

FLOODPLAIN DEVELOPMENT PERMIT

As of June 2, 2011, a Floodplain Development Permit (FLD) will be required for any work conducted within the 100-yr Floodplain boundary.

The Floodplain Development Permit will require a separate permit application that will be reviewed concurrent with your development application or as a stand-alone application if the development activity does not require an additional permit. FEMA requires the City to issue this FLD permit and there is no fee associated with it.

It is important to note that a Floodplain Development Permit is not just required for structural permits, but includes electrical, plumbing, mechanical, and excavation work being conducted within the 100-yr Floodplain. All work within the floodplain requires the new work to be constructed to floodplain design standards, including elevating to the design flood elevation. This includes "in kind" or "like-for-like" replacement of mechanical units. A licensed surveyor may be required to conduct a site survey and complete an elevation certificate that gets submitted to the City.

As an aside, if you currently obtain plumbing, mechanical or electrical permits online through the state's e-permitting system, obtaining a permit online for these specialty disciplines does not eliminate the obligation to verify the status of the 100-yr Floodplain as it relates to your project site. If applicable, you must obtain a Floodplain Development Permit. An inspection cannot be conducted until the FLD permit is approved.

Please refer to the attached Floodplain Development Permit application and supplemental checklist. Please contact Development Services at (541) 766-6929 if you have questions regarding the floodplain development process.



Floodplain Development Checklist

This checklist is intended to outline information that will need to be submitted in order to process a Floodplain Development Permit application within the City of Corvallis.

1. _____ A completed and signed Floodplain Development Permit Application.
2. _____ Three (3) copies of a site plan that includes all of the following items:
 - North Arrow
 - Scalable
 - The location of all existing and proposed structures
 - Adjacent water bodies
 - Adjacent roads
 - Lot dimensions
 - Location of the Floodplain, Flood way, natural hazards and natural features
 - Location of any existing or proposed infrastructure
 - Areas where vegetation is proposed to be removed
 - Location of any fill or grading
3. _____ Three (3) copies of a topographic survey of the development site, showing existing and proposed topography in two-ft. contour intervals. The survey shall identify the Top-of-bank (defined in Chapter 1.6 of the LDC), .2-ft. Floodway boundary and Floodway Fringe boundary, and include all existing and proposed improvements on the site.
4. _____ Copies of other State or Federal permits required for the project.
5. _____ Other items identified in Chapters 2.11 or 4.5 of the LDC deemed necessary by the Floodplain Administrator or designee to ensure that enough information is submitted to properly evaluate a proposed applications' adherence to the applicable criteria.
6. _____ Elevation Certificate

STAFF USE ONLY

CASE : _____ DATE FILED: _____ DATE COMPLETE : _____

 Permit Approved
 Permit Denied


City of Corvallis - Development Services Division
 501 SW Madison Ave.
 Corvallis, OR 97333
 Telephone: (541) 766-6929
 FAX: (541) 766-6936
 www.corvallispermits.com

Floodplain Development Permit Application

Location / Description of Subject Property *(ies)*

Street Address _____

Benton County Tax Assessor Map _____ Tax Lot(s) # _____

Subdivision Name or Partition # _____

Flood Zone _____ Lot or Site Size (acres) _____ Land Use Zone _____

FIRM Map/Panel # _____ Related Cases

Applicant Information

Applicant(s) Name(s) _____
Name

Same as Property Owner

Street Address _____
Street Address

City _____ State _____ Zip Code _____

Phone # _____ Email Address _____

Contact preference ? mail phone email

Property Owner Information *(where different than Applicant)*

Property Owner(s) Name(s): _____

Street Address _____
Street Address

City _____ State _____ Zip Code _____

Phone # _____ Email Address _____

Contact preference ? mail phone email

Property Owner(s) Signature(s)
(If Legal Representative: provide supporting documentation) _____ Date _____

Administrative (Completed by Staff)

As-Built lowest floor elevation: _____ feet (NAVD 88)

Non-Conversion Agreement for enclosed areas below the Lowest Floor required? Yes No

Other required State or Federal Permits? Yes No If yes _____

Floodplain Administrator Signature: _____ Date: _____