**CORYDON PLANNING** and **ZONING COMMISSION**



219 NORTH CAPITOL AVENUE
CORYDON, INDIANA 47112

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| Rand HeazlittPlanning and Zoning Administratorrand©[corydon-in.gov](http://corydon-in.gov)  |  | OFFICE (812) 738-3958 FAX (812) 738-6308 |

**FLOODWAY DEVELOPMENT APPLICATION CHECKLIST**

A permit must be obtained from the Indiana Department of Natural Resources (DNR) before a permit can be issued by the office of the Corydon Planning and Zoning Commission. Application for a Construction in a Floodway Permit from the DNR shall be made to the Floodplain Administrator on forms furnished by him or her prior to any development activities, and may include, but not be limited to, the following: plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, earthen fill, storage of materials or equipment, drainage facilities, and the location of the foregoing.

1. Application Stage

* A thorough description of the proposed development.
* Location of the proposed development to accurately locate property and the structure(s) in relation to existing roads and streams.
* A legal description of the property site or a copy of the deed.
* A site development plan showing existing and proposed development locations and existing and proposed land grades.
* Elevation of the top of the planned lowest floor (including basement) of all proposed additions/buildings. Elevation should be in NAVD 88 or NGVD.
* Contractor's estimate of the cost of the project.

In the event you are remodeling or adding on to an existing structure a contractor's estimate must be presented to obtain the fair market value for the labor and materials to be used whether you plan to use a contractor or not. The value of donated materials or "self labor" must be included in the cost. The fair market value of the cost of your project will be compared to the fair market value of the existing structure (this information is obtained from your property record card). The value of your land is not included in this comparison - only the value of the structure you are improving.

When granted a Construction in a Floodway Permit from the DNR and receiving a Construction/Development permit from the office of the Corydon Planning and Zoning Commission an Elevation Certificate establishing the lowest floor of the structure must be submitted before any construction above the lowest floor can be completed. If adding fill to raise the elevation of the property is made the fill shall be placed in layers not greater than 1 foot deep before compacting to 95% of the maximum density obtainable with either the Standard or Modified Proctor Test. This fill shall extend ten (10) feet beyond the foundation of the structure before sloping below the elevation of the one-percent annual chance flood or base flood elevation (BFE).

Upon completion of construction, another elevation certification which depicts the "as built" lowest floor elevation is required to be submitted to the Floodplain Administrator.

All of the above documentation must permanently be kept on file by the Floodplain Administrator in the office of the Corydon Planning and Zoning Commission for review by the DNR.

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