

EXHIBIT A

DATE: 11/29/2022

ENGINEERING PLAT COMMENTS – Final Plat (Lonesome Dove Addition)

Request is for a Final Plat of the Lonesome Dove Addition, being approximately 55.50 acres, prepared by Westfall Engineering, submitted on 09/14/2022. Below are the comments that should be addressed prior to City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Engineering

Denial is recommended for the following reasons:

- We are still coordinating drainage with the developer's engineer. We have comments regarding drainage easement locations and sizes that need to be addressed. They are to provide drainage easements between lots but in order to properly size the easements they must provide engineering calculations and show the drainage is contained within the easement and they have provided 1' of freeboard. There a drainage structure located within public right of way at the intersection of Hoehn Road and Metz Road. A portion of this public improvement is shown within private property. The developer's engineer needs to make modifications to the drainage structure or change the lot boundary.
- One of our comments is they have not provided detention and they need to show and provide us documentation that they are not impacting downstream or adjacent property owners. The outcome of this study will impact the plat due to easement for detention or easements for downstream improvements.