



Public Works Department

117 N Molalla Avenue

PO Box 248

Molalla, Oregon 97038

Phone: (503) 829-6855

Fax: (503) 829-3676

November 28, 2016

TO: Aldo Rodriguez, City Planner

FROM: Gerald Fisher, Public Works Director

RE: 723 Burghardt Drive

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. The single family home proposal will not require a traffic impact analysis update.
2. Burkhardt Drive: Burkhardt Drive is a local street under City jurisdiction. Roadway improvements are in place. Applicant will be required to construct 5 foot wide curb tight sidewalk and driveway approach meeting City Public Works Standards.
3. Transportation SDC's – In accordance with MMC 13.14 this design review does increase the impacts to the public improvement facility and is therefore not exempt from transportation SDC charges. SDC's shall be calculated based on one single family dwelling in accordance with the SDC methodology.

B. Storm:

1. City Streets: Runoff from project shall be directed through weep holes in the curb meeting City Public Works Standards.
2. Stormwater SDC's – In accordance with MMC 13.14 this design review does 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 one single family dwellings in accordance with the SDC methodology.

C. Sanitary:

1. Applicant shall connect to existing sanitary sewer lateral provided on Sheet 6 of Big Meadow Phase 14.
2. Sanitary SDC's – In accordance with MMC 13.14 this design review does increase the impacts to the public improvement facility and is therefore not exempt from sanitary SDC charges. SDC's shall be calculated based on domestic water meter size in accordance with the SDC methodology.

D. Water:

1. Applicant shall connect to existing water lateral provided on Sheet 10 of Big Meadow Phase 14.
2. Water SDC's – In accordance with MMC 13.14 this design review does increase the

impacts to the public improvement facility and is therefore not exempt from water SDC charges. SDC's shall be calculated based on domestic water meter size in accordance with the SDC methodology.

E. Parks:

1. Parks SDC's – In accordance with SMC 13.70.110 this residential development is not exempt from parks SDC charges. SDC's shall be calculated based on single family dwelling unit 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. From the materials submitted, it appears that the storm drain, domestic water and sanitary sewer facilities will be obtained from connections to existing laterals. Separate engineering drawings are not 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 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.
- E. Plans submitted for review shall meet the requirements described in Section 1 of the Public Works Standards.
- F. 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.
- G. All public improvement designs shall meet the requirements of the Public Works Standards as amended by the Public Works Director.

- H. General Easements – If not already dedicated as part of the subdivisions, 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.
- I. 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.