

Josef Hitz

From: Monte Legg <leggm@grantcounty-or.gov>
Sent: Friday, May 28, 2021 11:25 AM
To: Josef Hitz
Subject: RE: Ironwood Master Plan (MPD-21-01)

Ironwood pump station would supply water to this zone and would be adequate with public works requirements to supply water and fire protection to the new lots proposed.thanks

From: Josef Hitz <joehitz@sisulengineering.com>
Sent: Wednesday, May 26, 2021 7:03 PM
To: Monte Legg <leggm@grantcounty-or.gov>
Subject: Ironwood Master Plan (MPD-21-01)

Monte,

The Planning commission asked that we address the 14 items that the staff provided as "Modifications for Discussion", and a couple of the items are about Public Works. I've copied and pasted two items below from the staff report, as well as attached the original full report for your reference.

"(4) Adequate Utilities. Verification by the City public works director of the water pressure due to expanded residential housing (both planned and future development) to ensure utilities are adequate to meet needs."

"(12) Stormwater Management Plan. Planning Commission should require approval of the stormwater plan from the John Day public works director as a condition of recording the final plat."

If you could address the concerns about water in item 4, and the also address the ability of the existing wastewater system to handle the additional proposed development.

For item 12, 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 a meeting the requirements of the Public Works Department.

If you have any questions please let us know.

Thanks,

Joe Hitz
Sisul Engineering
158 E Main St.
John Day, OR 97845
Ph 541-575-3777

Josef Hitz

From: Monte Legg <leggm@grantcounty-or.gov>
Sent: Friday, May 28, 2021 11:37 AM
To: Josef Hitz
Subject: RE: Ironwood Master Plan (MPD-21-01)

Storm water I have no concerns with and sewer into the collection system will not be problem.

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158 E Main St.
John Day, OR 97845
Ph 541-575-3777

Josef Hitz

From: Monte Legg <leggm@grantcounty-or.gov>
Sent: Friday, May 28, 2021 10:55 AM
To: Josef Hitz
Subject: RE: Ironwood Master Plan (MPD-21-01)

NO I see no problem with the 1160-ft cul-de-sac from the public works side. IT will still be equal to what can be built in this zone and we will still have emergency access. Thanks Joe

From: Josef Hitz <joehitz@sisulengineering.com>
Sent: Friday, May 28, 2021 8:49 AM
To: Monte Legg <leggm@grantcounty-or.gov>; Don Gabbard <gabbardd@grantcounty-or.gov>
Subject: Ironwood Master Plan (MPD-21-01)

Monte, Don,

An additional that the Development Code references that the Public Works can address is the length of a cul-de-sac. For Phase II of Ironwood we have proposed (2) cul-de-sacs, the lower one is right at the Code's limit of 600-ft, the upper one is about 1160-ft long. The proposed street width will be 25-ft of pavement with a 45-ft paved radius turn-around at the end. The upper one will provide access for (10) proposed new residential lots and (2) existing residential lots. Twelve lots is equal too, or less than what could be built at the full density typically in this zone, with the proposed density of Phase II and no future redevelopment of these lots, do you have any issues with a cul-de-sac this length from a Public Works stand point? Or for Fire/Emergency access?

Attached Preliminary Plat for Phase II.

Josef Hitz
Sisul Engineering
158 E Main St.
John Day, OR 97845
Ph 541-575-3777

Josef Hitz

From: Don Gabbard <gabbardd@grantcounty-or.gov>
Sent: Wednesday, June 2, 2021 10:45 AM
To: Josef Hitz
Subject: Re: Ironwood Master Plan (MPD-21-01)

Joe,

I am OK with the length of the cul-de-sacs in this development.

Don Gabbard
John Day Fire Chief
541-620-3023

Sent from my iPhone

On May 28, 2021, at 8:49 AM, Josef Hitz <joenitz@sisulengineering.com> wrote:

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<SHT 03.pdf>