From: jefflightheart@gmail.com on behalf of Jeff Lightheart [jeff@llbarchitecture.com]
Sent: Monday, February 01, 2016 10:36 AM
To: Franklin, Lisa
Cc: O'Connor, Mike
Subject: Burgerville Corvallis

Lisa:

Update on the floodplain issue and am using your e-mail of 12-16-15 to show our "steps" in the process:

We had the property surveyed by Olson Engineering (1-14-16) and their results were that the existing finish floor is at 225.08 (NGVD 29) and that the lowest adjacent grade is 224.32' (NGVD 29) - so we are below the 225.5
(NGVD 29).

Since the survey work showed that the LAG is lower than 224.5, Olson Engineering has attempted to find existing grade information to use a different method but was unable to find sufficient data so is planning to do additional field work to prepare cross sections to support a petition to FEMA to remove the building from the floodplain. We know the building to the north has been removed based on an elevation of 225.15 (NGVD 29). Work on the FEMA petition is on-going.

Finally, we have prepared building up-grade drawings and certifications to show compliance with flood=proofing to 1-ft above BFE per LDC 4.5.100.08 & LDC 4.5.110.

Since the FEMA petition could take 45-60 days for a response - our question is - if we submitted the flood-proofing up-grades and certification, could you "condition" a permit issuance that would allow Burgerville to start construction and we would install the flood-proofing up-grades if the FEMA request is not approved.

We are available this week to come down and discuss if you think that would help.
Thanks

Jeff
--
Jeffrey A. Lightheart, A.I.A.
LLB Architecture
Vancouver, WA