



Public Works Department

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September 5, 2017

TO: Aldo Rodriguez, City Planner

FROM: Gerald Fisher, Public Works Director

RE: Partition Plat for Expansion of NW Polymers P52-2017

Staff was contacted earlier in the year regarding this proposed partition plat to allow for expansion of NW Polymers paved area for material storage. Based on a review of the materials submitted, Staff has prepared the following comments. These comments are applicable to the subject application; any subsequent modifications may require amendments and/or additions.

CONDITIONS

1. Specific Requirements To This Site:

A. Street:

1. No buildings or other transportation related improvements that would trigger a traffic impact analysis have been submitted as part of this partition. The partition plat proposal will not require a traffic impact analysis. If a development proposal changes the conditions of the development which would trigger a TIA, then Public Works will require a TIA to be performed.
2. The applicant is not proposing any street improvements.
3. Transportation SDC's – In accordance with MMC 13.14 this design review does not increase the impacts to the public improvement facility and is therefore exempt from transportation SDC charges.

B. Storm:

1. Based on prior conversations with the applicant, the project intends to pave proposed Parcel 2 to be used as an expansion to NW Polymers. The City has no records of NW Polymers detaining stormwater or providing water quality for runoff from its site. The applicant will be required to provide documentation that detention and water quality meeting City standards exists. If none exist then the applicant will be required to provide water quality and detention of existing site with proposed site. If one does exist then applicant will only be required to provide water quality and detention for proposed improvements.
2. Stormwater SDC's – In accordance with MMC 13.14 this design review does propose to increase the impacts to the public improvement facility and is therefore not exempt from stormwater SDC charges. SDC's shall be calculated based on the total impervious surface divided by 2,640 SF times the current rate per equivalent dwelling unit in accordance with the SDC methodology.

C. Sanitary:

1. No sanitary sewer improvements are proposed for this project.

2. Sanitary SDC's – In accordance with MMC 13.14 this design review/ does not increase the impacts to the public improvement facility and is therefore exempt from sanitary SDC charges.
- D. Water:
1. No water improvements are proposed for this project.
 2. Water SDC's – In accordance with MMC 13.14 this design review does not increase the impacts to the public improvement facility and is therefore exempt from water SDC charges.
- E. Parks:
1. Parks SDC's – In accordance with SMC 13.70.110 this industrial design review is exempt from parks SDC charges.
- F. Franchise Utility Services:
1. All utilities to the project shall be served underground services. No overhead crossings of public right of way shall be approved by the city.

DESIGN REQUIREMENTS & POLICIES

- a. General Requirements:
- ~~A. From the materials submitted, it appears that the storm drain, domestic water and sanitary sewer facilities will be obtained from main line connections and/or extensions. Separate engineering drawings reflecting the installation of these public utilities will be required.~~
 - B. No construction of, or connection to, any existing or proposed public utility/improvements will be permitted until all plans are approved by Staff, all fees have been paid, all necessary permits, bonding, right-of-way and easements have been obtained and approved by staff, and Staff is notified a minimum of 24 hours in advance.
 - C. Staff reserves the right to require revisions/modifications to the public improvement construction plans and completed street improvements, if additional modifications or expansion of the sight distance onto adjacent streets is required.
 - D. All public utility/improvement plans submitted for review shall be based upon a 22"x 34" format and shall be prepared in accordance with the City of Molalla Public Work's Standards.
 - E. All survey monuments on the subject site or that may be subject to disturbance within the construction area, or the construction of any off-site improvements shall be adequately referenced and protected prior to commencement of any construction activity. If the survey monuments are disturbed, moved, relocated or destroyed as a result of any construction, the project shall, at its cost, retain the services of a registered professional land surveyor in the State of Oregon to restore the monument to its original condition and file the necessary surveys as required by Oregon State law. A copy of any recorded survey shall be submitted to Staff.
 - F. Plans submitted for review shall meet the requirements described in Section 1 of the Public Works Standards.
 - G. The applicant shall contact the Oregon Water Resources Department and inform them of any existing wells located on the subject site. Any existing well shall be limited to irrigation purposes only. Proper separation, in conformance with applicable State standards, shall be maintained between irrigation systems, public water systems, and public sanitary systems. Should the

project abandon any existing wells, they shall be properly abandoned in conformance with State standards.

- ~~H. Sanitary sewer designs require review by Oregon Department of Environmental Quality. Applicant shall be responsible for submission of plans to state agency and all associated fees.~~
- I. ~~All utilities will be stubbed out to the far end of each street for future extension. The project shall utilize existing water, sewer, and storm water 'stub-outs' wherever possible. Water for domestic and fire protection shall be looped through the proposed site. Any 'stub-outs' determined to be not needed for the proposed development or any future development of the subject property shall be abandoned in accordance with the Public Works Standards.~~
- J. All public improvement designs shall meet the requirements of the Public Works Standards as amended by the Public Works Director.
- ~~K. General Easements — A 10 foot wide public utility easement shall be dedicated to the City adjacent to all public right-of-way and no structures are allowed to encroach into the easement. Applicant shall be required to submit a legal description and exhibit map for review and sign City easements. Once completed, applicant will be required to record easements with the County Recorder's Office and return a copy to the City of the recorded document prior to final occupancy.~~
- L. General Erosion Control – The applicant shall install, operate and maintain adequate erosion control measures in conformance with the standards adopted by the City of Molalla and DEQ during the construction of any public/private utility and building improvements until such time as approved permanent vegetative materials have been installed.