



CITY OF SAN ANTONIO
FLOOD PLAIN DEVELOPMENT PERMIT



Application Number 18-153

Date 3/13/2018

Permit Number 2018153

1. APPLICANT DATA (Owner)

Company Name GB Contractors

First Name Scott MI Last Purcell

Address: Number 6438 Street Randolph Blvd City San Antonio

State TX Zip Code 78233 Phone (210) 363-5243

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: Residential

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

Type of use proposed: Existing Residential

Occupant Name Scott Purcell Phone

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

Type: Other Other (Describe): Existing home experienced substantial damage due to fire

ON THE FOLLOWING DESCRIBED PROPERTY:

4. LOCATION

Subdivision San Pedro Hills Number 98-368 Lot Number 31 Block 30 NCB 15099 Tract

Location Description: 1910 Deer Mountain, San Antonio, TX, AP#2347546

Permittee Print Name

Permittee Signature

Date

8/15/18

RECOMMEND FOR DISAPPROVAL

Date

8/15/18

FLOOD PLAIN ADMINISTRATOR (DIR. OF PUBLIC WORKS)

Date

(Conditions and provisions on next page)



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FOR OFFICE USE ONLY

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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.

The existing home sustained substantial damage due to fire. By improving the structure would constitute a substantial improvement. As a result, in order to rebuild a variance is required. Per Appendix F, Sec 35-F124(f)(16) and F125(a)(2)

F124(f)(16) only allows improvements to an existing structure in the floodplain as long as the improvements are not considered a substantial improvement. F125(a)(2) explains that if construction value is at least 50% of the structure value, the improvement...

...is considered a substantial improvement. The proposed construction is considered a substantial improvement and is therefore not allowed by code.

An elevation certificate was submitted to SWE to show the existing slab on grade foundation is below the base flood elevation (BFE). TCI will support the said variance if and only if the structure is raised to at least 1' above the BFE.

The BFE is approximately 809.4 per the submitted elevation certificate. The minimum finish floor elevation for the existing slab to be brought into compliance is 810.4 ft.

Is Additional Information Required? NO YES MP

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