

**ITEM:** This Floodplain Permit Application is for the construction of a road in the Zone A floodplain of a tributary of the Little River near the intersection of 36<sup>th</sup> Ave. NW and Franklin Road. This work is being done for the proposed Bridgeview at Carrington Addition.

**BACKGROUND:**

APPLICANT: Raven Investments, LLC

BUILDER: TBD

ENGINEER: SMC Consulting Engineers

The applicant is requesting a floodplain permit for the construction of a road to be built across the Zone A floodplain of a tributary to the Little River. The proposed development location is located between 36<sup>th</sup> Ave. NW and 48<sup>th</sup> Ave. NW and between Franklin Road and Indian Hills Road and consists of approximately 364 acres of residential development.

The road will be oriented generally north to south and cross the floodplain to the west of 36<sup>th</sup> Ave. NW, approximately 1100 feet north of Franklin Road. The applicant submitted plans showing a road crossing this section of the floodplain with two 48" reinforced concrete pipes under the road to allow for the drainage of the stream that is draining to the east towards an unnamed tributary of the Little River. There are existing dual 48" RCPs under 36<sup>th</sup> Ave. NW immediately downstream of this project. The flowline elevation for the pipes will be 1157.75' on the upstream side and 1157.25' on the downstream side. The approximate 100 year water level is 1163.8' and the top of the road, according to the plans is 1165.0'. According to the preliminary plat, this road would not be the only path of ingress or egress for the development during a flooding scenario. The applicant submitted plans showing a cut volume as a result of development of 6298.69 CY and a fill volume of 3545.18 CY for a net loss of approximately 2753 CY of fill in the floodplain.

**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 Tributary G of the Little River floodplain (Zone A). At the proposed site, the BFE is approximately 1163.8 ft.

Applicable Ordinance Sections:	Subject Area:
36-533 (e)2(a).....	Fill restrictions
(e)2(e).....	Compensatory storage
(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.

According to the plans submitted by the applicant, excavation quantities exceed fill quantities by approximately 2753 CY satisfying the ordinance requirements.

(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 certified that there will be no increase in the 100-year water surface elevation as a result of the improvements in the floodplain of the tributary satisfying this requirement.

**RECOMMENDATION:** Staff recommends Floodplain Permit Application #681 be approved.

**ACTION TAKEN:** \_\_\_\_\_