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**Thorndike Place floodplain estimates**

1 message

**Don Seltzer** <timoneer@gmail.com>

Mon, Oct 12, 2020 at 11:04 AM

To: Christian Klein &lt;cmqklein@gmail.com&gt;, zba@town.arlington.ma.us

To: Zoning Board of Appeals

In reviewing the September plans for Thorndike Place I noticed that they differ significantly from the 100 year floodplain boundaries as defined by FEMA. The official FEMA floodplain boundaries are more extensive than the limits as shown on the Thorndike Place survey. These differences are particularly significant in the location where the apartment building is set. It was declared at the hearing that only 17,237 sf of floodplain would be filled in. A rough estimate suggests that the actual figure is more than 50,000 sf.

Attached are drawings that illustrate these differences. The source of the FEMA map is the Arlington GIS database.

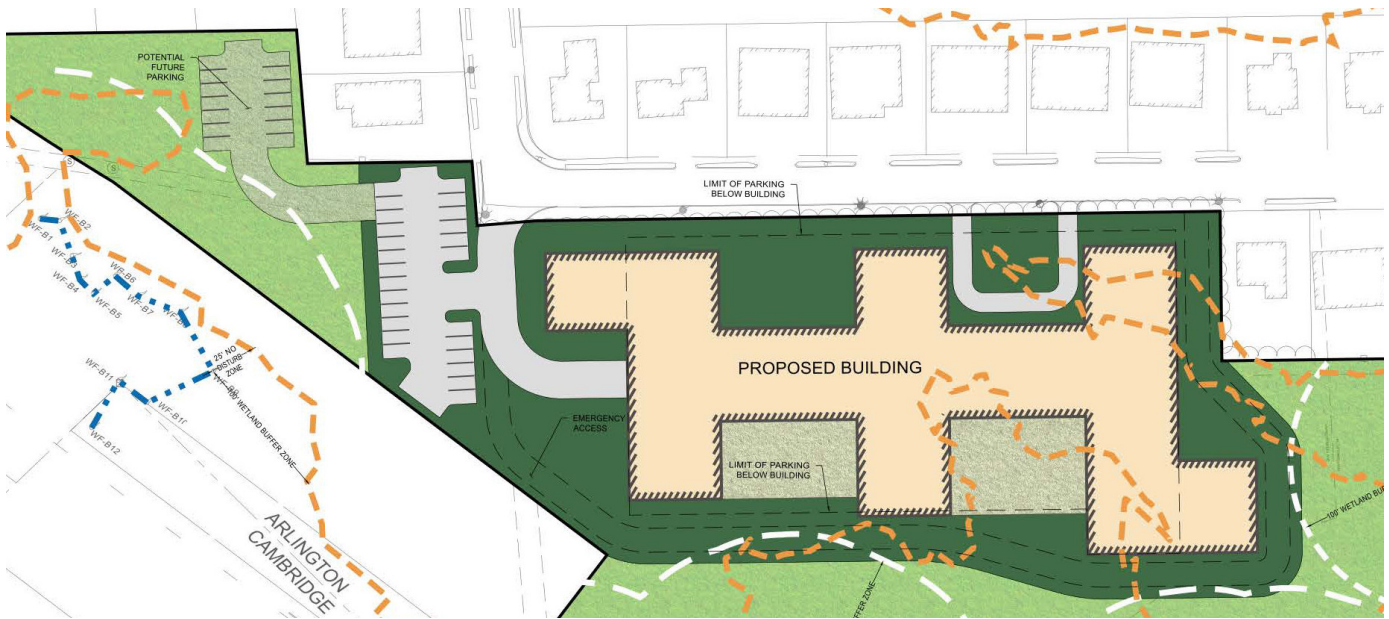
I do not recall this discrepancy being explained at the Oct 1 hearing in which these latest plans were presented.

Don Seltzer

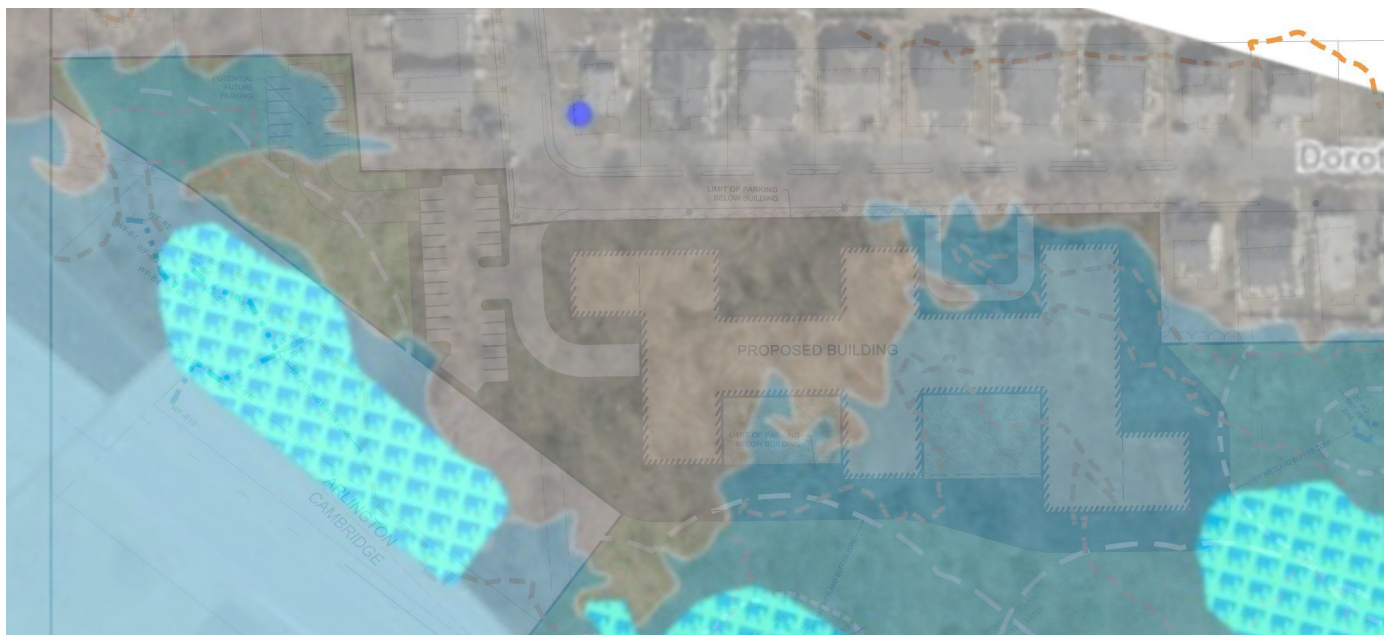
**Thorndike floodplain comparison.pdf**

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# Thorndike Survey of Floodplain



# FEMA defined Floodplain



# Floodplain not included in Thorndike Survey



Filled in Floodplain >50,000 sf

Sept 28 Plan claims only 17,237 sf