Comment Responses for Hilltop Landing

Public Works

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

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

5. Does Tract E fall within Street ROW?.
   Response- No, it doesn't fall within street ROW.

6. 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 and noted on the plans
   (See Sheet C-6 & C-6.1).

7. 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 has been provided.

8. 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) .

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

10. 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.

11. Erosion control plan will be required to be updated to show use of wire-backed silt fencing.
    PROVIDED

12. Discuss access easements to all retention ponds.
    Response- The comment has been addressed.

13. Provide Geotechnical report for Hilltop road. Existing road conditions may require developer repair/replace Hilltop road to existing centerline as required by Bryant Minimum Street Specifications.
    Response- Geotechnical report will be provided.

14. Pond top banks shall be a minimum of 5' wide
    Response- The comment has been addressed.

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 Creekside 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.

2. Lots **142,141,155,156** are in conflict with a 12"water main. Must provide large enough easement to access and repair. Must be Exclusive easement with no fencing permitted. **NOT SHOWN ON PLANS. - 12" WATER MAIN TO BE REROUTED AND EXISTING TO BE ABANDON IN PLACE. NOT SHOWN ON PLANS. 12"WATER MAIN IS IN CONFLICT WITH NEW PLANS FOR GRAVITY FROM MH 29 - MH 30. WATER AND SEWER MUST MAINTAIN 10' SEPARATION 100-7-1.27.**

Response- Easement has been provided.

3. Previous Plans indicated 12" water main shows to be rerouted per preliminary plans. If so, show existing 12" to be abandoned from lot 55 south to Hilltop. REVISED AGAIN.

Response- 12" water main will remain same.

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 under any RCP have been encased (shown in the plans).

5. Developer to construct 10' Security Fence around Existing Water Storage Tank. Provide Details.

Response- The comment has been addressed.

6. Access to Existing Water Tank must be an improved drive and designated for City Access with a security gate

Response- The comment has been addressed.

7. Provided documentation that Water Users (Salem) has approved of existing 20 foot easement from Existing Water Tank to Lumbard Heights along the back side of Lots 31 through 38.

Response- Easement has been provided.

8. 12” Water line must be Ductile Iron. **RESPONSE indicates not rerouting 12” existing water main. However, current plan is not acceptable for location of existing 12” in regards to proposed lots, utilities, and easements.**

Response- The existing 12” water main will remain same and necessary easements have been provided.

9. Half street improvements on Hilltop will require the existing 12” water main to be relocated. - **12” WATER MAIN TO BE REROUTED AND EXISTING TO BE ABANDON IN PLACE.**

Response- The existing 12” water main will remain same.

10. 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.

11. Lots adjacent to drainage and detention areas must indicate a Finish Floor Elevation 1 foot higher than nearest street back of curb.

Response- The comment has been addressed and has been indicated on the plans.

12. Provide documentation for the easements of connecting sanitary sewer into Dawson’s point.

Response-The documents will be provided.

Planning

3. Preliminary Plat Fees still need to be paid

Response- The fees will be provided.

Fire

1. Will Woodcreek Dr. connect to Lombard Heights. If so, who is making the connection?

Response-The developer will make the connection.