

15-06-03 General Residential Development Standards

I. Flood Plain Areas

2. In any subdivision in or adjacent to a flood plain identified by the Federal Emergency Management Agency (FEMA), the developer shall comply with the provisions of this Chapter.
3. Design and develop the subdivision to provide each lot with a buildable area that will permit the lowest floor elevation, including the basement, to be constructed one (1) foot above the one hundred (100) year flood elevation. The developer is required to obtain an elevation certificate prior to issuance of building permits.
4. Design the subdivision to minimize the effects of flooding and to facilitate the flow of surface water runoff.
5. Submit the following base flood elevation data with the application for preliminary plat approval:
 - a. The elevation of the one hundred (100) year flood elevation in relation to mean sea level. Also, as noted on FEMA maps.
 - b. The elevation of the lowest floor level, including basements, of proposed dwellings. An elevation certificate will be required for all dwellings in areas adjacent to a flood plain.
6. The City may maintain a record of all the information required in subsection (D) above.
7. Install or replace, when required by the City, all sewer and water systems within an identified flood plain to eliminate or minimize possible damage to such systems, discharge from such systems into flood water, or infiltration of floodwaters into such systems.
8. All new storm drain and water systems shall be approved to ensure compliance by the Sandy City Public Utilities Department.