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June 13, 2023

Ms. Tina Garver
Community Development Director
City of Powder Springs
PO Box 46
Powder Springs, GA 30127

RE: Application for Variance - Westpark Place (FKA Lewis Road Subdivision)


Dear Ms. Garver:

We have reviewed the Stormwater Management and Floodplain Reports developed by Ridge Planning and Engineering in support of the Variance Application for waiver of detention for the proposed Westpark Place Subdivision. The subdivision is located on an unnamed Tributary to Powder Springs Creek which has a Zone A Special Flood Hazard Area (SFHA) flood zone designation.

Ridge Planning and Engineering has evaluated the proposed development with and without detention for overbank and extreme flood protection through hydrologic and hydraulic methodologies. The reports demonstrate that the increases in peak flows and resultant flood elevations are greater with detention than without detention. The increase in the 100-yr peak flow with detention is approximately 4.4-pct resulting in increases in flood elevations ranging from 0.02-ft to 0.19-ft. The increase in the 100-yr peak flow without detention is approximately 1.1-pct resulting in increases in flood elevations ranging from 0.01-ft to 0.05-ft. The effects of the increased flow and flood elevations on the unnamed Tributary are from approximately 300-ft upstream of Lewis Road to the confluence with Powder Springs Creek approximately 2000-ft downstream of Lewis Road.

If you have any questions or would like to discuss further, please feel free to contact me at [Redacted] or via email at [Redacted]. You may also contact Petia Doubrovska-Ilieva at [Redacted] or via email at [Redacted].

Regards,


Sam Fleming, PE
Dewberry

