How We Permitted the

*Extreme Makeover: Floodplain Edition*

“Project 616”
Quick Start

- Meetings with EMHE staff @ County offices in early October 2008, “2 or 3 sites being considered, so tell us if you want this to be in your city”.
- City / County staff and management buy-in required – no fees or expenses.
- Site selected; City regulations would govern due to pending annexation scheduled for the week prior to start of construction.
Logistics of the Project & Site

- Floodplain – Zone A downstream of studied section.
- Sanitary sewer extension to replace septic system on site.
- City annexing area from County - What rules and regulations apply?
- What permits are required? FDP, Building, etc.
- Secrecy – owner can’t find out beforehand for tax/finance purposes.
Where to Start?

- Structure is located in the floodplain.
- New construction or substantial improvements must be permitted [ 60.3 (a)(1)] and must be reasonably safe from flooding [ 60.3 (a)(3)].
- Establish BFE to determine MFF.
- Check for impacts to adjacent structures [ 65.12 (a)(5)].
Floodplain & City Limits
Big Picture Floodplain
HEC-RAS Cross Section
Expect the Unexpected

- November 4, 2008 Council meeting canceled.
- Regulation flipped back to County – FDP, building permits, driveway culverts, etc.
The Show Must Go On

- Work with landscapers & graders to match the model
- Swales in side yards
- Fence openings
- Driveway culverts
Site Inspections

- Very fast progress, little time to correct.
- Found finish floor needed to be raised.
- Small trees planted in swales.
- Fences needed open space below.
- As-built, finish floor is slightly lower than City requirement, but higher than County requirement.
- Reasonably safe from flooding.
Foundation & Pad Profile
Construction Photos
Construction Photos
Construction Photos
Construction Photos
And now it’s time for:

The Reality Check