#84-435.2/5

Atwell-Hicks

Memo

To: Paul Davis

From: Bill Hazelton

Date: 9/12/2008

Re: **FLOODPLAIN USE AND REGULATION ORDINANCE 114-157**

Mr. Davis,

Below is a project summarization in accordance with the City of Rochester Hills Floodplain Ordinance 114-157:

(1) A site plan showing existing structures, topographical features and all proposed changes. The site plan shall include existing and proposed ground elevations and contours (one foot intervals) and a contour showing the base flood elevation;

The proposed parking lot resurfacing is necessary due to the poor condition of the existing pavement. Additionally, the existing slopes do not meet the guidelines of the Americans with Disabilities Act (ADA). Given the need for improvements to the existing parking lot, the applicant proposes to resurface the parking lot and re-grade portions of the lot outside of the floodplain limits to facilitate safe access to the buildings.

The proposed activity has been designed to minimize the amount of impact to the floodplain of the Clinton River and meet the requirements of the minor project categories for Part 31. The majority of the work consists of milling the existing parking lot surface to provide a suitable aggregate base and resurfacing with asphalt. The proposed grade will be 3 inches above existing grade. In the location of the proposed dumpster, heavy duty concrete is necessary to provide adequate support. In this location, the finish grade of the concrete resurfacing is still 3 inches above existing grade; however, the existing surface will be cut down in order to accommodate a total of 8 inches of concrete.

Best management practices and soil erosion control measures will be utilized on site to minimize impacts to water resources. No impacts to watercourses or wetlands are proposed. The project will meet the City of Rochester Hills' ordinances and building standards.

See sheets CP-02, CP-04-CP-06 for all information related to existing structures, topographical features and all proposed changes.

(2) The elevation in relation to the National Geodetic Vertical Datum of 1929 of the lowest floor of all structures;

There are four existing office buildings on the property with finish floor elevations of 751.08, 750.95, 750.17, and 750.69.
The FEMA Flood Insurance Rate Map indicates that floodplain and floodway associated with the Clinton River are located on the subject property. Refer to the *FIRM Map* in Appendix IV. The FEMA floodplain and floodway lines were overlain on the topographic survey of the site, and their location is shown on Sheet 2 of the Plan Set. Based on the base flood elevations shown on the FIRM, the 100-year floodplain elevation on the site is between approximately 744 and 748.

See Sheet CP-02 for the existing finish floor elevation of the building.

(3) Where flood proofing will be employed, the elevation in relation to mean sea level to which a structure will be flood proofed;

The buildings are existing and no flood proofing is required or proposed given that the finish floor is 4 feet above the flood elevation.

(4) Where flood proofing will be employed, a certificate from a licensed professional engineer or architect that the flood proofing criteria of this article will be met;

The buildings are existing and no flood proofing is required or proposed given that the finish floor is 4 feet above the flood elevation.

(5) Where it can be determined that development is proposed within the regulatory floodway, a certification as required by subsection 1140191(c);

The existing buildings are outside the limits of the floodway. A portion of the existing parking lot is within the floodway.

(6) A description of the extent to which any watercourse will be altered or relocated as a result of proposed development;

The applicant proposes to place fill within the floodplain (1% chance flood) of the Clinton River for the reconstruction of an existing parking lot, including resurfacing and curb and gutter installation. In total, approximately 299 cubic yards of clean upland fill will be placed within approximately 0.73-acre (31,630 square feet) of the floodplain. No compensating cut is proposed given the small volume of fill being placed within the floodplain.

(7) Proof of development permission from appropriate local, state and federal agencies as required by subsection 114-156(1), including a floodplain permit approval, or a letter of no authority from the state department of natural resources under authority of part 31 of

the natural resources and environmental protection act, Public Act NO. 451 of 1994 (MCL 324.3101 et seq., MSA 13A.3101 et seq.);

The project is currently being reviewed by the MDEQ for a Part 31 impact permit (File No: 08-63-0161-P).

(8) Base flood elevation data where the proposed development is subject to Public Act No. 288 of 1967 (MCL 560.101 et seq., MSA 26.430(101) et seq.) or greater than five acres in size; and

In total, the parking lot area within the floodplain is approximately 0.73-acre (31,630 square feet).

(9) Such other additional information, requested by. The engineering department or the city council, which may be reasonably necessary to determine compliance with this article.

(b) The applicant may be required to submit engineering data prepared or certified by a licensed professional engineer. (Code 1976, s 4-08.04.02)