



**JACKSON COUNTY OFFICE OF PERMITTING & CODE ENFORCEMENT**  
**Floodplain Development Permit**

Sylva Office: 538 Scotts Creek Road, Suite 205, Phone: 828-586-7560 / Fax: 828-586-7563  
 Cashiers Office: 357 Frank Allen Road, Phone: 828-745-6850 / Fax: 828-745-6867

Parcel Identification Number (PIN):	Floodplain Development Permit Number:	Permit Issuance Date:	Flood Zone:
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**Property Address:**

**OWNER/CONTACT INFORMATION**

<b>OWNER:</b>	<b>CONTACT:</b>
<b>Address:</b>	<b>Address:</b>
<b>City:</b> <b>State:</b> <b>Zip:</b>	<b>City:</b> <b>State:</b> <b>Zip:</b>
<b>Phone:</b>	<b>Phone:</b>
<b>Email Address:</b>	

**PERMIT INFORMATION** This Permit is issued to the aforementioned individual, firm, partnership, etc. for the purpose noted and in accordance with the Jackson County Unified Development Ordinance, this Floodplain Development Permit and attachments thereto; and is subject to the following modifications and/or performance reservations:

<b>Type of Permitted Development:</b>	Excavation	Fill	Grading	Mining	Dredging
	Storage of Equip./Materials	Utility Construction	Road Construction	Residential Construction	
	Nonresidential Construction	Addition	Renovation	Other (specify):	

**The lowest floor and all attendant utilities shall be atleast 2 feet above the base flood elevation.**  
 Per NAVD 1988 **Approximate Base Flood Elevation:**  

**Pursuant to Section 3.7.6 f (i) of the Jackson County Unified Development Ordinance, it shall be the duty of the permit holder to submit to the Floodplain Administrator the Elevation Certificate or Floodproofing Certification.**

Residential: A first Elevation Certificate will be required before a Building Permit can be issued and a second Elevation Certificate will be required before a Certificate of Occupancy (C/O) can be issued.  
Commercial: Elevation Certificates are not required to begin construction but Floodproofing Certification will be required before a Certificate of Occupancy (C/O) will be issued.

**Lowest floor shall be at least two feet above the BFE as determined by a registered land surveyor or provide floodproofing to that same level and have it certified by a registered design professional licensed in the state of NC.**

**Proper Erosion and Sediment control measures shall be installed and maintained in accordance with Jackson County Unified Development Ordinance and the North Carolina State Standards during fill operations.**

**Are flood openings required?**    **No**    **Yes**    If Yes, please discuss requirements based on your Flood Zone with a Certified Floodplain Manager (CFM).

**Mobile/Manufactured home shall be installed in accordance with the Jackson County Unified Development Ordinance, Section 5.6.3, b, i, 3, b.**

**Upon completion of foundation construction, contact the Permitting & Code Enforcement Office for foundation inspection.**

**This project will not have any impact that will create change to the flood elevations as noted on the Jackson County flood maps.**

Failure to comply with the Jackson County Unified Development Ordinance, including any modifications and/or performance reservations, could result in assessment of civil penalties or initiation of civil or criminal court actions as defined in Article X of the Jackson County Unified Development Ordinance.

<b>CFM Approval Signature:</b>	<b>Date:</b>
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