

**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