

**ITEM:** This Floodplain Permit Application is for the proposed construction of Franklin Business Park Section 4 a portion of which is in the floodplain of Tributary G of the Little River.

**BACKGROUND:**

APPLICANT: Landmark Fine Homes  
BUILDER: TBD  
ENGINEER: SMC Consulting Engineers

The applicant is seeking a floodplain permit for the proposed development of Franklin Business Park Section 4. This is a commercial development a portion of which is in the floodplain of Tributary G of the Little River at the south west corner of the intersection of Franklin Road and Flood Ave, directly east of I-35. Proposed development in the floodplain include installation of culverts (bridges) and roads, grading, paving, installation of underground utilities and storm sewer, and installation of green infrastructure. The proposed green infrastructure is part of the applicant’s design for engineered solutions for a modified Water Quality Protection Zone (WQPZ).

A hydraulic study was completed by the applicant prior to a LOMR (Letter of Map Revision) application that was accepted in 2012 by FEMA and adopted by the City. The LOMR was accepted based on modeling provided that showed that 1% annual chance flood would be contained in culverts as designed and shown in the proposed development plans. Plans detailing construction activities, storm sewer and detention facilities and the LOMR are both included in the application packet. While the majority of Trib G of the Little River is Zone A, the revised area included in the LOMR is now considered a Zone AE section of the Tributary.

**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 AE). At the proposed site, the BFE varies from 1147’ on the upstream section of Trib G and 1152’ on the section of the unnamed trib of Trib G to approximately 1139” on the downstream section of Trib G for the proposed development.

Applicable Ordinance Sections:	Subject Area:
36-533	(e)2(a).....Fill restrictions
	(e)2(e).....Compensatory storage
	(e)2(j).....Utilities constructed to minimize flood damage
	(e)2(l).....In/exfiltration of flood waters in utility systems
	(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 the plans submitted by the applicants engineer, there will be 5,614 cubic yards of cut and 5,382 cubic yards of fill in the project area (see attached Floodplain Cut/Fill plans). This equals a net increase of 232 cubic yards of storage created. Detention areas are also shown in the construction plans.

(e)2(j) and (e)2(l) Utilities constructed to minimize flood damage and to prevent in/exfiltration of flood waters in utility systems. All public utilities and facilities shall be constructed to minimize flood damage.

New and replacement water lines and sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from the systems into flood waters.

The utility line pipe joints have gaskets making the system watertight, and the entire system is leak tested prior to going into service.

(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 no rise in the BFE is expected with this project as demonstrated by the attached LOMR approved by FEMA and accepted by the City.

**RECOMMENDATION:** Staff recommends Floodplain Permit Application #692 be approved.

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