



Public Works Department

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March 25, 2021

TO: Mac Corthell, Planning Director
Dan Zinder, Assistant Planner
Julie Larson, Planning Specialist

FROM: Gerald Fisher, Public Works Director

RE: 421 Leroy Ave MF Home (BP03-2021)

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. These conditions do not include requirements already set forth in the municipal code.

CONDITIONS

1. Specific Requirements to This Site:

A. Street:

1. The single lot proposal will not require a traffic impact analysis or traffic analysis letter.
2. Leroy Avenue: Leroy Avenue is a major collector street under City of Molalla jurisdiction. Current right-of-way width is 50 feet and approximate pavement width on east side is 13 feet. Major Collector streets (w/BL, w/PK) require 60 feet of right-of-way and 34 feet of pavement. The partition plat was approved in 2016 and includes a 20-foot-wide access easement. Because the applicant does not own the front parcel, the applicant will not be required to dedicate 5 feet of right-of-way. Applicant will be required to construct frontage road improvements to City standards for 17 feet of pavement (CL to face of curb), curb and gutter, and 6-foot curb tight sidewalk/driveway apron fronting the 20-foot-wide easement.
3. Access to public streets shall be limited to the 20-foot-wide easement dedicated in partition plat 2016-081. Applicant will be required to install driveway from apron to garage or carport using hard surface (AC, PCC, paver) in accordance with MMC development requirements. Gravel and dirt will not be allowed as approved surfacing.
4. All utilities serving site shall be from Leroy Avenue and must be underground. No overhead crossings of the roadway will be allowed.
5. Transportation SDC's – In accordance with MMC 13.14 this building permit does increase the impacts to the public improvement facility and is therefore not exempt from transportation SDC charges. SDC's shall be calculated in accordance with the SDC methodology.

B. Storm:

1. Leroy Avenue: A 12-inch storm main exists approximately 50 feet to the north of the project entrance. Applicant shall be required to discharge through weep holes in the

curb meeting Public Works requirements. No discharge shall be allowed to well up or flow overland on to surrounding properties.

2. Stormwater SDC's – In accordance with MMC 13.14 this building permit does increase the impacts to the public improvement facility and is therefore not exempt from stormwater SDC charges. SDC's shall be calculated in accordance with the SDC methodology.

C. Sanitary:

1. An 8-inch sanitary main exists on the west side of Leroy Avenue. Sanitary main is 10-12 feet deep near proposed street access and will serve this site by gravity system. Applicant shall be required to core drill existing concrete pipe and connect using insert-tee and install lateral to a property line cleanout meeting Public Works Standards.
2. Sanitary SDC's – In accordance with MMC 13.14 this building permit does increase the impacts to the public improvement facility and is therefore not exempt from sanitary SDC charges. SDC's shall be calculated in accordance with the SDC methodology.

D. Water:

1. A 12-inch waterline exists on the east side of Leroy Avenue. Applicant will be required to connect to 12-inch main and install a minimum 1-inch water service and set meter box and other appurtenances at the property line.
2. Should Fire Department regulations require sprinkler system, then applicants engineer shall coordinate with Public Works for proper sizing of the water service line.
3. Water SDC's – In accordance with MMC 13.14 this building permit does increase the impacts to the public improvement facility and is therefore not exempt from water SDC charges. SDC's shall be calculated in accordance with the SDC methodology.

E. Parks:

1. Parks SDC's – In accordance with SMC 13.70.110 this building permit does increase the impacts to the public improvement facility and is therefore not exempt from water SDC charges. SDC's shall be calculated in accordance with the SDC methodology.

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. For residential development projects, all public improvements shall be completed and accepted by the Public Works Department prior to issuance of building permits. No connections to City service shall be allowed until public improvements are completed. For commercial and industrial development projects, all public improvements shall be completed and accepted by the Public Works Department prior to issuance of any occupancy.
- B. 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.
- C. 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.

- D. 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.
- E. 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.
- F. 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.
- G. Plans submitted for review shall meet the requirements described in Section 1 of the Molalla Standard Specifications for Public Works Construction.
- H. 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 and supply the City with a copy of the final document.
- I. 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. Applicant's Engineer will be required to submit final report to DEQ and provide a copy of the report to the City.
- J. 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 Molalla Standard Specifications for Public Works Construction.
- K. All public improvement designs shall meet the requirements of the Molalla Standard Specifications for Public Works Construction as amended by the Public Works Director.
- L. 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 the original document to the City prior to final occupancy.
- M. General Wetland Requirements – The applicant will be required to provide Public Works with a letter of concurrence from the Department of State Lands regarding any wetlands on the subject property.

- N. 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. Applicant or Applicant's Contractor shall be responsible for all erosion control requirements under the 1200-C permit and shall coordinate directly with DEQ for questions related to 1200-C permit compliance.