

RESPONSE TO REVIEW COMMENTS

**WALDEN PRESERVE 2 – AMENDED PRELIMINARY PLAN APPLICATION SP-18-005**

LAND RESOURCE ASSOCIATES

March 11, 2019

**PCD LETTER DATED OCT 20, 2018**

CURRENT PLANNING

1. *The fire protection report is illegible...* The Fire Protection Report has been revised, re-scanned and resubmitted.

2. *Revise Letter of Intent...* The LOI has been revised to include discussions of the LDC Preliminary Plan review criteria.

3A. *Mailing to adjoining owners...* As the scope of the proposed preliminary plan amendment has been increased; a full mailing to all owners adjoining Filing 4 through 7 has been performed. See re-submitted adjoining owner notification package. Note that no notification has been sent to entities owned by the applicant including the Walden Corporation, Custom Castles Building Co, or 83 Walker LLC.

3B. *Mineral rights ownership...* The title commitment exception #12 transferred mineral rights to the Walden Corporation in 1968. When the Walden Corporation was sold to Matt and Bill Dunston, there was no change in land or mineral ownership, only ownership of the Corporation. When the Walden Corporation, now owned by Matt and Bill Dunston, transferred ownership of parcel number 6123001023 to Walden Holdings I, LLC (the applicant) the mineral rights were transferred with the land. Therefore, the certification of mineral rights ownership is correct in that the mineral rights have not been severed and are owned by the applicant, Walden Holdings I, LLC.

ENGINEERING DEPARTMENT – See amended Preliminary Plan red line comments following.

PIKES PEAK REGIONAL BUILDING DEPARTMENT

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.

**PRELIMINARY PLAN RED LINE COMMENTS**

DSD (Ruiz)

Sheet 1. – *Unchanged area delineation* – As the scope of the proposed Preliminary 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.

Sheet 1 – *Remove notes that are no longer applicable* – All notes that are no longer applicable to this application have been removed.

Sheet 1 – *Standard PCD Preliminary Plan Notes* – *This is for the preliminary plan and not final plat* – So noted.

Sheet 2 – *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 4 – *Key map revision required* – The key map on sheet 3 has been revised to reflect the accurate location of the proposed filing.

#### ENGINEERING REVIEW (La Force)

Sheet 1 – *Spell out “Preliminary”* – The abbreviation “Prel” has been revised to “Preliminary”.

Sheet 1 – *Replace all References from “Development Services Department” to “Planning and Community Development Department”* - All references to DSD have been replaced by P&CDD.

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 3 and 4 – *Up-date key map* – The key map has been up-dated and Sheets 3 and 4.

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.