



TECHNICAL MEMORANDUM

TO: Laura Oliver, Deputy Recorder
FROM: Shay Stark, Planner
DATE: May 3, 2022
SUBJECT: 787 North Golden Eagle Way – Driveway – Planning Commission
PROJECT NO.:

It has come to my attention the dwelling being constructed at 787 North Golden Eagle Way has a driveway that does not match the site plan submitted with the building permit application. It is also noted that the driveway may also have a reverse slope that could cause water to enter the garage. The permit holder (Lee Haskell) has been discussing this issue with the City and has provided the attached drawings to describe the problem and propose a solution.

The modifications to the curvature of the driveway are not concerning. The dwelling looks to be located as proposed on the site plan provided in the Building Permit Application. The Driveway entrance looks to be located in the same place. It looks like the driveway was modified with straight lines to simplify to simplify construction and that should not be an issue.

The reverse slope drainage on the other hand is a problem that needs to be resolved in such a way as to protect the dwelling as well and neighboring property to the North.

Article 10-8B-9 in the Elk Ridge Land Use ordinance states the following:

A. Reverse Slope Driveways Prohibited; Exceptions: No driveway providing access to a garage or off street parking area within a lot shall have a downslope grade from the adjacent street to the garage or covered off street parking area except when approved by the planning commission. The planning commission may approve a downslope driveway upon finding that any drainage of surface water will be adequately diverted from entry into the dwelling, garage or other covered parking area and that the proposed diversion treatment will not impact adjacent properties.

Per the drawings provided, Mr. Haskell has proposed the installation of a trench drain across the driveway, in front of the garage doors. The drain would be piped out to the north on the lot and a 12" high berm would be located along the north property line that would move the water to a depression or basin in the northwest corner of the lot. The area in between the drain outlet and the berm would be landscaped so there would be an opportunity for dispersion of the water and percolation. This part of the plan seems like it should work to keep the water out of the dwelling.

According to the provided plan. The water on the driveway runs to the northeast corner of the driveway. It would interesting to see what actually happens during a rainstorm to verify that this indeed is the location that all of the water flows to. If this truly is the case, then it is important to understand where the water travels from here. For example, on the north end of the Gladstan View Subdivision on Elk Ridge Drive there is a situation where runoff congregates, for a different reason, at one location on the back of a sidewalk. The water ends up running down the sidewalk and flooding neighbors' lots. If the sidewalk is the path of least resistance that is the direction the

water will travel. In this case I would suggest that a trench drain or drain box be located on the driveway in such a way to capture this water and send it into the on-lot basin if feasible.

In conclusion, Planning Commission may approve the reverse slope driveway if it can be shown that the surface water can be diverted away from the dwelling and can be directed so that it does not run on to neighboring properties. Drains and a pathway to an appropriately sized and located basin can solve this problem. The trench drain near the garage seems like a good solution to part of the problem. If expedience in a solution is more important than better understanding the actual flow of water on the driveway a trench drain or drain box at the low point in the entrance of the driveway on the lot behind the sidewalk is likely a safe solution.

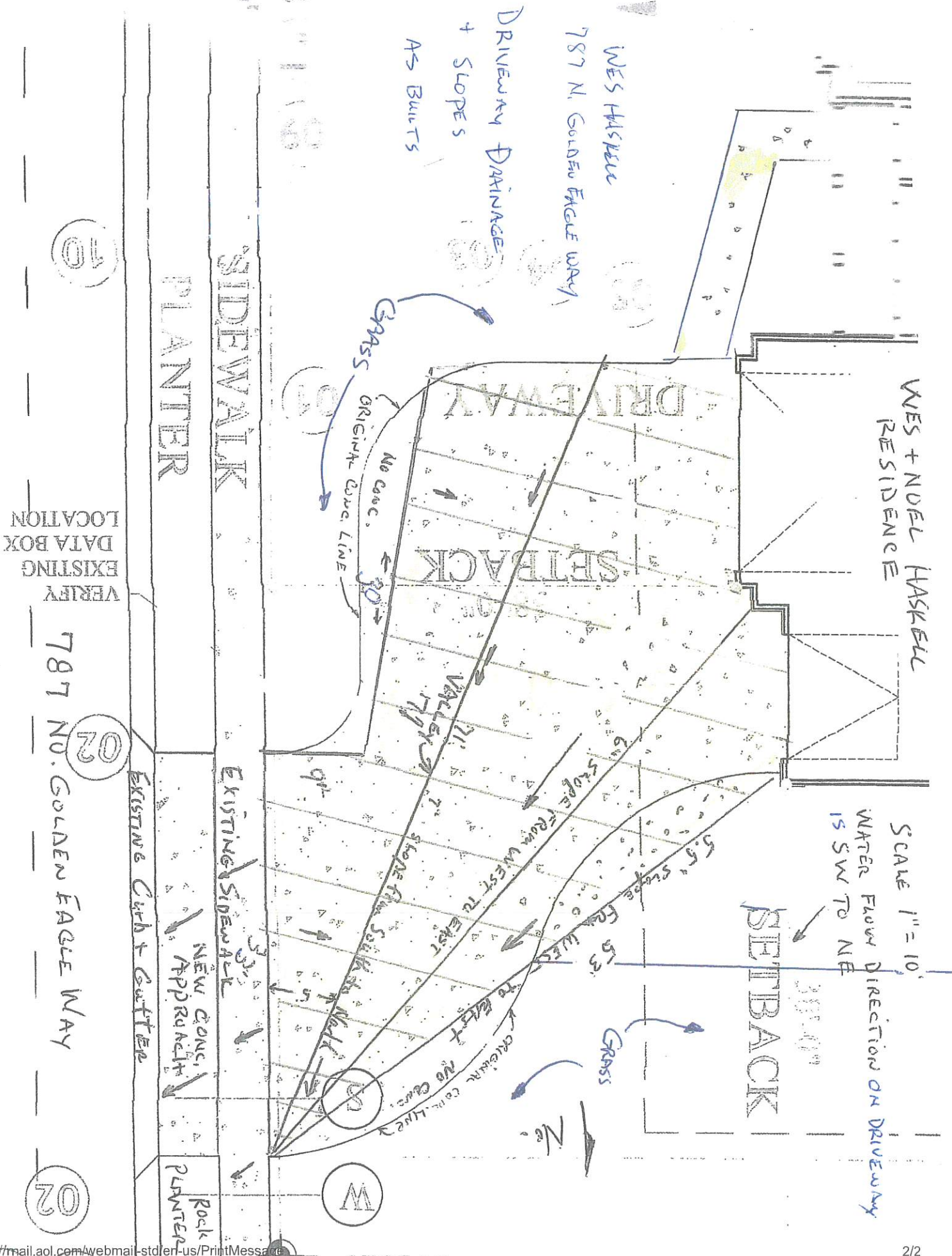
END

Attachments



R&L Zone**10-8A-9: BUILDING SITE**

- A. Reverse Slope Driveways Prohibited; Exceptions: No driveway providing access to a garage or off street parking area within a lot shall have a downslope grade from the adjacent street to the garage or covered off street parking area except when approved by the planning commission. The planning commission may approve a downslope driveway upon finding that any drainage of surface water will be adequately diverted from entry into the dwelling, garage or other covered parking area and that the proposed diversion treatment will not impact adjacent properties.

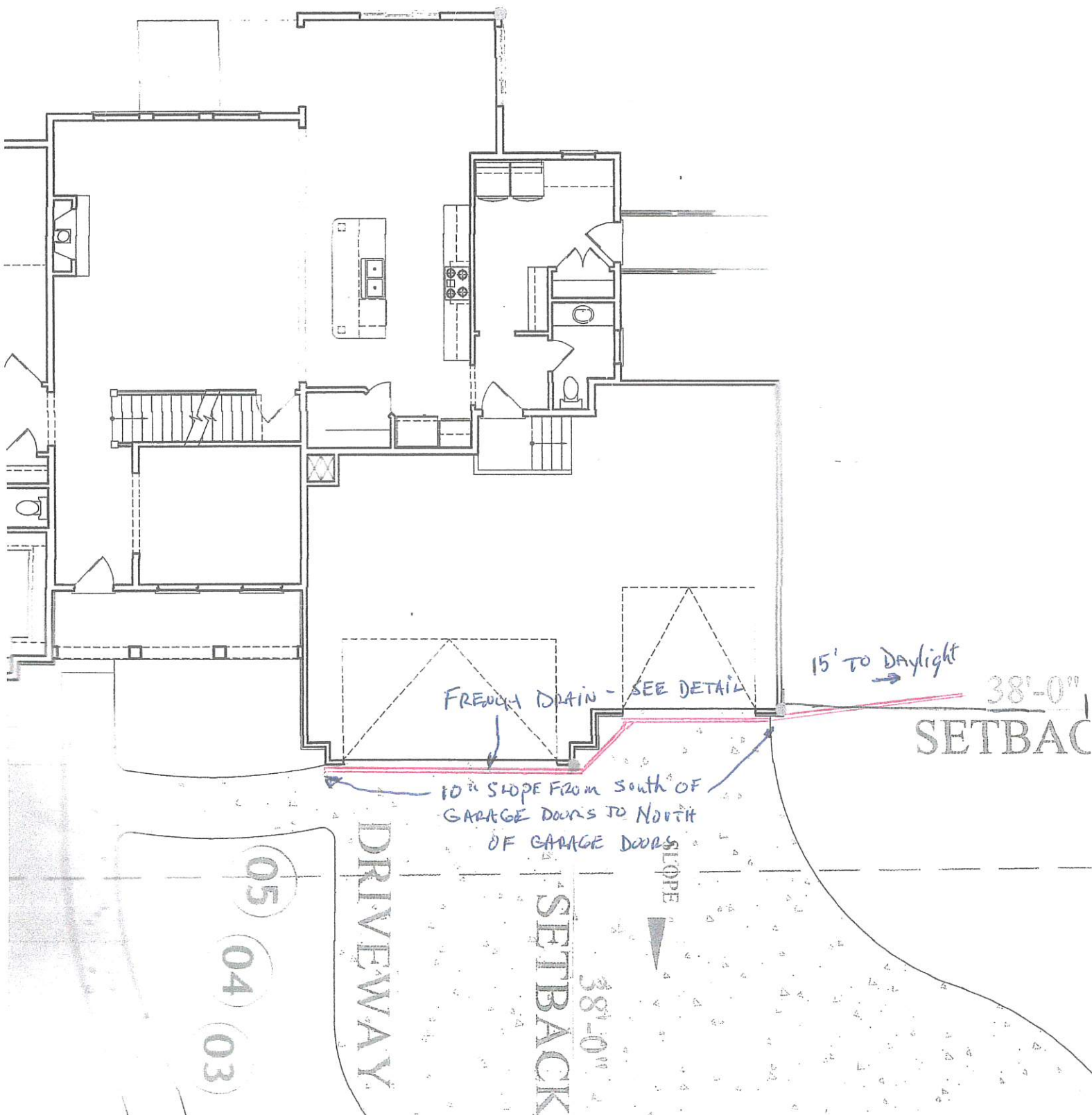


WES HASKELL

787 N. GOLDEN EAGLE WAY

SCALE - 1" = 10'

5% SLOPE
(10' MIN)
at GRADE



08

NORTH PROPERTY LINE

EAST

12" HGT BEAM 2 FT. SOUTH OF PROPERTY LINE

152.20'

DRAINAGE SWALE

15' wide
40' long

SETBACK

58' 10"

WES HASPEN

5% SLOPE
(10' MIN)
at GRADIENT

3% SLOPE

FROM FRENCH DRAIN
OUTLET TO DRAINAGE
SWALE

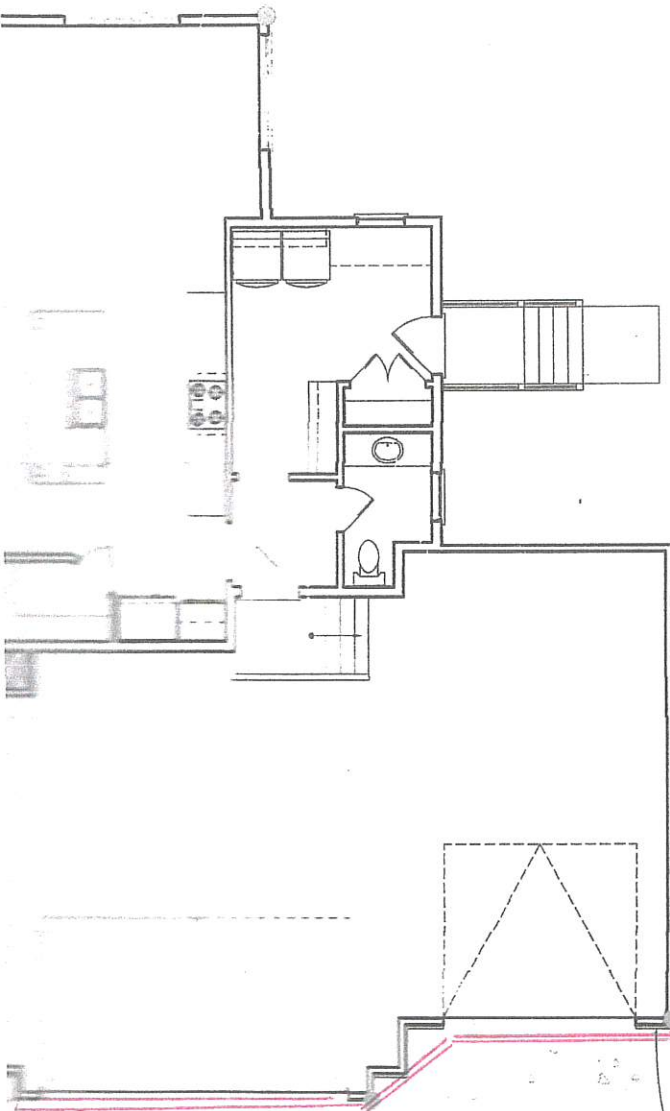
GRASS + LANDSCAPE
ROCK

WATER
FLOW

FRENCH DRAIN

38'-0"

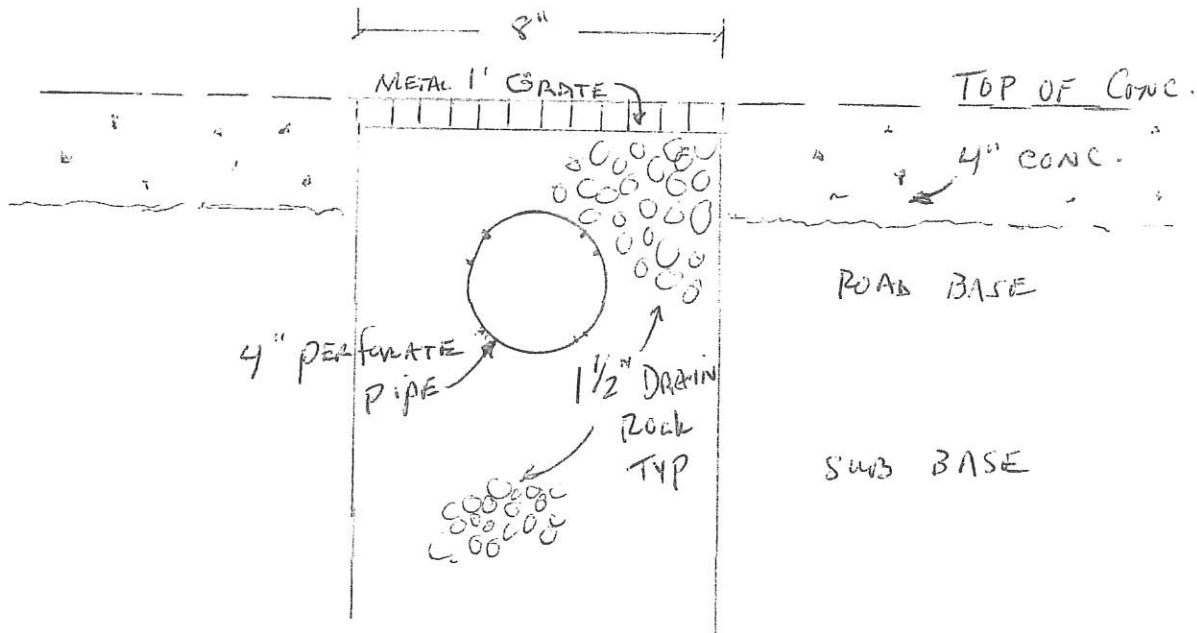
SETBACK



WES HASKELL

FRENCH DRAIN DETAIL

N.T.S.



10" SLOPE FROM SOUTH

OF GARAGE TO NORTH OF GARAGE

2.25% SLOPE TO GRASS

AND ROCK LANDSCAPE.