



# City of Coburg Planning Flood Plain Development Permit

Date Received \_\_\_\_\_

*(For office use only)*

Application Number \_\_\_\_\_

Date Paid & Receipt # \_\_\_\_\_

**Application Type** (e.g. partition) \_\_\_\_\_

PLEASE **PRINT** CLEARLY

### Applicant Information

Applicant Name \_\_\_\_\_ Applicant Daytime Phone \_\_\_\_\_

Applicant Address \_\_\_\_\_ Fax Number \_\_\_\_\_

Contact Person \_\_\_\_\_ Contact Daytime Phone \_\_\_\_\_

### Property Information

Address \_\_\_\_\_ Map and Tax Lot \_\_\_\_\_

Property Owner Name \_\_\_\_\_ Total Area (acres/ sq. feet) \_\_\_\_\_

Present Use of Property \_\_\_\_\_

Proposed Use \_\_\_\_\_

*(IF THERE IS MORE THAN ONE PROPERTY OWNER OR TAXLOT, ATTACH A SEPARATE SHEET)*

### Property Information

Address \_\_\_\_\_ Map and Tax Lot \_\_\_\_\_

Property Owner Name \_\_\_\_\_ Total Area (acres/ sq. feet) \_\_\_\_\_

Present Use of Property \_\_\_\_\_

Proposed Use \_\_\_\_\_

*ATTACH THE FOLLOWING, CHECK IF COMPLETE:*

Written legal description of the property(ies)

Copy of Assessor's map, highlight property(ies) (8.5" x 11" or 11" x 17" SIZE)

Written statement, site plan/engineered drawings

Preliminary Title Report and supporting documentation

Is the property in the flood plain? YES  NO

**If answered yes, certification must be provided prior to the issuance of a permit to develop, that the proposed development will result in no increase in the base flood (100-year) elevation.**

Property located in a designated floodplain FRINGE? Yes \_\_\_\_\_ No \_\_\_\_\_

Elevation of the 100-year flood (ID source)

\_\_\_\_\_ MSL (*mean sea level*)/NGVD(*National Geodetic Vertical Datum*)

Elevation of proposed development site

\_\_\_\_\_ MSL/NGVD

Elevation/flood proofing requirement

\_\_\_\_\_ MSL/NGVD

Other floodplain elevation information (ID and describe source)

\_\_\_\_\_

(As required by Section 4.1-2 of Coburg Ordinance NO A-195)

This permit issued with the condition that the lowest floor (including basement floor) of any new or substantially-improved residential building will be elevated at least 1 foot/feet above the base flood elevation. If the proposed development is a non-residential building, this permit is issued with the condition that the lowest floor (including basement) of a new or substantially-improved non-residential building will be elevated or flood proofed at or above the base flood elevation.

This permit is used with the condition that the developer/owner will provide a certification by a registered engineer, architect, or land surveyor of the "as-built" lowest floor (including basement) elevation of any new or substantially-improved building covered by this permit.

**Construction Techniques:** In all areas of special flood hazards, the following standards are required:

(As required by Section 5.0 of Coburg Ordinance NO A-195)

- All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure.
- All manufactured homes must likewise be anchored to prevent flotation, collapse, or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to; use of over-the-top or frame ties to ground anchors (Reference FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook for additional techniques).
- All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
- All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.
- Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
- All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
- New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters; and,
- On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
- All subdivision proposals shall be consistent with the need to minimize flood damage;
- All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage;
- All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage; and,
- Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments which contain at least five lots or one acre (whichever is less).

**Additional information may be required to be submitted with this application. Contact the Planning Department for additional information. Responses must be in the form of factual statements or findings of fact and supported by evidence. List the findings criteria In the Coburg Zoning Code (Ord. A-199) and develop evidence that supports it.**

**I hereby certify** that the statements and information contained in this application, including the attached drawings and the required findings of fact, are in all respects true and correct. I understand that all property pins must be shown on the drawings and visible upon site inspection. In the event that the pins are not shown or their location found to be incorrect, the owner assumes full responsibility.

I further understand that if this request is subsequently contested, the burden will be on me to establish: that I produced sufficient factual evidence at the hearing to support this request; that the evidence adequately justifies the granting of the request; that the findings of fact furnished by me are adequate, and further that all structures or improvements are properly located on the ground. Failure in this regard will result most likely in not only the request being set aside, but also possibly in any structures being built in reliance thereon being required to be removed at my expense. If I have any doubts, I am advised to seek competent professional advice and assistance.

**Applicant Signature** *(below)*

\_\_\_\_\_

Date: \_\_\_\_\_

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

**Property Owner Signature** *(below)*

\_\_\_\_\_

Date: \_\_\_\_\_

**Print Name** *(below)*

\_\_\_\_\_

**Property Owner Signature** *(below)*

\_\_\_\_\_

Date: \_\_\_\_\_

**Print Name** *(below)*

\_\_\_\_\_