



CITY OF
**West
Linn**

Pre-app Comments

Project Number: PA-22-17
1686 19th Street

Engineering Contact:

Casey Thompson, EIT
cthompson@westlinnoregon.gov
Telephone: (503) 722-3435

Project Description: Property Line Adjustment Between Tax Lots 1600 and 1700

Pre-application meeting date: June 2, 2022

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:

- 19th Street Improvements:
 - Existing right-of-way width: 45 feet.
 - Classification: Neighborhood Route
 - No street improvements required for lot line adjustment.

SANITARY SEWER

Minimum Required Improvement:

- Each lot shall have its own sanitary sewer service line.
- An existing sanitary sewer main line exists in 19th St and has capacity to receive additional flow.

DOMESTIC WATER

Minimum Required Improvement:

- Each lot shall have its own water service and meter.
- An existing 8" water main line exists in 19th St.
- Any connection to the public water main line shall be made by City crews, who will install the service line to the edge of right-of-way.

SURFACE WATER (STORM SEWER)

Minimum Required Improvement:

- Onsite run-off generated from new impervious areas of greater than 5,000 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*.
- Onsite run-off generated from new impervious area of greater than 1,000 square feet must be captured, treated, and conveyed to nearest public stormwater system.



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- Stormwater facilities installed to capture, treat, detain and convey stormwater from the private improvements shall be privately owned and maintained.

OTHER

- Development shall pay all applicable System Development Charges (SDC) fees at the time of home construction.
- Future development of the site will disturb more than 1 acre, therefore a 1200-CN Erosion Control Permit Application, as outlined in Section 2.0066 of the *City of West Linn Public Works Standards*, will be required prior to the commencement of construction.