

ARIZONA DEPARTMENT OF WATER RESOURCES
OFFICE OF DAM SAFETY AND FLOOD MITIGATION

**State Standard
for
Development of Individual Residential Lots
Within Floodprone Areas**

Under authority of A.R.S. § 48-3605 (A), the Director of the Arizona Department of Water Resources establishes the following standard for *Development of Individual Residential Lots Within Floodprone Areas* in Arizona:

In addition to providing floodwater surface elevations, floodplain limits and floodway limits for use in fulfilling the requirements of Flood Insurance Studies, local community officials may require the information specified in State Standard Attachment 6-05 (SSA 6-05) or by an alternative procedure reviewed and accepted by the Director.

These guidelines shall apply to individual residential lots located in all flood hazard areas identified either by the Federal Emergency Management Agency as part of the National Flood Insurance Program or by the local Floodplain Administrator. Application of these guidelines will not be necessary if the local community or county has in effect a drainage, grading, or stormwater ordinance which, in the opinion of the Department, results in the same or greater level of flood protection as application of these guidelines would ensure.

This requirement is effective May 15, 2005. State Standard 6-05 and State Standard Attachment 6-05 replace State Standard 6-96 and State Standard Attachment 6-96, adopted in November 1996. Please discard all copies of the superseded standard and attachment.

Copies of this State Standard can be obtained by contacting the Arizona Department of Water Resources at (602) 417-2445. Should you need this publication in alternate format, please contact the Arizona Department of Water Resources with your needs at (602) 417-2445 or (602) 417-2455 (TDD).

SITE PLAN CHECKLIST

A site plan (plot plan) is required and should be drawn to a scale (not smaller than 1" = 40')* in black ink suitable for reproduction and include the following information at a minimum:

1. All watercourses regulated by state or local agency on the subject lot or within 300 feet of existing or proposed buildings.
2. Subject lot boundary dimensions with drawing scale and north orientation arrow.
3. Proposed structure location, including its external dimensions and use.
4. Any existing structure location, including its external dimensions and use.
5. Adjacent alleys, roads, streets or means of access.
6. Location of driveway(s) and distance to nearest property line.
7. Building erosion hazard setback distances measured from nearest top of bank or floodway. The minimum distance must meet the standards outlined in State Standard SS5-96.
8. Distance(s) from existing and proposed buildings to property line.
9. Distance(s) between buildings (if applicable).
10. Location of entire septic system (if applicable).
11. Location of all on-site utility poles, meters (and elevations), lines, etc.
12. Terrain slope – local drainage flow directions.
13. Slope information (may be given in units of feet per foot or percentage of slope).
 - a. Indicate high point and low point of subject lot if terrain slopes.
 - b. Indicate by arrow or contour the direction of terrain slope.
 - c. Indicate difference in elevation between high point and low point of lot.
 - d. Field photographs with scale of watercourse.
14. All road cuts or fills within 50 feet of the subject parcel, roadside ditches and culverts (including size).
15. Location and type of walls and fences (and adjacent property), existing and proposed. Details of how the drainage is routed through or around these structures shall be provided when applicable.
16. Lowest floor elevation and elevation of lowest enclosed area.
17. A minimum of one cross section of the parcel drawn to an appropriate scale. The cross section should include the proposed development residential site. The cross section should include the watercourse.
18. Grading limits, include the toe of fill slopes, and proposed changes to existing elevations.
19. The site plan must include floodplain boundaries. Indicate on which side of the floodplain boundary line the floodplain lies. It must be noted on the site plan if the entire property is located in the floodplain.
20. Administrative floodplain limits.
21. All easements.
22. Temporary Benchmark.

* Larger parcels may require smaller scale plot plans. Please check with local floodplain management agency.

Supplemental Information Checklist

In addition to the information required above, occasionally supplemental information may be required for a site plan. Such information may include but is not necessarily limited to:

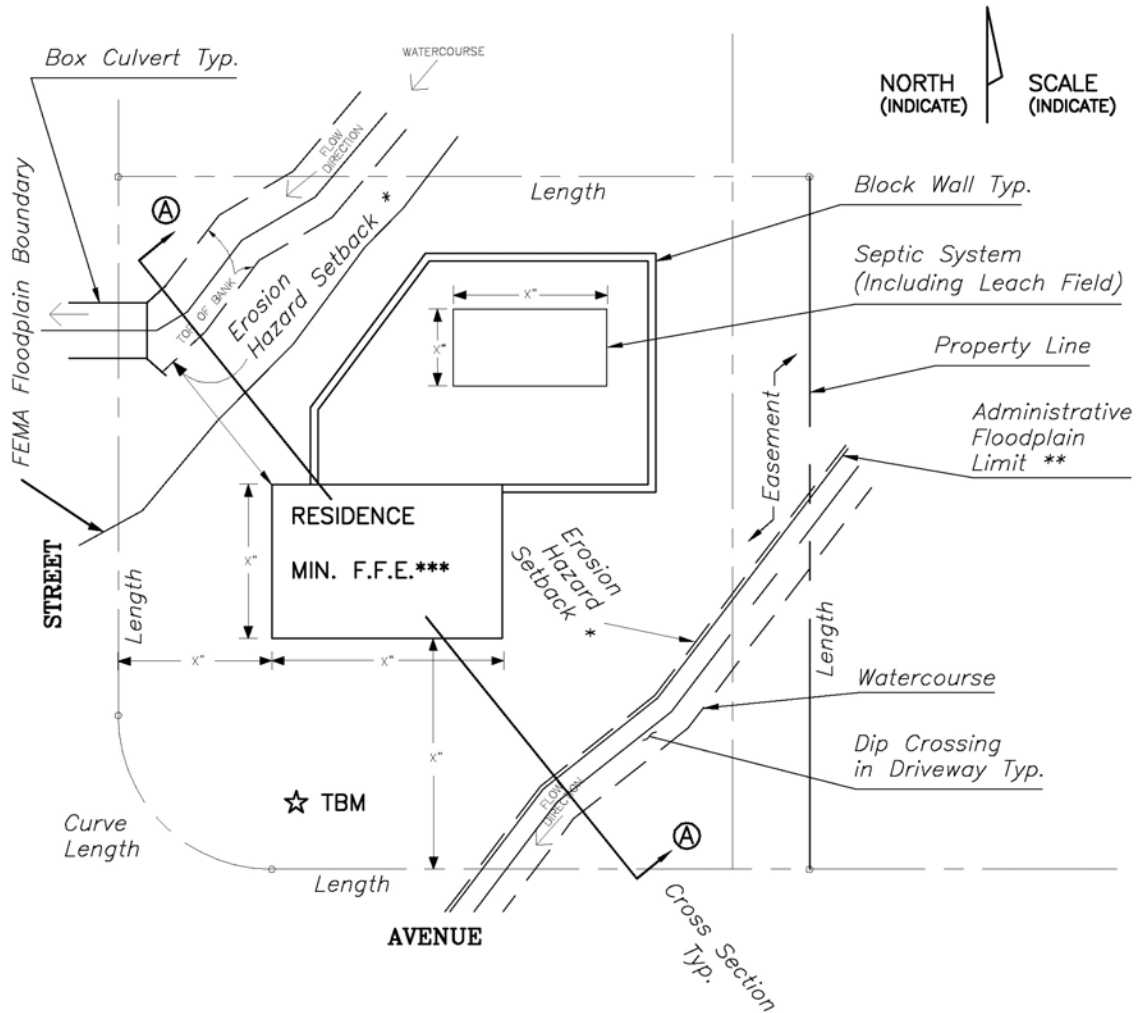
- a. Topography. If topography is included, the site plan must indicate the vertical datum used, the description of the elevation reference mark, the date of the topography, and the contour interval (in feet). If the topography is obtained from a public source, that source must be referenced. Topographic contours must be labeled and index contours must be included. Note the use of topography on a site plan may require the certification of a registered professional such as a Registered Land Surveyor, Civil Engineer or Architect. Local and state regulations must be reviewed to determine if certification is necessary.
- b. Water surface elevations. If water surface elevations are included, the source of those elevations must be referenced. The vertical datum must be referenced. If topography is on the site plan, both water surface elevations and the topography must be on the same vertical datum.
- c. Bank protection. Bank protection must be in conformance with State Standard SS7-98.
- d. Location of any proposed underground utilities. If the utility crosses a watercourse the depth of the utility below the watercourse must be indicated.
- e. Venting. Details of venting of fully enclosed, non-habitable areas below the Regulatory Flood elevations designed to equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters in accordance with guidelines of the National Flood Insurance Program Regulations 44 CFR § 60.3. Non-habitable areas below the Regulatory Flood Elevation are to be solely for vehicle parking or storage. This does not include proposed basements, which are not allowed in a floodplain.
- f. Details for the supplemental information listed above may be needed in addition to the site plan.

Note: All measurements must be in English Units (i.e., feet).

STATE STANDARD 6-05 ATTACHMENT 1

MINIMUM REQUIRED PLOT PLAN FOR DRAINAGE AND FLOODPLAIN INFORMATION

May 2005



- * Established by Local Jurisdiction or State Standard 5-96
- ** If Applicable
- *** Finished Floor Elevation Established by Local Jurisdiction
- ☆ Temporary Benchmark (If Required by Local Jurisdiction)

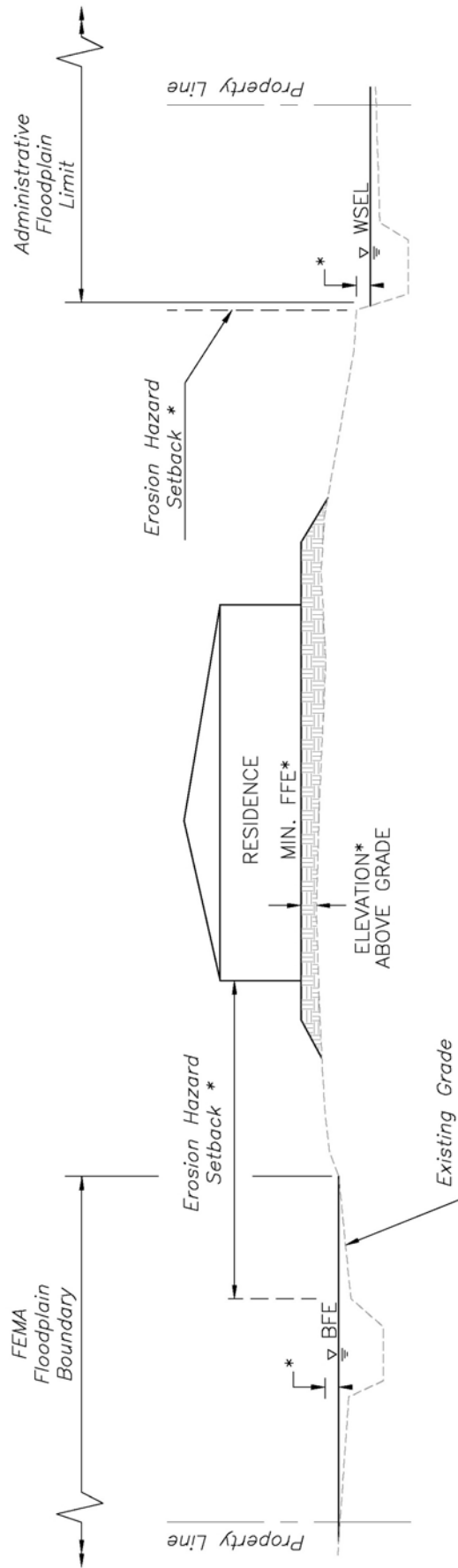
If Supplemental Information is Required by the Local Jurisdiction
it Shall be Shown on the Submitted Plot Plan

LEGEND

- THALWEG
- FLOODPLAIN LIMIT / BOUNDARY
- TOP OF BANK
- PROPERTY LINE (PL)
- ← FLOW FLOW ARROW

STATE STANDARD 6-05 ATTACHMENT 2

May 2005



TYPICAL CROSS-SECTION

SCALE
(INDICATE)

* Established by Local Jurisdiction

NOTE: Maximum fill and structure height as established by local jurisdiction.

BFE = Base flood elevation.

WSEL = Water surface elevation.

FFE = Finish Floor Elevation