FLOOD PREPAREDNESS PLAN
FOR RESIDENTS OF
70 SEAVIEW AVENUE
STAMFORD, CONNECTICUT
June 27, 2022 (DRAFT)

INTRODUCTION

This Flood Preparedness and Evacuation Plan ("The Plan") has been prepared in conjunction with Zoning Board Coastal Site Plan Review (CSPR) Application Number _____. The permit allowed for modifications to the existing building on the flood prone property located at 70 Seaview Avenue, Stamford, Connecticut. The purpose of this plan is as follows:

- Inform occupants of the building of the anticipated scope and nature of flooding on and about the property.
- Describe the specific floodproofing measures that have been incorporated into the design and operation of the building,
- Provide information to facilitate awareness and preparedness on the part of the building's occupants, and
- Provide a uniform method by which the occupants of this building can prepare for a storm, and if necessary, safely evacuate both the building and property.

THE SCOPE AND NATURE OF THE FLOODING ON THIS PROPERTY

The subject property is located at the southern terminus of Seaview Avenue. The property is identified as Parcel "B" on Map No. 10,319 recorded on the Stamford Land Records, List 003-1647, Block 150, and contains 1.3771 acres of land area in total as noted in records maintained by the Stamford Tax Assessor.

The property supports a multi-story mixed-use residential apartment/office building and parking garage, with underground utilities including electric and communication services, and other related facilities. A structurally separate marina office building with the address of 68 Seaview Avenue is also located on the property. The property has been fully developed and is adjacent to a boardwalk and bulkhead along Westcott Cove (Long Island Sound). It lies partially within Federal Emergency Management Agency (FEMA) established Special Flood Hazard Area, Zone AE, having an associated Elevation of 14 feet (NAVD-88), Zone VE(15'), and Zone "X" as depicted on Flood Insurance Rate Map (FIRM) Panel No. 09001C0517G, dated July 8, 2013 (Refer to Figure 2). The limits of the FEMA floodplain are depicted on Figure 1 and Figure 2. Refer to Figure 3 for a depiction of the site improvements. The building lies partially within FEMA Flood Zone AE(14') and "X".

Under normal circumstances, the Mean High Water for Long Island Sound proximate to the property reaches about 3.4 feet NAVD-88.

During a 1% Annual Chance Flood event (a severe and relatively infrequent storm also referred to as a 100-year storm frequency event or a 1 percent chance of occurring in any given year), Long Island Sound, in the vicinity of this property, is predicted to reach a wave crest elevation of about +15-feet within Zone VE(15'), which decreases as grade increases to a minimum elevation of +12-feet on the landward edge of the Zone AE(14'). Refer to an analysis for 68-70 Seaview Avenue, prepared by RACE Coastal Engineering, dated April 25, 2022, which predicted the wave runup elevation to be approximately 15-feet along the seawall during the 100-year storm frequency event. The entire subject property would be inundated with floodwaters ranging in depth of up to 7.2'± in the VE Zone along the eastern boardwalk adjacent to Westcott Cove and 0.7'± within the AE Zone at the lower parking garage level.

Portions of Seaview Avenue in front of the site are at elevations below the predicted Base Flood wave crest elevation of 12-feet (NAVD-88). The depth of inundation within this area of Seaview Avenue during the Base Flood is proposed to be approximately 15" or less along the centerline of the road, which is sufficient for emergency vehicles. There is no dry access to/from the property during the Base Flood. The finished floor of the building is proposed at elevation 15.0' (NAVD-88), which is the minimum 1-foot above the FEMA designated Base Flood elevation of 14.0', as required.

SITE DESIGN

Several considerations have been incorporated into the design and operation of the building to ensure the health, safety and comfort of occupants during a major flood event.

- This flood preparedness plan has been developed to describe the nature and intensity of flooding on the property, summarize the floodproofing incorporated into the facilities, describe general flood preparedness/readiness procedures, and outline a safe and usable evacuation route during the time of flood.

- The building has been designed, constructed, and professionally certified to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood up to an elevation of at least 15 feet (NAVD-88) or one foot above the 100-year, FEMA designated, Base Flood event. This has been accomplished by constructing the first (ground) floor of the lobby and building at or above elevation 15-feet (NAVD-88).

- A depth marker flood gauge has been installed near the low-spot in the road along Seaview Avenue to notify both residents and emergency responders of the depth of flood waters above the Seaview Avenue roadway. A video recording feed of the depth marker flood gauge has been integrated with both Building Management and the City of Stamford Emergency Operations Center.

- Residents will be contacted by Building Management prior to and during flood events and provided with emergency information.

- An informative notice has been filed on the Stamford Land Records, providing a permanent record of the flood hazard designation, and acknowledging the existence of both CSPR Application No. _____, and this Flood Preparedness Plan.

NON-EMERGENCY SITUATIONS

Awareness and preparation is an essential component of any effective response plan. Accordingly, the building owner, tenant and/or his/her designee should consider the following:

- The purchase and maintenance of flood insurance.

- Frequent review of the measures and procedures outlined in this flood preparedness plan and other important resources including the website www.bepreparedstamford.org.

- Maintain an **updated** list of emergency telephone numbers such as doctors, police, fire, ambulance, pharmacies, special transportation needs, relatives/friends whose homes are not situated in a flood hazard area, and who are capable of providing housing during an emergency, etc. These numbers should be kept in a prominent, easily accessible location.

  NOTE: IMPORTANT EMERGENCY NUMBERS IN STAMFORD ARE AS FOLLOWS:

  - Ambulance/Rescue - 911
  - Police - 911
  - Fire - 911

- Maintain an updated and complete inventory of assets. Accurate lists, photos, and/or video recordings may be necessary for disaster recovery or insurance purposes. Important written information may include the make, style and serial number of each piece of equipment.

- Have in the building a portable, battery powered radio (or alternatively powered radio), a television, working flashlights, fresh batteries, working fire extinguishers, a collection of clean plastic containers, a basic first aid kit, and a selection of tools, including shovels, hammers, screwdrivers, pliers, scissors, razors, nails, screws, rope, masking tape, etc.

- For those who may be required to remain with the building during a flood emergency, keep a small supply of food, and easy open canned goods, that requires little or no cooking or refrigeration and several containers of bottled water. It is also important to maintain an adequate supply of paper cups, paper plates, plastic utensils and a non-electric can opener.

- For those who may be required to remain with the building during a flood emergency, maintain a supply of any special medications or dietary foods, standard first aid

supplies, sanitary and toilet supplies. Also, know where other personal items such as dry clothing, boots, rain gear, blankets, and other essential items are stored.

- Learn how to manually operate any doors/gates that are opened or secured by an electric device.

- Know and practice evacuation routes and procedures from the building and grounds to higher ground (See sections below relating to "Vehicular and Pedestrian Evacuation").

- Regularly review the measures and procedures outlined in this Flood Preparedness Plan.

EMERGENCY SITUATIONS

Although the project has certain requirements to promote health, safety and comfort of occupants and their property during storms of up to the 1 Percent Annual Chance Flood event, there may be times when a storm or series of storms in excess of the 1 Percent Annual Chance Flood event may require individuals to take appropriate emergency actions. These actions may range from the careful monitoring of the progress of a storm to the evacuation of the property.

Generally, the City of Stamford, State of Connecticut Department of Environmental Protection Board, and National Weather Service maintain a series of rain gauges, water level sensors and other technological resources throughout the tri-state area to monitor the progress of severe storm and flood events.

As conditions dictate, flood watches, warnings, evacuation notices and/or other important information may be broadcast on local radio and television stations. During the days and hours preceding a major storm event, occupants of the building should carefully monitor local radio and television reports for relevant weather and flood hazard information.

Local news and information may be obtained on the following stations:

Radio:

WSTC	1400 AM
WGCH	1490 AM
WEFX	95.9 FM
Fairfield Public Radio	91.1 FM

Television:

WTNH	Channel 8 New Haven
Cable News 12	Channel 12

As weather conditions worsen, occupants should consider the following:

- Monitor predicted storm surge heights for Stamford Harbor and Long Island Sound from within the building or from a safe distance. Never enter or approach rising water or known flood hazard areas.

- Monitor local radio and television broadcasts for up-to-date weather and flood hazard information.

- Assess the availability and conditions of available modes of transportation. Note, always be sure to keep the gasoline tanks of vehicles at least one-half full since fuel pumps may be inoperable just prior to or during a storm.

- Limit the use of the telephone to allow for important phone messages or emergency calls.

- **Ensure that the designated evacuation routes remain generally free of obstruction.**

- Provide for any occupants having special needs (the elderly, ill, or physically handicapped), individuals that would be unable to rapidly evacuate the building in an emergency. Arrange for any special transportation needs as required.

- Initiate action to reduce potential damages caused by adverse weather conditions and flood. Appropriate action may include the following:

  Move and safely store inside the building all potentially loose or buoyant materials to prevent them from floating or blowing away. These items may include furniture, garbage cans, tools, signs, recycling bins, building supplies, stored materials, etc. As an alternative, some materials may be secured outside the Building on a certified flood resistant platform above the minimum elevation standard (El. 15 feet NAVD88).

  Set any refrigerators and freezers to their coldest settings (Note: Remember to reset them to their normal operating ranges after the threat has passed). It may also be wise to place plastic containers filled (not completely to the top) with water in the freezer. Ice helps to maintain the cold during an outage. Limit access to the refrigerator or freezer to ensure the integrity of frozen or cooled foods.

  Fill sinks and containers with water for sanitation purposes.

  Turn-off / unplug non-essential electrical equipment. Just as a major storm arrives, additional, more essential, apparatus may be taken off line.

  Since this portion of Seaview Avenue will be inundated with flood waters, all vehicles and other mobile non-essential equipment shall be moved to high ground or place of safety in accordance with the noted evacuation routes upon hearing the warnings and prior to the rising of floodwaters **(See Figure 1)**.

  Depending on the type of windows installed, tape windows to prevent shattering if it is anticipated that the storm will be accompanied by strong winds. Check the website of the window manufacturer to determine if taping is necessary or should be avoided.

  Be ready to leave the premises <u>if an evacuation is recommended</u>.

EVACUATION

Under extreme weather and/or flooding conditions, an evacuation of the premises may be recommended. A call for evacuation may be broadcast over the local radio and television stations noted above. Important evacuation considerations are as follows:

- Do not wait until it is too late to safely evacuate. The residents should monitor the situation continuously, so they can adequately prepare and leave the building/property, if necessary, before flood depths along Seaview Avenue rise too high.

- Assist occupants as necessary.

- Review the entire building to ensure that all occupants have left the building.

- Establish security measures (lock windows and doors) to prevent re-entry, looting or vandalism.

- **Vehicular Evacuation: When the option for a vehicular evacuation of the site is available, and whereas Seaview Avenue could be inundated with flood waters, upon receiving a warning and prior to the rising of floodwaters, occupants should proceed as follows: Exit the property and proceed north onto and along Seaview Avenue to Shippan Avenue, turn right and continue along Shippan Avenue to safe and higher ground (See Figure 1).**

- Never drive through fast moving water or over any bridge that is inundated. Fast moving waters have been known to transfer cars and their occupants downstream - often with tragic results. Flooded bridges may often seem sound, however, the presence of a guardrail, street sign or other structure above floodwaters does not guarantee the integrity or presence of the bridge surface.

- If your car stalls in a flooded area, abandon it immediately. Many deaths have been attributed to occupied cars being washed downstream.

- Beware of downed trees and power lines. Never drive across a downed power line. Always assume that the downed line is a live line.

- Treat all non-working traffic lights as stop signs. Proceed cautiously at intersections.

- **Pedestrian Evacuation: In the event Westcott Cove rapidly stages above the shoreline, and an evacuation notice is given, and there is no time to move vehicles, occupants should leave the building and proceed as follows: Exit the building and property through the front door and proceed north onto and along Seaview Avenue to Shippan Avenue, turn right and continue along Shippan Avenue to safe and higher ground (See Figure 1).**

POST FLOOD

When the flood has subsided, appropriate officials will determine if and when the building is safe and can been re-entered. Occupants and/or property owner shall oversee all necessary remedial measures including the following:

- Assess any damage to buildings and arrange for repair.
- If necessary, arrange any clean up which may be required, both inside the building and on the grounds.
- Secure all property that may have moved during flooding.
- Contact your insurance carrier as necessary.
- Hire qualified professionals (engineers, architects, and contractors) to evaluate, and design necessary repairs, and to file for the appropriate building permits to properly repair structural flood damage.

REFERENCES

"Checklist to Flood Preparedness", by Carol Donzella, Flood Auditor, USDA, Soil Conservation Service.

"Repairing Your Flooded Home," by the Federal Emergency Management Agency/American Red Cross, August 1992.

"What You Need to Know About Storms and Power Outages," Northeast Utilities.

"News Release," Stamford, Connecticut, Michael A. Pavia Mayor, dated September 29, 2013

FLOOD EVACUATION ROUTE MAP

70 SEAVIEW AVENUE
STAMFORD, CONNECTICUT

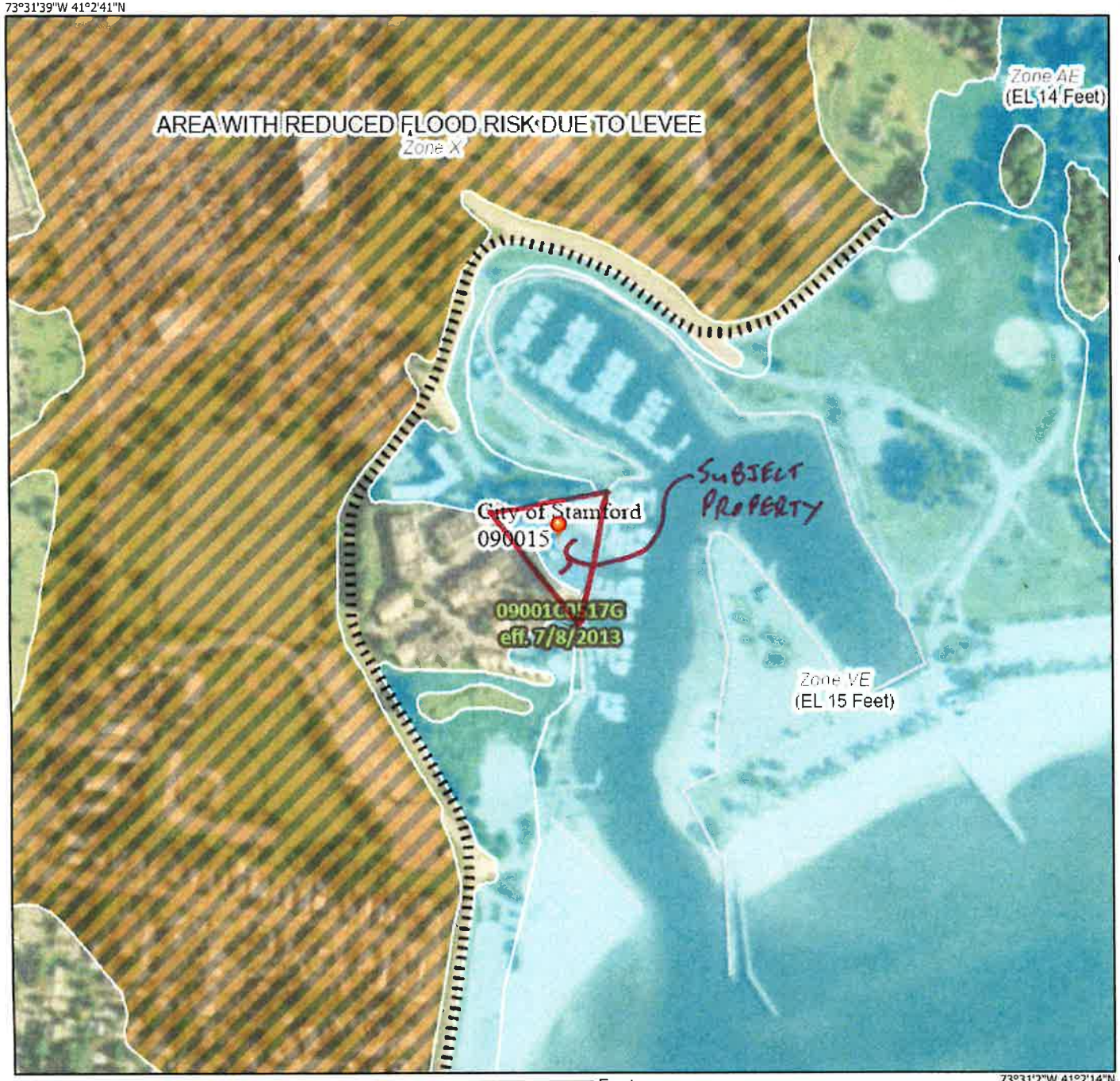
FIGURE 1

1 INCH = 150 FEET
SCALE
150 0 150
IN FEET

National Flood Hazard Layer FIRMette

FEMA

73°31'39"W 41°2'41"N



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

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

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
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/2/2022 at 12:15 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

FIGURE 2

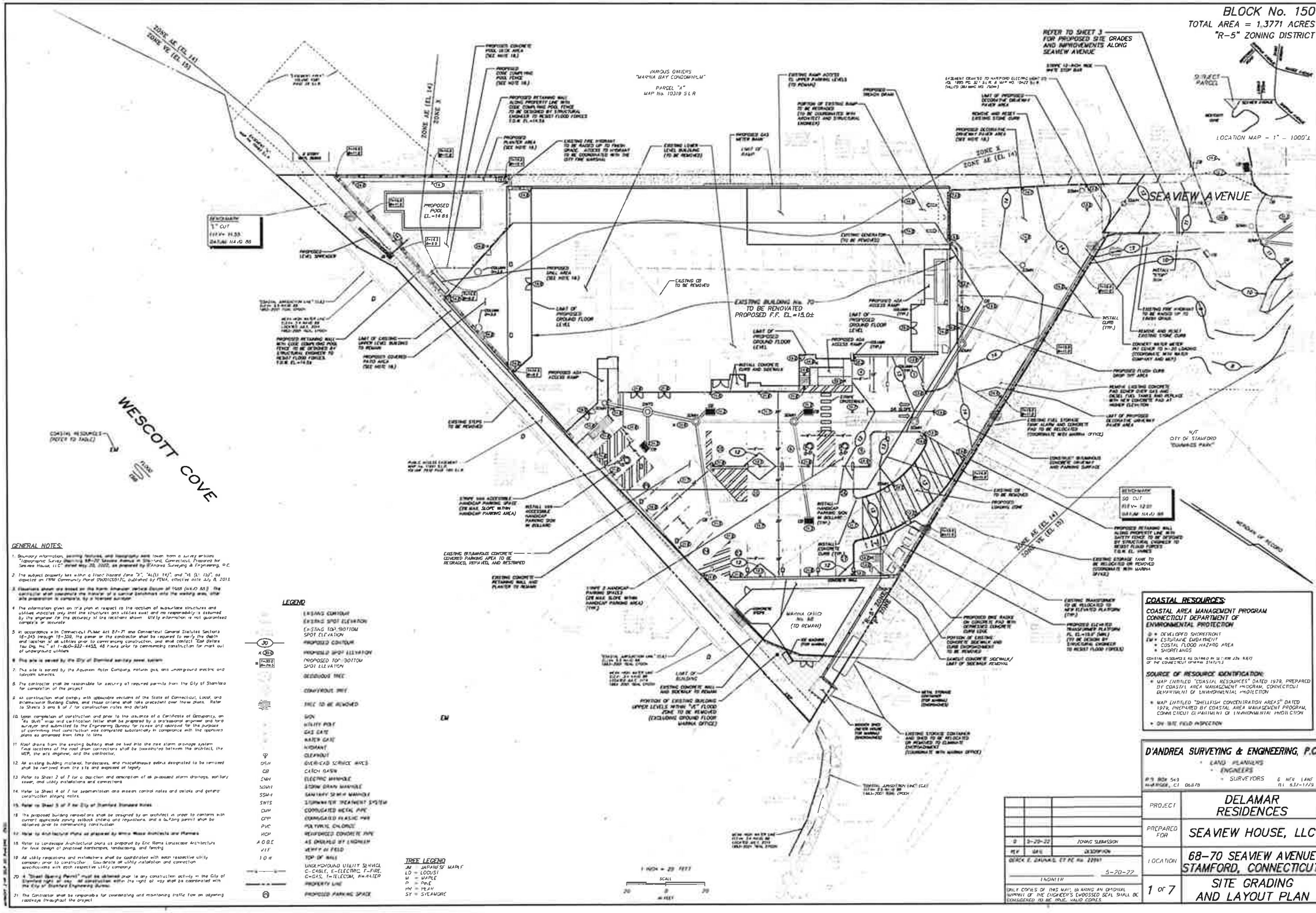

BLOCK No. 150
TOTAL AREA = 1.3771 ACRES
"R-5" ZONING DISTRICT
LOCATION MAP - 1" = 1000'±
SEAVIEW AVENUE
WESCOTT COVE
EXISTING BUILDING No. 70
TO BE RENOVATED
PROPOSED F.F. EL.=15.0±
PROPOSED POOL
VARIOUS OWNERS
"MARINA BAY CONDOMINIUM"
PARCEL "A"
MAP No. 10319 S.L.R.
N/F
CITY OF STAMFORD
"CUMMINGS PARK"
MARINA OFFICE
No. 68
(TO REMAIN)
GENERAL NOTES:
LEGEND
TREE LEGEND
JM = JAPANESE MAPLE
LO = LOCUST
M = MAPLE
P = PINE
PH = PEAR
SY = SYCAMORE
1 INCH = 20 FEET
COASTAL RESOURCES:
COASTAL AREA MANAGEMENT PROGRAM
CONNECTICUT DEPARTMENT OF
ENVIRONMENTAL PROTECTION
SOURCE OF RESOURCE IDENTIFICATION:
D'ANDREA SURVEYING & ENGINEERING, P.C.
LAND PLANNERS
ENGINEERS
SURVEYORS
PROJECT
DELAMAR
RESIDENCES
PREPARED FOR
SEAVIEW HOUSE, LLC
LOCATION
68-70 SEAVIEW AVENUE
STAMFORD, CONNECTICUT
1 of 7
SITE GRADING
AND LAYOUT PLAN
5-20-22
ZONING SUBMISSION

FIGURE 3