



Shoreland and Floodplain Alteration Permit Application

➔ For development that doesn't involve buildings ←

This permit application shall be required when any type of “development” is proposed within the shoreland or floodplain. This application can be used when the project does not involve buildings (any structure having a roof which may provide shelter or enclosure of persons, animals, or chattel). **Permit fee is \$100**, After-fact-permit fee is \$500 plus double the application fee.

- **Development/ Alteration** - any change or alteration to improved or unimproved real estate, including buildings or other structures that result from human action or presence; Any change or alteration to land from human action or presence including mining, dredging, filling, grading, paving, excavation or drilling operations; or storage of equipment or materials.
- **OHW (Ordinary High Water)** – the boundary of public waters and wetlands, and shall be an elevation delineating the highest water level which has been maintained for a sufficient period of time to leave evidence upon the landscape, commonly that point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial. For watercourses, the ordinary high water level is the elevation of the top of the bank of the channel. For reservoirs and flowages, the ordinary high water level is the operating elevation of the normal summer pool.
- **Shoreland Impact Zone (SIZ)**- half the required building setback
- **Regulatory Flood Protection Elevation** - an elevation not less than one foot above the base flood plus any increases in the water surface elevation caused by encroachments on the floodplain that result from designation of a floodway.

Applicant Information

Property Owner:	Contractor/Agent:
Mailing Address:	Mailing Address:
Phone:	Phone:
Email:	Email:

Site Information

Site Address:
Parcel #:

Submittal Requirements

- Location and detail of grading, fill, and methods to stabilize soil
- Copies of any other required state or federal permits or approvals (if applicable)

Project Information

Water Body Name:	
Proposed Project Start:	Proposed Project End:

<input type="checkbox"/> Topographic Alteration	<input type="checkbox"/> Sand Blanket (not allowed in floodplains)	<input type="checkbox"/> Patio/ or Impervious Surface	<input type="checkbox"/> Retaining Wall (only maintenance on existing within SIZ)	<input type="checkbox"/> Riprap	<input type="checkbox"/> Steps
<input type="checkbox"/> Excavation <input type="checkbox"/> Fill <input type="checkbox"/> Grading Volume:	Length: Width: Depth:	Length: Width: Sq. Ft.:	Length: Height:	<u>Only IF Approved</u> Length:	Length: Width:

Project Purpose:

Site Information (fill out all sections)

Impervious* Lot Coverage:	Note 25%= max lot coverage
Floodplain present?	NOTE: can be found on Beacon website
Floodway present?	If yes, limitations may exist
Wetlands present?	If yes, limitations may exist
Pre-project site visit done with County staff?	

***Impervious Surface:** A surface that has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water. It includes surfaces such as compacted sand, limerock, clay or gravel, as well as most conventionally surfaces streets, roofs, sidewalks, parking lots and other similar structures.

Erosion Control Plan (Explain your erosion control plan. Land alterations must be conducted in a manner that ensures only the smallest amount of bare ground is exposed for the shortest amount of time. Mulches or similar materials must be used, where necessary, for temporary bare soil coverage, and a permanent vegetation cover must be established as soon as possible. Methods must minimize soil erosion and trap sediments before they reach any surface water.)

SITE PLAN

Use the space below to show all dimensions, measurements, and calculations. You may attach a map provided by Beacon GIS or other system.

Failure to show this will result in return of application to applicant.



Application will be evaluated based on compliance with the standards outlined in the Section 7.14 Shoreland of the most current version of the Benton County Development Code Ord. No. 477 and Floodplain Management Ord. No. 196. No work of any kind may start until an application is approved and a permit is issued. The permit may be revoked if any false statements are made in this application. If revoked, all work must cease until a permit is re-issued. Applicant gives consent to Benton County staff to carry out inspections required to verify site conditions and compliance. Entry may be without prior notice.

Applicant signature: _____ **Date:** _____

Review & Analysis

Note: This section does not capture all required standards. Every permit application requires analysis and strict compliance to the provisions in the local shoreland and floodplain ordinance. If “no” is checked anywhere below, the application cannot be approved.

Flood Zone and District

Floodplain District:

- Floodway
- Flood Fringe
- General Floodplain

Allowable Use?

- Permitted
- Requires CUP

Determination of RFPE

- A) Base Flood Elevation = _____ ft.
- B) Floodway Stage Increase = _____ ft.
- C) Required Freeboard = _____ ft.

RFPE (add A, B, & C) = _____ ft.

Datum: NGVD 29 NAVD 88 Other: _____

Source for BFE & Stage Increase:

- FIRM Map & FIS (for detailed Study Areas)
- Estimated 1% Water Surface Elevations (assume 0.5' Stage Increase)
- Other: _____

For Developments in all Floodplain Districts

- Yes No n/a Anchored
- Yes No n/a Materials and equipment are resistant to flooding
- Yes No n/a Minimizes flood damage and is reasonably safe from flooding
- Yes No n/a Provides adequate drainage to reduce exposure to flood hazards
- Yes No n/a Is not detrimental to uses in adjoining areas
- Yes No n/a All utilities, electric, gas, heating, ductwork, water supply, and ISTS are elevated and/or floodproofed up to or above the RFPE
- Yes No n/a Materials that are buoyant; flammable; explosive; potentially injurious; or likely to cause pollution of waters are stored or floodproofed up to or above the RFPE, have been approved by the MPCA and/or are protected by structural measures.

For Developments in the Floodway

- Yes No Development is an allowable use in the Floodway District
- Yes No Has it been determined that development will not cause an increase in water surface elevations, obstruct flood flows, or increase velocities during the one-percent annual chance flood?
 - If yes, how?
 - Analysis performed by a professional engineer. Attach analysis and [No-Rise Certification](#).
 - Verified through other accepted standard engineering practices (such as when a riprap project is proposing to restore the site to its previous cross-sectional area). Attach analysis.
 - If no:
 - Yes No Has a Conditional Letter of Map Revision been obtained?
- Yes No Does the use or activity require a conditional use permit?
 - If yes:
 - Yes No Does the development meet the associated standards for the CUP as described in the ordinance?
- Yes No n/a If development is proposed below the Ordinary High Water Level in the bed of a public water, is a DNR Public Waters Work Permit or utility crossing license included with application, or is the activity exempt from a DNR permit?

For Developments in the General Floodplain District

If the use or activity would not be allowed in the floodway district, the boundaries of the floodway must be determined to ensure development occurs outside of the floodway.

- Yes No Has it been determined that cumulative effect of the development, when combined with all other existing development, will not increase the water surface elevation of the base flood more than one-half foot (or less, if increased flood damages would potentially result)?
- If yes, how?
 - Analysis performed by a professional engineer. Attach analysis.
 - Verified through other accepted standard engineering practices (such as when a riprap project is proposing to restore the site to its previous cross-sectional area). Attach analysis.
 - The development is on/adjacent a lake or wetland, and land alterations within the near shore area is minimized or limited to shore stabilization projects
 - If no:
 - Yes No n/a Has a Conditional Letter of Map Revision been obtained?
- Yes No n/a If development is proposed below the Ordinary High Water Level in the bed of a public water, is a DNR Public Waters Work Permit or utility crossing license included with application, or is the activity exempt from a DNR permit?

Permit Approval or Denial

If any box is checked "no," the permit must be denied.

- Approve Permit
- Approve Application, subject to CUP Hearing
- Request Additional Information
- Deny Permit

Wetland Program Lead signature: _____ Date: _____