



ENGINEERING SERVICES, INC.

1155 13th Street SE
Salem, Oregon 97302
(503) 363-9227

Street Grade Alternative Request

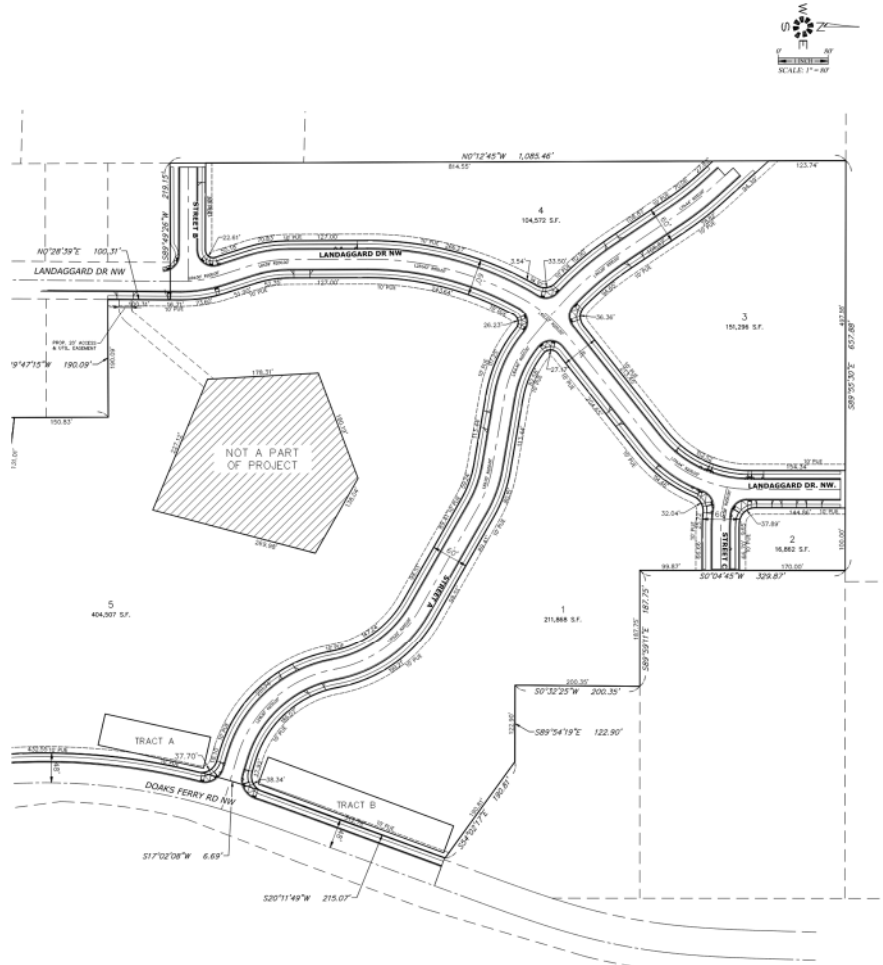
Doaks Ferry Subdivision

Street "A"

September 2022



The applicant has proposed the development of the Doaks Ferry Subdivision located on the west side of Doaks Ferry Road and on the north side of Orchard Heights Road.



This subdivision is being proposed to create the new roadways and to create Lots to be developed into needed multi-family housing.

As can be seen on the attached drawings, the site has very significant topography and slopes west from Doaks Ferry Road. The location for the connection of Street “A” to Doaks Ferry is believed to be the best possible for the new roadway.

At present, Landaggard Dr is proposed as a collector street in the City of Salem TSP, however, a request is underway to change the location of the collector street from Landaggard to Street “A”.

As such, the City of Salem Design Standards set out the maximum grade allowed for a collector street as 8%.

6.10—Grades (a) Maximum Street Grade SRC Chapter 803 sets forth maximum street grades. These requirements are repeated below in Table 6-15. In the event of an apparent conflict between the requirements in the SRC and requirements in this Standard, the requirements in the SRC shall govern.

Street Classification Maximum Grade

Arterial 6%

Collector 8%

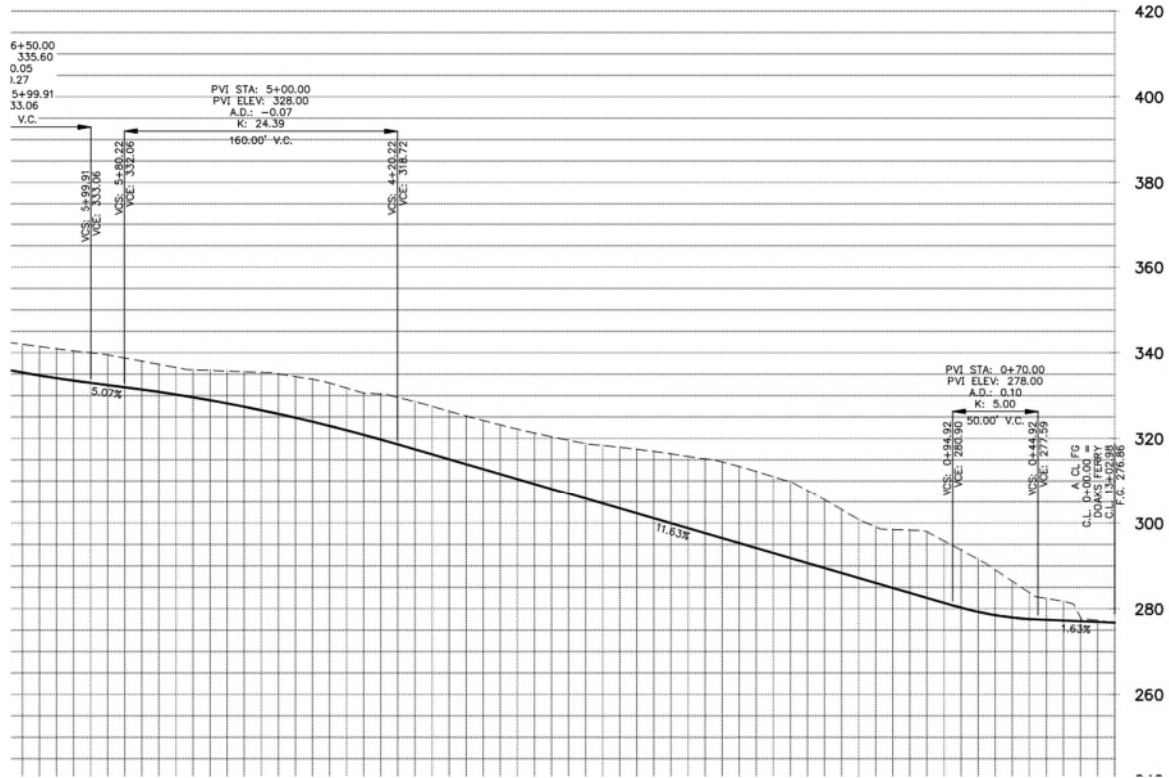
Local 12%

Table 6-15. Maximum street grade for various street classification

As can be seen on the attached street plan for Street “A”, it is almost impossible to achieve a maximum grade of 8%.

This topographic map illustrates the proposed layout for Tract A. The map features several key elements:

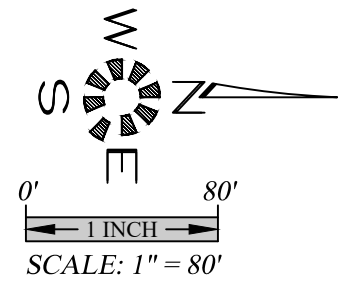
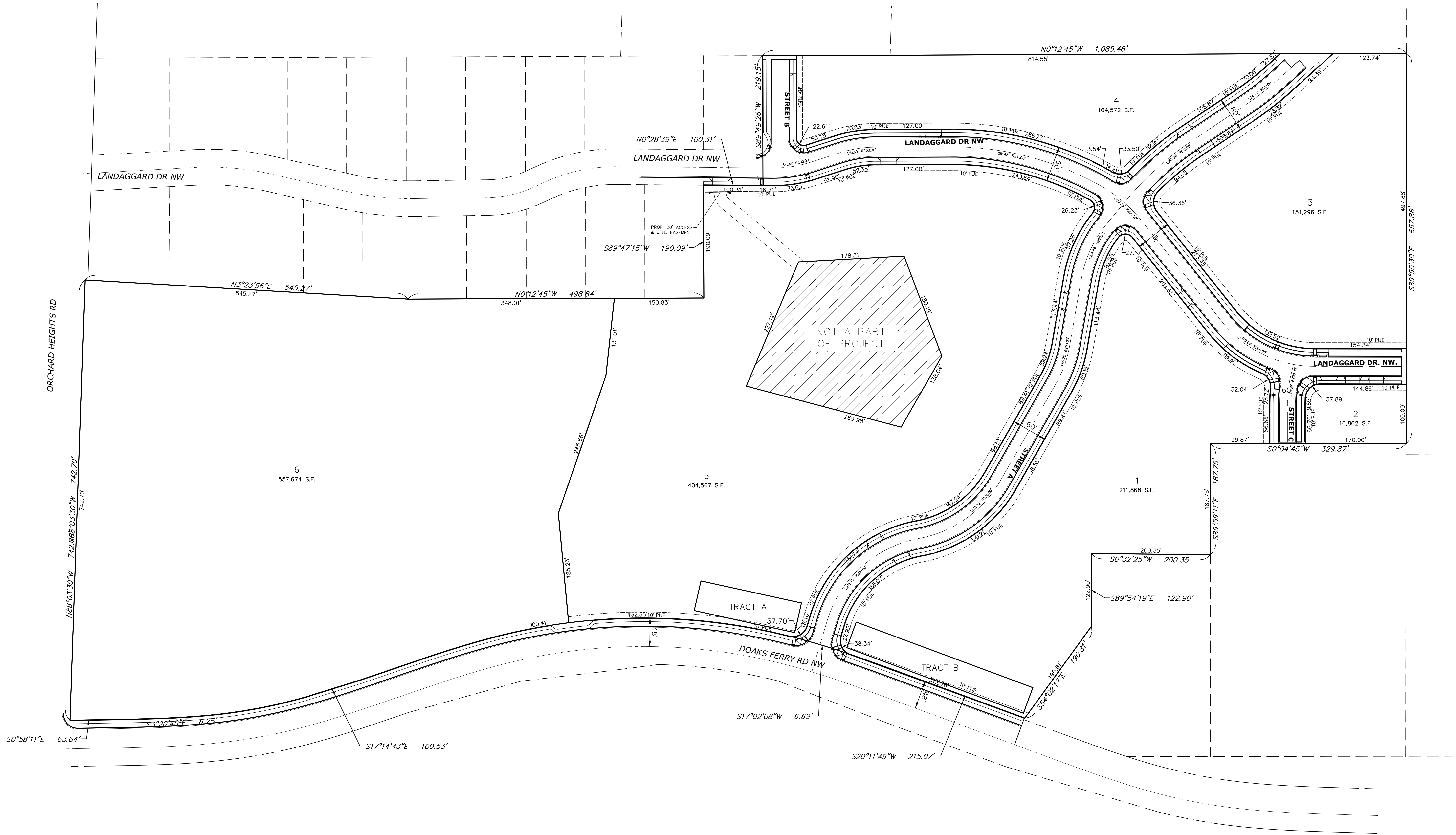
- Streets:** STREET A is shown as a main thoroughfare, with a proposed extension labeled 'STREET A' and 'DOAKS FERRY RD NW'.
- Easements:** A '15' EASEMENT' is indicated along the proposed street alignment.
- Topography:** Contour lines are drawn across the map, with elevations ranging from 200 to 340 feet.
- Tract A:** The area is labeled 'TRACT A' and is bounded by a dashed line.
- Proposed Features:** A 'PROPOSED EASEMENT' is shown as a shaded area, and a 'PROPOSED STREET' is indicated by a dashed line.
- Dimensions:** Various dimensions are provided, including '0+00.00', '15' EASEMENT', and '0+00.00'.



The presented design for Street "A" achieves reasonable intersection designs with Landaggard Dr to maintain the needed pedestrian slopes at the crossings.

We believe that the proposed alternative street grades, not exceeding 12% for this new collector, are justified and warranted to maintain reasonable costs and access controls.

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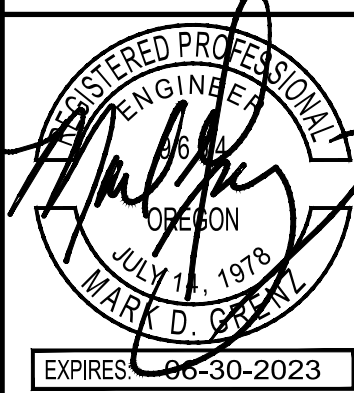
LOT SITE PLAN

**DOAKS FERRY
SUBDIVISION**

MULTI/TECH ENGINEERING EXEMPT FROM
LIABILITY IF NOT STAMPED APPROVED
**NOT FOR
CONSTRUCTION
UNLESS STAMPED
APPROVED HERE**

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.

6773- 100-SITE
Design: M.D.G.
Drawn: M.K.D.
Proj/Mgr: J.J.G.
Date: OCT. 2019
Scale: AS SHOWN
As-Built: ----



JOB # 6773

