



TO: Winterset Neighbors
RE: The Ridge at Winterset Summit, 5 New Homes at the West End of Winter Rd.
Haul Road Across R-7 Land
DATE: 10.1.20
FROM: G. David Gale

Update:

During the September 2nd meeting with six Winter Rd. neighbors we were asked to consider and discuss with the school district, the potential for a temporary haul road across the school property (between the planned 5 new homes and 3rd St.). The purpose of the haul road would be to temporarily reduce heavy construction traffic on Winter Rd. I mentioned the potential for the haul road to those attending the September 17th Zoom meeting.

Following that meeting I spent the morning of September 19 inspecting the corridor to study the grade and tree cover. On Tuesday, September 22, I met with a representative of the school district at the potential access point along 3rd St.

The purpose of that meeting was to determine if such a haul road would be permitted. The short answer is no, a haul road will not be considered. This is based on the approximate 15 degree east to west slope of the 350' long corridor, the four foot height differential between the retaining wall on the north side of 3rd St. (north of the sidewalk) and the existing grade, and the thick 20 year-old tree cover.

But I believe most importantly, this specific parcel offers R-7 a high potential Outdoor Learning Environment unrivalled within the District when you take into account the natural creek flow (unchanneled by me or any other developer) the waterfall, the Missouri Glade, and native soil and related site conditions. Prime land once disturbed can take many decades to heal.

To the primary issue of construction activity and the resulting disturbance for what we project to be up to two years, my development and building company has the responsibility to keep the streets clean and accessible and to ensure that heavy construction activity and noise is only generated during city-approved business hours.

Thank you for your trust,
And for choosing to live in Winterset