

March 14, 2019

RESPONSE TO COMMENTS

ROLLIN RIDGE ESTATES PRELIMINARY PLAN (SP-18-001)

PCD PROJECT MANAGER - REDLINES

- Prel Plan Sheet 1 – *Development Notes 4 and 8 are duplications* – Development Note No. 8 has been removed.
- Prel Plan Sheet 1 – *Legal descriptions on the plan do not match the title commitment* – As shown on Sheet 2 of the Preliminary Plan, the Rollin Ridge Estate subdivision contains two assessor parcel numbers called out as Parcel A (6127000065) and Parcel B (6127000064). The submitted title commitment contains legal descriptions for three parcels: Parcel 1's legal description (6127000065) includes the ranch house and out buildings. Parcel 3's legal description (6127000064) includes the remaining unimproved portion of the ranch. Parcel 2 of the title commitment's legal descriptions defines a 20' wide vehicular access easement providing driveway access to Parcel 1 over Parcel 2's real property. As Parcel 2 of the title commitment does not describe real property, it was not included within the Preliminary Plan's legal description. Otherwise, Parcel A's Preliminary Plan legal description matches Parcel 1 title commitment legal description and Parcel B's Preliminary Plan legal description matches Parcel 3's title commitment legal description. I have added a note to the Preliminary Plan's legal descriptions identify which Preliminary Plan legal description corresponds to which title commitment legal description.
- Prel Plan Sheet 2 – *Update Cherry Crossing Drive's edge of asphalt design between Hodgen Road and the northerly commercial access* – the edge of asphalt and lane configuration has been updated per Engineering Review requirements.
- Letter of Intent – *Add a brief discussion of the requested ECM deviations* – A description of the four requested ECM deviations has been added to the Letter of Intent.

ENUMERATIONS / FLOODPLAIN

- *Notes 4 and 8 are the same note* – Development Note No. 8 has been removed.
- *Enumerations has not received a request to change the single family resident's address* – The address will be changed prior to recording of the subdivision's first final plat.