

ITEM: Floodplain Permit application for proposed construction of a single family residence and drive way near the intersection of 72nd Avenue NW and West Robinson in the Canadian River Floodplain.

BACKGROUND:

APPLICANT: Parker Lowe
ENGINEER: Hollis Allen Jr., P.E.

STAFF ANALYSIS:

According to the Engineer’s floodplain analysis and No-Rise statement, the applicant would like to build a new single-family residence with a 1385’ driveway and a barn in the middle of the lot located on the northeast corner of 72nd Avenue NW and West Robinson. A site plan is attached to the application packet. The pad sites for both the house and barn are currently above the BFE and an eLOMA application has been submitted to FEMA to have those two areas removed from the floodplain. Those locations are labeled Tract 1 and Tract 2 on the site plan. Exhibits from the eLOMA application are also included in the application packet. The BFE at the barn location is approximately 1128.8’ and 1128.6’ at the house. The proposed lowest floor elevation of both structures is 1132.0’ which would position them greater than three feet above the BFE.

The drive way fill from 72nd Avenue NW to the house and barn will require 6697 CY of fill below the BFE. Plans indicate that 7495 CY of material will be removed from the borrow area indicated on the site plans to elevate the drive way and building pads. The excess cut from the borrow area will be used to achieve grades above the BFE.

Site located in Little River Basin or Tributaries? yes__ no✓

According to the latest DFIRM, a significant portion of the project is located within the Canadian River Floodplain (Zone AE). If the eLOMA is approved, the proposed buildings associated with the project would not be in the floodplain.

Applicable Ordinance Sections:	Subject Area:
36-533 (e)(2)(a).....	Fill restrictions in the floodplain
(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 – The use of fill is restricted in the floodplain unless compensatory storage is provided.

The applicant has indicated that fill from the existing floodplain will be used to build up areas within the floodplain. Calculations have been provided indicating that 6697 CY of fill are required below the BFE to buildup the drive way and a total of 7495 CY of compensatory storage will be created, exceeding ordinance requirements. The additional borrow will be used to grade areas above the BFE.

(f)(3)(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.

The project engineer has provided a calculations indicating that with approximate 800 CY increase of storage volume in the floodplain as a result of the com rise of less than

0.05' in the BFE is expected as a result of this project.

RECOMMENDATION: Staff recommends Floodplain Permit Application #713 be approved with the following condition:

1. As-Builts of drive and compensatory storage provided before final acceptance.
2. Permit would not become active until proof of eLOMA acceptance provided.

ACTION TAKEN: _____