



CITY OF MCPHERSON, KANSAS AND EXTRA-TERRITORIAL JURISDICTION

Application and Permit for FLOODPLAIN DEVELOPMENT PERMIT

Application Date: _____
Approval Date: _____
Denial Date: _____

Applicant: _____ Site Address or Legal Desc. _____
Mailing Address: _____
City, State, Zip: _____
Phone: Work: _____ Home: _____

Type of Property [] - Non-Residential or [] - Residential

- Type of Development
[] - Filling
[] - Grading
[] - Excavating
[] - Routine Maintenance
[] - Minor Improvement
[] - Substantial Improvement
[] - New Construction

Description of Development
(Attach sheet if needed)

Is property located in a designated floodway?
[] - Yes [] - No
IF YES, Certification from the Chief Engineer, Kansas Division of Water Resources that the proposed development will result in no increase in the Base Flood (1% flood) Elevation (BFE) must be provided prior to issuance of a permit.

If Applicable (substantial improvement)
Pre-Improvement value of Structure (indicate source below) \$ _____
[] - Actual cash value of building from Flood Insurance Proof of Loss Statement or Adjustor's worksheets.
[] - Property Appraisal used for tax assessment purposes (minus land value); or
[] - Independent estimate by licensed appraiser.
Cost of Improvement or Repair: \$ _____
[] - Flood Insurance Proof of Loss Statement or Adjustor's worksheets; or
[] - Contractor's estimate (itemized estimate only.)

Is property located in a designated Floodway Fringe (1% flood Floodplain)?
[] - Yes [] - No
IF YES:
a. Elevation of the BFE _____ MSL/NGVD
b. Elevation of First Floor _____ MSL/NGVD
c. Ground elevation of proposed development site (if known) _____ MSL/NGVD
d. Elevation of Basement Floor (if any) _____ MSL/NGVD
e. Height of fill or flood proofing required (if appropriate) above natural ground: _____

FIRM PANEL No. 200217 _____
[] - In City limits [] - Not in City limits
Map Effective Date: _____
Floodplain Zone: _____
Stream Name: _____

This permit is issued with the condition that the first floor (including basement floor) is certified to be elevated above the 1% flood BFE. If the proposed development is a commercial or industrial building, this permit is issued with the condition that the first floor (including basement floor) is certified to be elevated or flood proofed above the 1% flood BFE.

Other Permits Required? Date of Approval:
Corps of Engineers 404 Permit [] - Yes [] - No _____
Kansas Division of Water Resources [] - Yes [] - No _____
City or County Board of Zoning Appeals [] - Yes [] - No _____

- THIS APPLICATION MUST BE ACCOMPANIED BY PLANS WHICH INCLUDE THE FOLLOWING (if needed):
(Please check the required items included in your plan drawings. If required and not included, the application will be returned incomplete)
1. Provide existing and proposed topo (1' contour interval) of the site, and the floodplain and/or floodway delineation. Identify the highest adjacent natural grade next to the building prior to construction and the BFE of the site at a scale 1" = 20' minimum.
2. Identify which foundation diagram number from the FEMA Elevation Certificate (EC) you propose to construct.
3. Provide the proposed elevation of the "next higher floor" of the structure as described on the EC; provide survey datum used.
4. Provide the appropriate size and location of required foundation and/or flood vents. Provide a cross section of the foundation, the location of flood vents, and the internal/external proposed finished grades.
5. Identify the type of flood resistant materials to be used to the required "flood protected" elevation of the structure, including garage, (if applicable.) The "flood protected" elevation is the BFE plus one foot.
6. Identify existing and proposed final elevations for both the internal and external ground next to the foundation walls. Identify the elevation of the "top of the bottom floor" (crawl space elevation), basement and garage elevations.
7. Proposed flood proofing elevation, if any, for non-residential structures.
8. If fill is proposed and compensatory storage is required, calculations and site drawing shall be provided.
9. Check here if the project does not include a structure or substantial improvement, and/or does not require any of the above.
10. Provide elevation datum information.

I hereby certify that the attached plans and specifications show the true relationship between the proposed development and the floodplain boundaries and/or the base flood elevation (BFE).

I hereby agree and bind myself to develop said property in accordance with all requirements, rules and regulations of the McPherson City Zoning Regulations Section 4-117, F-P Floodplain District, and in a good and workmanlike manner. I understand that this permit does not constitute a permit to build, but only a permit to proceed with development in the floodplain. Additional zoning and building permits are required. I further agree to save the City of McPherson harmless from all costs and damages which may accrue by reason of the deposit of material in streets, alleys, or public thoroughfares by reason of any such development.

I hereby certify that I will provide certification by a Kansas registered land surveyor of the "as-built" lowest floor (including basement) elevation of any new or substantially improved building covered by this permit.

I hereby certify that I have been made aware of the following special requirements and/or conditions:

Signature of Applicant

Date:

Permission is hereby granted to the applicant to proceed with the development indicated in the above application at the location stated above. The development for which this permit is issued as set forth in the application above and in the attached plans and specifications shall conform with the provisions of the City of McPherson Floodplain Regulations as found in the current zoning regulations under section 4-117 and any additional permits issued by other governmental agencies. Development in a manner in violation of any such rules and regulations renders this permit null and void.

Floodplain Administrator

Date:

PARTIAL GLOSSARY OF FLOOD REGULATIONS TERMS

BASE FLOOD OR 100-YEAR FLOOD OR 1% FLOOD ELEVATION: A flood having a one percent chance of being equaled or exceeded in any given year.

FLOOD FRINGE OR FLOODWAY FRINGE: The area outside the floodway encroachment lines, but still subject to inundation by the regulatory (1%) flood.

FLOODPLAIN OR FLOOD-PRONE AREA: Any land area susceptible to being inundated by water from any source.

FLOODPROOFING: Any combination of structural and nonstructural additions, changes, or adjustments to structures that reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, or structures and their contents.

FLOODPROOFING ELEVATION: One foot above the Base Flood Elevation.

FLOODWAY: The channel of a river, creek or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

SUBSTANTIAL IMPROVEMENT: (Pertaining to the F-P Floodplain District only) Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the assessed value of the structure before "start of construction" of the improvement. (Refer to Section 4-117 of the McPherson City Zoning Regulations for a more complete definition.)