

# Flood Hazard Area Development Permit Application



**Augusta Planning and Development Department**

FLOOD PLAIN DIVISION

525 Telfair Street

Augusta, GA. 30901

706-821-1796

**Only Completed Applications will be accepted**



# Requirements for Development Permit Approval:

A permit is required before construction or development, including the placement of manufactured homes, begins within any Special Flood Hazard Area (SFHA) or within any property that contains Special Flood Hazard Area (SFHA), so that Augusta, GA may determine whether such construction or other development meets the requirements of the NFIP and the City of Augusta Georgia's Flood Damage Prevention Ordinance.

Augusta, Georgia will also review all proposed developments to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law; however, receipt of all required permits by State and Federal law is ultimately the responsibility of the property owner.

### (No EC required)

- Minor Home Repairs / Renovations / Rehab (less than 50% of the value of the structure)
  - Roofing (less than 50% of the value of the structure)
  - Residential Utility Installation (water supply, sewage disposal, cable, gas, etc.)
  - Detached Accessory Structure Dimensions: \_\_\_\_\_
  - Open Carport  Demolition Other \_\_\_\_\_
- Notes: \_\_\_\_\_

### (New Construction – EC required)

- Residential structure  Commercial structure  Subdivision (less than 50 lots or 5 acres)
  - Subdivision (greater than 50 lots or 5 acres)  
BFE's must be established
  - Manufactured home Park  Manufactured Home Installation
  - Building Addition  Residential  Commercial
  - Flood proofing of non-residential structure(s)  Filling or Grading
  - Watercourse Alteration (Any change that occurs within the banks of a watercourse)
- Notes: \_\_\_\_\_

Name of Development: \_\_\_\_\_

Developer: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Engineer or Architect: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Petitioner/ Owner: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Petitioner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### (For Office Use Only)

Flood Permit #: \_\_\_\_\_

Development Permit Application is:  
 Approved  Disapproved for the following reasons:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Director, Augusta Planning Department Date

#### Requirements for development permit approval

Job Cost: \$ \_\_\_\_\_ Zone: \_\_\_\_\_

EC required:  yes  no

Res. Imp: \$ \_\_\_\_\_

Purpose: \_\_\_\_\_

TPN#: \_\_\_\_\_

Subdivision Name: \_\_\_\_\_

Lot/Block: \_\_\_\_\_ Map: \_\_\_\_\_

Flood Zone: \_\_\_\_\_ Panel: \_\_\_\_\_

Map: \_\_\_\_\_ Community#: \_\_\_\_\_

*This permit will be considered void if the described activity has not begun within six months of the issuance date and will remain valid for two years from the issuance date (in conjunction with the approved Site Plan for the development).*

*Note: All structures must be built with the lowest floor, including the basement, elevated or flood proofed to or above the base flood elevation (100 year / 0.1% annual chance flood) plus 3 feet.*

## **Compliance with all of the criteria of the Flood Damage Prevention Ordinance**

(including but not limited to) plans in duplicate drawn to scale showing:

North arrow and location map

- Property boundaries with dimensions to include floodway and floodplain lines
- If the proposed development is located within a floodway, a technical analysis is required with the application to show no increase in base flood elevation.
- Dimensions and location of existing and/or proposed development on the site
- Areas to be cut and filled.(to include existing and proposed elevations) Note: No fill can be brought in from offsite without a variance – a No Rise Certification will be required
- Elevation in relation to mean sea level of the lowest floor (including basement) of all structures.(indicate datum used)
- Detailed drawing of foundation openings – indicate numbers of openings and total square footage
- Elevation in relation to mean sea level to which any non-residential structure has been flood-proofed
- Provide certificate from a registered professional engineer or architect that the non-residential flood proofed structure meets the flood – proofing criteria in Article 5, Section B (2) of the Flood Damage Prevention Ordinance
- Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.
- Must be accompanied by an analysis showing that the flood carrying capacity of the watercourse has not been reduced.

## **Flood Hazard Information & Warning System**

- **Flooding in Augusta**  
Heavy rains cause most of the flooding that occurs in Augusta, GA.
- When the ground is saturated by heavy or prolonged rainfall, Augusta's drainage systems, drainage channels, creeks, streams, and tributaries may exceed their capacity and flooding can result.
- On October 12, 1990, this area experienced some of the worst flooding ever when 15 inches of rain fell during a 100-year storm event causing millions of dollars in property damage. Most of the areas experiencing the heaviest flooding were located in Special Flood Hazard Areas (SFHAs), or what we all more commonly refer to as "floodplains".

### **Hazard Areas**

The Federal Emergency Management Agency (FEMA) publishes Flood Insurance Rate Maps (FIRMs) showing flood hazard areas and the degree of risk in those areas.

### **Flood Warning System**

The Emergency Management Agency of Augusta monitors the National Weather Service's advisory bulletins and storm tracking service and advises the Mayor and Administrator of evacuation plans during a flood, as well as during other natural and man-made disasters. Residents can tune to local network television and radio stations for up-to-date weather information and emergency readiness.

Feel free to contact The Augusta Planning & Development Department to see if your property is in a Special Flood Hazard Area (SFHA).

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