



Outlook

Cedar Springs Subdivision Replat - Concerns Regarding Drainage and Property Access

From csarver@platinumpoolservice.com <csarver@platinumpoolservice.com>

Date Mon 10/26/2026 7:25 PM

To Dave McFarland <dmcfarland@blairne.gov>



Caution: External (csarver@platinumpoolservice.com)

First-Time Sender [Details](#)

[Safe](#) [Spam](#) [Phish](#) [More...](#) [Protection by Thompson](#)

Hello Dave,

We recently received the notice regarding the Cedar Springs Subdivision Replat. Our property is located at 14277 State Highway 91 and is identified as Tax Lot 26 on the survey.

After reviewing the proposed plat, we have concerns about the drainage and creek maintenance easement along our southern property boundary.

An existing creek carries water from the proposed development toward our property, where it passes through a culvert underneath our private driveway. This driveway provides access to our home from Highway 91.

Historically, the culvert has handled drainage reasonably well. However, during one particularly heavy rain event, water did rise high enough to flow over our driveway.

Our primary concern is whether the proposed development, including future homes, driveways, grading, and drainage improvements, could increase stormwater runoff into this creek and potentially cause additional flooding, erosion, or damage to our driveway.

Before the replat is approved, we would appreciate clarification on the following:

1. Has a stormwater drainage study been completed comparing existing conditions with the proposed development?
2. Does that study evaluate the downstream effects on our existing driveway culvert?
3. Will the proposed development increase the volume or peak flow of water reaching our property?
4. Are any modifications planned to the existing creek, including excavation, widening, or rerouting?
5. Who will be responsible for maintaining the creek and drainage easement?
6. Does the proposed replat establish any new easements or access rights on our property?

We would appreciate copies of the drainage study, grading plans, and applicable easement documents.

If these potential impacts have not yet been evaluated, we respectfully request that the Planning Commission defer its recommendation until the developer can demonstrate that the proposed drainage improvements will not adversely affect our property or driveway access.