Comment Responses for Midland Road Estates Subdivision

Public Works

Comment no.1- Site will require ADEQ Large Scale Development permit.

Response- ACEQ Large Scale Development permit has been provided with the submission.

Comment no.2- Site will require a Stormwater Detention Maintenance Plan.

Response- Storm Detention Maintenance Plan it has been provided.

Comment no.3- Developer will be required to submit signed and notarized Stormwater Infrastructure Warranty Bond SOP per Ordinance 2019-32.

Response- Stormwater Infrastructure Warranty Bond SOP has been submitted.

Comment no.4- Discuss placement of spillway' on detention/retention ponds.

Response- Spillway locations have been provided. See (C-6.16).

Comment no.5- Ensure that the pond to the eastside of the south detention pond is not a federally protected wetland.

Response- The comment has been addressed.

Comment no.6- Geotech report from Midland Rd. per Street Specs.

Response- Geotech report from Midland Rd. Street Specifications have been provided.

Comment no.7- Lot counts

Response- Lot counts have been corrected.

Comment no.8- Provide design drawing Corp creek crossing road

Response- Design drawing for Corp Creek has been provided. See (C-6.17).

Comment no.9- Describe management of water from site to the North (pond)

Response- The comment has been addressed.

Comment no.10- Is lot 8 in Corp creek

Response- Lot 8 has resized to keep distance from the Corp creek. See (C-1.0)

Comment no.11- Discuss access to lot 193 and road maintenance.

Response- The comment has been addressed.

Comment no.12- Provide entire Corp creek that crosses development

Response- Entire Corp creek crossing the development site has been provided.

Comment no.13- Discuss encasement Corp creek crossing Road D.

Response- Encasement for Corp creek on Road (D) has been provided. See (C-6.17)

Comment no.14- Discuss drainage easements

Response- The comment has been addressed.

Comment no.15- Will sites require multiple variances for lots?

Response- We do not expect multiple variances.

Comment no.16- Discuss improvement district

Response- The subdivision will be an improvement district.

Comment no.17- Discuss drainage at rear of lots

Response- Drainage plan for rear lots has been provided.

Engineering

Comment no.1- Provide Utility plans, drainage plans and drainage calculations. Provided

Comment no.2- Discuss Sanitary Sewer Impact of Subdivision on Trunk line to Lift Station 25. Not provided

Response- Sanitary sewer impact of Subdivision on Trunk line to Lift Station 25 has been provided.

Comment no.3- Discuss Sanitary Sewer routing through adjacent neighborhoods (Wildwood Terrace and Centark Ranchette).

Response- Sanitary sewer routing has been provided.

Comment no.4- Discuss access management to existing street (Willow). Provided

Comment no.5- Show 30' dedicated gravity sewer easement between lots 13 and 14 and entire length line per section 1200-7-1.08.

Response- Dedicated gravity sewer has been provided.

Comment no.6- Proposed 2" Force Main and 11 grinder pumps to remain private.

Response- 2" Main and 22 grinder pumps have been provided to remain private. See (C-3.7)

Planning

Comment no.1- Annexation Procedures

Response- We will follow standard procedures.

Comment no.2- Discuss Master Transportation Plan Road – Collector

Response- Master Transportation Plan Road has been considered.

Comment no.3- Is lot 119 6,000 SF? Lots 33-35, 47-49, 185, Are under 6,000SF

Response- Lots 119, 33-35, and 47-49 are over 6000 SF.

Comment no.4- Lot 193 and Rear entrance are located within an existing subdivision, Wildwood Terrace.

Response- Lot 193 has been reviewed and discussed with title company.

Comment no.5- Street Cross Section is incorrect - 5ft sidewalk, 7 ft greenspace is typical local street.

Response- Comment has been addressed.

Comment no.6- Sheet C-5.0 shows sidewalk width "4ft or 5ft" in width. City specs are 5ft.

Response- Sheet C-5.0 has been corrected.

Comment no.7- No updated plat has been provided.

Response- Plats have been updated.

Fire

Comment no.1- Need fire hydrant locations listed on plans.

Response- Fire hydrants have been listed on utilities plans.