

FLOODPLAINS

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

The 100-year flood prone areas for the property are based upon the FEMA Flood Insurance Rate Maps (panel numbers 12127C0508G, 12127C0516G, 12127C0525G and 12127C0700G, Volusia County, Florida, effective date April, 15 2002).

The site lies in Zone X (“areas determined to be outside the 500-year floodplain”) and Zone A (“no base flood elevations determined”). As presently mapped, approximately 3,750 acres lie within Zone A.

Previous studies performed for Volusia County and mapping by St. Johns River Water Management District show this site to lie within four major flood basins. This appears to indicate that the site is at a hydrologic high point of each of the four basins.

A copy of the report entitled *Restoration Existing Conditions Analysis and 100-year Flood Study* with accompanying attachments is being provided under separate cover to the City of Edgewater for review. This study will be used to establish the FEMA flood elevations for the Restoration site.

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 proposed development plan will require some impacts to the currently mapped floodplain, which is common for most projects of this scale in this part of the State and within Volusia County. Based on the proposed project’s master stormwater and floodplain management plan as well as the utilization of treated stormwater for all non-potable water uses, the project will be able to be developed with no off-site impacts. The work that Dr. Frank Marshall previously completed in the basin was incorporated into the recently completed flood study. Due to the preservation of significant conservation areas and thereby the necessity and ability to stage and utilize stormwater to assist in the restoration efforts, on-site storage and attenuation will ensure the post-development systems mimic (or reduce) discharges off-site. Further details and refinement of the master stormwater management system will be provided as final design and permitting initiatives continue when the currently revised DRI Development Plan (Map H) is approved with this DRI/ADA and will be permitted through all jurisdictional and regulatory agencies.

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.

No structures or above ground utilities are proposed to be placed within the post development 100-year flood plain. Roadways will be placed such that their crowns and/or sags are set above the design criteria of the respective Cities. Impacts to the floodplain will be mitigated by the stormwater management system design, open space grading design and modifications to existing conveyance systems. These will be demonstrated by the dynamic modeling of the post development conditions. Encroachments into the floodplain will be designed and mitigated in accordance with the City of Edgewater code provisions and SJRWMD requirements (within its defined Spruce Creek Hydrologic Basin) for compensating storage and/or by any other methodology approved by the Cities for

demonstrating no adverse impact to off-site properties. The developer is proposing that the Cities accept a dynamic modeling methodology through which the post-development floodplains and impacts are calculated as a basis for determining mitigation needs.

Conditional Letters of Map Revision (CLOMRs) and/or Letters of Map Revision (LOMRs) and/or Letters of Map Amendment (LOMAs) to address refinement of the currently mapped Zone A floodplain will be obtained as may be required or needed in conjunction with the Cities and pursuant to the Cities' requirements.

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

Development of the project will not give rise to increases in offsite flooding. The project is subject to SJRWMD City of Edgewater and City of New Smyrna Beach criteria regulating rates and volumes of stormwater discharge into receiving waters from drainage basins. The site is not within or adjacent to any floodway as defined by FEMA.