

From: [Jesse Pohlman](mailto:Jesse.Pohlman)
To: [Jesse Pohlman](mailto:Jesse.Pohlman)
Subject: Mapleridge PUD Ordinance
Date: Wednesday, November 26, 2014 1:14:44 PM

From: Kathleen Robertson [mailto:kathleenarobertson@gmail.com]
Sent: Wednesday, November 26, 2014 1:09 PM
To: Jesse Pohlman
Subject: Re: Mapleridge

Dear Plan Commission Members,

Below are our concerns regarding the plans proposed for Maple Ridge as based on what Langston Development shared at a meeting and through one certified letters.

Issue 1 ENTRANCE

The proposed entrance to Maple Ridge is directly across from our driveway. **THIS IS NOT ACCEPTABLE.** They have a 1,000 ft of road frontage to work with. They can move the entrance 50 yards further north or to where the proposed culisace would be or they can move it a hundred yards to the south, about where Baxter's existing drive is located. If moved further north, the entrance/exit would be across from Acorn Farm, which will not be put into development as it has been donated to Cool Creek Park and will impact no one. As proposed now, we not only have to dodge the increase in north and south traffic but also those pulling out from the development. The water flow, where they want to put the entrance, has a 3 ft. ditch that runs to the legal drain. The proposed entrance would also impact my accessing my mail. Since mail is only delivered on the East side of the road, from 151st to 161st, my mailbox would be in their entrance lane. There is no reason that this entrance needs to be in the proposed area. I should not have to have 400 cars shining their lights into my home on a daily basis.

Issue 2 Proposed homes to the south of Baxter's driveway and east between Oak Road and the legal drain
Homes built here appear to be in FEMA's new flood plain area. No fill or homes should be allowed in this area. We have copies of the flood plains and we will bring them Monday. It might better be used as a retention pond to handle the water overflow from Cool Creek. Homes in that area would flood. Overflow of the creek has become increasingly worse since the work began on Meridian/31 and the destruction of the homes and trees on the west side of 31. There is nothing to slow down the flow of water and additional homes and businesses in that area have added to the problem. Homes proposed to the west portion of the above mentioned area are also in the flood plain.

Issue 3 Traffic

With the addition of Oak Manor (the second phase of Oak Park), now having access off of Oak Road & with the addition of Maple Ridge using only Oak Road, there will be an increase of traffic on Oak Road by at least 600 cars per day. That leads to additional concerns of how that traffic will be handled at Oak Road and 151st. It indicates to me that you will once again want to come in and take more of our property and destroy more of our trees. We highly recommend that a traffic study be done now on Oak Road before any plans are implemented.

Rick and Kathleen Robertson
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