

LaGrange County Planning Commission
114 W. Michigan Street
LaGrange, IN 46761
PHONE 260-499-6346
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EMAIL: planning@lagrangecounty.org

**APPLICATION / REVIEW FOR AN IMPROVEMENT LOCATION PERMIT /
ZONING COMPLIANCE CERTIFICATE # 20-ZC-_____**

****IN L-1 ZONING DISTRICTS ADDITIONAL INFORMATION IS REQUIRED****

Date: _____

Parcel ID #: _____

Land Owner Name _____

Phone _____ Email Address _____

Land Owner Address _____

Site Location Address _____

Section, Twp and Range _____

Acreage / Lot Size _____ Proposed Development: _____

Contractor's Name _____ Zoning: _____

-----OFFICE USE ONLY-----

Planning / Zoning Review Date _____ Initials _____

Setbacks- Front _____ Side _____ Side _____ Rear _____

Called: _____ Message: _____

Date Issued: _____ Receipt # _____

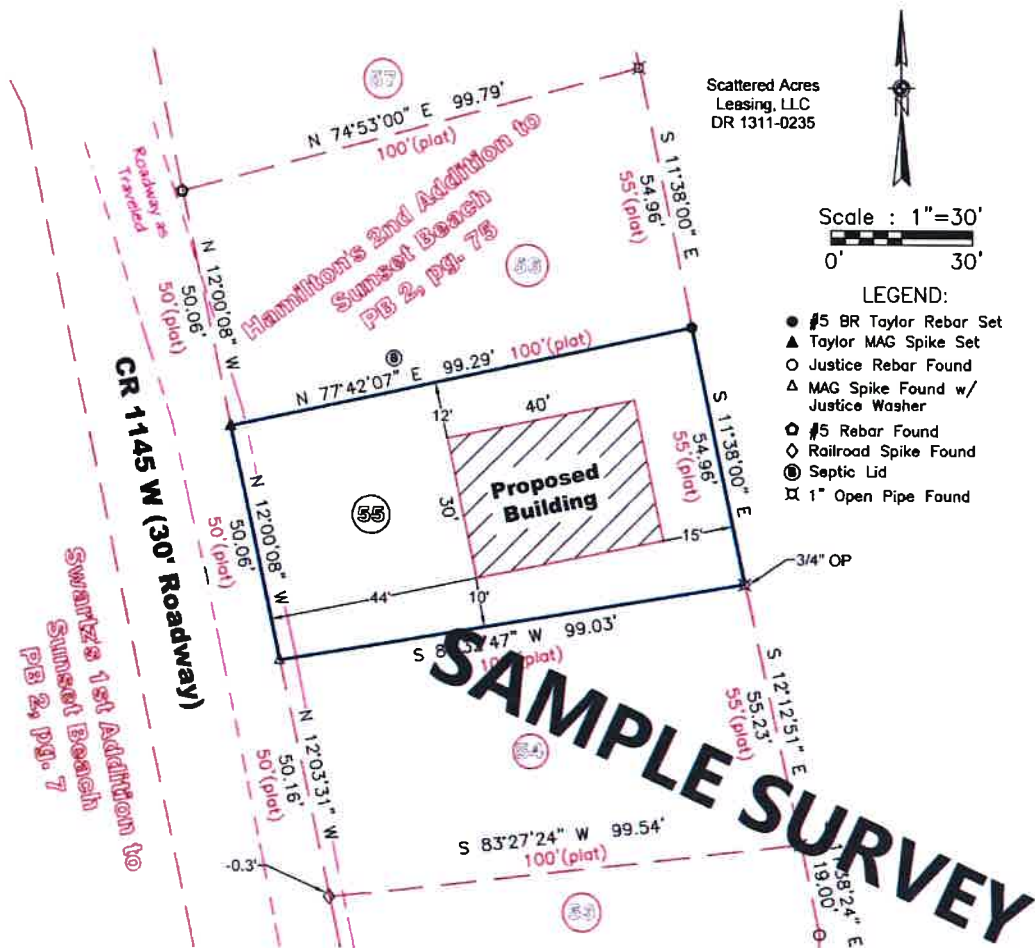
Site Plan Requirements for L-1 Zoning District

ILLEGIBLE SITE PLANS ARE NOT ACCEPTABLE.

WHAT MUST BE SHOWN:

- 1. North Arrow
- 2. Survey with proposed structures, their sizes and distance from property lines and edge of right-of-way
- 3. All adjacent public rights-of-way and their names
- 4. Structures, signs or screening (fences, trees, etc.) proposed to be demolished or removed
- 5. Existing and proposed location of well or septic areas
- 6. The elevations of all four sides for any new construction and additions are required for review. Any change in footprint includes decks, stairs, room additions and similar types of construction.

Please attach completed "Application to Develop in a Floodplain", if required.



The submitted survey is a fair and accurate representation of my property.

Land Owners Name: _____

Date: _____

THIS SITE PLAN MUST ACCOMPANY YOUR APPLICATION. IF THE APPLICATION DOES NOT INCLUDE THE COMPLETED SITE PLAN, IT WILL BE CONSIDERED INCOMPLETE AND THE STAFF WILL NOT ACCEPT THE APPLICATION.

MORE DETAILED DRAWINGS MAY BE REQUIRED IN ORDER TO APPLY FOR A BUILDING PERMIT.

Requirements to develop in a Floodplain

No structure shall hereafter be located, extended, converted or structurally altered within the SFHA without full compliance with the terms of this ordinance and other applicable regulations. No land or stream within the SFHA shall hereafter be altered without full compliance with the terms of this ordinance and other applicable regulations.

Structure: means a structure that is principally above ground and is enclosed by walls and a roof. The term includes a gas or liquid storage tank, a manufactured home, or a prefabricated building. The term also includes recreational vehicles to be installed on a site for more than 180 days

Designation of Administrator

The Board of Commissioners of LaGrange County hereby appoints the Zoning Administrator to administer and implement the provisions of this ordinance and is herein referred to as the Floodplain Administrator.

Permit Procedures

Application for a Floodplain Development Permit shall be made to the Floodplain Administrator on forms furnished by him or her prior to any development activities, and may include, but not be limited to, the following plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, earthen fill, storage of materials or equipment, drainage facilities, and the location of the foregoing. Specifically, the following information is required:

Application Stage

A description of the proposed development;

_____ Location of the proposed development sufficient to accurately locate property and structures in relation to existing roads and streams;

_____ A legal description of the property site;

_____ A site development plan showing existing and proposed development locations and existing and proposed land grades;

_____ Elevation of the top of the planned lowest floor (including basement) of all proposed buildings. Elevation should be in NAVD 88 or NGVD 1929;

_____ Elevation (in NAVD 88 or NGVD 1929) to which any non-residential structure will be flood proofed; and

_____ Description of the extent to which any watercourse will be altered or relocated as a result of proposed development. A hydrologic and hydraulic engineering study is required and any watercourse changes submitted to DNR for approval and then to FEMA as a Letter of Map Revision. (See Article 5, Section (H) (4) (c) (vi) for additional information.).

LaGrange County Plan Commission

County Office Building
114 W. Michigan Street, Suite 6
LaGrange, IN 46761
Phone (260) 499-6346 Fax (260) 499-6404

Application for Permit to Develop in a Floodplain Area

The undersigned hereby makes application for a permit to develop in a designated floodplain area. The work to be performed is described below and in attachments hereto. The undersigned agrees that all such work shall be done in accordance with the requirements of the LaGrange County Floodplain Ordinance and with all other applicable Local, State and Federal regulations. This application does not create liability on the part of the LaGrange County, any officer or employee thereof for any flood damage that results from reliance on this application or and administrative decision made lawfully there under.

Owner: _____

Builder: _____

Address: _____

Address: _____

Telephone: _____

Telephone: _____

Address of Property: _____

A. Description of Work (Complete for All Work):

1. Proposed Development Description:

New Building

Improvement to Existing Building

Manufactured Home

Filling

Other _____

If Other is marked, description of work is required: _____

2. Size and location of proposed development (attach site plan):

3. Is the proposed development in a Special Flood Hazard Area (Zones A, AE, A1-A30, AH, or AO)?
Yes No

Per the floodplain map, what is the zone and panel number of the area of the proposed development?

Zone _____ Panel _____

4. Are other Federal, State or local permits obtained? Yes No
Type: _____
5. Is the proposed development in an identified floodway? Yes No
6. If yes to #5, is a "No Rise Certification" with supporting data attached? Yes No

B. Complete for New Structures and Building Sites:

1. Base Flood Elevation at the site: _____ feet NGVD
2. Required lowest floor elevation (including basement): _____ feet NGVD
3. Elevation to which all attendant utilities, including all heating and electrical equipment will be protected from flood damage: _____ feet NGVD
4. Required lowest Elevation (for crawl space): _____

C. Complete for Alterations, Additions, or Improvements to Existing Structures:

1. What is the estimated market value of the existing structure? \$ _____
2. What is the cost of the proposed construction? \$ _____
3. If the cost of the proposed construction equals or exceeds 50 percent of the market value of the structure, then the substantial improvement provisions shall apply.

D. Complete for Non-Residential Flood Proofed Construction:

1. Type of flood proofing method: _____
2. The required flood proofing elevation is: _____
3. Flood proofing certification by a registered engineer is attached: Yes No

E. Complete for Subdivisions and Planned Unit Development:

1. Will the subdivision or other development contain 50 lots or 5 acres? Yes No
2. If yes, does the plat or proposal clearly identify base flood elevations? Yes No
3. Are the 100 Year Floodplain and Floodway delineated on the site plan? Yes No

Owner Signature: _____ Date: _____

Print Name: _____ Date: _____

Contractor Signature: _____ Date: _____

Print Name: _____ Date: _____

ADMINISTRATIVE

1. Permit **approved** Permit **denial** (Statement attached)
2. Elevation Certificate attached: Yes No
As-built lowest floor elevation: _____ feet NGVD
3. Work inspected by: _____
4. Local Administrator Signature: _____
5. Applicant's Signature: _____

CONDITIONS: _____

2018

FLOODPLAIN MANAGEMENT IN INDIANA



Quick Guide

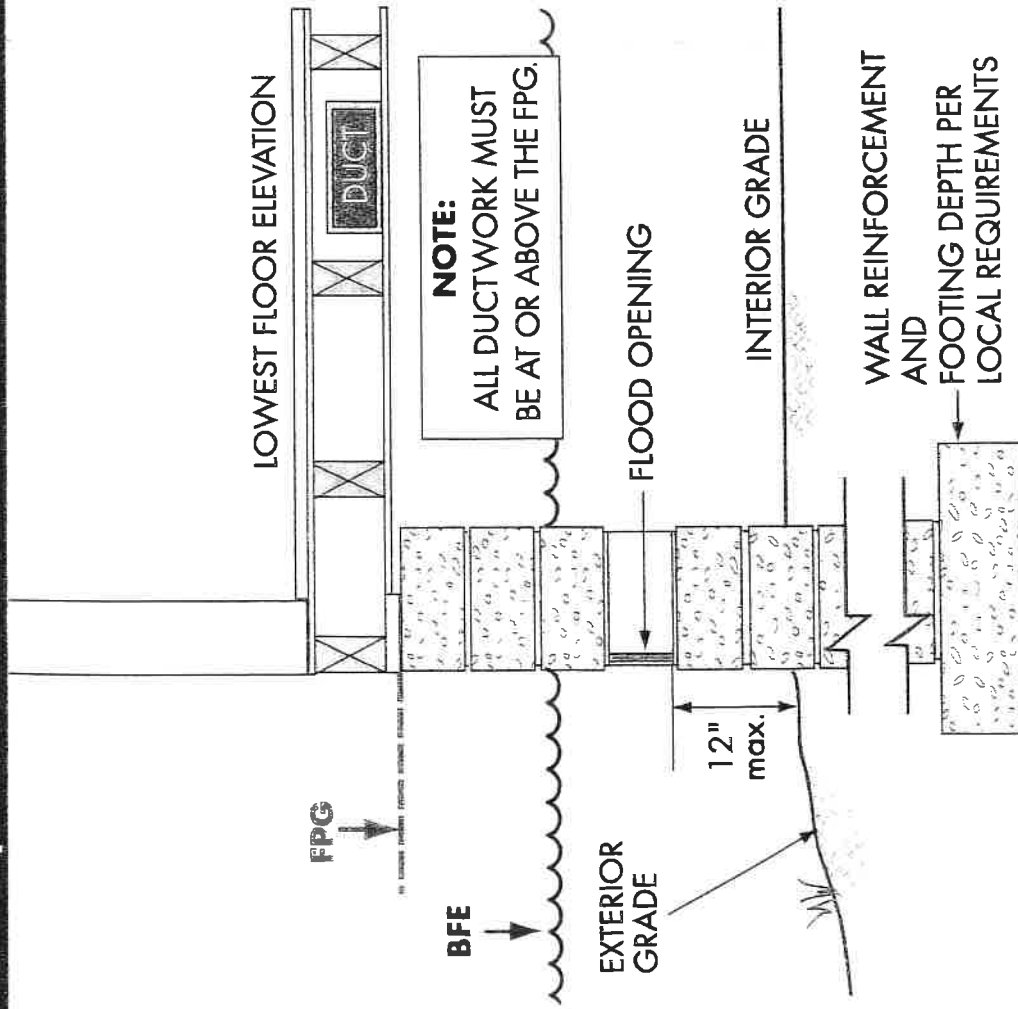
DNR

Indiana Department of
Natural Resources

**Indiana Department of Natural Resources
Division of Water**

402 W. Washington St., Room W264 ■ Indianapolis, IN 46204
317-232-4160 ■ in.gov/dnr/water

Crawlspace Details (Zone A/AE)

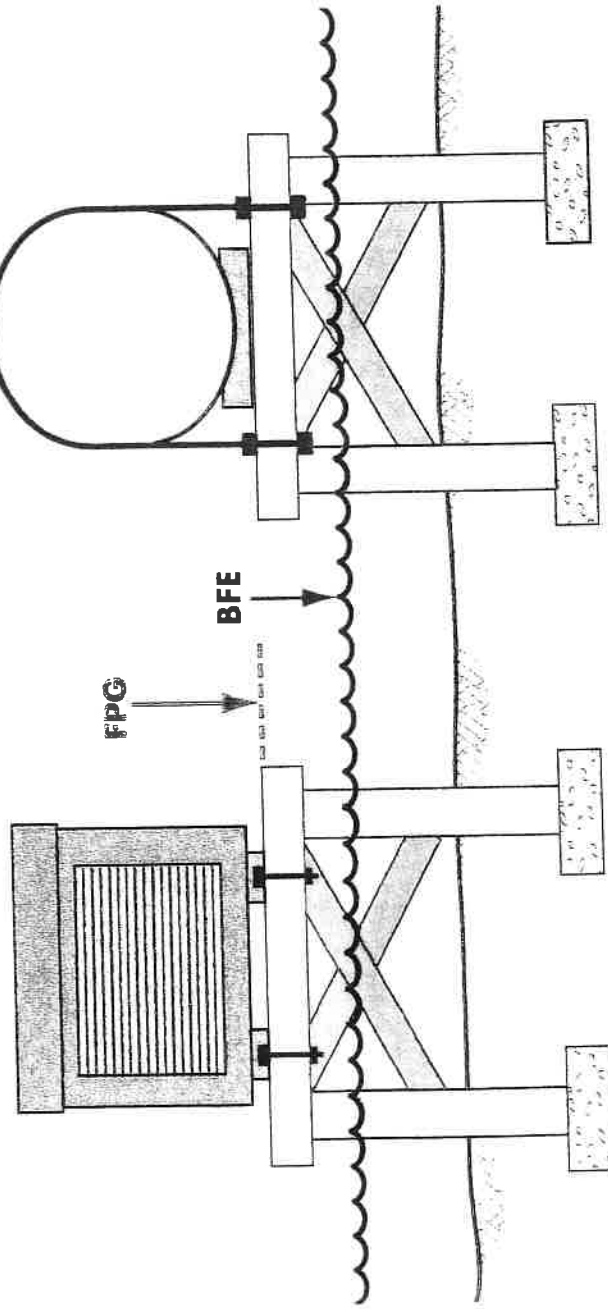


- The Lowest Floor must be at or above the Flood Protection Grade (BFE + 2 ft).
- All materials below the lowest floor must be flood resistant.
- Flood openings must provide 1 sq. in. of net open area for every sq. ft. of area enclosed by the perimeter walls – or certified engineered openings may be used.
- A 30' x 40' building needs 1,200 sq. in. of net opening (non-engineered).
- The bottom of flood openings must be no more than 12 inches above the higher of the interior and exterior grades.
- Standard air ventilation units must be permanently disabled in the “open” position to allow water to flow in and out.
- Interior grade must be equal to or higher than exterior grade on at least one side.

Utility Service, Equipment, and Tanks

FUEL OR PROPANE TANK
ANCHORED ON PLATFORM

HEAT PUMP OR A/C
ON PLATFORM



Important

Information

Fuel and propane tanks may explode or release contents during flooding. Even shallow water can create large buoyant forces on tanks. Tanks may be underground, elevated on platforms or columns, or at-grade and anchored to resist flood loads.

Fuel and propane tanks can pose serious threats to people, property and the environment during flood conditions. Search online for FEMA videos on "Fuel Tank Flood Hazards" and "How to Anchor Home Fuel Tanks". "How-To Guides" on anchoring fuel tanks and other flood damage reduction techniques are available at: <http://www.fema.gov/library/viewRecord.do?id=3262>.

CONSTRUCTION STAGE

1. CRAWLSPACE FLOOR OR BASEMENT

Upon establishment of the lowest floor of an elevated structure or structure constructed on fill, it shall be the duty of the applicant to submit to the Floodplain Administrator a certification of the NAVD88 or NGVD elevation of the lowest floor, as built. Said certification shall be prepared by or under direct supervision of a registered land surveyor, professional engineer or architect and certified by the same. The Floodplain Administrator shall review the lowest floor elevation survey data submitted. The applicant shall correct deficiencies detected by such review before any further work is allowed to proceed. Failure to submit the survey or failure to make said corrections required hereby shall be cause to issue a stop-work order for the project. Any work undertaken prior to submission of the elevation certification shall be at the applicant's risk.

2. CERTIFICATION 2 FOOT ABOVE THE B.F.E.

Upon establishment of the floodproofed elevation of a floodproofed structure, it shall be the duty of the applicant to submit the Floodplain Administrator a floodproofing certificate. Certification shall be prepared by or under the direct supervision of a registered professional engineer and certified by the same. (The Floodplain Administrator shall review the floodproofing certification submitted.) The applicant shall correct any deficiencies detected by such review before any further work is allowed to proceed. Failure to submit the floodproofing certification or failure to make correction required shall be cause to issue a stop-work order for the project.

FINISHED CONSTRUCTION

3. BEFORE OCCUPANCY

Upon completion of construction, *and elevation certificate* (FEMA Elevation Certificate Form 81-31 or any future updates) which depicts the "as-built" lowest floor elevation is required to be submitted to the Floodplain Administrator. If the project includes a floodproofing measure, floodproofing certification (FEMA Floodproofing Certificate Form 81-65 or and future updates) is required to be submitted by the applicant to the Floodplain Administrator.