

## **Chapter 17.24: IMPROVEMENT INSTALLATION**

### **17.24.010 Procedures.**

In addition to other requirements, improvements installed by the sub divider either as a requirement of these regulations or at the sub divider's own option shall conform to the requirements of this title and improvement standards and specifications adopted by the City, and shall be installed in accordance with the following procedure:

- A. Improvement work shall not be commenced until plans have been checked for adequacy and approved by the City. To the extent necessary for evaluation of the subdivision proposal, the plans may be submitted on retracing cloth in accordance with requirements of the City.
- B. Improvement work shall not be commenced until the City has been notified in advance, and if work has been discontinued for any reason, it shall not be resumed until the City has been notified.
- C. Improvements shall be constructed under the inspection and to the satisfaction of the Director. The City may require changes in typical sections and details in the public interest if unusual conditions arise during construction to warrant the change.
- D. All underground utilities, sanitary sewers and storm drains installed in streets by the sub divider shall be placed to a length eliminating the necessity for disturbing the street improvements when service connections are made.
- E. A map showing all public improvements as built shall be filed with the Director upon completion of the improvements.

### **17.24.020 Requirements generally.**

The improvements required by Sections 17.24.030 through 17.24.110 shall be installed at the expense of the sub divider.

### **17.24.030 Streets.**

- A. Before issuance of a preliminary plat approval, the subdivision must comply with the following:
  - 1. The development within the subdivision shall have frontage on a public street.
  - 2. The development of the subdivision will not cause traffic generation and a level of service beyond the street's current capacity, including pavement width and signalization.
  - 3. The development of the subdivision will not create dangerous or hazardous traffic conditions.

- A. All streets including alleys within the subdivision, streets abutting or only partially within the subdivision, and the extension of subdivision streets to the intercepting paving line of existing streets within which subdivision streets intersect shall be improved to the following minimum standards:
1. The roadway shall be improved in accordance with the standards adopted by the City for acceptance of streets for maintenance.
  2. The entire right-of-way shall be brought up to proper grade, and paved as per City standards.
  3. Concrete curbs shall be constructed along all street frontages, and shall be designed and located as established in standards adopted by the Director.
  4. Other street improvements installed at the sub divider's option, such as street trees, shall be in accordance with City standards.

**17.24.040 Sidewalks.**

Sidewalks shall be constructed along all street frontages, and shall be designed and located as established in the Public Works Design Standards.

**17.24.050 Surface drainage and storm sewer system.**

All new subdivisions shall have adequate storm water detention facilities in accordance with City Public Works design standards and as approved by the Director, and shall meet the following minimum standards:

- A. Drainage facilities shall be provided within the subdivision and shall connect the subdivision drainage-to-drainage ways or storm sewers outside the subdivision.
- B. The design of the drainage flow within the subdivision shall take into account the capacity and grade necessary to maintain unrestricted flow from areas draining through the subdivision and to allow extension of the system to serve such areas.
- C. Surface storm water detention facilities shall have a minimum setback of seven (7) feet from any property line.
- D. Along public rights-of-way, surface storm water detention facilities shall be fenced and screened with continuously maintained permanent vegetation that is ninety (90) percent opaque year around.
- E. Drainage shall be designed to prevent adverse impacts on adjacent property.
- F. The Director may impose conditions of approval to ensure that storm water facilities are properly maintained.

G. Manholes shall not be placed in the centerlines of streets.

**17.24.060 Sanitary sewers.**

Sanitary sewers shall be installed to serve the subdivision and to connect the subdivision to the City trunk sewer system. Sewer mains and laterals shall be of such size and specifications as may be directed by the City. Manholes shall not be placed on the centerlines of streets.

**17.24.070 Water system.**

Water lines with valves and fire hydrants to serve the subdivision and to connect the subdivision to existing mains shall be installed to such specifications as may be directed by the City. The design shall take into account provisions for extension beyond the subdivision and to adequately grid the City system. No dead-end lines are allowed.

**17.24.080 Underground utility and service facilities.**

All facility improvements shall conform to the requirements and specifications of the City of Molalla Department of Public Works and the following requirements:

- A. All utility lines, including but not limited to those required for electricity, communications, street lighting and cable television services and related facilities, shall be placed underground when practicable.
- B. The subdivider shall make all necessary arrangements with the serving utility to provide the underground services.
- C. Stubs for service connections for underground utilities and sanitary sewers shall be placed to a length eliminating the necessity for disturbing the street improvements when service connections are made.
- D. Transformers, connection boxes, and meter cabinets shall be placed underground when practicable.
- E. Temporary utility service facilities during construction, high capacity electric and communication feeder lines and utility transmission lines operating at twelve thousand five hundred (12,500) volts or above may also be placed above ground.

**17.24.090 Street lighting.**

Street lighting shall be installed in accordance with the Public Works Design Standards. The developer shall notify the City when streetlights are installed and ready to be activated.

**17.24.100 Monuments.**

Monuments shall be placed as required by ORS 92.060. The County Surveyor may require centerline monument boxes.

**17.24.110 Guarantee.**

All improvements installed by the sub divider shall be guaranteed as to workmanship and material for a period of one (1) year following acceptance by the City. The sub divider shall provide the City with a guarantee bond for five (5%) percent of the total costs of improvements in the development.