

Good Day Council members,

My Name is Toby Emerson. I live in Kensington Md. I am writing this today to hope to bring some attention to our desperate need for Stormwater Improvements in the Kensington Estates area.

My backyard has a 5 Year drain column in it. Under this drain column there are pipes that connect to the neighborhood. We have so much stormwater connected to this system, it has recently started overflowing, even though the lines are clear all the way to the creek. Currently the areas of the HOC ( whole property, all ), Kensington Library, Kaiser building, Knowles Station( used to be a vegetable stand and a house ) , the recently built Knowles Manor ( 100+ unit elder care facility that used to be 2 houses ) All corresponding roads from Knowles and Connecticut to the library on Knowles, and Summit Ave from the HOC to Howard Ave. The newly approved Knowles Flats ( used to be a house , will be a 100 unit apartment building ) will also flow through, as well as the recently approved 6 town homes ( rezoned approx 7 yrs ago ) will also flow though. At minimum 24 acres of non-residential zoned properties running through the lines to my back yard. This doesn't even include the residential houses that also make their way to our 40's/50's designed infrastructure. Once these lines meet up they make there way through a single pipe of 36" and exit the creek at only a gain of 6 inches for that pipe at 42" exit.

From my back yard it travels down Warner St, over to Colchester Dr and down to Parkwood Dr. Aprox 115 houses or about 20 Acres more of residential zoned homes and roads, all flow through this line.

Our Neighborhood is a mess. It got to the point that I had to start a YouTube channel to document the overflows from the column in my back yard to bring attention to upper level officials that we need help, and to please think about what they are building more that ends up flooding us more.

The StormNet System is what the community uses to understand why we are flooding. It is missing much information to include : Pipe locations ( missing completely several key lines ) incorrect flows of the lines, incorrect / missing diameters of sizes, sections etc. It is all very, very concerning as we continue to flood, the planning of projects is in toe with inaccurate maps.

Thank You for allowing me to voice my concerns. If you would ever like to take a boots on the ground tour, so I can point all this out, please feel free to contact me.

Kind Regards,

Toby Emerson  
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