



Planning Division • 503-588-6173
555 Liberty St. SE / Room 305 • Salem, OR 97301-3503 • Fax 503-588-6005

January 5, 2022

PLANNING REVIEW CHECKLIST

Subject Property: 5730 Lone Oak Road SE

Reference Nos.: 21-122528-LD (UGA Preliminary Declaration)
21-122530-LD (Subdivision)
21-122532-ZO (Class 2 Zoning Adjustment)
21-122538 (Tree Conservation Plan)

Applicant: Raghunandan & Sangeeta Kamineni
2500 Glen Eagles Road
Lake Oswego, OR 97304

Phone:
E-Mail: kaminenir@hotmail.com

Agent: Brandie Dalton
Multi/Tech Engineering
1155 13th Street SE
Salem, OR 97302

Phone: 503-363-9227
E-Mail: BDalton@mtengineering.net

The Planning Division has conducted its completeness review of the proposed Urban Growth Preliminary Declaration, Subdivision, Class 2 Adjustment, and Tree Conservation Plan for property located at 5730 Lone Oak Road SE. In order to deem the application complete and to continue processing the application, modifications/and or additional information is needed to address the following item(s):

Item:	Description:
Subdivision Name Approval from County Surveyor	SRC 205.030(j)(3) requires submittal of the proposed subdivision name approved by the County Surveyor. A copy of the Marion County Subdivision Name Request form has been submitted but it has not been signed off and approved by the County Surveyor. The completed form with the County Surveyor's approval is required.
Tentative Subdivision Plan	The tentative subdivision plan needs to be revised to address the following: <ul style="list-style-type: none">▪ <u>Exterior Property Dimensions.</u> In order to verify that the dimensions of the subject property match those shown in the deed and survey records, the tentative plan needs to be revised to show the existing exterior property boundaries of the subject property as well as the existing exterior property dimensions.
Tree Conservation Plan	The tree conservation plan needs to be revised to address the following: <ul style="list-style-type: none">▪ <u>Required Setbacks on Plan:</u> SRC 808.035(c)(1)(I) requires the required setbacks for each lot to be shown on the tree conservation plan. The required setbacks for each lot are not currently shown on the tree

Item:	Description:
	<p>conservation plan drawing and need to be added.</p> <ul style="list-style-type: none"> ▪ <u>Trees Shown to be Preserved in Building Envelope of Lots:</u> The only trees currently identified for removal under the tree conservation plan are the trees located on the perimeter of the lots where grading will be required in order to accommodate the construction of the streets. Based on the location of the trees in the middle of many lots within the subdivision it's clear that additional trees will be required to be removed in order to accommodate the future siting of homes on the individual lots. The tree conservation plan needs to be revised to identify those trees that will need to be removed in order to accommodate both the construction of the street and utility improvements necessary to serve the subdivision as well as the future homes that will be constructed on the lots. <p>Under the current tree conservation plan, subsequent tree conservation plan adjustments would be required at the time of building permit for a substantial number of lots within the subdivision.</p>
<p>Alternative Street Standards Request</p>	<p>An alternative street standard has been requested with the application materials to allow the streets grades of Koda Street SE and Sarah Renee Avenue SE to exceed maximum allowed street grade.</p> <p>An alternative street standard request is also required, however, to allow:</p> <ul style="list-style-type: none"> ▪ The street grade of Lone Oak Road SE to exceed maximum allowed street grade; and ▪ La Cresta Drive SE to be constructed in a 51-foot-wide right-of-way with curb line sidewalks.
<p>Public Works Comments</p>	<p>The Public Works Department reviewed the proposal for completeness and identified the following items that need to be addressed:</p> <ul style="list-style-type: none"> ▪ <u>Stormwater.</u> The application does not provide sufficient details to identify how the site is compliant with SRC 71, specifically the requirements for Green Stormwater Infrastructure (GSI) pursuant to PWDS Appendix 4E. The applicant is advised that the details of the drainage report vary somewhat from the tentative plans and lack detail about facility volume. A revised preliminary drainage report and utility plan are needed. ▪ <u>Transportation Impact Analysis.</u> Pursuant to SRC 803.015(b)(1), a Traffic Impact Analysis (TIA) is required. The applicant's traffic engineer is advised to contact Tony Martin, Assistant City Traffic Engineer, at 503-588-6211 or tmartin@cityofsalem.net to discuss the scope needed and if there are any questions about the TIA requirements. ▪ <u>Geotechnical Report.</u> The submitted geotechnical report does not contain the stamps and signatures that are required pursuant to SRC 810.030(b). The application materials shall include a geotechnical report that contains the stamps and signatures of a certified engineering geologist (CEG) and a geotechnical engineer (G.E.). ▪ <u>Engineering Issues.</u> Public Works staff facilitated a meeting with the applicant's engineer to discuss a few engineering issues that may affect the final design, including but not limited to Lone Oak street grade and intersection sight distance. The applicant's engineer recommended in the meeting that the design may need to be modified to comply with applicable

Item:	Description:
	standards. Staff anticipates that additional coordination will be needed prior to resubmittal.
Additional Comments on Plans	Please see the additional comments included on the attached plans.

Unless otherwise noted, the above information is needed in order to deem the application complete. Pursuant to SRC 300.220, the application shall be deemed complete upon receipt of:

- (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; or*
- (3) Written notice from the applicant that none of the missing information will be provided.*

Please submit this information to the City of Salem Planning Division, located on the 3rd floor of City Hall, 555 Liberty Street SE, Room 305.

For questions regarding any of the above requirements, please feel free to contact me directly by calling (503) 540-2399 or via e-mail at bbishop@cityofsalem.net.

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

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

Sincerely,

Bryce Bishop
Planner III

Min. 30 feet of street frontage required on cul-de-sac turnaround; provided, however, the width of the lot at the front setback line (12 ft.) must be a minimum of 40 ft.

Lot 21 is not a flag lot and is required to meet the min. 30 feet of street frontage required on cul-de-sac turnaround provided; however, the width of the lot at the front setback line (12 ft.) shall be a minimum of 40 ft.

Lot area exclusive of flag lot accessway needs to be shown on plan as well.

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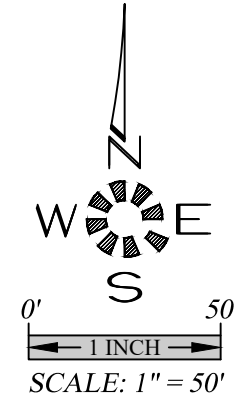
PW has safety and sight distance concerns about a connection of Sarah Renee Avenue to Lone Oak Street at this location.

Existing ROW width does not meet current 60-foot standard (Alternative Street Standard required to allow existing 51-foot ROW)

Lots 29 to 33 will not have access unless approval is obtained to dedicate right-of-way and construct the identified improvement of Sarah Renee Avenue SE on the abutting property to the south. Confirmation is needed whether the abutting property owner to the south has agreed to the dedication of right-of-way and the construction Sarah Renee Avenue across their property.

Property proposed to be rezoned to MU-II (Mixed-Use) under the Our Salem Project. If the property is rezoned to MU-II an alternative street connection of Sarah Renee to Lone Oak further to the south to improve sight distance may not be feasible do due to the street right-of-way width, the size of the property, and the uses permitted in the MU-II zone which is other than single family.

If Sarah Renee Avenue cannot connect to Lone Oak Road in the proposed location, further discussion will be required in order to determine how east-west street connectivity for Sarah Renee can be provided.



LOT LAYOUT PLAN

OAK GROVE

NO CHANGES, MODIFICATIONS OR REVISIONS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

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



EXPIRES: 06-30-2021

JOB # 7154

P10

-Non-Significant Trees Preserved: 112
-Significant Trees Preserved: 10
-Non-Significant Trees Removed: 40
-Significant Trees Removed: 4
-Total: 166

Overall Tree Count

Non-Significant Trees Preserved:

-Sheet P12: 112
-Sheet P13: 68
-Sheet P14: 34
-Sheet P15: 18
-Total: 232

Significant Trees Preserved:

-Sheet P12: 10
-Sheet P13: 6
-Sheet P14: 0
-Sheet P15: 3
-Total: 19

Non-Significant Trees Removed:

-Sheet P12: 40
-Sheet P13: 29
-Sheet P14: 110
-Sheet P15: 6
-Total: 185

Significant Trees Removed:

-Sheet P12: 4
-Sheet P13: 2
-Sheet P14: 0
-Sheet P15: 2
-Total: 8

-Overall Total Trees: 444

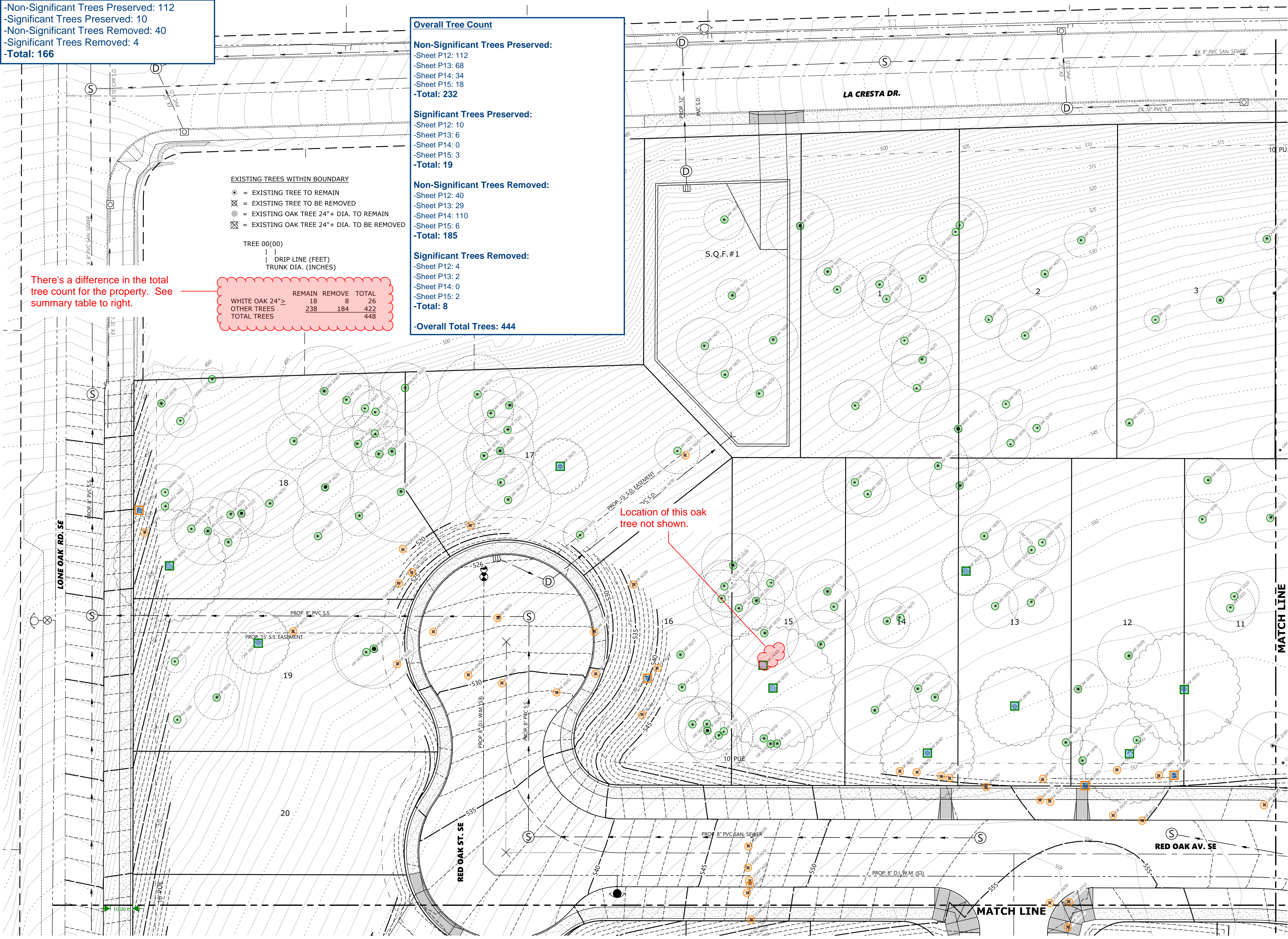
EXISTING TREES WITHIN BOUNDARY

- = EXISTING TREE TO REMAIN
- ⊗ = EXISTING TREE TO BE REMOVED
- ⊙ = EXISTING OAK TREE 24"+ DIA. TO REMAIN
- ⊗ = EXISTING OAK TREE 24"+ DIA. TO BE REMOVED

TREE 00(00)
D RIP LINE (FEET)
TRUNK DIA. (INCHES)

WHITE OAK 24"≥	REMAIN	REMOVE	TOTAL
OTHER TREES	18	8	26
TOTAL TREES	238	184	422

There's a difference in the total tree count for the property. See summary table to right.



TREE CONSERVATION
N.W. QUADRANT

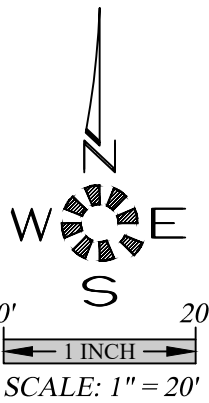
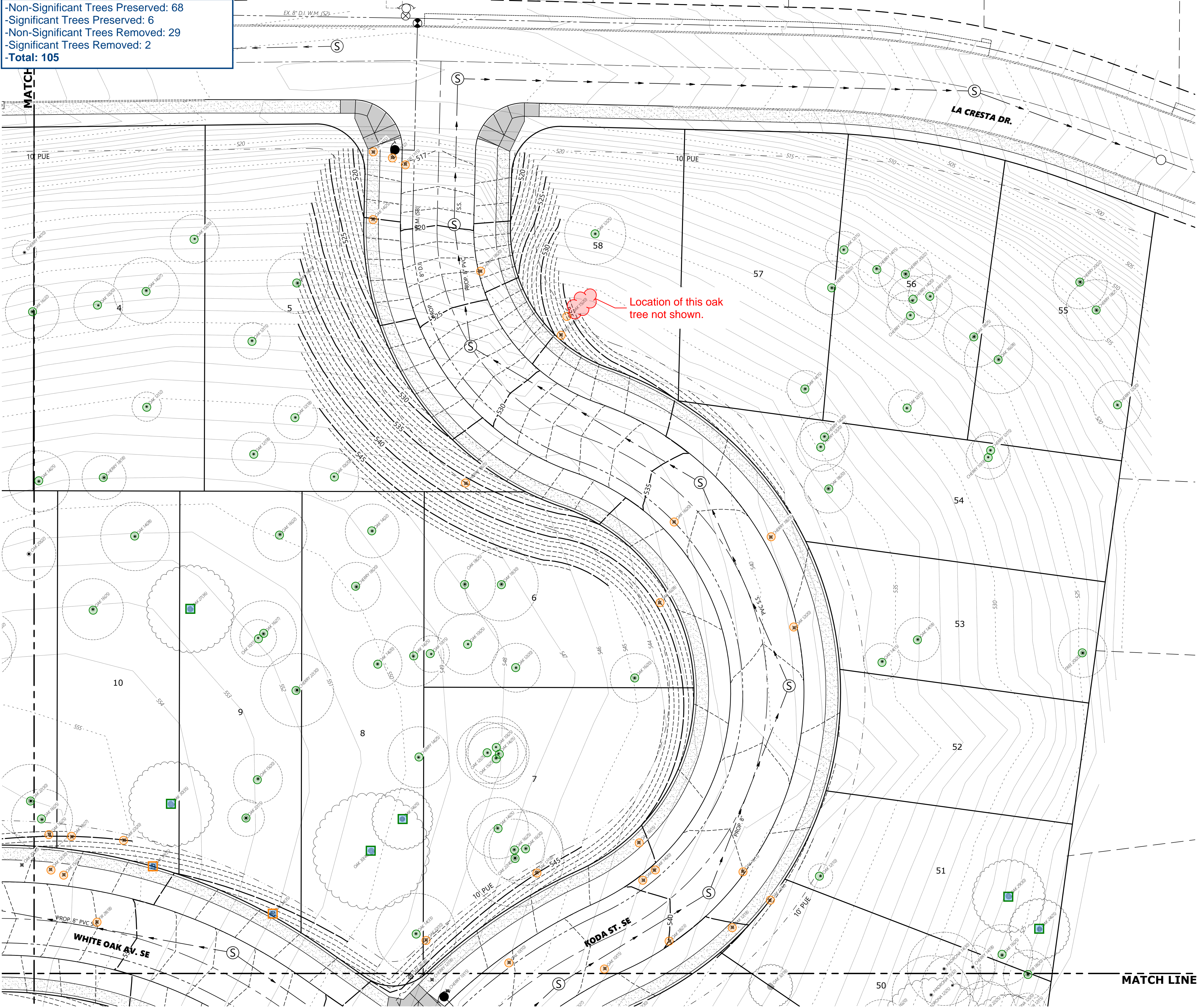
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REGISTERED PROFESSIONAL
ENGINEER
JULY 14, 1978
MARK D. GAY
EXPIRES: 06-30-2021
JOB # 7154

-Non-Significant Trees Preserved: 68
-Significant Trees Preserved: 6
-Non-Significant Trees Removed: 29
-Significant Trees Removed: 2
-Total: 105



TREE CONSERVATION N.E. QUADRANT

OAK GROVE

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REGISTERED PROFESSIONAL
ENGINEER
MARK D. GAVIN
EXPIRES: 06-30-2021

JOB # 7154

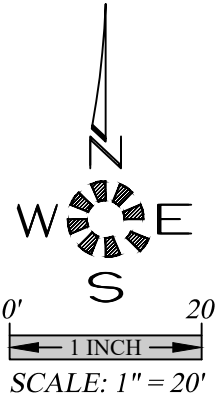
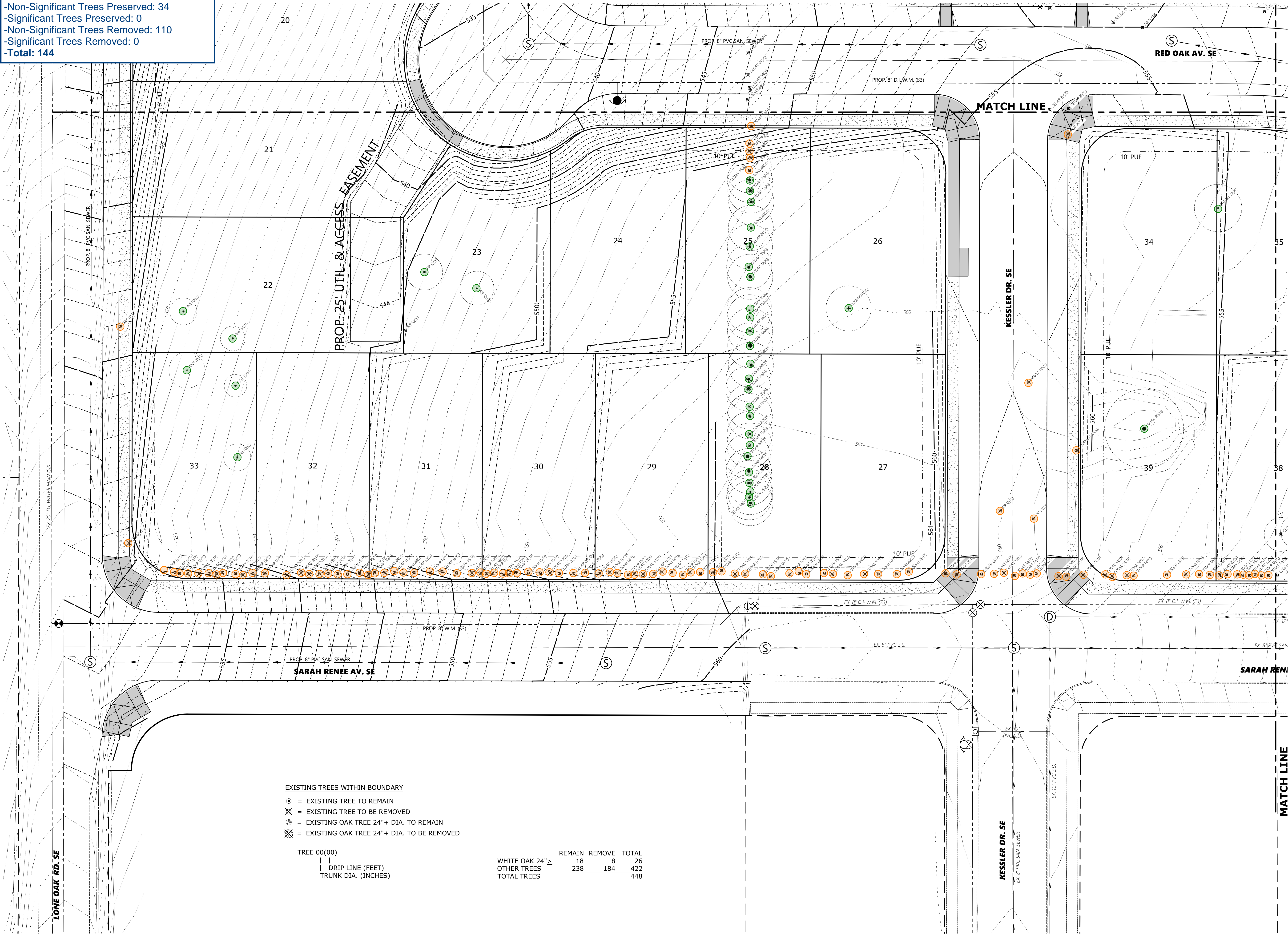
P13

EXISTING TREES WITHIN BOUNDARY
● = EXISTING TREE TO REMAIN
⊗ = EXISTING TREE TO BE REMOVED
⊙ = EXISTING OAK TREE 24"+ DIA. TO REMAIN
⊗ = EXISTING OAK TREE 24"+ DIA. TO BE REMOVED

TREE 00(00)
| | DRIP LINE (FEET)
| | TRUNK DIA. (INCHES)

	REMAIN	REMOVE	TOTAL
WHITE OAK 24"≥	18	8	26
OTHER TREES	238	184	422
TOTAL TREES			448

-Non-Significant Trees Preserved: 34
-Significant Trees Preserved: 0
-Non-Significant Trees Removed: 110
-Significant Trees Removed: 0
-Total: 144



TREE CONSERVATION
S.W. QUADRANT

OAK GROVE

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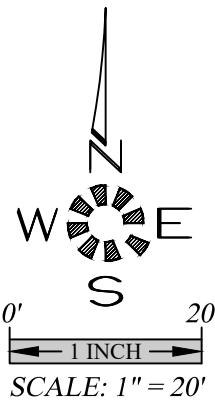
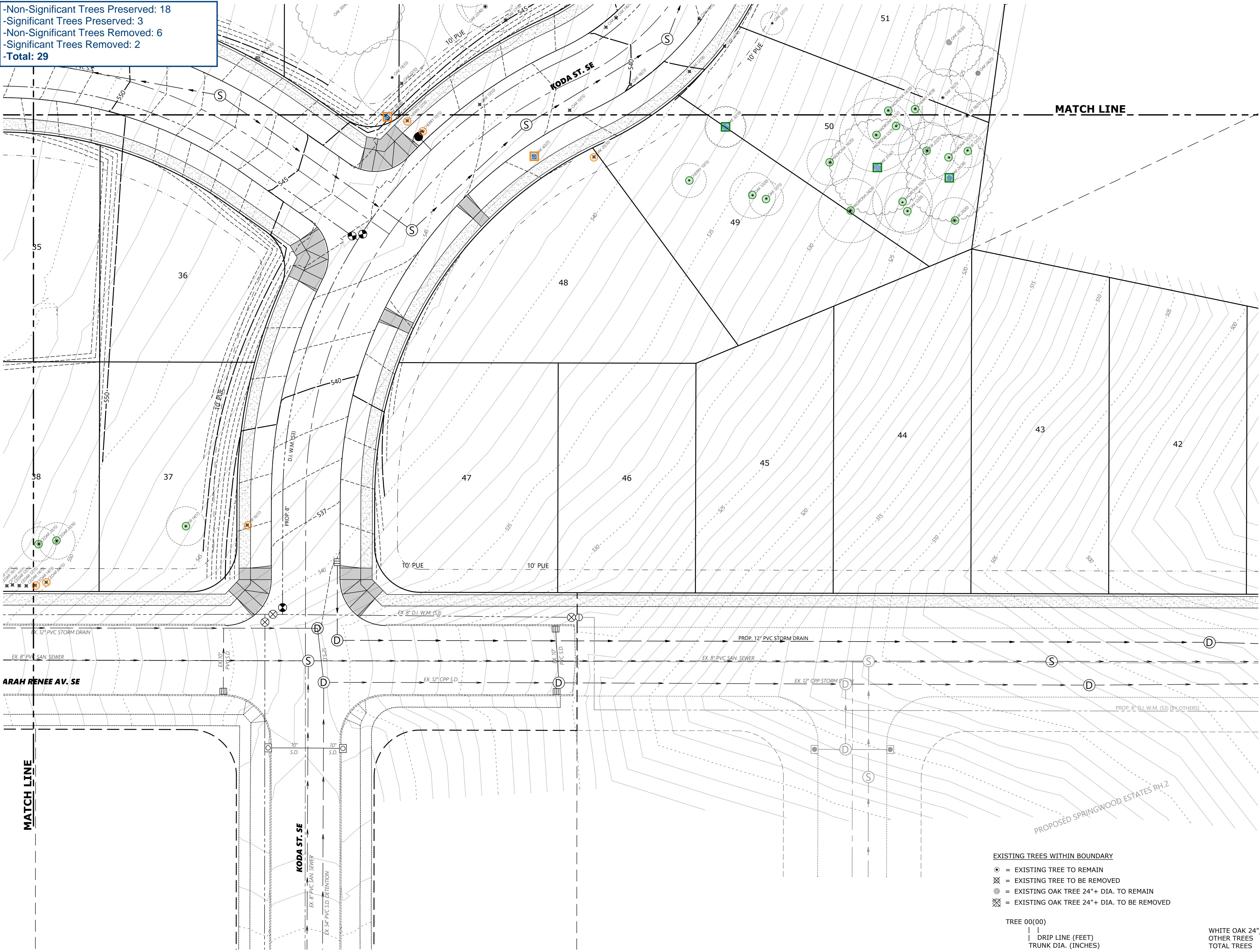
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As-Built: ---



JOB # 7154

P14

-Non-Significant Trees Preserved: 18
-Significant Trees Preserved: 3
-Non-Significant Trees Removed: 6
-Significant Trees Removed: 2
-Total: 29



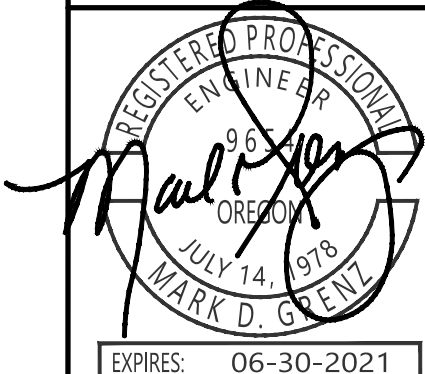
MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OR. 97302
PH. (503) 363-5227 FAX (503) 364-5660
www.mttechengr.com office@mttechengr.com

TREE CONSERVATION S.E. QUADRANT

OAK GROVE

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