

- 1) Please clarify which areas are open spaces and public spaces as it differs between the approved final subdivisions plats of Phases 1 & 2 and the updated site plan.
During the process of updating the site plan, it was decided that the area around the pond would be better served as public space instead of open space since it was one of the open/public spaces that abuts a public right of way with minimal traffic. The open space abuts Val Del Rd. & Sermons Lane and is restricted due to potential traffic danger.
- 2) Please provide the amount of open space expected to be used for storm water management 4.06.02(B).
We have complied with the 25% ratio of storm water management area to open space requirement.
- 3) Will the pond in Phase 2 be used by the public? If so, where will the access be located? The visible access between lots 30 and 31 is labeled as "drainage easement" on the Ph. 2 recorded plat.
We are adding a 10' ingress/egress easement along the north line of Lot 25 to access the public space.
- 4) Please show all pedestrian and bicycle paths.
Although not labeled, pedestrian and bicycle traffic will be able to traverse the 10' ingress/egress easement along the north line of Lot 25 to access the adjacent public space.
- 5) Please provide a response as to when the pedestrian and bicycle paths will be constructed.
If required, the pedestrian and bicycle paths will be unpaved.
- 6) Are amenities to be provided in the public spaces? If so, how will they be accessed?
The developer is still considering the type of amenities at this time, which may include benches and picnic tables around the pond area in the 2.88 acres public space.
- 7) The mailbox kiosk is noted as in a "designated public space". Is this calculated into the public spaces total?
Yes. See site plan.
- 8) Please consider providing for the proposed mailbox kiosk. Even a few pull-through spaces in the middle of the cul-de-sac would be helpful. (USPS Operations Guide)
See site plan note #9.
- 9) Please consider parking for the for the main public space. Residents from the northern side of the neighborhood are likely to drive to use the area.
See site plan note #9.
- 10) Please clarify if the stub out in Phase 4 will lead to a Phase 5.
See site plan note #9.