



FLOODPLAIN DEVELOPMENT PERMIT SUPPLEMENT PERMIT TO BUILDING AND/OR ZONING PERMITS FOR DEVELOPMENT IN THE FLOODPLAIN.

UPPER ALLEN TOWNSHIP

Community Development Department
100 Gettysburg Pike
Mechanicsburg, PA 17055

Phone: 717-766-0756 Fax: 717-796-9833
Office Hours: M-F 8:00 AM – 4:30 PM
www.uatwp.org

Purpose of this permit. As required by the Federal Emergency Management Agency (FEMA) and the National Flood Insurance Program (NFIP), no work of any kind can begin in a Special Flood Hazard Area (SFHA), nor a Community Identified Flood Hazard Area until a Floodplain Development Permit is issued. All structures, development, fill, and other regulated activities shall meet the provisions of the Township's Floodplain regulations found within Article X of Chapter 245, Zoning Ordinance. All structures are to be elevated to the Regulatory Flood Elevation, which is a minimum of 1 ½ feet above the base flood elevation, unless otherwise permitted in Article X.

INFORMATION REQUIRED

The following information shall be submitted along with this permit application. Failure to provide the required information can delay review of the application and/or deem the application incomplete.

- If the property (or portion thereof) is in the floodway, certification shall be provided that the proposed development or improvements will result in **NO INCREASE** in the base (1%) flood elevations.
- A site plan showing the following information:
 - Property drawn to scale with 1 inch = 100 feet or less, with contour lines. Include a north arrow, scale, and date.
 - All property lines, dimensions, and size of the property/tract expressed in acres or square feet.
 - Location of the floodplain, floodway, or any designated Special Flood Hazard Area (SFHA).
 - Exact size and location of proposed construction, along with any existing buildings/structures and other improvements. Include any existing or proposed subdivision and land development.
 - Location of any existing bodies of water or watercourse identified in the floodplain areas, and if available, information pertaining to the floodway, flow of water including direction and velocities.
 - Location of any public or private easements or planting strips, including dimensions.
 - Location of any utilities, steep slopes, rock outcroppings or other environmentally sensitive areas, and any other natural and man-made features affecting or affected by the proposed activity or development.
 - Location of any streets, drives, access ways, parking areas, etc. Information concerning widths, pavement types, construction and elevations shall be provided, as applicable.
- FEMA Elevation Certificate.
- Documentation of adequate drainage to reduce exposure to flood hazards.
- Detailed information concerning any proposed floodproofing measures and corresponding elevations.
- Information concerning flood depths, pressures, velocities, impact and uplift forces and other factors associated with a base flood.
- Documentation, certified by a registered professional engineer or architect, showing the cumulative effect of any proposed development within any Identified Floodplain Area (See § 245-10.18.) when combined with all other existing and anticipated development, will not cause any increase in the base flood elevation. "AE" Areas outside the floodway are exempt from this no rise requirement.
- A document, certified by a registered professional engineer or architect, stating the proposed construction or development has been adequately designed to withstand the pressures, velocities, impact, and uplift forces associated with the base flood. Such statement shall include a description of the type and extent of flood proofing measures which have been incorporated into the design of the structure and/or the development.
- For any structures:
 - How structure(s) will be anchored to prevent collapse, flotation, or lateral movement.
 - Documentation of flood-resistant building materials.
 - Electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities have been designed and located to prevent water entry or accumulation.
 - Proposed lowest floor elevation of any proposed building based upon North American Vertical Datum of 1988.
 - Elevation of the base flood.
 - Supplemental information as necessary to comply with any provisions for the Building and/or Zoning Permit.



FLOODPLAIN DEVELOPMENT PERMIT SUPPLEMENT PERMIT TO BUILDING AND/OR ZONING PERMIT

UAT Permit #: _____

PROPERTY OWNER INFORMATION

Property Owner Name:	Property Owner Phone Number:
Property Owner Address (if different than below):	
Contractor Name (if different than owner):	Contractor Phone Number:

PROPERTY INFORMATION AND PROJECT DESCRIPTION

Property Address:	Tax Parcel ID # (if known)	
Is this property partially or wholly within any of the flowing: Zones: <input type="checkbox"/> Floodway <input type="checkbox"/> AE <input type="checkbox"/> A <input type="checkbox"/> AO <input type="checkbox"/> AH <input type="checkbox"/> Other _____ <input type="checkbox"/> Community Identified Flood Hazard Area: _____	Total size of property (SF or Acres):	
	Is the property in a Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No	
	BFE:	FIRM Panel:
Have any renovations or repairs been made within the past ten-year period from the date of any damage? <input type="checkbox"/> Yes <input type="checkbox"/> No		
Description of work (please be specific, and attach additional pages if necessary):		

TYPE OF PERMIT (Check all that apply)

SECTION A: STRUCTURAL DEVELOPMENT	
Type of Structure: <input type="checkbox"/> Residential <input type="checkbox"/> Residential Manufactured or Mobile Home. Submit additional materials per §245-10.28. <input type="checkbox"/> Located on an individual lot <input type="checkbox"/> Located in a manufactured/mobile home park <input type="checkbox"/> Non-residential <input type="checkbox"/> Elevated <input type="checkbox"/> Floodproofed <input type="checkbox"/> Combined use (Residential and Non-residential) <input type="checkbox"/> Accessory structure	Type of Structural Activity: <input type="checkbox"/> New structure <input type="checkbox"/> Demolition <input type="checkbox"/> Relocation of an existing structure ¹ <input type="checkbox"/> Addition to an existing structure ¹ <input type="checkbox"/> Alteration or modification to an existing structure ¹ <input type="checkbox"/> Interior Work <input type="checkbox"/> Exterior Work <input type="checkbox"/> Accessory structure: 200 S.F. or less <input type="checkbox"/> Accessory structure: Larger than 200 S. F. Has a variance been obtained for the accessory structure? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Case # _____
SECTION B: OTHER DEVELOPMENT ACTIVITIES	
<input type="checkbox"/> Alteration or Relocation of a watercourse <input type="checkbox"/> Development that May Endanger Human Life. Submit additional materials per §245-10.25.F and §245-10.26. <input type="checkbox"/> Excavation <input type="checkbox"/> Fence or wall construction <input type="checkbox"/> Fence material _____ <input type="checkbox"/> Wall material _____ <input type="checkbox"/> Fill. Submit additional materials per §245-10.25.	<input type="checkbox"/> Hospital, Nursing Home, Jail or Prison. These uses require a Special Permit. Submit additional materials per §§ 245-10.30. through § 245-10.33. <input type="checkbox"/> Subdivision and/or Land Development containing 20 lots or more or three (3) acres of land, whichever is less. Submit additional materials per §245-10.27. <input type="checkbox"/> Other: _____

¹If the value of an addition or alteration to a structure is equal to 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. A relocated structure must be treated as new construction.

ADDITIONAL INFORMATION

Size of all Proposed Structures (<i>shown in foot measurements or total square foot</i>):	Total Cost of Construction: \$ _____
If the proposed work is an improvement to an existing structure, provide the market value and estimated costs: (<i>Must be based on labor and material at prevailing local retail cost.</i>)	\$ _____ Market value of existing structure \$ _____ Value or cost of proposed improvements \$ _____ Total cost of improvements within 10-year period.
What is the elevation of the 100-year flood or the Base Flood Elevation at your site?	_____ Feet. above M.S.L.*
If structure or improvement is to be elevated, what is the proposed elevation of the lowest floor (including basement)?	_____ Feet. above M.S.L.*
If you are building a non-residential structure or improvement and it is to be floodproofed, what is the elevation to which the structure is to be floodproofed?	_____ Feet. above M.S.L.*
<i>*M.S.L. - Mean Sea Level - Elevation data must be based upon the National Geodetic Vertical Datum of 1929 or the most current update thereof.</i>	
If a non-residential structure or improvement is to be floodproofed, have you submitted the necessary documentation from a registered, professional engineer stating that the proposed design of the structure is adequately floodproofed?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Has the Cumberland County Conservation District reviewed the Erosion and Sediment Control Plan for Compliance with Title 25 PA Code Chapter 102? If yes, submit a copy of their approval letter with this application. If no, does the project require E&S review and approval for compliance with Chapter 102?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Is the proposed development site located within an identified floodway or within 100 feet landward from top-of-bank of the Yellow Breeches Creek or 50 feet landward from the top-of-bank of any other watercourse where a floodway has not been delineated?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Will the development or improvement cause a rise of more than one foot in the base flood elevation?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Has the PA Department of Environmental Protection (DEP) for a Water Obstructions Permit? If yes, a copy of the permit must be submitted with the application. If no permit is required, evidence shall be provided that DEP was contacted, and that the activity does not require a state permit.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Are any other federal or state permits required? <input type="checkbox"/> Army Corps of Engineers <input type="checkbox"/> PA Department of Conservation and Natural Resources (DCNR) <input type="checkbox"/> Other: _____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
What chemicals or substances (such as oil, pesticides, chlorine, ammonia, etc.) will be stored, produced, or maintained within any proposed structure, if applicable?	<input type="checkbox"/> N/A

PLEASE NOTE: Applicants developing in identified floodplain areas must comply with all necessary local, state, and federal regulations. Failure to comply with local floodplain management regulations may result in **1)** the suspension of the municipality from participation in the National Flood Insurance Program, **2)** a noncompliant structure being declared ineligible for flood insurance, **3)** lending institutions denying mortgage loans for such noncompliant structure and **4)** the municipality assessing fines and requiring actions to bring the development and/or construction into compliance with local regulations.

By signing below, I agree to the terms and conditions of this permit and certify the information contained in this application is true and accurate to the best of my knowledge.

Property Owner's signature

Date



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PERMIT# _____

APPROVAL DENIAL

Property Address: _____

Plans and Specifications are hereby _____ on this _____ day of _____, 20____.
(approved or denied)

Signature of Authorizing Official _____ Date _____

This permit, if deemed approved, is issued with the condition that the applicant/owner complies with all applicable provisions for a Building Permit, Zoning Permit, Floodplain Permit, and/or other permit to complete the work described herein this supplemental floodplain development permit. The start of any construction, demolition, or development shall begin in accordance with Article X, Chapter 245.

Appeals. Any person aggrieved by a decision of the Floodplain Administrator in the granting or denial of a Floodplain Development Permit may appeal such decision to the Zoning Hearing Board. Such appeal must be filed, in writing, along with any applicable fees, within thirty (30) days after the decision, determination or action of the Floodplain Administrator.