

Josef Hitz

From: Monte Legg <leggm@grantcounty-or.gov>
Sent: Wednesday, June 2, 2021 1:24 PM
To: Josef Hitz
Subject: Re: The Ridge Master Plan Development (MPD-21-01)

I see no problem at this time with the cul-de-sac on the ridge as far as length as long as we are talking paved road and at this time I see nothing else thanks Joe

Sent from my iPhone

On May 28, 2021, at 11:27 AM, Josef Hitz <joenitz@sisulengineering.com> wrote:

Monte, Don,

“The Ridge” Master Plan Development has several cul-de-sac and dead-end streets, that do not meet the City’s Code of 60-ft maximum length, mainly due to the topography of the site. (2) of these are in Phase 1, Juniper Rd is 610-ft and Pine View Rd is 920-ft.

Juniper Rd will serve 4 lots and open space in phase 1, and possibly a few more in a future phase.

Pine View Rd will serve 5 lots and open space in phase 1 and 1-3 lots in a future phase of this Master Plan. It also serves as a stub to the neighboring property to the East that is in the UGB and may possibly be extended and/or connected back to HWY 26.

There is a future phase planned to come off of Hillcrest with a cul-de-sac (approx. 750-ft long) that could serve 5-10 lots and an extension of Mahogany Rd past Pine View Rd (1450-ft) to a hammer head turn around that would serve up to 12 lots. The connection between the two streets is limited by the large drain between them.

The proposed streets are to be 25-ft pavement with a 120’x20’ hammer head or 45’ radius cul-de-sac turnaround. The streets will be up to 12% grades, with possible some short areas (less than 250’ of 15% grades) to match the existing topography. The City code allows this, with your approval. The areas that steeper grades are need will be determined during the design process.

Do you have any issues with a cul-de-sac or hammer head of this length from a Public Works stand point? Or for Fire/Emergency access?

Attached Preliminary Plat for Phase 1 and the General Concept Plan for all the phases.

Thanks, let me know if you have any other questions.

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<THE RIDGE - CONCEPT PLAN 02.pdf>

