From: Carrillo, Abiel X.
To: "Giahi, Maryam D."
Subject: RE: La Cuentista Tract B (B-2) - Stamp Date [No Stamp Date] - D10D002B
Date: Wednesday, September 28, 2016 11:21:00 AM

Maryam,

This email is being sent in lieu of a formal attached letter to help expedite initial reviews. A response to this email will not be considered a re-submittal. Resubmittal should be made in the same manner as the original submittal.

Based on the information provided in your submittal received 8-26-2016, the above-referenced Grading and Drainage Report cannot be approved for Preliminary Plat until the following comments are addressed:

1. Although the approval sought is for Preliminary Plat, the plan needs to be further developed (closer to Grading Permit detail).

    a. Roadway grading/elevation should be more defined, there are long segments without any elevation data.

    b. Improve the labeling of the existing contours, it is hard to understand the direction of many of the offsite slopes (hills vs valleys) adjacent to the subdivision.

    c. Essential elevations on each lot should be shown.

    d. Tie-ins to offsite existing terrain needs to be at least preliminarily shown.

    e. Label the lot numbers on the grading plan.

    f. Improve the distinction between property line and building envelope line on the grading plan.

    g. The retaining wall placement needs to be better understood (top of wall/bottom of wall), even if it is preliminary.

2. The first flush component of Pond 2 needs to be identified on the Infrastructure List (e.g. “X-acre first flush volume within Pond X”).

3. The Water Utility Authority might not want the storm drain to share an easement with the Water and SAS lines. They typically require exclusive easements.

4. The segments of pipe on the infrastructure list need to be broken out at least per Street (e.g. “24-inch Storm Drain from Lot X on Street Y to Intersection with Street Z”).

5. Why are the Street Improvements on the Infrastructure List described as “drivable surface”?

It will not be acceptable to have a gravel/base course road draining onto an asphalt road as an interim condition.

6. Show the anticipated driveway locations to buildings where there is an inlet on its frontage.

7. ~~What is the purpose of the offset in the western Tract line? It is setting up the adjacent development to have a strip that is left undeveloped. If conceptual layouts are available for the adjacent development, show them on the plan, or describe it in the report.~~ Addressed at DRB : The adjacent site will be a park or open area

8. The swale or channel within the 5' Temporary Drainage Easement needs to be planned out in the report (capacity, anticipated section, erosion control).

9. A desiltation pond sized for the 2-year storm needs to be incorporated upstream of the Drainage Easement, with Agreement and Covenant.

10. How are the offsite flows from Basin 202.2 conveyed around the northern tract line.

11. The HGL comes out of the ground elevation around the bend on Privet Street.

    a. This condition might be ok if the spill over surface flows into Pond 2, but a proper rundown or conveyance must be planned since the sidewalk would be impacted.

12. If Someketree is extended in the future, would additional flows enter Tract B-2?

13. Expand the Ultimate Conditions Plate to show Pond 4, and how, conceptually, Pond 1 is connected to Pond 2.

    a. Is the pond bottom of Pond 1 defined enough to construct the 24" stub-out in the "Utility Easement"?

14. Stamp and Date the Report (even if you have a disclaimer that it is preliminary); we keep track of submittal iterations with the Stamp Date.

15. Per this morning's DRB, it appears that the Site layout might change slightly, additional comments might be generated by the additional information and final hydraulic/hydrology calculations (although I expect them to be minor).

Any question just let me know.

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