

December 5th, 2021

Brian Martin, P.E.
City Engineer
City of Salem
Department of Public Works
555 Liberty Street SE
Salem, OR 97301

RE: Lone Oak Subdivision
Street Design Exception Request

Brian,

We are requesting your approval of a formal Design Exception Request for the proposed subdivision "Lone Oak Subdivision" located on the south side of La Cresta Ave and along the east side of Lone Oak Road. This request is being made to allow for the construction of a short section of 15% street grade along Koda Street SE, just off of La Cresta Dr SE. Also, a short section of 15% along Sarah Renee Ave just east of Lone Oak Road. These sections are shown on the attached conceptual Street Plans.

The site has significant topographic features that impact the ability to get a roadway off of La Cresta Drive up onto the site by way of Koda Street and up onto the site from Lone Oak Road along the south boundary. There is a section of Sarah Renee Ave that is existing that was constructed several years ago. To connect to the existing section of roadway and connect to Lone Oak Road, the section of steep grade is needed.

The site layout and lot grading plan clearly depict the site and the issues that we are trying to deal with.

The needed 15% street grade is self-evident from the plans.

Along Koda Street, we are requesting approval for the use of a 90-foot center line radius center line curve followed by a 110-foot center line radius curve. Again, these sharp curves are needed to facilitate getting Koda Street up the hill.

We have explored all of the other options that we believe could be considered and found the situation to be worse than what we are presently proposing.

As such, we believe that the requested design exceptions are the best options for the site to develop.

We believe that the granting of the exceptions requested will not create increased costs to the City of Salem and will not create major impacts the residents in the area or those that will be located within the development when completed.

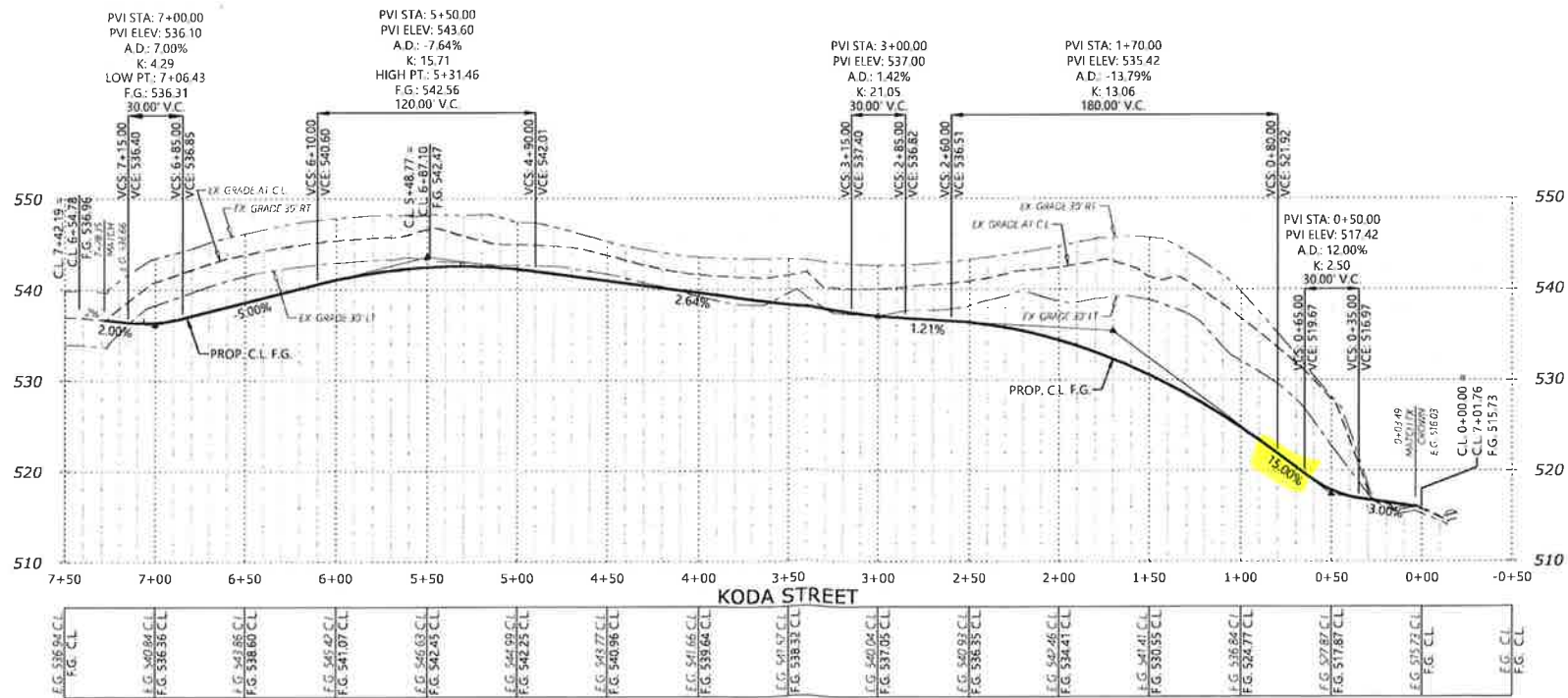
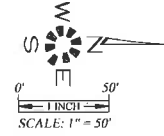
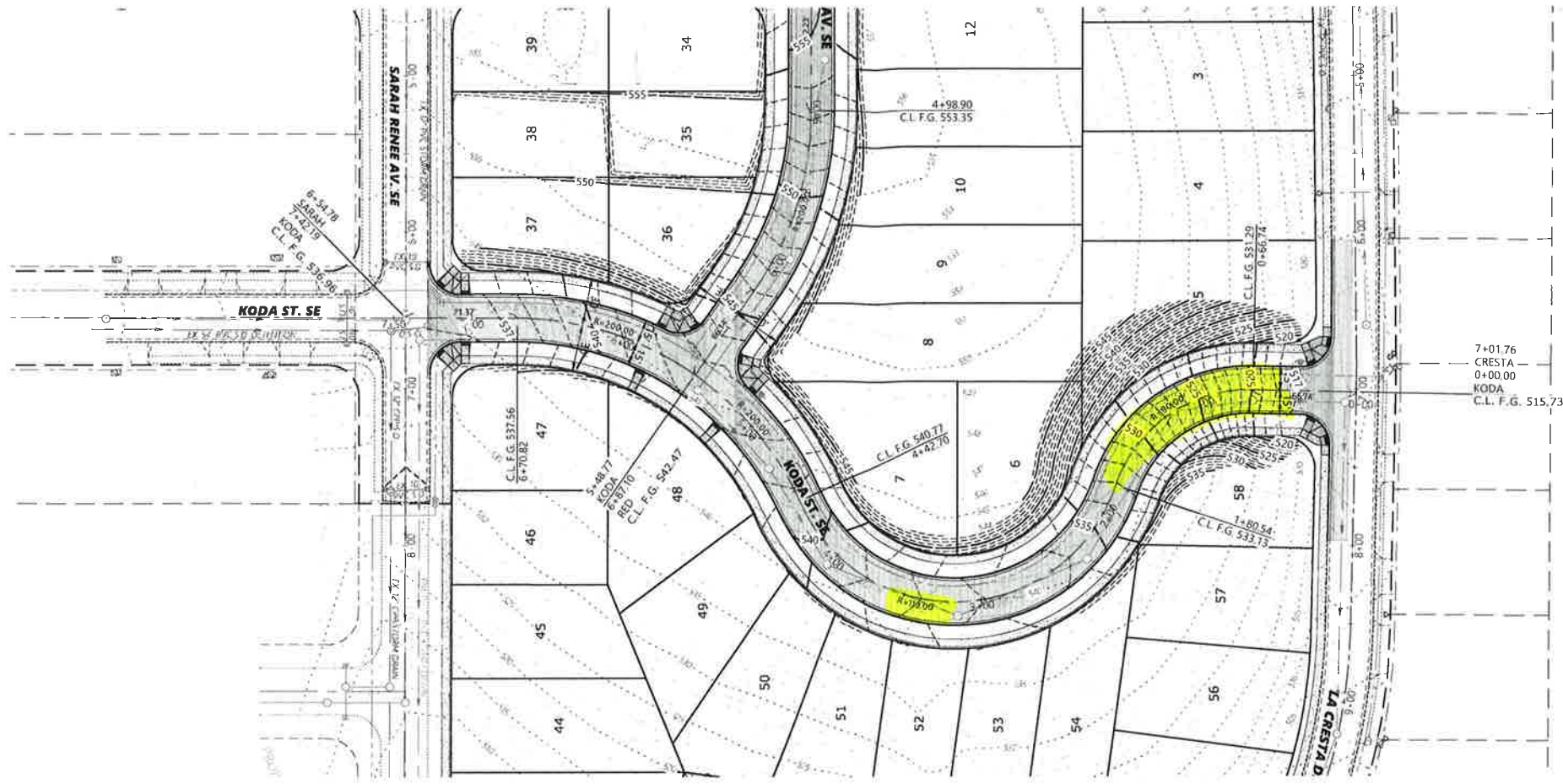
We have attached the street design sheets to aid you in this request. We are happy to meet with you and discuss the details of the request being made.

Sincerely,

Mark G. Grenz, P.E., IC., EN, GE.



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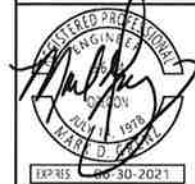
VERTICAL
1" = 10'
HORIZONTAL
1" = 50'

STREET PLAN

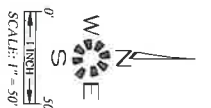
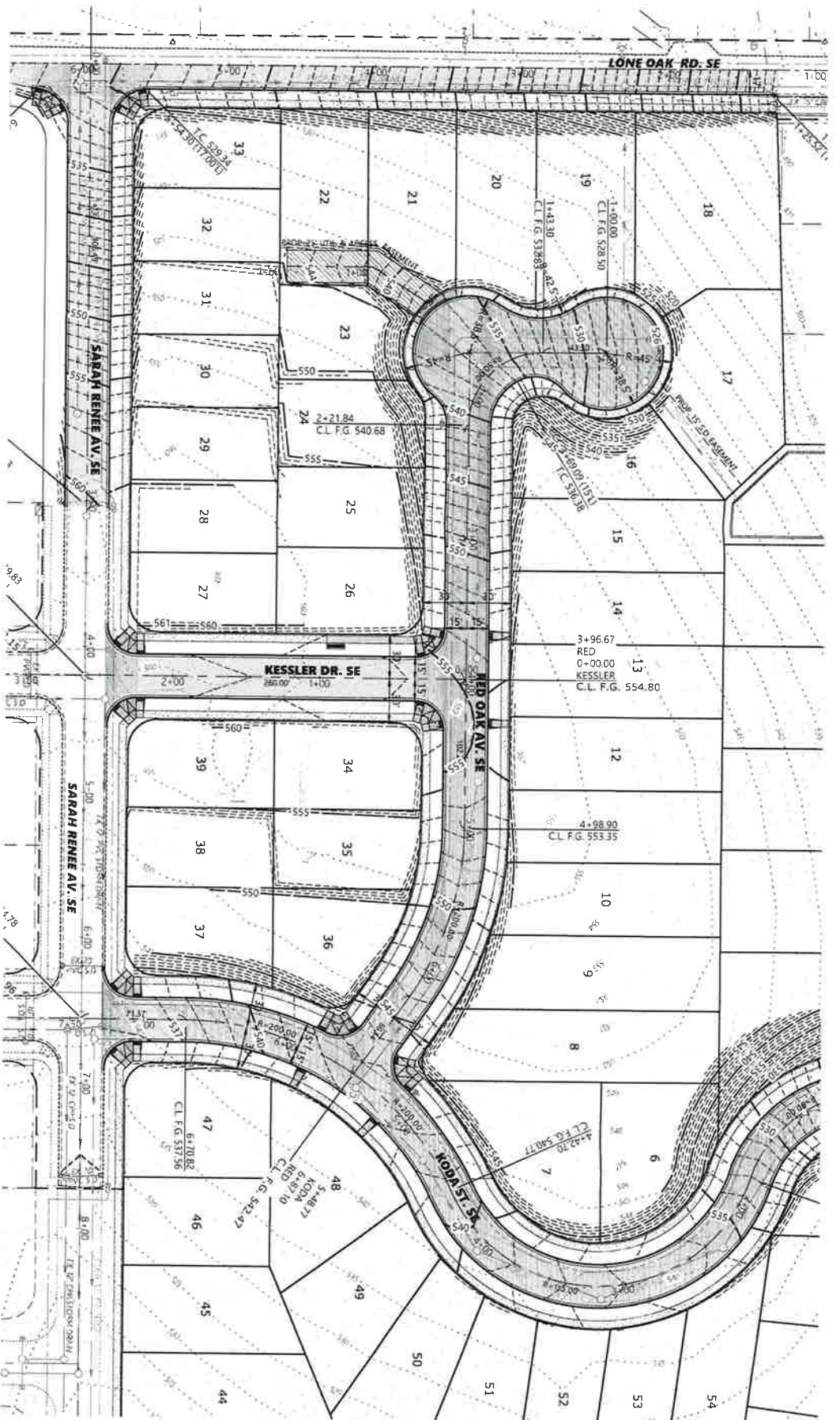
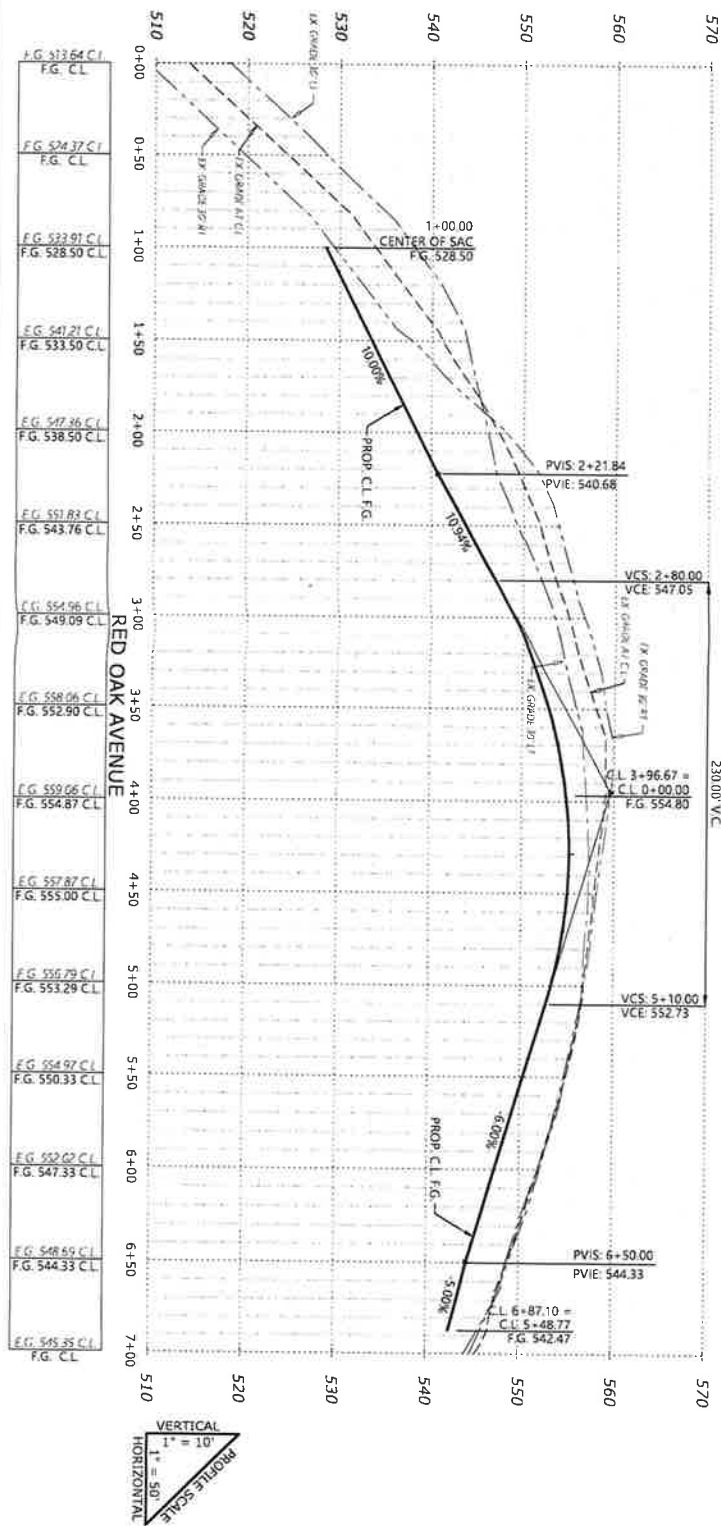
OAK GROVE

NO CHANGES, MODIFICATIONS
OR REPRODUCTIONS TO BE
MADE TO THESE DRAWINGS
WITHOUT WRITTEN
AUTHORIZATION FROM THE
DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

Design: M.D.G.
Drawn: D.J.G.
Checked: J.J.G.
Date: JUNE 2021
Scale: AS SHOWN
As-Built: ----



JOB # 7154



P5



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STREET PLAN

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