

Table 1 - Floodplain Storage Volume Calculations for the Proposed Allen Blvd Commercial Site Development

Received
Planning Division
01/20/2023

Winter Low Water Elevation: 181.06 (NAVD88) 177.56 (NGVD29)
 10-yr Flood Elevation: 191 (NAVD88) 187.5 (NGVD29)
 100-yr Flood Elevation: 192.2 (NAVD88) 188.7 (NGVD29)

Elevation (ft - NAVD88)	Elevation (ft - NGVD29)	Existing Volume (yd ³)	Proposed Pond Volume (yd ³)*	Proposed Parking Volume (yd3)	Proposed Volume (yd3)*	Proposed Increase in Storage Volume (yd3)
182	178.5		3870	0	3870	3870
183	179.5	0	8834	0	8834	8834
184	180.5	0	13936	0	13936	13936
185	181.5	0	19181	0	19181	19181
186	182.5	44	24558	67	24625	24581
187	183.5	850	30084	230	30314	29464
188	184.5	4627	35759	554	36313	31686
189	185.5	13158	41575	1156	42731	29573
190	186.5	26852	47504	2172	49676	22824
191	187.5	43867	53521	3846	57367	13500
192	188.5	62468	59580	8203	67783	5315
192.2	188.7	66361	60796	9582	70378	4017

*Proposed Pond Volumes at or below 182.5' won't be realized until stream elevations reach higher than 182.5' NVGD (Culvert invert filling pond will be set to 182.5' NVGD)

**Existing Elevations based on S&F Land Services survey dated 12/18/2018

***Proposed Volumes based on Current FG Dated 11/7/2022

****Final Grades to be modified to adjust for variations in detailed design grading and field survey.

Slight modifications to elevations may be required to balance final floodplain calculations and to meet final site layout.

*****Walls may be required around pond and parking

*****Grades for Floor and Décor Based on surface data provided by CESNW on 10/24/22

Total Existing Floodplain

66,361 CY

Total Proposed Floodplain

70,378 CY

Jennifer Rinkus

From: Silas Shields <sshields@beavertonoregon.gov>
Sent: Thursday, December 1, 2022 2:18 PM
To: Lina Smith; Jennifer Rinkus
Subject: RE: Floor & Decor - Design Review 3 & Shared Parking Applications

Hi Lina and Jennifer,

I was able to contact Kimberlee, our floodplain administrator, today and confirm that the revised flood storage calculations provided meet the completeness requirement. I apologize this item took longer to verify. Kimberlee has unfortunately been out sick with pneumonia. This item can be removed from the incompleteness letter.

Thank you,

Silas

From: Lina Smith <lsmith@beavertonoregon.gov>
Sent: Thursday, December 1, 2022 12:28 PM
To: Jennifer Rinkus <jenniferr@baysingerpartners.com>
Cc: Silas Shields <sshields@beavertonoregon.gov>
Subject: RE: Floor & Decor - Design Review 3 & Shared Parking Applications

Hi Jennifer,

I forwarded you message about the zero-rise certification letter to Silas, since he's more knowledgeable about floodplain questions. You can also reach out to him directly at (503) 536-3766. He's also copied on this e-mail. Thank you!

Lina

Lina Smith

Associate Planner | Community Development Department
City of Beaverton | P.O. Box 4755 | Beaverton, OR 97076-4755
Mobile: (971) 313-4244 | lsmith@beavertonoregon.gov

NEW Electronic Permitting System is now live!

Effective November 7, 2022, all **new Building Permits must be submitted through [Home - CIVICS \(buildinginbeaverton.org\)](http://Home-CIVICS(buildinginbeaverton.org))** that includes 24/7 access to an online portal. For more information, including instructions, visit: [Electronic Permitting System | Beaverton, OR - Official Website \(beavertonoregon.gov\)](http://ElectronicPermittingSystem(Beaverton,OR-OfficialWebsite)(beavertonoregon.gov))

From: Lina Smith
Sent: Wednesday, November 30, 2022 9:57 AM
To: Jennifer Rinkus <jenniferr@baysingerpartners.com>; Dustin Scaplo <dscaplo@centerpoint-is.com>; Douglas, Aaron <Aaron.Douglas@flooranddecor.com>
Cc: Steven Regner <sregner@beavertonoregon.gov>
Subject: Floor & Decor - Design Review 3 & Shared Parking Applications

Good morning,

Please see attached letter regarding the status of the Floor & Décor Design Review 3 & Shared Parking Applications. The applications are incomplete, but the incompleteness items listed in Sections A & B of the letter are minor; therefore,

staff recommends you **resubmit before the 180-day deadline on 12/20/22** and include a letter with your resubmittal asking to be deemed complete pursuant to [BDC 50.25.7](#).

Also, the Tree Plan application is no longer required based on the revised submittal. Please e-mail me a request to withdraw application TP2022-0012 and to obtain a 50% refund for the original application fee. This request should come from Aaron, since he is listed as the applicant for the Tree Plan. Please submit this request **before** you deem the Design Review 3 & Shared Parking Applications complete. You can read more about withdrawing applications here: <https://online.encodeplus.com/regs/beaverton-or/doc-viewer.aspx?secid=438#secid-721>

Thank you and let me know if you have any questions,

Lina Smith

Associate Planner | Community Development Department
City of Beaverton | P.O. Box 4755 | Beaverton, OR 97076-4755
Mobile: (971) 313-4244 | lsmith@beavertonoregon.gov

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