

ITEM: This Floodplain Permit Application is for the proposed installation of a deck with pergola and fireplace at 3105 Millbury Rd. in the Woodcrest Creek Floodplain.

BACKGROUND:

APPLICANT: Randy and Holly Bristol
ENGINEER: Jim Speck PE, PLS, CFedS

The applicant is requesting a permit to install a deck on the rear of the existing residential dwelling. The deck will consist of a pergola and a masonry fireplace. While the residential structure is not in the floodplain, the entire backyard of the property is located in the 100 year floodplain. Plans indicate that material will be excavated from the area directly adjacent to the existing residential structure and extend westward into the yard underneath the area will the deck will be installed, as seen on the attached plans. The applicant’s engineer as provided calculations for all material to be installed below the BFE and has indicated that a total volume of 5.2 CY of fill be used to complete the project and that amount or greater of compensatory storage will be provided.

STAFF ANALYSIS:

Site located in Little River Basin or its Tributaries? Yes No

According to the latest FIRM, the site of the proposed work is located in the Woodcrest Creek (Trib of Rock Creek) Floodplain (Zone AE). At the proposed site, the BFE is 1134.5’.

Applicable Ordinance Sections:	Subject Area:
36-533	(e)2(a)..... Fill restrictions
	(e)2(e)..... Compensatory storage
	(f)(3)(8) No rise considerations

(e)2(a) and (e)2(e) Fill Restrictions in the Floodplain and Compensatory Storage – Fill is restricted because storage capacity is removed from floodplains, natural drainage patterns are adversely altered, and erosion problems can develop. Compensatory storage must be provided within the general location of any storage that is displaced by fill or other development activity and must serve the equivalent hydrologic function as the portion which is displaced with respect to the area and elevation of the floodplain.

The applicant has indicated that 5.2 cubic yards of volume will be occupied by the material for the deck and fireplace (the pergola will be installed above the BFE). The plans indicated that 5.2 or greater cubic yards of material will be removed to create compensatory storage.

(f)3(a)(8) No Rise Considerations – For proposed development within any flood hazard area (except for those designated as regulatory floodways), certification that a rise of no more than 0.05 ft. will occur in the BFE on any adjacent property as a result of the proposed work is required. For proposed development within a designated regulatory floodway, certification that no increase in the BFE on any adjacent property as a result of the proposed work is required.

The project engineer has submitted a No Rise statement and floodplain analysis report indicating that this project will not cause a rise in the BFE at this location, meeting the ordinance requirements.

RECOMMENDATION: Staff recommends Floodplain Permit Application #709 be approved with the following condition:

1. The applicant shall provide evidence that appropriate compensatory storage has been provided.

ACTION TAKEN: _____