



MEMO

TO: Pamela Cole, Planner II
Community Development Department

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

DATE: October 11, 2018

SUBJECT: **Petitioner-Initiated Annexation (18-106943)**
4700 Block of Lancaster Drive NE

PURPOSE

Identify availability of public works infrastructure (streets, sanitary sewer, storm drainage, and water) for a proposed annexation of approximately 4.42 acres and located at 4700 Block of Lancaster Drive NE.

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

The subject property is located inside the Urban Service Area and adequate facilities are available. An UGA permit is not required.

Streets

1. Lancaster Drive NE is designated as a Major Arterial street in the *Salem Transportation System Plan* and is under the jurisdiction of Marion County. The standard for this street classification is a 68-foot-wide improvement within a 96-foot-wide right-of-way. Lancaster Drive NE has an approximate 68-foot improvement within an 80-foot-wide right-of-way abutting the subject property. At the time of development, right-of-way dedication may be required.
2. One-half of a 60-foot road easement is platted east to west along the southern boundary of the subject property.

Storm Drainage

1. Existing Conditions

- a. A private storm main, maintained by Marion County, is located in Lancaster Drive NE.
- b. The subject property includes a private storm system located on the southern portion of the site. See As-Built Number 718713.

Water

1. Existing Conditions

- a. The subject property is currently located within the Jan Ree Water District.
- b. The subject property is located in the G-0 water service level.
- c. A 12-inch public water line in Lancaster Drive NE.
- d. Two 8-inch mains extend perpendicularly from the 12-inch main, serving fire hydrants near the north and south ends of the property.

Sanitary Sewer

1. Existing Sewer

- a. The subject property is currently located within the East Salem Service District.
- b. An 8-inch sewer line is located in Lancaster Drive NE.

Prepared by: Jennifer Scott, Project Coordinator
cc: File