



Public Works Department

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

August 23, 2021

Ward Development LLC
6998 Chakarun Lane SE
Salem OR 97306

**SUBJECT: Wetland Land Use Notification: 3990 Strong Road SE
Permit # 21-106892-LD**

Tax lot 083W11A00100, 083W11A00200, and 083W11A00300 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\\DevSvesLandUse\\21-106892-LD_3990 Strong Rd SE (SUB)\\WLUN\\WLUN 21-106892_3990 Strong Rd SE.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***
☒ City of ☐ County of Salem
*** Date***
8/23/2021

Staff Contact

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

Applicant

*** First Name*** Steve
*** Last Name*** Ward
*** Mailing Address***
Street Address
3841 Fairview Industrial Drove SE Suite 100
Address Line 2
City Salem State OR
Postal / Zip Code 97306 Country USA
*** Phone*** 5039313460
*** Email (?)** sward@westech-eng.com

*** Is the Property Owner name and address the same as the Applicant?***
☒ No ☐ Yes

Property Owner

*** First Name*** Ward
*** Last Name*** Development LLC
*** Mailing Address (If different than Applicant Address)**



Wetland Land Use Notification

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Municipality* Salem
Date* 8/23/2021

Staff Contact

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

Applicant

First Name* Steve
Last Name* Ward
Mailing Address*
Street Address
3841 Fairview Industrial Drove SE Suite 100
Address Line 2
City Salem State OR
Postal / Zip Code 97306 Country USA
Phone 5039313460
Email (?) sward@westech-eng.com

Is the Property Owner name and address the same as the Applicant?*
☒ No ☐ Yes

Property Owner

First Name* Ward
Last Name* Development LLC
Mailing Address (If different than Applicant Address)

Street Address

6998 Chakarun Lane SE

Address Line 2

City

Salem

Postal / Zip Code

97306

State

OR

Country

USA

Phone

5039313460

Email (?)

sward@westech-eng.com

Activity Location

Township* (?)

08S

Range* (?)

03W

Section* (?)

11

Quarter-quarter Section (?)

A

Tax Lot(s)*

00300

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 (?)

A

Tax Lot(s)*

00200

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 (?)

A

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

3990 Strong Road SE

Address Line 2

City

Salem

Postal / Zip Code

97306

State

OR

Country

USA

County*

Marion

Adjacent Waterbody

West Middle Fork Pringle
Creek, Soil Inclusion wetland
channel

Proposed Activity

Local Case File #*

21-106892-LD

Zoning

FMU

Proposed

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

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

Project*

Subdivision to create 29 SF lots

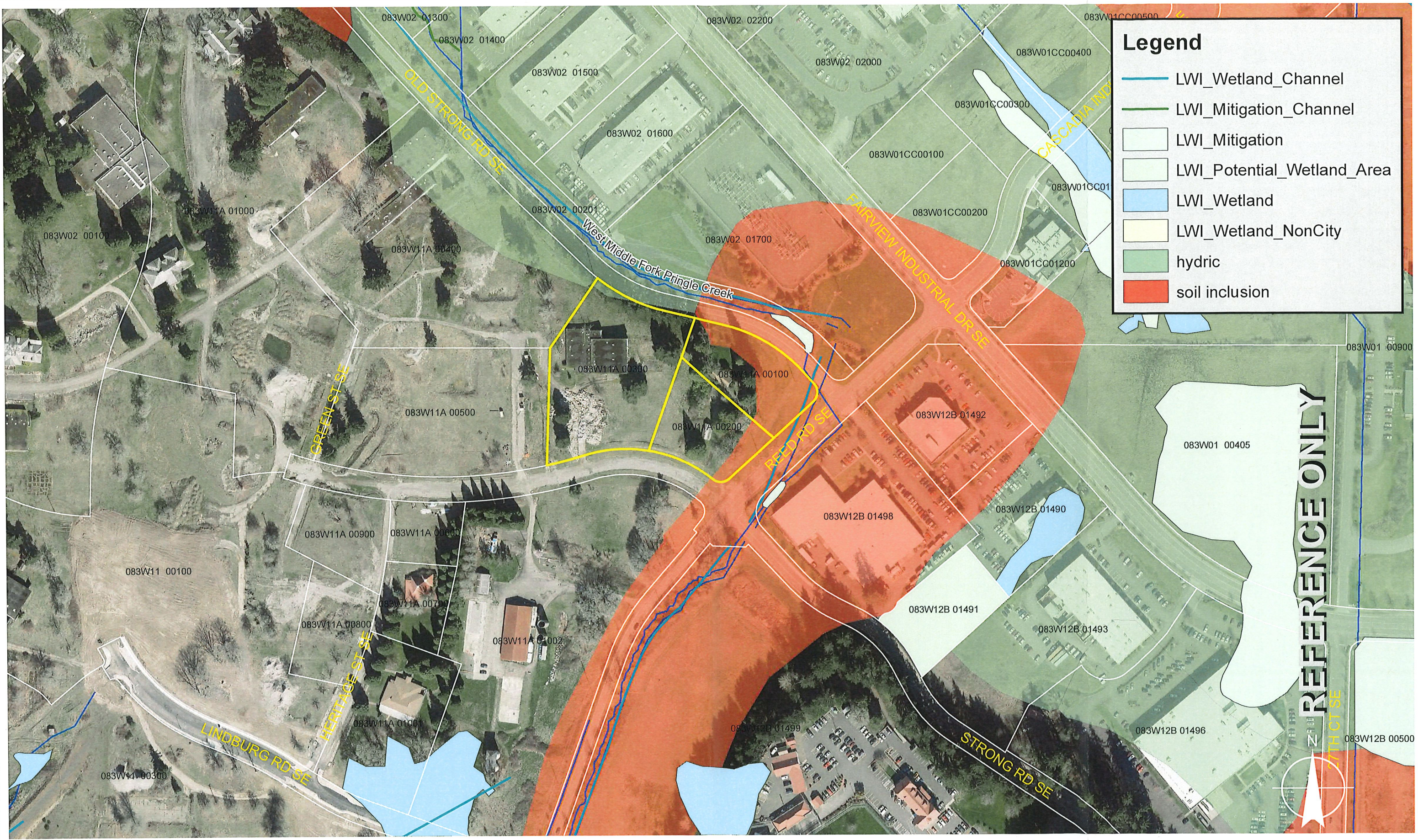
Required attachments with site marked: Tax map and site plan(s). (?)

21-106892-LD_LWI Map.pdf	11.36MB
21-106892-LD_Plans.pdf	4.49MB
21-106892-LD_Tax Lot Map.pdf	695.71KB

Additional Attachments

Date

8/23/2021



Legend

LWI_Wetland_Channel

LWI_Mitigation_Channel

LWI_Mitigation

LWI_Potential_Wetland_Area

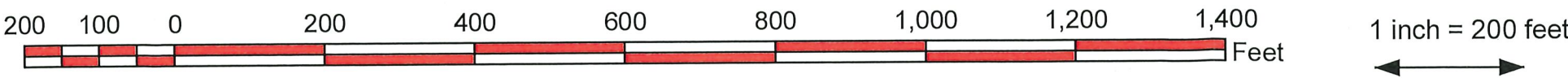
LWI_Wetland

LWI_Wetland_NonCity

hydric

soil inclusion

REFERENCE ONLY



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DRAWINGS FOR:

STRONG HEIGHTS SUBDIVISION

TAX LOTS: 083W11A00100
083W11A00200
083W11A00300

FOR:

WARD DEVELOPMENT, LLC
6998 Chakarun Lane SE
Salem, OR 97306

Steve Ward
503-931-3460
sward@westech-eng.com

DRAWING INDEX

DWG	TITLE
C0.0	COVER SHEET, VICINITY & LOCATION MAPS, DRAWING INDEX
C1.0	EXISTING CONDITIONS
C1.1	TREE CONSERVATION PLAN
C2.0	LOT LAYOUT
C2.1	OVERALL ZONING MAP
C3.0	STRONG HEIGHTS LANE (PVT) PLAN-PROFILE STA 10+00 b STA 13+20
C3.1	STRONG HEIGHTS LANE (PVT) PLAN-PROFILE STA 13+20 b STA 16+20
C3.2	STRONG HEIGHTS LANE (PVT) PLAN-PROFILE STA 16+20 to END
C3.3	SAW LANE (PVT) PLAN-PROFILE
C3.4	STREET TYPICAL SECTION
C4.0	OVERALL UTILITY PLAN



Know what's below.
Call before you dig.

ENGINEER:

WESTECH ENGINEERING, INC.
3841 Fairview Industrial Dr SE, Suite 100
Salem, Oregon 97302

Steve Ward, PE
Phone: (503) 585-2474
Email: sward@westech-eng.com

SURVEYOR:

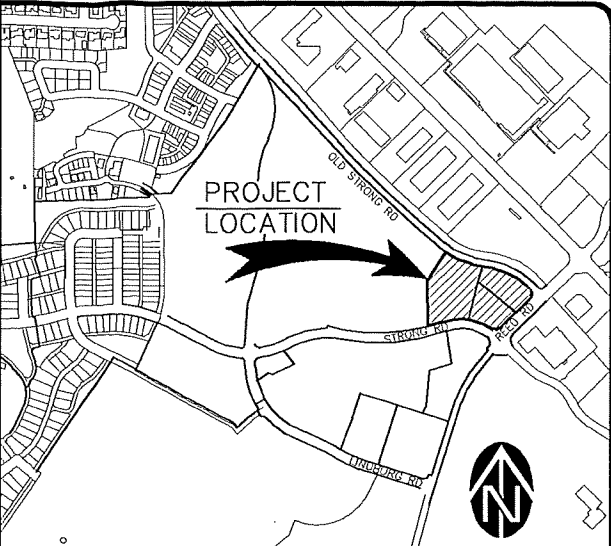
BARKER SURVEYING
3657 Kashmir Way SE
Salem, Oregon 97317

Greg Wilson, PLS
Phone: (503) 588-8800
Email: greg@barkerwilson.com

GEOTECHNICAL ENGINEER:

GEO ENGINEERS
333 High Street NE Suite 102
Salem, Oregon 97301

Julio Vela, PE
Phone: (971) 304-3078
jvela@geoengineers.com



VICINITY MAP

GENERAL LEGEND

ITEM	PROPOSED	EXISTING
SANITARY SEWER	—SS—	—SS—
STORM DRAIN	—SD—	—SD—
WATER	—W—	—W—
GAS	—G—	—G—
TELEPHONE	—T—	—T—
POWER	—P—	—P—
FENCE	X X	X X
BARRICADE	□ □	□ □
TELEPHONE MANHOLE		⊙
TELEPHONE PEDESTAL		⊙
SANITARY SEWER MANHOLE	⊙	⊙
STORM DRAIN MANHOLE	⊙	⊙
CATCH BASIN	⊙	⊙
FIRE HYDRANT AND VALVE	⊙	⊙
WATER METER	⊙	⊙
WATER VALVE	⊙	⊙
POWER POLE	⊙	⊙
POWER POLE W/ANCHOR	⊙	⊙
POLE W/LUMINARE	⊙	⊙
LIGHT POLE	⊙	⊙
SIGN POST	⊙	⊙
MAILBOX	⊙	⊙
HEDGE OR BRUSH	⊙	⊙
TREES	⊙	⊙

NO.	DATE	DESCRIPTION	BY
1	NOV 2021	DATE: FEB 2021	



WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. SE., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3985
E-mail: westech@westech-eng.com

WARD DEVELOPMENT, LLC
STRONG HEIGHTS SUBDIVISION
COVER SHEET,
VICINITY & LOCATION MAPS,
DRAWING INDEX

DRAWING
C0.0
JOB NUMBER
2720.7000.0

#	SPECIES	DBH	DRIP
1	FIR	28"	22'
2	FIR	33"	25'
3	FIR	31"	23'
4	FIR	31"	22'
5	FIR	24"	19'
6	FIR	23"	20'
7	FIR	19"	18'
8	FIR	23"	27'
9	FIR	46"	18'
10	STUMP		
11	STUMP		
12	PINE	25"	17'
13	PINE	34"	18'
14	PINE	41"	23'
15	CEDAR	64"	19'
16	DECD	46"	18'
17	DECD	12"	10'
18	DECD	30"	17'
19	SEQUO	90"	27'
20	DECD	17"	12'
21	DECD	17"	12'
22	DECD	17"	12'
23	SEQUO	66"	22'
24	DECD	21"	20'
25	DECD	23"	21'
26	DECD	9"	5'
27	DECD	10"	15'
28	CEDAR	35"	20'
29	CEDAR	24"	19'
30	OAK	38"	33'
31	SEQUO	81"	22'
32	FIR	53"	19'
33	CEDAR	56"	15'



VERIFY SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING

0 1"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DSN.	SAW
DRN.	AR
CKD.	SAW

DATE: FEB 2021

REVIEW

REGISTERED PROFESSIONAL ENGINEER
STATE OF ILL.
NO. 150887
STEVEN A. GINN

REVIEWED: 4/24/2002

WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS

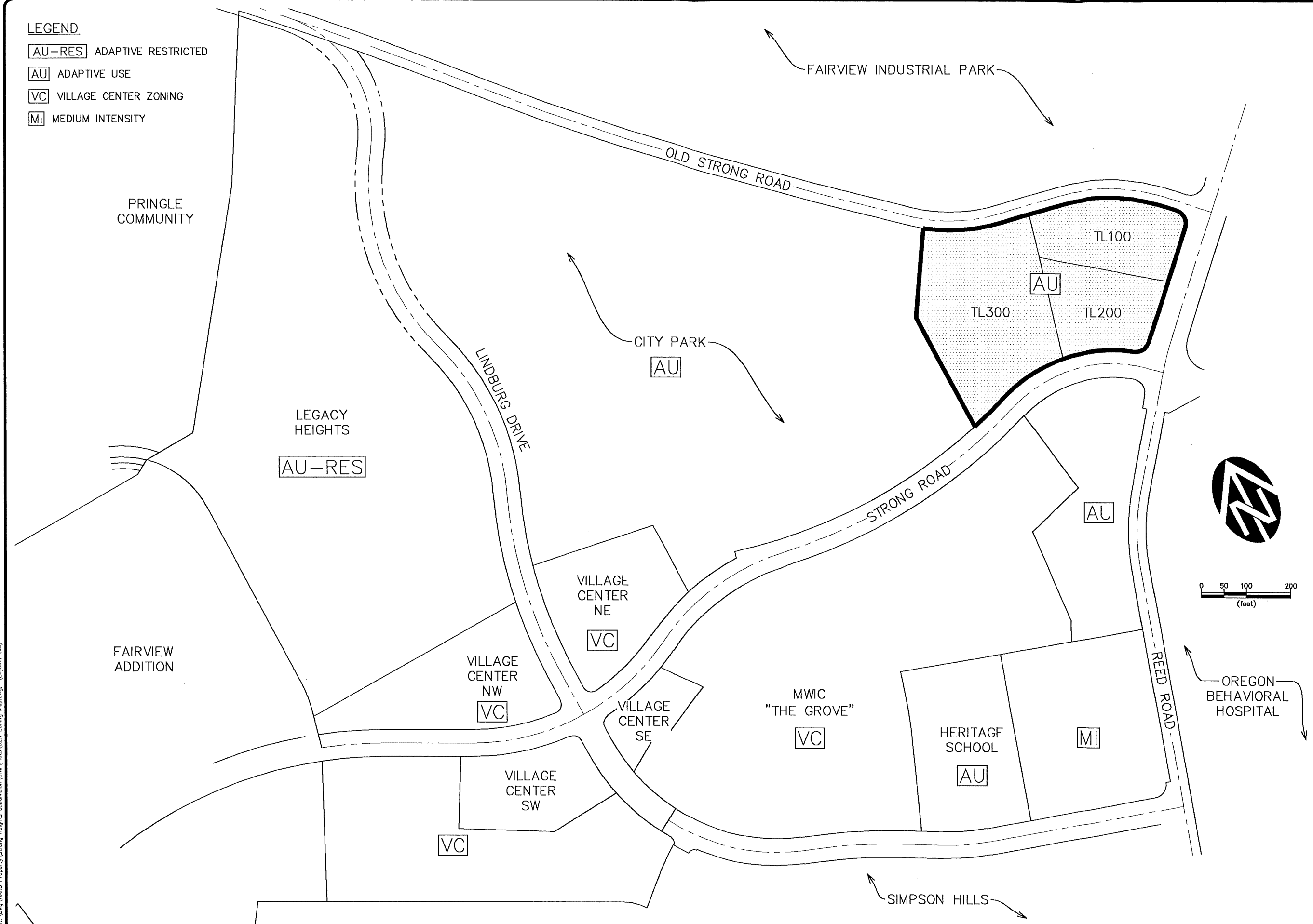
3841 Farview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westtech@westtech-eng.com

WARD DEVELOPMENT, LLC
STRONG HEIGHTS SUBDIVISION
TREE CONSERVATION PLAN

DRAWING
C1.1
JOB NUMBER
2720.7000.0

4/7/2021 3:34:39 PM
R:\Dwg\WARD Property\Strong Heights Subdivision\Civil\Plots\C1.1 Tree Conservation.dwg, (Layout1 tab)

☐ **AU-RES** ADAPTIVE RESTRICTED
☐ **AU** ADAPTIVE USE
☐ **VC** VILLAGE CENTER ZONING
☐ **MI** MEDIUM INTENSITY



4/7/2021 3:34:52 PM
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REVIEW

REMOVED 8/20/2012

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS

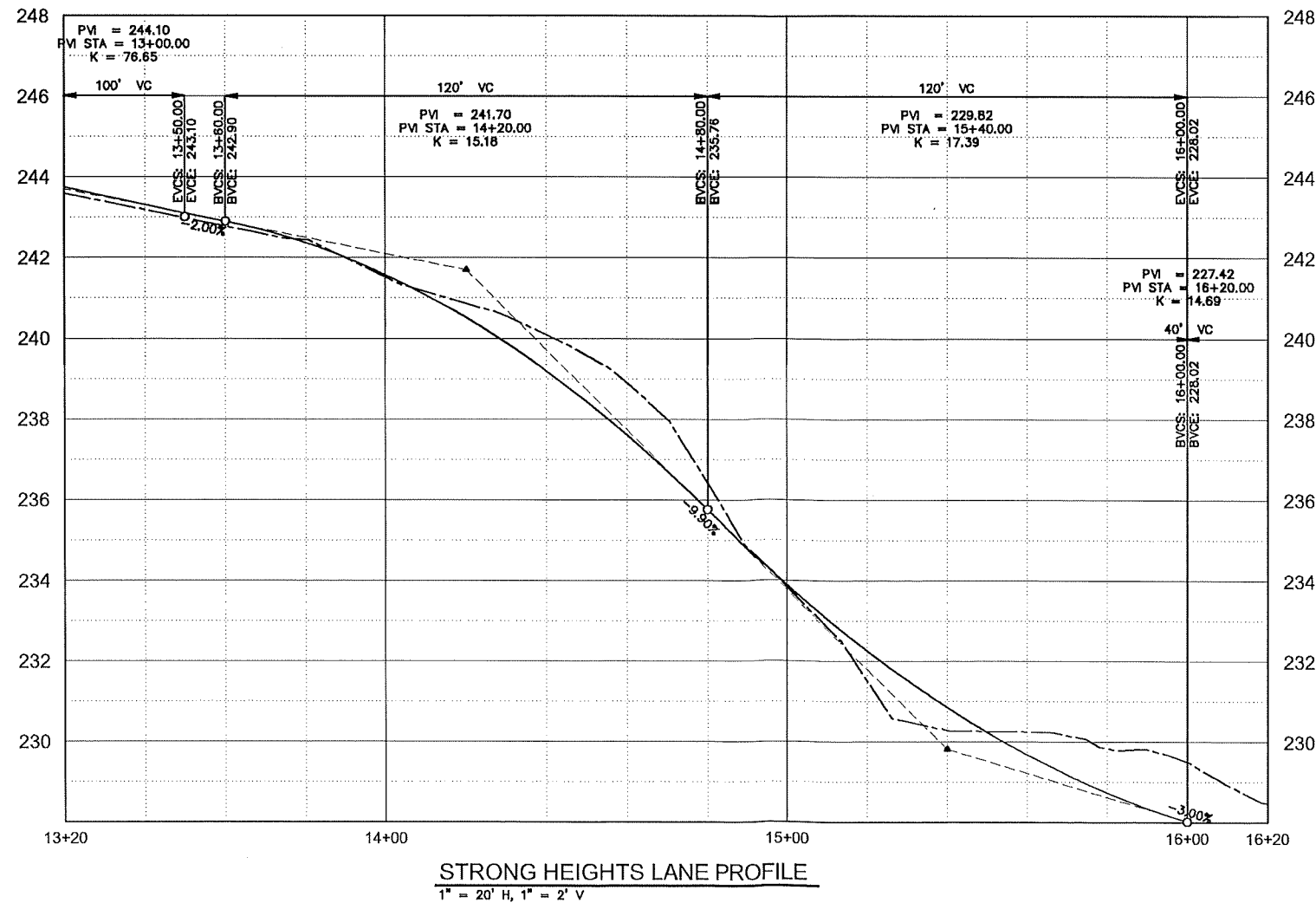
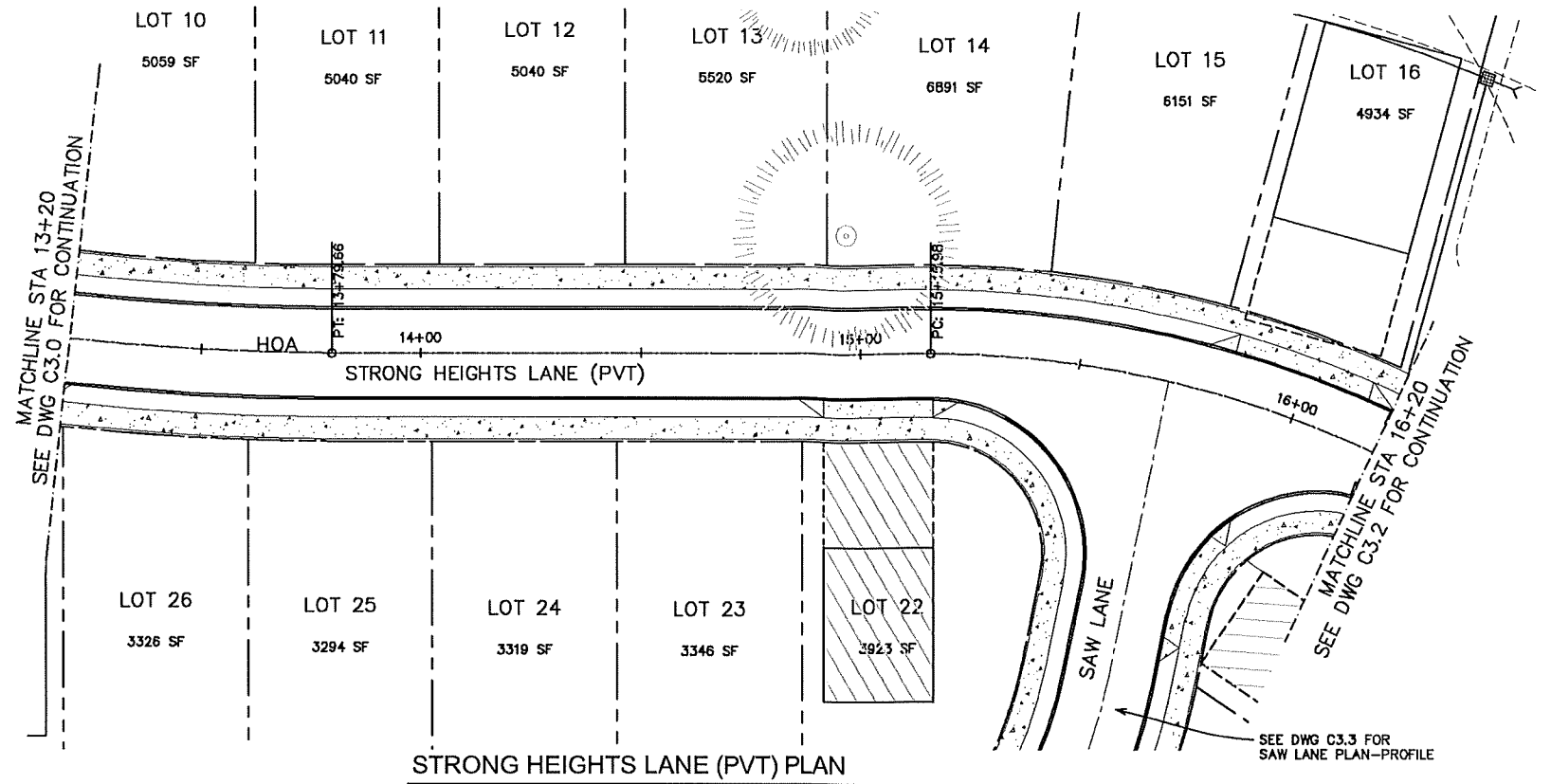
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E-mail: westech@westech-eng.com

WARD DEVELOPMENT, LLC
STRONG HEIGHTS SUBDIVISION
OVERALL ZONING MAP

DRAWING
C2.1
JOB NUMBER
2720.7000.0

VERIFY SCALE		BY	
BAR IS ONE INCH ON	DESCRIPTION	NO.	DATE
PROXIMAL ENDINGS	REVISIONS		
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* FIRST ONE INCH ON SCALE ASSEMBLY			
DSN.	SAW		
DRN.	AR		
CKD.	SAW		
DATE: FEB 2021			

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R:\Dwg\WARD Property\Strong Heights Subdivision\Civil\Plots\C3.0-3 Street P-P.dwg. (C3.1 tab)



REVIEW

PROFESSIONAL ENGINEER
J. STEVEN A. JENSEN
16/03/2021
8/24/2021

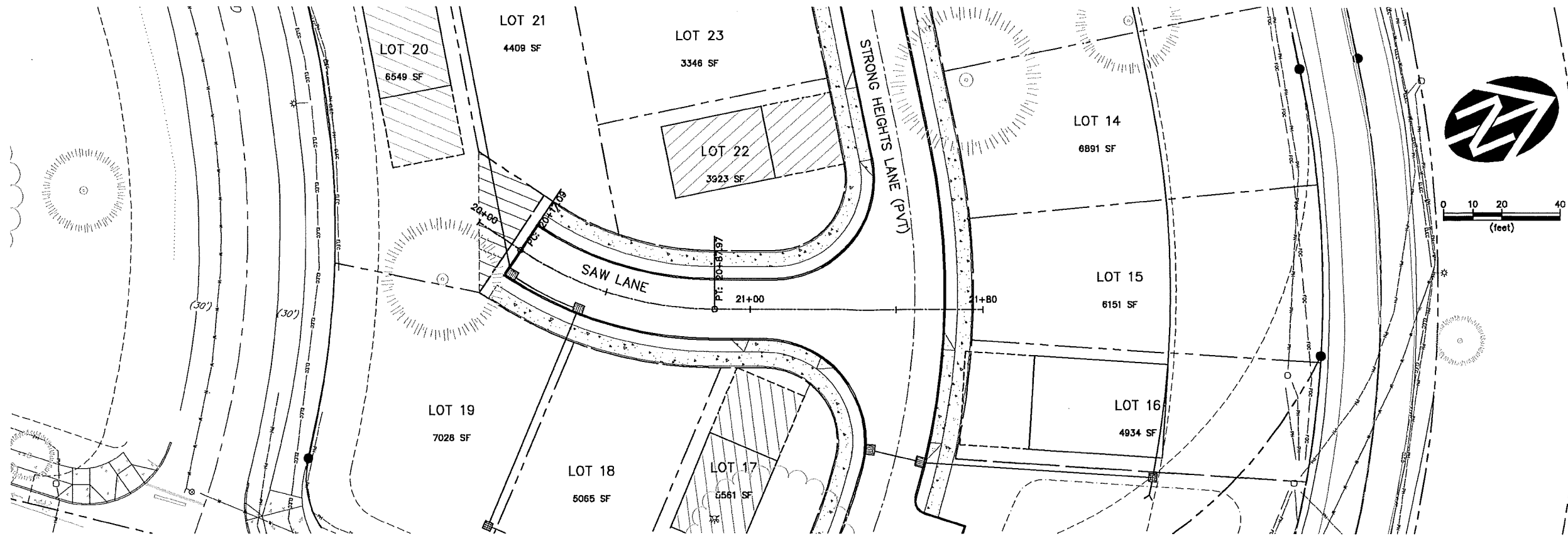
WE WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr., S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2174 Fax: (503) 585-3866
E-mail: westtech@westtech-eng.com

WARD DEVELOPMENT, LLC
STRONG HEIGHTS SUBDIVISION
STRONG HEIGHTS LANE (PVT)
PLAN-PROFILE
STA 13+20 to STA 16+20

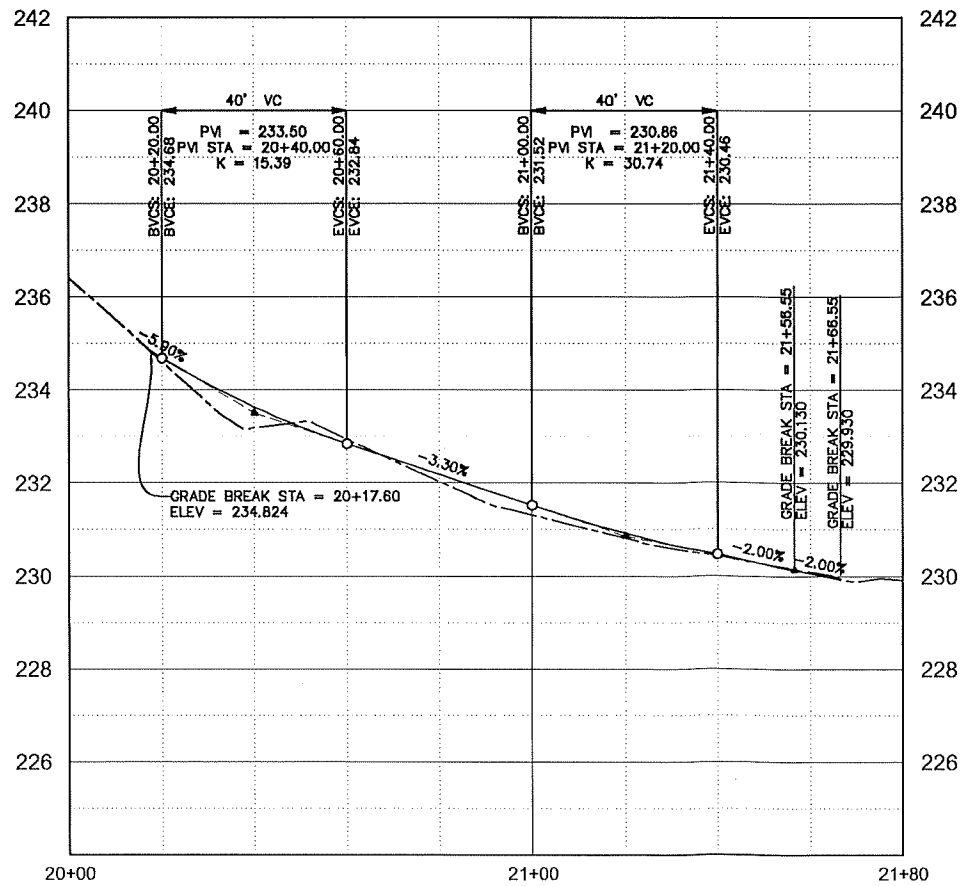
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C3.1

JOB NUMBER
2720.7000.0

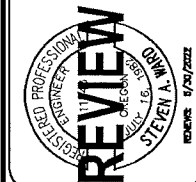
NO.	DATE	DESCRIPTION	BY
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SAW LANE (PVT) PLAN



SAW LANE PROFILE
1" = 20' H, 1" = 2' V



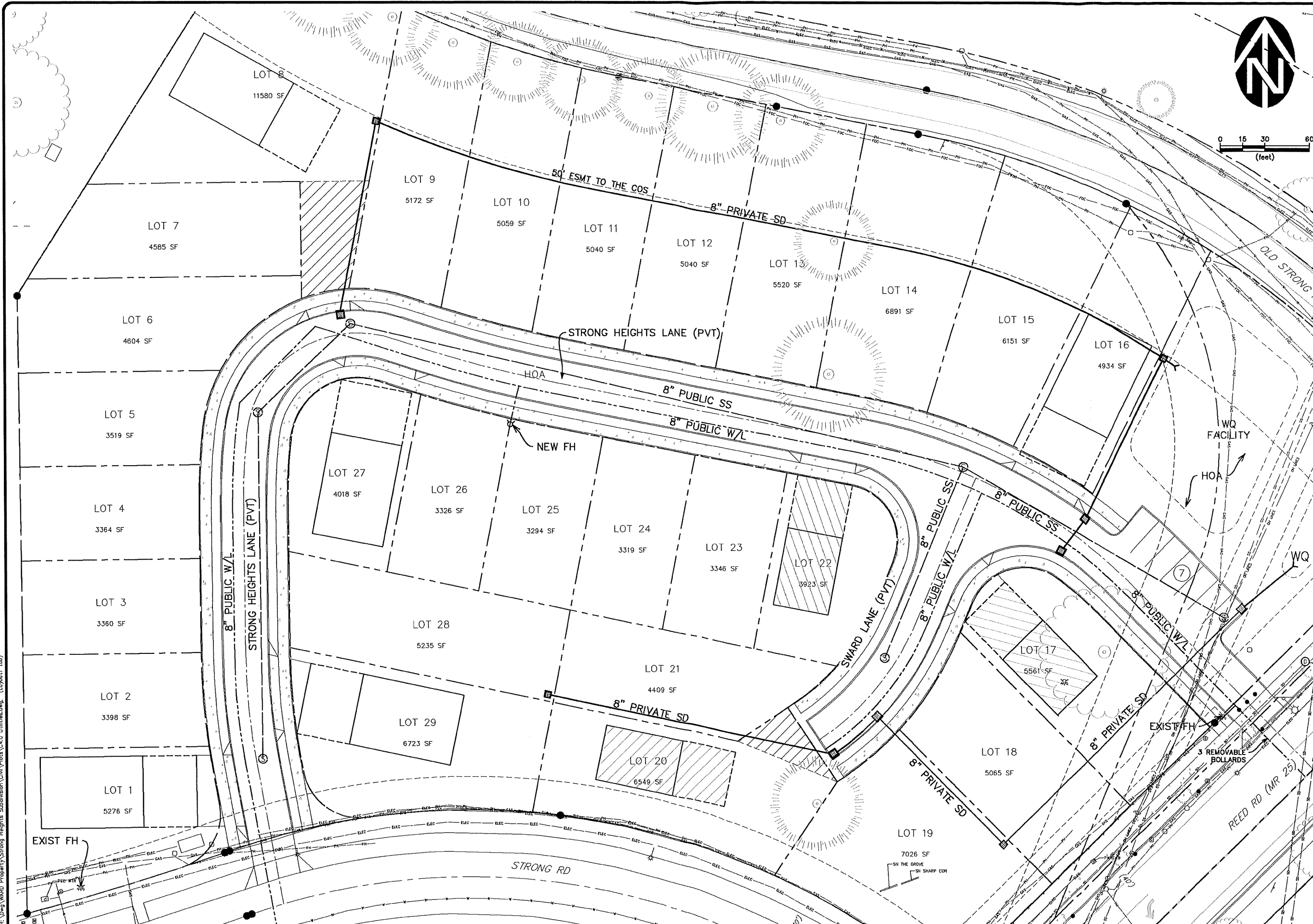
WE
WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr., S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-5474 Fax: (503) 585-3556
E-mail: westtech@westtech-eng.com

WARD DEVELOPMENT, LLC
STRONG HEIGHTS SUBDIVISION
SAW LANE (PVT)
PLAN-PROFILE

DRAWING
C3.3
JOB NUMBER
2720.7000.0

NO.	DATE	DESCRIPTION	BY
1	DATE: FEB 2021	SAW LANE (PVT) PLAN-PROFILE	

4/7/2021 3:55:22 PM
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0 15 30 60
(feet)

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
1"
DO NOT SCALE
DISTANCES
ON THIS
DRAWING
DATE: FEB 2021

NO.	DATE	DESCRIPTION	BY
1			



WE
WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 582-2474 Fax: (503) 582-3886
E-mail: westech@westech-eng.com

WARD DEVELOPMENT, LLC
STRONG HEIGHTS SUBDIVISION
OVERALL UTILITY PLAN

DRAWING
C4.0
JOB NUMBER
2720.7000.0