



**CITY OF GALLATIN
FLOODPLAIN DEVELOPMENT PERMIT APPLICATION**

Date: _____ **Permit Number:** _____

Property Owner Name: _____ **Phone #:** () _____

Applicant Name: _____ **Phone #:** () _____

Agent Name: _____ **Phone #:** () _____

Property Location/Address: _____ **Tax Map and Parcel#:** _____

Size of Total Site Development: Acres _____ **Square Feet** _____

Size of Total Floodplain Area Encumbering Property(s): Acres _____ **Square Feet** _____

Size of Floodplain Area Being Developed: Acres _____ **Square Feet** _____

Amount of Fill/Excavation: Cubic Feet (Fill) _____ **Cubic Feet (Excavation)** _____

FIRM Data:

Map Panel No.: _____

Map Panel Date: _____

Flood Zone: _____

Regulatory Floodway Info: (Check correct option below)

- Inside Regulatory Floodway:** _____
- Outside Regulatory Floodway:** _____
- Inside Floodplain with no Regulatory Floodway Established:** _____

The applicant must submit the following documents before the application can be processed:

A site plan, drawn to scale, showing the location of all existing structures, topography, water bodies, adjacent roads, lot dimensions, and proposed development, showing (where applicable) anchoring systems, proposed elevation of lowest floor (including basement), types of water-resistant materials used below the first floor, details of flood proofing of utilities located below the first floor, details of enclosures below the first floor, proposed location of fill/excavation in floodplain, and proposed amount of fill/excavation in floodplain consisting of: surface area encumbering property(s) and approximate amount of cubic feet of earthen material to be filled/excavated. (See Gallatin Zoning Code, Article 10, Section 10.03.060.)

Brief Description of Work: _____

If fill or grading work is required within a special flood hazard area, provide a surety for completion of the work per Section 10.03.060 B 1(e), Gallatin Zoning Code. All Structures in or in-close proximity to a special floor hazard area shall make provisions to reduce flood risks as described in Section 10.03.070, Gallatin Zoning Ordinance.

Type of Development Activity (Check all that apply):

Activity Type:

- New Structure**
- Addition**
- Alteration**
- Relocation**
- Demolition**
- Replacement**

Structure Type:

- Residential (One and Two Family Dwelling)**
- Residential (Multifamily Dwelling)**
- Nonresidential (Flood-proofing ____ Yes)**
- Mixed Use Building (Residential and Nonresidential)**
- Manufactured Home (In Manufactured Home Park ____ Yes)**

Other Development Activities:

- Excavation**
- Fill**
- Clearing**
- Grading**
- Utility Construction**
- Road Construction**
- Subdivision (New or Expansion)**
- Watercourse Alteration(Including dredging and channel modifications)**
- Septic System**
- Other (Please Specify):** _____

Development Standards Data:

1. If Inside Regulatory Floodway or Inside Floodplain with no Regulatory Floodway Established have been checked above, attach engineering certification and supporting data as required.
2. Base flood elevation (BFE) per FIRM at development site _____ (NGVD / NAVD 88).
3. Elevation in relation to mean sea level (MSL) at or above which the lowest floor (including basement) must be constructed _____ (NGVD / NAVD 88).

4. Elevation in relation to mean sea level (MSL) at or above which all attendant utilities to include, but not limited to, all heating, air conditioning and electrical equipment must be installed _____ (NGVD / NAVD 88).

5. Will a garage (if applicable) be used for any purpose other than parking vehicles, building access, or storage? _____ Yes _____ No If yes, then the garage must be used in determining the lowest floor elevation.

6. Proposed method of elevating the structure (Fill and/or Foundation): _____
 (a) If foundation wall is used - provide minimum of 2 openings
 (b) Total area of openings required: _____ (1 sq. inch per sq. foot of enclosed footprint area below BFE)

7. Will any watercourse be altered or relocated as a result of the proposed development? _____ Yes _____ No
 If yes, attach a description of the extent of the alteration or relocation.

8. Nonresidential Flood-proofing information (if applicable):
 Elevation in relation to mean sea level (MSL) to which structure shall be flood-proofed _____ (NGVD / NAVD 88).

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 an Elevation Certificate and/or Flood-proofing Certificate (signed by a professional engineer or registered land surveyor, as applicable) must be on submitted to the City of Gallatin Planning Department indicating the "as built" elevations in relation to mean sea level (MSL). Prior to commencing any site grading or land disturbance activities of an area greater than one (1) acre or a change of the elevation of a property, a Land Disturbance Permit (LDP) must be obtained from the Engineering Division.

Print or Type Name of Applicant

Print or Type Name of Agent (Surveyor)

Signature of Applicant

Signature of Agent

Date

Date

Staff Use Only:

Permit Fee: \$50.00

Paid Date: _____

Plan/Permit Number _____

Planning Approval

William McCord, City Planner

Conditions:

By issuing this permit the City of Gallatin acknowledges the applicants intent to fill an area designated as a Special Flood Hazard Area and not within a designated floodway as indicated on the latest Flood Insurance Rate Maps. This permit is issued based on the specific study and on final construction plans submitted to the City and reviewed by the City’s Engineering and Planning Staff. The permit is issued indicating that the proposed plans comply with Article 10, Section 10.03 of the Gallatin Zoning Code. Additional permits by other governmental agencies may also be required.

This permit is issued indicating that the applicant has satisfied the minimum requirements of the City of Gallatin’s Floodplain Ordinance, Article 10, Section 10.03, Gallatin Zoning Ordinance. The proposed building site is reasonably safe from flooding cause by a “base flood” or “100 year flood”.

The City of Gallatin ensures that no person or groups of persons shall, on the grounds of race, color, sex, religion, national origin, age, disability, retaliation or genetic information, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any and all programs, services, or activities administered, its recipients, sub-recipients, and contractors. To request an accommodation and/or an alternate format, please contact JamiAnn Hannah, ADA/504 Coordinator at 615-230-0681, or Tennessee Relay Services by dialing 7-1-1.

FLOODPLAIN CHECKLIST

Applicant Name:	Property Location/Address:
	Map #: Group: Parcel #:
Property Owner Name:	Permit Number:

The floodplain checklist is designed to assist applicants with identifying the information that must be included on all floodplain applications. If you are unsure of any item listed on this checklist, please refer to the Gallatin Zoning Ordinance Section 10.03 for additional information about the requirements. If a checklist item does not apply to your application, please note “N/A” in the box next to the item that it does not apply. Otherwise, please clearly mark each box in the checklist to indicate that the required information has been provided.

- Floodplain development permit needs to be issued for ALL development in the floodplain.

- Submit a Site Plan with the application delineating the floodplain/floodway and the site where the development or structure is located.

- Elevation Certificate (finished construction) is required for all structures built in the floodplain for flood insurance policies to be rated and must be done by a Tennessee licensed surveyor.

- Engineering study Hydraulic and Hydrologic (H&H) is required for all floodway developments.

- Stream alteration is required to be reported to the State and FEMA.

“Development” means any man-made change to improve or unimproved real estate, including, but not limited to, buildings or other structure, mining, dredging, filling, grading, paving, excavating, drilling operations, or storage of equipment or materials.

- Zone A (no base flood elevations determined): 3’ above the highest adjacent grade for residential/non-residential/manufactured homes.
- Zone AE: 1’ above Base Flood Elevation (BFE) determined by the Flood Insurance Study Profile.
- Recreational Vehicles: On site fewer than 180 days, licensed and road ready.
- Crawlspace below BFE: 1 square inch of flood vents, per 1 square foot, no higher than 1 foot above finished grade.
- Subdivisions greater than 50 lots or 5 acres, which is lesser, the developer has to determine the BFE for the subdivision.
- Manufactured Homes: Elevated, anchored, use over-the-top ties to ground anchors.

- Flood proofing for non-residential only:** Must be certified by a licensed engineer stating the entry/exit of floodwaters and flood resistant material built at the BFE.
- Substantial Damage/Substantial Improvement (SD/SI):** Reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50

percent of the market value of the structure before the “start of construction” of the improvement. This term includes structures which have incurred “substantial damage”, regardless of the actual repair work performed. (SD/SI fair market value can be determined by assessor’s value, actual cash value or licensed appraiser report. FEMA has a list of costs to be included/excluded which should be part of the application package.)

- ❑ **Floodway development** must have a Hydraulic and Hydrologic (H&H) study performed by a **licensed engineer using FEMA HEC-2 data from the FEMA Map Service Center Library. (LibraryRequest@riskmapcds.com)**.
 - ❑ Floodway development in a **Zone AE with floodways designated must have 0.0 rise.**
 - ❑ Floodway development in a **Zone AE without floodways designated can have a 1.0’ rise.**
 - If a rise is greater than the requirement it must be submitted to FEMA for a Letter of Map Revision (LOMR). This change revised the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS).
 - ❑ **Streams without Base Flood Elevations and Floodways (A Zones):** No encroachment including fill or structures with an area equal to the width of the stream or 20’ whichever is greater and can have a 1.0’ rise.
 - ❑ **Standards for Unmapped streams:** No encroachment including fill or other development at least twice the width of the stream measured from the top of each bank and have a rise of 1.0’.

The City of Gallatin ensures that no person or groups of persons shall, on the grounds of race, color, sex, religion, national origin, age, disability, retaliation or genetic information, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any and all programs, services, or activities administered, its recipients, sub-recipients, and contractors. To request an accommodation and/or an alternate format, please contact JamiAnn Hannah, ADA/504 Coordinator at 615-230-0681, or Tennessee Relay Services by dialing 7-1-1.