

Hi Matt. We have a home at 2147 Ascot. We are aware of the potential plans for the condo project for 2250 Ann Arbor-Saline Road. We'd like to express our concern about the project related to the storm water issues our neighborhood has been experiencing and the plans to have an entrance to the development connected through Lambeth and Ascot.

My understanding is that there is ongoing study of the storm water drainage system and the advantages/problems involved with the disconnect program for homes in our neighborhood. Given the uncertain outcomes of these studies and plans to deal with the problems, I don't know how a project such as this condo project with the extremely large amount of impermeable surface area (roof area plus parking lots/driveways) could go forward with any level of certainty as to the effects on the drainage issues, even with the proposed retention pond. This seems to be putting our neighborhood in additional risk of flooding.

Possibly an even bigger concern is the condo complex entrance onto Lambeth/Ascot. I don't see how putting an entrance to a large new complex on a quiet neighborhood street can be justified. We bought this house in part specifically because it was not on a pass-through traffic street. (We were told at the time that the natural area behind our street would never be developed because it was completely surrounded by private property.) Given the option for condo residents to exit via Lambeth or Ann Arbor Saline, with the condo garage area right next to an easier exit on Lambeth vs. driving around the entire complex and exiting onto Ann Arbor Saline with very heavy and fast moving traffic, I would expect a very large proportion of the condo residents will be driving through our street and neighborhood. The number of planned condos is FOUR TIMES the number of houses on Ascot, and would likely result in a constant stream of condo complex traffic using our street to and from Scio Church Road. Please consider how this would affect our street and the neighborhood environment, including the safety of our kids, that we expected when we bought our homes. I sincerely hope you agree that this plan would have a large negative impact on Ascot/Lansdowne neighborhood residents, and is ill-advised.

Thanks Mike and Carolyn Manz

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Michael C. Manz DDS, DrPH