

Floodplain Development Permit

Floodplain Development Considerations for undeveloped and developed sites are incorporated within the City of Grandview site plan and building permit review and approval processes as established by current zoning and flood damage prevention ordinances. Additionally, Floodplain Development Requirements are communicated to parties seeking site plan or building permit approval at various locations on our website, by ordinance, and directly by Community Development and Public Works staff.

The Public Works Director or City Engineer determines which watershed the site is located in within the City. The FEMA floodways located within Grandview lie within the Little Blue River and Oil Creek watersheds. The Blue River watershed that is within Grandview does not contain a FEMA floodway. If the site is determined to be located within a FEMA floodway, the Public Works Director or City Engineer informs the party seeking site plan approval that a Floodplain Development permit will need to be submitted with the site plan. The Floodplain Development Application/Permit is attached to this letter.

To determine if a site is within a floodplain the City utilizes Flood insurance rate maps. The flood insurance rate maps currently applicable to Grandview are dated January 20, 2017, as amended and are numbered 29095C0389G, 29095C0391G, 29095C0392G, 29095C0395G, 29095C0411G, 29095C0413G, 29095C0502G, 29095C0507G, 29095C0510G, 29095C0526G, and 29095C0530G. These maps will become outdated on **January 19, 2017** and new floodplain maps will be adopted by ordinance prior to that time to take effect on **January 20, 2017**. The new map numbers have not been assigned by FEMA at this time. However, the pending updated insurance maps from FEMA have been added to the City's GIS information and can also be used as a resource to determine if a site is within the floodplain.

The City map with floodplain information is available at the following link and is labeled "Zoning with Flood Plain".

<https://cityofgv.maps.arcgis.com/home/index.html>

If the development is within a designated FEMA floodplain, Chapter 16 – Environmental, Article II of the Code of Laws as established on June 12, 1979 by ordinance No. 2664 and subsequently amended must be complied with. Information regarding this ordinance can be found at the following link.

<https://library.municode.com/index.aspx?clientId=10089>

The Floodplain Administrator as established by Chapter 16 – Environmental, Article II of the Code of Laws is the Public Works Director. The permit requirements for development within the floodplain are outlined in Section 16-27 of the same Code of Laws. Prior to approving development within the floodplain, the Public Works Director and/or City Engineer ensures the party requesting a development permit has satisfied these requirements through review and approval of the site plans, engineering calculations, and permit application information.

FLOODPLAIN DEVELOPMENT APPLICATION/PERMIT

Date: ___/___/___ Permit / Application #

MAP COMMUNITY _____, MAP PANEL NUMBER _____ OF _____ DATE _____

Name of Applicant _____ Phone: _____
Address _____ City _____ State _____ Zip _____
Development Address/Location: _____

TYPE OF DEVELOPMENT:

___ NEW CONSTRUCTION ___ ROUTINE MAINTENANCE ___ FILLING ___
GRADING ___ EXCAVATION ___ MINOR IMPROVEMENT ___ SUBSTANTIAL
IMPROVEMENT

PRE-IMPROVEMENT VALUE OF STRUCTURE \$ _____

COST OF IMPROVEMENT \$ _____

DESCRIBE DEVELOPMENT TO BE DONE: (Attach on a separate page)

IS PROPERTY LOCATED IN A DESIGNATED FLOOD ZONE? __ YES __ NO ZONE _____

IF YES, CERTIFICATION MUST BE PROVIDED THAT THERE WILL BE NO INCREASE IN THE BASE FLOOD ELEVATION, PRIOR TO THE ISSUANCE OF A PERMIT TO DEVELOP.

IS PROPERTY LOCATED IN A DESIGNATED FLOODWAY FRINGE? __ YES __ NO

- A) ELEVATION OF THE BASE (100-YEAR) FLOOD _____ MSL/NGVD
B) ELEVATION/FLOODPROOFING REQUIREMENTS _____ MSL/NGVD
C) ELEVATION OF PROPOSED DEVELOPMENT SITE _____ MSL/NGVD

THIS PERMIT IS ISSUED WITH THE CONDITION THAT THE FIRST FLOOR (INCLUDING BASEMENT FLOOR) OF ANY NEW OR SUBSTANTIALLY IMPROVED RESIDENTIAL BUILDING WILL BE ELEVATED ABOVE THE BASE FLOOD ELEVATION. IF THE PROPOSED DEVELOPMENT IS A NONRESIDENTIAL BUILDING, THIS PERMIT IS ISSUED WITH THE CONDITION THAT THE FIRST FLOOR (INCLUDING BASEMENT) OF A NEW OR SUBSTANTIALLY IMPROVED NON-RESIDENTIAL BUILDING WILL BE ELEVATED OR FLOODPROOFED ABOVE THE BASE FLOOD ELEVATION.

PROVIDE SOURCE OF BASE FLOOD ELEVATION DATA IF NOT AVAILABLE ON FORM AS ATTACHMENT.

OTHER PERMITS BEING REQUIRED? ___ CORPS OF ENGINEERS 404 PERMIT _____ STATE 401 PERMIT
OTHER _____

APPLICANT AGREES TO MEET ALL PROVISIONS OF CITY OF GRANDVIEW, MISSOURI FLOOD DAMAGE PREVENTION ORDINANCE (CHAPTER 16, ARTICLE II OF GRANDVIEW CODE OF LAWS), AND ALL STATE AND FEDERAL REGULATIONS. Yes _____

(Initials)

THIS PERMIT IS ISSUED WITH THE CONDITION THAT 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. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL CERTIFICATION IS SUBMITTED.

DEVELOPER/OWNER Date

APPROVED BY

Date