

## Site Development Plan Review Checklist for Floodprone Properties

To be used along with submission requirements for general Site Plan Review. This checklist applies to parcels of land that experience localized flooding.

### Technical Considerations Satisfied:

- Location, width and purpose/description of all existing and proposed easements, set-backs, reservations and areas dedicated to public use within and adjoining the property, such as conservation or drainage easements
- Names, locations, elevations, and widths of adjacent streets
- Building elevations of adjoining parcels
- Conformity with local flood damage prevention, wetlands protection, and conservation development regulations
- Conformity with local hazard mitigation plan

### Impact on Environs Satisfied:

- Use of future conditions—both land use and hydrology
- Identify levee protection areas
- Identify dam failure areas
- Flood response/evacuation plan

### Existing Natural Features Satisfied:

- Location of floodplains adjacent to all stream channels (e.g., floodways, 1-percent annual chance and 0.2-percent annual chance floodplains), including Base Flood Elevations (BFE)
- Map waterbodies without identified floodplains (e.g., ditches, ponds, lakes)
- Hydrologic features, including all perennial and intermittent streams
- Natural grade elevation related to floodprone areas
- Geologic features, such as depth to groundwater and aquifers
- Topography at two-foot contour intervals

- Soil characteristics, such as field indicators of hydric soils and drainage capacity
- Vegetation, including all clearing, filling, and other proposed changes to the ground
- In V zones (coastal high hazard areas), the line of the mean high tide and Zone V/Zone A boundary; if there is more than one Zone on the lot, the BFE and boundary locations should be depicted on the plans.
- Habitat assessment

### Proposed Development:

- Retention and detention facilities based on the 24-hour, 100-year storm
- Location, elevation, and arrangement of site access and egress, including all paths for pedestrian and vehicular travel within the site
- Landscaping plans, including riparian buffer areas
- Architectural plans (e.g., building anchoring standards, utility standards)
- Materials specifications (e.g., identify flood resistant materials for areas below BFE + 2', flood vents)

### Are any of the following located in a flood hazard area?

- Decks, access stairs and elevators, fences, retaining walls, swimming pools, or accessory buildings
- Underground electric connections serving lots
- Hazardous materials (e.g., storage tanks, on-site sewage disposal components)
- Wellheads for water
- Local road systems