

TO: Pamela Cole, Planner II
Community Development Department

FROM: Glenn J. Davis, PE, CFM, Chief Development Engineer
Public Works Department

DATE: February 23, 2018

SUBJECT: PETITIONER-INITIATED ANNEXATION (17-121849-AN)
6719 DEVON AVENUE SE

PURPOSE

Identify availability of public works infrastructure (streets, sanitary sewer, storm drainage, and water) for a proposed annexation on approximately 19.89 acres and located at 6719 Devon Avenue SE.

PUBLIC WORKS INFRASTRUCTURE

No public improvements are required for annexation. The following information explains the condition of existing public infrastructure in the vicinity of the subject property and potential development requirements.

Urban Growth Area Development Permit

1. An Urban Growth Area Development Permit is required prior to development. The subject property is located outside the Urban Service Area and extension of public facilities is the obligation of the development. An UGA permit requires an applicant to provide linking and boundary facilities to their property under the standards and requirements of Salem Revised Code SRC Chapter 200. Future development requires the site to connect to existing facilities that are defined as adequate under (SRC 200.040).

Streets

1. Devon Avenue SE has an approximate 26-foot improvement within a 40-foot-wide right-of-way abutting the subject property. This street is designated currently under Marion County jurisdiction and is designated as a Collector street in the Salem Transportation System Plan. The standard for this street classification is a 34-foot-wide improvement within a 60-foot-wide right-of-way. At the time of development street improvements and/or right-of-way dedication will be required.

Storm Drainage

1. Existing Condition

- a. Champion Swale is mapped to the west of the subject property, while an unidentified creek runs through the western portion of the property. Powell Creek is mapped east of the subject property. No public storm mains are adjacent to the proposed development.

Water

1. Existing Conditions

- a. The subject property is located in the S3 water service level, below an elevation of 629 feet, and partially in the S4 water service level, above 629 feet.
- b. A 10-inch S3 water line is located in Devon Avenue SE. Mains of this size generally convey flows of 700 to 1,700 gallons per minute.
- c. A 10-inch S3 water line is located in Lone Oak Road SE. Mains of this size generally convey flows of 700 to 1,700 gallons per minute.
- d. A 16-inch S3 water line is located in Rees Hill Road SE. Mains of this size generally convey flows of 3,800 to 8,800 gallons per minute.
- e. There is no existing S4 water system.

Sanitary Sewer

1. Existing Sewer

- a. The property is split into two sewage drainage basins – partially toward the west line and partially toward the east.
- b. The nearest adequate linking facility for the west basin appears to be an existing 8-inch sewer line approximately 400 feet to the northwest of the property in Lone Oak Road SE.
- c. The nearest adequate linking facility for the east basin appears to be an existing 8-inch sewer line approximately 850 feet to the northeast of the property. The east basin may be able to receive service from the existing sewer main in Lone Oak Road SE.

Prepared by: Jennifer Scott, Project Coordinator
cc: File