**Flood Plan Requirements for Commercial Projects**

MUST INCLUDE TAX PARCEL # ON PERMIT APPLICATION!

All plans shall bear the stamp and signature of the design professional responsible for the design. Plans should be drawn to scale and shall provide the necessary information to verify compliance with the Uniform Construction Code standards listed in PA 35 403.21.

**Construction drawings shall be submitted and shall include the following information:**

1. 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:
	1. North arrow, scale and date;
	2. Topographic contour lines, if available;
	3. The location of all existing and proposed buildings, structures and other improvements, including the location of any existing or proposed subdivision and development;
	4. The location of all existing streets, drives and other accessways; and
	5. 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.
2. Plans of all proposed buildings, structures and other improvements, drawn at suitable scale, showing the following:
	1. The proposed lowest floor elevation of any proposed building based upon North American Vertical Datum of 1988;
	2. The elevation of the base flood;
	3. Supplemental information as may be necessary under 34 Pa. Code, the 2009 IBC or the 2009 IRC, or latest edition thereof, adopted by the Commonwealth of Pennsylvania.
3. The following data and documentation:
	1. Detailed information concerning any proposed floodproofing measures and corresponding elevations.
	2. If available, information concerning flood depths, pressures, velocities, impact and uplift forces and other factors associated with a base flood.
	3. Documentation, certified by a registered professional engineer or architect, to show that the cumulative effect of any proposed development within floodway area (see § 327-18A), when combined with all other existing and anticipated development, will not increase the base flood elevation at any point.
	4. Documentation, certified by a registered professional engineer or architect, to show that the cumulative effect of any proposed development within an AE Area/District without floodway (see § 327-18B), when combined with all other existing and anticipated development, will not increase the base flood elevation more than one foot at any point within the community.
	5. 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. Such statement shall include a description of the type and extent of floodproofing measures which have been incorporated into the design of the structure and/or the development.
	6. Detailed information needed to determine compliance with § 327-24F, Storage, and § 327-25, Development which may endanger human life, including:
		1. The amount, location and purpose of any materials or substances referred to in §§ 327-24F and 327-25 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 § 327-25 during a base flood.
	7. The appropriate component of the Department of Environmental Protection's Planning Module for Land Development.
	8. 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.