

Memorandum

To: Emily Meharg, Associate Planner  
From: AJ Thorne, Assistant Public Works Director  
Re: State Street Homes 22-031

**Public Works Comments**

Review for this development has been completed by the City's Public Works Department and Curran McLeod Engineering. The comments are as follows:

**Transportation**

Under 'Utility Notes' on page 1, it should be noted that ODOT approval must be secured before constructing the new entrance on HWY 26.

It appears that the construction entrance is called out with a wash station on sheet 9. Please confirm the location and dimensions of the construction entrance.

Frontage improvements shall be made to figure 6 in the TSP for a 40 MPH speed zone. Street trees planted in the buffer should be short growth species to avoid conflict with overhead utilities. ADA compliance and 6 foot sidewalks shall be maintained across the frontage.

**Sanitary Sewer**

The plans and overview show potential encroachment into the sanitary sewer easement between the buildings and the property line.. The code in 17.84.90.A.2 requires the easement to be a minimum of 15 feet wide. The space between the building and the property line appears to be only 10 feet wide, although it's difficult to find a dimension. The building second story is also cantilevered, which appears to encroach even further into the existing easement. Lastly, grades are difficult to determine they do not show the depth of the sewer but the building is six or 7 feet below native ground adjacent to the sewer on the south side of the building.

**Storm Sewer**

Please confirm that the storm system shown is private until it outfalls to the ditch inlet. New storm lines will require an easement through each property.

Sincerely,

**AJ Thorne, PE**  
Assistant Public Works Director  
City of Sandy  
503-489-2162

