



CITY OF
**West
Linn**

Pre-app Comments

**Project Number: PA-23-01
19790 Old River Drive Minor
partition**

Engineering Contact:

Jameson Lumpkin
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Telephone: (503) 722-4739

Project Description: Minor partition

Pre-application meeting date: September 1, 2023

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:

- Old River Drive Improvements:
 - Old River Drive is classified as a neighborhood route.
 - Existing right-of-way width is 60 feet.
 - No right-of-way dedication will be required.
 - Frontage improvements will be required including street widening, curb/gutter and sidewalk. Applicant may pay a fee-in-lieu of these improvements.
- Ridgewood Way:
 - Ridgewood Way is classified as a local street.
 - Existing right-of-way width is 50 feet.
 - No right-of-way dedication will be required.
 - Frontage improvements will be required including street widening, curb/gutter and sidewalk. Applicant may pay a fee-in-lieu of these improvements.
- Street trees: coordinate with the Park Department to install appropriate number and type of tree, as applicable:
 - Parks Contact: Ron Jones
rjones@westlinnoregon.gov
- All new distribution and communication franchise utilities and their services must be placed underground.
- An 8 foot public utility easement shall be dedicated on the plat along both the Old River Drive and Ridgewood Way right-of-way frontages.

SANITARY SEWER

Minimum Required Improvement:

- There are existing sewer mains in Old River Drive and Ridgewood Way with capacity to serve this development.



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- The existing sewer mains are lined and will require a specific connection method as outlined in our PW Standards.

DOMESTIC WATER

Minimum Required Improvement:

- There is an existing 6 inch DI water main in Ridgewood Way. This main has adequate capacity for serving this development.
- There is an existing 8 inch AC water main in Old River Drive. Due to the brittleness of the pipe, the pipe will need to be replaced to allow for street improvements.

SURFACE WATER (STORM SEWER)

Minimum Required Improvement:

- Onsite run-off generated from new impervious areas of greater than 1000 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*.
- There is not a comprehensive piped system in Ridgewood Way to serve the new development. With detention, the system could be used for disposal.
- Stormwater facilities installed to capture, treat, detain and convey stormwater from the private improvements shall be privately owned and maintained.

OTHER

- Any laterals crossing property lines shall be located in an easement.
- Any required 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 *City of West Linn Public Works Standards*, will be required prior to the commencement of construction.