

As a Bradford Place HOA Board member, it is my objective to present to the review board the concerns of our residents. The primary concern involves the potential for flooding if this property is developed to maximum capacity without consideration of the long-term impacts of flooding in Bradford Place and on Tazewell Pike. This property already has 1 large sink hole at the North end due to water runoff from Beverly Acres subdivision. In addition, there is a blue water spring on the property that is protected. We want to ensure that it remains protected. Bradford residents are particularly concerned about flooding as we get run off from Beverly acres, Mont Richer and the 5027 property all flow onto Bradford property. We find it hard to believe this property is well suited for any type of large-scale development due to the existing sinkholes and natural spring. It is our belief more research into the geology of this location would be needed to properly assess what this property can withstand in terms of development.

Bradford Place is a PUD consisting of 43 dwellings. Bradford is situated on the West side of the property in question. 2 creeks from this property converge on our property and already cause flooding and erosion during heavy rainfall. Overdevelopment would only exacerbate this issue. Our road is private. Bradford Place residents bear all expenses for repairs or damage to our road and culverts that route the water from the 2 creeks that pass through the property at 5027 Tazewell Pike. In the last year, we had to replace a culvert at the cost of \$60,000. If we experienced a failure of a culvert due to flooding it would cut off Bradford Residents since both creeks run underneath our main road. Bradford Place, like most developments in the area, have no other outlet.

The 2 creeks pass through our property and converge with a dry creek from Fountain Gate subdivision which flows underneath Tazewell Pike. Flooding of Tazewell Pike at this location is common during heavy rain. As a result, Tazewell Pike can be impassable until water recedes. This creates a public safety hazard since there are no secondary routes to access between Anderson Road and Murphy Road. This would impede response times for emergency vehicles. There have been attempts to repair this issue without success – it still floods at the entrance of Fountain Gate and the bridge that crosses Tazewell Pike. There is a well-documented history of flooding issues at this location resulting in a lawsuit that was never settled and requests on behalf of residents to fix this issue.

Traffic is the other concern with respect to ingress / egress of this property. The entrance is very narrow with less than 50 feet of road frontage to Tazewell Pike. Serious accidents are a common occurrence including a fatality in the last year at the entrance of Mont Richer. Volume of traffic as well as speed play a role in the severity of these accidents as most people are traveling at least 10 mph over the speed limit – I would estimate most people are travelling at 50mph or higher. Again, since Tazewell Pike is the main artery with no options for secondary routes between Anderson and Murphy Road, this not only creates an inconvenience to residents, but is a public safety issue with respect to accessibility if an accident is blocking Tazewell Pike. On multiple occasions, it has taken an hour to go less than 1 mile from Anderson Road to Bradford Place due to an accident blocking the road. Most accidents occur at the entrances to Mont Richer and Fountain Gate.

We appreciate your consideration and hope you will weigh these factors in your final decision. We are happy to answer any further questions you may have.

Kathryn Kinnane, Bradford Place HOA Board Member

Kathryn Kinnane

From: Kathryn Kinnane <kakinnane@gmail.com>
Sent: Monday, November 11, 2024 11:54 AM
To: Kathryn Kinnane
Subject: [EXTERNAL] Bradford







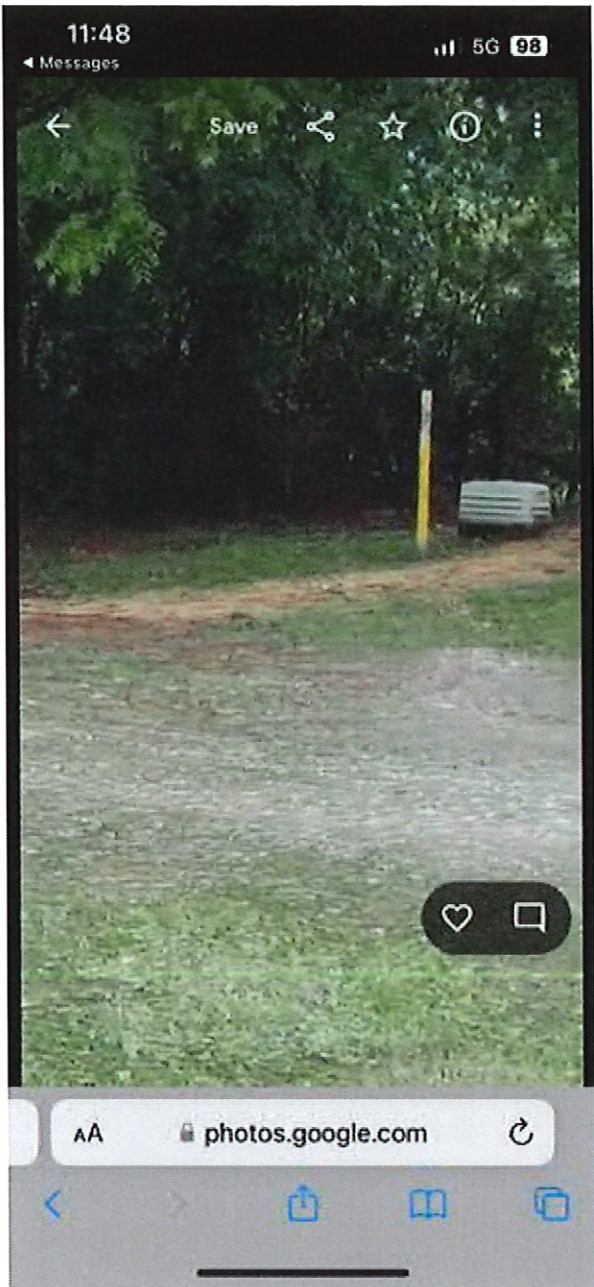


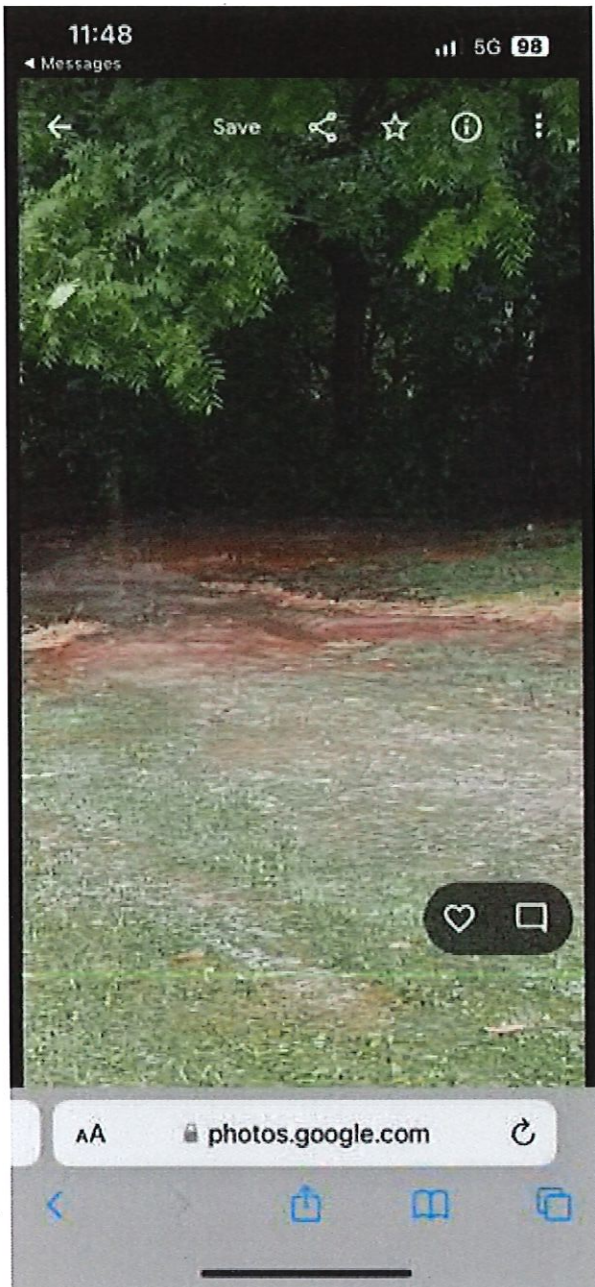


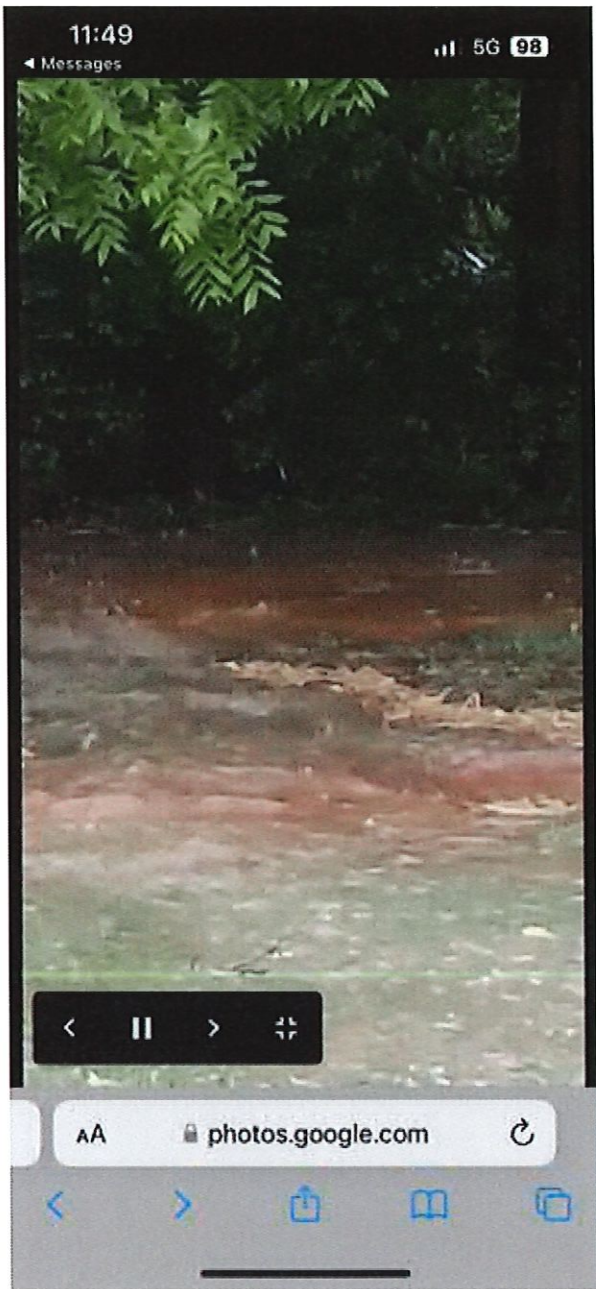












Sent from my iPhone





