

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 (**Map16-1**).

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. The elevation of the roadways will be constructed at or above the Miami-Dade County Flood Criteria Elevation of +8.75 N.G.V.D. The finished floor elevations will be based on whichever of the following criteria is the highest; FIRM Map, the 100 year-3 day storm event stage or 8-inches above crown of road for residential structures (4-inches for non-residential structures)(See attached flood routing calculations). The FIRM map for this areas shows the Project contains two Base Flood elevation criteria; the majority of the site lies within zone AH-9 and a small portion adjacent to SW 162nd Avenue lies within zone "X". The drainage system for the local roads will be designed for a 5-year storm event and the drainage system for the arterial/collector roads will be designed for a 10-year storm event with a safety factor of 2 and 4 respectively.

Drainage plans will be designed to retain the 100-year, 3-day storm event on site. On-site lakes will be used as part of the on-site stormwater management system.

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

It is proposed to contain 100% of the 100-year, 3-day storm event on-site without any off-site discharge. As such, the Project will not contribute to any off-site flooding. Once final groundwater elevations from CSOP are known, the project flood routing and drainage calculations can be adjusted to include this information. The design will be modified accordingly.