



Floodplain Development Permit Application City of Salisbury, NC

This is an application packet for a Floodplain Development Permit. Certain sections are to be completed by the Applicant, and certain sections are to be completed by the Floodplain Administrator (FPA).

The National Flood Insurance Program (NFIP) provides flood insurance to individuals at much lower premiums than could otherwise be purchased through private insurers and makes certain federal monies available to local communities. For citizens to be eligible for the national flood insurance rates, or for communities to receive certain kinds of federal monies, the community must agree to meet minimum floodplain standards. This application packet is a tool to ensure that the minimum standards are met.

In a participating NFIP community, flood insurance policies can be purchased from any local insurance agent at the national rate. Even though the policy may be issued as if it were coming from the insurance company you deal with, it is actually a Federal NFIP policy printed on the insurance agency's letterhead. The rates are determined by the flood risk zone in which you live and by the elevation of the lowest floor of your home, not by the insurance company, and should be the same regardless of which agent or agency sells you the insurance.

You may buy flood insurance for your own peace of mind, you may be required to buy it before a lending institution will make or refinance a loan, or you may not be buying flood insurance at all. Whatever the case, if the property which you propose to develop is located within a "Special Flood Hazard Area" on a flood map issued by the Federal Emergency Management Agency (FEMA), you **MUST** obtain a Floodplain Development Permit prior to beginning the project. This is a requirement of the local Flood Damage Prevention Ordinance of your community, and there are penalties for failing to do so.

Floodplain Development Permits are **ONLY** required for developments in areas designated as "Special Flood Hazard Areas" of FEMA-issued flood maps. Flood maps can be reviewed at the office of your local FPA, or online at the FEMA website (www.FEMA.gov).

If you are proposing a development of any kind (renovating a building, building an addition to an existing building, clearing, placing fill, grading, mining, dredging, drilling, etc....) in a floodplain, you **MUST** submit Section I of this application for a Floodplain Development Permit to your FPA. Depending upon the type of development you are proposing, additional forms **may** be required. For example, improvements to buildings in a Special Flood Hazard Area require an Elevation Certificate to document that the lowest floor of the building is elevated to a certain height relative to the anticipated flood crest of the "base flood" event. The Elevation Certificate and other forms are provided in Section III of this application packet but ***should only be completed if they are required by the FPA for the proposed development.***

Typically, the Applicant completes Section I of this packet and submits the information to the local FPA. The FPA reviews the submission and determines whether additional information is needed. If it is, the FPA will request the additional information from the Applicant. Once all required materials have been submitted, the FPA will make a permitting decision and either issue or deny the requested Floodplain Development Permit. (Denied permits may be appealed per the provisions of the local Flood Damage Prevention Ordinance.)

The Applicant should understand that a Floodplain development Permit is only a permit to undertake the proposed development. It is a permit to, for example, add a storage building, construct a baseball field, install a drainage ditch, or grade a parcel of land. Before materials can be placed in the building, or the developed land used, a Compliance Certificate must be issued by the local FPA. The FPA will perform an inspection after the project is completed, or perhaps several inspections throughout the progress of the project, to make sure that the development is compliant with the requirements of the local Flood Damage Prevention Ordinance. Once the Compliance Certificate has been issued, the process has been completed.

The Floodplain Development Permit is not a comprehensive permit for all development activities. The Applicant may be required to obtain additional permits, such as historic preservation Certificates of Appropriateness, driveway permits, water/wastewater extension permits, right-of-way encroachment agreements, building permits and/or others.

INSTRUCTIONS FOR COMPLETION

SECTION I

General Information

Self-explanatory. Note the last two items under this heading.

Owner Information

List the contact information for the owner(s) of the property where development is proposed. All owners of the property must sign the application.

Applicant Information

If you are applying for this development permit, but are not the owner of the property, list your contact information here. If you are the property owner, leave this section blank.

Project Information

Check the box(es) beside the type of development that is being proposed. Note that some types of activity require the current value of the building prior to improvements and estimated cost of the proposed project to be disclosed so the Floodplain Administrator (FPA) can determine whether the improvement is a “substantial improvement.”

Signature

Print your name, sign your name, and date the application.

SECTION II

Floodplain Information

The FPA will determine – for the sole purpose of administering the local Flood Damage Prevention Ordinance – the position of the proposed development relative to community floodplains and floodways. This determination is not binding at any lending institution or with any insurance agency but is used to determine whether a Floodplain Development Permit and/or any other forms are required prior to commencing the proposed project.

Section II requires a map and panel number(s), a listing of the flood source for the proposed development and contains a checklist of additional documents required for the FPA to make an informed permitting decision.

If any of the additional documentation is required, the FPA is to notify the applicant, allow a reasonable length of time for submission of the documents, and then review all submissions to determine if the permit will be issued.

SECTION III

Forms

Templates for forms that may be required are provided in this Section. Contact the FPA to determine which forms will be required at the time of permitting to prevent delays in the permitting process.

SECTION IV

Permit Determination

The FPA will indicate whether the proposed development conforms with the requirements of the local Flood Damage prevention ordinance, and whether the requested permit is issued. If the decision is to NOT issue the permit, the FPA will provide an explanation of the perceived deficiencies to the Applicant.

SECTION V

Certificate of Compliance

The FPA will indicate the “As-Built” lowest floor elevation for structural developments, list any inspections that have been performed, and issue the Certificate of Compliance to the Applicant if appropriate.

CITY OF SALISBURY
FLOODPLAIN DEVELOPMENT PERMIT
APPLICATION FORM

OFFICE USE ONLY

Date Received: _____

Case Number: _____

SECTION I: Applicant and Project Information

GENERAL INFORMATION

1. No work of any kind may begin in a floodplain area designated as A, A1-30, AE, AO, AH, or B until a floodplain development permit is issued.
2. The permit may be revoked if any false statements are made in this application.
3. If revoked, all work must cease until a permit is re-issued.
4. The development may not be used or occupied until a **Certificate of Compliance** is issued.
5. The permit will expire if no work is commenced within 6 months of the date of issue.
6. The permit will not be issued until any other necessary local, state, or federal permits have been obtained.
7. By signing and submitting this application, the Applicant gives consent to the local Floodplain Administrator or his/her representative to make reasonable inspections prior to the issuance of a **Certificate of Compliance**.
8. By signing and submitting this application, the Applicant certifies that all statements contained in SECTION I of the application, and in any additional attachments submitted by the Applicant, are true and accurate.

OWNER INFORMATION

Property owner(s): _____

Mailing address: _____

Telephone number: _____

Fax number: _____

e-mail address: _____

Signature(s) of property owner(s) listed above¹

¹Attached forms if there are additional property owners. This permit application will not be accepted without the signature of all property owners. The signature is an acknowledgement and consent to this floodplain development permit application.

APPLICANT INFORMATION

Applicant: _____

Notes:

Telephone number: _____

Fax number: _____

Signature of applicant listed above

PROJECT INFORMATION

Project _____
 Address _____

Lot _____ Block _____
 Subdivision _____
 Legal Description *(Attach to this document)* _____

A. Structural development *(Please check all that apply.)*

Type of Structure

- ☐ Residential (1 to 4 families)
- ☐ Residential (More than 4 families)
- ☐ Non-Residential
 - ☐ Elevated
 - ☐ Floodproofed
- ☐ Combined Use (Residential and Non-Residential)
- ☐ Manufactured (mobile) Home
 - ☐ Located within a Manufactured Home Park
 - ☐ Located outside a Manufactured Home Park

Current Market Value _____

Type of Structural Activity

- ☐ New Structure
- ☐ Addition to Existing Structure²
- ☐ Alteration of Existing Structure²
- ☐ Relocation of Existing Structure²
- ☐ Demolition of Existing Structure
- ☐ Replacement of Existing Structure²

²Estimated Cost of Project _____**B. Other Development Activities**

- ☐ Excavation (not related to a Structural Development listed in Part A)
- ☐ Clearing
- ☐ Placement of fill
- ☐ Grading
- ☐ Accessory structure (no perm. foundation)
- ☐ Drilling
- ☐ Dredging
- ☐ Watercourse alterations
- ☐ Drainage improvement
- ☐ Individual water or sewer system
- ☐ Roadway or bridge construction
- ☐ Other development not listed above (specify) _____

²If the value of an addition or alteration to a Structure equals or exceeds 50% of the value of the structure before the addition or alteration, the entire structure must be treated as a substantially improved structure. A relocated structure must be treated as new construction.

SIGNATURE

I certify that to the best of my knowledge the information contained in this application is true and accurate.

PRINTED name_____
SIGNED name_____
Date

SECTION II: (To be completed by Floodplain Administrator)**FLOOD INFORMATION**

- 1 The proposed development is located on FIRM map panel: _____ (number and suffix)
- 2 The date on the FIRM is _____
- 3 The proposed development is located in Zone: _____ (A, A1-30, AE, AO, AH, B, C, D, or X)
- 4 Is the proposed development located in either of the following zones? A, A1-30, AE, AO, AH, B, or shaded X
☐ YES ☐ NO *If NO, no permit floodplain development is required.*
- 5 If the proposed development is located in Zone B or shaded Zone X, a floodplain development permit is only required if the Development is a “critical facility” as defined in the Flood Damage Prevention Ordinance.
Otherwise, no floodplain development permit is required in Zone B or shaded Zone X.
- 6 If the proposed development is located within either Zone A1-30 or Zone AE, is it also located within a “regulatory floodway”? ☐ YES ☐ NO
- 7 If YES, **Variance & No Rise Certificates** may be necessary before proceeding.
- 8 If NO, continue.

If the proposed development is located within Zones A, A1-30, AE, AO, AH, B or shaded X (critical facilities only), apply the criteria of the Flood Damage Prevention Ordinance to minimize flood damages to the proposed Development and to adjacent properties as well.

For structures, the provisions of the ordinance specify that the lowest floor, including utilities, be elevated _____ feet above the base flood elevation. Therefore, it is necessary that the following information be provided:

- 1 Base flood elevation at the site: _____ feet above mean sea level (MSL).
- 2 Vertical datum used in the Flood Insurance Study, on flood maps and in surveys is _____
- 3 Source of the base flood elevation (BFE) ☐ FIRM (flood map): _____
☐ Flood Insurance Study Profile # _____
☐ Other sources of the BFE (specify): _____
- 4 Proposed lowest floor elevation (including utilities): _____ feet above MSL.
 (This elevation must be greater than the BFE. For non-residential structures, floodproofing may be used for protection. See ordinance for details.)

The following documents may be required. ***Check applicable.***

- ☐ Maps and plans of the development
- ☐ An **Elevation Certificate**³ – required for all structures
- ☐ A **Floodproofing Certificate**³ – required if floodproofing a non-residential structure
- ☐ A **No-Rise Certificate**³ – if the proposed development is in a “regulatory floodway”
- ☐ An elevation study showing BFEs on developments exceeding 50 lots or 5 acres in Zone A
- ☐ A copy of **Wetlands Permit** from the U.S. Army Corps of Engineers if required; and other local, state, federal permits. Other permits: _____

³Certificates require completion by a Professional Land Surveyor or Registered Professional Engineer, as indicated.

SECTION III : (Forms which may be required by the Floodplain Administrator)

ELEVATION CERTIFICATE

Attached. Submit only if required to do so by the Floodplain Administrator. There shall be a minimum of 3 elevation certificates required. One shall be submitted with this application, a second after the foundation forms are in place, before the foundation is poured, and a third once the finished floor has been established.

FLOODPROOFING CERTIFICATE

Attached. Submit only if required to do so by the Floodplain Administrator.

NO-RISE CERTIFICATE

Attached. Submit only if required to do so by the Floodplain Administrator.



CITY OF SALISBURY
FLOODPLAIN DEVELOPMENT PERMIT

OFFICE USE ONLY

Date Issued: _____

Case Number: _____

SECTION IV: (To be completed by the Floodplain Administrator)

PERMIT DETERMINATION

I have determined that the proposed development

- ☐ IS
☐ IS NOT *(non-conformances to be described in a separate document)*

in conformance with local Flood Damage Prevention Ordinance Number _____
dated _____.

The Floodplain Development Permit

- ☐ IS
☐ IS NOT *(reasons for denial to be described in a separate document)*

Issued, subject to any conditions attached to and made part of this permit.

Signature

Date

The applicant is reminded that this document is a development permit only. An inspection must be performed and a Compliance Certificate must be issued before the development can be occupied or used.



CITY OF SALISBURY
CERTIFICATE OF COMPLIANCE

OFFICE USE ONLY

Date Issued: _____

Case Number: _____

SECTION V : CERTIFICATE OF COMPLIANCE

"AS-BUILT" ELEVATION (to be completed by the applicant after construction)

The following information must be provided for structures that are part of this application. This section must be completed by a Professional Land Surveyor or a Professional Engineer (or attach a certification to this application).

- (1) The Actual ("As-Built") elevation of the top of the lowest floor, including the basement, is _____ feet above MSL (vertical datum: _____).
- (2) The Actual ("As-Built") elevation of floodproofing protection is _____ feet above MSL (vertical datum: _____).

COMPLIANCE ACTION (to be completed by the Floodplain Administrator)

The Floodplain Administrator will complete this section as applicable based on inspection of the development to ensure compliance with the community's local flood damage prevention ordinance.

Inspections:	Date: _____	By: _____	Deficiencies?	☐ Yes	☐ No
	Date: _____	By: _____	Deficiencies?	☐ Yes	☐ No
	Date: _____	By: _____	Deficiencies?	☐ Yes	☐ No
	Date: _____	By: _____	Deficiencies?	☐ Yes	☐ No
	Date: _____	By: _____	Deficiencies?	☐ Yes	☐ No

CERTIFICATE OF COMPLIANCE (to be completed by the Floodplain Administrator)

Certificate of Compliance issued.

_____	_____
Signature	Date

This Certificate of Compliance indicates that structures may now be occupied, and non- structural developments may be utilized.