

October 20, 2021

Please find below responses to the comments provided on October 1, 2021 in **bold green italics**:

1. Environmental Health comments:
 - a. Lot 2 – is an easement needed to 2A? (an easement is needed per Planning)
Any easement will need to demonstrate 10' setback to stormwater pond maximum pool elevation and 5' to property line from pump line.
No, stormwater is on lot 2A inside an easement, this is subject to change during final design. All easements will be provided accordingly.
 - b. Lot 2A – layout to demonstrate system will fit with 50' setback to stormwater pond maximum pool elevation OR indicate setback to stormwater pond to proposed septic system, must be 50' from flood pool elevation.
This level of detail and design is uncertain at this time. We understand that it's possible final stormwater design could result in loss of available septic areas and subsequently the loss of a lot.
 - c. Lots 3-8, 11-12, 14, 17-18, 22-29 – layout with house box/appurtenances to demonstrate system will fit.
House box is now shown on all lots.
 - d. Lot 9-10 – shared supply line easement must comply with offsite rules including all weather access. Recommend separate easements; provide offsite rules to developer.
Lot 9 and 10 no longer share an easement.
 - e. Lot 19 – where is the septic area and is an easement needed? (an easement is needed if septic isn't on lot 19 per Planning)
Lot 19's septic lot is located at the northeastern portion of the property and septic easement is now shown.
 - f. If they could provide the square footage of useable soil proposed on each lot we may be able to reduce the number of layouts needed, but based on what they've got this doesn't look great.
Useable soil for each lot is now shown if the Lot Information table.
2. It appears this property is in an estate; the executor should have signed the application Executor of the Estate for Albert Bechtoldt Jr. by James W. Michael updated application is needed.
The application has been updated.

3. The application states the community meeting was online, the meeting was held on-site with a possible online meeting, please revise.
The application submitted listed the location as "onsite".
4. Please provide the GED submittal and confirmation letter from Watershed Protection Dept.
Comments from recent submittal received on 10/05/21 and are being addressed with this resubmittal.
5. The plat states under 'Lots with Stormwater Devices' that Lot 2 /2A total sq. ft is 85,385, but under 'Lots with Buffers' Lot 2/2A total sq ft is 85,360.
Lot SF has been updated.
6. Stormwater ponds located in the open space areas are shown inside the flood area and/or riparian buffer area please remove.
Stormwater ponds have been revised to be located outside of flood area and riparian buffers.
7. Streams need to be labeled i.e., perennial, intermittent, etc.
Streams are now labeled.
8. Lots 9/9A – 11 and 13 – 22 break down is needed. Each lot needs the total square feet of the stream feature, total square feet of the flood area for lots with flood, total lot acreage without flood, stream feature, and total acreage of lot with flood and/or stream feature.
The Lot Information table now shows a breakdown for all lots.
9. Provide creek name on plat.
Creek name is now labeled.
10. Will Lots 7 & 8 and 13 & 14 have shared driveways? If yes, show easement.
At this time, it is unknown and will be up to the builder. Easement to be shown on final plat.
11. What will be done to ensure the driveway for lot 8 does not encroach on lot 7 or parcel 1614?
There will be no encroachment onto parcel 1614. An easement can be provided if necessary on lot 7, however, currently, lot 8 has access to their property.
12. Each lot with off-site needs to show total lot acreage as well as the breakdown acreage.
Each lot is individually labeled with SF on the plat, the Lot Information table shows the total SF.

13. Lot 1, to get to the home, the driveway will cross over a wetland.
Yes, this is noted in the GED. This is the fringe of the wetland and close to the DOT ROW and already maintained to some degree.
14. What is the width of the road frontage for lots 7 & 8?
30', see typ. lot diagram for minimum.
15. Please remove usable soils from riparian buffers in lots 3-5, 8, 9A, 11, 13, 14.
Usable soils hatch has been removed from the ROW and Buffers.
16. Remove note 6, a 404/401 permits will be required.
Note has been revised to state that a permit will be required.
17. Please add to note 12, this property is within the 100-year flood plain and place it before the 500-year sentence.
Note has been added.
18. Show septic route for lot 14.
Route shown and labeled.
19. Will there be street lighting?
No street lighting is proposed.
20. Will there be subdivision signs? If yes, please show on plat.
Signs now shown and will be in an easement. Final size of easement and sign area to be confirmed after road and storm design.
21. Plat title shown is Hobby Farm with Hobby Farm address and states concept plan. Please change to Ridgcrest Estates, add address, and change Concept Plan to First Plat.
The last submitted plan title refers to Ridgcrest Estates.
22. Plat is a little busy to read, is it possible to separate some items out, possibly providing a separate plats.
A separate Topo Map has been created.

C3 Design & Engineering, PLLC sincerely appreciates the opportunity to respond to these comments and looks forward to discussing them with you further as needed. Please don't hesitate to contact me with any further questions or comments you may have.
Regards,

Allison Averette
C3 Design & Engineering, PLLC
allison@c3designeng.com