



Floodplain Development Permit Application

June 2023

Development and Design
305 East Union Street, Suite A100
Morganton, NC 28655
P.O. Box 3448
Morganton, NC 28680
permits@morgantonnc.gov
828.438.5260

Fee: \$100.00

Fees are subject to change without notice; see City of Morganton Fees and Charges to confirm.

All portions of the application must be completely filled out and fee paid prior to the application being accepted. For assistance completing this application, contact Development & Design Services.

City Reference Number (City to fill in): _____

Date Submitted: _____ Property REID: _____

Property Address: _____

Type of Development: Excavation Fill Grading
 Utility Construction Road Construction
 Residential Construction Nonresidential Construction
 Other (Specify) _____

Area of Site Proposed to be Disturbed: _____

****SEE REVERSE FOR REQUIRED ACCOMPANYING DOCUMENTATION.**

Applicant Information

Name: _____

Company: _____

Address: _____

Phone: _____

Email: _____

1. The applicant acknowledges that the issuance of a Floodplain Development Permit is contingent upon all required information being provided, including plans and supporting data, to a standard meeting the requirements of the City. The applicant certifies that all statements herein and in attachments to and additional information requested to complete assessment of this application, to the best of their knowledge, are accurate and true.
2. The applicant is hereby informed that other permits may be required to fulfill local, state, and federal regulatory requirements.
3. No work of any kind may begin until this permit, and any other required permits, including but not limited to Zoning Permit and Building Permit, are issued.
4. The development shall not be used or occupied until a Certificate of Occupancy is issued.
5. Any permit issued may be revoked if any false statements are found to be made within this application. If revoked, all work must cease until a new permit is issued.
6. The applicant acknowledges that, prior to occupancy of any structure or use of any site covered by the Floodplain Development Permit, an elevation and/or floodproofing certificate signed by a professional engineer or registered land surveyor must be on file with the City of Morganton indicating the "as built" elevation in relation to mean sea level (MSL).

Submit application to permits@morgantonnc.gov

Required Application Documentation

- (a) A plot plan drawn to scale which shall include, but shall not be limited to, the following specific details of the proposed floodplain development:
 - (i) The nature, location, dimensions, and elevations of the area of development/disturbance; existing and proposed structures, utility systems, grading/pavement areas, fill materials, storage areas, drainage facilities, and other development;
 - (ii) The boundary of the Special Flood Hazard Area as delineated on the FIRM;
 - (iii) Flood zone(s) designation of the proposed development area as determined on the FIRM;
 - (iv) The boundary of the floodway(s) or non-encroachment area(s);
 - (v) The Base Flood Elevation (BFE);
 - (vi) The old and new location of any watercourse that will be altered or relocated as a result of proposed development; and
 - (vii) The certification of the plot plan by a registered land surveyor or professional engineer.(OPTIONAL)
- (b) Proposed elevation, and method thereof, of all development within a Special Flood Hazard Area including but not limited to:
 - (i) Elevation in relation to NAVD 1988 of the proposed reference level (including basement) of all structures;
 - (ii) Elevation in relation to NAVD 1988 to which any non-residential structure in Zones A, AE, AH, AO, A99 will be floodproofed; and
 - (iii) Elevation in relation to NAVD 1988 to which any proposed utility systems will be elevated or floodproofed.
- (c) If floodproofing, a Floodproofing Certificate (FEMA Form 086-0-34) with supporting data, an operational plan, and an inspection and maintenance plan that include, but are not limited to, installation, exercise, and maintenance of floodproofing measures.
- (d) A Foundation Plan, drawn to scale, which shall include details of the proposed foundation system, including but not limited to:
 - (i) 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); and
 - (ii) Openings to facilitate automatic equalization of hydrostatic flood forces on walls in accordance with Article 5, Section B(4)(d) when solid foundation perimeter walls are used in Zones A, AE, AH, AO, A99.
- (e) Usage details of any enclosed areas below the lowest floor.
- (f) 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.
- (g) Certification that all other Local, State and Federal permits required prior to Floodplain Development Permit issuance have been received.
- (h) Documentation for placement of Recreational Vehicles and/or Temporary Structures, when applicable.
- (i) 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.