



104 S. Main Street
Thrall, Texas 76578
512-898-5306
cityclerk@cityofthrall.com

Floodplain Development Permit, # _____

Property Owner Information: Name: _____

Mailing Address: _____

Email Address: _____ Daytime Phone: _____

Applicant Information: (if different) Name: _____

Email Address: _____ Daytime Phone: _____

Property Location: _____
(full street name & number) (city) (zip)

Subdivision / Other Property Description: _____

TYPE OF PROPOSED PROJECT: Residence Other (describe): _____

An original signed and sealed current FEMA National Flood Insurance Program (NFIP) Elevation Certificate (FEMA Form 086-0-33) must be filed with this office at two stages: 1) immediately after construction of the foundation slab or first floor, and 2) upon final project completion and grading.

The City cannot guarantee that the property will not flood, nor does it assume any liability for damages to property caused by flooding. On occasion, greater floods can and will occur, and flood heights might be increased by man-made and natural causes. Historical experience is not necessarily a good indicator of future events. Ultimate responsibility for minimizing flooding problems rests with the property owner.

In cases where a FEMA CLOMR (Conditional Letter of Map Revision) is required, it is necessary to file a LOMR (Letter of Map Revision) in order to complete the permitting process.

A site plan drawn to scale showing the location of all improvements and items within or near the 1% annual chance (100-year) floodplain, preferably signed/sealed by a Professional Engineer or Registered Surveyor, must be submitted with this application and before initiating any construction/development. Boundaries of the floodplain must be delineated on this graphic.

Payment of the \$300 permit application fee does not entitle or authorize you to begin construction. To comply with floodplain management standards and to minimize potential flood damage, you must agree to construct your proposed development in accordance with the following special provisions. Failure to comply might result in legal charges and civil penalties, and the inability to secure flood insurance.

The Base Flood Elevation, or **BFE**, at this property is _____
(City will complete)

RESIDENTIAL STRUCTURE: The following standards shall apply to all residential structures placed in or near the FEMA-designated 1% annual chance (100-year) floodplain.

- (1) The lowest floor, including basement, must be elevated so as to be at or above _____ feet above mean sea level. Vertical Datum: NAVD 88 other: _____

- (2) The foundation of the structure and materials used must be able to withstand pressures, velocities, and impact forces associated with FEMA-defined 1% annual chance (100-year) flood events.
- (3) Water supply inlets and sewer outlets (on organized collection systems) must have automatic backflow devices installed. The driller/installer of the water well must provide a statement certifying compliance with applicable floodplain regulations.
- (4) All utility supply lines must be so installed as to minimize damage from potential flooding. Appurtenant components within the 1% annual chance (100-year) floodplain (such as HVAC units) must be elevated as specified above, or buried and anchored (such as propane tanks).
- (5) The owner must submit an original signed/sealed FEMA Elevation Certificate (Form 086-0-33) to this office from a Licensed Professional Engineer, Licensed Architect, or Licensed Professional Land Surveyor, who is legally qualified to certify elevation information according to FEMA, confirming that the required minimum floor elevation and flood proofing requirements have been satisfied. **The Elevation Certificate must be submitted in two stages: 1) upon construction of the foundation slab or first floor and 2) upon final project completion and final grading.**
- (6) For any work within the floodway, the owner shall submit a statement by a Professional Engineer certifying that there is no rise or alteration to the 1% annual chance (100-year) floodplain as a result of any modifications, grading, or structures that were installed.
- (7) Other provisions: See attached list

MANUFACTURED OR MOBILE HOME: The following additional residential standards shall apply to all mobile and manufactured homes placed in the FEMA-designated 1% annual chance (100-year) floodplain.

- (1) The mobile or manufactured home shall be anchored to resist flotation, collapse or lateral movement, in accordance with the requirements of the Texas Department of Housing and Community Affairs (Texas Administrative Code, Title 10, Part 1, Chapter 80) and Texas Occupations Code (Title 7, Section 1201.512).
- (2) No mobile or manufactured home shall be placed in a floodway.
- (3) Owner must furnish certification from the Texas Department of Housing and Community Affairs that an inspection by a Professional Engineer or architect has been performed and that all anchoring and/or foundation provisions have been satisfied as specified in Texas Administrative Code, Title 10, Part 1, Chapter 80 (or most current amended version).
- (4) Owner must submit a signed/sealed original FEMA Elevation Certificate (Form 086-0-33) to this office from a Licensed Professional Engineer, Licensed Architect, or Licensed Professional Land Surveyor, who is legally qualified to certify elevation information according to FEMA, confirming that floor elevation and flood proofing requirements have been satisfied.
- (5) Owner must submit statement by PROFESSIONAL ENGINEER certifying that there is no significant (>1 foot rise) alteration to the 100-year or 1% floodplain as a result of structures that were installed.
- (6) A site plan drawn to scale showing the location of all improvements and items within or near the 100-year or 1% floodplain.

CUT/FILL WITHIN THE 1% ANNUAL CHANCE (100-YR) FLOODPLAIN – Professional

Engineer must furnish:

- (1) Statement that indicates the project will not cause an increase in flood heights;
- (2) Calculations substantiating opinion;
- (3) Scale drawing of completed work; and
- (4) Statement indicating that work was completed in substantial compliance with plan approved by City of Thrall.

CHANNEL ALTERATIONS AND BRIDGES

Submit plans drawn to scale by a Licensed Professional Engineer showing the location, dimensions, and elevation of proposed landscape alterations and the location of the foregoing in relation to areas of special flood hazard or flooding.

- (1) Submit data with the plans outlined in (1) above, including specifications of the extent to which the watercourse or natural drainage will be altered or relocated as a result of the alteration or bridge structure.
- (2) A plan must be furnished which specifies the means by which maintenance will be provided within the altered or relocated portion of the watercourse so that the flood carrying capacity is not diminished. Additional engineering data may be required to make this determination.
- (3) Must apply for and obtain an approved map revision or amendment from the Federal Emergency Management Agency (FEMA) for all of the proposed channel modifications.

NON-RESIDENTIAL/COMMERCIAL IMPROVEMENTS

- (1) Fences, permanent barns, shops, offices, warehouses and similar structures will be constructed in such a way as to cause no obstruction of flood flows. Flow-through and breakaway walls must be used unless the structure is elevated to _____ feet above mean sea level.
- (2) Provide map signed/sealed by Professional Engineer or Licensed Surveyor showing location of all improvements.
- (3) GPS coordinates (required): _____° _____' _____." North _____° _____' _____." West

Other: _____ see attached sheet(s)

By my signature below, I acknowledge that I must submit a scale drawing showing all major features/work relating to the proposed project and a statement signed/sealed by a Texas Licensed Professional Engineer stating that the project will have no significant impact on future flood waters before any construction/work begins. In addition, I acknowledge that within 14 days following construction of any foundation, I will cause my Licensed Surveyor or Professional Engineer to provide City of Thrall with a FEMA Elevation Certificate. Finally, I will cause my Professional Engineer to provide a "No Rise" Certificate for any structures in the floodway.

THIS APPLICATION FOR PERMIT EXPIRES ONE YEAR FROM THE DATE OF PURCHASE. ACTIVE/OPEN FILE REQUIRED AT TIME OF COMPLETION. RENEWAL IS SUBJECT TO FEE PAYMENT AND COMPLIANCE WITH PREVAILING LAWS AND REGULATIONS.

Acknowledgement of Conditions by Applicant (signature required)

Date

Floodplain Administrator or Designated Representative

Date

Floodplain Development Permit Application
Payment Information

Owner: _____

Property Location: _____

Submit this application form and \$300.00 non-refundable fee to:

City of Thrall
104 S. Main Street, Thrall, Texas 76578

(We accept Cash, Credit Card (Visa or Master Card only) or Checks payable to City of Thrall)

<input type="checkbox"/> Credit Card (pmt id #: _____)
<input type="checkbox"/> Cash
<input type="checkbox"/> Check # _____
Amount \$ _____ Receipt # _____ Initials: _____