RESPONSE:

1. All PUD application requirements need to be met before it can go before Planning Commission for Approval. Response: ALL Documents attached

2. Tracts A,B,C, and D should be clearly labeled by function showing whether each tract counts as common usable open space, drainage, or both. The open space table should separate {{common usable space" from {{green space between BOC & sidewalk." Response: Table updated

3. Is an easement needed for Tract D?
Response: In the notes it is described as a pond and easement.

4. Tract C shown to be .04 on the table. It should be .07 making the total 1.3 acres or 26.53%.
Response: Acreage revised

5. What is the greenspace width between sidewalks and road? Minimum is 3'.
Response: 6' per City of Bryant Street Cross Section. In areas the distance is less or greater than 6' its dimensioned.

6. Note 1 states Tracts A, B, C "will be used for recreational use and walking trails. Revise for clarity, stating that these tracts will also be owned and maintained by the property owner's association.
Response: Note has been updated stating tracts will also be owned and maintained by the POA.

7. Who will maintain Cottage Drive? Will this be a private street?
Response: Street will be public and maintained by the POA.

8. Lot setbacks and utility/drainage easements should be tied to the actual lots.
Response: As shown

9. Proposed building footprints need to be shown on each lot.
Response: NA

10. List the allowable facade materials.
Response: Architectural shingles, Board and batten in front areas with siding and stand double 5 lap siding on sides and back brake; Brick mix on fronts and brick around bottoms all the way around the homes

11. The deed record book and page are blank.
Response: Deed record book & page are shown in the property details and certificate of owner

12. Are there any existing structures or significant vegetation that need to be shown? Response: Existing Vegetation plan/sheet added

13. Green space is all that is shown. Show landscaping plan with size, location, and proposed types of plantings on the site.
Response: Landscape plan/sheet added

14. Certificate of owner is shown but not signed. Response:

15. Proposed BOA? Attached