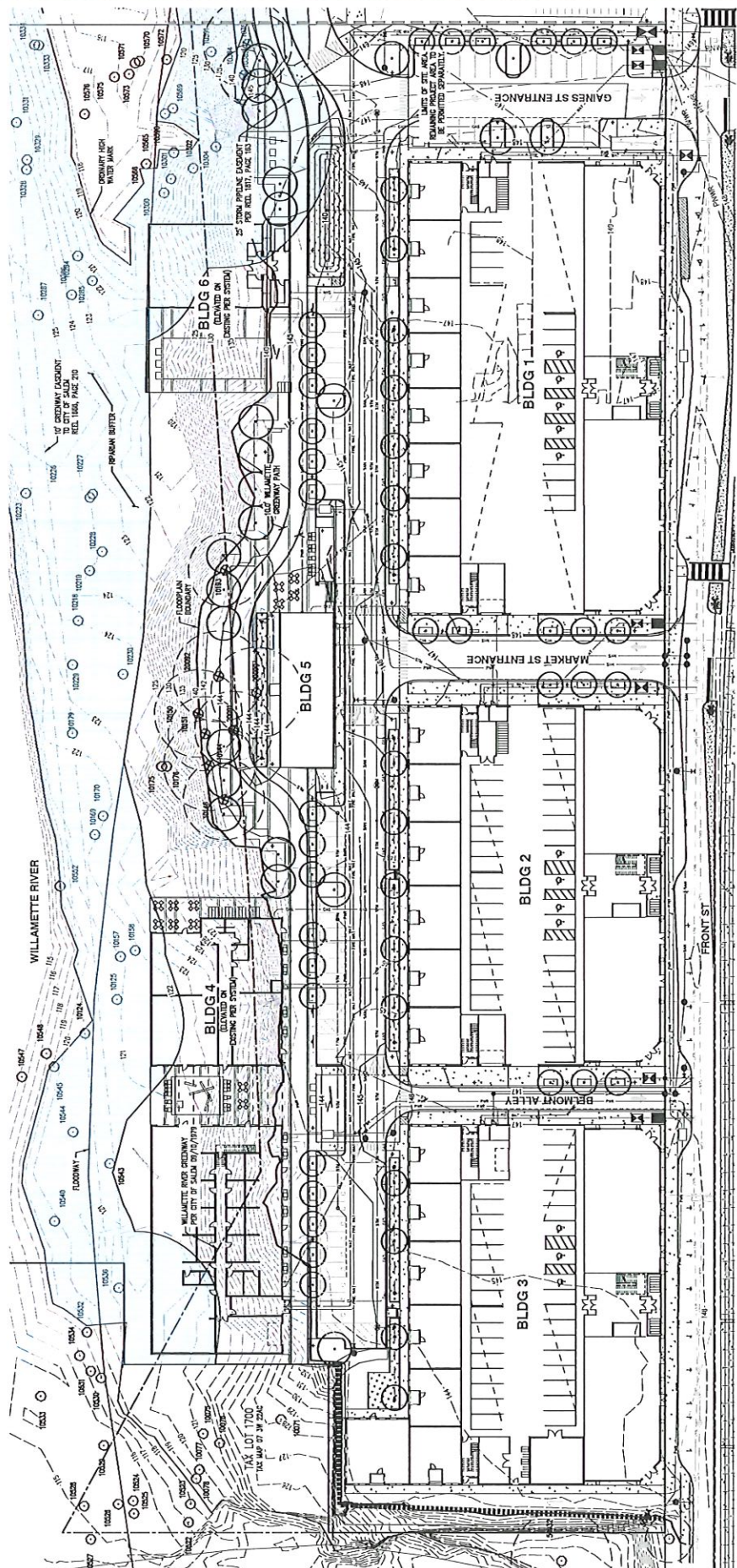
DATE: 06/20/24	SCALE: 1" = 40' FEET
PROJECT: THE CANNERY FUND	DATE: 06/20/24
DESIGNED BY: DAVID L. JOHNSON	PROJECT NO: 24-001
CHECKED BY: DAVID L. JOHNSON	DATE: 06/20/24
DATE: 06/20/24	SCALE: 1" = 40' FEET
PROJECT: THE CANNERY FUND	DATE: 06/20/24
DESIGNED BY: DAVID L. JOHNSON	PROJECT NO: 24-001
CHECKED BY: DAVID L. JOHNSON	DATE: 06/20/24



- DEMOLITION NOTES:**
- A. PAVE, ABANDON, AND/OR REMOVE EXISTING UTILITY LINES PER CITY AND/OR UTILITY COMPANY STANDARDS.
 - P. PROTECT ALL TREES DURING CONSTRUCTION. ADJUT TO NOT FINISH DRAIN AS REQUIRED. ANY DAMAGE SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
 - P1. REMOVE EXISTING WALLS AND PROTECT THE FEET AND RATIONAL, REFER TO BUILDING PLANS FOR BUILDING IMPROVEMENTS.
 - P2. REFER TO BUILDING PLANS FOR BUILDING IMPROVEMENTS.
 - R. CONTRACTOR TO REMOVE AND HALL OFF SITE FOR DISPOSAL.
 - R1. COORDINATE WITH FRANCISCO UTILITY PROVIDER FOR REMOVAL/REPAIR. IF NO REMEDIATION IS REQUIRED CONTRACTOR SHALL PROTECT AT ALL TIMES DURING CONSTRUCTION.
 - R2. REMOVE EXISTING STORM STRUCTURE AND HALL OFF SITE FOR DISPOSAL.
 - R3. REMOVE EXISTING INTERIOR TRUNK, REMOVE AND DISMANTLE IN ACCORDANCE WITH APPLICABLE STATE REGULATIONS.
 - R4. REMOVE EXISTING BOLLARDS AND ATTACHED STRUCTURES.
 - R5. REMOVE EXISTING COVERED AREA, METAL TRUSSES TO BE SAVED FOR FUTURE REUSE.
 - R6. REMOVE EXISTING METAL PLATE.
 - R7. EXISTING REMAINS WALL, STRUCTURAL IMPROVEMENTS REQUIRED TO BE DETERMINED AT TIME OF BUILDING PERMIT.
 - R8. REMOVE EXISTING SANITARY STRUCTURE AND PUMP STATION, HALL OFF SITE FOR DISPOSAL IN ACCORDANCE WITH STATE REGULATIONS.



FUND

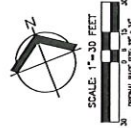


LEGEND

- 10' --- EXISTING GRASS CENTER (1 FT)
- 15' --- EXISTING GRASS CENTER (2 FT)
- 15' --- FINISHED GRADE CENTER (1 FT)
- 15' --- FINISHED GRADE CENTER (2 FT)
- EXISTING TREE TO REMAIN
- ⊗ EXISTING TREE TO BE REMOVED
- CRITICAL TREE FOOT ZONE
1" DBH = 1'-0" RANGE
- PLANNED TREE
(REFER TO LANDSCAPE PLANS BY OTHERS)

- GENERAL NOTES:**
- CRITICAL FOOT ZONES SHOWN ARE FOR ANTICIPATED TREE IMPACTS ONLY.
 - TREES BELOW TOP OF BANK ARE NOT ANTICIPATED TO BE IMPACTED.
 - REFER TO ADJACENT LETTERS FOR TREE SPECIES AND MORE INFORMATION REGARDING TREE REMOVAL.
 - NO SIGNIFICANT TREES PER CITY OF SALEM REQUIREMENTS ARE PROPOSED TO BE REMOVED.

TREE SUMMARY:
 TREES REMOVED FOR CROWNWAY TOTAL = 11



TREE TABLE			
TREE NUMBER	TYPE	DBH (IN.)	PRESERVE/REMOVE
*10384	DECIDUOUS	15	REMOVE
*10385	DECIDUOUS	26 21	REMOVE
10390	DECIDUOUS	UNK	PRESERVE
10391	DECIDUOUS	13	PRESERVE
10522	DECIDUOUS	28 23 16	PRESERVE
10523	DECIDUOUS	34	PRESERVE
10524	DECIDUOUS	32	PRESERVE
10525	DECIDUOUS	36	PRESERVE
10526	DECIDUOUS	44	PRESERVE
10527	DECIDUOUS	15 14	PRESERVE
10528	DECIDUOUS	11	PRESERVE
10529	DECIDUOUS	40	PRESERVE
10530	DECIDUOUS	17	PRESERVE
10531	DECIDUOUS	42	PRESERVE
10532	DECIDUOUS	41	PRESERVE
10533	DECIDUOUS	12	PRESERVE
10534	DECIDUOUS	10	PRESERVE
10536	DECIDUOUS	44	PRESERVE
10540	DECIDUOUS	14 11	PRESERVE
10543	DECIDUOUS	40	PRESERVE
10544	DECIDUOUS	28 22 21 19 16 11	PRESERVE
10545	DECIDUOUS	11	PRESERVE
10547	DECIDUOUS	13 10	PRESERVE
10548	DECIDUOUS	11 11	PRESERVE
10552	DECIDUOUS	16	PRESERVE
10565	DECIDUOUS	19 14 13 12 12	PRESERVE
10566	DECIDUOUS	52	PRESERVE
10569	DECIDUOUS	73	PRESERVE
10570	DECIDUOUS	17	PRESERVE
10571	DECIDUOUS	17	PRESERVE
10572	DECIDUOUS	10	PRESERVE
10573	DECIDUOUS	15	PRESERVE
10576	DECIDUOUS	11	PRESERVE
*20090	DECIDUOUS	27	REMOVE
*20091	DECIDUOUS	23	REMOVE
*20092	DECIDUOUS	27	REMOVE
50844	DECIDUOUS	8 12 14	PRESERVE
50832	DECIDUOUS	30	PRESERVE

NOTE:
 * REMOVAL NECESSARY TO ACCOMMODATE PUBLIC WALKWAY
 * RMP CROWNWAY TRAIL, CORNER PER SDC 0000000000

TREE TABLE			
TREE NUMBER	TYPE	DBH (IN.)	PRESERVE/REMOVE
10071	DECIDUOUS	19 18	PRESERVE
10075	DECIDUOUS	12	PRESERVE
10076	DECIDUOUS	24	PRESERVE
10077	DECIDUOUS	30	PRESERVE
10078	DECIDUOUS	34	PRESERVE
10124	DECIDUOUS	13	PRESERVE
10125	DECIDUOUS	16	PRESERVE
*10144	DECIDUOUS	27	REMOVE
*10146	DECIDUOUS	24	REMOVE
*10150	DECIDUOUS	22	REMOVE
*10151	DECIDUOUS	26	REMOVE
10157	DECIDUOUS	15 11	PRESERVE
10158	DECIDUOUS	59	PRESERVE
10169	DECIDUOUS	15	PRESERVE
10170	DECIDUOUS	47	PRESERVE
10175	DECIDUOUS	12	PRESERVE
10176	DECIDUOUS	13 11	PRESERVE
10179	DECIDUOUS	12	PRESERVE
*10183	DECIDUOUS	22	REMOVE
10218	DECIDUOUS	12	PRESERVE
10219	DECIDUOUS	41	PRESERVE
10223	DECIDUOUS	11 10	PRESERVE
10226	DECIDUOUS	15	PRESERVE
10227	DECIDUOUS	12	PRESERVE
10228	DECIDUOUS	12 10	PRESERVE
10229	DECIDUOUS	14	PRESERVE
10230	DECIDUOUS	11	PRESERVE
10284	DECIDUOUS	39	PRESERVE
10285	DECIDUOUS	17	PRESERVE
10286	DECIDUOUS	10	PRESERVE
10287	DECIDUOUS	13	PRESERVE
10300	DECIDUOUS	52	PRESERVE
10301	DECIDUOUS	54	PRESERVE
10302	DECIDUOUS	19	PRESERVE
10304	DECIDUOUS	20 18	PRESERVE
10328	DECIDUOUS	16 12	PRESERVE
10329	DECIDUOUS	15	PRESERVE
10331	DECIDUOUS	42	PRESERVE
10333	DECIDUOUS	43	PRESERVE
10334	DECIDUOUS	10	PRESERVE
*10383	DECIDUOUS	18 17	REMOVE

ABBREVIATIONS:
 DISTING: DISTINGUISHED
 FIN: FINISHED
 FLOOR: FLOOR
 GRADE: GRADE
 INVERT: INVERT
 MHW: MEAN HIGH WATER
 PVI: PROPOSED VERTICAL CURVE
 RIM: RIM
 SLOPE: SLOPE
 STAIR: STAIR
 TRENCH: TRENCH
 WALL: WALL
 W/OUT: WITHOUT
 W/IN: WITHIN

GENERAL NOTES:
 1. ALL DISTINGUISHED AND FINISHED GRADES SHALL BE VERIFIED BY SURVEY.
 2. ALL DISTINGUISHED AND FINISHED GRADES SHALL BE VERIFIED BY SURVEY.
 3. ALL DISTINGUISHED AND FINISHED GRADES SHALL BE VERIFIED BY SURVEY.

STORM DRAIN (SD) KEYED NOTES:
 1. CONNECT TO EXISTING 36" CONCRETE PUBLIC STORM MAIN WITH
 KEY OF MANHOLE RIM AND INVERT ELEVATION (C) PER PLAN.
 2. 48" SD MANHOLE RIM AND E PER PLAN.
 3. 24" SD MANHOLE RIM AND E PER PLAN.
 4. 30" SD MANHOLE RIM AND E PER PLAN.
 5. 30" CLEANOUT (CO), E PER PLAN.
 6. 30" AREA DRAIN, RIM AND E PER PLAN.
 7. ADJUST EXISTING MANHOLE RIM TO FINISHED GRADE ELEVATION.

LEGEND:
 DISTING GRADE CONTOUR (1 FT)
 FINISHED GRADE CONTOUR (1 FT)
 FINISHED GRADE CONTOUR (5 FT)
 FINISHED GRADE CONTOUR (10 FT)
 PROPOSED MANHOLE (MH)
 PROPOSED CLEANOUT (CO) DOWNSPOUT (DS)
 PROPOSED CATCH BASIN (CB)
 EXISTING OVERFLOW DRAIN (OH)
 NEW MANHOLE (MH)
 STORMWATER FACILITY
 1/4" RAMP LANDING AREA
 (SEE MAX RAMP SLOPE)
 TRENCH DRAIN
 EXISTING SLOPE GREATER THAN 15%

BLDG 5
 PVI FFE: 144.00

BLDG 6
 PVI FFE: 145.00

BLDG 1
 PVI FFE: 148.25

BLDG 2
 PVI FFE: 148.25

BLDG 3
 PVI FFE: 148.25

BLDG 4
 PVI FFE: 148.25

BLDG 5
 PVI FFE: 148.25

BLDG 6
 PVI FFE: 148.25

BLDG 7
 PVI FFE: 148.25

BLDG 8
 PVI FFE: 148.25

BLDG 9
 PVI FFE: 148.25

BLDG 10
 PVI FFE: 148.25

BLDG 11
 PVI FFE: 148.25

BLDG 12
 PVI FFE: 148.25

BLDG 13
 PVI FFE: 148.25

BLDG 14
 PVI FFE: 148.25

BLDG 15
 PVI FFE: 148.25

BLDG 16
 PVI FFE: 148.25

BLDG 17
 PVI FFE: 148.25

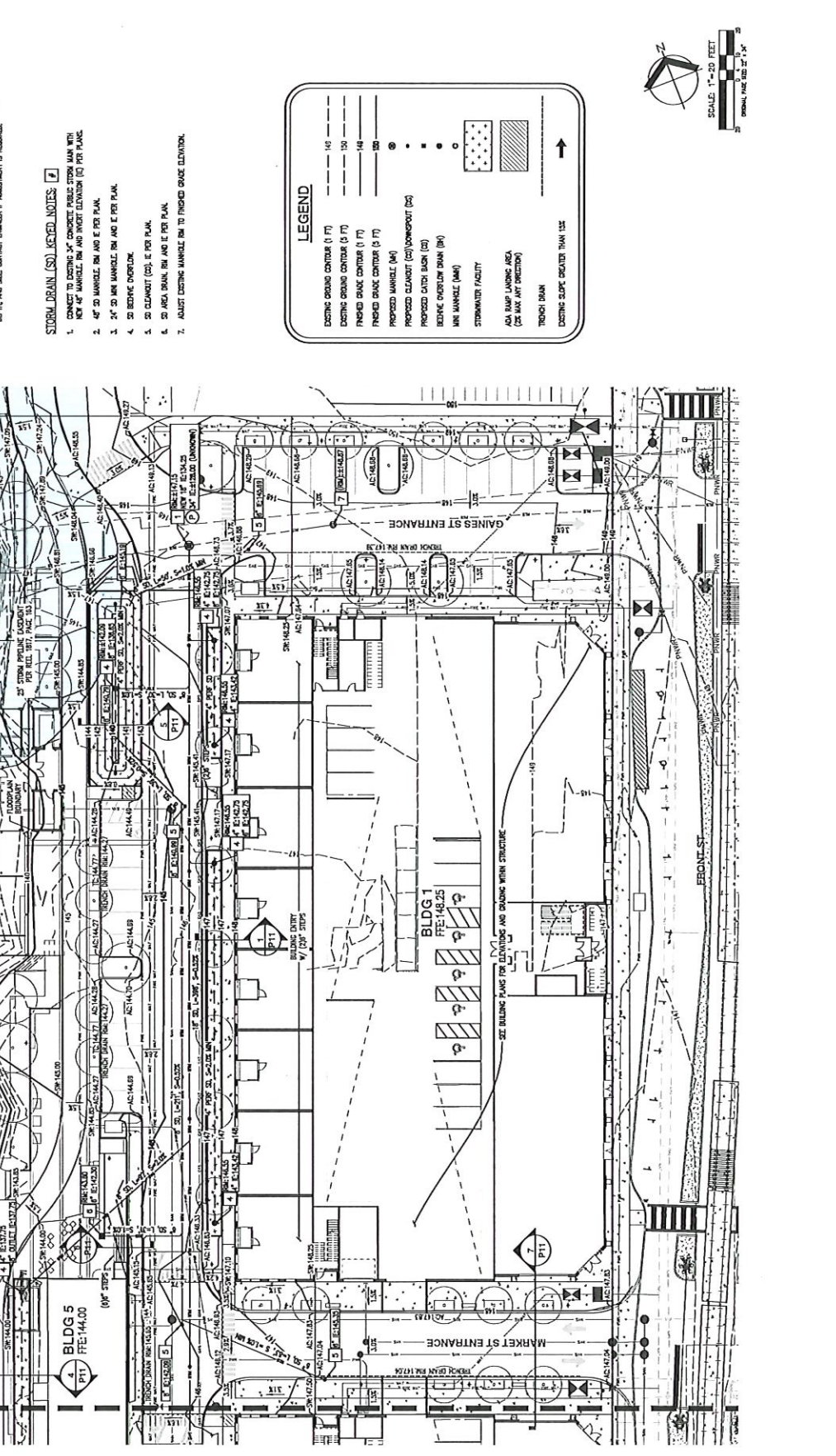
BLDG 18
 PVI FFE: 148.25

BLDG 19
 PVI FFE: 148.25

BLDG 20
 PVI FFE: 148.25

BLDG 21
 PVI FFE: 148.25

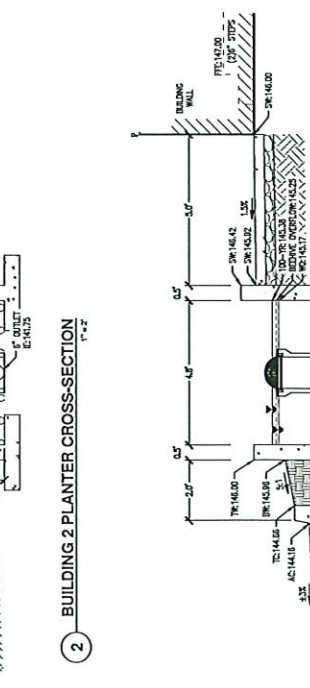
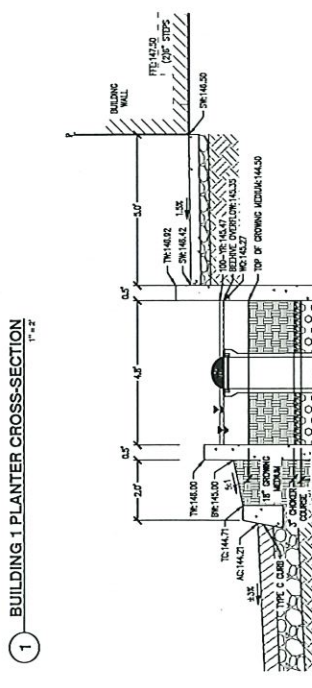
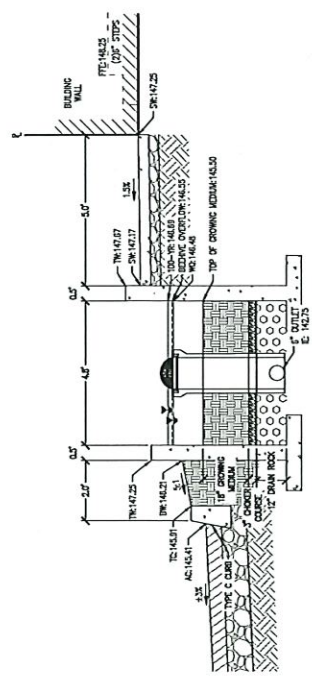
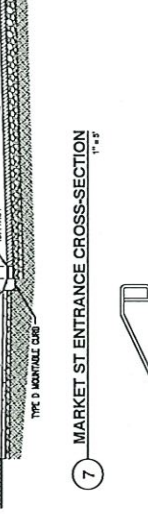
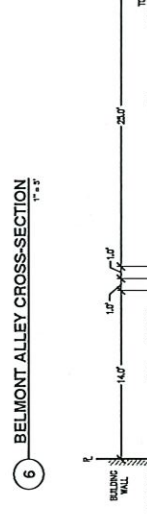
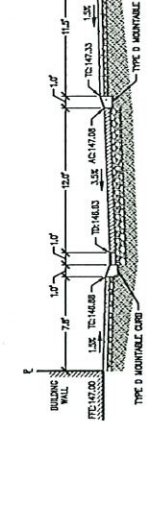
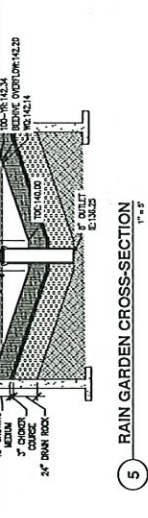
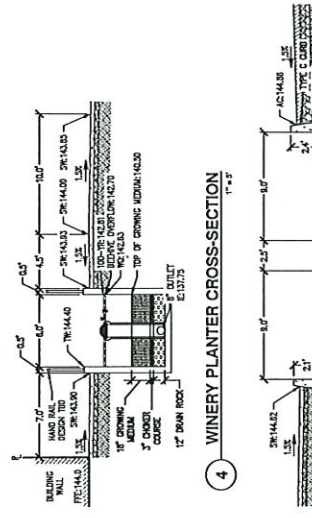
BLDG 22
 PVI FFE: 148.25



SEE BUILDING PLANS FOR DETAILS AND GRADING WITHIN STRUCTURE.

WILLAMETTE RIVER
 PERONE ST
 MARKET ST ENTRANCE
 GAINES ST ENTRANCE

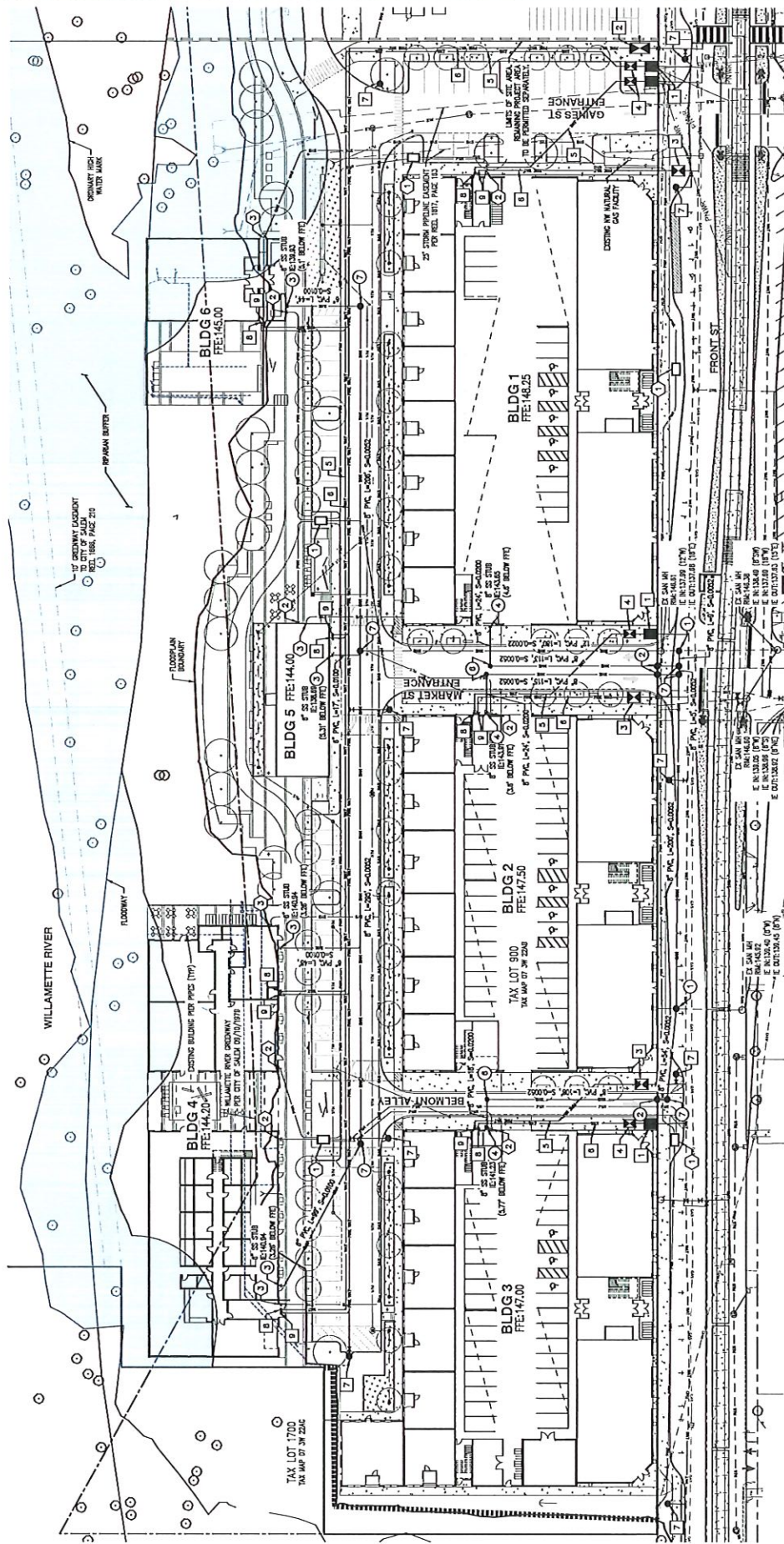
ABBREVIATIONS:
 (OAS) EXISTING RM ELEVATION
 (P) FINISHED FLOOR ELEVATION
 (P) FINISHED GRADE ELEVATION
 (P) FINISHED ROOF ELEVATION
 (P) FINISHED CONCRETE ELEVATION
 (P) FINISHED ASPHALT CONCRETE ELEVATION
 (P) FINISHED GRAVEL ELEVATION
 (P) FINISHED TOP OF SOIL ELEVATION
 (P) FINISHED TOP OF STAIR ELEVATION
 (P) FINISHED BOTTOM OF WALL ELEVATION
 (P) FINISHED SECONDARY ELEVATION
 (P) FINISHED CUT, BUTTER ELEVATION
 DOWNSLOPE SLOPE: 2.5%



PRELIMINARY COMPOSITE UTILITY PLAN
 THE CANNERY
 FUND
 SALEM, OREGON

PROFESSIONAL SEAL
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF OREGON
 NO. 12345
 DATE: 08/27/2014
 PROJECT: THE CANNERY
 SHEET: P12

FUND



BRANCHISE UTILITY KEYS NOTES

1. CONCEPTUAL TRANSFORMER LOCATION.
2. POWER CONDUIT TO PROPOSED BUILDINGS.
3. GAS SERVICE TO BUILDINGS. COORDINATE WITH NORTHWEST NATURAL GAS FINAL SERVICE PLAN.

SANITARY SEWER (SS) KEYS NOTES

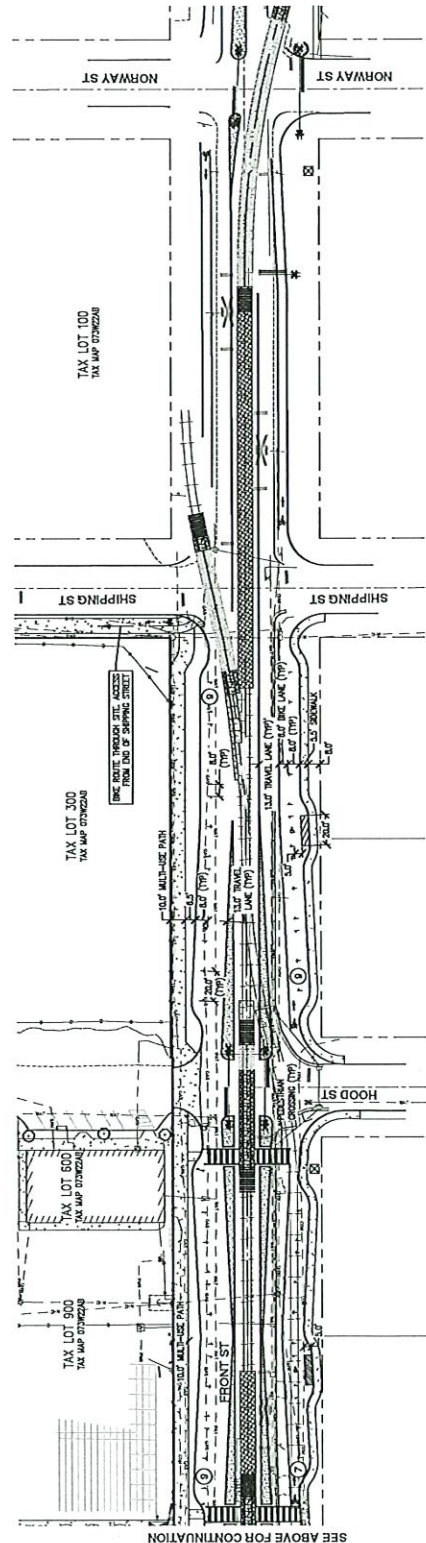
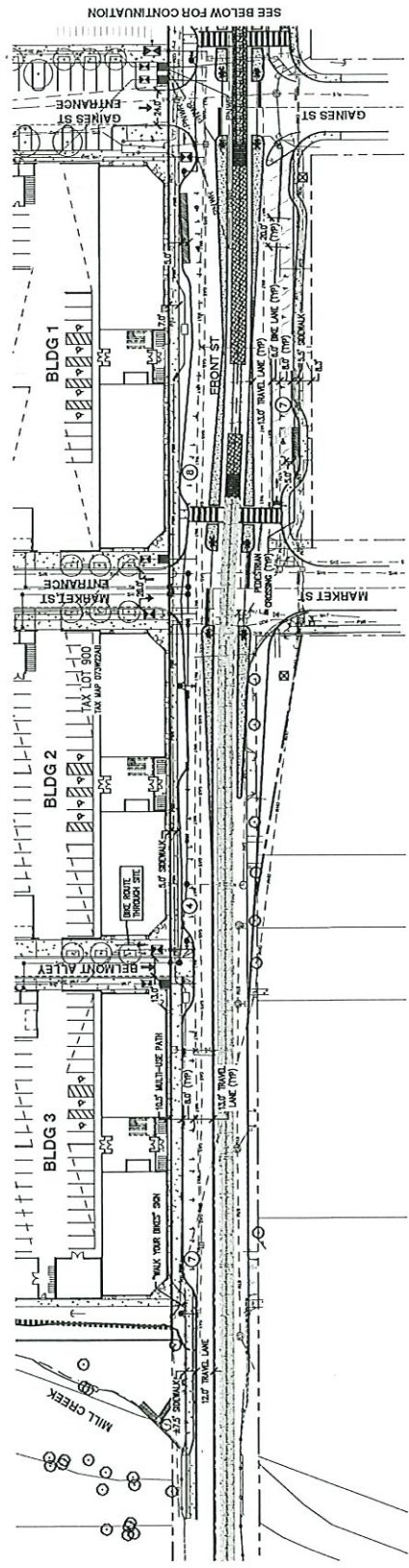
1. CONNECT TO EXISTING SS MAIN WITH NEW MANHOLE (MH).
2. 48" SS MONITORING MH.
3. 8" SS LATERAL TO BUILDING. REFER TO PLANS BY CHANCE.
4. 8" SS LATERAL TO BUILDING. REFER TO PLANS BY CHANCE.
5. 24" MONITORING MH.
6. 24" MAN MH.
7. 48" SS STANDARD MH.

WATER AND FIRE KEYS NOTES

1. 3" WATER METER PER CITY STANDARDS.
2. 8" DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) WITH FDC.
3. 8" FDC.
4. 8" DOUBLE CHECK ASSEMBLY.
5. 4" DOMESTIC WATER SERVICE.
6. 8" FIRE SERVICE.
7. FIRE HYDRANT ASSEMBLY.
8. 8" DOMESTIC WATER SERVICE TO BUILDING. REFER TO PLANS BY CHANCE.
9. FIRE SERVICE TO BUILDING WITH FDC MOUNTED ON FACE OF BUILDING. REFER TO PLANS BY CHANCE.



FUND



GENERAL NOTE:
 PROPOSED FRONT STREET IMPROVEMENTS ARE SUBJECT TO
 CHANGE BASED ON RAIL AND CITY FEEDBACK. INFORMATION
 SHOWN IS BASED ON LATEST COORDINATION EFFORTS WITH THE
 CITY OF SALEM AND RAILROAD ENGINEER.

LEGEND:
 (7) NUMBER OF PARKING SPACES IN ROW

07 3W 22AB

07 3W 22AB

SALEM



MARION COUNTY, OREGON
 NW1/4 NE1/4 SEC22 T7S R3W W.M.
 SCALE 1" = 100'

LEGEND

- LINE TYPES**
- Taxlot Boundary
 - Road Right-of-Way
 - Railroad Right-of-Way
 - Private Road ROW
 - Subdivision/Plot Boundary
 - Waterline - Taxlot Bndry
 - Waterline - Non Bndry
 - Historical Boundary
 - Easement
 - Railroad Centerline
 - Taxcode Line
 - Map Boundary
 - Waterline - Non Bndry

CORNER TYPES

- + 1/16TH Section Cor.
- ⊕ 1/4 Section Cor.
- ⊙ D/L Corner
- ⊕ 16, 15 Section Corner
- ⊕ 21, 22 Section Corner

NUMBERS

Tax Code Number

00 00 0

Acresage

0.24 AC

1.39 AC

1.39 AC

3.04 AC

1.39 AC

1.39 AC

1.39 AC

1.39 AC

1.39 AC

1.39 AC

1.39 AC

1.39 AC

1.39 AC

1.39 AC

1.39 AC

1.39 AC

1.39 AC

1.39 AC

1.39 AC

1.39 AC

1.39 AC

1.39 AC

NOTES

Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW

CANCELLED NUMBERS	
900	1100A3
800	1100A4
000A1	
000A2	
000A3	
000A4	
000A5	
000A6	
000A7	
000A8	
000A9	
000C3	
1000	
1100A1	
1100A2	

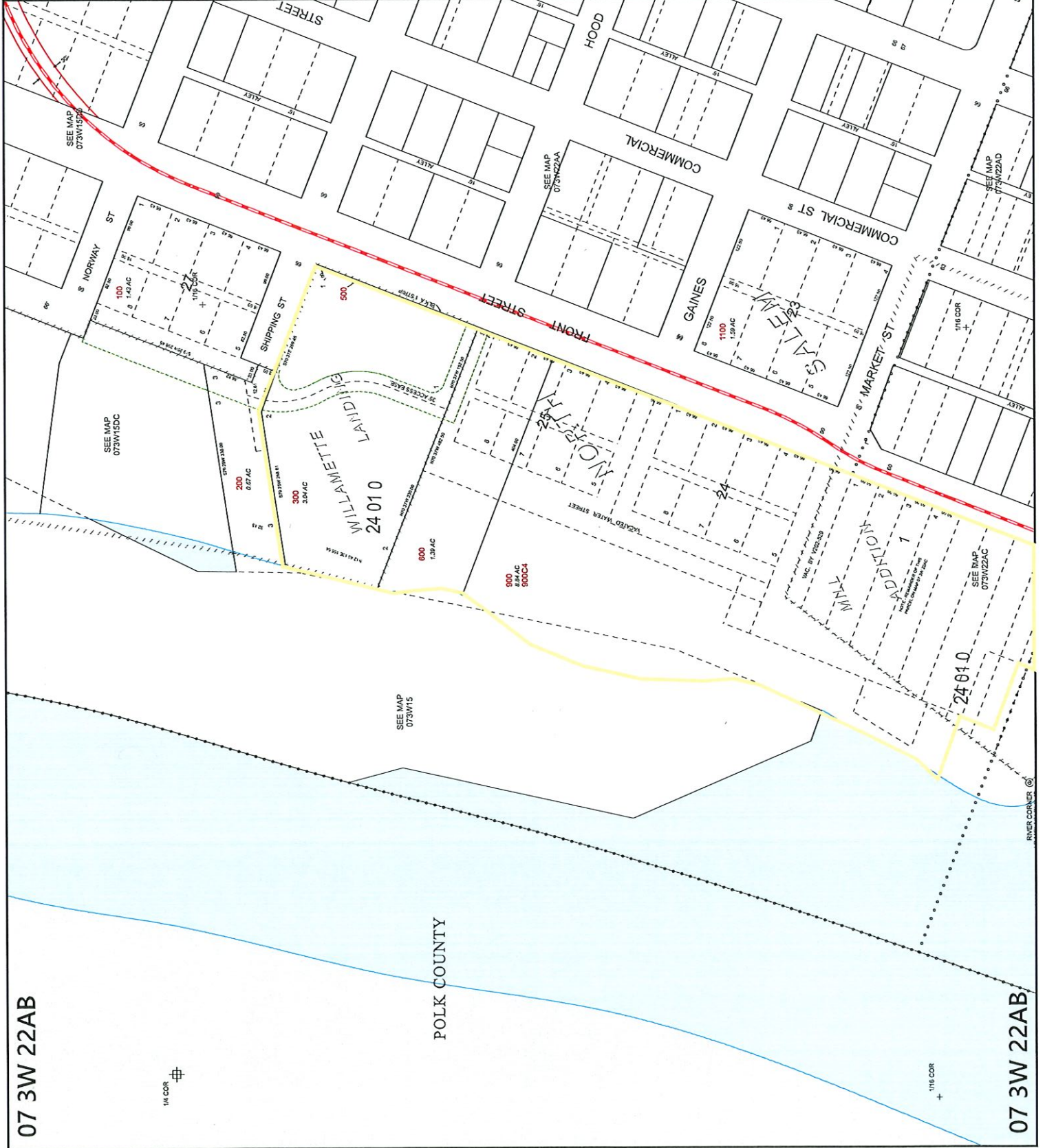
DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT www.comcon.org

PLOT DATE: 5/16/2024

SALEM
07 3W 22AB



1/4 COR

1/16 COR

07 3W 22AB

RIVER COURTESY ©

07 3W 22AC

07 3W 22AC
SALEM



LEGEND

- LINE TYPES**
- Taxlot Boundary
 - Road Right-of-Way
 - Railroad Right-of-Way
 - Private Road ROW
 - Subdivision/Plat Boundary
 - Waterline - Taxlot Boundary
 - Waterline - Non Boundary
 - Historical Boundary
 - Easement
 - Railroad Centerline
 - Taxcode Line
 - Map Boundary
 - Waterline - Non Boundary

CORNER TYPES

- + 1/16TH Section Cor.
- ⊙ D/C Corner
- ⊕ 1/4 Section Cor.
- ⊕ 15, 15 Section Corner
- ⊕ 21, 22

NUMBERS

Ex: Code Number

00 00 0

Acreage All acres listed are Net Acres, excluding any portions of the block within public ROWs.

NOTES

Tick Marks: A tick mark in the road indicates that the labelled dimension extends into the public ROW

CANCELLED NUMBERS
100
200
300
400
500
600
700
800
900
1100A1
1401
1800
2000A1
2400
3500

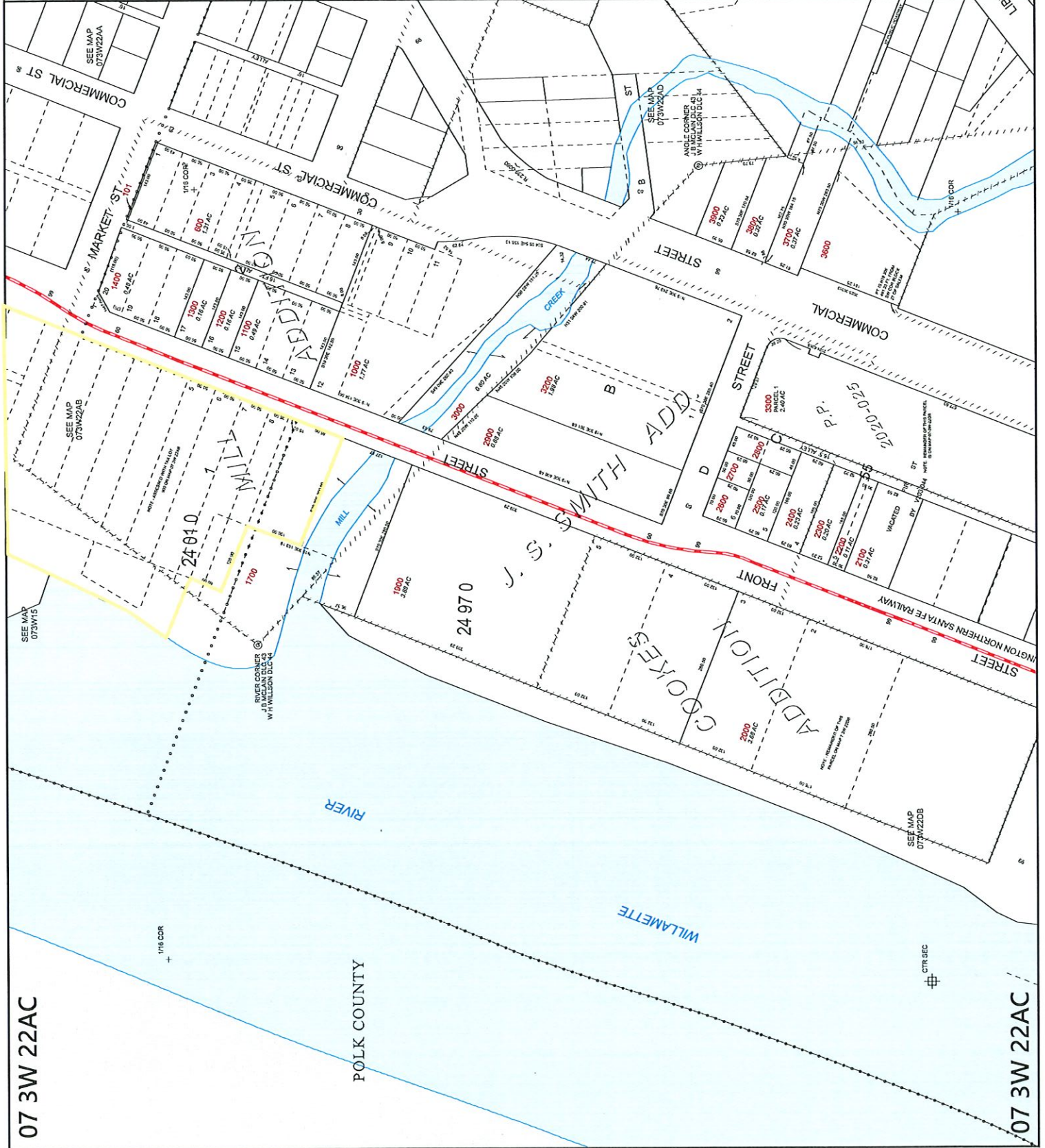
DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT www.cominfoandis.com

PLOT DATE: 7/12/2024

SALEM
07 3W 22AC





Wetland Land Use Notification

OREGON DEPARTMENT OF STATE LANDS
775 Summer Street NE, Suite 100, Salem, OR 97301-1279
Phone: (503) 986-5200

This form is to be completed by planning department staff for mapped wetlands and waterways.

* Required Field (?) Tool Tips

Activity Location



Township* (?) Range* (?) Section* (?)
07S 03W 22

Quarter-quarter Section (?) Tax Lot(s)*
AB 00300
You can enter multiple tax lot numbers within this field. i.e. 100, 200, 300, etc.

To add additional tax map and lot information, please click the "add" button below.

Township* (?) Range* (?) Section* (?)
07S 03W 22

Quarter-quarter Section (?) Tax Lot(s)*
AB 00600
You can enter multiple tax lot numbers within this field. i.e. 100, 200, 300, etc.

To add additional tax map and lot information, please click the "add" button below.

Township* (?) Range* (?) Section* (?)
07S 03W 22

Quarter-quarter Section (?) Tax Lot(s)*
AB 00900
You can enter multiple tax lot numbers within this field. i.e. 100, 200, 300, etc.

To add additional tax map and lot information, please click the "add" button below.

Address

Street Address

1105 Front Street NE

Address Line 2

City

Salem

Postal / Zip Code

97301

State

OR

Country

USA

County*

Marion

Adjacent Waterbody

Willamette River, Creek

Geolocation*

44.951558, -123.0402244

Proposed Activity

Prior to submitting, please ensure proposed activity will involve physical alterations to the land and/or new construction or expansion of footprint of existing structures.

Local Case File #* (?)

24-106451-PLN

Zoning

CO

Describe any Earthwork/Ground Disturbance*

Tentative Subdivision Plan, Class 3 Site Plan Review, Class 1 Adjustments, Class 2 Adjustments, three Class 2 Driveway Approach Permits, and a Landslide Hazard Construction Permit for the planned redevelopment (The Cannery) of the former Truitt Brothers Cannery Site. The Cannery is planned as a new mixed-use neighborhood along the City of Sailems historic riverfront that will accommodate the growing demand for housing and jobs and promote continued reinvestment into the City's downtown area.

Proposed

Building Permit (new structures)

Grading Permit

Site Plan Approval

Other (please describe)

Conditional use Permit

Planned Unit Development

Subdivision

Applicant's Project Description and Planner's Comments:*

Tentative Subdivision Plan, Class 3 Site Plan Review, Class 1 Adjustments, Class 2 Adjustments, three Class 2 Driveway Approach Permits, and a Landslide Hazard Construction Permit for the planned redevelopment (The Cannery) of the former Truitt Brothers Cannery Site. The Cannery is planned as a new mixed-use neighborhood along the City of Sailems historic riverfront that will accommodate the growing demand for housing and jobs and promote continued reinvestment into the City's downtown area.

Required attachments with site marked: Tax map and legible, scaled site plan map. (?)

24-106451-PLN_Plans.pdf	7.63MB
24-106451-PLN_LWI Map.pdf	5.65MB
24-106451-PLN_Tax Lot Map.pdf	267.92KB
24-106451-PLN_Tax Lot Map2.pdf	280.25KB

Additional Attachments

Applicant

First Name*

Front Street

Last Name*

Properties LLC

Applicant Organization Name

(if applicable)

Mailing Address*

Street Address

PO Box 309

Address Line 2

City

Salem

Postal / Zip Code

97308

State

OR

Country

USA

Phone (?)

503-362-3674

Email (?)

tmichaels@thefund.works

Is the Property Owner name and address the same as the Applicant?*

No Yes

Responsible Jurisdiction



*

Municipality*

Date*

City of County of

Salem

8/22/2024

Staff Contact

First Name*

Jason

Last Name*

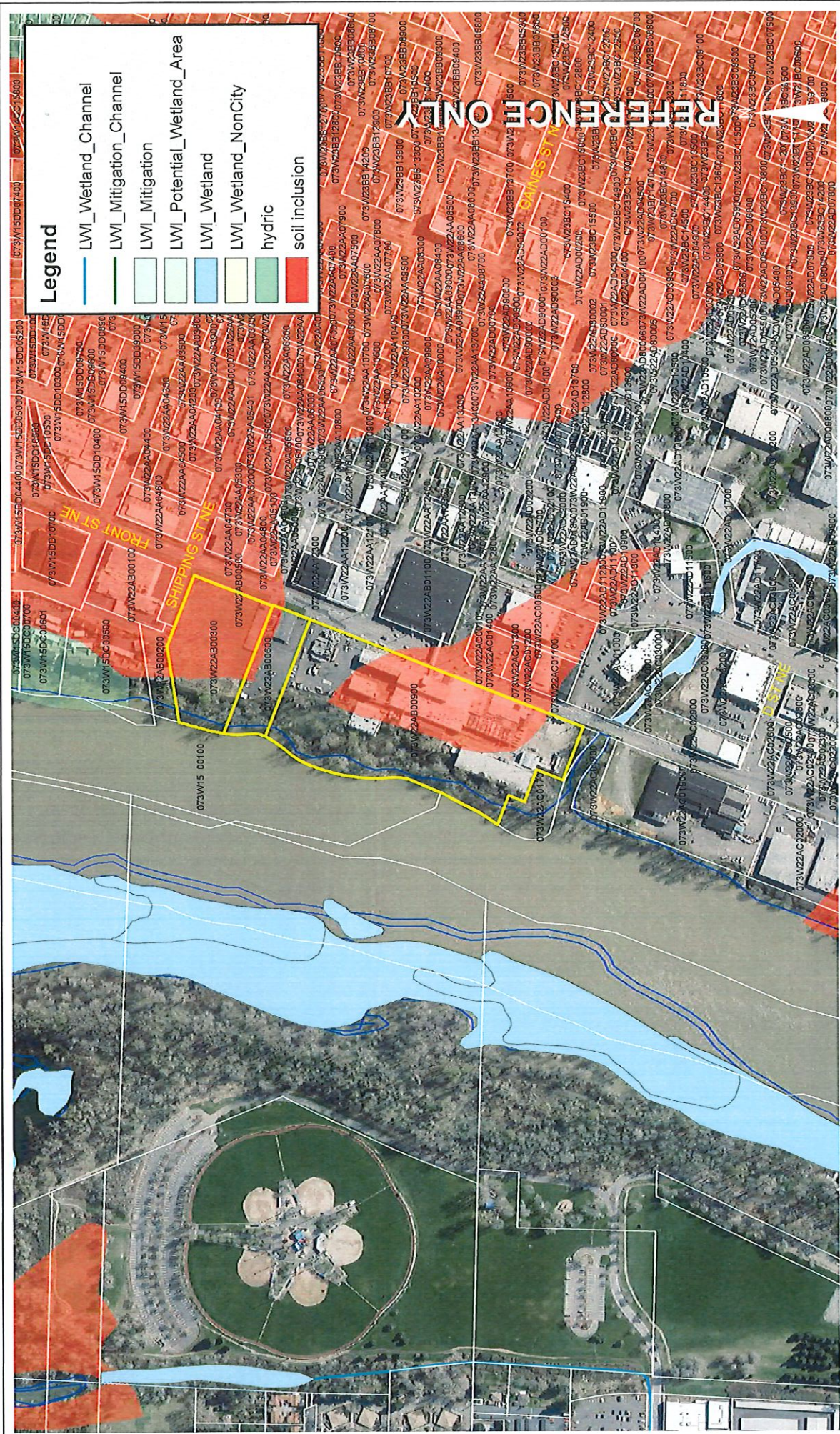
Valyou

Phone* (?)

503-588-6211

Email*

jvalyou@cityofsalem.net



Legend

- LWI_Wetland_Channel
- LWI_Mitigation_Channel
- LWI_Mitigation
- LWI_Potential_Wetland_Area
- LWI_Wetland
- LWI_Wetland_NonCity
- hydric
- soil inclusion

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1 inch = 300 feet

