



SANDY SPRINGS
COMMUNITY DEVELOPMENT

FLOOD PLAIN CHECKLIST

Project Name: _____ Tax ID #: _____

Project Number: _____ Date: _____

Reviewed By: _____ Telephone: _____

Please address all items marked with an "X"

____ 1. General (all projects)

- A. Provide F.E.M.A Flood Insurance Rate Map (F.I.R.M.) excerpt on the cover sheet for the subject site development plans on which the site is delineated.
- B. Provide statement below F.E.M.A. F.I.R.M. excerpt on cover sheet of plans:
"This site [is/is not] located within a zone [A, AE, shaded zone X] as defined by F.I.R.M Community Panel Number(s) 135160 _____ for unincorporated Fulton County, Georgia. (Use June 22, 1998 map)."

____ 2. Flood Zone AE within site:

- A. Clearly delineate flood zone extents and both the existing and proposed 100 year flood elevations on plans.
- B. Provide project benchmark with elevation, tied to Sandy Springs or Fulton County G.I.S. monument. Use N.G.V.D. or Mean Sea Level Datum.
- C. If the proposed work encroaches within Zone AE. The following is required:
 - 1. Professional Engineer's certification that the proposed work will not:
 - a) raise the base flood elevation outside of the property limits;
 - b) reduce the flood storage capacity in the flood plain (fill placed within flood plain must be compensated and all cut areas must gravity drain to watercourse);
 - c) impede the movement of flood waters;
 - d) change the flow characteristics of the flood waters; and
 - e) create hazardous or erosion-producing velocities.
 - 2. Flood study, prepared by Professional Engineer, substantiating the certification.
 - 3. At the request of Sandy Springs application to F.E.M.A. for a conditional F.I.R.M. revision to be submitted to F.E.M.A. through Sandy Springs.
- D. Provide a RECORDED copy of the Sandy Springs Flood Plain Indemnification Agreement.

- ____ 3. If Flood Zone A and/or shaded Zone X exists within site:
- A. Clearly delineate flood zone extents and both the existing and proposed 100 year flood elevations on plans.
 - B. Provide project benchmark with elevation, tied to Sandy Springs or Fulton County G.I.S. monument. Use N.G.V.D. or Mean Seal Level Datum.
 - C. Provide flood study prepared by a Professional Engineer that determines both the existing and proposed extents and elevations of the flood zone.
 - D. Locate all flood study sections on the plans and state the existing and proposed flood elevations at each section.
 - E. If the proposed work encroaches within Zone A or shaded Zone X. The following is required:
 - 1. Professional Engineer's Certification that the proposed work will not:
 - a) raise the base flood elevation outside of the property limits;
 - b) reduce the flood storage capacity in the flood plain (fill placed within flood plain must be compensated and all cut areas must gravity drain to watercourse);
 - c) impede the movement of flood waters;
 - d) change the flow characteristics of the flood waters; and
 - e) create hazardous or erosion-producing velocities.
 - 2. At City's request, application to F.E.M.A. for a conditional F.I.R.M. revision to be submitted to F.E.M.A. through Sandy Springs.
 - F. Provide a RECORDED copy of the Sandy Springs Flood Plain Indemnification Agreement.
- ____ 4. State the "lowest floor elevation," including basement and attached garage for each lot affected by the flood plain.
- ____ 5, Per article 4.24.9.G of the Zoning Ordinance, certify and submit calculated areas to demonstrate that no lot area has less than 50% of the minimum lot area (as established by the applicable zoning district regulations) above the base flood elevation, and/or no less than 70% of the buildable land area of any lot lies above the base flood elevation by a minimum of one foot.
- ____ 6. Show the following **NOTES** on the construction plans:
- A. The flood zone(s) _____ shown hereon are based on the Fulton County Community Panels (F.I.R.M.) [Numbers/Numbers] 135160 _____.
 - B. The base flood (I.R.F.) elevations shown hereon are based on the flood elevation study by _____, etc., OR
The base flood (I.R.F.) elevations shown hereon are based on the flood insurance studies for unincorporated Fulton County.
 - C. All construction including grading and filling within the flood plain shown hereon shall be in conformance with the Sandy Springs Zoning Ordinance Article 4, Section 24.
 - D. All cut and fill within the flood plain shall be field verified and certified by a Professional Engineer.

E. All intermediate regional flood plain shall be field located and staked prior to encroachment within them. Such location shall be maintained clear and visible throughout construction and final approval.

F. When utility (storm drains, sewers, etc.) construction is within a flood plain:

1. The contractor shall restore the flood plain to the original condition and grade immediately upon completion.
2. Upon completion of restoration, a Professional Engineer shall certify in writing to the Community Development Department that all work is complete and the flood plain restored.

G. When any construction borders a flood plain:

1. The contractor shall restore the flood plain to the original condition and grade immediately upon completion.
2. Upon completion of restoration, a Professional Engineer shall certify in writing to the Community Development Department that all work is complete and the flood plain restored.

H. The lowest floor elevation includes basement and attached garage.

____ 7. Show the limits of construction and the quantities of cut/fill proposed within the flood plain on the construction plans. Show a grading plan with quantities and proposed contours for the area where the compensating cut is to be made. When fill or cut is proposed within a flood plain, a plan and profile based on field run cross sections shall be submitted as part of the land disturbance permit. The horizontal and vertical scales shall be such that the contractor can clearly determine the extent and amount of work and such as to facilitate the engineer in submitting the required certification.