**Comment Responses for Hilltop Landing**

**Public Works**

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. Plans do not show dead storage. **NOT PROVIDED**

Response- The SWPPP has been submitted to the ADEQ.

8. All sidewalk ramps shall meet ADA requirements with corrugated dome ramp requirements. (note is required on plans) **NOT PROVIDED**

Response- The comment has been addressed and the note has been shown in the street plans.

**Engineering**

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

Response- The comment has been addressed. (See SPECS Sheet C-5.0)

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. **EASEMENT PROVIDED. PROVIDE DOCUMENTATION FROM WATER USERS**.

Response- We have submitted a request to the water users for this documentation. They are now searching the documentation.

9. Half street improvements on Hilltop will require the existing 12" water main to be relocated**.** **NOT PROVIDED**.

Response- The existing 12" water main will remain same as there will be no half street improvement on that side.

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. NOT PROVIDED. SALEM WATER MUST ALSO APPROVE ANY EASEMENTS LOCATED ON LOT 39. SHOW Emergency Siren location on site plan.

Response- There will be no lot over there. It will be Tract F.

14. Provide Street section/profile of Hilltop Half Street Improvements on Plat.

Response- There will be no half street improvement on Hilltop Road. In lieu of the street improvement the owner will pay to the city.

**Planning**

3. ADA Crosswalks will need to be shown on the plat. SHOWN - Recommended that there be an additional crosswalk placed across Croftledge Drive at South intersection of Lone Oak Ave. Midway down Lone Oak Ave. for access to city park, and across Kenton to the park.

Response- The comment has been addressed.

4. Lot 151 Property line looks off. - All property lines in the Lone Oak Ave cul-de-sac are not located at the back of ROW.

Response- The comment has been addressed.

5. Sidewalks on Lone Oak Ave Cul-de-sac are on Curb. Need to be move to a lot for green space. - ADDRESSED, But see comment 4.

Response- The comment has been addressed.

6. What lot is property above Lot 152 apart of? - Developer states that it is not a lot. - Will need to be marked as a Tract so that verbiage can be added to BOA saying that it will be maintained by the POA. Preliminary Plat Fees still need to be paid

Response- The comment has been addressed. It is named as Tract G.

9. Preliminary Plat Fees Still need to be paid
Response- The fees will be provided.

10. Lots 99, 100 and 154 are all under 9,000 SF
Response- The lots areas have been revised.

11. Several lots in the subdivision do not meet the 75ft width minimum, this will need to be corrected on the plat.
Response- The lots size has been corrected.