

Development in a Floodplain in Pulaski County, IN

Development in a floodplain is described as:

Development (for floodplain management purposes): any man-made change to improved or unimproved real estate including but not limited to:

1. construction, reconstruction, or placement of a structure or any addition to a structure;
2. installing a manufactured home on a site, preparing a site for a manufactured home, or installing a recreational vehicle on a site for more than 180 days;
3. installing utilities, erection of walls and fences, construction of roads, or similar projects;
4. construction of flood control structures such as levees, dikes, dams, channel improvements, etc.;
5. mining, dredging, filling, grading, excavation, or drilling operations;
6. construction and/or reconstruction of boat lifts, docks, piers, and seawalls;
7. construction and/or reconstruction of bridges or culverts;
8. storage of materials; or
9. any other activity that might change the direction, height, or velocity of flood or surface waters.

"Development" does not include activities such as the maintenance of existing structures and facilities such as painting; re-roofing; resurfacing roads; or, gardening, plowing, and similar agricultural practices that do not involve filling, grading, excavation, or the construction of permanent structures.

Permitting Requirements for Floodplain Permitting

***Improvements in a floodplain need permitted as prescribed in Pulaski County Flood Damage Prevention Ordinance**

***New residential construction is not allowed in the floodway**

***Structures under 400 sq ft follow local flood plain regulations**

Floodplain Determination

- Determine if development is in the Special Flood Hazard Area (SFHA)
- Is the development in the floodway or flood fringe?
- For additions, remodels, and repairs; determine if the development is substantial improvement or substantial damage.

1F. Residential Structures in Floodplain

- FARA report to verify Base Flood Elevation (BFE)
- Verification of county floodplain ordinance
- Flood Elevation and Flood Protection Grade to be shown on plans
- Flood Elevation Certificate (by Licensed Surveyor) *shall be submitted upon project completion*
- Documentation as required as shown in #1 Residential Structures

2F. Non- Residential Structures in Floodplain

- FARA report to verify Base Flood Elevation (BFE)
- DNR approval - [DNR Water Permit Filing](https://secure.in.gov/apps/dnr/water-permit/dnr_water_application_ia) https://secure.in.gov/apps/dnr/water-permit/dnr_water_application_ia
- Verification of county floodplain ordinance
- Flood elevation to be shown on plans
- Flood Elevation Certificate (by Licensed Surveyor) or dry floodproofing certificate (completed by licensed professional engineer or architect) *shall be submitted upon project completion*
- Documentation as required for #2 Commercial Structures

3F. Accessory Structures in Floodplain

- FARA report to verify Base Flood Elevation (BFE)
- DNR approval if in floodplain- [DNR Water Permit Filing](https://secure.in.gov/apps/dnr/water-permit/dnr_water_application_ia) https://secure.in.gov/apps/dnr/water-permit/dnr_water_application_ia
- Verification of county floodplain ordinance
- Flood elevation to be shown on plans
- Structures under 400 sq ft follow local flood plain regulations
- Documentation as required for #3. Accessory Structures

All other development that is not a structure in a Floodplain (fence, riprap, excavation, pond, etc)

County permit will not be issued in a floodplain until DNR permit, letter of authorization, or documentation the project meets exemption requirements is received if in floodway.

- Follow “Accessory Structure #2” requirements, where necessary
- Follow Pulaski County flood damage prevention Ordinance
- DNR approval if in floodplain- [DNR Water Permit Filing](https://secure.in.gov/apps/dnr/water-permit/dnr_water_application_ia) https://secure.in.gov/apps/dnr/water-permit/dnr_water_application_ia