

Josef Hitz

From: Monte Legg <leggm@grantcounty-or.gov>
Sent: Friday, May 28, 2021 11:15 AM
To: Josef Hitz
Subject: RE: The Ridge Master Plan Development (MPD-21-01)

Phase -1 I see no problems with storm water runoff. Water & sewer pipe sizes are adequate for this project and would meet public works requirements down stream I have nothing to add at this time it all looks good. Thank you

From: Josef Hitz <joenitz@sisulengineering.com>
Sent: Thursday, May 27, 2021 1:51 PM
To: Monte Legg <leggm@grantcounty-or.gov>
Subject: The Ridge Master Plan Development (MPD-21-01)

Monte,

“The Ridge” Master Plan Development is before the Planning Commission, we would like to be able to address the City’s utilities and their ability to serve the site, if asked at the hearing. At this time we are particularly wanting to address phase 1, understanding that future phases will depend on elevation, lots numbers, etc. and that other infrastructure may be need to serve them. If you could address the ability for sewer and water to sever phase 1. (currently there is 8” sewer and 8” water at the Highway). Do you see any issues to address in the downstream existing portions of these systems that will limit development? Any anticipated reason that proposed new lines would need to be increased in size? The waterlines in Phase 1 will be located in the street ROW, sewer will also to the extent possible, due to the topography some sewer lines will need to be installed in easements, (20’ proposed) do you see any issues with this? Any other issues you can think of?

Storm Drainage – the project is proposing open ditches and culverts, routing runoff to existing drainageways. All ditches, culverts and existing drainages will be included in either public open space or easements. We will be addressing the storm water as part of the design work done for the construction plans, which will be submitted for your review and approval before any of the stormwater infrastructure is built, then once built and/or during construction you can inspect to insure it meets your requirements, and provide final approval before recording the final plat. We want to make sure we are all on the same page prior to getting to the final plat stage and find out there is something else we need to address. Please confirm if this process works for you, if this doesn’t work for you could you please outline how we can insure throughout the design and construction process we are meeting the requirements of the Public Works Department.

Thanks,

Joe Hitz
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