

Email from Town Council member Ed Harrison to Ken Larsen March 30, 2014

Ken,

A number of lots in low-lying parts of Ridgefield and Briarcliff could not be built upon under current Chapel Hill rules.

My estimates, based on maps, follow. Longleaf: about 5, plus the swim club; Grove, 2; Emory, 5 or more; Brigham, 4; Tinkerbell, 9. Total homes, 23; directly downstream from E/F, 5; potentially affected, 5 more (by overall flooding, backup caused by existence of Jordan Lake); not downstream, 13. So 10 lots (and homes) potentially affected by activities upstream, whether in E/F district or elsewhere in the Booker Creek Watershed.

A number of homes were flooded on June 30 for reasons other than stream flooding. As I've seen a number of times in the past in different places, the huge amount of rainfall in a very short period (2 inches in 45 minutes is the estimate) meant that street catchment basins couldn't handle the inflow, especially if they hadn't been kept clear of debris. The large leaf and debris piles placed by residents in the gutter pan instead of up on the curb (which is not their property for about the first 7 feet, instead being Town right-of-way) results in much clogging of catchment basins. Placing debris for anything but a very short period is actually illegal in Chapel Hill, and on state roads like Ephesus, blocks my path as a bicycle driver. But folks have the piles there for months at a time.

Ed

On Mar 29, 2014, at 2:44 PM, Ken Larsen wrote:

Ed,

Last Saturday you explained to me that the 1100 Willow Drive house we looked at was built prior to flood maps + prior to it even being part of Chapel Hill. By today's rules, would the Town allow it to be built?

Thanks for the education you gave me. I'm sorry we got interrupted by that guy with the dog. I would liked to have heard more.

It's sad that those 1960s low-lying homes are the source of many of today's E-F complaints. It's too bad we can't return with a time machine and fix things. Bummer.

Best,

Ken Larsen
919-942-8635
807 Emory (fortunately on top of a hill)