



CITY OF
**West
Linn**

Pre-app Comments

Project Number: PA-24-09
**2289 5th Avenue Proposed Land
Division**

Engineering Contact:

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Project Description: Proposed Land Division

Pre-application meeting date: March 16, 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:

- 5th Avenue:
 - 5th Avenue is classified as a local street.
 - 5th Avenue has 40 feet of ROW bordering this property.
 - No frontage improvements will be required.
- 8th Street:
 - 8th Street is classified as a local street.
 - 8th Avenue has 40-45 feet of ROW bordering this property.
 - Improvements of a minimum of 24 feet width of asphalt roadway will be required.
 - Frontage improvements will be at the behest of the applicant.
- All new distribution and communication franchise utilities and their services must be placed underground.

SANITARY SEWER

Minimum Required Improvement:

- Preliminary investigation did not locate an existing City sewer main in the easement north of 1332 8th St or in the ROW of unimproved 4th Ave as discussed in the meeting. Additional investigation will be performed by the City Operations team.
- If an existing City sewer main is not located in this area, the applicant will be responsible for installing a new sewer main, to meet all applicable City standards, for the benefit of the proposed development.
- Each individual building must be connected by a separate sewer-service-line connected to the public sewer. No shared laterals.



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DOMESTIC WATER

Minimum Required Improvement:

- Currently there is a 4" diameter main tapped at 5th Avenue that runs partially down 8th Street before it turns into 2" diameter PVC. Both will need to be replaced and abandoned in place from the intersection of 5th Avenue and 8th Street.
- The connection at 5th Avenue will need to be at least 6" diameter running down the entire length of 8th Street and end with a line blow off.
- A hydrant is required on 8th Street.

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.
- Currently there is a stormwater main/swale along the east side of 8th Street that may be within the projected 24 foot pavement width. This stormwater facility may need to be replaced or improved along with the road improvements.
- All Stormwater facilities must be designed and accepted by a licensed engineer.

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 for newly created lots.
- 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.