

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

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

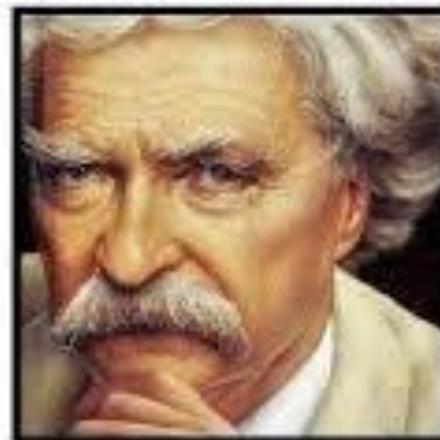


MANY PROFESSIONALS ARE NEEDED TO DEMONSTRATE  
SAFE AND APPROVED METHODS OF CONSTRUCTION.

- 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**