



CITY OF SAN ANTONIO

FLOOD PLAIN DEVELOPMENT PERMIT



FOR OFFICE USE ONLY

Application Number 21-534

Date 8/10/2021

Permit 2021534

TO MAINTAIN COMPLIANCE WITH THE FLOOD PLAIN ORDINANCE REGULATIONS AND TO ELIMINATE OR MINIMIZE FLOOD DAMAGE POTENTIAL TO THE PROPOSED DEVELOPMENT, YOU ARE HEREBY DIRECTED TO CONSTRUCT YOUR PROPOSED DEVELOPMENT IN ACCORDANCE WITH THE FOLLOWING SPECIAL PROVISIONS:

- ☐ For residential structures, the lowest floor (including basement) must be elevated to _____ feet mean sea level.
- ☐ For non-residential structures, the lowest floor (including basement) must be elevated or floodproofed to _____ feet mean sea level.
- ☐ Permittee must submit an elevation certificate from a registered professional engineer or surveyor that the finished floor level of each structure has been constructed at the specified elevation.
- ☐ For non-residential floodproofing, a registered professional engineer or architect must certify that the floodproofing methods are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood.

☒ **Other provisions:**

This permit is good for only 12 months after 12 months this permit will become null and void.

If the work does not commence within 6 months a new permit will be required.

No material of any kind will be allowed to be deposited or stock piled overnight within the floodplain or drainage right-of-way.

Within five (5) working days of a storm event: The property owner is responsible for both (1) repairing any damage that may occur and (2) removing any materials that may be deposited downstream of the subject site as a result of the proposed construction.

This Floodplain Development Permit (FPDP) is NOT a construction (/ building) permit. The contractor shall coordinate with the City of San Antonio Development Services Division regarding additional building permit requirements.

This is a denial permit for the LOMR or as-built conditions associated with the cut & fill as well as the aerial sanitary sewer bridge crossing along the Unnamed Trib 2 in San Antonio River. The following provision(s) are not being met:

Appendix F, Sec. 35-F124 (c) (3) which states that increases in water surface elevation are permitted provided the rises do not exceed six (6) inches in depth.

FPV#2021-004 is pending approval by Planning Commission. Upon approval of the variance, the FEMA MT-2 form will be signed for FEMA submission of the LOMR.

Is Additional Information Required? No

Are other Federal, State, or Local Permits required? Yes

Permit Application - Reviewed By: Sabrina Santiago, EIT, CFM

WARNING:

The flood hazard boundary maps and other flood data used by the Flood Plain Administrator in evaluating flood hazards to proposed developments are considered reasonable and accurate for regulatory purposes and are based on the best available scientific and engineering data. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. Issuance of this permit does not imply that land outside the areas of special flood hazards or that the uses permitted within such areas will be free from flooding or flood damages due to local conditions. Construction standards required by this permit are the minimum standards deemed necessary to minimize or eliminate flood damage, but reliance on these minimum standards shall not create liability on the part of the City, the Flood Plain Administrator or any officer or employee of the City of San Antonio in the event flooding or flood damage does occur.

Permittee Initial