

ITEM: Floodplain Permit application for proposed installation of a swimming pool, privacy fence and earthen berm in the Imhoff Creek floodplain.

BACKGROUND:

APPLICANT: Joe Vaughn

ENGINEER: Gary Keen, P.E.

This project includes the installation of a swimming pool, and retroactively receiving a permit for a privacy fence and an earthen berm at 1024 Cruce St. in the Imhoff Creek Floodplain. The earthen berm and fence have already been constructed without a permit since the applicant was unaware of the requirement for building in the floodplain. The applicant has worked with the engineer to account for these structures and will make modifications as outlined below to bring them into compliance with the flood hazard ordinance.

STAFF ANALYSIS:

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

According to the latest DFIRM, portions of this project are located within the Imhoff Creek floodplain (Zone AE).

Applicable Ordinance Sections:	Subject Area:
36-533 (e)(2)(a).....	Fill restrictions in the floodplain
(e)(2)(e).....	Compensatory storage
(e)(3)(j).....	Fencing in the floodplain
(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 project engineer has indicated that a total volume of 23 CY of fill will be occupied by the structures in the floodplain and compensatory storage for this volume will be removed from the southeast portion of the yard in the same floodplain. This volume will be removed, graded to facilitate drainage towards the creek and have grass replanted.

(e)(3)(j) Fencing in the Floodplain – All new fences or replacement of existing fences in the SFHA require a floodplain permit. Approved fences shall be designed and installed to be breakaway or in some other manner so that flows will not be impeded.

The project engineer has indicated that the existing fence will be modified as outlined in his report to convert it to a break-a-way style fence that will open to the downstream side of the stream thus allowing water to freely flow, during a flood event, through the floodplain.

(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 indicated the structures that have been or will be constructed in the floodplain will be constructed or modified in such as manner to allow for the flow of floodwaters to continue unimpeded and that compensatory will be provided and

therefore, no rise in the BFE on any adjacent property should occur.

RECOMMENDATION: Staff recommends Floodplain Permit Application #694 be approved.

ACTION TAKEN: _____