



Public Works Department

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TO: Aldo Rodriguez, City Planner

FROM: Gerald Fisher, Public Works Director

RE: 633 Metzler Ave – Partition Plat Conditions of Approval (Revised)

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 2 lot partition plat proposal will not require a traffic impact analysis update.
2. Metzler Avenue: Metzler Avenue is a local street under City of Molalla jurisdiction. Current right-of-way width is 60 feet and approximate pavement width is 20 feet. Local streets (w/PK) require 50 feet of right-of-way and 36 feet of pavement. Applicant will be required to construct half street improvement to City standards for 18 feet of pavement (CL to face of curb), curb and gutter, and 6 foot curb tight sidewalk. Construction will be required during the development of Parcel 1 or redevelopment of Parcel 2. Curb extensions and associated drainage improvements will be required. No right of way dedications are required. A 10 foot wide public utility easement shall be dedicated along the frontage as part of the partition plat.
3. 7th Street: 7th Street is a local street under City of Molalla jurisdiction. Current right-of-way width is 50 feet and approximate pavement width is 25 feet. Local streets (w/PK) require 50 feet of right-of-way and 36 feet of pavement. Applicant will be required to construct half street improvement to City standards for 18 feet of pavement (CL to face of curb), curb and gutter, and 6 foot curb tight sidewalk. Construction will be required during the development of Parcel 1 or redevelopment of Parcel 2. Curb extensions and associated drainage improvements will be required. No right of way dedications are required. A 10 foot wide public utility easement shall be dedicated along the frontage as part of the partition plat.
4. Access to public streets shall be limited from the intersection to the nearest driveway in accordance with the Transportation System Plan and Public Works Standards.
5. Transportation SDC's – In accordance with MMC 13.14 this partition plat permit does increase the impacts to the public improvement facility and is therefore not exempt from transportation SDC charges. Once development of Parcel 1 occurs, SDC's shall be calculated in accordance with the SDC methodology.

- B. Storm:
 - 1. City Streets: Storm improvements will be required during time of development or redevelopment of lots.
 - 2. Stormwater SDC's – In accordance with MMC 13.14 this partition does increase the impacts to the public improvement facility and is therefore not exempt from stormwater SDC charges. Once development of Parcel 1 occurs, SDC's shall be calculated in accordance with the SDC methodology.
- C. Sanitary:
 - 1. An 8-inch sanitary main exists on Metzler Avenue near the northeast corner of Parcel 2. Parcel 2 has sewer service. During development of Parcel 1, applicant will be required to construct extension of sanitary sewer main to 7th Avenue and west along 7th to the southeast corner of the Parcel.
 - 2. Sanitary SDC's – In accordance with MMC 13.14 this partition does increase the impacts to the public improvement facility and is therefore not exempt from sewer SDC charges. Once development of Parcel 1 occurs, SDC's shall be calculated in accordance with the SDC methodology.
- D. Water:
 - 1. An 8-inch water main exists on Metzler Avenue and 7th Street. Parcel 2 has water service and Parcel 1 shall connect to the waterline on 7th Street.
 - 2. Water SDC's – In accordance with MMC 13.14 this partition does increase the impacts to the public improvement facility and is therefore not exempt from water SDC charges. Once development of Parcel 1 occurs, SDC's shall be calculated in accordance with the SDC methodology.
- E. Parks:
 - 1. Parks SDC's – In accordance with MMC 13.14 this partition does increase the impacts to the public improvement facility and is therefore not exempt from parks SDC charges. Once development of Parcel 1 occurs, 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.

GENERAL 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 Molalla Standard Specifications for Public Works Construction.
- 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 and supply the City with a copy of the final document.
- 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. Applicant's Engineer will be required to submit final report to DEQ and provide a copy of the report to the City.
- 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 Molalla Standard Specifications for Public Works Construction.
- J. All public improvement designs shall meet the requirements of the Molalla Standard Specifications for Public Works Construction 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 the original document to the City 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. 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.