



Public Works Department
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June 12, 2017

TO: Aldo Rodriguez, City Planner

FROM: Gerald Fisher, Public Works Director

RE: 736 Rachel Lane (P26-2017)

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 lot home construction will not require a traffic impact analysis update.
2. Rachel Lane: Rachel Lane is a local street under the jurisdiction of the City of Molalla. All improvements within the roadway are complete. Applicant will be required to construct a 5 foot wide curb tight sidewalk and residential driveway meeting the current 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 a single family dwelling in accordance with the SDC methodology.

B. Storm:

1. Storm runoff shall be through weep holes in the existing curb and gutter. Weep holes shall be core drilled if not already available fronting site.
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 a single family dwelling in accordance with the SDC methodology.

C. Sanitary:

1. Sanitary sewer service is available to the site. Applicant will be required to install cleanout at the property line.
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. Water service is available to the site. Applicant will be required to set up a utility account prior to request to set meter.

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. (Note to condition writer that this can only be waived by the PW Director)

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. Waterline designs require review by Oregon Drinking Water Program and sanitary sewer designs require review by Oregon Department of Environmental Quality. Applicant shall be responsible for submission of plans to state agencies 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.