



Public Works Department

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

April 28, 2022

Woodscape Glen LLC
4985 Battle Creek Road SE 200
Salem OR 97302

**SUBJECT: Wetland Land Use Notification: 5208 Battle Creek Road SE
Permit # 22-101695-RP**

Tax lots 083W1400300 and 083W1400118 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

JPF:\Common\PAC\DevSvesLandUse\22-101695-RP_22-102589-LD_5205 BATTLE CREEK ROAD SE\WLUN\22-101695-RP_5205 Battle Creek Road SE\WLUN Letter_22-101695-RP.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

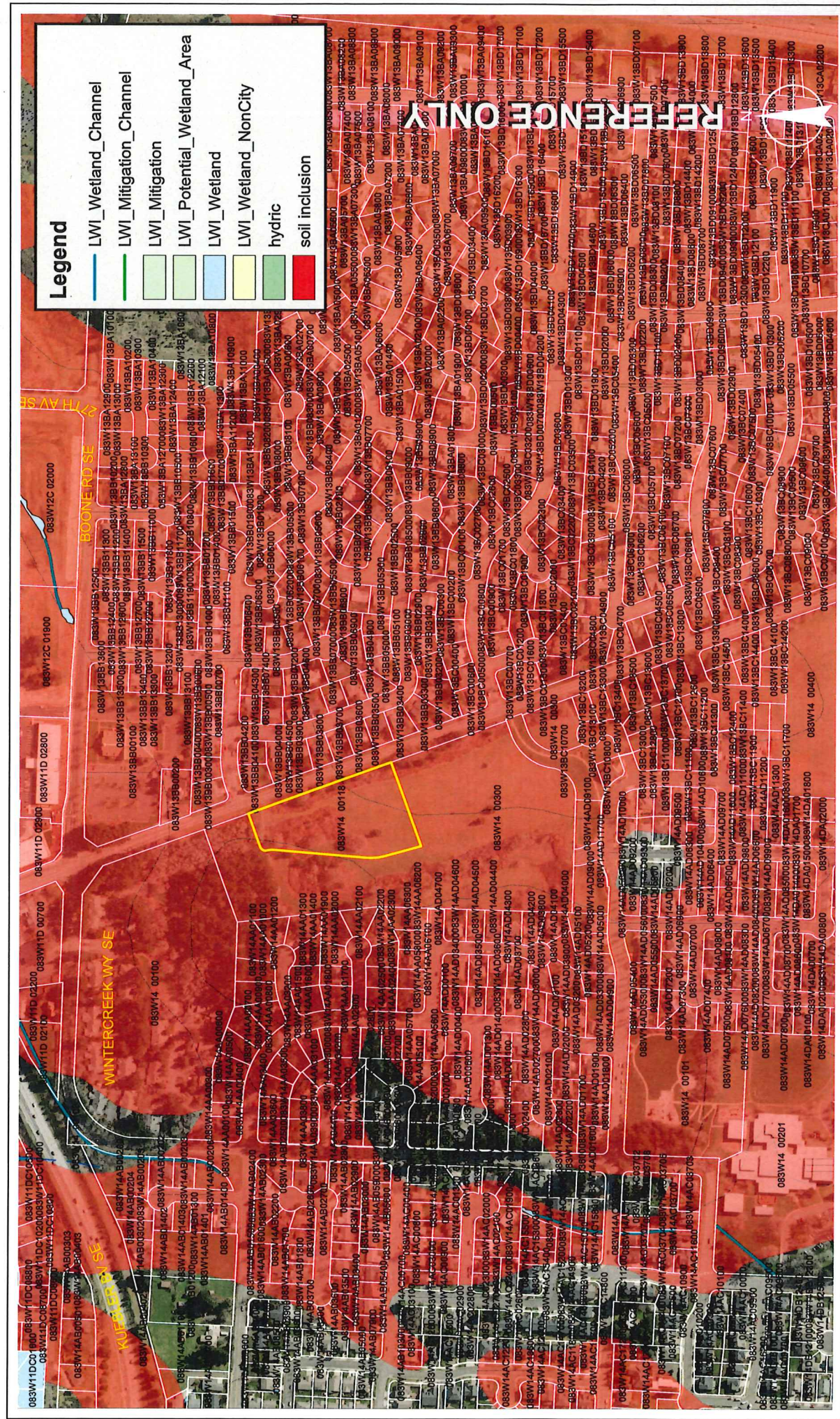
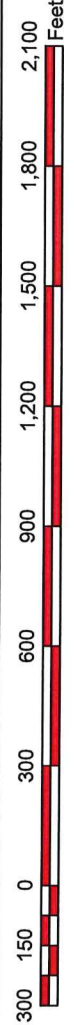
**Willow Lake Water Pollution
Control Facility**
5915 Windsor Island Road N
Keizer OR 97303-6179
Phone 503-588-6380
Fax 503-588-6387

Legend

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

This product is provided as-is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

1 inch = 300 feet



Path: \\pc001\comm\dev\development\Partners\CPP\SDem\Collegewg\Collegewg\5-1\Cover.dwg. (Logon: lcb)

[illegible]

NAME	COMPANY	PHONE
ENGINEERING	CITY OF SALEM	503-588
KERRI ARNZEN	PGE (DISTRIBUTION)	503-464
DARRELL HAMMOND	NW NATURAL	541-981
JOSE FALLIN	CENTURYLINK ENG.	503-368
DAVE HAMMILL	COMCAST	503-924

STREET LIGHTS:

111. Street lights shall be installed after all other sidewalk and public utility installations are completed and after rough grading of the property is accomplished to prevent damage to the poles.

112. Streetlight poles shall be set to a depth as specified by the manufacturers, but not less than 5 feet.

STREET LIGHT POLES:

113. Street light poles shall be installed within one degree (°) of plumb.

114. Contractor shall coordinate with utility companies and pay all costs for procurement, installation, wiring, hook up and activation of streetlights.

FRANCHISE & PRIVATE UTILITIES:

115. Licenses shall be obtained on the grounds or approved by jurisdiction having authority, all new franchises and service utilities (Cable, cell, telephone, gas, electric, communication, control, alarms, etc.) shall be installed underground, and shall be installed in a trench with a minimum trench wall of 12" and shall be protected by a concrete curb.

116. Contractor shall coordinate with gas, power, telephone, and cable TV Company for location of conduits in common trenches, as well as location or relocation of existing conduits in common trenches. The contractor shall coordinate with all franchise utility companies adequate written notices of availability of the open trench. Unions (Specifically 10 days minimum), and reasonable access to the open trench. Unless otherwise specified, all trenching shall be done in accordance with the standards and be located in PUEs (where PUEs exist) or will be granted by the contractor to be located in PUEs (where PUEs do not exist) and shall be located in the easement and otherwise shall be placed in a location outside the proposed development.

FRANCHISE & PRIVATE UTILITIES:

95. Unless otherwise specifically noted on the drawings, manufactured fittings (see Appendix A) may be used for all internal connections to new sewer collectors.
96. Contractor shall provide all necessary materials, equipment and facilities to test and inspect all sewer pipe and manhole construction in accordance with the design, standards herein or the Approving Agency's construction standards, whichever is more stringent. Sanitary sewer pipe and components shall be tested for leaks and structural integrity in accordance with the design, standards herein and the applicable provisions of the American National Standards Institute (ANSI) and the American Society of Mechanical Engineers (ASME) and vacuum testing of the finished manhole. Testing shall be performed after completion of AC placement and final surface restoration.
97. After manhole shoring and prior to material testing and/or TV inspection, flush and clean all sewers and remove all foreign material from the manholes and manhole openings. All testing and rock and root testing shall be performed prior to inspection and shall result in the need to clean and re-TV the sewer.
98. Contractor shall conduct deflection test of flexible sanitary sewer pipe by pulling on approved member through the completed sanitary sewer pipe. Deflection of the member of the manhole shall be 95% of the loaded pipe diameter. Test shall be performed on all sanitary sewer pipe. The deflection test shall be completed after the manhole has been completed, unless otherwise approved by the Approving Agency.

schedule herein or the Approving Agency's construction standards, whichever

1. Include a list of all personnel (by name and position) but are responsible for the design, installation and maintenance of stormwater control measures (e.g. ESCO developer, BMP installer (see Section 4.10), as well as their individual responsibilities. (Section 4.4.c.i)
2. Visual monitoring (inspection reports must be made in accordance with DEC 1200-C permit requirements. (Section 4.5)
3. Inspection logs must be kept in accordance with DEC's 1200-C permit requirements. (Section 6.3.a)

- Rev. 12/15/20
-
- By: Blair Edwards

[illegible]

Spill prevention is an important factor in the successful operation of a storm water injection management system. All contractor employees will be trained on this plan so that they are certain of the location of materials, who to notify in case of a spill, and how to properly contain the spill collection system. Contractor employees will be exempt from other potential contamination occurrences. All contractor employees will review this plan especially with regards to the detailed spill response steps.

This data will be posted in an accessible area at the site.

- NOTE:** Only dry cleanup methods will be employed to clean up spills (i.e., no use of water to wash spilled materials from pavement will be conducted). All spill cleanups shall be conducted in accordance with applicable regulations.

activities performed onsite shall implement the following to eliminate the discharge of waste:

landscape irrigation
just control water
water line flushing (potable)
critical pollutant-generating activities anticipated for the proposed project including an inventory of pollutants

SUPPLEMENTAL SPECIAL NOTES

1. Erosion control measures shall be maintained in such a manner as to ensure that sediment and sediment-laden water are not discharged into the receiving water body.
2. The erosion control contractor shall be responsible for the installation, maintenance, and removal of all erosion control facilities (i.e., sediment control facilities) in accordance with the approved plans and specifications.
3. The Contractor shall be responsible for the installation, maintenance, and removal of all erosion control facilities (i.e., sediment control facilities) in accordance with the approved plans and specifications.
4. The Contractor shall be responsible for the installation, maintenance, and removal of all erosion control facilities (i.e., sediment control facilities) in accordance with the approved plans and specifications.
5. The Contractor shall be responsible for the installation, maintenance, and removal of all erosion control facilities (i.e., sediment control facilities) in accordance with the approved plans and specifications.
6. The Contractor shall be responsible for the installation, maintenance, and removal of all erosion control facilities (i.e., sediment control facilities) in accordance with the approved plans and specifications.
7. The Contractor shall be responsible for the installation, maintenance, and removal of all erosion control facilities (i.e., sediment control facilities) in accordance with the approved plans and specifications.
8. The Contractor shall be responsible for the installation, maintenance, and removal of all erosion control facilities (i.e., sediment control facilities) in accordance with the approved plans and specifications.
9. The Contractor shall be responsible for the installation, maintenance, and removal of all erosion control facilities (i.e., sediment control facilities) in accordance with the approved plans and specifications.
10. The Contractor shall be responsible for the installation, maintenance, and removal of all erosion control facilities (i.e., sediment control facilities) in accordance with the approved plans and specifications.
11. The Contractor shall be responsible for the installation, maintenance, and removal of all erosion control facilities (i.e., sediment control facilities) in accordance with the approved plans and specifications.
12. The Contractor shall be responsible for the installation, maintenance, and removal of all erosion control facilities (i.e., sediment control facilities) in accordance with the approved plans and specifications.
13. The Contractor shall be responsible for the installation, maintenance, and removal of all erosion control facilities (i.e., sediment control facilities) in accordance with the approved plans and specifications.
14. The Contractor shall be responsible for the installation, maintenance, and removal of all erosion control facilities (i.e., sediment control facilities) in accordance with the approved plans and specifications.
15. The Contractor shall be responsible for the installation, maintenance, and removal of all erosion control facilities (i.e., sediment control facilities) in accordance with the approved plans and specifications.
16. The Contractor shall be responsible for the installation, maintenance, and removal of all erosion control facilities (i.e., sediment control facilities) in accordance with the approved plans and specifications.
17. The Contractor shall be responsible for the installation, maintenance, and removal of all erosion control facilities (i.e., sediment control facilities) in accordance with the approved plans and specifications.
18. The Contractor shall be responsible for the installation, maintenance, and removal of all erosion control facilities (i.e., sediment control facilities) in accordance with the approved plans and specifications.
19. The Contractor shall be responsible for the installation, maintenance, and removal of all erosion control facilities (i.e., sediment control facilities) in accordance with the approved plans and specifications.
20. The Contractor shall be responsible for the installation, maintenance, and removal of all erosion control facilities (i.e., sediment control facilities) in accordance with the approved plans and specifications.
21. The Contractor shall be responsible for the installation, maintenance, and removal of all erosion control facilities (i.e., sediment control facilities) in accordance with the approved plans and specifications.
22. The Contractor shall be responsible for the installation, maintenance, and removal of all erosion control facilities (i.e., sediment control facilities) in accordance with the approved plans and specifications.
23. The Contractor shall be responsible for the installation, maintenance, and removal of all erosion control facilities (i.e., sediment control facilities) in accordance with the approved plans and specifications.
24. The Contractor shall be responsible for the installation, maintenance, and removal of all erosion control facilities (i.e., sediment control facilities) in accordance with the approved plans and specifications.
25. The Contractor shall be responsible for the installation, maintenance, and removal of all erosion control facilities (i.e., sediment control facilities) in accordance with the approved plans and specifications.
26. The Contractor shall be responsible for the installation, maintenance, and removal of all erosion control facilities (i.e., sediment control facilities) in accordance with the approved plans and specifications.
27. The Contractor shall be responsible for the installation, maintenance, and removal of all erosion control facilities (i.e., sediment control facilities) in accordance with the approved plans and specifications.
28. The Contractor shall be responsible for the installation, maintenance, and removal of all erosion control facilities (i.e., sediment control facilities) in accordance with the approved plans and specifications.
29. The Contractor shall be responsible for the installation, maintenance, and removal of all erosion control facilities (i.e., sediment control facilities) in accordance with the approved plans and specifications.
30. The Contractor shall be responsible for the installation, maintenance, and removal of all erosion control facilities (i.e., sediment control facilities) in accordance with the approved plans and specifications.
31. The Contractor shall be responsible for the installation, maintenance, and removal of all erosion control facilities (i.e., sediment control facilities) in accordance with the approved plans and specifications.

CITY OF SALEM PUBLIC WORKS DESIGN STANDARDS

- (a) PRE-CONSTRUCTION
 - (1) Prior to any land disturbing activities, the boundaries of the clearing and grading limits, vegetated buffers, and any sensitive areas shall be established and marked with permanent survey monuments. The Contractor must maintain the delineation for clearing limits. The Contractor must maintain the delineation for clearing limits. The Contractor must maintain the delineation for clearing limits.
 - (2) BMPs that must be installed prior to land disturbing activities are construction entrance, perimeter sediment control, and best management practices.
 - (3) Hold a preconstruction conference to review the EPCP and with the City's Project Manager and Inspector.
- (b) CONSTRUCTION
 - (1) All sediment is required to stay on site. Sediment amounts greater than 1/2-cubic foot from the site must be stabilized or properly disposed. Accumulating or dry residue must be used to clean up released sediment and it must not be swept. Sediment must be contained within the site. Sediment must be contained within the site. Sediment must be contained within the site.
 - (2) Construction, maintenance, replacement, and upgrading of erosion prevention and sediment control facilities is the sole responsibility of the Contractor. Erosion prevention and sediment control facilities shall be established on all disturbed areas. Erosion prevention and sediment control facilities shall be established on all disturbed areas. Erosion prevention and sediment control facilities shall be established on all disturbed areas.
 - (3) All recommended erosion prevention and sediment control measures are dependent on construction methods, sloping, site conditions, and other factors. Erosion prevention and sediment control measures are dependent on construction methods, sloping, site conditions, and other factors. Erosion prevention and sediment control measures are dependent on construction methods, sloping, site conditions, and other factors.
 - (4) The Contractor is solely responsible for the installation, maintenance, and removal of all erosion control facilities. Erosion prevention and sediment control facilities shall be established on all disturbed areas. Erosion prevention and sediment control facilities shall be established on all disturbed areas. Erosion prevention and sediment control facilities shall be established on all disturbed areas.
 - (5) When sediment is to be removed from the site, it must be transported in a sealed container or in a vehicle that is properly equipped to handle sediment. Sediment must be contained within the site. Sediment must be contained within the site. Sediment must be contained within the site.
 - (6) All materials spilled, dropped, or washed into storm drains must be removed immediately, and the Contractor shall provide a spill kit to the site. Erosion prevention and sediment control facilities shall be established on all disturbed areas. Erosion prevention and sediment control facilities shall be established on all disturbed areas. Erosion prevention and sediment control facilities shall be established on all disturbed areas.
 - (7) All discharge of sediment-laden water must be treated with an appropriate BMP to remove sediment from discharge waters and to comply with SDC and State and Federal Regulatory Permits. Erosion prevention and sediment control facilities shall be established on all disturbed areas. Erosion prevention and sediment control facilities shall be established on all disturbed areas. Erosion prevention and sediment control facilities shall be established on all disturbed areas.
 - (8) The EPCP measures and BMPs shown on this plan are the minimum requirements for anticipated site conditions. During the construction period, these measures must be upgraded as needed to comply with SDC and State and Federal Regulatory Permits. Erosion prevention and sediment control facilities shall be established on all disturbed areas. Erosion prevention and sediment control facilities shall be established on all disturbed areas. Erosion prevention and sediment control facilities shall be established on all disturbed areas.
 - (9) The Contractor shall be responsible for the installation, maintenance, and removal of all erosion control facilities. Erosion prevention and sediment control facilities shall be established on all disturbed areas. Erosion prevention and sediment control facilities shall be established on all disturbed areas. Erosion prevention and sediment control facilities shall be established on all disturbed areas.
 - (10) During the wet weather work period or when rain is forecast, the Contractor shall be responsible for the installation, maintenance, and removal of all erosion control facilities. Erosion prevention and sediment control facilities shall be established on all disturbed areas. Erosion prevention and sediment control facilities shall be established on all disturbed areas. Erosion prevention and sediment control facilities shall be established on all disturbed areas.
 - (11) Disturbed areas must be stabilized after 14 days of inactivity, or immediately if rain is forecast. See Subsection 7A.(1)-(6) Wet Weather Period. Erosion prevention and sediment control facilities shall be established on all disturbed areas. Erosion prevention and sediment control facilities shall be established on all disturbed areas. Erosion prevention and sediment control facilities shall be established on all disturbed areas.
 - (12) During the wet weather work period or when rain is forecast, the Contractor shall be responsible for the installation, maintenance, and removal of all erosion control facilities. Erosion prevention and sediment control facilities shall be established on all disturbed areas. Erosion prevention and sediment control facilities shall be established on all disturbed areas. Erosion prevention and sediment control facilities shall be established on all disturbed areas.

REVISIONS

NO.	DATE	DESCRIPTION
1	03/11/2022	NO. 1

NOTES & DETAILS

EROSION CONTROL

SALEM GATEWAY CIVIL SITEWORK IMPROVEMENTS

COP OREGON, LLC

DRAWING

EC-3

JOB NUMBER

2152-1112.0

REVISIONS

NO.	DATE	DESCRIPTION
1	03/11/2022	NO. 1

NOTES & DETAILS

EROSION CONTROL

SALEM GATEWAY CIVIL SITEWORK IMPROVEMENTS

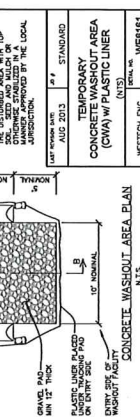
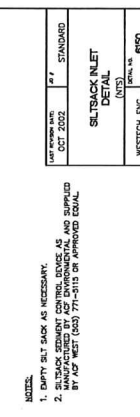
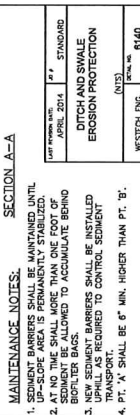
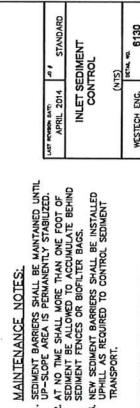
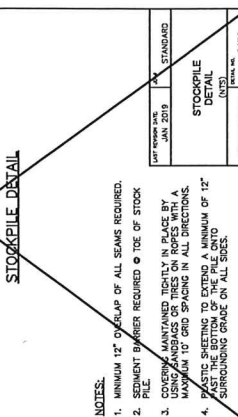
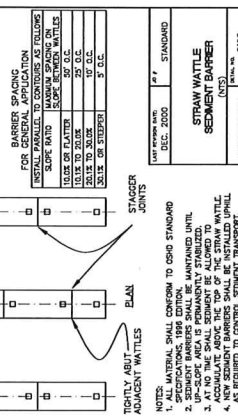
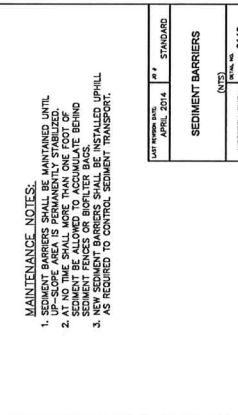
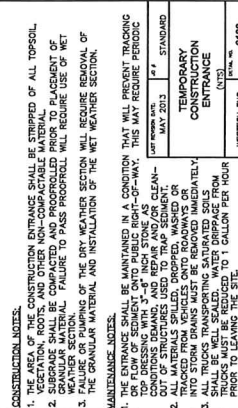
COP OREGON, LLC

DRAWING

EC-3

JOB NUMBER

2152-1112.0



DATE: 03/11/2022

CHK: SAW

DATE: 03/11/2022

BY: [Signature]

REVIEW

STEFEN A. MUELLER

REGISTERED PROFESSIONAL ENGINEER

NO. 10000

EXPIRATION DATE: 03/31/2025

WESTVIEW ENGINEERING, INC.

CONSULTING ENGINEERS AND PLANNERS

10000 N. 100th St., Suite 100, Shoreline, WA 98148

Phone: (206) 545-2478 Fax: (206) 545-2456

E-mail: westview@westview-inc.com

SALEM GATEWAY CIVIL SITEWORK IMPROVEMENTS

CDP OREGON, LLC

TREE CONSERVATION PLAN

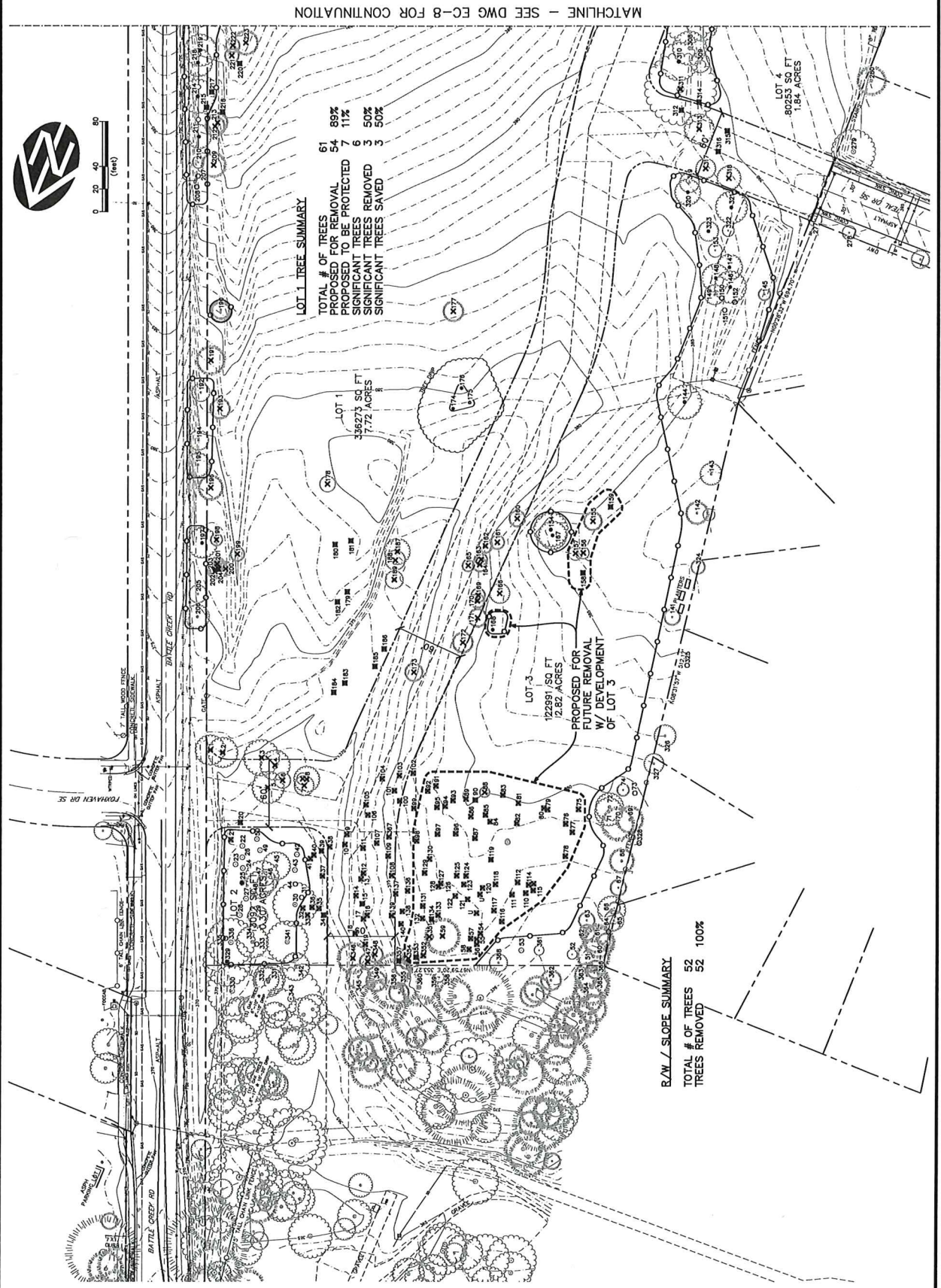
NORTH

DRAWING

EC-7

JOB NUMBER

2152.1112.0



LOT 1 TREE SUMMARY

TOTAL # OF TREES	61	89%
PROPOSED FOR REMOVAL	54	11%
SIGNIFICANT TREES REMOVED	6	50%
SIGNIFICANT TREES SAVED	3	50%

R/W / SLOPE SUMMARY

TOTAL # OF TREES	52	100%
TREES REMOVED	52	100%

CDP OREGON, LLC
SALEM GATEWAY CIVIL SITEWORK IMPROVEMENTS
OVERALL
GRADING & DRAINAGE PLAN

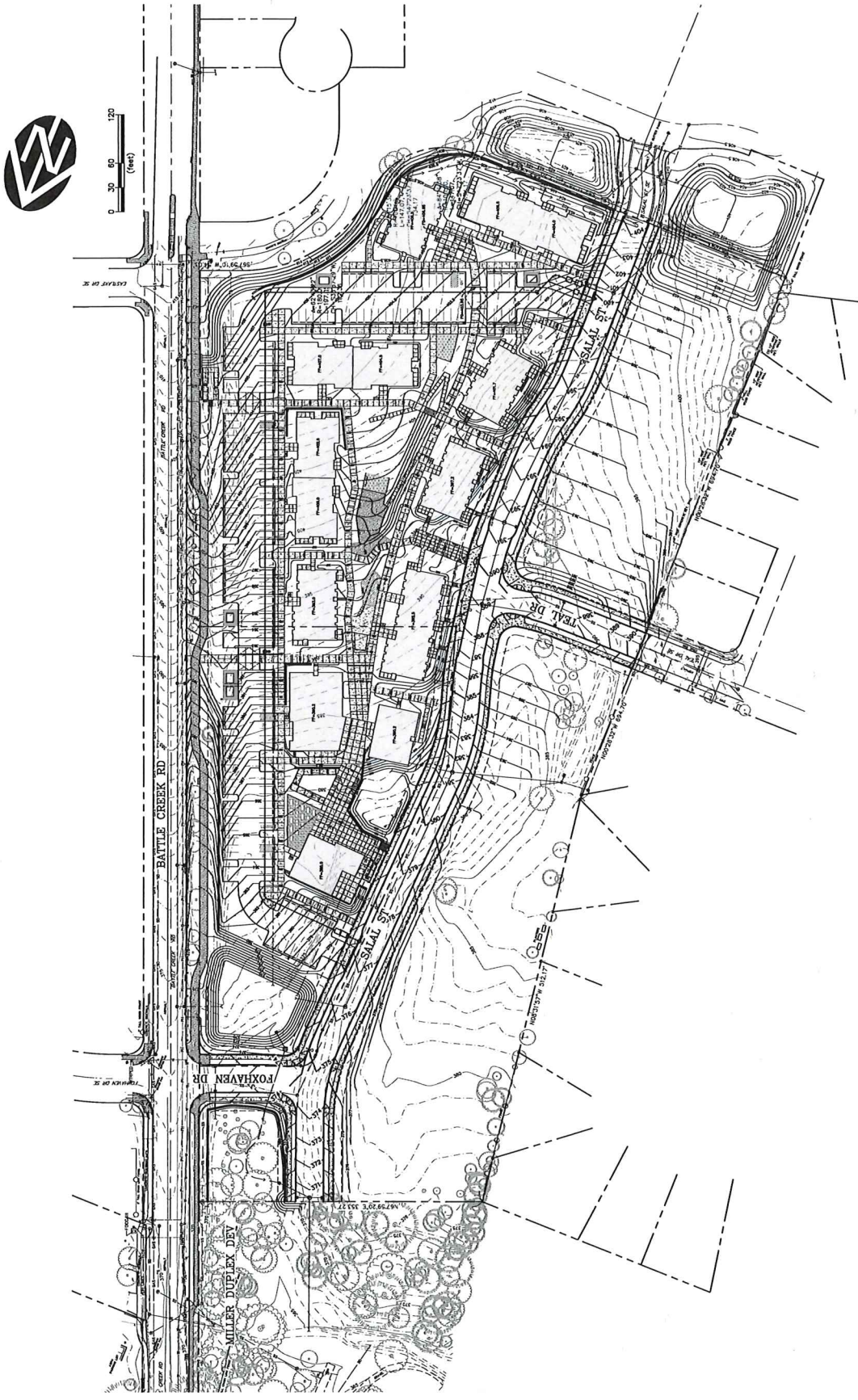
CDP OREGON, LLC



WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
8411 Parkway Industrial Dr., S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-5886
E-mail: westech@westech-eng.com

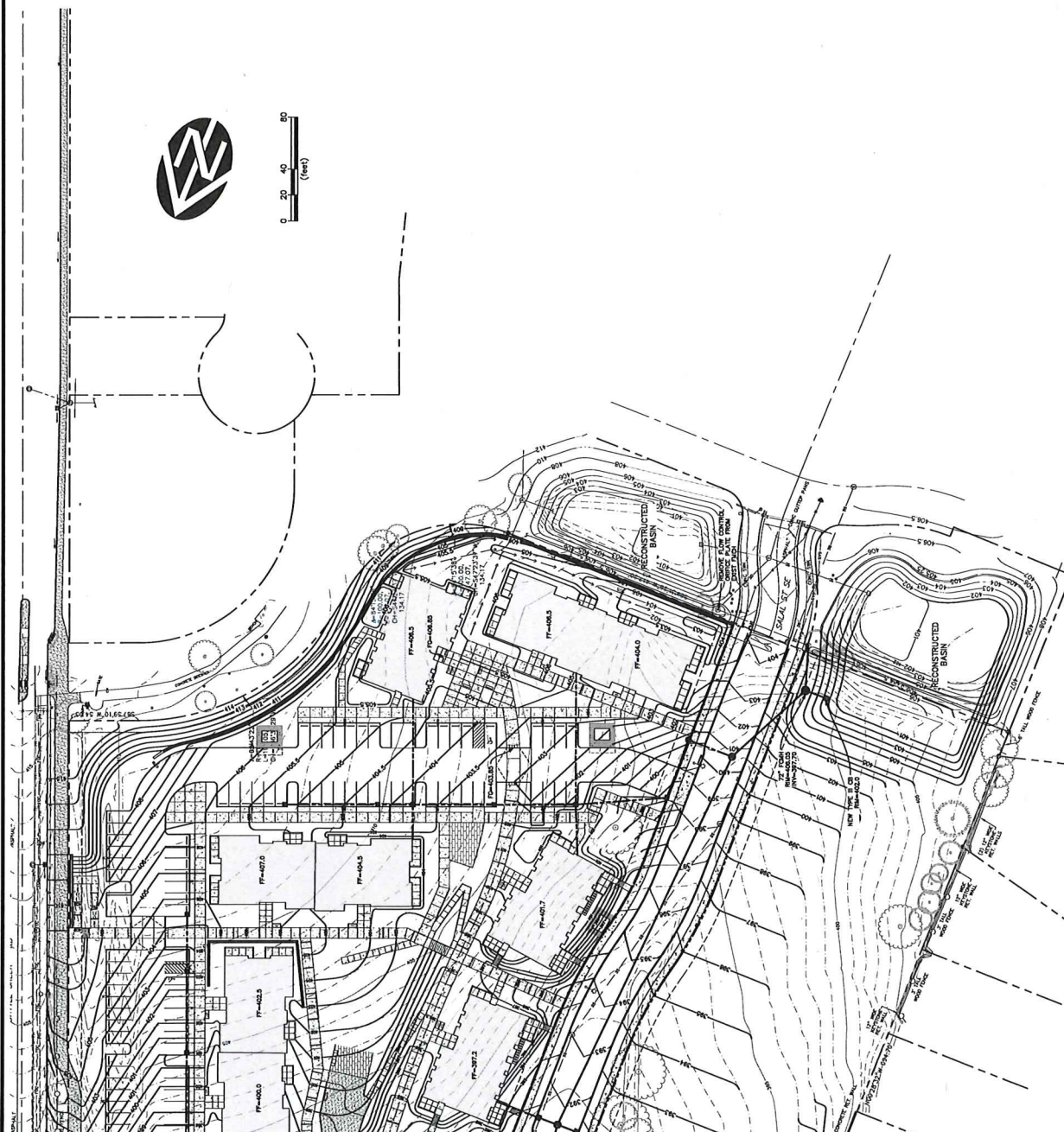


VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
0
IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY

[illegible]



DATE: 03.11.2022				
1	NO.	DATE	DESCRIPTION	BY
	1		DSM, SAW	
			ARM	
			CRN.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	
			QIC.	</



DATE: 03/11/2022

CKO: SAW

DSN: SAW

DRN: AIR

REVISIONS

NO.	DATE	DESCRIPTION	BY
1			

REVIEW

DATE: 03/11/2022

CKO: SAW

DSN: SAW

DRN: AIR

REVISIONS

NO.	DATE	DESCRIPTION	BY
1			

DATE: 03/11/2022

CKO: SAW

DSN: SAW

DRN: AIR

REVISIONS

NO.	DATE	DESCRIPTION	BY
1			

DATE: 03/11/2022

CKO: SAW

DSN: SAW

DRN: AIR

REVISIONS

NO.	DATE	DESCRIPTION	BY
1			

DATE: 03/11/2022

CKO: SAW

DSN: SAW

DRN: AIR

REVISIONS

NO.	DATE	DESCRIPTION	BY
1			

DATE: 03/11/2022

CKO: SAW

DSN: SAW

DRN: AIR

REVISIONS

NO.	DATE	DESCRIPTION	BY
1			

CDP OREGON, LLC

SALEM GATEWAY CIVIL SITEWORK IMPROVEMENTS

UTILITY PLAN

NORTH

WESTVIEW ENGINEERING, INC.

CONSULTING ENGINEERS AND PLANNERS

18411 Foster Road, Suite 100, Salem, OR 97302

Phone: (503) 546-2424 Fax: (503) 546-2408

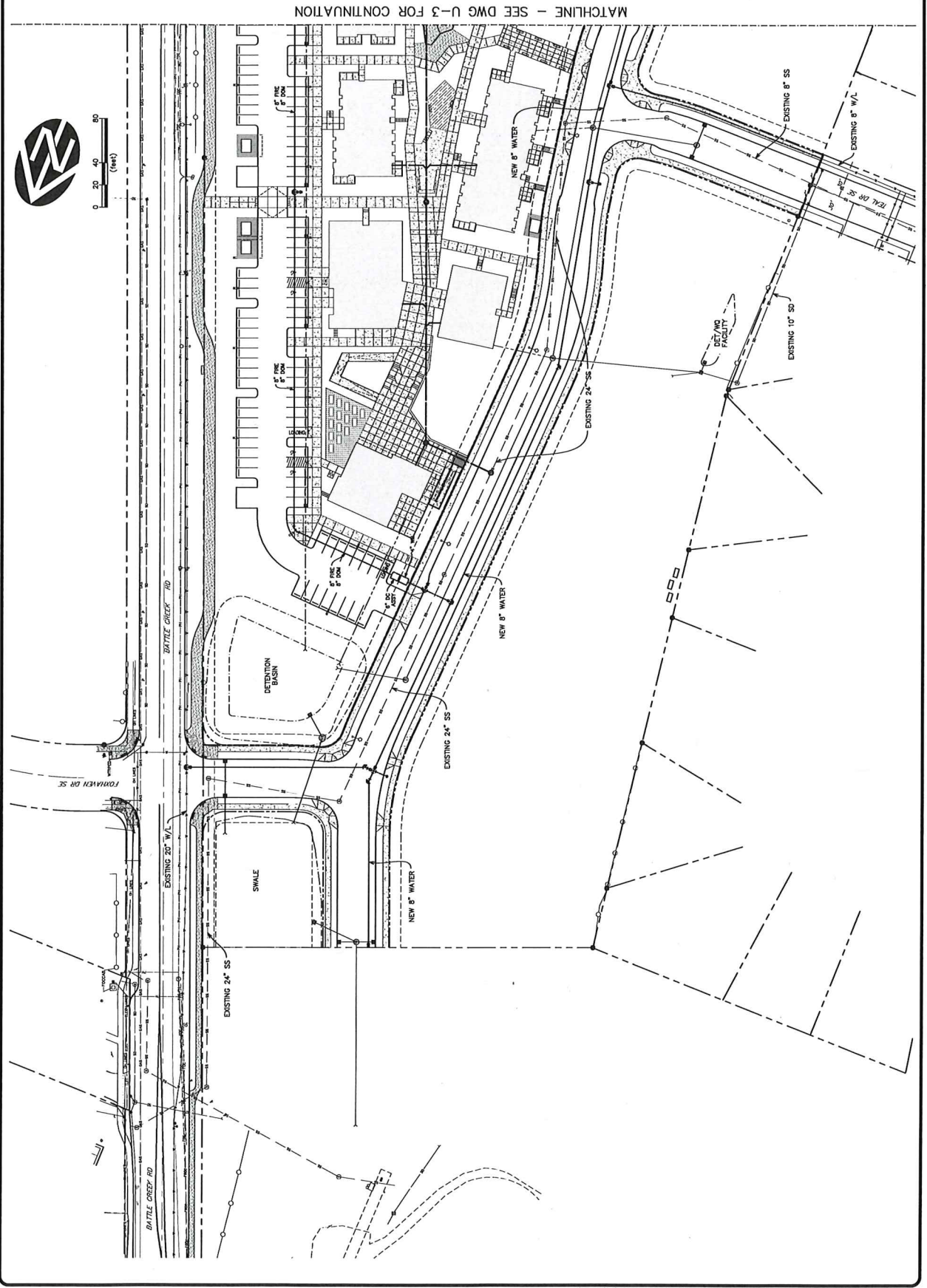
E-mail: westview@westview-inc.com

DRAWING

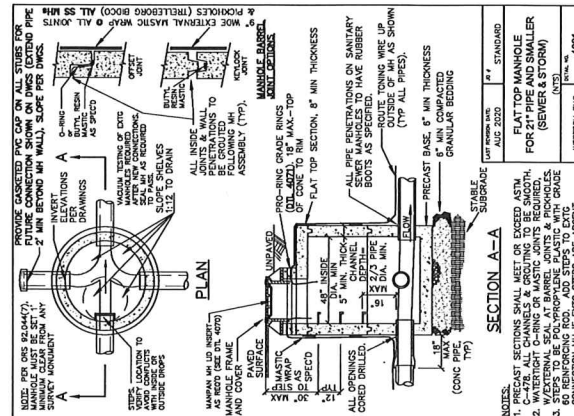
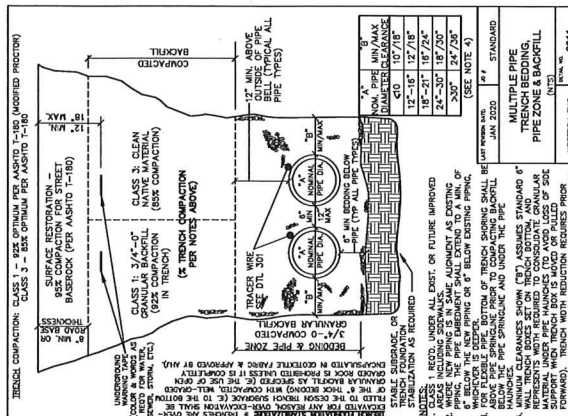
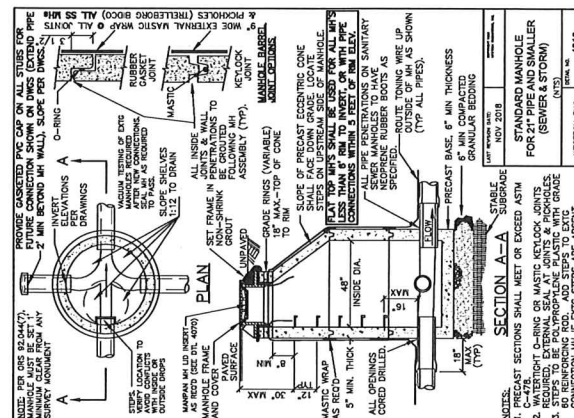
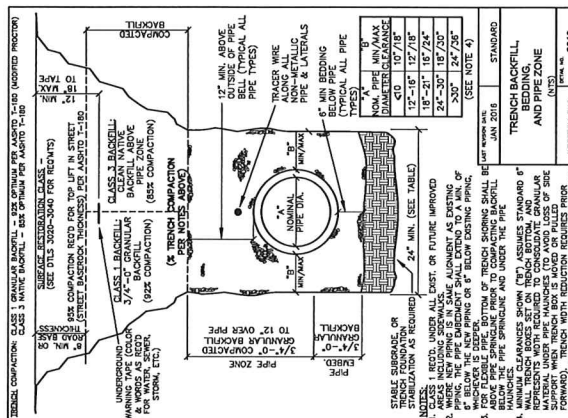
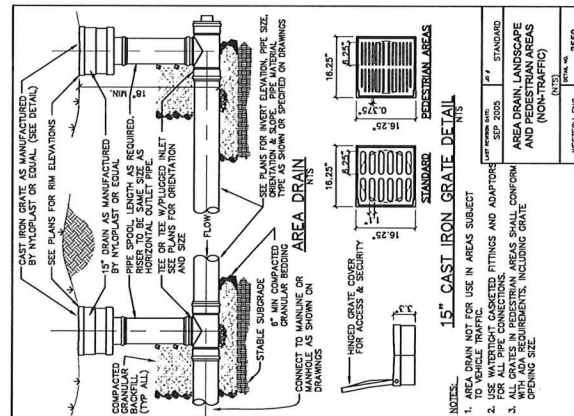
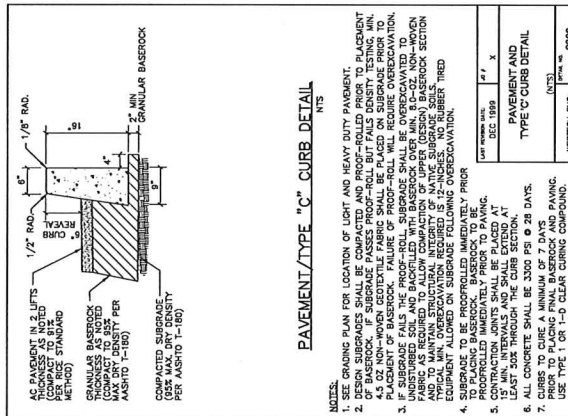
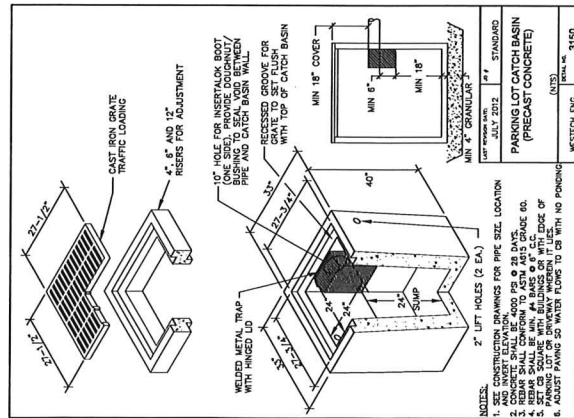
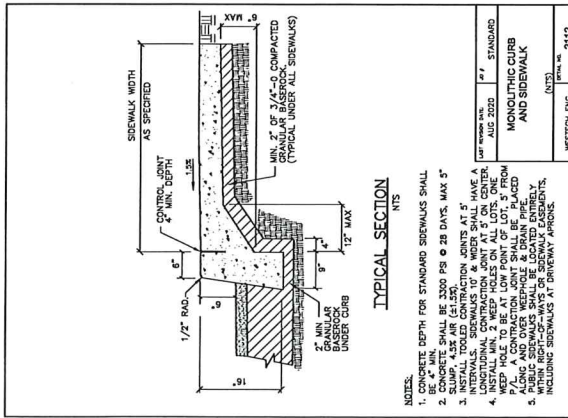
U-2

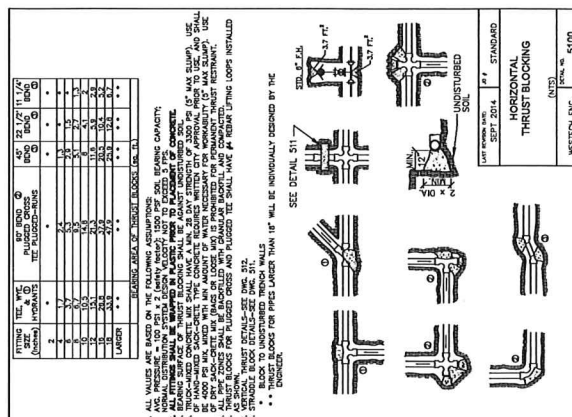
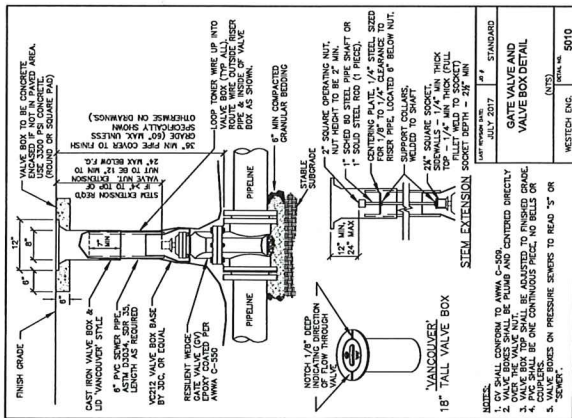
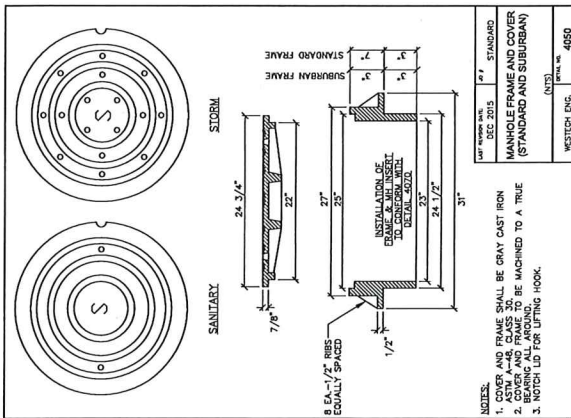
JOB NUMBER

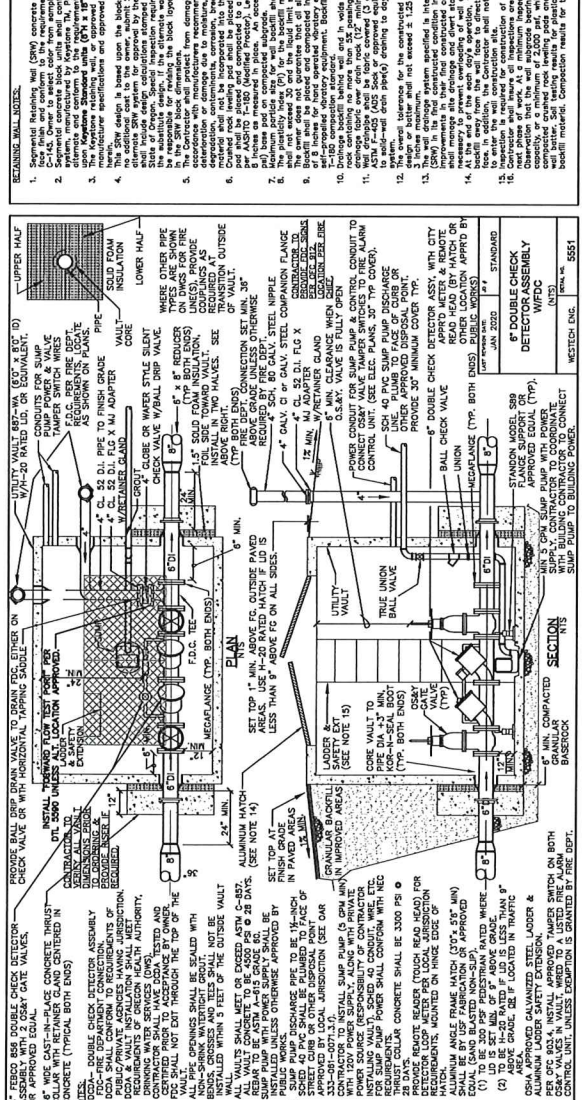
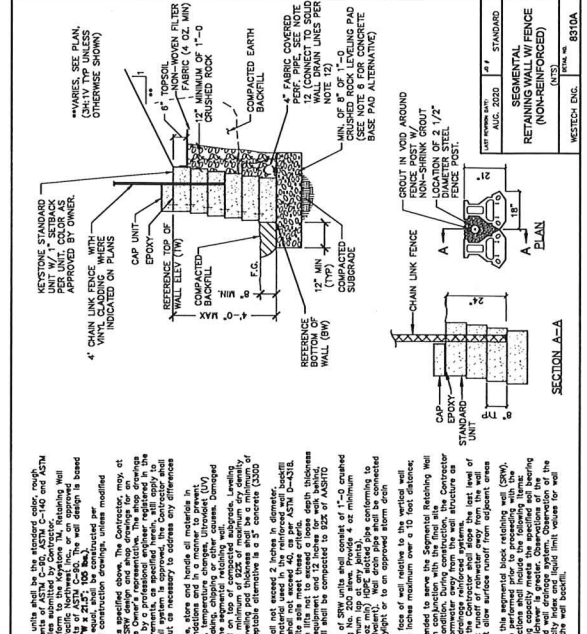
2152.2112.0



DATE: 03/11/2022 CKO. SAW DRL. AR DSN. SAW 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 1045 1046 1047 1048 1049 1050 1051 1052 1053 1054 1055 1056 1057 1058 1059 1060 1061 1062 1063 1064 1065 1066 1067 1068 1069 1070 1071 1072 1073 1074 1075 1076 1077 1078 1079 1080 1081 1082 1083 1084 1085 1086 1087 1088 1089 1090 1091 1092 1093 1094 1095 1096 1097 1098 1099 1100 1101 1102 1103 1104 1105 1106 1107 1108 1109 1110 1111 1112 1113 1114 1115 1116 1117 1118 1119 1120 1121 1122 1123 1124 1125 1126 1127 1128 1129 1130 1131 1132 1133 1134 1135 1136 1137 1138 1139 1140 1141 1142 1143 1144 1145 1146 1147 1148 1149 1150 1151 1152 1153 1154 1155 1156 1157 1158 1159 1160 1161 1162 1163 1164 1165 1166 1167 1168 1169 1170 1171 1172 1173 1174 1175 1176 1177 1178 1179 1180 1181 1182 1183 1184 1185 1186 1187 1188 1189 1190 1191 1192 1193 1194 1195 1196 1197 1198 1199 1200 1201 1202 1203 1204 1205 1206 1207 1208 1209 1210 1211 1212 1213 1214 1215 1216 1217 1218 1219 1220 1221 1222 1223 1224 1225 1226 1227 1228 1229 1230 1231 1232 1233 1234 1235 1236 1237 1238 1239 1240 1241 1242 1243 1244 1245 1246 1247 1248 1249 1250 1251 1252 1253 1254 1255 1256 1257 1258 1259 1260 1261 1262 1263 1264 1265 1266 1267 1268 1269 1270 1271 1272 1273 1274 1275 1276 1277 1278 1279 1280 1281 1282 1283 1284 1285 1286 1287 1288 1289 1290 1291 1292 1293 1294 1295 1296 1297 1298 1299 1300 1301 1302 1303 1304 1305 1306 1307 1308 1309 1310 1311 1312 1313 1314 1315 1316 1317 1318 1319 1320 1321 1322 1323 1324 1325 1326 1327 1328 1329 1330 1331 1332 1333 1334 1335 1336 1337 1338 1339 1340 1341 1342 1343 1344 1345 1346 1347 1348 1349 1350 1351 1352 1353 1354 1355 1356 1357 1358 1359 1360 1361 1362 1363 1364 1365 1366 1367 1368 1369 1370 1371 1372 1373 1374 1375 1376 1377 1378 1379 1380 1381 1382 1383 1384 1385 1386 1387 1388 1389 1390 1391 1392 1393 1394 1395 1396 1397 1398 1399 1400 1401 1402 1403 1404 1405 1406 1407 1408 1409 1410 1411 1412 1413 1414 1415 1416 1417 1418 1419 1420 1421 1422 1423 1424 1425 1426 1427 1428 1429 1430 1431 1432 1433 1434 1435 1436 1437 1438 1439 1440 1441 1442 1443 1444 1445 1446 1447 1448 1449 1450 1451 1452 1453 1454 1455 1456 1457 1458 1459 1460 1461 1462 1463 1464 1465 1466 1467 1468 1469 1470 1471 1472 1473 1474 1475 1476 1477 1478 1479 1480 1481 1482 1483 1484 1485 1486 1487 1488 1489 1	
--	--







08 3W 14
SALEM



MARION COUNTY, OREGON
SEC 14 T8S R3W W.M.
SCALE 1" = 400'

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.
- ⊕ 16, 15
- ⊕ Section Corner
- 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	
102	208
103	209
104	
105	
106	
107	
108	
109	
110	
111	
112	
113	
114	
115	
116	
117	
118	
119	
120	
207	

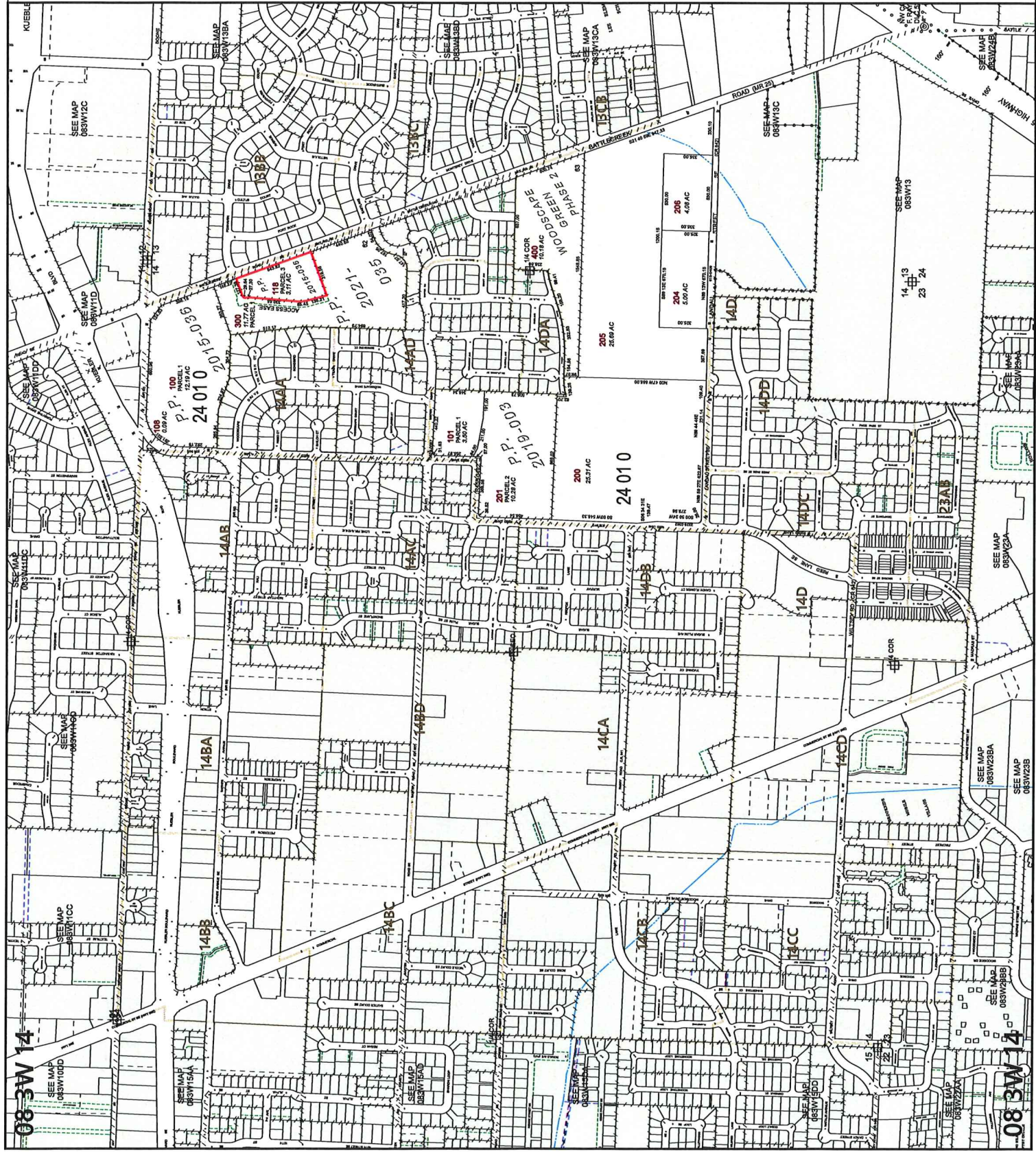
DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



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

PLOT DATE: 6/11/2021

SALEM
08 3W 14





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

*

☒ City of ☐ County of

Municipality*

Salem

Date*

4/27/2022

Staff Contact

First Name*

Jason

Last Name*

Valyou

Phone*

15035886211

Email*

jvalyou@cityofsalem.net

Applicant

First Name*

Woodscape

Last Name*

Glen LLC

Applicant Organization Name

(if applicable)

Mailing Address*

Street Address

4985 Battle Creek Road SE 200

Address Line 2

City

Salem

Postal / Zip Code

97302

State

OR

Country

USA

Phone

503-585-8787

Email (?)

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

☐ No ☒ Yes

Activity Location

Township * (?)

08S

Range * (?)

03W

Section * (?)

14

Quarter-quarter Section (?)

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 * (?)

14

Quarter-quarter Section (?)

Tax Lot(s) *

00118

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

5205 Battle Creek Road SE

Address Line 2

City

Salem

Postal / Zip Code

97306

State

OR

Country

USA

County *

Marion

Adjacent Waterbody

LWI Wetland Channel, Soil
Inclusion

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 # * (?)

22-101695-RP

Zoning

MF/RM2

Proposed

☒ Building Permit (new structures)

☒ Grading Permit

☒ Site Plan Approval

☐ Other (please describe)

☐ Conditional use Permit

☐ Planned Unit Development

☐ Subdivision

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

A proposal to construct a new 184-unit apartment complex and associated site improvements.

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

22-101695-RP_Plans.pdf

16.68MB

22-101695-RP_LWI Map.pdf

11.75MB

22-101695-RP_Tax Lot Map.pdf

1.27MB

Additional Attachments

Date

4/27/2022