



Public Works Department

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

November 2, 2022

Willamette Engineering Inc
PO Box 9032
Salem OR 97305

**SUBJECT: Wetland Land Use Notification: 1440 Boone Road SE
Permit # 22-115398-PLN**

Tax lots 083W14BB00100 and 083W14BB00200 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\22-115398-PLN_1440 BOONE ROAD SE\WLUN\WLUN Letter_22-115398-PLN.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*

11/1/2022

Staff Contact

First Name*

Jason

Last Name*

Valyou

Phone*

15035886211

Email*

jvalyou@cityofsalem.net

Applicant

First Name*

Willamette

Last Name*

Engineering Inc

Applicant Organization Name

(if applicable)

Mailing Address*

Street Address

PO Box 9032

Address Line 2

City

Salem

Postal / Zip Code

97305

State

OR

Country

USA

Phone

503-304-0905

Email (?)

jer.willengr@juno.com

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 (?)

BB

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.

Township * (?)

08S

Range * (?)

03W

Section * (?)

14

Quarter-quarter Section (?)

BB

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.

Address

Street Address

1440 Boone Road SE

Address Line 2

City

Salem

Postal / Zip Code

97306

State

OR

Country

USA

County *

Marion

Adjacent Waterbody

soil inclusion/hydric soils

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 # * (?)

22-115398-PLN

Zoning

RA

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 tentative phased subdivision plan to divide approximately 0.75 acre into nine lots ranging in size from 2,000 square feet to 11,300 square feet. The proposal includes creation of Lot 9, a land area containing Kuebler BLVD, which is dedicated to the City of Salem.

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

22-115398-PLN_Plans.pdf

691.6KB

22-115398-PLN_Tax Lot Map.pdf

303.27KB

22-115398-PLN_LWI Map.pdf

12.28MB

Additional Attachments

Date

11/1/2022

08 3W 14BB
SALEM

SALE



MARION COUNTY, OREGON
NW1/4 NW1/4 SEC14 T8S R3W W.M.
SCALE 1" = 100'

SCALE 1" = 100'

LEGEND

- LINE TYPES**
- | | |
|-----------------------------------|-----------------------|
| <u> </u> Taxlot Boundary | Historical Boundary |
| <u> </u> Road Right-of-Way | Easement |
| <u> </u> 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 16 15 Section Corner
 21 22

NUMBERS

Tax Code Number
00 00 0

Acreage
0.25AC

NOTES

Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW



CANCELLED NUMBERS	
661	2021
663	2100
671	2100
701	3000
703	3000
900	2200
901	2201
903	2201
911	2400
1400	2400
1500	2401
1600S1	2501
1600S2	2501
1601	2501
1701	2701
1701	2701
1702	2801
1800	3000A1
1801	3001
1802	3301
1800	3302L1
2000	3401

**DISCLAIMER: THIS MAP WAS PREPARED
FOR ASSESSMENT PURPOSES ONLY**



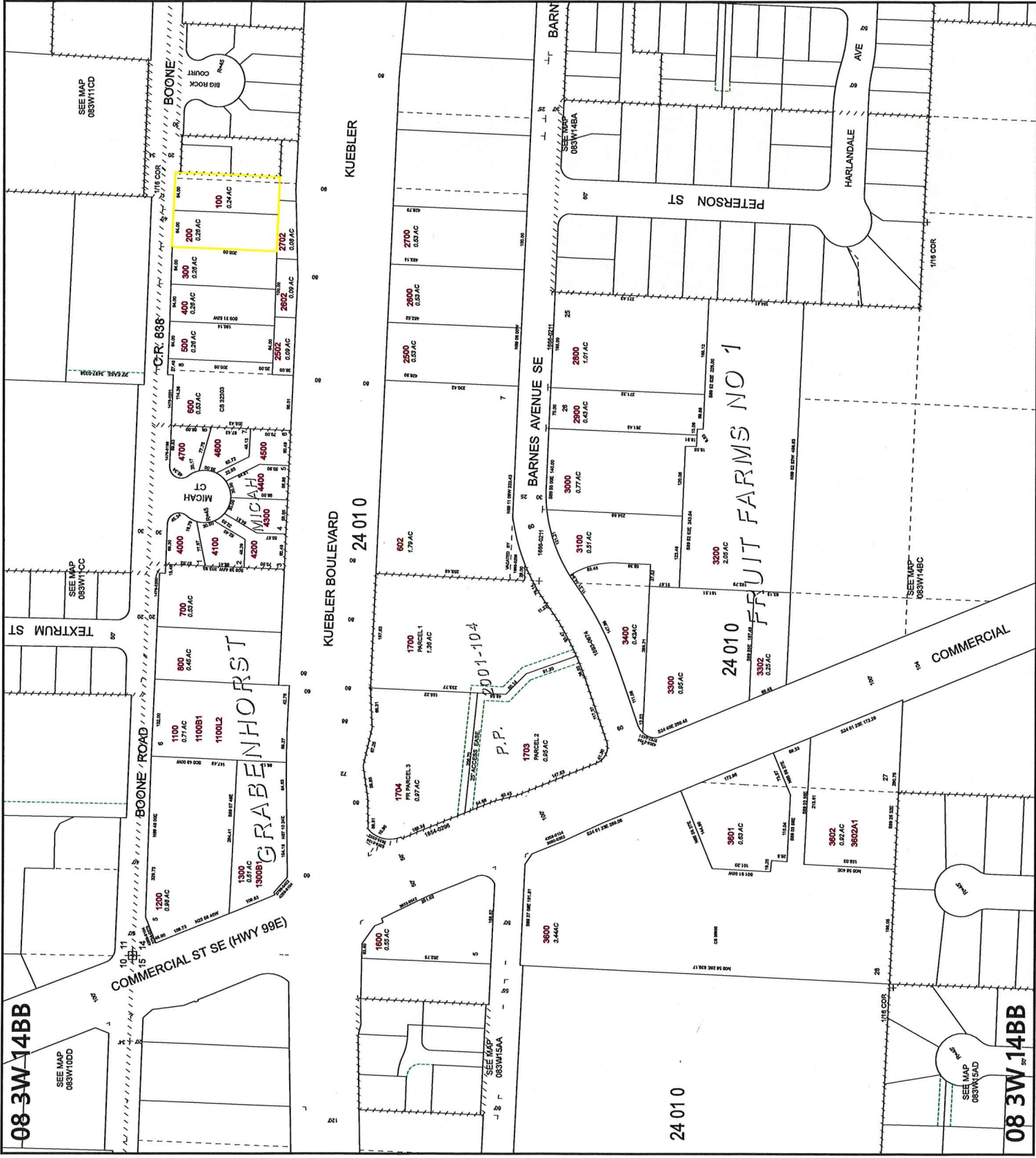
Assessors Office
Cartography Dept

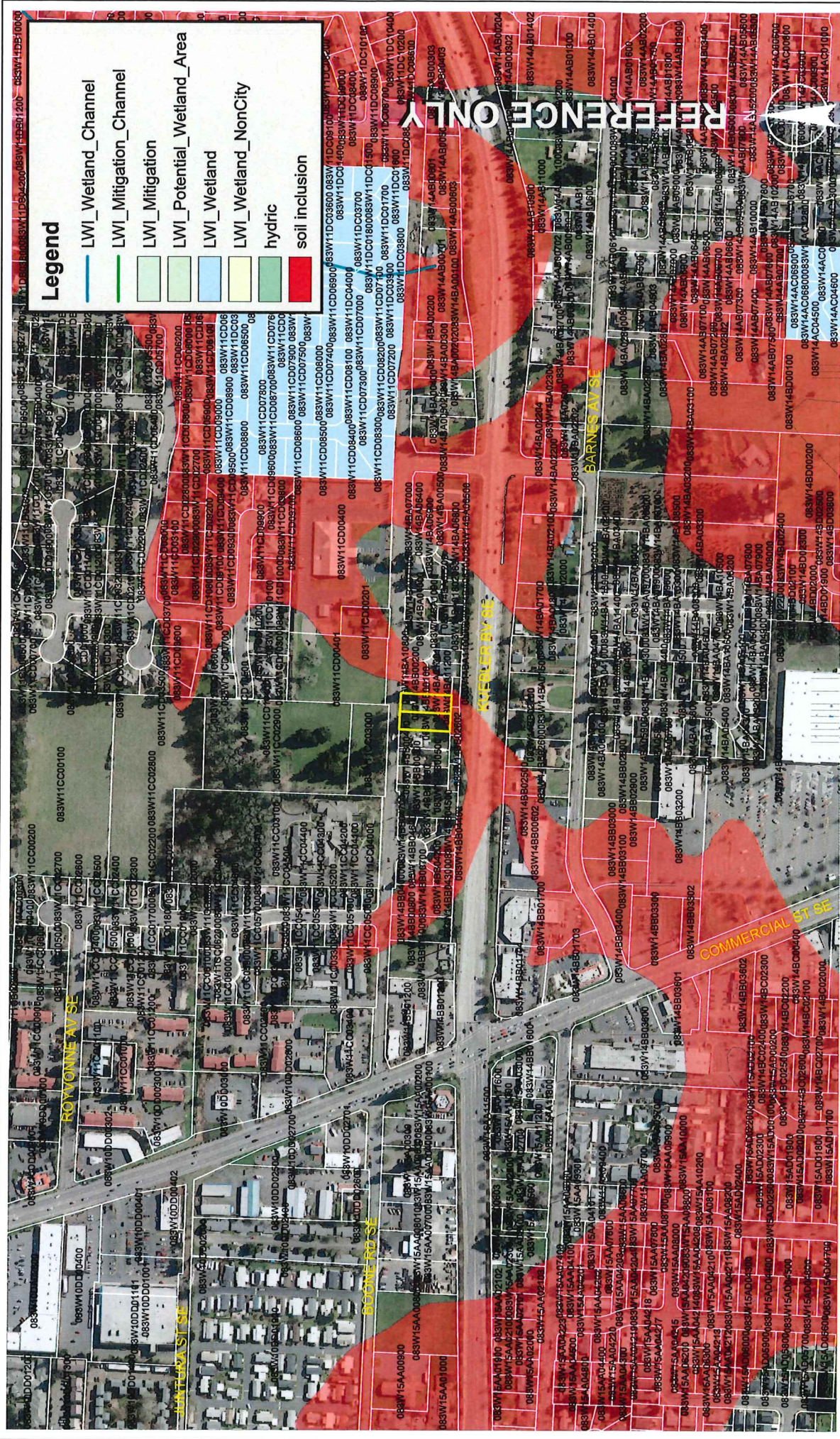
FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.marion.or.us

PLOT DATE: 10/16/2020

SALEM

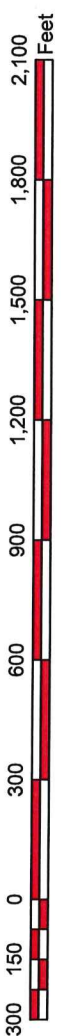
08 3W 14BB





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1 inch = 300 feet



ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
FAX: 503-304-9512

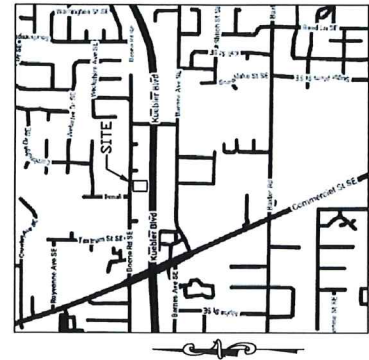
TENTATIVE
SITE PLAN

MEREDITH HEIGHTS
SUBDIVISION APPLICATION
1440 & 1450 BOONE RD
SALEM, OREGON 97306

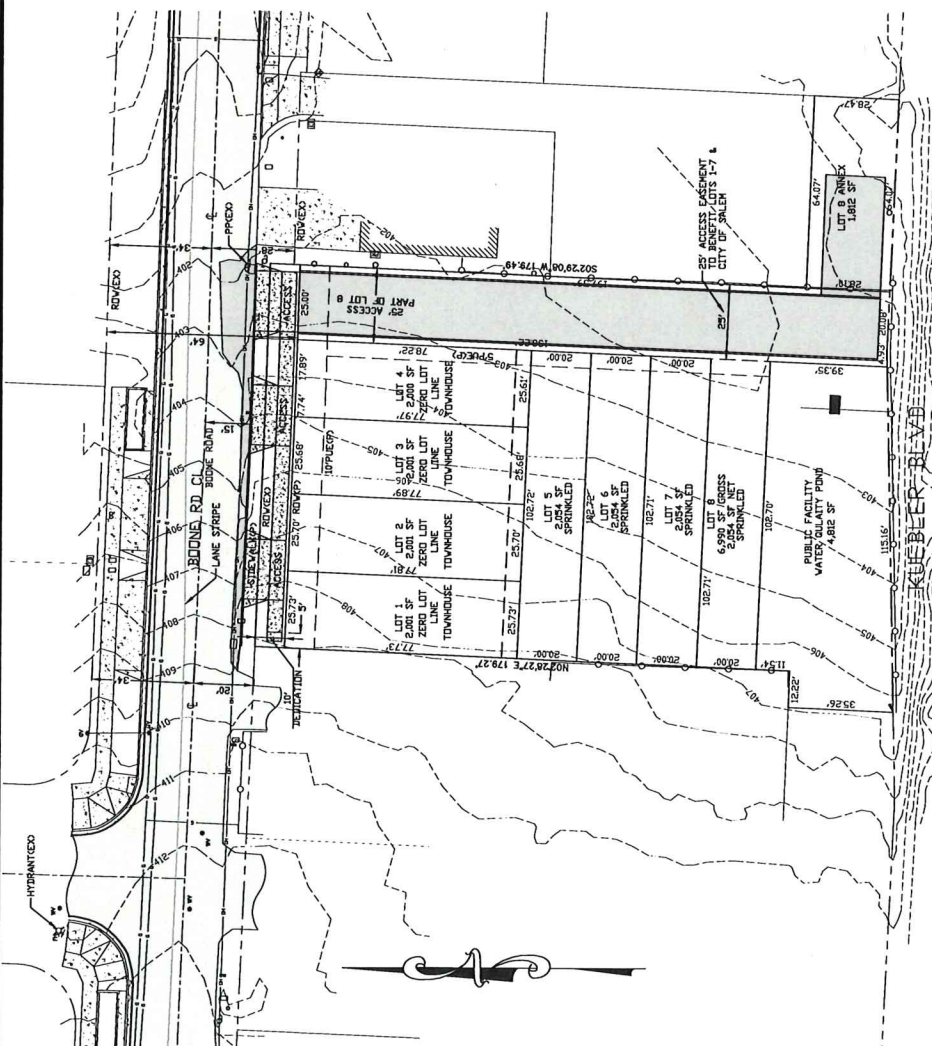
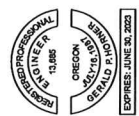
REV.	DATE	BY	DESCRIPTION
0	07-20-22	GPH	ISSUED FOR APPLICATION

DRAWING LIST:

- C1 TITLE SHEET, VICINITY MAP, PROJECT DATA, DRAWING LIST, SITE PLAN, GENERAL CONSTRUCTION NOTES, SYMBOLS AND ABBREVIATIONS.
- C2 STORM WATER AND GRADING PLAN
- C3 ACCESSORY WATER MAIN, SEWER AND WATER SERVICE PLAN
- C4 TREE PRESERVATION PLAN



FOR APPLICATION
NOT FOR CONSTRUCTION



PROPOSED SUBDIVISION PLAN
SCALE: 1"=40' FOR 11" x 17" PAPER

BENCHMARK DATUM:
ELEVATIONS WERE ESTABLISHED BY RTK GPS. DATUM IS 1983 MEAN SEA LEVEL. BENCHMARK MARK IS 10' TYPICAL. BENCHMARK IS LOCATED AT THE NORTHEAST CORNER OF BAXTER ROAD SE AND BAXTER COURT SE. ELEVATION = 406.76 (C.O.S. DATUM, NOV2020)

DEVELOPER:
SALEM PROPERTIES OF THE LLC
15000 NW 80th Ave
HESPER, UT 84303

SUBDIVISION DATA:
SEC. 143B
T2S, R23E, V4A
LOT 1-7
MARION COUNTY
MAP 00074380200

LOT DATA:
LOTS 1-7
TOTAL AREA = 2.427 ACRES
TOTAL ACRES = 0.658 ACRES
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EXISTING CONDITIONS

MEREDITH HEIGHTS SUBDIVISION APPLICATION

1440 & 1450 BOONE RD
SALEM, OREGON 97306

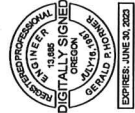
DATE	07-20-22
BY	GPH
ISSUED FOR APPLICATION	
REV.	
0	07-20-22
DATE	07-20-22
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ISSUED FOR APPLICATION	
REV.	
0	07-20-22
DATE	07-20-22
BY	GPH
ISSUED FOR APPLICATION	
REV.	
0	07-20-22

MONUMENT PRESERVATION NOTE:

ALL MONUMENTS OF RECORD MUST BE PROTECTED, DISTURBING OR REMOVING ANY MONUMENT WITHOUT THE WRITTEN CONSENT OF THE COUNTY SURVEYOR OR COUNTY CLERK SHALL CAUSE THE COUNTY SURVEYOR TO TAKE THE NECESSARY ACTION TO REPAIR OR REPLACE THE MONUMENT WITHIN 60 DAYS OF THE DATE OF THE DISTURBANCE OR DESTRUCTION (ORS 209.150). THE EXCAVATION OF ANY MONUMENT WITHOUT THE WRITTEN CONSENT OF THE COUNTY SURVEYOR OR COUNTY CLERK SHALL BE CONSIDERED A VIOLATION OF THE RECORD.

GENERAL NOTES:

1. THE CITY OF SALEM HAS TO BE TO MARION COUNTY OR SALEM STANDARDS, WHICHEVER IS APPLICABLE. THE CITY OF SALEM STANDARDS SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE RESOURCES PROTOCOL.
2. ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THESE RULES SET FORTH IN OUR 852-001-2010 THROUGH OUR 852-001-0800. YOU MAY OBTAIN CERTAIN COPIES OF THE RULES FROM THE UTILITY NOTIFICATION CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 503-232-1887.)
3. FIELD SURVEY AND CITY OR UTILITY COORDINATING UTILITIES SHOWN ARE COMPILED FROM AVAILABLE RECORDS AND/OR SUCH RECORDS. THE CITY OF SALEM SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE RECORDS. THE CITY OF SALEM SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE RECORDS. THE CITY OF SALEM SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE RECORDS.
4. NOTIFY EACH UNDERGROUND UTILITY AT LEAST 48 BUSINESS HOURS PRIOR TO EXCAVATING, BORING, OR AS NECESSARY PRIOR TO EXCAVATING OR BORING TO ALLOW THE CONTRACTOR TO PREVENT GRADE OR ALIGNMENT PROBLEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE RECORDS.
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EXISTING CONDITIONS PLAN
SCALE: 1"=40'

REV.	DATE	BY	DESCRIPTION	COURSE IN	GPH
0	07-20-22	GPH	ISSUED FOR APPLICATION	CHEM 14	
				ENR	07-20-22
				CON	2021-05
				COASTAL	ENR
				COURSE IN	160
					030
					0

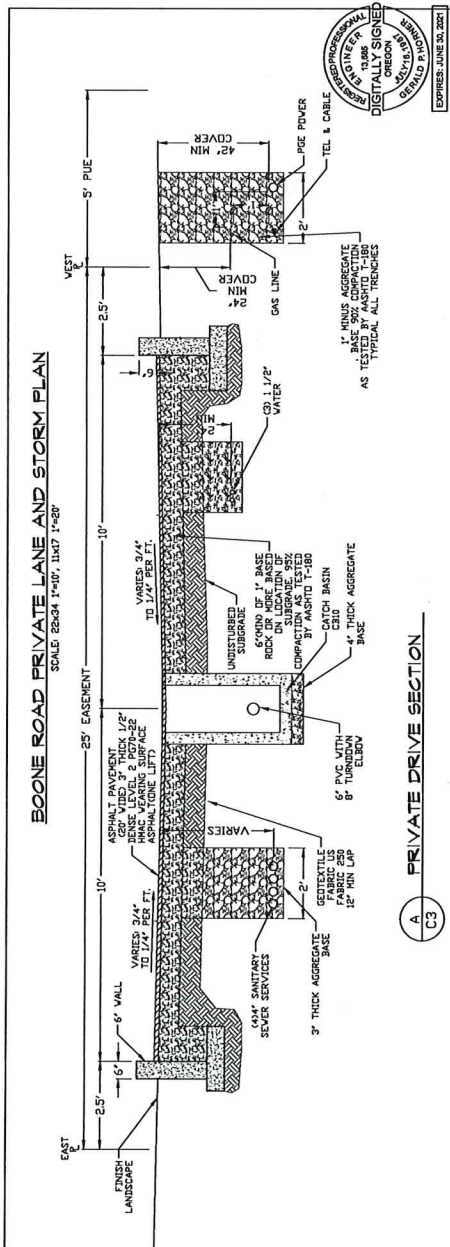
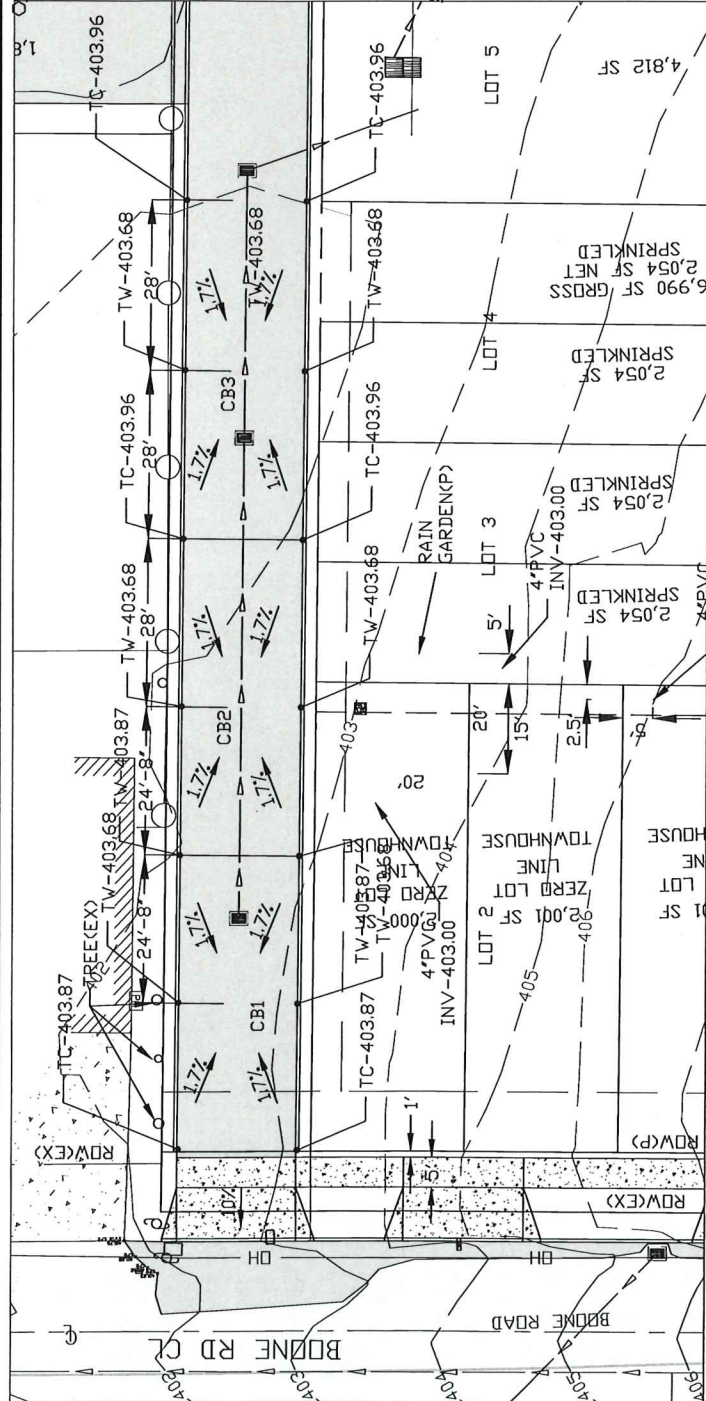
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STRUCTURE LIST:

CONSTR.	TYPE	2	CB	(CB1)
RIM	-	402.93		
INV	OUT(S)-			

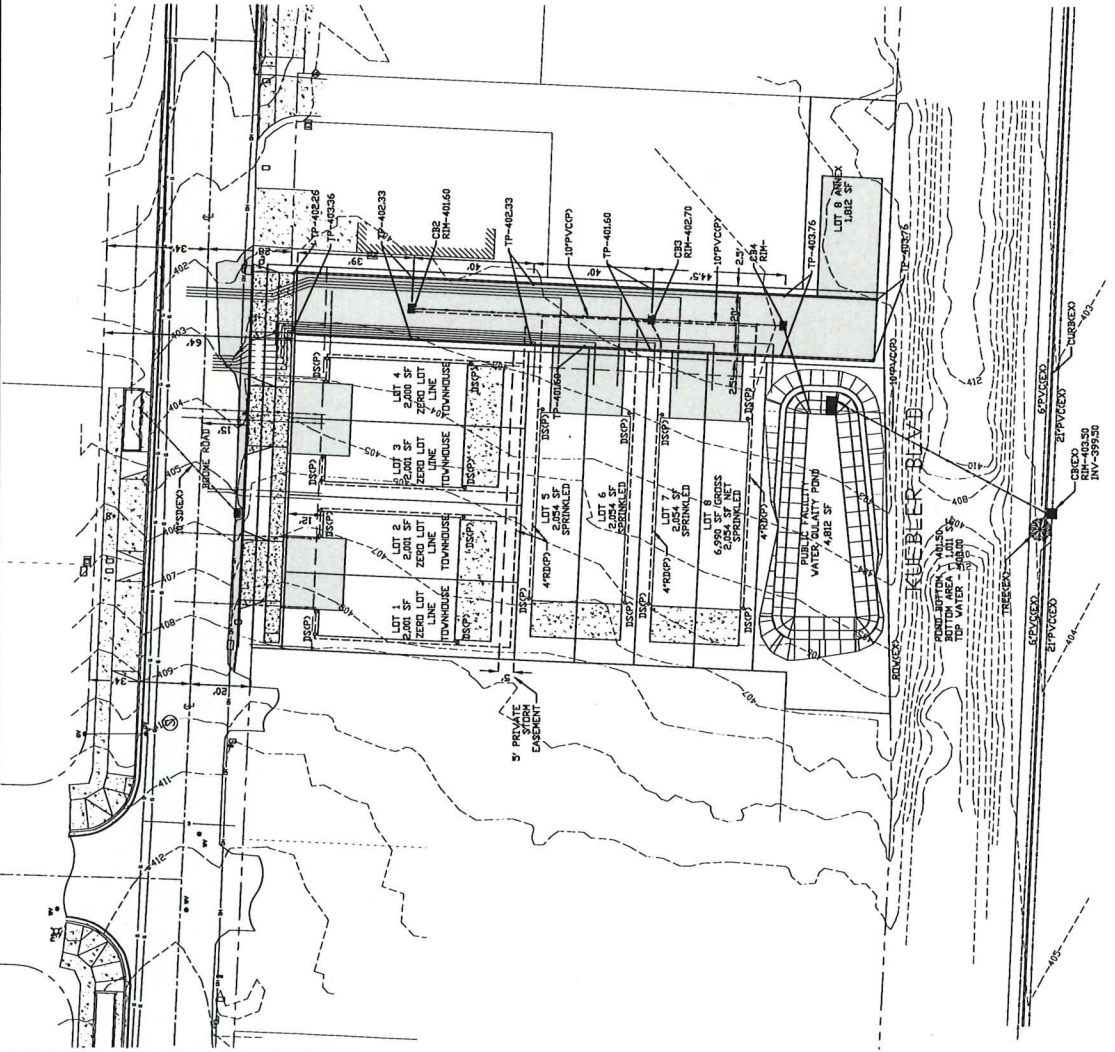
CONSTR.	TYPE	2	CB	(CB2)
RIM	-	402.98		
INV	IN(N)-			
INV	IN(S)-			
INV	OUT(W)-			

CONSTR.	TYPE	2	CB	(CB3)
RIM	-			
INV	IN(S)-			
INV	IN(W)-			
INV	OUT(N)-			

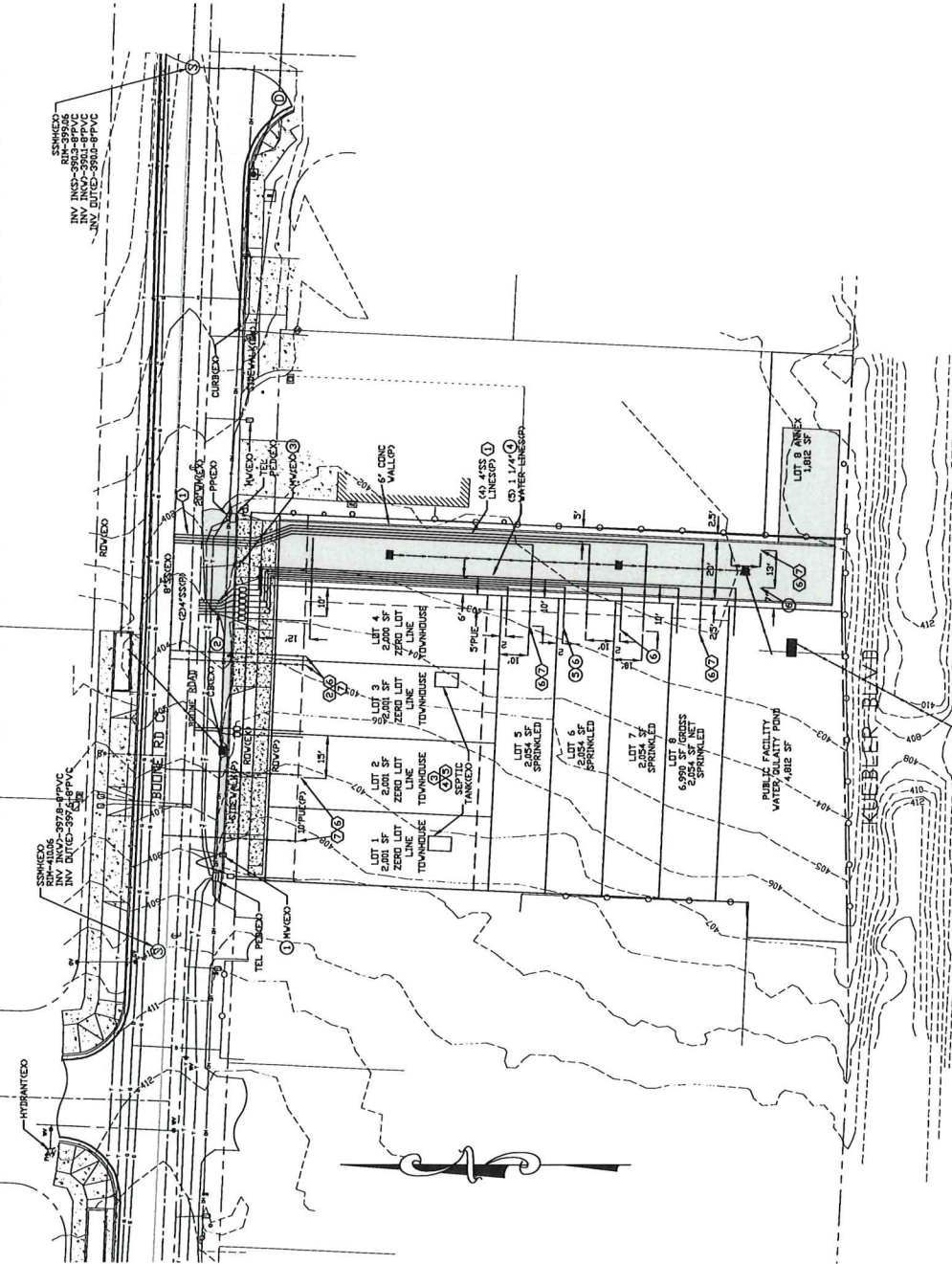


ISSUED BY	GPH
ISSUED BY	RW
DATE	07-18-22
JOB NO.	2021-105
CUSTOMER NO.	
ISSUED NO.	NO.

- | AREAS: | | |
|--------|--|-------------------------|
| 1. | RIGHT OF WAY IMPROVEMENTS DO NOT REQUIRE WATER QUALITY OR DETENTION. | |
| 2. | AREAS CONTRIBUTING TO THE WATER QUALITY POND. | |
| | TOTAL SUBDIVISION - 27,798 SF. (0.638 ACRE) | |
| | IMPERVIOUS AREAS: | |
| | LUT 1 BLG: | 902 SF. |
| | LUT 2 BLG: | 902 SF. |
| | LUT 3 BLG: | 903 SF. |
| | LUT 4 BLG: | 903 SF. |
| | LUT 5 BLG: | 941 SF. |
| | LUT 6 BLG: | 941 SF. |
| | LUT 7 BLG: | 941 SF. |
| | LUT 8 BLG: | 941 SF. |
| | LUT 1 PATIO: | 240 SF. |
| | LUT 2 PATIO: | 240 SF. |
| | LUT 3 PATIO: | 240 SF. |
| | LUT 4 PATIO: | 240 SF. |
| | LUT 5 PATIO: | 180 SF. |
| | LUT 6 PATIO: | 180 SF. |
| | LUT 7 PATIO: | 180 SF. |
| | LUT 8 PATIO: | 180 SF. |
| | LUT 9 DRIVEWAY: | 564 SF. |
| | LUT 2 DRIVEWAY: | 564 SF. |
| | LUT 3 DRIVEWAY: | 564 SF. |
| | LUT 7 DRIVEWAY: | 564 SF. |
| | LUT 8 DRIVEWAY: | 564 SF. |
| | LUT 8 ANNEX PARKING | 800 SF. |
| | POND PAVEMENT | 755 SF. |
| | PRIVATE DRIVE: | 3,346 SF. |
| | TOTAL IMPERVIOUS: | 15,011 SF. (0.344 ACRE) |
| | TOTAL PERVIOUS: | 12,787 SF. (0.294 ACRE) |



STORMWATER AND GRADING PLAN
SCALE 1"=20' FOR 22' x 34' PAPER
SCALE 1"=40' FOR 11' x 17' PAPER



SEWER AND WATER SERVICE PLAN
SCALE 1"=40' FOR 22" X 34" PAPER
SCALE 1"=40' FOR 11" X 17" PAPER

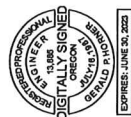
- DOMESTIC WATER NOTES:**
1. CITY OF SALEM STAFF SHALL RELOCATE WATER METER
 2. 6" NEW WATER MAINS FOR LOTS 4 & 8 & PUBLIC
 3. FACILITY LOT 1
 4. 1/4" NEW STAFF VILL BOWDOE EXISTING WATER METER AND PLUG AT MANHOLE
 5. 1/4" SCH40 PVC WATER LINES - 24" MINIMUM
 6. END WATER LINE WITH BLUE CAP
 7. PROJECTING 36" ABOVE FINISH GRADE AND VIRE 2x4 TO END OF WATER PIPE
- OSANITARY SEWER NOTES:**
1. NEW SANITARY SERVICES FOR LOTS 1 & 2
 2. NEW SANITARY SERVICE FOR LOTS 3 & 4
 3. PERMIT FROM MARION COUNTY BUILDING DEPT.
 4. EXISTING 12" DIA. SANITARY MAINS TO HAVE REMOVED FROM SITE AND APPROVED BY MARION COUNTY
 5. SEND ALL SEPTIC TANK PUMP AND REMOVAL PERMIT APPROVALS TO VILLANETTE ENGINEERING
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 100. APPROVALS TO VILLANETTE ENGINEERING

ENGINEER:
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P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
FAX: 503-304-9512

SEWER AND WATER
SERVICE PLAN

MEREDITH HEIGHTS
SUBDIVISION APPLICATION
1440 & 1450 BOONE RD
SALEM, OREGON

FOR APPLICATION
NOT FOR CONSTRUCTION



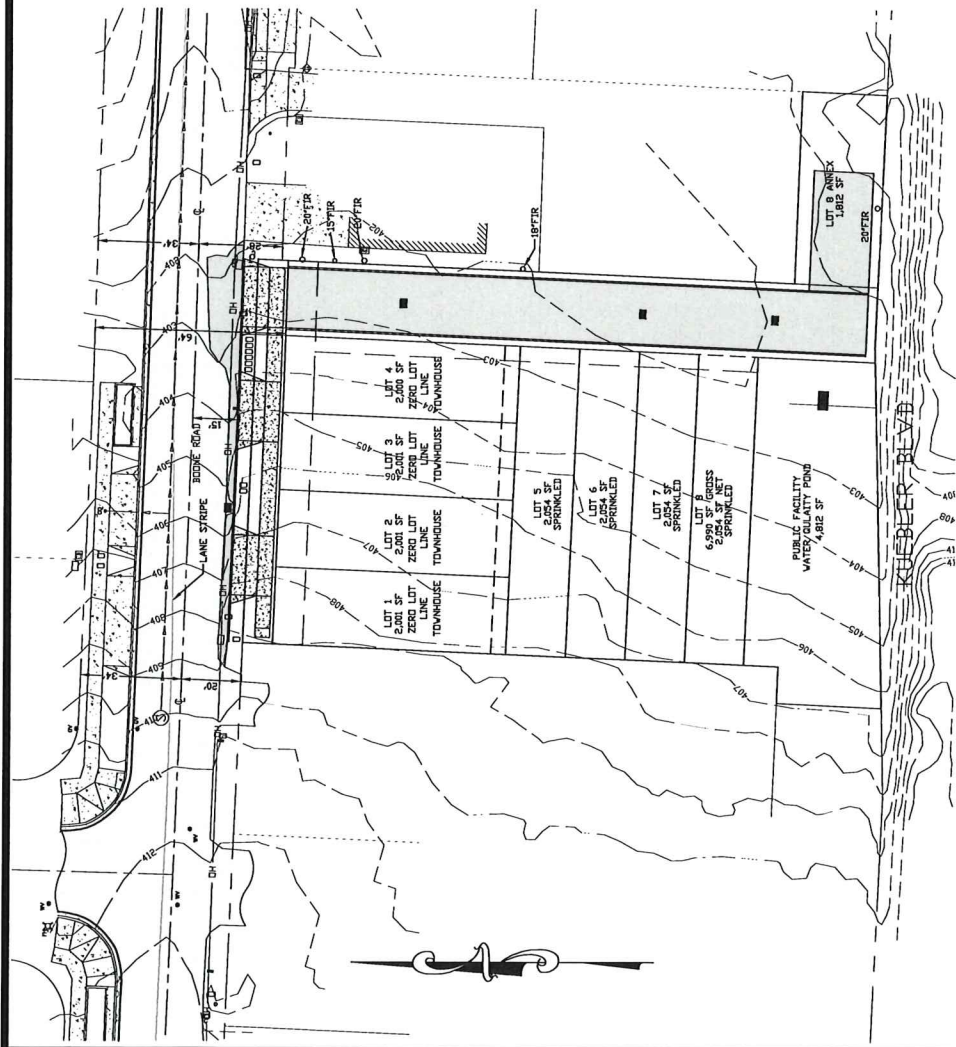
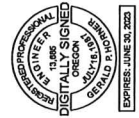
REV.	DATE	BY	DESCRIPTION
0	07-18-22	GPH	ISSUED FOR APPLICATION

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WILLAMETTE ENGINEERING INC.
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SALEM, OREGON 97305
PH: 503-304-0905
FAX: 503-304-9512

TREE PRESERVATION
PLAN

MEREDITH HEIGHTS
SUBDIVISION APPLICATION
1440 & 1450 BOONE RD
SALEM, OREGON 97306

REV.	DATE	BY	DESCRIPTION
0	07-20-22	GPH	ISSUED FOR APPLICATION



TREE PRESERVATION PLAN
SCALE: 1"=40' FOR 22" x 34" PAPER
SCALE: 1"=80' FOR 11" x 17" PAPER

TREE SCHEDULE
X - TREE TO BE REMOVED
O - TREE TO BE REMAIN

	TOTAL EXISTING	TOTAL REMOVED	TOTAL REMAINING
FTR	1	0	1
TOTALS	1	0	1
SIGNIFICANT DNK TREES	0	0	0

FOR APPLICATION
NOT FOR CONSTRUCTION