

ORDINANCE NO. 4343

ORDINANCE TO DETERMINE THE ASSESSMENTS AGAINST THE PROPERTIES SPECIFICALLY BENEFITED BY STREET AND SEWER IMPROVEMENTS FOR SS-79-2, OAK STREET; AND ST-78-17, LAWDALE SUBDIVISION; AND DECLARING AN EMERGENCY.

RECITALS:

1. The street and sewer assessments as referred to in this ordinance and previous resolutions and ordinances are for the street and sewer to serve SS-79-2, Oak Street, and ST-78-17, Lawndale Subdivision.
2. Preliminary resolutions and ordinances prescribing the manner and extent of the improvements are set forth in Resolution Nos. 2041, 2047, 2072.
3. The assessments set forth in the following ordinance are based upon the request and recommendation of the City Engineer in compliance with Ordinance No. 2864.

THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

Section 1: The costs of the street and sewer to serve SS-79-2, Oak Street, and ST-78-17, Lawndale Subdivision, are as follows:

<u>Project</u>	<u>Int. &amp; Misc.</u>	<u>Cost</u>	<u>13% and 15% E.L.A.</u>	<u>Total</u>
SS-79-2	\$ 2,205.76	\$ 28,793.00	\$ 3,743.09	\$ 34,741.85
ST-78-17	\$18,918.46	\$281,762.88	\$42,264.44	\$342,945.78

Section 2: Property and assessment data are listed on the attached sheets.

Section 3: The City Recorder is hereby directed to enter a statement of the assessments as above provided in the docket of the city liens and give notice thereof as provided by law.

Section 4: Inasmuch as this ordinance is necessary for the immediate preservation of the peace, safety, and health of the City of Albany, Oregon, an emergency is hereby declared to exist; and this ordinance shall be in full force and effect immediately upon passage by the Council and approval by the Mayor.

Passed by the Council: February 13, 1980

Approved by the Mayor: February 13, 1980

Effective Date: February 13, 1980

Richard S. Olsen  
Mayor

ATTEST:

[Signature]  
City Recorder

INTERDEPARTMENTAL MEMORANDUM  
Engineering Department

SUBJECT: Final Assessment for SS-79-~~2~~, Oak Street Sanitary Sewer  
TO: Mayor and City Council  
VIA: City Manager  
FROM: City Engineer  
DATE: February 13, 1980

Project Description:

This project provided sanitary sewer service to an area between Oak Street and Periwinkle Creek, 14th Avenue and Queen Avenue.

Included in this project was 1213 lineal feet of 8" gravity sewer mainline, 196 lineal feet of 6" pressure line and a pumping station.

This project was approved by Council February 1979 for the amount of \$44,160.75 for the gravity sewer line and \$20,000.00 for the pumping station.

Contracts were awarded to Cornell Pump Co. for the manufacture of the pumping station, for the amount of \$10,288.00, and to Cordel Corporation for the gravity sewer line construction for the amount of \$41,887.00. Included in Cordel's contract was the installation of the pumping station and the construction of the wet well, which will be assessed to the capital reserve fund (oversizing) 23-957.

The final contract amount was \$40,993.00 for Cordel and 10,328.00 for Cornell Pump.

The project assessment data is as follows:

Property Owner Assessment Data:

A. Construction Cost (minus wet well and installation)	\$28,793.00	
B. 13% ELA	3,743.09	
C. Warrant Interest	1,235.36	
D. Television Inspection Cost	970.40	
E. Total Property Owner Assessment	<u>34,741.85</u>	\$34,741.85

Cost per square foot =  $\frac{\$34,741.85}{\text{cost}} \div \frac{226,678}{\text{sq. ft.}} = \$0.15$

City Costs: (oversizing fund #23-957)

Pump Station Cost	\$10,328.00	
Installation and wet well	<u>12,200.00</u>	
Subtotal		\$22,528.00
13% ELA		2,928.64
Warrant Interest		188.81
Total City Assessment		<u>\$25,645.45</u>

Final Assessment for SS-79-2, Oak Street Sanitary Sewer  
February 13, 1980  
Page Two

Method of Assessment:

The benefiting properties shall be assessed on a square foot basis to a maximum depth of 150 feet, with the City of Albany paying the cost of the installation of the pumping station out of the capital reserve fund (oversizing 23-957).

Assessment Data:

Please refer to the attached sheets.

Respectfully submitted,

*Benjamin Shaw*

Benjamin Shaw MC  
Civil Engineer I

Approved by,

*T. Wayne Hickey*

T. Wayne Hickey, P.E.  
City Engineer

kja  
Attachment

## PROPERTY

## ASSESSMENT DATA

S79-2 Oak Street Sanitary Sewer

Office of City Engineer

NO.	OWNER/ADDRESS	TAX LOT AND DESCRIPTION	ASSESS. SQ. FT.	TOTAL
				ASSESSMENT
1.	Greater Albany Public Schools 2310 Elm SW Albany, OR 97321	The westerly 150' of the following described properties: 11-3W 8BC T.L. 1400	52,618	\$ 8,064.51
2.	9th & Oak Church	11-3W 8CB T.L. 200	14,153	2,169.16
3.	Triangle Land Co. 203 E. Reserve Vancouver, Wash.	11-3W 8CB T.L. 601	36,453	5,586.98
4.	Triangle Land Co. 203 E. Reserve Vancouver, Wash.	11-3W 8CB T.L. 1100	20,852	3,195.89
5.	Triangle Land Co. 203 E. Reserve Vancouver, Wash.	11-3W 8CB T.L. 1000	15,602	2,391.24
6.	Triangle Land Co. 203 E. Reserve Vancouver, Wash.	11-3W 8CB T.L. 1200	87,000	13,334.07
			226,678	\$34,741.85

BT

INTERDEPARTMENTAL MEMORANDUM  
Engineering Department

SUBJECT: Final Engineer's Report, Lawndale Subdivision, ST-78-17  
TO: Mayor and Members of the Albany City Council  
VIA: City Manager Pro-Tem  
FROM: T. Wayne Hickey, City Engineer  
DATE: January 28th for the February 13, 1980 Albany City Council Meeting

This project is completed. Staff requests the adoption of this report by the Albany City Council and their acceptance of these streets and drainageway into the City's system.

Project Description:

This project is located south of the T & R Restaurant and between Three Lakes Road and Interstate-5 Freeway.

This project consisted of the construction of Rye Street, Spicer Wayside and Eighteenth Avenue within Lawndale Subdivision. In addition, approximately 2,000 lineal feet of drainage ditch was also constructed.

This project was constructed as part of the overall improvements of Lawndale Subdivision, being conducted by Double D Builders. The contractor was Morse Brothers, Inc.

Street Improvements:

Spicer Wayside, Rye Street and Eighteenth Avenue were constructed to a width of 36 feet. Spicer Wayside was constructed for normal residential traffic with 3½ inches of asphaltic concrete and 9 inches of gravel base. Rye Street and Eighteenth Avenue were built for heavier truck traffic, with 4 inches of asphaltic-concrete and 12 inches of gravel base.

Storm Drainage:

The Engineering Staff has incorporated a detention system into the construction of the drainage ditch that serves all of the upstream basin. The existing culverts crossing Interstate-5 were designed to accommodate the runoff from the existing undeveloped land within the drainage basin. The detention system, therefore, will store the increased quantity of runoff from the developing properties and release it into the Oregon State Highway Department's culverts at a rate that will allow the existing culverts under I-5 to handle it.

Final Engineer's Report  
Lawndale Subdivision, ST-78-17  
February 13, 1980  
Page Two

The detention facility has been sized for the expected future development in the drainage area between Interstate-5 and Three Lakes Road. At this time the area upstream of Three Lakes Road is being utilized as "Urban and Farm Use." Future development and change in land use will require runoff control from that area.

A portion of the drainage ditch along the south end of Lawndale and Farwest Subdivisions was constructed on the property owned by Mr. Donald Kempf and is outside the City limits. The City has a thirty foot permanent easement for the ditch structure and an adjacent ten foot wide access easement.

Method of Assessment:

It is recommended that all of the lots within Lawndale Subdivision be assessed on a square foot basis for the cost of constructing the storm drainage system.

The street improvements should be assessed on a front foot basis to the industrial and residential property accordingly, as described in Resolution No. 1392.

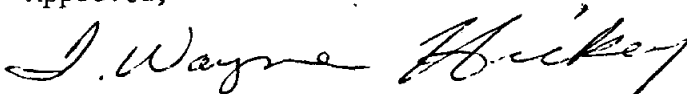
The assessment costs are included within the summary of project cost and Assessment Data Sheet.

Respectfully submitted,



James B. Rankin, P.E.  
Drainage and Sewage Systems Engineer

Approved,



T. Wayne Hickey, P.E.  
City Engineer

kja  
Attachments

PROJECT COST DATA

I. Summary of Project Costs:

A. Engineer's Estimated Drainage Ditch Construction Cost	\$ 56,730.00
B. Engineer's Estimated Street Construction Cost	286,493.00
C. Actual Drainage Ditch Construction Cost	36,216.70
D. Actual Street Construction Cost	245,546.18
E. Sign Cost	1,100.00
F. Total E.L.A. = \$5,432.51 + \$36,831.93	= 42,264.44
G. Calculated Corner Lot Credit = \$245,546.18 x $\frac{292.77}{6,092.26}$	= 11,799.98
H. Actual SCF Collection	30,461.30
I. Actual SCF Assessment (City)	26,593.67
J. Actual Total Assessment to Property Owners	\$342,945.78

II. Final Drainage Ditch Assessment:

Construction Cost	\$ 36,216.70
15% ELA	5,432.51
Warrant Interest (6/1/80)	1,347.33
Total Drainage Ditch Assessment	\$ 42,996.54

$$\text{Drainage Ditch Assessment per square foot} = \frac{\$42,996.54}{794,843 \text{ sq.ft.}} = \$0.054094$$

III. Street Construction Cost Data:

Construction Cost	\$245,546.18
15% ELA	36,831.93
Sign Cost	1,100.00
SCF Collection (\$5.00 x 6,092.26)	30,461.30
Warrant Interest (2/13/80)	9,134.76
Total Street Cost	\$323,074.17

IV. Street Construction Fund Assessment (City):

SCF Intersection Construction Cost	\$ 11,324.95
SCF Corner Lot Credit	11,799.98
Subtotal	23,124.93
15% ELA	3,468.74
Total SCF Assessment (City)	\$ 26,593.67

V. Industrial Street Assessment:

Total Street Cost	\$323,074.17
SCF Intersection Cost	(11,324.95)
Subtotal	\$311,749.22

Industrial Front Footage = 1,939.18 feet

$$\text{Industrial Assessment per front foot} = \frac{\$311,749.22}{5,799.49 \text{ ft.}} = \$53.7546$$

$$\text{Industrial Assessment} = 53.7546 \times 1,939.18 = \$104,239.83$$

Project Cost Data  
Lawndale Subdivision, ST-78-17  
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VI. Residential Street Assessment:

Total Street Cost	\$311,749.22	
Industrial Assessment	(104,239.83)	
SCF Corner Lot Credit	<u>(11,799.98)</u>	
Total Residential Assessment		\$195,709.41

Residential Assessment per front foot =  $\frac{\$195,709.41}{3,860.31} = \$50.69784$



FINAL PROPERTY OWNER ASSESSMENT DATA SHEET

ST-78-17 Lawndale Subdivision Street and Drainage

February 13, 1980

No.	Owner/Address	Lot & Blk.	Total Sq. Ft.	Assessment Sq. Ft.	Front Footage	Corner Lot Credit	Total Front Footage	Assessment Fr. Ft.	Total Assesme
1	Dyer Land Dev., Inc. 999 N. W. Circle Blvd. Corvallis, OR	* Lot 1, Blk.1 Lawndale Sub.	34,282	\$1,854.47	119.87	-0-	119.87	\$6,443.57	\$8,298.04
2	"	* Lot 2, Blk.1 Lawndale Sub.	20,042	1,084.17	140.00	-0-	140.00	7,525.64	8,609.81
3	"	* Lot 3, Blk.1 Lawndale Sub.	20,097	1,087.13	275.55	-0-	275.55	14,812.08	15,899.21
4	"	* Lot 4, Blk.1 Lawndale Sub.	20,097	1,087.13	138.84	-0-	138.84	7,463.29	8,550.42
5	"	* Lot 5, Blk.1 Lawndale Sub.	20,042	1,084.16	-0-	-0-	-0-	0	1,084.16
6	"	* Lot 1, Blk.2 Lawndale Sub.	20,666	1,117.92	279.54	-0-	279.54	15,026.56	16,144.48
7	"	* Lot 2, Blk.2 Lawndale Sub.	20,034	1,083.73	140.00	-0-	140.00	7,525.64	8,609.37
8	"	* Lot 3, Blk.2 Lawndale Sub.	20,032	1,083.62	140.00	-0-	140.00	7,525.64	8,609.26
9	"	* Lot 4, Blk.2 Lawndale Sub.	20,030	1,083.51	140.00	-0-	140.00	7,525.64	8,609.15
10	"	* Lot 5, Blk.2 Lawndale Sub.	20,028	1,083.40	140.00	-0-	140.00	7,525.64	8,609.04
11	"	* Lot 6, Blk.2 Lawndale Sub.	20,455	1,106.50	143.00	-0-	143.00	7,686.91	8,793.41
12	"	* Lot 7, Blk.2 Lawndale Sub.	20,531	1,110.61	143.54	-0-	143.54	7,715.93	8,826.54

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FINAL PROPERTY OWNER ASSESSMENT DATA SHEET

ST-78-17 Lawndale Subdivision Street and Drainage

February 13, 1980

No.	Owner/Address	Lot & Block	Total Sq. Ft.	Assessment Sq. Ft.	Front Footage	Corner Lot Credit	Total Front Footage	Assessment Fr. Ft.	Total Assessment
13	Dyer Land Dev., Inc. 999 NW Circle Blvd. Corvallis, OR	* Lot 8, Blk.2 Lawndale Sub.	20,533	\$1,110.72	-0-	-0-	-0-	\$ 0	\$1,110.72
14	"	* Lot 9, Blk.2 Lawndale Sub.	20,455	1,106.50	-0-	-0-	-0-	0	1,106.50
15	"	* Lot 10, Blk.2 Lawndale Sub.	20,028	1,083.40	-0-	-0-	-0-	0	1,083.40
16	"	* Lot 11, Blk.2 Lawndale Sub.	20,030	1,083.51	-0-	-0-	-0-	0	1,083.51
17	"	* Lot 12, Blk.2 Lawndale Sub.	20,032	1,083.62	-0-	-0-	-0-	0	1,083.62
18	"	* Lot 13, Blk.2 Lawndale Sub.	20,034	1,083.73	-0-	-0-	-0-	0	1,083.73
19	"	* Lot 14, Blk.2 Lawndale Sub.	20,666	1,117.91	138.84	-0-	138.84	7,463.29	8,581.20
20	"	Lot 1, Blk. 3 Lawndale Sub.	20,012	1,082.54	197.94	-0-	197.94	10,035.12	11,117.66
21	"	Lot 2, Blk. 3 Lawndale Sub.	6,573	355.56	65.00	-0-	65.00	3,295.36	3,650.92
22	"	Lot 3, Blk. 3 Lawndale Sub.	6,878	372.06	68.00	-0-	68.00	3,447.45	3,819.51
23	"	Lot 4, Blk. 3 Lawndale Sub.	6,996	378.44	162.59	48.44	114.15	5,787.15	6,165.59
24	"	Lot 1, Blk. 4 Lawndale Sub.	7,915	428.16	171.42	47.86	123.56	6,264.22	6,692.38

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FINAL PROPERTY OWNER ASSESSMENT DATA SHEET

ST-78-17 Lawndale Subdivision Street and Drainage

February 13, 1980

No.	Owner/Address	Lot & Block	Total Sq. Ft.	Assessment Sq. Ft.	Front Footage	Corner Lot Credit	Total Front Footage	Assessment Fr. Ft.	Total Assessment
25	Dyer Land Dev., Inc. 999 NW Circle Blvd. Corvallis, OR	Lot 2, Blk. 4 Lawndale Sub.	7,500	\$405.71	75.00	-0-	75.00	\$3,802.34	\$4,208.05
26	"	Lot 3, Blk. 4 Lawndale Sub.	7,500	405.71	75.00	-0-	75.00	3,802.34	4,208.05
27	"	Lot 4, Blk. 4 Lawndale Sub.	7,500	405.71	75.00	-0-	75.00	3,802.34	4,208.05
28	"	Lot 5, Blk. 4 Lawndale Sub.	7,500	405.71	75.00	-0-	75.00	3,802.34	4,208.05
29	"	Lot 6, Blk. 4 Lawndale Sub.	7,500	405.71	75.00	-0-	75.00	3,802.34	4,208.05
30	"	Lot 7, Blk. 4 Lawndale Sub.	7,500	405.71	75.00	-0-	75.00	3,802.34	4,208.05
31	"	Lot 8, Blk. 4 Lawndale Sub.	7,500	405.71	75.00	-0-	75.00	3,802.34	4,208.05
32	"	Lot 9, Blk. 4 Lawndale Sub.	7,500	405.71	75.00	-0-	75.00	3,802.34	4,208.05
33	"	Lot 10, Blk. 4 Lawndale Sub.	7,500	405.71	75.00	-0-	75.00	3,802.34	4,208.05
34	"	Lot 11, Blk. 4 Lawndale Sub.	7,413	401.00	166.41	47.85	118.56	6,010.74	6,411.74
35	"	Lot 12, Blk. 4 Lawndale Sub.	7,196	389.26	154.93	-0-	154.93	7,854.62	8,243.88
36	"	Lot 13, Blk. 4 Lawndale Sub.	8,250	446.28	75.00	-0-	75.00	3,802.34	4,248.62

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FINAL PROPERTY OWNER ASSESSMENT DATA SHEET

ST-78-17 Lawndale Subdivision Street and Drainage

February 13, 1980

No.	Owner/Address	Lot & Block	Total Sq. Ft.	Assessment Sq. Ft.	Front Footage	Corner Lot Credit	Total Front Footage	Assessment Fr. Ft.	Total Assessment
37	Dyer Land Dev., Inc. 999 NW Circle Blvd. Corvallis, OR 97330	Lot 14, Blk. 4 Lawndale Sub.	8,250	\$446.28	75.00	-0-	75.00	\$3,802.34	\$4,248.62
38	"	Lot 15, Blk. 4 Lawndale Sub.	8,250	446.28	75.00	-0-	75.00	3,802.34	4,248.62
39	"	Lot 16, Blk. 4 Lawndale Sub.	8,250	446.28	75.00	-0-	75.00	3,802.34	4,248.62
40	"	Lot 17, Blk. 4 Lawndale Sub.	8,250	446.28	75.00	-0-	75.00	3,802.34	4,248.62
41	"	Lot 18, Blk. 4 Lawndale Sub.	8,250	446.28	75.00	-0-	75.00	3,802.34	4,248.62
42	"	Lot 19, Blk. 4 Lawndale Sub.	8,250	446.28	75.00	-0-	75.00	3,802.34	4,248.62
43	"	Lot 20, Blk. 4 Lawndale Sub.	8,250	446.28	75.00	-0-	75.00	3,802.34	4,248.62
44	"	Lot 21, Blk. 4 Lawndale Sub.	8,250	446.28	75.00	-0-	75.00	3,802.34	4,248.62
45	"	Lot 22, Blk. 4 Lawndale Sub.	8,715	471.43	181.42	50.00	131.42	6,662.71	7,134.14
46	"	Lot 1, Block 5 Lawndale Sub.	9,944	537.91	59.83	-0-	59.83	3,033.25	3,571.16
47	"	Lot 2, Blk. 5 Lawndale Sub.	9,532	515.63	59.62	-0-	59.62	3,022.61	3,538.24
48	"	Lot 3, Blk. 5 Lawndale Sub.	9,171	496.10	59.62	-0-	59.62	3,022.61	3,518.71

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FINAL PROPERTY OWNER ASSESSMENT DATA SHEET

ST-78-17 Lawndale Subdivision Street and Drainage

February 13, 1980

No.	Owner/Address	Lot & Block	Total Sq. Ft.	Assessment Sq. Ft.	Front Footage	Corner Lot Credit	Total Front Footage	Assessment Fr. Ft.	Total Assessment
49	Dyer Land Dev., Inc. 999 NW Circle Blvd. Corvallis, OR	Lot 4, Blk. 5 Lawndale Sub.	8,810	\$476.57	59.62	-0-	59.62	\$3,022.61	\$3,499.18
50	"	Lot 5, Blk. 5 Lawndale Sub.	8,453	457.26	59.57	-0-	59.57	3,020.07	3,433
51	"	Lot 6, Blk. 5 Lawndale Sub.	9,981	539.92	192.94	50.00	142.94	7,246.75	7,786.67
52	"	Lot 7, Blk. 5 Lawndale Sub.	6,602	357.13	60.00	-0-	60.00	3,041.87	3,399.00
53	"	Lot 8, Blk. 5 Lawndale Sub.	6,602	357.13	60.00	-0-	60.00	3,041.87	3,399.00
54	"	Lot 9, Blk. 5 Lawndale Sub.	6,602	357.13	60.00	-0-	60.00	3,041.87	3,399.00
55	"	Lot 10, Blk. 5 Lawndale Sub.	6,602	357.13	60.00	-0-	60.00	3,041.87	3,399.00
56	"	Lot 11, Blk. 5 Lawndale Sub.	6,602	357.13	60.00	-0-	60.00	3,041.87	3,399.00
57	"	Lot 12, Blk. 5 Lawndale Sub.	6,602	357.13	60.00	-0-	60.00	3,041.87	3,399.00
58	"	Lot 13, Blk. 5 Lawndale Sub.	6,602	357.13	60.00	-0-	60.00	3,041.87	3,399.00
59	"	Lot 14, Blk. 5 Lawndale Sub.	6,602	357.13	60.00	-0-	60.00	3,041.87	3,399.00
57 60	"	Lot 15, Blk. 5 Lawndale Sub.	6,602	357.13	60.00	-0-	60.00	3,041.87	3,399.00

FINAL PROPERTY OWNER ASSESSMENT DATA SHEET

February 13, 1980

ST-78-17 Lawndale Subdivision Street and Drainage

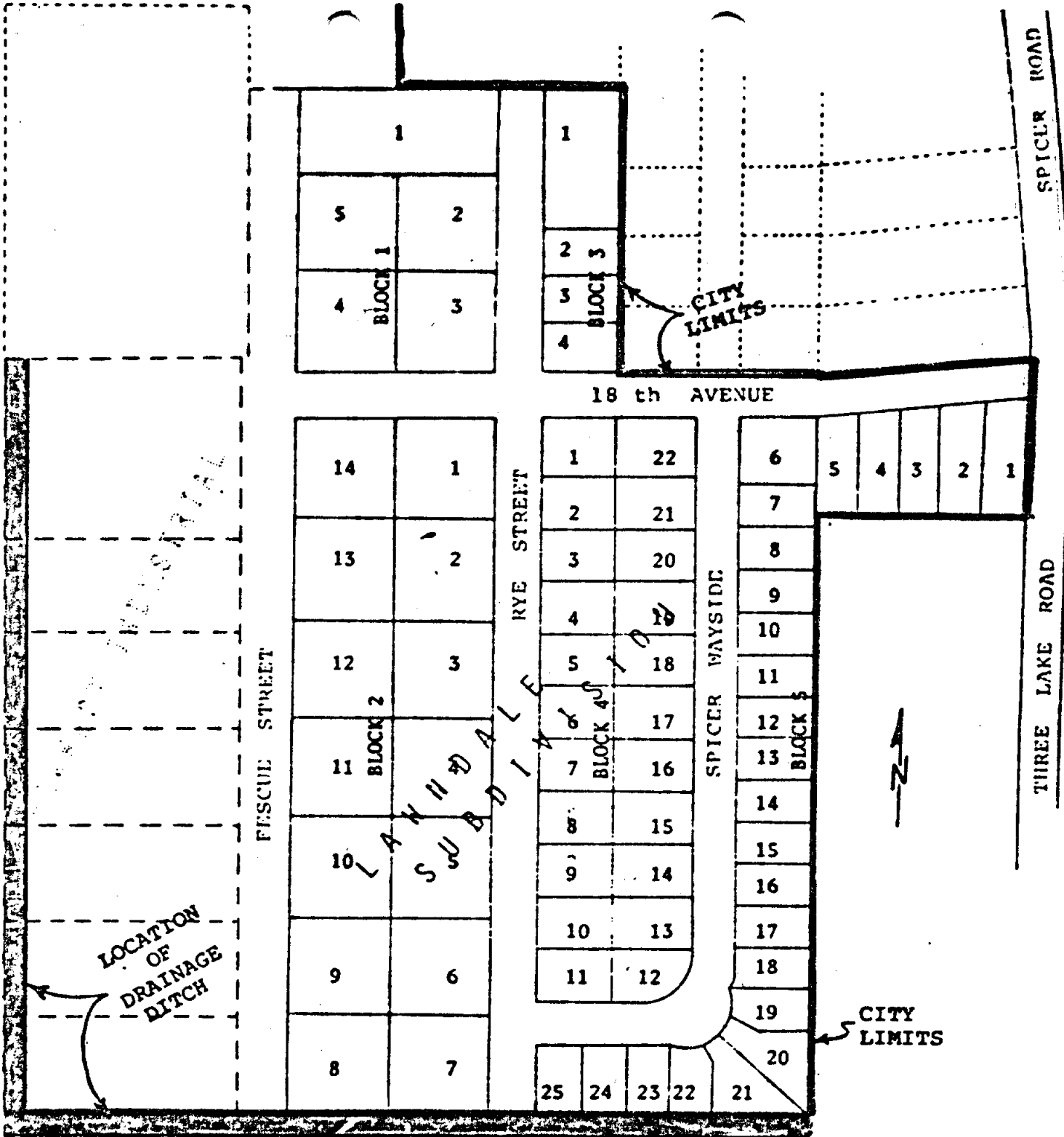
No.	Owner/Address	Lot & Block	Total Sq. Ft.	Assessment Sq. Ft.	Front Footage	Corner Lot Credit	Total Front Footage	Assessment Fr. Ft.	Total Assesme
61	Dyer Land Dev., Inc. 999 NW Circle Blvd. Corvallis, OR	Lot 16, Blk. 5 Lawndale Sub.	6,602	\$357.13	60.00	-0-	60.00	\$3,041.87	\$3,399.00
62	"	Lot 17, Blk. 5 Lawndale Sub.	6,602	357.13	60.00	-0-	60.00	3,041.87	3,399.00
63	"	Lot 18, Blk. 5 Lawndale Sub.	6,771	366.27	60.86	-0-	60.86	3,085.47	3,451.74
64	"	Lot 19, Blk. 5 Lawndale Sub.	6,417	347.12	46.56	-0-	46.56	2,360.49	2,707.61
65	"	Lot 20, Blk. 5 Lawndale Sub.	8,090	437.62	22.45	-0-	22.45	1,138.17	1,575.79
66	"	Lot 21, Blk. 5 Lawndale Sub.	8,518	460.77	22.44	-0-	22.44	1,137.66	1,598.43
67	"	Lot 22, Blk. 5 Lawndale Sub.	6,156	333.00	53.07	-0-	53.07	2,690.53	3,023.53
68	"	Lot 23, Blk. 5 Lawndale Sub.	6,210	335.93	60.84	-0-	60.84	3,084.46	3,420.39
69	"	Lot 24, Blk. 5 Lawndale Sub.	6,092	329.54	60.00	-0-	60.00	3,041.87	3,371.41
70	"	Lot 25, Blk. 5 Lawndale Sub.	6,514	352.37	157.95	48.62	109.33	5,542.80	5,895.17

Industrial Subtotal	398,114	\$21,535.74	\$1,939.18	0	\$1,939.18	\$104,239.83	\$125,775.57
Residential Subtotal	396,729	21,460.80	4,153.08	292.77	3,860.31	195,709.41	217,170.21
<b>Total</b>	<b>794,843</b>	<b>\$42,996.54</b>	<b>\$6,092.26</b>	<b>\$292.77</b>	<b>\$5,799.49</b>	<b>\$299,949.24</b>	<b>\$342,945.78</b>

\*Denotes Industrial Property

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INT. STATE FREEWAY



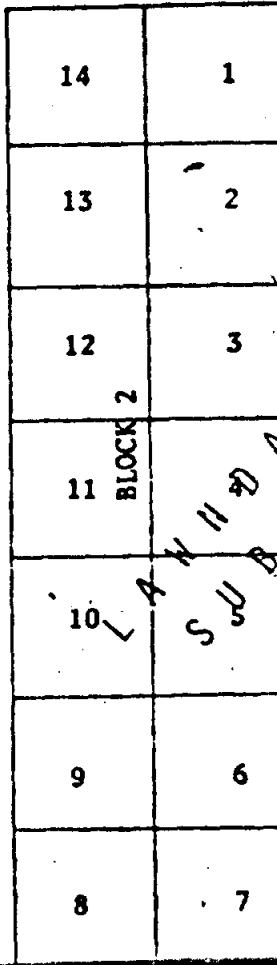
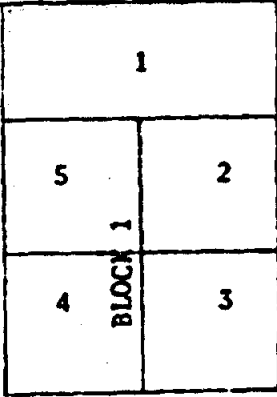
LAWDALE SUB.,  
 CITY OF ALBANY  
 ENGINEERING DEPT.  
 MAY 1, 1979

INTERSTATE 5 FREEWAY

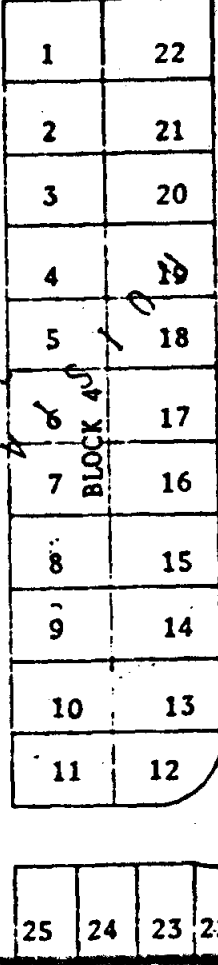
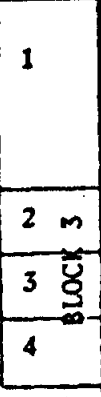
LOCATION OF DRAINAGE DITCH

INDUSTRIAL

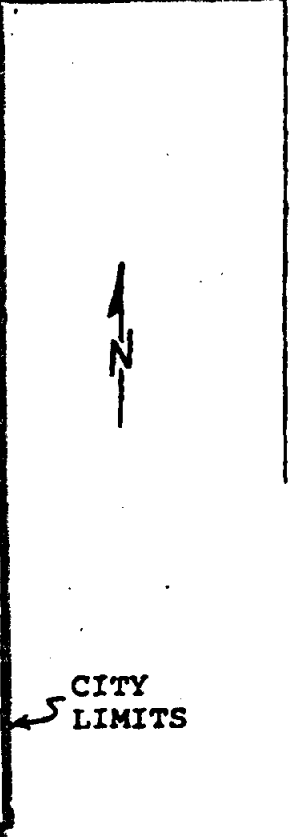
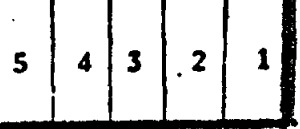
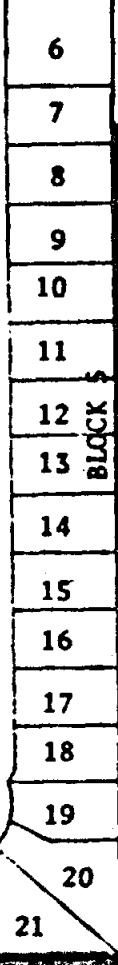
FESCUE STREET



LAWNDALE SUBDIVISION RYE STREET



SPICER WAYSIDE



CITY LIMITS

CITY LIMITS

18th AVENUE

SPICER ROAD

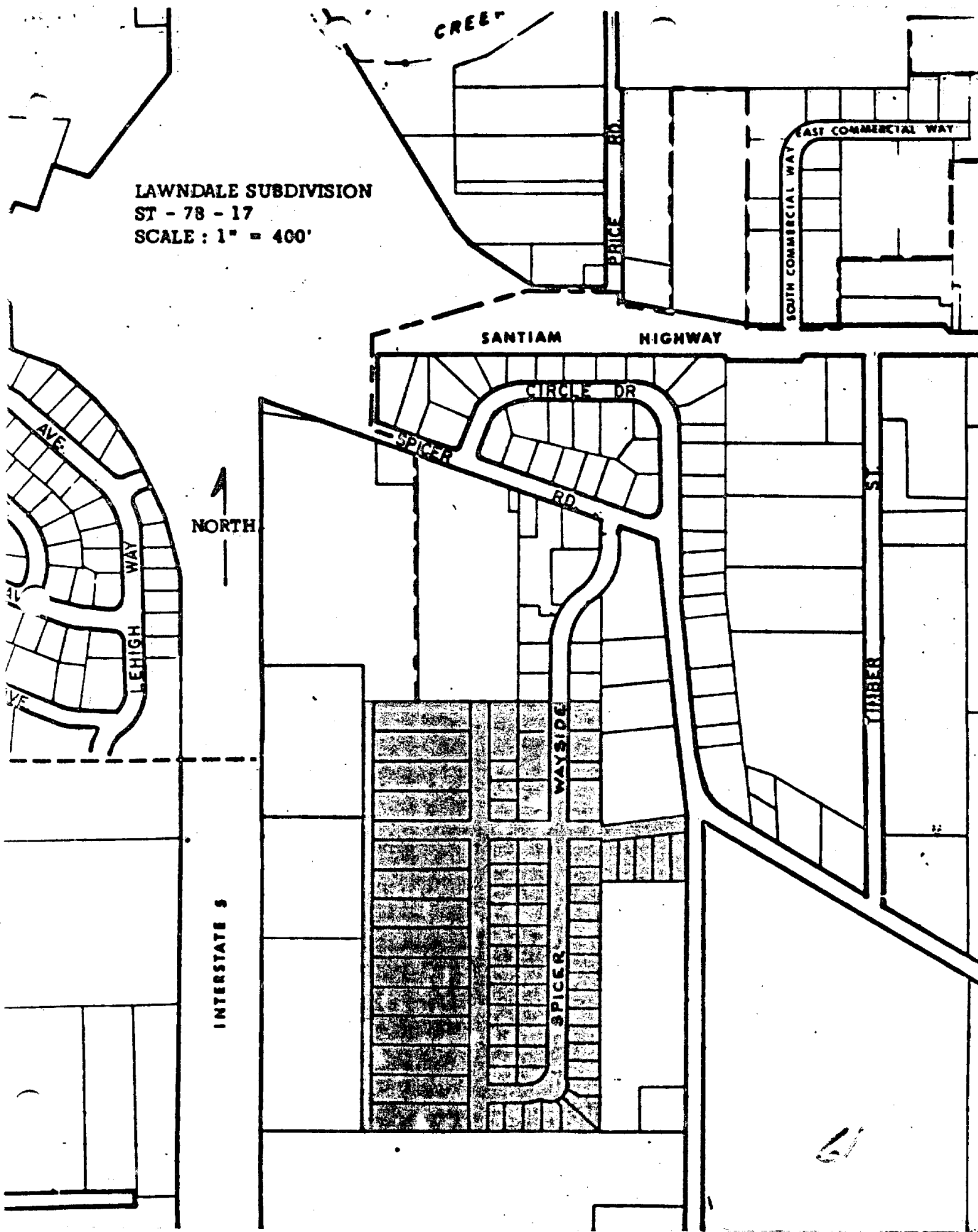
THREE LAKE ROAD



60  
LAWNDALE SUB.  
CITY OF ALBANY  
ENGINEERING DEPT.  
MAY 1, 1979



LAWNDALE SUBDIVISION  
ST - 78 - 17  
SCALE : 1" = 400'



NORTH

INTERSTATE 5

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