

**16. FLOODPLAINS**

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

The Project Site is located within the 100-year flood prone area

**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 (FIRM) zone designations and their locations, etc.**

The project site is within Zones AE with flood datum elevation of seven (7) feet NGVD according to the Federal Emergency Management Administration (FEMA) Map No. 12011C0218 F, Panel 218. **Map C, Flood Map**, in **Question 9 – Maps**, shows the Riverbend Site and flood zones in the vicinity as delineated on the FEMA map.

**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.**

After adding fill and preparations of land for development, site elevations will be such that all structures will be above the base flood elevation. Development or infrastructure improvements will be made pursuant to the Code of Federal Regulations (CFR) 44, Section 60.3 and applicable local flood plain ordinances to mitigate the potential flood hazard.

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

The Applicant does not anticipate any increases in off-site flooding due to the development of this Project. The Applicant will take necessary measures to satisfy stormwater storage requirements. Please refer to **Question 19 – Stormwater Management** for further information on the potential of off-site flooding and stormwater storage facilities.