



Rusty Palmer <rusty.palmer@como.gov>

Cottages at Evergreen Place

Kenneth Kavanaugh <organmakerkpo@socket.net>
To: Rusty.Palmer@como.gov

Mon, Mar 16, 2020 at 3:03 PM

Hello Rusty,

As an adjacent property owner I got the card about the info meeting this Tuesday night. I own and live in the duplex at the corner of Oakwood Drive and Ballenger. Due to the number of homes in a small footprint, I have concerns about my privacy in my backyard.

How close to my property line to the south will homes be built?

There is a fence there now - I assume it will be removed - will there be some sort of fence to show where property line is? I am uncomfortable without a barrier and don't feel I should have to provide one!

I assume access to this development will be off of ballenger with a new street?

What about water runoff - a lot drains toward me now - will that be addressed?

I am out of town and cannot attend the meeting, so any info you can provide would be appreciated! Either by mail or online.

Thank you,
Jeff Kavanaugh
4720 Oakview Dr.
Columbia, MO. 65202



Rusty Palmer <rusty.palmer@como.gov>

86-2020

1 message

dasservice@aol.com <dasservice@aol.com>

Mon, Mar 16, 2020 at 11:46 AM

To: rusty.palmer@como.gov

Rusty I do have some concerns about this project that I would like on the record so here we go.

1) Are they going to be required to put in a turn lane both left (center of Ballanger) and right do to the high volume of cars that will be going in and out of the new subdivision? Ballanger is already a very busy rd and adding an additional 66+ vehicles in such a small area is a concern. Plus going north on Ballanger this property is just over the crest of a hill.

2) Since my property receives quite a bit of the water run off from this property. And at the last meeting with the Board of Adjustment. There were no elevations on the plat plan. I am quite concerned about how the are going to retain all of the additional storm water from this development and not just drain it onto my property.

3) Will they be required to do some type of storm water retention system at the start of this project so that it doesn't just drain onto my property after they scrape off all of the top soil and put undo hardship on me. And I am not just talking about putting bails of straw along the property line. That doesn't stop water it only stops mostly just the silt not even that all of the time. Scraping off all of the top soil there is nothing to absorb any of the water its just going to drain and a lot of it will be draining on me.

4) I would like to see a permanent guard rail installed on the street that dead ends right into my property. I don't want people just driving right through there and running over 1 of my grandchildren. I am adamant about this one. If this is not a requirement a legal battle will ensue. Not that the city or this developer care about my grandchildren I do. I've lived in a subdivision that had this type of dead end street on it and people were always just driving through that property for whatever reason because there was no barrier and that will not be allowed here.

I think this addresses my concerns for now. I would like to speak at the Planning & Zoning meeting whenever that happens. If I would need to make a formal request for this please let me know what it is I need to do. And exactly when that meeting would be.

Thanks for your time

Steve T