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 has been 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.

In Process.

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. SHOW EASEMENT TO BE EXCLUSIVE WATER MAIN EASEMENT.**

Response- The comment has been addressed.

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.

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.

Provided.

5. Developer to construct 10' Security Fence around Existing Water Storage Tank. PROVIDED ON PLANS. **PROVIDE DETAILS.**.

Response- The comment has been addressed.(See Sheet C-5)

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. **PROVIDED ON PLANS. PROVIDE DOCUMENTATION FROM WATER USERS.**

Response- We have submitted a request to the water users for this documentation. As soon as we get it, we will submit it to the city.

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.**

Provided.

9. Half street improvements on Hilltop will require the existing 12” water main to be relocated. - Response- The existing 12” water main will remain same as there will be no half street improvement on that side.

10. Show sidewalk design on half street improvements on Hilltop and Miller road per street specifications section 5-4 Part 5.10.

Provided.

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

Provided.

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

Response-The documents will be provided.

13. Lot 39 has existing water (City of Bryant and Salem Water Users LLC) on site with easements. Provide as-build of infrastructure on Lot 39.

Response- The as-build of infrastructure on lot 39 has been shown on the plan.

(See Utility plan Sheet C-2)

Planning

3. Preliminary Plat Fees still need to be paid

Response- The fees will be provided.

4. ADA Crosswalks will need to be shown on the plat.
Response- The ADA crosswalks have been shown on the plat.

5. Lot 151 Property line looks off.
Response- The property line has been shown.

6. What lot is property above Lot 152 apart of?
Response- There will be no lot above lot 152.

7. Sidewalks on Lone Oak Ave Cul-de-sac are on Curb. Need to be move to a lot for green space.
Response- The comment has been addressed.

8. Mailbox area/s? Lot 153 or 152?
Response- The mailbox areas will be at the front of lot 153 and 152.

9. Half Street Improvement Spec for Hilltop not shown on Plat
Response- There will be no half street improvement on Hilltop Road.