

The Bridge MPDOZ Rezone
Responses to Planning Department Comments
August 2024

Posted Comments by Planning Staff;

This application is incomplete. Please submit the following information with staff commentary in italics:

1. A conceptual street, pathway, trail, and accessway or Alley connectivity plan showing how the project or a future project can connect to existing, proposed, and potential future streets, pathways, trails, and accessways or Alleys. *Please show how all road stubs could potentially connect back to the existing street network considering existing topography and site constraints. These do not need to be actual proposed alignments, but rather a demonstration of at least one feasible method of making those connections.*

Please see Exhibit A – The overall Bridges plan shows eight connections that exit the project and are made up of road stubs, ROW easements and emergency accesses.

2. A proposed parks and open space plan, including land, infrastructure, or monetary donations intended to be given to the park district, county, or other entity for the purpose of providing parks or open spaces. *Will there be any considerations for the local parks district?*

Please see Exhibit B – The project has three park areas for recreation, over 141 acres of common area open space and nearly eight miles of hard and soft trails. These amenities will be owned and maintained by the Bridge HOA and are open for public use.

3. A narrative explaining the planned or potential future access to culinary and secondary water facilities, and wastewater disposal facilities. *We need this explanation.*

Wolf Creek Water and Sewer Improvement District will provide culinary water, secondary water and sewer services. Can and will service letters will be provided with the subdivision application submittal.