

November 19, 2018

Nina Ruiz
PM/Planner II
El Paso County Planning and Community Development

Dear Mrs. Ruiz,

This letter responds to comments uploaded on EDARP in November. Our responses to comments are provided in red below.

PIKES PEAK REGIONAL BUILDING DEPARTMENT

Enumerations has the following comments:

1. Again, place (xxxx) where addressing is intended to be utilized for lots and tract. Lot addressing should be marked as the front door location with (xxxx). Will all homes, front door face Vineyard Circle?

2. Again, provided a 100-scale copy of the entire development to Enumerations department in person. Addressing the area will not start until received.

- Comments 1 & 2 are noted, a 100-scale copy of the plan with (XXXX) will be provided with the Final Plat which has not been submitted.

PCD PROJECT MANAGER

General

1. A Metro District is being proposed. Please be aware that this will need to be in place prior to the Final Plat being approved.

- Noted.

2. An anticipated condition of approval will be to require future filings to contribute towards the traffic signal at N Carefree/Akers. However, El Paso County is anticipating implementing a signal impact fee in 2019. You will likely be paying this new fee in place of the fee outlined in the traffic study.

- Noted, the Final Plat will likely not be recorded prior to the signal impact fee implementation. Developer anticipates paying the new signal impact fee.

Landscaping

1. There are several trees/shrubs shown on private property and not within the landscape areas. These trees should be removed, as they are beyond the landscape areas. Homeowners/developers may install any number of trees they wish on personal property.

- The trees have been relocated/shifted east to be outside of the lot.

CHEROKEE METRO DISTRICT

This development is within the service boundary of the Cherokee Metropolitan District. The developer is aware of the separate development review process that is required for the District. ~Jonathon Smith

- Noted, developer is aware of the process.

FALCON FIRE PROTECTION DISTRICT

Fire Lane Signs Required: Roadways proposed in this subdivision are less than 34 feet wide and will require fire lane no parking signs on one side of the road throughout the entire subdivision. The inside road is where the fire hydrants are proposed and should be where the no parking fire lane markings are posted as well. See notes below for more information.

- The inner curb of Vineyard Circle has been marked and noted as a "FIRE LANE NO PARKING".