

**ITEM:** This Floodplain Permit Application is for the installation of a generator for a cellular tower located at 3199 S. Berry Road in the Imhoff Creek floodplain.

**BACKGROUND:**

APPLICANT: Sherry Duff  
BUILDER: CA Bass Ventures, LLC  
ENGINEER: Benchmark Services, Inc.

The applicant is requesting a permit to install a 50KW diesel generator on a steel platform with underground electrical service and controls from the generator to ATS and existing AT&T equipment at the cellular tower located at 3199 S. Berry Rd. The engineering plans, included with application packet, indicate a steel platform that is 10' x 4' will be installed adjacent to an existing shelter building. The BFE for this location is 1101.8'. The existing ground elevation according the EC provided by the applicant is 1101.98'. Plans submitted indicate that the generator will be installed 24" above grade.

**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 Imhoff Creek floodplain (Zone AE). At the proposed site, the BFE is 1101.8 ft.

Applicable Ordinance Sections:	Subject Area:
36-533	(e)2(a).....Fill restrictions
	(e)2(e).....Compensatory storage
	(e)3(c).....Nonresidential freeboard
	(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.

The applicant has indicated that 4.8 cubic feet of volume will be occupied by the piers for the steel platform. Using a safety factor of 1.5, they are planning on removing 7.5 cubic feet of fill from the location for compensatory storage.

(e)3(c) Nonresidential freeboard requirements - Nonresidential construction. New construction and substantial improvement of any commercial, industrial or other nonresidential structures shall be constructed on fill as in subsection (e)(3)a of this section, including any attendant utility and sanitary facilities, shall be designed so that the lowest floor including basement, ductwork, mechanical and electrical equipment including furnaces, water heaters, and air conditioners etc. is elevated at least two feet above base flood elevation and the fill shall be at a level no lower than one foot above the base flood elevation for the particular area and shall extend at such elevation at least 15 feet beyond the limits of any structure or building erected thereon. A registered professional engineer shall submit a certification to the Director of Public Works that the standards of this chapter, as proposed in subsection (e)(1) and (2) of this section, are satisfied.

The BFE for this location is 1101.8'. The applicant's plans show the bottom of the steel platform being 24" above grade which is 1103.98 which meets this requirement.

(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 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 #706 be approved with the following condition:

1. Elevation certificate be required for the top of the steel platform prior to final acceptance.

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