TRANSYLVANIA COUNTY
NORTH CAROLINA

BUILDING PERMITTING AND ENFORCEMENT
www.transylvaniacounty.org PHONE: (828) 884-3209

Transylvania County Floodplain Development

Permit Number _____ Issuance Date _____ PIN _____

In accordance with the Transylvania County Flood Damage Prevention Ordinance, a Floodplain Development Permit is hereby granted to: _____

The development will be conducted within the flood hazard area on property located at: _____

_____

A certified **Plot Plan** drawn to scale and an **Elevation Certificate**, prepared by a registered land surveyor or professional engineer, accompanies this permit along with a scaled **Foundation Plan**.

Development is prohibited within the floodway or non-encroachment area except with engineered certification based on hydrologic and hydraulic analyses performed in accordance with standard engineering practice and presented to the Floodplain Administrator prior to issuance of the floodplain development permit.

FIRM Data: Map Panel #: _____ Map Panel Date: _____ Flood Zone: _____

Development Standards Data:

Base flood elevation (**BFE**) per FIRM at development site _____ (NGVD).

Regulatory Flood Protection at development site (**BFE + locally adopted Freeboard**): _____(NGVD).

Elevation in relation to mean sea level (MSL) at or above which the **lowest floor** (including basement) must be constructed a minimum of one foot above the BFE_____ (NGVD).

Elevation in relation to mean sea level (MSL) at or above which all attendant and public **utilities** to include, but not limited to, all heating, air conditioning and electrical equipment must be installed a minimum of 1 foot above BFE _____ (NGVD).

Will garage (if applicable) be used for any purpose other than parking vehicles, building access, utilities, or storage?_____. If yes, then the garage must be used in determining the lowest floor elevation.

Will any watercourse be altered or relocated as a result of the proposed development? _____
If yes, attach a description of the extent of the alteration or relocation.

Floodproofing information (non-residential structures in A/AE zones only):
Elevation in relation to mean sea level (MSL) to which structure shall be floodproofed a min. of one foot above the BFE_____ .

This Permit is issued to the aforementioned individual, firm, partnership, etc. for the purpose noted above and in accordance with the Transylvania County Flood Damage Prevention Ordinance and is subject to the following modifications and/or performance reservations:

1. Permit issued for the following development only:

   Excavation: _____ Fill: _____ Grading: _____ Utility Construction: _____

   Road Construction: _____ Residential Construction: _____ Non-residential Construction: _____

   Addition: _____Renovation: _____Other (specify): _____

   Size of Development: _____

2. No fill material or other development shall encroach into the floodway or non-encroachment areas.

3. Proper Erosion and Sediment control measures shall be installed and maintained in accordance with NCDENR (828-251-6208) and local (828-884-3209) ordinance standards for ground disturbing activity.

4. Provide a minimum of two (2) **openings in the foundation wall** having a total area of not less than net _____ square inches. The bottom of the openings shall not be greater than one (1) foot above the ground elevation at the perimeter of the foundation wall. Request foundation wall inspection upon its completion. The access area to the crawl space may be utilized to meet these criteria provided a mesh or screen door is used. **Note:** Vent net opening area requirement is calculated at 1 square inch for every square foot of structure's footprint below the BFE.

5. Mobile/Manufactured home shall be installed in accordance with the Transylvania County Flood Damage Prevention Ordinance Article 5, Section B (3). See copy attached to this permit.

6. Upon completion of structure, submit a final elevation certificate prepared by a registered land surveyor or professional engineer and request the final building inspection at which time all requirements for floodplain construction will be verified.

Applicant acknowledgment: I, the undersigned understand that the issuance of a floodplain development permit is contingent upon the above information being correct and that the plans and supporting data have been or shall be provided as required. I also understand that prior to occupancy of the structure being permitted, an elevation and/or flood proofing certificate signed by a professional engineer or registered land surveyor must be on file with the Building Permitting and Enforcement Department indicating the "as built" elevations in relation to mean sea level (MSL).

_____	_____
Print Name of Applicant	Print Name of Agent
_____	_____
Signature of Applicant and Date	Signature of Agent and Date
_____	_____
Address and Telephone Number	Address and Telephone Number

Failure to comply with the Transylvania County Flood Damage Prevention Ordinance including any modifications and/or performance reservations could result in assessment of civil penalties or initiation of civil or criminal court actions.

Issued this _____ day of _____, _____ _____

Floodplain Administrator for Transylvania County

Foundation Inspection Date:_____ Inspector: _____

Final Inspection Date: _____ Inspector: _____