CITY OF Salem
AT YOUR SERVICE
Public Works Department
555 Liberty Street SE / Room 325 • Salem OR 97301-3513 • Phone 503-588-6211 • Fax 503-588-6025

January 14, 2022

East Park LLC
27375 SW Parkway Avenue
Wilsonville OR 97070

SUBJECT: **Wetland Land Use Notification: 255 Cordon Road NE**
Permit # 21-122254-LD

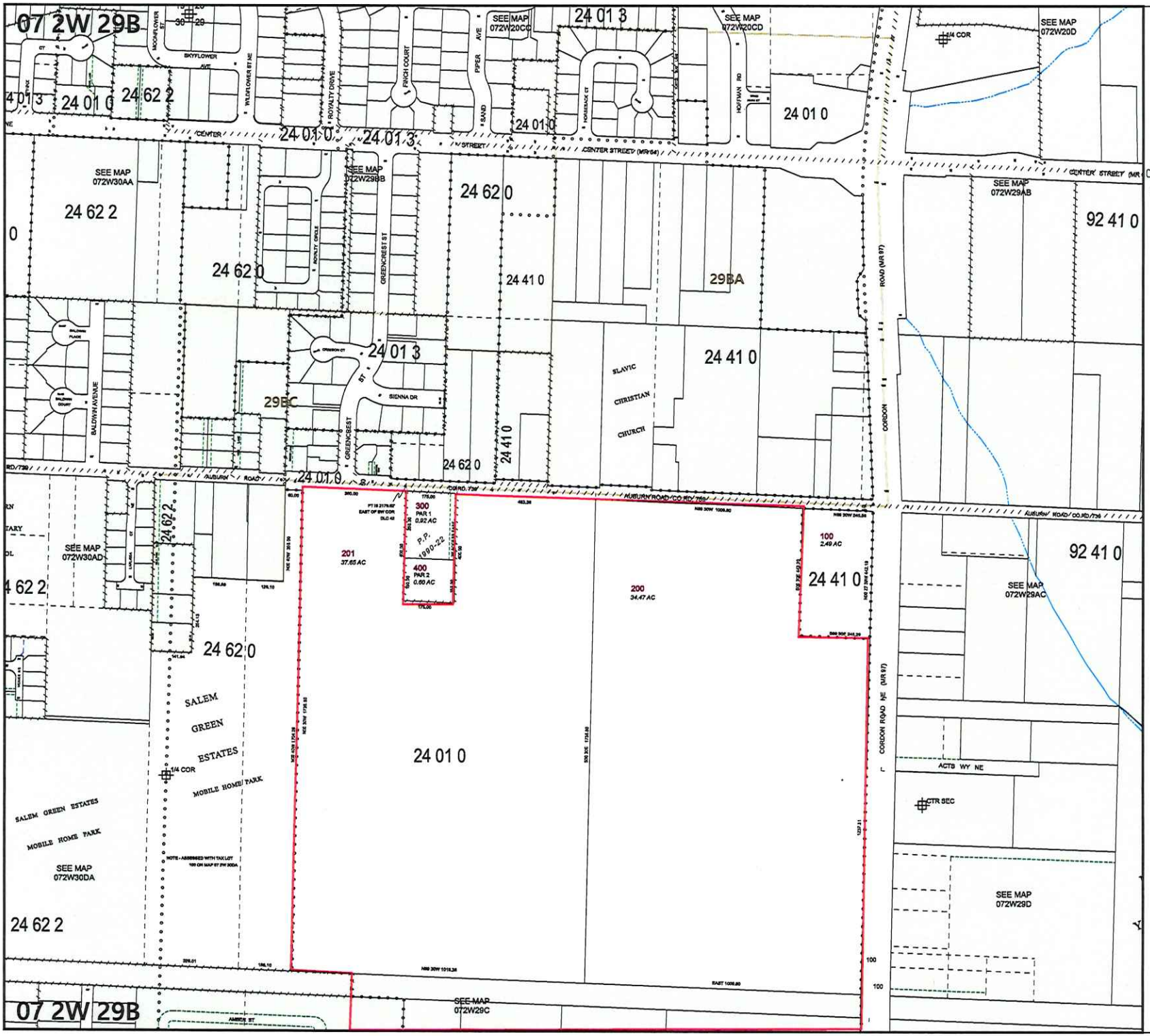
Tax lot 072W23C00100 at the above address may contain mapped wetlands or waterways as is indicated on the Salem-Keizer Local Wetland Inventory. *Oregon Revised Statute* 227.350(5) allows the City of Salem to issue development permits and approvals for activities for parcels identified as, or including 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.

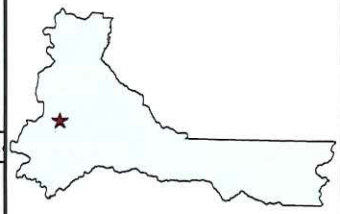
All, or a portion of this property has been identified as wetland and/or waterway on the Statewide Wetland Inventory *or in close proximity* to a mapped wetland and/or waterway site. If you have evidence to the contrary, please contact me as soon as possible at 503-588-6211. If the site contains a jurisdictional 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/F:\Common\PAC\DevSvcsLandUse\21-122254-LD_255 Cordon Road NE\WLUN\WLUN Letter_21-122254-LD.doc.docx
Enclosures: GIS Map; Site Map; Wetland Land Use Notification Form
cc: Zachary Diehl, Natural Resource Program Coordinator
File



07 2W 29B
SALEM



MARION COUNTY, OREGON

NW1/4 SEC29 T7S R2W 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
- Section Corner (16 15 / 21 22)

NUMBERS

Tax Code Number
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

200A1
500
500A1
500E6
501
600
600A1
600F3

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: 10/16/2020

SALEM
07 2W 29B

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.

* Required Field (?) Tool Tips

Responsible Jurisdiction

*	Municipality*	Date*
◉ City of ○ County of	Salem	1/13/2022

Staff Contact

First Name*	Last Name*
Jason	Valyou
Phone*	**Email***
503-588-6211	jvalyou@cityofsalem.net

Applicant

First Name*	Last Name*
East Park	LLC

Applicant Organization Name
(if applicable)

Mailing Address*

Street Address
27375 SW Parkway Avenue
Address Line 2

City	State
Wilsonville	OR
Postal / Zip Code	Country
97070	USA

Phone	Email (?)
503-388-3620	

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

○ No ◉ Yes

Activity Location

Township* (?)	Range* (?)	Section* (?)
07S	02W	29

Quarter-quarter Section (?)

B

Tax Lot(s) *

00200, 00201, 00300, 00400, 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

255 Cordon Road NE

Address Line 2

City

Salem

State

OR

Postal / Zip Code

97301

Country

USA

County *

Marion

Adjacent Waterbody

Unnamed Wetland Channel/Hydric Soil/soil inclusion/Wetland

Proposed Activity

Prior to submitting, please ensure proposed activity will involve physical alterations to the land and/or new construction or expansion of footprint of existing structures.

Local Case File # * (?)

21-122254-LD

Zoning

CR

Proposed

- [x] Building Permit (new structures)
- [x] Grading Permit
- [x] Site Plan Approval
- [ ] Other (please describe)
- [ ] Conditional use Permit
- [x] Planned Unit Development
- [x] Subdivision

Applicant's Project Description and Planner's Comments: *

Planned Unit Development Final Plan for Phase 2 of East Park Estates which includes 79 units and an open space area, for property approximately 122 acres in size, zoned RS (Single Family Residential), RM-I and RM-II (Multi-Family Residential) and CR (Retail Commercial), and located at 255 Cordon Road NE, 4800-4900 Block of State Street and 4700-4800 Block of Auburn Road NE - 97301 (Marion County Assessors Map and Tax Lot numbers: 072W29B / 00200, 00201, 00300 and 00400 and 072W29C / 00100, 00101, 00199, 00200, 00300 and 00400).

Required attachments with site marked: Tax map and legible, scaled site plan map. (?)

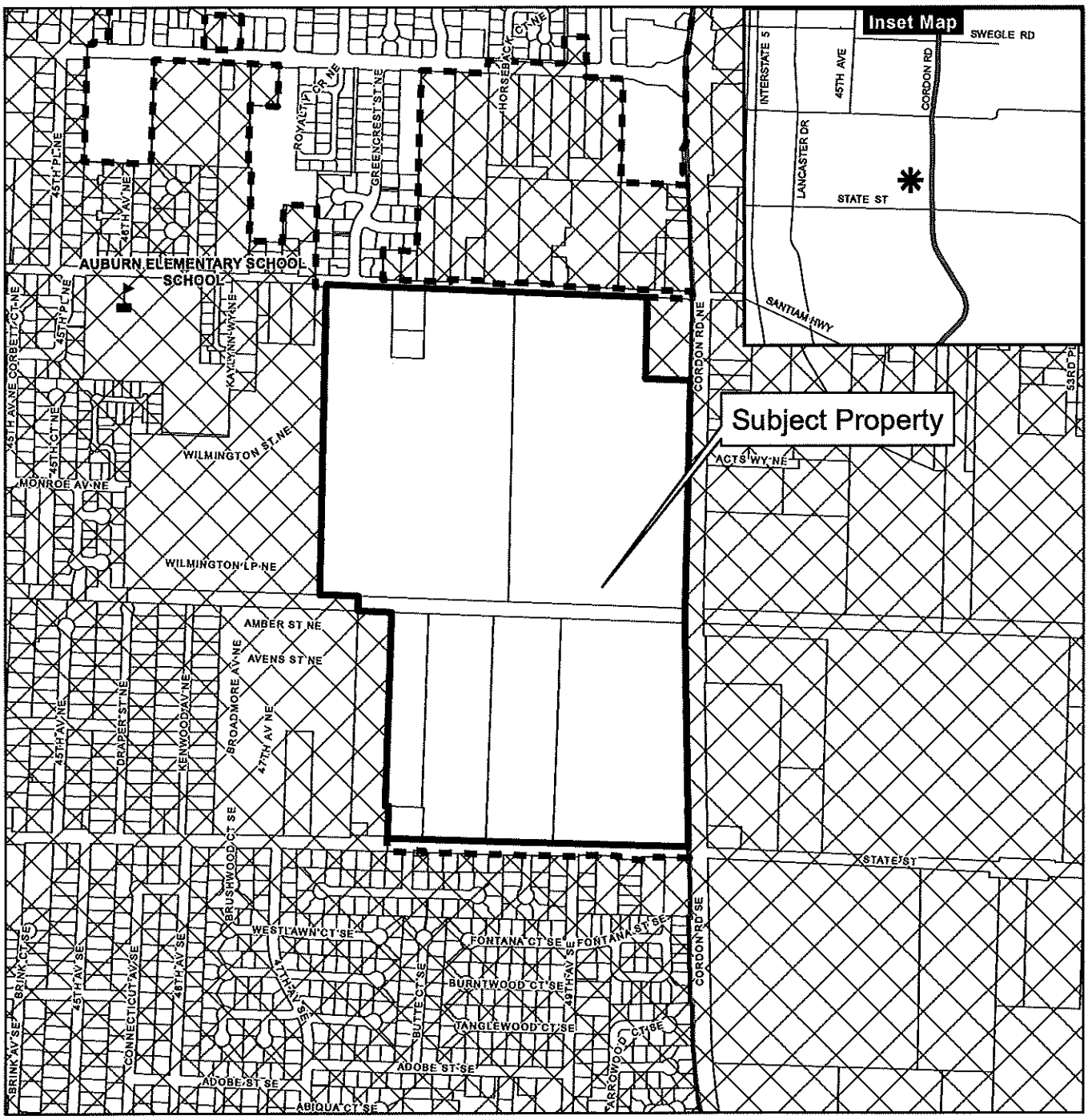
21-122254-LD_LWI Map.pdf	12.17MB
21-122254-LD_Plans.pdf	2.93MB
21-122254-LD_Tax Lot Map 2.pdf	595.63KB
21-122254-LD_Tax Lot Map.pdf	593.09KB

Additional Attachments

Date

1/13/2022

Vicinity Map
255 Cordon Road NE, 4800-4900 Block of State Street and 4700-4800 Block of Auburn Road NE



Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks

0 100 200 400 Feet

CITY OF Salem AT YOUR SERVICE
Community Development Dept.

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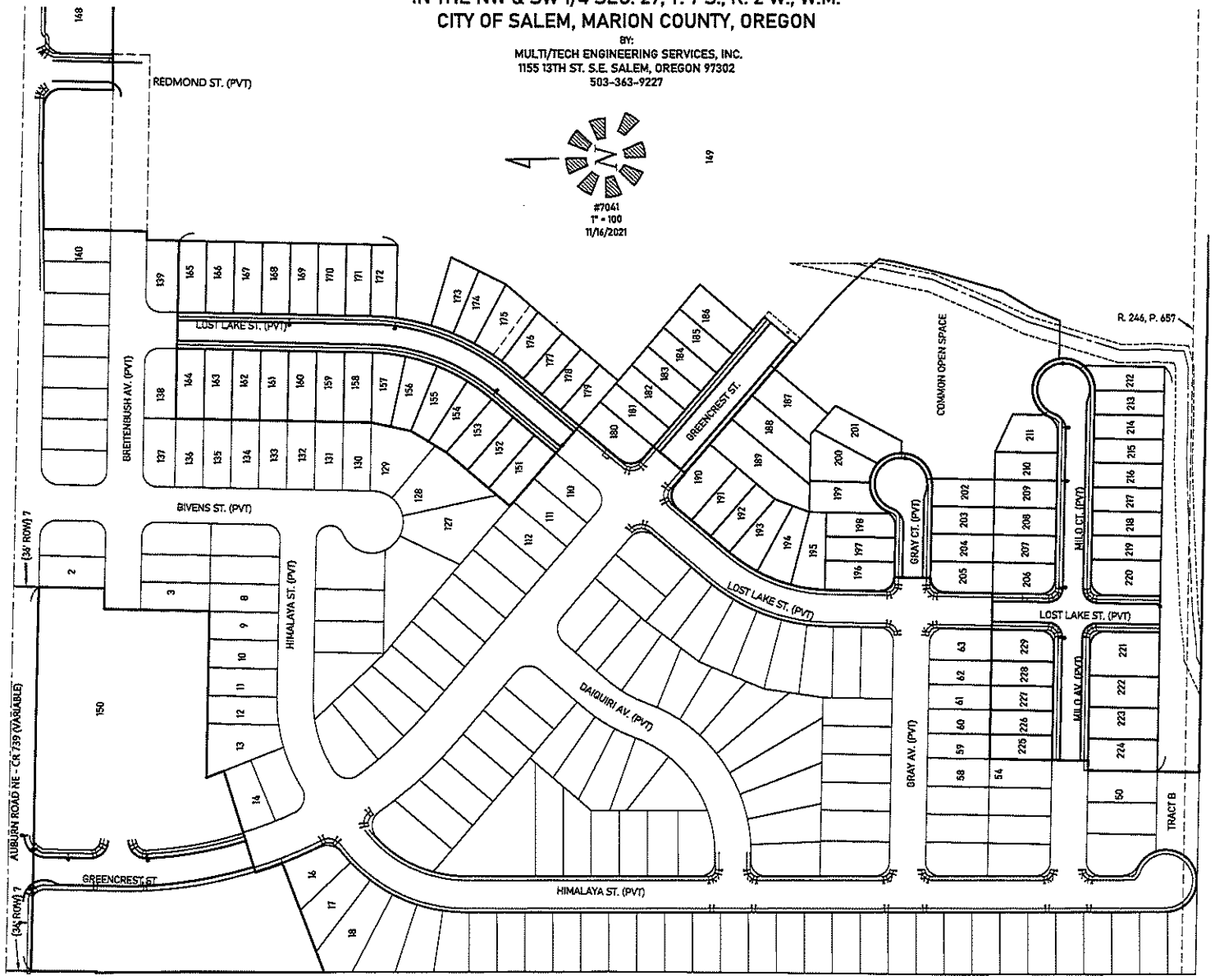
G:\CD\PLANNING\Aaron\2021\PUD\East Park Phase 2\VicinityMap.mxd - 1/4/2022 @ 3:34:01 PM

EAST PARK ESTATES P.U.D. PHASE 2

A REPLAT OF LOT 149, EAST PARK ESTATES P.U.D.
IN THE NW & SW 1/4 SEC. 29, T. 7 S., R. 2 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OREGON 97302
503-363-9227

#7041
1" = 100
11/16/2021



REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS
EXPIRES: 6-30-2023

DRAFT

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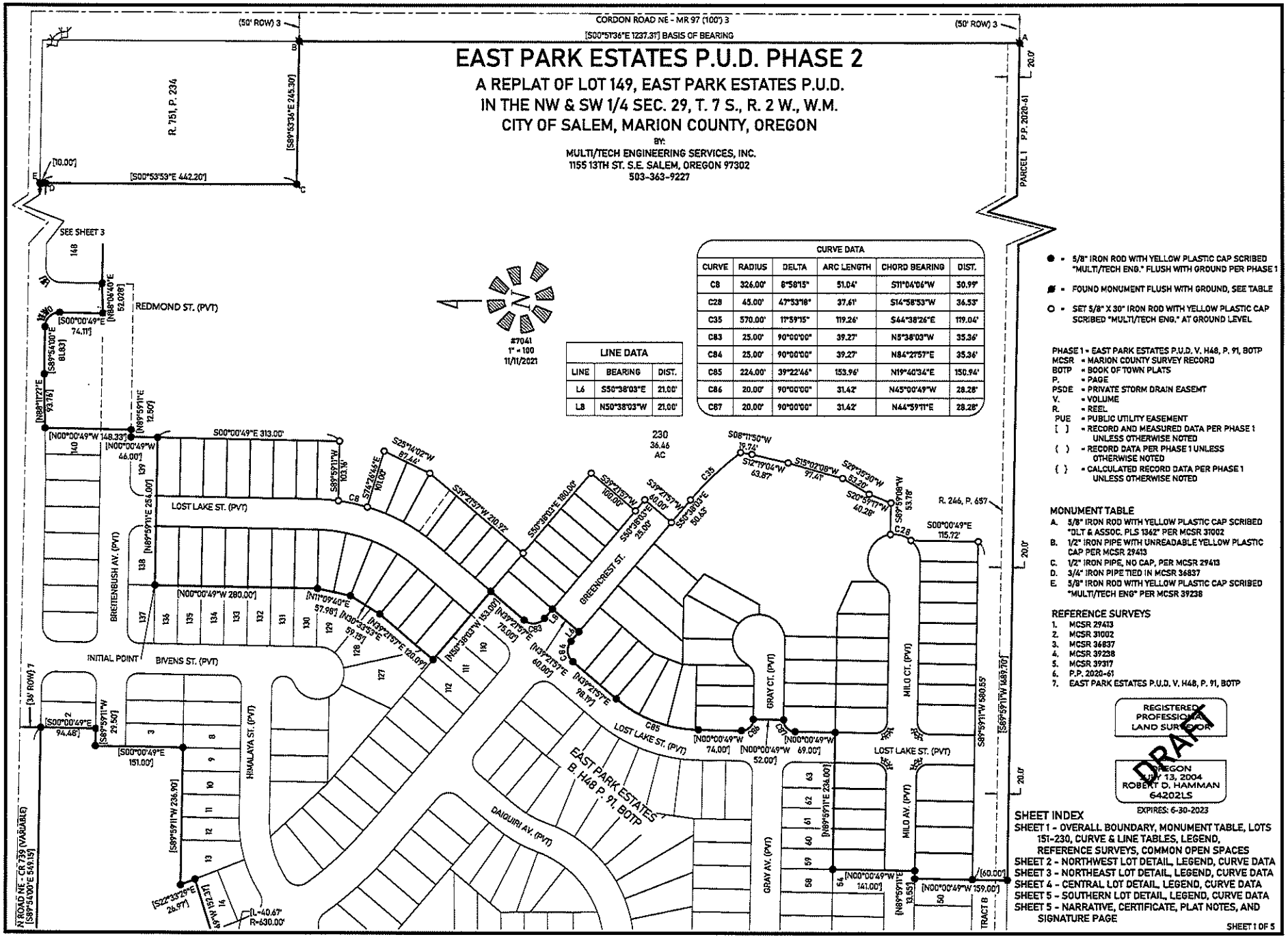

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C8	326.00'	8°58'15"	51.04'	S11°04'06"W	50.99'
C28	45.00'	47°53'16"	37.61'	S14°58'53"W	36.53'
C35	570.00'	11°59'15"	119.26'	S44°38'26"E	119.04'
C83	25.00'	90°00'00"	39.27'	N5°38'03"W	35.36'
C84	25.00'	90°00'00"	39.27'	N84°21'57"E	35.36'
C85	224.00'	39°22'46"	153.96'	N19°40'34"E	150.94'
C86	20.00'	90°00'00"	31.42'	N45°00'49"W	28.28'
C87	20.00'	90°00'00"	31.42'	N44°59'11"E	28.28'

LINE DATA		
LINE	BEARING	DIST.
L6	S50°38'03"E	21.00'
L8	N50°38'03"W	21.00'

● = 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." FLUSH WITH GROUND PER PHASE 1

◪ = FOUND MONUMENT FLUSH WITH GROUND, SEE TABLE

○ = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." AT GROUND LEVEL

PHASE 1 = EAST PARK ESTATES P.U.D. V. H48, P. 91, BOTP
MCSR = MARION COUNTY SURVEY RECORD
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P. = PAGE
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V. = VOLUME
R. = REEL
PUE = PUBLIC UTILITY EASEMENT
[ ] = RECORD AND MEASURED DATA PER PHASE 1 UNLESS OTHERWISE NOTED
( ) = RECORD DATA PER PHASE 1 UNLESS OTHERWISE NOTED
{ } = CALCULATED RECORD DATA PER PHASE 1 UNLESS OTHERWISE NOTED

MONUMENT TABLE

A. 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "DLT & ASSOC. PLS 1362" PER MCSR 31002
B. 1/2" IRON PIPE WITH UNREADABLE YELLOW PLASTIC CAP PER MCSR 29413
C. 1/2" IRON PIPE, NO CAP, PER MCSR 29413
D. 3/4" IRON PIPE TIED IN MCSR 36837
E. 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG" PER MCSR 39238

REFERENCE SURVEYS

1. MCSR 29413
2. MCSR 31002
3. MCSR 36837
4. MCSR 39238
5. MCSR 39317
6. P.P. 2020-61
7. EAST PARK ESTATES P.U.D. V. H48, P. 91, BOTP

REGISTERED PROFESSIONAL LAND SURVEYOR
DRAFT
OREGON
JULY 13, 2004
ROBERT D. HAMMAN
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SHEET INDEX

SHEET 1 - OVERALL BOUNDARY, MONUMENT TABLE, LOTS 151-230, CURVE & LINE TABLES, LEGEND, REFERENCE SURVEYS, COMMON OPEN SPACES
SHEET 2 - NORTHWEST LOT DETAIL, LEGEND, CURVE DATA
SHEET 3 - NORTHEAST LOT DETAIL, LEGEND, CURVE DATA
SHEET 4 - CENTRAL LOT DETAIL, LEGEND, CURVE DATA
SHEET 5 - SOUTHERN LOT DETAIL, LEGEND, CURVE DATA
SHEET 5 - NARRATIVE, CERTIFICATE, PLAT NOTES, AND SIGNATURE PAGE

EAST PARK ESTATES
P.U.D. PHASE 2

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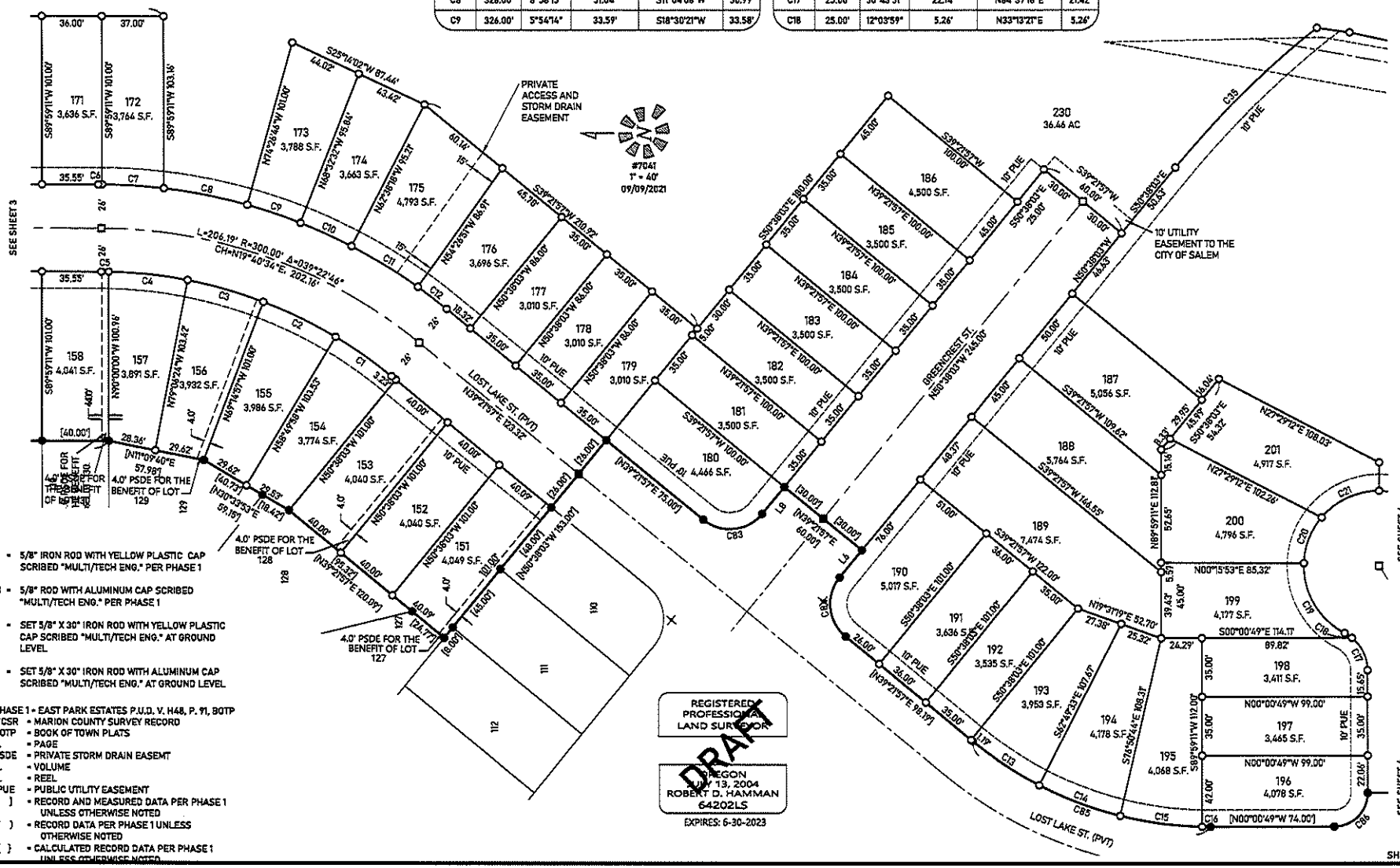
IN THE NW & SW 1/4 SEC. 29, T. 7 S., R. 2 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OREGON 97302
503-363-9227

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C1	274.00'	8°32'47"	40.87'	N35°05'33"E	40.83'
C2	274.00'	10°04'07"	48.15'	N25°47'06"E	48.09'
C3	274.00'	9°51'27"	47.14'	N15°49'19"E	47.08'
C4	274.00'	9°58'16"	47.68'	N5°54'28"E	47.62'
C5	274.00'	0°56'08"	4.47'	N0°27'15"E	4.47'
C6	326.00'	0°04'45"	0.45'	S0°01'34"W	0.45'
C7	326.00'	6°31'03"	37.08'	S3°19'27"W	37.06'
C8	326.00'	8°58'15"	51.04'	S11°04'06"W	50.99'
C9	326.00'	5°54'14"	33.59'	S18°30'21"W	33.58'

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C10	326.00'	5°54'14"	33.59'	S24°24'35"W	33.58'
C11	326.00'	8°11'27"	46.60'	S31°27'26"W	46.57'
C12	326.00'	3°48'48"	21.70'	S37°27'33"W	21.69'
C13	224.00'	12°11'30"	47.66'	S33°16'12"W	47.57'
C14	224.00'	13°14'51"	51.79'	S20°33'01"W	51.68'
C15	224.00'	12°39'40"	49.50'	S7°35'46"W	49.40'
C16	224.00'	1°16'45"	5.00'	S0°37'33"W	5.00'
C17	25.00'	50°43'51"	22.14'	N64°37'16"E	21.42'
C18	25.00'	12°03'59"	5.26'	N33°13'21"E	5.26'

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C19	45.00'	64°56'23"	51.00'	N59°39'33"E	48.32'
C20	45.00'	38°11'50"	30.00'	S68°46'20"E	29.45'
C21	45.00'	49°39'36"	39.00'	S24°50'37"E	37.79'
C83	25.00'	90°00'00"	39.27'	N5°38'03"W	35.36'
C84	25.00'	90°00'00"	39.27'	N84°21'57"E	35.36'
C85	224.00'	39°22'46"	153.96'	N19°40'34"E	150.94'
C86	20.00'	90°00'00"	31.42'	N45°00'49"W	28.28'



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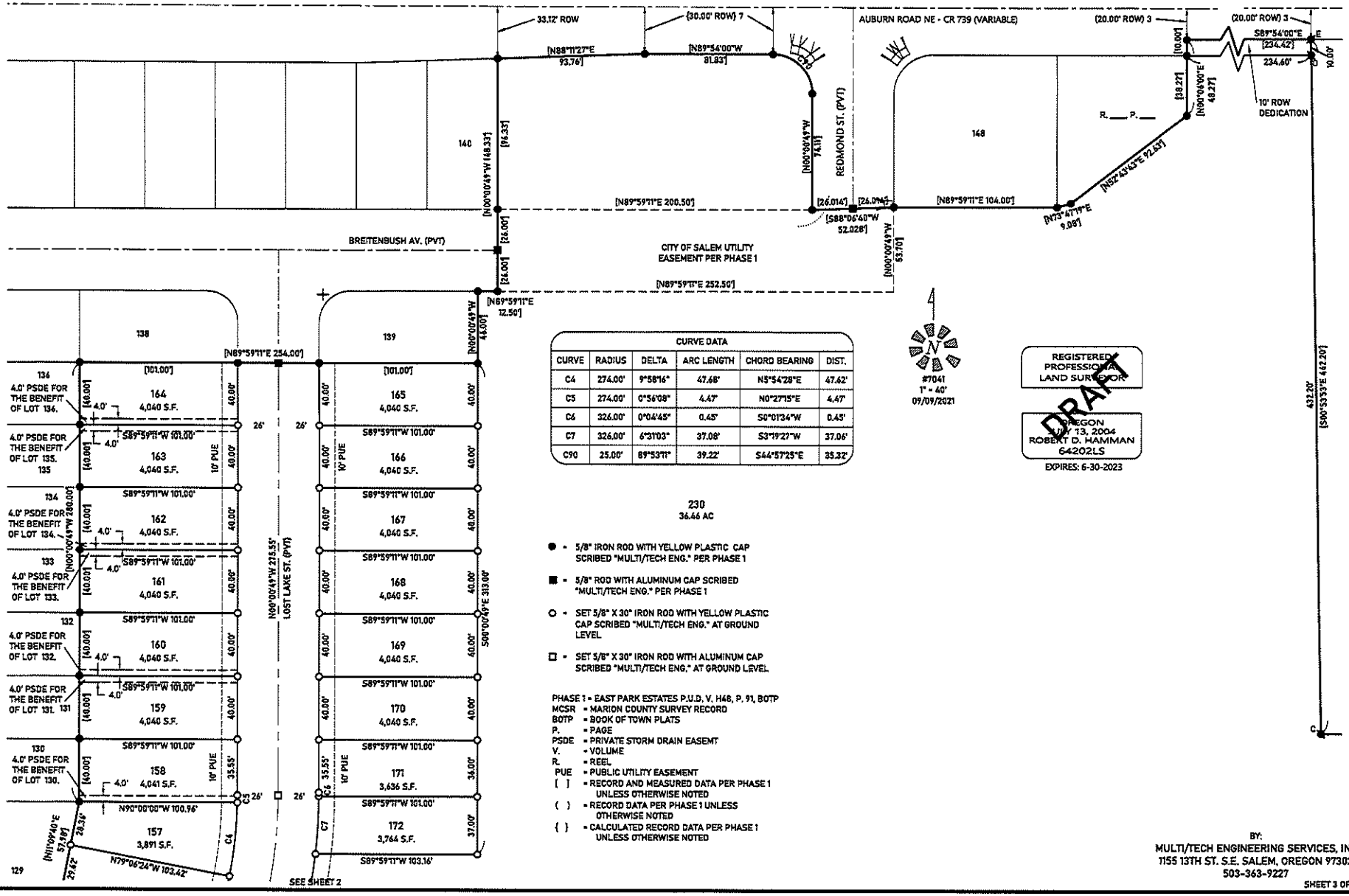

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C4	274.00'	9°58'16"	47.68'	N5°54'28"E	47.62'
C5	274.00'	0°56'09"	4.47'	N0°27'15"E	4.47'
C6	326.00'	0°04'45"	0.45'	S0°01'34"W	0.45'
C7	326.00'	6°31'03"	37.08'	S3°19'27"W	37.06'
C90	25.00'	89°53'11"	39.22'	S44°57'25"E	35.32'

230
36.46 AC

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#7041
1" = 40'
09/09/2021

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS
EXPIRES: 6-30-2023

DRAFT

BY:
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SHEET 3 OF 5

EAST PARK ESTATES P.U.D. PHASE 2

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C17	25.00'	50°43'51"	22.14'	N64°37'16"E	21.42'
C18	25.00'	12°03'59"	5.26'	N33°13'21"E	5.26'
C19	45.00'	64°56'23"	51.00'	N59°39'33"E	48.32'
C20	45.00'	38°11'50"	30.00'	S68°46'20"E	29.45'
C21	45.00'	49°39'36"	39.00'	S24°50'37"E	37.79'
C22	45.00'	78°24'41"	61.58'	N39°11'31"E	56.89'
C23	45.00'	11°35'19"	9.10'	S84°11'31"W	9.09'
C24	20.00'	90°00'00"	31.42'	S45°00'49"E	28.28'
C25	25.00'	62°47'50"	27.40'	N58°35'16"E	26.05'
C26	45.00'	7°29'35"	5.88'	S30°56'09"W	5.88'
C27	45.00'	134°21'18"	107.09'	N77°08'25"W	83.55'
C28	45.00'	47°53'18"	37.61'	S14°58'53"W	36.53'
C29	45.00'	51°03'41"	40.10'	N64°27'22"E	38.79'
C30	20.00'	90°00'00"	31.42'	S44°59'11"W	28.28'
C31	20.00'	90°00'00"	31.42'	N45°00'49"W	28.28'
C32	20.00'	90°00'00"	31.42'	N44°59'11"E	28.28'
C33	102.34'	35°28'37"	63.37'	N72°14'52"E	62.36'
C34	102.34'	35°28'37"	63.37'	N72°14'52"E	62.36'
C35	570.00'	11°59'15"	119.26'	S44°38'26"E	119.04'
C86	20.00'	90°00'00"	31.42'	N45°00'49"W	28.28'
C87	20.00'	90°00'00"	31.42'	N44°59'11"E	28.28'

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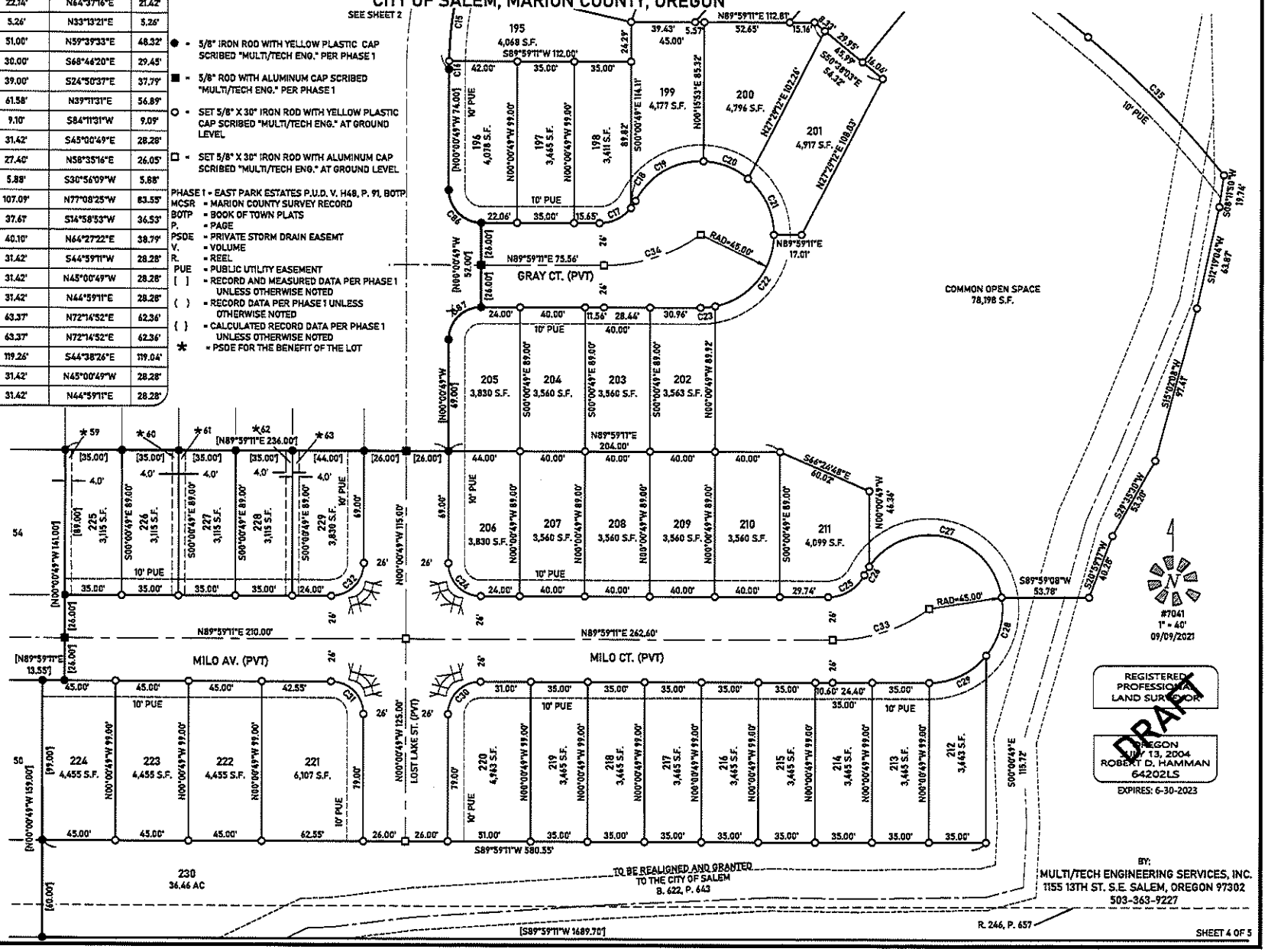
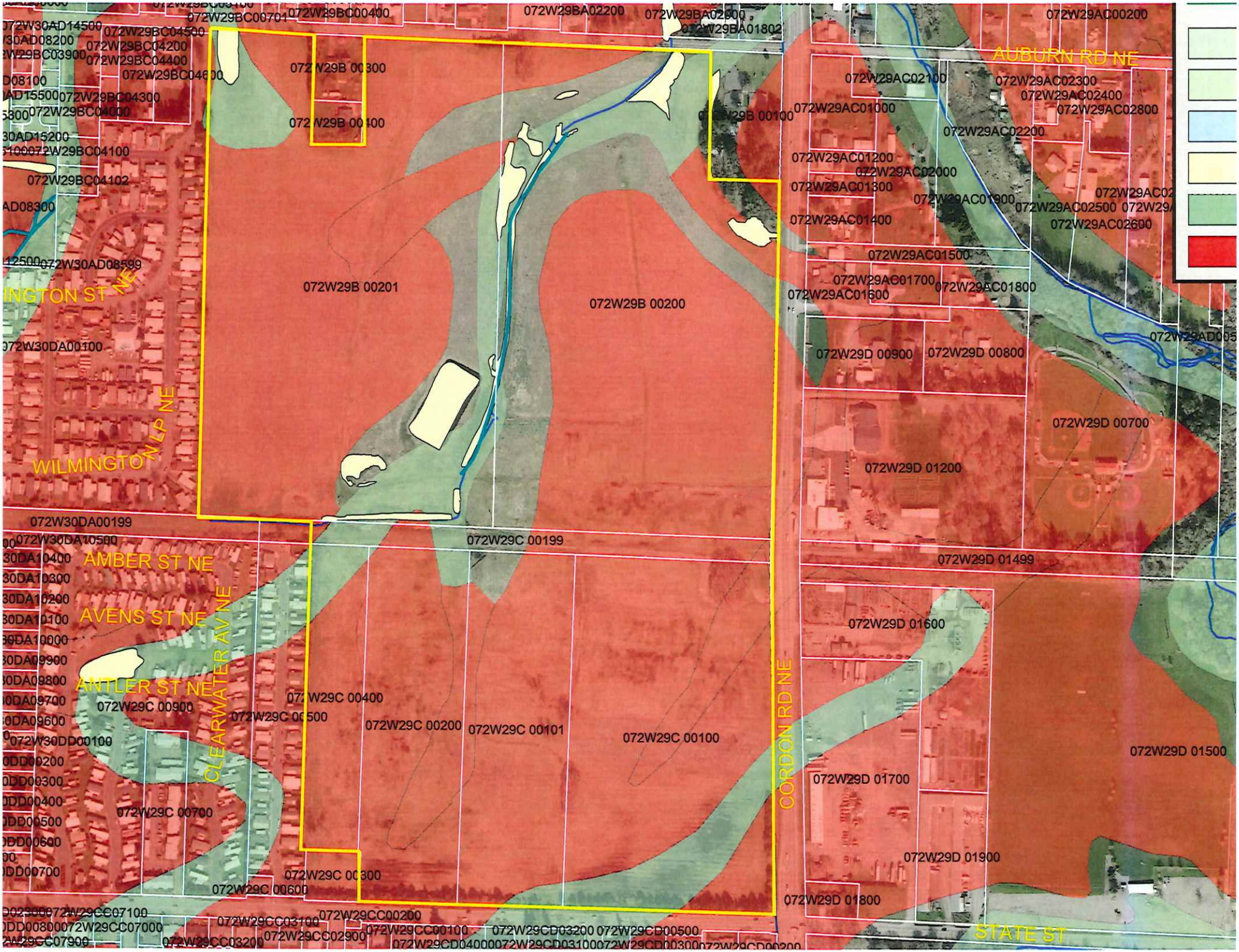
* = PSDE FOR THE BENEFIT OF THE LOT

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072W29BC04500
072W29BC04200
072W29BC04400
072W29BC04600
072W29BC04300
072W29BC04000
072W29BC04100
072W29BC04102
072W30AD14500
072W30AD08200
072W30AD15200
072W30AD08599
072W30DA00100
072W30DA00199
072W30DA10500
072W30DD00100
072W29B 00300
072W29B 00400
072W29B 00100
072W29B 00201
072W29B 00200
AUBURN RD NE
072W29AC02100
072W29AC02300
072W29AC02400
072W29AC02800
072W29AC01000
072W29AC02200
072W29AC01200
072W29AC02000
072W29AC01300
072W29AC01900
072W29AC02500
072W29AC02600
072W29AC01400
072W29AC01500
072W29AC01700
072W29AC01800
072W29AC01600
072W29D 00900
072W29D 00800
072W29D 00700
072W29D 01200
072W29D 01499
072W29D 01600
072W29D 01500
072W29D 01700
072W29D 01900
072W29D 01800
CORDON RD NE
STATE ST
WILMINGTON LP NE
AMBER ST NE
AVENS ST NE
ANTLER ST NE
CLEARWATER AV NE
072W29C 00199
072W29C 00400
072W29C 00900
072W29C 00500
072W29C 00200
072W29C 00101
072W29C 00100
072W29C 00700
072W29C 00300
072W29C 00600
072W29CC07100
072W29CC07000
072W29CC07900
072W29CC03100
072W29CC03200
072W29CC02900
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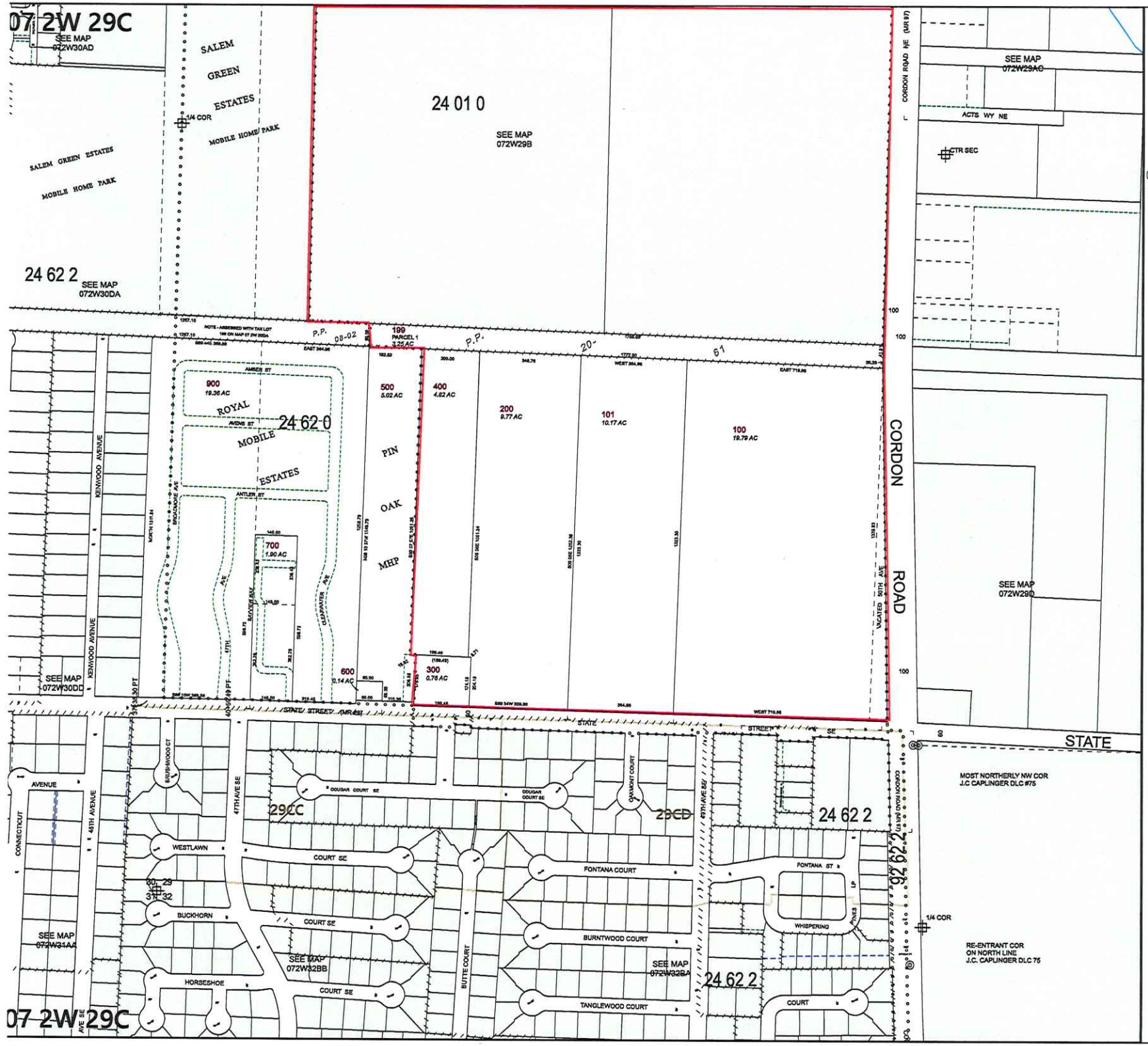

07 2W 29C
SALEM

MARION COUNTY, OREGON
SW1/4 SEC29 T7S R2W 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
- Section Corner (16 15 / 21 22)

NUMBERS

Tax Code Number
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
100A1
200A1
400A1
501
601
800

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: 3/11/2021

SALEM
07 2W 29C