



FLOODPLAIN DEVELOPMENT APPLICATION - RESIDENTIAL

DEVELOPMENT DIVISION

Department of Unincorporated Area Services
900 Jackson Street, 3rd Floor, Suite 380, Dallas, Texas 75202
Main: 214.653.6565 Fax: 214.653.6752

Development@dallascounty.org



Permit #: _____
(Internal Staff Only)

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

PROPERTY INFORMATION			
Address:			
City:	State:	Zip Code:	
Survey Name:			
Abstract No.:	Lot Size:	Use of Property:	
Subdivision:	DCAD Acct #:		
Section:	Block:	Lot:	Reserve:
Is property subject to a city's Extra-Territorial Jurisdiction? <input type="checkbox"/> YES <input type="checkbox"/> NO If YES, what city?:			
OWNER INFORMATION			
Owner Name:		Owner Address:	
City:	State:	Zip Code:	
Phone:	E-mail:	Fax:	
BUILDER/CONTRACTOR INFORMATION			
Contractor/Builder Name:			
Contractor/Builder Address:			
City:	State:	Zip Code:	
Phone:	E-mail:	Fax:	
CONSTRUCTION INFORMATION			
<input type="checkbox"/> Single Family Dwelling	<input type="checkbox"/> Repair	<input type="checkbox"/> Swimming Pool	
<input type="checkbox"/> Expansion of Existing Bldg.	<input type="checkbox"/> Accessory Building	<input type="checkbox"/> Town Home	
<input type="checkbox"/> New Addition	<input type="checkbox"/> New Structure	<input type="checkbox"/> Remodel	
<input type="checkbox"/> Filling	<input type="checkbox"/> Mining	<input type="checkbox"/> Other	
Manufactured/Mobile Home?:	<input type="checkbox"/> Owner Occupied	or	<input type="checkbox"/> For Rent/Lease
Describe use of building or other structure (including other):			



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<input type="checkbox"/> Owner Occupied <input type="checkbox"/> For Rent/Lease		Property already platted? <input type="checkbox"/> YES <input type="checkbox"/> NO <i>*if yes, provide copy of previously recorded plat*</i>
		Property being Subdivided? <input type="checkbox"/> YES <input type="checkbox"/> NO
No. of Units:	Sq. Footage:	Total Cost:
Please list any existing developments/structures:		
SEPTIC AND WATER INFORMATION		
<input type="checkbox"/> Public Water & Sewer System	<input type="checkbox"/> Private Water & Sewer System	<input type="checkbox"/> Water Well
<input type="checkbox"/> New Septic System	<input type="checkbox"/> Existing Septic System (License # & Year Installed):	
DRIVEWAY INFORMATION		
<input type="checkbox"/> Existing Driveway	<input type="checkbox"/> New Driveway	<input type="checkbox"/> Paving over Culvert <input type="checkbox"/> Curb Curt <input type="checkbox"/> Sidewalk
Width of Driveway:	# of Approaches:	Nearest Cross Street:
Direction from Cross Street:	<input type="checkbox"/> North	<input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West
Dallas County has adopted the 2009 version of the International Residential Code		

RESIDENTIAL DEVELOPMENT PERMIT LEVEL REQUIREMENTS

Copy of Survey and/or plat must accompany application

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.



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- ✓ 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.
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 Storm water 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 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 Storm water 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.
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.



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Property Owner's Signature

Printed Name

Date

Authorized Rep Signature

Printed Name

Date