

Hicks Residence Drainage

PZ 20—021

To: City of Powder Springs
From: Lauren Leyrer
Date: July 20, 2020
Re: PZ 20—021 Driveway Variance, Hicks Residence

Comments: Ms. Hicks has asked me to look into her drainage issues in relation to her and her neighbor's properties. Using Cobb County GIS, it appears that approximately 0.75 acres of water drains between her house and the neighboring property. This water comes from approximately 7 other houses in the subdivision. When it enters Ms. Hicks property, there is a flat area between her and her neighbors house that drains slowly and will leave the area wet for longer than the remaining portions of the yards. A concrete driveway would help alleviate this drainage issue by allowing the water to escape the property at a faster rate. The ideal slope of grass for drainage at least 2%. Concrete can be poured at 1% and drain well. French drains and roof leaders can be aimed to flow down the concrete driveway as well.

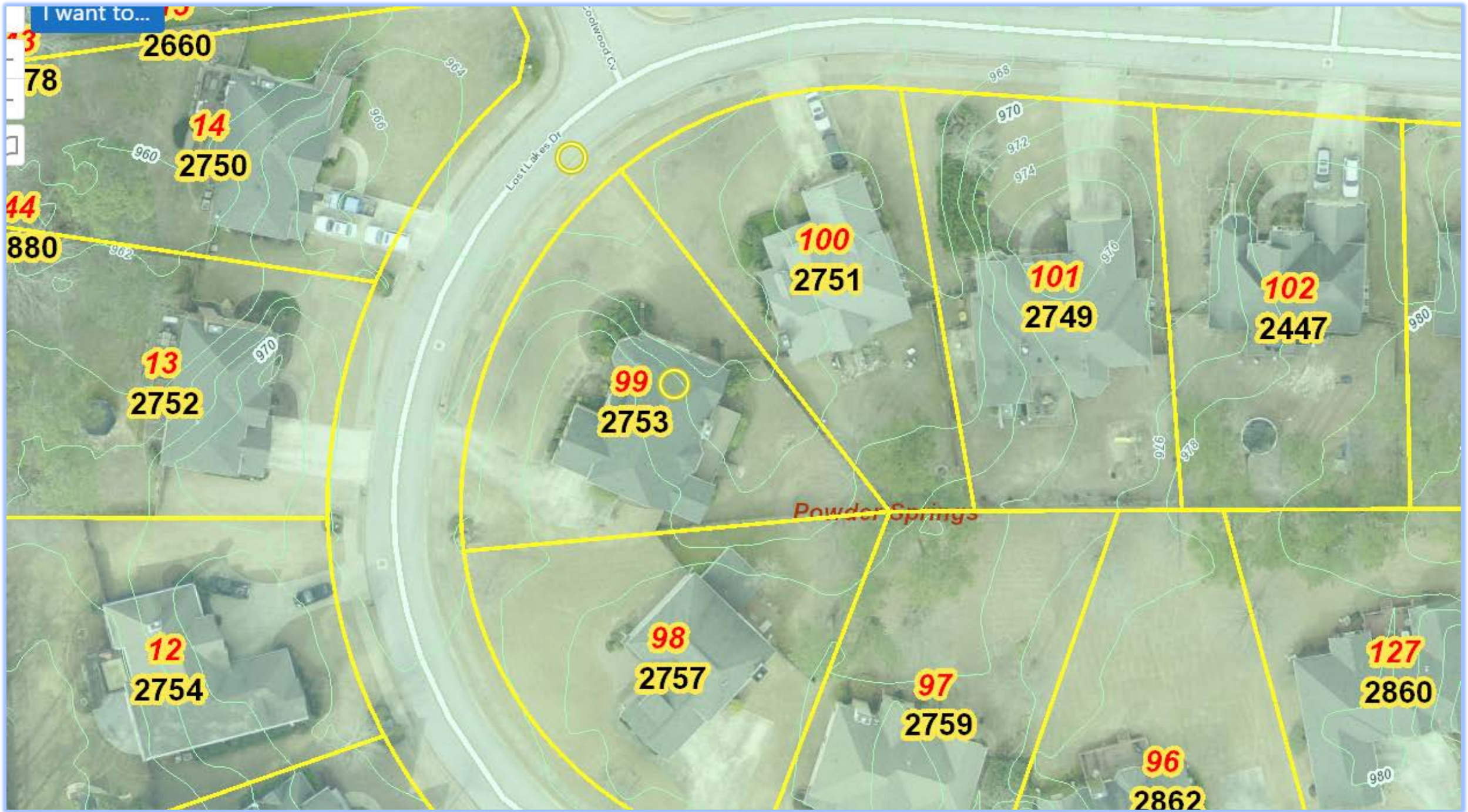
The addition of a second concrete driveway will allow Ms. Hicks to help improve surrounding drainage issues that may exist.

Thank you,

Lauren Leyrer

Lauren Leyrer, PE

GA No. PE042688



I want to...

10

78

2660

44

880

2750

2752

2751

2749

2447

2753

2757

2759

2862

2860

Lost Lakes Dr

Powder Springs

980





NOTES / DISCUSSION POINTS

Cities and counties don't usually allow/permit drainage to span more than 2 lots.

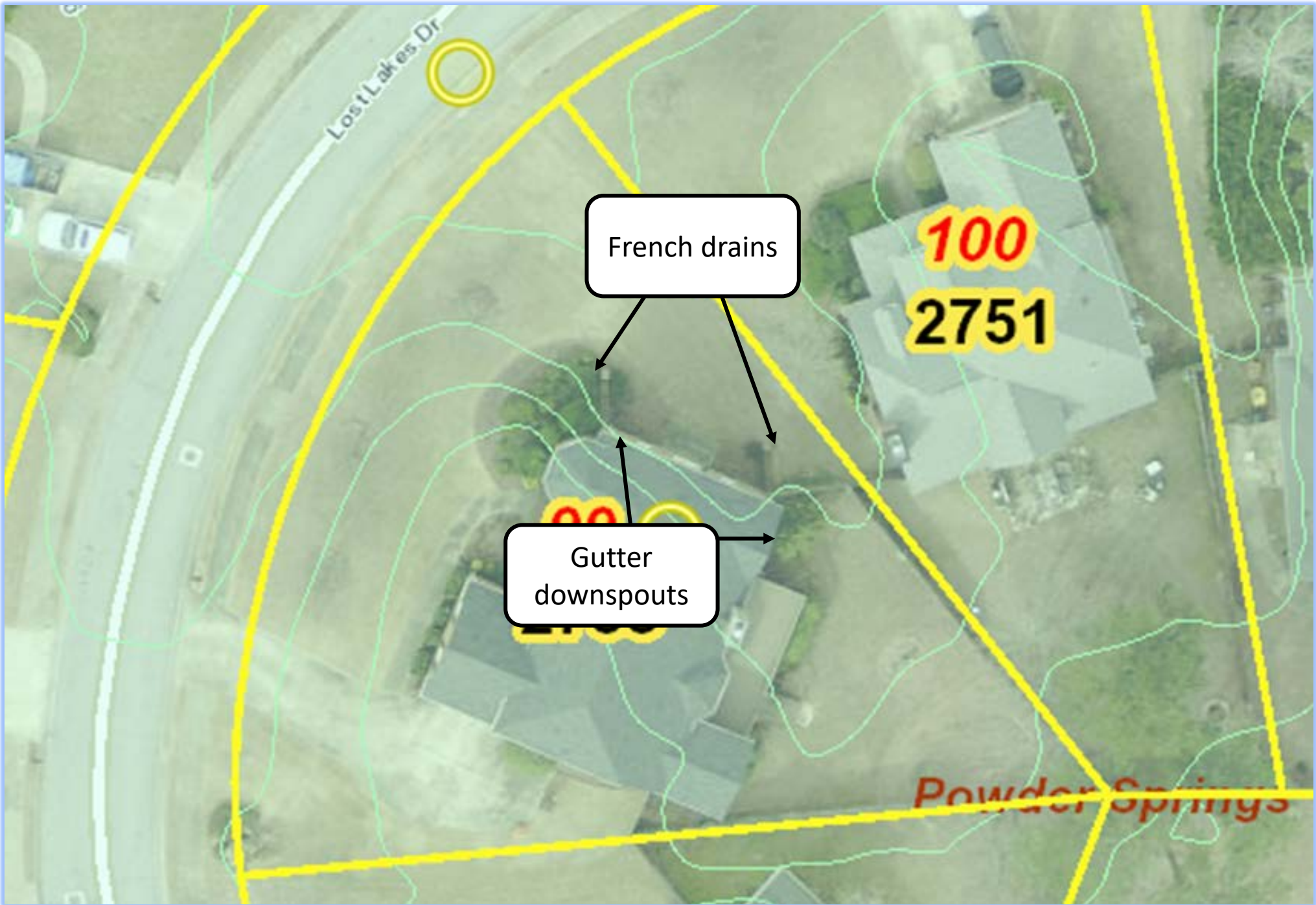
0.75 acres worth of drainage from 7 lots behind yours exit through your side yard, the low point between you and your neighbor's lot.

Fencing can impede drainage; all of the neighboring properties have backyard fencing.

Your side yard is graded slightly too flat for grass; concrete would allow for improved drainage for both you and your neighbor, especially if gutter downspouts and French drains are routed onto it.

Your lot has approximately a 2.5% slope, sufficient for water to flow over concrete. Absolute minimum slope for grass to drain is 2% while concrete is 1%; concrete drains better.





Lost Lakes Dr

French drains

100
2751

Gutter
downspouts

100
2750

Powder Springs



PROPOSED DRIVEWAY

99

2753

2

