Planning and Community Development Department

Craig Dossey, Executive Director

October 18, 2021

County File: OAR-21-098

Re: Corvallis Overall Development Plan (FKA Singer Ranch and Crescent Heights)

**Engineering Division**

Review #1 Comments:

PCD-Engineering has the following comments:

General:

1. Note: Construction drawing review and permitting for construction within the County right-of-way will be required.

Preliminary Plat

1. Show existing and proposed improvements to Marksheffel Road at Lorson Blvd. Are acceleration and deceleration lanes needed per EPC criteria? The design needs to account for the widening of Marksheffel Road to two lanes each direction.

CDs:

1. Note: Coordination will be required with Lorson Ranch on the Lorson Blvd. signal construction. The signal is anticipated to be warranted with Lorson Ranch development.
2. Show existing roadway improvements and alignments across the intersection. See CD redlines.
3. The criteria for arterial intersection grade is 3%, except that minor arterials can be at 4%; Revise the Lorson Blvd. approach if necessary.

Drainage:

1. Note: A detailed review was not performed at this time.
2. Existing condition flows in the Marksheffel Road ditch from north of Fontaine down need to be accounted for. See redlines.
3. The proposed discharge to the Marksheffel Road ditch appears to be too high (140 vs 93 cfs historic. The diversion of flows, even though addressed in the MDDP, need further analysis regarding the Marksheffel ditch capacity and stability.
4. Coordination with the latest (2017) Marksheffel Road project drainage report, including excerpts of flow values is needed. The report can be found at ftp://EPCDOT\_FilesIn:EPC-PSD-DOTin@elpxfr.elpasoco.com:51171/Temp\_PCD/Marksheffel/
5. Address the need for drainage easements and potential erosion control improvements on the property downstream of Pond DF-8 (due to the change in the manner and quantity of discharge). Pond outfalls, including spillways, need to be designed to cause the minimum amount of impact upon release of flows.
6. Provide preliminary overflow spillway designs for all ponds adjacent to unincorporated ROW or property.

PCD-Engineering staff is available for ongoing coordination and looks forward to reviewing future submittals.

-- Jeff Rice - 719-520-7877

**County Engineer (Public Works)**

Additional comments may be provided by the County Engineer.