

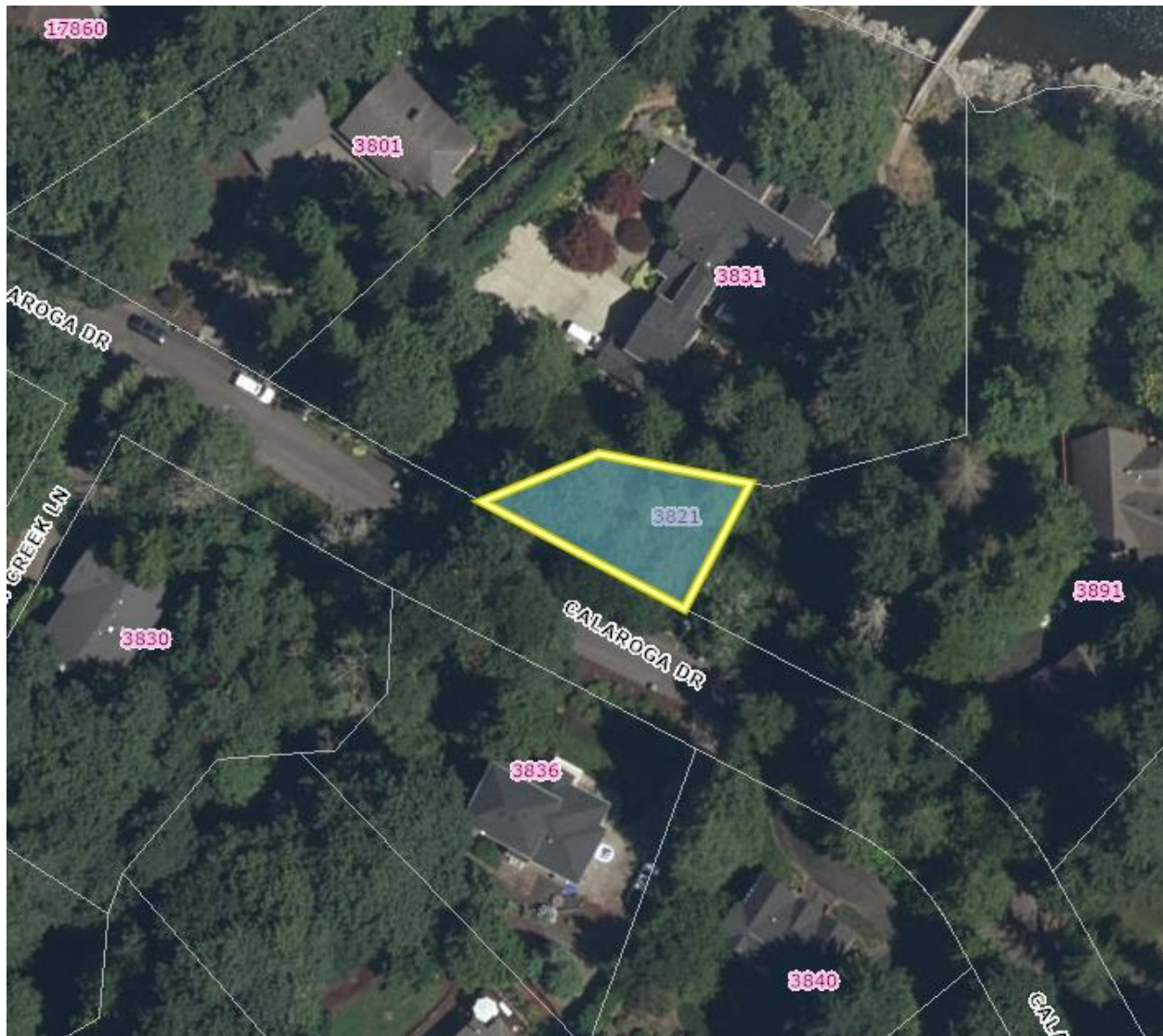


PRE-APPLICATION CONFERENCE

Thursday, March 3, 2023

Willamette Room – City Hall & Webex*

11:00 am: **Proposed Water Resource Area, Willamette River Greenway, and Flood Management Area Permits**
Applicant: **COWL**
Property Address: **3821 Calaroga Drive**
Neighborhood Assn: **Robinwood Neighborhood Association**
Planner: **Chris Myers** Project #: **PA-23-04**



*The pre-application conference will be conducted on Webex.



Pre-Application Conference Request

For Staff to Complete:		
PA 23-04	Conference Date: 3/2/23	Time: 11:00 am
Staff Contact: Chris Myers		Fee: \$0

Pre-application conferences are held on the first and third Thursdays of the month between 9:00 am and 1:00 pm. Appointments must be made by 5:00 pm, 15 days before the meeting date. The applicant has a choice of an in-person or virtual meeting. To schedule a conference, submit this form, a site plan, and accompanying materials through the Submit a Land Use Application web page. The City will contact you to collect payment. Pre-application notes are valid for 18 months.

Property Owner Information

Name: Lance Calvert
 Email: lcalvert@westlinnoregon.gov
 Phone #: 503-722-3424
 Address: 22500 Salamo Rd
 West Linn, OR 97068

Applicant Information

Name: Lance Calvert
 Email: lcalvert@westlinnoregon.gov
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 Address: 22500 Salamo Rd
 West Linn, OR 97068

Address of Subject Property (or tax lot): 3821 Calaroga Dr, West Linn, OR 97068
 (TL 21E13CA01101)

REQUIRED ATTACHMENTS:

- A project narrative with a detailed description of the proposed project. Briefly describe the physical context of the site.
- A list of questions or issues the applicant would like the City to address.
- A dimensional site plan that shows:
 - North arrow and scale
 - Location of existing trees (a tree survey is highly recommended)
 - Streets Abutting the property and width of right of way
 - Location of creeks and/or wetlands (a wetland delineation is highly recommended)
 - Property Dimensions, existing buildings, and building setbacks
 - Slope map (if slope is 25% or more)
 - Location of existing utilities (water, sewer, etc.)
 - Conceptual layout, design, proposed buildings, building elevations, and setbacks
- Location of all easements (access, utility, etc.)
- Vehicle and bicycle parking layout (including calculation of required number of spaces, based on use and square footage of building), if applicable
- Location of existing and proposed access and driveways. Include the proposed circulation system for vehicles, pedestrians, and bicycles, if applicable.
- Proposed stormwater detention system with topographic contours

I certify that I am the owner or authorized agent of the owner:

APPLICANT:

DATE: 2/14/23

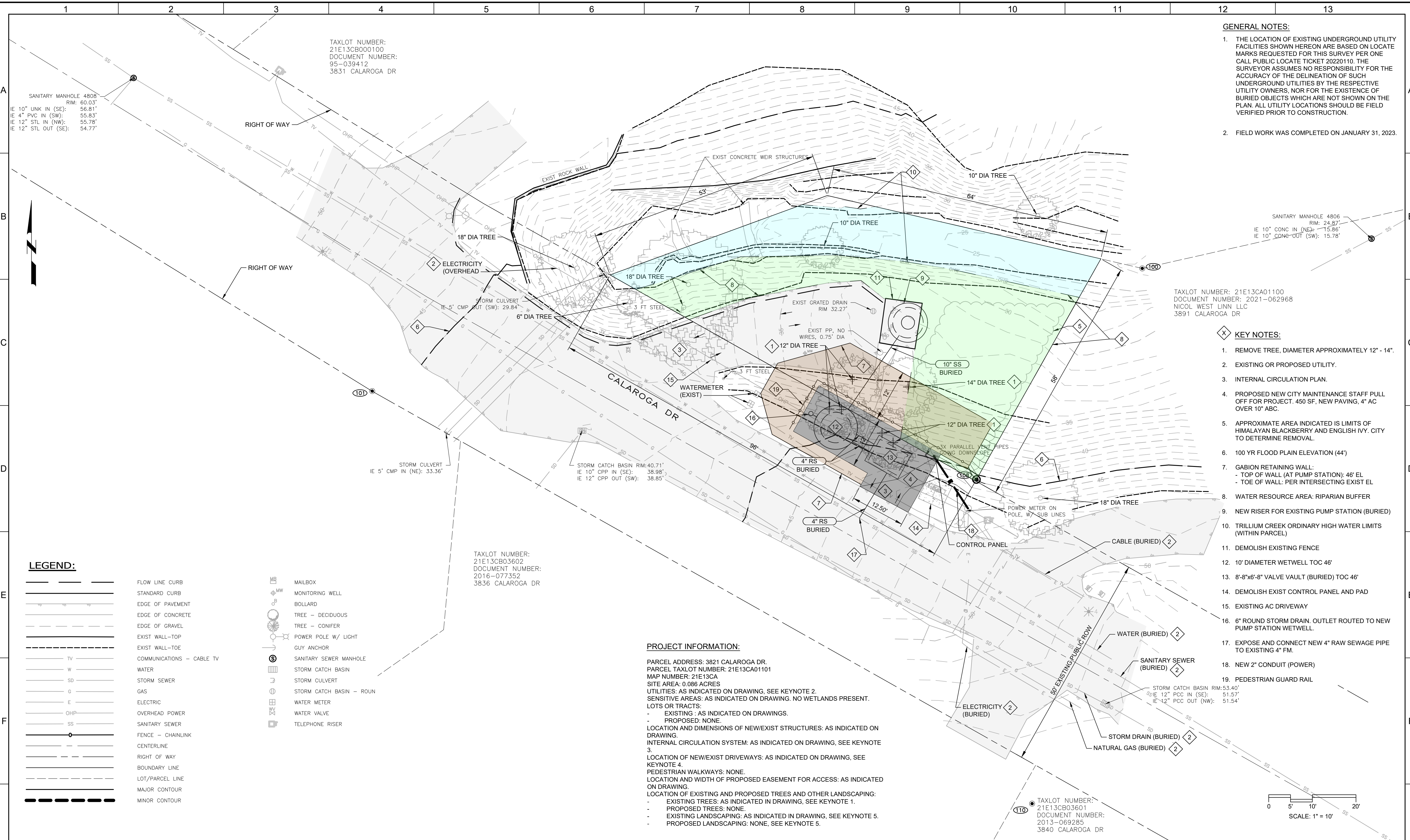
The undersigned property owner authorizes the requested conference and grants city staff the **right of entry** onto the property to review the application.

PROPERTY OWNER:

DATE: 2/14/23

Plot Date: 10/5/2022 11:08:46 AM

LAST SAVED BY: AEVans



GENERAL NOTES:

1. THE LOCATION OF EXISTING UNDERGROUND UTILITY FACILITIES SHOWN HEREON ARE BASED ON LOCATE MARKS REQUESTED FOR THIS SURVEY PER ONE CALL PUBLIC LOCATE TICKET 20220110. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES BY THE RESPECTIVE UTILITY OWNERS, NOR FOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THE PLAN. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
2. FIELD WORK WAS COMPLETED ON JANUARY 31, 2023.

KEY NOTES:

1. REMOVE TREE, DIAMETER APPROXIMATELY 12" - 14".
2. EXISTING OR PROPOSED UTILITY.
3. INTERNAL CIRCULATION PLAN.
4. PROPOSED NEW CITY MAINTENANCE STAFF PULL OFF FOR PROJECT. 450 SF. NEW PAVING, 4" AC OVER 10" ABC.
5. APPROXIMATE AREA INDICATED IS LIMITS OF HIMALAYAN BLACKBERRY AND ENGLISH IVY. CITY TO DETERMINE REMOVAL.
6. 100 YR FLOOD PLAIN ELEVATION (44')
7. GABION RETAINING WALL:
- TOP OF WALL (AT PUMP STATION): 46' EL
- TOE OF WALL: PER INTERSECTING EXIST EL
8. WATER RESOURCE AREA: RIPARIAN BUFFER
9. NEW RISER FOR EXISTING PUMP STATION (BURIED)
10. TRILLIUM CREEK ORDINARY HIGH WATER LIMITS (WITHIN PARCEL)
11. DEMOLISH EXISTING FENCE
12. 10' DIAMETER WETWELL TOC 46'
13. 8'-8"x6'-8" VALVE VAULT (BURIED) TOC 46'
14. DEMOLISH EXIST CONTROL PANEL AND PAD
15. EXISTING AC DRIVEWAY
16. 6" ROUND STORM DRAIN. OUTLET ROUTED TO NEW PUMP STATION WETWELL.
17. EXPOSE AND CONNECT NEW 4" RAW SEWAGE PIPE TO EXISTING 4" FM.
18. NEW 2" CONDUIT (POWER)
19. PEDESTRIAN GUARD RAIL

LEGEND:

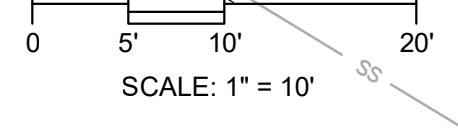
- | | | | |
|---|---------------------------|------|---------------------------|
| — | FLOW LINE CURB | MB | MAILBOX |
| — | STANDARD CURB | MW | MONITORING WELL |
| — | EDGE OF PAVEMENT | B | BOLLARD |
| — | EDGE OF CONCRETE | T | TREE - DECIDUOUS |
| — | EDGE OF GRAVEL | C | TREE - CONIFER |
| — | EXIST WALL-TOP | PP | POWER POLE W/ LIGHT |
| — | EXIST WALL-TOE | GA | GUY ANCHOR |
| — | TV | SS | SANITARY SEWER MANHOLE |
| — | COMMUNICATIONS - CABLE TV | CB | STORM CATCH BASIN |
| — | WATER | CV | STORM CULVERT |
| — | SD | CB-R | STORM CATCH BASIN - ROUND |
| — | STORM SEWER | WM | WATER METER |
| — | GAS | WV | WATER VALVE |
| — | ELECTRIC | TR | TELEPHONE RISER |
| — | OHP | | |
| — | OVERHEAD POWER | | |
| — | SS | | |
| — | SANITARY SEWER | | |
| — | FENCE - CHAINLINK | | |
| — | CENTERLINE | | |
| — | RIGHT OF WAY | | |
| — | BOUNDARY LINE | | |
| — | LOT/PARCEL LINE | | |
| — | MAJOR CONTOUR | | |
| — | MINOR CONTOUR | | |

TAXLOT NUMBER:
21E13CB03602
DOCUMENT NUMBER:
2016-077352
3836 CALAROGA DR

PROJECT INFORMATION:

PARCEL ADDRESS: 3821 CALAROGA DR.
PARCEL TAXLOT NUMBER: 21E13CA01101
MAP NUMBER: 21E13CA
SITE AREA: 0.086 ACRES
UTILITIES: AS INDICATED ON DRAWING. SEE KEYNOTE 2.
SENSITIVE AREAS: AS INDICATED ON DRAWING. NO WETLANDS PRESENT.
LOTS OR TRACTS:
- EXISTING: AS INDICATED ON DRAWINGS.
- PROPOSED: NONE.
LOCATION AND DIMENSIONS OF NEW/EXIST STRUCTURES: AS INDICATED ON DRAWING.
INTERNAL CIRCULATION SYSTEM: AS INDICATED ON DRAWING, SEE KEYNOTE 3.
LOCATION OF NEW/EXIST DRIVEWAYS: AS INDICATED ON DRAWING, SEE KEYNOTE 4.
PEDESTRIAN WALKWAYS: NONE.
LOCATION AND WIDTH OF PROPOSED EASEMENT FOR ACCESS: AS INDICATED ON DRAWING.
LOCATION OF EXISTING AND PROPOSED TREES AND OTHER LANDSCAPING:
- EXISTING TREES: AS INDICATED IN DRAWING, SEE KEYNOTE 1.
- PROPOSED TREES: NONE.
- EXISTING LANDSCAPING: AS INDICATED IN DRAWING, SEE KEYNOTE 5.
- PROPOSED LANDSCAPING: NONE, SEE KEYNOTE 5.

TAXLOT NUMBER:
21E13CB03601
DOCUMENT NUMBER:
2013-069285
3840 CALAROGA DR



30% DESIGN SUBMITTAL NOT FOR CONSTRUCTION

REV	DATE	BY	DESCRIPTION
1			
2			

DESIGNED MSS	
DRAWN ARE	
CHECKED	
DATE APRIL 2023	



CITY OF WEST LINN
CALAROGA SANITARY SEWER PUMP STATION REPLACEMENT PROJECT
 GENERAL
SITE PLAN

VERIFY SCALES	JOB NO. 201779
BAR IS ONE INCH ON ORIGINAL DRAWING	DRAWING NO. 00G06
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	SHEET NO. X OF XX

City of West Linn Calaroga Sanitary Sewer Pump Station Improvement Pre Application Meeting Materials

A project narrative with a detailed description of the proposed project. Briefly describe the physical context of the site.

The project involves design and construction of a new Calaroga Sanitary Sewer Pump Station and associated improvements, to replace the existing pump station located at 3831 S. Calaroga Drive, on the same parcel, to be farther from Trillium Creek. The existing pump station consists of a buried wet well with a dry pit over the well and an at-grade access hatch. The below grade dry pit contains two 7.5 hp pumps, isolation and check valves, and piping. The existing pump station is located approximately 20 feet south of Trillium Creek, which feeds into the Willamette River. The site is surrounded by vegetation, including cottonwood, evergreens, English ivy, and sword ferns. The site is accessed through a sloped driveway and is currently enclosed by a chain link fence and barbed wire.

Because the current facility is located within the 100-year floodplain, there is risk that the facility could be flooded, and the City of West Linn has identified relocating the pump station as a priority. Historically, the 100-year flood plain has been observed at an elevation of approximately 44.00 ft, which is only a few feet lower than the pump station power panel at the top of the embankment. During the 1996 flood, the pump station was fully submerged and was rendered inoperable because the pumps are not suitable for submersible service.

This proposal includes construction of a new 7-foot diameter wet well near Calaroga Drive, along with a retaining wall to construct a pull off area for City maintenance vehicles and equipment, out of the roadway. The new wet well will allow all mechanical, electrical, and control infrastructure out of the floodplain, and will have a lessor impact to the neighborhood than other alternatives, while still providing safety for the facility from flooding.

Questions (we may submit additional questions prior to the pre-application meeting)

Can you please verify the Code Sections that apply to the proposal? We understand that the use is considered a "Major Utility", so subject to a Conditional Use permit review under 11.060, R-10 Zoning, Conditional Uses, and Chapter 60- Conditional Uses.

1. Is the proposal subject to Chapter 27 – Flood Management Areas provisions?
2. Chapter 32- Water Resource Area Protection provisions?
3. Chapter 55- Design Review?
4. Are there additional Code sections that we should be aware of with this proposal?
5. What are the average timelines for processing a land use application of this nature?
6. What other site requirements should we be aware of from the engineering perspective?
7. Are there specific erosion control measures you would like us to adhere to?