



May 18, 2021

Roxborough Design Review Committee  
Via Email

RE: 6129 Woodbine Way Comments

Dear Design Review Committee,

Included in this submittal are the revised plans for the above referenced project. Below are responses to comments:

1. Per Section 3.3: Retainage, Grading, Drainage: Please Clarify on DESC "OP" on DESC legend (missing). Please clearly note size and locations of erosion control blankets.  
**Response: Outlet protection (OP) is a proposed rip rap pad at the culvert outlet. The outlet protection label has been revised for clarity.**
2. Per Section 3.3: It is the sole responsibility of the Lot Owner to ascertain that any alterations made to their undeveloped lot do not cause off-site drainage problems. Alterations include vegetation removal, grade changes, and any type of new structure. DESC shows drainage directed toward residence at lot 27. Please revise the drainage plan at this location with drainage control methods.  
**Response: Proposed runoff from our site follows historic drainage patterns. Redirecting runoff away from lot 27 will alter historic drainage patterns thereby causing potential drainage problems to areas that historically did not take on drainage from our site. Lot 27 will need to safely convey offsite tributary runoff which includes runoff from our site.**

If you have additional questions, please contact me at [kschwab@proofcivil.com](mailto:kschwab@proofcivil.com) or at 303-325-5709.

Best Regards,

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