

City of Prineville Floodplain Development Application Attachment



THIS SECTION FOR STAFF USE ONLY	SUBMITTAL REQUIREMENTS FOR APPLICANT
Flood Permit #: _____ Development Ref #: _____ Date Received: _____ Decision Date: _____ Elevation Certificate Required: YES <input type="checkbox"/> NO <input type="checkbox"/>	<input type="checkbox"/> Completed Site Plan Application <input type="checkbox"/> Include site plan as attachment <input type="checkbox"/> Include Initial Flood Elevation Certificate <input type="checkbox"/> Check for LOMC if available <input type="checkbox"/> Completed Substantial Improvement worksheet (if applicable) <input type="checkbox"/> Completed Property Owner Signature Page
* An Elevation Certificate is required with all new construction and Substantial Improvement of existing structures.	

Property Information

Map and Tax lot #:	FIRM Map & Panel #: _____
Project Address:	Flood Zone: _____

Applicant Information (Property owner on current deed of record)

Last Name:	First Name:
Street Address:	Mailing Address:
Phone:	E-mail:

Project Information

Project Description (Please be specific; attach additional pages if necessary) and complete either Section A or B below:

Section A. Structural Development (Attach Site Plan)

<u>Type of Structural Activity: (Check all that apply)</u>	
<input type="checkbox"/> New structure	<input type="checkbox"/> Mixed Use (residential and non-residential)
<input type="checkbox"/> Existing structure	Recreational Vehicle (RV)
<input type="checkbox"/> Replacement of existing structure ¹	<input type="checkbox"/> Garage:
<input type="checkbox"/> Relocation of existing structure ¹	<input type="checkbox"/> Attached <input type="checkbox"/> Detached
<input type="checkbox"/> Addition or alteration to existing structure ²	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> Manufactured Home	<input type="checkbox"/> Non-residential (commercial, accessory)
<input type="checkbox"/> Located on individual lot	<input type="checkbox"/> Elevated
Located in manufactured home park	<input type="checkbox"/> Flood proofed (attach certification)
Residential: <input type="checkbox"/> Single <input type="checkbox"/> Duplex <input type="checkbox"/> Multi-family 3+	<input type="checkbox"/> Other:

Section B. Other Development Activities (Check all that apply)

<input type="checkbox"/> Tree, vegetation and/or debris removal	<input type="checkbox"/> Drainage improvement (including culvert work)
<input type="checkbox"/> Grading (attach project grading plan)	<input type="checkbox"/> Stream bank stabilization (Habitat restoration)
<input type="checkbox"/> Excavation	Qty (cu yds): _____
<input type="checkbox"/> Fill	Qty (cu. yds): _____
<input type="checkbox"/> Roadway or bridge construction	<input type="checkbox"/> Roadway or bridge construction
<input type="checkbox"/> Watercourse channel modification	<input type="checkbox"/> Watercourse channel modification
<input type="checkbox"/> Dredging	<input type="checkbox"/> Dredging
<input type="checkbox"/> Mining	<input type="checkbox"/> Mining
<input type="checkbox"/> Other development activity (specify): _____	

¹ A relocated or replaced structure must be treated as new construction.
² An alteration includes the repair or improvement of an existing structure, such as an addition. If the value of an addition or alteration 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.

FLOODPLAIN PERMIT APPLICATION ATTACHMENT, PAGE 2

Complete for Substantial Improvement if applicable – See Substantial Improvement Worksheet, Page 3

1. What is the estimated value of the existing structure? \$ _____
2. What is the cost of the proposed structure? \$ _____
3. If the cost of the proposed construction equals or exceeds 50% of the market value of the structure, then the substantial improvement provisions shall apply.

Complete if Floodproofing Non-Residential Construction:

1. Type of Floodproofing method: _____
2. Required floodproofing elevation: _____ feet NGVD 88.
3. Floodproofing certification by a registered professional engineer shall also be submitted to the City and is required for Building permit. Attached

Complete for Subdivisions

1. Will subdivision contain 50 lots or 5 acres? Yes No
2. If “yes”, does the proposal clearly identify base flood elevations? Yes No
3. Is the 100-year floodplain and floodway identified? Yes No

Complete for Fill/Excavation (outside floodway)

- Amount of fill to be placed _____.
- Top of new compacted fill elevation _____ ft. (NAVD 88)
- Elevation Certificate required for structure.
 - Letter of map revision based on fill (LOMR-F) required to remove property from floodplain.
 - Conditional Letter of map revision based on fill (CLOMR-F), may be required prior to approval.

Complete for Work in Floodway

1. Prohibited: Encroachments; including fill, new construction, substantial improvements, fences, and other development within the adopted regulatory floodway unless:

Certification by a registered professional civil engineer is provided, demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment, water course alteration, or habitat restoration project shall not result in any increase in flood levels within the community during the occurrence of the base flood discharge

 Provide plans and copy of “no- rise certification”
2. For stream habitat restoration that impacts a mapped floodway.
 Provide plans and copy of “no- rise certification” from registered professional engineer or a FEMA approved CLOMR.

STAFF DETERMINATION

Substantial Determination Worksheet Received: YES NO
Elevation Certificate Received: YES NO (*Initial Elevation Certificate*)

Land Use Final Decision #: _____ Date: _____

Approved (See attached findings and conditions) **Denied** (statement attached if applicable)

PROPERTY OWNER AND APPLICANT SIGNATURES

I/We hereby request a Floodplain Development Permit on the above described real property, located within the City of Prineville, Oregon. I/We hereby acknowledge that this application is not considered filed, until all of the required information has been submitted as determined by the floodplain administrator and all required fees have been paid in full.

The undersigned hereby makes application for a permit to develop in a designated floodplain area. The work to be performed is described below and in attachments hereto. The undersigned agrees that all such work shall be done in accordance with the requirements of the City of Prineville and Chapter 151 of City of Prineville Code and with all other applicable local, state and federal regulations. This application does not create liability on the part of the City of Prineville or any officer or employee thereof for any flood damage that results from reliance on this application or administrative decision made lawfully hereunder.

1. When the community's floodplain regulatory standards apply to a proposed development activity, no work of any kind may begin in a regulatory floodplain area until a floodplain development permit is issued.
2. The permit may be revoked if any false statements are made herein. If revoked, all work must cease until a permit is re-issued.
3. The permit will expire if no work is commenced within 180 days of the date of issue.
4. The permit will not be issued until any other necessary local, state, or federal permits have been obtained (approved).
5. The Owner(s) hereby declares that their proposed development will not result in a "take" of ESA-listed species. An independent biological opinion is recommended.

Property Owners (list all):

Name(s):

Address(es):

Phone number: _____ Email: _____

Property Owner(s) Signatures*

Signature(s): _____,

Name(s) (print): _____ Date: _____

Is Property Owner same as Applicant?

Yes No (if no, complete below)

Signature: _____,

Name (print): _____ Date: _____

**All property owners must sign. The signature is an acknowledgement and consent to this floodplain development permit application.*

SUBSTANTIAL IMPROVEMENT WORKSHEET

ITEMIZATION OF CONSTRUCTION COSTS TO COMPLETE PROJECT

	Work Description	Cost of Materials	Cost of Labor	Comments
1	Material and Labor for Structural Elements			Include Market rate for volunteer or owner labor.
	Foundation/ Footings/ Pilings			
	Concrete Slab			
	Bearing Walls, beams, trusses			
	Floors, ceilings, partition walls			
	Windows and doors			
	Masonry work			
	Rough carpentry			
	Roofing and gutters			
	Insulation/ Weather Stripping			
	Exterior Finish (stucco/ siding)			
2	Interior Finish Elements and Labor			
	Finished Carpentry			
	Wall finishing, drywall, tile, stone, paneling			
	Cabinets (built-in)			
	Floor Covering			
	Paint and Wallpaper			
3	Utility and Service Equipment			
	Plumbing/ Gas			
	Bathroom Fixtures			
	Kitchen Fixtures			
	Electrical and Lighting Fixtures			
	Built-in Appliances			
	HVAC System			
4	Demolition and Removal			
5	Overhead and Profit			
6	Construction Supervision			
	GROSS TOTAL = Contract Price			

Exclusions: Plans and specs, survey costs, permit fees, debris clean up, outside improvements (fences, pools, landscaping, detached structures, sidewalks, irrigation systems.

The formula for substantial improvement threshold is as follows:

Market Value X 50% (.50) = Substantial Improvement Threshold

1. What is the market value (based on current Assessor data) of the existing structure prior to damage/improvement? \$ _____
2. What is 50% of the estimated market value of the existing structure prior to damage/improvement (use the formula provided above) \$ _____
3. What is the cost of the proposed construction* \$ _____

DETERMINATION: Substantial Improvement? Yes No