



Please note a correction of estimated rainfall should be .6 gal per sq. ft. or 2928 gal per 4880 sq. ft. CDM

May 8, 2022

To the Planning Committee,

I continue to be concerned that serious issues regarding the proposed Holgersen subdivision are not being addressed regarding the building and planning of said subdivision according to the requirements set out in the various building codes, for which Mr. Holgersen is requesting exceptions. I have seen that there have been several revisions of plans over the two or three year span of planning, and yet there remain questions of adherence to accepted limitations or codes.

Regarding the water issues which may affect my property and that of my neighbor:

1. There are no storm drains on Circle Drive to handle any overflow onto our properties from the subdivision.
2. The easements through my yard that were suggested by Mr. Holgersen and Mr. Fletcher in previous interchanges with me would have entailed removing existing mature trees and bushes and changing the configuration of my side-yard, making it unavailable for my use and reducing the resale value of my property.
3. The estimated amount of rainwater from ONLY the footprint of the four duplex units (4880 sq. ft.) for one inch of rain would result in ~~302,560~~ *2928 gal.* gallons which would not perk into the ground, this does not include any rain that would fall upon sidewalks, driveways, roads or handicapped ramps on remaining property.

I have not seen any perk test results, and there is lots of clay in the soils in this area. Additionally, I am concerned that there is insufficient paved turnaround space for fire engines or other large vehicles that may make deliveries to the duplexes. The reduction of width of the easement and the allotted parking on the easement will make access for handicapped persons difficult, and garbage and recycling disposal not only unwieldy, but difficult and present crowding of the sidewalk on Edgewood and difficulty for pickup as the street will be more crowded with overflow parking.

Two other concerns for me would be that standing water in the proposed 'basin' behind our fences will attract mosquitoes which can carry disease (especially as different species of mosquitoes migrate north as the climate warms) and I fear that once this subdivision gets built, I may be forced to give some sort of easement when Mr. Holgersen's plans fail to ameliorate these problems.

Please do not approve this subdivision.

Sincerely,
Cena Marino