



**FLOODPLAIN DEVELOPMENT APPLICATION – COMMERCIAL  
DEVELOPMENT DIVISION**



**Department of Unincorporated Area Services  
900 Jackson Street, 3<sup>rd</sup> Floor, Suite 380, Dallas Texas 75202  
Main: 214.653.6565 Fax: 214.653.6752  
[Development@dallascounty.org](mailto:Development@dallascounty.org)**

Permit#: _____ <i>(Internal Staff Only)</i>
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- |  |           |
|--|-----------|
| Level 1 Initial Floodplain Verification                                    | FEE-\$35  |
| Level 2 Permit (Less than 2 acres- Restricted Building in Floodplain)      | FEE-\$100 |
| Level 3 Permit (2 to less than 5 acres- Restricted Building in Floodplain) | FEE-\$100 |
| Level 4 Permit (5 acres and greater- Restricted Building in Floodplain)    | FEE-\$250 |

*\*Approval of a Floodplain Development Permit only authorizes potential impacts to floodplains. Construction of parking lots, vertical structures, etc. can only occur with an approved BUILDING PERMIT.\**

APPLICANT INFORMATION			
Applicant's Name		Applicant's Address	
Applicant's Email		Applicant's Phone	Applicant's Fax
PROPERTY OWNER INFORMATION			
Property Owner's Name		Property Owner's Address (Include City, State & Zip)	
Property Owner's Email		Property Owner's Phone	
County Commissioner District <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4		Unincorporated Area Community Name	
PROJECT AND USE INFORMATION			
Street Address of Project		New Const	New Const
Legal Description:		Remodel	Remodel
		Total Valuation	Total Area
Is Property located in the floodplain?		<input type="checkbox"/> Yes <input type="checkbox"/> No	If Yes, what zone?:
Subject to City's Extra-Territorial Jurisdiction?		<input type="checkbox"/> Yes <input type="checkbox"/> No	If Yes, what city?:
Please list any existing developments/structures:			
Is Property Platted? <input type="checkbox"/> Yes <input type="checkbox"/> No		Is Property being subdivided? <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>*If yes, provide copy of previously recorded plat*</b>		If yes, into how many lots?: _____	
Description of Proposed Project/Use of Property:			
WATER AND SEPTIC INFORMATION			
<input type="checkbox"/> Public Water & Sewer System <input type="checkbox"/> Private Water & Sewer System <input type="checkbox"/> Water Well			



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New Septic System                       Existing Septic System (License # & Year): \_\_\_\_\_

**ACKNOWLEDGMENT**

The applicant hereby acknowledges and agrees to be strictly bound by the Commissioner’s Court of Dallas County in ensuring that all provisions, conditions, and requirements attached to the issuance of a permit for development under the Regulations of Dallas County, Texas for Floodplain Management.

The flood hazard boundary maps and other flood data used by the County Flood Plain Administrator in evaluating flood hazards to proposed development are considered reasonable and accurate for regulatory purposes and are based on the best available scientific and engineering data. On rare occasions greater floods can and will occur and flood height may be increase by manmade or natural causes. Issuance of an exemption certificate does not imply that developments outside the identified areas of special flood hazard will be free from flooding or flood damage.

The nature of the construction is only that which is indicated above and any other construction to occur in a flood plain requires the applicant to resubmit this form accompanied by the Federally Mandated FEMA form 81-31.

<b>Property Owner’s Signature:</b>	
<b>Printed Name:</b>	
<b>Date:</b>	



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**COMMERCIAL DEVELOPMENT PERMIT  
REQUIREMENTS**

*\*Copy of Survey and/or Plat must accompany application (Levels 2 thru 4 only)\**

1. A **Level 1 Floodplain Review** is required prior to any form of development on any property located in the unincorporated area of Dallas County.
2. A **Level 2 Development Permit** is required to install any structure on any property located in the unincorporated area of Dallas County within 100 feet of any portion of the 100-yr floodplain. A LEVEL 2 Permit is also required prior to the approval of a subdivision plat by a developer of a subdivision tract of less than 2 acres in the unincorporated area if any portion of the tract of land is situated within 100 feet of the 100-yr floodplain. A Level 2 Permits require the following:
  - ✓ Demonstration that the proposed development will result in ZERO increase in flood heights within the regulatory floodway of the 100-yr storm as established by the Flood Insurance Rate Maps for Dallas County.
  - ✓ Site Plans drawn to scale showing the nature, location, north arrow, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, drainage flow arrows or any other landscape alterations.
  - ✓ Provide photos of the site including area proposed to be developed.
  - ✓ FEMA form 81-31, JUL 00 showing lowest floor elevations of all proposed structures to be two (2) feet above the base flood elevation of the 100-yr storm as established by the Flood Insurance Rate Maps for Dallas County and referenced by the National Geodetic Vertical Datum of 1979 (NGVD).
  - ✓ Certification by a Professional Engineer, registered in the State of Texas, of any and all flood-proofing methods being used and or proposed.
  - ✓ All new construction and substantial improvements shall be properly anchored to prevent flotation, collapse, or lateral movement of the structure.



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3. A **Level 3 Development Permit** is required to install any structure on any property located in the unincorporated area of Dallas County within 100 feet of any portion of the 100-yr floodplain. A LEVEL 3 Permit is also required prior to the approval of a subdivision plat by a developer of a subdivision tract of 2 acres to less than 5 acres in the unincorporated area if any portion of the tract of land is situated within 100 feet of the 100-yr floodplain. A Level 3 Permits require the following:
- ✓ Demonstration that the proposed development will result in ZERO increase in flood heights within the regulatory floodway of the 100-yr storm as established by the Flood Insurance Rate Maps for Dallas County. The study shall be certified by a Professional Licensed Engineer certified in the State of Texas.
  - ✓ Verify the proposed development create no adverse impact to the adjacent property or downstream system for the 100 year storm event.
  - ✓ Site Plans drawn to scale showing the nature, location, north arrow, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, drainage flow arrows or any other landscape alterations.
  - ✓ FEMA form 81-31, JUL 00 showing lowest floor elevations of all proposed structures to be two (2) feet above the base flood elevation of the 100-yr storm as established by the Flood Insurance Rate Maps for Dallas County and referenced by the National Geodetic Vertical Datum of 1979 (NGVD).
  - ✓ Certification by a Professional Engineer, registered in the State of Texas, of any and all flood-proofing methods being used and or proposed.
  - ✓ All new construction and substantial improvements shall be properly anchored to prevent flotation, collapse, or lateral movement of the structure.
  - ✓ Construction activities shall comply with the SWPPP requirement of the Stormwater Pollution Control Ordinance and the federal Environmental Protection Agency and the Texas Commission on Environmental Quality Regulations.
  - ✓ Other Local, Regional, State, and Federal permits may be required.
4. A **Level 4 Development Permit** is required prior to approval of a subdivision plat by a developer of a subdivision tract of greater than or equal to 5 acres in the unincorporated area if any portion of the tract of land is situated within 100 feet of the 100-yr floodplain. A Level 4 Permit must provide the following:



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- ✓ Demonstration that the proposed development will result in ZERO increase in flood heights within the regulatory floodway of the 100-yr storm as established by the Flood Insurance Rate Maps for Dallas County. The study shall be certified by a Professional Licensed Engineer certified in the State of Texas.
- ✓ Verify the proposed development create no adverse impact to the adjacent property or downstream system for the 100 year storm event.
- ✓ Site Plans drawn to scale showing the nature, location, north arrow, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, drainage flow arrows or any other landscape alterations.
- ✓ FEMA form 81-31, JUL 00 showing lowest floor elevations of all proposed structures to be two (2) feet above the base flood elevation of the 100-yr storm as established by the Flood Insurance Rate Maps for Dallas County and referenced by the National Geodetic Vertical Datum of 1979 (NGVD).
- ✓ Certification by a Professional Engineer, registered in the State of Texas, of any and all flood-proofing methods being used and or proposed.
- ✓ All new construction and substantial improvements shall be properly anchored to prevent flotation, collapse, or lateral movement of the structure.
- ✓ Base flood elevation data must be shown for the entire property. This information may be obtained from FEMA if available. Otherwise a certified Professional Engineer licensed by the State of Texas must calculate them in a manner consistent with established FEMA regulations.
- ✓ Show the location of all gas, water, and sewer services. Indicate how they will be constructed to withstand leakage or rupture during flooding. Electrical facilities shall be constructed at least one foot above the base flood elevation.
- ✓ Show the location of all streets and building sites. Indicate how they will be constructed to provide adequate drainage and thereby minimize the damage due to floods.
- ✓ Construction activities shall comply with the SWPPP requirement of the Stormwater Pollution Control Ordinance and the federal Environmental Protection Agency and the Texas Commission on Environmental Quality Regulations.
- ✓ Other Local, Regional, State, and Federal permits may be required.



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5. **Please note:**
- a. A signed and notarized letter detailing the proposed activity and scope of development must accompany this application.
  - b. Any entity or individual submitting an application on the property owner's behalf must submit signed and notarized authorization.
  - c. A copy of the applicant's United States of America Government Issued ID will be obtained.