



330, 360, 390 Elkton Drive Zoning Map Amendment Land Use Statement

To whom it may concern,

The following are Terra Nova Engineering's responses to public comments on the Land Use Amendment:

1. Most of the heavily-sloped land is within a preservation easement, meaning no development can occur within those areas. Development will minimize erosion. The development is located in the southern part of the lot, not near Mission Ridge.
2. The area along the sidewalk of Point of the Pines Drive is within a preservation easement, meaning no work can occur in this area. Any fire hazard will be mitigated as required.
3. Plans can be viewed at the City Planning office.
4. There is a proposed sand filter basin as part of the Development Plan. Sand filter basin is currently proposed central to the property, not adjacent to Point of the Pines Drive. Some runoff from Mission Ridge flows onto the property and is to be managed on our site as per City drainage requirements. The Drainage Report associated with this development can be viewed at the City Planning office.
5. There are no plans to coordinate timing of construction with outside contractors working on adjacent properties; this is not required by City code.

Sincerely,
Jacob Schlieb, E.I.
Terra Nova Engineering, Inc.
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