



555 Liberty Street SE / Room 305 • Salem OR 97301-3503 • Phone 503-588-6213 • TTY 503-588-6005
Fax 503-588-6005 • www.cityofsalem.net/planning • www.cityofsalem.net

December 15, 2020

Brandie Dalton
BDalton@mtengineering.net

RE: Phased Subdivision Application for 6719 Devon Avenue SE (AMANDA 20-118048-LD)

Ms. Dalton,

I am reviewing the partition application for completeness. The following information is required for staff to deem the application complete.

- (1) **Neighborhood Association Contact.**
- (2) **Tentative Subdivision Plan.** Please ensure that the written statement and Subdivision Plan are consistent. It appears that the amount of phases are incorrect in one document.
- (3) **Written Statement.** Please ensure that the written statement and Subdivision Plan are consistent. It appears that the amount of phases are incorrect in one document
- (4) A new S-4 water pump station is proposed to be located on a neighboring property owned by the City of Salem that was acquired for use as a future community park. The applicant is required to submit a formal letter to the Public Works Director requesting use of the park property. The letter should specify what alternatives were considered and why the pump station can no longer be located on the developer's property.
- (5) The subdivision application was submitted after the effective date of Ordinance 8-20, which requires additional stormwater flow control facilities to be constructed for land divisions. The proposed tentative plan does not appear to provide sufficient area for stormwater flow control.
- (6) Multiple street design exceptions are required based on the revised street alignment. The applicant shall submit an updated design exception request pursuant to PWDS prior to finalization of the tentative subdivision decision. *Preliminary review comments are attached.*
- (7) Stormwater design related to Subdivision Condition No. 13 has been discussed at length between the Applicant's engineer and the City's Engineering Division. The condition is being reconsidered with this application.

The following items are identified deficiencies in your application and will need to be addressed. Failure to address issues could result in denial of application.

Please see attached 'markups' plans

The application will be deemed complete upon receipt of one of the following:

- (1) All of the missing information;
- (2) Some of the missing information and written notice from the applicant that no other information will be provided;
- (3) Written notice from the applicant that none of the missing information will be provided.

You have until May 19, 2021 (180 days from the date the application was submitted) to respond in one of the three ways listed above, or the application will be deemed void.

Please submit the above requested materials and/information to our office through SPLASH, by mail, email, or in person. If you have questions, please contact me at (503) 540-2343 or odias@cityofsalem.net

The Salem Revised Code may be accessed online at the following location:

<https://www.cityofsalem.net/Pages/salem-revised-code.aspx>

Sincerely,

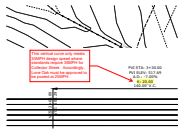


Olivia Dias
Current Planning Manager

\\CommDev\CDGroup\CD\PLANNING\Olivia\2020\LD\SUBDIVISION\Devon Subdivision, take two\Incomplete Letter.docx

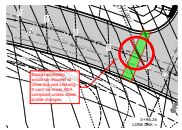
PW Completeness Review_Civil Plans_Devon Estates.pdf Markup Summary

[1] P401ST (3)



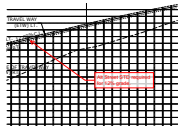
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Page Label: [1] P401ST
Author: dwhitehu
Date: 12/9/2020 3:04:16 PM
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Color: ■
Layer:
Space:

This vertical curve only meets 30MPH design speed where standards require 35MPH for Collector Street. Accordingly, Lone Oak must be approved to be posted at 25MPH.



Subject: Group
Page Label: [1] P401ST
Author: dwhitehu
Date: 12/9/2020 3:14:09 PM
Status:
Color: ■
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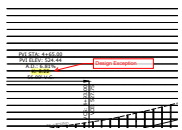
Design exception would be required to close this ped crossing. It can't be made ADA compliant unless street profile changes.



Subject: Callout
Page Label: [1] P401ST
Author: dwhitehu
Date: 12/9/2020 3:14:46 PM
Status:
Color: ■
Layer:
Space:

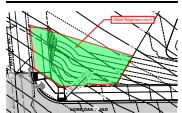
Alt Street STD required for 12% grade.

[1] P402ST (2)



Subject: Group
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Author: dwhitehu
Date: 12/9/2020 3:19:17 PM
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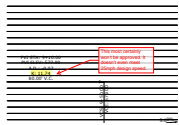
Design Exception



Subject: Group
Page Label: [1] P402ST
Author: dwhitehu
Date: 12/9/2020 3:20:41 PM
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Color: ■
Layer:
Space:

Offsite EAsement req'd

[1] P403ST (2)



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Author: dwhitehu
Date: 12/9/2020 3:22:24 PM
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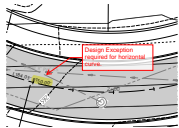
This most certainly won't be approved. It doesn't even meet 25mph design speed.



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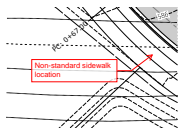
These ped crossing alignments won't be approved.

[1] P405ST (3)



Subject: Group
Page Label: [1] P405ST
Author: dwhitehu
Date: 12/9/2020 4:17:46 PM
Status:
Color: ■
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Space:

Design Exception required for horizontal curve.



Subject: Callout
Page Label: [1] P405ST
Author: dwhitehu
Date: 12/9/2020 4:18:46 PM
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Space:

Non-standard sidewalk location



Subject: Group
Page Label: [1] P405ST
Author: dwhitehu
Date: 12/9/2020 4:19:30 PM
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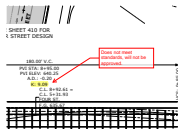
Close to meeting standards.

[1] P406ST (3)



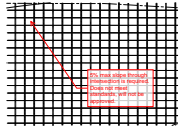
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Does not meet standards, will not be approved.



Subject: Group
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Date: 12/9/2020 4:21:13 PM
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Layer:
Space:

Does not meet standards, will not be approved.



Subject: Callout
Page Label: [1] P406ST
Author: dwhitehu
Date: 12/9/2020 4:22:12 PM
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Space:

5% max slope through intersection is required.
Does not meet standards, will not be approved.

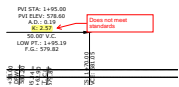
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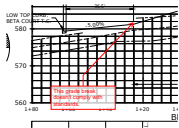
Does not meet standards, will not be approved.

[1] P408ST (2)



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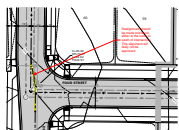
Does not meet standards



Subject: Callout
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Author: dwhitehu
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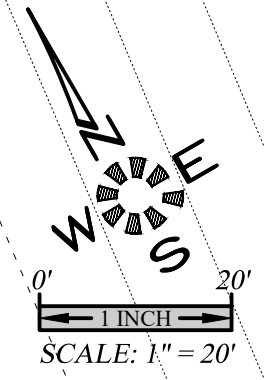
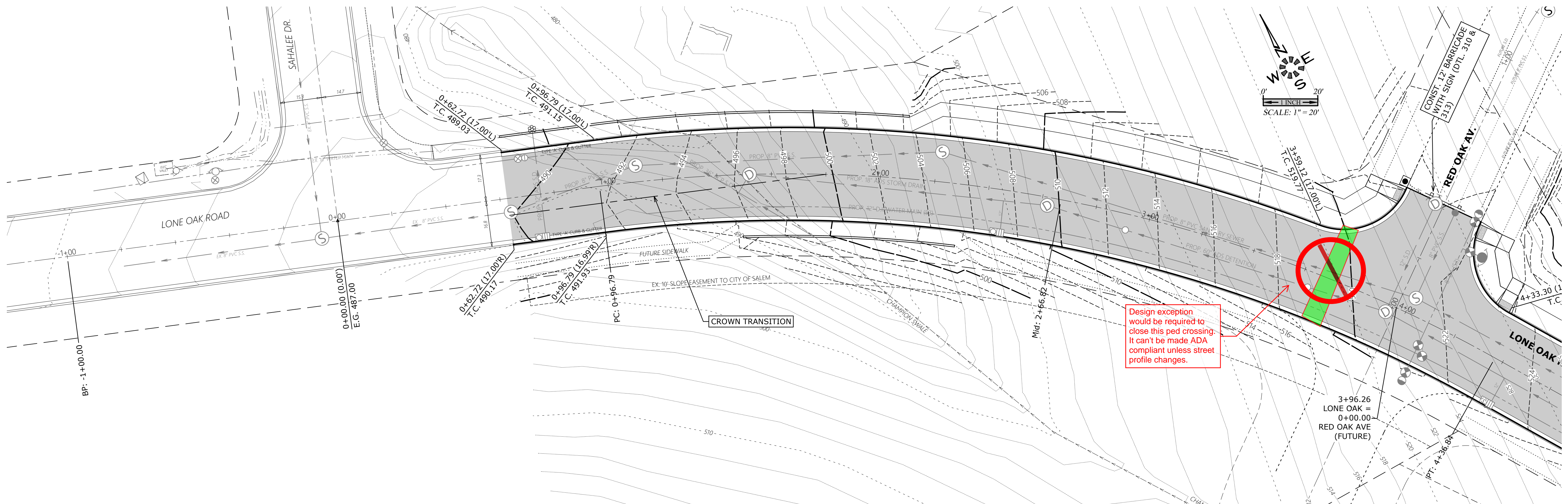
This grade break doesn't comply with standards.

[1] P410ST (1)



Subject: Group
Page Label: [1] P410ST
Author: KHottman
Date: 12/15/2020 5:23:37 PM
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Color: ■
Layer:
Space:

Realignment should be made mid-block, either to the north or south of intersection. This alignment will likely not be approved.



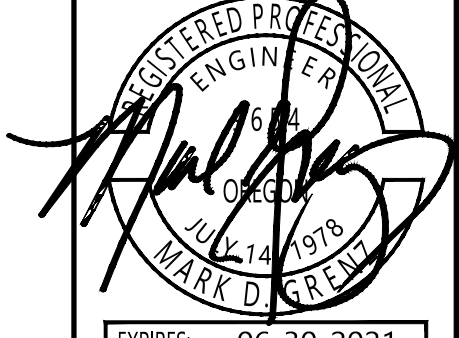
**PRELIMINARY
STREET
IMPROVEMENTS**

SEE SHEET 402 FOR
LONE OAK ROAD CONTINUATION

DEVON ESTATES

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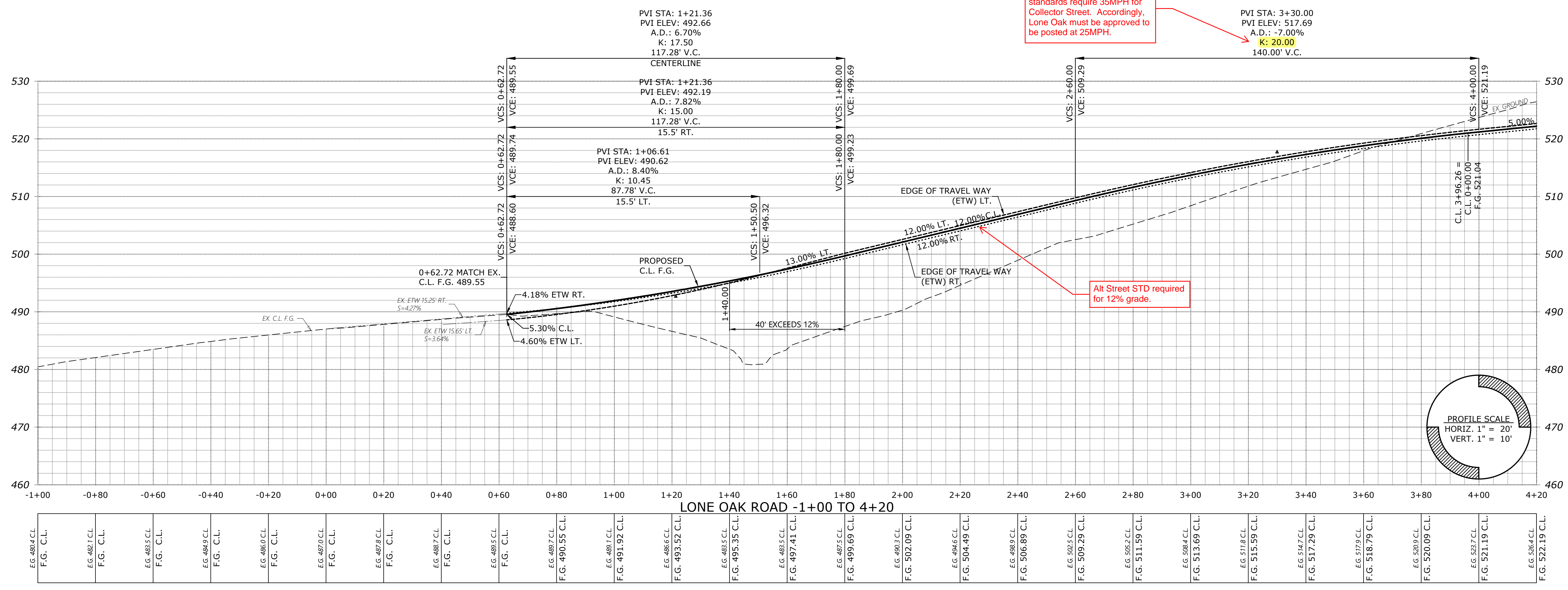
Design: M.D.G.
Drawn: P.H.S.
Checked: B.M.G.
Date: NOV. 2017
Scale: AS SHOWN
As-Built: _____



EXPIRES: 06-30-2021

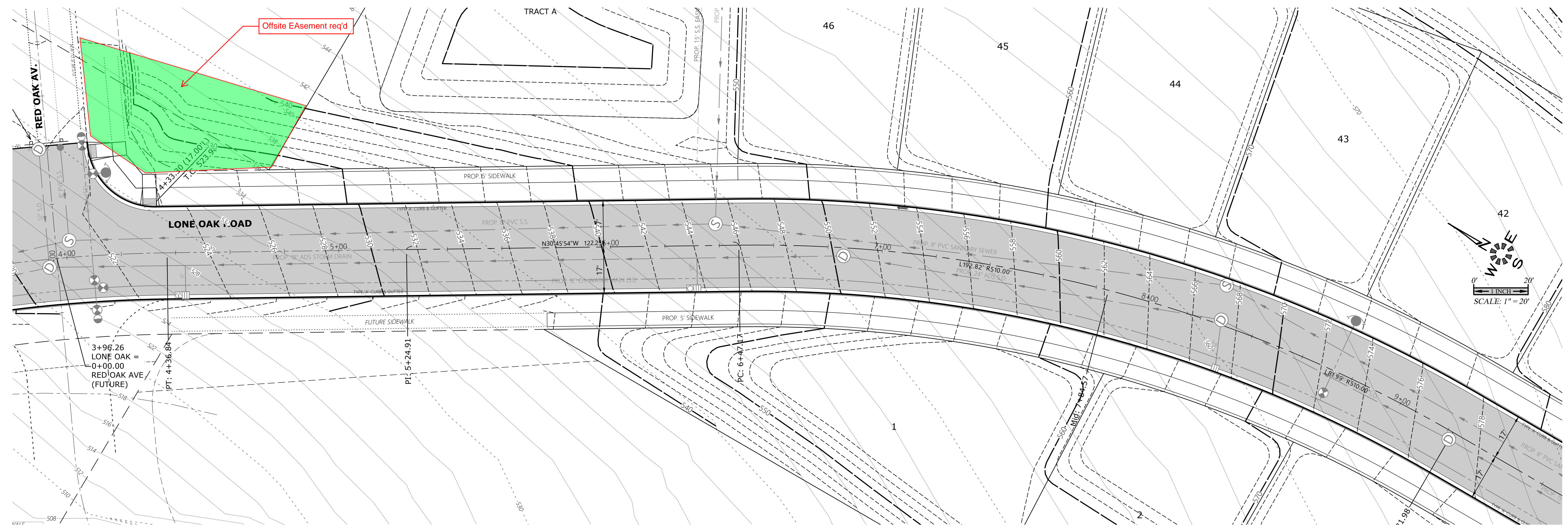
JOB # 6502

P401

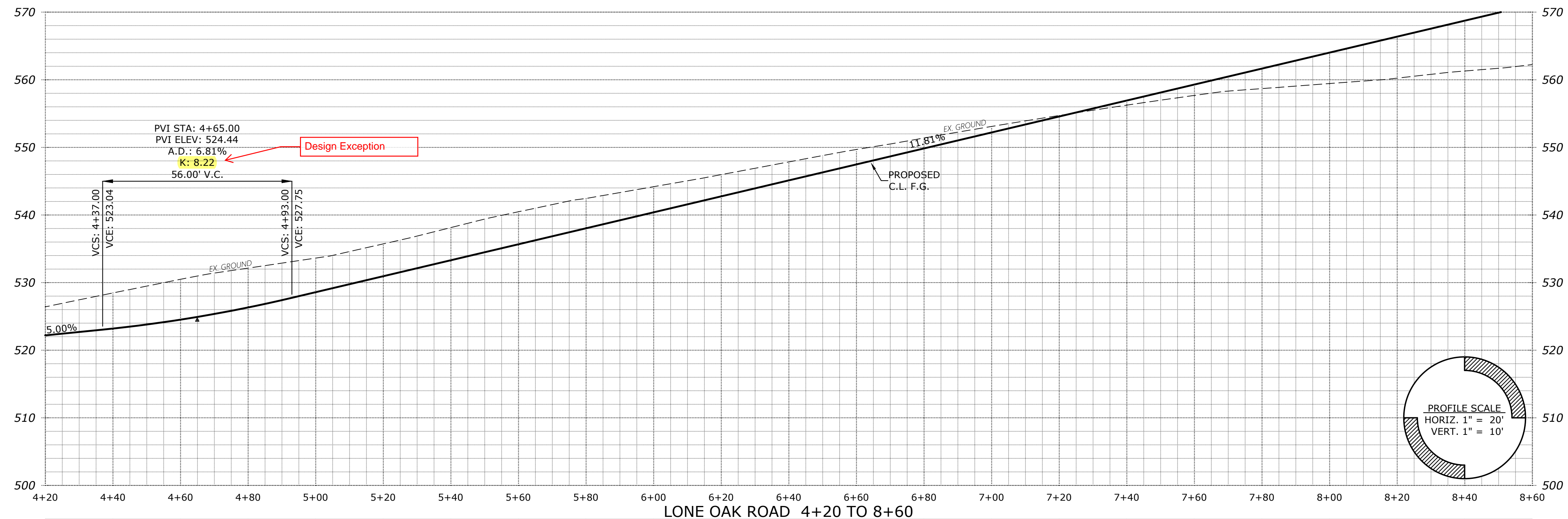


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SEE SHEET 401 FOR
LONE OAK ROAD CONTINUATION



SEE SHEET 403 FOR
LONE OAK ROAD CONTINUATION



Station	Proposed C.L.F.G. Elevation
4+20	522.19
4+30	523.20
4+40	524.52
4+50	526.32
4+60	528.58
4+70	530.94
4+80	533.30
4+90	535.66
5+00	538.03
5+10	540.39
5+20	542.75
5+30	545.11
5+40	547.47
5+50	549.84
5+60	552.20
5+70	554.56
5+80	556.92
5+90	559.28
6+00	561.65
6+10	564.01
6+20	566.37
6+30	568.73
6+40	571.09

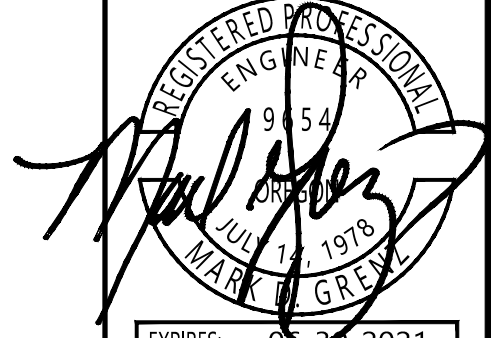


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Checked: B.M.G.
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JOB # 6502

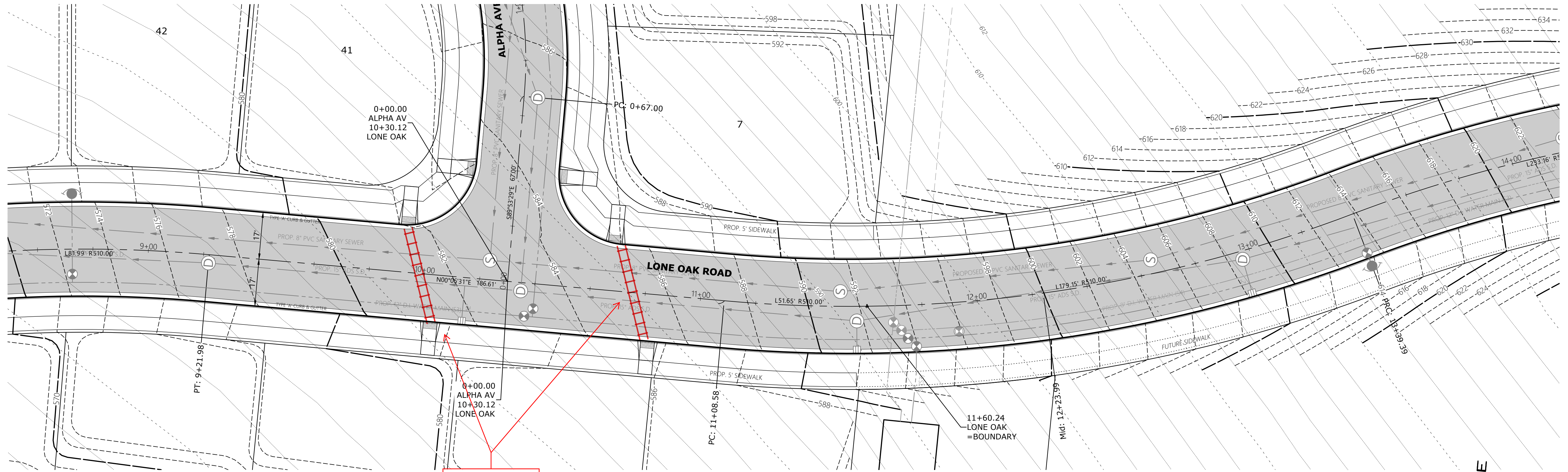
P402

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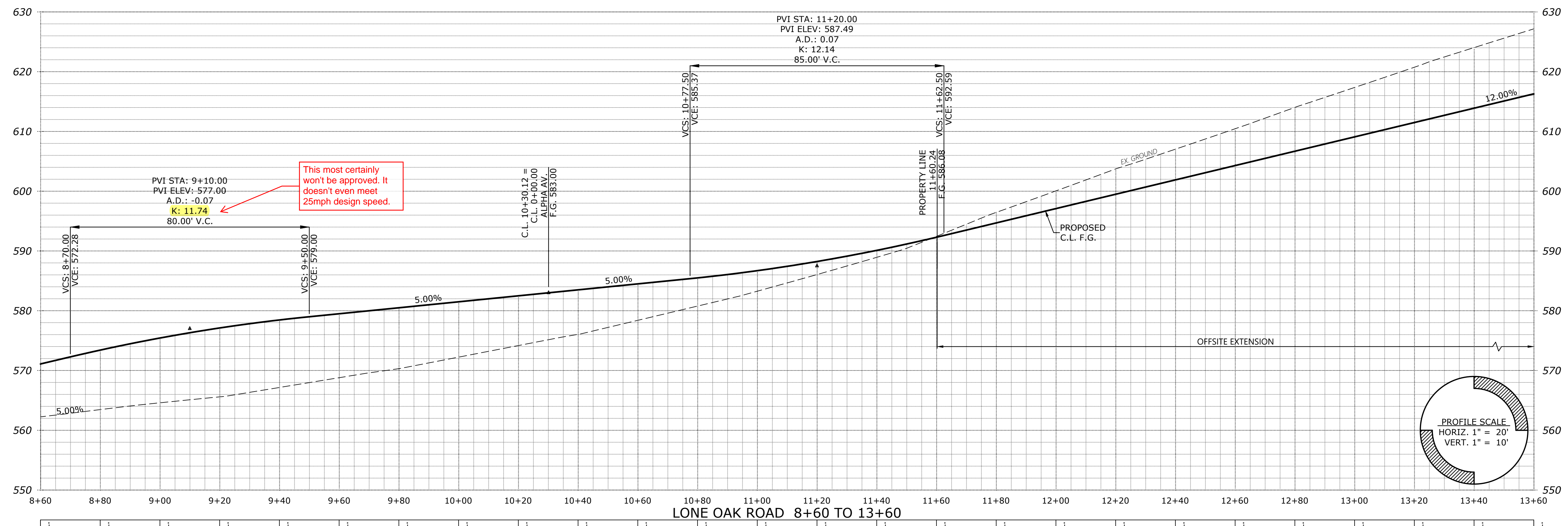
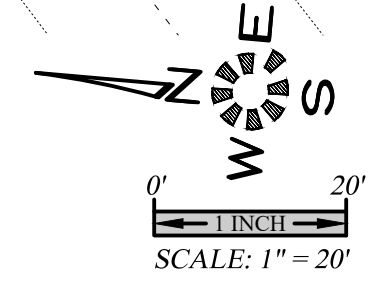
SEE SHEET 405 TO 407 FOR ALPHA AV. DESIGN

SEE SHEET 402 FOR LONE OAK ROAD CONTINUATION

SEE SHEET 404 FOR LONE OAK ROAD CONTINUATION



These ped crossing alignments won't be approved.



This most certainly won't be approved. It doesn't even meet 25mph design speed.

Station	Elevation (F.G.)
8+60	562.2
8+70	571.09
8+80	563.5
8+90	573.41
9+00	564.6
9+10	575.44
9+20	565.6
9+30	577.12
9+40	567.2
9+50	578.46
9+60	568.8
9+70	579.50
9+80	570.3
9+90	580.50
10+00	572.2
10+10	581.50
10+20	574.2
10+30	582.49
10+40	576.0
10+50	583.49
10+60	578.4
10+70	584.49
10+80	580.8
10+90	585.50
11+00	583.3
11+10	586.70
11+20	586.1
11+30	588.24
11+40	589.9
11+50	590.10
11+60	592.30
11+70	596.5
11+80	594.69
11+90	600.0
12+00	597.09
12+10	603.7
12+20	599.49
12+30	607.0
12+40	601.89
12+50	610.4
12+60	604.29
12+70	614.0
12+80	606.69
12+90	617.4
13+00	609.09
13+10	620.7
13+20	611.49
13+30	624.0
13+40	613.89
13+50	627.2
13+60	616.29

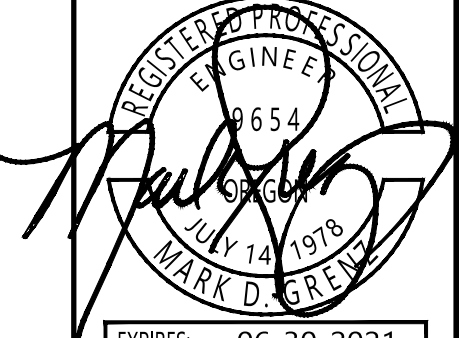


PRELIMINARY STREET IMPROVEMENTS

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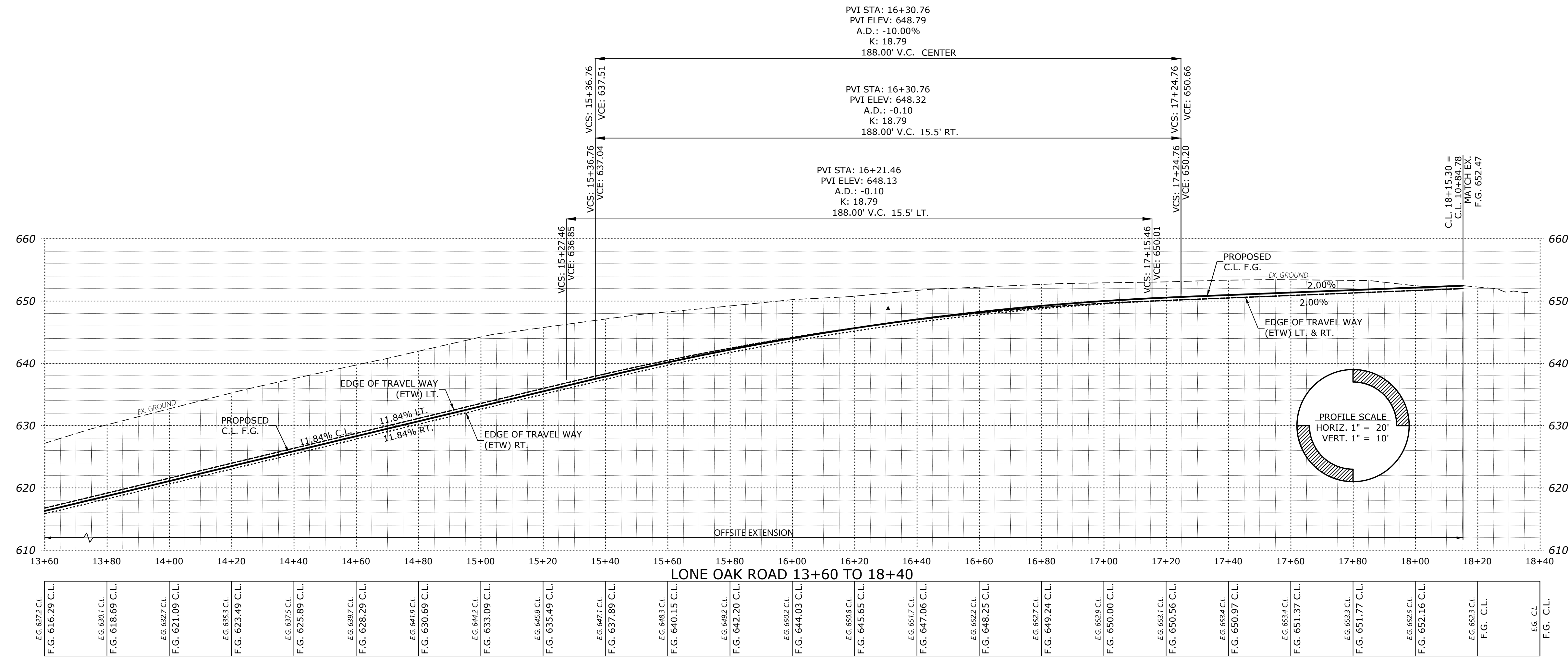
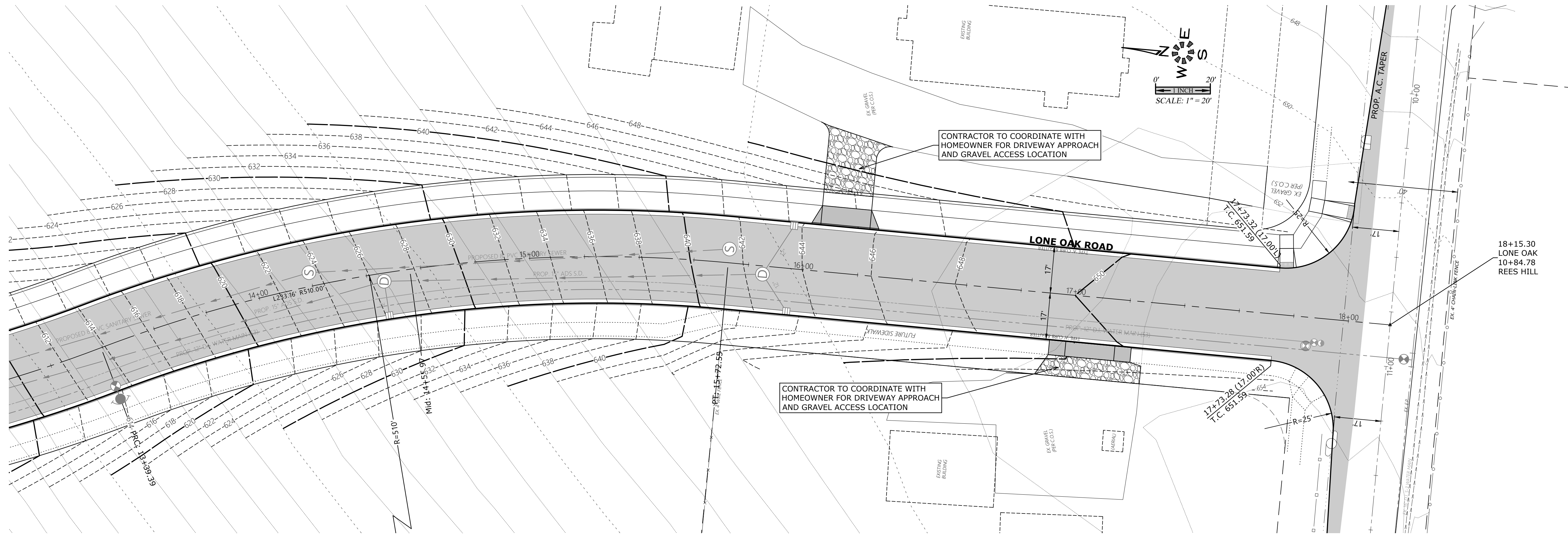


EXPIRES: 06-30-2021
 JOB # 6502

P403

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SEE SHEET 403 FOR
LONE OAK ROAD CONTINUATION



EG. 627.2 C.L.	EG. 630.7 C.L.	EG. 632.7 C.L.	EG. 633.3 C.L.	EG. 637.5 C.L.	EG. 639.7 C.L.	EG. 641.9 C.L.	EG. 644.2 C.L.	EG. 645.9 C.L.	EG. 647.7 C.L.	EG. 650.2 C.L.	EG. 650.8 C.L.	EG. 651.7 C.L.	EG. 652.2 C.L.	EG. 652.9 C.L.	EG. 653.7 C.L.	EG. 653.9 C.L.	EG. 654.4 C.L.	EG. 655.3 C.L.	EG. 655.6 C.L.	EG. 657.4 C.L.	EG. 658.4 C.L.	EG. 659.7 C.L.	EG. 663.4 C.L.	EG. 663.3 C.L.	EG. 662.3 C.L.	EG. C.L.	
F.G. 616.29 C.L.	F.G. 618.69 C.L.	F.G. 621.09 C.L.	F.G. 623.49 C.L.	F.G. 625.89 C.L.	F.G. 628.29 C.L.	F.G. 630.69 C.L.	F.G. 633.09 C.L.	F.G. 635.49 C.L.	F.G. 637.89 C.L.	F.G. 640.15 C.L.	F.G. 642.20 C.L.	F.G. 644.03 C.L.	F.G. 645.65 C.L.	F.G. 647.06 C.L.	F.G. 648.25 C.L.	F.G. 649.24 C.L.	F.G. 650.00 C.L.	F.G. 651.37 C.L.	F.G. 651.77 C.L.	F.G. 652.16 C.L.	F.G. 652.3 C.L.	F.G. 652.5 C.L.	F.G. 652.8 C.L.	F.G. 653.3 C.L.	F.G. 653.8 C.L.	F.G. C.L.	F.G. C.L.



**PRELIMINARY
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Date: NOV. 2017
Scale: AS SHOWN
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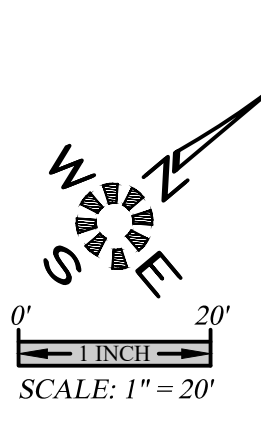
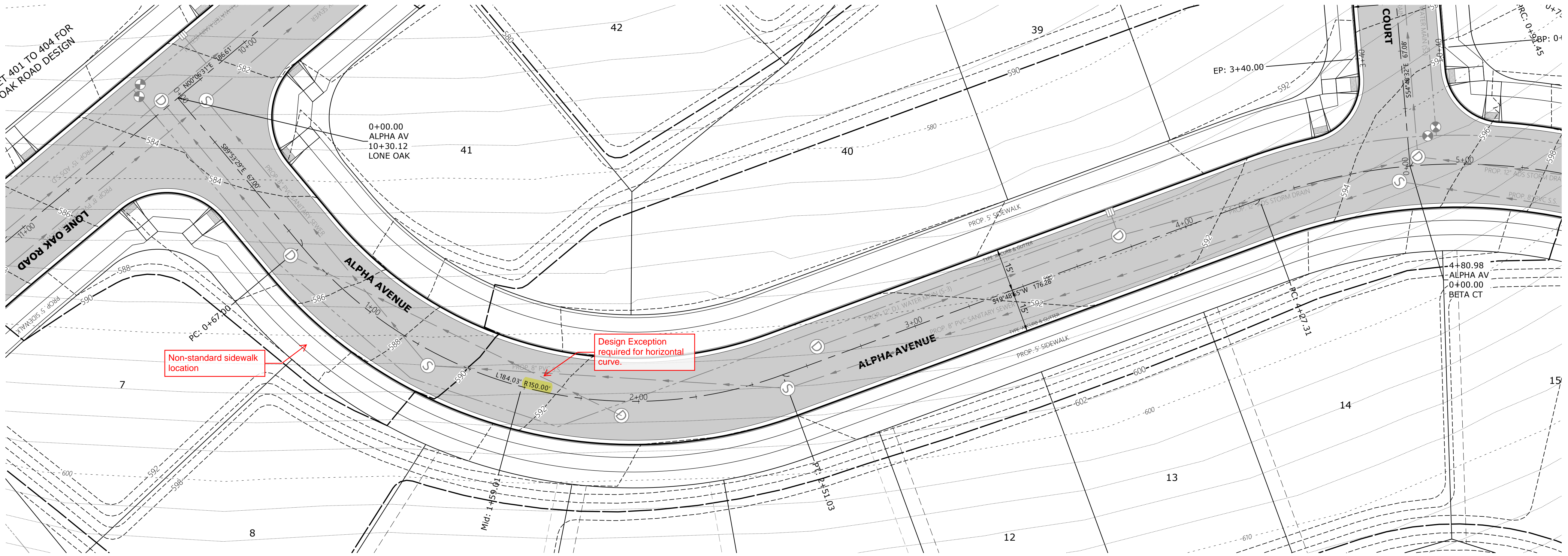


JOB # 6502

P404

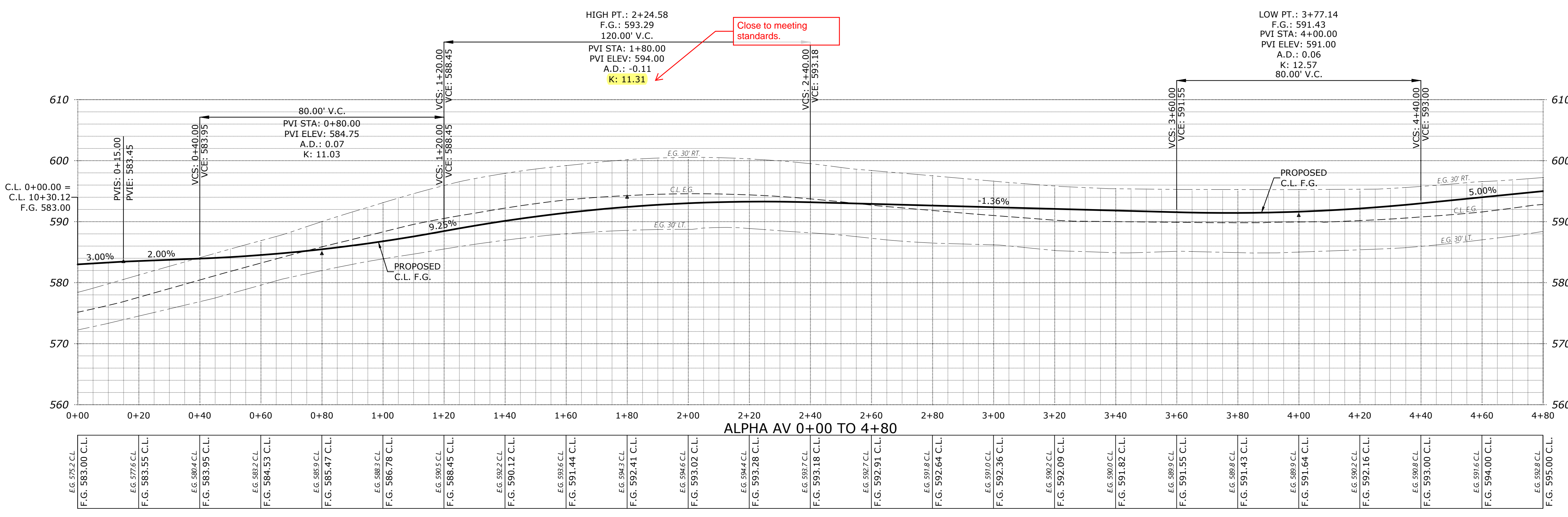
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SEE SHEET 401 TO 404 FOR LONE OAK ROAD DESIGN



PRELIMINARY STREET IMPROVEMENTS

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Drawn: P.H.S.
Checked: B.M.G.
Date: NOV. 2017
Scale: AS SHOWN
As-Built: _____



EXPIRES: 06-30-2021
JOB # 6502

P405

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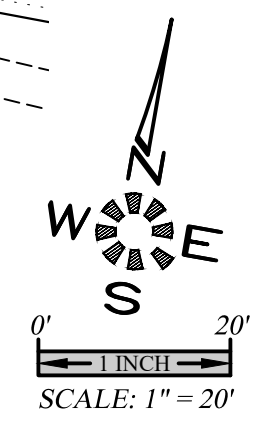
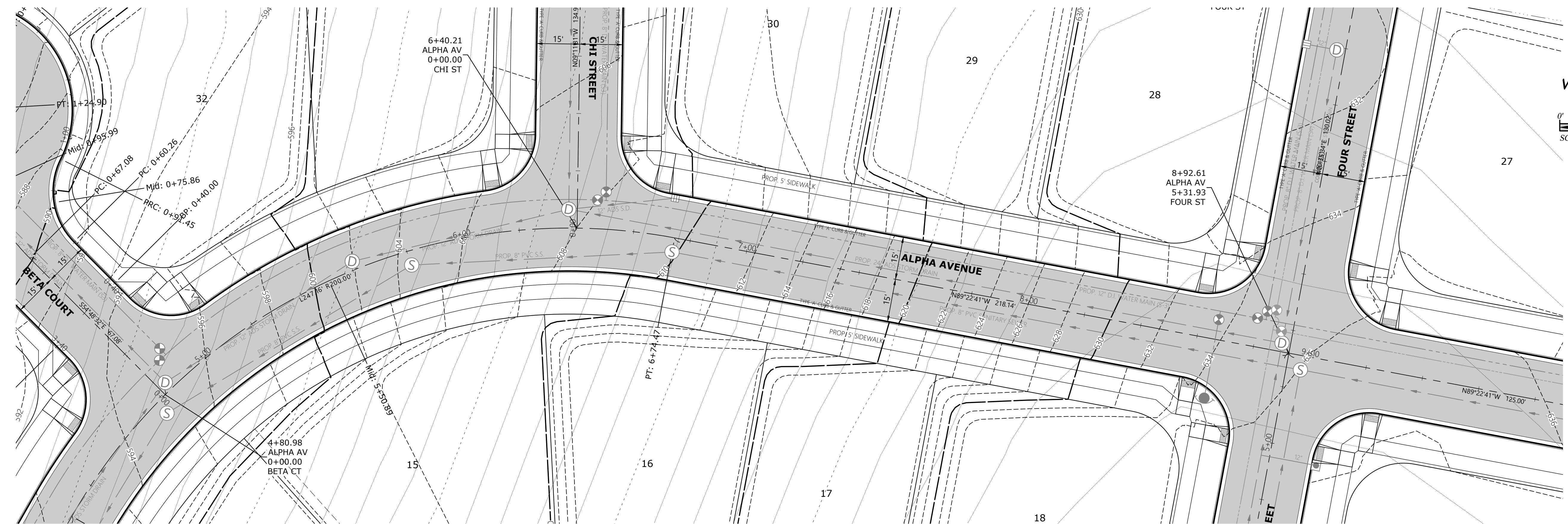
SEE SHEET 408 FOR
BETA COURT DESIGN

SEE SHEET 409 FOR CHI ST. DESIGN

SEE SHEET 407 FOR
ALPHA AV. CONTINUATION

SEE SHEET 405 FOR
ALPHA AV. CONTINUATION

SEE SHEET 410 FOR
FOUR STREET DESIGN



**PRELIMINARY
STREET
IMPROVEMENTS**

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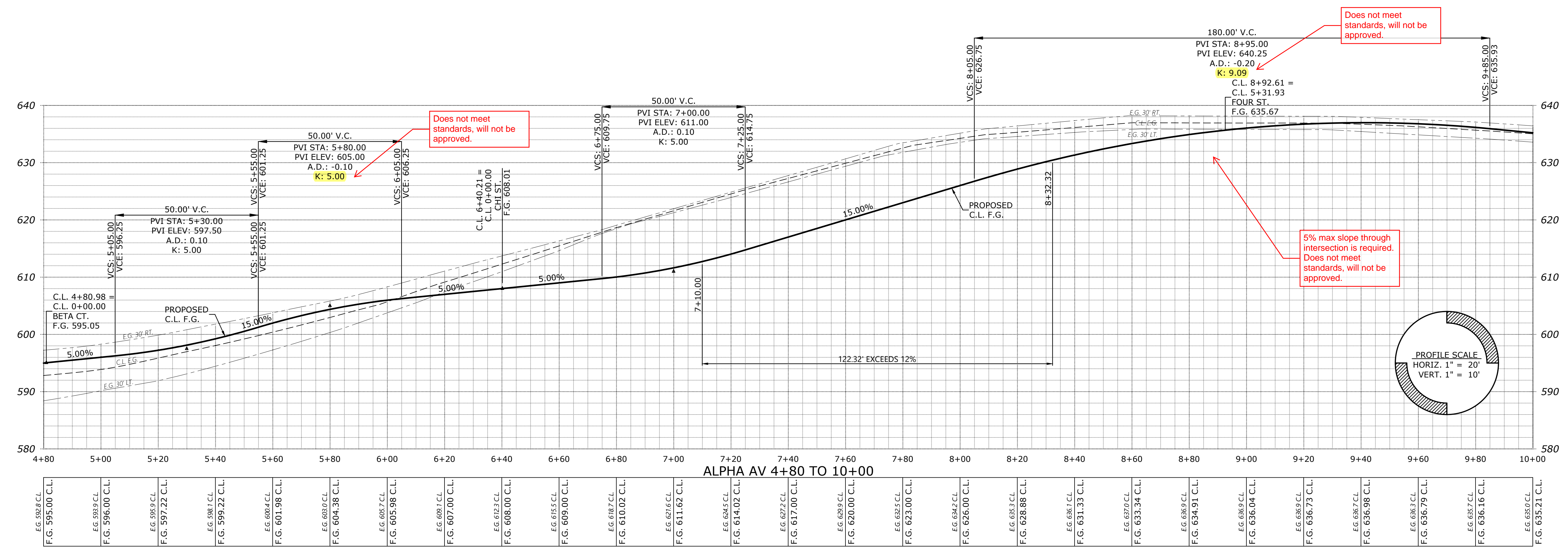
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EXPIRES: 06-30-2021
JOB # 6502

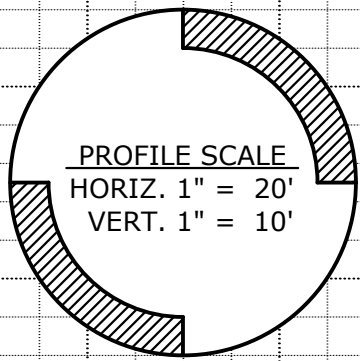
P406



Does not meet standards, will not be approved.

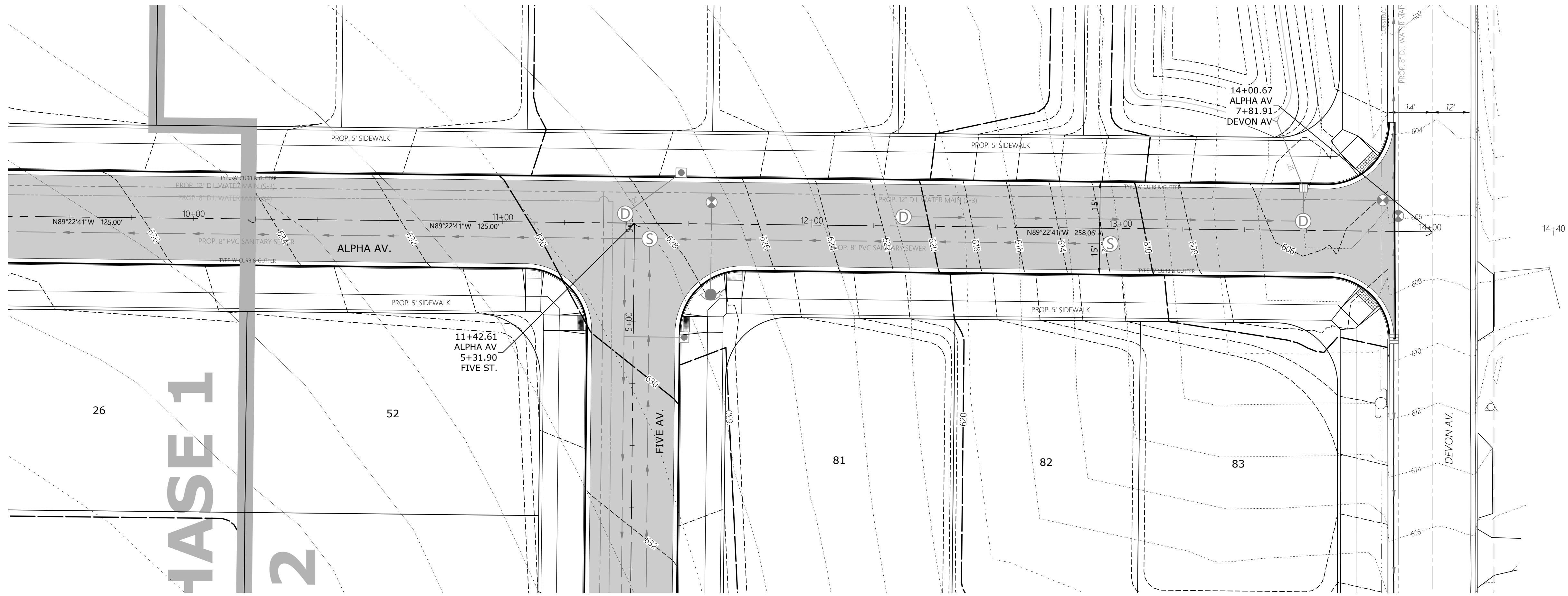
Does not meet standards, will not be approved.

5% max slope through intersection is required. Does not meet standards, will not be approved.



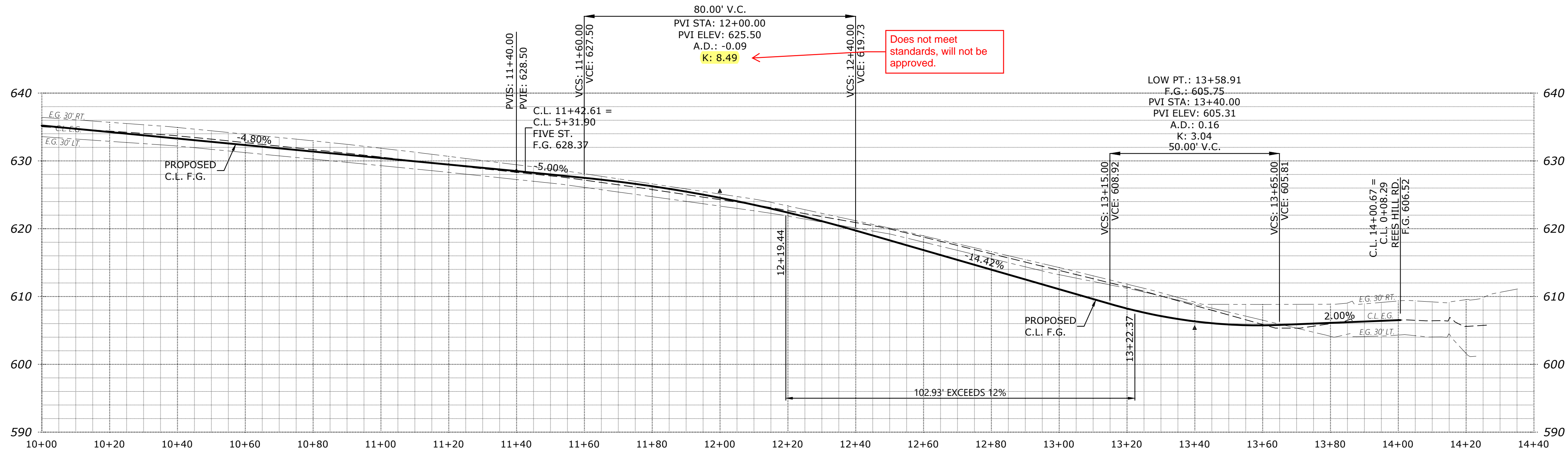
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SEE SHEET 406 FOR ALPHA AV. DESIGN



PHASE 1

SEE SHEET 411 FOR FIVE ST. DESIGN



ALPHA AV 10+00 TO 14+40

EG. 635.0 C.L.	EG. 634.4 C.L.	EG. 633.7 C.L.	EG. 632.7 C.L.	EG. 631.7 C.L.	EG. 630.6 C.L.	EG. 629.4 C.L.	EG. 628.3 C.L.	EG. 627.2 C.L.	EG. 625.8 C.L.	EG. 624.3 C.L.	EG. 622.7 C.L.	EG. 620.9 C.L.	EG. 618.8 C.L.	EG. 616.3 C.L.	EG. 613.9 C.L.	EG. 611.9 C.L.	EG. 611.4 C.L.	EG. 608.7 C.L.	EG. 606.7 C.L.	EG. 605.9 C.L.	EG. 605.0 C.L.	EG. 606.5 C.L.	EG. 606.5 C.L.	EG. 605.6 C.L.	EG. C.L.	
F.G. 635.21 C.L.	F.G. 634.26 C.L.	F.G. 633.30 C.L.	F.G. 632.34 C.L.	F.G. 631.38 C.L.	F.G. 630.42 C.L.	F.G. 629.46 C.L.	F.G. 628.50 C.L.	F.G. 627.50 C.L.	F.G. 626.26 C.L.	F.G. 624.56 C.L.	F.G. 622.38 C.L.	F.G. 619.73 C.L.	F.G. 616.85 C.L.	F.G. 613.96 C.L.	F.G. 611.08 C.L.	F.G. 608.24 C.L.	F.G. 606.34 C.L.	F.G. 605.75 C.L.	F.G. 606.51 C.L.	F.G. 606.5 C.L.	F.G. 605.51 C.L.	F.G. 606.11 C.L.	F.G. 606.5 C.L.	F.G. 606.51 C.L.	F.G. C.L.	EG. C.L.



PRELIMINARY STREET IMPROVEMENTS

DEVON ESTATES

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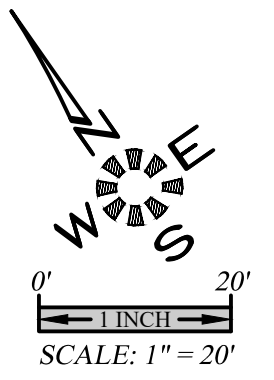
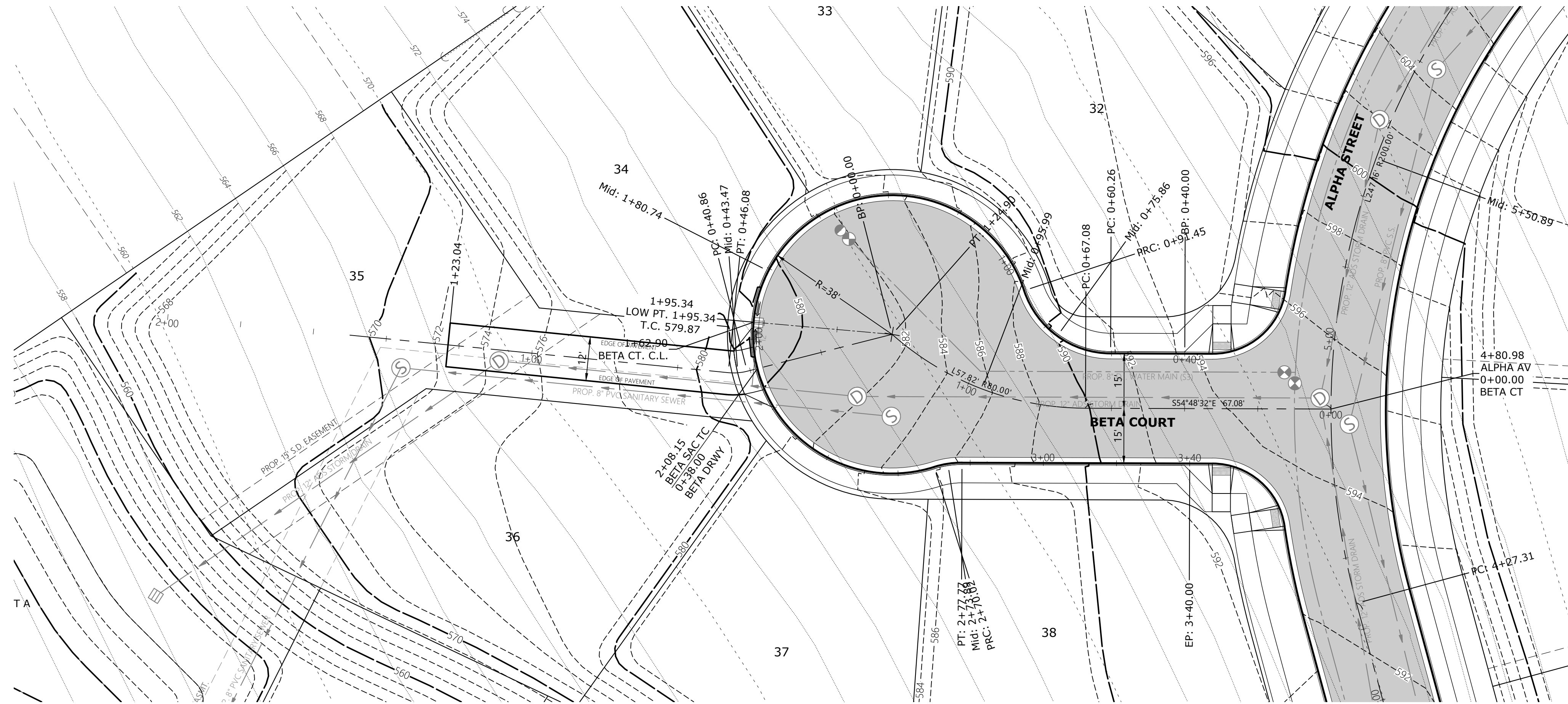
Design: M.D.G.
Drawn: P.H.S.
Checked: B.M.G.
Date: NOV. 2017
Scale: AS SHOWN
As-Built: _____



JOB # 6502

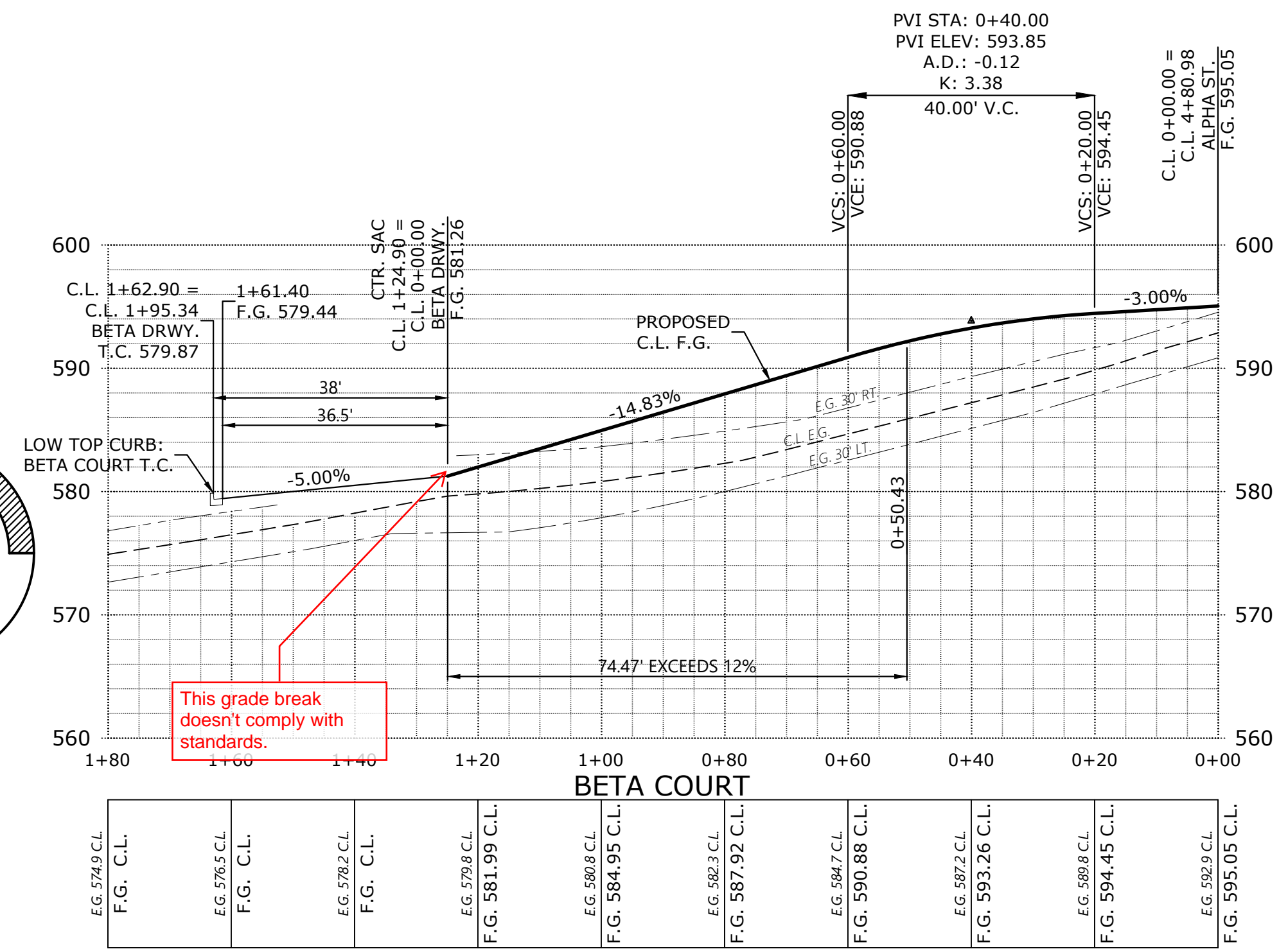
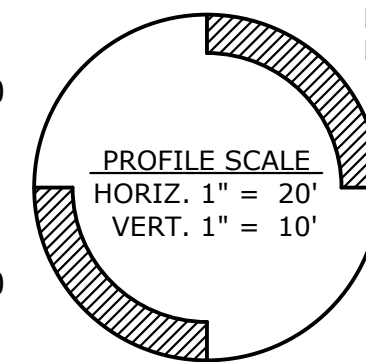
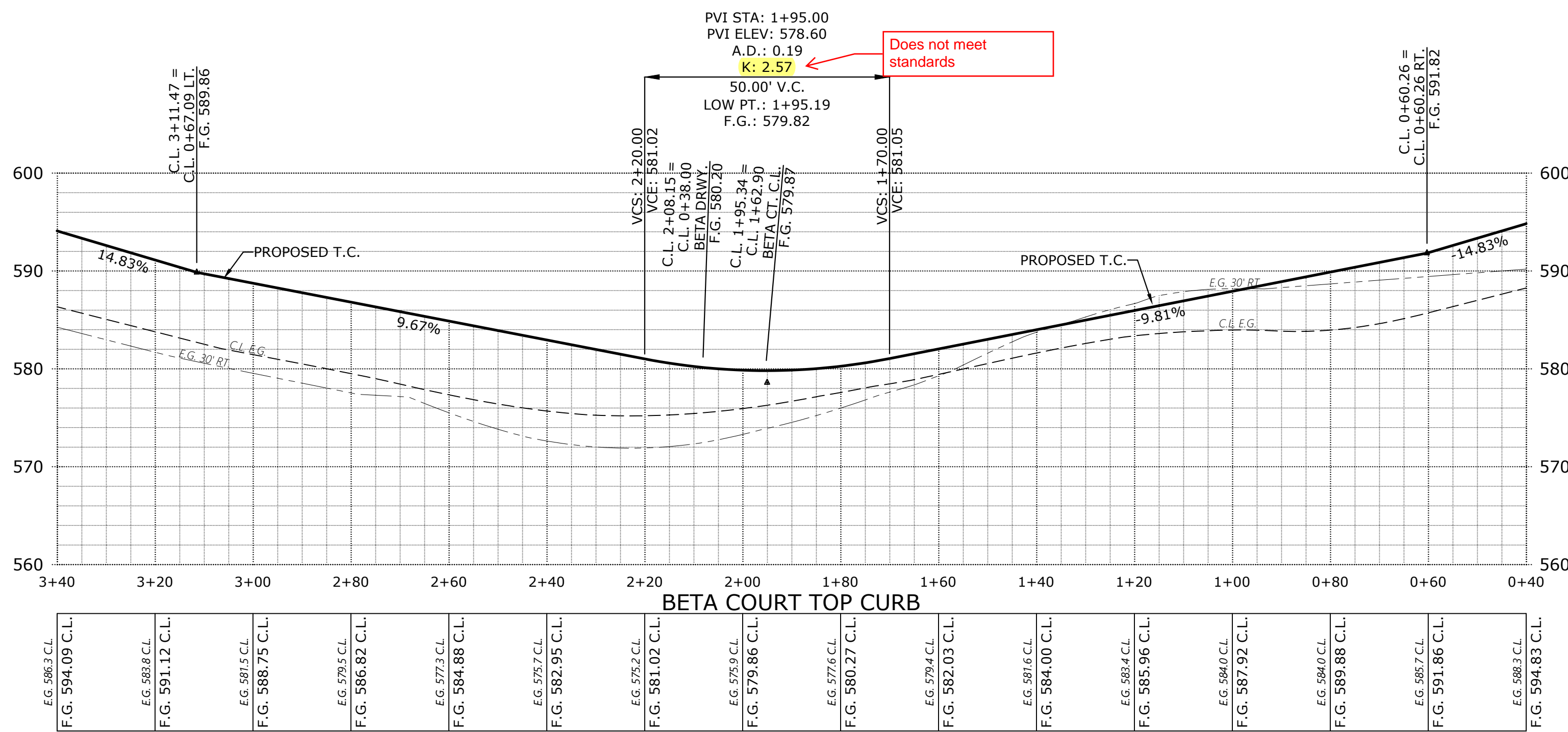
P407

J:\6502-6599\6502-DevonEstates\Substation\Drawings\6502\6502.dwg - P407.dwg, 11/10/2017 1:51:02 PM, Pfounders



SEE SHEET 414 FOR LOT 30 DRIVEWAY DESIGN

SEE SHEET 405 TO 407 FOR ALPHA AV. DESIGN



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Design: M.D.G.
Drawn: P.H.S.
Checked: B.M.G.
Date: NOV. 2017
Scale: AS SHOWN
As-Built: _____

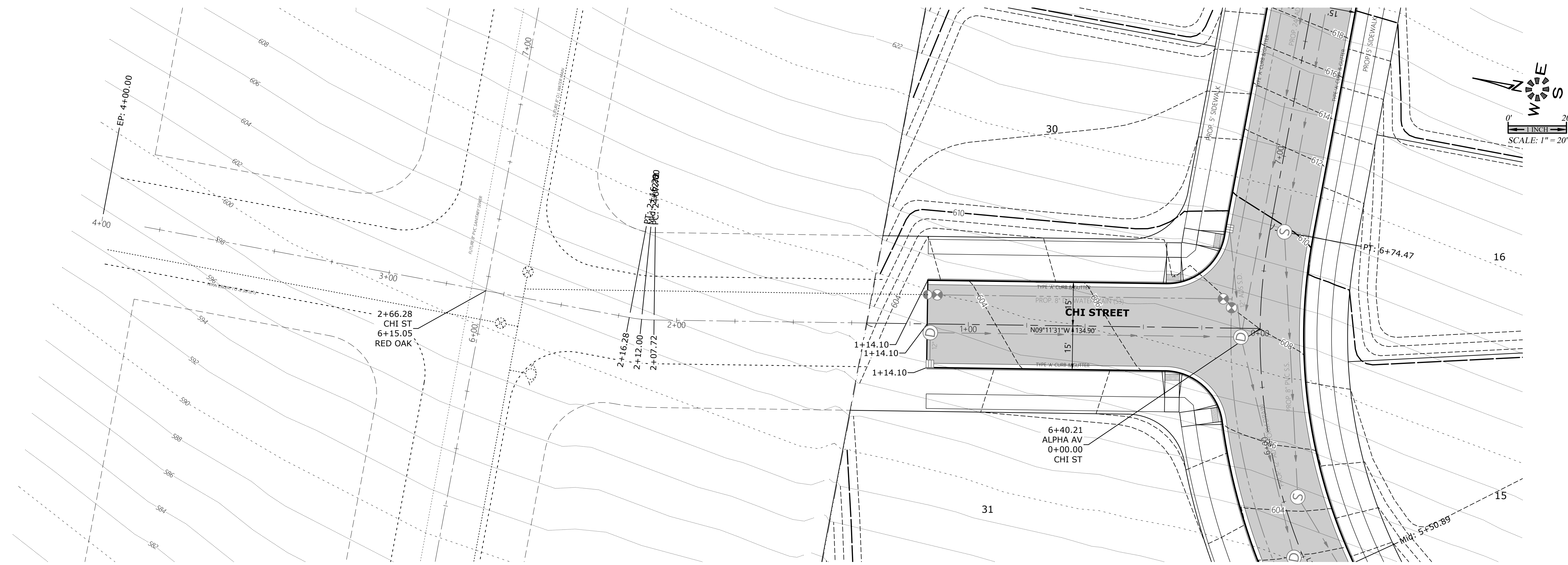


EXPIRES: 06-30-2021

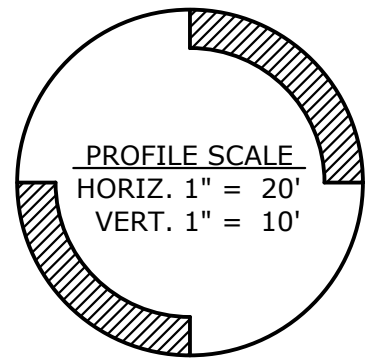
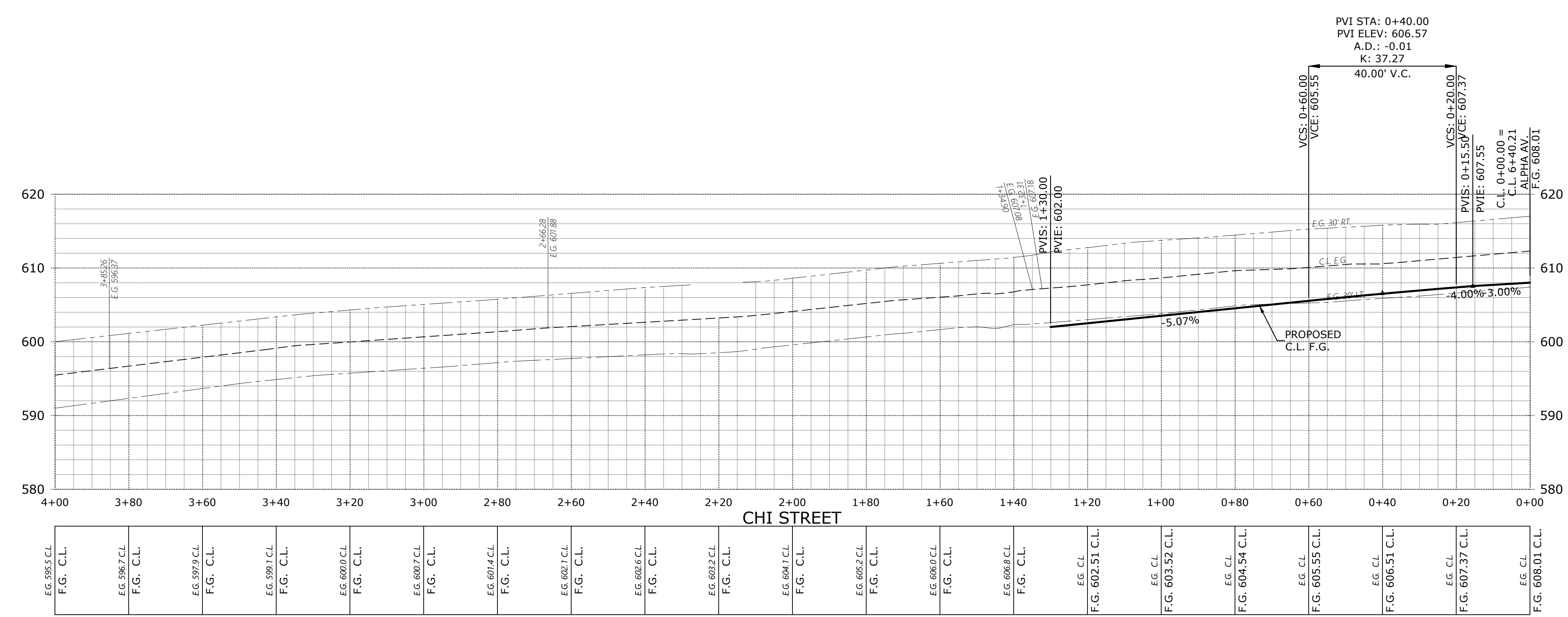
JOB # 6502

P408

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SEE SHEET 405 TO 407 FOR
ALPHA AV. DESIGN



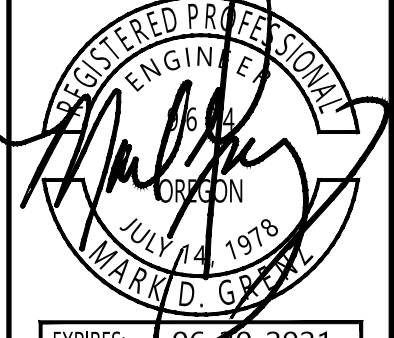
EG. 595.5 C.L.	EG. 596.7 C.L.	EG. 597.9 C.L.	EG. 599.1 C.L.	EG. 600.0 C.L.	EG. 600.7 C.L.	EG. 601.4 C.L.	EG. 602.1 C.L.	EG. 602.6 C.L.	EG. 603.2 C.L.	EG. 604.1 C.L.	EG. 605.2 C.L.	EG. 606.0 C.L.	EG. 606.8 C.L.	EG. 602.51 C.L.	EG. 603.52 C.L.	EG. 604.54 C.L.	EG. 605.55 C.L.	EG. 606.51 C.L.	EG. 607.37 C.L.	EG. 608.01 C.L.
F.G. C.L.	F.G. C.L.	F.G. C.L.	F.G. C.L.	F.G. C.L.	F.G. C.L.	F.G. C.L.	F.G. C.L.	F.G. C.L.	F.G. C.L.	F.G. C.L.	F.G. C.L.	F.G. C.L.	F.G. C.L.	F.G. C.L.	F.G. C.L.	F.G. C.L.	F.G. C.L.	F.G. C.L.	F.G. C.L.	F.G. C.L.

**PRELIMINARY
STREET
IMPROVEMENTS**

DEVON ESTATES

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Design: M.D.G.
Drawn: P.H.S.
Checked: B.M.G.
Date: NOV. 2017
Scale: AS SHOWN
As-Built: _____

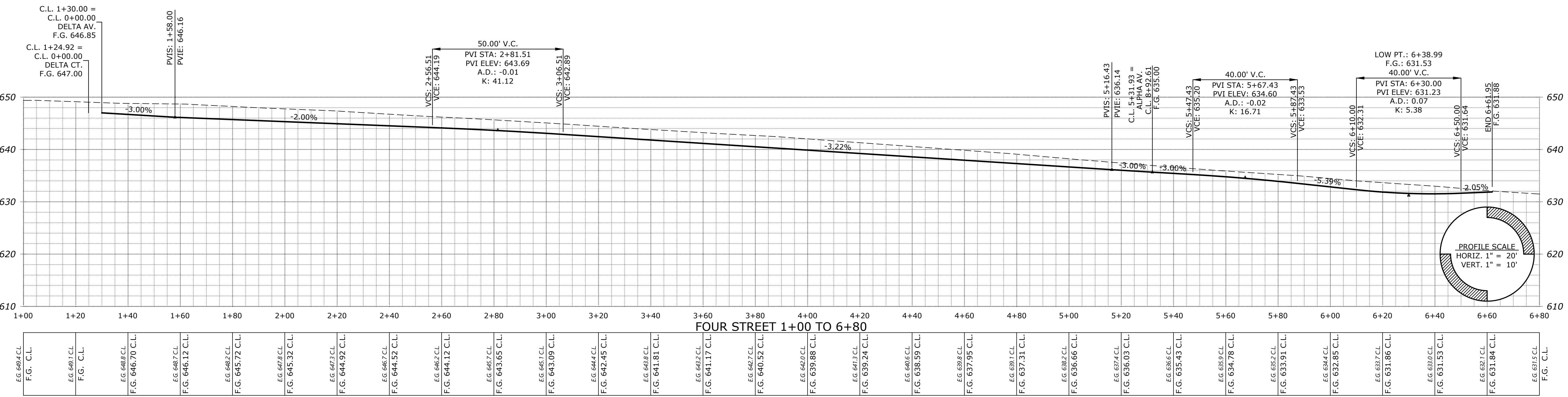
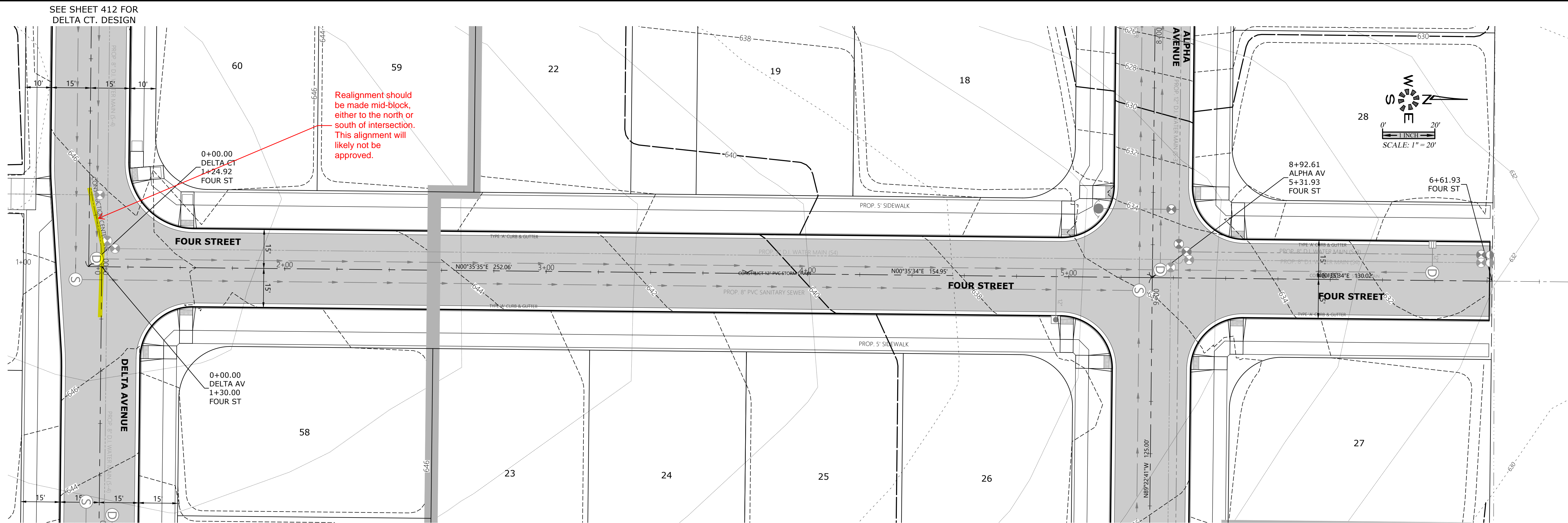


EXPIRES: 06-30-2021

JOB # 6502

P409

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Station	Elevation (F.G.)
1+00	649.4
1+20	649.1
1+40	648.8
1+60	646.7
1+80	646.12
2+00	646.2
2+20	645.32
2+40	647.3
2+60	644.92
2+80	646.7
3+00	644.52
3+20	646.2
3+40	644.12
3+60	645.7
3+80	643.65
4+00	645.7
4+20	643.09
4+40	644.4
4+60	642.45
4+80	643.8
5+00	641.81
5+20	643.2
5+40	641.17
5+60	642.7
5+80	640.52
6+00	642.0
6+20	639.88
6+40	641.3
6+60	639.24
6+80	640.6
	638.59
	639.8
	637.95
	639.1
	637.31
	638.2
	636.66
	637.4
	636.03
	636.6
	635.43
	635.9
	634.78
	632.2
	633.91
	634.4
	632.85
	633.7
	631.86
	633.0
	631.53
	632.7
	631.84
	631.5



PRELIMINARY STREET IMPROVEMENTS

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Checked: B.M.G.
Date: NOV. 2017
Scale: AS SHOWN
As-Built: _____



EXPIRES: 06-30-2021
JOB # 6502

P410

J:\6502-6599\6502-DevonEstates\Substation\Drawings\6502020.dwg - P41051, 11/10/2020 1:54:22 PM - Pfounder