

February 3, 2026

RE: Herrera Residence Response to Comments (VoP)

Storm Drainage Comment:

2. C-100: Provide additional elevations for the proposed d/w between the PL and parking area. (10-13-25: Elevations provided, but the difference in elevation is more than 1.5' from the edge of the driveway to the bottom of the swale. Provide a section from the edge of pavement to the building entrance.

(11-24-25: No sections provided)

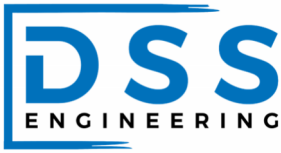
Response: As per the meeting held on 01/29/2026 between Hector Rodriguez and David Mendez this comment has been addressed in the submitted response:

"A section titled "Section E" was included in the Paving, Grading & Drainage Plan (Sheet C-100) submitted on 10/26/2025 to further clarify the proposed grading from the edge of pavement to the building entrance. See image of section.

2.a. C-100: Provide sections adjacent to the driveways on the east and west sides of the property. (11-24-25: No sections provided)

(12-24-25: no change to plans)

Response: 1 additional section (Section F & G) provided on each end of driveway to show onsite retention. The site proposes a 6" grassed berm along the property line perimeter. In addition, we demonstrated that the swale slopes are acceptable at 1v:3h slope max. The bottom elevation of the swale is held at 8.2 for which the R/W elevations will flow to and provide retention. Additional spot elevations are provided to show minor grade changes.



2.e. C-100: All sections: provide horizontal dimensions for all slopes and provide elevations at all changes in elevation. (11-24-25: this section is 13' wide in total – so there is no flat bottom as shown)

Response: As per the meeting held on 01/29/2026 between Hector Rodriguez and David Mendez this comment has been addressed in the submitted response:

" The section being referred to in the above comment is "Section B". See plan view and image view of section B below. The swale measures 12.4', from which 8.4' are the flat bottom, and the remaining 4' are the side slopes graded at 3:1 from elevation 7.4' to 8.0'."

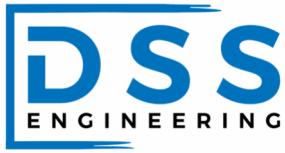
4. C-100: Clarify Sections C and D with respect to Condition 8. (10-13-25: No change to plans) (11-24-25: Sections C and D need to extend to the other side of the edge of pavement so that the minimum 20' of pavement is obtained – this is the purpose of Note 8)

(12-24-25: no change in plan)

Response: Dimension updated to show 20 feet pavement width in section C and D.

7. (12-24-25) Max d/w width is 16' – 18' is shown.

Response: The driveway width has been updated to 16 feet wide. Dimensions have been added for clarification.



Should you have any questions please do not hesitate to contact us at 305-773-0258.

Respectfully,

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