



**EXHIBIT Q**

Kelly O'Neill <koneill@ci.sandy.or.us>

**RE: Transmittal - Cascade Creek Apartments Revised Comments**

**Curt McLeod** <cjm@curran-mcleod.com>

Mon, May 8, 2023 at 12:34 PM

To: Sandy Planning <planning@cityofsandy.com>, Thomas Fisher <tfisher@ci.sandy.or.us>, "A.J. Thorne" <ajthorne@ci.sandy.or.us>, Ryan Wood <rwood@ci.sandy.or.us>, "PW@cityofsandy.com" <PW@cityofsandy.com>

We have completed a review of the preliminary information submitted for the Cascade Creek Multifamily improvements and have the following comments:

1. The Foundation Engineering Inc. preliminary geotechnical report is acceptable and will need to be updated and finalized for design of the public improvements.
2. The BCRA Engineering draft stormwater report is acceptable but will need to be finalized for design of the public improvements. A summary of the existing downstream capacity needs to be included in the report. The stormwater collection system needs to distinguish the public pipelines from the private lines. The public system will need manholes at all pipe intersections as opposed to catch basins in the mainline conveyance design. Two catch basins in series is the acceptable limit with manholes at catch basin connections to the main lines.
3. A detailed plan review of all utility and street improvements will be completed after construction plans are submitted.
4. The preliminary sanitary sewer shown to serve Parcel 2 will need to be an 8" public line in an easement, terminating with a manhole to serve Parcel 1.
5. Hwy 211 storm and frontage improvements will be reviewed once the detailed design is provided.
6. The 14' Pine Street travel lane improvements are less than the minimum required width for fire access and will require approved by the Fire Department.
7. The 16' travel lanes on Village Blvd are less than the minimum required for fire access and will require approval by the fire department.
8. The 17.5' travel lanes on Cascadia Village Drive are less than the minimum required for fire access and will require approval by the fire department. Collector street standards require a 5' planter strip as opposed to the 4' shown on the preliminary plans.
9. The connection of the western Pine Street alignment to Cascadia Village Drive may need to encroach into Parcel 2 to provide acceptable street width, or the two trees noted to be protected should be removed.

Let me know if you have any questions

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Curt McLeod P.E.

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**From:** Sandy Planning <[planning@cityofsandy.com](mailto:planning@cityofsandy.com)>

**Sent:** Tuesday, April 11, 2023 11:10 AM

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**Subject:** Transmittal - Cascade Creek Apartments

Morning all, please find the attached transmittal, stormwater report, traffic report, and geotech report for Cascade Creek Apartments.

Kelly would like comments by May 5th but reach out if you need additional time.

Have a great day everyone!!

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*Rebecca Markham*  
*Executive Assistant*

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 [Stormwater Report - Cascade Creek Apartments - ...](#)

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