

## RESPONSE TO REVIEW COMMENTS

### **WALDEN PRESERVE 2 – AMENDED PUD DEVELOPMENT PLAN PUD-18-007**

LAND RESOURCE ASSOCIATES

March 11, 2019

## **PCD LETTER DATED OCT 23, 2018**

### REGIONAL BUILDING / ENUMERATIONS / FLOODPLAIN

1. Street names have been added to all cul-de-sacs containing an excess of 5 lots.
2. Key maps have been revised to reflect correct filing areas.
3. The designator (xxx) has been added to all lots indicating the proposed driveway access and front door location.
4. A floodplain statement has been added to Sheet 1 – Cover Sheet.

## **PUD DEVELOPMENT PLAN RED LINE COMMENTS**

DSD (Ruiz)

Sheet 1 – *Area included in change* - As the scope of the proposed PUD Development Plan amendments has increased, all areas within the application (parcel no. 6123001023 as illustrated on Sheet 1) have been modified to one extent or another and are now included with the area of the PUD amendments.

Sheet 1 – *Not included for the PUD as shown* – Note has been modified and the Adjoining Owners List included on Sheet 2 has been expanded to include all owners adjoining the expanded PUD area. The mailing notifying the adjoining owners has been re-mailed to the expanded list.

Sheet 1 – *Is this a carryover note...done* – All notes that are no longer applicable to this application have been removed.

Sheet 2 – Please add the land use per the zoning checklist – The adjoining owners list has been expanded to include zoning for each parcel and land use for each parcel.

Sheet 1 (and Sheets 2 thru 6) – *Add PCD File #* - PCD File numbers have been added to all sheets.

Sheet 2 (and Sheets 3 thru 4) – *Driveway access to more than 3 lots* – All lots containing a combined access (driveway) easement have been limited to accessing a maximum of 3 lots with the included lot numbers identified on the drawings.

Sheet 2 (and Sheets 3 thru 4) – *It is difficult to identify what information is being provided* – In an effort to clarify the plans; (1) the contours have been significantly lightened, (2) the hatch lines have been lightened, (3) standard lot line easements have been removed in favor of a plan note identifying all standard lot line easements, (4) building setback lines have been lightened.

Sheet 2 (and Sheets 3 thru 4) – *What are these various line items* - The line items include the property line, standard lot line easements and building setbacks. For greater clarity, the standard lot line easements have been removed in favor of a plan note identifying all standard lot line easements. The standard building setback lines include 25' front, side and rear building setbacks. Non-standard building setbacks are identified by number and shown in the Symbol Legend on each sheet and include (1) front yard setback at a minimum of 150' lot width and (2) increased 25' side yard building setbacks utilized where standard lots adjoin flag stems.

Page 5 – *Staff recommends adding a note that will allow for the phasing to be dependent upon the market* – The recommended not has been added.

Page 1 – *Much of the detail that was on the 2016 PUD has been lost with the dark hatching* – The hatching has been lightened.

Page 1 – The callout seems to be in the wrong area – This callout has been removed due to the expansion of the PUD amendment area.

Page 1 – *Please cloud all areas being amended* – As the scope of the proposed PUD Development Plan amendments has increased, all areas within the application (parcel no. 6123001023 as illustrated on Sheet 1) have been modified to one extent of another and are now included within the PUD Development Plan amendment area.

#### ENGINEERING REVIEW (La Force)

Sheet 2, 3 and 4 – *issues related to combined access (driveway) easements* – The intent is to provide combined driveway access for up to three lots. Access easements must touch or adjoin any lot being provided common driveway access. Where an easement provides access to 2 lots, the easement is centered on the lot's common property line flag stem and is 30' wide. Where an easement provides access to 3 lots, the access easement is configured such that 30' of the easement width is contained within the flag stem adjoining the non-flag lot being provided access and an additional 15' of width is provided within the adjoining flag stem for a total of 45' of easement width. This technique allows for the actual driveway being centered upon the common flag stem property line while providing legal access to all 3 lots involved. Specific easement locations, widths and lots being accessed by the combined access easement are identified on the Preliminary Plan. Provisions related to common driveway use rights and maintenance requirement and responsibilities are contained within the subdivision's Restrictive Covenants and are consistent with Filings No. 1 through 3. The Walden Preserve 2 Restrictive Covenants are included within this re-submittal package.

Sheet 4 – *Revise roadway cross section per ECM requirements* – The roadway cross section has been up-dated to reflect aggregate base course daylighting horizontally to the side slope.

#### OTHER

*Letter of Intent* – The Letter of Intent has been revised to include discussions of the LDC PUD Development Plan approval criteria.