Bridgewater Parcel L2 Text Amendment – Neighborhood Meeting Summary

Project: Text Amendment Request Docket No. 1511-PUD-21

Date: Wednesday, October 28, 2015 at 7:30 pm

Location: HH Gregg Room at the Bridgewater Club, 3535 E. 161st St., Westfield, IN

Attendees: Dave Mennel – Throgmartin-Henke, LLP

Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger

Jeffrey Lauer – Westfield Planning Staff

Surrounding Neighbors (See attached Sign-in Sheet)

Summary of Neighbor Questions and Petitioner's Responses:

Jon Dobosiewicz provided an overview summary of the request. The following questions were asked:

1. How will drainage for the site work?
    a. Jon Dobosiewicz (JD) and Dave Mennel (DM) explained generally how drainage for the site would work.

2. A wall exists along the eastern perimeter of the site. How will the entrance into this subdivision work?
    a. JD explained that a segment of the existing wall would be removed to allow for the entrance into the subdivision.

3. Will the proposed subdivision be part of Waterford?
    a. JD explained that the proposed subdivision would be part of Waterford.

4. A large rain event occurred earlier this year and water drained from the east over to the west, over Carey Road and into Bridlewood. Was this supposed to happen?
    a. JD and DM explained that the an overall drainage system was designed not only for the subject site but the properties that surround it in Bridgewater. DM and JD also explained that the drainage system anticipates the possibility of large rain events that sometimes rise to the level of "100 year" storm event and this may have been how the drainage was supposed to accommodate such an event.

5. Do you plan to have a retention pond on the subject site?
    a. DM explained that there is not a plan to have a separate retention pond on the subject site because this site and the sites that surround it in Bridgewater already had a master drainage plan that accounted for the development of the subject site.

6. Will there be an entrance into this site off Carey Road?
    a. DM explained that there would not be an entrance into this subdivision off Carey Road.

7. Which way will the garages face?

a. JD explained that all garages would face interior to the site facing the internal alley between the homes.

8. Will there be any additional landscaping along the existing wall on the eastern portion of the property?
    a. JD explained that the Petitioner would be submitting a landscape plan during the next phase of development that would show the proposed planting plan.

9. Will there be a walking path internal to the subject site?
    a. JD explained that a connection may be added from out site over to the west to connect to Carey Road but that there would not be a proposed path going to the east in the area of the existing wall.

10. When would construction start if the zoning request was approved?
    a. DM explained that they may try to start some site work before year end, but most likely construction would start the Spring 2016.

11. How many builders may build in this subdivision?
    a. DM explained that he was not sure how many builders may be building in this subdivision. DM explained that it might be one builder, but there was a possibility that it could be more than 1 builder.

Neighborhood Meeting Sign In-Sheet

Throgmartin Henke Development, LLP - Text Amendment Request Docket No. 1511-PUD-21

Wednesday, October 28, 2015 at 7:30 p.m., in the HH Gregg Room at The Bridgewater Club located at 3535 East 161st Street.

NAME	ADDRESS	PHONE	EMAIL
1. GERALD TRAICOFF	14927 windmill DR Carmel	317-601-5345	traicoffg@att.net
2. John & Therese Wallace	14910 Harbour Ridge Cir Carmel IN 46033		jmtmwallace@aol.com
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