



City of Fair Oaks Ranch

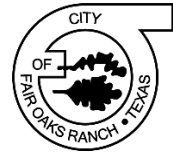
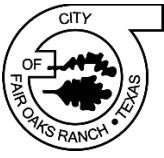
7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

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S17 SPECIFIC APPLICATION FORM - FLOODPLAIN DEVELOPMENT PERMIT

All documents shall be sent via email or through ShareSync/FTP file. The following steps must be completed, and the items must be submitted for the application to be deemed complete and processed:

- ☐ A completed Universal Application and checklist signed by the owner/s of the property.
- ☐ Payment of all other applicable fees (see Schedule of Fees).
- ☐ Review of Floodplain Development Guidelines.
- ☐ A completed Floodplain Development Permit Application.

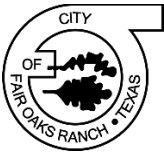


FLOODPLAIN DEVELOPMENT GUIDELINES

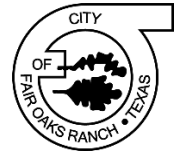
Please note that completion of this application does not equate to an approved floodplain permit. The information provided will be used to populate the formal floodplain development permit which requires the signature of the property owner or owner representative. Please read carefully and respond with accurate information to avoid delays or potential floodplain violations.

REQUIRED ITEMS TO BE SUBMITTED TO ACQUIRE FLOODPLAIN DEVELOPMENT PERMIT

1. A completed City of Fair Oaks Ranch Floodplain Development Permit Application
2. Grading plan showing existing and proposed grades (if applicable). If excavation or fill is proposed within floodplain, a CLOMR/LOMR or a flood study will be required to be submitted and approved by the City of Fair Oaks Ranch prior to any activity within the effective floodplain.
3. Infrastructure and/or Utility Construction plans (if applicable). A scour analysis may be requested to ensure the depth of the infrastructure is adequate.
4. Site Survey (if applicable)
5. Map showing the latest FEMA floodplain with respect to the proposed project.
6. Construction plans for residential habitable structures (if applicable). A pre and post elevation certificate will be required to ensure the lowest finished floor is at minimum one (1) foot above the FEMA 1% Annual Chance Water Surface Elevation according to the latest FEMA FIS table.
7. Construction plans for non-habitable structures (if applicable) and will require the following items below:
 - a. A minimum of two (2) openings on separate walls having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided
 - b. The bottom of all openings shall be no higher than one (1) foot above grade.
 - c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
8. Construction plans for Non-Residential Structures (if applicable). A pre and post elevation certificate will be required to ensure the lowest finished floor is at minimum one (1) foot above the FEMA 1% AC Water Surface Elevation according to the latest FEMA FIS table. In place of the elevation certificate, together with attendant utility and sanitary facilities, the structure can be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A letter from a structural engineer will be required, confirming that the chosen floodproofing method can withstand hydrostatic and hydrodynamic forces, including buoyancy effects.
9. Please include the below-listed attachments (if applicable). All habitable structures in the floodplain are subject to the 50% Rule and will require the following three items below:



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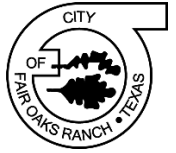
- a. **Cost Estimate.** A cost estimate provided by the contractor doing the work must be provided for any home, commercial building, or other structure in the floodplain to be compliant with the FEMA 50% Rule. This cost estimate should provide real market cost for both materials and labor. If the proposed work is to be done by the property owner, please provide a cost estimate that reflects both materials AND labor that reflects real market labor cost as if a contractor were to complete the work.
- b. **County Value or Copy of Independent Appraisal provided by a Texas Certified Appraiser.** If County value is to be used, please print out and attach a copy of the current county's appraised value which can be found on the county's website.
- c. **Location Map.** If no specific location information was provided, please include a location map with the property and/or project location clearly marked. The map should have sufficient level of detail and information (e.g., street names, drainage easements, aerial image, labels, etc.) to quickly locate the property.

Please note that the City of Fair Oaks Ranch Code of Ordinances Section 3.12 and FEMA 44 Code of Federal Regulations 59.1 define and regulate improvements made to properties in the floodplain. There is a limit to how many improvements (measured in USD) can be made in a 10-year period, commonly referred to as the "50% rule." This rule effectively limits the dollar amount of improvements to be no greater than 50% of the structure's market value *before* the improvements are made, unless the entire structure is brought into full compliance with flood regulations. This limit is applied to a 10-year time period, beginning with the date at which the first FPDP was approved. At the end of the 10-year period this amount resets and a future floodplain development permit request will be subject to the structure's market value at that time, at which point the 10-year period will begin again upon approval. Please be aware that there may be limits to how much a floodplain property can be improved based on this rule.

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**FLOODPLAIN DEVELOPMENT PERMIT APPLICATION**

Please note that any work done in the floodplain that constitutes improvements may be subject to FEMA's 50% Rule (see Floodplain Guidelines for instructions).

Project Address: _____ Unit: _____ Lot: _____
(Street)

Owner Name: _____ Email: _____

Address (if different than above): _____

City: _____ ST: _____ Zip: _____ Phone: (____) _____

Applicant: _____ Phone: (____) _____

Applicant email: _____ Engineer: _____

Have there been any improvements made to this property in the past 10 years? ☐ Yes ☐ No

TYPE OF PROPOSED PROJECT (Specify if Other)

- ☐ New Residential (Single or Multi-Family)
- ☐ Non-Residential
- ☐ Non-Habitual Structure
- ☐ Capital Improvement Project
- ☐ Utility Project

Other, please specify: _____

DESCRIPTION OF PROPOSED IMPROVEMENTS

- ☐ New Structure Construction
- ☐ Grading (Sitework Only)
- ☐ Capital Improvement Project
- ☐ Utility Projects (SAWS, CPS Energy, fiber, drainage, etc.)
- ☐ Remodel to Existing Structure (see FEMA 50% requirements in instructions)

Other, please specify: _____

Notes: _____

Signature of Contractor/Agent

Date

For Office Use Only

Signature of Floodplain Administrator

Date

Approved or Denied

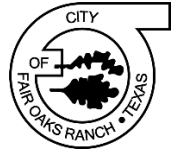
Permit Number



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This floodplain permit application will serve as the floodplain permit once all signatures and initials are completed. The owner assumes responsibility if applicant signs on their behalf. All information provided in the Floodplain Development Guidelines should be read and accepted by the owner and applicant prior to signing of this application. The final executed permit will need to be displayed from a public street at all times of construction. This permit is not a building permit, nor does the approval of this permit grant approval of a building permit. It is required to pull all necessary permits for construction in addition to this permit. The following criteria is the responsibility of the owner/applicant:

1. The City of Fair Oaks Ranch is not responsible for any losses or damages based on construction, equipment, and material near or within the floodplain.
2. The City of Fair Oaks Ranch is not responsible for the loss of life due to construction activity near or within the floodplain.
3. The owner/applicant is responsible for any damages to residential or public property due to construction activity near or within the floodplain.
4. The owner/applicant shall not store any material or construction equipment within the floodplain.
5. The owner/applicant shall be responsible for all spoil material and ensure that it will now be placed within a floodplain.
6. The owner/applicant shall regrade, topsoil, and seed all disturbed areas within the floodplain that are not part of the project to pre-project conditions.
7. After a rain event, the owner/applicant is responsible for removing any construction material or equipment that has washed into the floodplain.

Providing the required initial below, the owner/applicant confirms that they have read and agreed with each of the criteria listed above.

Applicant/Owner Initial