

BUILDING IN A FLOOD PLAIN, WHY DOES IT COST SO MUCH AND HOW COME IT TAKES SO LONG?!?

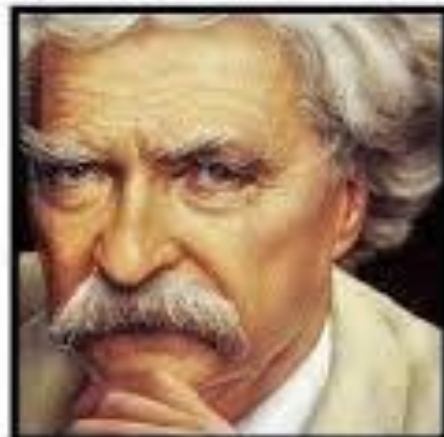
**PRESENTER: JOHN BASSOUS –
TIERRA VERDE BUILDERS**



MANY PROFESSIONALS ARE NEEDED TO DEMONSTRATE SAFE AND APPROVED METHODS OF CONSTRUCTION.

- A. Civil Engineers**
- B. Structural Engineers**
- C. Hydrologist**
- D. Architect**
- E. General Contractor**
- F. Bankers**

A banker is a fellow
who lends you his umbrella
when the sun is shining, but
wants it back the minute it
begins to rain.
• Mark Twain



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- G. Others**

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"Two hundred bucks an hour to lie on your couch?
I can get a king-size bed with room service for \$99 a night!"

MANY DIFFERENT GOVERNING ENTITIES ARE INVOLVED

- A. Flood Control District**
- B. Environmental Services**
- C. Local Municipalities**
- D. HOA's**
- A. Utility Companies**

MANY “FORCES” TO CONTEND WITH.

A. Elevation Requirements

B. Scour

C. Velocity

D. Resistance to impact

HOW MUCH DOES IT COST?

A. Low Impact







HOW MUCH DOES IT COST?

A. Low Impact

B. Medium Impact











HOW MUCH DOES IT COST?

A. Low Impact

B. Medium Impact

C. High Impact



















FINAL WORDS OF WISDOM

- A. Don't assume adjacent properties have similar requirements**
- B. Don't go at it alone...use a professional**
- C. Investigate before you purchase**