

QUESTION 16 - FLOODPLAINS**A. Identify any pre- and post-development flood prone areas.**

Portions of the site within the 100-year floodplain are depicted on Map C. The majority of Elkton is designated as Zone X, or outside the 100-year floodplain. There are two portions of the site that are designated Zone A, or within the 100-year floodplain. No detailed study has been performed to refine the base flood elevation. The largest of the two flood prone areas runs along the eastern boundary of the site, while the smaller flood prone area is located in the southwestern corner of the site. There will be no increase in the extent of flood prone areas as a result of development of this property.

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 majority of Elkton is not within a flood-prone area; however, areas along the eastern boundary and an area in the southwest corner of this site are located within FEMA determination classification Zone A (refer to Map C). Zone A represents an area that could fall within a floodplain, but no detailed study has been performed to refine the base flood elevation (100-year floodplain). The conceptual development plan (Map H) shows some potential development within the 100-year floodplain areas; however, the vast majority of the Elkton floodplain will remain undeveloped. When detailed development plans are prepared for those areas, the applicable permitting requirements for the development within the floodplain will be addressed. The 100-year floodplain storage volume will be maintained and compensatory storage will be provided by the stormwater management system where necessary.

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.

Any roads or buildings within the flood plain will be constructed with finished floor elevations above the base flood elevations. Stormwater conveyance devices will be sized to minimize both upstream and downstream flooding in accordance with the St. Johns County Land Development Code and the SJRWMD regulations. Any reduction of the

100-year floodplain storage volume will be mitigated within the Master Stormwater Management System as required by the SJRWMD.

The improved stormwater management system on the site will compensate for any loss of flood storage area. All road crossings will be constructed above the 100-year floodplain elevation and adequate cross drains will be provided to handle pre-developed flows from on and off-site tributaries. There will be no significant impacts to the 100-year floodplain storage volume due to the development of this project.

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

There will be no increases in off-site flooding due to the development of the project. On-site runoff will be routed into water management systems for storage and treatment and released through outfall control structures. Lakes will be sized to retain runoff to meet or exceed minimum wet detention requirements and such that no increase in peak runoff rates occurs when compared to existing conditions.