

ITEM: This Floodplain Permit Application is for the installation of a cellular communication tower at 596 Bratcher-Miner Road in the Canadian River floodplain.

BACKGROUND:

APPLICANT: Smith Communications, LLC

BUILDER: CMS Wireless, LLC

ENGINEER: Tom Watson, P.E.

The applicant is requesting a floodplain permit to construct a cellular communications tower at 596 Bratcher-Miner Road. This location is on the southeast corner of the intersection of Bratcher-Miner Road and Chautauqua Ave. Plans for this location include creating an access drive off Bratcher-Miner road that ends in a parking pad approximately 100 feet from the road. A chain link fence will surround the 50' x 50' pad location with the tower and equipment. According the submitted plans, the top of pad will be 2 feet above the BFE and any additional equipment will be installed at that elevation or higher. The 140' cellular tower will be constructed in the southeast corner of lot, which has a permanent easement, and will be located 140' from both Bratcher-Miner Road and Chautauqua Ave. The applicant's engineer provided calculations showing that approximately 150 cubic yards of fill will be brought into the floodplain for the elevation of the site. Plans indicate that an area immediately southeast of the project location used to provide the necessary 150 cubic yards of compensatory storage. The cut area will be seeded after excavation. This permit application also includes an approach and 24" culvert at the intersection with Bratcher-Miner Road that must meet City standards.

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 Canadian River floodplain (Zone AE). At the proposed site, the BFE is 1095.0 ft.

Applicable Ordinance Sections:	Subject Area:
36-533	(e)2(a)..... Fill restrictions
	(e)2(e)..... Compensatory storage
	(e)3(c)..... Nonresidential freeboard
	(e)3(j)..... Fencing requirements
	(f)3(a)(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 150 cubic yards of fill will be brought in to construct this project and they have indicated an adjacent section of land in which to remove 150 cubic yards of fill to create the compensatory storage, thus fulfilling this ordinance requirement.

(e)3(c) Nonresidential freeboard requirements - Nonresidential construction. New construction and substantial improvement of any commercial, industrial or other nonresidential structures shall be constructed on fill as in subsection (e)(3)a of this section, including any attendant utility and sanitary facilities, shall be designed so that the lowest floor including basement, ductwork, mechanical and electrical equipment including furnaces, water heaters, and air conditioners etc. is

elevated at least two feet above base flood elevation and the fill shall be at a level no lower than one foot above the base flood elevation for the particular area and shall extend at such elevation at least 15 feet beyond the limits of any structure or building erected thereon. A registered professional engineer shall submit a certification to the Director of Public Works that the standards of this chapter, as proposed in subsection (e)(1) and (2) of this section, are satisfied.

The applicant's plans show an elevation at the top of the concrete pad for the construction of the cell tower equipment to be at 1097 which is 2 feet above the BFE of 1095, thus meeting this ordinance requirement.

(e)3(j) Fencing requirements – All new fences or replacement of existing fences in the SFGA require a Floodplain permit. Approved fences shall be designed and installed to be breakaway or in some other manner so that flows will not be impeded.

The applicant's plans indicate a chain link fence that meet this ordinance requirement.

(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 indicating that this project, which is near the fringe of a the Canadian River floodplain which is 4000 feet wide at this location, will not cause a rise in the BFE at this location, meeting the ordinance requirements.

RECOMMENDATION: Staff recommends Floodplain Permit Application #680 be approved with the condition that an elevation certificate be required for the concrete slab to verify the 2' freeboard requirement.

ACTION TAKEN: _____