

	Pre-app Comments Project Number: PA-25-21 Proposed Willamette Park Water Access Improvements	Engineering Contact: Clark Ide cide@westlinnoregon.gov Telephone: 503-722-3437
Project Description: Proposed Willamette Park Water Access Improvements Pre-application meeting date: October 2, 2025 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: • Volpp Street ○ Volpp Street is classified as a local street. ○ No improvements required to Volpp Street as part of the proposed application other than minor paving noted in submitted plan. SANITARY SEWER Minimum Required Improvement: • There is an existing 15” main on Volpp Street east of 12th Street and on 12th Street that currently serves the park. ○ No improvements to the existing sewer system required as part of the proposed application. DOMESTIC WATER Minimum Required Improvement: • There is an existing 6” DI water main on Volpp Street east of 12th Street and on 12th Street that currently serves the park. ○ No improvements to the existing water system required as part of the proposed application. 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 <i>City of West Linn Stormwater Management Manual</i>, the Uniform Plumbing Code, and <i>City of West Linn Public Works Standards</i>. • Preferred stormwater management would be to capture, treat, and infiltrate on site. If infiltration		

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is not feasible, conveyance to the City system would be required. • All stormwater facilities must be designed and accepted by a licensed engineer. • Due to the proximity of the Willamette River, any impervious area will only need to be treated for water quality before out falling to the river. • Intent is to capture and treat all added impervious areas from the development. If this is not possible due to grades/terrain, the City would allow the development to treat existing impervious area in the proposed facility(s) so long as the overall amount treated is equal to or greater than the added impervious area constructed by the proposed development. OTHER • All required improvements shall be constructed to meet current City of West Linn Design Standards. • All required public improvements shall be inspected and accepted by the City. • If the proposed development will disturb more than 5 acres, an Oregon Department of Environmental Quality, 1200-C permit will need to be obtained and the permit will need to be provided to West Linn Engineering prior to the start of any construction activity. Please see section 2.0067 of the City of West Linn Public Works Standards, for additional details not listed. If more than 1 acre but less than 5 acres is disturbed, a 1200-CN permit issued by the City will be sufficient for erosion control.		