



October 7, 2013

City of Lake Oswego
Development Review Commission
380 A Avenue
Lake Oswego, Oregon 97034

SUBJECT: LU-13-0044 – Karsyn Summit Partition

Dear Commissioners,

I am writing on behalf of JT Smith Companies with regard to the partition of the Jernstedt property, known as Karsyn Summit (LU130044). This letter is intended to supplement the record for the project.

We understand that the Willihnganz family has submitted testimony into the record stating concerns with the proposed stormwater management system. The Willihnganz family owns property located immediately downstream from the subject site. We understand their concerns to be related to the following primary issues:

1. Increased water runoff being directed towards their property and
2. Management of the run-off into the two eventual collection areas on the Jernstedt property.

In response to the concerns raised by the neighbors, we would offer the following comments:

1. The Applicant has proposed a three lot partition over the property. Any stormwater which falls upon impervious surfaces created as a part of this development will be collected and conveyed to a stormwater management facility located at the lower elevation on site. The proposed stormwater facility has been designed for stormwater events up to the 25yr storm and is based upon an analysis of the soils present on site and historical rainwater data within the area. The proposed infiltration trenches will detain collected rainwater and release the detained waters at a metered rate which is similar to the conditions currently in place. The system has been designed, per City standards, to achieve no increases to the volume of stormwater currently travelling across the site and onto the neighbor's property, for all storm events up to and including the 25 year event.
2. We believe that this comment refers to the eventual, 17 lot serial partition plan for the property. With this in mind, the current application before the City is only for 3 lots. The proposed stormwater management system has been based upon providing services to these three lots only. Design work to prepare for the overall system is currently underway.

Within the final development plan, lots will be individually served by rain gardens or infiltration trenches on each individual lot. These systems will be able to detain, treat, and manage the impervious surfaces associated with each individual lot and they will in effect, allow for the infiltration of some of the stormwater collected on each individual lot. Overflows from each individual lot and stormwater collected from streets and sidewalks will be collected and conveyed to one of two regional stormwater management systems on site. The two systems will be designed to account for all of the impervious areas not treated within the individual rain gardens/infiltration trenches and will allow for the detention and treatment of collected stormwater. These systems will be designed in accordance with the City's requirements for the sizing and placement of stormwater management facilities and the preliminary and final plans will be reviewed by staff. The release of stormwater from these ponds will be designed to the city standards to handle the 5, 10, and 25 year storm events. The downstream neighbors should experience no net increase in stormwater during these

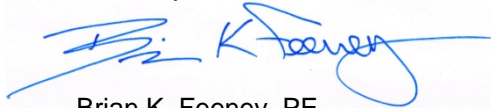
storm events.

Management of the stormwater system will be handled initially by the developer. The ongoing maintenance of the stormwater system will be handled by the Homeowner's association for the neighborhood. The ongoing maintenance requirements will be detailed within a stormwater maintenance manual prepared by our office and reviewed by the City. The ongoing maintenance of the stormwater system will be required and monitored by the City of Lake Oswego.

In our professional opinion, as the engineer of record for the project, we're confident that the Applicant will be able to satisfy the conditions of approval proposed by the City's staff and record the partition.

We would request that the Development Review Commission approve the proposed partition with staff's recommended conditions. We look forward to our hearing to discuss the project and we will be ready to respond to any questions or requests for further clarification.

Sincerely,



Brian K. Feeney, PE
Project Manager
3J Consulting, Inc.

copy: Mr. Jesse Nemec, JT Smith Companies
Mr. Mike Robinson, Perkins Coie
Mr. Andrew Tull, 3J Consulting, Inc.
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