The Villages at Magnolia Lane Phase 2-3

Public Works

- THE CITY MUST RECEIVE PAYMENT FOR AGREED UPON MMU FOR THE DEVELOPERS PORTION OF THE CAPITAL DRAINAGE IMPROVEMENT PLAN.

Response: The payment will be provided.

- Drainage easement needs to be identified.

Response: Proper drainage easements have been provided. (see Plat).

- Retention pond banks and slopes shall be solid sod stabilization

Response: The note has been added to the plans. (See sheet C-5.0).

- Retention pond banks shall be a minimum of 5' in width

Response: Minimum 5’ wide levee/ bank have been proposed for Tract C & D retention ponds. (See sheet C-5.0).

- Retention pond will require a 20' access easement

Response: 20’ access easement has been provided for both retention ponds. (See sheet C-5.0).

- Drainage easement needs to be identified

Response: The drainage easements have been identified. (See Plat).

- Easement will need to be specified as EXCLUSIVE SEWER EASEMENT

Response: Easements have been specified as exclusive sewer easement (See Plat).

- 8" Sewer will be required to be encased, encasement shall extend out 5' each side of storm drain.

Response: Sewer encasements have been provided according to Bryant Utility Standard Specification. (See sheet C-2.0).

- 20' Access easement will need to be shown on plans.

Response: The 20’ access easement has been shown in the plans. (See sheet C-5.0).

- All drainage easements will need to be added to the plans, where stormwater drainage pipes run between homes.

Response: The drainage easements have been added to the plans.

- Drainage ditch will require solid sod stabilization

Response: The note has been added to the plans. (See sheet C-5.0).

- If Phase 2 & 3 are being completed in the same process a sedimentation pond will be required.

Response: Retention ponds will be used as sedimentation ponds at the time of construction.

- ADEQ Development permits will be required

Response: ADEQ Development permits have been provided.

- ADEQ STAA Authorization Form will be required

Response: ADEQ STAA Authorization Form has been provided.

- Basin Maintenance form will be required

Response: Storm water Maintenance form will be provided.

Planning

- There is already a preliminary plat that was approved for The Villages at Magnolia Lane Phase 2. Need to rename these phases to Phase 3-4 instead.

Response: The approved plat of The Villages at Magnolia Lane Phase 2 was preliminary. Now we are proposing Phase 2 & 3 which was previously known as starlight village.

- Preliminary Plat fees were never paid for these sections of the subdivision. So those will need to be provided before approval.

Response: Preliminary Plat fee will be provided.

- Sheet C-3.1 shows Phase 3 and Phase 4 label.

Response: The plans have been updated. There won't be any phase-4.

- Submit all other necessary documents for Preliminary Plat approval.

Response: All other necessary documents will be provided.

Fire

Secondary FD Access shall connect to Boone Rd

Response: Secondary FD Access will be connected to Whirlwind St to the North.