

Memorandum

To: Mrs. Danielle Smith
City of Garden City, GA

From: Brennan D. Jones, P.E.

cc: Mr. Ron Alexander

Date: September 5, 2019

Re: **Sleep Inn / Main Stay Site Plan Review**
2nd Street, Garden City, GA
BJEA Project No. 10010.13

We have completed a review of site development plans dated August 2, 2019 and received from Garden City for review on August 13, 2019 for Sleep Inn / Main Stay site located at 2nd Street (PID 6-00020 -04-004). The site development plans were prepared by Mr. Jay Maupin, PE of Maupin Engineering. Electronic copies of the site development plans and supporting documents were submitted to us for review.

Based on review of the documents submitted, we offer the following comments:

Cover Sheet

- Revise note numbering for General Notes second column notes 1-5 should be 32-36.
- Reconcile Pervious Area and Impervious Areas shown for the site. Appears that Pervious Area should be reduced to 51,000 sf.
- The proposed development appears to be located within the 100-year floodplain, which per the topographic survey, shows the base flood elevation is 9.0 ft MSL.
 - The fill will decrease floodplain volume. How will the loss of floodplain volume be addressed? What is the total volume of floodplain that is lost due to the proposed fill - (i.e. the volume from elevation 9.0 ft MSL and below following the fill slopes to existing grade in areas that receive fill)?
 - Does this loss of floodplain volume impact other properties upstream and downstream of the site?
 - Are there any plans to mitigate the loss of floodplain volume?
 - Is floodplain volume created anywhere on this site to mitigate the loss of floodplain volume?
 - How much does the Base Flood Elevation rise because of the loss of floodplain volume associated with the fill associated with this proposed project?

Sheet C.4 – Grading Plan

- This stormwater detention facility is likely undersized based on of a higher than allowed pre-developed SCS CN value used in the Hydrologic Report. The stormwater management facility will need to be adjusted based on revised Hydrologic Report.
- Compute and show floodplain volume loss and Flood Plain Rise based on loss of volume.

Sheet C.5 – Landscaping Plan

- Bond for landscaping is required.

Hydrologic Report

- Garden City Stormwater Management Local Design Manual article 4.2.1 (attached), which requires pre-developed analysis to be based on undeveloped, wooded condition. Given the soil type and hydrologic

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group, a predeveloped SCS curve number of 70 would be appropriate for this site based on undeveloped, undisturbed wooded condition. The Hydrologic Report used SCS CN = 80. Provide a basis for the pre-developed SCS Curve number that was used in the Hydrologic Report. Was the pre-developed SCS curve number based on undisturbed, undeveloped conditions or on existing conditions?

We recommend denial of the site development plans and require the petitioner to resubmit updated plans for review. Please let us know if there are any questions concerning this plan review.