



## GREENE TOWNSHIP BOARD OF SUPERVISORS

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## LAND USE PERMIT APPLICATION PROCEDURE FOR CONSTRUCTION WITHIN A FLOOD HAZARD AREA

In accordance with Greene Township Code Chapter 50. Floodplain Management, the intent being:

- To Promote the general health, welfare, and safety of the community.
- To Encourage the utilization of appropriate construction practices in order to prevent or minimize flood damage in the future.
- To Minimize danger to public health by protecting water supply and natural drainage.
- To Reduce financial burdens imposed on the community, its governmental units, and its residents by preventing excessive development in areas subject to flooding.
- To Comply with federal and state floodplain management requirements.

**In the event proposed construction is located within a Special Flood Hazard Area as shown on the National Flood Insurance Program Flood Insurance Rate Maps (FIRM) for Greene Township, The following information must be filed at the time of application for a Land Use Permit:**

- A. Application for a land use permit shall be made, in writing, to the Floodplain Administrator on forms supplied by Greene Township. At a minimum, such application shall contain the following:
- (1) Name and address of applicant.
  - (2) Name and address of owner of land on which proposed construction is to occur.
  - (3) Name and address of contractor.
  - (4) Site location, including address.
  - (5) Listing of other permits required.

- (6) Brief description of proposed work and estimated cost, including a breakout of flood-related cost and the market value of the building before the flood damage occurred, where appropriate.
  - (7) A plan of the site showing the exact size and location of the proposed construction, as well as any existing buildings or structures.
- B.** If any proposed construction or development is located entirely or partially within any identified floodplain area, applicants for permits shall provide all the necessary information in sufficient detail and clarity to enable the Floodplain Administrator to determine that:
- (1) All such proposals are consistent with the need to minimize flood damage and conform with the requirements of this and all other applicable codes and ordinances.
  - (2) All utilities and facilities, such as sewer, gas, electrical and water systems, are located and constructed to minimize or eliminate flood damage.
  - (3) Adequate drainage is provided so as to reduce exposure to flood hazards.
  - (4) Structures will be anchored to prevent floatation, collapse, or lateral movement.
  - (5) Building materials are flood-resistant.
  - (6) Appropriate practices that minimize flood damage have been used.
  - (7) Electrical, heating, ventilation, plumbing and air-conditioning equipment, and other service facilities, have been designed and/or located to prevent water entry or accumulation.
- C.** Applicants shall file the following minimum information, plus any other pertinent information as may be required by the Floodplain Administrator to make the above determination:
- (1) A completed permit application form.
  - (2) A plan of the entire site, clearly and legibly drawn at a scale of one inch being equal to 100 feet or less, showing the following:
    - (a) North arrow, scale, and date;
    - (b) Topographic contour lines, if available;
    - (c) The location of all existing and proposed buildings, structures, and other improvements, including the location of any existing or proposed subdivision and development;
    - (d) The location of all existing streets, drives, and other access ways; and
    - (e) The location of any existing bodies of water or watercourses, identified floodplain areas, and, if available, information pertaining to the floodway, and the flow of water, including direction and velocities.
  - (3) Plans of all proposed buildings, structures and other improvements, drawn at suitable scale showing the following:

- (a) The proposed lowest floor elevation of any proposed building based upon North American Vertical Datum of 1988;
  - (b) The elevation of the base flood;
  - (c) Supplemental information as may be necessary under 34 PA Code, the 2009 IBC or the 2009 IRC.
- (4) The following data and documentation:
- (a) If available, information concerning flood depths, pressures, velocities, impact and uplift forces and other factors associated with a base flood.
  - (b) Detailed information concerning any proposed flood proofing measures and corresponding elevations.
  - (c) Documentation, certified by a registered professional engineer or architect, to show that the cumulative effect of any proposed development within a Special Floodplain Area [See § 50-20B(2)(b)], when combined with all other existing and anticipated development, will not increase the base flood elevation more than one foot at any point.
  - (d) A document, certified by a registered professional engineer or architect, which states that the proposed construction or development has been adequately designed to withstand the pressures, velocities, impact and uplift forces associated with the base flood elevation. Such statement shall include a description of the type and extent of flood proofing measures which have been incorporated into the design of the structure and/or the development.
  - (e) Detailed information needed to determine compliance with § 50-25F, Storage, and § 50-26, Development which may endanger human life, including:
    - [1] The amount, location and purpose of any materials or substances referred to in §§ 50-25F and 50-26 which are intended to be used, produced, stored or otherwise maintained on site.
    - [2] A description of the safeguards incorporated into the design of the proposed structure to prevent leaks or spills of the dangerous materials or substances listed in § 50-26 during a base flood.
  - (f) The appropriate component of the Department of Environmental Protection's Planning Module for Land Development.
  - (g) Where any excavation or grading is proposed, a plan meeting the requirements of the Department of Environmental Protection, to implement and maintain erosion and sedimentation control.