

July 26, 2024

Danny Roberts
City Manager
City of Loganville
4303 Lawrenceville Road
Loganville, Georgia 30052

RE: Blanchard Auto Development
Location: 164 Bobby Boss Drive
Letter of Recommendation

Dear Mr. Roberts:

On behalf of the City, I have reviewed the proposed Blanchard Auto development located at 164 Bobby Boss Drive. This letter may serve as Keck & Wood's "letter of recommendation" on behalf of the City of Loganville.

In reviewing the above-referenced property, the developer is proposing to construct a walled detention facility that will release the stormwater into a channel that comes to an end at the adjacent property's driveway. After discussion, it has become clear that this homeowner is currently experiencing flooding issues at this location and has expressed their concern about the potential impacts this proposed development may create.

While the hydrology report appears to show a decrease in post-developed flow conditions, the proposed layout is converting what is considered sheet flow in the existing conditions to channelized flow. As a result, the potential for adverse impacts exists due to the change in flow pattern.

Section 8.2.1.c of the City of Loganville Development Regulations states that, "The analysis of downstream conditions in the report shall address each and every point or area along the project's site boundaries at which runoff will exit the property." Section 8.2.1.c.(1)(a) goes on to explain that the analysis shall include, but is not limited to, existing drainage complaints. As such, we believe it is the engineer's responsibility to show that they are safely conveying the stormwater from their development without creating the potential for adverse impacts.

In an effort to ensure the existing flooding issue is not exacerbated, it is our recommendation that the stormwater from this development is collected and conveyed via roadside channel or storm pipe to the nearest storm system at the intersection of Tommy Lee Fuller Drive and Walton Street.

Sincerely,

KECK & WOOD, INC.



Aaron Humphrey, P.E.