Hope Consulting
Project 23-0024

Comment Responses for Midland Road Estates Subdivision

Public Works

Engineering

Planning

Comment no.1- The developer is looking at turning the subdivision into a PUD in order to meet some of the requirements that were approved by the planning commission. (Master Street Plan collector road has to have ROW given and have a connection point for future Roadway)

Response- Master Street Plan collector road has been given as "A Drive (60' R/W)" which has a connection point for future Roadway shown on the Preliminary Plat.

Comment no.2- Need to be more specific in the drainage area and open areas. Drainage cannot be counted towards open space. No more than half of the open space can be covered by water on a permanent basis.

Response- Drainage area and open areas have been specified on the Preliminary Plat.

- Total detention area is 1.54 acres
- Total green space/open space is 6.18 acres
- Total green space/open space area and retention area is 7.72 acres
- Drainage coverage percentage 1.54/7.72=0.1995=19.95%
- Standard requirement has been provided: Less than one third of usable open spaces will be covered by water.

Comment no.3- Make sure to go through the PUD Zoning Plan Submittal checklist, some things still need to be provided.

Response- PUD Zoning Plan Submittal checklist has been reviewed.

- Residential Density calculations have been provided on the Preliminary Plat.

Fire

Comment no.1- Need hydrant locations on the plans.

Response- Hydrant locations have been provided on the Preliminary Plat.