

ITEM: Floodplain Permit application for the proposed medical office building at 2361 36th Ave NW in the Brookhaven Creek floodplain.

BACKGROUND:

APPLICANT: Terri McMahon

ENGINEER: CEC/Lindsay Fisher P.E.

The applicant is constructing a medical office building at the 2361 36th Ave. NW. The office building and parking lots will be located out of the regulatory floodplain, but reconstruction of storm sewer outlet into Brookhaven Creek will be necessary. As shown in the plans (C-402), the existing drive along the creek on the eastern side of the lot will be cut and a 15" HDPE storm sewer line will be installed and integrated into the existing drain outlet. A 15" HDPE end section will be installed and rip rap placed to stabilize the outlet structure and creek bank. There is an existing concrete culvert that drains from a curb cut at this section as well as rip rap used to stabilize creek bank.

STAFF ANALYSIS:

Site located in Little River Basin or its Tributaries? Yes ___ no ✓

According to the DFIRM, the stormwater culvert will be installed the floodplain/floodway of Brookhaven Creek. The BFE at the planned location is approximately 1165.65'.

Applicable Ordinance Sections:

36-533 (e)2(a)
(e)2(e)
(f)3(a)8

Subject Area:

Fill Restrictions in the Floodplain
Compensatory storage
No Rise Considerations

(e)2(a) and (e)2(e) - Fill Restrictions in the Floodplain and Compensatory Storage – The use of fill in the floodplain is restricted. However, the placement of fill is allowed to elevate structures if compensatory storage is provided.

The applicant's engineer has indicated that no fill is expected to be brought into the floodplain as a result of the work.

5(a)(viii) 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 must be provided. For proposed development within a regulatory floodway, certification of no increase in the BFE is required.

The engineer has certified that the project will not cause a rise of more than 0.05 feet to the BFE which meets this ordinance requirement.

RECOMMENDATION: Staff recommends that Floodplain Permit Application #700 be approved.

ACTION TAKEN: _____