Section 19

Flooding

19. Flooding

A. Explanation of Flooding Impact

A comparison between the preliminary and post peak runoff flowrates can be found in Section 12.

B. Site Plan Showing 100-Year Flood Elevation

See Site Civil Drawings. Gino Giumarro – Verdanterra, LLC delineated and flagged the Normal High Water Line along the Stroudwater River on June 1st, 2017. The flags were located by the surveyor Titcomb Associates and Normal High Water Line was included within the Existing Conditions Plan.

C. Hydrology Analysis

Not applicable.

D. FEMA Flood Zone Map with Site Boundaries

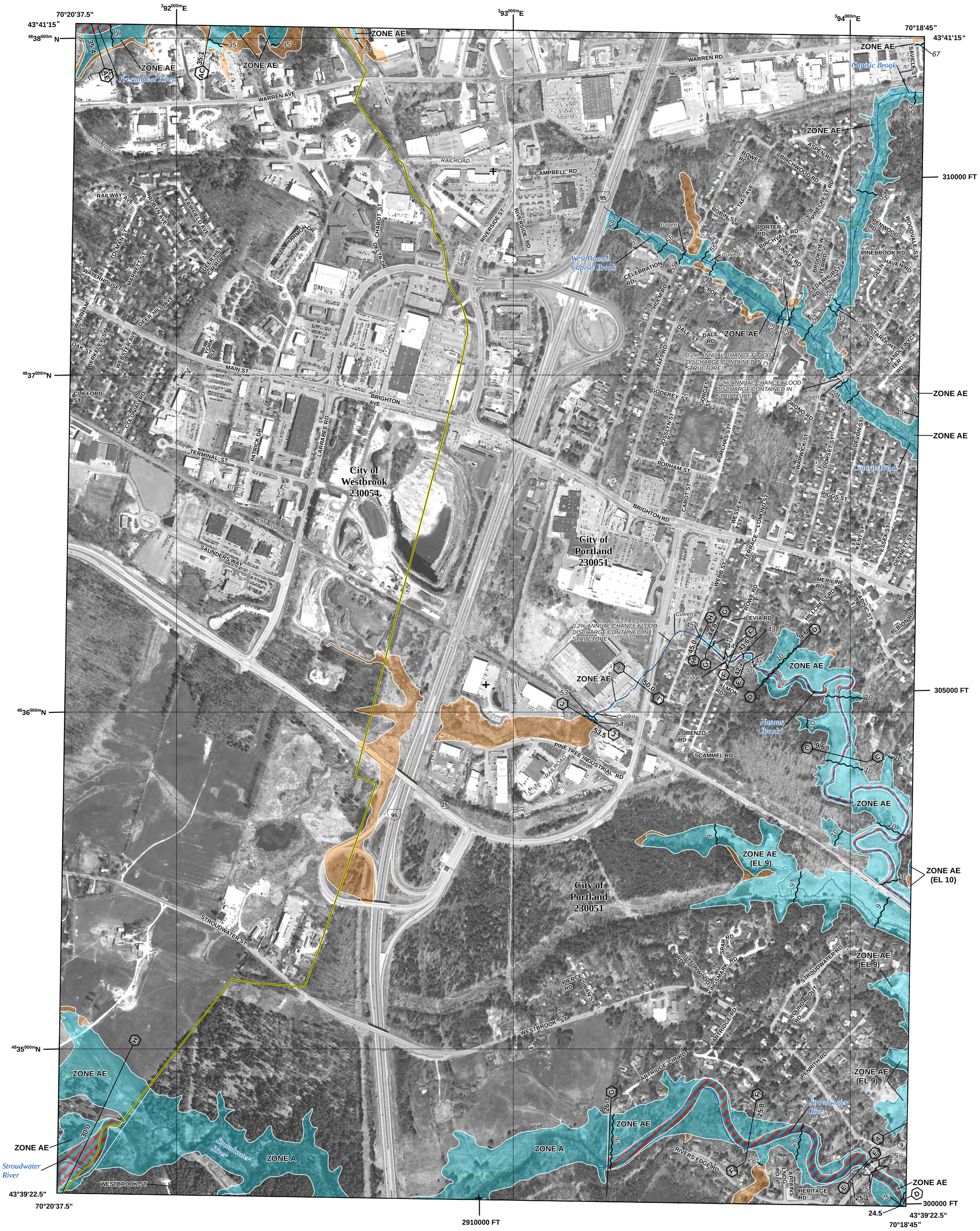
Attached is the FEMA flood map 23005C0687F dated April 14, 2017 which shows the site in Zone A. The map also shows the 100-year flood plain which runs along the Stroudwater River.

The development has been designed to be in accordance with the FEMA manual titled, Managing Floodplain Development in Approximate Zone A Areas a Guide for obtaining and developing base (100-Year) Flood Elevations.

In accordance with the Zone A Manual, the subdivision has been designed so all the lots are outside of the mapped A Zone (from 1998 map) to mitigate the need for a detailed study of the A Zone. The A Zone will reside in the within the open space, please refer to the attached Site Plan.

Additional Supporting information on why a detailed study is not required by FEMA. Utilizing the latest preliminary FIRM, which is scheduled to become effective summer 2018. The flood zone line clearly follows the 27 ft contour on the NAVD88 datum as shown in the Grading Plan. Using another FEMA approved method called the "simplified contour interpolation" utilizes the preliminary data to determine the Base Flood Elevation (BFE) (Refer pages III-7 and V-2 of Zone A Manual). As you can see in the attached Site Plan the house lots will remain outside the latest Flood Plain. The lowest basement level elevation will be at an approximate elevation of 38 ft or greater than 10' above the BFE.

Given the subdivision is in compliance with the FEMA approved methods for developing base 100-year flood plain elevations and the floodplain will reside within the Open Space lot provides the required documentation that the project meets Section 14 -450.7(c)(1) of Chapter 14.



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT

HTTP://MSC.FEMA.GOV

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) *Zone A,V, A99*
	With BFE or Depth *Zone AE, AO, AH, VE, AR*
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
	Future Conditions 1% Annual Chance Flood Hazard *Zone X*
	Area with Reduced Flood Risk due to Levee See Notes. *Zone X*
	Area with Flood Risk due to Levee *Zone D*
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard *Zone X*
	Area of Undetermined Flood Hazard *Zone D*
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
OTHER FEATURES	E 18.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
	8 Coastal Transect
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	513 Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Basemap information shown on this FIRM provided in digital format by State of Maine, Maine office of GIS (MeGIS). This information was derived from MeGIS, dated 2012.

The map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and FDTs may reflect stream channel distances that differ from what is shown on the map.

SCALE

N

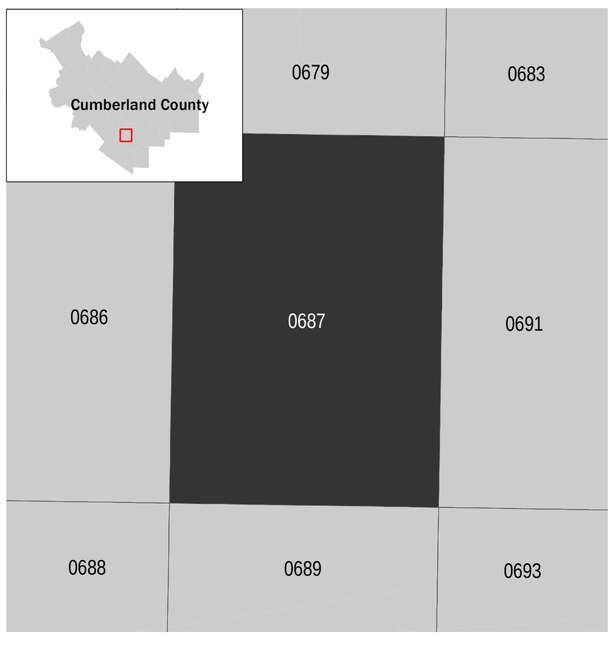
Map Projection:
NAD 1983 UTM Zone 19N;
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000

0 500 1,000 2,000 Feet

0 125 250 500 Meters

PANEL LOCATOR



FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

CUMBERLAND COUNTY, MAINE
All Jurisdictions

PANEL **0687** OF **0837**

FEMA

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
PORTLAND, CITY OF	230051	0687	F
WESTBROOK, CITY OF	230054	0687	F

REVISED PRELIMINARY 4/14/2017

VERSION NUMBER 2.3.2.1

MAP NUMBER 23005C0687F

EFFECTIVE DATE