

Kendall County Development Management NOTICE TO DEVELOPMENT APPLICANT (NDA)

(For Properties Located within a Flood Zone)

Development Management • 400 E. Blanco Road • Boerne, Texas 78006

Development Permit Number _____

STATE OF TEXAS

Owner Name _____

COUNTY OF KENDALL

Property Location _____

(date)

The above named Property Owner applied for a Development Application on _____ Development Management has reviewed this application and it is the determination of this department that the property is located in part or in whole within an identified flood plain of Kendall County. Development Management has reviewed plans and specifications of the proposed development for conformance with the development standards required by Kendall County Flood Plain Management Regulations.

*Conditions for approval / reasons for rejection are as follows:

Must be in compliance with Kendall County Flood Damage Prevention Ordinance and other appropriate sections of 44 CFR (National Flood Insurance Program Regulations) pertaining to floodplain management.

Zone A “Areas of 100 year flood; base flood elevations and flood hazard factors not determined.” Development site plan must be submitted to Floodplain Administrator to assure improvements are reasonably safe from flooding.

Zone A, with LOMA “Areas of 100 year flood; base flood elevations and flood hazard factors not determined.” Development site plan must be submitted to Floodplain Administrator. Development must be located in accordance to FEMA approved LOMA (Case # _____) to assure improvements are reasonably safe from flooding.

Zone AE “Areas of 100 year flood; base flood elevations determined” Development site plan must be submitted to Floodplain Administrator to assure improvements are reasonably safe from flooding. Pre and post construction elevation certificates by R.P.L.S are required to assure development is at or above Base Flood Elevation.

Zone AE with LOMA “Areas of 100 year flood; base flood elevations and flood hazard factors determined.” Development site plan must be submitted to Floodplain Administrator. Development must be located in accordance to FEMA approved LOMA (Case # _____) to assure improvements are reasonably safe from flooding.

Zone AE within Regulatory Floodway “Areas of 100 year flood; base flood elevations determined; Regulatory Floodway Designated” Development site plan must be submitted to Floodplain Administrator to assure improvements are reasonably safe from flooding, and demonstrated through hydrologic and hydraulic analysis performed in accordance to standard engineering practice that the proposed development would not result in any increase in the flood levels within the community during the occurrence of the base flood discharge. **Any additional fill in the floodplain will require an equal or greater cut of material. A registered professional engineer shall submit certification documenting net cut/fill within the floodplain.**

Subdivision Plat “Areas of 100 year flood; base flood elevations determined” Development in the 100 year floodplain identified on the Subdivision Plat of record in the Kendall County Plat Records in Volume _____ Pages _____. Development site plan must be submitted to Floodplain Administrator to assure improvements are reasonably safe from flooding.

Substantial Improvement Improvements to structure is limited to 50% of appraised value. Improvements which exceed 50% of appraised value constitute Substantial Improvement and will require the structure be brought into compliance with Kendall County Flood Damage Prevention Ordinance and appropriate sections of 44 CFR (National Flood Insurance Program Regulations) pertaining to floodplain management.

() Other Site Specific Conditions

****WARNING:** The flood hazard boundary maps and other flood data used by Development Management 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 cause. Construction standards required by Kendall County Flood Plan Management Regulations 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 Kendall County, Development Management, or any other officer or employee of Kendall County in the event flooding or flood damage occurs

PROPERTY OWNER MUST AGREE or DISAGREE TO ITEMS BELOW, SIGN AND RETURN TO THE DEVELOPMENT MANAGEMENT OFFICE, KENDALL COUNTY, TEXAS.

I the undersigned Property Owner, do hereby:

- agree with the conditions of application approval.
- **** acknowledge the warning and disclaimer of liability of the County.
- agree to construct my development in strict compliance with the specified conditions once application has been issued.
- agree to provide certifications of work as may be required.

OR

- disagree with the reasons for rejection of my application and desire to make a formal appeal to the Kendall County Commissioners Court.
- disagree with the conditions for approval of a development application and desire to make a formal appeal to the Kendall County.

BASED ON THIS REVIEW, DEVELOPMENT MANAGEMENT DEEMS IT APPROPRIATE TO:

- Approve the application for development subject to conditions:
- Reject the application for development as stated below:

Signature Owner/Agent Date

Kendall County Floodplain Administrator Date