

Return Completed Form To:
Planning and Zoning
108 Sherman Street
Deadwood, SD 57732



Questions Contact:
Kevin Kuchenbecker
(605) 578-2082 or
kevin@cityofdeadwood.com

FLOODPLAIN DEVELOPMENT PERMIT

Fees: NONE

Building Permit #: _____

Date: _____

Permit Required – Explanation

Any person who begins construction or development within any area of special flood hazard shall first obtain a permit to do so to ensure conformance with the provisions of the City of Deadwood Floodplain ordinance title 15.36.

Development may include filing, grading, excavating, roads, bridges, culverts, altering or relocating stream channels, storage of materials including gas or liquid storage tanks, and placement of water and sewer systems.

Any structural development in the floodplain may be required to be studied by a registered professional engineer **at the landowner's expense**.

Application – Requirements

Application for a building permit shall be made on forms furnished by the city and may include, but are not limited to:

Plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill storage of material and drainage facilities; and the location of the foregoing. Specifically, the following information is required:

- A. Elevation in relation to mean sea level of the lowest floor, including basement, of all structures;
- B. Elevation in relation to mean sea level to which any structure has been floodproofed;
- C. Certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in Article III of Chapter 15.36 Flood Hazard Protection Regulations of the City of Deadwood Code of Ordinances; and
- D. Description of the extent to which any watercourse will be altered or relocated by the proposed development.
- E. Attach all relevant engineering data and certifications by a Registered Professional Engineer.
- F. An overlay of the proposed project on a FIRM.

Application Review – Criteria

Approval or denial of a permit by the floodplain administrator herein shall be based on all of the provisions of the floodplain ordinance and the following relevant factors:

1. The danger to life and property due to flooding or erosion damage;
2. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
3. The danger that materials may be swept onto other lands to the injury of others;
4. The compatibility of the proposed use with existing and anticipated development;
5. The safety of access to the property in times of flood for ordinary and emergency vehicles;
6. The costs of providing governmental services during and after flood conditions including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical and water systems;
7. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at site;
8. The necessity to the facility of a waterfront location, where applicable;
9. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
10. The relationship of the proposed use to the comprehensive plan for that area.

Property Information:

Location or Physical Address: _____

Legal Description: _____

Parcel ID Numbers: _____

Owner Information:

Name: _____ Home Phone: _____

Address: _____ Work Phone: _____

_____ E-mail: _____

Contractor Information:

Name: _____ Home Phone: _____

Address: _____ Work Phone: _____

_____ E-mail: _____

Description of Development:

Type of Structure:

Single Family
Multi-Family
Manufactured Home
Nonresidential
Other

Type of Development

Improvement (50%)
New Construction
Rehabilitation
Addition
Reconstruction

Type of Channel Alteration:

Channelization
Bridge/Culvert ("no rise" Certification
Fill Required)
Levee
Other

Comments: _____

Flood Hazard Data:

Name of watercourse: _____

Special Flood Hazard Designation (zone): _____ Floodway: Yes No

Base Flood Elevation (BFE) at development site: _____

Community Panel Number, Date from FIRM Map: _____

Elevation Certificate attached: Yes No N/A

Number of Existing Structures: _____

Number of New/Substantially Improve Structures: _____

Elevation of Lowest Floor: _____ Elevation required for Lowest Floor: _____

_____ Elevation required for Floodproofing: _____

The Owner, Contractor, or Authorized Agent, Certifies: That he/she has read a copy of the City of Deadwood Floodplain Ordinance 15.36 and will proceed with development accordingly. That he/she will submit a post construction elevation certificate on required structures. That he/she certifies that the information submitted is true and correct to the best of their knowledge. That he/she authorizes the City of Deadwood Planning Department and designees to enter onto and inspect the above-described property.

OWNER SIGNATURE

DATE

CONTRACTOR OF AUTHORIZED AGENT SIGNATURE

DATE

ALL INFORMATION BEYOND THIS POINT FOR OFFICE USE ONLY.

Permit Action:

_____ **Conditionally Approved**
The information submitted for the proposed project was reviewed and is in compliance with the Floodplain Management Standards.

_____ **Denied**
The proposed project does not meet the Floodplain Management Standards.

_____ **Variance**
Variance granted from the BFE's established by FEMA consistent with variance requirements of Flood Ordinance of the City of Deadwood.

CITY PLANNER SIGNATURE

DATE

Floodplain Development Permit is conditionally approved, development may proceed as proposed upon obtaining the following:

_____ Building Permit # _____ Value \$ _____

_____ Floodplain Development Permit Placard

Final Approval:

Final approval is contingent upon receipt of the following:

_____ As-built Elevation Certificate
_____ Floodproofing Certificate
_____ Fill Certification
_____ Manufactured Home Certification
_____ Lowest Floor Certified as: _____ (NGVD)
_____ Floodproofing Certified as: _____ (NGVD)

Final Approval Granted:

CITY PLANNER SIGNATURE

DATE