



Public Works Department

555 Liberty Street SE / Room 325 • Salem OR 97301-3513 • Phone 503-588-6211 • Fax 503-588-6025

August 30, 2019

Brandie Dalton
Multi-Tech Engineering Inc.
1155 13th Street SE
Salem OR 97302

**SUBJECT: Wetland Land Use Notification: Coburn Grand View Estates Subdivision
Permit #19-111656-LD**

Tax lots 08S3W11D 00100, 00200, 00400, 00601, and 08S3W12B 01600 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 your 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.

Jennifer Scott
Program Manager

JP\G:\GROUP\PubWKS\PLAN_ACT\PA\Final\19\Wetland Notice\19-111656-LD_Coburn Grand View Estates.doc

Enclosures: GIS map; Site map; Tax map; Wetland Land Use Notification form

cc: Boulder Hill LLC
Pringle Creek LLC & Sheep Trail LLC & Margalou LLC
Battle Creek LLC
File

**Transportation and Utility
Operations**

1410 20th Street SE / Building 2
Salem OR 97302-1209
Phone 503-588-6063
Fax 503-588-6480

Parks Operations

1460 20th Street SE / Building 14
Salem OR 97302-1209
Phone 503-588-6336
Fax 503-588-6305

**Willow Lake Water Pollution
Control Facility**

5915 Windsor Island Road N
Keizer OR 97303-6179
Phone 503-588-6380
Fax 503-588-6387

COBURN GRAND VIEW ESTATES

T. 8 S., R. 3 W., W.M.
SEC. 11D Tax Lots 100, 200, 400 & 601
SEC. 12b Tax Lot 1600
CITY OF SALEM, MARION COUNTY, OREGON

Owner / Developer:

WESTWOOD HOMES LLC

12700 NW CORNELL RD.
PORTLAND, OREGON 97229



COVER SHEET

COBURN GRAND VIEW ESTATES

PARCEL SIZE:
DEVELOPABLE AREA — 52.796 Ac.
NUMBER OF UNITS — 212
DENSITY — 4.56 UNITS/AC.
LARGEST — 92,734 S.F.
SMALLEST — 4,397 S.F.
AVERAGE — 6,551 S.F.
EXISTING ZONE — RA
UTILITIES:
CABLE — COMCAST
POWER — P.G.E.
PHONE — CENTURY LINK
GAS — N.W. NATURAL
STORM DRAIN, SANITARY SEWER, WATER — CITY OF SALEM

LOT COUNT BY SECTION
SECTION A B C D E F G H I J K
PARCELS 24 17 16 24 16 15 21 25 18 17 15

THIS AREA TO BE PLATTED BY PARTITION PLAT CURRENTLY IN LAND USE REVIEW

PRELIMINARY SHEET INDEX

P101	COVER SHEET	NORTH
P102	EXISTING CONDITIONS PLAN	CENTRAL
P201	SITE PLAN	SOUTH
P202	SITE PLAN	
P203	SITE PLAN	
P204	SLOPE EXCEPTION AREAS	
P301	UTILITY PLAN	NORTH
P302	UTILITY PLAN	CENTRAL
P303	UTILITY PLAN	SOUTH
P401	TREE CONSERVATION PLAN	NORTH
P402	TREE CONSERVATION PLAN	CENTRAL
P403	TREE CONSERVATION PLAN	SOUTH
P501	PUBLIC STREET IMPROVEMENTS — A AV. & B ST.	
P502	PUBLIC STREET IMPROVEMENTS — C ST.	
P503	PUBLIC STREET IMPROVEMENTS — E AV. & D ST.	
P504	PUBLIC STREET IMPROVEMENTS — G ST. & L ST.	
P505	PUBLIC STREET IMPROVEMENTS — H ST. & I AV.	
P506	PUBLIC STREET IMPROVEMENTS — J AV.	
P507	PUBLIC STREET IMPROVEMENTS — K ST. & E ACCESS	
P508	PUBLIC STREET IMPROVEMENTS — M ST.	
P509	PUBLIC STREET IMPROVEMENTS — N ST.	
P510	PUBLIC STREET IMPROVEMENTS — O ST.	
P511	PUBLIC STREET IMPROVEMENTS — P AV. & Q AV.	

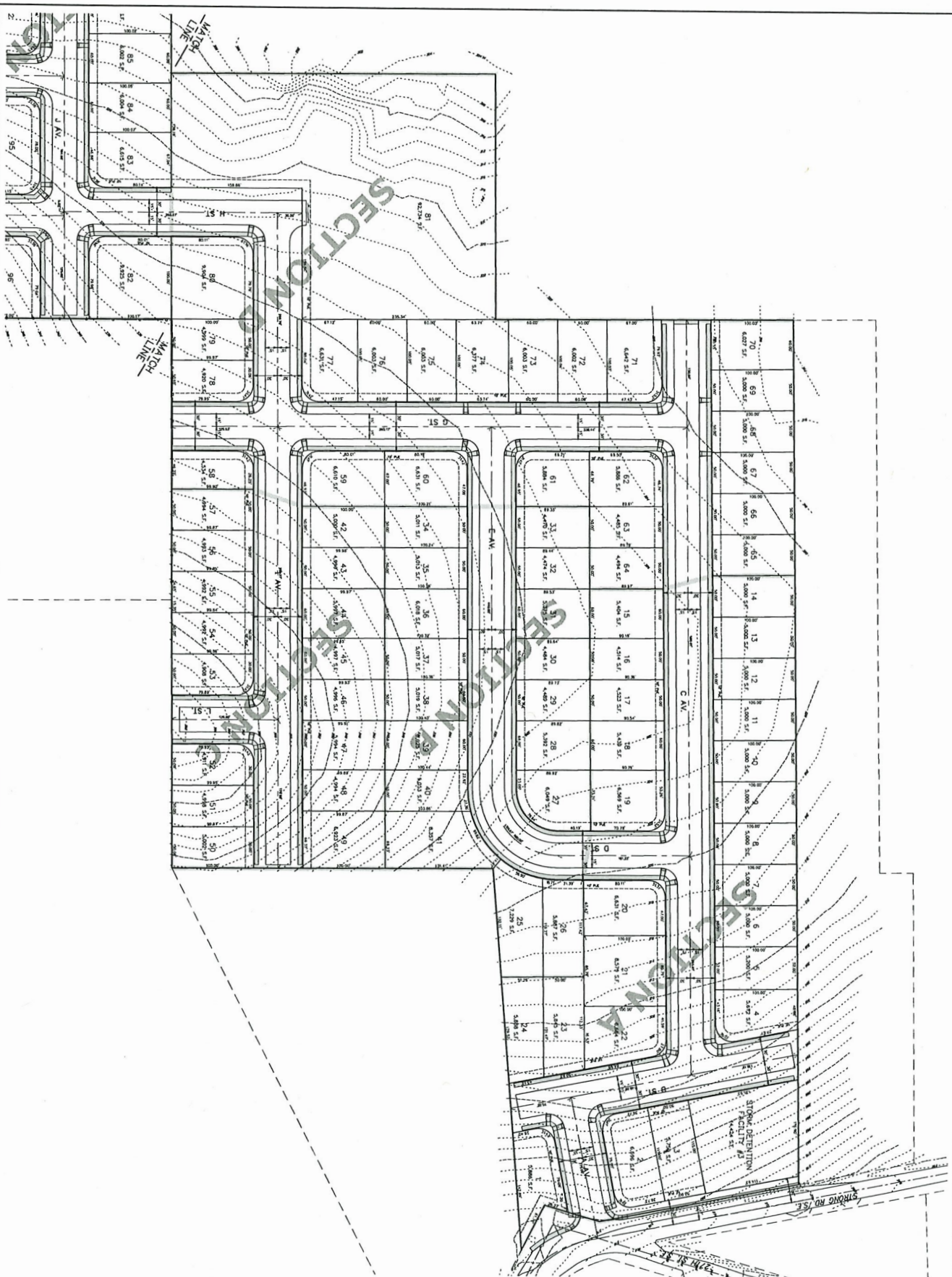
NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE IN THIS SHEET WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DATE: 06/30/2021
SCALE: AS SHOWN

DESIGN: H.O.G.
DRAWN: P.A.S.
CHECKED: J.M.E.
DATE: 06/30/2021
SCALE: AS SHOWN

LOG: 06-30-2021
JOB # 4134

P101



1. REVISED LOTS, ADDED TREES	P.H.S. 08/23/2019
2. STREET WIDTHS & PEDESTRIAN EASEMENTS	P.H.S. 08/21/2019
3. ADDED NEW STREETS & EASEMENTS	P.H.S. 08/20/2019
4. UPDATED PER DRAINAGE REVISIONS	P.H.S. 06/26/2019
5. REVISED PER CITY OF ALABAMA REVIEW	P.H.S. 03/25/2019

P201

DESIGN: H.O.G.

DRAWN: P.H.S.

CHECKED: J.J.G.

DATE: JUNE 2018

SCALE: AS SHOWN

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

COBURN GRAND VIEW ESTATES

SITE PLAN - NORTH -

MULTI/TECH

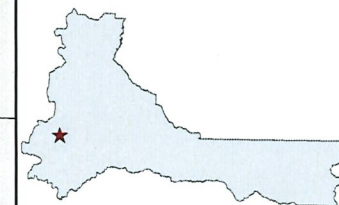
ENGINEERING SERVICES, INC.

1350 S. 20th St., P.O. Box 600, Okla. 73102

PH: (405) 363-9227 FAX: (405) 363-1225

www.mtechengineering.com office@mteng.com

08 3W 11D

08 3W 11D
SALEM

MARION COUNTY, OREGON
SE1/4 SEC11 T8S R3W 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	16, 15 21' 22' Section Corner

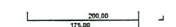
NUMBERS

Tax Code Number
000 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

301	1400	2302
301	1500	2303
501	1600	
502	1601	
600	1700	
603	1800	
700A1	1801	
701	1900	
702	1901	
703	2000	
800	2001	
801	2002	
900	2101	
901	2102	
902	2201	
1001	2300	
1300	2301	

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY

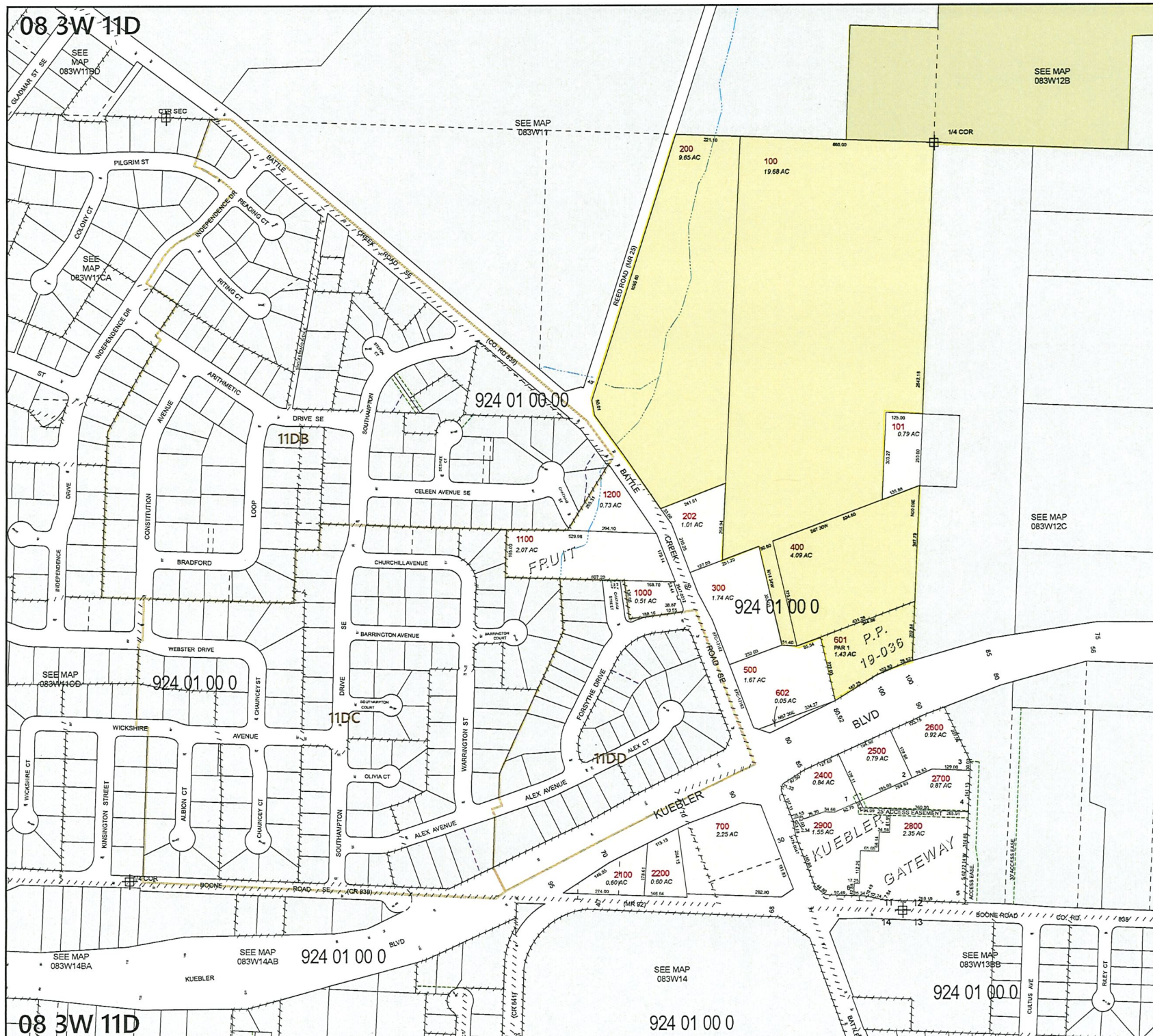


Assessors Office
Cartography Dept

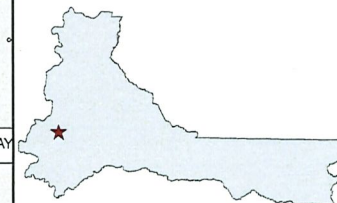
FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.marion.or.us

PLOT DATE: 6/19/2019

SALEM
08 3W 11D



08 3W 12B

08 3W 12B
SALEMMARION COUNTY, OREGON
NW1/4 SEC12 T8S R3W W.M.
SCALE 1" = 200'

LEGEND

LINE TYPES

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Road Right-of-Way	Easement
Railroad Right-of-Way	Railroad Centerline
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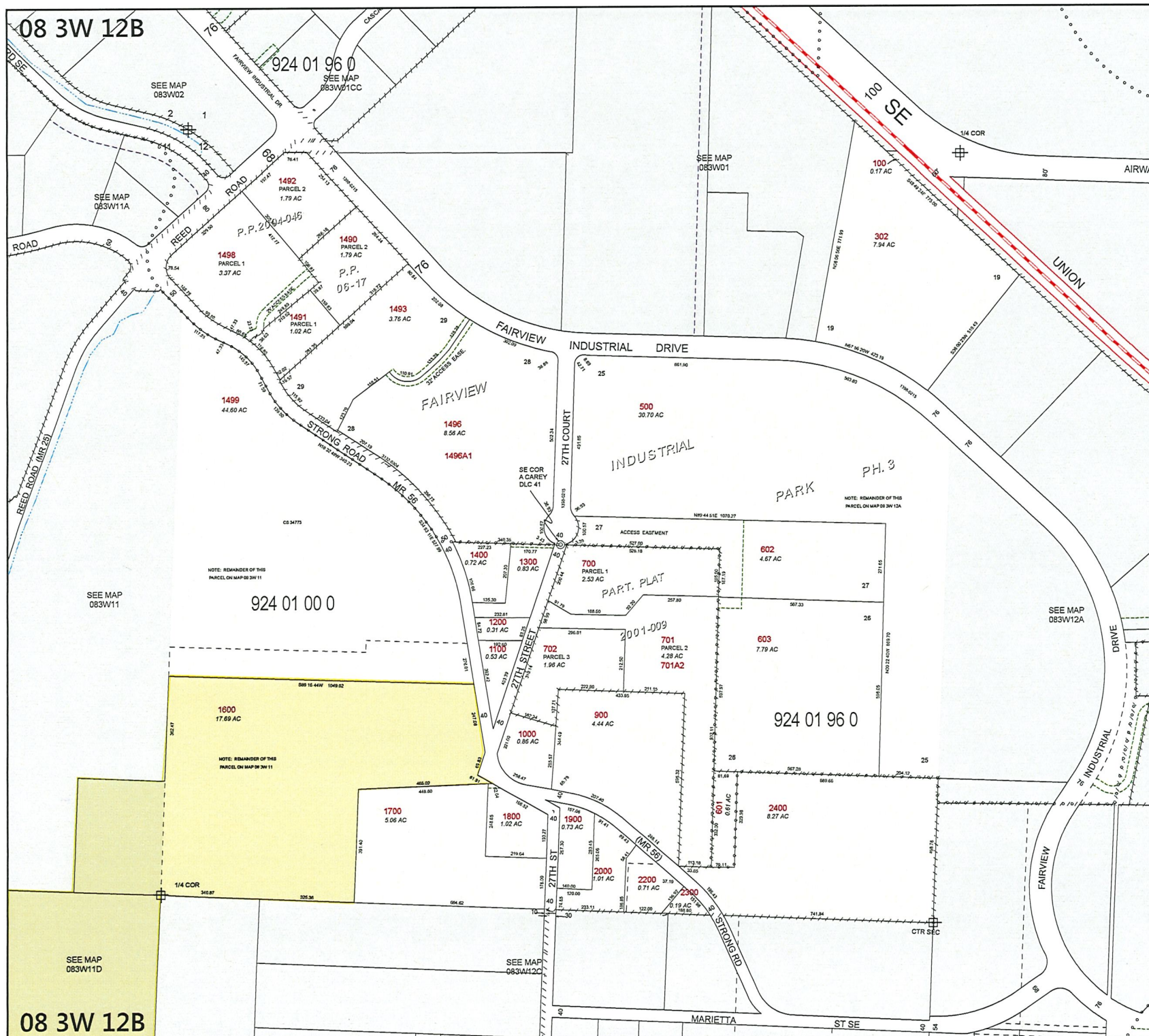
200.00
175.00

CANCELLED NUMBERS

200
201
202
300
301
400
401
402
501
502
503
600
700A1
701A1
800
1484
1487

DISCLAIMER: THIS MAP WAS PREPARED
FOR ASSESSMENT PURPOSES ONLYAssessors Office
Cartography DeptFOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.marion.or.us

PLOT DATE: 1/24/2018

SALEM
08 3W 12B



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.

Responsible Jurisdiction

*

Municipality*

Date*

☒ City of ☐ County of

Salem

8/30/2019

Staff Contact

First Name*

Jennifer

Last Name*

Scott

Phone*

503-588-6211

Email*

jrscoff@cityofsalem.net

Applicant

First Name*

Brandie

Last Name*

Dalton

Mailing Address*

Street Address

Multi-Tech Engineering Services LLC

Address Line 2

1155 13th Street SE

City

Salem

Postal / Zip Code

97302

State

OR

Country

USA

Phone

503-363-9227

Email (?)

bdalton@mtengineering.net

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

☒ No ☐ Yes

Property Owner

First Name*

Boulder

Last Name*

Hill LLC

Mailing Address (If different than Applicant Address)

- ☐ Building Permit (new structures)
- ☐ Grading Permit
- ☐ Site Plan Approval
- ☐ Other (please describe)

- ☐ Conditional use Permit
- ☐ Planned Unit Development
- ☒ Subdivision

Project *

proposed 212-lot subdivision to be known as Coburn Grand View Estates

Required attachments with site marked: Tax map and site plan(s). (?)

Site Plan - 4700 Blk Battle Creek Rd SE (Coburn Grand View Estates).pdf	2.92MB
Tax Map - 083W12B (Coburn Grand View Estates).pdf	665.89KB
Tax Map - 083W11D (Coburn Grand View Estates).pdf	804.99KB
LWI - 4700 Blk of Battle Creek Road SE.pdf	4.97MB

Additional Attachments

Owner Info - 4700 Blk Battle Creek Rd SE (Coburn Grand View Estates).pdf	8.37KB
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Date

8/30/2019