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

April 1, 2025

7 Star Salem, LLC
3812 Galloway Street S
Salem OR 97302

SUBJECT: **Wetland Land Use Notification: 0 Macleay Road SE**
Permit # 24-119871-PLN

Tax lot 072W32D002400 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: Zachary Diehl, Program Manager
File

9/12/2024 9:55:42 AM
C:\Users\CAD\Westech Engineering Dropbox\Alec Kenyon\My PC (C109-18)\Desktop\Work (PC)\Projects\Studio 3\Macleay Gas Station\Civil\Plots\C0.0 - Cover Sheet.dwg (C0.0 tab)

DRAWINGS FOR:

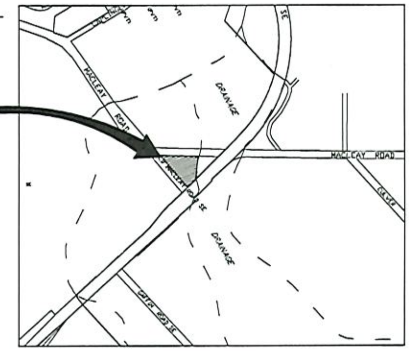
GAS STATION SITE IMPROVEMENTS
SW CORNER OF MACLEAY RD SE & CORDON RD SE
SALEM, OR 97317

FOR:

STUDIO 3 ARCHITECTURE
275 COUR ST NE
SALEM, OR 97301
503.390.6500

PROJECT LOCATION
TAX LOT 072W32D002400,
SECTION 32, T7S., R2W., W.M.

Know what's below.
Call before you dig.



VICINITY MAP

SHEET LIST TABLE	
#	TITLE
C0.0	COVE SHEET, INDEX, & VICINITY MAP
C1.0	EROSION CONTROL DEMOLITION & CLEARING
C2.0	GRADING & DRAINAGE PLAN
C3.0	UTILITY PLAN
C4.0	SURFACING PLAN
C5.0	MACLEAY STREET PLAN

BENCHMARK UTILIZED:
C.O.S. #2098

ELEV: 369.46' NGVD 29

MARK IS A 2" ALUMINUM DISK SET IN THE EAST CURB OF BATTLE CREEK ROAD, 220' NORTH OF THE INTERSECTION WITH BOONE ROAD SE, 10' SOUTHWEST OF A UTILITY VAULT, 27' SOUTHWEST OF A POWER POLE, 4' NORTHWEST OF A WATER METER, AND 12' SOUTHEAST OF A WATER VALVE.

ITEM	PROPOSED	EXISTING
SANITARY SEWER		—SS—
STORM DRAIN		—SD—
WATER		—W—
GAS		—G—
TELEPHONE		—T—
POWER		—P—
TELEVISION		—TV—
FENCE	—X—X—	—X—X—
RAILROAD		
CURB, DRIVEWAY, P.C.C. SIDEWALK		
HEDGE OR BRUSH		
TREES		
STREET OR ALLEY RIGHT OF WAY		
PLATTED LOT LINE		
PLATTED LOT LINE (ABANDONED)		
OWNERSHIP LINE		
EASEMENT OR TEMPORARY RIGHT OF WAY		
IMPROVEMENT DISTRICT BOUNDARY		
PROJECT CENTERLINE AND STATIONING	2 3 4 5+00	
CITY LIMITS LINE		

ITEM	PROPOSED	EXISTING
BARRICADE		
FLOW DIRECTION		
TELEPHONE MANHOLE		
TELEPHONE PEDESTAL		TEL
SANITARY SEWER MANHOLE		
STORM DRAIN MANHOLE		
CATCH BASIN		
JUNCTION BOX		
FIRE HYDRANT AND VALVE		
WATER METER		
WATER VALVE		
POWER POLE		
POWER POLE W/ANCHOR		
POLE W/LUMINARE		
LIGHT POLE		
SIGN POST		
MAILBOX		
TRAFFIC SIGNAL		T.S.
X-WALK SIGNAL		X-WK

ABBREVIATIONS

ASPH	ASPHALT
AD	AREA DRAIN
ASSY	ASSEMBLY
BLDG, BLD	BUILDING
BW	BOTTOM OF WALL
CATV	CABLE TELEVISION
CB	CATCH BASIN
CO	CLEAN-OUT
CONC	CONCRETE
CL, ℄	CENTERLINE
DIP	DUCTILE IRON PIPE
EG	EDGE OF GRAVEL
EOP, EP	EDGE OF PAVEMENT
ELEV	ELEVATION
EX, EXIST	EXISTING
FDC	FIRE DEPT. CONNECTOR
FT	FEET
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FI	FIELD INLET
FM	FORCE MAIN
GRAV	GRAVEL
GM	GAS METER
GP	GATE POST
GS	GROUND SHOT
GV	GAS VALVE
HC	HANDICAP
HDPE	HIGH-DENSITY POLYETHYLENE
HYD	HYDRANT
IR	IRON ROD
IP	IRON PIPE
IRR	IRRIGATION
IE	INVERT ELEVATION
JB	JUNCTION BOX
LP	LIGHT POLE
M	METER, MAIN
MB	MAILBOX
MH	MANHOLE
OH	OVER-HEAD
P/L, ℘	PROPERTY LINE
PP	POWER POLE
PVC	POLYVINYL CHLORIDE
PWR	POWER
R, RAD	RADIUS
ROW, R/W	RIGHT-OF-WAY
SS	SANITARY SEWER
SD	STORM DRAIN
SVC	SERVICE
SWK, S/W	SIDEWALK
TC	TOP OF CURB
TEL	TELEPHONE
TR	TRANSFORMER
TS	TRAFFIC SIGNAL
TW	TOP OF WALL
TYP	TYPICAL
UG, U/G	UNDER GROUND
UTIL	UTILITY
VLT	VAULT
W/	WITH
WM	WATER METER
WLM	WETLANDS MARKER
YPC	YELLOW PLASTIC CAP

SYMBOLS

- AD AREA DRAIN
- CATCH BASIN
- CO CLEANOUT
- FIRE HYDRANT
- GV GAS VALVE
- WV WATER VALVE
- GAS/POWER/WATER METER
- DS DOWN SPOUT
- MANHOLE TELEPHONE
- MANHOLE STORM DRAIN
- MANHOLE SANITARY SEWER
- TREES – "TREENAME" DIAMETER (INCHES)/DRIP RADIUS (FEET)
  NOTE: DIAMETER MEASURED AT BREAST HEIGHT
- SIGN POST
- PED PEDESTAL
- MAIL BOX
- IRRIGATION VALVE
- LIGHT POLE
- UTILITY/POWER POLES
- TEST PIT
- MONUMENT FOUND

LINE TYPES

CATV LINE	—CATV—CATV—CATV—
COMMUNICATION LINE	—COM—COM—COM—
EASEMENT LINE	— — — — —
FENCE LINE	—o—o—o—
FIBER OPTIC LINE	—FOC—FOC—FOC—
GAS LINE	—GAS—GAS—GAS—
EDGE OF GRAVEL LINE	
OVERHEAD LINE	—OH LINES—OH LINES—
PHONE LINE	—PH—PH—PH—
POWER LINE	—ELEC—ELEC—ELEC—
SANITARY SEWER LINE	—SS—SS—SS—
STORM DRAIN LINE	—SD—SD—SD—
WATER LINE	—W—W—W—

STUDIO 3
ARCHITECTURE INCORPORATED
222 COMMERCIAL ST. NE
SALEM, OR 97301-3410
P: 503.390.6500
F: 503.390.6501
www.studio3architecture.com

REGISTERED PROFESSIONAL ENGINEER
OREGON
NOV. 12, 2009
WILLIAM J. WELLS
REVIEW
RENEWS: 6/30/2026

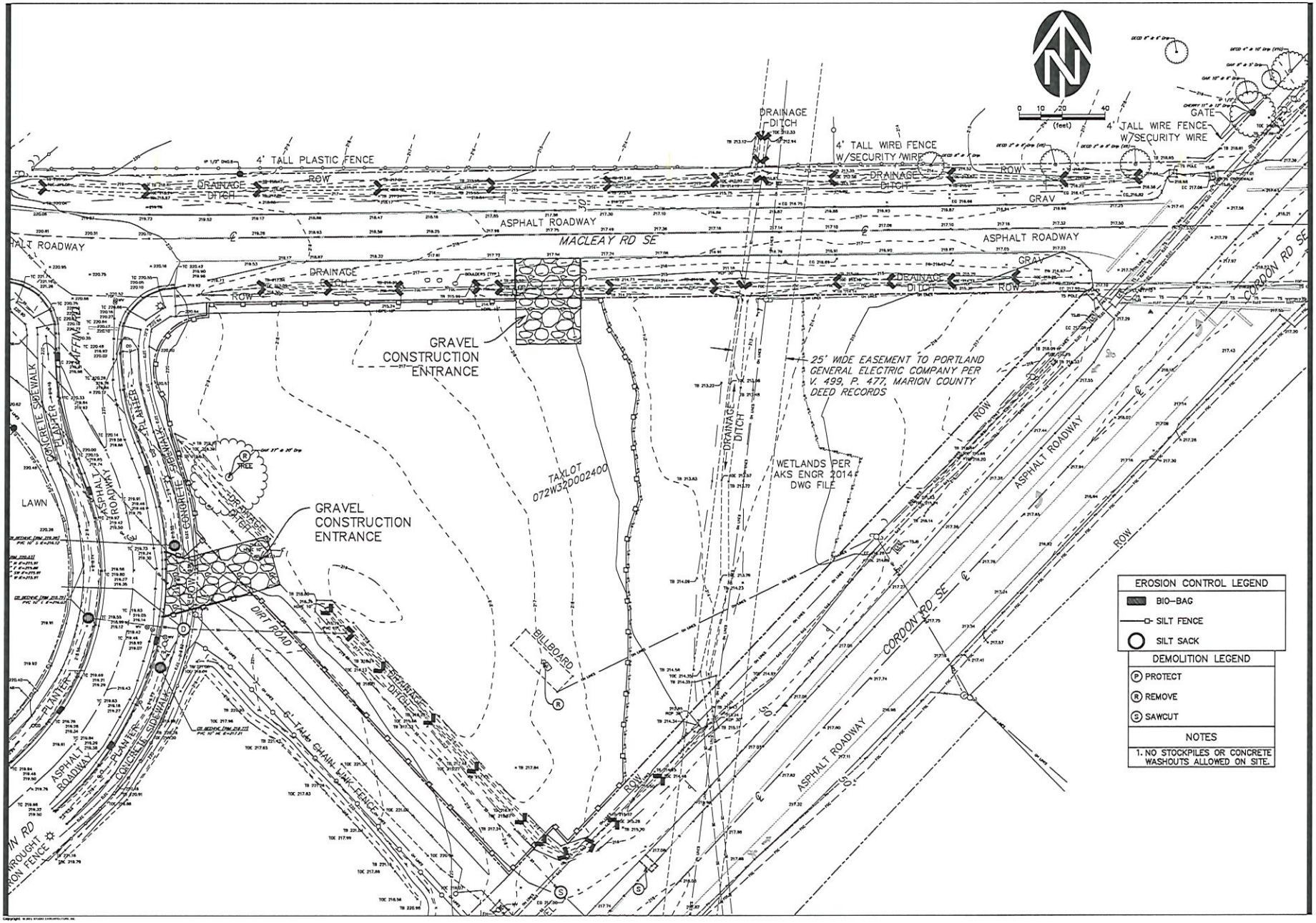
IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT #3535.0000.0
DATE: 08/24
DRAWN BY: AK
CHECKED BY: JW
REVISIONS:

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westech@westech-eng.com

NEW GAS STATION:
MACLEAY RD SE
SALEM, OR
MACLEAY RD SE & CORDON RD SE

SHEET:
C0.0
COVE SHEET, INDEX, & VICINITY MAP



EROSION CONTROL LEGEND
BIO-BAG
SILT FENCE
SILT SACK
DEMOLITION LEGEND
(P) PROTECT
(R) REMOVE
(S) SAWCUT
NOTES
1. NO STOCKPILES OR CONCRETE WASHOUTS ALLOWED ON SITE.

STUDIO 3 ARCHITECTURE INCORPORATED
222 COMMERCIAL ST. NE
SALEM, OR 97301-3410
P: 503.390.6500
F: 503.390.6501
www.studio3architecture.com

REGISTERED PROFESSIONAL ENGINEER — REVIEW — OREGON — NOV. 12, 2008 — WILLIAM L. WELLS

REVIEW: 6/20/2024

IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY E-MAIL, FAX, OR OTHER ELECTRONIC MEANS, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT #3535.0000.0
DATE: 08/24
DRAWN BY: AK
CHECKED BY: JW
REVISIONS: △ △ △ △

WESTECH ENGINEERING, INC.
CIVIL ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3844
E-mail: westech@westech-eng.com

NEW GAS STATION:

MACLEAY RD SE
SALEM, OR
MACLEAY RD SE & CORDON RD SE

SHEET:
C1.0
EROSION CONTROL DEMOLITION & CLEARING

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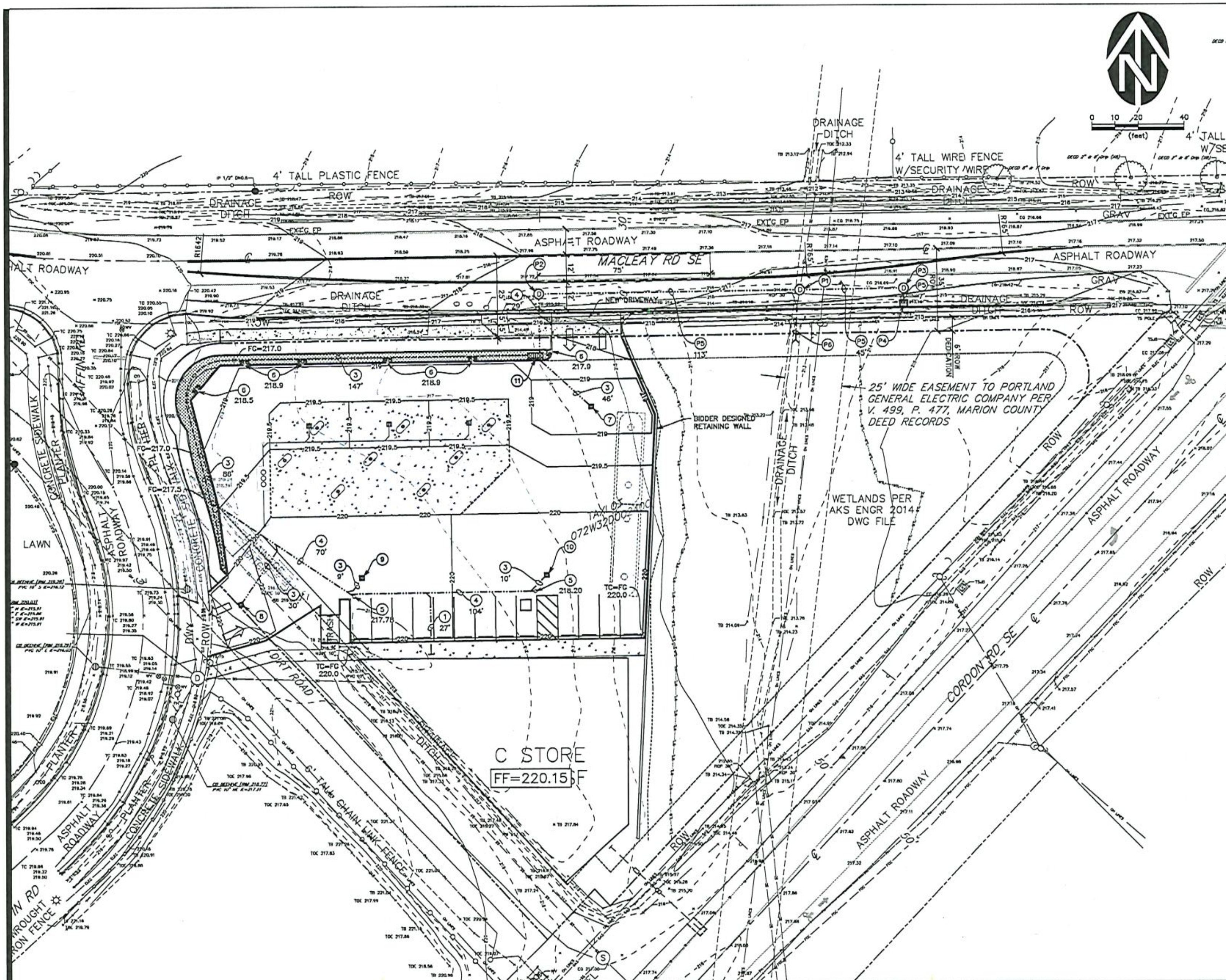

DRAINAGE KEY CALLOUTS

(1) 6"RD, L=SEE PLAN, S=1% MIN
(2) 6"PERF PIPE, L=SEE PLAN
(3) 8" CL52 DI SD, S=0.5% MIN L=SEE PLAN
(4) 10" CL52 DI SD, S=0.4% MIN L=SEE PLAN
(5) SDCO, IE=SEE PLAN
(6) CURB BREAK FC=SEE PLAN
(7) SDCB R=218.5 IE OUT (NW)=217.5
(8) SDCB R=219.75 IE OUT (NE)=218.75
(9) SDCB R=219.5 IE OUT (W)=218.5
(10) SDCB R=219.6 IE OUT (W)=218.6
(11) FLOW CONTROL CB'S SEE COS DTL #251C ON C___
R1=___
R2=___
8" IE IN (SE)=213.54
6" IE IN (W)=___
10" IE OUT (N)=213.38

NOTES

PUBLIC STORM KEY CALLOUTS

(P1) CONTRACTOR TO INSTALL NEW SDMH OVER EXT'G SD. CONTRACTOR TO PROVIDE TRAFFIC CONTROL, TRENCH EXCAVATION, SHORING, BACKFILL, & SURFACE RESTORATION.
R=261.81
NEW 12" IE IN (E,W)=212.75
EXT'G 30" IE (N,S)=211.25±
(P2) SDMH R=217.60
10" IE IN (N)=213.26
12" IE OUT (E)=213.09
(P3) SDMH R=216.76
12" IE IN (S)=212.99
12" IE OUT (W)=212.89
(P4) TYPE-II CB R=216.57
12" IE OUT (N)=213.01
(P5) 12" SD, S=0.3% MIN, L=SEE PLAN
(P6) EXTEND CULVERT AS SHOWN

NOTES

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SALEM, OR 97301-3410
P: 503.390.6500
F: 503.390.6501
www.studio3architecture.com

REVIEW

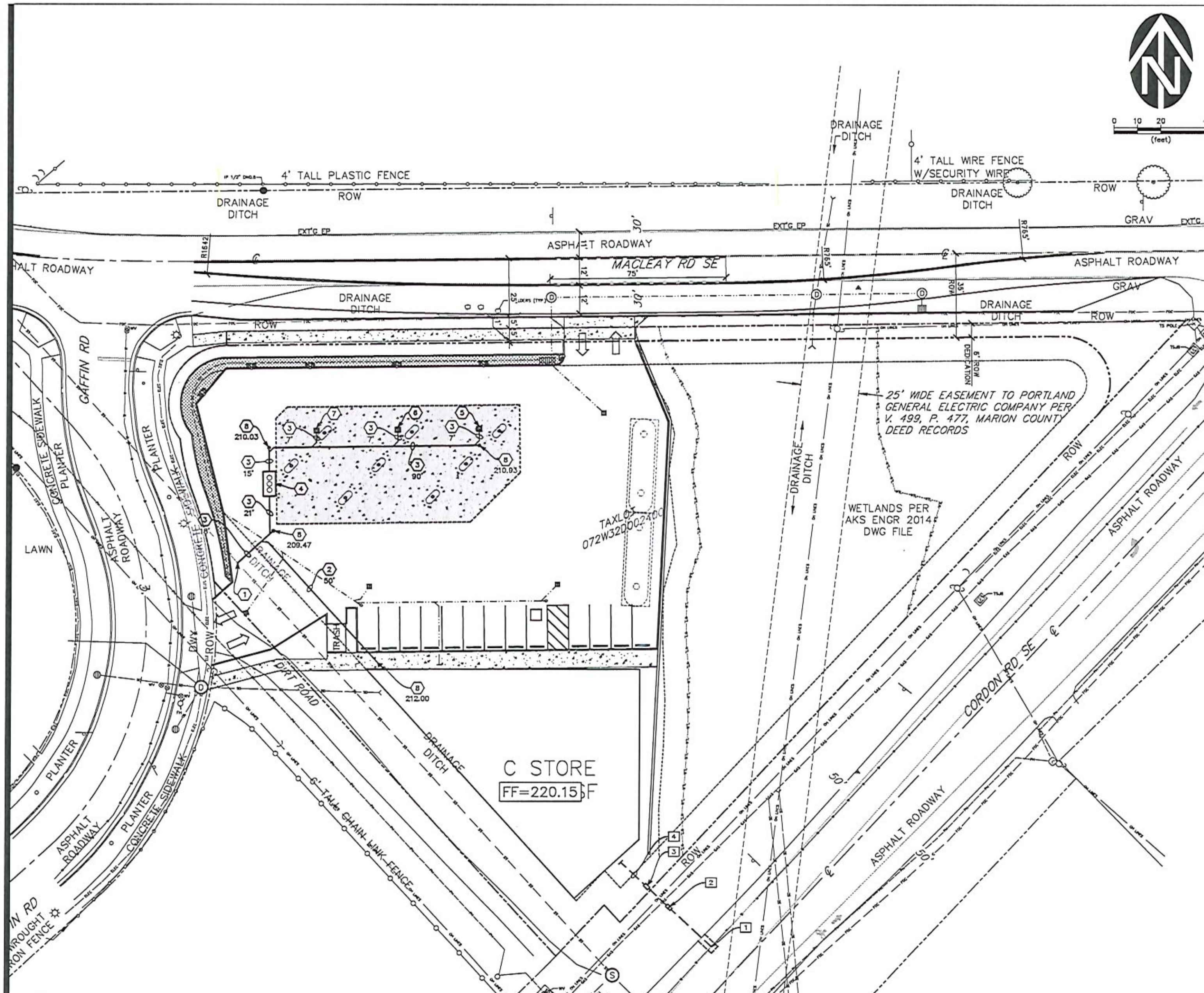
PROJECT #3535.0000.0
DATE: 08/24
DRAWN BY: AK
CHECKED BY: JW
REVISIONS: △ △ △ △

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. SE, Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westech@westech-eng.com

NEW GAS STATION:

MACLEAY RD SE
SALEM, OR
MACLEAY RD SE & CORDON RD SE

SHEET:
C2.0
GRADING & DRAINAGE PLAN



SANITARY SEWER KEY CALLOUTS	
1	CONTRACTOR TO COORDINATE W/ CITY SHOPS TO TAP EXT'G 30"SS @ IE=202.71± (VERIFY).
2	4"SS, S=2% MIN, L=SEE PLAN
3	6"SS, S=1% MIN, L=SEE PLAN
4	1500 GAL OIL/WATER SEPARATOR R=219.9 IE IN (E)=209.88 IE OUT (W)=209.68
5	SSCB R=219.0 IE OUT=211.00
6	SSCB R=219.0 IE OUT=211.00
7	SSCB R=219.0 IE OUT=211.00
8	SSCO, IE=SEE PLAN

NOTES

WATER KEY CALLOUTS	
1	COORDINATE W/ CITY SHOPS TO TAP EXT'G 24"W/L TO INSTALL 1" SERVICE. CONTRACTOR TO PROVIDE TRAFFIC CONTROL, TRENCH EXCAVATION, SHORING, BACKFILL, & SURFACE RESTORATION.
2	1" WATER METER
3	1" DOUBLE CHECK ASSEMBLY
4	1½"SCH 40 PVC

NOTES

1. ALL JOINTS AND FITTINGS TO BE MECHANICALLY RESTRAINED

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222 COMMERCIAL ST. NE SALEM, OR 97301-3410
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F: 503.390.6501
www.studio3architecture.com

REVIEW

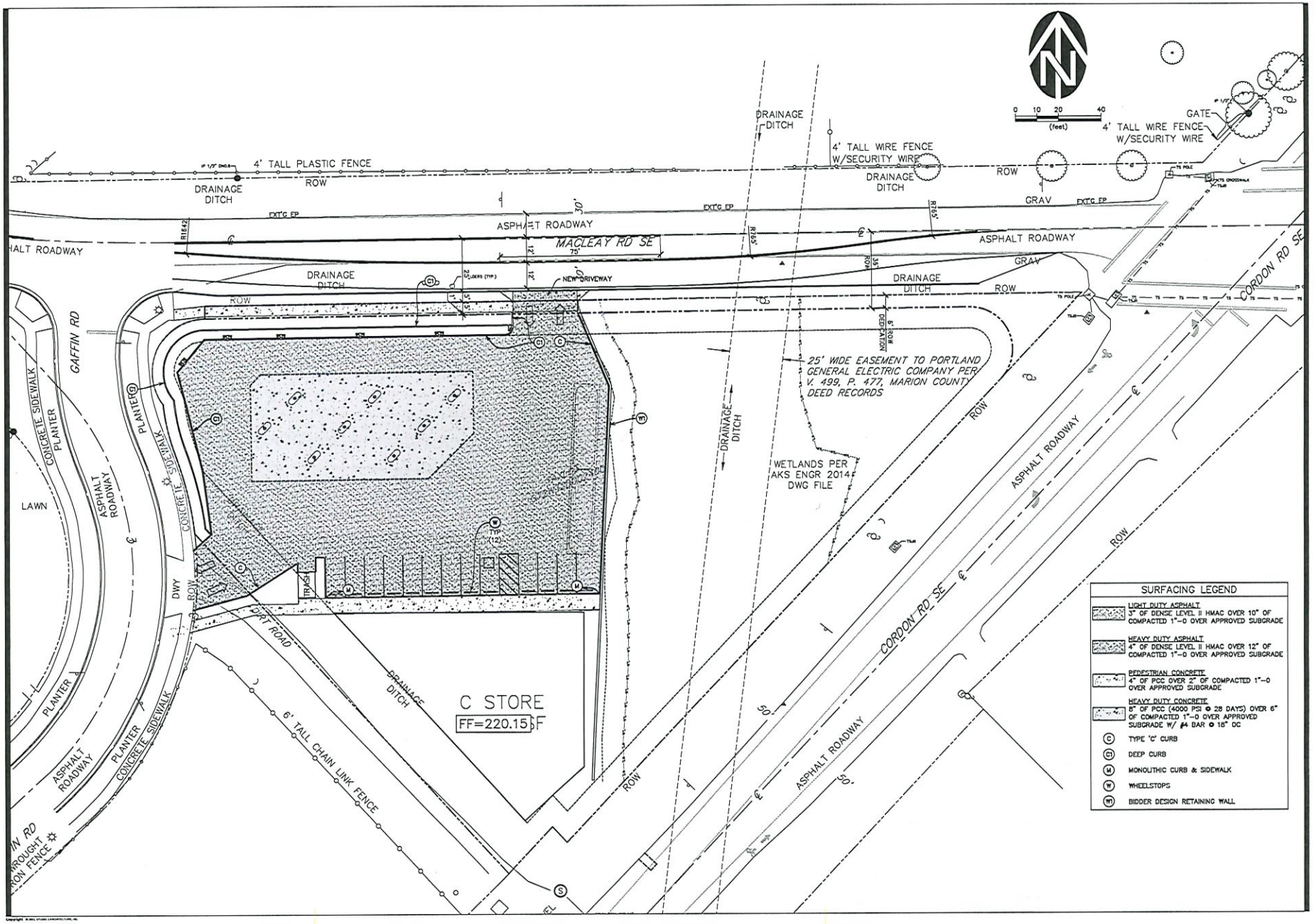
PROJECT #3535.0000.0
DATE: 08/24
DRAWN BY: AK
CHECKED BY: JW
REVISIONS:

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986

NEW GAS STATION:

MACLEAY RD SE
SALEM, OR
MACLEAY RD SE & CORDON RD SE

SHEET: C3.0
UTILITY PLAN



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SALEM, OR 97301-3410
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F: 503.390.6501
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REVIEW

PROJECT #3535.0000.0
DATE: 08/24
DRAWN BY: AK
CHECKED BY: JW

REVISIONS:

VERTICAL ENGINEERING, INC.
CIVIL ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 363-2171 Fax: (503) 363-3848
E-mail: vertical@vertical-inc.com

NEW GAS STATION:

MACLEAY RD SE
SALEM, OR
MACLEAY RD SE & CORDON RD SE

SHEET:
C4.0
SURFACING PLAN

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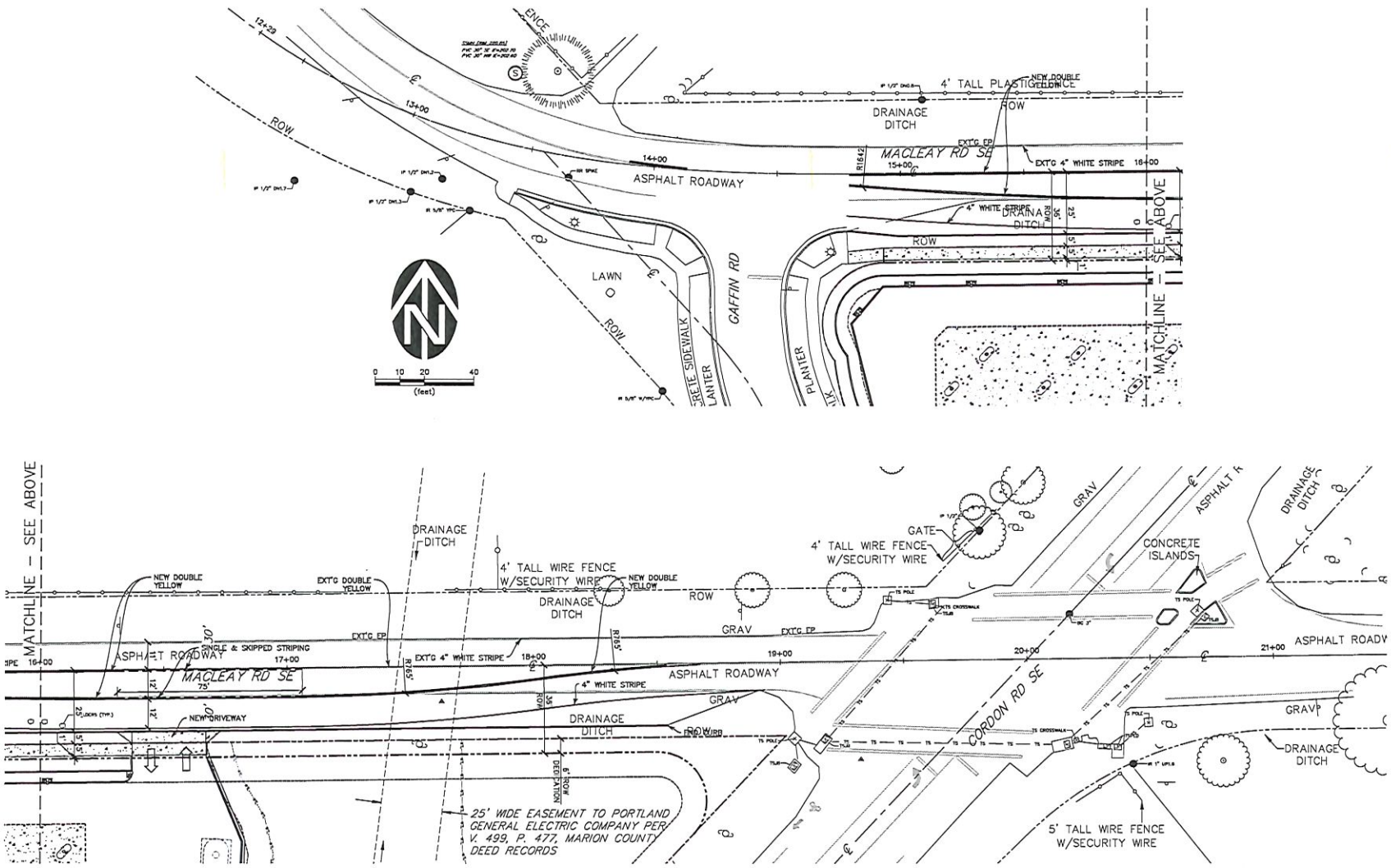

STUDIO 3 ARCHITECTURE INCORPORATED

222 COMMERCIAL ST. NE
SALEM, OR 97301-3410
P: 503.390.6500
F: 503.390.6501
www.studio3architecture.com

REGISTERED PROFESSIONAL ENGINEER — OREGON — JULY 12, 2006 — WILLIAM J. WELLS

REVIEW

RENEWAL: 6/30/2024

IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, OR ELECTRONIC MEDIA, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT #3535.0000.0
DATE: 09/24
DRAWN BY: AK
CHECKED BY: JW

REVISIONS:

WESTECH ENGINEERING, INC.
CIVIL ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westech@westech-eng.com

NEW GAS STATION:

MACLEAY RD SE
SALEM, OR
MACLEAY RD SE & CORDON RD SE

SHEET:
C5.0
MACLEAY STREET PLAN

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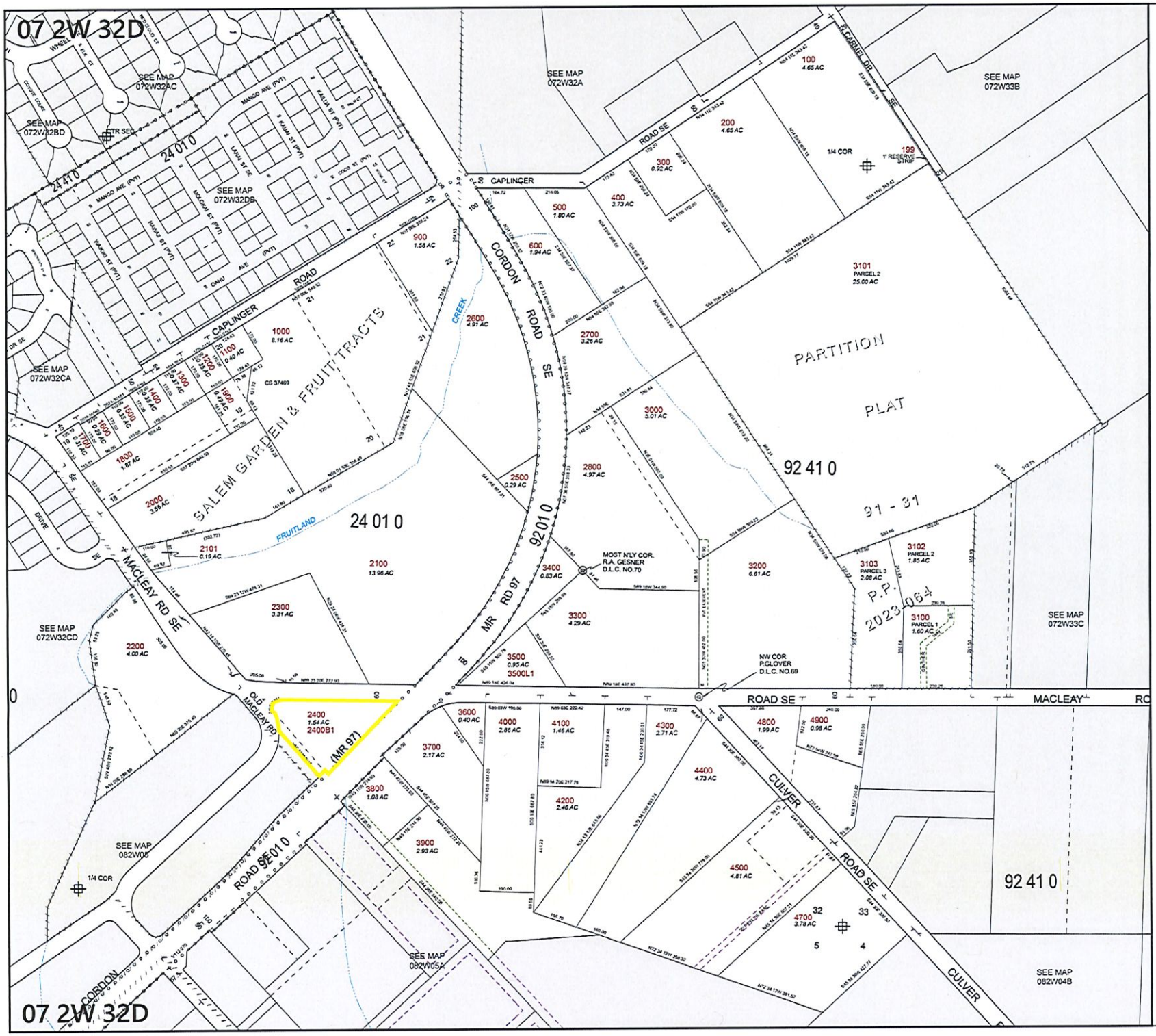
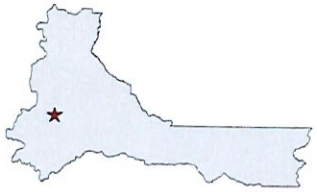


07 2W 32D
SALEM



MARION COUNTY, OREGON
SE1/4 SEC32 T7S R2W W.M.
SCALE 1" = 200'

LEGEND

LINE TYPES

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

CORNER TYPES

- 1/16TH Section Cor.
- 1/4 Section Cor.
- DLC Corner
- Section Corner (16, 15 / 21, 22)

NUMBERS

Tax Code Number
00 00 0

Acreage
0.25 AC

All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

NOTES

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

CANCELLED NUMBERS

700
800
801
802
803
804
2900
4600
5000->
17400

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY

Marion County OREGON — Assessors Office Cartography Dept

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT www.co.marion.or.us

PLOT DATE: 3/17/2025

SALEM
07 2W 32D

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* (?)
07S

Range* (?)
02W

Section* (?)
32

Quarter-quarter Section (?)
D

Tax Lot(s)*
002400
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
0 Macleay Road SE

Address Line 2

City
Salem

State
OR

Postal / Zip Code
97317

Country
USA

County*
Marion

Adjacent Waterbody
Wetlands, hydric soils

Geolocation*
44.913323, -122.955254

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 #* (?)
24-119871-PLN

Zoning
IC

Describe any Earthwork/Ground Disturbance *

Summary: Development of a new gas station and convenience store.

Request: A Class 3 Site Plan Review for the development of a new fueling station and convenience store with associated site improvements. The consolidated application includes two Class 2 Driveway Approach Permits for new access onto Gaffin Rd SE and Macleay Rd SE, with three Class 2 Adjustments to:
1.) Allow a driveway approach onto Macleay Rd SE where driveways are limited to the lower street classification, per SRC 804.035(c);
2.) Reduce the minimum spacing of the driveway onto Macleay Rd SE from Cordon Rd SE from 370 feet to 325 feet, per SRC 804.035(d); and
3.) Reduce the minimum spacing of the driveway onto Macleay Rd SE from Gaffin Rd SE from 370 feet to 215 feet, per SRC 804.035(d)

The subject property is zoned IC (Industrial Commercial) and located at the 5100 Block of Macleay Rd SE (Marion County Assessors Map and Tax Lot 072W32D00 / 2400).

Proposed

- [x] Building Permit (new structures)
- [x] Grading Permit
- [x] Site Plan Approval
- [ ] Other (please describe)
- [ ] Conditional use Permit
- [ ] Planned Unit Development
- [ ] Subdivision

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

Summary: Development of a new gas station and convenience store.

Request: A Class 3 Site Plan Review for the development of a new fueling station and convenience store with associated site improvements. The consolidated application includes two Class 2 Driveway Approach Permits for new access onto Gaffin Rd SE and Macleay Rd SE, with three Class 2 Adjustments to:
1.) Allow a driveway approach onto Macleay Rd SE where driveways are limited to the lower street classification, per SRC 804.035(c);
2.) Reduce the minimum spacing of the driveway onto Macleay Rd SE from Cordon Rd SE from 370 feet to 325 feet, per SRC 804.035(d); and
3.) Reduce the minimum spacing of the driveway onto Macleay Rd SE from Gaffin Rd SE from 370 feet to 215 feet, per SRC 804.035(d)

The subject property is zoned IC (Industrial Commercial) and located at the 5100 Block of Macleay Rd SE (Marion County Assessors Map and Tax Lot 072W32D00 / 2400).

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

24-119871-PLN_LWI Map.pdf	4.57MB
24-119871-PLN_Plans.pdf	3.28MB
24-119871-PLN_Tax Lot Map.pdf	2.17MB

Additional Attachments

Applicant

First Name *

7 Star

Last Name *

Salem LLC

Applicant Organization Name

(if applicable)

Mailing Address *

Street Address

3812 Galloway Street S

Address Line 2

City

Salem

State

OR

Postal / Zip Code

97302

Country

USA

Phone (?)

503-602-9868

Email (?)

7starcstore@gmail.com

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

No Yes

Responsible Jurisdiction

*

City of County of

Municipality *

Salem

Date *

3/28/2025

Staff Contact

First Name *

Jason

Last Name *

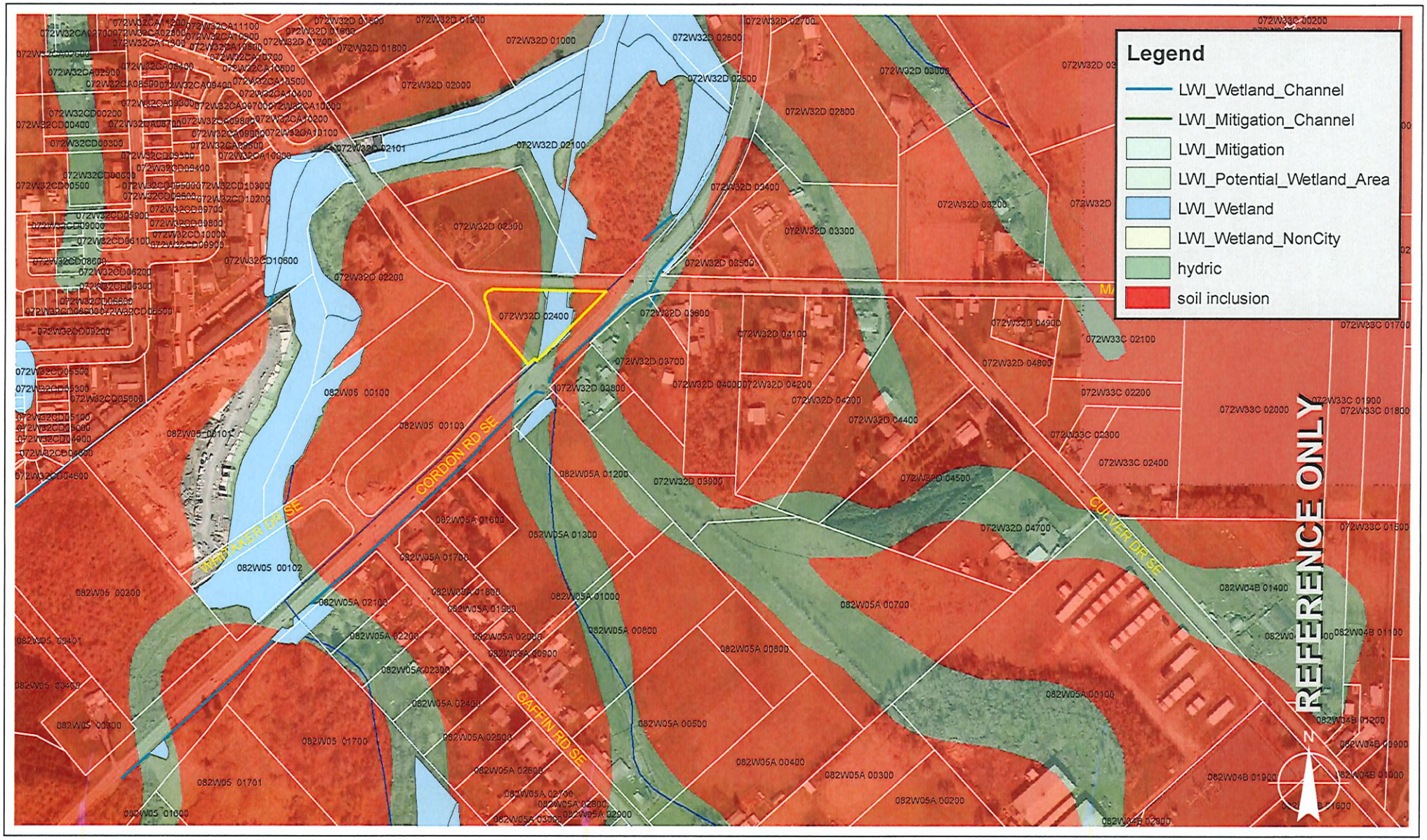
Valyou

Phone * (?)

503-588-6211

Email *

jvalyou@cityofsalem.net



300 150 0 300 600 900 1,200 1,500 1,800 2,100 Feet

1 inch = 300 feet

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