



CITY OF
**West
Linn**

Pre-app Comments

**Project Number: PA-22-27
Proposed subdivision at 2175
& 2200 Mountain View Court**

Engineering Contact:

Maryna Asuncion
masuncion@westlinnoregon.gov
Telephone: (503) 722-3436

Project Description:

The project is located at the terminus of Mounty View Court. There is also an undeveloped right-of-way on the northeast side of the property. The Applicant/Contract Purchaser is proposing to develop a 17- 19 lot subdivision on approximately 8.29 acres of land meeting the R-10 Low Density Residential standards. The topography on the site varies from rolling terrain in the central portion of the site to steep hillsides along the north and west sides of the property. Elevation ranges from approximately 380 to 570 feet above sea level.

Pre-application meeting date: November 3, 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:

- Mountain View Court:
 - Mountain View Court is listed as a local street on the West Linn Roadway Functional Classifications List – 52’ of ROW. Please see WL-RD012 for additional information.
 - Existing right-of-way on Mountain View Court is approximately 50 feet wide. There is an existing sidewalk on the west side of Mountain View Court, south of the proposed development.
- Street trees: coordinate with the Park Department to install appropriate number and type of tree, as applicable:
 - Parks Contact: Ron Jones
rjones@westlinnoregon.gov
503-722-4728
- All existing and new distribution and communication franchise utilities and their services must be placed underground
- Development shall pay all applicable Transportation System Development Charges (SDC) fees (Street and Bike/Ped).

SANITARY SEWER

Minimum Required Improvement:

- There is an existing main and structure located near 2079 Moutain View Court. There is also an



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existing main and structure located NE of the proposed development, in the View Drive unimproved ROW.

- Development shall pay all applicable Sanitary Sewer SDC fees.

DOMESTIC WATER

Minimum Required Improvement:

- There is an existing 8" DI water main in Mountain View Court that has adequate capacity to serve the proposed development.
- Fire hydrants in the vicinity of the project exceed the desired 400 foot spacing standard for residential zones. As such, the applicant will be required to install a new hydrant along Mountain View Court.
- Development shall pay all applicable Water SDC fees.

SURFACE WATER (STORM SEWER)

Minimum Required Improvement:

- Onsite run-off generated from new impervious areas of greater than 1,000 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*.
- Stormwater facilities installed to capture, treat, detain and convey stormwater from the private improvements shall be privately owned and maintained.
- Per the City of Portland Stormwater Management Manual (SWMM) Section 2.2.4, all storm water infiltration facilities shall be setback a minimum distance of 100 feet from the top of slopes greater than or equal to 20%. For slopes greater than or equal to 50%, the setback requirement is 200 feet. See Table 2-1 in the SWMM for more detail. For encroachment into standard slope setbacks, an analysis from a geotechnical engineer is required certifying the design is protective of slope stability.
- Development shall pay all applicable Surface Water SDC fees.

OTHER

- The proposed development will disturb more than 5 acres, therefore 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 st 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. construction.
- An 8' public utility easement will need to be provided at the front of each property.



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- All utilities, such as electrical, telephone, and television cable, that may at times be above ground or overhead shall be buried underground in the case of new developments frontage exceeding 200 feet. The development is exempt if its frontage is less than 200 feet and the site is less than 1 acre. High voltage transmission lines as classified by PGE or other electrical service provider would also be exempt.