



Public Works Department

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

March 25, 2021

Devon Property LLC
3425 Boone Road SE
Salem OR 97306

**SUBJECT: Wetland Land Use Notification: 6719 Devon Avenue SE
Permit # 20-118048-LD**

Tax lot 083W22C00300 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.

Jason Valyou
Program Coordinator

JP\\filesare2\\PWCommon\\Common\\PAC\\DevSvcsLandUse\\20-116517-LD_1020 Arthur Way NW\\WLUN\\20-116517-LD_WLUN Letter.doc.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



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

3/25/2021

Staff Contact

First Name*

Jason

Last Name*

Valyou

Phone*

5035886211

Email*

jvalyou@cityofsalem.net

Applicant

First Name*

HSF

Last Name*

Development LLC

Mailing Address*

Street Address

3425 Boone Road SE

Address Line 2

City

Salem

Postal / Zip Code

97317

State

OR

Country

USA

Phone

Email (?)

jgrenz@mtengineering.net

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

☒ No ☐ Yes

Property Owner

First Name*

Devon

Last Name*

Property LLC

Mailing Address (If different than Applicant Address)

A tentative phased subdivision plan to divide approximately 19.89 acres into 88 lots ranging in size from 6,000 square feet to 13,174 square feet. The proposal includes three land areas designated for utilities which will be dedicated to the City of Salem. The applicant is requesting an alternative street standard to increase the grade of Lone Oak Road SE (collector) from eight percent to 12% and increase the grade of two local streets, Beta Court and Two Avenue, from twelve percent to approximately fifteen percent.

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

20-118048-LD_Tax Lot Map.pdf	526.74KB
20-118048-LD_LWI Map.pdf	12.78MB
20-118048-LD_Plans.pdf	29.05MB

Additional Attachments

Date

3/25/2021

08 3W 22C

08 3W 22C
SALEM



MARION COUNTY, OREGON
SW1/4 SEC22 T8S R3W W.M.
SCALE 1" = 200'

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.
- @ DIC Corner
- 16 15 Section Corner
- 21 22

NUMBERS

Tax Code Number
00 00 0

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	
1200	

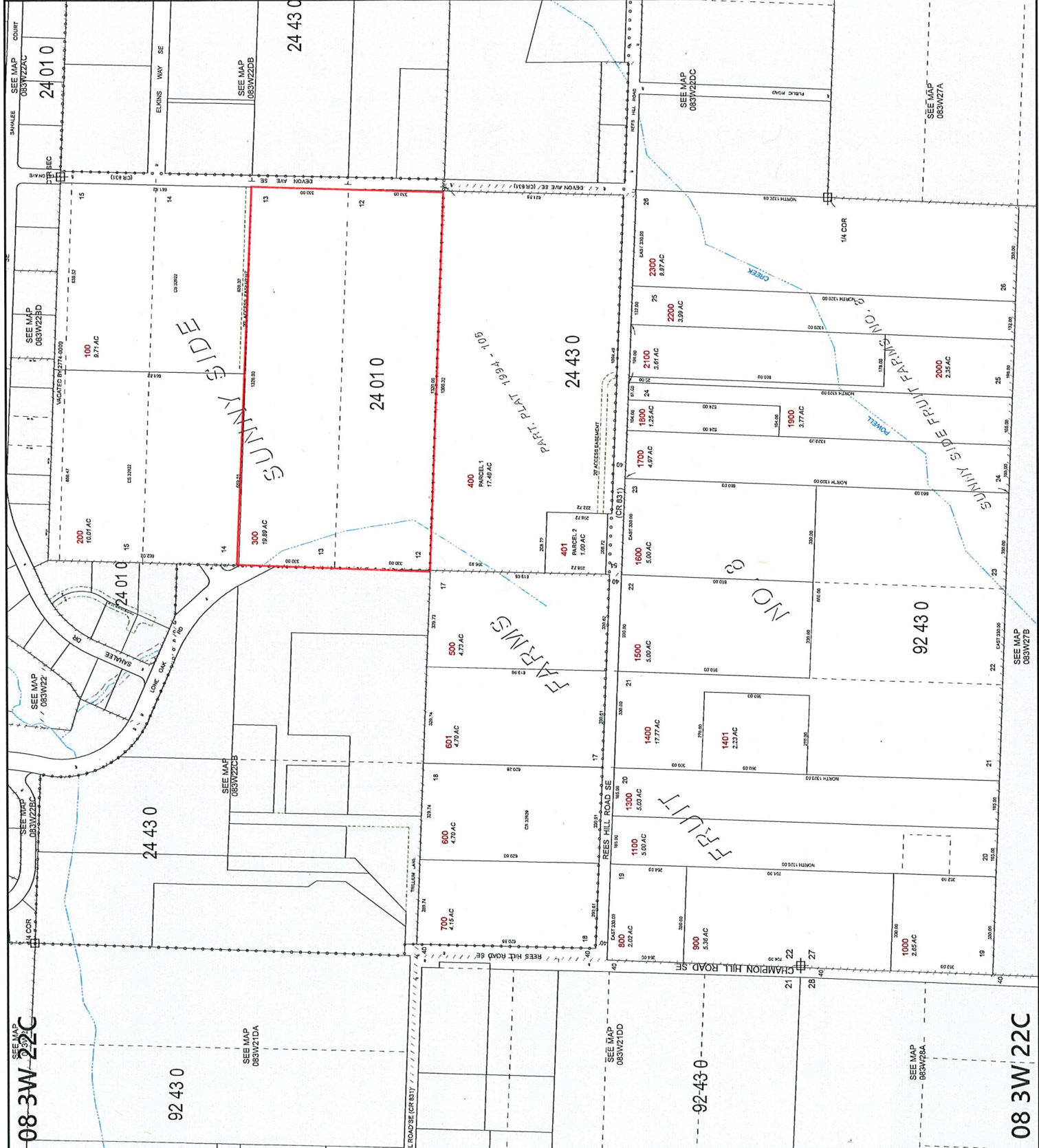
DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY

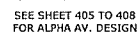
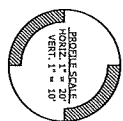


FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT www.co.marion.or.us

PLOT DATE: 10/16/2020

SALEM
08 3W 22C



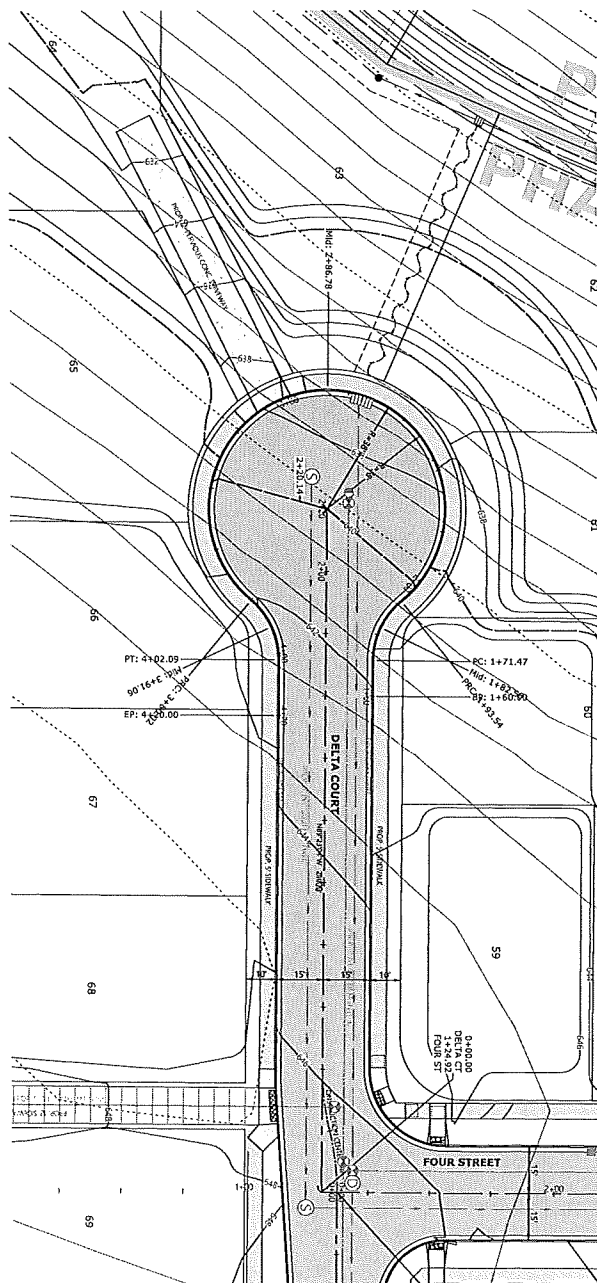
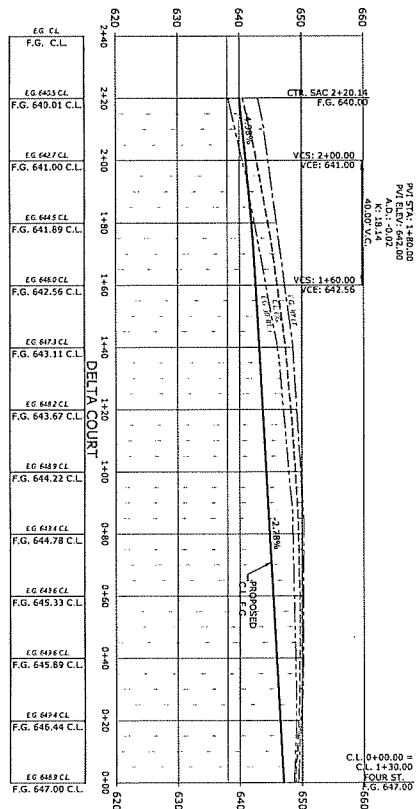
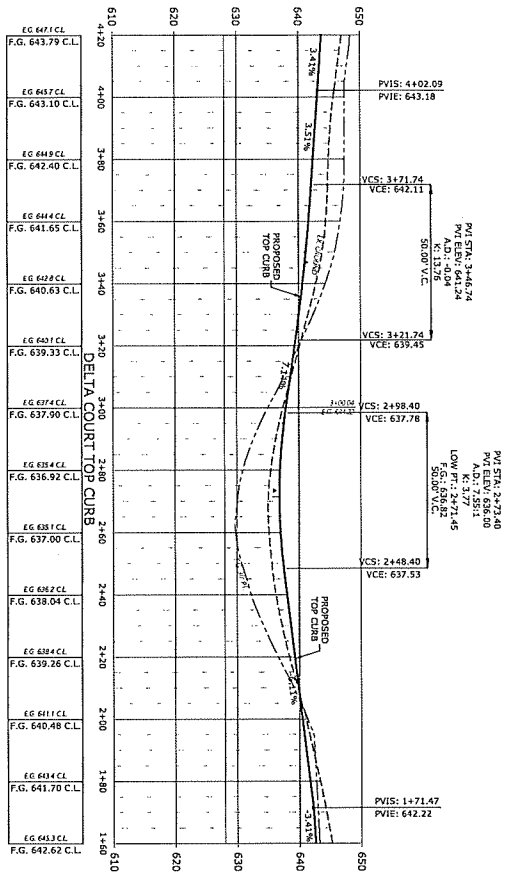


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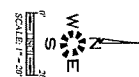
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION

PRELIMINARY STREET IMPROVEMENTS





SEE SHEET 414 FOR
DELTA AV. DESIGN



DESIGN: M.D.G.
DRAWN: P.H.S.
CHECKED: M.D.G.
DATE: NOV. 2017
SCALE: AS SHOWN
AS-BUILT: _____

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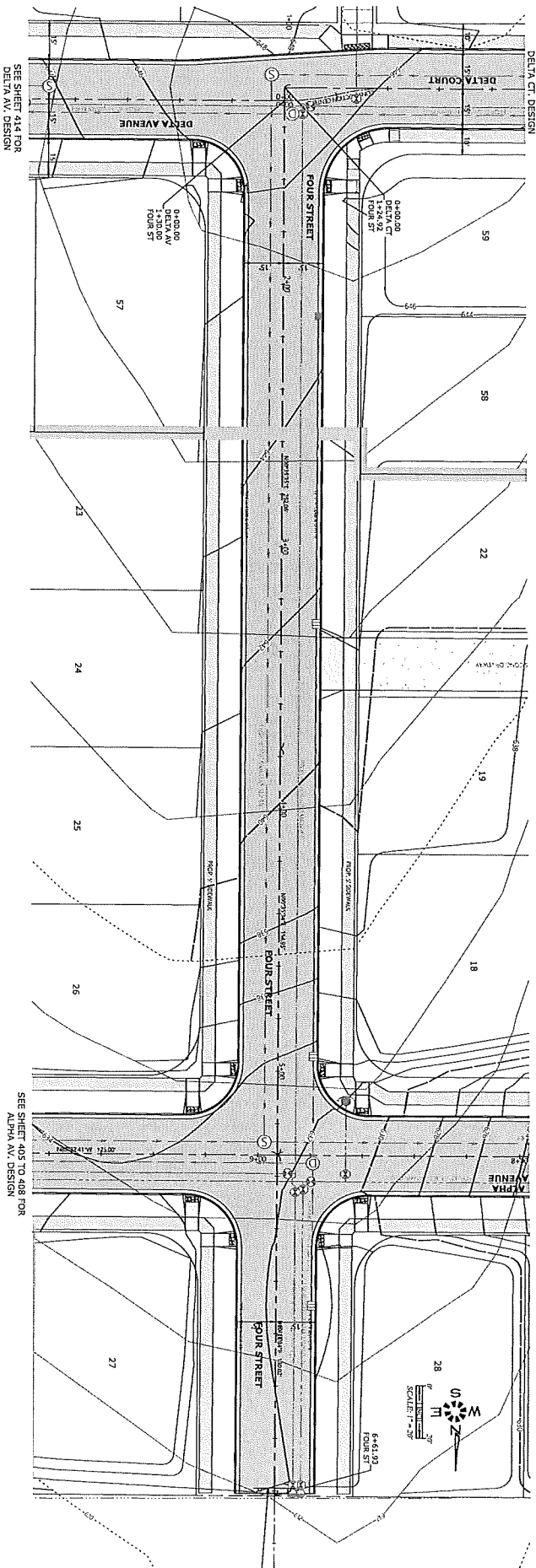
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DEVON ESTATES

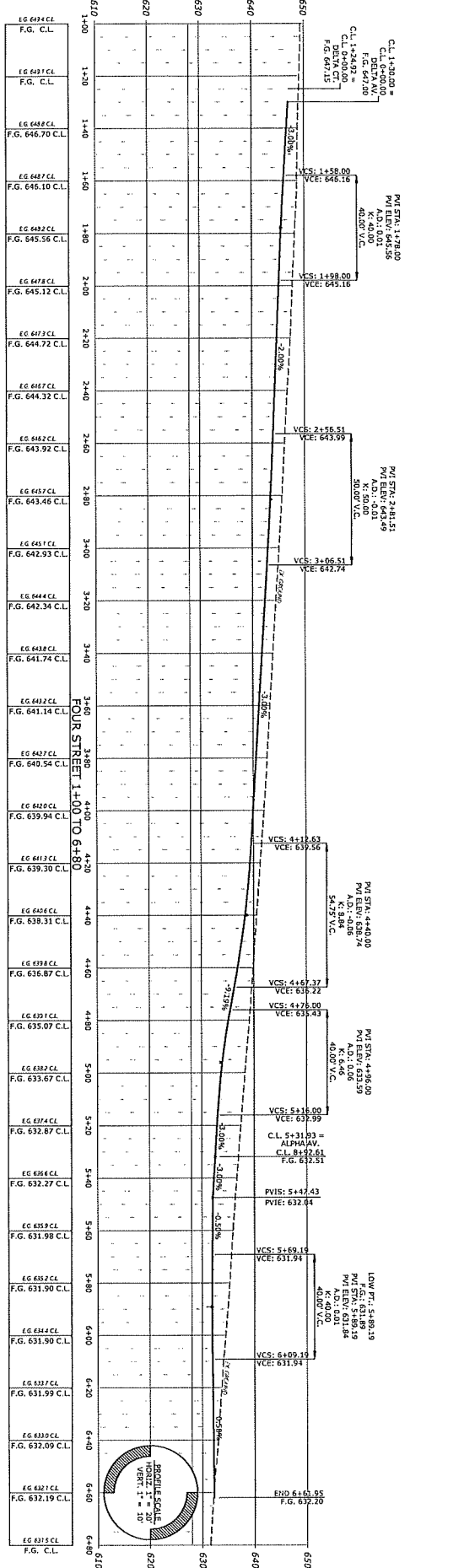
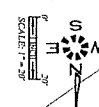
PRELIMINARY
STREET
IMPROVEMENTS

MULTI/TECH
ENGINEERING SERVICES, INC.
1325 13TH ST. S.E. SALEM, OR 97302
PH: (503) 363-4227 FAX: (503) 363-1260
www.mtengr.com mt_engr@mtengr.com

SEE SHEET 413 FOR
DELTA CT. DESIGN



SEE SHEET 405 TO 408 FOR
ALPHA AV. DESIGN



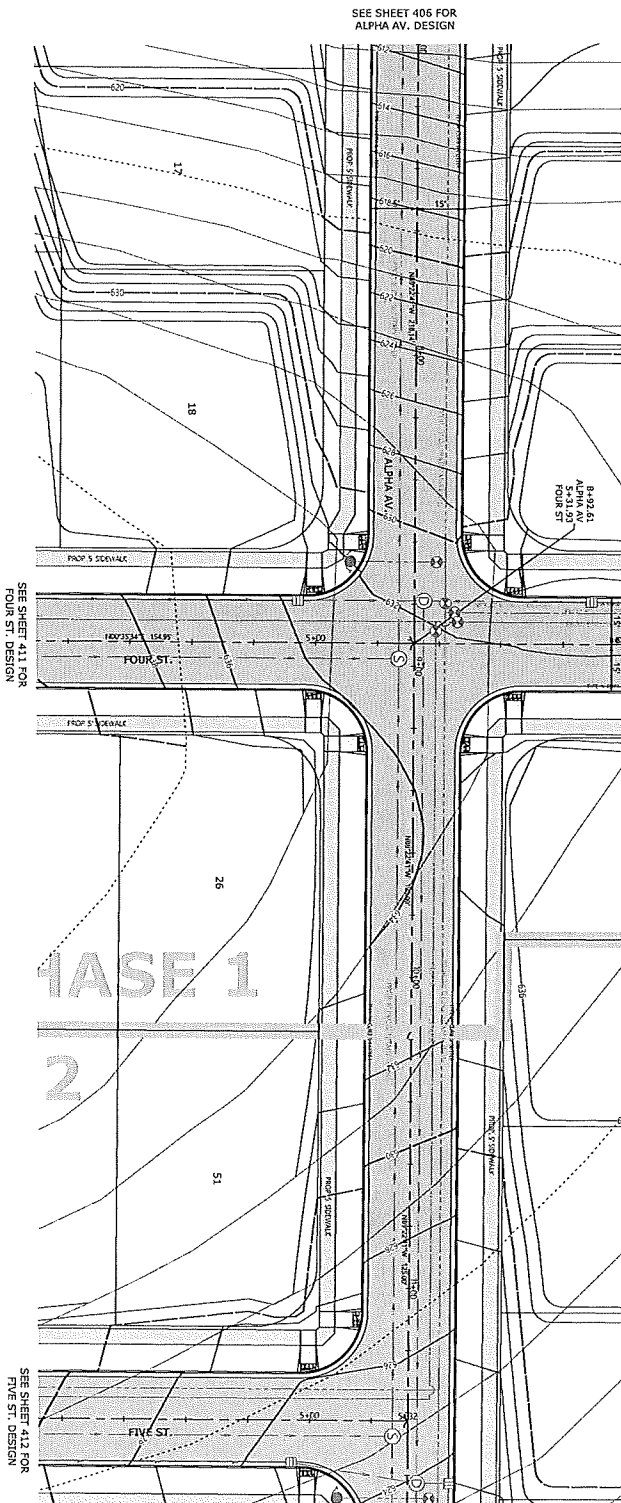
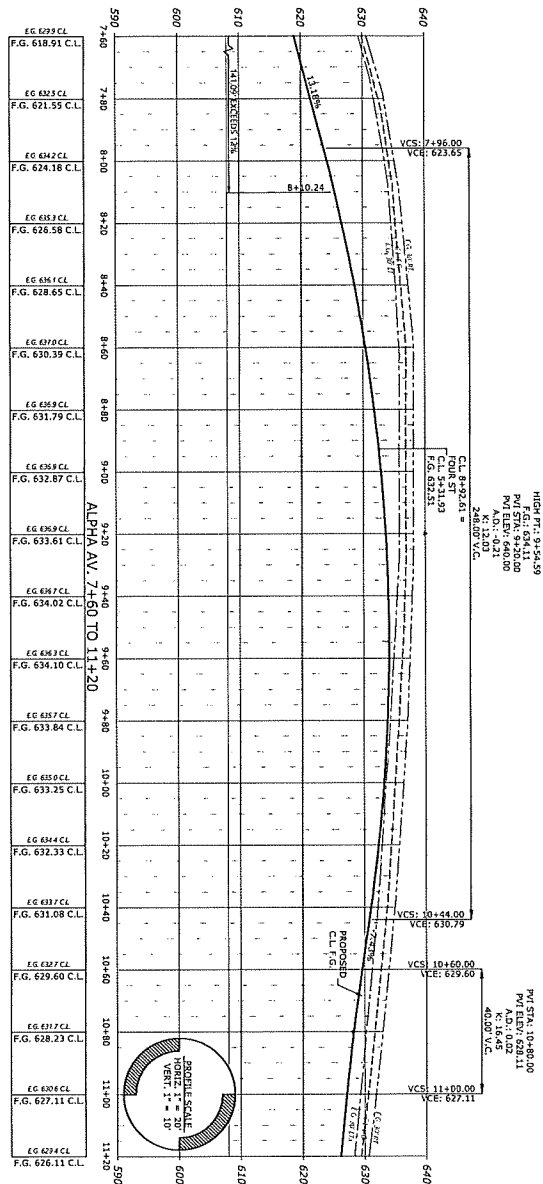
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EG 6197 CL	F.G. C.L.
EG 6198 CL	F.G. 646.70 C.L.
EG 6197 CL	F.G. 645.10 C.L.
EG 6192 CL	F.G. 645.56 C.L.
EG 6178 CL	F.G. 645.12 C.L.
EG 6173 CL	F.G. 644.72 C.L.
EG 6167 CL	F.G. 644.32 C.L.
EG 6162 CL	F.G. 643.92 C.L.
EG 6157 CL	F.G. 643.46 C.L.
EG 6157 CL	F.G. 642.93 C.L.
EG 6144 CL	F.G. 642.34 C.L.
EG 6138 CL	F.G. 641.74 C.L.
EG 6132 CL	F.G. 641.14 C.L.
EG 6127 CL	F.G. 640.54 C.L.
EG 6120 CL	F.G. 639.94 C.L.
EG 6113 CL	F.G. 639.30 C.L.
EG 6108 CL	F.G. 638.31 C.L.
EG 6103 CL	F.G. 636.87 C.L.
EG 6107 CL	F.G. 635.07 C.L.
EG 6102 CL	F.G. 633.67 C.L.
EG 6174 CL	F.G. 632.87 C.L.
EG 6164 CL	F.G. 632.27 C.L.
EG 6159 CL	F.G. 631.98 C.L.
EG 6152 CL	F.G. 631.90 C.L.
EG 6144 CL	F.G. 631.90 C.L.
EG 6137 CL	F.G. 631.90 C.L.
EG 6130 CL	F.G. 632.09 C.L.
EG 6127 CL	F.G. 632.19 C.L.
EG 6115 CL	F.G. C.L.

DEVON ESTATES

Design: H.D.G.
 Drawn: P.H.S.
 Checked: H.D.G.
 Date: NOV. 2017
 Scale: AS SHOWN
 As-Built: _____

**PRELIMINARY
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 ENGINEERING SERVICES, INC.
 1155 13th St. S.E. Salem, OR 97302
 PH: (503) 263-9237 FAX: (503) 264-1260
 www.mtengr.com

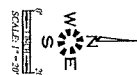


SEE SHEET 406 FOR
ALPHA AV. DESIGN

SEE SHEET 411 FOR
FOUR ST. DESIGN

SEE SHEET 412 FOR
FIVE ST. DESIGN

SEE SHEET 408 FOR
ALPHA AV. DESIGN



100215 PLOT17

Design: H.D.G.
Drawn: P.H.S.
Checked: H.D.G.
Date: NOV 2017
Scale: AS SHOWN

As-Built: _____

100215 PLOT17

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DEVON ESTATES

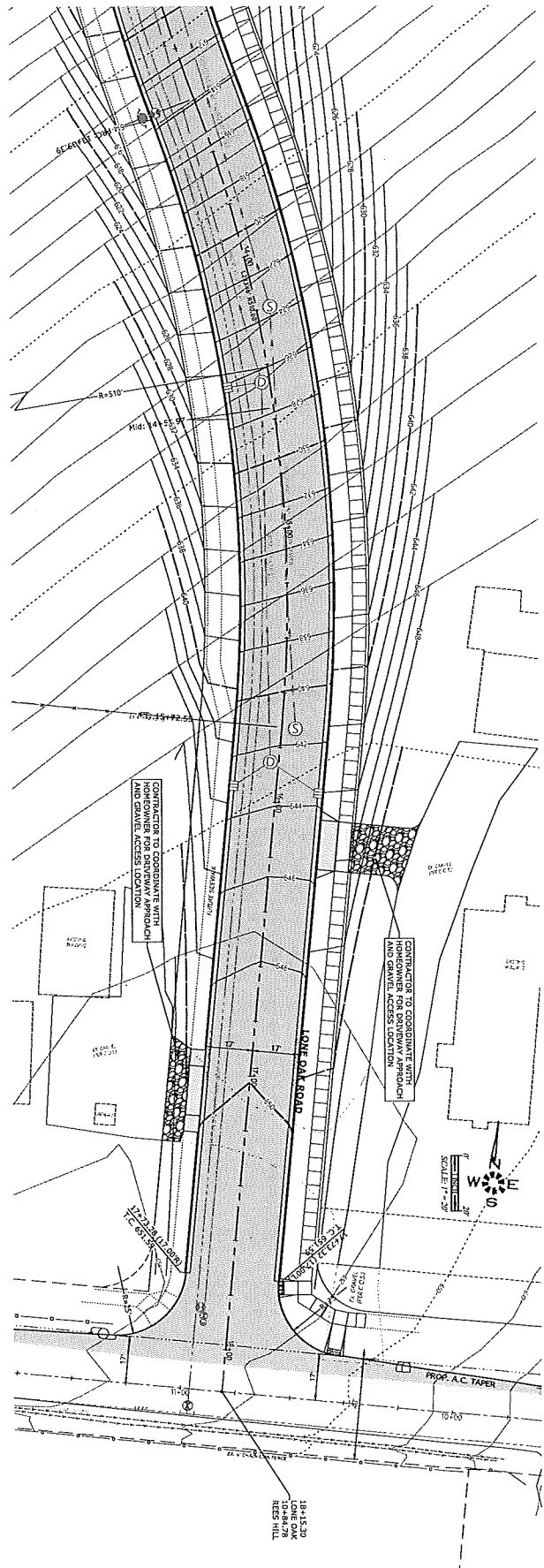
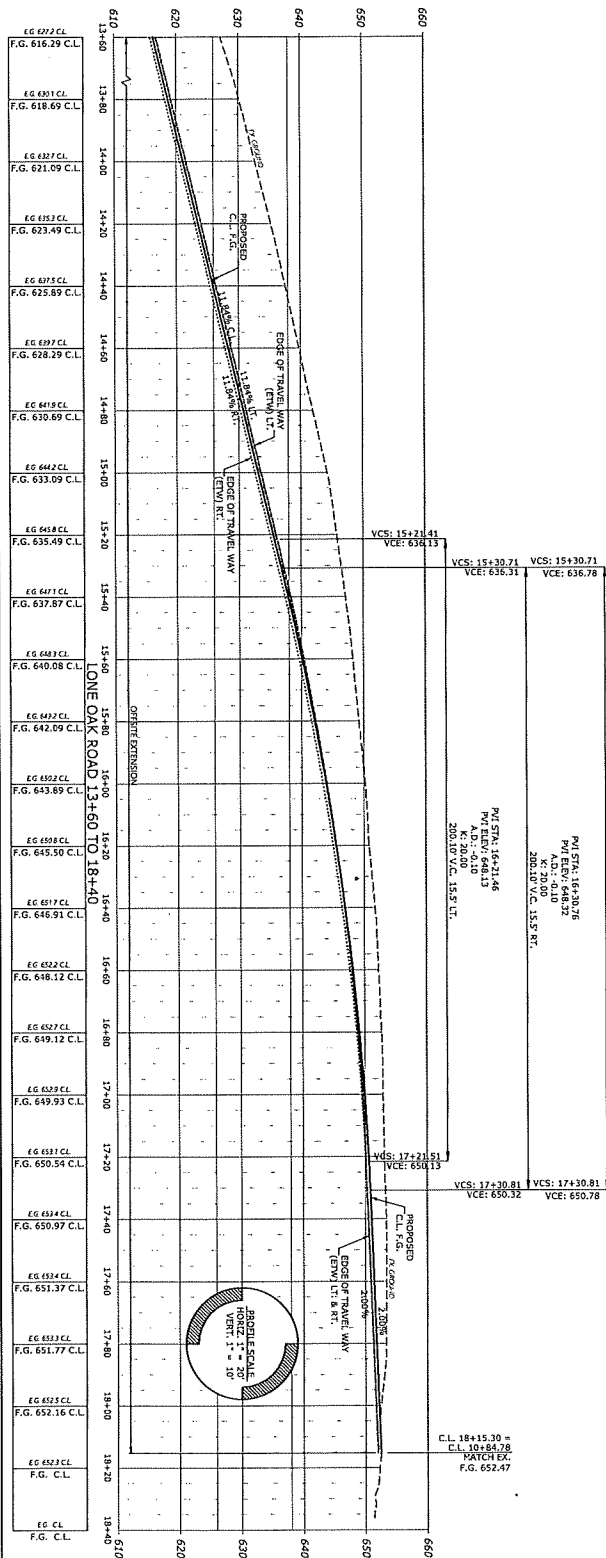
PRELIMINARY
STREET
IMPROVEMENTS

ENGINEERING SERVICES, INC.
1115 S. 13TH ST. S.E. SALEM, OR 97309
PH: (503) 363-9237 FAX: (503) 363-1260
www.enr-engineering.net office@enr-engineering.net

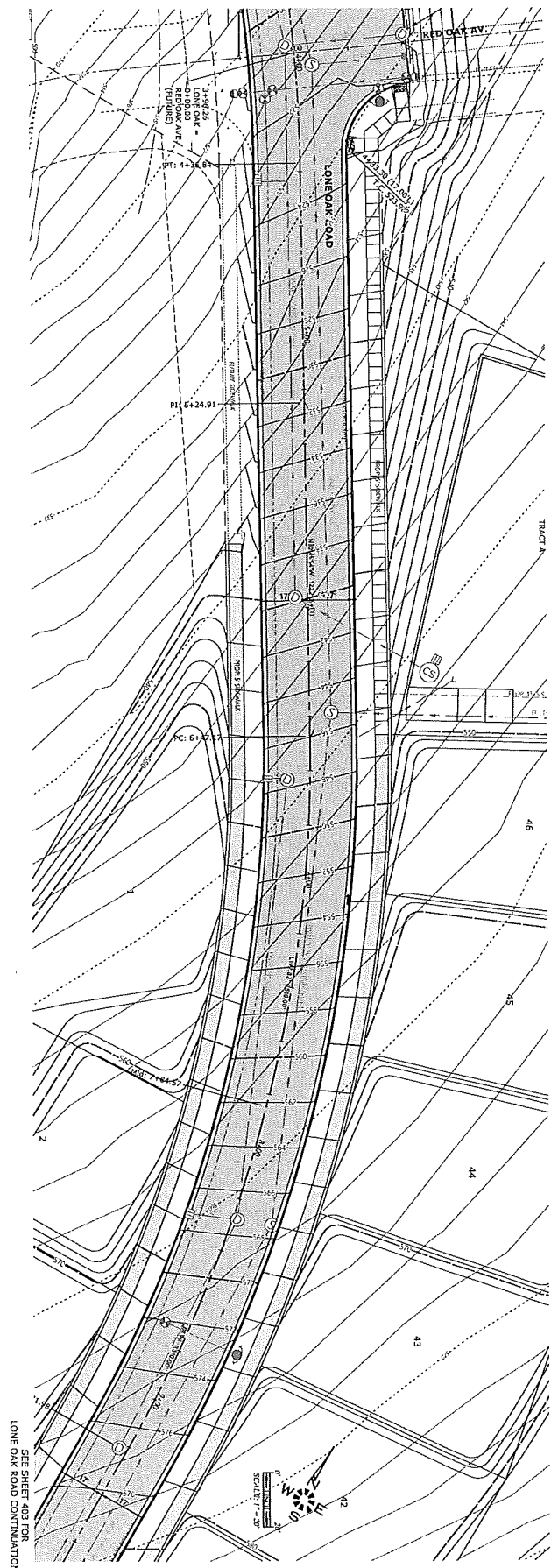
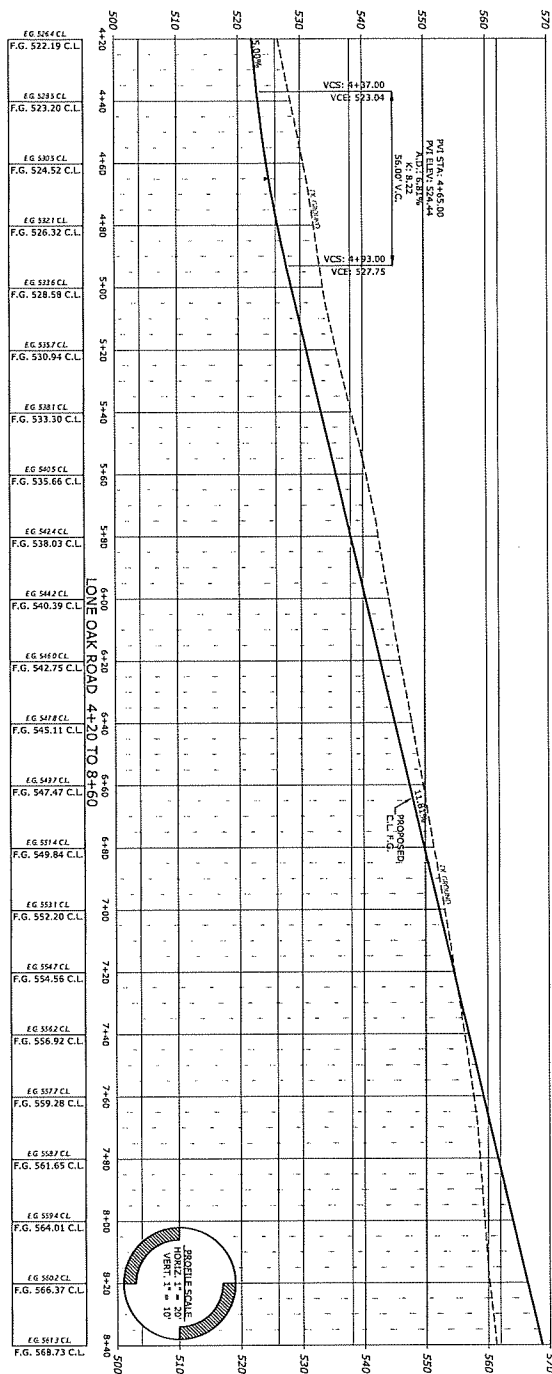
P407

100215 PLOT17

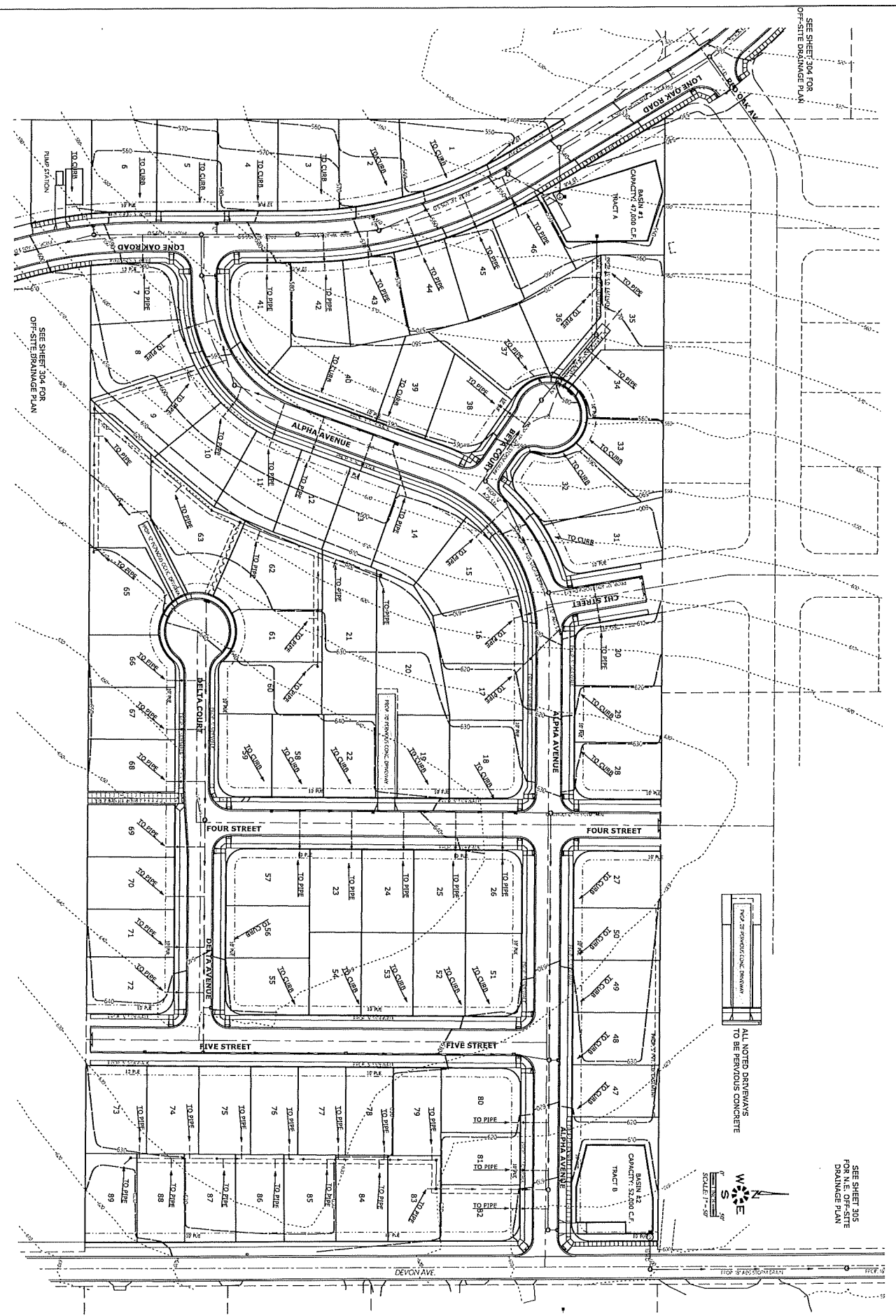
SEE SHEET 403 FOR
LONE OAK ROAD CONTINUATION



SEE SHEET 401 FOR
LONE OAK ROAD CONTINUATION



SEE SHEET 403 FOR
LONE OAK ROAD CONTINUATION



P303

10/2/2017 2:02 PM

Design: H.D.G.
 Drawn: S.P.S.
 Checked: H.D.G.
 Date: NOV. 2017
 Scale: AS SHOWN

As-Built: _____

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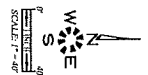
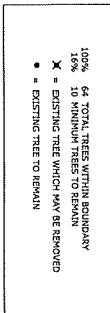
DEVON ESTATES

PRELIMINARY DRAINAGE PLAN - ONSITE

MULTI/TECH

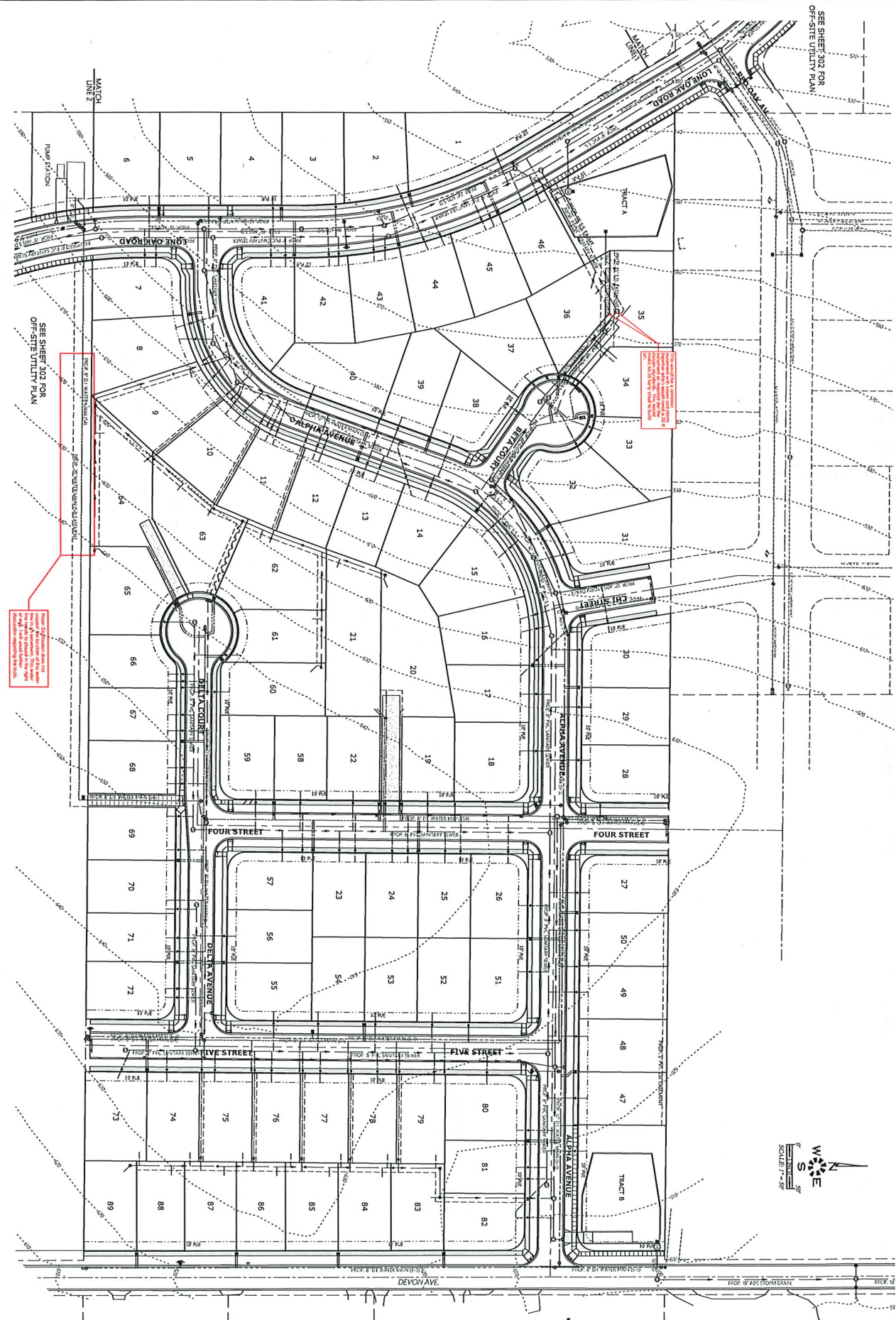
ENGINEERING SERVICES, INC.

1155 13th St. N.E., Salem, OR, 97301
 PH: (503) 563-5227 FAX: (503) 564-1240
 www.mtengineering.net office@mtengineering.net



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1155 13TH ST. S.E. SALEM, OR. 97302
PH. (503) 363 - 9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

SEE SHEET 302 FOR
OFF-SITE UTILITY PLAN



P301



Design: M.D.G.
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 Checked: M.D.G.
 Date: NOV. 2017
 Scale: AS SHOWN
 As-Built: ----

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DEVON ESTATES

PRELIMINARY UTILITY PLAN - ONSITE



P201

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 Checked: M.D.G.
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DEVON ESTATES

PRELIMINARY SITE PLAN

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 ENGINEERING SERVICES, INC.
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 www.mtecheng.com email: mtech@mteng.com

