

BUILDING AND FLOOD PLAIN DEVELOPMENT APPLICATION

Application Permit #: _____
Application Fee _____
(See Fee Structures): _____ N/A

City of Neodesha, 1407 N 8th, 620-325-2828

SITE PLAN OR PLOT PLAN MUST ACCOMPANY THIS APPLICATION OR PRIOR APPROVAL, IF ALREADY REQUESTED.

**Please allow up to an estimated 7 working days for permit approval after receipt of all information needed.
PLEASE NOTIFY PUBLIC WORKS DEPARTMENT ONE-HALF DAY IN ADVANCE FOR REQUIRED INSPECTIONS.**

**YOU MUST CONTACT KANSAS DIG SAFE (811) PRIOR TO DOING ANY DIGGING!!!
ALL STATE LAWS MUST BE COMPLIED WITH!**

OWNER: _____ PHONE #: _____

ADDRESS: _____ E-MAIL: _____

MAILING ADDRESS _____ CITY _____ STATE _____ ZIP CODE _____

ARCHITECT/ENGINEER _____ PHONE # _____ FAX # _____

(Architect is required for new buildings other than farm or single family dwellings. Engineer is required when design or modification involves fire detection/suppression such as sprinklers, fire alarms, gas detection, etc.)

DATE WORK IS TO BEGIN: _____

CONSTRUCTION:

- RESIDENTIAL COMMERCIAL INDUSTRIAL MANUFACTURED HOME
- NEW CONSTRUCTION ADDITION REMODEL FENCE ROOF
- SIGNAGE CARPORT OUTBUILDING ___ Attached ___ Unattached
- OTHER (Explain): _____

PROJECT DIMENSIONS: Length: _____ Width: _____ Height: _____

CURRENT SIZE OF BUILDING:

Total Sq. Ft: _____ No. of Stories: _____ No. of Units: _____

SIZE OF BLDG. AFTER PROJECT IS COMPLETED:

Total Sq. Ft: _____ No. of Stories: _____ No. of Units: _____

VALUATION OF WORK: \$ _____

DESCRIBE WORK: _____

LICENSED SUBCONTRACTORS: (Use additional sheet of paper if needed.)

ELECTRIC: _____

NAME: _____ ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

PLUMBING: _____

NAME: _____ ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

MANUFACTURED HOUSING:

DEALER: _____ ADDRESS: _____ PHONE # _____

MANUFACTURER: _____ MODEL: _____ YEAR: _____

DEMOLITION:

CONTRACTOR: _____ ADDRESS: _____ PHONE # _____

Instructions for demolition work is attached. Contractor is responsible to ensure that all areas are in compliance and completed.

SIGNATURE (Owner or Contractor)

DATE

PRINTED NAME

FOR OFFICE USE ONLY

To be completed by the Flood Plain Manager or Designee.

FLOOD PLAIN DETERMINATION:

The proposed Development:

- Is **NOT** located in a Special Flood Hazard Area ("Flood Zone A") (Notify the applicant that the application review is complete and NO FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED).

- Is partially located in the Special Flood Hazard Area, but building/development is not.

- Is located in the Flood Plain.
FIRM zone designation is: _____
"100-Year" flood elevation at the site is: _____ ft.
 - If in flood plain or unknown, appraised value of property: \$ _____
 - If in flood plain or unknown, estimated cost to repair damages: \$ _____
 - If in flood plain or unknown, attach elevation.

- Is not affected by the Flood Plain

A determination has been made that the proposed activity is is not in conformance with the provisions of Ordinance #1435, regulating flood plain management.

BY: _____
FLOOD PLAIN MANAGER or DESIGNEE

DATE: _____

To be completed by the City Building Inspector or Designee.

ZONING DETERMINATION:

ZONING DISTRICT: R-1 Residential R-2 Residential w/trailer Multi-Family Commercial Industrial Public

CLASSIFICATION OF USE:

- Meets current Zoning and Zoning Requirements.
- Does not meet current Zoning and Zoning Requirements.
If application does NOT meet Current Zoning, is a Variance or Conditional Use Permit required? Yes No

- Not Applicable (Demolition Permit)

BUILDING PERMIT APPROVAL:

The proposed activity has been reviewed along with its conformance to the code of the City of Neodesha. A determination has been made regarding the application hereby approving denying the issuance of a Building Permit.

ADDITIONAL NOTES OR REQUIREMENTS:

BY: _____
CITY BUILDING INSPECTOR or DESIGNEE

DATE: _____

DEMOLITION GUIDELINES

CITY OF NEODESHA

Contractor agrees to do the following work:

1. Structures to be demolished shall be vacated and discontinued from use or inhabitation prior to commencing work. The Contractor shall cease work immediately and report same to the City upon discovering either persons occupying the structure(s) for any reason or any other extenuating circumstances that would require action by the City or the owner before continuing demolition operations.
2. Contractor must follow all City of Neodesha, State and Federal requirements.
3. Demolish all structures, remove foundations, level and fill the property as appropriate for potential future use.
4. Comply with all requirements for asbestos inspection, removal and disposal. The City is not responsible for Asbestos inspections or removal.
5. Remove all demolition material to the Wilson County Landfill site located at 12351 Queen Rd, Altoona, KS 66710.
6. Obtain City's signature of completion by appropriate City personnel. Form must be signed and approved by City before the property is considered complete.
7. The Contractor shall not be permitted to use any form of explosive devices or dispose of the materials by burning in the demolition of the structure(s) either at the site or any landfill.
8. The Contractor shall conduct the demolition and removal operations to ensure minimum interference with roads, streets, walks or other adjacent structures or facilities. Any damages caused by the demolition operations to adjacent structures, roads, streets, walks, utilities, personal property, etc. shall be repaired or otherwise compensated for by the Contractor at no expense to the City.
9. No streets, walks or other facilities shall be closed or otherwise obstructed for any length of time without written permission from the City prior to the Contractor commencing work. All authorities having jurisdiction over the affected facilities shall be notified by the Contractor no less than twenty-four (24) hours prior to commencing work.

If it is necessary to close or otherwise obstruct a street or walkway, the Contractor shall provide at his own expense an alternate route which shall be marked and guarded to ensure the safety of the public. The plans for such alternate routes shall be approved by the City prior to commencing work. Any barricades necessary for the protection of the public during the completion of the demolition operations shall be furnished and maintained by the Contractor. If said barricades are required to be in place overnight, adequate warning lights shall be placed on the barricades to ensure night time visibility.

10. The Contractor shall provide safe passage to the public around the demolition area. Demolition operations shall be conducted to prevent damage to adjacent structures, facilities or operations and shall ensure the safety of the public from the demolition operations. If at any time the public will not have safe passage around the demolition area, then the contractor will be responsible to notify the area affected and emergency personnel.

The City shall reserve the right to immediately suspend demolition operations upon finding a condition or situation which the City feels is unsafe for any reason. Work shall not continue until said situation or condition has been corrected in a manner acceptable to the City. No property shall be left unsecured prior to the structure being cleared. All property is to be secured with the designated caution tape during demolition.

11. The Contractor shall provide all interior and exterior shoring and bracing as needed to support, prevent movement, settlement or premature collapse of the structure to be demolished. Said support shall remain in place as long as necessary to provide safe conditions.
12. The Contractor shall promptly repair or cause repairs to be made to adjacent facilities or structures for all damages caused by the demolition operations. Said cost incurred by the repairs shall be made by the Contractor at no cost to the City or owners of the adjacent property.

The Contractor shall furnish to the City written approval by the owners of said property that acceptable repairs or settlements have been made before final payment will be made and the Demolition Bond is returned.

13. The Contractor shall use water sprinkling, temporary enclosures or other suitable methods to ensure the lowest practical level of dust and dirt arising and scattering into the air unless otherwise directed by the City inspector. The Contractor shall comply with all regulations of all governmental agencies having jurisdiction over environmental protection as applicable to building demolition operations.
14. Unless otherwise indicated foundations and basement walls shall be demolished completely and disposed of off site. Basement floors shall be removed or broken thoroughly to facilitate complete drainage at the Contractors discretion providing the highest point of the floor remaining shall be a minimum of two (2) feet below the lowest point of the surface of the finished grade of the site.

15. All voids and below grade areas resulting from the demolition operations shall be filled with non-organic materials approved by the City to ensure adequate drainage of the area.
16. Such materials shall consist of, but not be limited to, dirt with stone or other inorganic contents no more than six (6) inches at its widest dimension and free from debris. Trash, frozen materials, roots or other organic material shall not be permitted. The stone content of any fill material shall not exceed twenty-five (25) percent.
17. Prior to placing any fill material, the Contractor shall remove and dispose of all standing water, frost, frozen material, trash or debris.
18. Fill shall be placed in horizontal layers not to exceed six (6) inches in loose depth. Each layer shall be compacted with the fill material being maintained at an optimal moisture content to ensure a density equal to ninety (90) percent of the original adjacent undisturbed earth. If tests are required by City, the compaction tests shall be performed by a competent certified inspector at the expense of the Contractor.
19. The top one (1) foot of the fill area shall be top soil only suitable for the growth of vegetation with no stone, sand, gravel or large organic material such as roots, stump, etc.
20. After completing the fill placement, the Contractor shall grade the surface to the satisfaction of the City to meet adjacent contours to ensure proper drainage to the surrounding property or other surface drainage structures unless otherwise directed by the City inspector. Care shall be taken to prevent excess drainage upon adjacent property beyond that amount normally draining across the property prior to demolition.
21. Seed all property with grass prior to the completion of the job.
22. All septic tanks shall be removed and filled. Cisterns and wells shall be filled and capped.
23. No operation of heavy equipment is permitted on City streets.
24. The Contractor shall ensure that all trucks used for the transportation of demolition materials shall not be overloaded to the point that debris will be lost on the road during the haul from the demolition site to the landfill area.
25. The Contractor shall check the haul route routinely during the daily demolition operation to ensure that no materials from the demolition site is on any public thoroughfare and immediately remove same if any demolition material is found. A thorough cleaning of the haul route shall be completed at the end of the contract period and all demolition material shall be removed by the Contractor to the satisfaction of the City.