



# CITY OF SAN ANTONIO

## FLOOD PLAIN DEVELOPMENT PERMIT



**Application Number**    18-287

**Date**    7/13/2018

**Permit Number**    2018287

**1. APPLICANT DATA (Owner)**

Company Name Bright Kids Day Care Center #2, Inc, C/O Mr. Padmasiri "Sam" Somawardana  
 First Name Mitsuko                      MI                                           Last Ramos  
 Address: Number 202 Street E Houston St. #505 City San Antonio  
 State TX                      Zip Code 78205                      Phone (210) 887-0198

**THE ABOVE PERMITTEE HAS APPLIED FOR A FLOODPLAIN DEVELOPMENT PERMIT. THE APPLICATION HAS BEEN REVIEWED BY THE FLOOD PLAIN ADMINISTRATOR AND IT IS HIS DETERMINATION THAT THE PROPOSED DEVELOPMENT IS LOCATED WITHIN AN IDENTIFIED FLOOD PLAIN OF THE CITY OF SAN ANTONIO OR E.T.J.**

**THE FLOOD PLAIN ADMINISTRATOR HAS REVIEWED PLANS AND SPECIFICATIONS OF THE PROPOSED DEVELOPMENT FOR CONFORMANCE WITH THE FLOOD PLAIN ORDINANCE NO. 57969 OF THE CITY OF SAN ANTONIO, TEXAS.**

**YOU ARE HEREBY AUTHORIZED TO PROCEED WITH THE FOLLOWING PROPOSED CONSTRUCTION:**

**2. TYPE OF PROPOSED DEVELOPMENT**

Proposed use: Non-Residential

\*If non-residential or other selected complete the following:

Type of use proposed: Reconstruction of Day Care Center

Occupant Name Sam Somawardana, dba Bright Kids Day Care Phone                     

**3. DESCRIPTION OF CONSTRUCTION - NOTE: Applicant shall provide two sets of plans of the proposed construction or development.**

Type: Other                      Other (Describe): Reconstruction of Day Care Center destroyed by fire

**ON THE FOLLOWING DESCRIBED PROPERTY:**

**4. LOCATION**

Subdivision                      Number                      Lot Number                      Block                      NCB                      Tract                     

Location Description: 3939 Thousand Oaks

Mr. Padmasiri "Sam" Somawardana

Permittee Print Name

7/13/18

Permittee Signature

Date

*Subrina Santiago*

7/13/18

RECOMMEND FOR DISAPPROVAL

Date

*[Signature]*

7/13/18

FLOOD PLAIN ADMINISTRATOR (DIR. OF PUBLIC WORKS)

Date

(Conditions and provisions on next page)



**CITY OF SAN ANTONIO**  
**FLOOD PLAIN DEVELOPMENT PERMIT**



**FOR OFFICE USE ONLY**

**Application Number**    18-287

**Date**    7/13/2018

**Permit**    2018287

**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 Floodplain Development Permit (FPDP) is denied based on the following sections of the Unified Development Code (UDC):

Section 35-F133(6): "The safety of access to the property in times of flood for ordinary and emergency vehicles; flow depths for access shall be within the Proceed with Caution Range as per figure 504-2 for a future 1% annual chance flood event."

\*Please note that the referenced figure 504-2 is now found in Appendix H of the UDC- Storm Water Design Criteria Manual.

Section 35-F124 (f)(19): "Parking lot construction where water depths do not exceed six (6) inches during a future 1% annual chance storm event."

The floodplain depths relative to the site elevation are such that the above UDC sections are not met.

Is Additional Information Required?    Yes

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

Permit Application - Reviewed By:    Jacob Powell, PE, 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**