



Open House Comment Summary

Date: December 8, 2016; 5:30 – 7:30 pm
Project: Image Drive/Reflection Drive Area Road Reconstruction
Project No: 14-50 (CRW#10133.00)
Subject: Open House #1 Comments Summary

Source	Comment
Area map #1	People park along the inside of the curve at Defiance/Reflection. This is an undesirable location for people to park.
Area map #1	Recommend speed humps on Reflection both before and after the intersection with Loon Cove. This is a blind corner and there are speeding issues.
Area map #1	Happy with existing sidewalks (does not support the addition of new sidewalks)
Area map #1	There is a parking issue on Reflection Drive, just south of the (north) intersection with Image Drive. Consider traffic calming
Area map #2	In 2013, there was water in the crawl space of Parcel 182 and his neighbors (Parcels 180, 181, 110, 111, 112, and 113) west of Mirage Circle. They installed sumps and haven't had flooding since, but the sumps do run.
Area map #2	The fence between Mirage Circle north and the northern development is failing. Who is responsible for this fence?
Area map #2	People park in the dead-end of Mirage Circle north. Don't remove parking.
Area map #2	There are drainage issues along the back side of the houses which are on the west side of Reflection Drive.
Area map #2	Concern that new development will cause more drainage issues to the houses mentioned in comment above. Suggest reviewing area in the spring during break up.
Area map #2	Suggest adding more catch basins along Reflection Drive.
Area map #2	Parcel 134 has neither a sump pump nor a foundation drain. Parcel 134's driveway was constructed with several feet of gravel, insulation, and fabric. There is a "sink area" in the roadway just west of the Parcel 134 driveway.
Area map #2	A long-time resident said that many of the houses along the west side of Reflection Drive (Parcels ~6 thru ~18) have sump pumps in their crawl spaces that discharge to their side yards. The groundwater could be coming from the hill to the west.
Area map #2	The driveway for Parcel 14 was constructed with insulation.
Area map #2	Possible drainage issues in the back yards of the homes west of Reflection Drive.
Area map #3	Parcels 135 and 136 do not have drainage issues
Area map #3	Speeding is an issue
Area map #3	To his knowledge, all the homeowners on Loon Cove Circle has sump pump(s)



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Area map #3	I would like to see sidewalks on Loon Cove Circle
Area map #3	There is a "ditch" that runs from the road above Loon Cove Circle to Reflection Lake along the back of the properties, but it is filled in and doesn't function. Snow is stored at the road above the cul-de-sac and the drainage floods our backyards.
Area map #3	The homeowner for Parcel 35 considers the ROW west of her house as "her yard"
Area map #3	There is no HOA (at least for Loon Cove Circle residents)