STAFF REPORT 07/07/2025 **PERMIT #721**

ITEM: This Floodplain Permit Application is for a proposed water line connection in the Bishop Creek floodplain near 310 East Boyd Street.

BACKGROUND:
APPLICANT: OK-OU Holdings, LLC (Frank Rocchio)
CONTRACTOR: Cowen Construction
ENGINEER: Braden Shaffer, P.E., CFM (Crafton Tull)

This project includes the proposed construction of a multi-family residence at 310 E. Boyd Street. This structure is not located in the floodplain. The scope of the work in the floodplain is located in the railroad right of way and includes the removal of existing pavement and installation of a water line connection to the existing water main. There are no planned grade changes or fill within the floodplain. The removal of pavement will be backfilled with topsoil and stabilized back to existing grade. The water line trench will also be backfilled and returned to existing grade.

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

STAFF ANALYSIS:
The project is located in the Bishop Creek floodplain (Zone A). Base flood elevation is approximately 1146.0', and the engineer has certified that there will be no increase in the base flood elevation as a result of this project.

36-533	(e)(2)(a)..……..……	Fill restrictions in the floodplain
	(e)(2)(e)..……..……	Compensatory storage
	(e)(2)(j) ……..…	Utilities constructed to minimize flood damage
	(e)(2)(l) ……..……	In/exfiltration of flood waters in sanitary sewage
	(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 removed concrete will be backfilled with topsoil and compacted to original grade. Additionally, trenching to install the water line will be back filled and compacted.

(e)(2)(j) All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding. All public utilities and facilities shall be constructed to minimize flood damage.

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

(e)(2)(l) New and replacement 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 water line pipe joints have gaskets making the system watertight, and the entire system is leak tested prior to going into service.

(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 feet will occur in the BFE on any adjacent property as a result of the proposed work must be provided.

The engineer has certified that the project will not cause a rise in the BFE which meets this ordinance requirement.

RECOMMENDATION: Staff recommends that Floodplain Permit Application #721 be approved.

ACTION TAKEN: _____