

**Information needed for a
Floodplain Development
Permit**

1. Site Location
2. Development Description:
 - Type of Development
 - Description of Development
 - Value of Structure
3. Floodplain information

Other Permits that may be required:

- Corp of Engineers 404
- KS Division of Water Resources permit
- Variance authorization from the Board of Zoning Appeals

Fees:

- Floodplain Development Permit fee - \$75.00
- Floodplain Development Permit w/Base Flood Elevation fee - \$100.00



**Riley County
Planning and Development
Riley County Office Building
110 Courthouse Plaza
Manhattan, KS 66502
Phone: 785-537-6332
Fax: 785-537-6331**

Website: www.rileycountyks.gov/

National Flood Insurance Program

Steve Samuelson, CFM
NFIP Coordinator
Kansas Department of Agriculture
Division of Water Resources
Topeka Field Office
1131 SW Winding Rd, Ste 400
Topeka, KS 66615
Phone: 785-296-4622
Fax: 785-862-9119
Email: steve.samuelson@ks.gov

Janelle N. Phillips, P.E.
Water Structures Program
Kansas Department of Agriculture
Division of Water Resources
1320 Research Park Dr
Manhattan, KS 66502
Phone: 785-564-6656
Email: janelle.phillips@ks.gov

***Floodplain
Development
Permits***



***Riley County
Planning
and Development***

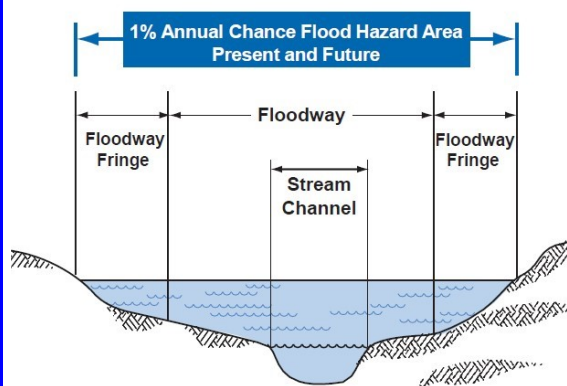
APPLICABILITY

The Floodplain Regulations shall apply to the Regulatory Floodplain, which is comprised of the Special Flood Hazard Area (1% Annual Chance Flood Hazard Area) and the Future Conditions 1% Annual Chance Flood Hazard Area (also referred to as the Future Conditions Floodplain), within the jurisdiction of Riley County, as defined in Section 4.20.B. of the **Land Development Regulations for Riley County, Kansas**.

Special Flood Hazard Areas (SFHA) are subject to inundation by the 1% Annual Chance Flood. The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. Areas of Special Flood Hazard include numbered and unnumbered A Zones (including A, AE, AO and AH Zones), and Zone X (Future Base Flood).

The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood, the area of a community where development is required to meet the standards of the National Flood Insurance Program (NFIP).

A Floodplain Development Permit (FDP) must be obtained from the Riley County Planning and Development Department prior to undertaking any man-made change in the Regulatory Floodplain.



SPECIFIC REQUIREMENTS

As illustrated in the diagram below, the 1% annual chance floodplain consists of two floodplain overlay districts: the Floodway and the Flood Fringe. The specific requirements and procedure for each area varies as follows:

Floodway

1. Construction of new residential structures is prohibited.
2. For all other new development, the applicant shall provide a certification by a registered professional engineer demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed development would not result in any increase in flood levels during the occurrence of the base flood discharge (No-Rise Certificate).
3. If a licensed land surveyor certifies that the ground elevation of the property is higher than the floodway, the applicant must still obtain an FDP. The only type of structures permitted in the floodway are structures that have been determined by a licensed land surveyor to create "no-rise" of the base flood elevation.
4. Complete an application for an FDP.
5. Submit required information to State of Kansas, Division of Water Resources.
6. Inquire with US Army Corp of Engineers whether a 404 permit is required.
7. Riley County approves and issues FDP.
8. The applicant must provide an "as-built" certificate upon completion of the construction.

Flood Fringe

1. Check floodplain map. If the map shows the property to be in a 1% annual chance flood (SFHA), the applicant must provide proof of the ground elevation of the property, determined by an Elevation Certificate, certified by a licensed land surveyor prior to a FDP being issued.
2. From the information on the elevation certificate, a determination can be made as to how much fill

is required to ensure the first floor of a structure is two feet above the BFE (Base Flood Elevation).

3. The applicant cannot add onto an existing structure that is in the 1% annual chance flood SFHA without elevating unless the addition is determined to be a minor improvement. To determine if the addition is a minor improvement, the pre-improvement value of the existing structure and the cost of the improvement must be provided on the FDP.
4. Riley County approves and issues the FDP.
5. The applicant must provide an "as-built" certificate upon completion of the construction.

Floodplain Development Terms

NFIP—National Flood Insurance Program

FM—Floodplain Manager

FIRM—Flood Insurance Rate Map

SFHA—Special Flood Hazard Area

FDP—Floodplain Development Permit

BFE—Base Flood Elevation

LOMA—Letter of Map Amendment

Development – Any man-made change to improved or unimproved real estate in the Regulatory Floodplain, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, storage of equipment or materials, installation of improvements (water lines, sewer lines, streets, etc.) and placement of manufactured homes.

Floodway – The channel of the watercourse and those portions of the adjoining land areas that must be reserved in order to discharge the base flood without increasing the water surface elevation, as represented by the established floodway district boundaries shown on the FIRM.