

Jefferson Avenue Neighbors

Significant Concerns and Specific Questions

Nine significant concerns in three major categories (Submitted August 1, 2006)

Storm water

1. Frequent and thorough inspections to assure that all culverts, swales, pipes, and pond are constructed and tested according to plan
2. Protection measures and maintenance to prevent any flooding and silting across Jefferson during construction
3. Ongoing maintenance of culverts, swales, pipes, and pond after construction

Access and safety

4. Unobstructed vehicle access to the six Jefferson homes during road construction, especially emergency vehicle access at all times
5. Safe north-south Brookbank pedestrian and bicycle route during road construction
6. Safe east-west pedestrian and bicycle route between Carpenter and Jefferson during pond construction

Trees

7. Protect the remaining south black walnut trees by providing separation from damaging pond excavation
8. Save a majority of the Brookbank trees, including the black walnut omitted from the developer's survey
9. Ensure that a fair share of new trees (6-8 of the 32-36) will be planted on the north Jefferson parkway

Seven Jefferson Avenue Questions (Submitted August 8, 2006)

1. Will water, sewer, or gas service be interrupted, and if so for how long, and how will neighbors be accommodated during such interruptions?
2. Observing that streetlights have been repositioned to accommodate driveways, how is the placement of parkway trees being planned as part of the overall layout of the north side of Jefferson Avenue, and how many trees will be planted?
3. Does the repositioning of streetlights create dark patches along Jefferson Avenue or increase the light into windows on the south side of Jefferson Avenue?
4. Although there is only one Jefferson Avenue address identified, there appear to be plans for two driveways fronting to Jefferson Avenue; has it been determined that the driveway for Lot #4 (5742 Nelson Court) will be to Jefferson Avenue rather than Nelson Court?
5. Will the broken sections of curb on the south side of Jefferson Avenue be replaced during (or possibly before) the total reconstruction of Jefferson Avenue?
6. Will the parkway trees on the south side of Jefferson Avenue be protected by fencing during street reconstruction?
7. Within the hours when on-street parking is allowed, and only until construction fencing encloses the area, do the neighbors have the Village's permission to park on the now-dedicated grassy right-of-way on the north side of Jefferson Avenue without being ticketed?

Seven Questions about the "Landscape Design with Species Detail" (Submitted August 10, 2006)

1. Are the species indicated on the landscape drawing for the SOUTH embankment of the detention suitable/viable for the deep shade under the remaining walnut trees?
2. What is the landscape design for the EAST embankment of the detention pond facing Carpenter Street?
3. What is the landscape plan for the INSIDE of the detention pond?
4. Will there be plantings ON the face of the detention pond wall, or just a blank wall surface?
5. Will seeding/sodding of the detention pond be required as part of the initial infrastructure construction as a soil conservation measure? (We want to avoid a repeat of the situation at Banchory Woods where one half of the detention pond was left unseeded/unsodded for over a year while home construction was allowed to proceed on other lots.)
6. What is the timeline for FINAL landscaping of the detention pond embankments (per the submitted drawings)?
7. Where and when will trees be planted on the public parkways adjacent to the detention pond easement?