

Yankton County Floodplain Development Permit

Floodplain development work in a designated floodplain must complete a Floodplain Development Permit from the Yankton County Planning Department. Development means any man-made change to improved or unimproved real estate, including but not limited to buildings and structures, mining, dredging, filling, grading, paving, excavation, or drilling operations or storage of equipment or materials.

This includes but not limited to:

- Construction of new structures/buildings/houses
- Modification or improvements to existing structures
- Excavation, filling, paving, drilling, driving of piles, mining, dredging, land clearing, grading and permanent storage of materials or equipment.

All development must meet standards to ensure that flooding is not increased in other areas and must be constructed in a manner that reduces the potential for flood induced damage on the property.

Any new or substantially improved structures must have the lowest floor (including the basement) elevated one foot above the base flood elevation (a 100-year flood or a 1% chance of flooding in any particular year). A substantial improvement is one in which the cost of the improvement meets or exceeds fifty percent (50%) of the market value of the structure. Any enclosed areas, such as crawl spaces which are located below the base flood elevation (BFE) must be constructed with openings (one square inch / one square foot) that allow passage of floodwaters through the openings. The construction must be completed with flood proof materials.

The floodplain is composed of two portions; the base flood area and the floodway. The floodway is that designated area comprising the channel of the stream and the immediate areas where there is the greatest potential of increased flood velocities and the highest risk for severe flooding.

The floodway must be reserved in order to ensure that the flood waters may be properly discharged without increasing the flood elevations on other properties. Any development work in the floodway requires certification by a registered professional engineer that the proposed work will not result in a rise in flood elevation on any other property (no-rise certification).

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In order to apply for the development permit, the applicant must complete an application form (attached), provide all necessary information and pay the \$100.00 application fee. At a minimum, the following information must be supplied:

- Complete description of the type and extent of the proposed development.
- Legal descriptions of the property to be involved in the development and, when applicable, the address of the property.
- An indication of the use for which the property will be used.
- Complete construction plans and documents, and grading and fill plans.
- When required, include the value of the proposed work.
- When required, include proper certification by a registered engineer.

Once the application is approved by the floodplain administrator, the permit is effective for a period of one year and the approved work must be commenced within that time in order to prevent the permit from expiring.

☐ Complete application form

☐ A written narrative describing the proposed development and the use for which the property will be used

☐ Complete construction plans, grading and fill plans

☐ Value of the proposed work (when required)

☐ No-Rise Certification by a registered professional engineer (when required)

☐ \$100.00 application fee

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Application Number: _____

Application Date: _____

Filing Fee \$ _____

Applicant:

Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Development Site:

Legal Description: _____

Property Parcel Number: _____

Located in Floodway? Yes _____ No _____

If located in the floodway, certification must be provided prior to the issuance of a permit to develop, that the proposed development will result in no increase in the base flood elevation (BFE).

Type of Development:

Dirt Fill _____ Dredging _____ Mining _____ Excavating/Grading _____

Structure - New _____ Improvement to existing structure _____ Date Built _____ Market Value _____

Other: _____

Elevation Information:

Base Flood Elevation (BFE) _____

Elevation of Development Site _____

Lowest Floor Elevation (requirement one foot above BFE) _____

FIRM Community Panel # _____ FIRM Flood Zone _____

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Permit Conditions:

- ☐ The lowest floor elevation (including basement) of any new or substantially improved building will be elevated one foot above the base flood elevation.
- ☐ Certification (Post Elevation Certificate) will be provided by a registered engineer, architect, or land surveyor of the "as built" lowest floor elevation.
- ☐ All new or replacement utilities will be designed and located to eliminate flood damage, contamination and hazards.
- ☐ All equipment, material or debris will be anchored or removed prior to any flooding.
- ☐ Fully enclosed areas below the lowest floor will be provided with opening designed to equalize hydrostatic flood faces or will be flood-proofed.
- ☐ Anchoring to resist floatation, collapse and lateral movement will used.
- ☐ Other: _____

Signatures:

I, the undersigned, agree to comply with all of all the provisions of the Yankton County Flood Damage Prevention Ordinance #7 and with all approved plans and specifications accompanying this application. The proposed work is authorized by the property owner and authorization is given to authorized representatives of Yankton County to enter the property now and in the future for inspection purposes.

Signature of owner or authorized agent

Date

Title

Approved _____ Denied (reasons) _____

Yankton County Floodplain official

Date

Filing Fee is Non-Refundable