



Public Works Department

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

October 20, 2022

Sangeeta Kamineni
2500 Gleneagle Road
Lake Oswego OR 97034

**SUBJECT: Wetland Land Use Notification: 5730 Lone Oak Rd SE
Permit # 21-122528-LD**

Tax lot 083W15CB01900, 083W15CB02000, 083W15CB021, and 083W15CB02200 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\21-122528-LD_5730 LONE OAK ROAD SE\WLUN\WLUN Letter_21-122528-LD.doc

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.

* Required Field (?) Tool Tips

Responsible Jurisdiction

*

☒ City of ☐ County of

Municipality *

Salem

Date *

10/19/2022

Staff Contact

First Name *

Jason

Last Name *

Valyou

Phone *

15035886211

Email *

jvalyou@cityofsalem.net

Applicant

First Name *

Sangeeta

Last Name *

Kamineni

Applicant Organization Name

(if applicable)

Mailing Address *

Street Address

2500 Gleneagle Road

Address Line 2

City

Lake Oswego

Postal / Zip Code

97034

State

OR

Country

USA

Phone

503-508-8345

Email (?)

sangeeta7@hotmail.com

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

☐ No ☒ Yes

Activity Location

Township * (?)

08S

Range * (?)

03W

Section * (?)

15

Quarter-quarter Section (?)

CB

Tax Lot(s) *

01900

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 * (?)

15

Quarter-quarter Section (?)

CB

Tax Lot(s) *

02000

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 * (?)

15

Quarter-quarter Section (?)

CB

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02100

You can enter multiple tax lot numbers within this field. i.e. 100, 200, 300, etc.

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Township * (?)

08S

Range * (?)

03W

Section * (?)

15

Quarter-quarter Section (?)

CB

Tax Lot(s) *

02200

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

5730 Lone Oak Road SE

Address Line 2

City

Salem

Postal / Zip Code

97306

State

OR

Country

USA

County *

Marion

Adjacent Waterbody

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 #* (?)

21-122528-LD

Zoning

Soil inclusion

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 consolidated application for a proposed 57-lot subdivision with associated site improvements, including four lots designed for stormwater management. The application includes:

- 1) A Subdivision Tentative Plan to divide the approximate 12.18-acre property into 57 lots ranging in size from approximately 4,800 square feet to 18,327 square feet;
- 2) An Urban Growth Preliminary Declaration to determine the necessary public facilities required to serve the proposed development;
- 3) A Class 1 Adjustment to reduce the minimum required double frontage lot depth for Lot 16 from 120 ft. to approximately 105 ft. (SRC 510.010(b); SRC 511.010(b)); and
- 4) A Class 2 Adjustment to:
 - a) Increase the maximum allowed lot depth for Lot 8 from 150 ft. to approximately 207 ft. (SRC 510.010(b); SRC 511.010(b)); and
 - b) Designate the west property line of Lots 9 and 12 abutting the flag lot accessway as the front lot line rather than the south property line abutting the street (SRC 800.020(a)(1)).

The subject property is zoned RA (Residential Agriculture) and RS (Single Family Residential), approximately 12.18 acres in size, and located at 5730 Lone Oak Road SE (Marion County Assessor Map and Tax Lot Numbers: 083W15CB01900; 02000; 02100; and 02200).

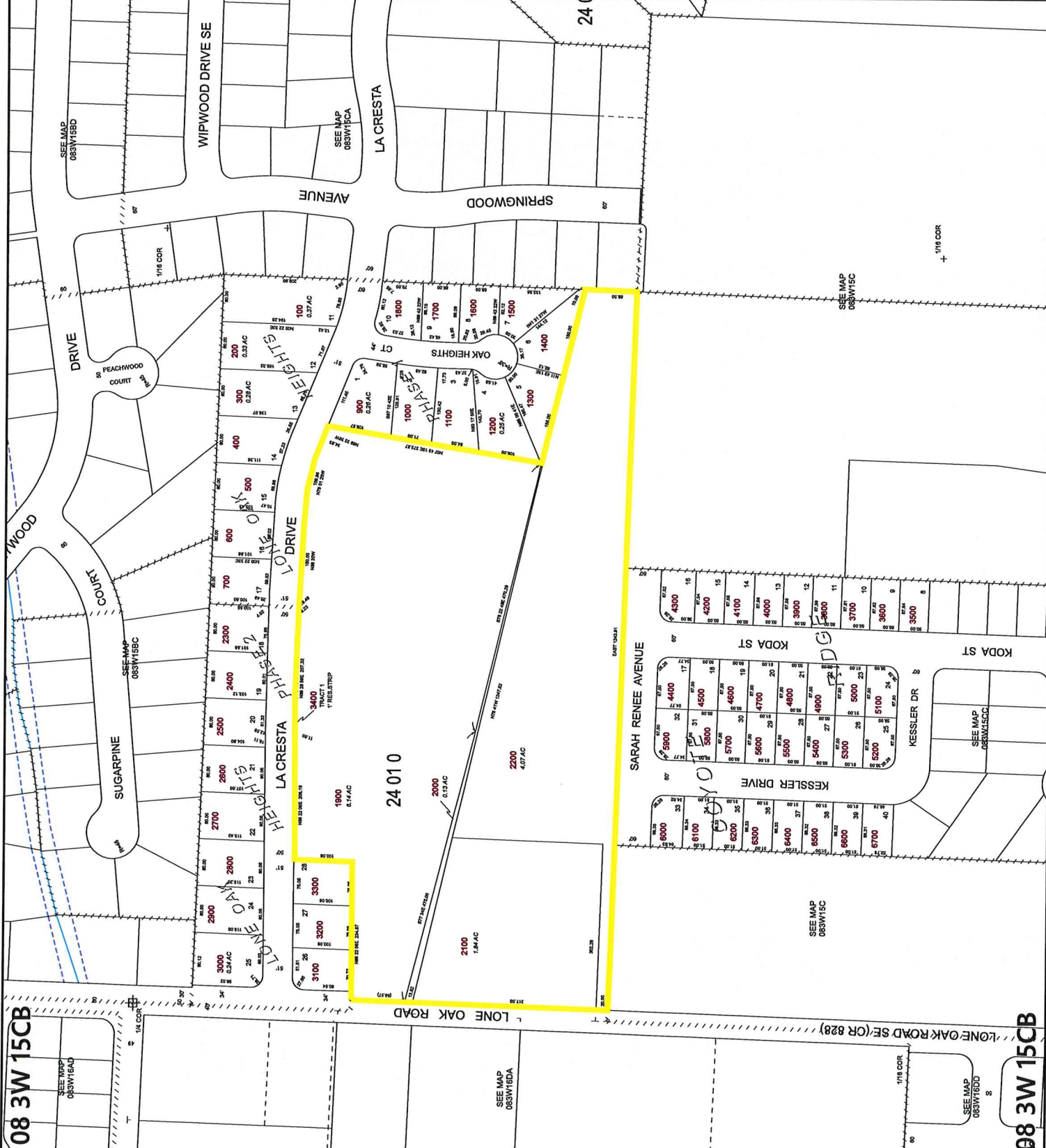
Required attachments with site marked: Tax map and legible, scaled site plan map. (?)

22-122528-LD_Plans.pdf	22.28MB
22-122528-LD_LWI Map.pdf	12.9MB
22-122528-LD_Tax Lot Map.pdf	290.75KB

Additional Attachments**Date**

10/19/2022

08 3W 15CB



08 3W 15CB
SALEM



MARION COUNTY, OREGON
NW1/4 SW1/4 SEC15 T8S R3W W.M.
SCALE 1" = 100'

LEGEND

- LINE TYPES**
- Historical Boundary
 - Taxlot Boundary
 - Road Right-of-Way
 - Railroad Right-of-Way
 - Private Road ROW
 - Subdivision/Plat Bndry
 - Waterline - Taxlot Bndry
 - Waterline - Non Bndry
- CORNER TYPES**
- 1/16TH Section Cor
 - 1/4 Section Cor
 - DLC Corner
 - Section Corner
- NUMBERS**
- Tax Code Number
 - 00 00 0
 - 0.25 AC
- NOTES**
- 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	
800	

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

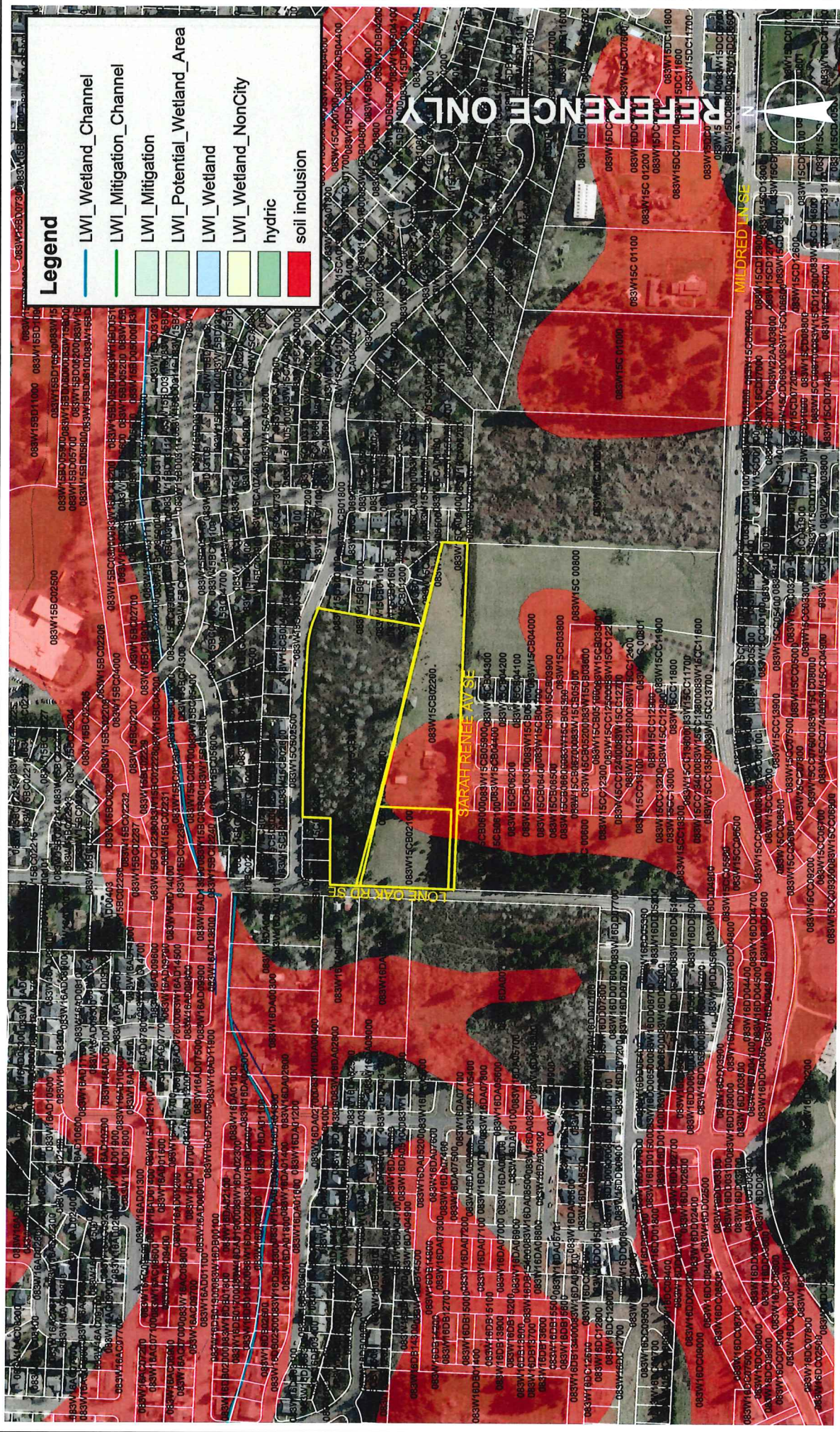
SALEM

08 3W 15CB

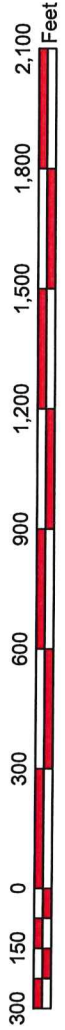
08 3W 15CB

Legend

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



1 inch = 300 feet



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100



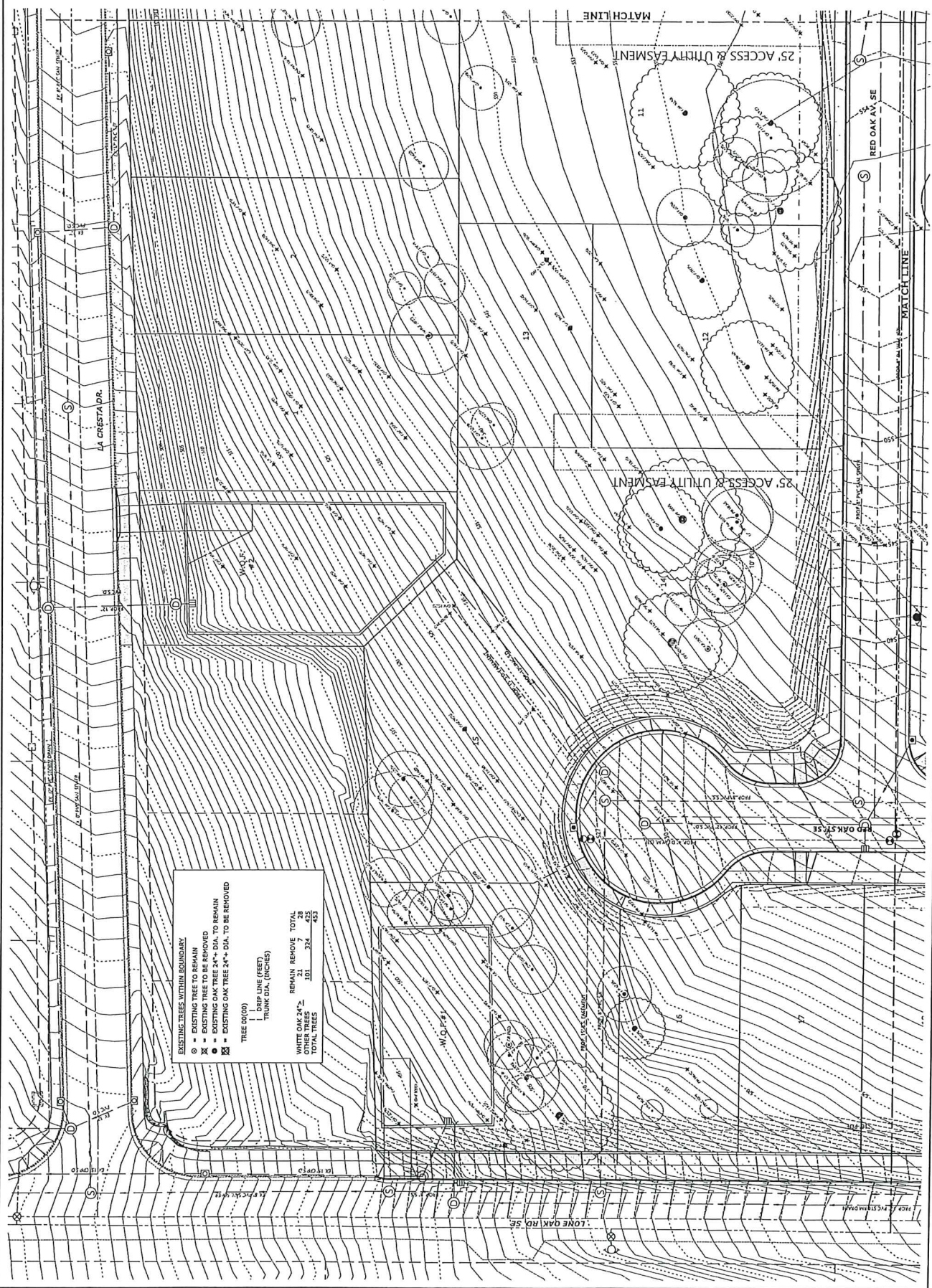
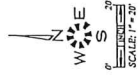
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Drawn: J.J.G.
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OAK GROVE

TREE CONSERVATION N.W. QUADRANT

ENGINEERING SERVICES, INC.
1155 N.W. 35th Ave., Suite 100, Ft. Lauderdale, FL 33309
(954) 350-1155
www.esinc.com



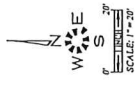
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- = EXISTING TREE TO REMAIN
- ⊗ = EXISTING TREE TO BE REMOVED
- = EXISTING OAK TREE 24"± DIA. TO REMAIN
- ⊙ = EXISTING OAK TREE 24"± DIA. TO BE REMOVED

TREE 001(01)

THICK LINE (FEET)
THIN LINE (INCHES)

WHITE OAK 24"±	REMAIN	REMOVE	TOTAL
21	7	28	26
101	324	425	435
TOTAL TREES			461



EXISTING TREES WITHIN BOUNDARY

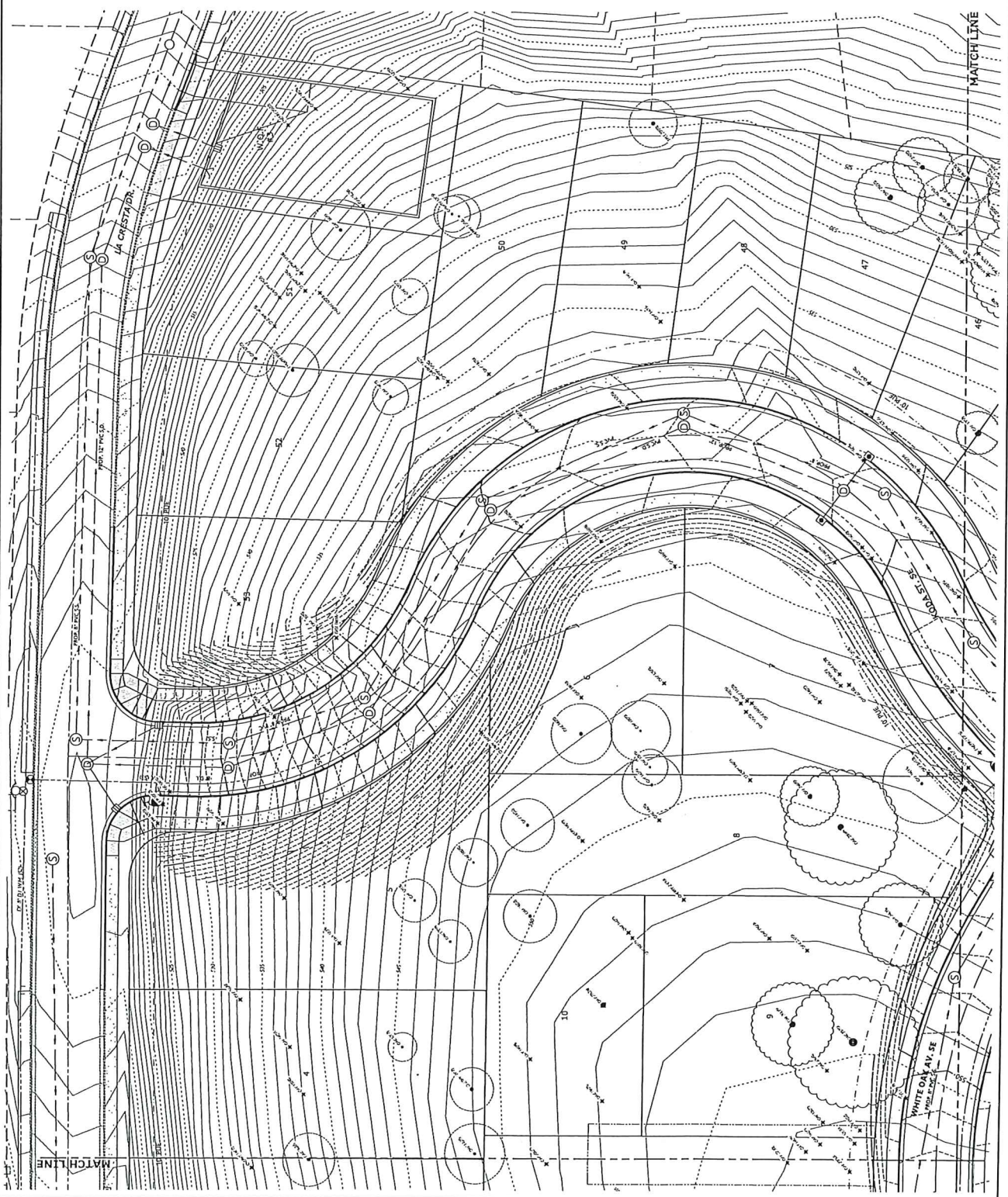
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- ⊗ = EXISTING TREE TO BE REMOVED
- ⊙ = EXISTING OAK TREE 24" DIA. TO REMAIN
- ⊗ = EXISTING OAK TREE 24" DIA. TO BE REMOVED

TREE 00(00)

DRIP LINE (FEET)
TRUNK DIA. (INCHES)

WHITE OAK 24" DIA.	100	324	425
OTHER TREES	100	324	425
TOTAL TREES			453

REMAIN REMOVE TOTAL



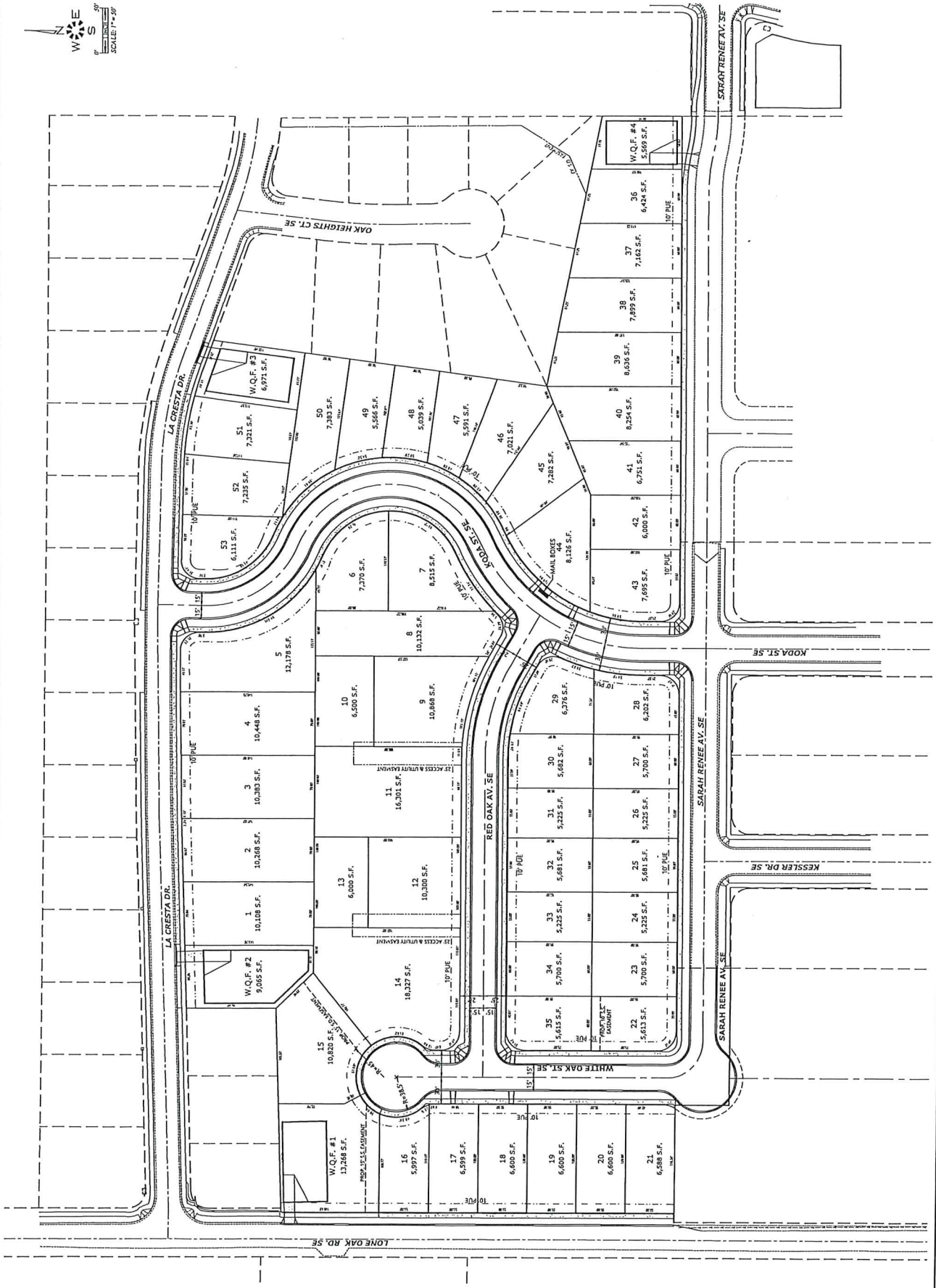
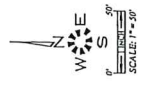
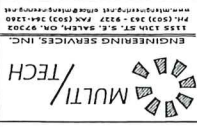


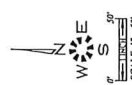
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OAK GROVE

LOT LAYOUT PLAN





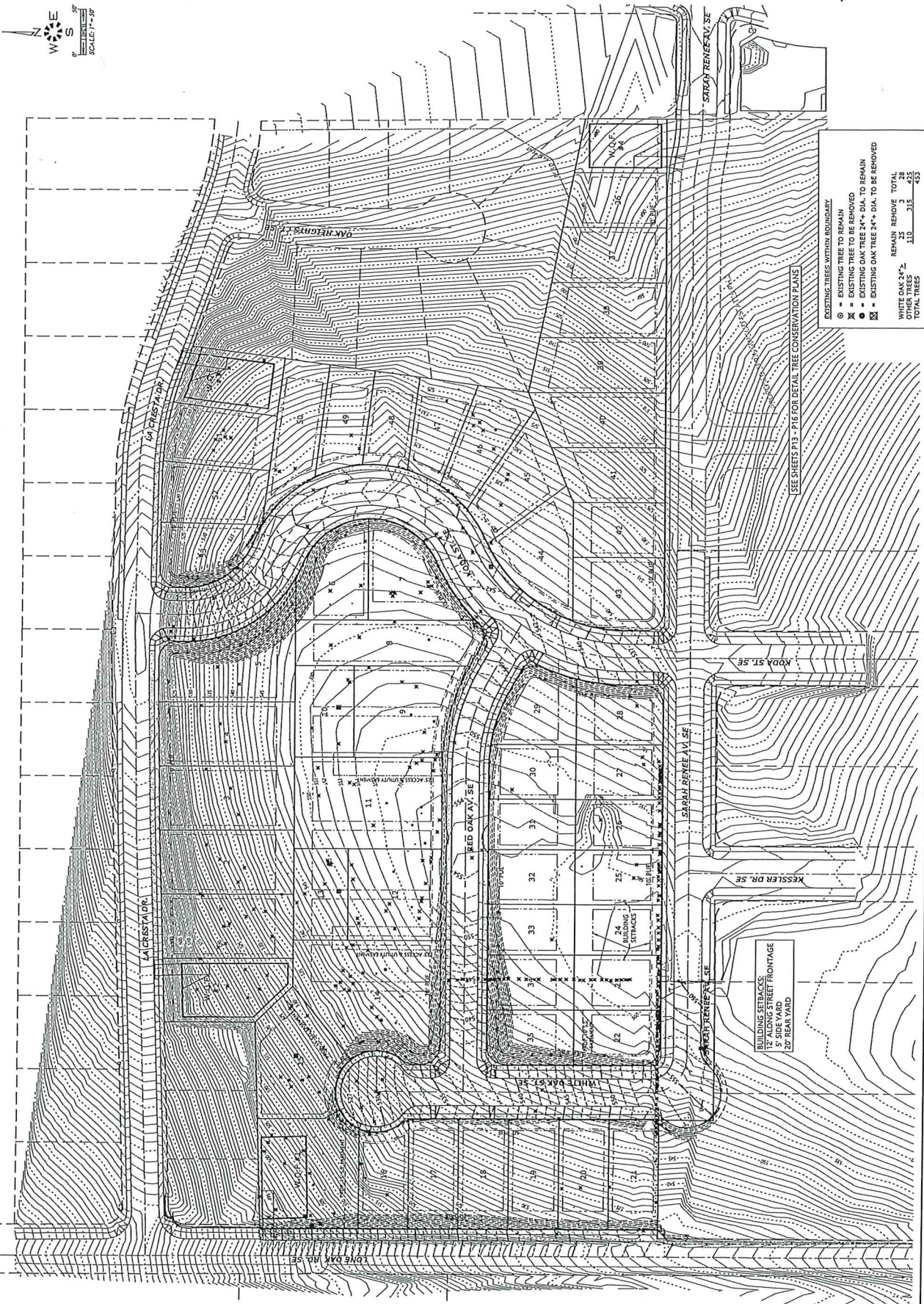
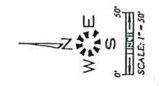
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P10
 JOB # 21154
 DWG. 000-300-2021

OAK GROVE

TREE CONSERVATION
 OVERALL PLAN

ENGINEERING SERVICES, INC.
 11111 N. 12th St., Suite 200, Omaha, NE 68131
 Tel: (402) 341-1111 Fax: (402) 341-1111
 www.multitech-engineering.com



EXISTING TREES WITHIN BOUNDARY

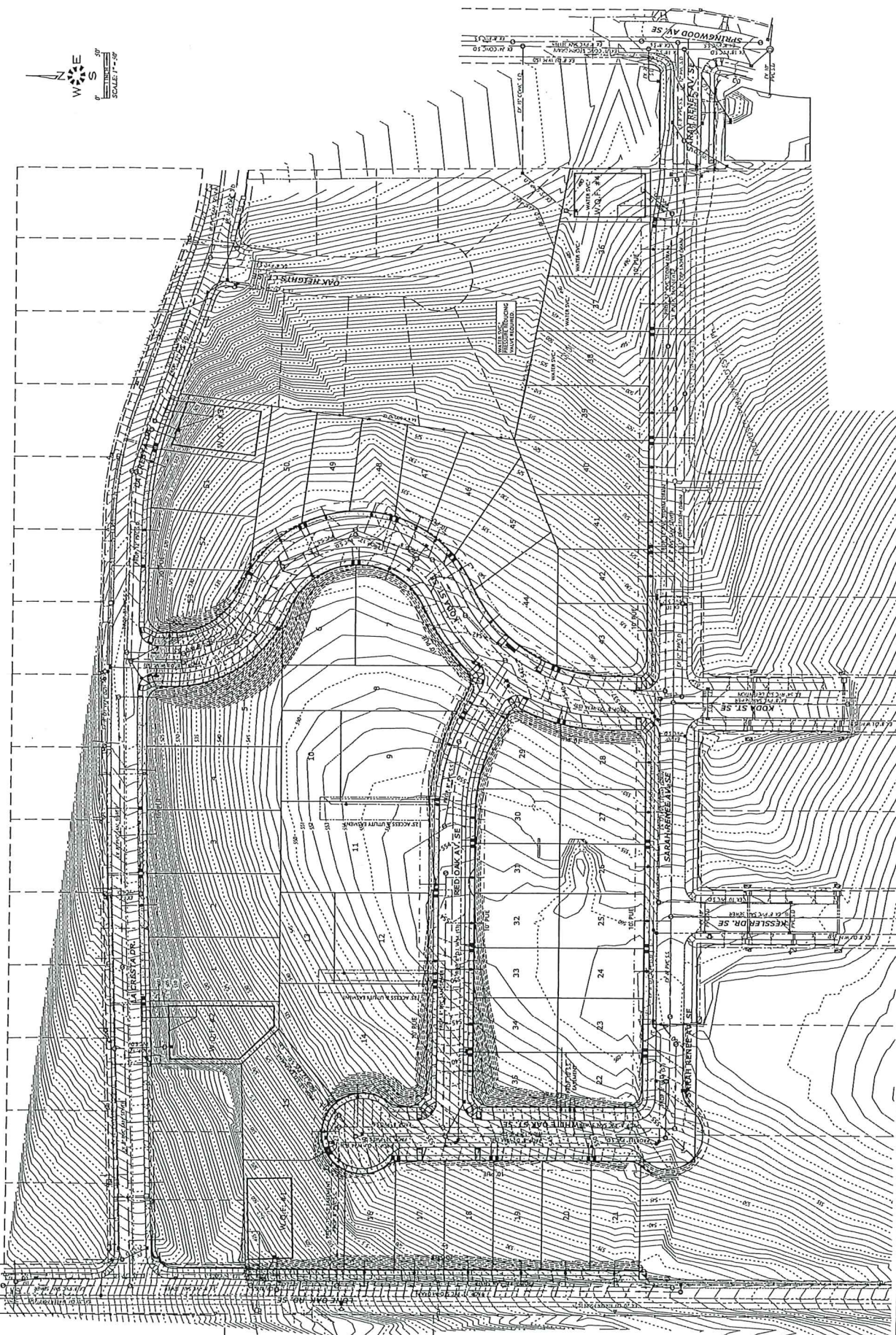
- = EXISTING TREE TO REMAIN
- ⊗ = EXISTING TREE TO BE REMOVED
- = EXISTING OAK TREE 24" DIA. TO REMAIN
- ⊗ = EXISTING OAK TREE 24" DIA. TO BE REMOVED

REMAIN	REMOVE	TOTAL
WHITE OAK 24" DIA.	110	315
OTHER TREES	425	453
TOTAL TREES		453

BUILDING SETBACKS:
 12' ALONG STREET FRONTAGE
 5' SIDE YARD
 20' REAR YARD

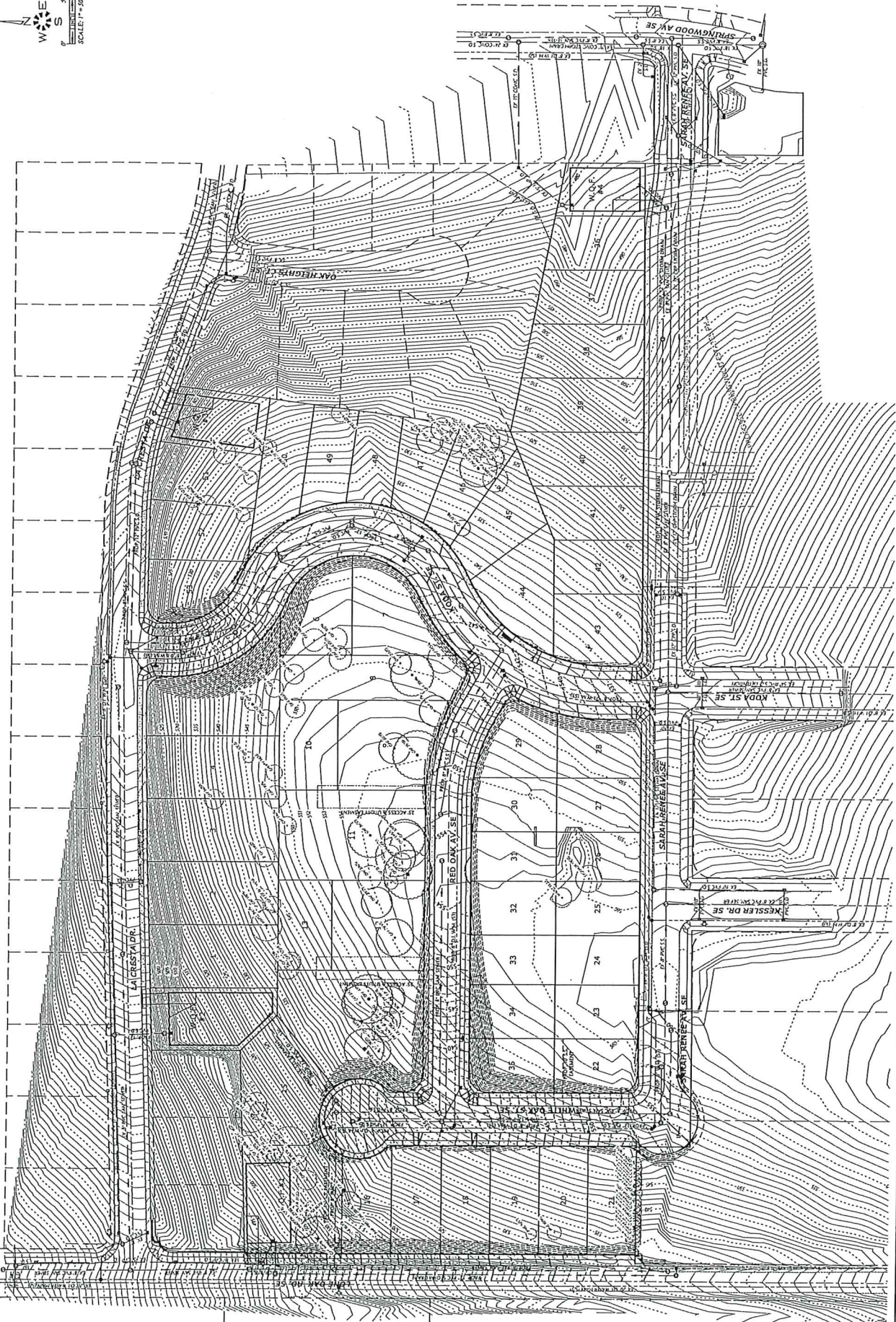
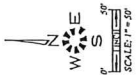
SEE SHEET P13 - P16 FOR DETAIL TREE CONSERVATION PLANS

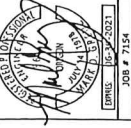
UTILITY PLAN



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OAK GROVE
 LOT GRADING PLAN

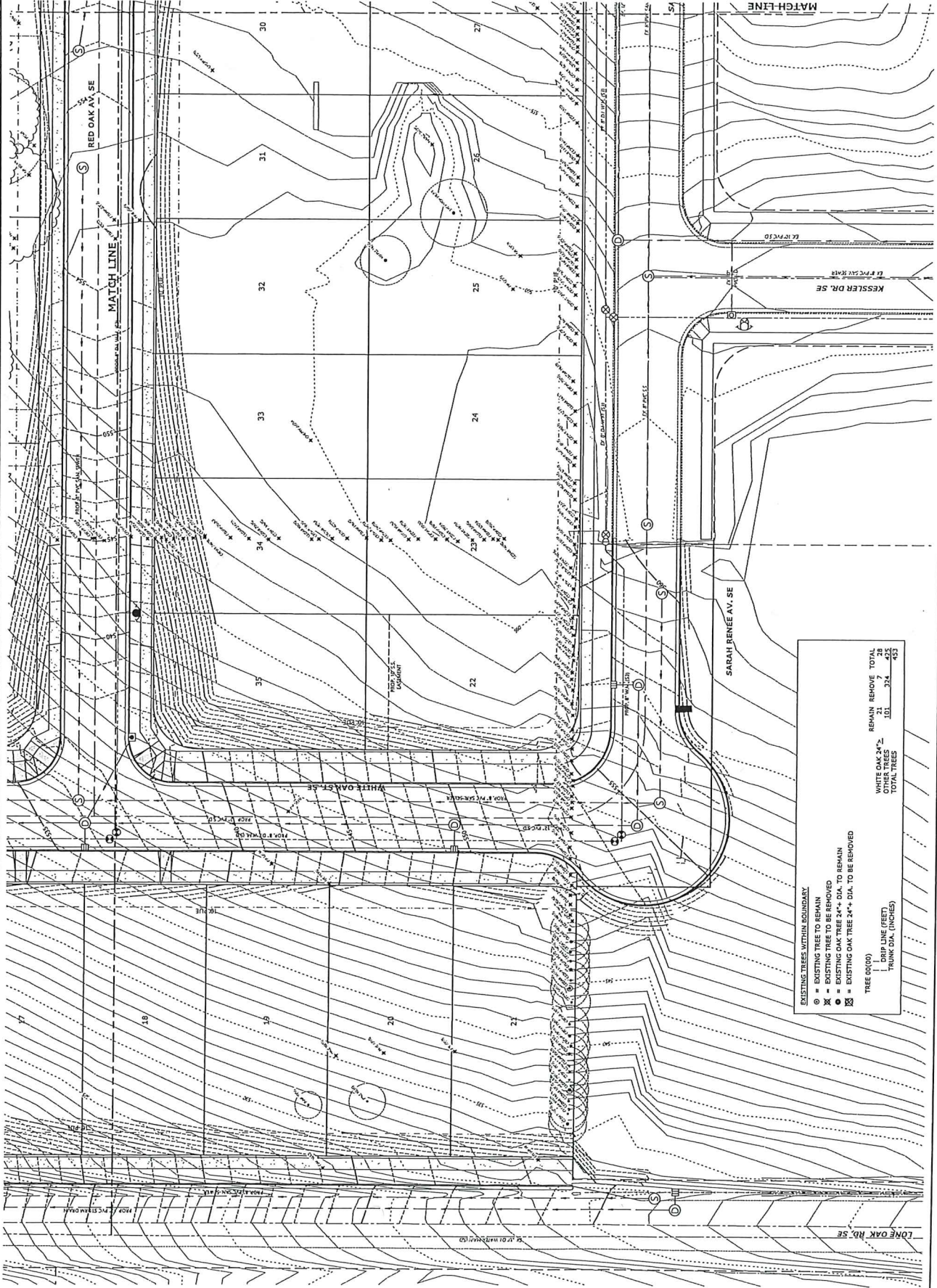
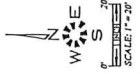
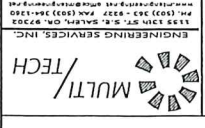




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Project: TREE CONSERVATION
S.W. QUADRANT
OAK GROVE

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TREE CONSERVATION
S.W. QUADRANT



EXISTING TREES WITHIN BOUNDARY

- = EXISTING TREE TO REMAIN
- ✕ = EXISTING TREE TO BE REMOVED
- = EXISTING OAK TREE 24"± DIA. TO REMAIN
- ⊗ = EXISTING OAK TREE 24"± DIA. TO BE REMOVED

TREE 001001

WHITE OAK 24"± DIA. TO REMAIN	WHITE OAK 24"± DIA. TO BE REMOVED	OTHER TREES	TOTAL TREES
101	324	425	850

TOTAL TREES: 850

WHITE OAK 24" >	21	7	28
OTHER TREES	101	324	425
TOTAL TREES			453

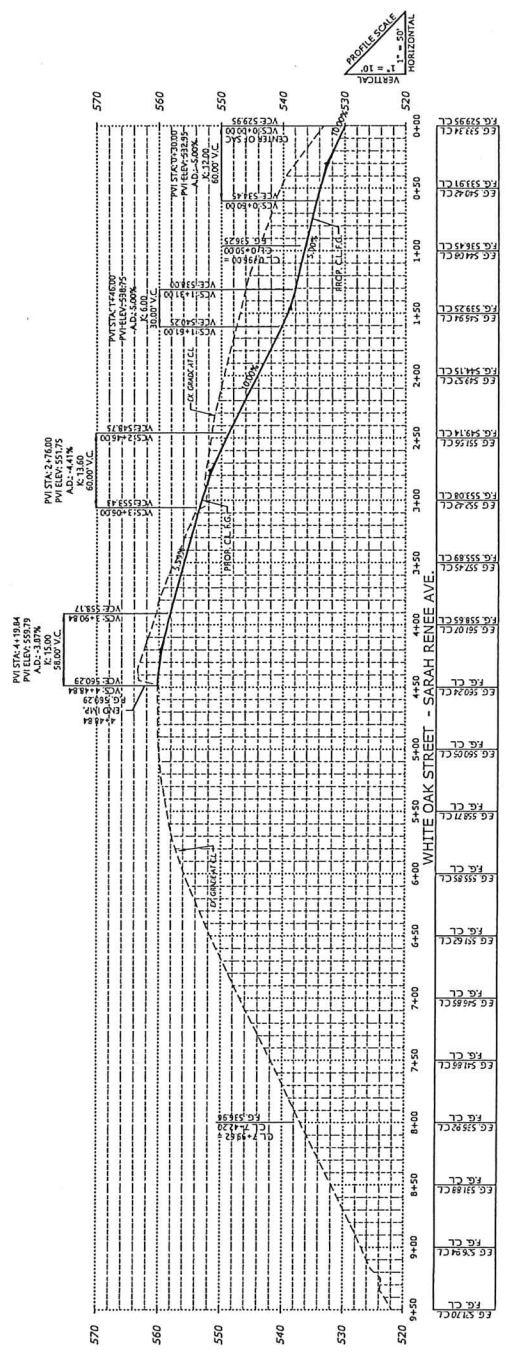
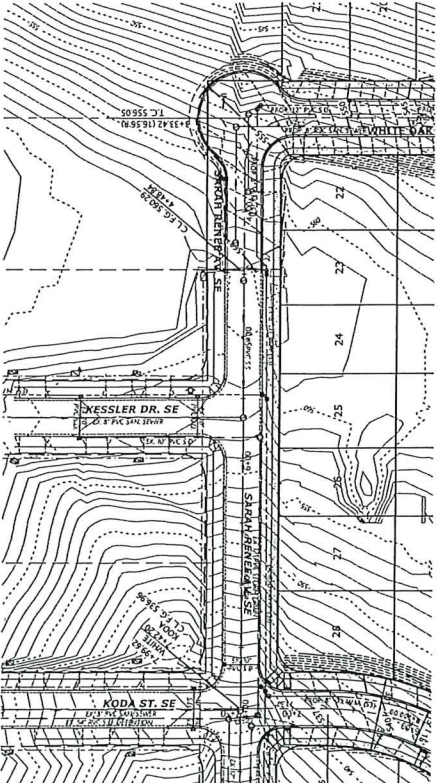
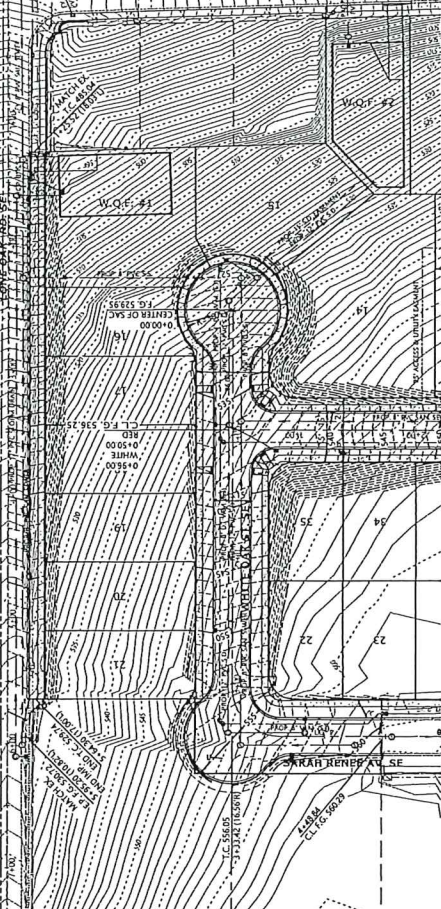


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OAK GROVE
 STREET PLAN

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 Tel: (330) 333-8927 Fax: (330) 334-1288
 www.es-inc.com
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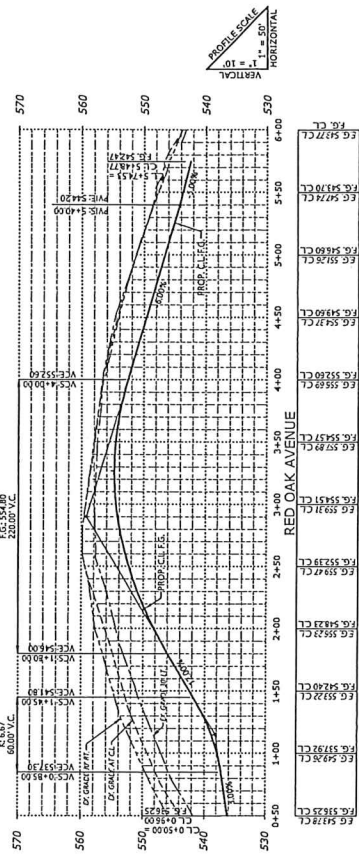
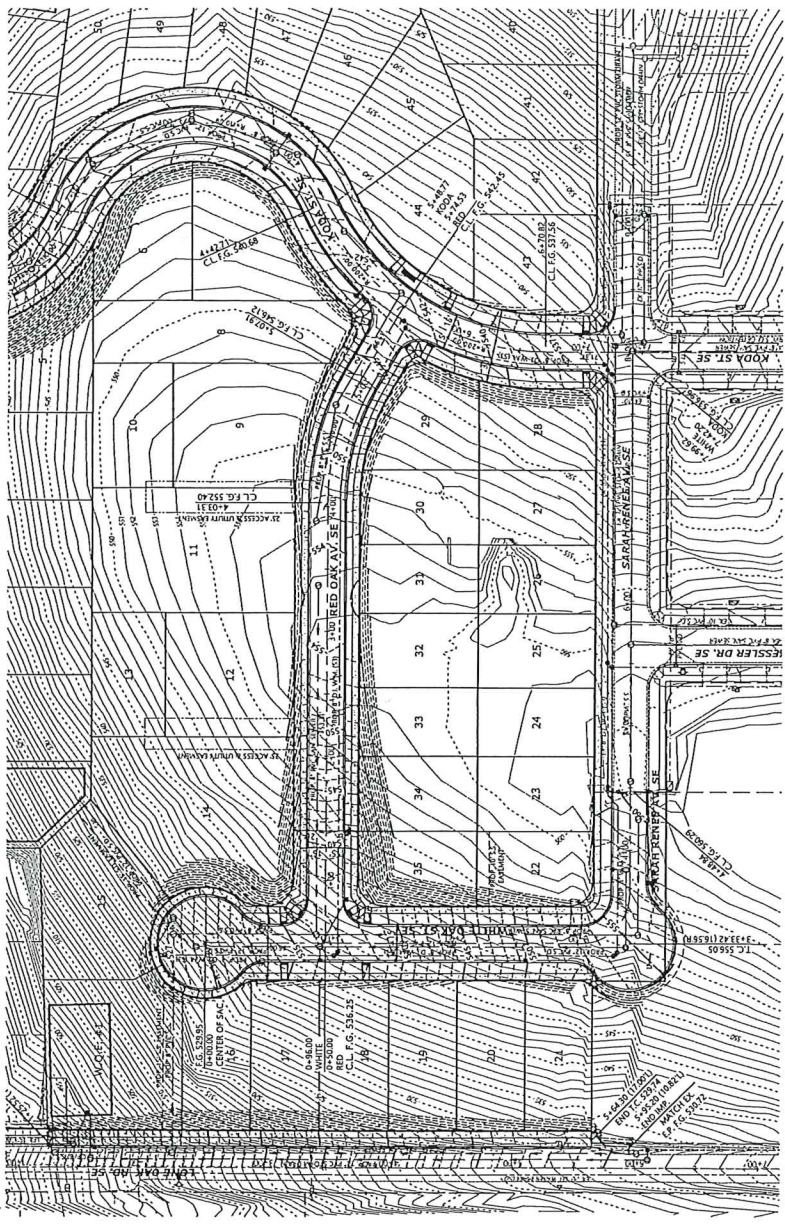
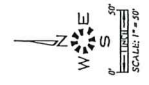


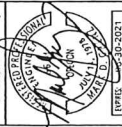


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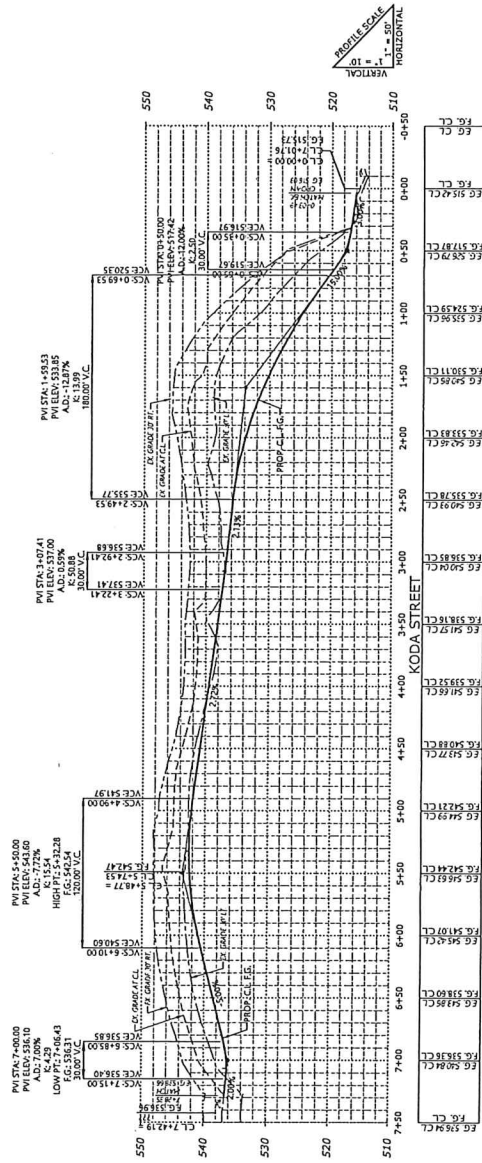
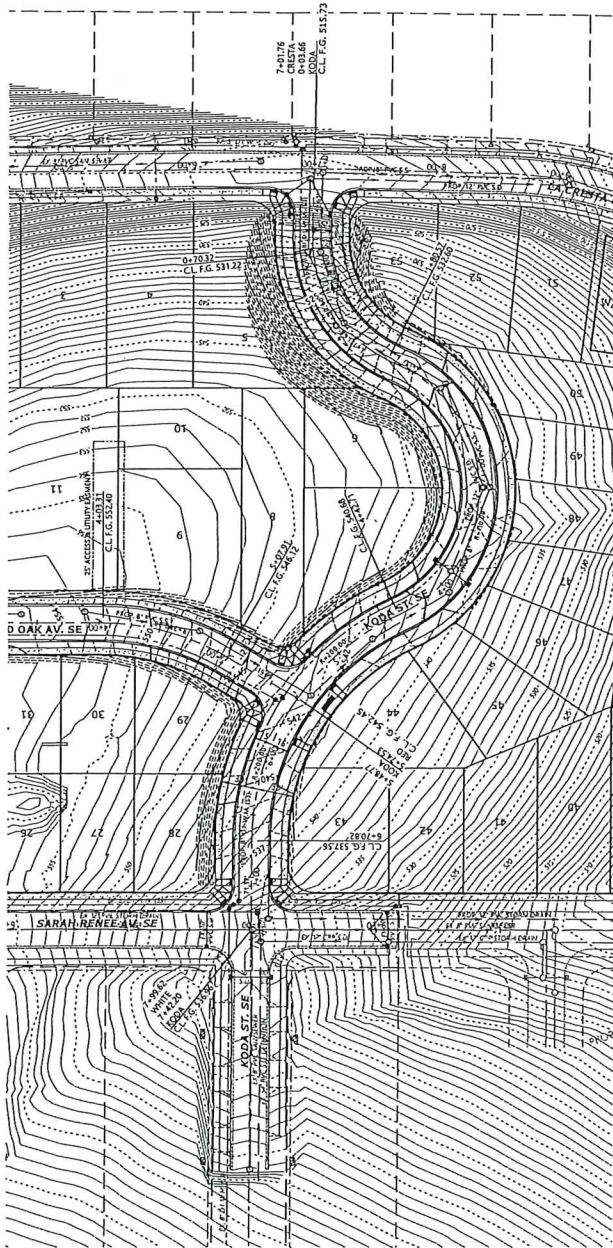
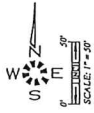
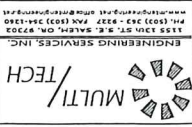
OAK GROVE
 STREET PLAN





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OAK GROVE

STREET PLAN

ENGINEERING SERVICES, INC.
11415 SW 37th St., Suite 200, Miami, FL 33155
Tel: (305) 345-3337 Fax: (305) 345-3338
www.esinc.com

MULTI/TECH

