Hope Consulting
Project 23-0024

# Comment Responses for Midland Road Estates Subdivision

## Public Works

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

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

**Comment no.2-** Site will require a short-term activity authorization from ADEQ.

Response- Short term authorization has been requested.

**Comment no.3-** Site will require a Stormwater Detention Maintenance Plan. **PROVIDED**

**Comment no.4-** 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.5-** Provide documentation that the pond on-site is not a federally protected wetland.

Response- Comment has been addressed.

**Comment no.6-** Describe management of water from site to the North (pond)

Response- Drainage system network has been provided. (See Drainage Plan & Profiles)

**Comment no.7-** Provide design drawing for road crossing Corp creek. **PROVIDED**

**Comment no.8-** Provide proper easements for drainage pipes between lots.

Response- Proper easements between the lots have been provided.

**Comment no.9-** Discuss placement of spillways on detention/retention ponds plan shows detail for how spillways are to be built but not placement on the ponds. **PROVIDED**

**Comment no.10-** Provide an entire Corp creek drawing that crosses development on plan drawings. Corp creek ends at a certain point on the drawings. **PROVIDED**

**Comment no.11-** Discuss possible encasement needs for utilities at Corp creek crossing Road D.

Response- Encasement for sanitary 9 crossing Corp Creek has been provided. (See C-3.8 Sewer Plan & Profiles)

**Comment no.12-** Discuss drainage at rear of lots

Response- Drainage systems at rear of lots have been provided. See (Drainage Plan & Profile).

**Comment no.13-** 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-Retention Pond will be used as sediment pond at the time of construction.

**Comment no.14-** Erosion control plan will need to be updated to show use of silt fencing.

Response- Erosion control has been updated.

**Comment no.15-** Erosion control plan will need to be updated to show use of silt fencing on interior of subdivision

Response- Silt fences haven provided within property line.

**Comment no.16-** Plans will need to be updated to show that retention ponds, top banks and portions of slopes that will not be covered by water shall be solid sod stabilization. (Seeding is not allowed)

Response- Solid Sod Stabilization has been provided in each retention pond. (See C-6.14 Retention)

**Comment no.17-** Provide Geotech report for Midland Rd. per Bryant Minimum Street Specs. Existing street may require reconstruction to centerline. **PROVIDED**

**Comment no.18-** Is lot 8 affected by the Corp creek

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

**Comment no.19-** Discuss access to lot 193 and road maintenance.

Response- The comment has been addressed.

**Comment no.20-** Discuss improvement district

Response- Improvement district has been discussed.

**Comment no.21-** Inflow at the south detention basin will cause erosion.

Response- Rip Rap Filter Fabric has been provided to avoid erosion in pond #2. (See C-6.14 Retention)

**Comment no.22-** Wetland delineation study will be required for site

Response- The developer and engineer are being careful to stay away from jurisdictional stream by leaving substantial amount of buffer zone.

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**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-

**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. **30' easement not shown on plans from MH 5 - MH 43.**

Response- Dedicated sewer easement has been provided.

**Comment no.6-** Proposed 2" Force Main and 11 grinder pumps to remain private. **2" Force main is shown private on plans. Also, to include grinder pump stations which are not shown private on plans.**

Response- Proposed 2" Main and 22 grinder pumps have been provided to remain private. See (C-3.8)

**Comment no.7-** Provide Finish Floor Elevations (to be 1 foot above nearest street back of curb grade) on lots (Preliminary Plat) around drainage and detention areas. Lots 1,2,3,4,5,6,7,8,9,10,11,12,63,64,65,66,67,68,69,70,71,72,73,74,86,88,89,96,97,98,109,110, & 111.

Response- Minimum Finish Floor Elevations have been provided in the mentioned lots. See (Preliminary Plat).

**Comment no.8-** Detention Basins adjacent to lots will require security fences.

Response- Security fences have been provided between retention basins and adjacent lots. See (C-6.16 Retention).

**Comment no.9-** Provide details of 48" RCP street crossing for drainage area. To include stream stabilization, Headwalls, FES, subgrade, etc.

Response- Details have been provided. (See C-6.13).

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**Planning**

**Comment no.1-** Annexation Procedures

Response- We will follow standard procedures.

**Comment no.2-** Discuss Master Transportation Plan Road – Collector. **If Variation from plan, Developer must request in form of letter a modification from the code on the master street plan to be voted on by the Planning Commission and it must also go before council.**

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. **CORRECTED**

**Comment no.4-** Lot 193 and Rear entrance are located within an existing subdivision, Wildwood Terrace. **I thought previously we discussed that lot 193 would have to be taken off this plat?**

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. **– NOT SHOWN**

Response- Comment has been addressed.

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

**Comment no.7-** Review Fees Need to be paid.

Response-

**Fire**

**Comment no.1-** None.