Comment Responses for Hilltop Landing

Public Works

1. Site will require a Stormwater Detention Maintenance Plan.
Response- Stormwater Detention Maintenance Plan is provided.

2. Developer will be required to submit signed and notarized Stormwater Infrastructure Warranty Bond SOP per Ordinance 2019-32.
Response- Stormwater Infrastructure Warranty Bond SOP will be provided.

3. Site will require a ADEQ Large Scale Development Permit.
Response- ADEQ Large Scale Development Permit is provided.

4. Ponds will be required to be labeled retention ponds.
Response- The comment has been addressed.

5. Top bank of both retention ponds shall be a minimum of 5' in width, this shall be noted on plans.
Response- The comment has been addressed.

6. Sediment ponds will be required during construction due to development exceeding 10 acres. If development is phased a SWPP will be required for each phase: 2019-31 Stormwater Management Manual Section 1100, 1102 Control of Erosion 1102.1 and 1102.2.
Response- SWPP is provided.

7. All sidewalk ramps shall meet ADA requirements with corrugated dome ramp requirements. (note is required on plans)
Response- The note has been added into the plans. (See Sheet C-5).

8. On Street Utility Legend (show detail for Street Lighting)
Response – Street light legend has been shown in the plat.

9. Erosion control plan will be required to be updated to show silt fencing on the interior of the subdivision.
Response- The comment has been addressed.

10. Erosion control plan will be required to be updated to show use of wire-backed silt fencing.
Response- The comment has been addressed.

11. Discuss access easements to all retention ponds.
Response- All retention ponds have access to the road.

Engineering

1. Give status on rerouting of sanitary sewer in Creekside Cove (Dawson Point) to allow for capacity increase. Sanitary sewer can not be developed until sewer is rerouted around Creek side Cove.
Response- Process is under going to get easements for future sewer improvement . Downstream sewer capacity will be increased before the construction of this project.

4. Show water and sewer to be steel encased under any RCP (Culverts/Drainage) per sections 3100-9-3.18,A for sewer and 4100-13-3.19,A for water.
Response- Water and sewer will be encased under any RCP.

5. 12” Water line must be Ductile Iron.
Response- There will be no 12” proposed water line.

6. 8” Water must be C900 or SDR 14.
Response- The comment has been addressed.

8. Show sidewalk design on half street improvements on Hilltop and Miller road per street specifications section 5-4 Part 5.10.
Response- The comment has been addressed.

Planning

1. Rezoning Procedures (Property should already be zoned R-2 residential)
Response- Rezoning procedure has been done.

2. Sheet C-5, Sidewalk spec needs to be corrected to show sidewalks 5ft in width.
Response- The comment has been addressed.

3. Sidewalks not shown along Hilltop Road or Miller Road
Response- The side walks have been shown along Hilltop Road or Miller Road.

4. Preliminary Plat Fees
Response- The fees will be provided.