

Interpretation

Code to be Interpreted

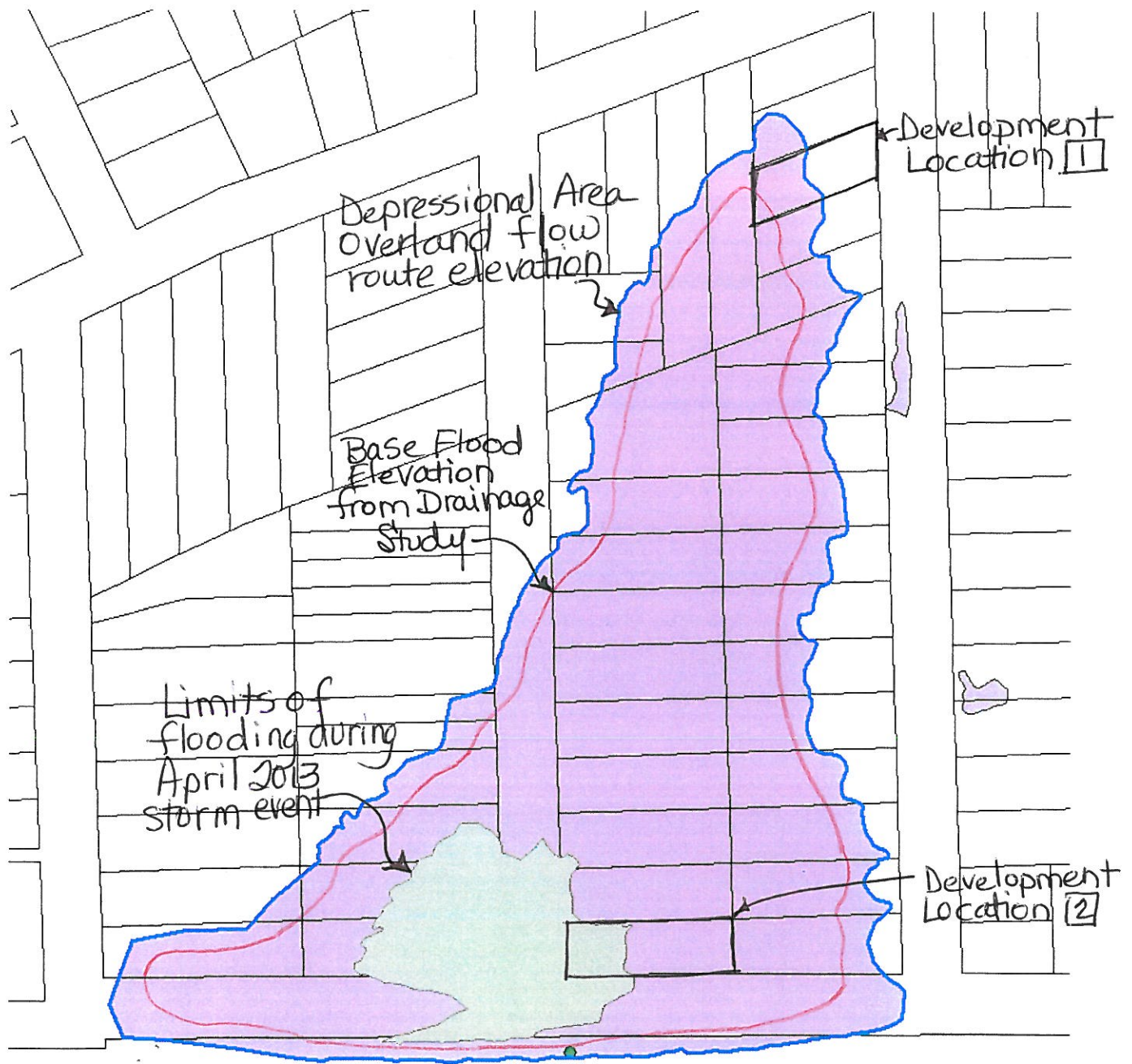
- Article X, Section 15-80.D.2 of the DCCSFPO, specifically in regard to the requirement for a site specific Flood Plain study for development located in a depressional storage area with 20 acres or greater of tributary area

Issues and Problems

- Without knowing the Base Flood Elevation of a low depressional area, how are the affected properties identified for permitting purposes.
- It is time consuming and costly to map a whole community to determine low depressional areas with 20 acres or more of tributary area. Our community expects to have approximately 30 of these depressional areas. This does not include mapped floodplain properties.
- It appears that all developments, even fences, pools, decks, garages, additions, etc. require the applicant to provide a site-specific drainage study per Article X, Section 15-81.A.1. Is this interpretation correct?
- Are Partial Waiver communities required to have the County review permit submittals for these areas?
- Some low depressional areas with more than 20 acres or greater of tributary area do not flood. Are site-specific drainage studies still required for these areas?

Discussion

- Would the County consider using FEMA protocol in determining Base Flood Elevations for unstudied flooding areas instead of requiring a site specific Flood Plain study? For instance, could a community use a depressional area overland flow route elevation or a High water mark flood elevation?
- Could you use the depressional area overland flow route elevation or a high water mark flood elevation in determining which properties require permits?
- Could monies from the Stormwater tax or potential Stormwater Utility fee be used to help pay for creating these maps &/or determining Base Flood Elevations for depressional areas?
- If this County money did pay for these studies, could electronic copies of these studies be made available to the Communities in order that they be used for future stormwater management projects?



- Depressional Area has more than 20 acres of tributary area
- No regulatory flood plain study or model has been published by the Director