

16. FLOODPLAINS

A. Identify any pre-and post-development flood prone areas.

The entire subject property is located within the 100-year flood prone area, according to FEMA, Panel 455.

B. Is any development proposed within a 100-year flood prone area as identified by the Federal Emergency Management Agency? If so, indicate the appropriate Flood Insurance Rate Map zone designations and their locations, etc.

The entire subject property is located within an area designated Zone AH-9 according to FEMA, Panel 455 in the Conceptual Stormwater Management Master Plan (CSWMMP) Appendix B in Question 19 – Stormwater Management.

C. If any structures, roadways or utilities are proposed within the post-development 100-year flood prone area, identify their location and indicate what measures will be taken to mitigate the potential flood hazard and to maintain the 100-year floodplain storage volume.

The entire project will be located in the 100-year flood prone area. The potential for flood hazard will be minimized by elevating all buildings on fill pads, with finish first floor elevations meeting the County's flood criteria. Drainage plans will be designed to retain the 100-year, 3-day storm event on site. On-site lakes and exfiltration trenches will be used as part of the on-site stormwater management system. A flood plain compensation analysis is presented in the Conceptual Stormwater Management Master Plan Appendix E.

D. Discuss any potential increases in the off-site flooding due to the development of this project.

With on-site storm water retention designed into the construction, any potential for increases in off-site flooding due to development of this project will be minimized. A flood plain compensation analysis is presented in the Conceptual Stormwater Management Master Plan (CSWMMP) Appendix E in Question 19 – Stormwater Management..