

Susan & Mark McPhail

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December 15, 2008

City of Troy Planning Dept.
500 W. Big Beaver Rd.
Troy, MI 48084

Dear Sir or Madam,

We are writing to express our objections and concerns about the proposal to renew the proposal for Adams Road Site Condominiums on parcel no. 88-20-06-103-018 and 019, located on the east side of Adams Road, south of South Boulevard.

Our home abuts this property.

The low lying portions of this area are notoriously wet. Portions of our property are in a flood plain. Many of our neighbors have persistent problems with basement flooding. During the six years we have lived here, we have experienced significant, serious changes in the land. The lawn on the south side of our home often has standing water. It is no longer mowable or walkable. The patio and pool deck (above ground) are sinking. Engineers from the City of Troy have visited our home and documented these developments as recently as last summer.

Enormous amounts of fill will be necessary to build on the property in question. Experts have told us that additional construction on adjacent, higher ground will exacerbate existing conditions for lower lying properties such as ours.

We have two questions for the City of Troy and developer in question. Isn't the city's first obligation to the safety and values of existing homes and homeowners? Which of you are liable for damages to existing homes and property caused by a decision to move this proposed development ahead in light of these documented environmental concerns?

We respectfully request that the council postpone a decision to approve renewal of this application until a thorough environmental impact study is conducted by an independent party at the developer's expense.

Sincerely,

Susan and Mark McPhail