

MEMORANDUM

By: Joe P. Kelley, P.E.

DATE: June 12, 2014
TO: Rita T. Harmon, P.E.
PROJECT: Sunset Subdivision
TOPIC: Response to Comments dated June 10, 2014

Dear Ms. Harmon:

Your comments dated June 10, 2014 are addressed as follows:

1. The purpose of this submittal is to request approval for only Lot 30-P1, although the table on the first page of the calculations dated May 6, 2014 does compare all 10 lots. For the purpose of this submittal, please consider it for Lot 30-P1 only. Separate submittals will be made for other lots at the time of building permit request for those lots.
2. Based on the overlay of the lots graphically shown on Page A-7, lot 30-P1 is located where 3 lots currently held by my client exactly overlay 4 of the lots originally platted in 1998. So for lot 30-P1, we have computed 2800 sq. ft. would be the allowed impervious area of this lot, based on the amount of impervious area originally allowed for these lots. I believe your comment agrees with this for the three lots that include lot 30-P1.
We wish to create 3300 sq. ft. of impervious area on lot 30-P1 rather than the 2800 sq. ft. originally allowed, which is an additional 500 sq. ft. I discussed how to compensate for this increase with Mr. Curtis Cherne of your office a couple of times in May. He said we need to compensate for increased runoff produced BY a given lot, by creating additional ponding ON that lot. That is why we have created additional ponding volume on Lot 30-P1.
3. In 1998 when we originally designed the ponding for this subdivision, the entire site WAS graded flat, with the exception of the house pads, as proscribed in the report at that time. This flat grading results in a 100-year water surface elevation of 48.42 across the entire Unit 1 area. By digging out some additional depth on lot 30-P1 only, as compensation for the additional runoff produced by that lot, it does not block surface runoff from the rest of the subdivision, and the 100-year water surface elevation will remain at 48.42. I believe this complies with the intent of the referenced drainage report, and is also consistent with the instruction of Mr. Cherne referenced above.
4. Similar to the rationale listed in comment 3, no obstructions to flow between the front and back yards are being proposed. The 100-year water surface elevation will still be 48.42 across the entire lot.

Thank you for your review of this submittal. Please advise us should you have further comments.