

Floodplain Management & Regulation Fact Sheet

Gallia County, Unincorporated Areas

Development in Floodways

What is considered development?

- Any manmade change to real estate including but not limited to buildings, homes, garages, carports, other structures, driveways, fences, walls, signage, mining, dredging, filling, grading, clearing, paving, excavation, drilling, storage of materials or equipment, etc.

How can I develop my land that is mapped in the Floodway in accordance with county floodplain regulations?

- ✓ Contact the Floodplain Administrator to obtain floodplain boundary **maps** of the site and required forms.
- ✓ If the site is near the edge, work with a surveyor to mark the floodplain zone boundaries.
- ✓ Apply for a floodplain development **permit**, at no cost to you!
- ✓ Before any development can occur in the Floodway, a **Hydrologic & Hydraulic Analysis** must be conducted by a registered professional engineer, demonstrating that the proposed development would not result in any increase in the base flood elevation.
- ✓ This “**zero rise**” restriction applies even if only a portion of the project is mapped in the Floodway.
- ✓ If the analysis shows no rise in base flood elevation would occur, the project must also comply with **Zone AE** floodplain regulations, such as elevating homes one foot above base flood elevation. Please refer to Zone AE fact sheet.

Thank you! Your cooperation protects the property, lives, & floodplains of Gallia County!

To apply for a permit or with any questions contact: **Gallia Soil & Water Conservation District**

Shari Hill, *Floodplain Administrator*
111 Jackson Pike, Suite 1569
Gallipolis, OH 45631
740-446-6173