

April 15, 2025

RE: PRSUBD20243308 Whispering Woods 3<sup>rd</sup> Plat

We offer the following responses to the city comments:

**Engineering Review - Street and Storm Reviewed By: Gene Williams, P.E.**

1. A "No-Rise Certification" form shall be submitted for the project.  
**No Rise Certification has been added to the No Rise Hydraulic Report.**
2. Previous applicant letter comment: "On all asphaltic concrete sections, KCMMB mix is required. Correction required". Although mix is called-out correctly, the aggregate base was incorrect for the residential collector (i.e., 26th St.). The aggregate base shall be a minimum of 7.5 inches over geogrid.  
**Street Section detail revised.**
3. Previous applicant letter stated "Typical asphaltic concrete and subgrade sections are outdated. New standards for residential local are 6 inch aggregate over geogrid rather than 10 inch. New standards for residential collector are 7.5 inches aggregate over geogrid rather than 12 inches. Correction not necessarily required, but wanted to make you aware of the downgrade in design criteria." The updated typical sections do not callout aggregate, but rather, "KCMMB base with geo-grid". Did you mean to say "aggregate base with geogrid"?  
**Street Section detail revised.**
4. Previous applicant letter comment stated "Signage plan was missing. Corrections required." Although a signage plan was provided, we need pavement marking for crosswalks included on this plan. Correction required.

**Per discussion at meeting with City on 3/26/25 cross walk markings are not required.**

**Engineering Review - Water Reviewed By: Gene Williams, P.E.**

1. Plan and profile view of the existing water main to be relocated as part of the box culvert project to be provided with these plans. The water main cannot be allowed to remain beneath a box culvert and is greater than 7 feet in depth. Correction required.  
**Plan sheet added to relocate existing water main to above proposed box culvert.**
2. MDNR construction permit is required prior to formal approval.  
**Acknowledged.**

**Engineer Review - Grading Reviewed By: Gene Williams, P.E. Corrections**

1. According to the "Hydraulic Report", it appears there is a rise in the base flood elevation upstream of the proposed box culvert. A "No-Rise Certification" (i.e., no rise greater than 0.00 feet) is required, and it would appear this condition has not been met. It is possible additional compensatory storage may be required. Correction required.  
**Model has been revised so that the upstream section are now below the predeveloped conditions. A "No-Rise Certification" has been added.**

**Engineering Review Reviewed By: Gene Williams, P.E.**

1. *Hydraulic Report dated Dec. 6, 2024 never makes clear the objectives of the report. The response to comments provides some of the objectives, but the report was not revised to include these objectives. I was also missing the "No-Rise Certification", and it appears from the report there is a slight rise upstream of the box culvert. FEMA defines any rise greater than 0.00 feet as a rise in the base flood elevation, and this will need to be addressed. Correction required via a revision to the report, and inclusion of a "No-Rise Certification" within the report.*

**Report has been revised to clearly indicate the purpose of the report to demonstrate compliance with the no rise condition.**

2. *See comment #6 in previous applicant letter. The water main beneath the box culvert cannot remain in the location shown. It is greater than the allowed 7 feet of cover, and it is beneath a concrete box culvert. The allowance of this line to remain "as-is" will impact future maintenance by Water Utilities. Relocation of this line shall be required.*

**Plan sheet added to relocate existing water main to above proposed box culvert.**

3. *The Storm Drainage Report dated Mar. 1, 2025 states within the text that fill will only be brought-into the floodplain fringe. This is not accurate. Fill will be brought-into the floodway, and hence a No-Rise Certification is required. Revision to the report is required.*

**The Storm Drainage Report is intended to only address the impacts from the proposed lots and water quality facility. A paragraph has been added to the Existing Conditions section of the report to refer to the "No Rise" Hydraulic Report for details on the impacts to the floodway from the proposed box culvert and proposed creek restoration.**

If you have any additional questions or comment do not hesitate to contact me.

Thank you,  
SNYDER & ASSOCIATES, INC.



Shawn Duke, PE  
Project Manager/Engineer