



ADDENDUM TO CERTIFICATE OF ZONING APPLICATION

FLOODPLAIN DEVELOPMENT PERMIT

Town of Montreat Zoning

1210 Montreat Road, Black Mountain, NC 28711 | (828) 669-8002

REQUIRED FEE: \$100.00 (CASH OR CHECK)

PROPERTY INFORMATION

THE PROPOSED DEVELOPMENT IS LOCATED IN THE FIRM _____ FLOOD ZONE.

FEMA FIRM PANEL: _____ FIRM EFFECTIVE DATE: _____

PROPOSED DEVELOPMENT

SELECT ALL THAT APPLY. PLEASE USE AS MANY BOXES AS NEEDED.

STRUCTURAL ACTIVITY

OTHER ACTIVITY

STRUCTURE TYPE

RESIDENTIAL

NON-RESIDENTIAL

OTHER: _____

DESCRIPTION OF DEVELOPMENT: _____

IF APPLICABLE, DESCRIBE THE USE OF ANY ENCLOSED AREAS BELOW THE LOWEST FLOOR: _____

FOR ADDITIONS, ALTERATIONS, AND REPLACEMENTS^{NOTE 1}

ESTIMATED MARKET VALUE OF EXISTING STRUCTURE: _____

COST OF PROPOSED CONSTRUCTION: _____

DEVELOPMENT STANDARDS^{NOTE 2, NOTE 3, NOTE 4}

BASE FLOOD ELEVATION AT SITE (m.s.l): _____

REQUIRED LOWEST FLOOD ELEVATION AT SITE

FOR REFERENCE LEVEL OF ALL STRUCTURES AND ATTENDANT UTILITIES (m.s.l): _____

FOR PROTECTION OF PUBLIC UTILITIES (m.s.l): _____

PROPOSED ELEVATION IN SPECIAL FLOOD HAZARD AREA

ELEVATION OF PROPOSED STRUCTURES INCLUDING BASEMENTS (m.s.l): _____

ELEVATION OF UTILITY SYSTEMS (m.s.l): _____

IF APPLICABLE, DESCRIBE (OR PROVIDE A PLAN FOR) THE PROTECTION OF PUBLIC UTILITIES AND FACILITIES TO BE LOCATED AND CONSTRUCTED FROM FLOOD DAMAGE: _____

FOR NON-RESIDENTIAL STRUCTURES

ELEVATION (m.s.l): _____ FLOODPROOFING? YES NO

WATERCOURSE ALTERATION OR RELOCATION

IF APPLICABLE, DESCRIBE THE PROPOSED WATERCOURSE ALTERATION OR RELOCATION: _____

REQUIRED PLANS & DOCUMENTS

APPLICATIONS MUST INCLUDE A SITE PLAN DRAWING (TO SCALE) WITH THE FOLLOWING ITEMS (THE FLOODPLAIN ADMINISTRATOR RESERVES THE RIGHT TO REQUEST ADDITIONAL INFORMATION).

1. Label with the lot’s PIN, consistent with Buncombe County tax records.
2. The nature, location, dimensions, and elevations of the area of development/disturbance ^{NOTE 5}, existing and proposed structures, utility systems, grading/pavement areas, fill materials, storage areas, drainage facilities, and other development.
3. The boundary of the Special Flood Hazard Area, floodways, and non-encroachment areas as delineated on the Firm or other flood map.
4. The flood zone designation of the proposed development area.
5. The Base Flood Elevation where provided.
6. The old and new location of any watercourse that will be altered or relocated as a result of proposed development.

IF APPLICABLE, APPLICATIONS MUST INCLUDE A FOUNDATION PLAN (TO SCALE) WITH THE FOLLOWING ITEMS (THE FLOODPLAIN ADMINISTRATOR RESERVES THE RIGHT TO REQUEST ADDITIONAL INFORMATION).

1. Proposed method of elevation, if applicable.
2. Opening to facilitate automatic equalization of hydrostatic flood forces on walls when solid foundation perimeter walls are used in Zones A, AO, AE, and A1-30.

IF FLOODPROOFING NON-RESIDENTIAL STRUCTURES, provide a floodproofing certificate (FEMA Form 81—65) with supporting data and an operational plan that includes, but is not limited to installation, exercise, and maintenance of floodproofing measures.

IF ALTERING OR RELOCATING A WATERCOURSE, provide 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.

SIGNATURES AND ACKNOWLEDGEMENT

PLEASE READ AND INITIAL EACH STATEMENT BELOW. A SIGNATURE IS REQUIRED FOR THE FINAL STATEMENT.

I, _____, certify that all other Local, State and Federal permits required prior to floodplain development permit issuance have been received and that copies have been provided to the Floodplain Administrator.

INITIAL: _____ DATE: _____

Upon completion of a project for all projects requiring a Floodplain Development Permit, before a Certificate of Occupancy shall be granted, the applicant shall submit a final as-built Elevation to the Floodplain Administrator.

INITIAL: _____ DATE: _____

If permits are granted, I agree to conform to all ordinances and laws of the Town of Montreat and State of North Carolina regulating such work and the specifications of plans submitted. I hereby state that foregoing statements are accurate and correct to the best of my knowledge. My signature hereby authorizes the Floodplain Administrator or designated representative to enter the above-referenced property for the purpose of inspecting and verifying compliance, as needed. Furthermore, I agree to take all reasonable measures to protect all public and private properties from damage caused by any land disturbing activities conducted in relation to this permit, as outlined in the Buncombe County Soil Erosion and Sedimentation Control Ordinance. I also agree that no fill material or other development shall encroach into the floodway or non-encroachment areas of any watercourses, if applicable. This permit is subject to revocation if false information is provided.

Signature of Applicant

Date

Printed Name of Applicant

OFFICE USE ONLY

Approved Denied

Zoning Administrator Signature

Date

Printed Name of Zoning Administrator

Fee: _____

Paid: Yes No

Payment Method: _____

NOTES (Please contact the Zoning Administrator for additional questions)

1. If the cost of the proposed construction equals or exceeds 50% of the market value of the structure, substantial improvement requirements shall apply.
2. If proposed development is in an identified floodway, a no-rise certification is required.
3. Flood opening requirements may be applicable if the property is located in Zones A, AO, AE, or A1-30.
4. For floodplains without established Base Flood Elevations, refer to the Montreat General Ordinance, Chapter L, Article I, Section D. For riverine floodplains with Base Flood Elevations, but without established floodways or non-encroachment areas, refer to the Montreat General Ordinance, Chapter L, Article I, Section E.
5. Development means any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.