



CITY OF
**West
Linn**

Pre-app Comments

**Project Number: PA-22-05
Territorial Drive**

Engineering Contact:

Maryna Asuncion, EIT
masuncion@westlinnoregon.gov
Telephone: (503) 722-3436

Project Description: Proposed development of 4 individual tax lots into single-family homes within the Willamette River Greenway

Pre-application meeting date: April 21, 2022

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:

- Territorial Drive Improvements:
 - Existing right-of-way width: 20 feet.
 - Classification: Local
 - Street improvements shall meet alley standards: 16' paved section with 2' gravel shoulder on each side (Std. Dwg. WL-RD013)
 - Repave from northern edge of pavement (EP) to 20' beyond property line of the southernmost property to be developed (5051 Territorial Dr.)
- 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. Existing above-ground utilities may remain.

SANITARY SEWER

Minimum Required Improvement:

- Each proposed lot shall have its own sanitary sewer service line.
- An existing 24" sanitary sewer line in Territorial Drive that has capacity to receive flow from the 4 proposed single-family homes.
- City GIS does not show service lateral connections from the existing residences to the existing main line, though they may be missing. Survey is required to confirm presence of existing service laterals.



CITY OF
**West
Linn**

Pre-app Comments

**Project Number: PA-22-05
Territorial Drive**

Engineering Contact:

Maryna Asuncion, EIT
masuncion@westlinnoregon.gov
Telephone: (503) 722-3436

DOMESTIC WATER

Minimum Required Improvement:

- Each proposed lot shall have its own water service and meter.
- An existing 2" PVC water main line exists in Territorial Drive.
 - The existing main line may need to be upgraded to an 8" DI pipe. The City is discussing internally. Upgrading the water main will require coordination with ODOT for connection in their ROW.
- Any connection to the public water main line shall be made by City crews, who will install the service line to the edge of right-of-way.

SURFACE WATER (STORM SEWER)

Minimum Required Improvement:

- 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 *Portland Stormwater Management Manual*, the Uniform Plumbing Code, and *City of West Linn Public Works Standards*.
- Onsite run-off generated from new impervious area of greater than 1,000 square feet must be captured, treated, and conveyed to nearest public stormwater system.
- There is an existing storm main line in Territorial Drive that shall be protected and can be used as a discharge point for future storm water management if infiltration is not feasible.
- Stormwater facilities installed to capture, treat, detain and convey stormwater from the private improvements shall be privately owned and maintained.

OTHER

- Development shall pay all applicable System Development Charges (SDC) fees at the time of home construction.