



RIVERSIDE COURTYARDS
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November 25, 2019

Pam Laflamme
City of Berlin Planning Department
168 Main Street
Berlin, New Hampshire 03570

RE: Elevations at Brown School

Pam:

As you are aware, based on the current FEMA Flood Insurance Rate Map (FIRM), Brown School is unfortunately within a Special Flood Hazard Area (SFHA), Zone "AE" as designated for the Androscoggin River flood zone. This zone "AE" does have Base Flood Elevations (BFE) assigned along the river. The BFE for the most upstream end of the school is 1102.1'. A plan of elevations is attached, and part of this letter.

As you can see on the plan, the ground elevations located at various points adjacent to the school are below the BFE. I also located the top of concrete at the entries- all but the most southerly and westerly entry ways are also below the BFE. I also located a lower window sill on the Norway Street side, which falls at the BFE. The labels marked "T.O.C." is the seam between the brick and concrete. It is visible on the north, east, and south sides of the school. It is not visible on the west (covered by pavement). Again, this seam is below the BFE.

In order to get the structure removed from the flood zone by FEMA (using a Letter of Map Revision-Fill document), the ground around the building would need to be higher than the BFE. In this specific case, it would be difficult, but maybe not impossible to revise the entry heights and lower window heights on the west and create a waterproof barrier on the building foundation above the BFE. The ground could then be filled above the BFE. An architectural analysis of the building itself would need to be completed to see if this could even be possible.

Please do not hesitate to contact me at your earliest convenience to discuss the project further.

Respectfully,

A handwritten signature in black ink that reads "Burke". The letter "B" is large and stylized, with the rest of the name written in a cursive script.

Burke J. York

NH LLS #939

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