

# Pre-Development Floodplain Application

The Department of Planning, at the recommendation of FEMA, is now requiring completion of a Pre-Development Floodplain Application for all properties in the regulated floodplain. There are four reasons for requiring this application:

1. **Flood Protection-** as Baltimore City continues its endeavor to become a more sustainable, resilient, safe, and prosperous city it is important to reevaluate current practices and consider new ways to help the city reach its goals. As extreme weather events become more frequent and more severe, so will the devastating effects that accompany them. More frequent, high-volume and severe rain events are anticipated. This in turn will lead to a more regular occurrence of dangerous flooding. It is vital for Baltimore City to begin taking steps to reconcile unwanted, climate-induced disturbances such as flooding. To ensure the City is taking proper safety precautions, we are proposing the City begin requiring a Pre-Development Floodplain Application which will include a Pre-Development Elevation Certificate.
2. **Insurance-** the National Flood Insurance Program (NFIP) provides flood insurance to individuals at much lower premiums than could otherwise be purchased through private insurers, and makes certain federal monies available to local communities. In order for citizens to be eligible for the national flood insurance rates, or for communities to receive certain kinds of federal monies, the community must agree to meet the minimum floodplain standards.
3. **Streamlining the Process-** requiring a Pre-Development Floodplain Application will help bolster the City's resilience as well as streamline the development process for the Planning Department, surveyors, and developers. Presently, Baltimore City requires any development in the floodplain comply with federal standards of safety. However, this documentation for compliance comes later in the permitting process and often is not filled out correctly. This often requires costly corrections. By implementing a Pre-Development Floodplain Application, the City can connect with developers earlier in the process and ensure all the necessary requirements are planned for and executed. It will save time, money, and unwanted stress.
4. **Supporting Plans and Projects-** the Pre-Development Floodplain Application will help Baltimore City fulfill its commitment to meeting the goals outlined in the Baltimore Climate Action Plan (CAP) and the Disaster Preparedness and Planning Project (DP3). Additionally, it will bolster Baltimore's chances of being accepted into The National Flood Insurance Program's (NFIP) Community Rating System (CRS) – a program that Baltimore is currently attempting to become a part of and would help reduce flood increase rates for people throughout the city.

Implementing a Pre-Development Floodplain Application will help bolster resilience, save time and money, and help streamline the permitting process for both the Planning Department and the developers. A Pre-Development Floodplain Application can be an integral part of the planning process and warrants further consideration as the City strives to become more streamlined and resilient.



# FLOODPLAIN PERMIT



## Owner Information

Full Name: \_\_\_\_\_  
*Last First M.I.*

Address: \_\_\_\_\_  
*Street Address Apartment/Unit #*

\_\_\_\_\_  
*City State ZIP Code*

Phone: \_\_\_\_\_ Email \_\_\_\_\_

Cell Phone: \_\_\_\_\_ Fax \_\_\_\_\_

## Authorized Agent Information

Full Name: \_\_\_\_\_  
*Last First M.I.*

Address: \_\_\_\_\_  
*Street Address Apartment/Unit #*

\_\_\_\_\_  
*City State ZIP Code*

Company: \_\_\_\_\_  
*Company Name*

Phone: \_\_\_\_\_ Email \_\_\_\_\_

Cell Phone: \_\_\_\_\_ Fax \_\_\_\_\_

# Development Description

## Project Description:

Address:

Street Address

Apartment/Unit #

City

State

ZIP Code

Lot & Block:

Lot

Block

## General Description of Development (Please check all that apply):

Residential

Non-residential

Mobile

- New construction  
 Addition/Improvement

- New construction  
 Addition/Improvement  
 Accessory Structure

- On Single Lot  
 In Mobile Park

## Other Development Activities (Please check all that apply):

- Excavation (not related to a structural development above)  
 Clearing  
 Placement of fill material  
 Grading  
 Mining  
 Storage of equipment and/or materials  
 Dredging  
 Watercourse Alteration

- Drainage Improvement (including culvert work)  
 Individual water or sewer system  
 Roadway or bridge construction  
 Drilling  
 Recreational Vehicle  
 Temporary or seasonal use  
 Other development (specify in additional comments)

## Floodplain Information:

Is the property located in the  floodway,  100-yr floodplain, or  500-yr floodplain?

*(If property is in the floodway, certification and engineering calculations shall be provided by a registered Professional Engineer (P.E.) that the property use or structure, when built, will not cause any increase in floodwater levels during an intermediate regional flood – 100-year flood – and will not limit or restrict the flow capacity of the floodway).*

Flood Insurance Rate Map (FIRM) Panel #: \_\_\_\_\_

FIRM Panel Effective Date: \_\_\_\_\_

Flood Zone: \_\_\_\_\_

Was a  Certified Surveyor or  Certified Engineer used for the preconstruction Elevation Certificate (EC)?

# Development Description Additional Comments

Additional Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# Cost of Development

Pre Improvement Value: \$ \_\_\_\_\_ Cost of Project: \$ \_\_\_\_\_

# Additional Application Materials

- Legible development plans displaying the following information:
  - North arrow, scale, and date
  - Topographic contour lines
  - Location of proposed building(s), structure(s), and improvements
  - Location of any existing or proposed subdivision and development
  - Location of streets and access ways
  - Location of bodies of water and the Special Flood Hazard areas as delineated by the most current FEMA FIRMs including the floodway if available.
- Submission of cross sections and sites plans of proposed buildings, structures, and improvements drawn at a suitable scale showing the following information:
  - The lowest floor elevation of any proposed building based upon the **North American Vertical Datum of 1988 (NAVD 88)**
  - The Base Flood Elevation (BFE)
  - Supplemental information may be required in accordance with Baltimore City Code
- A fully completed Pre Elevation Certificate (EC) based on construction drawings
- A document– certified by a registered professional engineer or architect – which states that the proposed construction or development has been adequately designed to withstand pressures, velocities, impact and uplift forces associated with the base flood. The statement shall include a description of the type and extent of flood proofing measures which have been incorporated into the design of the structure and/or the development
- If applicable, a description of the extent to which any watercourse(s) or natural drainage will be altered or relocated as a result of the proposed development
- Where any excavation or grading is proposed, a plan meeting requirements to implement and maintain erosion and sediment control
- Any other relevant information which may be required by the Floodplain Administrator to determine that the proposed project has gained the appropriate Federal, State, and County approvals (e.g. floodproofing certificate, no-rise certificate, wetland permits, septic permits, etc.)

## Disclaimer and Signature

*I certify that the answers above are true and complete to the best of my knowledge. I agree to construct this building in accordance with the building plans and specifications submitted and in strict compliance with all the provisions of the Zoning Ordinance and Building Code.*

Signature  
(Printed):

\_\_\_\_\_

Signature  
(Signed):

\_\_\_\_\_

Date: \_\_\_\_\_