

July 10, 2013
Old Orchard Court
Ann Arbor, MI 48103

Ms. Jill Thacher
City Planner/Historic Preservation Coordinator
301 E. Huron St.
Ann Arbor, MI 48104

Dear Ms. Thacher and Planning Commission:

As residents adjacent to the proposed **312 Glendale Condominium Development**, we would like to express our concern regarding stormwater run-off, flooding and sewage overflow. These water-related issues are already severely problematic in our neighborhood and we expect that increased water discharge due to development of this site will adversely impact downstream property owners and natural water courses. Given the proposed extensive coverage of existing greenfield by roofs and asphalt, the developer's submitted plans for underground stormwater retention are inadequate to contain current rain levels, let alone those in the event of a "100 year flood". We are greatly concerned that this proposed development will damage our environment and neighborhood, beyond its already fragile state.

To document our concerns, we created a flood, storm water and sewage survey modeled after the City of Ann Arbor's water survey. Our surveys were delivered via email and by a door-to-door campaign to expedite results so that our concerns could be addressed prior to the Planning Commission meeting. Out of about 100 surveys sent, our response rate was over 50%, indicating exceptional concern on this issue throughout the neighborhood. We are continuing to collect surveys and anticipate more responses. Results of the survey are summarized below, and followed by a neighborhood map with affected houses marked (red, green and black symbols for basement flooding, yard flooding and sewage overflow, respectively). The excel file with all addresses and survey data collected to date is also attached, as well as some photos of spring street flooding.

Summary of 312 Glendale Flooding Survey Results:

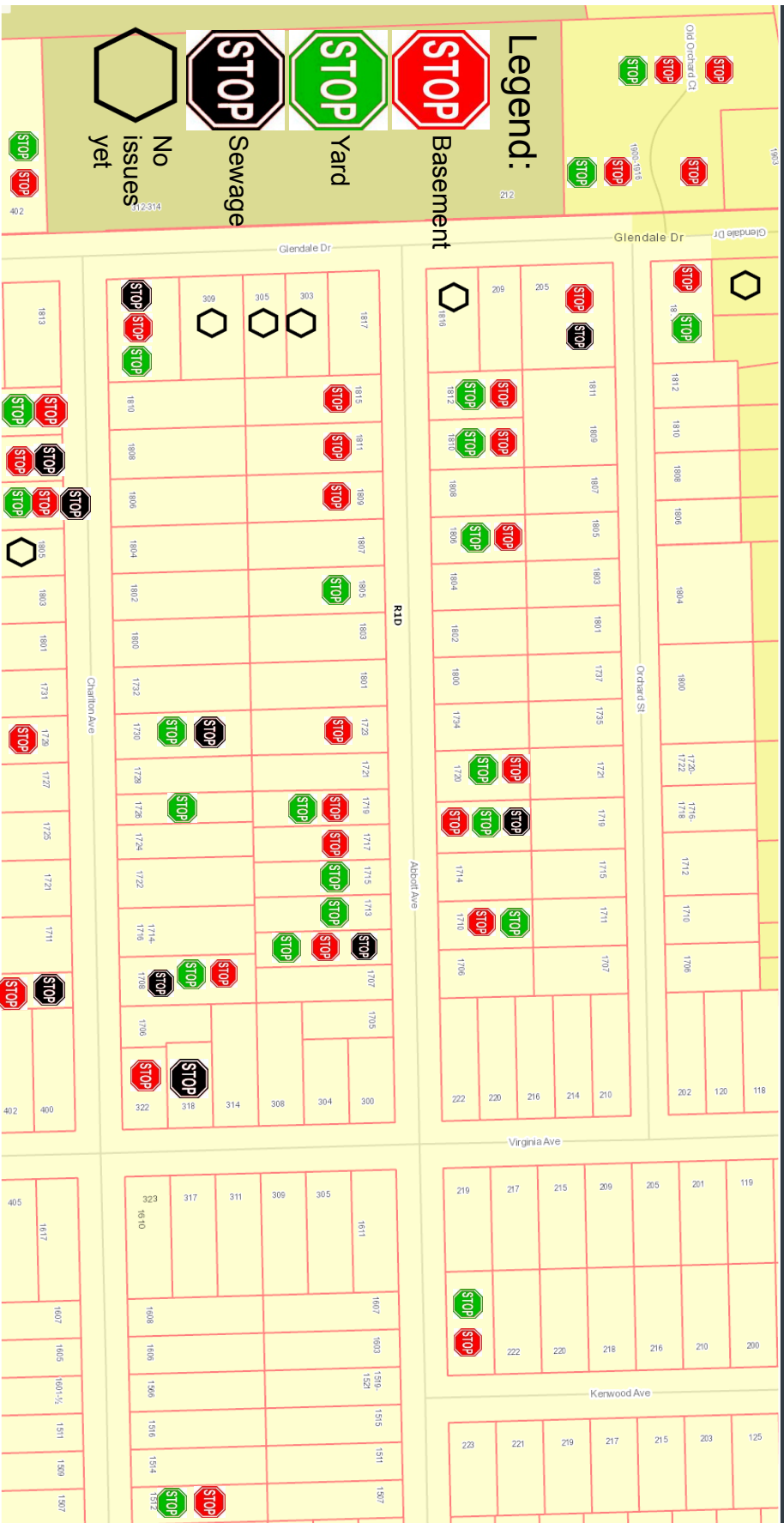
Total surveys	~ 100
Total responses	51
Basement flooding	33
Yard flooding	24
Sewage overflow	11
Extensive repairs due to water damage	18
Flooding in street adjacent	13

We hope that you take our concerns into consideration as you evaluate the plans for the Glendale Condominiums. We are requesting that a stormwater evaluation be performed by the city, taking into consideration increasingly severe flooding, and we request that the development plan be brought into compliance with ordinances, prior to its approval. Thank you very much for your time and consideration.

With sincere regards,

Kira Slovacek, 1916 Old Orchard Court
Diane Robins, 1900 Old Orchard Court

Location of homes and their issues from responders to survey (olive-colored area where legend is placed is the development site [Old Orchard])



Address	Basement	Yard	Street adj.	Sewage	None	Additional Comments & Repairs
222 Virginia	X					Spring
300 Virginia	X	X				spring, fall
305 Virginia		X				spring, fall , winter
318 Virginia	X			X		spring rain 3x sewer back up, \$15K installing B-Dry basement
322 Virginia	X		X			Spring
1402 Charlton	X					Spring, B-Dry system installed \$\$\$
1405 Charlton				X		storm H2O back-up, and toilet overflows in heavy rain, B-dry insalled
1512 Charlton	X	X				
1707 Charlton	X			X		
1708 Charlton	X	X		X		B_dry instsllled, floor drain backs up, year-round water pooling in yard
1726 Charlton		X				(some H2o in basement)
1729 Charlton	X					heavy rain+1" in basement
1730 Charlton	X			X		Spring, Re-grading back yard, over \$300.00
1805 Charlton			X			
1807 Charlton	X	X	X	X		spring, summer
1809 Charlton	X			X		Sewer backs up=H2Oin basement, T-system installed, sewer line foamed annually \$\$\$
1811 Charlton	X	X				Spring, \$1500.00 regrading
1814 Charlton	X	X	X	X		spring, winter thaw-2 sump pumps, problems w/ floor drian to city st drain.
1709 Abbott	X	X		X		Spent over \$25K insalling catch basin and several drains into the city st drain
1606 Abbott	X	X				spring, winter snow melt
1710 Abbott	X	X	X			
1713 Abbott		X				Yard needs grading & drain
1715 Abbott		X				have regraded yard
1716 Abbott	X	X	X	X		Spring, Fall, annual sewer back-up, put sand along house to help \$\$\$
1717 Abbott	X					swampy in backyard
1719 Abbott	X	X				storm H2O back-up
1720 Abbott	X	X				water drains into & floods yard from neighbors on either side of property
1723 Abbott	X		X			backup from heavy rain coming through pipes
1804 Abbott			X			St pipe replaced in front of house \$\$\$
1805 Abbott		X				spring; tons of H2O in yard
1806 Abbott	X	X				
1809 Abbott	X		X			heavt rain, snow melt, \$20K on foundation work, 2 catch drains
1810 Abbott	X	X				
1811 Abbott	X					
1812 Abbott	X	X				Spring, H2O drains from Charlton, \$300.00 on grading
1815 Abbott	X					Spring
1816 Abbott					X	concerned this development will create new water problems
205 Glendale Drive		X	X	X		clogged storm water drain flooded st 4-5x in last 2 decades
402 Glendale	X	X				Spring, winer thaw, over \$500.00 in flooded basement repair
543 Glendale					X	
303 Glendale Tom					X	
100 Longman Lane	X					
114 Grandview	X					(a few years ago)
1809 Fair		X				
1821 Jackson					X	
1900 Old Orchard Ct	X					
1906 Old Orchard Ct	X					Spring, winter thaw, over \$15K in basement and foundation repairs
1908 Old Orchard Ct	X	X				Spring and summer, 2 sump pumps insalled and basement repairs \$2000.00
1916 Old Orchard Ct	X	X	X			Spring , heavy rains, regrading and yard drain installed by previous owners

Photos of corner of Charlton and Virginia after a heavy rain in May, 2012

These were taken in May and so are not due to fall leaves clogging drains.

