

From: Knoll, Chuck [cknoll@co.linn.or.us]
Sent: Wednesday, June 20, 2007 2:19 PM
To: Nancy Edwards; Knoll, Chuck
Cc: Lyle Hutchens; McGowan, Katie; Lane, Darrin
Subject: RE: River's Edge Subdivision
June 20, 2007

To: Nancy Edwards, Devco Engineering

Re: Comments on Proposed River' Edge Subdivision in Brownsville, Oregon

Darrin Lane, Roadmaster, Linn County Road Department and I reviewed the plans for the proposed River's Edge Subdivision as provided by the pdf file sent to me on Mary 29, 2007. Based on the plans and information provided at this time, the following comments are provided:

For Henshaw Drive

- Henshaw Drive is located within the Right of Way under the jurisdiction of Linn County and provides access to Seven Mile Lane that is a major collector.
- As provided on Sheet "G" Linn County will require a 10 ft Right of Way Dedication to provide a 50 ft total right of way width.
- Henshaw Lane will be improved with curbs, gutter, and sidewalk, and a 34 ft wide paved roadway constructed to the standards of the Linn County Road Department.
- Cross Section "C" shows a duplication of roads using a parallel road next to Henshaw Lane. No provisions are provided for pedestrians or bicycles. This needs to be improved to provide for pedestrian and bicycle traffic. It is recommended to have one road.
- The width, length, and extent of the improved roadway may possibly be reduced depending on the expected use and traffic expected for access of the ponds and its trail system. Will there be a need for parking adjacent to these ponds?
- Improvement of Henshaw Drive will require a road improvement permit from the Linn County Road Department
- Access to Henshaw Drive will require an access permit from the Linn County Road Department

For Depot Drive

- Depot Drive is under the jurisdiction of the City of Brownsville but provides access to Seven Mile Lane, a Linn County road that is a major collector.
- As provided, Depot Drive will have two 5 ft sidewalks separated from the 28 ft paved road surface. The road is separated from the sidewalks by a 10.5 ft parkway. Please consider widening the paved surface to 32 ft to provide for two bicycle lanes in light of the ponds and trail system provided at the end of Depot Drive.
- A more detailed design needs to be provided for the intersection with Seven Mile Lane. This will be a 5 way intersection. Please provide a traffic study or other information to provide the basis for the design of this intersection which will accommodate traffic for vehicles, pedestrians and bicycles.
- Provide a detailed physical survey of the intersection showing features such as existing right of way, sidewalks, paved road surface, drainage, center of line, edge of pavement with the design of the intersection.

- Access to Seven Mile Lane will require an access permit from the Linn County Road Department.
- A road improvement permit will be required for the improvement of the intersection of Seven Mile Lane.

For Seven Mile Lane

- Seven Mile Lane between Henshaw Drive and Depot Drive presently has a good paved surface with adequate width and road shoulders. We do not presently plan to request improvements to this section of road as a requirement for approval of this subdivision. However, the design of the intersection with the access to Seven Mile Lane needs to provide an adequate transition to provide for pedestrian, bicycle and vehicle traffic.

Stormwater

- Provide plans for storm water runoff.
- Provide information as to the location of drainage ditches and culverts on adjacent County Right of Way and the direction of flow and how this water will be accommodated within the design for the subdivision.

We hope these comments will be helpful in completion of your proposed design. Please contact me if you have any questions.

Sincerely,

Chuck Knoll, PE
Linn County Engineer
Linn County Road Department
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Albany, OR 97322
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-----Original Message-----

From: Nancy Edwards [mailto:nancy@devcoengineering.com]
Sent: Tuesday, May 29, 2007 4:34 PM
To: cknoll@co.linn.or.us
Cc: Lyle Hutchens
Subject: River's Edge Subdivision
Importance: High

Attached please find a PDF with site plans for the above referenced project.

Nancy

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