

## **Timber Ridge West Comment Review Responses April 2019**

**Owners/Developers:** Jacob Decoto  
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Review comment responses from latest submission are summarized as follows:

### **EPC Health Department – March 26, 2019**

Comments are noted. No modifications to existing documentation was required as a result of these comments.

### **Black Forest Land Use Committee – March 20, 2019**

Recommendation for approval is noted and appreciated.

### **Black Forest Trails Association – March 15, 2019**

All issues related to trails were addressed as part of the approved Preliminary Plan for The Retreat at Timber Ridge of which this final plat is a part of. Trail access to the North to facilitate eventual connection to Section 16 was provided as part of approved preliminary plan for the overlaying PUD.

### **Parks Advisory Board – March 11, 2019**

Recommendation for park fees in lieu of land dedication of \$912 is acknowledged. Applicant has no objections.

### **EPC Parks Department – March 11, 2019**

See comment response for Parks Advisory Board.

### **Colorado Division of Water Resources – March 11, 2019**

Comments are noted. No modifications to existing documentation was required as a result of these comments.

### **PCD Project Manager Drainage Report Redlines – March 7, 2019**

The requested, primarily minor, modifications to the drainage report have been made and updated report uploaded.

### **PCD Project Manager Geology Report Redlines– March 7, 2019**

As discussed with Steve Kuehster at the El Paso County Planning Department a cover letter has been added to the Geology Report to provide more clarity as to the applicable sections for this final plat.

**PCD Project Manager Plat Redlines – March 7, 2019**

All requested changes have been made to the plat and updated document uploaded. Per discussions with Kari Parsons, Steve Kuehster, and Elizabeth Nijkamp of the El Paso County Planning Department the original comments dated March 7, 2019 were modified with respect to language pertaining to driveway access and road dedication.

**PCD Engineering Division – March 7, 2019**

These comments were addressed in the updated Plat, Geology Report, and Drainage Report documents.

**Pikes Peak Regional Building Department – March 7, 2019**

As requested the private driveway access for Lots 1 and 2 will be given a private access name. The preliminary name, pending submittal to and approval by 911, is shown on the final plat as 'Forest Line Way'.

**US Postal Service – March 1, 2019**

Requested items regarding placement of mailboxes for Lots 1 and 2 have been included as a note on the updated Plat.

**911 Authority – El Paso/Teller County – February 25, 2019**

Request for naming of private drive access has been addressed, see Pikes Peak Regional Building department response.