



Public Works Department

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

June 11, 2020

Comfort Homes LLC
PO Box 5607
Salem OR 97304

**SUBJECT: Wetland Land Use Notification: 3200 Eagle Ridge Avenue NW
Permit # 20-101578-LD**

Tax lot 073W3000100 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

EK\JP\fileshare2\PWGroup\pubwks\PLAN_ACT\PAFinal20\Wetland Notification\20-101578-LD_3200 Eagle Ridge Ave NW_WLUN.docx

Enclosures: GIS Map; Site map; Wetland Land Use Notification Form
cc: Zachary Diehl, Natural Resource Program Coordinator
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

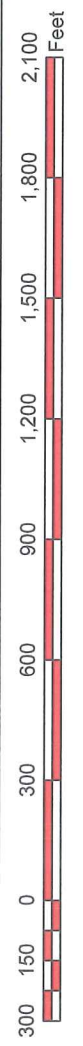


Legend

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

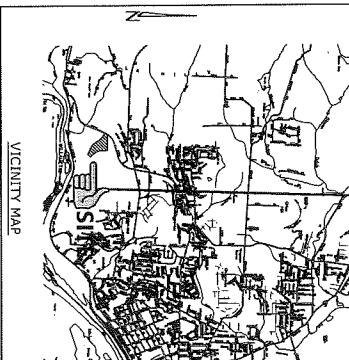
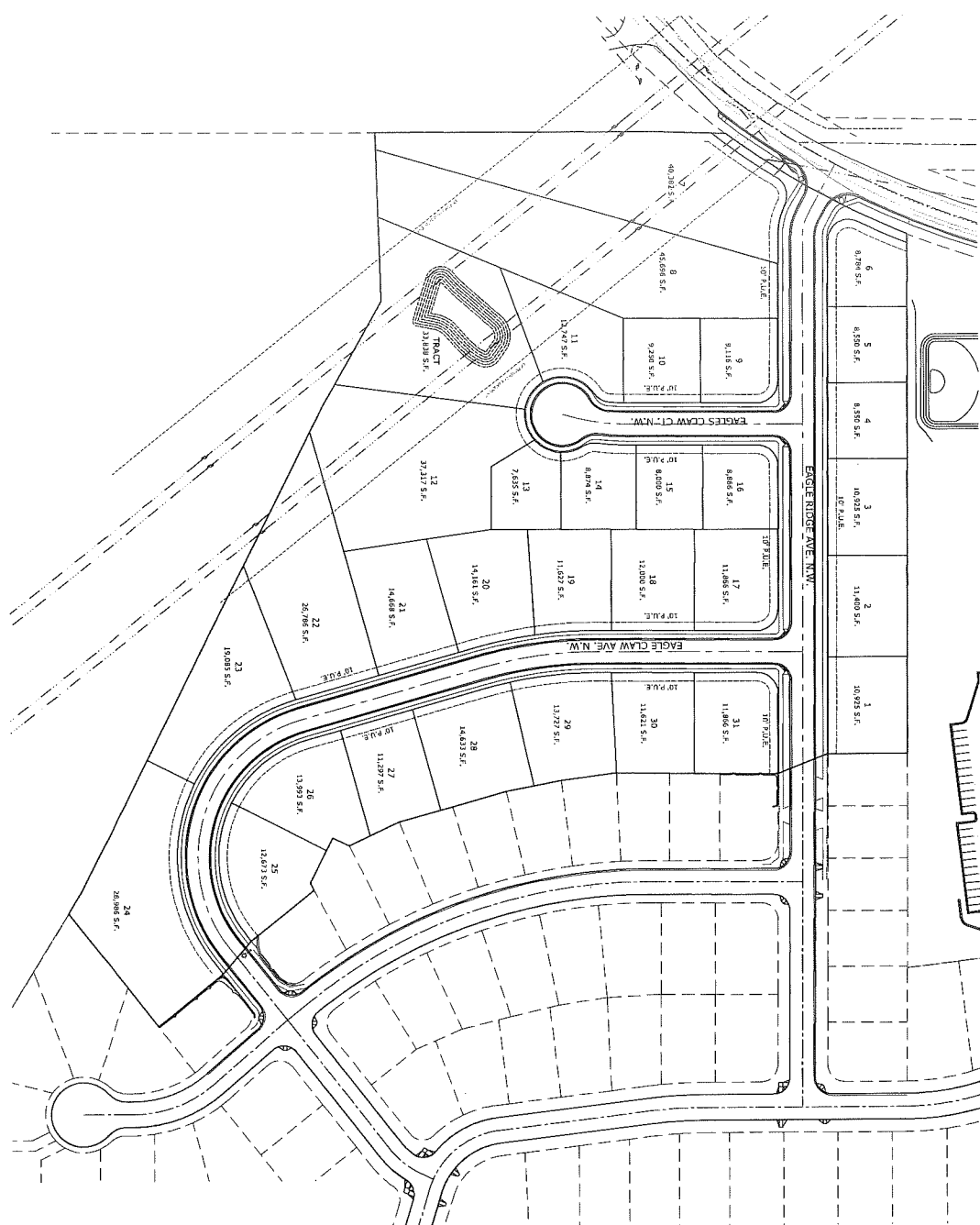
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1 inch = 300 feet



Owner / Developer:
COMFORT HOMES
 PO BOX 4607
 SALEM, OREGON 97304

EAGLES VIEW PHASE 6
 SEC. 19, 20, 29, & 30 T. 7 S., R. 3 W., W.M.
 CITY OF SALEM
 POLK COUNTY, OREGON
 14.34 ACRES



- SHEET INDEX**
- SDR1 - COVER SHEET
 - SDR2 - EXISTING CONDITIONS PLAN
 - SDR3 - PRELIMINARY SITE PLAN
 - SDR4 - PRELIMINARY DRAINAGE PLAN
 - SDR5 - PRELIMINARY DRAINAGE PLAN
 - SDR6 - PRELIMINARY SANITARY SEWER PLAN
 - SDR7 - PRELIMINARY SANITARY SEWER PLAN
 - SDR8 - STREET IMPROVEMENT PLAN - EAGLE RIDGE AVE.
 - SDR9 - STREET IMPROVEMENT PLAN - EAGLE CLAW AVE.
 - SDR10 - STREET IMPROVEMENT PLAN - DOAKS FERRY ROAD
 - SDR11 - PRELIMINARY WATER IMPROVEMENT PLAN

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 Date: JUNE 2019
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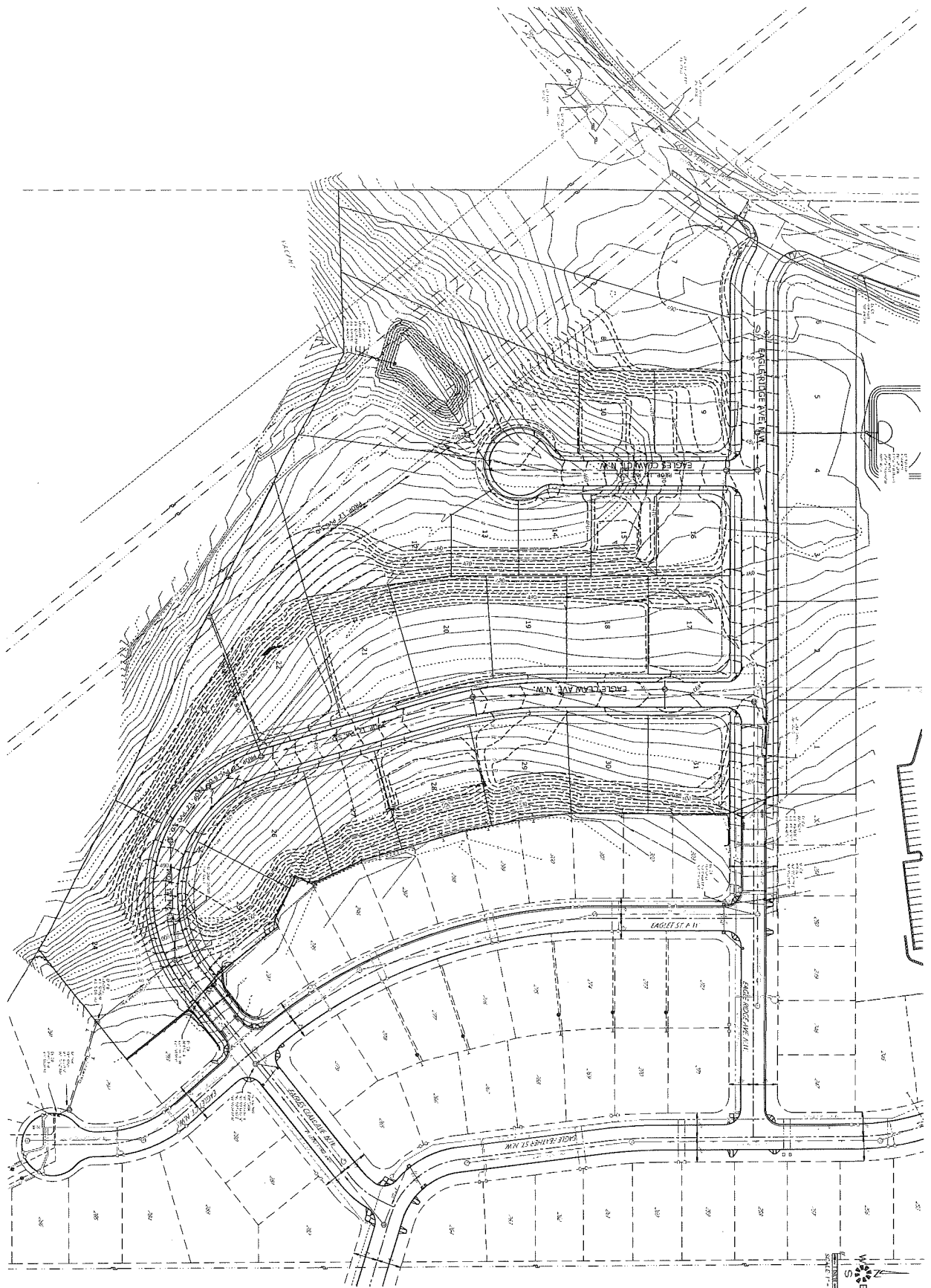
COVER SHEET

SDR1

ENGINEERING SERVICES, INC.

2300 23RD ST. S.W. SALEM, OR 97302
 PH: (503) 363-4037 FAX: (503) 363-4038
www.engineeringservicesinc.com

MULTI/TECH



SDR4



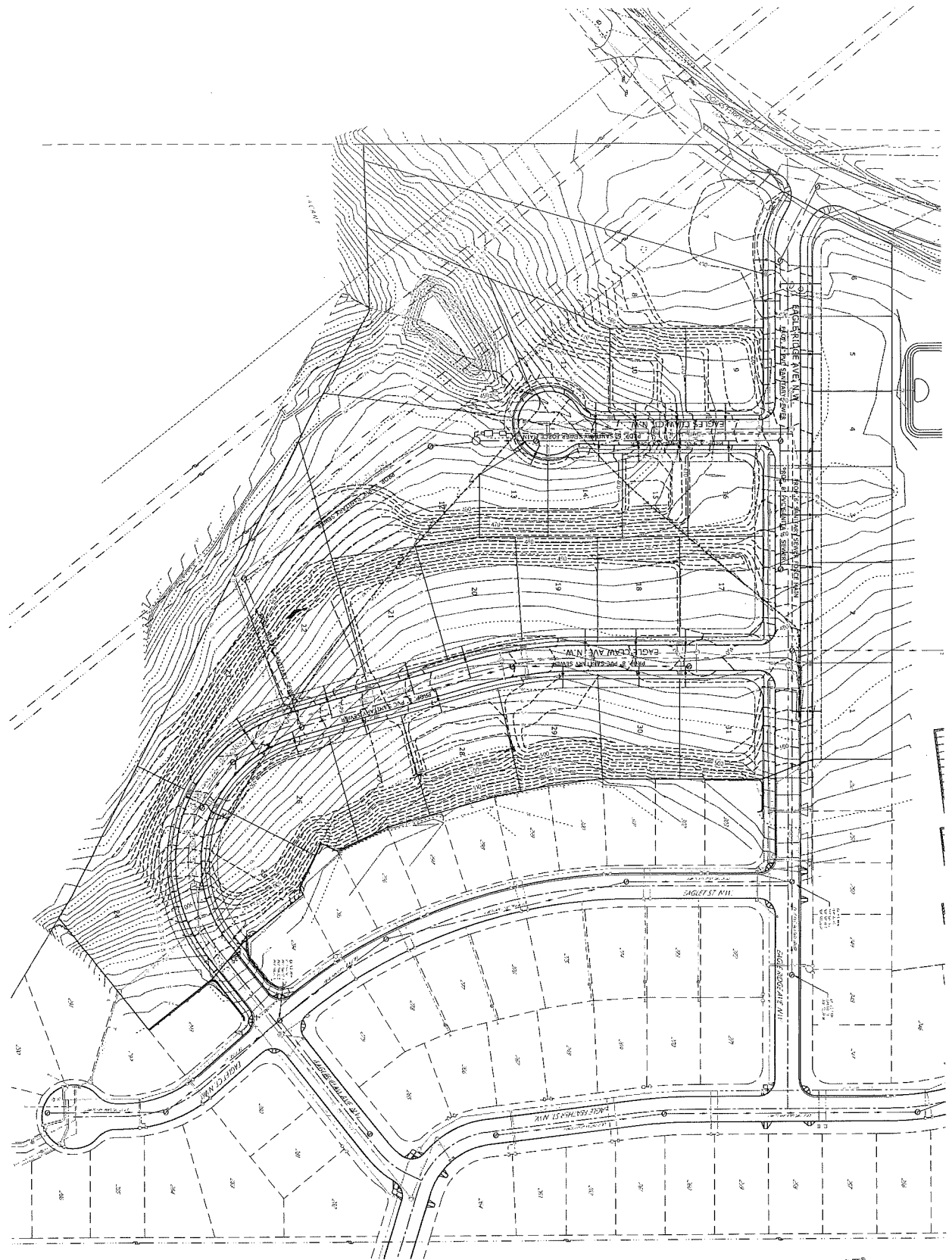
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EAGLES VIEW PHASE 6

PRELIMINARY LOT GRADING
PLAN





SDR6

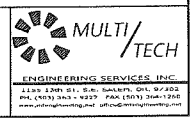


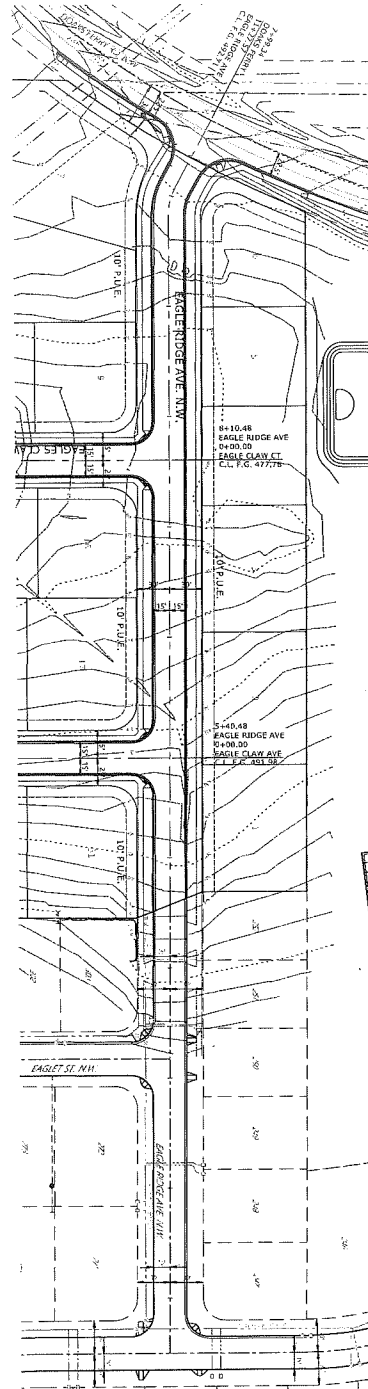
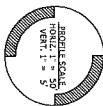
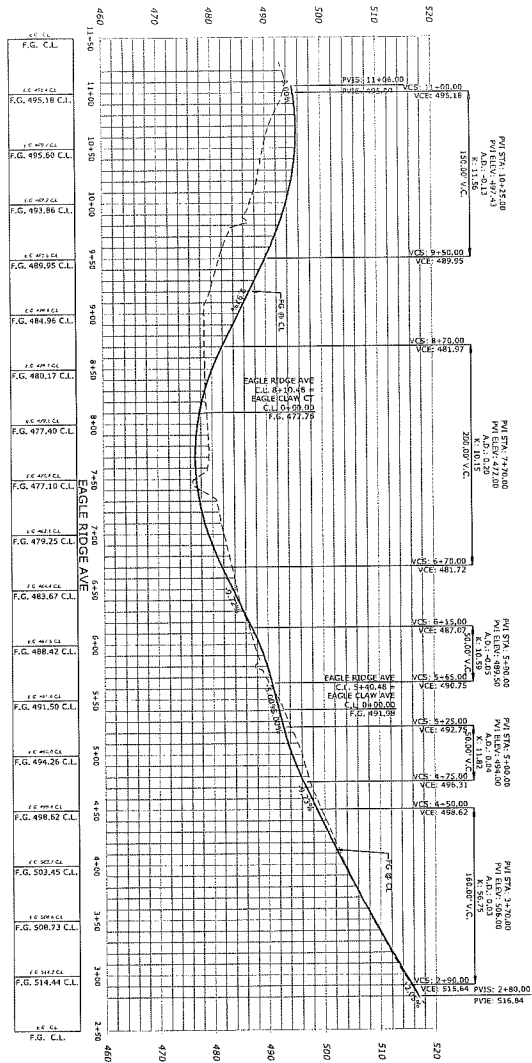
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EAGLES VIEW PHASE 6

PRELIMINARY SANITARY
SEWER PLAN





SDR7

100 S. 68th

DESIGN: M.D.G.
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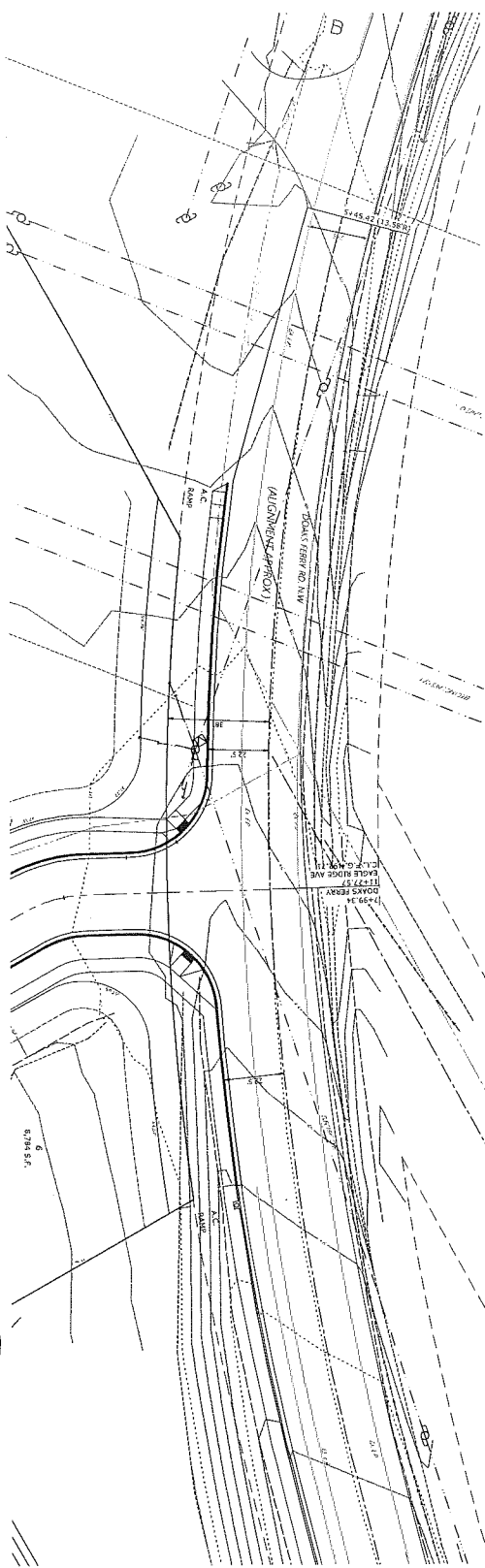
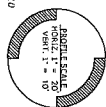
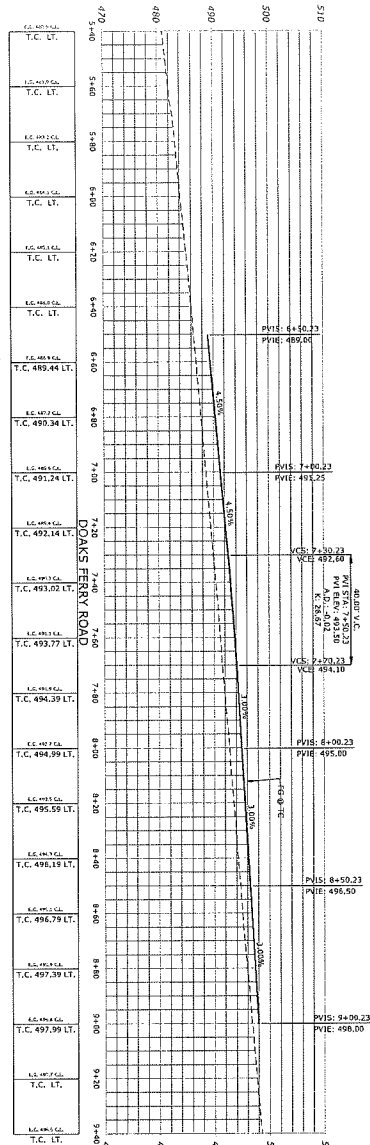
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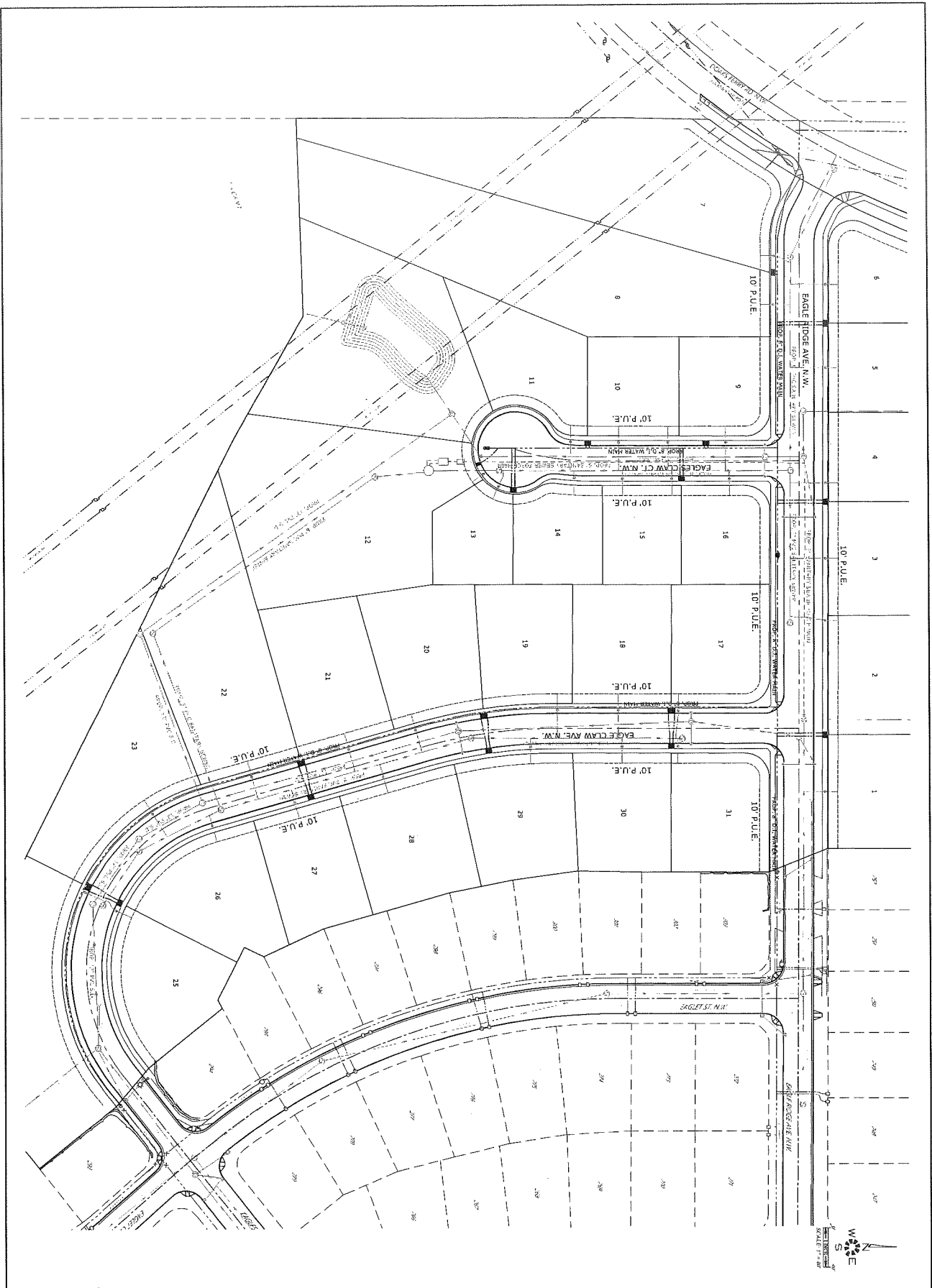
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EAGLES VIEW PHASE 6

STREET IMPROVEMENT PLAN - EAGLE RIDGE AVE.

MULTI/TECH
ENGINEERING SERVICES, INC.
2225 22nd St., S.W., Miami, FL 33135
PH: (305) 765-4227 FAX: (305) 366-1350
www.mtengr.com info@mtengr.com





SDR11

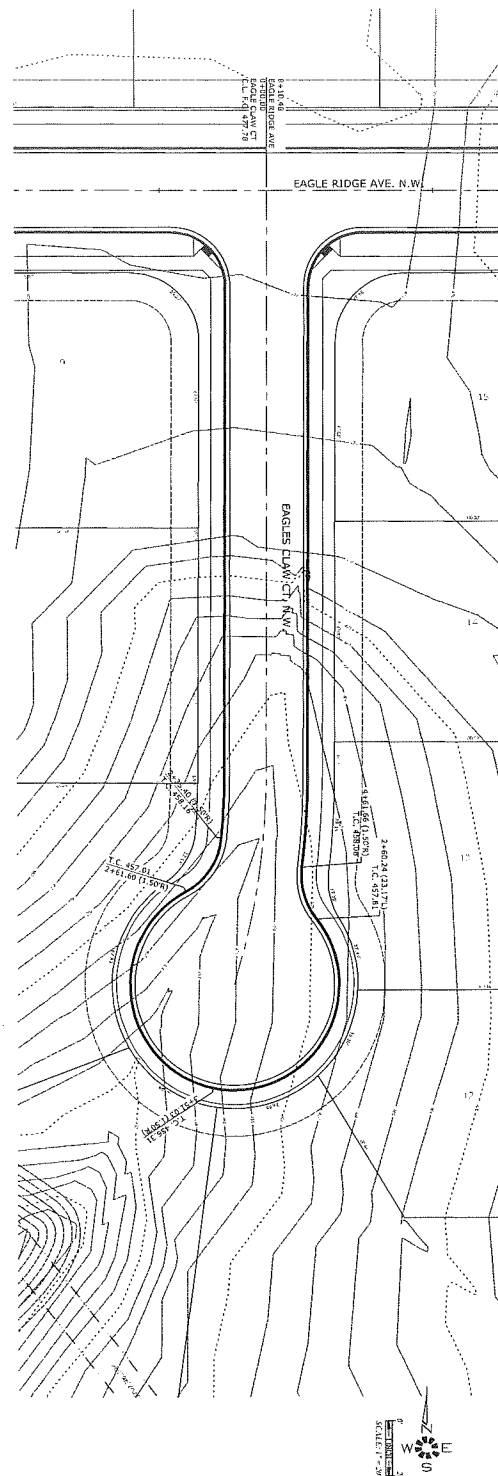
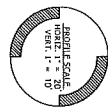
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EAGLES VIEW PHASE 6

**PRELIMINARY WATER
 IMPROVEMENT PLAN**

MULTI/TECH
 ENGINEERING SERVICES, INC.
 11555 14TH ST. S.W. SUITE 200, SALT LAKE CITY, UT 84119
 PH: 801.487.7600 FAX: 801.487.7601
 WWW.MULTITECHENGINEERING.COM



SDR10



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EAGLES VIEW PHASE 6

STREET IMPROVEMENT PLAN -
EAGLE CLAW CT.



ENGINEERING SERVICES, INC.
3155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 343-0227 FAX (503) 344-1260
www.esengineering.net info@esengineering.net

SEC. 30 T.7S. R.3W. W.M.
Polk County

7.3.30

7:33:30



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

* ☒ City of ☐ County of ☐ Municipality* ☐ Date*
salem 6/10/2020

Staff Contact

First Name* Jason Last Name* Valyou
Phone* 5035886211 Email* jvalyou@cityofsalem.net

Applicant

First Name* Comfort Last Name* Homes LLC

Mailing Address*

Street Address
PO Box 5607
Address Line 2
City Salem State OR
Postal / Zip Code 97304 Country USA

Phone 5034092282 Email (?)

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

☒ No ☐ Yes

Activity Location

Township* (?) 07S Range* (?) 03W Section* (?) 30

Quarter-quarter Section (?)

Tax Lot(s) *

00100
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

3200 Eagle Ridge Avenue NW

Address Line 2

City

Salem

Postal / Zip Code

97304

State

OR

Country

USA

County *

Polk

Adjacent Waterbody

Power Station Swale

Proposed Activity

Local Case File # *

20-101578-LD

Zoning

RA

Proposed

☒ Building Permit (new structures)

☒ Grading Permit

☒ Site Plan Approval

☐ Other (please describe)

☐ Conditional use Permit

☐ Planned Unit Development

☒ Subdivision

Project *

A subdivision tentative plan and urban growth preliminary area declaration to divide approximately 14.17 acres into 31 lots. The applicant is requesting an alternative street standard to allow 52-foot right of way in lieu of 60-foot and to and increase the block length of Eagle Claw Avenue NW from 600-feet to 1,200-feet and a Class 2 Adjustment to exceed the maximum lot width to depth of 300 percent to allow Lot 7 to be 553 percent and Lot 8 to be 769 percent.

The subject property is approximately 15 acres in size, zoned RA (Residential Agriculture), and located on the 500 Block of Doaks Ferry Road NW and 3100 Block of Eagle Ridge Avenue NW (Polk County Assessor Map and Tax Lot Number: 073W3 / 100).

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

20-101578-LD_Plans.pdf

7.87MB

20-101578-LD_LWI Map.pdf

14MB

20-101578-LD_Tax Lot Map.pdf

872.01KB

Additional Attachments

Date

6/10/2020