TOWN OF LAKE LURE
FLOODPLAIN DEVELOPMENT PERMIT

Permit Fee _____ Permit No. FDP-

Approved: _____	Denied: _____
Expiration Date: _____	
_____	_____
Floodplain Administrator Signature	Date

Please fill out form completely.

PERSON MAKING APPLICATION:

*Name of Owner or Agent: _____

Address: _____

Daytime Phone: _____ Email: _____

*Name of Contractor: _____

Address: _____

Daytime Phone: _____ Email: _____

*Name of Designer/Engineer: _____

Address: _____

Daytime Phone: _____

TYPE OF DEVELOPMENT (Check all that apply):

_____ Filling
_____ Grading
_____ Excavation
_____ Minimum Improvement
_____ Routine Maintenance
_____ Substantial Improvement
_____ New Structure
_____ Addition
_____ Alteration
_____ Relocation
_____ Demolition
_____ Replacement
_____ Other (Specify)
_____

TYPE OF STRUCTURE IF APPLICABLE:

_____ Single-family Residence
_____ Multi-family Residence
_____ Non-residential
_____ Combined Use (Residential and Commercial)
_____ Manufactured Home
_____ Accessory Structure

INFORMATION REGARDING PROPERTY TO BE IMPROVED:

Map Page _____ Block _____ Lot _____

Tax Parcel #_____

Street Name _____

Owner _____

Address _____

_____

Current Zoning _____

Square foot area of lot _____ _____

Square foot area of improvement _____

Value of Improvement (Fair market) $_____

Pre-improvement/Assessed Value $_____
of Structure (Fair Market)

Is area to be improved located within a Special Flood Hazard Area? _____ Yes _____ No

IF ANSWERED YES, CERTIFICATION MUST BE PROVIDED PRIOR TO THE ISSUANCE OF PERMIT TO DEVELOP, THAT THE PROPOSED DEVELOPMENT WILL RESULT IN NO INCREASE IN THE BASE (100-YEAR FLOOD ELEVATION).

Special Flood Hazard Zone (ID source) _____

Base Flood Elevation(s) _____NAVD 1988

FEMA Community ID No. _____

FIRM Panel Number(s) _____

Elevation of the proposed development site _____NAVD 1988

Elevation/Floodproofing Requirement _____NAVD 1988

Other floodplain elevation information (ID and describe source) _____

_____

APPLICANT SHALL AGREE TO THE FOLLOWING:

1. No work of any kind may begin until permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until an Occupancy Certificate is issued.
5. The permit will expire if no work is commenced within six months of issuance.
6. Applicant is hereby informed that other permits may be required to fulfill local, state, and federal regulatory requirements.
7. Applicant hereby gives consent to the Floodplain Administrator or assigned representative to make reasonable inspections required to verify compliance.
8. To the best of my knowledge, I the applicant, certify that all statements herein and in attachments to this application are accurate and true.
9. If permit is granted, I agree to conform to the Flood Damage Prevention Regulations for the Town of Lake Lure and to all ordinances and the laws of the state of North Carolina regulating such work.

Signature of Applicant: _____ Date: _____

PERMIT CONDITIONS (Please read carefully):

1. The lowest floor (including basement floor) of any new or substantially improved residential building described above will be elevated ____ foot/feet above the Base Flood Elevation.

2. If the proposed development described above is non-residential, the lowest floor (including basement) of a new or substantially improved non-residential building shall be elevated or floodproofed ____ foot/feet above the base flood elevation.

3. The developer/owner will provide 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.

4. In Zones A, AE, or A1-30, where flood openings are required to automatically equalize hydrostatic flood forces on walls allowing for the entry and exit of floodwaters, such openings must either be certified by a professional engineer or architect, or the following requirements must be met:

    a) A minimum of two flood openings on different sides of each enclosed area subject to flooding.
    b) The total net area of all flood openings must be at least one square inch for each square foot of enclosed area subject to flooding.
    c) If a building has more than one enclosed area, each enclosed area must have flood openings to allow water to automatically enter and exit.
    d) The bottom of all required flood openings shall be no higher than one foot above the adjacent grade.
    e) Flood openings may be equipped with screens, louvers, or other coverings or devices, provided they permit the automatic flow of floodwaters in both directions.
    f) Enclosures made of flexible skirting are not considered enclosures for regulatory purposes, and therefore, do not require flood openings. Masonry or wood underpinning, regardless of structural status, is considered an enclosure and requires flood openings as outlined above.

5. Elevation Certificates:

    a) An elevation certificate (FEMA Form 81-31) is required prior to the actual start of any new construction. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of the elevation of the reference level, in relation to sea level. The Floodplain Administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder prior to the beginning of construction. Failure to submit the certification or failure to make required corrections shall be cause to deny a floodplain development permit.
    b) An Elevation Certificate (FEMA Form 81-31) may be required after the reference level is established. Within seven calendar days of establishment of the reference level elevation, it shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of the elevation of the reference level in, in relation to mean sea level. Any work done within the seven day calendar period and prior to submission of the certification shall be at the permit holder's risk. The Floodplain Administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further work being permitted to proceed. Failure to submit the certification or failure to make required corrections shall be cause to issue a Stop Work Order for the project.
    c) A final as-built Elevation Certificate (FEMA Form 81-31) is required after construction is completed and prior to Certificate of Zoning Compliance/Occupancy issuance. It shall be he duty of the permit holder to submit to the Floodplain Administrator a certification of final as-built construction of the elevation of the reference level and all attendant utilities. The Floodplain Administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to Certificate of Zoning Compiance/Occupancy issuance. In some instances, another certification may be required to certify corrected as-built construction. Failure to submit the certification or failure to make required corrections shall be cause to withhold the issuance of a Certificate of Zoning Compliance/Occupancy.

6. If non-residential floodproofing is used to meet the regulatory flood protection elevation requirements, a Floodproofing Certificate (FEMA Form 81-65) with supporting data, an operational plan, and an inspection and maintenance plan are required prior to the actual start of any new construction. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of the floodproofed design elevation of the reference level and all attendant utilities, in relation to mean sea level. Floodproofing certification shall be prepared by or under the direct supervision of a professional engineer or architect and certified by the same. The Floodplain Administrator shall review the certificate data, the operational plan, and the inspection and maintenance plan. Deficiencies detected by such review shall be corrected by the applicant prior to permit approval. Failure to submit the certification or failure to make required corrections shall be cause to deny a floodplain development permit. Failure to construct in accordance with the certified design shall be cause to withhold the issuance of a Certificate of Zoning Compliance/Occupancy.

Floodplain Development Permit Application Checklist

Application for a Floodplain Development Permit shall be made to the Floodplain Administrator prior to any development activities located within Special Flood Hazard Areas. The following items shall be presented to the Floodplain Administrator to apply for a floodplain development permit. **Application is not complete until all of the following items have been submitted:**

____ 1. A site map drawn to scale which shall include, but shall not be limited to, the following specific details of the proposed floodplain development:

____ a) The location of all existing structures, topography, water bodies, adjacent roads, lots, dimensions, proposed structures showing (where applicable) anchoring systems, types of water-resistant materials used below the first floor, utility systems, enclosed storage areas, grading/pavement areas, fill areas and fill amounts, drainage facilities, and other development.

____ b) The boundary of the Special Flood Hazard Area as delineated on the FIRM (Flood Insurance Rate Map), or a statement that the entire lot is within the Special Flood Hazard Area.

____ c) Flood zone(s) designation of the proposed development as determined on the FIRM.

____ d) The boundary of the floodway(s) or non-encroachment area(s) as determined on the FIRM.

____ e) The Base Flood Elevation (BFE) where provided as determined on the FIRM.

____ f) The old and new location of any watercourse that will be altered or relocated as a result of proposed development.

____ g) The certification of the plot plan by a registered land surveyor or professional engineer.

____ 2. Proposed elevation and method thereof, of all development within a Special Flood Hazard Area including but not limited to:

____ a) Elevation in relation to mean sea level of the proposed reference level (including basement) of all structures.

____ b) Elevation in relation to mean sea level to which any non-residential structure in Zone AE, A, or AO will be floodproofed.

____ c) Elevation in relation to mean sea level to which any proposed utility systems will be elevated or floodproofed.

____ 3. If floodproofing a non-residential structure, a Floodproofing Certificate (FEMA Form 81-65) with supporting data and an operational plan that includes, but is not limited to, installation, exercise, and maintenance of floodproofing measures. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of the floodproofed design elevation of the reference level and all attendant utilities, in relation to mean sea level. Floodproofing certification shall be prepared by or under the direct supervision of a professional engineer or architect and certified by the same.

____ 4. A foundation plan, drawn to scale, which shall include details of the proposed foundation system to ensure all provisions of the ordinance are met. These details include but are not limited to:

____ a) The proposed method of elevation, if applicable (i.e., fill, solid foundation perimeter wall, solid backfilled foundation, open foundation on columns/posts/ piers/piles/shear walls).

____ b) Openings to facilitate automatic equalization of hydrostatic flood forces on walls when solid foundation perimeter walls are used in A, AO, AE, and A1-30.

____ 5. Usage details of any enclosed areas below the lowest floor.

____ 6. Plans and/or details for the protection of public utilities and facilities such as sewer, gas, electrical, and water systems to be located and constructed to minimize flood damage.

____ 7. Certification that all other local, state, and federal permits required prior to floodplain development permit issuance have been received.

____ 8. Documentation for placement of recreational vehicles and/or temporary structures, when applicable.

____ 9. A description of proposed watercourse alteration or relocation, when applicable, including an engineering report on the effects of the proposed project on the flood-carrying capacity of the watercourse and the effects to properties located both upstream and downstream; and a map (if not shown on plot plan) showing the location of the proposed watercourse alteration or relocation.

____ 10. An Elevation Cerificate (FEMA Form 81-31) is required prior to the actual start of any new construction. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of the elevation of the reference level, in relation to mean sea level. Elevation certification shall be prepared by or under the direct supervision of a professional engineer or architect and certified by the same.

____ 11. Such other documents as may be requested by the Floodplain Administrator to ensure compliance with the Town of Lake Lure Flood Damage Prevention Regulations.