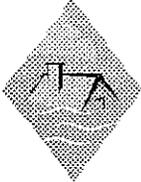


# FLOODPLAIN INFORMATION

## PERMITS ARE REQUIRED FOR DEVELOPMENT WITHIN A FLOODPLAIN IN THE KENAI PENINSULA BOROUGH.



**City of Seward Contact: 907-224-4048 Community Development**



In November 1986, the Kenai Borough passed a FLOODPLAIN MANAGEMENT ORDINANCE. Development within floodplains is subject to the Borough's floodplain management regulations. It is the responsibility of Developers and Landowners to know the rules. If you plan to build, rebuild, make substantial improvements to existing structures, or conduct excavation or earthwork activities within a floodplain, a development permit is required per Kenai Peninsula Borough Code Chapter 21.06 and the City of Seward Code Chapter 15.25. Some activities require a permit to document the activity, but may not be specifically regulated. For development within the City of Seward contact the Community Development department at 907-224-4048 to see if your project will require a floodplain permit.

### ACTIVITIES SUBJECT TO EXISTING FLOODPLAIN DEVELOPMENT REGULATIONS INCLUDE BUT NOT LIMITED TO:

- Subdividing land within the floodplain
- Building a residential or commercial structure
- Garages, storage sheds, and like structures
- Dredging, filling, mining and excavation
- Placement of manufactured home



### Emergency System For Flood Awareness

Kenai Borough has the following programs to alert you to a flooding/emergency event.

- C.A.N. Community Alert Network**
- Two Mobile Sirens - Turn on your radio**
- Door-to-door notification - Includes posting notices in public facilities./**

### **FEMA - National Flood Insurance Program (NFIP)**

Most homeowner's insurance policies do not cover loss from flooding.  
For more information about the NFIP, ask your insurance company, or  
call the NFIP toll-free number:

1-800-611-6123, Ext. 29

## CITY OF SEWARD

### Information for Floodplain Development Permit Applicants

1. A floodplain development permit is required for any construction or development within a mapped "*Flood Hazard Area*," within the City of Seward.

**Development** means any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling, or storage of equipment or materials operations located within the area of special flood hazard.

**Structure** means a walled and roofed building including liquid or gas storage tank, as well as a manufactured home that is principally above ground.

**Floodway** means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height, usually one foot, at any point.

**Base Flood** means the flood having a one percent chance of being equaled or exceeded in any given year. Also referred to as the 100-year flood. Designation on maps always includes the letters A or V.

**Coastal High Hazard Area** means the area subject to high velocity waters due to wind, tidal action, storm, tsunami or any similar force, acting singly or in any combination resulting in a wave or series of waves of sufficient magnitude, velocity or frequency to endanger property and lives. The area is designated on the FIRM as Zone V1-V30, VE or V.

**Flood Insurance Rate Map (FIRM) or Digital Flood Insurance Rate Map (DFIRM)** means the official map on which FEMA has delineated the areas of special flood hazard, the water surface elevation of the base flood and the flood insurance rate zones.

**Flood Hazard Area** means the land in the floodplain having a one percent or greater chance of flooding in any given year. Designation on maps always includes the letters A or V.

2. An Application for a Floodplain Development Permit must include all of the following attached information

- A scaled site plan with approximate locations of all proposed development
- Plans drawn to scale showing the nature, location, dimensions and elevations of the area in question
- Locations of existing structures, development, fill, storage of materials, and drainage facilities
- Location of proposed structures, development, fill, storage of materials, and drainage facilities
- Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures
- Elevation in relation to mean sea level to which any structure has been flood-proofed
- Certification by a registered professional engineer or architect
  1. that the flood-proofing methods **for any nonresidential structure** meet the floodproofing criteria in Seward City Code §15.25.050 (B) (2)
  2. that any encroachment (including fill, new construction, substantial improvements, or other development) **in a floodway** will not result in any increase in flood levels during the occurrence of the base flood discharge.
  3. that design and methods of construction to be used for development **in a coastal high hazard area** are in accordance with accepted standards of practice for meeting the provisions of Seward City Code §15.25.050(D)(2)(a) and (D)(2)(b).

Description of the extent to which a watercourse will be altered or relocated as a result of the proposed development

Evidence that the applicant has obtained all necessary permits from all other governmental agencies for which prior approval of the development is required.

Where the base flood elevation is not provided on the FIRMs adopted by reference by the City of Seward at Seward City Code §15.25.030(B), the applicant should include for review any base flood and floodway elevation data available from a federal, state or other source.

# CITY OF SEWARD



## Floodplain Development Permit Application

### I. APPLICANT INFORMATION

Applicant Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Property Owner's Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

### II. LOCATION OF PROPOSED DEVELOPMENT

Meridian: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_ Section: \_\_\_\_\_

Tax Parcel No.: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Subdivision Plat Recording No.: \_\_\_\_\_ FIRM Zone: \_\_\_\_\_

### III. TYPE OF DEVELOPMENT

Residential       Commercial       Other: \_\_\_\_\_  
(E.g.: fill, excavation, grading, etc.)

After-the-fact Permit for Any Portion?       YES       NO

If "YES," please describe existing development and circumstances explaining no prior permit:

\_\_\_\_\_

\_\_\_\_\_

(Continue response on attached sheet as necessary)

**New Construction:**

Residential: Number of Housing Units: \_\_\_\_\_       Commercial       Other

1. What is the purpose of the structure(s) or development (e.g. residential, commercial, accessory, etc.) ?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(Continue response on attached sheet as necessary)

2. Will utility systems, including water, sewer, gas, etc. be developed or modified on the property?  
 Yes  No

If Yes, please describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Continue response on attached sheet as necessary)

**Addition/Reconstruction of Existing Development:**

1. Appraised value of development before proposed improvement \$ \_\_\_\_\_  
2. Estimated cost of the proposed improvement \$ \_\_\_\_\_  
3. Will utility systems, including water, sewer, gas, etc. be developed or modified on the property?  
 Yes  No

If Yes, please describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Continue response on attached sheet as necessary)

**Manufactured Home**

1. On a  Private Lot  Mobile Home Park  
2. Will the structure have a permanent foundation?  Yes  No  
3. Will utility systems, including water, sewer, gas, etc. be developed or modified on the property?  
 Yes  No

If Yes, please describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Continue response on attached sheet as necessary)

**Other:** \_\_\_\_\_  
(Subdivision, Watercourse Alteration, Etc.)

1. If a subdivision, will the development be 50 lots or five acres?  Yes  No
2. Describe proposed development: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Continue response on attached sheet as necessary)

**Financing/Refinancing an Existing Structure**

#### **IV. ADDITIONAL MATERIALS REQUIRED WITH APPLICATION:**

A complete Application for a Floodplain Development Permit must include all of the following information

1. a scaled site plan with approximate location of all proposed development
2. Plans drawn to scale showing the nature, location, dimensions and elevations of the area in question
3. Locations of existing structures, development, fill, storage of materials, and drainage facilities
4. Location of proposed structures, development, fill, storage of materials, and drainage facilities
5. Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures
6. Elevation in relation to mean sea level to which any structure has been flood-proofed
7. Certification by a registered professional engineer or architect
  - that the flood-proofing methods **for any nonresidential structure** meet the flood-proofing criteria in Seward City Code §15.25.050 (B) (2)
  - that any encroachment (including fill, new construction, substantial improvements, or other development) **in a floodway** will not result in any increase in flood levels during the occurrence of the base flood discharge.
  - that design and methods of construction to be used for development **in a coastal high hazard area** are in accordance with accepted standards of practice for meeting the provisions of Seward City Code §§15.25.050(D)(2)(a) and (D)(2)(b).
8. Description of the extent to which a watercourse will be altered or relocated as a result of the proposed development
9. Evidence that the applicant has obtained all necessary permits from all other governmental agencies for which prior approval of the development is required.

10. Where the base flood elevation is not provided on the FIRMs adopted by reference by the City of Seward at Seward City Code §15.25.030(B), the applicant should include for review any base flood and floodway elevation data available from a federal, state or other source.

**V. CERTIFICATION OF APPLICATION**

By checking the boxes below, the undersigned certifies:

1. that s/he is reasonably informed on the matters pertaining to the requests for information in this Floodplain Development Permit Application, and
2. that the information contained in this Floodplain Development Permit Application is accurate and complete to the best of his or her knowledge.

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Applicant's Signature

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Date