



# Floodplain Development Permit Application

Fulton County Zoning and Community Development  
257 W Lincoln, Lewistown, IL 61542  
(309) 547-0902  
[Zoning@FultonCo.org](mailto:Zoning@FultonCo.org)

This permit application shall be required when any type of “development” is proposed within the “regulatory floodplain.” Development must comply with the specific standards outlined in your community’s floodplain ordinance.

- **Development** - any manmade change to improved or unimproved real estate, including buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.
- **Regulatory Floodplain** – Includes all areas within the floodplain limits identified on the official FEMA Flood Insurance Rate Maps and adjoining areas below the Base Flood elevation, is provided.
- **Regulatory Floodway** – Includes any designated floodway in an AE zone or the entire Zone A floodplain as shown on the official FEMA Flood Insurance Rate Maps.
- **Flood Protection Elevation** - an elevation not less than one foot above the base flood.

## Applicant Information

<b>Property Owner:</b>	<b>Contractor/Agent:</b>
<b>Mailing Address:</b>	<b>Mailing Address:</b>
<b>Phone:</b>	<b>Phone:</b>
<b>Email:</b>	<b>Email:</b>

## Site Information

<b>Site Address:</b>
<b>Parcel #:</b>

## Submittal Requirements

- Location and detail of grading, fill, and methods to stabilize soil
- Copies of any other required state or federal permits or approvals (if applicable)
- For buildings, please include:
  - Site plan of the property detailing all existing and proposed buildings, structures, service facilities, roads, waterbodies, and other pertinent design features. Where applicable, plans shall address:
    - Anchoring
    - Flood openings details
    - Proposed elevations of lowest floor (including basement or crawlspace)
    - Detail of the materials used and flood protection of all facilities servicing the building
    - Engineer/Architect certifications (for floodproofed structures)
    - Detail of repairs and improvements, including cost estimate and appraisal, if necessary

## Brief Description of Project

**For Buildings** (check all that apply)

**Activity:**

- New Structure
- Existing Structure:
  - Demolition and Replacement
  - Demolition
  - Relocation/Elevation<sub>1</sub>
  - Alteration/Addition/Improvement<sub>2</sub>
  - Repair after Damage<sub>2</sub>

**Building Type:**

- Residential
- Non-residential
- Multi-use development
- Manufactured Home
- Recreational Vehicle
- Accessory Building (square footage: \_\_\_\_\_)
- Other: \_\_\_\_\_

**Elevation and Floodproofing:**

- Ground elevation will be filled at or above the BFE. Fill is extended at this level  $\geq 20'$  beyond the structure footprint. Building's lowest floor elevated at or above the FPE
- Building or addition's lowest floor will be elevated above the FPE via method alternative to fill.
  - Development utilizes fill, but fill does not meet the standards noted above.
  - Elevated on a filled stem wall
  - Elevated above an enclosed area with flood openings, designed to be internally flooded
  - Elevated with post or piles
- Nonresidential building will be designed to be watertight below the FPE
- Accessory structures & garages are built with flood resistant materials to the FPE. All electric and storage of hazardous materials is above the FPE.

**For Other Structural Development** (check all that apply)

- Deck/Patio/Gazebo
- Gas or liquid storage tank
- Fence
- Utilities, well, septic, or other service facilities

**For Other Development Activities** (check all that apply)

- Earth moving, excavation, grading, or fill
- Mining
- Road or trail construction
- Other: \_\_\_\_\_
- Bank stabilization or restoration
- Bridge or culvert construction or alteration
- Subdivision

Application will be evaluated based on compliance with the standards outlined in the floodplain ordinance. No work of any kind may start until an application is approved and a permit is issued. The permit may be revoked if any false statements are made in this application. If revoked, all work must cease until a permit is re-issued. Applicant gives consent to the Floodplain Administrator or their representative to carry out inspections required to verify compliance. If an outside engineering consultant is required to review this permit application, the applicant will be provided a written estimate of the review fees for approval prior to the review of this application.

I/We the undersigned, being the owners(s) of the above listed property certify that the proposed work will comply with all applicable laws, codes, ordinances, and regulations of the \_\_\_\_\_.

**Applicant signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

I/We the undersigned, certify that the proposed work is authorized by the owners(s) of the above listed property and that We/I will comply with all applicable laws, codes, ordinances, and regulations of the \_\_\_\_\_.

**Builder/Contractors signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Company name and Address** \_\_\_\_\_

<sub>1</sub>A relocated or elevated structure must meet the standards for a new structure.

<sub>2</sub>Alterations, additions, improvements, and repairs of nonconforming structures must also include project costs. Project costs are used to make substantial damage and substantial improvement determinations.

## Permit Review – For Staff Use Only

**Note:** This section does not capture all required standards. Every permit application requires analysis and strict compliance to the provisions in the local floodplain ordinance.

### Flood Zone

#### Within Regulatory Floodplain?

Zone A  Yes  No

Zone AE  Yes  No

Zone AO/AH  Yes  No

#### Floodplain District:

- AE Floodway
- AE Flood Fringe
- Zone A/AE no floodway, Drainage Area 1 sq mi. or greater
- Zone A/AE no floodway, Drainage Area less than 1 sq mi.

### Determination of FPE

A) Base Flood Elevation = \_\_\_\_\_ ft.

B) Required Freeboard(min 1) = \_\_\_\_\_ ft.

**FPE** (add A, B) = \_\_\_\_\_ ft.

**Datum:**  NGVD 29  NAVD 88  Other: \_\_\_\_\_

#### Source for BFE:

- For AE Zones Floodplain map (FIRM)
- For AE Zones Flood profile in Flood Ins. Study
- Estimated 1% Water Surface Elevations Provide details
- Other: \_\_\_\_\_

### For All Development

If “no” is checked anywhere below, the application cannot be approved.

- Yes  No  n/a If accessory structure or fuel tank, is it anchored
- Yes  No  n/a Materials and equipment are resistant to flooding below the FPE
- Yes  No  n/a Minimizes flood damage and is reasonably safe from flooding, flood openings provided
- Yes  No  n/a Provides adequate drainage to reduce exposure to flood hazards
- Yes  No  n/a Is not detrimental to uses in adjoining areas
- Yes  No  n/a All utilities, electric, gas, heating, ductwork, water supply, and septic are elevated and/or floodproofed up to or above the RFPE
- Yes  No  n/a Materials that are buoyant; flammable; explosive; potentially injurious; or likely to cause pollution of waters are stored or floodproofed up to or above the FPE

### For Construction of Buildings

#### Required Elevations

**Proposed**

**Required**

- Top of bottom floor (including basement, crawlspace)
- Top of next highest floor (if bottom floor is internally flooded)  n/a
- Attached garage floor elevation  n/a
- Lowest elevation of electrical, gas, ductwork  n/a
- Lowest adjacent (finished) grade of compacted fill (LAG)  n/a
- Lowest fill elevation 15 feet from building  n/a
- Lowest point of road access  n/a

**Datum:**  NGVD 29  NAVD 88

Yes  No Are all proposed elevations at or above required elevations? If “no” is checked, the application cannot be approved

### Flood Openings

For structures with enclosed areas below the FPE:

Square Footage of Enclosed space \_\_\_\_\_ sq. ft.

Net Area of flood openings within 1 foot \_\_\_\_\_ sq. in

Number of openings: \_\_\_\_\_ Engineered flood openings:  Yes  No Is certification attached?  Yes  No

If No, describe type of screening \_\_\_\_\_ Has screening area been removed from opening area?  Yes  No

## Evaluating Project Costs – Substantial Improvement/Substantial Damage

There are a few ways in which a community can determine costs and the market value of a structure. Floodplain administrators should only provide estimates if no other independent determinations of costs or market value can be obtained.

- A. Cost of Improvements (including labor & materials) \$  
 Contractor's Estimate       Floodplain Administrator Estimate
- B. Total cost of maintenance and upkeep carried out over the past 1 year \$  
 Receipts       Permitting records       Floodplain Administrator Estimate
- C. Cost to Restore a damaged structure to pre-damage condition, following an event (including labor & materials) \$  
 Itemized contractor's Estimate       Floodplain Administrator Estimate  
 Yes    No      Has the property been inspected, and has a Damage Assessment Worksheet been completed?  
 Yes    No      Is cost estimate reflective of the cost to fully address all damages identified in the Damage Assessment Worksheet?  
 Yes    No      Has a Determination of Substantial Damage been completed and shared with the property owner?
- D. Pre-Improvement or Pre-Damage Market Value of Structure \$  
 Assessed Value x Assessment Ratio (   )       Independent Appraisal  
 Floodplain Administrator Estimate       Other:

**Costs of Improvements as a Percentage of Market Value** ( =  $\frac{A+B}{D}$  ) %

➤ Less than 50%?       Yes    No

**Costs to Repair Damages as a Percentage of Market Value** ( =  $\frac{C (+A \text{ if applicable})}{D}$  ) %

➤ Less than 50%?       Yes    No

## Evaluating Cumulative Improvements and Cumulative Damages

The tables below are examples by which a community can track cumulative improvements and repetitive losses.

**Tracking of Cumulative Improvements**

Date of Permit Applications	Activity Proposed or Completed	Cost of Improvements*	Pre-Improvement Market Value	Cost as a Percentage of Pre-Improvement Market Value	Cumulative Percentage of Improvements

\*Costs for most recent permit should also include all maintenance/upkeep carried out over the previous one year prior to permit application

**Tracking of Substantial Damages and Repetitive Losses**

Date of Damage	Costs to Repair Damage*	Pre-Damage Market Value	Cost as a Percentage of Pre-Damage Market Value	Rolling 10yr Total % Damage of Top 2 Events

\*Costs for most recent permit should also include improvements that go beyond the pre-damage condition

## For Developments in the Floodway

- Yes  No Does it meet a Statewide Permit? If Yes list number: \_\_\_\_\_. Attach Statewide Permit to local permit for conditions
- Yes  No Has an individual state floodway permit been issued by IDNR/Office of Water Resources? Attach a copy to the local permit.
- Yes  No Has an no permit required letter been issued by IDNR/Office of Water Resources? Attach a copy to the local permit.
- Yes  No Has fill been placed in the floodway? Has a Conditional Letter of Map Revision been obtained?
- Yes  No  n/a Has a U.S. Army Corps of Engineer's 404 permit been issued, is the activity covered by a nationwide permit, or a letter stating no permit is required been issued?

### **Permit Approval or Denial**

If any box is checked "no," the permit must be denied.

- Approve Permit**
- Request Additional Information**
- Deny Permit**

**Floodplain Administrator signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_