

## Erik Forsell

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**From:** Don Hardy  
**Sent:** Tuesday, September 28, 2021 12:25 PM  
**To:** Erik Forsell  
**Subject:** FW: Sewer for Tofte South  
**Attachments:** image004.emz

FYI

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**From:** Curt McLeod [mailto:[cjm@curran-mcleod.com](mailto:cjm@curran-mcleod.com)]  
**Sent:** Monday, July 19, 2021 1:58 PM  
**To:** Erik Forsell <[ForsellE@canbyoregon.gov](mailto:ForsellE@canbyoregon.gov)>  
**Cc:** Don Hardy <[HardyD@canbyoregon.gov](mailto:HardyD@canbyoregon.gov)>; Jerry Nelzen <[nelzenj@canbyoregon.gov](mailto:nelzenj@canbyoregon.gov)>  
**Subject:** RE: Sewer for Tofte South

Hi Erik,

I do not have any problem with this layout. If they can live with the minimal cover on the sanitary sewer, it is not a concern for us. It would be easier if the mainline could be brought from the Ivy Station and the trench depths appear to only be a maximum of 15 or so for part of it. But, if tax lot 2100 doesn't want to allow that, then this option is fine. With this option, the area is collected by gravity, which is a good benefit.

If the UGB line is extended further east, the Mulino Pump Station will be available to provide service from the east.

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**From:** Erik Forsell <[ForsellE@canbyoregon.gov](mailto:ForsellE@canbyoregon.gov)>  
**Sent:** Monday, July 19, 2021 11:22 AM  
**To:** Curt McLeod <[cjm@curran-mcleod.com](mailto:cjm@curran-mcleod.com)>  
**Cc:** Don Hardy <[HardyD@canbyoregon.gov](mailto:HardyD@canbyoregon.gov)>; Jerry Nelzen <[nelzenj@canbyoregon.gov](mailto:nelzenj@canbyoregon.gov)>  
**Subject:** Sewer for Tofte South

Curt –

We are working through the preliminary portions of a large subdivision project, which starts with the annexation. We understand from previous emails we were copied on that there are some issues with providing gravity fed sewer to this property. We were provided the following documents indicating that there would be minimal fill required to facilitate effective sewer conveyance.. Our concern is for the neighboring property owner who may have to also place fill on their

property if they were to annex and develop in the future. I have attached their preliminary sanitary plan with grading and a response from the applicant team.

*As shown on the Conceptual Sanitary Infrastructure Plan with Grading (Figure 2), extensive fill is not required to facilitate gravity feed of the future sewer system. A minimal amount of fill ranging from  $\pm 1$  to  $\pm 3$  feet is needed to maintain adequate cover over the sanitary mains at each termination. The conceptual fills also do not preclude the future extensions of roadways to adjoining properties as cut/fill depths at each roadway extension are limited to 1 foot or less. This conceptual sanitary infrastructure plan does not negatively impact the adjacent property owner's ability to utilize the gravity system because it is not physically possible to provide gravity service to Tax Lot 2100. The gravity sanitary system is extended from existing mains at minimum grades per City standards, and the mains terminate with cover depths ranging from  $\pm 3$  to  $\pm 5$  feet. The City of Canby recently completed the Ivy Street Pump Station, and its design basin assumes that future development for Tax Lot 2100 will be routed to the pump station. The following description of sewer alternatives was not shown nor identified on plans due to the infeasibility of providing those infrastructure improvements. The ability to connect to the existing pump station is currently constrained and not possible for the following reasons:*

- 1) Depths of sanitary sewer main to serve the southeast corner of the property require main depths ranging from 20 to 30 feet (which City engineering/Public Works staff has indicated is not desired whenever an alternative route is possible), and*
- 2) Tax Lot 2100 has not been willing to discuss/allow easements for gravity service across the property in the interim, until it is developed. The ability to build an additional pump station on the site is not realistic because the City Public Works/Engineering staff generally prefers extensions of gravity mains over new pump stations, since long-term maintenance costs are less for gravity mains. Please see the Conceptual Sanitary Infrastructure Plan with Grading (Figure 2) for further details. All the information requested above is provide*

**Tax Lot 2100**



I recall Hassan mentioning this was quite an issue with the proposed sewer, can you let us know your thoughts on this?

Thank you,

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*Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will never die, but long after we are gone will be a living thing, asserting itself with ever-growing insistency. ~ Attributed to Daniel Burnham*

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