



CITY OF  
**West  
Linn**

## Pre-app Comments

**Project Number: PA-24-08**  
**1215 19<sup>th</sup> Street: Lot Partition**

### Engineering Contact:

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Telephone: (503) 722-3436

**Project Description:** Proposed Lot Partition

**Pre-application meeting date:** May 2, 2024

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:

- 19<sup>th</sup> Street
  - 19<sup>th</sup> Street is classified as a neighborhood route.
  - 19<sup>th</sup> Street has 55 feet of ROW surrounding this property.
  - Frontage Improvements would be required including curb/gutter, sidewalk, planter strip, full depth asphalt and aggregate base.
- All new distribution and communication franchise utilities and their services must be placed underground.
- One driveway per frontage.

### DOMESTIC WATER

#### Minimum Required Improvement:

- There is an existing 6" DI water main on 19<sup>th</sup> Street. This main has adequate capacity for serving this development.

### 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*.
- Preferred stormwater management would be to capture, treat, and infiltrate on site. If infiltration is not feasible, conveyance to the City system would be required.
- All Stormwater facilities must be designed and accepted by a licensed engineer.



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### 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.
- Development shall pay all applicable System Development Charges (SDC) fees at the time of home construction for newly created lots. Existing home will need to pay all applicable SDC fee at the time of connection to the City system (water meter, sewer).
- The proposed development will disturb less than 5 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.
- Mains may need to be extended down the private drive for future development