Reiles Acres Floodplain Related Requirements for New Home Construction

New Haven 1st, 2nd, and 3rd Addition & Block 1 Lots 2, 3, 4, 5, 6 & 7 of New Haven 4th Addition LOMR & Floodproof Requirements

Fill will need to be placed on the property within an area that includes the proposed building footprint as well as an additional 15 feet outside of it and ahead of foundation dig to an elevation at or above the 100-year flood elevation (894.00) per NAVD88 to meet LOMR criteria.

- Lots following this process are highlighted in red on the attached document.
- Top of foundation or lowest opening shall be at least the higher of 895.00 or 2.25' above the top of curb in front of the garage but shall be no higher than the higher of 896.00 or 3.25' above the top of curb in front of the garage.
- Contractor shall strip existing site of all organic material/black dirt.
- Clay shall be installed in lifts of no more than 12" thick and compacted to a density of 95% per AASHTO T-99. Moisture content of the clay at the time of fill shall be maintained from -1% to +3% of optimum moisture as defined by geotechnical engineer.
- Two (2) tests per clay lift (12") shall be completed by geotechnical engineer. (cost by homeowner / builder)
- After clay is brought up to or above the 100-year flood elevation as denoted by FEMA, a surveyor shall topo the area and verify clay grades meet the elevation requirements and then submit LOMR-F to FEMA for approval. (cost included in building permit)
- All homes shall follow floodproof construction requirements
- Follow attached flowchart "A" for steps

New Haven 4th Addition Block 1 Lots 8, 9 & 10 and Block 3 Lots 1, 2 & 3

- *Lots following this process are highlighted* in blue on the attached document.
- These lots have already completed a LOMR and will NOT require the homeowner/builder to submit an additional/separate LOMR.
- Top of foundation or lowest opening shall be at least the higher of 895.00 or 2.25' above the top of curb in front of the garage but shall be no higher than the higher of 896.00 or 3.25' above the top of curb in front of the garage.
- All homes shall still follow floodproof construction requirements.
- Follow attached flowchart "B" for steps

New Haven 4th Addition Block 1 Lots 11, 12, 13, 14, 26, 27, 28, 29, 30, 31 & 32 and Block 2 Lots 2 & 3 (The Cove)

- Lots following this process are highlighted in orange on the attached document.
- These lots have already completed a LOMR and will NOT require the homeowner/builder to submit an additional/separate LOMR.

- Top of foundation or lowest opening shall be at least the higher of 895.00 or 2.00' above the top of curb in front of the garage but shall be no higher than the higher of 896.00 or 2.50' above the top of curb in front of the garage.
- All homes shall still follow floodproof construction requirements.
- Follow attached flowchart "B" for steps

New Haven 4th Addition Block 1 Lots 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and For Block 2 Lots 4, 5 & 6 (The Cove)

- Lots following this process are highlighted in green on the attached document.
- These lots are not within the floodplain and do NOT require a LOMR
- Top of foundation or lowest opening shall be at least the higher of 895.00 or 2.00' above the top of curb in front of the garage but shall be no higher than the higher of 896.00 or 2.5' above the top of curb in front of the garage.
- All homes shall still follow floodproof construction requirements.
- Follow attached flowchart "B" for steps

Reile's 9th Addition LOMR & Floodproof Requirements

Fill will need to be placed on the property within an area that includes the proposed building footprint as well as an additional 15 feet outside of it and ahead of foundation dig to an elevation at or above the 100-year flood elevation (894.60) per NAVD88 to meet LOMR criteria.

- Top of foundation or lowest opening shall be at least 895.60 but no higher than 896.60
- Contractor shall strip existing site of all organic material/black dirt.
- Clay shall be installed in lifts of no more than 12" thick and compacted to a density of 95% per AASHTO T-99. Moisture content of the clay at the time of fill shall be maintained from -1% to +3% of optimum moisture as defined by geotechnical engineer.
- Two (2) tests per clay lift (12") shall be completed by geotechnical engineer. (cost by homeowner / builder)
- After clay is brought up to or above the 100-year flood elevation as denoted by FEMA, a surveyor shall topo the area and verify clay grades meet the elevation requirements and then submit LOMR-F to FEMA for approval. (cost included in building permit)
- All homes shall follow floodproof construction requirements.
- Follow attached flowchart "A" for steps

Flow Chart A (Lots requiring LOMR)

Owner/Builder send building plans, building permit, and developer permit application to Shane Amundson (Mayor of Reile's Acres)

Shane sends building plans, building permit, and developer permit to Lowry Engineering

Does the house have a basement?

- Yes
- No

Lowry send plans to structural engineer for review (roughly 1-2 weeks)

Did the structural engineer have comments/redmarks?

- Yes
- No

Builder addresses redmarks/comments and returns back to structural engineer for review (repeat process until approved)

Structural engineer sends approved plans and flood proof letter to Lowry

Lowry fills out a preconstruction basement/elevation certification and sends the preconstruction certification and flood proof letter (flood proof letter only if it has a basement) to Shane and Owner/Builder. Contractor shall be aware that the elevation listed on the preconstruction certificate is an **ABSOLUTE MINIMUM**. Any elevation even 0.01' below the minimum will get rejected by FEMA. We strongly recommend going 6"-12" above the minimum elevation listed on the preconstruction certificate (compare to covenants). (roughly 1 week)

Contractor to proceed with constructing building pad up to 100-year flood elevation and notify Lowry Engineering once it is complete. "Fill will need to be placed on the property within an area that includes the **proposed building footprint as well as an additional 15 feet outside of it** and ahead of foundation dig to an **elevation at or above the 100-year flood elevation** per NAVD88 to meet LOMR criteria." (follow steps regarding compaction and density testing stated in New Haven and Reiles's 9th LOMR Process form attached to this document)

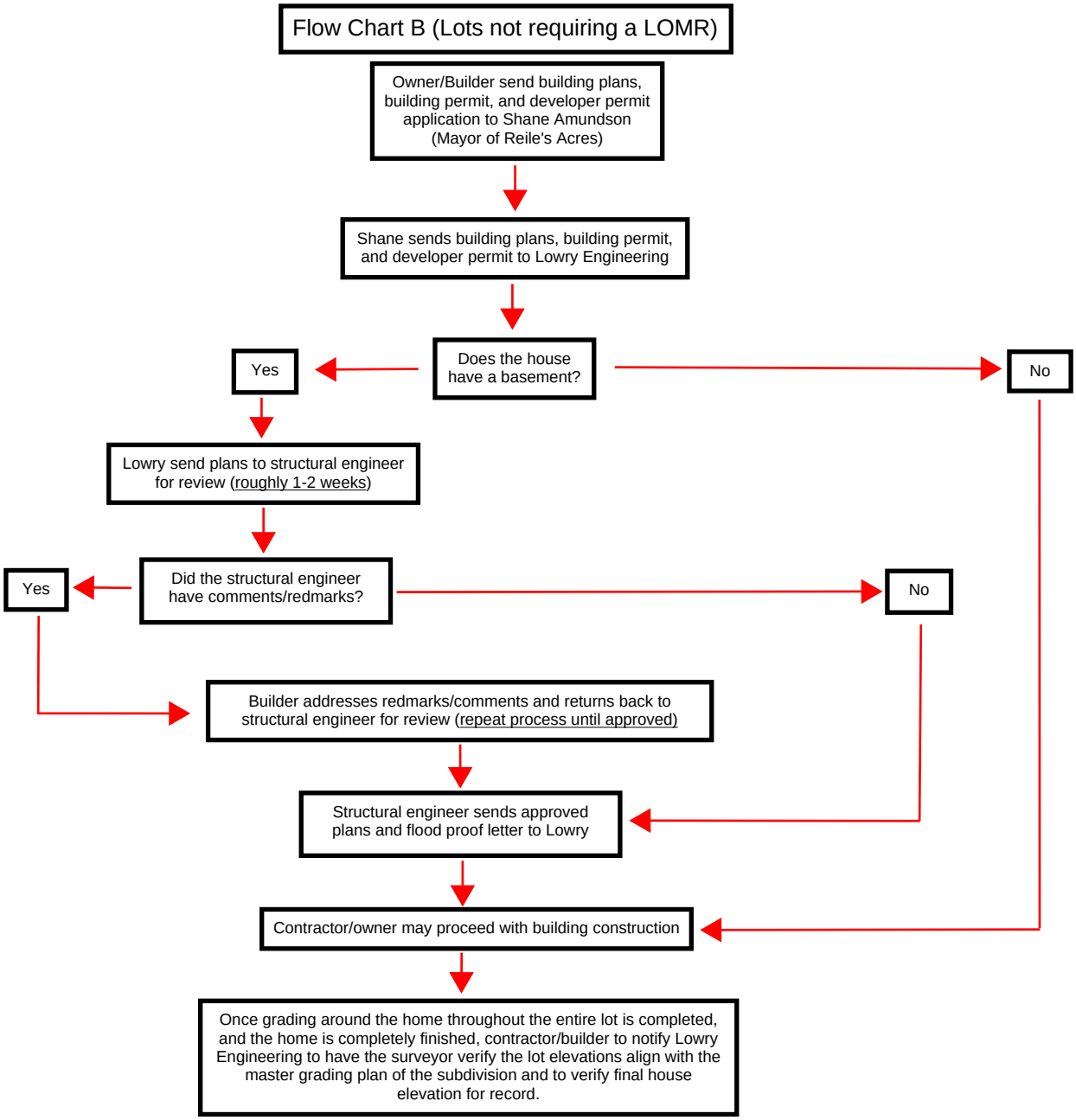
Survey team will survey pad to confirm it is at or above 100-year elevations. If elevations do not meet requirements and additional survey trips become necessary, additional fees may be assessed. (roughly 1 week)

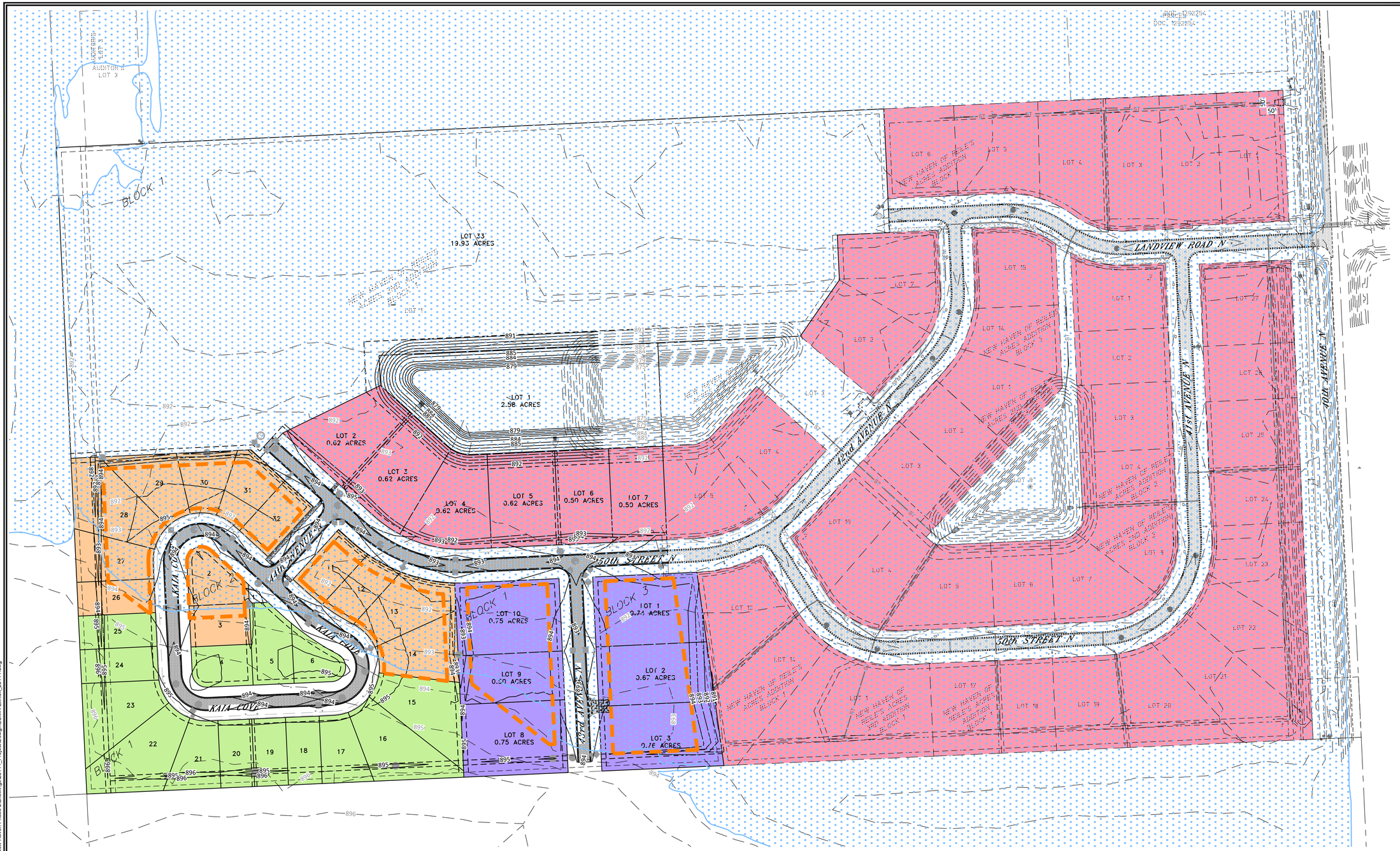
Lowry fills out LOMR-F documents and submits to FEMA (roughly 1 week)

Contractor/owner may proceed with building construction at their own risk, but shall be aware there is a chance FEMA can reject the submittal (review takes roughly 5-6 weeks)

Once grading around the home throughout the entire lot is completed, and the home is completely finished, contractor/builder to notify Lowry Engineering to have the surveyor verify the lot elevations align with the master grading plan of the subdivision and to verify final house elevation for record.

Total Expected Timeline until FEMA Approval: **8-12 weeks**


Flow Chart B (Lots not requiring a LOMR)
Owner/Builder send building plans, building permit, and developer permit application to Shane Amundson (Mayor of Reile's Acres)
Shane sends building plans, building permit, and developer permit to Lowry Engineering
Does the house have a basement?
Yes
No
Lowry send plans to structural engineer for review (roughly 1-2 weeks)
Did the structural engineer have comments/redmarks?
Yes
No
Builder addresses redmarks/comments and returns back to structural engineer for review (repeat process until approved)
Structural engineer sends approved plans and flood proof letter to Lowry
Contractor/owner may proceed with building construction
Once grading around the home throughout the entire lot is completed, and the home is completely finished, contractor/builder to notify Lowry Engineering to have the surveyor verify the lot elevations align with the master grading plan of the subdivision and to verify final house elevation for record.



FLOODPLAIN NOTES:

1. FILL BROUGHT INTO AND PLACED IN **LOMR FILL AREAS** WILL NEED TO MEET LOMR CRITERIA UP TO THE FEMA100 YEAR FLOOD ELEVATION (**895.00**). CONTRACTOR SHALL STRIP EXISTING SITE OF ALL ORGANIC MATERIAL/BLACK DIRT. ENGINEER TO VERIFY TOP SOIL AT EX. GROUND IN LOMR AREA HAS BEEN STRIPPED. FILL CLAY SHALL MEET SECTION 2000 OF THE CITY OF FARGO STANDARD SPECIFICATIONS. CLAY SHALL BE INSTALLED AT UN-COMPACTED LIFTS OF NO MORE THAN 12" THICK AND COMPACTED TO A DENSITY OF 95% PER AASHTO T-99 OR AS DIRECTED BY GEOTECHNICAL ENGINEER. MOISTURE CONTENT OF THE CLAY AT THE TIME OF FILL SHALL BE MAINTAINED FROM -1% TO +3% OF OPTIMUM MOISTURE AS DEFINED BY GEOTECHNICAL ENGINEER. TESTING FREQUENCIES SHALL BE DEFINED BY A GEOTECHNICAL ENGINEER AND ALL REPORTS SUBMITTED TO THE OWNER. PROJECT ENGINEER MUST OBSERVE ENOUGH FILL WORK TO CONFIRM THAT MATERIAL AS WELL AS MEANS AND METHODS OF COMPACTION ARE APPROPRIATE. THE GEOTECHNICAL ENGINEER MUST APPROVE ANY CLAY USED AS FILL. AFTER CLAY IS BROUGHT UP TO OR ABOVE THE 100 YEAR FLOOD ELEVATION AS DENOTED BY FEMA, A SURVEYOR SHALL TOPO THE AREA AND VERIFY CLAY GRADES MEET THE ELEVATION REQUIREMENTS AND THEN SUBMIT THIS SURVEY INFORMATION TO THE OWNER. ANY FILL ABOVE THE 100 YEAR FLOOD ELEVATION DOES NOT NEED TO MEET LOMR SPECIFICATIONS. HOWEVER, FILL ABOVE THIS ELEVATION WILL STILL NEED TO BE INSTALLED IN UN-COMPACTED LIFTS OF NO MORE THAN 12" THICK AND COMPACTED TO A DENSITY OF 95% PER ASSHTO T-99, WITH A MOISTURE CONTENT OF -3% TO +4% OF OPTIMUM MOISTURE AS DEFINED BY THE GEOTECHNICAL ENGINEER.

- LOMR FILL AREAS
- FEMA 100-YEAR FLOODPLAIN -- 894.00
- FLOOD PROOFING REQUIRED, NO LOMR REQURIED (FLOW CHART B)
- FLOOD PROOFING REQUIRED, NO LOMR REQURIED (FLOW CHART B)
- FLOOD PROOFING REQUIRED, NO LOMR REQURIED (FLOW CHART B)
- FLOOD PROOFING REQUIRED, LOMR REQURIED (FLOW CHART A)

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LOWRY
ENGINEERING
5306 51ST AVENUE SOUTH, SUITE A
FARGO, NORTH DAKOTA 58104

REVISIONS
03/03/2026 - ADDENDUM #3

IMPROVEMENT DISTRICT NO. NH-4
NEW HAVEN OF REILES ACRES 4TH ADDITION
REILES ACRES, ND

PRELIMINARY
NOT FOR
CONSTRUCTION

LE JOB #	25111
PROJECT DATE:	02/10/2026
CHECKED BY:	SAS
DRAWN BY:	PWB
APPROVED BY:	AJT

LOMR GRADING
PLAN

LOMR

08/31/26 08:58:26AM Z:\Lowry Shared Files\Projects_2025\25111 - New Haven Phase 2\Dawings\25111_Project\Design\LOMR-Exhibit_25111.dwg