

**From:** [Lynch, Seth](#)  
**To:** [Rock, Christine](#)  
**Cc:** [Greene, Steve](#); [White, William](#)  
**Subject:** MASS GRADING PLAN - SOUTH LAKE REGIONAL PARK / PROJECT#2016060010 AR#3285  
**Date:** Monday, October 30, 2017 12:13:57 PM

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Christine,

Public Works Engineering has the following comments for the mass grading site plan for the South Lake Regional Park.

1. The additional right-of-way for both Max Hooks Road and Cathedral Lane will need to be shown on the site plan and the proposed improvements may need to be adjusted to accommodate the right-of-way.
  - a. The plan will need to show the required right-of-way dedication of 80 ft for Max Hooks Road.
  - b. There is currently a vacation petition going through the review and approval process. Contained within the vacation is a new 20 ft right-of-way along the south boundary of the park site. This is to provide the additional area for ingress and egress from the parcels that utilize Cathedral Lane for access. This right-of-way will need to be shown on the site plan and the grading will need to be adjusted.
2. The Office of Parks and Trails may want to consider some of the dirt removal to be exported to the proposed subdivision Montevista Farms depending on timing of permitting for both developments.
3. The plan shows the proposed park improvements as a reference for the mass grading. The plan also includes the construction of retention ponds with basic stormwater pipe network. It is assumed the ponds and pipes will be installed with the mass grading.
4. Additional permitting for NPDES, construction entrance, utilities, and hauling of dirt removal may be required prior to commencement of construction.
5. A preconstruction meeting will be required to be setup by the contractor and include all utility providers, Office of Parks and Trails, Road Inspectors from the Public Works Department/Road Operation Division and any sub-contractors.

Thanks,  
Seth



**SETH LYNCH** | *Engineer III*

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