

Responses to Comments

Drainage Report Comments

- Print the Owner information and add a line above for the owner's signature. **Signature block updated.**
- Add "P.E.". **Added.**
- Remove "Interim". **Removed.**
- Add a design point and update the summary table to include the combined flow for both the existing and proposed condition. **Design points added and table added.**
- Provide a typical cross section of the shared driveway.
- Provide contour elevation and/or spot elevation. Existing and proposed contours at 2 feet maximum intervals. For subdivisions involving rural lots greater than 1.0 acre, the maximum interval may be 5 feet where approved. In terrain greater than 10% the intervals should be 10 foot intervals. **Contour labels added.**
- Discuss in narrative and indicate on drainage map for roadside ditch and required culverts to include sizing for flow across basins and driveway. Points of concentrated flow to be addressed to prevent erosion. If any culverts exceed 18 in. diameter then a plat note will be required listing out the lot # and engineered site plan required. **No roadside ditch is required for the shared driveway. The shared driveway will be constructed to match existing grade on both sides, so runoff may flow over the driveway. No culverts are required for the shared driveway either. There are no low points, channels, ravines, etc. that the driveway is crossing that would require a culvert. The shared driveway will be maintained by the HOA. A note has been added to the proposed drainage map and final plat stating that the future lot owners will be required to submit an engineered site plan at the time of building permit. The engineered site plan shall depict the house and driveway location and any culverts that may be required based on the house and driveway locations.**
- Add a design point and update the summary table to include the combined flow for both the existing and proposed condition. **Design points added and table added.**

Final Plat Comments

- Declaration of Covenants (CCRs) plat note required with recorded reception line for # entry. This is a separate document from the recorded Access Easement Agreement per Note #13. **Note added as note 24 on plat.**
- Update to include Lot 1. **Updated.**
- Add note as applicable if any culvert sizes exceed 18 in. diameter per drainage report then an engineered site plan will be required for that lot and listed as a plat note. **Note added to plat regarding engineered site plan for Lots 2 and 3.**
- Add blank Drainage Fees line. **Added.**