

FLOOD PLAIN USE

City of Gahanna, Ohio ■ Planning Commission
200 S. Hamilton Road, Gahanna, OH 43230 ■ Phone: (614) 342-4025 ■ Fax: (614) 342-4117

Application is hereby made for a Flood Plain Use Permit as required by the Regulatory Flood Hazard Area, Chapter 1191 of the Codified Ordinances of the City of Gahanna, Ohio, for development in an identified flood hazard area. All activities shall be completed in accordance with the requirements of Chapter 1191. The development to be performed is described below and in attachments hereto. The applicant understands and agrees that:

- This permit is issued on the condition and facts described;
- Any permit may be repealed if conditions or facts change;
- Permit void if activity has not begun within 180 days of issuance date;
- The permit will remain valid for one year from date of issuance.

Property Owner: _____ Phone: _____

Address: _____

City/State/Zip Code: _____ Email: _____

Applicant: _____ Phone: _____

Address: _____

City/State/Zip Code: _____ Email: _____

Note: In addition to completion of this form, the applicant shall submit the following information, materials, and any additional information required by the administrator in order to determine that the proposed development is compliant with the local and federal flood damage prevention criteria of the National Flood Insurance Program.

A Flood Plain Use Permit is required before construction or development begins within any area of special flood hazard established in Section 1191.07, basis for establishing the area of special flood hazard. An owner, tenant, option holder or other person having a financial interest in the piece of property in question may apply for a flood plain use permit to the Planning & Zoning Administrator and such application shall include the following:

1. Elevation in relation to mean sea level of the lowest floor, including basement, of all proposed structures located in special flood hazard areas where base flood elevation data are utilized;
2. Elevation in relation to mean sea level to which any proposed structure will be floodproofed in accordance with Section 1191.02(b) where base flood elevation data are utilized;
3. Certification by a registered professional engineer or architect that the floodproofing methods for any non-residential structure meet the floodproofing criteria in Section 1191.20(b) where base flood elevation data are utilized;
4. Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development and certification by a registered professional engineer that the flood carrying capacity of the watercourse will not be diminished;
5. Two (2) sets of plans drawn to scale showing the nature, location, dimensions and elevation of the lot, existing or proposed structures, fill, storage of materials, floodproofing measures and the relationship of the above to the location of the channel.

PC No. _____

Sunguard File No. _____

Hearing Date. _____

(Received)

(Paid)

(Accepted by PZA)

Description of Work:

1. Location of proposed development site: _____

Zoning category: _____

Total acreage: _____

2. Type of Development Proposed:

- | | | |
|--|--|---|
| <input type="checkbox"/> New Building | <input type="checkbox"/> Existing Structure | <input type="checkbox"/> Filling/Grading |
| <input type="checkbox"/> Residential | <input type="checkbox"/> Alteration | <input type="checkbox"/> Mining/Dredging |
| <input type="checkbox"/> Non-residential | <input type="checkbox"/> Addition | <input type="checkbox"/> Watercourse Alteration |
| <input type="checkbox"/> Installation | <input type="checkbox"/> Accessory | <input type="checkbox"/> Manufactured Structure |
| <input type="checkbox"/> Materials Storage | <input type="checkbox"/> Other (explain) _____ | |

3. If the proposed construction is an alteration, addition, or improvement to an existing structure, indicate the cost of the proposed construction. \$ _____

What is the estimated market value of the existing structure: \$ _____

Note: An existing structure must comply with the flood protection standards if it is substantially improved (an improvement equal to or greater than 50% of the market value of the structure). FEMA maintains that the "substantial improvement" definition applies to existing structures only, and that once a structure meets the definition of "new construction" any further improvements to that structure must meet "new construction" requirements. For floodplain management purposes, "new construction" means structures for which "start of construction" began on or after the effective date of the initial Flood Insurance Rate Map issued by FEMA for the community.

4. Does the proposed development involve a subdivision or other development containing at least 50 lots or 5 acres (whichever is less?) Yes No

Note: If yes, base flood elevation data is required from applicant (if it has not been provided by FEMA).

I agree that all statements in and attachments to this application are a true description of the existing property and the proposed development activity. I understand the development requirements for special flood hazard area activities per Chapter 1191 and agree to abide thereby. I understand it is my responsibility to obtain all applicable federal, state and local permits.

Applicant's Signature

Date

FOR ADMINISTRATIVE USE ONLY

Note: *The following is to be completed by the local floodplain administrator. All references to elevations are in feet mean sea level (MSL). The term base flood elevation means the same as the 100 year elevation.*

5. Is the proposed development located in:
- an identified floodway
 - a flood hazard area where base flood elevations exist with no identified floodway
 - an area within the floodplain fringe
 - an approximate flood hazard area (Zone A). If yes, complete only 6a in the following question.

Note: *Floodway development must demonstrate through hydrologic and hydraulic analysis, performed in accordance with standard engineering practices, that no increase in base flood elevation will result during occurrence of the base flood discharge. If base flood elevations exist with no floodway delineation, hydrologic and hydraulic analysis is required to demonstrate not more than one-half foot increase at any point to the water surface elevation of the base flood.*

6a. Does proposed development meet NFIP and local General Standards in Section 1191.19 of your regulations?

- Construction materials and methods resistant to flood damage
- Anchored properly
- Utilities safe from flooding
- Subdivision designed to minimize flood damage

6b. Does proposed development meet NFIP and local Specific Standards in Section 1191.20 of your regulations?

- Encroachments – proposed action will not obstruct flood waters
- Proposed site grade elevations if fill or topographic alteration is planned
- Proposed lowest floor elevations expressed in feet mean sea level
- Proposed floodproofed elevation expressed in feet mean sea level

7. Base flood elevation (100 year) at proposed site: _____ feet mean sea level.
Data _____ source: _____
Map effective _____ date: _____
FEMA Community Panel Number: _____

8. Does the structure contain:
- basement
 - enclosed area used only for parking access or storage, other than basement, below the lowest floor

9. For structures located in approximate A zones (no BFE available), the structure's lowest floor is _____ feet above the highest grade adjacent to the structure.

10. The certified as-built elevation of the structure's lowest floor is _____ feet above MSL.*

11. The certified as-built floodproofed elevation of the structure is _____ feet above MSL.*

*Note: *Certificates of a registered engineer or land surveyor documenting these elevations are necessary if elevations are provided by applicant.*

12. Proposed development is in compliance with applicable floodplain standards. PERMIT ISSUED ON: _____

13. Proposed development is NOT in compliance with applicable floodplain standards. PERMIT DENIED ON: _____

Note: *All structures must be build with the lowest floor, including the basement, elevated or floodproofed to or above the base flood elevation (100 year) unless a variance has been granted. Only non-residential structures may be floodproofed.*

14. The proposed development is EXEMPT from the floodplain standards per Section 1191.14 of the Regulatory Flood Hazard Area Chapter 1191.

Comments: _____

Zoning Administrator

Date



CITY OF GAHANNA

DEPARTMENT OF PLANNING & DEVELOPMENT

**Elevation Certificate Form
Supplement to Flood Plain Use Permit Application**

I, the undersigned, do hereby certify to the following elevation at the referenced property as required by Chapter 1191 of the Codified Ordinances of the City of Gahanna.

Community – Panel Number of FEMA Map: _____

Location of Property: _____

Owner of Property: _____

Date of Construction: _____

Lowest Floor Elevation* Feet Above Mean Sea Level: _____

**"Lowest Floor" means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, useable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a buildings lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable design requirements for enclosed areas below the lowest floor.*

Signature of Surveyor

Date

Professional Seal:

Note: This form should be completed by a professional surveyor and returned to the local floodplain administrator. It can be used by the property owner to certify that the completed construction meets the flood elevation standards of the community. For communities participating in the Federal Insurance Administration Community Rating System, the NFIP "ELEVATION CERTIFICATE" (O.M.B. No. 3067-0077) must be used to record as-built lowest floor elevation data.



CITY OF GAHANNA

PLAN REVIEW PROCEDURES

Applies to: FLOOD PLAIN USE

