GARDNER ENGINEERING
CIVIL · LAND PLANNING
MUNICIPAL · LAND SURVEYING

May 10, 2021

Attn: Felix Lleverino

RE: Crimson Ridge Phase 2B

We have addressed the planning review comments dated April 2, 2021 as follows:

Crimson Ridge Phase 2B

1. After getting final approval from the Planning Commission you will need to schedule a construction meeting with County Engineering.

    Noted.

2. A Cost Estimate for subdivision improvements will need to be approved by the County Engineer.

    Noted. Cost estimate was previously submitted for Phase 2A and Phase 2B remaining portions not constructed with Harbor View Estates subdivision.

3. Before you can request final approval from the County Commission, you will need to create an escrow account with the County Engineering Dept. for all subdivision improvements that are not completed.

    Noted.

Cluster Subdivision Code Requirements

1. In lieu of a sidewalk on both sides of the street as required by §108-3-4(c), a ten-foot-wide pathway may be placed on one side of the street. As an aid to shape the design of the sidewalks and or pathways see §108-3-4(c)(1-5). To fulfill the requirements found in §108-3-4(c)(1-5), Show the public trail easements and revise the dedication language to include pathway dedication for public non-motorized pathway access.

    This has been updated as requested by adding the required language to the plat. Refer to Note 8.

2. I am assuming that the open space parcel will be commonly owned by an appropriate HOA. The HOA documents will need to be reviewed by the Planning Division and the County Attorney (before final from the County Commission) and then recorded with the final plat.

    Noted.

3. The Planning Division will not be able to bring phases 2A. 2B, or 2C back to the planning commission for final approval until the appropriate text amendments are made to the cluster code or subdivision code, or all of the phases indicates public roads throughout.

    Noted. It is expected that the appropriate text amendments will be made to the cluster code or subdivision code. Developer would request that the roads be private for this development.