
- M E M O R A N D U M -

TO: Alexis DiLeo, Planning and Development Services Unit

FROM: Jerry Hancock – Stormwater and Floodplain Programs Coordinator,
Systems Planning Unit, Public Services Area

DATE: June 9, 2017

SUBJECT: 1140 Broadway Site Plan
1140 Broadway St.
Project Number SP17-009

I have reviewed the revised site plan, dated 5-24-17, and provide the following comments for the petitioner:

Floodplain Management

1. MAJOR ISSUE – The plan now indicates that Building A will have a below grade parking level. The Michigan Building Code does not allow below grade spaces in residential structures. The only way to accomplish this type of building would be to fill the site and obtain a Letter of Map Revision based on Fill (LOMR-F) from the Federal Emergency Management Agency (FEMA) to remove the area from the floodplain prior to the issuance of building permits. The building will have to be raised to have the lowest level at grade, and will have to have flood openings if the at grade level is any lower than the base flood elevation plus one foot.
2. MAJOR ISSUE – I have been informed by the Michigan Department of Environmental Quality (MDEQ) and FEMA that below building stormwater detention chambers are considered basement space and are not allowed in buildings (particularly residential) that are in the floodplain or in areas that have received LOMR-F. As such, Building A as proposed would not be allowed. The building will have to be redesigned to be out of the floodplain or eliminate the below grade detention chamber.
3. The floodplain shading shown on Sheet 11 at the south property corner (Maiden and Nielson intersection) represents a flood elevation of about 767. However, the flood profile suggests a flood elevation above 769 in this area. Please adjust the flood shading on Sheet 11 to conform to the elevations shown on the flood profile found in the Flood Insurance Study for Washtenaw County.
4. The floodplain cut/fill summary on sheet 11 lists the existing and proposed flood storage capacity of the site as the same figure, 4123 cubic yards. Then it lists there is 10,200 cubic yards of cut, and only 2,680 cubic yards of fill. The figures do not add up. It appears there is information missing from this summary. If the figures were correct, the proposed flood storage capacity would be 11,643 cubic feet. Please correct these figures, or provide additional information to explain how they add up.
5. Please provide notes and calculations to demonstrate that the required flood openings will be provided at the ground level floor of building B.

City Green Streets Policy

6. Sheet #13 does not show the existing public storm system that is proposed to be connected to with the detention chamber to meet the green streets requirement. Please show the public storm system on sheet #13.
7. On sheet #13, the text in item C, Outlet Structure, does not match the proposal. Please edit to describe

this proposal.

Based on this review, the petition should **not** be scheduled for Planning Commission action until the items noted have been addressed.

NOTE: It is possible that additional issues related to floodplain management and the City's Green Streets Policy could arise as the plans are revised to address the above comments.

1140 Broadway Floodplain Review (3)