

**Public Information Report  
for Lake Cornelius Residential**

*based on comments received at PIS 8/8/18*

<u>Question/Concern</u>	<u>Response</u>
Traffic on Catawba Ave. Need for gutters, curbs and sidewalks (multiple comments)	No TIA is required for 14 units, but the applicant will be making a contribution into the Connectivity and Traffic Calming Plan at a rate of \$500 per lot, per the Davidson Planning Ordinance.
Traffic on Faust Rd. (multiple comments)	No TIA is required for 14 units, but the applicant will be making a contribution into the Connectivity and Traffic Calming Plan at a rate of \$500 per lot, per the Davidson Planning Ordinance. Additionally, we recognize that Faust Rd is narrow so we will direct our vendors and contractors to seek other routes to and from our site.
Narrow street and emergency vehicle access (multiple comments)	This is an NCDOT road/right-of-way at the present time and would be a matter for the Town of Davidson.
Tree removal, by builder, or in future by homeowners (multiple comments)	We have a requirement to preserve twenty (20) percent of existing mature trees on the site. Our plans are to save approximately 55% of existing mature trees canopy. The equates to roughly being required to preserve 27 existing mature trees and we will preserve approximately 72. New plantings as well may contribute to or exceed this number. This community will be managed by an HOA and before we turn the community over to this separate entity, we will make clear our intent to save the existing trees and point out the great lengths that we will have gone to in order to save them. We anticipate setting this expectation, along with our overall theme for the development, will help sway any rogue tree removal by a future individual homeowner. In addition, the individual would not have the authority to remove any trees without HOA Board approval.
Can kayaks be put in at the easement (where Catawba ends)?	This is an NCDOT road/right-of-way at the present time and would be a matter for the Town of Davidson.

Will there be connectivity to Parkam Park?	The developer intends to encroach upon one or more adjoining properties to place a mulch pathway within the adjoining property boundaries to connect the planned greenway path with the existing Parham Park. The developer will attempt to broker an easement or maintenance agreement between the adjoining property owners and the Town. This brokering and the installation of a mulch path will be the extent of the developer's involvement in this off-site connectivity.
Ability for large trucks to turn around	Our site design incorporates travel templates which mimic large vehicular movement throughout the planned development's alley location and will handle large truck maneuvering within as well as to and from the site.
Drainage with water run off	Our site design will be engineered with the appropriate design guidelines for a protected watershed. This design work will be reviewed and approved by Mecklenburg County, the management entity for such matters.
Losing parking or mailbox in front of my house (on Catawba Ave., should road be widened)	This is an NCDOT road/right-of-way at the present time and would likely be a matter for the Town of Davidson when and if Catawba would be widened.
Does this property require annexation and will that affect any adjacent properties?	Yes, the Petitioner will apply for voluntary annexation during the construction documents phase of the project. Only the subject property will be petitioned for annexation into the Town of Davidson.
Does this property have access to public water and sanitary sewer?	Yes, public facilities are located within Catawba Avenue and will be connected to in order to serve this project.