

Questions & Comments Raised by Attendees at Formal Neighborhood Meeting

1. Where will **Phase 1** of the development begin? Will construction start on **Cornwall**, or elsewhere?
2. Are **Phases 2 and 3** currently denied because the City would not provide the proper incentives?
3. When infrastructure is constructed, will it extend all the way to the **furthest southern portion of the site**, including paving the roads at the beginning of the project?
4. How wide is the **easement between houses**?
5. What does **City code** dictate for **housing setbacks**?
6. Are you building **all single-family homes at the same time**, and will the new **north-south main road** be brought in from the existing **central roundabout** at the very beginning?
7. There were questions and comments regarding the **existing bond**—specifically what has been paid off and what has **not** been paid off to date.
8. Who will be responsible for the **excavating** and **general contracting** work?
9. How long will it take to move from **Phase 1 to Phase 2**?
10. How long is the anticipated **build-out timeline for Phase 1**?
11. If the new lots are integrated into the existing neighborhood, will they **impact current property assessments**?
12. Will the new homes be **spec homes or custom homes**?
13. Since the **school is moving up to the road frontage**, will the school have any **financial responsibility** for the new road being constructed?
14. Where will **construction trucks** enter and exit the site?

There were concerns that current builders have made conditions **dangerous** and have **damaged County Line Road**.
15. Who is in charge of the **HOA**, and **when will it be turned over** to residents?
16. Can the **lot lines be adjusted** so they are better aligned with the existing neighborhood?
17. If the project **closes in March**, when will **Phases 2 and 3** be presented to the City?
18. Is the proposed **10-foot walking trail** safe?

There were concerns that it may not have enough room and could be dangerous.
Will there be a **buffer or safety barrier**?
19. Are there plans for **pools or playgrounds** within the development?

20. Is there a general consensus within the **Kens Farmsneighborhood** that there should be a **separation** between the existing development and the new one?
21. Is the plan to use **one builder for the entire project**, or will there be **multiple builders**?
22. Why would all **utilities be removed and replaced at the start** of the project?
This was viewed as potentially expensive and wasteful.
23. Can the **pool be located further south** in the development?
24. Have there been conversations with **Inspired Homes** regarding the **current dirt dumping** on the site?