

Robert H Thompson

From: Robert H Thompson [rthompson@dynamic-structures.com]
Sent: Tuesday, September 29, 2009 2:30 PM
To: 'dewaal@bellsouth.net'
Subject: Request review of situation and determination of next steps....repeated residential flooding after many attempts to solve
Attachments: 277 Quad Oak Lot 60 Flood Email PDF Format.pdf

Dewaal and Associates:

Mr. John Dewaal,

I am a homeowner with a flooding problem on my property in Mt. Juliet, TN. I'm looking for a quote from an engineering firm to evaluate my property and provide a statement of the problem and what is required to correct it and be willing/certified to testify in court should this require legal action.

Below is an email I put together and sent out to get the ball rolling on solving my problem. There are links to pictures and videos and description of steps taken to manage the drainage and flooding.

PHOTO/VIDEO:

Photos: <http://picasaweb.google.com/robert.h.thompson/Lot60277QuadOakFlooding?feat=directlink>

Videos:

Sept 26, 2009: <http://www.youtube.com/watch?v=ISaqO1UgaDs>

May 9, 2009: <http://www.youtube.com/watch?v=iGVq0h5jVYI>

Thanks,

Robert

615-290-6965

robert.h.thompson@gmail.com

From: Robert Thompson [<mailto:robert.h.thompson@gmail.com>]

Sent: Tuesday, September 29, 2009 1:33 AM

To: 'muddywater@softek.net'; 'robp@civil-site.com'; kmosleymrdad@tds.net

Cc: courtney.a.thompson@gmail.com; 'Robert Thompson'

Subject: Request review of situation and determination of next steps....repeated residential flooding after many attempts to solve

I am sending this note to three parties and will follow up with phone calls and/or visits to each:

- Wilson County Storm Water Division: Mr. Kenneth House
- Civil Site Design Group: Mr. Rob Porter, PE
- K&K Construction: Mr. Kevin Mosley

I'm writing to request your review of a situation and determination of next steps. This is my first time dealing with something like this. I don't know exactly who to contact or what the steps are. I will follow up with phone calls and/or visits and wanted to send some pictures and videos ahead (see links below).

As you will see, I've tried everything possible within the bounds of my own property to manage this runoff flooding issue. I've been patient and don't expect this to be resolved immediately, however I do want to understand quickly if there are any county, developer or engineering solutions available, what information I need to collect and who I need to contact. *(For what it's worth, I am an engineer/MBA. I'm a fellow 'fixer' who is stumped by a problem I cannot solve for my family. I need the help of professionals who can make this right.)*

Details are below.

Thank you all!

-Robert
615-290-6965
robert.h.thompson@gmail.com

Summary of the Issue:

I purchased this home new in July 2008. It has become apparent that my lot is the low point, a basin, with zero drainage. Multiple times this year, my entire back yard (and crawlspace) has flooded to a depth of 8-12 inches. The water from the 2-3 lots on my left and right drain uninterrupted directly into my yard with no way of passing on to a drainage system (several acres behind my home also slope toward my yard but no obvious runoff is coming from the wooded lot). Any action, more than what I've already done, to stop the flow of water into my yard would result in major flooding of my neighbor's yards and garages.

I'm searching for a solution that will restore value to three homes and families. Currently, required disclosure of this flooding would result in inability to sell and/or large reduction in sale price of our homes. Not to mention the health hazards to my family (I have a new baby girl due in 8 weeks) with mold now started under my house because of constant flooding and also the septic tank being repeatedly covered with water.

Major observed events and drainage management actions taken during our one year residence:

- 1) *Major Event 1: May 26, 2008* – [See pictures](#). This is before the home was finished. We almost cancelled the contract, but the builder told us the situation would be resolved; he brought in many loads of top dirt and graded the lot.
- 2) *Major Event 2: Jan 31, 2009* – No pictures. After seeing water reaching home and getting into below-grade crawlspace, the builder purchased and helped install a sump pump in the back right corner of my lot. Looking back, our lack of understanding of the massive volume and speed of the flooding is comical – but we were hopeful we could solve the problem.
- 3) Feb/Mar – Discovered that gutters were overflowing at foundation because builder had connected them to black drainage pipe underground along foundation running to back yard. When the back yard flooded, water back flowed against the house and gutters overflowed against the house. I worked with the builder to disconnect and re-route gutters and underground pipe to stop water from back flowing to crawlspace.
- 4) *Major Event 2: May 9, 2009* – [See pictures](#). With 8-10 inches of water standing against house (and in crawlspace) the builder and I worked all day one Saturday to pump water off lot and from under home. After

this event, the builder agreed to pay for additional dirt work. He installed earth berms around the perimeter of the lot while digging a massive holding ditch (80ft x 10ft x avg 3.5 ft) at the back of the lot. I lost a lot of my backyard as a result, but was being cooperative and hopeful that we could solve the issue within the property bounds. We also installed a 2nd sump pump in the crawlspace.

5) *June 13, 2009* – After realizing berms were trapping water in yard, I installed two one-way drainage valves on each corner through the earth berms. The valves allow water to drain from the backyard until the drainage ditch fills up, then they keep the water from backflowing into the yard.

6) *Major Event 2: Sept 16/17, 2009* – No pictures. With water standing in my yard after a rain and seeing the water outside the earth berm was very close to coming over, I purchased a 3rd sump pump and installed inside the yard to pump water over the earthen berm. I also spent over \$800 to purchase a gas powered pump (able to move 14,000 Gallons per hour) so I could at least take some action to protect my property and home in the event the water ever came over the earthen berm.

7) *Major Event 2: Sept 26, 2009* – [See pictures](#). 10 days later it happened. 4am Saturday my 7months pregnant wife wakes me up to show me how our system was holding up. It appeared to be working, then all of a sudden, the water started coming over the tops of the earthen berms. In less than 5 minutes, our yard and crawlspace was covered with 8-12 inches of water. I worked from 4:30am-1pm pumping over 100,000 gallons of water onto the street in front of my house.

I am exhausted. I need professional help to solve this problem and restore the value of my home and property.

Property, Owner & Address:

Parcel ID: 100H A 01800 00024100H
Owner: THOMPSON ROBERT A III ETUX
Owner2: COURTNEY A
Address: QUADOAK DR 277
Additional Property Details
County Zoning: R-1
Commission District: 13
Census Block groups: 0309021
Census Block#: 0309021003
Traffic Analysis Zone: 3070100
DFirm Flood Panel: 47189C0165D
DFirm Flood Date: 2/20/2008 12:00:00 AM

PHOTO/VIDEO:

Photos: <http://picasaweb.google.com/robert.h.thompson/Lot60277QuadOakFlooding?feat=directlink>

Videos:

Sept 26, 2009: <http://www.youtube.com/watch?v=ISaqO1UgaDs>

May 9, 2009: <http://www.youtube.com/watch?v=iGVg0h5jVYI>

PARTIES INVOLVED:

Wilson County Storm Water Division: (w) 615-444-9022 (c) 615-483-9070
<http://www.wilsoncountyttn.com/stormwater.html>

Kenneth House - muddywater@softtek.net

Subdivision Engineering Firm: 615-248-9999

Civil Site Design Group - <http://www.civil-site.com/>

Rob Porter, PE: robp@civil-site.com

Kevin Gangaware, PE: keving@civil-site.com

Jim Harrison, PE: jimh@civil-site.com

Ryan Lovelace, PE: ryanl@civil-site.com

Builder: 615-394-6810

Kevin Mosley: kmosleymrdad@tds.net

Developer: 615-758-0301

Alfred and Pam Hodges

348 Oak Point Ter, Mount Juliet, TN 37122

Homeowners: 615-290-6965

Robert and Courtney Thompson

Robert.h.thompson@gmail.com

277 Quad Oak Drive, Mt Juliet, TN, 37122