



Warren County Planning & Zoning



Supplemental Floodplain Development Permit Application

This application is supplemental to any zoning permit application where proposed development will occur in the Special Flood Hazard Area (SFHA). **This is not a stand-alone application.**

Floodplain Development Applications are ONLY required for construction or development located entirely or partially within any identified floodplain area on Flood Hazard Rate Maps issued by the Federal Emergency Management Agency (FEMA). Flood Hazard Rate Maps (FIRMs) may be viewed at the County's Planning and Zoning office or online at the FEMA Map Service Center website (<https://msc.fema.gov/portal/>).

If you are proposing a development of any kind (including but not limited to: renovations to existing structures, HVAC, replacing windows/doors/roof/siding, constructing a new building, adding to an existing building, clearing land, placing fill, grading land, mining, dredging, drilling, storage of materials, etc.) in a floodplain, you MUST obtain approval for development in the floodplain prior to beginning the project. There are penalties for failing to do so. This approval is required prior to applying for any other relevant County permits for the proposed development. Note: This application is only to determine compliance of the proposed development with the Warren County Zoning Ordinance.

Projects located within a Special Flood Hazard Area (SFHA) may require additional review, documentation, and coordination with qualified professionals, which can increase both project timelines and costs. Applicants are strongly encouraged to review Article XI Section 11 *Floodplain Regulations* of the Warren County Zoning Ordinance and to discuss the proposed project with the Warren County Zoning Officer/Floodplain Administrator early in the planning process. Early consultation can help identify applicable requirements, clarify documentation needs, and reduce the potential for delays during review.

The Zoning Officer/ Floodplain Administrator may, at a minimum, request any of the items listed in Section 6, of this application, in order to determine compliance with Floodplain Regulations. The list in Section 6 is not exhaustive and, as such, additional requirements, not included on this application, may be revealed during review.

PROJECT OVERVIEW

1	Project Location- (street, City, State, Zip):		
	Type of Work:		
	Municipality:	Parcel ID #	Zoning District:
	Flood Zone: Is any portion of development located in a designated Floodway? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown		FIRM panel number and map date:
	<p><i>If the value of an addition, remodel, or alteration to a structure equals or exceeds 50% of the value of the structure before the addition, remodel, or alteration, the entire structure must be treated as a substantially improved structure and is required to comply with the Floodplain Regulations provided in Article XI of the Warren County Zoning Ordinance.</i></p> <p><i>To learn more, go to FEMA's Substantial Improvement/Substantial Damage Desk Reference. An electronic copy can be provided upon request.</i></p>		
	Project/Job Value: \$	*(An itemized list of the estimated construction costs (to include materials and sales tax, labor, site preparation demolition, contractor overhead and profit, utility and service equipment) must be included)	
	Total value of existing structure: \$	The valuation of the existing structure was determined by (must be one of the following): <input type="checkbox"/> Warren County Tax Assessment (structure only) or <input type="checkbox"/> Certified Appraisal (structure only)	



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CONTACT INFORMATION

2	Name of Applicant:		Phone:	
	Mailing Address:		City:	
	State:	Zip Code:	Email Address:	
	Name of Professional Land Surveyor:			
	Email Address:		Phone:	
	Name of Registered Professional Engineer or Architect			
	Email Address:		Phone:	
	Name of Contractor/Builder: <input type="checkbox"/> Property Owner <input type="checkbox"/> Applicant			
Email Address		Phone:		

3 DEVELOPMENT TYPE

Check the Type of Use and all applicable development activity related to your project:

TYPE OF USE

- Residential Manufactured Home
- Accessory Structure Non-Residential
- Mixed Use Other:

TYPE OF DEVELOPMENT ACTIVITY

- Alteration of Existing Structure (Exterior)
- Alteration of Existing Structure (Interior)
- Addition to Existing Structure
- Relocation of Existing Structure
- New Principal Structure
- New Accessory Structure
- Demolition of Existing Structure
- Replacement of Existing Structure

OTHER DEVELOPMENT ACTIVITIES

- Excavation Only HVAC
- Dredging Watercourse Alteration
- Drainage Improvement Clearing
- Placement of Fill Material Grading
- Mining Recreational Vehicle
- Electrical
- Temporary Event of Seasonal Use
- Storage of Equipment and Materials
- Individual Water or Sewer System
- Other Development



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FLOODPLAIN DEVELOPMENT PERMIT CHECKLIST

When applicable, the following supporting documents are required. Please submit all items that apply to your project;

- 4 [] Tax Assessor Maps
[] A construction/site plan, drawn to scale, showing the location of all existing structures, waterbodies, watercourse relocation, adjacent roads, landform alterations, lot dimensions and the following, as applicable;
- Proposed lowest floor elevation for proposed or existing (including basement) structures based upon North American Vertical Datum of 1988
- The elevation of the base flood
- Details for anchoring structures
- Above ground tanks elevated / anchored above Base Flood Elevation (BFE)
- Below ground tanks designed to resist flotation with vents above BFE
- Engineer approved foundation system for manufactured homes
- Types of water-resistant materials used below the first floor
- Details of flood proofing utilities located below the first floor
- Details of enclosures below the first floor
- Details for protecting utilities as per FEMA P-348 FEMA P-348 Protecting Building Utility Systems from Flood Damage
- On site water supply designed to minimize inflow under flood conditions
[] Floodproofing certificate: certificate and supporting documentation used to provide the certification
[] Elevation Certificates (three required) completed by a Professional Land Surveyor or Registered Professional Engineer
- [] Pre-Construction- drawing Review (required prior to permit issuance)
- [] During Construction - once the lowest floor is placed
- [] Finished Construction – upon completion of construction
[] No-Rise Certificate (required if in Flood Zone AE / Floodway): Certification from a registered engineer that the proposed activity in a regulatory floodway will not result in any increase in the height of the "100-year" flood including a copy of all data and hydraulic/hydrologic calculations
[] A document, certified by a Registered Professional Engineer or Architect, which states that the proposed construction or development has been adequately designed to withstand the pressure, velocities, impact and uplift forces associated with the base flood. Sch statement shall include a description of the type and extent of floodproofing measures which have been incorporated into the design of the structure and/or development.
[] Detailed hydraulic and hydrology model for developing in Zone A
[] Documentation showing compliance with the Endangered Species Act
[] Conditional Letter of Map Revision (CLOMR)
[] Market value of existing structure (appraised value or tax assessed value)
[] Itemized estimate of construction costs
[] Non-conversion agreement: Required for certain enclosed structures in the floodplain.
[] On lot sewage disposal system reviewed by Sewage Enforcement Officer
[] On lot water supply system designed to prevent contamination during flood conditions
[] Manufactured home anchoring certificate: Certificate and supporting documentation used to provide the certification
[] Other documents deemed necessary by the Floodplain Administrator
Government permits required by state and federal law
[] Wetland Permit from the U.S. Army Corps of Engineers
[] Pennsylvania Sewage Facilities Act 537 PA Sewage Facilities Act 537
[] Pennsylvania Dam Safety and Encroachment Act 325 PA Dam Safety and Encroachment Act 325
[] US Clean Water Act, Section 404 US Clean Water Act, Section 404
[] Other Department of Environmental Protection (DEP) permits



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Understandings & Agreements

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Acknowledgement of Requirements

I, the undersigned, hereby authorize Warren County Planning & Zoning to communicate with me and/or my designated representative via electronic mail (email) for all matters relating to this permit application, including but not limited to notifications, requests for additional information, determinations, and final decisions.

I do not have an email address and wish to communicate by telephone and/or mail.

Signature:
Printed Name:

I hereby confirm that I have the legal authority to grant this authorization and certify that the information provided in this application, as well as any attached documents, is true and accurate to the best of my knowledge. The applicant understands and agrees that any errors, misstatements, or misrepresentations of material facts, whether intentional or not, may result in the denial of this application.

Additionally, any changes in the location, size, or use of the structure or land after the issuance of this permit, without prior approval from the Zoning Officer or Zoning Hearing Board (ZHB), will be grounds for revocation of this permit.

The applicant agrees to permit the Zoning Officer or an appointed assistant to inspect all structures and land related to this application. Once construction is complete, the applicant agrees to contact the Zoning Officer to schedule the necessary final inspections on-site.

<input type="checkbox"/> Property Owner <input type="checkbox"/> Applicant <input type="checkbox"/> Authorized Representative	
Signature:	
Printed Name:	Date:

For proposed development, either partially or entirely in the floodplain, applicants are encouraged to review Article XI of the Warren County Zoning Ordinance. Floodplain regulations can be complex and additional requirements may be required depending on the location and nature of the project.

Visit Planning & Zoning on the Warren County website (www.warrencountypa.gov) to download and review Article XI of the Warren County Zoning Ordinance.