



COMMERCIAL  
SITE DESIGN

8312 Creedmoor Road Raleigh, NC 27613  
919.848.6121 Phone 919.848.3741 Fax

www.csitedesign.com

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November 9, 2012 (Revised)

Danny Cultra  
Durham City County Planning Department  
101 City Hall Plaza  
Durham, NC 27701

RE: McDonald's – 1010 N. Miami Blvd. (Wellons Village) Case # D1100118  
Redevelopment of Existing McDonald's Restaurant  
Application for Fill within the Floodway Fringe - Special Flood Hazard Area (AO)

Dear Mr. Cultra:

The request for approval of fill within the floodway fringe should be allowed based on the following findings of fact:

1. The addition of fill will not significantly increase the potential of flooding on the subject or adjacent properties during a typical storm event. Only when one storm within a 100 year period occurs is when shallow water flooding can be expected to occur upon the subject property and within the rear adjacent areas of the shopping center. The redevelopment and fill placement on the proposed site will not significantly increase the potential of flooding on the subject property or the adjacent property during typical storm events. In such cases when there is a storm event equivalent to a hundred year storm flooding may only occur within the adjacent rear parking areas of the shopping center.
2. The attributed factor of fill development in the floodway fringe is so minimal that the net affects of additional flooding created by the proposed redevelopment are so ancillary to existing conditions. Based upon final predicted analysis it is anticipated that no additional structures located whether within or outside of the current 100 year floodplain are to be negatively impacted to the potential of additional flooding caused by the proposed redevelopment.
3. The redevelopment of the property brings the site into compliance with many development standards outlined within the current UDO. The addition of new landscaping, code compliant lighting, and enhanced pedestrian connectivity throughout the site are just a few of the planned improvements. As well improved stormwater quality treatment, which is provided by underground sand filter which will provide a 40% reduction in nitrogen and phosphorous attributed with stormwater runoff.

4. The majority of the proposed fill is to be constructed within the existing and redevelopment parking area, which is located to the rear of the subject property. In addition, the amount of fill required by the UDO brings the new building elevation to 338.30 ft, which is 4ft above the base flood elevation calculated from the highest adjacent grade of 334.30ft, which technically lifts the site above the existing floodplain. In essence the fill regulations as outlined within the UDO alleviate any concerns for flooding to any permanent structures located upon the subject property.
  
5. The fill development proposed within the floodplain meets the criteria of UDO Sec.8.4.4D.1a and b. along also with Sec.8.4.4C. Per the items provided above and below the fill proposed with this project does provide for a better balance between overall efficiency of the site design and improved conservation elsewhere on the site than it would not possible without intrusion into both the floodway and the areas of shallow flooding (Zone AO). In addition, the proposed fill represents the minimum amount of intrusion to areas of shallow flooding (Zone AO) to achieve this better balance. The cumulative efforts of reduced impervious areas, increased water quality treatment, enhanced pedestrian connectivity, and the minimum amount of fill to comply with the minimum FFE regulations as set forth in the UDO are hereby proposed in conjunction with this request.

In closing this project complies with many new development standards that the existing site is limited to meet. With the redevelopment there will be a significant reduction of impervious areas. The quality of the stormwater runoff will be improved with the addition of the new water quality treatment facilities. Lastly, new landscaping areas will be provided around the new building foundations, within the redeveloped parking areas, and along both roads. There will be enhanced opportunities for customers to interact with both the inside and outside environment. The introduction of outdoor patio seating areas along with much improved sidewalk connections to the public R/W's are just a couple of examples. Inclusion of all these amenities and improvements to the site are not possible without favorable action of the request for necessary fill within the floodway in conjunction with the redevelopment of this project.

Sincerely,

**COMMERCIAL SITE DESIGN, PLLC**

  
W. Brian Burchett, PE, PLS, LEED  
Managing Partner

