



February 8, 2018

Remediation of the Ponding Water on Pebble Creek Court

In March of 2017, a new drain pipe was added to relieve a water flooding problem in the back of lot #67. The drain pipe was placed in an easement between lots #68 and #54 then running in the Pebble Creek Court right of way in front of lot # 54 and terminating in the front of lot #69. A manhole transition was placed at the front corner of lot #68 to facilitate the change of direction of the pipe to parallel Pebble Creek Court. Almost immediately after the installation of this drainage pipe, a heavy rain occurred causing excessive ponding of water in the front lot lines of lots #54, #69 and #70. The homeowners of these lots expressed concerns and the restoration of the landscape, driveway, sprinklers, lawn and miscellaneous other items was suspended. Multiple engineering studies were commissioned to develop possible solutions to the water ponding issue. Residents of Pebble Creek Court maintain that in the history of the subdivision, water ponding was not an issue in the subject area.

After several meetings and reviews, this proposal has been developed to restore the subject area and resolve the water ponding. It should be noted that this proposal is subject to minor modifications as engineering and contractor details are finalized. The Board of Directors of Pebble Creek HOA will take control of the restoration and resolution of this issue to satisfy the concerns raised by Springfield Township.

Restoration and Remediation shall include the following provisions:

- To facilitate water flow, the drain pipe will be removed and replaced lower into the ground. This will also allow for additional soil to cover the drain pipe
- Extend the drain pipe from its current terminus to under the driveway of lots #69 and #70 to the existing 24" drain inlet in front of lot # 70.
- To facilitate the depth and directional changes in the drain pipe, manhole or catch basins may be added to the drain system .
- The manhole transition located in front of lot #68 will be removed and replaced lower into the ground.
- To facilitate water drainage from Boulder Court, culverts in the driveways of lots #68, and #54 will be removed and replaced with larger diameter culverts.
- At the advice of the engineers and/or contractor, additional culverts will be added or larger culverts will replace the existing culverts at lot #69 & #70
- The size of the culverts to be replaced and/or added will be determined upon advice of the engineers and/or contractors.
- Upon installation of the drain pipe extension, the culvert replacement and other under ground work, all the affected properties will be restored as follows:



- The landscape will be properly sloped to allow surface water to flow into the existing regraded ditch. Topsoil will be added as necessary to allow proper finishing over all disturbed areas and cover over the drain.
- Sod will be added as necessary to restore all lawn areas
- Previously existing sprinkler lines and spray heads will be replaced, installed and aimed as necessary.
- Driveways damaged or cut to facilitate the installation of the culverts and drain pipe will be restored with asphalt with appropriate grade and thickness from the edge of the road to at least two feet past the farthest damage to the driveway.
- The HOA Board will approve funding for this remediation and restoration project and will rebill the costs to the property owner of lot #67.
  - Upon approval from Springfield Township, the engineering firm will be contacted within 1 week to request design drawings and to draft a request for quotation.
  - The Township will be supplied 3 copies of the design drawings for review and approval by their engineers. In addition, the HOA shall deposit an escrow account with the Township to cover the cost of plan review and inspection services by the Township engineer.
  - Potential contractors will be identified and contacted during the month of February or as soon as practicable upon approval of the engineering drawings and request for quotation to solicit input and quotations.
  - The Township Engineer shall inspect the construction to insure compliance with the design plans.
  - It is the goal to initiate work as weather permits during the month of April with completion by the May 30, 2018.

Further in the event that after the remediation and restoration project outlined above does not completely alleviate the water ponding on Pebble Creek Court, the HOA Board will pursue an additional solution to divert the water drainage from Boulder Court along a path along side of Pebble Creek Drive to the existing South Pond or retention pond located behind the Kroger Plaza. This additional work will be the responsibility of the HOA and funded appropriately by the HOA.

This proposal in no manner changes the agreement signed by the homeowners of lot #67 and the Pebble Creek HOA signed on November 7, 2016.

This remediation and restoration project proposal and all changes are subject to the approval of the Pebble Creek Board of Directors and Springfield Township.



Note for reference:

Current Property Owners

Lot #54 Koenigsknecht

Lot #69 Peterson

Lot #67 Cody

Lot #70 Hershey

Lot #68 Bassman

CHARTER TOWNSHIP OF SPRINGFIELD  
A Michigan municipal corporation

By: Collin W. Walls  
Its: Supervisor

Date: Feb. 8, 2018

PEBBLE CREEK ASSOCIATION  
A Michigan non-profit corporation

By: Pete Buczek  
Its: President

Date: 2-8-2018

