

Olivia Glantz

From: Matt Harrell <Matt.Harrell@raptorfamily.com>
Sent: Thursday, October 03, 2019 4:33 PM
To: Olivia Glantz
Cc: michaelp@aks-eng.com; Matt Harrell
Subject: Application 19-111656-LD/19-111658-ZO/19-118114-LD (Westwood Homes LLC)
Attachments: Westwood Homes Subdivision & Tentative Plan Application Notification_091919.pdf

Hi Olivia,

We are providing Public Comment on Application 19-111656-LD/19-111658-ZO/19-118114-LD located at 4700 Battle Creek Rd SE wherein an applicant (Westwood Homes LLC) has submitted a proposal to develop +/-52 acres into 212 single-family residential lots.

On behalf of the landowner Simpson Hills LLC (immediately NW of the proposed project opposite side of Reed Road), we offer the following comments and concerns;

1. Reed Road improvements should accommodate a $\frac{3}{4}$ street improvement to accommodate vehicle turn-lanes and taper-lanes along the frontage of applicants property. To be completed with the first phase of construction.
2. Provide provisions for stormwater crossings at industry standard (engineering standard catch basin design spacing) under/across Reed Road and flowing towards the creek that (roughly) parallels Reed Road on applicants property. Provide stormwater stubs under Reed Road to Simpson Hills LLC so there isn't a need to cut the street in the future. This will allow the existing stormwater to properly flow across Reed Road instead the entire length of Reed Rd. To be completed with the first phase of construction.
3. Provide provisions for sanitary sewer under/across Reed Road to Simpson Hills LLC. Stub sanitary sewer where the proposed "J Ave" ties into Reed Rd. To be completed with the first phase of construction.
4. Provide provisions for underground (franchise) utility crossings for power, phone, cable, gas, etc. to Simpson Hills LLC where the proposed "J Ave" ties into Reed Rd. To be completed with the first phase of construction.
5. Provide for the re-alignment of Reed Road at the intersection of Battle Creek Rd to accommodate city road design standards. Simpson Hills would discuss with applicant if there is a need for right-of-way from Simpson Hills LLC to accommodate the re-alignment of Reed Road. To be completed with the first phase of construction.

Provided that the aforementioned items are addressed with land use planning and the (future) engineering design and construction, we will support this project and not oppose.

Thank you,
Matthew Harrell
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