

THE VILLAGE OAKS AND CHAUCER COURT STORMWATER STUDY

On October 18th, 2010, Ann Arbor City Council will be asked to approve funding for a contract between the City and WadeTrim to conduct a study of the overland stormwater problems affecting homes between Village Oaks and Chaucer Court. We are among the adversely affected homeowners, and we offer this information for your review.

BACKGROUND

Excessive, overland stormwater is a longstanding problem for us. While the storm of June 5th-6th resulted in the current proposal, our concerns long pre-date that event. We are impacted by much lesser storms (see photo below). Stormwater runs directly into the small, confined area of our homes from both nearby street surfaces and non-local ‘upstream’ development which has occurred over the past 20 years.

COLLABORATION WITH THE CITY

We have been pleased to work in the past several months with Systems Planning and our representatives, particularly Margie Teall. The outcome of those meetings was the development of the Village Oaks – Chaucer Court Drainage Area Study (RFP 777), and the selection of WadeTrim. We appreciate the collaborative approach by the City and the time given to this project.

THE PROPOSED STUDY

The study includes an assessment of site conditions and existing stormwater management systems impacting our homes. Recommendations for modifications and improvements are to reduce the impacts of storm events across the continuum. In addition, since some nearby areas remain undeveloped, the recommendations will consider the future impacts of potential additional development.

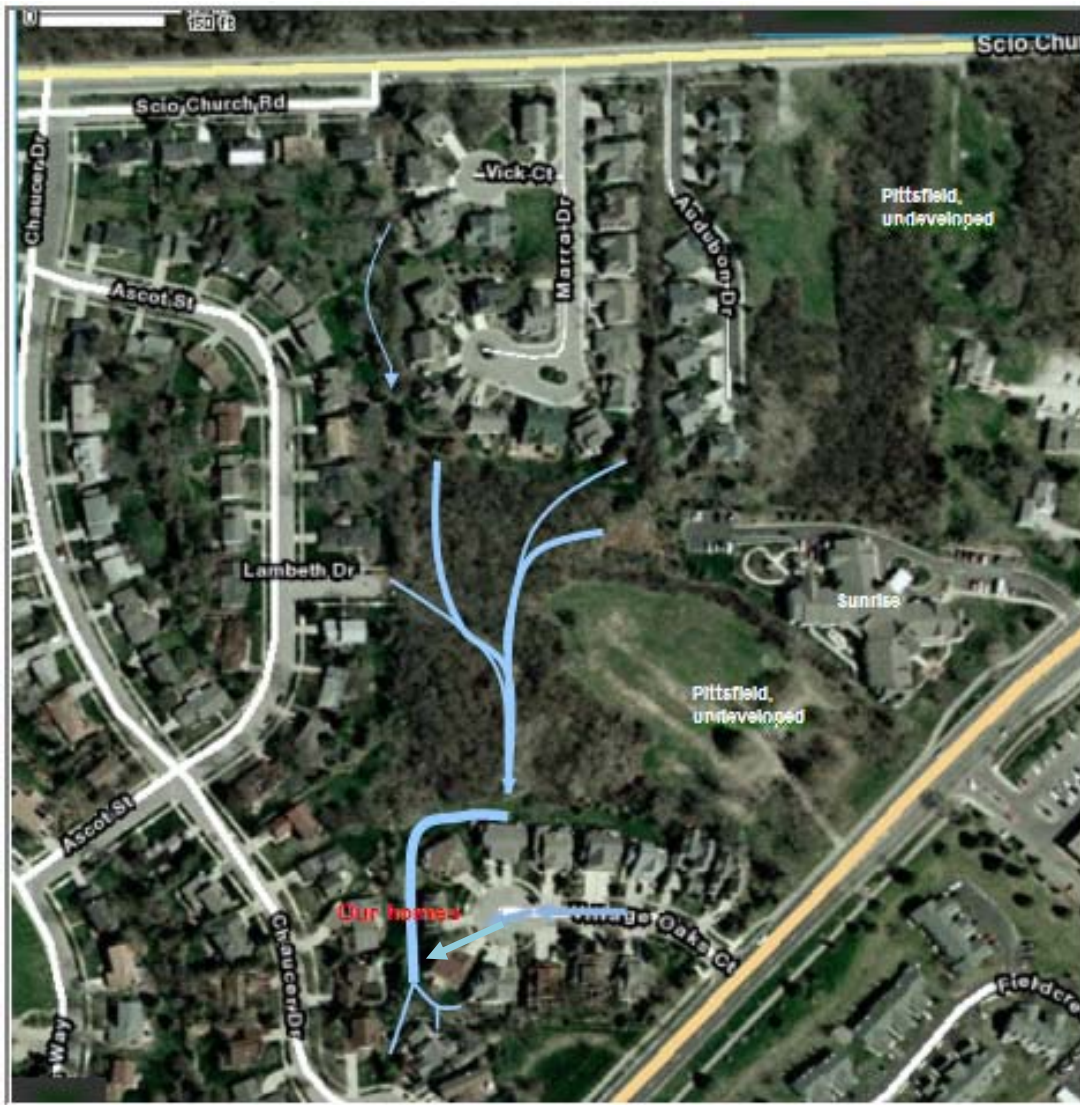
THE GOAL

Results. We welcome the study as an essential step to developing remedies. We hope and anticipate that City Council will support the study now, with the expectation of following through to implement real, substantive, and practical solutions.

Example from a lesser storm, 07/20/10



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This information provides an overview of the problems and our understanding of them. The study will add to that understanding and offer solutions, so this should be regarded as illustrative.

We are affected by:

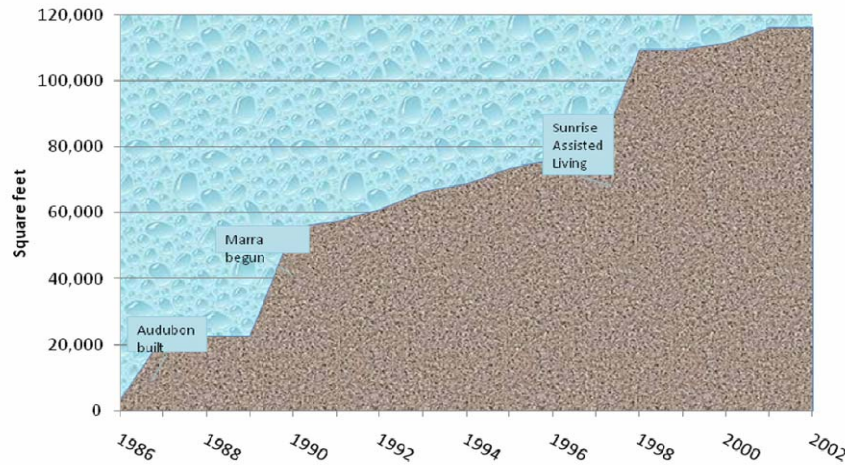
- Runoff from the paved surface of Village Oaks itself, and very likely also Ann Arbor Saline Road.
- The cumulative effects of development “upstream” and uphill from us. There has been a vast increase in non-porous surfaces 20 to 40 feet above the level of our backyards at the foot of Village Oaks.

Runoff from the streets floods behind our homes. The developed areas drain into a small wooded area, and due to the topography, water emerges just behind the Village Oaks yards at the foot of the street. The underground system, in place since 1991, is often overwhelmed.

In short, our small area is impacted by excessive stormwater from much larger surrounding areas.

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Cumulative Non-Porous Surfaces by Year

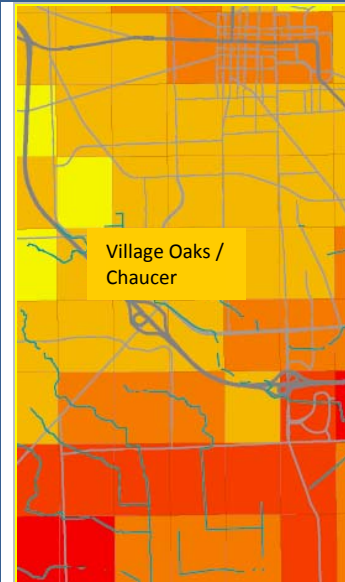


This chart shows the expansion of non-porous surfaces uphill from us. It underscores why we are deeply concerned about further such development.

Between 1986 & 2002, more than 115,000 square feet of non-porous surfaces were added nearby. In addition, it appears that the re-grading of Ann Arbor - Saline Road has likely also increased runoff.

(Method for this estimate: Non-porous surfaces for buildings were obtained from foundation sizes on the City website, added for the year built. Other surface areas [streets, parking lots, driveways] were estimated using aerial maps and the associated scales.)

June 5-6, 2010 Storm Radar Rainfall Data (5:00 pm to 2:30 am)



According to data collected by the City, the Village Oaks and Chaucer area received between 2.26 and 2.50 inches of rain. Areas to the south received considerably more.

Stormwater ran between houses, across yards, into basements and broke a window. The water was more than 100 feet wide in places and six feet deep.

Rainfall Total (in)

