



Public Works Department

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

May 13, 2021

Westwood Homes LLC
12700 NW Cornell Road
Portland OR 97229

**SUBJECT: Wetland Land Use Notification: 4400 Block Battle Creek Road SE
Permit # 21-103682-LD**

Tax lots 083W12B01600, 083W11D00400, 083W11D00601, and 083W11D00202 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\\fileshare2\\PWCommon\\Common\\PAC\\DevSvcsLandUse\\21-103682-LD_4700 Battle Creek Rd SE\\WLUN\\WLUN Letter_21-103682-LD.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

08 3W 11D

08 3W 11D
SALEM

08 3W 11D

08 3W 11D



MARION COUNTY, OREGON
SE1/4 SEC11 T8S R3W W.M.
SCALE 1" = 200'

LEGEND

LINE TYPES

- Historical Boundary
- Parcel Boundary
- Road Right-of-Way
- Railroad Right-of-Way
- Private Road ROW
- Subdivision Plat Boundary
- Waterline - Taxlot Boundary
- Waterline - Non Boundary

Historical Boundary

Parcel Boundary

Road Right-of-Way

Railroad Right-of-Way

Private Road ROW

Subdivision Plat Boundary

Waterline - Taxlot Boundary

Waterline - Non Boundary

CORNER TYPES

- + 1/4 Section Cor.
- + 1/16TH Section Cor.
- © D/C Corner

+ 1/4 Section Cor.

+ 1/16TH Section Cor.

© D/C Corner

NUMBERS

Tax Code Number

00 000

Acreage

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

100	1300
200	1400
300	1500
400	1600
500	1601
600	1700
700	1800
800	1801
900	1900
1000	2000
1100	2001
1200	2100
1300	2101
1400	2200
1500	2201
1600	2300
1700	2301
1800	2400
1900	2401
2000	2500
2100	2501
2200	2600
2300	2601
2400	2700
2500	2701
2600	2800
2700	2801
2800	2900
2900	2901
3000	3000
3100	3001
3200	3100
3300	3101
3400	3200
3500	3201
3600	3300
3700	3301
3800	3400
3900	3401
4000	3500
4100	3501
4200	3600
4300	3601
4400	3700
4500	3701
4600	3800
4700	3801
4800	3900
4900	3901
5000	4000
5100	4001
5200	4100
5300	4101
5400	4200
5500	4201
5600	4300
5700	4301
5800	4400
5900	4401
6000	4500
6100	4501
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6300	4601
6400	4700
6500	4701
6600	4800
6700	4801
6800	4900
6900	4901
7000	5000
7100	5001
7200	5100
7300	5101
7400	5200
7500	5201
7600	5300
7700	5301
7800	5400
7900	5401
8000	5500
8100	5501
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8300	5601
8400	5700
8500	5701
8600	5800
8700	5801
8800	5900
8900	5901
9000	6000
9100	6001
9200	6100
9300	6101
9400	6200
9500	6201
9600	6300
9700	6301
9800	6400
9900	6401
10000	6500
10100	6501
10200	6600
10300	6601
10400	6700
10500	6701
10600	6800
10700	6801
10800	6900
10900	6901
11000	7000
11100	7001
11200	7100
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12600	7800
12700	7801
12800	7900
12900	7901
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13100	8001
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13700	8301
13800	8400
13900	8401
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14100	8501
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16700	9801
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19600	11300
19700	11301
19800	11400
19900	11401
20000	11500
20100	11501
20200	11600
20300	11601
20400	11700
20500	11701
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20700	11801
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21100	12001
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30200	16600
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31000	17000
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50800	26900
50900	26901
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51600	27300
51700	27301
51800	27400
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52000	27500
52100	27501
52200	27600
52300	27601
52400	27700
52500	27701
52600	27800
52700	27801
52800	



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*

Salem

Date*

5/12/2021

Staff Contact

First Name*

JASON

Last Name*

VALYOU

Phone*

5039914581

Email*

jasonvalyou@yahoo.com

Applicant

First Name*

Westwood

Last Name*

Homes LLC

Mailing Address*

Street Address

12700 NW Cornell Road

Address Line 2

City

Portland

Postal / Zip Code

97229

State

OR

Country

USA

Phone

Email (?)

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

☒ No ☐ Yes

Property Owner

First Name*

Douglas

Last Name*

Drager

Mailing Address (If different than Applicant Address)

Street Address

4700 Battle Creek Road SE

Address Line 2

City

Salem

Postal / Zip Code

97302

State

OR

Country

USA

Phone

Email (?)

Activity Location

Township * (?)

08S

Range * (?)

03W

Section * (?)

12

Quarter-quarter Section (?)

B

Tax Lot(s) *

01600

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 * (?)

08S

Range * (?)

03W

Section * (?)

11

Quarter-quarter Section (?)

D

Tax Lot(s) *

00400

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 * (?)

08S

Range * (?)

03W

Section * (?)

11

Quarter-quarter Section (?)

D

Tax Lot(s) *

00601

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 * (?)

08S

Range * (?)

03W

Section * (?)

11

Quarter-quarter Section (?)

D

Tax Lot(s) *

00202

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

4700 Battle Creek Road SE

Address Line 2

City

Salem

Postal / Zip Code

97302

State

OR

Country

USA

County*

Marion

Adjacent Waterbody

West Fork Pringle Creek

Proposed Activity

Local Case File #*

21-103682-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 consolidated application to create 177-lots for single family development, including 34 townhouses (Coburn Grand View Estates).

A consolidated application for a 177-lot phased subdivision (Coburn Grand View Estates) northeast of the intersection of Kuebler Boulevard SE and Battle Creek Road SE, containing the following requests:

1) A subdivision tentative plan to divide approximately 32.55 acres into 177 lots ranging in size from approximately 4,400 square feet to approximately 13,500 square feet, including Alternative Street Standards request to increase the street grade from 12% to 15% for nine street intervals less than 200-feet long and 52-foot right-of-way, where 60-feet is required for three proposed street;

2) Zoning Adjustment application to increase the Maximum Lot Depth standard of 300% the width for, Lots 34-53, Lots 55-62 and Lots 75-77 to approximately 700%, adjust Lot Depth for double frontage lots 75, 89-93 and 101-103 from 120-feet to 118-feet ; reduce the minimum lot width in the RM-II zone from 20-feet to 16.50-feet for Lots 35, 38, 41, 44, 47, 48, 51, 52, 56, 59, 62 & 77, adjust the Lot Depth of Lot 27 from 70-feet to 30-feet and adjust the minimum Lot Width for Lots 35, 38, 41, 44, 47, 48, 51, 52, 56, 59 and 62 from 20-feet to 16.5-feet.

The subject properties are approximately 32.5 acres, zoned RA (Residential Agriculture) and RM-II (Multiple Family Residential) and located on the 4400 Block of Battle Creek Road SE (Marion County Assessor Map and Tax Lot Numbers 083W12B / 1600, 083W12C / 700 and 083W11D / 200, 400, 601).

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

21-103682-LD_Plans.pdf

29.61MB

21-103682-LD_Tax Lot Map 1.pdf

624.26KB

21-103682-LD_Tax Lot Map 2.pdf

764.55KB

21-103682-LD_LWI Map.pdf

13.31MB

Additional Attachments

Date

5/12/2021

08 3W 12B
SALEM



MARION COUNTY, OREGON
NW1/4 SEC12 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
- CORNER TYPES**
- + 1/16TH Section Cor.
 - ⊙ D/C Corner
 - ⊕ 1/4 Section Cor.
 - ⊕ 15' Section Corner
 - ⊕ 21' 22' Section Corner

NUMBERS

Tax Code Number
00 00 0

All areas 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

1488A1	200
1488A2	200
1488A3	200
1488A4	200
1488A5	200
1488A6	200
1488A7	200
1488A8	200
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1488A94	200
1488A95	200
1488A96	200
1488A97	200
1488A98	200
1488A99	200
1488A100	200

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 12B

08 3W 12B

08 3W 12B

SECTION D:
DEVELOPABLE AREA — 6.155 AC.
NUMBER OF UNITS — 34
DENSITY — 5.52 UNITS/AC
LARGEST LOT — 8.353 S.F.
SMALLEST LOT — 4.470 S.F.
AVERAGE — 5.480 S.F.

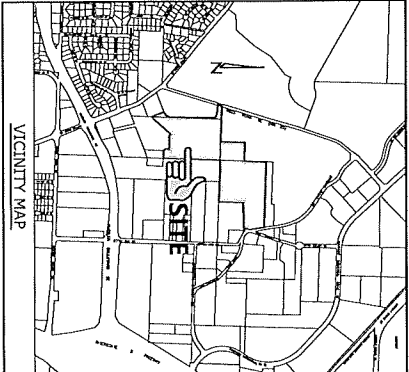
[illegible]

Owner / Developer:
WESTWOOD HOMES LLC
12700 NW CORNELL RD.
PORTLAND, OREGON 97229

TOWN/HOUSES:
DEVELOPABLE AREA — 2.711 AC.
NUMBER OF UNITS — 34
DENSITY — 12.54 UNITS/AC.
LARGEST LOT — 16,388 S.F.
SMALLEST LOT — 1,635 S.F.
AVERAGE — 3,031 S.F.

 THIS PARCEL IS BEING CREATED BY PLA, APPROVED IN PLANNING CASE # PL20-24 AND IS NOT PART OF THIS APPLICATION. SITE PLAN IS INCLUDED AS CONCEPT ONLY.

 ZONED RM-2



T.B.M. 100.00
THIS IS THE DESCRIPTION & LOCATION OF
THE T.B.M. ELEVATION MARKER.
THIS IS THE DESCRIPTION & LOCATION OF
THE NEAREST B.M. ELEVATION MARKER WITH
THE ELEVATION OF THAT B.M.

PRELIMINARY PLAN COVER SHEET

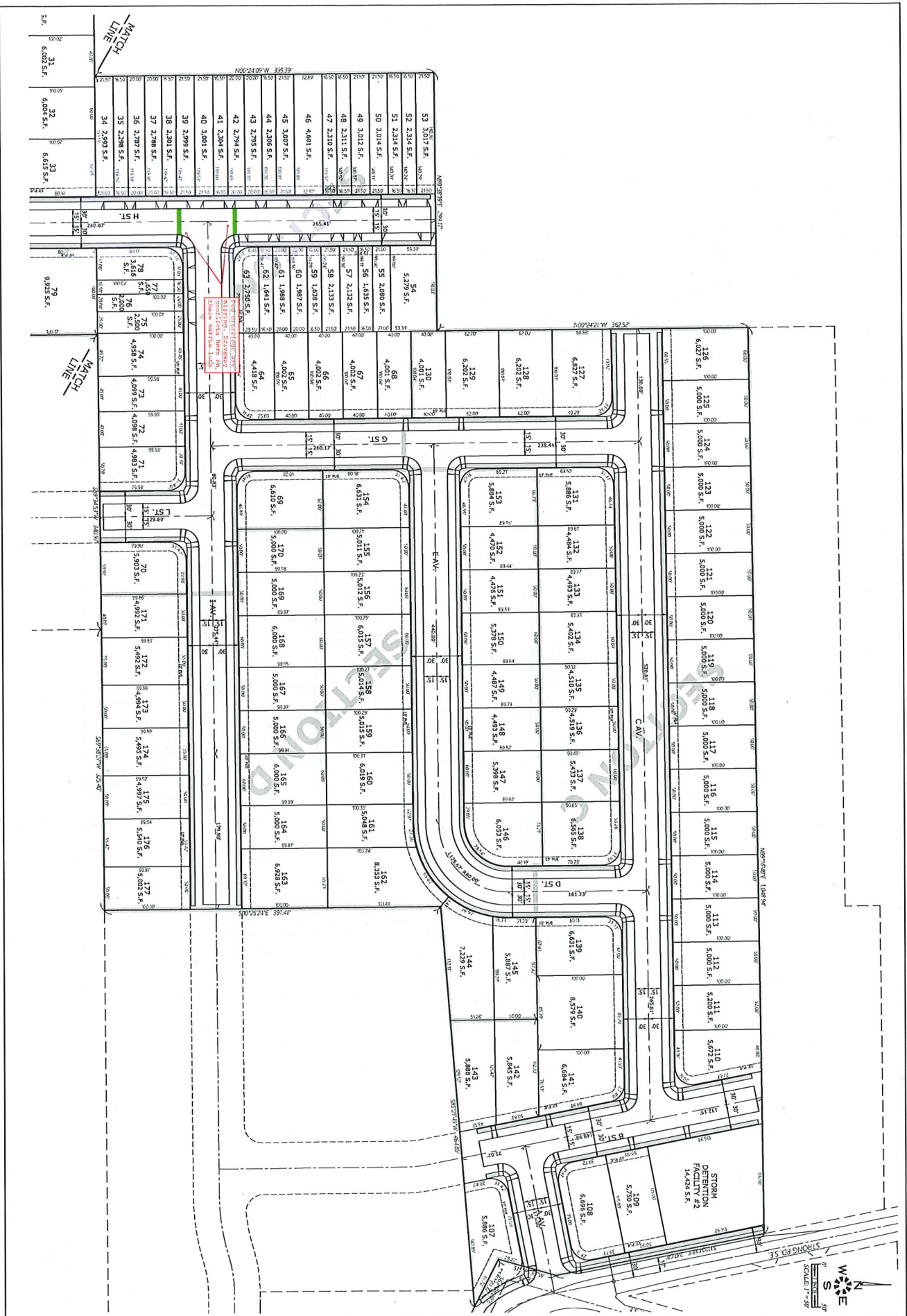


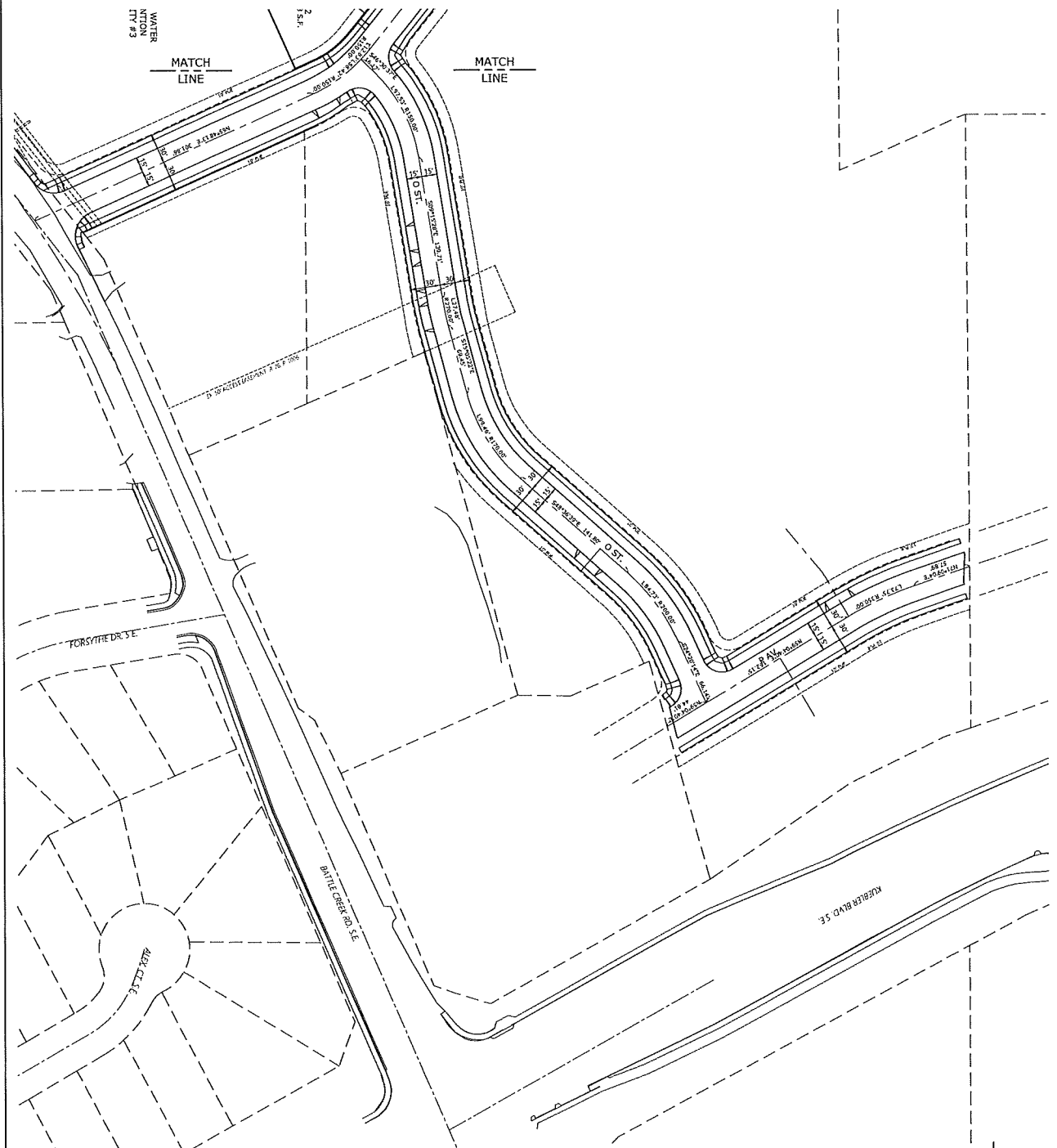
MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363 - 9227 FAX (503) 364-1260
www.mteengineering.net office@mteengineering.net

Design: M.D.G.
 Drawn: P.H.S.
 Checked: J.J.G.
 Date: JUNE 2018
 Scale: AS SHOWN
 As-Built: _____

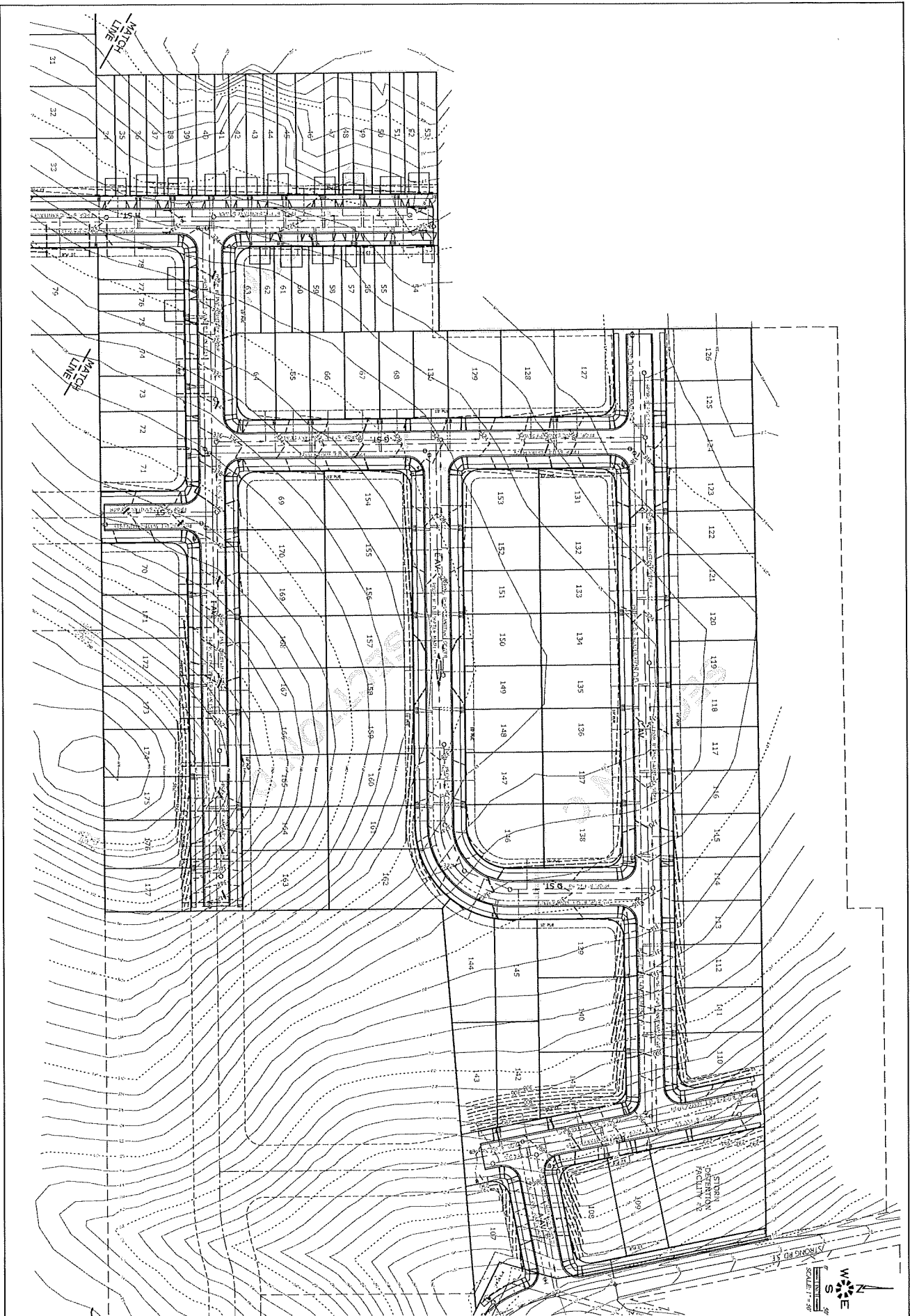
NO CHANGES, MODIFICATIONS
OR REPRODUCTIONS TO BE
MADE TO THESE DRAWINGS
WITHOUT WRITTEN
AUTHORIZATION FROM THE
DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE
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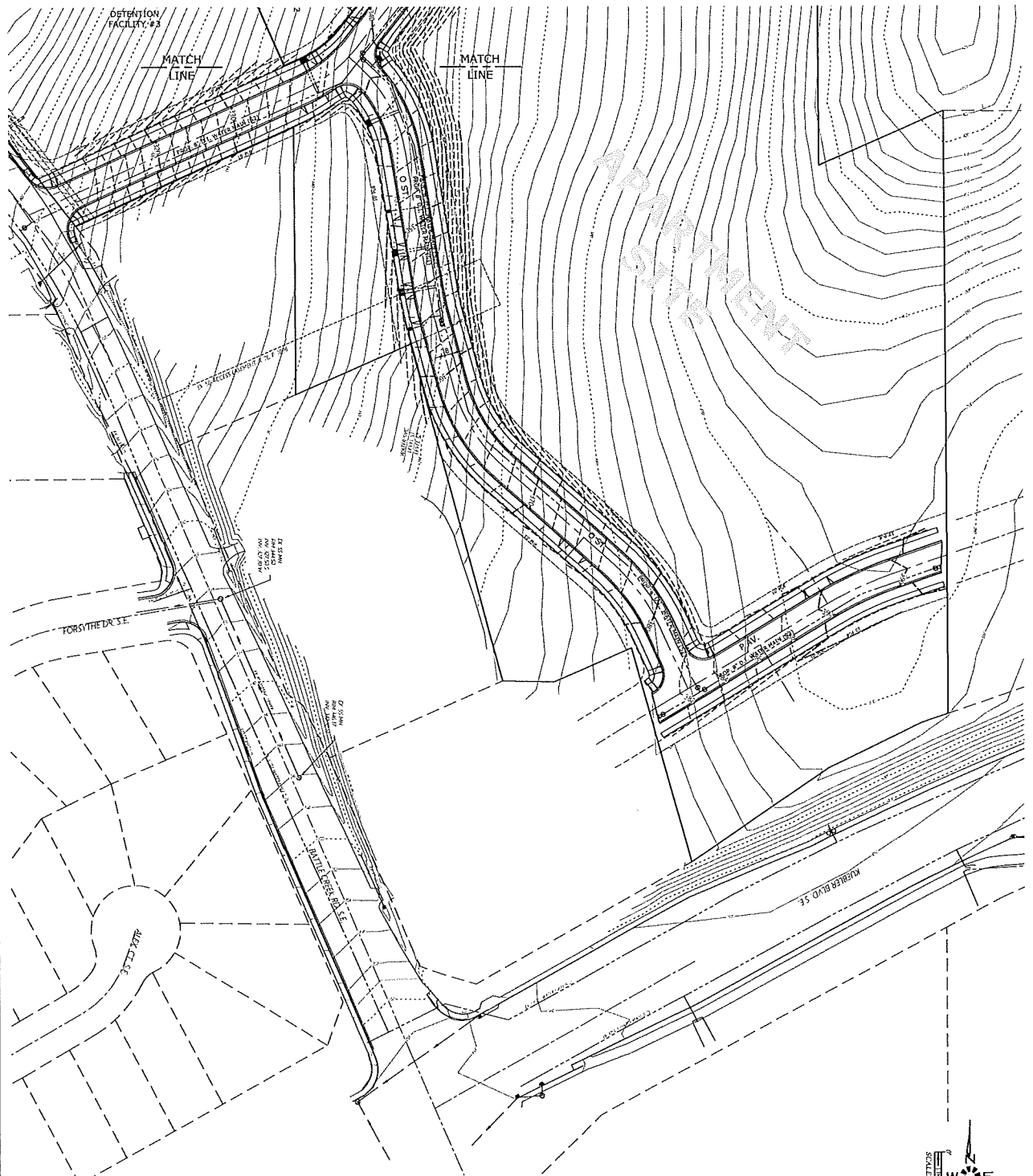




P203 JOB # 6234 DATE: 06-20-2017	6234-2017-001 Design: H.D.G. Drawn: P.H.S. Checked: J.J.G. Date: JUNE 2018 Scale: AS SHOWN As-Built:	NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER. DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.	COBURN GRAND VIEW ESTATES	SITE PLAN - SOUTH -	 MULTI/TECH ENGINEERING SERVICES, INC. 11555 130th NW, S.E. SUITE 200, WILSON, WA 98093 PH: (206) 262-9337 FAX: (206) 264-1260 www.mtengineering.net off@mtengineering.net
	11555 130th NW, S.E. SUITE 200, WILSON, WA 98093 PH: (206) 262-9337 FAX: (206) 264-1260 www.mtengineering.net off@mtengineering.net				



P301 Job # 6234	Design: M.D.G. Drawn: P.H.S. Checked: J.G.G. Date: JUNE 2018 Scale: AS SHOWN As-Built: _____	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	UTILITY PLAN - NORTH -	MULTI/TECH ENGINEERING SERVICES, INC. 1155 13TH ST. S.E. SUITE 100, OK 73102 PH: (503) 365-9222 FAX: (503) 364-1260 www.multi-tech.com
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P303



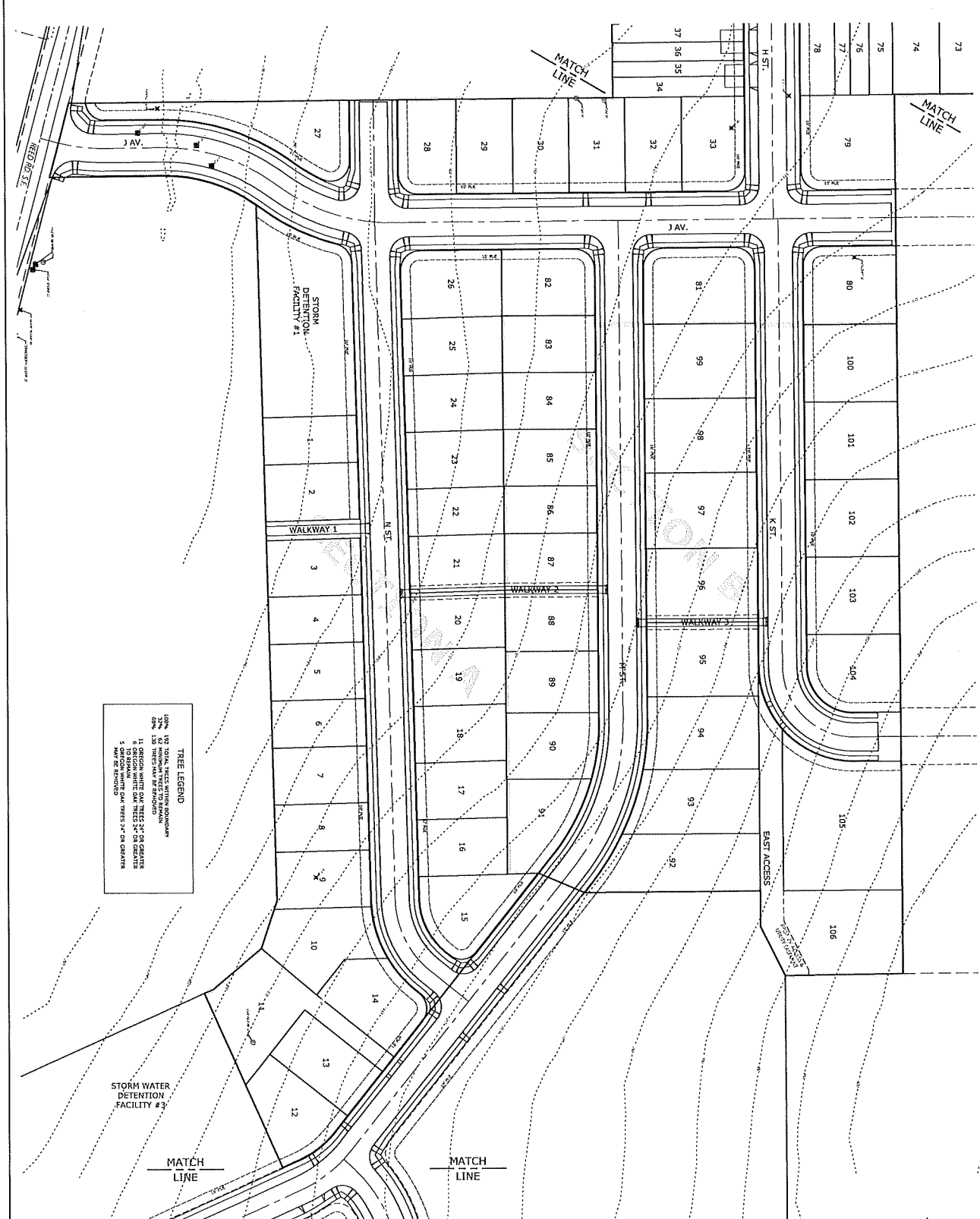
62402200 P303.2
 Design: J.J.G.
 Drawn: J.J.G.
 Checked: J.J.G.
 Date: JUNE 2018
 Scale: AS SHOWN
 As-Built: _____

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COBURN GRAND VIEW ESTATES

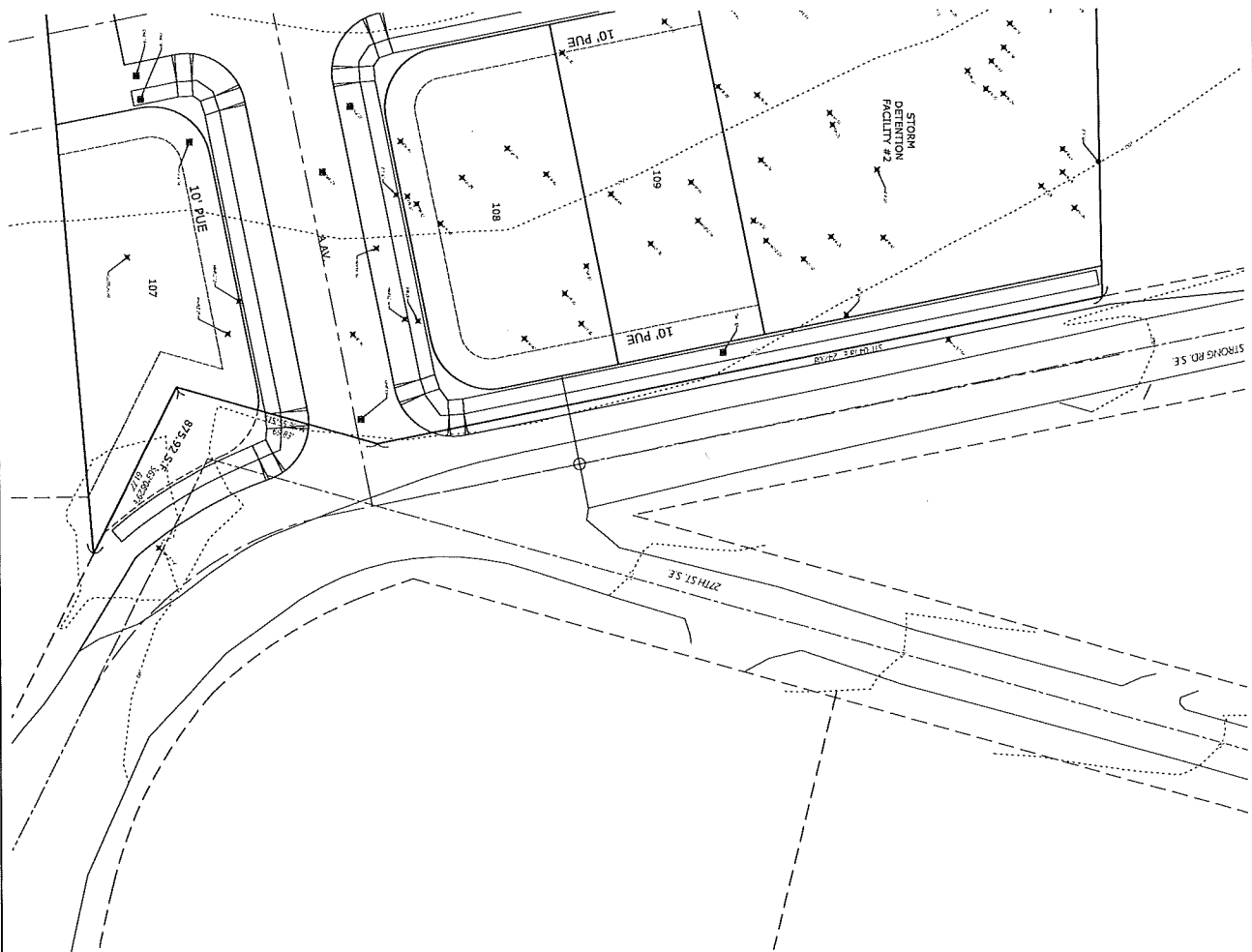
UTILITY PLAN - SOUTH -

MULTI/TECH
 ENGINEERING SERVICES, INC.
 1155 13th St. S.E., SALEM, OR 97302
 PH: (503) 363-9227 FAX: (503) 363-1100
www.mtengr.com office@mtengr.com



TREE LEGEND

1. 1" DIAMETER WHITE OAK TREES 3" IN GIRTH
2. 1" DIAMETER WHITE OAK TREES 3" IN GIRTH
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P404

208 # 5224

DATE: 06-20-2017

43162127 - P404

Design: M.D.G.
 Drawn: P.H.S.
 Checked: J.J.G.
 Date: JUNE 2018
 Scale: AS SHOWN
 As-Built:

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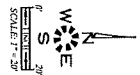
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 ESTATES**

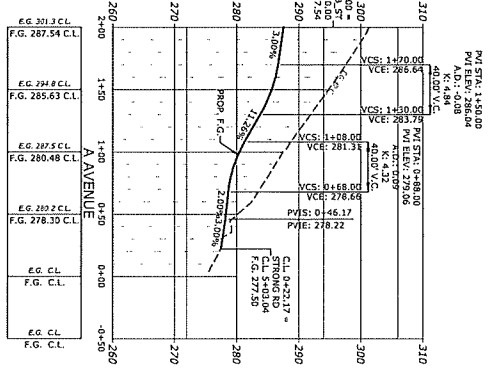
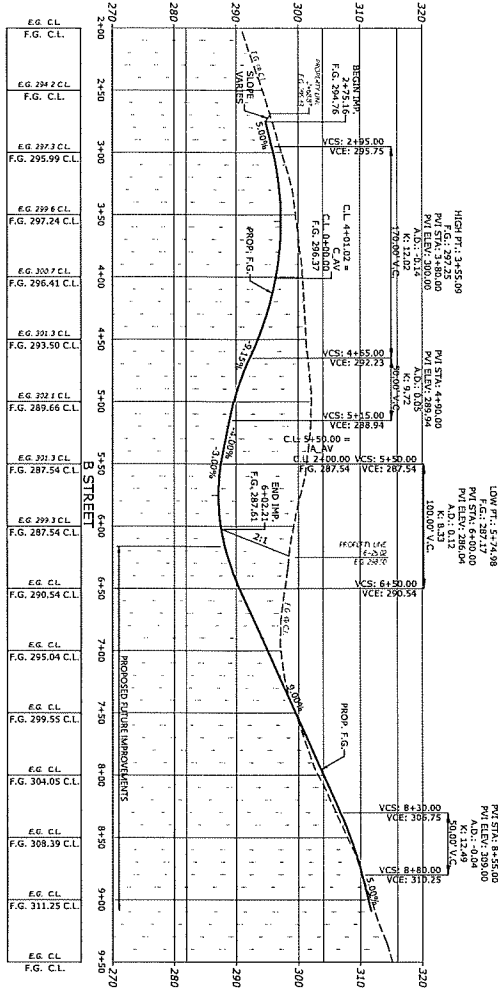
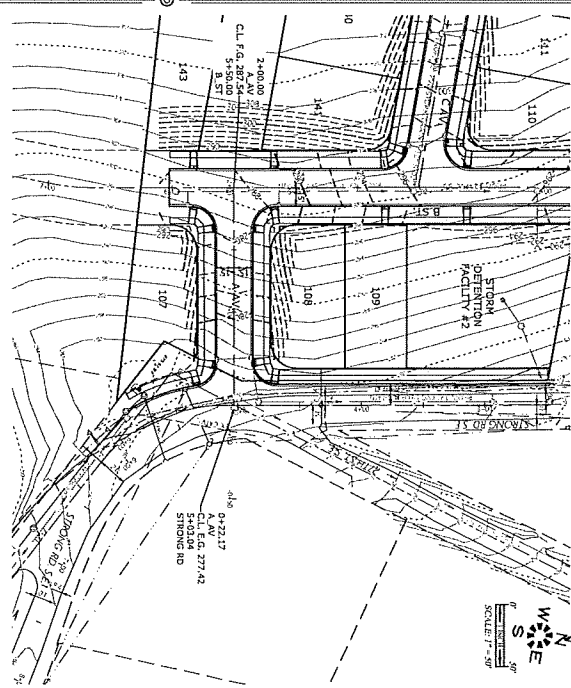
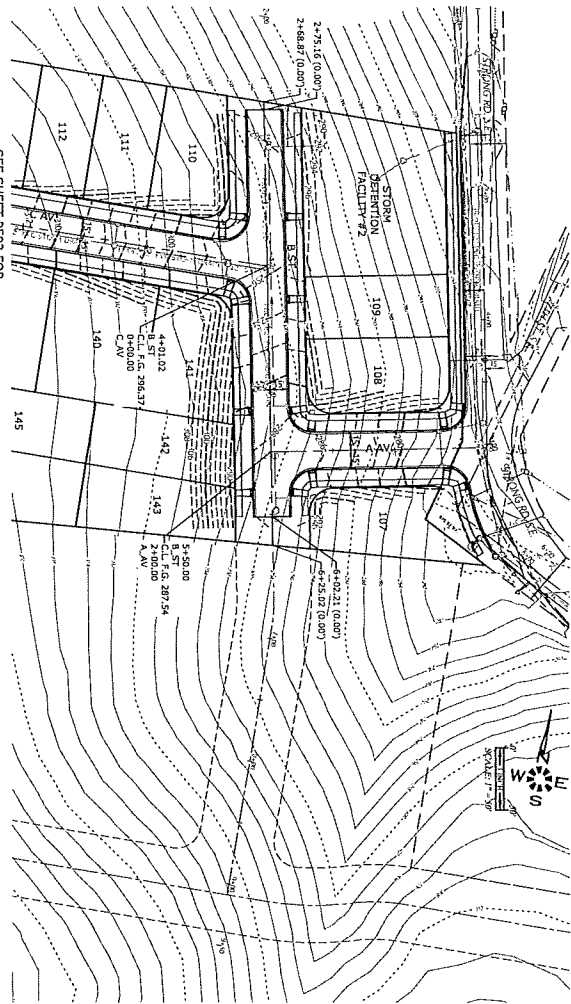
**STREET TREE REMOVAL
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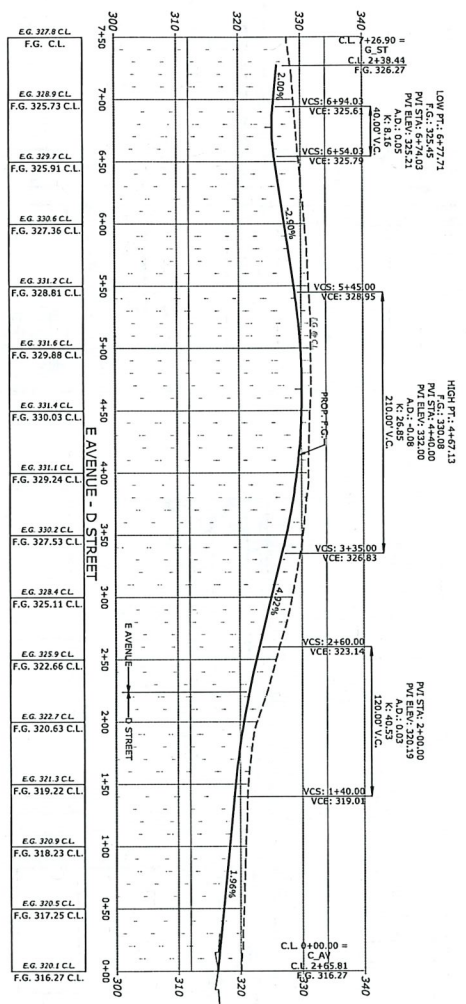
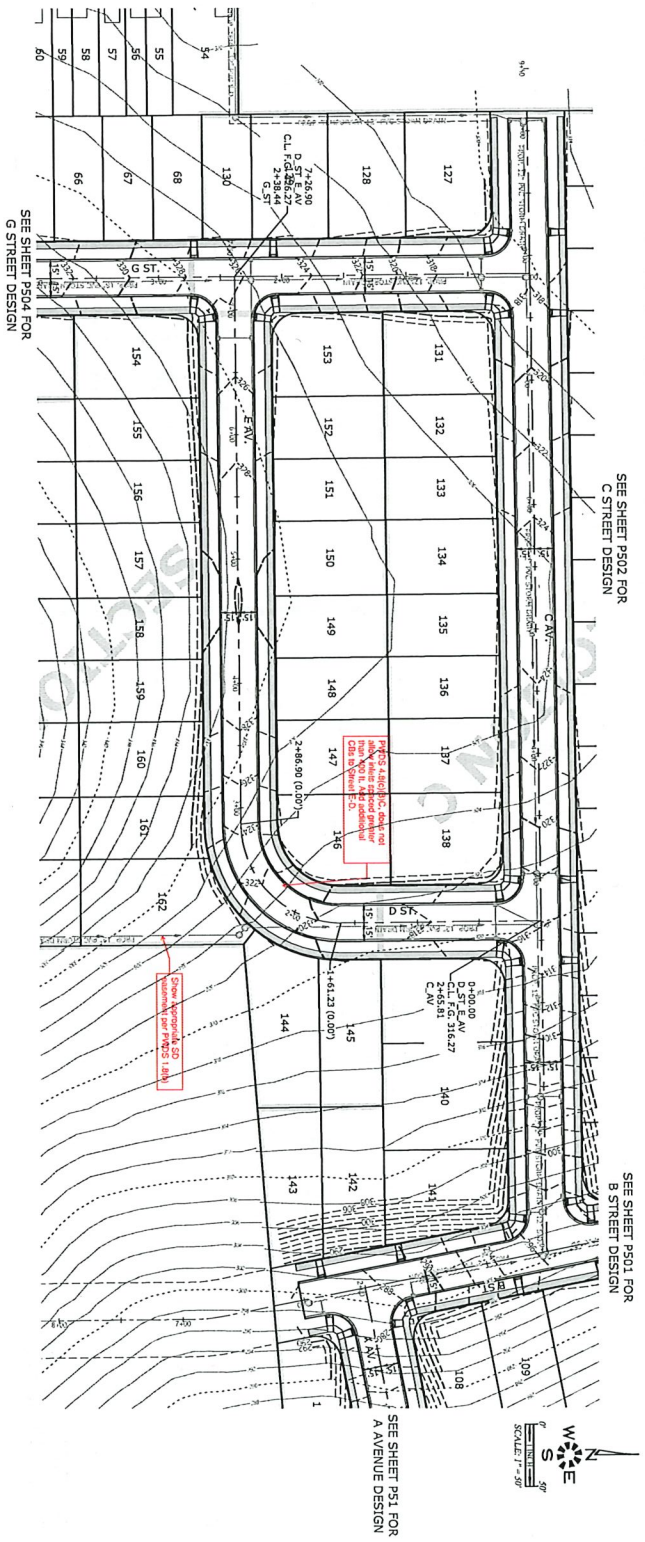
MULTI/TECH

ENGINEERING SERVICES, INC.

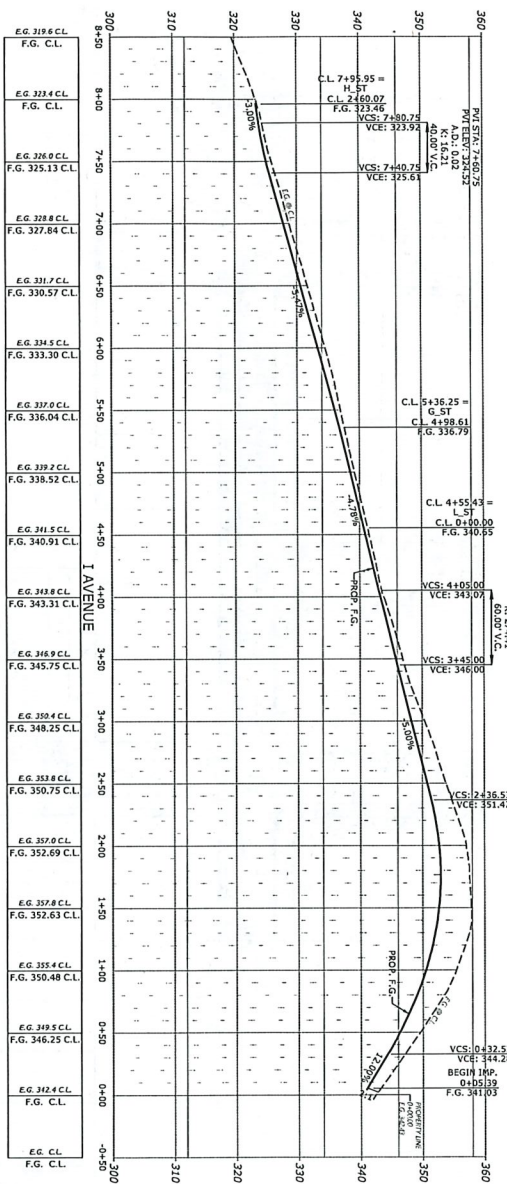
3355 23RD ST. S.E., SUITE 100, GALETON, OR. 97302
 PH: (503) 363-9227 FAX: (503) 363-1260
 www.multiphaseengineering.com







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TYPICAL STREET SECTIONS

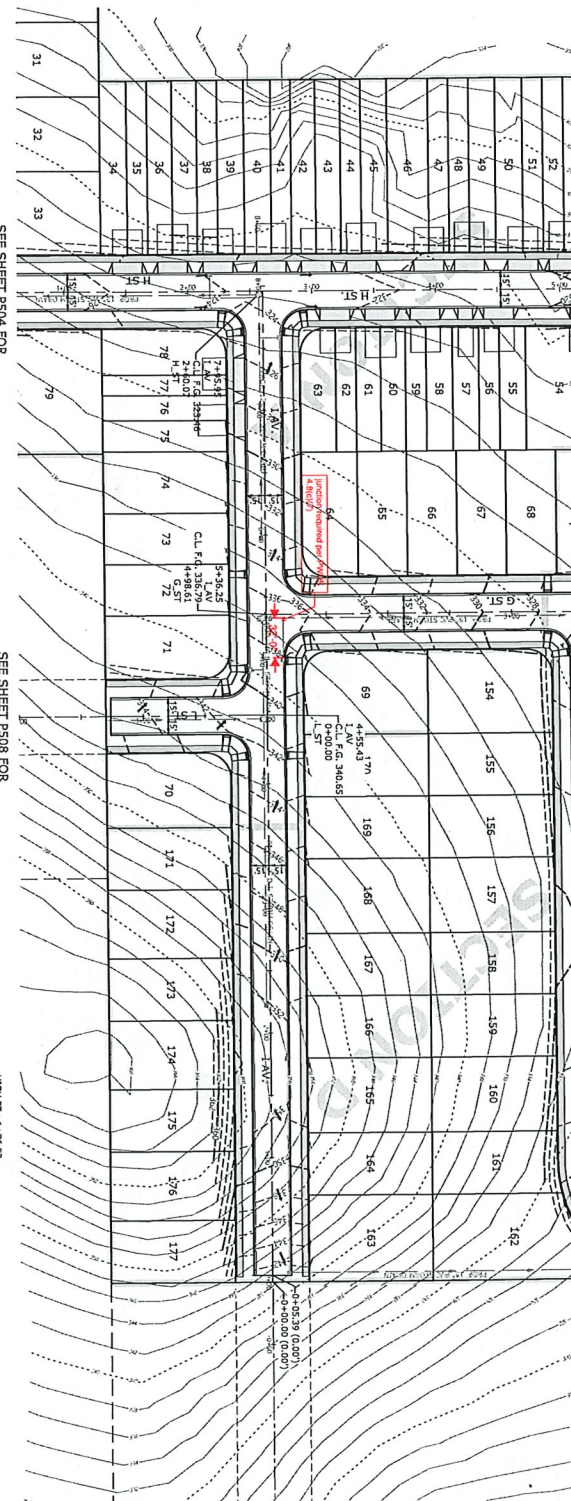


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EG. 331.7 CL	F.G. 330.57 CL
EG. 334.5 CL	F.G. 333.30 CL
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EG. 365.5 CL	F.G. 358.25 CL
EG. 368.4 CL	F.G. CL
EG. CL	F.G. CL

SEE SHEET P504 FOR
H STREET DESIGN

SEE SHEET P508 FOR
L STREET DESIGN

SEE SHEET P517 FOR
TYPICAL STREET SECTIONS



SEE SHEET P504 FOR
G STREET DESIGN

SEE SHEET P503 FOR
E AVENUE & D STREET DESIGN



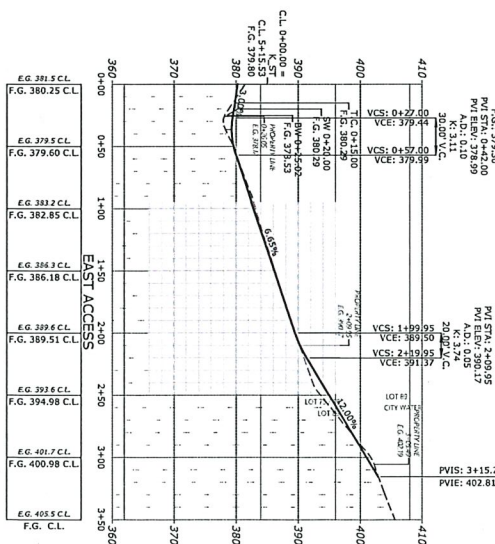
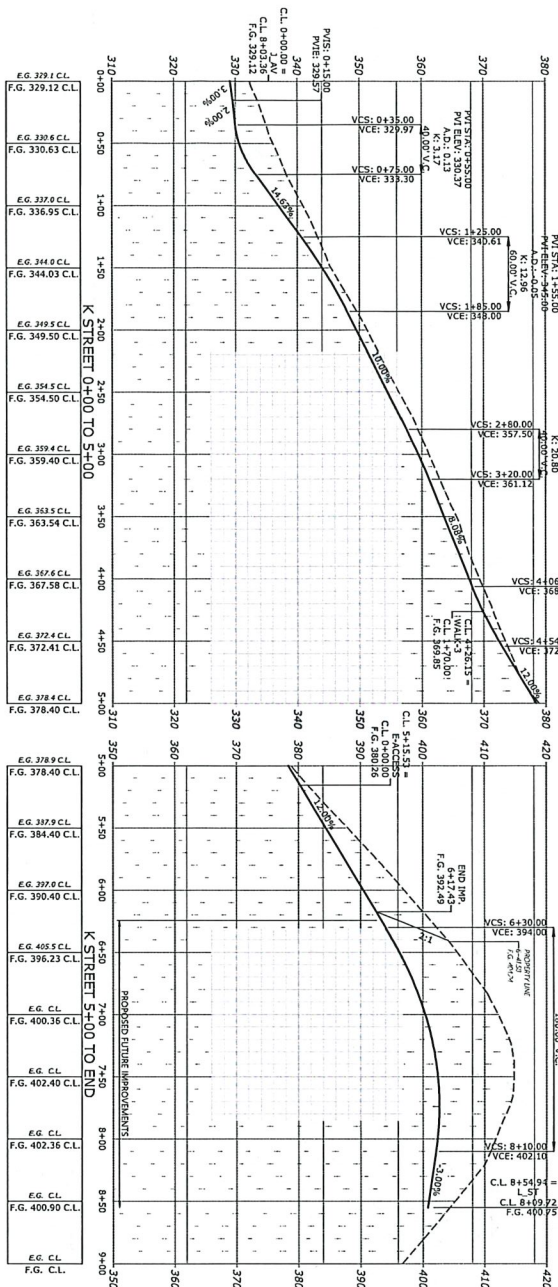
SEE SHEET P504
FOR H STREET
DESIGN

SEE SHEET P506 FOR
J AVENUE DESIGN

SEE SHEET P514 FOR
WALKWAY DESIGNS

SEE SHEET P509 & P510
FOR M STREET DESIGN

SEE SHEET P517 FOR
TYPICAL STREET SECTIONS



P507

208 * 4234

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COBURN GRAND VIEW
ESTATES

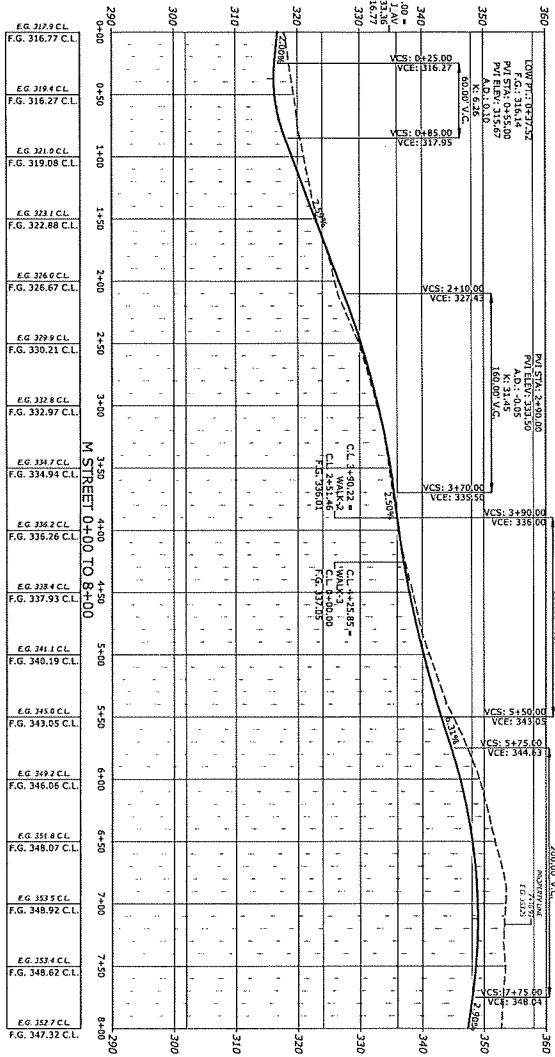
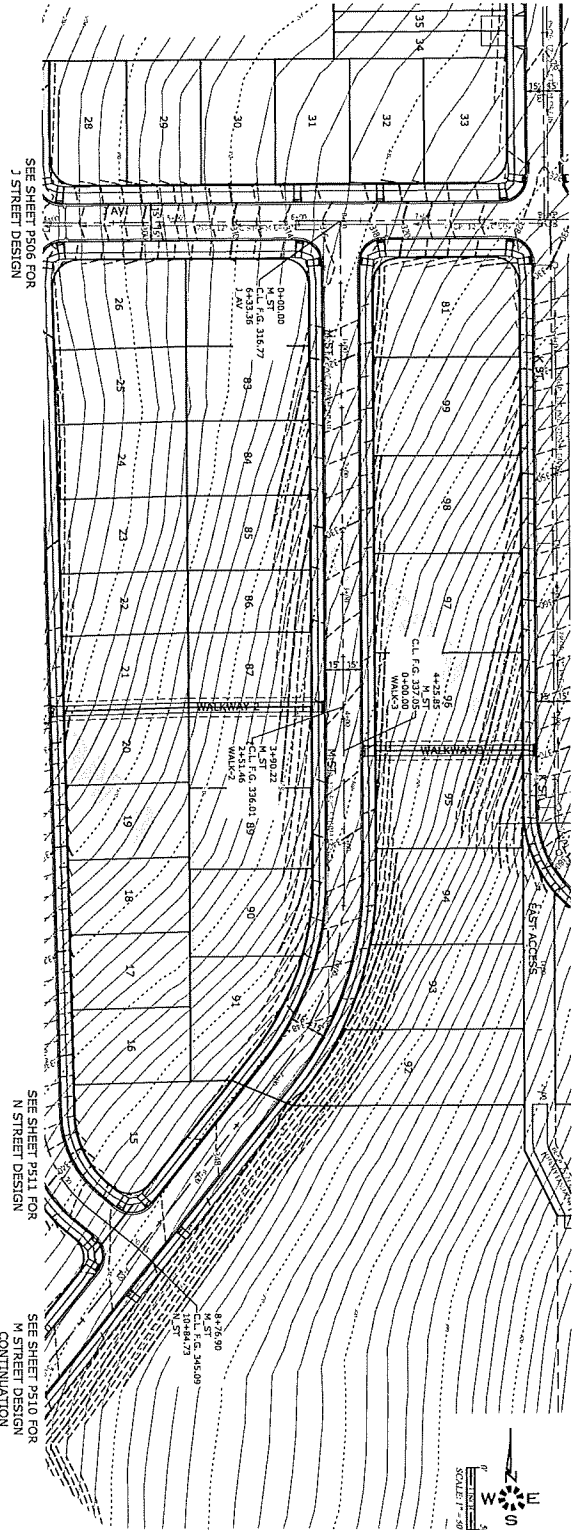
STREET
IMPROVEMENTS

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. W. SUITE 100, MINNEAPOLIS, MN 55403
PH: (612) 363-9327 FAX: (612) 364-1260
www.mtse-engineering.com office@mtse-engineering.com

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Design: M.D.G.
Drawn: P.H.S.
Checked: J.J.G.
Date: JUNE 2018
Scale: AS SHOWN
As-Built: _____

SEE SHEET P507 FOR
K STREET DESIGN



P509

DATE: 06-20-2021

DESIGN: M.D.G.

DRAWN: P.H.S.

CHECKED: J.G.

DATE: JUNE 2018

SCALE: AS SHOWN

AS-BUILT: _____

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COBURN GRAND VIEW ESTATES

STREET IMPROVEMENTS

MULTI/TECH

ENGINEERING SERVICES, INC.

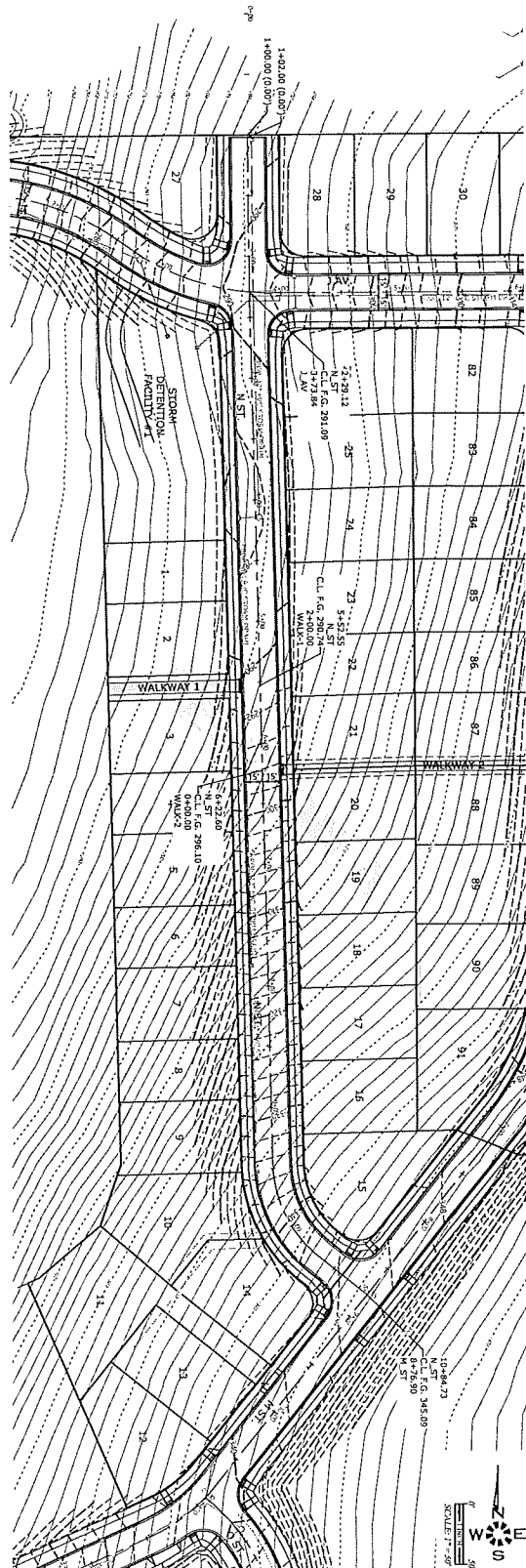
1115 S 13th ST., S.E., SALEM, OR 97302

PH: (503) 363-9037 FAX: (503) 363-1260

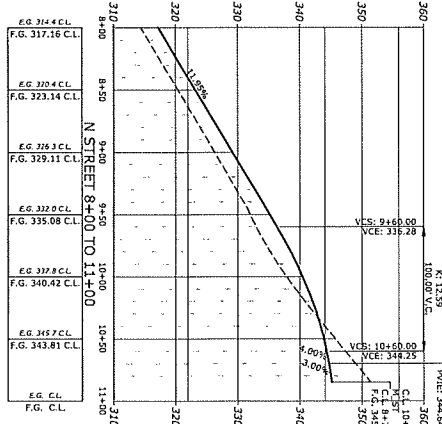
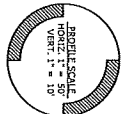
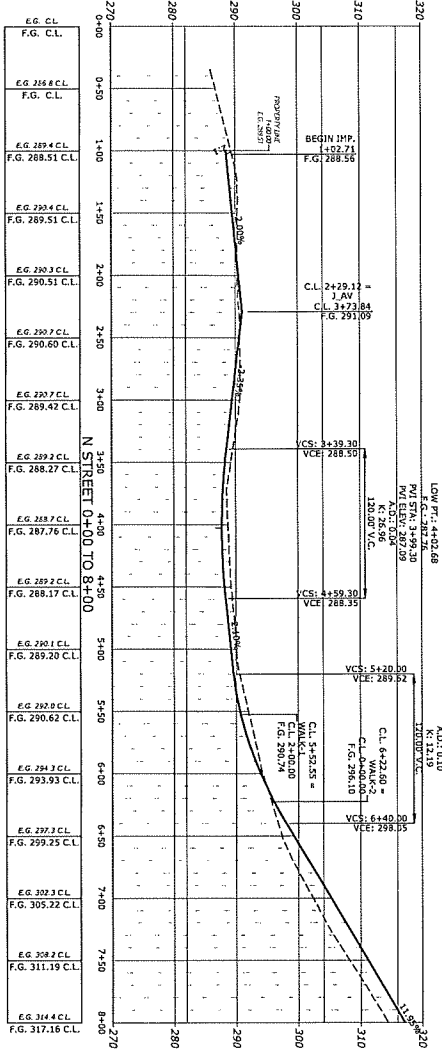
www.multiphase-engineering.com

SEE SHEET P506 FOR
J AVENUE DESIGN

SEE SHEET P509 & P510
FOR M STREET DESIGN



SEE SHEET P517 FOR
TYPICAL STREET SECTIONS



PS11

Design: M.D.G.
 Drawn: P.H.S.
 Checked: J.J.G.
 Date: JUNE 2018
 Scale: AS SHOWN
 As-Built: _____

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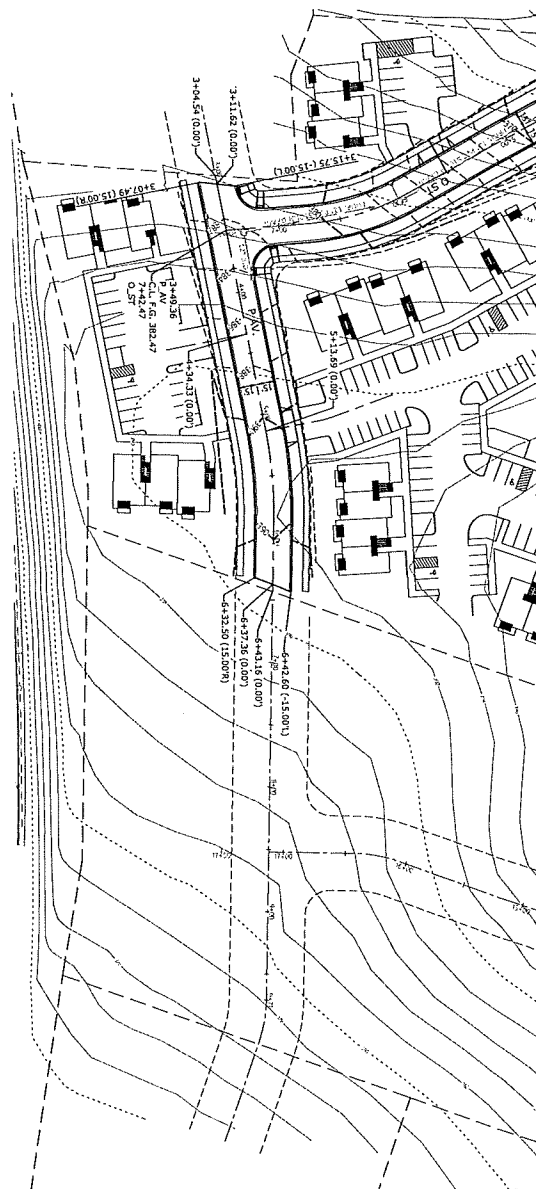
**COBURN GRAND VIEW
ESTATES**

**STREET
IMPROVEMENTS**

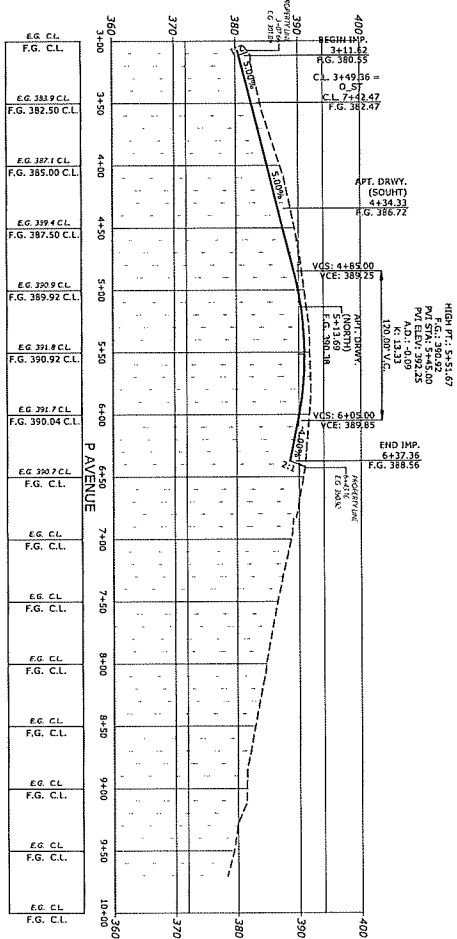
MULTI/TECH

ENGINEERING SERVICES, INC.
 1155 13th ST. S.E. SALEM, OR 97302
 PH: (503) 363-9227 FAX: (503) 364-1260
 www.mtech-engineering.com

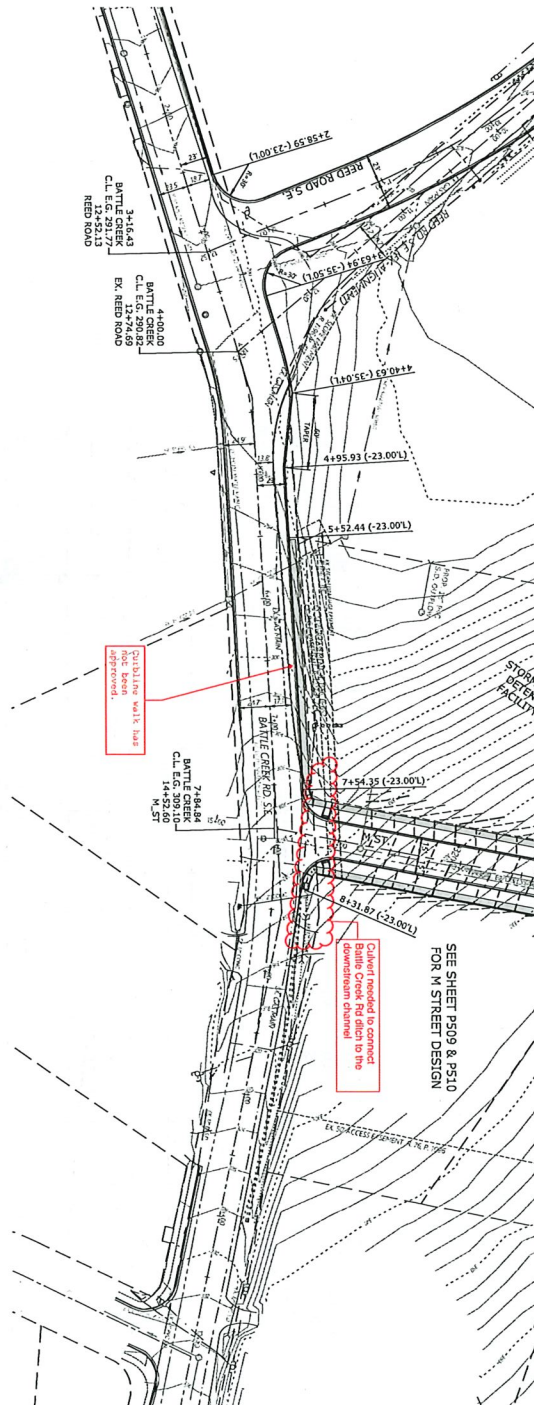
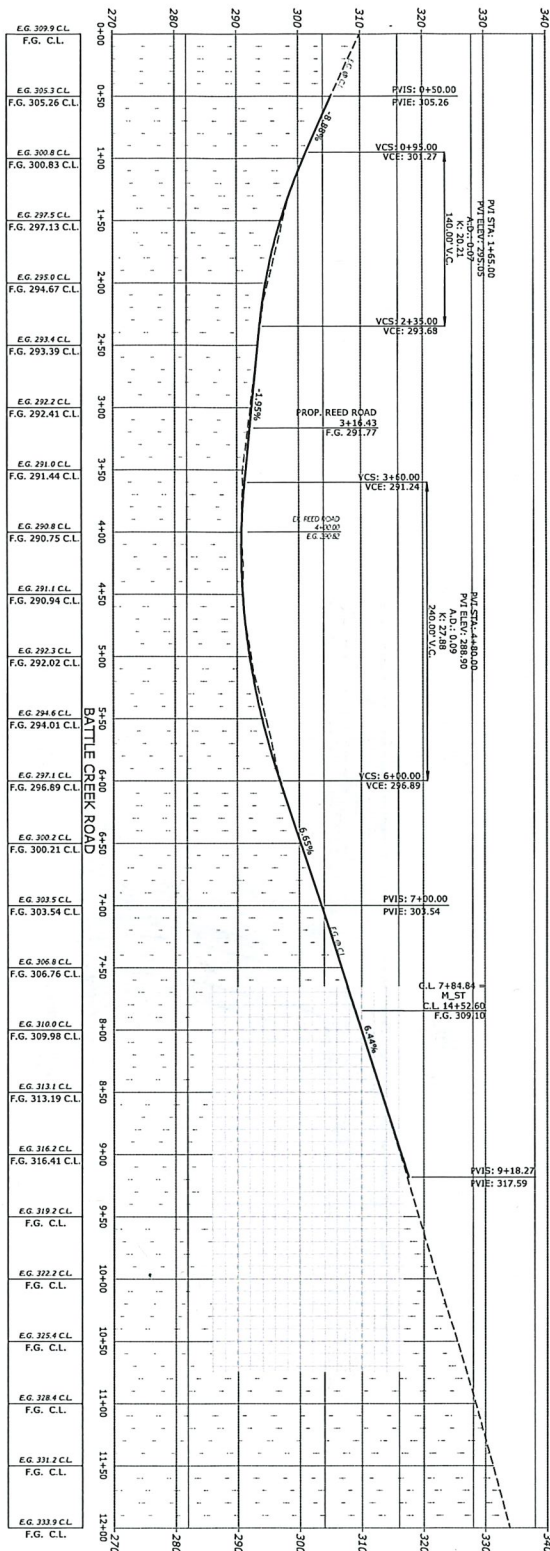
SEE SHEET PS12 FOR
O STREET DESIGN



SEE SHEET PS17 FOR
TYPICAL STREET SECTIONS



	Design: M.D.G. Drawn: P.H.S. Checked: J.J.G. Date: JUNE 2018 Scale: AS SHOWN As-Built:	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	STREET IMPROVEMENTS	ENGINEERING SERVICES, INC. 1155 13th ST., S.E. SALEM, OH. 44302 PH: (503) 353-9927 FAX: (503) 354-1160 WWW.MULTI-TECH-INC.COM
	PS13 JOB # 6234 DATE: 06-20-2017				



PS15



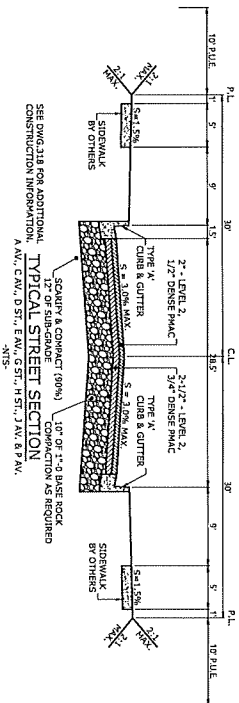
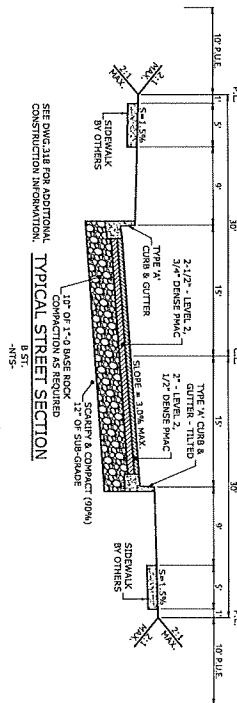
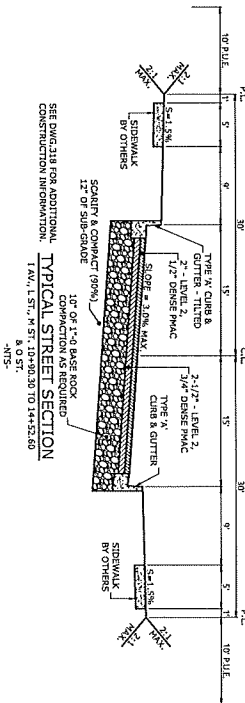
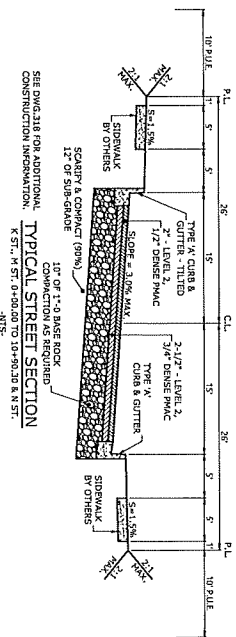
Design: M.D.G.
 Drawn: P.H.S.
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 Date: JUNE 2018
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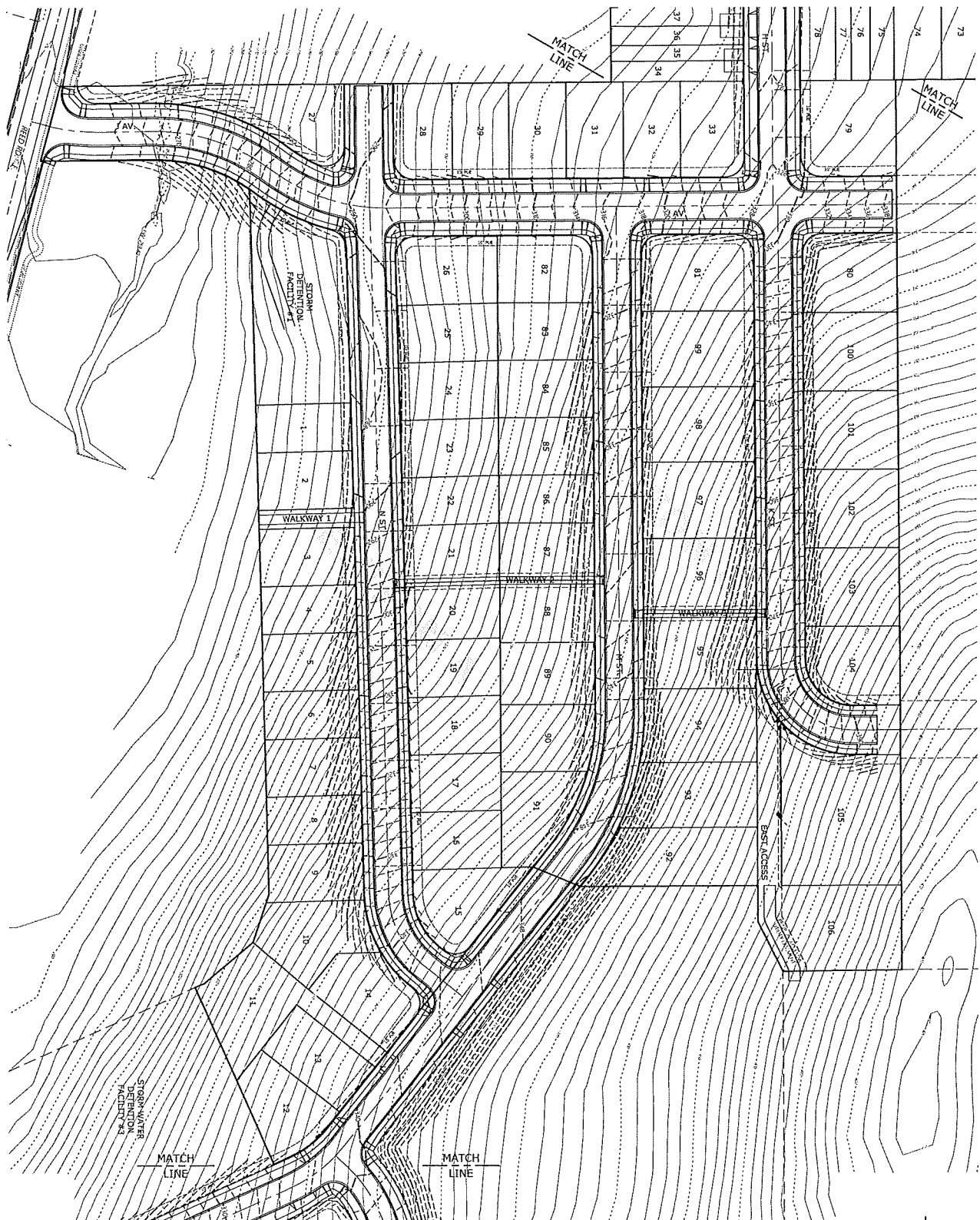
COBURN GRAND VIEW
 ESTATES

STREET
 IMPROVEMENTS

MULTI/TECH
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 1155 13th St. S.E. Salem, OR 97302
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PROVISIONS FOR WEATHER CONSTRUCTION. HOWEVER, EXCAVATION TO SUBGRADE CAN PROCEED DURING PERIODS OF LIGHT TO MODERATE RAINFALL PROVIDED THAT THE SUBGRADE REMAINS COVERED WITH AGGREGATE. A TOTAL AGGREGATE THICKNESS OF 8 INCHES MAY BE NECESSARY TO PROTECT THE SUBGRADE FROM HEAVY CONSTRUCTION TRAFFIC. CONSTRUCTION TRAFFIC SHOULD NOT BE ALLOWED ON THE SUBGRADE UNTIL THE WEATHER IS FAVORABLE. IF THE SUBGRADE BECOMES WET AND HUMID, NO CONSTRUCTION TRAFFIC SHALL BE ALLOWED ON THE ROAD ALTERNATE. POSITIVE SITE DRAINAGE AWAY FROM THE STREET SHALL BE MAINTAINED IF SITE PAVING WILL NOT OCCUR BEFORE THE ON-SET OF THE WET SEASON. ATTENTION TO THE TIME FOR THE PROJECT AND THE SUBGRADE FOUND DURING RAINFALL AND AS A RESULT, OPERATION CAN BE DELAYED OR STOPPED. THE SUBGRADE SHALL BE RECOMPACTED TO THE REQUIRED DENSITY AND DETERMINED IN PLACE AND RECOMPACTED ON AN AREA OF SUFFICIENT SIZE (GENERALLY AT LEAST 6'x6' FEET) BEYOND THE EDGE OF SOFT MATERIAL MAY BE COVERED WITH A BIT-UMAL GEOTEXT AND COVERED WITH COMPACTED CRUSHED AGGREGATE.



Design: M.D.G.
 Drawn: P.H.S.
 Checked: J.J.G.
 Date: JUNE 2018
 Scale: AS SHOWN
 As-Built:

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**COBURN GRAND VIEW
 ESTATES**

**GRADING PLAN
 - CENTRAL -**

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