

MARSHALL TOWNSHIP

FLOOD PLAIN OVERLAY APPLICATION DIRECTIONS

OVERVIEW

Floodplain Development Applications are **ONLY** required for developments in areas designated as “Special Flood Hazard Areas” of FEMA-issued flood maps. Flood maps can be reviewed at the Marshall Township Municipal Building, or online at the FEMA Map Service Center website (<http://msc.fema.gov/>). A copy of the FEMA floodplain map **MUST** be submitted with this application and can be obtained by completing an address search through the link above or by getting a copy of the flood map at the Marshall Township Municipal building.

If you are proposing a development of any kind (renovating existing structures, HVAC, replacing windows/doors/roof/ siding, constructing a new building, adding onto an existing building, clearing land, placing fill, grading land, mining, dredging, drilling, etc.) in a floodplain, you **MUST** obtain approval for development in the floodplain prior to beginning the project. There are penalties for failing to do so. This approval is required prior to applying for any other relevant permits for the proposed development.

Note: This application is only to determine compliance of the proposed development with the Floodplain Overlay District requirements. **Approval of this application does not constitute approval to begin the project. The applicant must then obtain approval for all relevant permits for the proposed development (building, occupancy, HVAC, electrical, etc.) in order to begin work.**

INSTRUCTIONS

SECTION I – To Be Completed by Applicant

Project Information: Check the box(es) beside the type of development that is being proposed. Documentation of the cost of the proposed project is required so the Zoning Administrator can determine whether or not the improvement is a “substantial improvement”. A PDF copy of the Allegheny County Assessment value as well as a professional cost estimate/contract must be attached.

Applicant Signature: Applicant must sign, print and date the application.

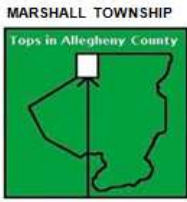
SECTION II – To Be Completed by Zoning Administrator

Special Hazard Flood Area Information: The Floodplain Administrator will review the application to determine if the project complies with the requirements of the Flood Plain Overlay District. If the project is a “substantial improvement”, additional documentation as described in the Supplement may be required before the Floodplain Administrator can make this determination.

If any of the additional documentation is required, the Floodplain Administrator is to notify the applicant, allow a reasonable length of time for submission of the documents, and then review all submissions to determine whether or not the proposed development is in compliance.

SECTION III – To be Completed by Zoning Administrator

Compliance Determination: The Zoning Administrator will indicate whether or not the proposed development is in compliance with the requirements of the Flood Plain Overlay District. If the project does NOT comply, the Zoning Administrator will provide an explanation of the deficiencies to the Applicant.



MARSHALL TOWNSHIP

FLOOD PLAIN OVERLAY DEVELOPMENT APPLICATION

SECTION I (TO BE COMPLETED BY APPLICANT)

A. PROJECT INFORMATION

1. **APPLICATION TYPE:** New application Amendment/Addition to existing application
2. **SITE INFORMATION**

Development Address: _____

Parcel ID(s)/Lot-and-Block Number(s): _____

Describe the proposed development in detail (include changes to use, new construction, renovations, accessory structures and uses, etc.; if development is only in a portion of the building identify which areas):

3. DEVELOPMENT (Please check all that apply)

Type of Use:

- Residential (Single-Family)
- Residential (Multi-Family)
- Manufactured (mobile) Home
- Non-Residential
- Elevated
- Flood proofed
- Accessory Structure
- Other

Type of Activity:

- Alteration of Existing Structure (Interior)
- Alteration of Existing Structure (Exterior)
- Addition to Existing Structure
- Relocation of Existing Structure
- New Structure (Primary)
- New Structure (Accessory)
- Demolition of Existing Structure
- Replacement of Existing Structure

Other Development Activities:

- | | |
|---|--|
| <input type="checkbox"/> Excavation Only | <input type="checkbox"/> Clearing |
| <input type="checkbox"/> Placement of Fill Material | <input type="checkbox"/> Drainage improvement (incl. culvert work) |
| <input type="checkbox"/> Grading | <input type="checkbox"/> Individual water or sewer system |
| <input type="checkbox"/> Mining | <input type="checkbox"/> Roadway or bridge construction |
| <input type="checkbox"/> Drilling | <input type="checkbox"/> Storage of Equipment and materials |
| <input type="checkbox"/> Sign | <input type="checkbox"/> Electrical |
| <input type="checkbox"/> Other Development _____ | |

4. COST OF DEVELOPMENT: (Please check applicable source and attach copy of document)

Current Market Value of Structure: _____ Project / Job Value: _____

- Allegheny County Assessment (Structure only) Contract with licensed contractor
 Certified Appraisal (structure value only) Professional Construction Estimate

B. CONTACT INFORMATION

Owner Name: _____

Owner Address: _____

Owner Contact (phone and email): _____

Is the Owner also the Applicant? Yes No

If No, complete applicant info below:

Applicant Name: _____

Applicant Address: _____

Applicant Contact (phone and email): _____

My signature (below) certifies that all information provided as part of this application is correct and that I am authorized by the legal property owner to make this application.

Applicant or Owner Signature: _____ Date: _____

C. ADDITIONAL DOCUMENTS AS REQUIRED BY CODE

For any project with new development (including accessory structures) or with improvement exceeding 50% of the structure(s) pre-improvement market value, a site plan is required with the following information:

- **A plan of the entire site, clearly and legibly drawn at a standard architect’s or engineer’s scale (being a scale of one (1) inch equal to one hundred (100) feet or less), showing the following:**
 - **North arrow, scale, and date;**
 - **Topographic contour lines;**
 - **The location of all existing and proposed buildings, structures, and other improvements’;**
 - **Subdivision;**
 - **The location of all existing streets, drives, and other access ways; and**
 - **The location of any existing bodies of water or watercourses and Special Flood Hazard areas as delineated by current FEMA Flood Insurance Rate Maps, including the floodway, if available.**

NOTE: FOR ALL PROJECTS THAT ARE CONSIDERED A “SIGNIFICANT DEVELOPMENT”, THE FLOODPLAIN ADMINISTRATOR WILL REQUIRE ADDITIONAL DOCUMENTATION BASED ON THE LOCATION AND SCOPE OF WORK TO DETERMINE COMPLIANCE WITH THE FLOODPLAIN REGULATIONS.

SECTION II (TO BE COMPLETED BY FLOODPLAIN ADMINISTRATOR)

D. SPECIAL HAZARD FLOOD AREA INFORMATION

1. The proposed development is located on FIRM map panel (number and suffix): _____
2. The date on the FIRM is: _____
3. Base flood elevation at the site: _____ North American Vertical Datum of 1988 (NAVD 88).
4. Source of the base flood elevation (BFE):
 - Flood Insurance Study Profile # _____
 - Other sources of the BFE (If Flood Zone A): _____
5. Proposed lowest floor elevation (including utilities): _____ North American Vertical Datum of 1988 (NAVD 88). (This elevation must be greater than the BFE. For non-residential structures, floodproofing may be used for protection. See ordinance for details).
6. The parcel of the development is located in Flood Zone (check all that apply):
 - None, **compliance with Flood Plain Overlay standards is not required, skip to Section III.**
 - Parcel is in SFHA, but development is not, **compliance with Flood Plain Overlay standards is not required, skip to Section III.**
 - A, **proceed to #7**
 - AE, **proceed to #7**
 - AE/Floodway, **a No Rise Certificate is necessary before proceeding to #7**
7. Does the proposed development constitute Substantial Improvement / Substantial Damage repair?
 - No, **compliance with Flood Plain Overlay standards is not required, skip to Section III.**
 - YES, **the project must comply with Flood Plain Overlay standards.**
8. Other: _____

SECTION III (TO BE COMPLETED BY FLOODPLAIN ADMINISTRATOR)

A. COMPLIANCE DETERMINATION

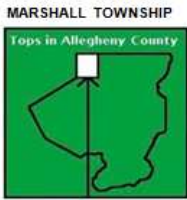
- This project **IS** in compliance with the Flood Plain Overlay District requirements, subject to any conditions attached to and made part of this application.
- This project **IS NOT** compliance with the Flood Plain Overlay District requirements. No permits shall be issued until the project comes into compliance.

Floodplain Administrator (signature)

(Printed Name)

(Date)

The Applicant is reminded that this document is a determination of compliance with the Flood Plain Overlay District design requirements only. All construction permits, inspections, and submission of final documents must be completed and approved before a Certificate of Occupancy will be issued, and before the development can be occupied or used.



MARSHALL TOWNSHIP

FLOOD PLAIN OVERLAY FAQs

WHAT IS THE FLOOD PLAIN OVERLAY?

Marshall Township participates in the National Flood Insurance Program (NFIP), a federal program through the Federal Emergency Management Agency (FEMA). Through the NFIP, the Township agrees to manage development in the floodway and flood plain, which is any land area susceptible to being inundated by floodwaters.

Both the Township and residents benefit from this participation. The primary benefit for residents is the ability to purchase flood insurance, which most homeowner and renter insurance policies do not cover. To maintain these benefits, the Township must adopt and enforce flood plain management regulations that meet state and federal standards.

WHERE ARE THE FLOOD PLAIN REGULATIONS?

The NFIP requires municipalities participating in the program to adopt flood plain regulations that meet state and federal standards. In Marshall Township, these regulations are located in the Zoning Code, in Chapter 83 "Floodplain Management" of the Municipal Code:

[https://www.municode.com/library/pa/marshall_township_\(allegheny_county\)/codes/code_of_ordinances?nodeId=PTIIGELE_CH83FLMA](https://www.municode.com/library/pa/marshall_township_(allegheny_county)/codes/code_of_ordinances?nodeId=PTIIGELE_CH83FLMA)

HOW DO I DETERMINE WHETHER MY PROPERTY IS IN THE FLOOD PLAIN OR FLOODWAY?

FEMA has maps online and may be searched by address. The Township has maps at the Municipal building that are available for viewing. FEMA's map is available at <http://fema.maps.arcgis.com/> by clicking "Flooding" and then "FEMA's National Flood Hazard Layer (Official)." Then, enter the address in the search box. Please note that areas marked as "A, AE, or AE Floodway" are subject to the regulations of the Flood Plain Overlay.

FREQUENTLY USED TERMS

The **Special Flood Hazard Area (SFHA)** is the land in the floodway and flood plain at high risk for flooding. They are indicated on Flood Insurance Rate Maps (FIRMs) as "A, AE, or AE Floodway" and are subject to the regulations of the Marshall Township Flood Plain Overlay.

The **flood plain** is the land which is subject to flooding from an adjacent water course or any area subject to unusual or rapid accumulation of surface waters from any source.

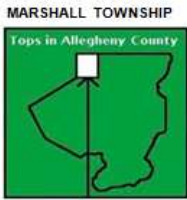
The **floodway** consists of the actual waterway along with any adjacent lands that must be reserved in order to discharge the 1% annual flood without increasing the water surface elevation more than one foot.

Base flood elevation is the projected height of the water in the 1% chance annual flood.

A **Flood Insurance Rate Map (FIRM)** is created by the NFIP and generally shows a community's base flood elevations, flood zones and floodplain boundaries.

MY PROPERTY IS LOCATED IN THE FLOOD PLAIN OR FLOODWAY. WHAT DOES THIS MEAN TO ME?

FEMA has determined that properties mapped as Special Flood Hazard Area (SFHA), which are marked as "A, AE, or AE Floodway" FEMA maps, have a 1% annual chance of flooding. (Please note that FEMA also maps the 0.2% annual chance of flooding, but this is not regulated by the Pittsburgh Flood Plain Overlay.) For property owners in the existing and newly mapped SFHA areas, insurers may require flood insurance and different building and development standards will apply. No building or site changes will be required to existing development sites with valid certificates of occupancy, so long as no changes or alterations are made.



MARSHALL TOWNSHIP

FLOOD PLAIN OVERLAY FAQs CONT...

WHY DO I NEED TO COMPLETE THE FLOOD PLAIN APPLICATION?

As part of the NFIP Program and to maintain benefits for residents, Marshall Township is required to document the review process for all development in the floodplain and floodway. This includes items like paving and outdoor storage that may not need a permit from the Township. Completing the application is necessary for the Township to meet this requirement.

NEW CONSTRUCTION: WHAT DIFFERENT BUILDING AND DEVELOPMENT STANDARDS APPLY IN THE FLOOD PLAIN?

All new construction in the flood plain will be required to be in full compliance with the current regulations. Generally, all new commercial construction will be required to be flood proofed or elevated 18" above the base flood elevation. Generally, all residential construction will be required to be elevated 18" above the base flood elevation.

EXISTING DEVELOPMENT: WHAT DIFFERENT BUILDING AND DEVELOPMENT STANDARDS APPLY IN THE FLOOD PLAIN?

Improvements are permitted to existing structures. For work that costs less than 50 percent of the value of the structure, no additional requirements are triggered. Work that costs more than 50 percent of the value of the structure is termed a substantial improvement and the structure must come into compliance with the ordinance.

WHAT IS FLOOD INSURANCE AND DO I NEED IT?

Most homeowners insurance does not cover flood damage. Flood insurance is not a governmental requirement or regulation, but it may be required by your mortgage lender. If you live in a Special Flood Hazard Area (SFHA) or high-risk area and have a

Federally backed mortgage, your insurer will require a policy. Renters may also purchase insurance.

HOW DO I OBTAIN FLOOD INSURANCE?

To obtain flood insurance, please talk to your local insurance agent or visit www.floodsmart.gov, which is the official website of the National Flood Insurance Program.

WHAT IF I FEEL MY PROPERTY IS NOT IN THE FLOOD PLAIN, EVEN THOUGH IT IS MAPPED IN?

Marshall Township does not have the ability to remove properties from the FEMA flood plain maps. If you believe your property was incorrectly included in the Special Flood Hazard Area (SFHA), you may submit an application to FEMA for a formal determination of the property's location and/or elevation relative to the SFHA. For more information, please visit www.fema.gov and search for "homeowners" or visit <https://www.fema.gov/change-flood-zone-designation-online-letter-map-change>.

FOR MORE INFORMATION

Please note that this handout summarizes broad issues around the flood plain and floodway. Please consult the Zoning Code and Building Code as necessary for complete information on requirements.

Please visit www.floodsmart.gov for general information on flood plain management.

Please visit <http://twp.marshall.pa.us/> or contact Nicole Hanson at 724-935-3090 x109 for questions specific to the Marshall ordinance.