



Rock Ridge Estates Phase I, Glen Rose
Construction Plan Review- Comment Response Form
5/26/2021

1. Submit final construction plans meeting the requirements of the subdivision ordinance.
 - a. *A full plan set was submitted to the City on 5/20. After discussions with City staff, it appears the full set was not distributed on to the reviewing party. The full plan set has been included with this transmittal.*

2. The preliminary plat indicates that County Road 311 right-of-way dead ends into the western boundary of the proposed subdivision. The City has indicated that the CR 311 right of way does not extend that far. Please provide documentation showing that the CR 311 right of way is as shown.
 - a. *CR 311 right-of-way has been removed from the preliminary plat, final plat and plan sheets.*

3. Final construction plans need to incorporate provisions to re-direct runoff as indicated in the drainage report. In other words, grading and drainage improvements shall be constructed as part of Phase 1 to ensure the drainage areas indicated on the proposed drainage area map are followed.
 - a. *The plan set includes phase I grading plan, retaining wall plan, drainage area maps, storm drain plan and profile sheet and supporting calculations, all of which communicate how the runoff will be redirected in the interim conditions to produce the outcome illustrated in the previously-submitted ultimate condition drainage area map and report.*

4. Drainage study/construction plans must provide calculations to show that existing infrastructure (ditches, culverts, etc.) have adequate capacity to convey additional runoff from development towards Wheeler Branch. If existing infrastructure cannot convey the additional runoff, improvements must be made to direct runoff to an adequate outfall.
 - a. *Drainage calculations sheet is included in the plan set and covers inlet, pipe and ditch calculations related to the proposed improvements.*

5. Drainage study must show that there are no negative impacts to outfall/drainage structure at Bo Gibbs and Wheeler Branch.
 - a. *As the calculations show, the post-development discharge to the south is less than the pre-development discharge and therefore it can be inferred that all existing downstream drainage structures that function in the existing conditions will continue to function after the development. Discharge to the north follows a clearly defined, unobstructed flow path through established ditches of adequate capacity until reaching Wheeler Branch. The state of the drainage path has been visually confirmed onsite.*

6. Section 10.02.034(a)(10) of the Subdivision Ordinance requires that the developer shall include improvements of adjacent city streets or county roads to city standards in the overall development of the area.
 - a. *After discussions with Michael Leamons (City of Glen Rose), it was communicated that the City does not foresee enforcing this requirement for this project. Mr. Leamons stated that this requirement has not been followed on past projects in the City, and that he does not anticipate this project will require improvements to Bo Gibbs Boulevard. Michael stated that the City is pushing to have this ordinance removed as it is rarely enforced in the City.*