



**MAYOR AND CITY COUNCIL OF LAUREL
OFFICE OF THE CITY ADMINISTRATOR**

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January 12, 2018

Mr. Phil Hughes, P.E.
Rodgers Consulting
1101 Mercantile Lane, Suite 280
Largo MD, 20774

Re: Patuxent Greens Golf Club
Project No. 1262A

Dear Mr. Hughes:

This letter is in regard to engineering analysis and technical data regarding the floodplain issues you submitted for the above-referenced property.

I have reviewed your analysis and documents and offer the following observations:

1. The proposed redevelopment is located at 14415 Greenview Drive in Laurel.
2. This site is adjacent to defined water courses Bear Branch and the Patuxent River. Both water courses are recognized as designated special flood hazard area.
3. The National Flood Insurance Rate Map, Community-Panel Numbers 24033C0052E, 24033C0053E and 24033C0054E indicates that the site is in the 100-year flooding area designated as Zone AE.
4. The FEMA 100-year base elevation ranges from elevation 124.8' NAVD88 to 120.0' NAVD88, between cross sections 126 to 120 after proposed channel conditions are constructed. The existing base 100-year elevation ranges from 126.0' NAD88 to 120.0' NAD88. The revised existing floodplain FEMA study governs. The revised 100-year floodplain elevation on this property ranges from 124.8' NAVD88 to 120.0' NAVD88.

The City's Floodplain Ordinance states that in order to develop a property in the floodplain, other than as permitted by the Ordinance, the applicant is required to prepare and submit engineering analysis and technical data to the city's floodplain administrator or their designee.

The following information was submitted by the applicant to aid in the review of the application:

- 100-year floodplain study and delineation for the existing and proposed site conditions including cut and fill calculations.
- Fill is proposed in the floodplain area. The compensatory storage is provided on the eastern side of the site within the proposed depression.

- Total net fill volume in floodplain on the site is 579,295 cubic yards. Total net cut volume provided on the site is 583,084 cubic yards.

Based on the information submitted demonstrating that the proposed activity will not result in any increase in the base flood elevation. I have recommended to the City of Laurel's Economic and Community Development Department that this portion of the application review process be approved with the following conditions:

1. This approval does not relieve the applicant of the responsibility for obtaining any other approvals, license or permits in accordance with Federal, State or local requirements and does not authorize commencement of the proposed project.
2. The flood protection elevation (finished floor elevation) should be two foot above the 100-year elevation and ranges from 126.8 NAVD88 to 122.0' NAVD88.
3. The waiver is based on the condition that the permit drawings will match the computations and exhibits submitted for floodplain study.

If you have any questions or need additional information, feel free to contact Ms. Christian Pulley, Director of Economic and Community Development at 301-725-5300 Ext 2303 or myself at 3021-725-5300 Ext.2244 or sallen@laurel.md.us. Please disregard the first letter dated January 10, 2018, that I mailed to you.

Sincerely,



Stephen E. Allen, Sr.
Emergency Manager
Floodplain Manager
City of Laurel

cc: Christian Pulley
Martin Flemion