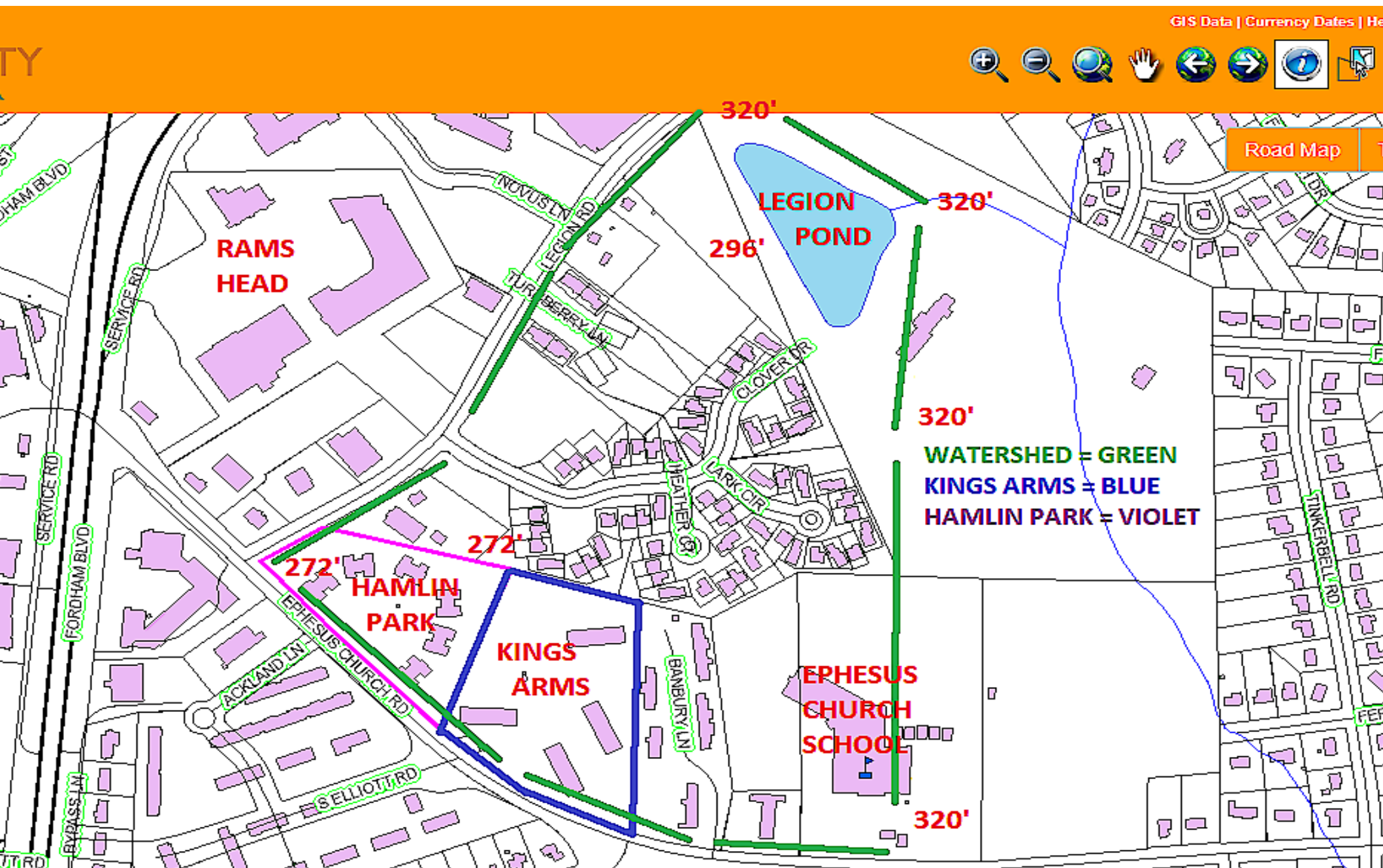
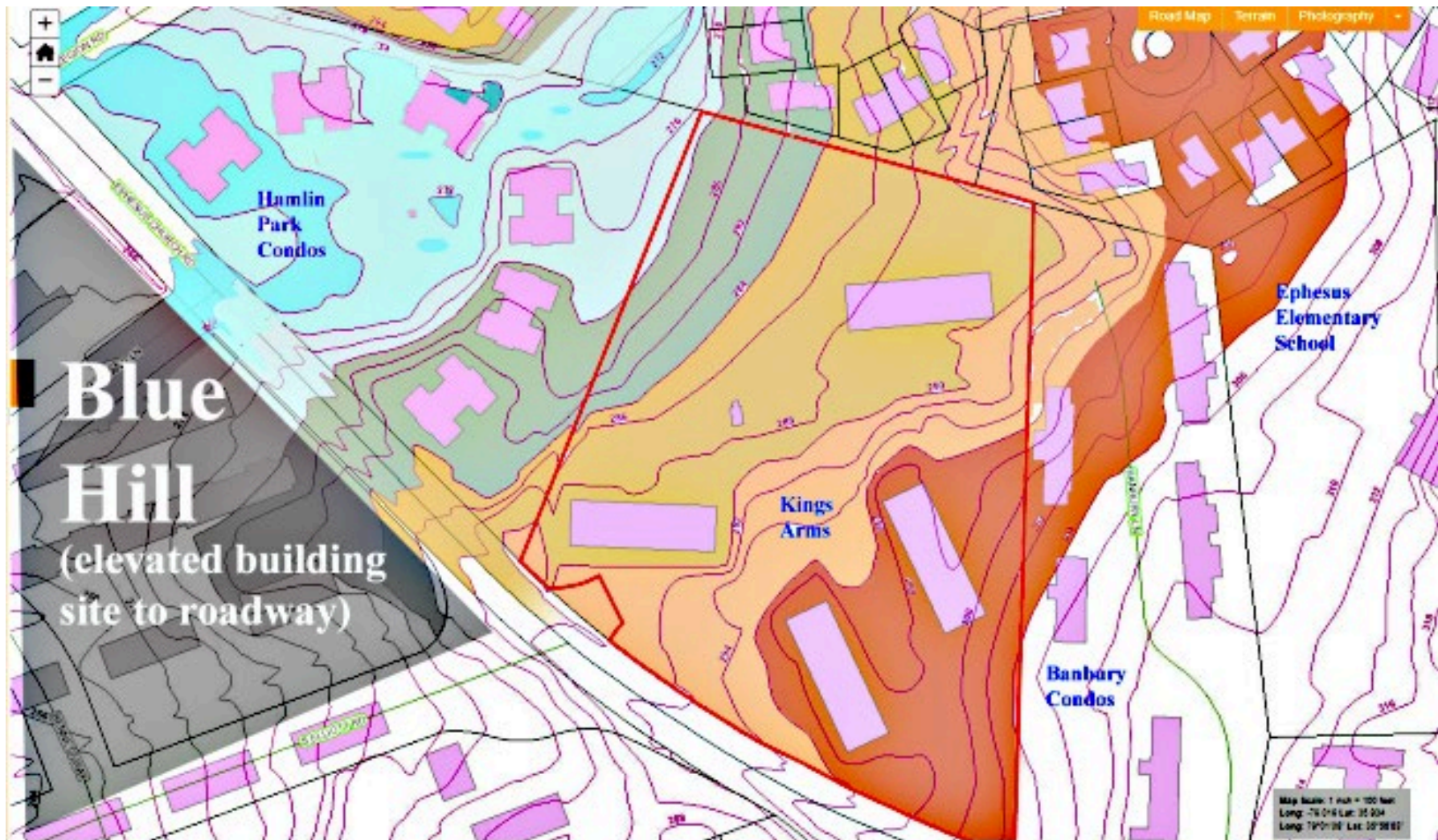


Hamlin Park Watershed



colored by elevation,
azure = 272' lowest



Watershed Map & Statistics for Kings Arms & Hamlin Park

Hi

-i am a resident of Hamlin Park Condominiums,

& we are downstream of the proposed Kings Arms development,

both of us are in the same neighborhood watershed, upstream of Eastgate Shopping Center & Booker Creek

-Hamlin Park has had 3 flash floods since July 13 of last year;

July 13 2022, April 7 2023, April 30 2023;

each of these flash floods included street flooding, of Ephesus Church Rd

-why is flash flooding & street flooding occurring, separate from flooding at Eastgate ?

to understand this, we need to understand the local, neighborhood watershed containing Hamlin Park (see green border in figure)

(NOTE : this is a small 45 acre watershed within the larger Booker Creek watershed)

-our 45 acre watershed runs from intersection of Legion & Ephesus
to Legion Pond in one direction,
and to Ephesus Church School in another direction,
with a 50' drop in elevation from high ridge line @Legion Park down to low point @Hamlin Park

-Hamlin Park is only exit point for stormwater in the watershed, using a catch basin on Ephesus Church Rd,
there is no stormwater exit across Legion Rd,
so all other land parcels are upstream properties, all 45 acres,
&
all storm water flows to bottom left, to Hamlin Park

-our watershed eventually flows into Booker Creek at the Burger King bridge,
& we flood even when Eastgate doesn't;
bc
our watershed is separated from Rams Head/Eastgate by Legion Rd

-flash foods occur when we get 3” of rain in 1 hour, then the 3” water layer starts to avalanche downhill; flood water collects in adjacent developments, Kings Arms & The Meadows, before coalescing at the back of Hamlin Park

-3” of rain on 45 acres gives a volume = 3.7 million gallons of water (see FOOTNOTE)

**-so that means that (up to) 3.7 million gallons of water go across our lawn, both our parking lots, around & into our dwellings, to overwhelm the catch basin & underground culvert on Ephesus Church Rd, & then cause street flooding
(see attached photos)**

-flash flood situation in Hamlin Park is unacceptable at the moment, without further development in the watershed; we have already requested help from the Town’s stormwater dept & the NC DOT, to enlarge the capacity of the critical culvert crossing Ephesus Church Rd; (NC DOT notified since they own the right-of-way, tracking number AEDTJHD5VN)

-we propose that new developers in our watershed partner with the DOT to pump stormwater out of the watershed, by sump pump for example,

& this proposal would apply to developers on Legion Rd as well, if they are inside our 45 acre watershed

-we at Hamlin Park would also like a 30’ tree buffer,

bc,

the Kings Arms development will affront us with a new 5-story skyline to the east,

& we already have one to the South (Blue Hill),

further,

our Condominium complex just lost our 20' western tree buffer, due to another Blue Hill developer

-Thank You

FOOTNOTE :

(please Google acre-feet to gallons)

3 in = 0.25 ft,

then compute flash flood maximum volume as follows :

45 acre x 0.25 ft x 326,000 gallons/acre-foot = 3.7 million gallons of water

so,

flash flood volumes will be higher with heavier rainfall, >3" per hour

flash flood exits watershed via Hamlin Park yard



flash flood crosses Ephesus Church Rd, at Hamlin Park



some traffic make it through



wave front property ?



Hamlin Park parking lot

