 CITY OF West Linn	Pre-app Comments	Engineering Contact:
	Project Number: PA-20-07 1915 Webb Street	Amy Pepper, PE apepper@westlinnoregon.gov Telephone: (503) 722-3437

Project Description: Creation of 3 additional buildable lots

Pre-application meeting date: September 16, 2020

The comments provided below are based upon material provided as part of the pre-application packet and are intended to identify potential design challenges associated with the development. Comments are not intended to be exhaustive and do not preclude the engineering department from making additional comments as part of the formal land use application process.

TRANSPORTATION

Minimum Required Improvement:


- Webb Street Improvements:
 - Existing right-of-way width: 30 feet.
 - Classification: Local
 - Right-of-way dedication will be required.
 - Improvements to Webb Street will be required along frontage: 6’ sidewalk, 6’ planter, curb, and 20’ asphalt pavement. Ultimately, Ridge Lane will have 28’ asphalt pavement.
- Broadway Street Improvements:
 - Existing right-of-way width: 60 feet.
 - Classification: Local
 - No right-of-way decidication will be required.
 - Improvements to Broadway Street will be required along the frontage: 6’ sidewalk, 6’ planter, curb, minimum 20’ asphalt pavement. Ultimately, Broadway will have 28’ asphalt pavement.
- Street trees: coordinate with the Park Department to install appropriate number and type of tree, as applicable:
 - Parks Contact: Mike Perkins
mperkins@westlinnoregon.gov
503-723-2554
- All new distribution and communication franchise utilities and their services must be placed underground.

SANITARY SEWER

Minimum Required Improvement:

- A new sanitary sewer main will need to be extended up from the sewer main in Broadway.

DOMESTIC WATER

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<p>Minimum Required Improvement:</p> <ul style="list-style-type: none"> A new water main will need to be extended in Broadway. <p>SURFACE WATER (STORM SEWER)</p> <p>Minimum Required Improvement:</p> <ul style="list-style-type: none"> Onsite run-off generated from new impervious areas of greater than 5,000 square feet must be captured, treated, detained and conveyed to the nearest public stormwater system in accordance with the <i>Portland Stormwater Management Manual</i>, the Uniform Plumbing Code, and <i>City of West Linn Public Works Standards</i>. Onsite run-off generated from new impervious area of greater than 500 square feet must be captured, treated, and conveyed to nearest public stormwater system. There is an existing privately owned and maintained drainage channel crossing the property. For development, it will need to be relocated and an easement provided over it. Stormwater facilities installed to capture, treat, detain and convey stormwater from the private improvements shall be privately owned and maintained. <p>OTHER</p> <ul style="list-style-type: none"> All public improvements shall be constructed, inspected and accepted by the City prior to signing the plat. Development shall pay all applicable System Development Charges (SDC) fees at the time of home construction. The proposed development will disturb less than 1 acre, therefore a West Linn Erosion Control Permit Application, as outlined in Section 2.0065 of the <i>City of West Linn Public Works Standards</i>, will be required prior to the commencement of construction. 		