

Planning Comments:

1. General Comments:
 - a. Standard setback distances are incorrect please remove or revise.
 - b. Remove the setback lines from the Preliminary Plat page of the plan set.
2. Section 602.E.1,5: The sidewalk shown on the DP plans is required for the subdivision as well, provide additional information with the next submittal, see Engineering comments.

Response: Landmark removed the setbacks.

Response: The sidewalk is shown on the Site Plan included with the Preliminary Plat.

Informational Comments:

1. Section 602.K.1.c: This subdivision is exempt from providing open space.
2. Section 602.N.1: The sidewalk along Walton Creek Road is a critical improvement and shall be constructed and approved or collateral provided and an Improvements Agreement recorded prior to approval or recording of the Final Plat.

Response: Noted.

City Engineering Comments:

1. The existing conditions plan needs to show the property lines on the north side of Walton Creek Road and west side of Village Drive and annotate the existing Right of Way widths.

Response: Landmark added the additional annotation.

2. Additional public Right of Way is required for Walton Creek Road.

Response: Section 602.E of the Community Development Code requires additional right-of-way to accommodate multi-mode facilities and to offset or mitigate the anticipated traffic impacts of the subdivision. Landmark revised the plans to include a cross section showing how the project accommodates multi-mode facilities and the City's standard cross section without dedicating additional right-of-way. Additionally, the project does not have any traffic impacts that justify the request for additional right-of-way.

3. A preliminary sidewalk plan is required with the Preliminary Plat submittal. The sidewalk should be an extension of the sidewalk to the east.

Response: Sheet C.100 includes the sidewalk and cross sections.

Draft Conditions of Approval:

1. The sidewalk along Walton Creek Road shall be constructed and approved or an Improvements Agreement recorded prior to approval and recording the Final Plat.
2. Civil construction plans prepared by a licensed Colorado civil engineer are required to be submitted to DRT for review and approval prior to approval of any Improvements Agreement, building permit or grading permit and prior to the start of any construction.

MWW Comments:

1. Show proposed lot lines for Townhoming individual units.
Response: The preliminary plat is only proposing to create a single lot. A future plat will create the townhome parcels after the foundations are constructed.
2. Show Phasing plan.
Response: The project is not proposing any phasing associated with the preliminary plat.
3. Revise and resubmit.
4. Based on resubmittal expect comments to follow.