

MEMORANDUM

DATE: July 30, 2020

TO: Kari Parsons, PCD-Project Manager

FROM: Rich Schindler, Core Engineering Group

SUBJECT: CDR-20-007 – The Hills at Lorson Ranch – Road Improvements
First Submittal Response to Comments

General / Letter of Intent

1. Note: This review is for the purposes of a standalone construction plan associated with PUDSP20003 pre-development site grading. Proposed improvements include portions of Lorson Boulevard, Walleye Drive, Fontaine Boulevard, Grayling Drive and Lamprey Drive and six detention basins.
 - a. Details in the drainage report for future development areas not specific to these construction drawings were reviewed as informational for the purpose of overall drainage system sizing and function only. *Response: noted.*
 - b. Design and construction of the detention/water quality basin(s) serving these roads needs to be completed prior to paving of these roads in accordance with private detention basin/BMP agreements. *Response: noted.*
 - c. Deeding of the rights-of-way, as well as an as-built survey (showing property lines, easements and improvements) need to occur prior to County acceptance of the roads if requested prior to platting of the first Hills at Lorson Ranch final plat. *Response: noted.*
 - d. Collateral will be covered under the Hills at Lorson Ranch early grading permit until the time of platting or request for preliminary acceptance of the improvements in these plans and acceptance of deed(s) conveying the rights-of-way. *Response: We would prefer to keep the grading FAE separate from the streets. At the time of final plat recordation, we will add the early grading FAE, collector street FAE, and residential FAE together for one FAE for recording the plat.*
2. Note: The portions of existing and proposed easements (utility, access, etc.) that overlap proposed/future public road rights-of-way, if any, need to be vacated/terminated or subordinated to the ROW prior to platting and County acceptance of the proposed roads.

Transportation / Traffic Impact Study (TIS)

1. See TIS redlines. *Response: noted.*

Final Drainage Report / Drainage Plans

1. See PUDSP comments and redlines. One of the main concerns is sediment capture for the offsite undeveloped areas before runoff enters the new roads and storm drain system. (Also discussed by e-mail on 7/23.) *Response: additional sediment capture structures added. We will monitor runoff from the other portions.*
2. See CD comments regarding verification of pipe velocities being less than 18 fps. If possible, please add flow velocities to the Hydraflow tables. *Response: these pipes have been updated to CLIV RCP.*

3. Verify FSD function (release rates) with the undeveloped offsite property in the interim condition. (Are interim orifice plates needed to meet state rules with lower imperviousness rates?) *Response: all of The Hills will be developed at once. Ponds C2.1 and C4 which capture the majority of the offsite flow do not have full spectrum outlet structures which will be designed/constructed in the future when offsite development occurs.*

Construction Plans / Geotechnical Issues

1. See CD redlines.

Grading and Erosion Control Plan / SWMP

1. See PUDSP comments and redlines.
2. Note: the developer and/or LRMD shall be responsible for storm drain maintenance (sediment control) of the storm drains taking flow from the sediment basin/riser pipe facilities until those storm drain systems are completed. The following clause will be needed in the Pre-Development Site Grading Acknowledgement document and/or SIA for the first plat in the PUDSP area; Staff will verify with County Attorney's Office staff: "The Subdivider agrees for itself and its successors and assigns that Subdivider and/or said successors and assigns shall be required to maintain the interim drainage facilities upstream of the public facilities, including removal of any sediment and debris that clogs or enters the private and public storm drain facilities. Subdivider and/or said successors and assigns shall be held responsible for any overtopping of the temporary facilities that results in damages or sedimentation of downstream facilities and properties." *Response: noted.*

Financial Assurance Estimate (FAE) Form / Other

1. Note: The FAE will be reviewed in detail with the next submittal. The drainage items required for road construction should be included in Section 1 of the PUDSP Early Grading FAE to simplify collateral tracking. The road improvements will not need to be collateralized until the first final plat needing the roads is recorded. If any construction phasing (for these CDs) past the first final plat is desired, a development agreement will be required. *Response: there is no phased construction proposed.*
2. Note: A private detention basin/BMP agreement will be required with the first of either preliminary acceptance of these roads or approval of the first final plat needing these roads. *Response: at the first plat would be preferable.*
3. See Engineering Final Submittal checklist, attached (most items will be with the PUDSP file). *Response: noted.*
4. Note: A link to the new ECM Chapter 6 is provided below for reference. *Response: noted.*