



## Community Development Department

315 Kennel Ave/PO Box 248

Molalla, OR 97038

Phone 503.759.0205

[www.cityofmolalla.com](http://www.cityofmolalla.com)

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### **PUBLIC WORKS CONSTRUCTION REQUIREMENTS FOR RESIDENTIAL LOTS**

All construction shall comply with the current version of Molalla's Standard Specifications for Public Works Construction, Public Works Detail Drawings, the Public Works Permit, and approved development plans.

#### **Weep Holes:**

Contractor shall utilize all existing weep holes provided as part of the original subdivision construction. Additional weep holes shall require approval from the City Engineer's authorized representative and shall be core drilled. Saw cut and knock out is strictly prohibited and shall constitute removal and replacement of curb and gutter section to width satisfactory to the City.

#### **Sidewalks Outside of Driveway Area:**

All public sidewalks (outside of driveway area) shall comply with attached detail drawing. A minimum of ½" spacing from top of base rock shall be provided when using 2X4 forms. Rain drain piping from homes shall be placed below bottom of sidewalk or at a location to accommodate a cut joint in a sidewalk panel no less than 5' by 4' and no greater than 5' by 6'. Base rock shall consist of clean ¾"-0 be placed on firm sub-grade and compacted prior to inspection request. Scrap concrete and waste shall not be used for base material. No concrete shall be installed when temperatures are expected to drop below 35°F during any 24-hour period. Sidewalk edges shall be backfilled and sidewalks shall be free of defects during final inspection.

#### **Driveway Aprons & Sidewalk within Driveway Area:**

All driveways and sidewalks within driveway shall comply with attached detail. Driveways and sidewalks shall be protected from traffic loading for a minimum of 7 days during temperatures above 50°F and a minimum of 14 days during temperatures between 35°F and 50°F. No concrete shall be installed when temperatures are expected to drop below 35°F during any 24-hour period. Base rock shall consist of clean ¾"-0, be placed on firm sub-grade and compacted prior to inspection request. Scrap concrete and waste shall not be used for base material. Sidewalk and driveway edges shall be backfilled and sidewalk and driveways shall be free of defects during final inspection.

#### **Sanitary Sewer and Storm Sewer Clean-Outs:**

All cleanouts shall comply with attached detail. Brook's box lids shall be clean of debris and shall be set to finished grade of driveway, lawn or landscaped area. Inside of boxes shall be clear of debris to a minimum of 3 inches below clean-out cap. Locate wire shall be accessible to Public Works crews.

#### **Water Meter and Box:**

All water meter boxes shall comply with attached detail. Boxes shall be clean of debris, squared to sidewalk, and shall be set to finished grade of lawn or landscaped area. Inside of boxes shall be clean or debris of 3 inches below meter base. Meter assembly shall be centered in box and lid shall not rest upon top of meter assembly.

**Final Inspection:**

All items must be completed prior to request for Public Works final inspections. Items not meeting City Standards will delay Public Works final of home.

**Contractors Final Inspection Checklist:**

\_\_\_\_\_ Curb and gutter free of damage and clean.

\_\_\_\_\_ Driveway and sidewalks damage free, clean, edges backfilled.

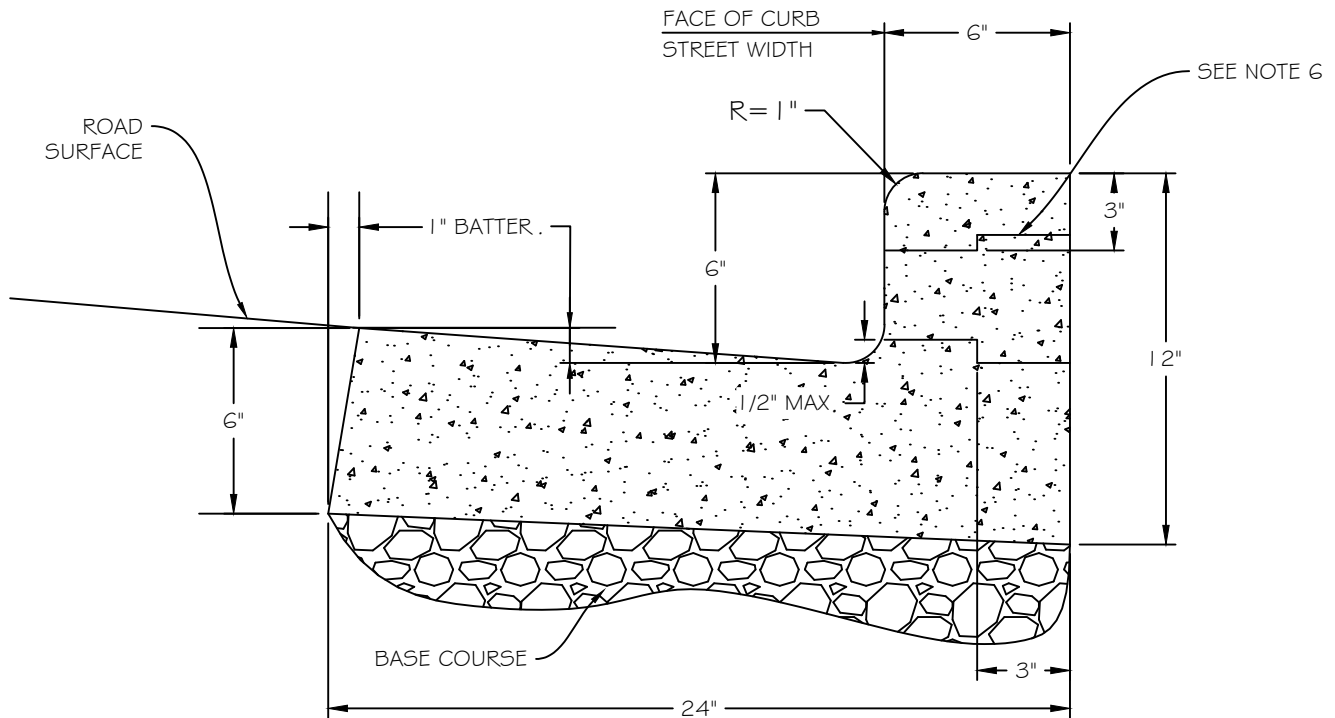
\_\_\_\_\_ Water meter box set to finished grade, damage free, and clean inside.

\_\_\_\_\_ Sanitary clean-out box set to finished grade, damage free, and clean inside.

\_\_\_\_\_ Storm clean-out box set to finished grade, damage free, and clean inside.

\_\_\_\_\_ Storm weep holes damage free and clean inside

Questions may be addressed to Engineering at 503-759-0205.



1. FOR USE ALONG MEDIANS, GUTTERS MAY BE REDUCED WITH PRIOR APPROVAL FROM THE CITY ENGINEER.
2. CONCRETE SHALL BE COMMERCIAL MIX, MIN. COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
3. EXPANSION JOINTS.
  - A. TO BE PROVIDED:
    - 1) AT EACH COLD JOINT.
    - 2) AT EACH END OF DRIVEWAYS.
    - 3) AT EACH SIDE OF INLET STRUCTURES.
    - 4) AT EACH POINT OF TANGENCY OF THE CURB.
    - 5) AT EACH END OF WHEELCHAIR RAMP WING.
    - 6) AT EVERY 4TH CONSTRUCTION JOINT.
  - B. MATERIAL TO BE PRE-MOLDED, ASPHALT IMPREGNATED, NON-EXTRUDING, WITH A THICKNESS OF 1/2 INCH.
4. CONSTRUCTION JOINTS.
  - A. SPACING TO BE NOT MORE THAN 15 FEET.
  - B. THE DEPTH OF THE JOINT SHALL BE AT LEAST 2 INCHES.
5. BASE ROCK TO BE 3/4"-0 COMPACTED TO 95% OF AASHTO T-180 AND SHALL BE TO SUB GRADE, STREET STRUCTURE, OR 4" IN DEPTH, WHICHEVER IS GREATER.
6. DRAINAGE BLOCK OUT
  - A. 3" I.D. PLASTIC PIPE WITH COUPLING.
  - B. DRAINAGE ACCESS THRU EXISTING CURB SHALL BE CORE DRILLED.

Detail Drawing may not be altered or changed in any manner except by the Public Works Director. It is the responsibility of the user to acquire the most current version.

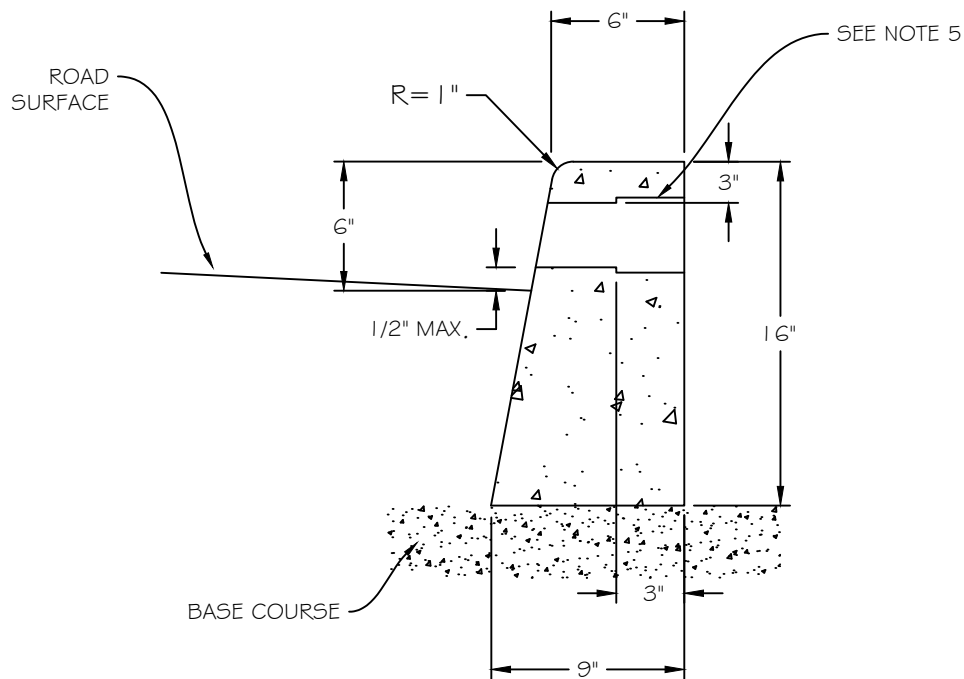
CITY OF MOLALLA  
DEPARTMENT OF PUBLIC WORKS



CURB AND GUTTER DETAIL

DRAWN BY	GF	01/2019
CHECKED BY	GF	01/2019

R-1060



1. CONCRETE SHALL BE COMMERCIAL MIX, MIN. COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
2. EXPANSION JOINTS.
  - A. TO BE PROVIDED:
    - 1) AT EACH COLD JOINT.
    - 2) AT EACH END OF DRIVEWAYS.
    - 3) AT EACH SIDE OF INLET STRUCTURES.
    - 4) AT EACH POINT OF TANGENCY OF THE CURB.
    - 5) AT EACH END OF WHEELCHAIR RAMP WING.
    - 6) AT EVERY 4TH CONSTRUCTION JOINT.
  - B. MATERIAL TO BE PRE-MOLDED, ASPHALT IMPREGNATED, NON-EXTRUDING, WITH A THICKNESS OF 1/2 INCH.
3. CONSTRUCTION JOINTS.
  - A. SPACING TO BE NOT MORE THAN 15 FEET.
  - B. THE DEPTH OF THE JOINT SHALL BE AT LEAST 2 INCHES.
4. BASE ROCK TO BE 3/4"-0 COMPACTED TO 95% OF AASHTO T-180 AND SHALL BE TO SUB GRADE, STREET STRUCTURE, OR 4" IN DEPTH, WHICHEVER IS GREATER.
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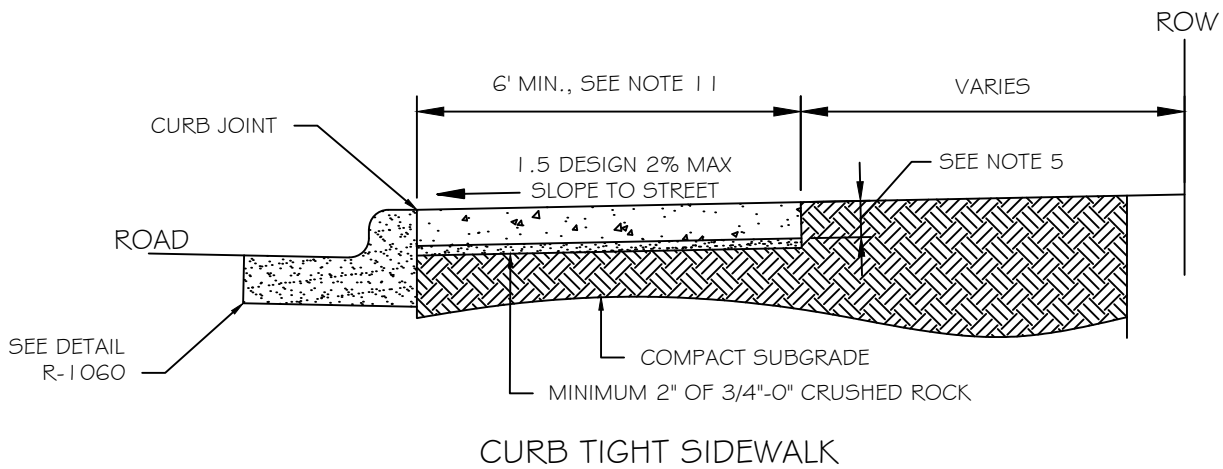
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TYPE "C" NON-MOUNTABLE CURB

DRAWN BY	GF	01/2019
CHECKED BY	GF	01/2019

R-1070



NOTES:

1. SIDEWALK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" (PROWAG) EDITION.
2. CONCRETE SHALL BE NATURAL IN COLOR, WITH NO COLORING EITHER ADDED TO THE MIX OR APPLIED TO THE FINISH.
3. SIDEWALKS SHALL HAVE A LIGHT BROOM FINISH TRANSVERSE TO THE LINE OF TRAVEL AND ALL EDGES TOOL ROUNDED.
  - NEW SIDEWALK SHALL NOT INCLUDE SHINED EDGES.
  - INFILL & REPLACEMENT SIDEWALK SHALL BE FINISHED TO MATCH THE EXISTING SIDEWALK.
4. FOR SIDEWALKS POURED MONOLITHICALLY WITH THE CURB, THE JOINT BETWEEN THEM SHALL BE A TROWELED WITH A MINIMUM 1/2" RADIUS.
5. SIDEWALK SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES CONCRETE OVER 6" OF CRUSHED ROCK AT:
  - CURB TIGHT SIDEWALK AT INTERSECTION RADIUS.
  - A MINIMUM OF ONE PANEL BEYOND EDGES OF DRIVEWAYS.
  - OTHERWISE SIDEWALK SHALL HAVE A MINIMUM THICKNESS OF 4" CONCRETE OVER 2" CRUSHED ROCK.
6. DRAIN BLOCK-OUTS IN CURBS SHALL BE EXTENDED TO BACK OF SIDEWALK WITH 3" DIA. PLASTIC PIPE AT 1% SLOPE. CONSTRUCTION JOINT TO BE PLACED OVER PIPE.
7. BASE ROCK SHALL BE COMPACTED TO PROVIDE A FIRM BASE FOR CONCRETE.
8. SIDEWALK PANELS SHOULD BE SQUARE AND OF CONSISTENT DIMENSION ALONG A BLOCK FACE. THE LENGTH OF A SIDEWALK PANEL SHALL BE ADJUSTED AS NECESSARY TO ALIGN WITH CURB JOINTS, RAMPS, AND DRIVEWAYS.
9. WIDE SIDEWALKS SHALL BE SCORED PER CITY AUTHORIZED REPRESENTATIVE.
10. BASE COURSE SHALL BE THOROUGHLY WATERED IMMEDIATELY PRIOR TO PLACEMENT OF CONCRETE WHEN THE MEASURED OR FORECASTED ASCENDING AIR TEMPERATURE IS 80 DEGREES OR GREATER.
11. SIDEWALK WIDTHS FOR COMMERCIAL ZONED PROPERTIES OR ARTERIAL STREETS WILL BE AT THE DISCRETION OF THE PUBLIC WORKS DIRECTOR.

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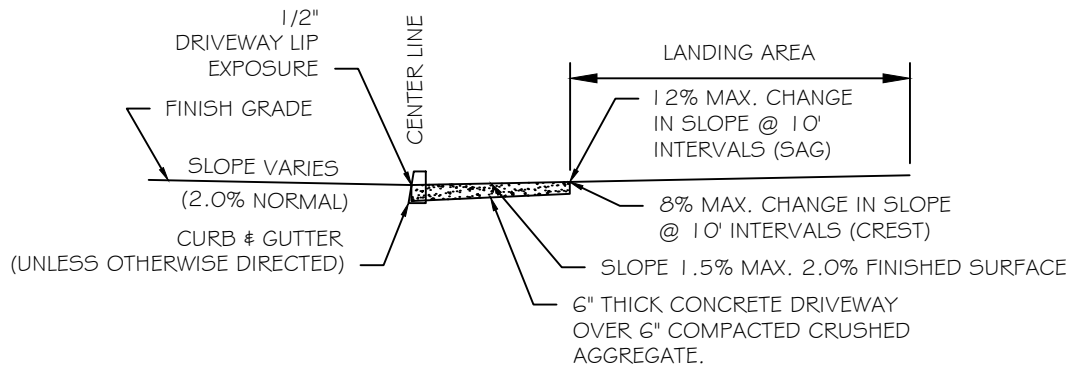
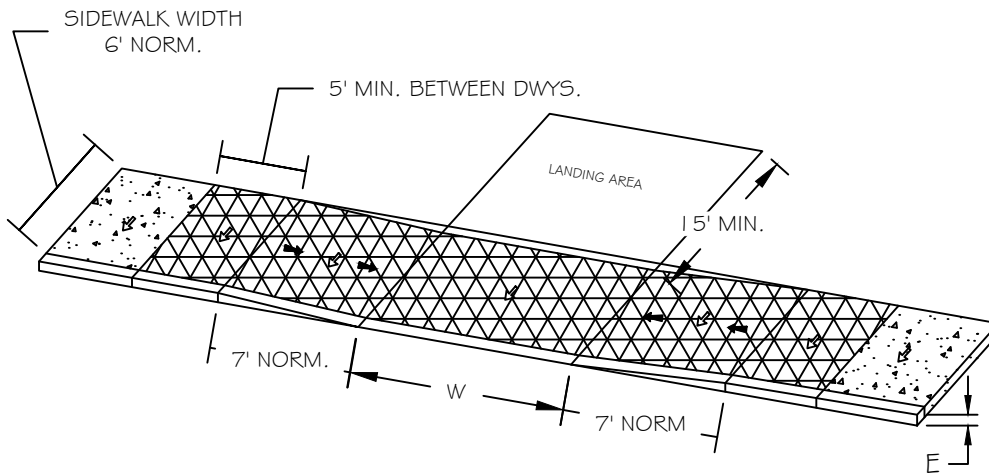
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DEPARTMENT OF PUBLIC WORKS



CONCRETE SIDEWALK DETAIL

DRAWN BY	GF	01/2019
CHECKED BY	GF	01/2019

R-1075



NOTES:

1. CONCRETE SHALL HAVE A MINIMUM BREAKING STRENGTH OF 3000 PSI. AFTER 28 DAYS, 6 SACK MIX.
2. CURB JOINT SHALL BE A TROWELED JOINT WITH A MIN. 1/2" RADIUS ALONG THE BACK OF CURB.
3. CONTRACTION JOINT SPACING SHALL NOT EXCEED 10 FEET AND SHALL BE CONSTRUCTED FLUSH.
4. USE EXISTING CURB EXPANSION JOINT OR SAW CUT AND PLACE COLD JOINT.
5. SIDEWALK THICKNESS SHALL BE 6 INCHES MINIMUM AND EXTEND TO AT LEAST ONE SIDEWALK PANEL BEYOND DRIVEWAY APRON.
6. SINGLE FAMILY RESIDENTIAL: 12'-24', ONE DRIVEWAY PER PARCEL.
7. MULTIFAMILY RESIDENTIAL: 24'-30', ONE DRIVEWAY PER PARCEL OR DEVELOPMENT.
8. LANDING AREA SHALL BE CONCRETE OR HMAC.

SIDEWALK

DRIVEWAY PAY LIMIT (IF MONOLITHIC, INCLUDE ADJACENT CURB)

SLOPE 1.5% MAX.  
(MAX. 2.0% FINISHED SURFACE SLOPE)  
(NORMAL SIDEWALK CROSS SLOPE)

SLOPE 7.5% MAX.  
(MAX 8.3% FINISHED SURFACE SLOPE)  
(RAMP LENGTH 15' MAX., MEASURED ALONG FINISHED SURFACE SLOPE)

W WIDTH OF DRIVEWAY

CURB EXPOSURE

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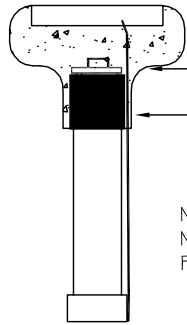
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RESIDENTIAL DRIVEWAY

DRAWN BY	PW	08/2020
CHECKED BY	GF	08/2020

R-1090

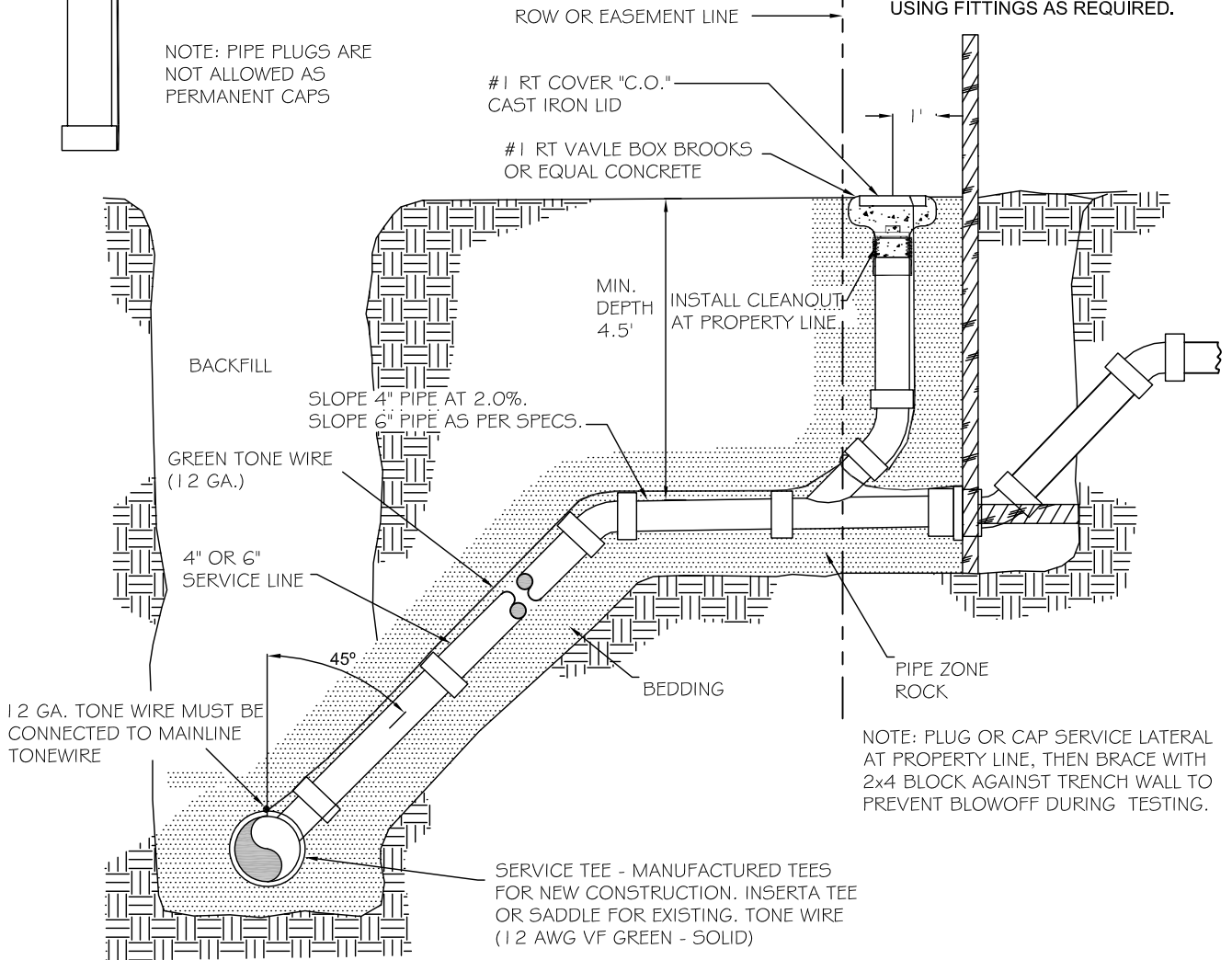


4" (MIN. SIZE) 30/34  
MALE END CAP  
4" (MIN. SIZE) 30/34  
FEMALE ADAPTER

NOTE: PIPE PLUGS ARE  
NOT ALLOWED AS  
PERMANENT CAPS

WATER PROOF CONNECTIONS (GEL-CAPS) MUST BE  
USED TO CONNECT MAINLINE TONE WIRE AND  
SERVICE LATERAL TONE WIRE

INSTALL SERVICE MARKER OR  
CONNECT TO EXISTING LATERAL  
USING FITTINGS AS REQUIRED.



1. BEDDING FOR SERVICE LINES SHALL BE MIN. 6-INCHES OF 3/4"-0 CRUSHED ROCK.
2. TAPPING OF SEWER MAINS TO BE INSPECTED BY CITY FORCES.
3. IN NEW SUBDIVISIONS OR FOR UNUSED STUBS, MARK END OF SERVICE WITH PAINTED 2 x 4 STAKE (WHITE FOR STORM, GREEN FOR SANITARY). MARKER SHALL EXTEND AT LEAST 2 FEET ABOVE FINISHED GRADE. USING BLACK INDELIBLE MARKER, INDICATE DEPTH FROM TOP OF BOARD AND TYPE (SS FOR SANITARY, SD FOR STORM DRAIN).
4. IN EXISTING SERVICE AREAS, CONTRACTOR SHALL VERIFY DEPTH OF PRIVATE SEWER LATERAL DEPTH AT PROPERTY LINE. CONNECT TO SHALLOW SERVICES USING BENDS ON PRIVATE PROPERTY. CONNECT TO DEEP LINES BY INSTALLING SERVICE AT CONSTANT 2% SLOPE THROUGH CLEANOUT AND CONNECT TO SERVICE.
5. INSTALL A CONTINUOUS 12 GAUGE INSULATED COPPER TRACER WIRE ADJACENT TO SEWER LATERAL BETWEEN THE SEWER MAIN AND CLEANOUT AT BUILDING. (USE GREEN INSULATION FOR SEWER, WHITE FOR STORM)
6. ADJACENT SERVICE LINES TO HAVE 18" MINIMUM HORIZONTAL SEPARATION AT THE MAIN.
7. ANGLE AND BEND MAY BE REDUCED TO 22.5° WITH SPECIFIC APPROVAL FROM THE PUBLIC WORKS DIRECTOR.

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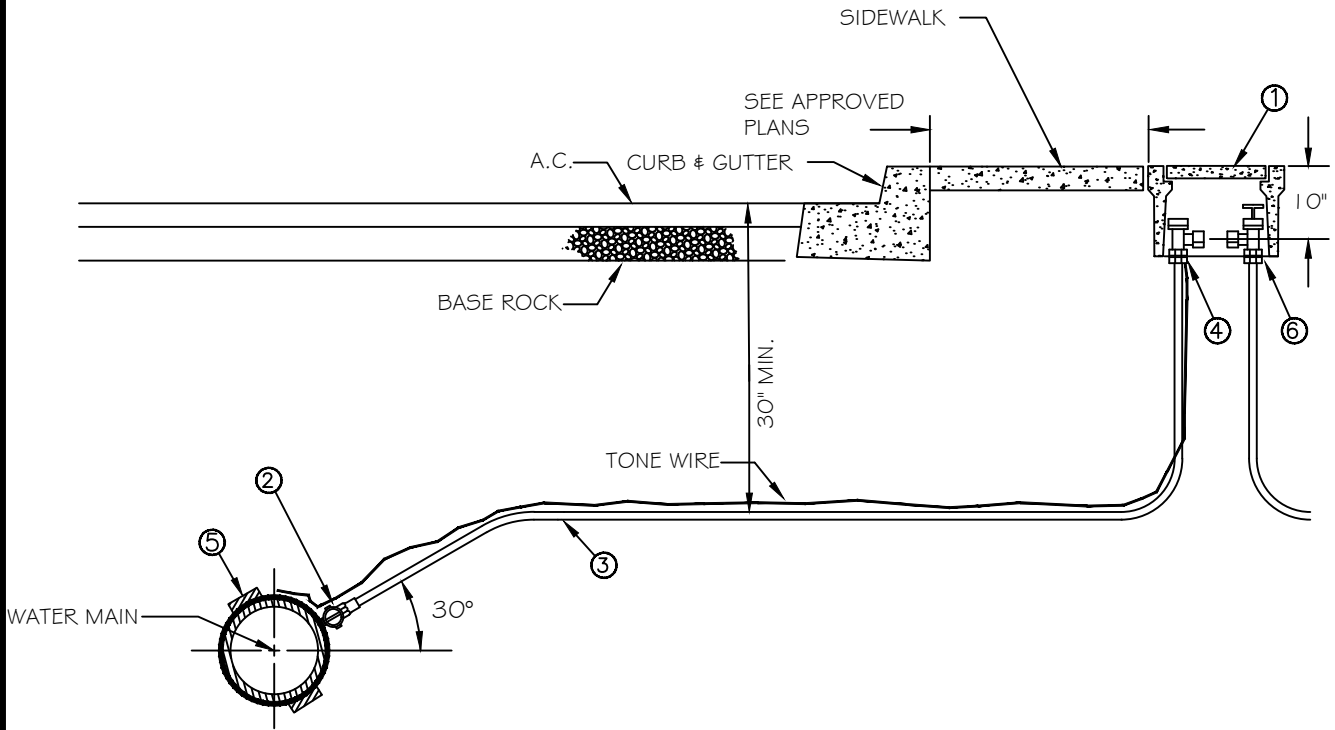
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SERVICE LATERAL  
DETAIL

DRAWN BY	PW	11/2019
CHECKED BY	GF	11/2019

S-2175



**MATERIALS:**

1. APPROVED BOX, COVER AND LID:
  - BROOKS METER BOX NO. 37-BODY.
  - BROOKS METER BOX COVER NO. 37-S WITH 37-S LID.
  - TRAFFIC RATED BOX 40 SERIES WITH 40T COVER.
2. MUELLER CORP. STOP NO. B-25028N (3/4") or B-25028N (1").
3. 3/4" or 1" POTABLE WATER PEX PIPE UPONOR AQUAPEX OR APPROVED EQUAL.
4. MUELLER ANGLE METER STOP 300 SERIES B24258 (3/4") and (1").
5. ROMAC 202NS SERVICE SADDLE OR APPROVED EQUAL. SADDLE CASTING MUST BE BLACK OR BLUE NYLON OR EPOXY COATED, AND BOTH STRAPS MUST BE TYPE 304 (18-8) HEAVY GAUGE.
6. CUSTOMER SERVICE VALVE 300 SERIES WITH HANDLE NO. B20298-99000 AND PEX INSERT (3/4") and (1"). PROVIDE PRIOR TO WATER METER INSTALLATION.

**NOTES:**

1. SUBSTITUTES FOR ANY MATERIALS SHOWN SHALL BE APPROVED PRIOR TO CONSTRUCTION BY THE PUBLIC WORKS DEPARTMENT.
2. ALL PIPE AND STRUCTURE ZONES SHALL BE BACKFILLED USING 3/4"-Ø CRUSHED AGGREGATE AND COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
3. METER BOX SHALL BE H-20 LOAD RATED AND CENTERED OVER THE COMPLETED METER ASSEMBLY.
4. METER BOX SHALL BE LOCATED IN PLANTER AREAS OR AS APPROVED BY THE PUBLIC WORKS DIRECTOR.

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**CITY OF MOLALLA  
DEPARTMENT OF PUBLIC WORKS**



**SINGLE WATER SERVICE  
3/4" & 1"**

DRAWN BY	PW	04/2019
CHECKED BY	GF	04/2019

W-3030