
- 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: December 4, 2017

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

I have reviewed the revised site plan, dated 11-30-17, and provide the following comments for the petitioner:

Floodplain Management

Because there is some question whether the Federal Emergency Management Agency (FEMA) will consider the residential building A and parking structure A2 as separate structures, the City is requiring the developer to obtain a Conditional Letter of Map Revision based on Fill (CLOMR-F) for the two buildings and provide their supporting documentation showing that the parking structure and associated detention basin meets the “Engineered Basement Option” provided in Technical Bulletin 10-01. The City will not issue building permits for either the residential building or parking structure until FEMA has issued the CLOMR-F.

A Letter of Map Revision based on Fill (LOMR-F) is required for this project per National Flood Insurance Program (NFIP) regulations and the Michigan Department of Environmental Quality (MDEQ) Permit. The LOMR-F must be obtained before the City will issue the Certificate of Occupancy for Residential Building A.

Please provide notes on the Natural Features Overlay Plan, sheet #11, outlining the necessity and timing of the CLOMR-F and LOMR-F. Additionally, the proposed sequence of construction will have to be modified to acknowledge and accommodate the CLOMR-F and LOMR-F processes.

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