From: Franklin, Lisa
Sent: Wednesday, May 18, 2016 2:15 PM
To: 'Jeff Lightheart'
Cc: O'Connor, Mike; 'Dana Gardner'; Russell, Kevin
Subject: Burgerville Corvallis BLD15-00764

Jeff…

In review of the revision for the exterior freezer, I am unable to approve it as proposed. The LOMA was only for the existing structure so any additional exterior improvements beyond the existing footprint have to comply with current floodplain design standards. The existing grade of the parking stall shows 227.8. The floodplain BFE that was proposed by the City was 227.9 NAVD 88 (using the conversion in our FIS). The lowest adjacent grade of the structure as accepted by FEMA and as shown on the information submitted with the revision as the FEMA accepted BFE is 228. This means that the concrete fill beneath the freezer is within the floodplain and is not outright allowed. LDC 4.5.100.01 lists when fill is allowed and that compensatory storage shall be provided in these cases. Also, since the existing grade is below BFE, the freezer needs to be elevated or flood-proofed to 1-ft above BFE. Please provide information showing compliance with floodplain design standards listed in LDC 4.5 for partial protection floodplain.

Please let me know if you have any questions. Thank you.

Lisa M. Franklin, EI, CFM
City of Corvallis Development Services
Direct line: 541.766.6542
www.corvallispermits.com

From: Franklin, Lisa
Sent: Monday, April 18, 2016 8:18 AM
To: 'Jeff Lightheart'
Cc: O'Connor, Mike; Dana Gardner
Subject: RE: Burgerville Corvallis

You will need to revise the drawings to remove reference to the floodproofing, unless you still plan to install it. Full size drawings will need to be submitted as a revision here in Development Services.

Do you have a copy of what was submitted to FEMA so that I can place it with the LOMA for future reference?

Lisa M. Franklin, EI, CFM
City of Corvallis Development Services
Direct line: 541.766.6542
www.corvallispermits.com

From: jefflightheart@gmail.com [mailto:jefflightheart@gmail.com] **On Behalf Of** Jeff Lightheart
Sent: Monday, April 18, 2016 7:48 AM
To: Franklin, Lisa
Cc: O'Connor, Mike; Dana Gardner
Subject: Burgerville Corvallis

Lisa:

FEMA has removed the structure based on elevation from the flood map - see attached documents. Is there anything else we need to do to make this official with the City. Thanks

Jeff

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

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