

TO: DINA HORNER, ASSISTANT PLANNER
RE: SUBDIVISION CASE NO. 2022-05 (CRAIG WIGGINTON)
ADDRESS: 8015 O'NEIL RD NE
DATE: MAY 18, 2022

PUBLIC WORKS DEPARTMENT REQUIREMENTS:

The application is for a 6 lot subdivision on 0.99 acres.
Current zoning of the property is Urban Transition (UT)

SANITARY SEWERS:

The subject property is located outside of the original Keizer Sewer District. Therefore, a sanitary sewer trunk line acreage fee will be required. The current acreage fee is \$7,460.00 per acre.

- a.) City of Salem approval for local sewer permits will need to be issued prior to construction. Prior to submitting plans to the City of Salem for approval, the Applicant's engineer shall submit plans to the City of Keizer Public Works Department for review and determination of compliance with the City's Master Sewer Plan for the area.
- b.) Connecting to existing sewers that serve the general area will be the responsibility of the developer of the property. Appropriate easements for any public sewer mains located within the subject property, if located outside platted right of ways, will need to be recorded in a form which meets the City of Salem Design Standards and shown on the subdivision plat. Any public sanitary sewer easements shall be in favor of the City of Keizer.
- c.) It will be the responsibility of the Applicant's engineer to locate any existing sewer services that serve the subject property.

WATER SYSTEM:

- a.) A master water system plan showing proposed routes of public water mains, fire hydrants and individual services shall be prepared prior to submission of construction plans for the development. Appropriate easements to the City of Keizer will be required for all public water mains and fire hydrants if construction is to be outside of public right of ways. Any system development charges for water system improvements will be those in place at the time of individual service connections.
- b.) Final development plans shall be reviewed by Marion County Fire District No. 1 with regard to access and adequate location of fire hydrants prior to any issuance of Public Construction permits by the City of Keizer. All required fire hydrants shall be served by an 8 inch water main.

- c.) Any existing wells on the subject property shall be abandoned in accordance with the Oregon State Water Resources Department requirements. The Applicant shall provide evidence to the Public Works Department that any abandonment of existing wells has been completed in accordance with such requirements.
- d.) Location of all meters to be approved by the Public Works Department.

STREET AND DRAINAGE IMPROVEMENTS:

- a.) The Applicant's engineer shall submit an overall storm drainage plan that will provide service to this development consistent with the City's Master Storm Drain Plan for this area of Keizer.
- b.) Storm water quality and detention improvements will be required in conformance with the City of Keizer Public Works Department Design Standards. The developer's engineer shall conduct on-site percolation tests, (the location and frequency of tests are to be coordinated with the City of Keizer Public Works Department) to determine the suitability of the soils for the proposed disposal system. The percolation test and soil analysis shall be performed by a qualified professional engineer. Storm Water calculations shall be submitted in conjunction with the project design drawings and shall indicate how the development complies with the City of Keizer Public Works Design Standards for the basin. The property being developed is located within a critical drainage basin. All storm water runoff from the property shall be kept on site.
- c.) A grading and drainage plan shall be developed for the subject property. Details shall include adequate conveyance of storm water from all contributing areas across the subject property and shall include existing elevations and proposed lot corner elevations. The plan shall be submitted to and approved by the Public Works Department prior to the issuance of any Public Construction permits for street or storm drainage for the subject property. Grading and drainage plans shall be in conformance with the City of Keizer Public Works Design Standards. Additional information regarding street grades, site grading, inverts, etc., will be required for review prior to any plan approval.
- d.) The frontage along O'Neil Rd. shall be improved to public works design standards. A 5 foot curb line sidewalk shall be constructed on the West side of the O'Neil Rd. Right of way will be required to be dedicated to meet City of Keizer Design Standards. The applicant has indicated that 15 feet of additional right of way on the west side of O'Neil Road will be dedicated as part of the platting process. The applicant's proposal is acceptable to the Department of Public Works. The half street improvement shall be a minimum of 17 feet from centerline. A striping plan for O'Neil Rd. shall be prepared to provide for a safe and uniform traffic movement along the newly widened street.

OTHER

- a.) Construction permits are required by the Public Works Department prior to any public facility construction.
- b.) A Pre-design meeting with the City of Keizer Public Works Department will be required prior to the Developer's Engineer submitting plans to either the City of Keizer or the City of Salem for review.
- c.) Street opening permits are required for any work within the City Right of Way that is not covered by a Construction Permit.
- d.) A Pre-construction conference shall be required prior to commencement of any construction under permits issued by the City.
- e.) An improvement agreement shall be executed between the developer and the City of Keizer prior to recording of the subdivision plat if recorded prior to completion of the public improvements.
- f.) Erosion control permits shall be obtained from the City of Keizer prior to the disturbance of any soil on the subject property.
- g.) Developer shall coordinate the location of mailboxes with the U.S. Postal Service.
- h.) The developer of the proposed project shall create a street lighting district for the new subdivision which will include adequate lighting for the widened portion of O'Neil Rd.
- i.) A PUE along all public street right of ways shall be shown on the plat for the proposed development.
- j.) Any septic tank and drain field located on the subject property and within the City of Keizer shall be abandoned according to the requirements of the appropriate agency. Evidence of satisfactory compliance shall be submitted to the City of Keizer prior to issuance of any building permits on the subject property.