

ITEM: This Floodplain Permit Application is for the proposed installation of a private storm sewer outlet and two flumes at 2281 36th Avenue NW in the Brookhaven Creek floodplain. This permit application was postponed during the March 3, 2025 meeting.

BACKGROUND:

APPLICANT: Fred Thomas

ENGINEER: Grubbs Consulting, LLC

The applicant is proposing to install a private storm sewer outlet and two flumes to drain the parking lot of a proposed development at 2281 36th Avenue NW. The proposed development is for an apartment complex located in the lot adjacent to Brookhaven Creek south of Rock Creek Road. The complex and associated parking lot is located out of the floodplain, but the outfall structure for the storm sewer and the two flumes, one on the north side and one on the south side of the lot would be located in the floodplain. Plans for the drainage structures indicate that structures will be installed at grade with 24” rip rap buried at a minimum of 18” depth with geotextile fabric to stabilize the structures and minimize erosion.

Update: This permit application was postponed during the March 3, 2025 meeting pending additional information providing calculations for compensatory storage. The applicant’s engineer has provided a modification to the plan that would now include burying the 12” rip rap a minimum of 24” so that it is installed at grade. After review this was required to not meet the compensatory storage requirement, but also meet the specifications for 12” rip rap in the EDC which requires 2 x D50 for embedded depth.

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 Brookhaven Creek Floodplain (Zone AE). At the proposed site, the BFE is 1165.45’.

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 all drainage structures will be installed at grade and will not require 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 #708 be approved with the following condition:

1. All spoils from excavation to install the drainage structures shall be removed from the floodplain.

ACTION TAKEN: _____