

RETREAT AT TIMBERRIDGE FILING NO. 2
RESPONSES TO COMMENT LETTER DATED JULY 6, 2021
SF-21-021
OCTOBER 6, 2021

FINAL PLAT COMMENT LETTER

1. AN OFFSITE DRAINAGE EASEMENT HAS BEEN SHOWN ON THE PLAT. THE EASEMENT WILL BE GRANTED BY SEPARATE DOCUMENT AS IT IS NOT WITHIN THE BOUNDARIES OF THE PLAT.
2. A SECOND BLANK HAS BEEN ADDED TO NOTE 32 FOR THE RECORDING INFORMATION OF THE SECOND AGREEMENT.
3. SEE BELOW FOR RESPONSE TO RELINE COMMENTS.

REDLINES

SHEET 1 OF 7

- NOTE 37 HAS BEEN ADDED REGARDING SEWAGE TREATMENT
- NOTE 35 HAS BEEN ADDED REGARDING ENUMERATIONS APPROVAL OF THE PLAT.
- NOTE 12 HAS BEEN REVISED TO "PUBLIC WORKS". THE LOCATION OF MAILBOXES HAS NOT BEEN DETERMINED AT THIS TIME. THE LOCATION WILL BE DETERMINED BY THE USPS AT A LATER DATE.
- NOTE 16 THE PETITION WILL BE SUBMITTED TO LORI IN THE NEAR FUTURE.
- NOTE 18 HAS BEEN REVISED AS REQUESTED AND THE 95 FOOT NO-BUILD AREA HAS BEEN ADDED TO THE GRAPHIC SHEET.
- NOTE 21 HAS BEEN LABELED AS INTENTIONALLY OMITTED NOW THAT THE REFERENCED TRACT IS SHOWN AS RIGHT OF WAY. NOTES 22 AND 23 HAVE BEEN REVISED TO REFLECT THE NEW TRACT ALPHA DESIGNATIONS.
- NOTE 31 HAS BEEN REVISED TO INCLUDE THE MAINTENANCE OF THE UNDERDRAIN BY THE INDIVIDUAL LOT OWNER.
- NOTE 32 A SECOND BLANK HAS BEEN ADDED TO NOTE 32 FOR THE RECORDING INFORMATION OF THE SECOND AGREEMENT.
- SUMMARY TABLE HAS BEEN MODIFIED TO REFLECT THE REVISED TRACT ALPHA DESIGNATIONS.
- FINAL FEES WILL BE FILLED IN PRIOR TO RECORDATION. WE ARE WAITING ON AN APPROVAL OF THE FINAL DRAINAGE REPORT TO GET THE FINAL FEES.

SHEET 2 OF 7

- THE TRACT "A" DESIGNATION HAS BEEN REMOVED AND "PUBLIC" ADDED TO THE RIGHT OF WAY DESIGNATION.
- THE FENCE IS IN THE FAE, PAGE 3, UNDER LANDSCAPE IMPROVEMENTS. NOTE 38 HAS BEEN ADDED REGARDING THE CONSTRUCTION AND MAINTENANCE OF THE FENCE.

SHEET 3 OF 7

- THERE IS NO NEED FOR AN EASEMENT WITHIN THE TRACT (NOW TRACT B) AS THE TRACT WILL CONVEYED TO THE COUNTY AFTER ALL CONDITIONS STATED IN NOTE 23 ARE MET. THE DEVELOPER IS RESPONSIBLE FOR CONSTRUCTING THE TRAIL. THIS INCLUDED IN THE FAE UNDER LANDSCAPING IMPROVEMENTS.

SHEET 4 OF 7

- THERE IS NO NEED FOR AN EASEMENT WITHIN THE TRACT (NOW TRACT B) AS THE TRACT WILL CONVEYED TO THE COUNTY AFTER ALL CONDITIONS STATED IN NOTE 23 ARE MET. THE DEVELOPER IS RESPONSIBLE FOR CONSTRUCTING THE TRAIL. THIS INCLUDED IN THE FAE UNDER LANDSCAPING IMPROVEMENTS.

SHEET 5 OF 7

- THERE IS NO NEED FOR AN EASEMENT WITHIN THE TRACT (NOW TRACT B) AS THE TRACT WILL CONVEYED TO THE COUNTY AFTER ALL CONDITIONS STATED IN NOTE 23 ARE MET. THE DEVELOPER IS RESPONSIBLE FOR CONSTRUCTING THE TRAIL. THIS INCLUDED IN THE FAE UNDER LANDSCAPING IMPROVEMENTS.

SHEET 6 OF 7

- THE DRAINAGE EASEMENT IS ON PROPERTY TO THE EAST OF THE PLAT BOUNDARY. THE EASEMENT WILL BE GRANTED BY SEPARATE DOCUMENT AS IT IS NOT WITHIN THE BOUNDARIES OF THE PLAT.
- AS THE DRAINAGE IS EAST OF THE REAR LOT LINES HAVING THE FENCE ON THE PROPERTY LINE WILL NOT INTERFERE WITH THE DRAINAGE.
- NOTE 38 HAS BEEN TO COVER THE CONSTRUCTION AND MAINTENANCE OF THE FENCE.

SHEET 7 OF 7

- NO REDLINE COMMENTS.