

Kershaw County Planning and Zoning Department

515 Walnut Street, Room 160, Camden, SC 29020 803-425-7233



PERMITTING FOR LOTS WITHIN THE FLOODPLAIN

EFFECTIVE OCTOBER 6, 2008

PLOT PLAN

Per Article III of the Flood Damage Prevention Ordinance, Kershaw County, South Carolina, an application for a building or land development permit where any portion of a lot is within or appears to be within the floodplain as mapped by FEMA, shall require a plot plan prepared and stamped by a registered land surveyor or professional engineer. The Plot Plan shall show:

- The boundaries of the areas of special flood hazard per the Kershaw County FEMA Flood Map. If the lot is located in multiple flood zones, the flood zone boundaries shall be clearly delineated.
- The floodway, if any.
- The location of all buildings and structures and their distance from the property lines and flood boundaries.
- If an existing or proposed building or structure is located wholly or partially within the floodplain, the lowest floor elevation per construction plans shall be provided.
- If a base flood elevation is provided, the preparer shall provide a benchmark that is shown on the Plot Plan.

FLOOD ELEVATION CERTIFICATE

If the building is located wholly or partially within the floodplain, a flood Elevation Certificate shall be required. The Flood Elevation Certificate must show the elevation of the lowest floor relative to the base flood elevation in Zone AE and elevation of the lowest floor relative to the lowest adjacent (finished) grade in Zone A.

Elevation certifications are required at two stages:

- During construction - When lowest floor is complete and before any vertical construction has begun.
- Finished construction - Upon completion of construction, a final certification with photographs shall be prepared.

FLOODPROOFING CERTIFICATION

For non-residential buildings in Flood Zone A that elect to floodproof in lieu of elevating the building, the applicant shall provide a certification from a registered professional engineer or architect that the non-residential floodproofed structure meets the requirements of Article IV.B.2 of the Flood Damage Prevention Ordinance, Kershaw County, South Carolina.

FLOODPLAIN

For purposes of these regulations, the floodplain shall mean any *area of special flood hazard* within the floodplain subject to a one percent chance of being equaled or exceeded in any given year as shown on the Kershaw County FEMA Flood Map as Zones A and AE.

Reviewed by DNR October 3, 2008