

Planning Commission meeting comments repeated here for convenience:

As stated in the UR document, the storm water flows through this property are significant. The UR document only identifies 2 culverts that access the property. There is a 3rd culvert that enters the property at the north east corner of the property crossing under Walker Springs. Also, at the southeast corner of the property a 4th culvert supplies storm water to this flow. I have attached images from the July 19, 2021 storm where we saw more significant flooding at this end of E Meadecrest than we have ever witnessed previously. Due to the backup of water due to changes on the property and the volume of water that spilled onto E Meadecrest because the water backed up so severely, the home immediately south of the property saw significant flooding in their backyard as well as a significant flow off of E Meadecrest down their driveway. The issues shown in the images attached have to do with the management of the water through the property. The amount of rainfall was significant but not unusual. All of these images were communicated to Mr, Akins soon after the storm. As one result of this flooding, Mr. Akins did add runoff barrier plastic through much of the trench. After this, when the remnants of Hurricane Ida came through, much of the same scenes were replayed from this storm. Should the existing homeowners expect that this is the storm water management we should expect from this property? We have always stated our concerns with the management of the storm water into and out of this property.

The Site plan within the UR Case File does not identify the 2nd sinkhole/depression that is identified elsewhere in the document. I request that the 2nd sinkhole/depression be identified on a site plan that is on public record.

From the Site plan, it seems as if the only storm water that is slated to use the underground detention will be from the new parking lot. Shouldn't the drainage from each of the proposed dwellings and garage bays (i.e. all hard surfaces) also access this detention?

Monday July 19, 2021 Storm water backup images

Image 1 & 2: 0 E. Meadecrest Dr property showing water flow.

Image 1: Note the significant amount of water. This is all flowing very fast into the southeast corner of the property. This ditch is well over 6 feet deep in places.



Image 2:



Images 3 & 4: Flooding from same storm across E Meadecrest at the intersection of Walker Springs

Image 3: This amount of flooding has never been seen by this home owner on her property.



Image 4: Significant water in yard and on E. Meadecrest Dr.



Images 5 & 6 taken from the corner of Woodbrier Rd and Walker Springs Rd

Image 5: (left) Note the water about to crest Walker Springs. There is a depth of about 4 feet close to the Walker Springs.

Image 6: (right) Note the water proximity to the home on the right of the picture.



Image 7: Storm damage at the 2nd home downstream of the southeast corner of the property.

