

Planning/Permit Application Center

City Hall / 555 Liberty St. SE / Room 320 / Salem, OR 97301-3513

503-588-6173 * planning@cityofsalem.net

If you need the following translated in Spanish, please call 503-588-6256.

Si usted necesita lo siguiente traducido en español, por favor llame 503-588-6256.

(For office use only)

Permit #:

Application type

Please describe the type of land use action requested:

SUBDIVIDE 3.03 ACRES INTO 15 RESIDENTIAL SINGLE FAM. LOTS

Work site location and information

Street address or location of subject property	430 TURTLE BAY COURT SE SALEM OR
Total size of subject property	3.03 ACRES
Assessor tax lot numbers	083W16DD00300
Existing use structures and/or other improvements on site	1- SINGLE FAMILY HOUSE AND GRAVEL ACCESS
Zoning	RA
Comprehensive Plan Designation	RESIDENTIAL
Project description	CONSTRUCT STREETS AND UTILITIES TO CREATE 15 RESIDENTIAL LOTS

People information

	Name	Full Mailing Address	Phone Number and Email address
Applicant	ROBERT NOYES MARIA NOYES	430 TURTLE BAY CT SE SALEM, OR 97306	503-507-8555 bob.noyes6@yahoo.com
Agent JERRY	WILLAMETTE ENGINEERING	PO BOX 9032	503 304 0905 jer.willengr@juno.com

Project information

Project Valuation for Site Plan Review	525,000.00
Neighborhood Association	SOUTH GATEWAY NEIGHBORHOOD
Have you contacted the Neighborhood Association?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Date Neighborhood Association contacted	
Describe contact with the affected Neighborhood Association (The City of Salem recognizes, values, and supports the involvement of residents in land use decisions affecting neighborhoods across the city and strongly encourages anyone requesting approval for any land use proposal to contact the affected neighborhood association(s) as early in the process as possible.)	
Have you contacted Salem-Keizer Transit?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Date Salem-Keizer Transit contacted	
Describe contact with Salem-Keizer Transit	

Authorization by property owner(s)/applicant

***If the applicant and/or property owner is a Limited Liability Company (LLC), please also provide a list of all members of the LLC with your application.**

Copyright release for government entities: I hereby grant permission to the City of Salem to copy, in whole or part, drawings and all other materials submitted by me, my agents, or representatives. This grant of permission extends to all copies needed for administration of the City's regulatory, administrative, and legal functions, including sharing of information with other governmental entities.

Authorizations: Property owners and contract purchasers are required to authorize the filing of this application and must sign below.

- All signatures represent that they have full legal capacity to and hereby do authorize the filing of this application and certify that the information and exhibits herewith submitted are true and correct.
- I (we) hereby grant consent to the City of Salem and its officers, agents, employees, and/or independent contractors to enter the property identified above to conduct any and all inspections that are considered appropriate by the City to process this application.
- I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property:

Electronic signature certification: By attaching an electronic signature (whether typed, graphical or free form) I certify herein that I have read, understood and confirm all the statements listed above and throughout the application form.

Authorized Signature: Robert Noyes

Print Name: Robert Noyes

Date: 9/11/20

Address (include ZIP): 430 TURTLE BAY COURT SE, SALEM, OR 97306

Authorized Signature: Maria Noyes

Print Name: Maria Noyes

Date: 9-11-2020

Address (include ZIP): 430 TURTLE BAY COURT SE, SALEM, OR 97306

(For office use only)		
Received by	Date:	Receipt Number:

Not using Internet Explorer?

Save the file to your computer and email to planning@cityofsalem.net.



City of Salem, Oregon
Community Development Department
Planning Division

Permit Application Center
Phone: 503-588-6213
Fax: 503-588-6005
www.cityofsalem.net/planning
@Salem Planning

Expedited Land Division Application Form (ORS 197.360-380)

What is an Expedited Land Division?

The expedited land division process provides an alternative to the standard procedures for certain land division requests. An applicant may choose to use the expedited land division process if their land division request meets all of the applicable requirements specified in Oregon Revised Statute (ORS) 197.360 (see reverse side). The steps in this procedure differ from the regular subdivision procedure, but still include a public review and opportunity for appeal. The steps are described in ORS 197.365-375.

Is it faster than the regular subdivision process?

The expedited land division process is intended to streamline the regular land use process that land divisions normally follow under state law, which allows up to 120 days for final city approval. In Salem, however, the typical processing time for a land division application (subdivision, partition, or replat) that meets city standards and is complete when submitted, is far less than the 120 days that state law allows. Therefore, in Salem, in many cases there is no difference in processing time between a regular land division and expedited land division.

What are the requirements to qualify for the Expedited Land Division process?

ORS 197.360 lists the requirements to qualify for an expedited land division review. These requirements are summarized below. The full text of ORS 197.360 is included on the reverse side of this form.

The proposed land division (i.e. subdivision, partition, or replat):

1. Must be on residentially zoned land and must be solely for the purposes of residential use;
2. Must not create building lots that provide for dwellings or accessory buildings within areas that contain natural resource protections, such as, but not limited to, the Willamette Greenway;
3. Must satisfy all City street standards and connectivity requirements; and
4. Must either:
 - a. Create enough lots or parcels to allow building residential units at 80 percent or more of the maximum net density permitted by the zoning designation of the site; or
 - b. Will be sold or rented to households with incomes below 120 percent of the median family income for the county in which the project is built.

Why am I receiving this application form for Expedited Land Division now?

The expedited land division process has existed since 1995; however, the 2015 Oregon Legislature required that all land division applicants be notified of the expedited land division option and how to apply.

Are you applying for an Expedited Land Division?

Yes ☐ No ☒ (If yes, then attach a written description of how the proposal satisfies ORS 197.360)

Applicant Name: ROBERT NOYES & MARIA NOYES Telephone: 503 507 8555

Applicant Mailing Address: 430 TURTLE BAY COURT SE SALEM OR 97306

Site Address: 430 TURTLE BAY COURT SE SALEM OR 97306

Robert Noyes

Robert Noyes

9/11/20

Maria Noyes
(Signature)

Maria Noyes
(Print Name)

9-11-2020
(Date)

ORS 197.360:

(1) As used in this section:

(a) "Expedited land division" means a division of land under ORS 92.010 to 92.192, 92.205 to 92.245 or 92.830 to 92.845 by a local government that:

(A) Includes only land that is zoned for residential uses and is within an urban growth boundary.

(B) Is solely for the purposes of residential use, including recreational or open space uses accessory to residential use.

(C) Does not provide for dwellings or accessory buildings to be located on land that is specifically mapped and designated in the comprehensive plan and land use regulations for full or partial protection of natural features under the statewide planning goals that protect:

(i) Open spaces, scenic and historic areas and natural resources;

(ii) The Willamette River Greenway;

(iii) Estuarine resources;

(iv) Coastal shorelands; and

(v) Beaches and dunes.

(D) Satisfies minimum street or other right-of-way connectivity standards established by acknowledged land use regulations or, if such standards are not contained in the applicable regulations, as required by statewide planning goals or rules.

(E) Will result in development that either:

(i) Creates enough lots or parcels to allow building residential units at 80 percent or more of the maximum net density permitted by the zoning designation of the site; or

(ii) Will be sold or rented to households with incomes below 120 percent of the median family income for the county in which the project is built.

(b) "Expedited land division" includes land divisions that create three or fewer parcels under ORS 92.010 to 92.192 and meet the criteria set forth in paragraph (a) of this subsection.

(2) An expedited land division as described in this section is not a land use decision or a limited land use decision under ORS 197.015 or a permit under ORS 215.402 or 227.160.

(3) The provisions of ORS 197.360 to 197.380 apply to all elements of a local government comprehensive plan and land use regulations applicable to a land division, including any planned unit development standards and any procedures designed to regulate:

(a) The physical characteristics of permitted uses;

(b) The dimensions of the lots or parcels to be created; or

(c) Transportation, sewer, water, drainage and other facilities or services necessary for the proposed development, including but not limited to right-of-way standards, facility dimensions and on-site and off-site improvements.

(4) An application for an expedited land division submitted to a local government shall describe the manner in which the proposed division complies with each of the provisions of subsection (1) of this section.

PROPOSED NOYES SUBDIVISION APPLICATION **TAX LOT 083W16DD00300, LOCATED AT 430 TURTLE BAY COURT SE** **DISCUSSION ON DEVELOPMENT STANDARDS**

Requirements of the SRC 205.010(d) have been considered in the preparation of this subdivision application.

1. The lot standards concerning minimum width, minimum depth, and minimum areas of the proposed lots meet City of Salem development standards.
2. Frontage requirements of the proposed lots also meet City of Salem development standards.
3. Most front and rear lot designations are obvious. However, here is a list of some lots with the front designated.

Lot 1 – Front is to the east.

Lot 3 – Front is to the north.

Lot 7 – Front is to the east.

4. Existing City infrastructure has been reviewed. There will be two entrances to the subdivision. One is from Lone Oak and the 2nd is from Turtle Bay. These 2 exits for 15 lots meet the requirements of the City of Salem Fire Department.
5. The Salem water, sanitary, and storm water systems have capacity for the increased demands from the proposed residential subdivision. Sanitary sewer services however are not conventional. The subdivision has two sides (the west and the east). On the East side the proposed street extension of Vine Maple will have a sanitary sewer mainline extension. It will be limited in length due to topography. Therefore, sanitary services from some lots cannot be connected to the Westside new sanitary mainline. Following is a sanitary service list per lot.

Lot 1 – Gravity service to new 8” mainline.

Lot 2 – Gravity service to new 8” mainline.

Lot 3 – Pump house sewer to new 8” mainline.

Lot 4 – Pump house sewer to new 8” mainline.

Lot 5 – Pump house sewer to new 8” mainline, However the service length in the street ROW of way exceeds 100’, up to 190’. ***A design exception is requested from City of Salem Public Works Department.***

Lot 6 – Sanitary service will be routed through Lot 7 in a private sanitary sewer easement and connect to the new 8” sanitary sewer main constructed in Sword Fern.

Lot 7 – Sanitary service will be routed through Lot 7 in a private sanitary sewer easement and connect to the new 8” sanitary sewer main constructed in Sword Fern.

Eastside- Sword Fern

- Lot 7 - Gravity service to new 8" sanitary sewer.
- Lot 8 - Gravity service to new 8" sanitary sewer.
- Lot 9 – Pumped sewer service to new 8" sewer mainline.
- Lot 10 – Pumped sewer service to new 8" sewer mainline.
- Lot 11 – Pumped sewer service to new 8" sewer mainline.
- Lot 12 – Pumped sewer service to new 8" sewer mainline.
- Lot 13 – Pumped sewer service to new 8" sewer mainline.
- Lot 14 – Pumped sewer service to new 8" sewer mainline.
- Lot 15 – Pumped sewer service to new 8" sewer mainline.

For Storm water detention and water quality, the proposed plan is to expand the existing Kurth Meadows water quality pond to detain the added stormwater from the new subdivision. This can be adequately done by for water quality, but the existing pond berm elevation limits the detention system. An additional buried pipe detention system is proposed to be constructed in Turtle Bay street for the additional volume required.

6. A geological and geotechnical investigation is being prepared and the requirements will be followed in the design and construction of the subdivision. There are no special setbacks or flood plain.
7. The land to the north is a City of Salem Park and vehicle access to this park is not required. Access to the west is desired, but real earth existing grades make meeting Salem street standards impossible. Exhibits "A" and "B" for potential westerly streets indicate that constructing a westerly street to connect to Summerview cannot be accomplished with the current City of Salem street standards. Therefore, this subdivision is presented without a street connection to the west.

Another consideration for the westerly street connection is that there an existing house at the south end of Summerview Street SE dead end. This house address is 261 Linn Haven Dr SE. This house has an approximate construction value of \$500,000. To construct Summerview through to connect at Dunbar Ave SE would require this house to be demolished. This would add approximately \$500,000 to the investment evaluation for a developer to construct a development with a through street. Residential Streets are constructed by developers with their proposed development. The sale of land and onsite structures become part of the investment costs. The \$500,000 throwaway expense for this Linn Haven house make a development and the Summerview street extension financially impossible. Without public money, a through street between the two Summerview dead ends will never happen. Therefore, this is another reason to not construct a westerly connection street. See Exhibit "C".

8. A pre-application meeting has been held with City of Salem Staff. All indications were that the proposed subdivision can be served by City of Salem infrastructure.
9. Generally speaking, the street system within the tentative subdivision and adjacent streets conform to the City of Salem Transportation System.

- a. Standard 6.4.1 – the tentative subdivision new streets are connecting to Turtle Bay, Vine Maple, and Sword Fern Streets and the proposed future street extension provide development to the undeveloped neighboring properties. This standard is met.
 - b. Standard 6.4.2 - the street arrangement follows the natural contours of the property. This standard is met.
 - c. Standard 6.4.3 - each street has access to an accepted city street. This standard is met.
 - d. Standard 6.4.4 - the street centerline spacings exceed 200'. This standard is met.
 - e. Standard 6.4.5 – all street intersections meet Salem Public Works street intersection standards. This standard is met.
 - f. Standard 6.4.6 – all street corners have a radius of 25' or more. This standard is met.
 - g. Standard 6.4.7 – all street curvatures exceed a minimum radius of 150'. This standard is met.
 - h. Standard 6.4.8 – street dead ends and cul-de-sac lengths. This cul-de-sac length is 228' from Vine Maple to the cul-de-sac center. This length does not exceed the maximum allowed. This standard is met.
 - i. Standard 6.4.9 and 10 - street names match existing names. This standard is met.
 - j. Street Right of Way Width – standard right of way width is 60. The east to west width of Turtle Bay has been reduced to 50' in this subdivision application.
1. *The Salem Development Code Sec. 803.040.b - Boundary streets and three quarter street improvements - three-quarter street improvement. If construction of a half-street improvement is insufficient to provide for a minimum of one 12-foot-wide travel lane in each direction or proper street grade, dedication of right-of-way for, and construction or improvement of, a three-quarter street improvement may be required.*

This boundary street and $\frac{3}{4}$ street improvement applies typically to areas where both sides of the street will be developed. However, this development has a city park along the north side. The park will not be developed. With typical development, Turtle Bay would be a three quarter street improvement which would be 45' of dedicated Right of Way with a 27' paved section, curb, and 5' sidewalk along the south side. The north side would be undeveloped until the north side of the street would be developed. Since, the park is existing, the north development will not happen. Therefore, we are proposing as an adjustment a 50' wide Right of Way with the city desired 8.5' wide landscape strip for tree canopy. The street section would be 30' wide with curb and gutters on both sides.

A 5' wide sidewalk 1' off the south Right of Way would be constructed. There would be no sidewalks on the north side paralleling Bryan Johnson Park.

All private trees in the street Right of Way would be removed. This would provide more light and space for the park trees.

Connectivity between the west lots and the east lots.

We also propose constructing pathways from the development sidewalks to the existing park pathways. The developer would construct these pathways at his own cost. This would meet pedestrian connectivity requirements between the east side and west side.

- k. Salem connecting street requirements indicate that lot spacing is to be a maximum of 600' spacing between right of way lines. This is accomplished on the proposed development, except for extending Turtle Bay to the west. The length between intersections is 720 feet. The property to the north is a park and the property to the south is developed residential properties. A convenient location for an intersection is not available. Therefore, an exception to this standard is requested.
10. Several meetings have been held with City of Salem Staff. All indications are the tentative subdivision plan will provide safe, orderly, and efficient circulation of traffic into, through, and out of the subdivision.
11. The streets and sidewalks on the tentative subdivision plan connect to the existing sidewalks and streets to the south and east. These connections and the existing system provide safe and convenient bicycle and pedestrian access to existing residential areas and transit stops.
12. The tentative subdivision has taken into account the existing vegetation and topography to minimize variances. The street grades have been designed to not exceed 12%. The subdivision has been designed to retain the maximum amount of trees, while still providing a practical residential subdivision.
13. The site is a hilly terrain with grades up to 17%. This will require cuts and fills for the street and building lots. Salem Standards also have minimum street slope requirements at the ADA crossings. To accommodate these additional cuts and fills are required. However, every effort has been made in the tentative plan to incur the least disruption of the site, topography, and vegetation, while developing a residential subdivision.
14. An Urban Growth Preliminary Declaration is not required.
15. There are no Significant white oak trees 24" in diameter and larger. The Tree Preservation Plan indicates that the retained trees will be 27.8% of the original existing trees.

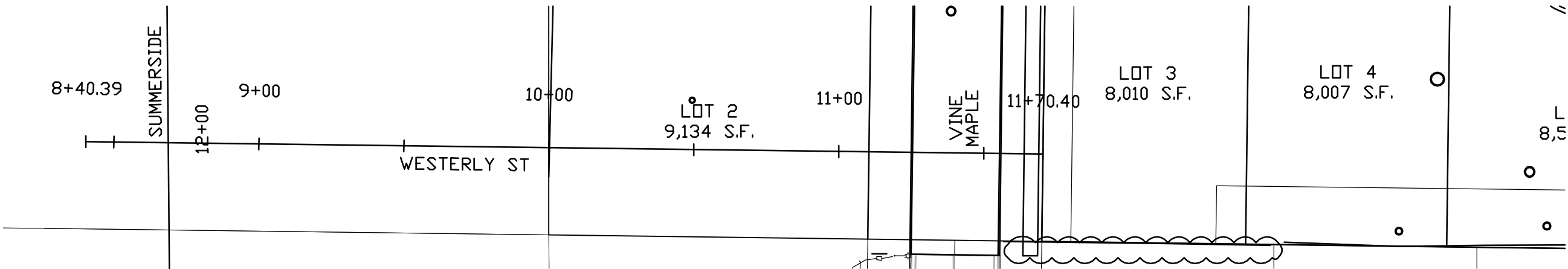
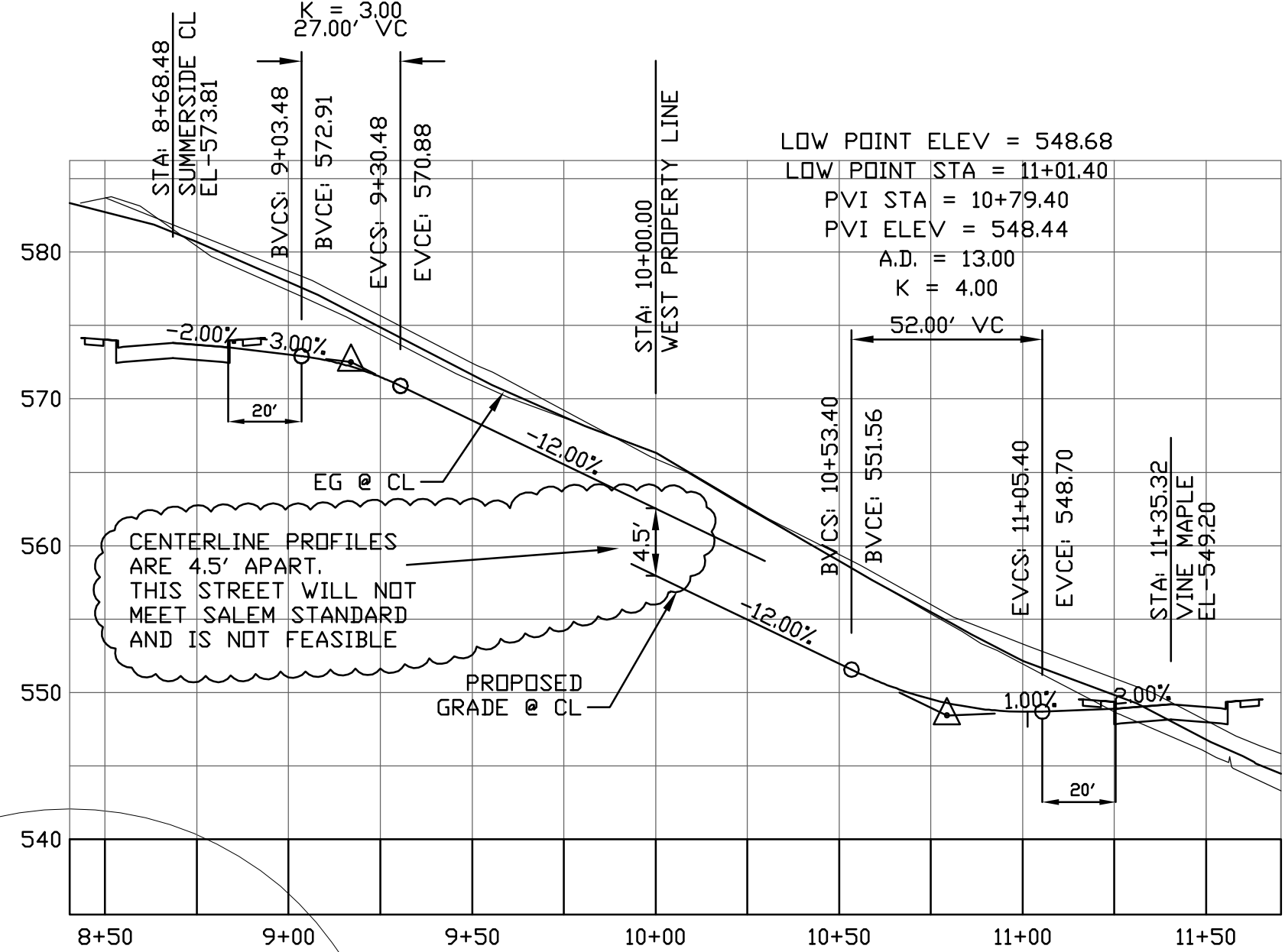


EXHIBIT "A"

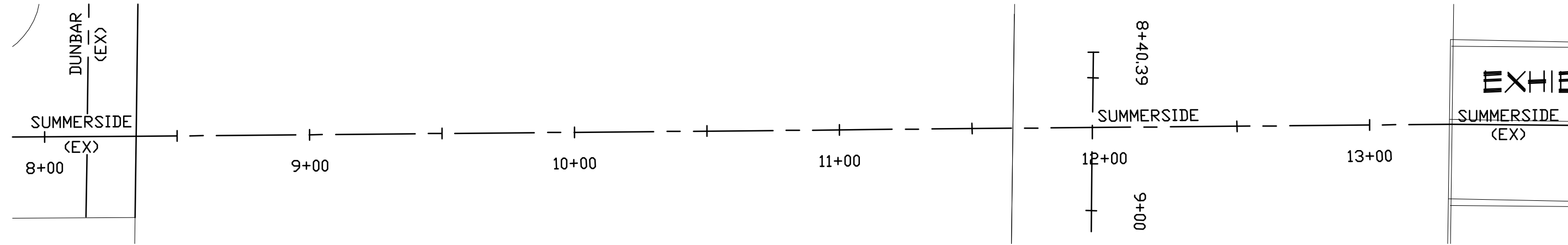
PVI STA = 9+16.98
PVI ELEV = 572.51
A.D. = -9.00
K = 3.00
27.00' VC

WESTERLY STREET PLAN

SCALE: 1"=40'



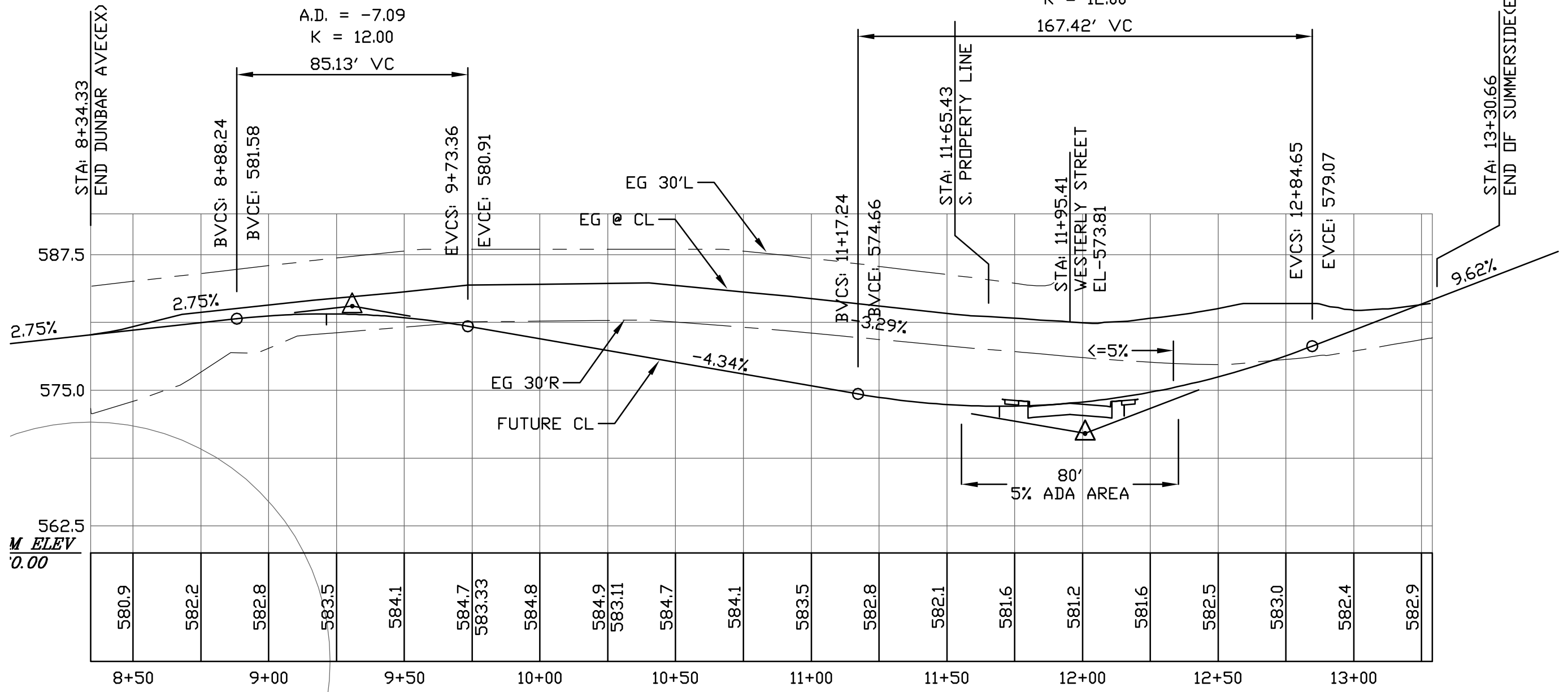
WESTERLY STREET PROFILE



HIGH POINT ELEV = 582.04
HIGH POINT STA = 9+21.25
PVI STA = 9+30.80
PVI ELEV = 582.76
A.D. = -7.09
K = 12.00

SUMMERSIDE STREET PLAN

SCALE: 1"=40'



SUMMERSIDE STREET PROFILE

VER SCALE: 1"=40'
HOR SCALE: 1"=10'



Legend

Historic Districts

Parcel

Manhole

UnitType

- Cleanout
- FC Cleanout
- Manhole
- FC Manhole
- WQ Manhole
- WQ Tree
- WQ Vault
- Wier

Main - Active

UnitType

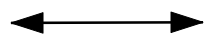
- Main
- Perforated Pipe
- Piped Creek
- Piped Detention

UnitType

- Ditch
- Storage Basin
- City Outline
- UGB
- Creek



1 inch = 150 feet



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Traffic Engineering Section
Public Works Department
555 Liberty Street SE, Room 325 Telephone: 503-588-6211
Salem, Oregon 97301-3513 TTY: 503-588-6292

Trip Generation Estimate

Street _____

Bin # _____ TGE # _____

Date Received _____

Section 1 (To be completed by applicant.)

Applicant Name: Robert NOYES & MARIA C. NOYES Telephone: 503-507-9555

Applicant Mailing Address: 430 TURTLE BAY COURT NE, SALEM

Location of New Development: 430 TURTLE BAY COURT NE, SALEM

(Please provide street address. If unknown, provide approximate address and geographical description/nearest cross streets.)

Description and Size of New Development: SUBDIVIDE 3.03 ACRES INTO 15 SINGLE FAMILY LOTS
(e.g., 150 single-family homes, 20,000 sq. ft. office addition, 12-pump gas station, 50-student day care, additional parking, etc.) 1 HOUSE IS EXISTING

Description and Size of Existing/Past Development, if any (note whether to remain or be removed): _____

THE EXISTING IS MOWED GRASS WITH 1 EXISTING HOUSE

Planning Action Involved, if any: SUBDIVISION APPLICATION Building Permit Involved: _____
(e.g., zone change, subdivision, partition, conditional use, PUD, mobile home park, etc.) Yes ☐ No ☒

Section 2 (To be completed by City staff.)

Proposed Use

Development Quantity: _____

ITE Land Use Code: _____

Trip Generation Rate/Equation: _____

Average Daily Trips: _____

ELNDT Adjustment Factors

Trip Length: _____ Linked Trip: _____

TSDC Trips: _____

Existing Use

Development Quantity: _____

ITE Land Use Code: _____

Trip Generation Rate or Equation: _____

Average Daily Trips: _____

ELNDT Adjustment Factors

Trip Length: _____ Linked Trip: _____

TSDC Trips: _____

Section 3 (To be completed by City staff.)

Transportation Impact Analysis (TIA)

Net Increase in Average Daily Trips: _____
(Proposed use minus existing use.)

☐ A TIA **will** be required:

☐ Arterial/Collector—1000 Trip/day Threshold

☐ Local Street/Alley—200 Trip/day Threshold

☐ Other: _____

☐ A TIA **will not** be required.

Transportation Systems Development Charge

Net Increase in TSDC Trips: _____
(Proposed use minus existing use.)

☐ A TSDC **will** be required.

(Fee determined by Development Services.)

☐ A TSDC **will not** be required.

(For additional information, refer to the back of this application.)

Section 4 (To be completed by City staff.)

Remarks: _____

Date: _____

cc: ☐ Chief Development Services Engineer

☐ Community Development

☐ Building Permit Application

☐ _____

By: _____

REEL
714PAGE
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MEMORANDUM OF LAND SALES CONTRACT

SELLER: MILDRED HANNY

PURCHASER: ROBERT NOYES and MARIA C. NOYES

PROPERTY:

PARCEL II:

The East one-half of the South one-half of Lot 66, SUNNYSIDE FRUIT FARMS NO. 3 as recorded in Volume 2, Page 35, Record of Town Plats for Marion County, Oregon.

TERMS:

\$14,750.00 Purchase Price. \$2,750.00 down payment. Interest on the remaining balance of \$12,000.00 shall accrue at the rate of ten (10) percent per annum from the closing date.

The unpaid balance of the purchase price shall be paid in monthly installments of \$200.00, including interest, with the first installment due on 5TH day of September, 1989, with subsequent installments due on 1ST day of each month thereafter. Each payment shall be applied to interest to due date and the balance to principal. All unpaid principal and all accrued interest shall be paid in full on or before the 31ST day of AUGUST, 1992.

DATED:

Mildred Hanny (SEAL)
Mildred Hanny

Robert A. Noyes (SEAL)
Robert Noyes

Maria C. Noyes (SEAL)
Maria C. Noyes

SELLER

PURCHASER

STATE OF CALIFORNIA,)
COUNTY OF Los Angeles) ss.

August 28, 1989

Personally appeared the above named Mildred Hanny and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me

OFFICIAL SEAL
LINDA D. WILKINSON
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires April 6, 1993

Linda D. Wilkison
Notary Public for California
My Commission Expires: April 6, 1993

1. Memorandum of Land Sales Contract

CRAIG R. ROCKWELL
ATTORNEY AT LAW
SUITE 370, OREGON BUILDING
454 STATE STREET
P. O. BOX 389 - BALDIA, OR 97008
TELEPHONE 371-4284

18-22275

STATE OF OREGON,
COUNTY OF MARION.

)
) ss. August 31, 1989
)

Personally appeared the above named ROBERT NOYES and MARIA C. NOYES, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Wendie Jordan Smith
Notary Public for Oregon
My Commission Expires: 9-17-90

After Recording Return To:
Mildred Hanny
11847 Porter Valley Drive
Northridge, California 91326

Until a change is requested
all tax statements shall be
sent to the following ad-
dress:

Robert and Maria C. Noyes
1077 Charlene Street S.
Salem, Oregon 97306

CRAIG R. ROCKWELL
ATTORNEY AT LAW
SUITE 570, OREGON BUILDING
484 STATE STREET
P. O. BOX 399 - SALEM, OR 97308
TELEPHONE 371-4024

STATE OF OREGON

County of Marion

I hereby certify
that the within was
received and duly
recorded by me in
Marion County
records:

Fee \$ 20.00

Hand Returned ☐

REEL
714

PAGE
264

AUG 31 4 50 PM '89

ALAN H. DAVIDSON
MARION COUNTY CLERK
BY Bev DEPUTY

2. Memorandum of Land Sales Contract



First American

First American Title Insurance Company

777 Commercial Street SE, Suite 100
Salem, OR 97301
Phn - (800)742-2414
Fax - (866)849-3065

UPDATED PUBLIC RECORD REPORT FOR NEW SUBDIVISION OR LAND PARTITION

THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF:

Azimuth Surveying
2015 Market ST NE
Salem, OR 97301
Phone: (503)364-0026
Fax: (503)364-8687

Date Prepared : September 24, 2020
Effective Date : 8:00 A.M on March 13, 2018
Order No. : 7089-3022487
Reference :

The information contained in this report is furnished by First American Title Company of Oregon (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report. Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the Customer, and the Company will have no greater liability by reason of this report. This report is subject to the Definitions, Conditions and Stipulations contained in it.

REPORT

- A. The Land referred to in this report is located in the County of Marion, State of Oregon, and is described as follows:

As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:

As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

- C. As of the Effective Date and according to the Public Records, we find title to the land apparently vested in:

As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof

- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:

As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.

EXHIBIT "A"
(Land Description Map Tax and Account)

THE SOUTH ONE-HALF OF LOT 66, SUNNYSIDE FRUIT FARMS NO. 3 AS RECORDED IN VOLUME 2, PAGE 35, RECORD OF TOWN PLATS FOR MARION COUNTY, OREGON.

Map No.: 083W16DD00300

Tax Account No.: 430 Turtle Bay Court SE

EXHIBIT "B"
(Vesting)

Robert Noyes and Maria C. Noyes, as tenants by the entirety

EXHIBIT "C"
(Liens and Encumbrances)

1. City liens, if any, of the City of Salem.
2. Taxes for the fiscal year 2020-2021 a lien due, but not yet payable.
3. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
4. Declaratory Statement, including terms and provisions thereof.
Recorded: December 03, 2008 as Reel 3015, Page 249, Film Records

NOTE: Taxes for the year 2017-2018 PAID IN FULL

Tax Amount:	\$8,458.04
Map No.:	083W16DD00300
Property ID:	R93563
Tax Code No.:	92401000

DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
 - (a) "Customer": The person or persons named or shown as the addressee of this report.
 - (b) "Effective Date": The effective date stated in this report.
 - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
 - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.
2. **Liability of the Company.**
 - (a) This is not a commitment to issue title insurance and does not constitute a policy of title insurance.
 - (b) The liability of the Company for errors or omissions in this public record report is limited to the amount of the charge paid by the Customer, provided, however, that the Company has no liability in the event of no actual loss to the Customer.
 - (c) No costs (including, without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
 - (d) In any event, the Company assumes no liability for loss or damage by reason of the following:
 - (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
 - (2) Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
 - (3) Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
 - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
 - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (iii) water rights or claims or title to water.
 - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment on the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.
3. **Report Entire Contract.** Any right or action or right of action that the Customer may have or may bring against the Company arising out of the subject matter of this report must be based on the provisions of this report. No provision or condition of this report can be waived or changed except by a writing signed by an authorized officer of the Company. By accepting this form report, the Customer acknowledges and agrees that the Customer has elected to utilize this form of public record report and accepts the limitation of liability of the Company as set forth herein.
4. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.

G:\SURVEY\INTERNET FILES\Word Docs for Editing PDFs\Existing Subdivision Names\SubCondoNameRequest.doc
Rev. 11/27/2015

Gerald Horner

From: Gerald Horner [jer.willengr@juno.com]
Sent: Wednesday, September 16, 2020 5:57 AM
To: 'glennbaly12345@gmail.com'
Cc: 'Bob Noyes'; 'Olivia Dias'
Subject: 430 Turtle Bay Subdivision Application
Attachments: C1 Quail Spring Village Subdivision Tentative Site Plan.pdf

Hello Glenn,

Attached is a Site plan for a 430 Turtle Bay Subdivision which the Owner will be making application soon.

Here is some information on the Proposed Subdivision – the land is 5.02 acres in size and the plan is to develop the property into 16 lots. One of the lots would be for the existing house which would remain. Turtle Bay would be extended west to connect Sword Fern which is a street constructed in the Kurth Meadows subdivision.

The west side will have a new street connecting to Vine Maple of Kurth Meadows. This street system will also have a cul-de-sac at the east end and a future extension to the west for future development.

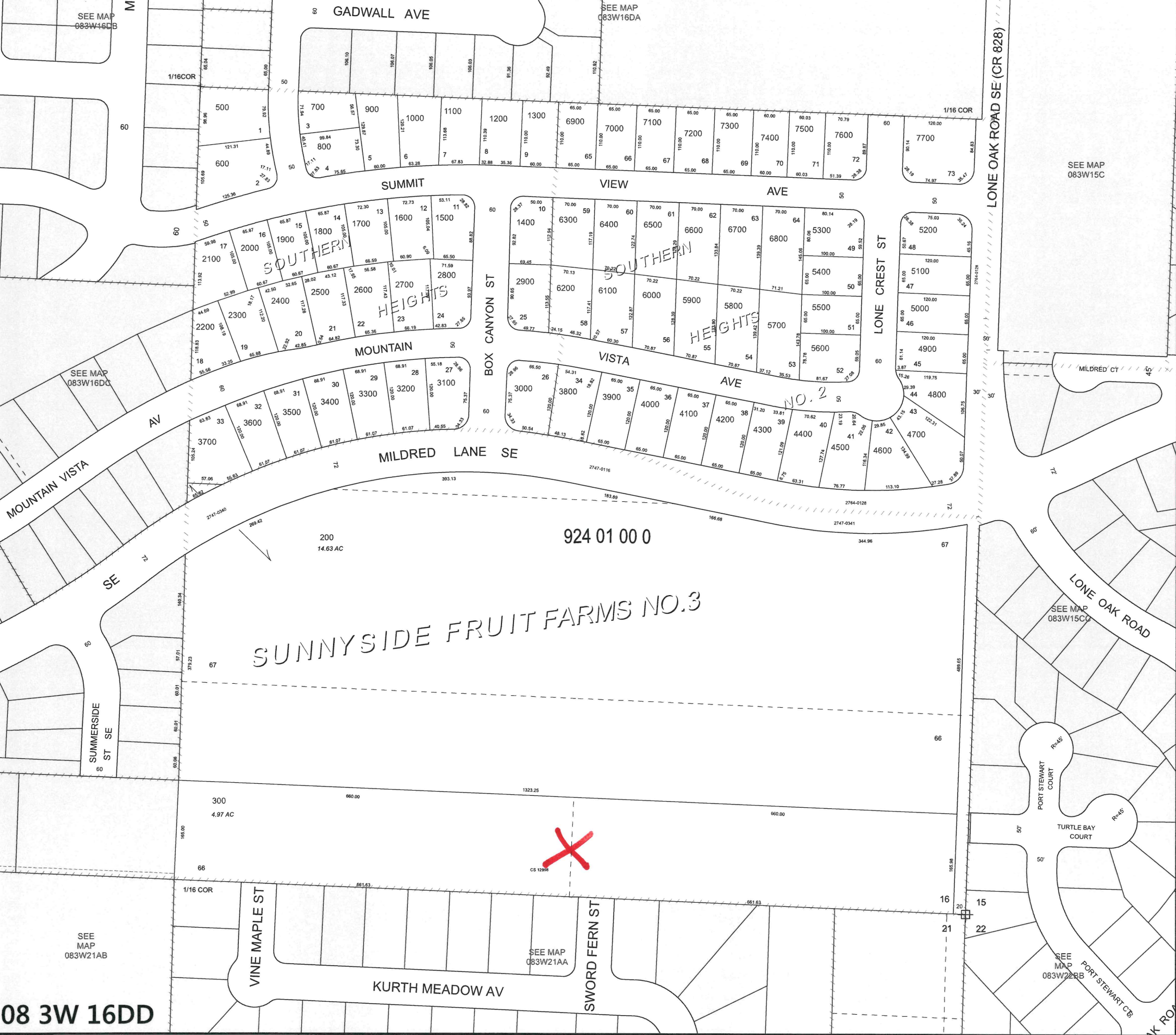
Name of Proposed Subdivision – Spring Quail Village
Subdivision Address – 430 Turtle Bay SE, Salem OR

Developer/Owner - Robert and Maria Noyes
Phone: 503-507-8555
Email – listed above

We would appreciate your comments. Thanks.

Jerry Horner
Willamette Engineering, Inc.
PO Box 9032
Salem, Or 97305
PH: 503-304-0905
Fax: 503-304-9512
Email: jer.willengr@juno.com

08 3W 16DD



08 3W 16DD
SALEM



MARION COUNTY, OREGON
SE1/4 SE1/4 SEC16 T8S R3W W.M.
SCALE 1" = 100'

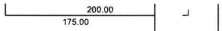
LEGEND

- 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 |

- NUMBERS
- Tax Code Number
000 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

- | | | | |
|-----|--|--|--|
| 100 | | | |
| 101 | | | |
| 102 | | | |
| 400 | | | |

DISCLAIMER: THIS MAP WAS PREPARED
FOR ASSESSMENT PURPOSES ONLY



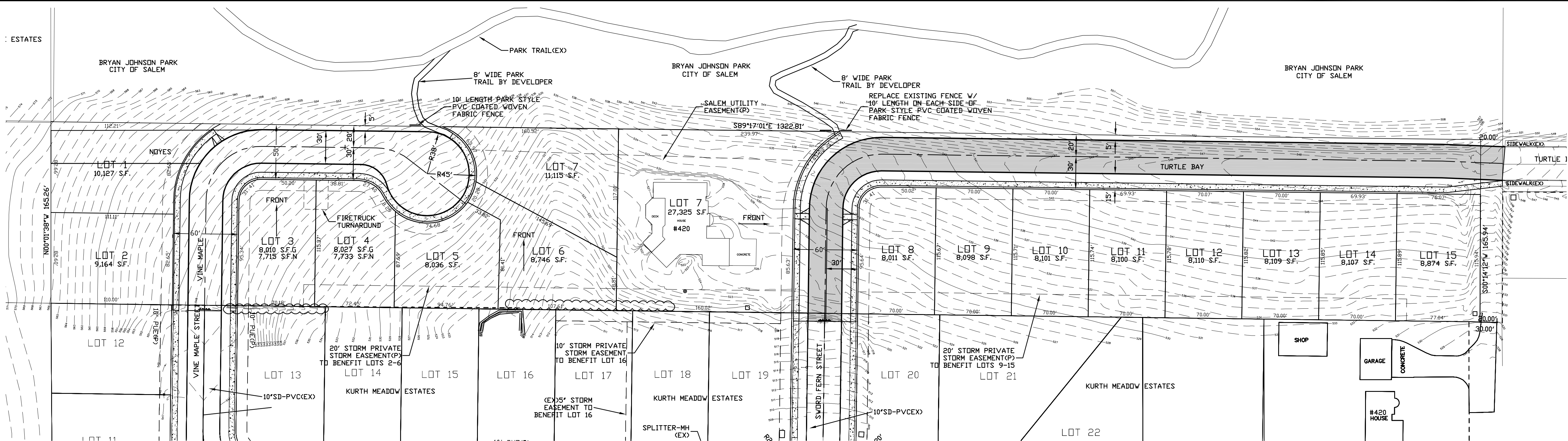
Assessors Office
Cartography Dept

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

PLOT DATE: 3/27/2018

SALEM
08 3W 16DD

: ESTATES



SITE PLAN

SCALE: 1"=50'

DEVELOPER

ROBERT NOYES AND MARIA NOYES
430 TURTLE BAY COURT SE
SALEM OR 97306

SUBDIVISION DATA:

TOWNSHIP 8S
RANGE 3W
SECTION 21
MARION COUNTY

LOT DATA:

LOTS - 15
AVERAGE S.F. - 10,303 S.F.
LOTS/ACRE - 2.98
TOTAL ACREAGE - 5.02 ACRES

SURVEY DATUM:

CITY OF SALEM 1/4 CORNER
083W15 BRASS DISK IN
MONUMENT BOX DOWN 14.5"
ELEVATION 439.016

ABBREVIATIONS:

AC - ASPHALTIC CONCRETE
AD - ALGEBRAIC DIFFERENCE
ALCSP - ALUMINIZED CORRUGATED
STEEL PIPE
ASSY - ASSEMBLY
BVCE - BEGINNING V.C. ELEVATION
BVCS - BEGIN V.C. STATION
BO - BLOW OFF
BFV - BUTTERFLY VALVE
C&G - CURB AND GUTTER
CB - CATCH BASIN
CHDPE - CORRUGATED HIGH
DENSITY POLYPROPYLENE
CL - CENTERLINE
CMP - CORRUGATED METAL PIPE
CO - CLEANOUT
CONC - CONCRETE
COSSD - CITY OF SALEM STANDARD
DRAWING
COKSD - CITY OF KEIZER STANDARD
DRAWING
CUL - CULVERT
DI - DUCTILE IRON
DS - DOWN SPOUT
DWG - DRAWING
EG - EXISTING GROUND/GRADE
EP - EDGE OF PAVEMENT
ELEC - ELECTRIC
EL - ELEVATION
ER - ENTERING RADIUS
EVCE - ENDING V.C. ELEVATION
EVCS - ENDING V.C. STATION
FF - FINISH FLOOR
FG - FINISH GRADE
FH - FIRE HYDRANT
FM - FORCE MAIN
INT - INTERSECTION
INV - INVERT
K - DESIGN CONSTANT
L - LENGTH/LINE
LP - LIGHT POLE
NTS - NOT TO SCALE
MC - MARION COUNTY
MH - MANHOLE
M - METER
MJ - MECHANICAL JOINT
ML - MEGALUG JOINT
P - PROPOSED
PED - PEDESTAL
PVC - POLYVINYL CHLORIDE
PP - POWER POLE
PL - PROPERTY LINE
R - RADIUS
RD - ROOF DRAIN
ROW - RIGHT-OF-WAY
SS - SANITARY SEWER
S - SLOPE
SCH - SCHEDULE
ST - STATION
STD - STANDARD
SD - STORM DRAIN
SVC - SERVICE
TC - TOP OF CURB
TEL - TELEPHONE
TYP - TYPICAL
VC - VERTICAL CURVE
WM - WATER MAIN
PC - POINT OF CURVE
PT - POINT OF TANGENT
PERF - PERFORATED

SYMBOLS:

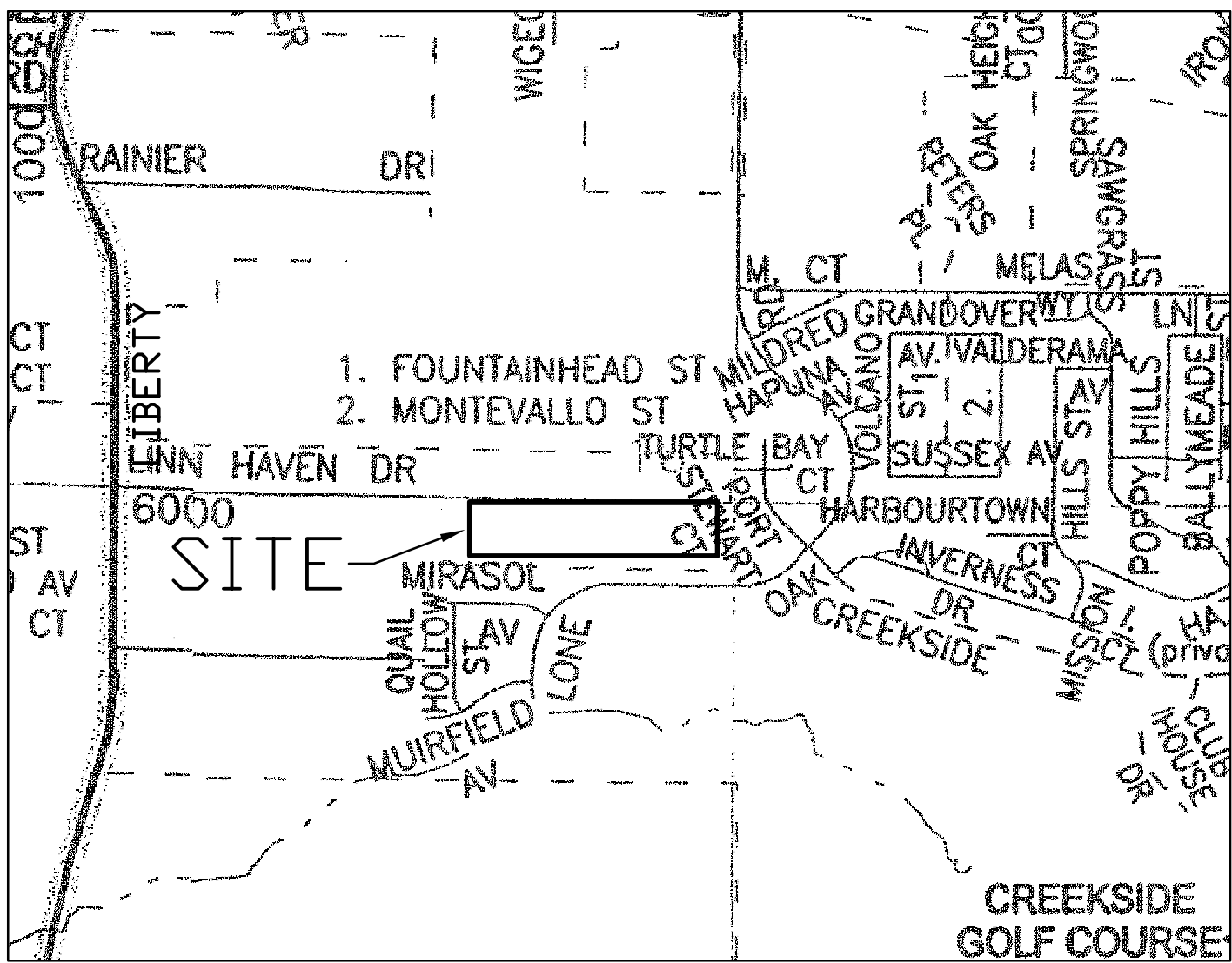
EXISTING BLOW OFF ASSY.
PROPOSED BLOW OFF ASSY.
EXISTING CATCH BASIN
PROPOSED TYPE 1 CATCH BASIN
PROPOSED TYPE 2 CATCH BASIN
PROPOSED TYPE 3 CATCH BASIN
PROPOSED TYPE 4 CATCH BASIN
PROPOSED CLEANOUT
EXISTING CLEANOUT
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
PROPOSED GATE VALVE
EXISTING GATE VALVE
EXISTING STORM DRAIN MANHOLE
PROPOSED STORM DRAIN MANHOLE
EXISTING SEWER MANHOLE
PROPOSED SEWERMANHOLE
PROPOSED REDUCER/INCREASER
EXISTING REDUCER/INCREASER
PROPOSED STREET LIGHT
EXISTING STREET LIGHT
PROPOSED WATER METER
EXISTING WATER METER
PROPOSED UTILITY POLE
EXISTING UTILITY POLE
CENTER LINE
EASEMENT LINE
ELECTRICAL LINE
GAS MAIN
SANITARY SEWER
STORM DRAIN
TELEPHONE
WATER MAIN
FIBER OPTIC
RIGHT OF WAY
THRUST BLOCK

SPECIAL INSTRUCTIONS

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SALEM STANDARD CONSTRUCTION SPECIFICATIONS AND ANY SPECIAL PROVISIONS INCLUDED AS A PART OF THE APPROVED PLANS.
- ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 503-232-1987.

DRAWING LIST:

- C1 TITLE SHEET, VICINITY MAP, PROJECT DATA, DRAWING LIST, SYMBOLS AND ABBREVIATIONS
C2 GRADING PLAN
C3 COMPOSITE UTILITY PLAN AND DETAILS
C4 NOYES COURT AND VINE MAPLE STREET PLAN AND PROFILE
C5 TURTLE BAY STREET PLAN AND PROFILE
C6 WATER QUALITY POND
C7 STORM WATER AREAS AND PRE-DEVELOPMENT TRAVEL TIME
T1 TREE PRESERVATION PLAN



VICINITY MAP

FOR APPLICATION
NOT FOR CONSTRUCTION



OREGON
JULY 16, 1987
GERALD P. HORNER

EXPIRES: JUNE 30, 2021

ASPHALT LEGEND

EXISTING ASPHALT
PROPOSED ASPHALT

22x34 SCALE: 1"=40'
11x17 SCALE: 1"=80'

REV.	DATE	BY	DESCRIPTION
0	10-28-20	GPH	ISSUED FOR SALEM APPLICATION

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

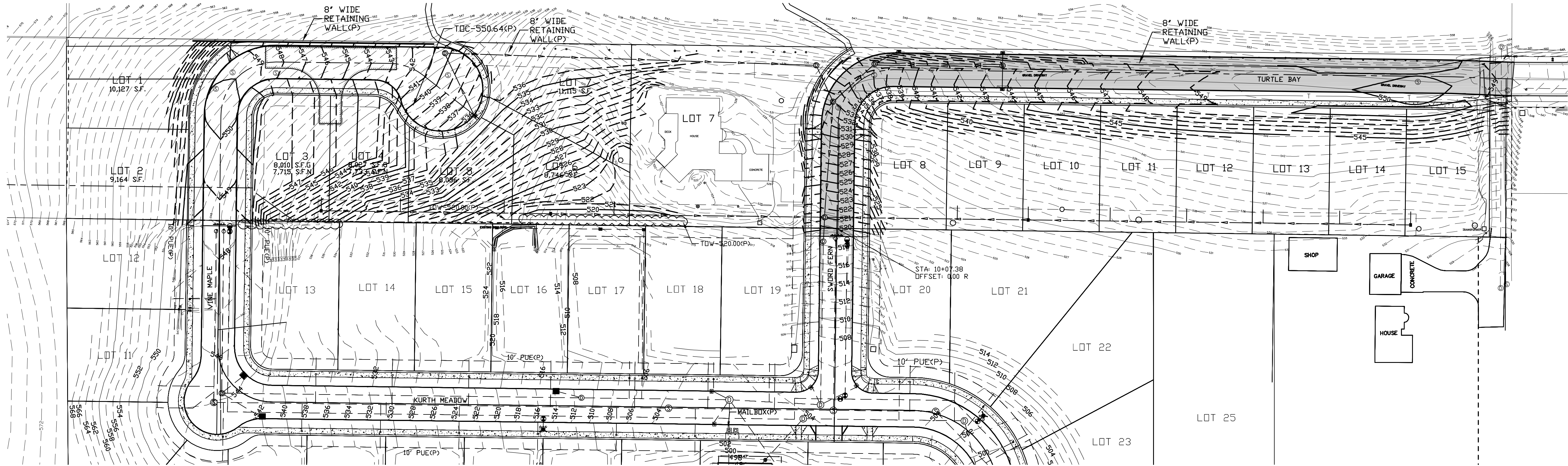
TITLE SHEET, VICINITY MAP,
PROJECT DATA, DRAWING
LIST, SYMBOLS, AND
ABBREVIATIONS

QUAIL SPRING VILLAGE
SUBDIVISION

430 TURTLE BAY CT SE
SALEM, OREGON 97306

DESIGNED BY: GPH
DRAWN BY: RW
DATE: 09-11-20
JOB NO. 2020-21
CLIENT NO.
DRAWING NO.

REV.



GRADING PLAN

SCALE: 1"=50'

GENERAL EARTHWORK SPECIFICATIONS:

- ALL AREAS WHERE STRUCTURAL FILLS, FILL SLOPES, STRUCTURES OR ROADWAYS ARE TO BE CONSTRUCTED SHALL BE STRIPPED OF ORGANIC TOPSOIL AND CLEARED OF SURFACE AND SUBSURFACE DELETERIOUS MATERIAL, INCLUDING BUT NOT LIMITED TO VEGETATION, ROOTS, OR OTHER ORGANIC MATERIAL, UNDOCUMENTED FILL, CONSTRUCTION DEBRIS, SOFT OR UNSUITABLE SOILS AS DIRECTED BY THE GEOTECHNICAL ENGINEER OF RECORD. THESE MATERIALS SHALL BE REMOVED FROM THE SITE OR STOCKPILED IN A DESIGNATED LOCATION FOR REUSE IN LANDSCAPE AREAS IF SUITABLE FOR THAT PURPOSE. EXISTING UTILITIES AND STRUCTURES THAT ARE NOT TO BE USED AS PART OF THE PROJECT DESIGN OR BY NEIGHBORING FACILITIES, SHALL BE REMOVED OR PROPERLY ABANDONED, AND THE ASSOCIATED DEBRIS REMOVED FROM THE SITE.
- UPON COMPLETION OF SITE STRIPPING AND CLEARING, THE EXPOSED SOIL AND/OR ROCK SHALL BE OBSERVED BY THE GEOTECHNICAL ENGINEER OF RECORD OR A DESIGNATED REPRESENTATIVE TO ASSESS THE SUBGRADE CONDITION FOR THE INTENDED OVERLYING USE. PITS, DEPRESSIONS, OR HOLES CREATED BY THE REMOVAL OF ROOT WADS, UTILITIES, STRUCTURES, OR DELETERIOUS MATERIAL SHALL BE PROPERLY CLEARED OF LOOSE MATERIAL, BENCHED AND BACKFILLED WITH FILL MATERIAL APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD COMPACTED TO THE PROJECT SPECIFICATIONS.
- IN STRUCTURAL FILL AREAS, THE SUBGRADE SOIL SHALL BE SCARIFIED TO A DEPTH OF 4-INCHES, IF SOIL FILL IS USED, MOISTURE CONDITIONED TO WITHIN 2% OF THE MATERIALS OPTIMUM MOISTURE FOR COMPACTING, AND BLENDED WITH THE FIRST LIFT OF FILL MATERIAL. THE FILL PAVEMENT AND COMPACTION EQUIPMENT SHALL BE APPROPRIATE FOR FILL MATERIAL TYPE, REQUIRED DEGREE OF BLENDING, AND UNCOMPACTED LIFT THICKNESS. ASSUMING PROPER EQUIPMENT SELECTION, THE TOTAL UNCOMPACTED THICKNESS OF THE SCARIFIED SUBGRADE AND FIRST FILL LIFT SHALL NOT EXCEED 8-INCHES, SUBSEQUENT LIFTS OF UNCOMPACTED FILL SHALL NOT EXCEED 8-INCHES UNLESS OTHERWISE APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD. THE UNCOMPACTED LIFT THICKNESS SHALL BE ASSESSED BASED ON THE TYPE OF COMPACTION EQUIPMENT USED AND RESULTS OF INITIAL COMPACTION TESTING. FINE-GRAINED SOIL FILL IS GENERALLY MOST EFFECTIVELY COMPACTED USING A KNEADING STYLE COMPACTOR, SUCH AS A SHEEPS-FOOT ROLLER, WHERE AS GRANULAR MATERIALS ARE MORE EFFECTIVELY COMPACTED USING A SMOOTH, VIBRATORY ROLLER OR IMPACT STYLE COMPACTOR.
- ALL STRUCTURAL SOIL FILL SHALL BE WELL BLENDED, MOISTURE CONDITIONED TO WITHIN 2% OF THE MATERIAL'S OPTIMUM MOISTURE CONTENT FOR COMPACTION AND COMPACTED TO AT LEAST 90% OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM METHOD D-1557, OR AN EQUIVALENT METHOD. SOIL FILL SHALL NOT CONTAIN MORE THAN 10% ROCK MATERIAL AND NO SOLID MATERIAL OVER 3-INCHES IN DIAMETER UNLESS APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD. ROCKS SHALL BE EVENLY DISTRIBUTED THROUGHOUT EACH LIFT OF FILL THAT THEY ARE CONTAINED WITHIN AND SHALL NOT BE CLUMPED TOGETHER IN SUCH A WAY THAT VOIDS CAN OCCUR.
- ALL STRUCTURAL GRANULAR FILL SHALL BE WELL BLENDED, MOISTURE CONDITIONED AT OR UP TO 3% ABOVE OF THE MATERIAL'S OPTIMUM MOISTURE CONTENT FOR COMPACTION AND COMPACTED TO AT LEAST 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM METHOD D-1557 OR AN EQUIVALENT METHOD. THE GRANULAR FILL SHALL NOT CONTAIN SOLID PARTICLES OVER 2-INCHES IN DIAMETER UNLESS SPECIAL DENSITY TESTING METHODS OR PROOF-ROLLING IS APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD. GRANULAR FILL IS GENERALLY CONSIDERED TO BE A CRUSHED AGGREGATE WITH A FRACTURE SURFACE OF AT LEAST 70% AND A MAXIMUM SIZE NOT EXCEEDING 1.5 INCHES IN DIAMETER, WELL-GRADED WITH LESS THAN 10%, BY WEIGHT, PASSING THE NO. 200 SIEVE.
- STRUCTURAL FILL SHALL BE FIELD TESTED FOR COMPLIANCE WITH PROJECT SPECIFICATIONS FOR EVERY 2-FEET IN VERTICAL RISE OR 500 CUBIC YARD PLACED, WHICHEVER IS LESS. IN-PLACE FILL DENSITY TESTING SHALL BE PERFORMED BY A COMPETENT INDIVIDUAL TRAINED IN THE TESTING AND PLACEMENT OF SOIL AND AGGREGATE FILL PLACEMENT, USING EITHER ASTM METHOD D-1556/4959/4944 (SAND CONE), D-6938 (NUCLEAR DENSOMETER), OR D-2937/4959/4944 (DRIVE CYLINDER). SHOULD THE FILL MATERIALS NOT BE SUITABLE FOR TESTING BY THE ABOVE METHODS, THEN OBSERVATION OF PLACEMENT, COMPACTION AND PROOF-ROLLING WITH A LOADED 10 CUBIC YARDS DUMP TRUCK, OR EQUIVALENT GROUND PRESSURE EQUIPMENT, BY A TRAINED INDIVIDUAL MAY BE USED TO ASSESS AND DOCUMENT THE COMPLIANCE WITH STRUCTURAL FILL SPECIFICATIONS.

ROOF DRAIN LEGEND:

- INDICATES 3" PVC SLEEVE THROUGH CURB FOR HOUSE ROOF DRAIN, ONE PER HOUSE LOTS 1, 10-19, & 20-23. ALL SLEEVES.

22x34 SCALE: 1"=40'

11x17 SCALE: 1"=80'



EXPIRES: JUNE 30, 2021

FOR APPLICATION
NOT FOR CONSTRUCTION

REV.	DATE	BY	DESCRIPTION
0	09-11-20	GPH	ISSUED FOR APPLICATION

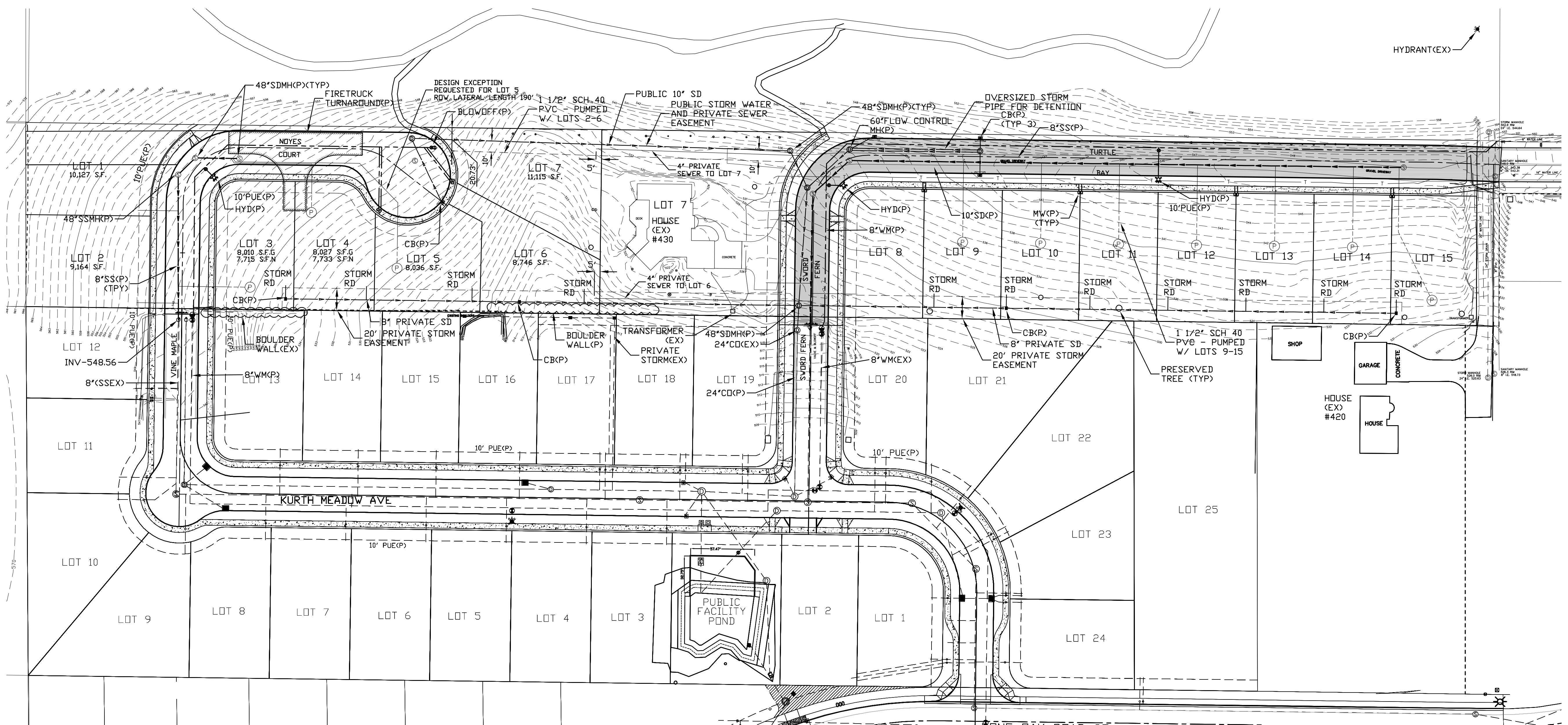
GRADING PLAN

QUAIL SPRING VILLAGE
SUBDIVISION

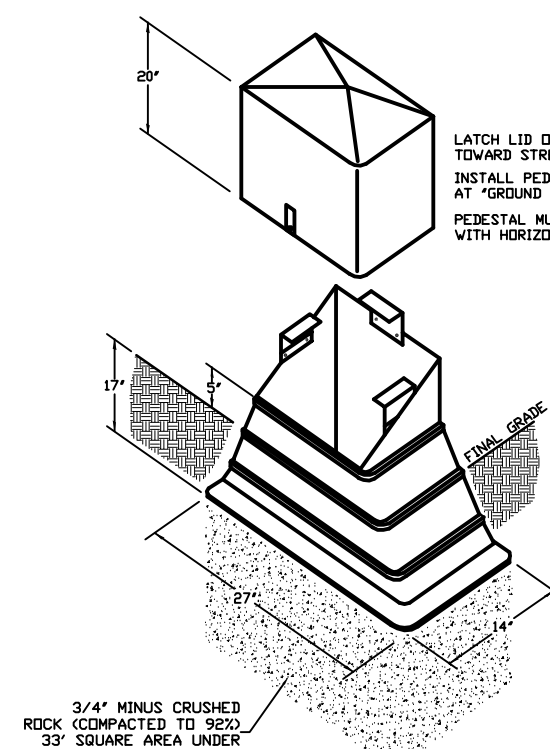
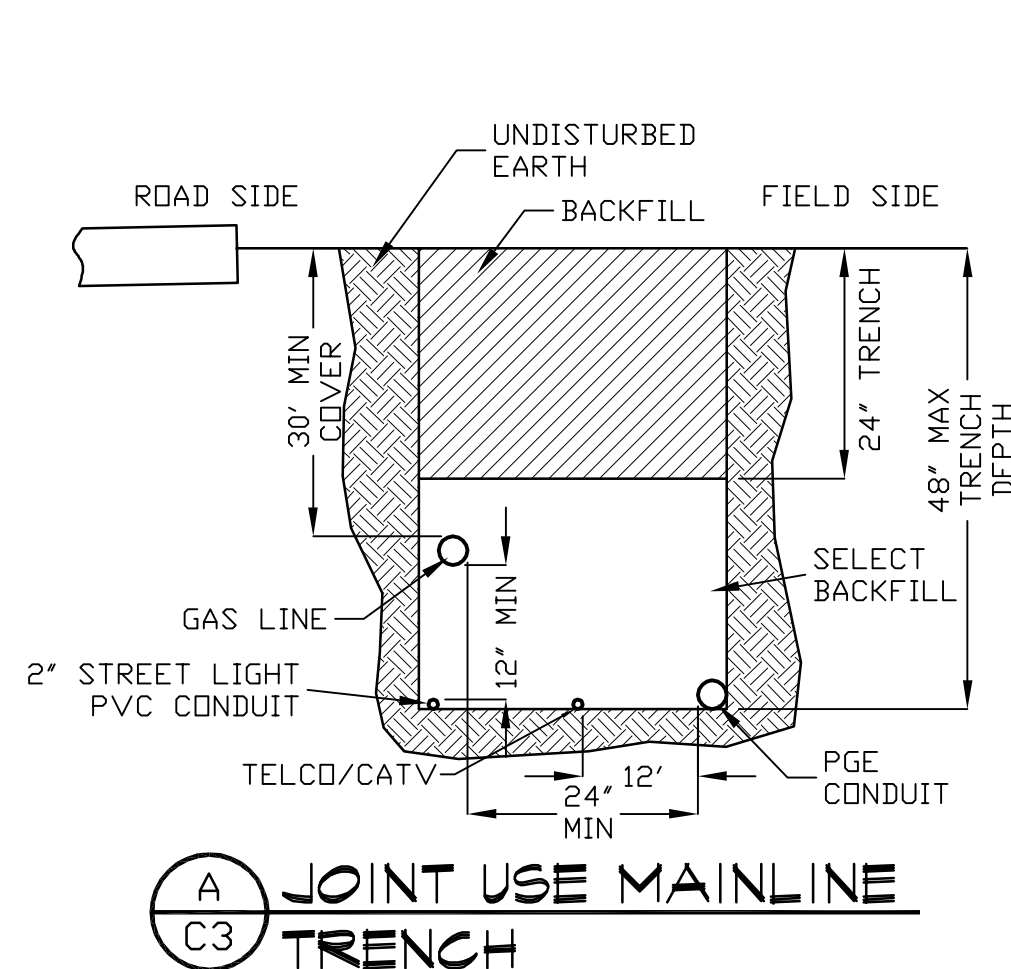
430 TURTLE BAY CT SE
SALEM, OREGON 97306

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

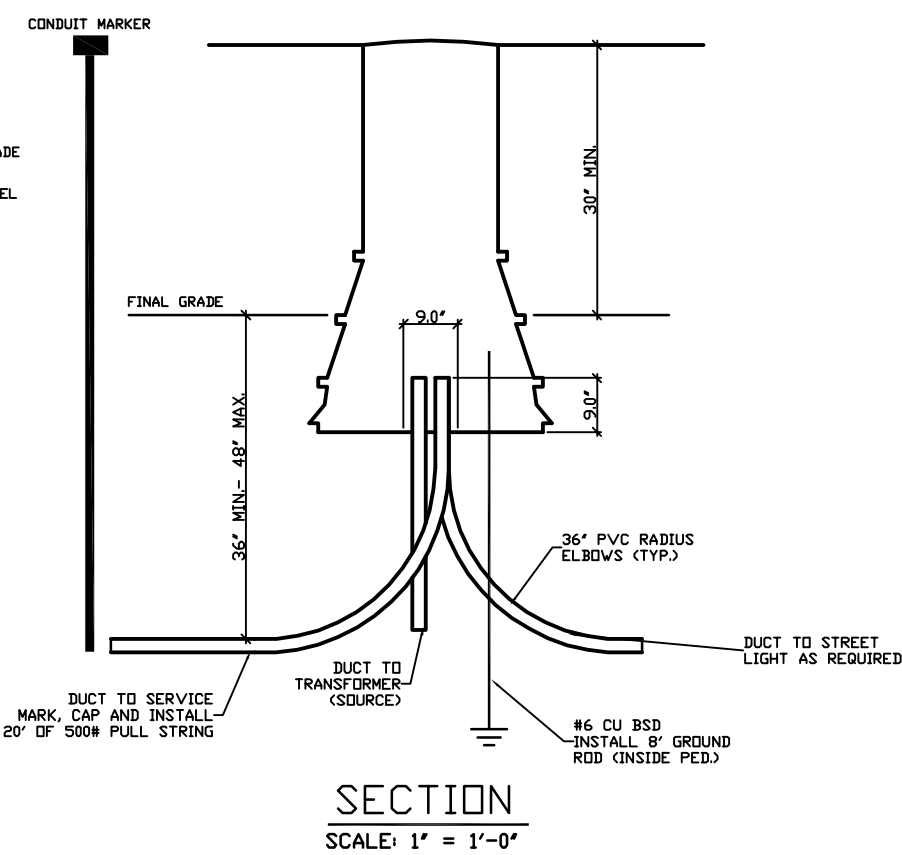
DESIGNED BY: GPH
DRAWN BY: RW
DATE: 09-11-20
JOB NO: 2020-21
CLIENT NO:
DRAWING NO: 020



UTILITY PLAN
SCALE: 22x34 1"=50', 11x17 1"=100'



SECONDARY SPLICE PEDESTAL
SCALE: 1" = 1'-0"



SECTION
SCALE: 1" = 1'-0"

NG NORTHWEST NATURAL GAS
CL CENTURY LINK
COM COMCAST
PGE PORTLAND GENERAL ELECTRIC
L STREET LIGHT (CITY OF SALEM)

SHEET NOTES

- CONTRACTOR SHALL INSTALL STREET CROSSINGS.
- ALL CROSSINGS MUST BE INSPECTED BEFORE COVERING. CONTRACTOR SHALL CONTACT CITY OF SALEM FOR STREETLIGHT CROSSING AND ALL PRIVATE UTILITY COMPANIES FOR THEIR CONDUITS.



REV.	DATE	BY	DESCRIPTION
0	12-14-20	GPH	ISSUED FOR APPLICATION

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

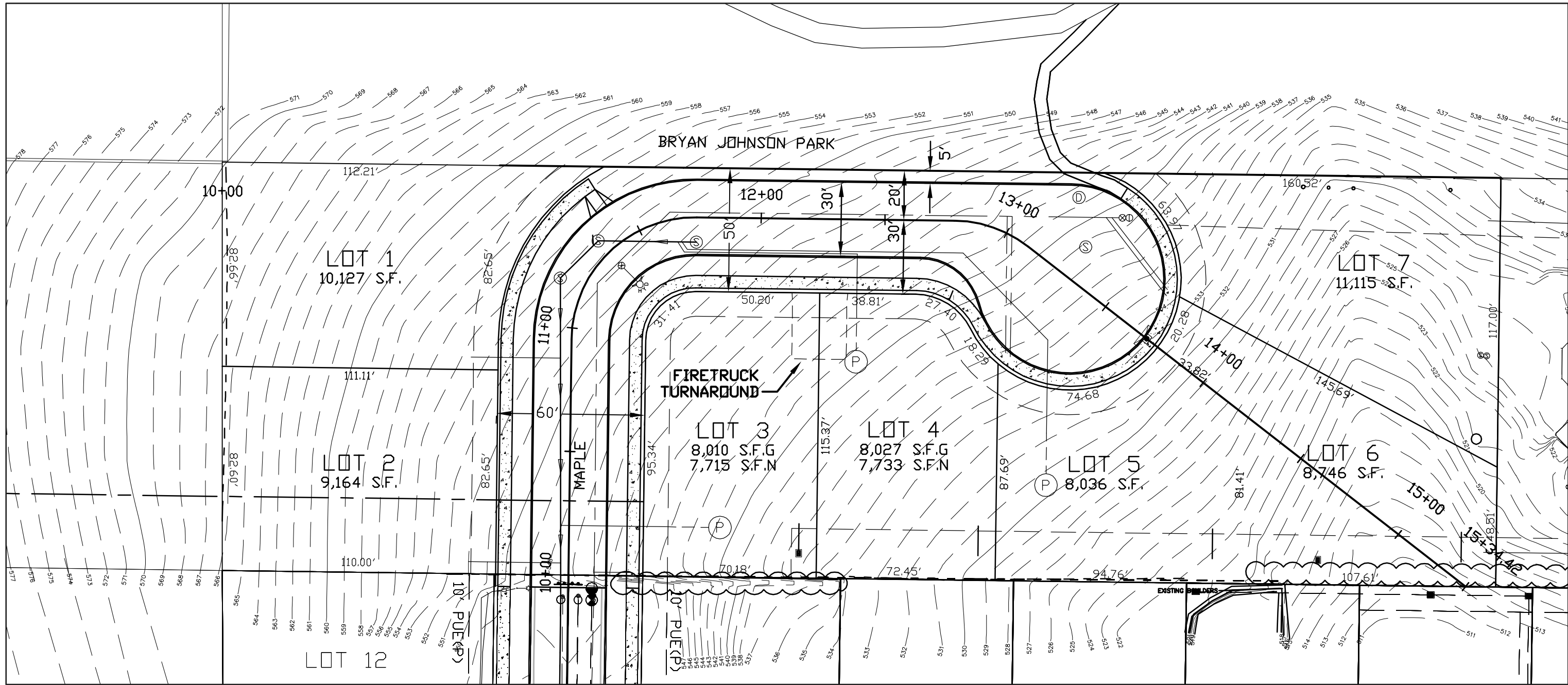
COMPOSITE UTILITY PLAN AND DETAILS

QUAIL SPRING VILLAGE SUBDIVISION

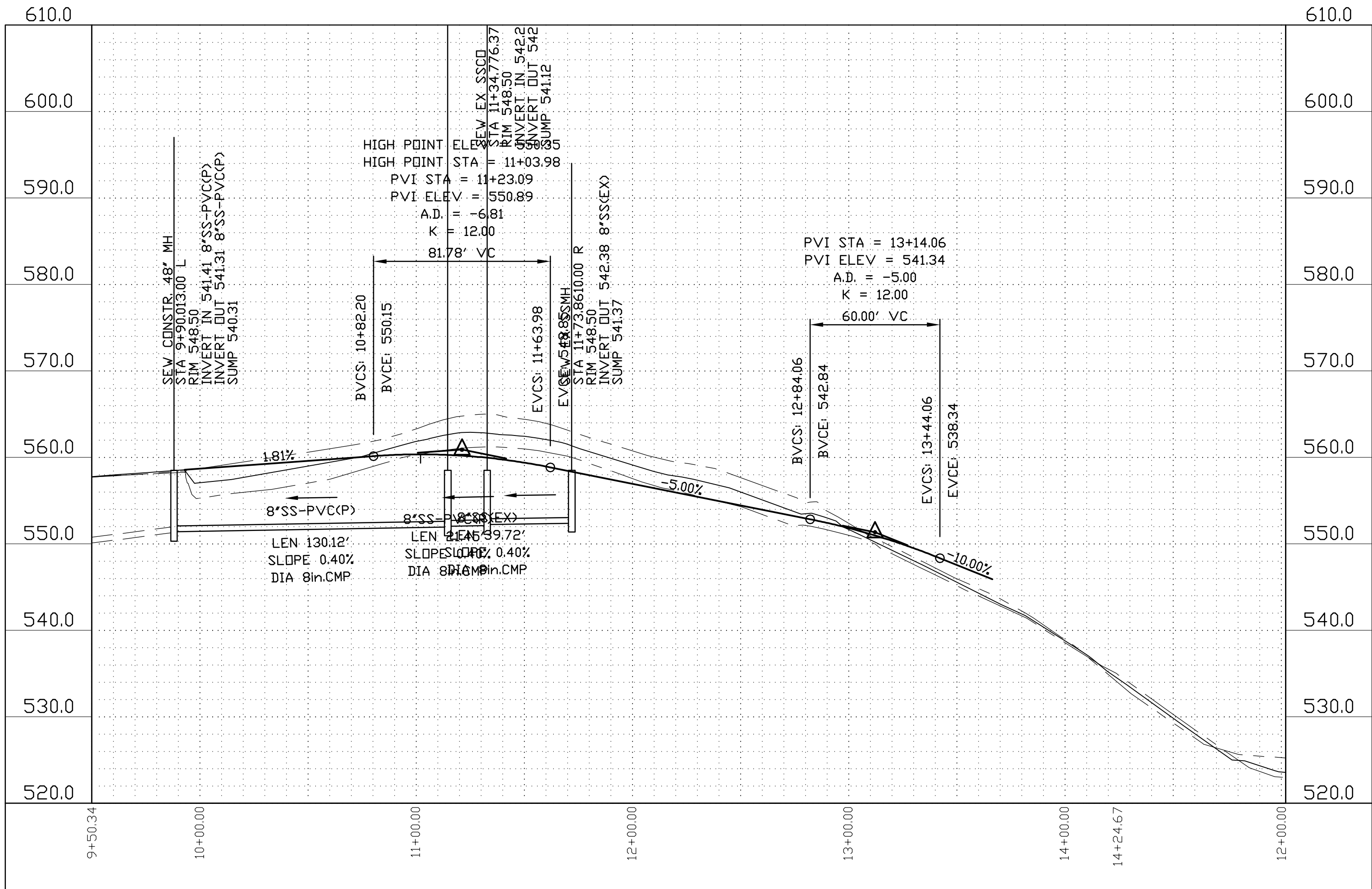
430 TURTLE BAY CT SE
SALEM, OREGON 97306

DESIGNED BY: GPH
DRAWN BY: RW
DATE: 12-14-20
JOB NO. 2020-21
CLIENT NO.
DRAWING NO.

C3 0



NOYES COURT STREET PLAN
SCALE: 22x34 1"=40', 11x17 1"=80'



NOYES COURT STREET PROFILE
HOR SCALE: 22x34 1"=40', 11x17 1"=80'
VER SCALE: 22x34 1"=10', 11x17 1"=20'

FOR APPLICATION
NOT FOR CONSTRUCTION

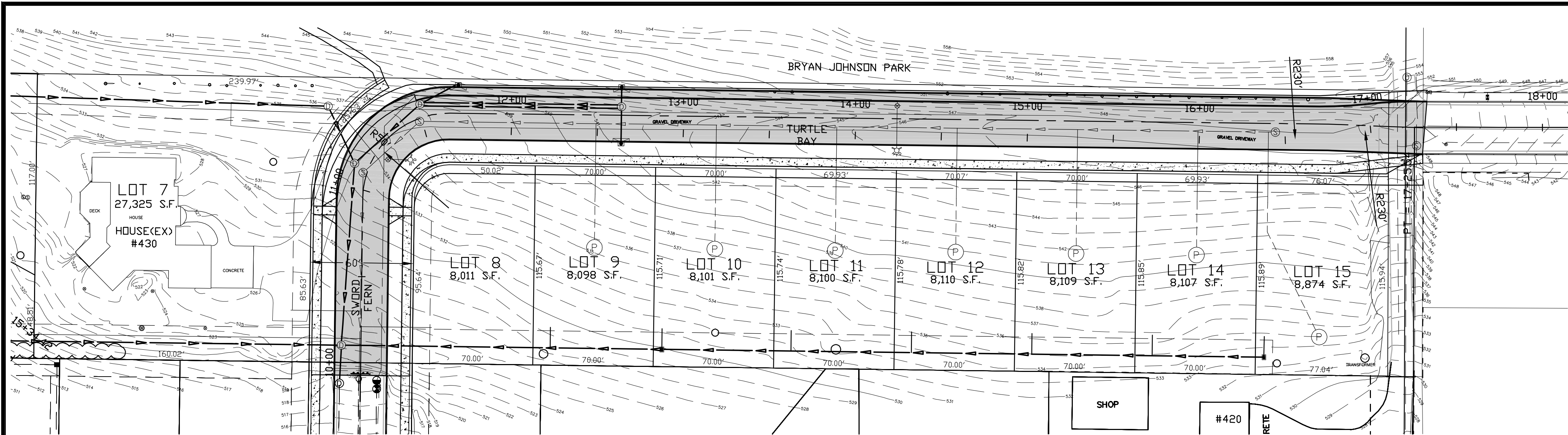


REV.	DATE	BY	DESCRIPTION
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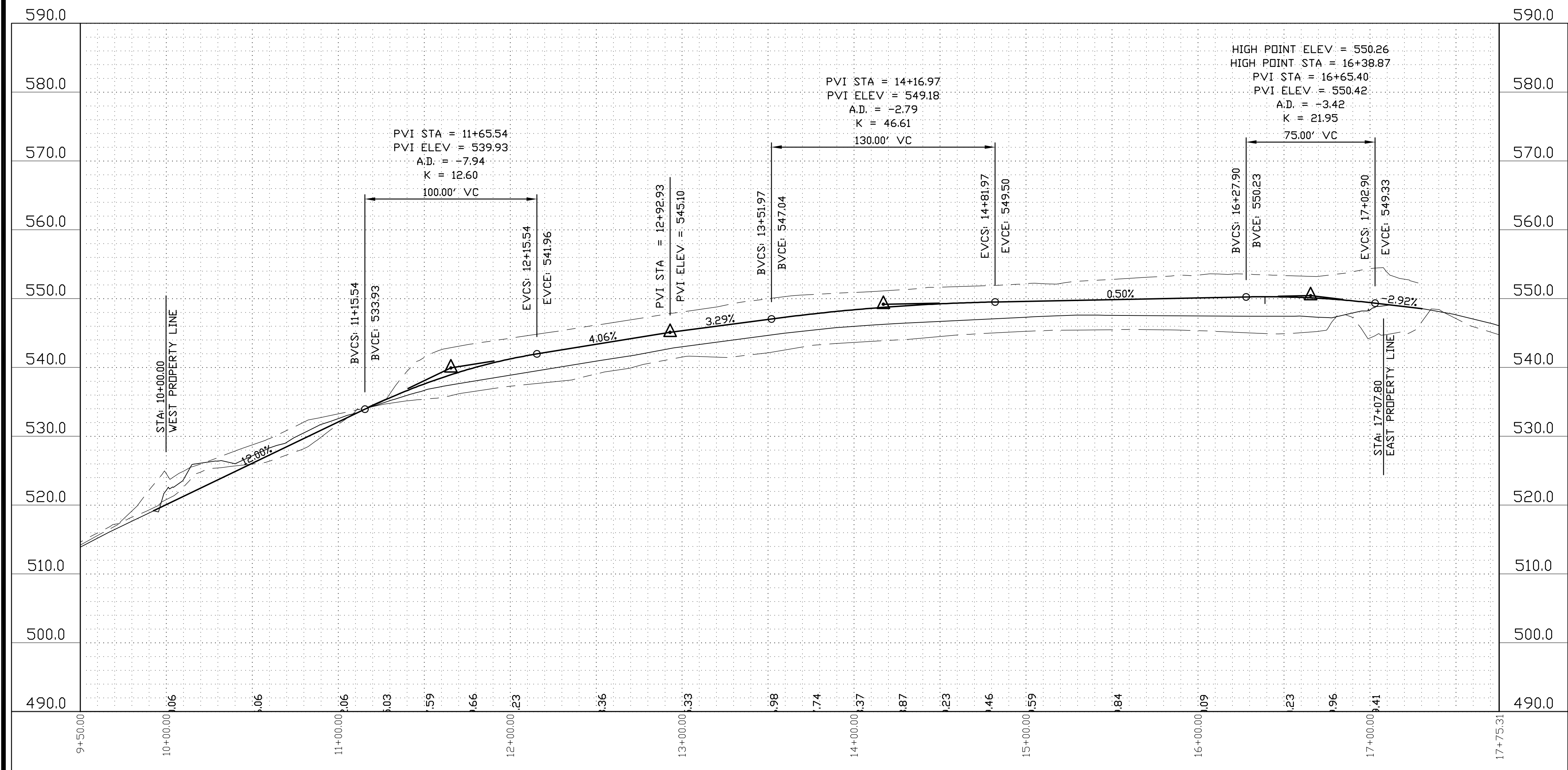
ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
FAX: 503-304-9512

NOYES COURT AND
VINE MAPLE STREET
PLANS AND PROFILES

QUAIL SPRING VILLAGE
15-LOT SUBDIVISION
430 TURTLE BAY SE
SALEM, OREGON 97306



TURTLE BAY STREET PLAN
SCALE: 22x34 1"=40', 11x17 1"=80'



TURTLE BAY STREET PROFILE
HOR SCALE: 22x34 1"=40', 11x17 1"=80'
VER SCALE: 22x34 1"=10', 1x17 1"=20'

REV.	DATE	BY	DESCRIPTION
0	09-11-20	GPH	ISSUED FOR CITY OF SALEM SUBDIVISION APPLICATION

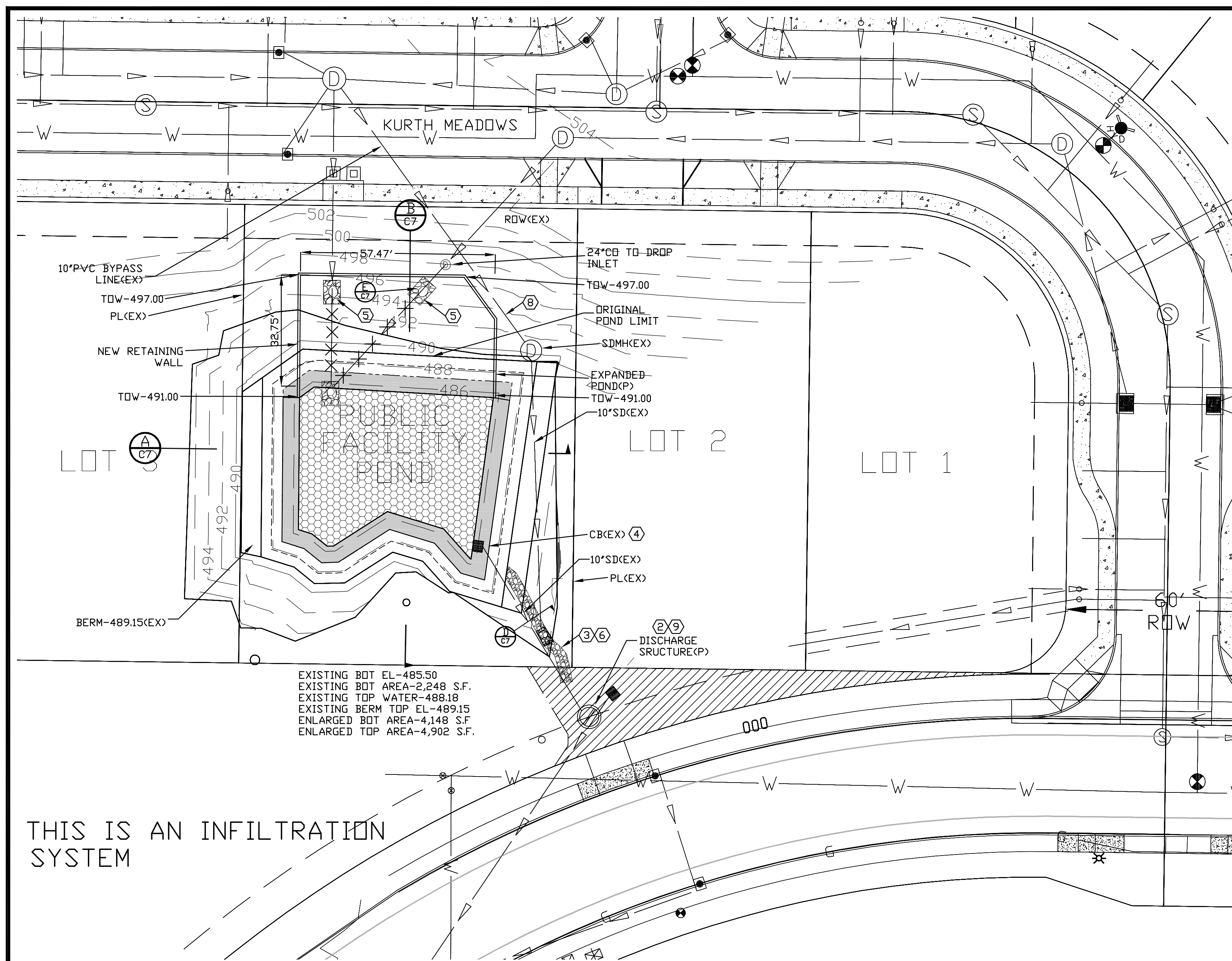
ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
FAX: 503-304-9512

**TURTLE BAY STREET
PLAN AND PROFILE**

**QUAIL SPRING VILLAGE
15-LOT SUBDIVISION**
430 TURTLE BAY SE
SALEM, OREGON 97306

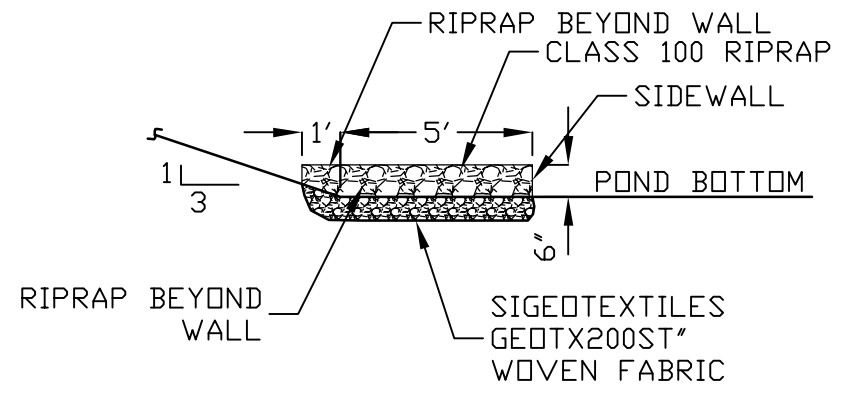
FOR APPLICATION
NOT FOR CONSTRUCTION



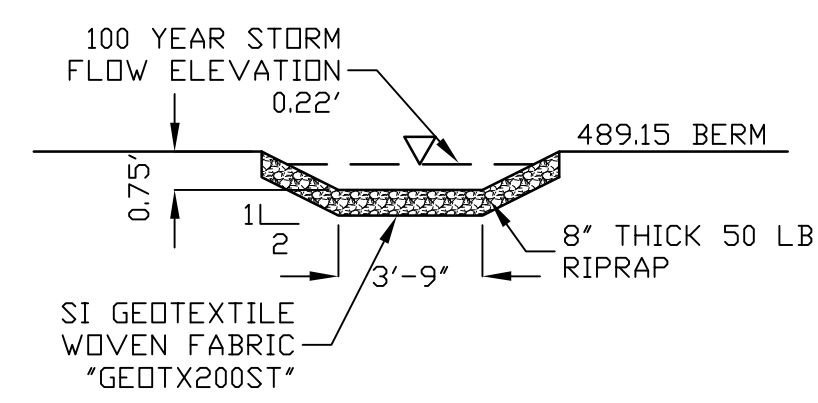


EXISTING BOT EL-485.50
EXISTING BOT AREA-2,248 S.F.
EXISTING TOP WATER-488.18
EXISTING BERM TOP EL-489.15
ENLARGED BOT AREA-4,148 S.F.
ENLARGED TOP AREA-4,902 S.F.

THIS IS AN INFILTRATION SYSTEM



(E) POND ENTRY TRASH TRAP
C7 SCALE: NTS



(D) EMERGENCY OVERFLOW WIER
C7 SCALE: NTS

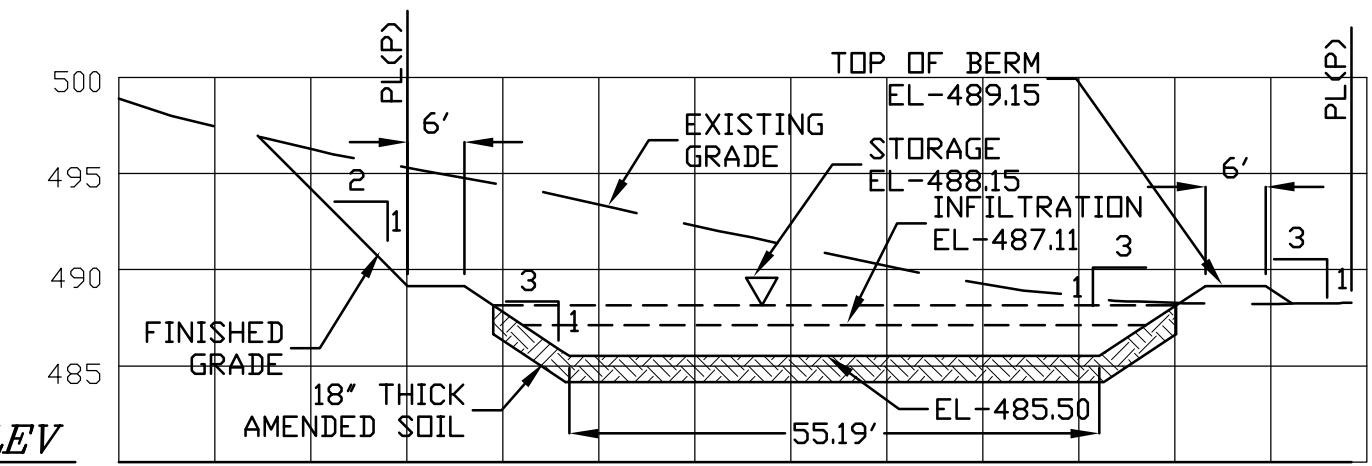
POND PLAN
SCALE: 1"=20'

WATER QUALITY POND NOTES:

- EXISTING KURTH QUANTITIES
A. REQUIRED STORAGE - 7,608 CUBIC FEET
B. POND VOLUME - 8,289 CU. FEET
C. 72" MANHOLE - 71 CU. FEET
D. PROVIDED STORAGE 8,360 CUBIC FEET
- EXISTING FLOW CONTROL STRUCTURE. SEE COSSD #251B.
- EXISTING OVERFLOW SWALE TO EXISTING SWALE AND 18" CULVERT.
- EXISTING TYPE "3" CATCH BASIN.
- CONSTRUCT 5' SQUARE RIPRAP BED WITH 10' TALL RIPRAP BERM. CLASS 100 RIPRAP. EXTEND 5' WIDE RIPRAP TO 2' ABOVE PIPE INVERT.
- EXISTING 50LB RIPRAP ARMORED RIPRAP OVER-FLOW CHANNEL.
- REMOVE EXISTING 10" PVC AND RIPRAP.
- DURING BACKFILL PROCESS.
- RESIZE ORIFICE FOR NEW DESIGN.

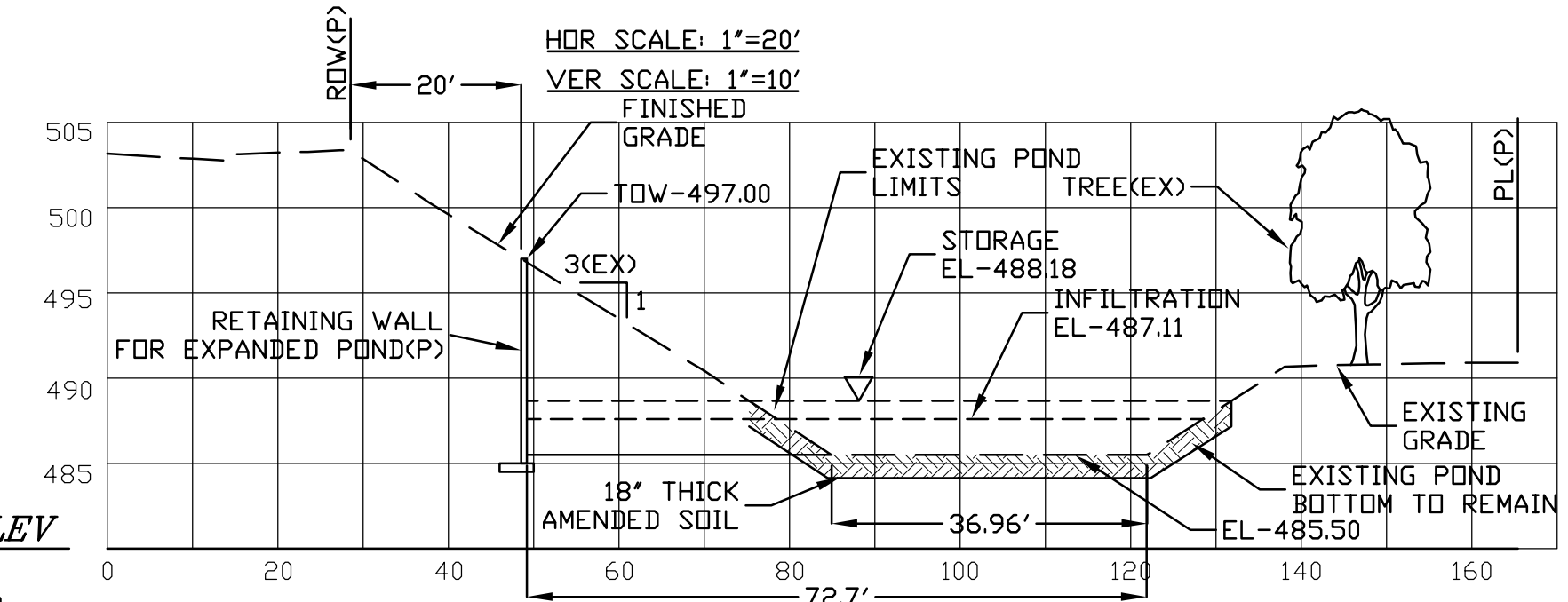
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NOT FOR CONSTRUCTION

DATUM ELEV
480
GROUP POND
SECTION WESTEAST



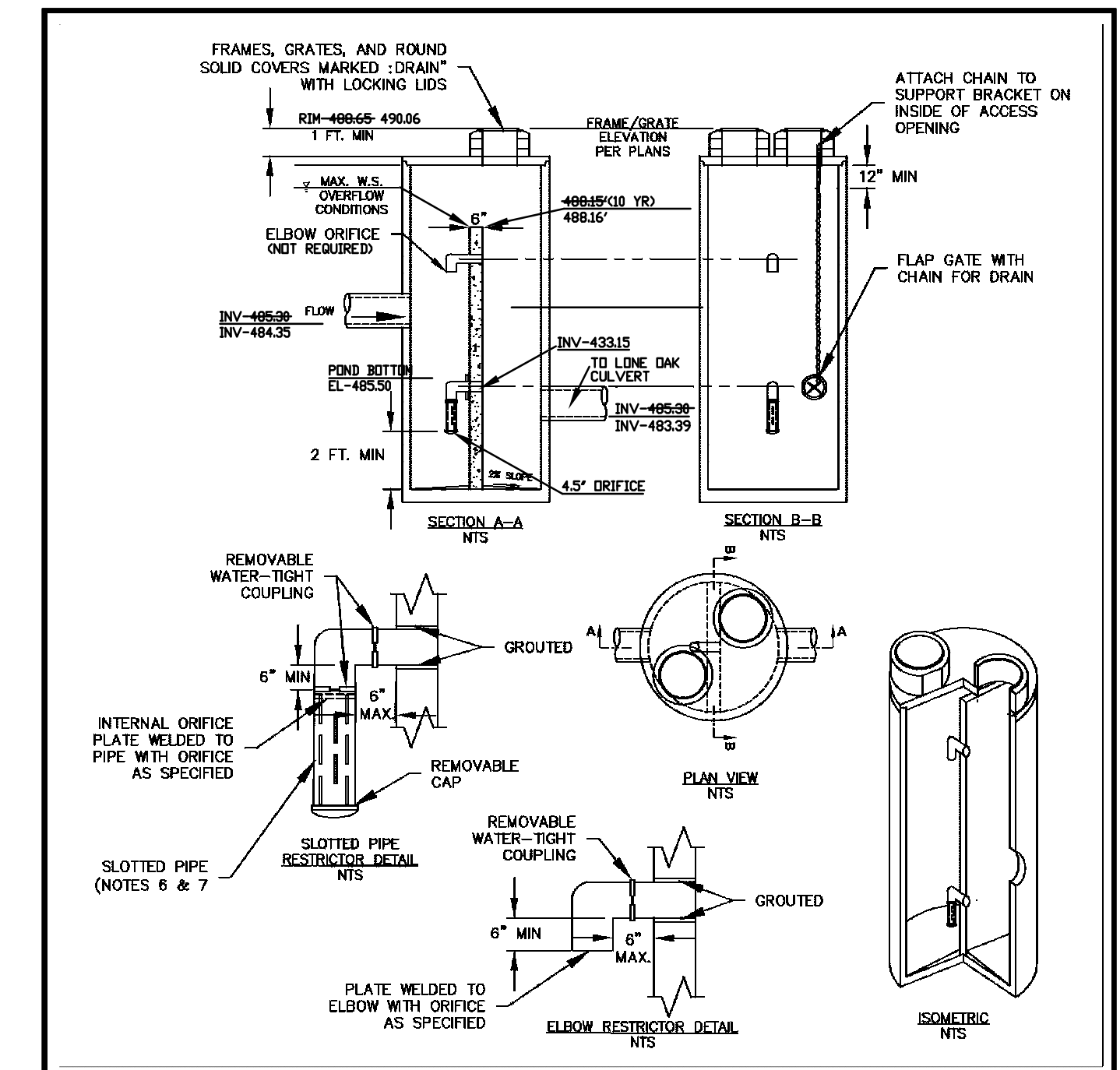
SECTION "A" (NO CHANGE)

DATUM ELEV
480
GROUP POND
SECTION NORTHSOU



SECTION "B" SHOWING EXPANDED POND

HQR SCALE: 1"=20'
VER SCALE: 1"=10'



- NOTES:
- OUTLET PIPE CAPACITY: 50 YEAR POST-DEVELOPED PEAK FLOW
 - METAL PARTS CORROSION RESISTANT
 - STEEL PARTS GALVANIZED AND ASPHALT COATED
 - MANHOLE MIN 72" DIA.
 - ORIFICES SIZED AND LOCATED AS REQUIRED WITH LOWEST FLOW ORIFICE A MINIMUM OF 2 FT. FROM BASE
 - SLOTTED PIPE SHALL BE 4" MINIMUM DIAMETER
 - SLOT WIDTHS SHALL BE EQUAL TO OR LESS THAN HALF THE ORIFICE DIAMETER FOR ORIFICES LESS THAN 2" IN DIAMETER

CITY OF SALEM			
DEPARTMENT OF PUBLIC WORKS			
STANDARD PLAN			
FLOW CONTROL STRUCTURE-BAFFLE			
APPROVED	<i>James J. Spaul</i>	DATE	12/01/14
CITY ENGINEER		CHECKED BY	KR 12/2013
		DRAWN BY	KAK 12/2013

NO. 251 B

EXISTING KURTH 22x34 SCALE: 1"=20'
FLOW CONTROL STRUCTURE 11x17 SCALE: 1"=40'

REV.	DATE	BY	DESCRIPTION
0	12-14-20	GPH	ISSUED FOR SUBDIVISION APPLICATION

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

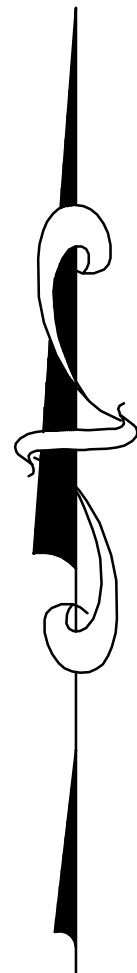
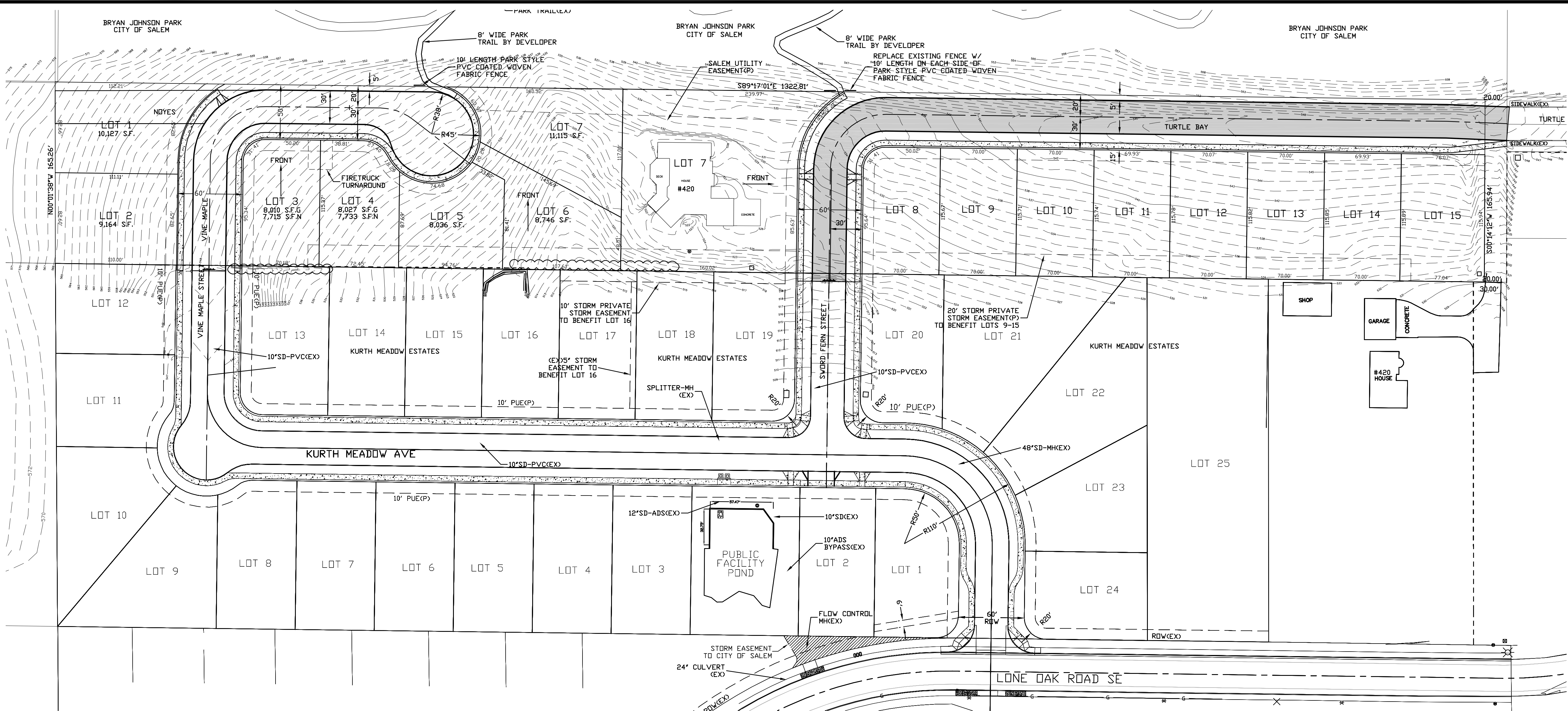
EXPANDED
WATER QUALITY POND
PLAN AND SECTIONS

QUAIL SPRING VILLAGE
SUBDIVISION

430 TURTLE BAY CT SE
SALEM, OREGON 97306

DESIGNED BY:	GPH
DRAWN BY:	RW
DATE:	12-14-20
JOB NO.	2020-21
CLIENT NO.	
DRAWING NO.	

C6 0



STORM WATER AREAS AND PRE-DEVELOPMENT TRAVEL TIME

SCALE: 1"=50'

SPRING QUAIL VILLAGE
PERVIOUS AND IMPERVIOUS AREAS

TOTAL SITE: 5.02 ACRES(218,881 SQUARE FEET)
EXISTING HOUSE AND APRONS: 4,700 SQUARE FEET
NEW STREETS: 27,750 SQUARE FEET
14 NEW HOUSES: 14 x 2,500 SQ. FEET 35,000 SQUARE FEET
14 NEW DRIVEWAYS: 14 x 30' x 25' 10,500 SQUARE FEET
14 NEW PATIOS: 14 x 20' x 20' 5,600 SQUARE FEET
SIDEWALKS: 7,250 SQUARE FEET

TRAVEL TIME ON WEST SIDE

$$T = \frac{564' - 520'}{440'} = 10\%$$
$$T = \frac{0.93(300^6)(.30^6)}{(0.82^4)(.010^3)} = 30 \text{ MINUTES}$$
$$I = 0.82" \text{ FOR } 30 \text{ MINUTES}$$

NORTH OFFSITE
PERVIOUS AND IMPERVIOUS AREAS

TOTAL SITE: 11.90 ACRES(518,170 SQUARE FEET)
EXISTING HOUSE AND APRONS: 3,500 SQUARE FEET
261 SUMMERSIDE
BRUSH AND GRASS: 514,670 SQUARE FEET

TRAVEL TIME ON NORTH OFFSITE

$$\frac{596' - 540'}{525'} = 10.7\%$$
$$T = \frac{0.93(300^6)(.30^6)}{(0.82^4)(.0107^3)} = 30 \text{ MINUTES}$$
$$I = 0.82" \text{ FOR } 30 \text{ MINUTES}$$

SPRING QUAIL VILLAGE
TREES

THERE ARE 22 EXISTING TREES TO BE SAVED AND AT LEAST TWO(2) TREES PLANTED PER LOT. THIS AMOUNTS TO A TOTAL POTENTIAL REDUCTION IN IMPERVIOUS AREA OF 2,510 SQUARE FEET OR 0.058 ACRES

14 LOTS - 14 x 2 x 20 SQUARE FEET = 560 SQUARE FEET.
22 TREES x 50 SQUARE FEET PER TREE = 1,100 SQUARE FEET

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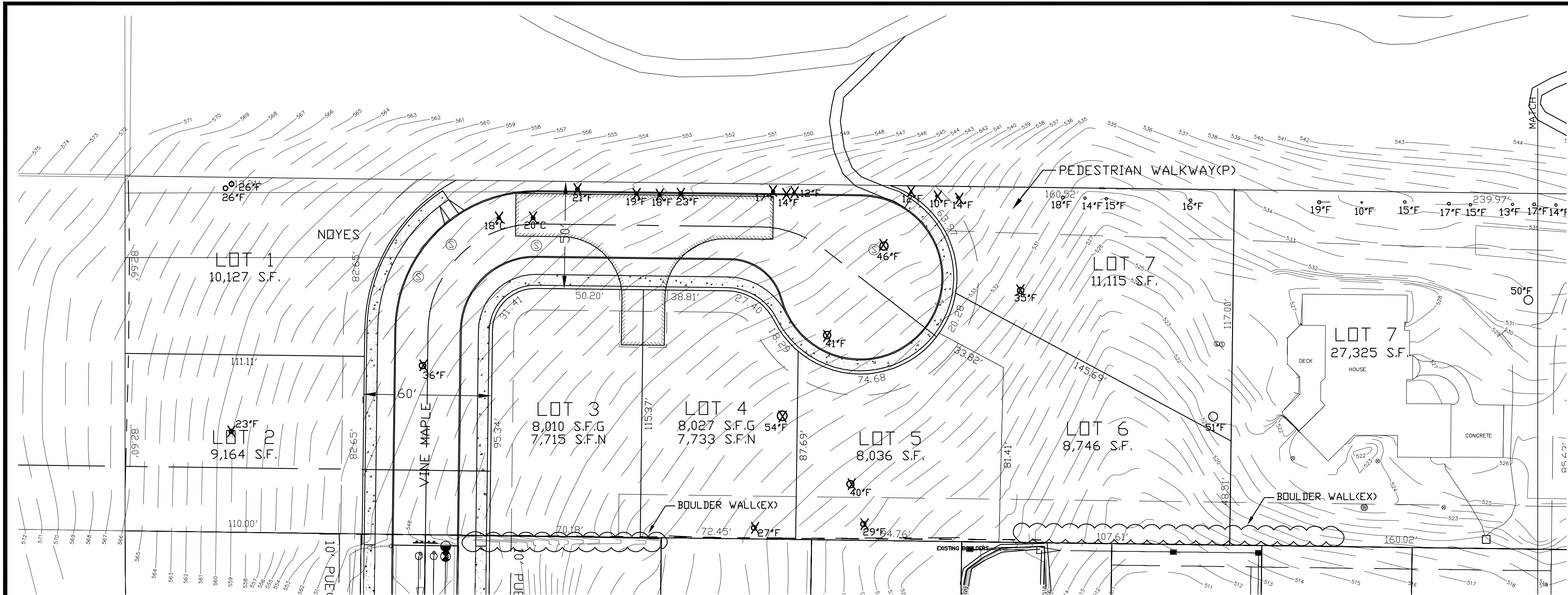
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REV.	

ENGINEER:
WILLAMETTE ENGINEERING INC.
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SALEM, OREGON 97305
PH: 503-304-0905
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STORM WATER
AREAS AND PRE-
DEVELOPMENT TRAVEL
TIME

SPRING QUAIL VILLAGE
SUBDIVISION

430 TURTLE BAY CT SE
SALEM, OREGON 97306



OWNER/DEVELOPER

ROBERT & MARIA NOYES
430 TURTLE BAY CT SE
SALEM, OR 97306

TREE REMOVAL

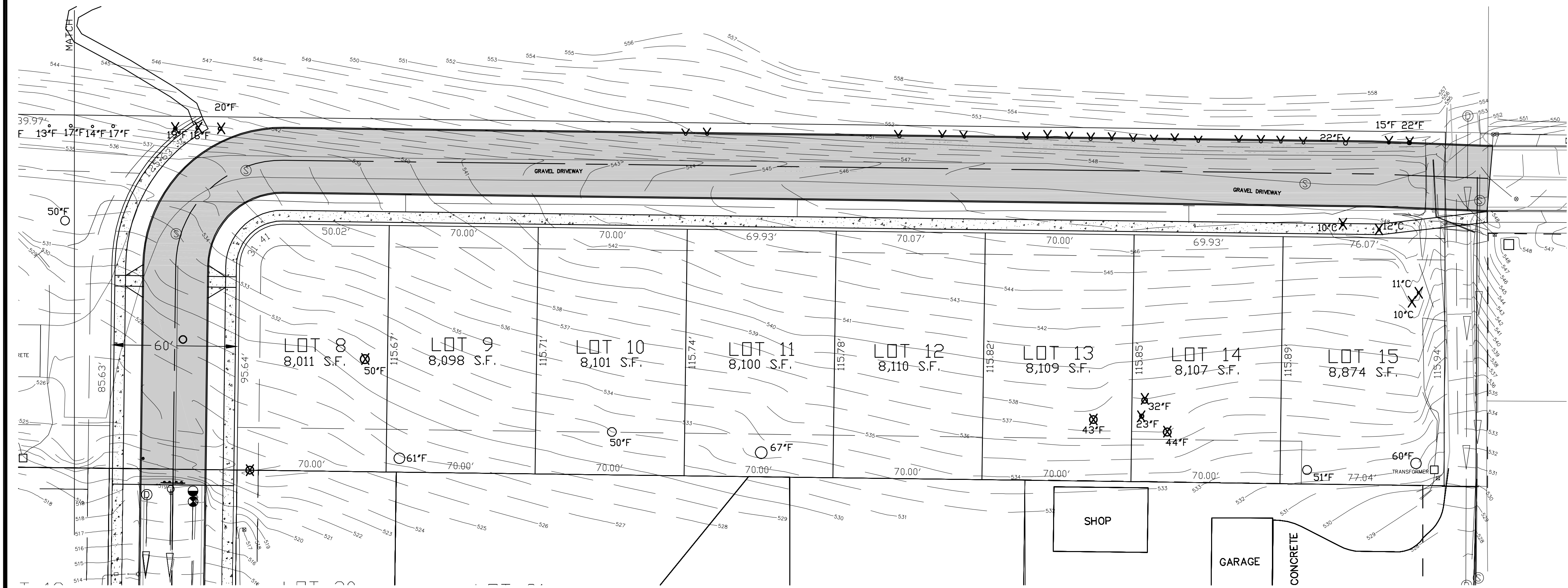
TOTAL SITE TREES	- 79
SIGNIFICANT TREES	- 0
SITE TREES TO BE REMOVED	- 57
SIGNIFICANT TREES TO BE REMOVED	- 0
REMAINING TREES	- 22
PERCENT TO REMAIN	- 27.8%
PERCENT TO BE REMOVED	- 72.2%

LEGEND

O	-CHERRY
F	-FIR
X	-INDICATES TREE TO BE REMOVED

TREE REPLANTING

THREE 1 1/2' TREES TO BE
REPLANTED ON ALL LOTS
PRIOR TO FINAL OCCUPANCY.



TREE PRESERVATION PLAN

22x34 SCALE: 1"=30'
11x17 SCALE: 1"=60'



**FOR APPLICATION
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SALEM, OREGON 97305
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**TREE PRESERVATION
PLAN**

**QUAIL SPRING VILLAGE
SUBDIVISION**

430 TURTLE BAY CT SE
SALEM, OREGON 97306

DESIGNED BY:	GPH
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