

Exhibit K

From: Hassan Ibrahim
Sent: Monday, January 27, 2020 11:46 AM
To: Ray Moore
Cc: Mike Walker ; Mac Even ; Kelly O'Neill Jr.
Subject: RE: 19-268 - The Bornstedt Views

Ray,

With the north end of street A terminating with a cul de sac and in the future another access to Bornstedt will be 5 lots to the south and another 4 lots further south and given the topographic challenge, Street A being a 100 feet to the east provides a stacking of 4 cars length exiting to Bornstedt Rd. Having said that, I don't have much grief with the proposed alignment to the north.

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From: Kelly O'Neill Jr.
Sent: Monday, January 27, 2020 11:30 AM
To: Ray Moore <raym@allcountysurveyors.com>
Cc: Mike Walker <mwalker@ci.sandy.or.us>; Hassan Ibrahim <hai@curran-mcleod.com>; Mac Even <mac@evenbetterhomes.com>
Subject: Re: 19-268 - The Bornstedt Views

BTW on the design we discussed this morning I would encourage a 15 foot pedestrian tract at the north end of the rowhouses. Alternatively providing a 10 foot setback would be great. The further we can keep proposed housing from existing homes achieves outstanding design IMO and reduces negative feedback from the existing neighborhood.

On Mon, Jan 27, 2020, 11:23 AM Ray Moore <raym@allcountysurveyors.com> wrote:
Mike, These are going to be skinny lots (+/- 44' wide) now that I have to turn them to run east/west. The 15' easement will make it difficult to build on the

most north lot. Plus if you look at the existing grade at the north end of Street A (if it were shifted 50 more feet to the east) The existing ground elevation +/- 1,000. So you would need a +/- 15' to 20' wall at the end of the street. The current street alignment will still need a +/- 10' tall wall.

Thanks,

Ray Moore, PE, PLS
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From: MW
Sent: Monday, January 27, 2020 11:09 AM
To: Ray Moore
Cc: Hassan Ibrahim ; Kelly O'Neill Jr. ; Mac Even
Subject: Re: 19-268 - The Bornstedt Views

Ray,

It appears you could pick up 8 or so feet on the sewer invert if you drain to the existing MH in Bornstedt at the common line of Zion Meadows and Marshall Ridge instead of the one at the intersection of Maple and Bornstedt. The easement would have to be 15 ft. wide for a single utility. It might be easier to vary that standard than the separation.

On Mon, Jan 27, 2020 at 10:59 AM Ray Moore

<raym@allcountysurveyors.com> wrote:

Hi Hassan. We had a pre pre-app meeting today with Mike and Kelly. Mike was concerned about the location of Street A as shown on the attached sketch Maps. Street A is shown 100' East of Bornstedt and Mike said this should be 150'. We have modified the street a bit so that the 150' can be accommodated as Street A extends south.

We cannot shift the Street A at our entrance, do to the steep slope that breaks off fast to the east. We are just barely able to get the gravity sewer to work at 100'. Please let me know what you think.

Thanks!

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