FLOODPLAIN CHECKLIST

APPENDIX N

GENERAL (ALL PROJECTS)	
	Provide most current FEMA Flood Insurance Rate Map (FIRM) excerpt on the cover sheet for the subject site development plans on which the site is delineated. Also note reference to Fayette County Flood Study.
	For all streams with a drainage area of 100 acres or greater, the future-conditions flood elevations shall be provided by the city. If future-conditions elevation data is not available from the city, then it shall be determined by a registered professional engineer using a method approved by FEMA and the city.
	Provide Flood Study (2 copies if applicable)
IF FLOOD ZONE AE, ZONE A AND/OR SHADED ZONE X WITHIN SITE:	
	Clearly delineate flood zone extents and both the existing and future 100-year flood elevations on plans.
	Provide project benchmark with elevation. Use N.A.V.D. or Mean Sea Level Datum.
	If the proposed work encroaches within Zone AE, A or X. The following is required: a. Professional Engineer's certification that the proposed work will not: i. raise the base flood elevation equal to or more than 0.01 foot. ii. reduce the flood storage capacity in the flood plain (fill placed within floodplain must be compensated and all cut areas must gravity drain to watercourse); iii. impede the movement of flood waters; iv. change the flow characteristics of the flood waters; and v. create hazardous or erosion-producing velocities. b. Flood study, prepared and certified by Professional Engineer, which determines both the existing and proposed extents and elevations of the flood zone. Provide a No Rise Certificate, if applicable. c. At the request of the City of Fayetteville, provide application to FEMA for a conditional FIRM revision to be submitted to FEMA.
	Locate all flood study sections on the plans and state the existing and proposed flood elevations at each section.
	Provide a RECORDED copy of the Fayetteville Flood Plain Indemnification Agreement.
GENERAL	
	State the "lowest floor elevation" including basement and attached garage for each lot affected by the floodplain. Note: lowest flood elevation shall be a minimum of 3 ft. above the 100-year storm elevation.
	Per Floodplain Ordinance, certify and submit calculated areas to demonstrate that no lot area has less than 50% of the minimum lot area 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.
	Show the limits of construction and the quantities of cut/fill proposed within the floodplain 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 floodplain, 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. Provide No Rise Certificate.
	The lowest finished floor elevation adjacent to a stormwater management facility shall be a minimum of 3 feet above the 100-year flood elevation within the facility.
	Structural detail sheets should be removed from LDP submittal and either submitted separately as a Building Permit or submitted with the building renovation Building permit.
Clearly state the following notes on the cover sheet and construction plans:	
	Provide statement below: "This site [is/is not] located within a zone [A, AE, shaded zone X] as defined by FIRM Community Panel Number for Fayette County, Georgia and incorporated areas dated XXXXXX."
	Provide FEMA FIRM excerpt of the subject site with the site location delineated.
	The base flood (IRF) elevations shown hereon are based on the flood elevation study by, (signature, seal, date of design professional.)

FLOODPLAIN CHECKLIST (CONTINUED)

	All construction including grading and filling within the floodplain shown hereon shall be in conformance with the City of Fayetteville Floodplain Ordinance.
	All cut and fill within the floodplain shall be field verified and certified by a Professional Engineer.
	All floodplain shall be field located and staked prior to encroachment within them. Such location shall be maintained clear and visible throughout construction and final approval.
	When utility (storm drains, sewers, etc.) construction is within a floodplain: a. The contractor shall restore the floodplain to the original condition and grade immediately upon completion. b. Upon completion of restoration, a Professional Engineer shall certify in writing to the Community Development Department that all work is complete and the floodplain restored.
	When any construction borders a floodplain: a. The contractor shall restore the floodplain to the original condition and grade immediately upon completion. b. Upon completion of restoration, a Professional Engineer shall certify in writing to the Community Development Department that all work is complete and the floodplain restored.
	The lowest floor elevation (includes basement and attached garage), HVAC, electrical, and other service facilities shall be a minimum of 3 ft. above the 100-year storm elevation or one foot above the future-conditions flood elevation, whichever is higher.