

December 1, 2012

Exhibit A

Potential Moretown Town Office Sites and FEMA Floodplain Information

In December 2011, the Town of Moretown formed a Town Office Planning Committee, which is in the process of evaluating potential town office location after the existing Town office was severely damaged from the flooding caused by Tropical Storm Irene. The committee initially narrowed the options to seven: five within the Village of Moretown and two located on Kaiser Drive along Route 2 near the Moretown Landfill. A preliminary cost estimate was developed for the options. Subsequently, the committee shorten the list of their recommended options to four. Tthe public process in selecting a town office location is still ongoing as described in the main narrative in which this exhibit supplements. The short list consists of three in the Village and one on Kaiser Drive. This attachment shows the location of the seven options and the “final” four. This exhibit provides information that shows the relative flood hazard information for each option based on the most updated 100-year and 500-year FEMA Floodplain information.

For floodplain evaluation purposes, the committee used the preliminary digital flood insurance rate map (DFIRM) for Washington County. Based on a discussions with the Vermont Agency of Natural Resources Floodplain Management Program, the DFIRM map should be used for floodplain management purposes because it is the best information available. The DFIRM has already gone through the appeal process. It will be finalized in March 2013. In a comparison between the preliminary DFIRM and the existing FIRM, the floodplain elevations appear to be slightly higher on the DFIRM. Although a new study was not performed on the Mad River, the elevations are slightly higher on the DFIRM due to the change from the National Geodetic Survey Vertical datum of 1929 (NGVD 29) to the North American Vertical Datum of 1988 (NAVD 88). In addition to the datum changes, the flood elevations are different on the Winooski River because a new study was done. The Kaiser Drive sites are located near the Winooski River.

Village Locations

Map 1 shows the locations of the five options within the Village and identifies the three options (Playground Site, Site adjacent to Tennis Court, and the Kingsbury Site) on the “short” list. Map 2 shows the Village Options on the preliminary DFIRM. Map 3 shows the results of a survey performed to obtain elevations of the options located with the 100-year and 500-year floodplain on the Town/school property. In addition, this survey included the elevation of the Irene high water mark, which is still clearly evident on the existing Town Office Building.

Although the finished floor of the existing town office was above the 100-year flood zone of 603.1 ft, the flood levels during Tropical Storm Irene reached an elevation of 608.72', which was about 4 feet above the finished floor. Based on the profiles in the new FIS, which will be finalized in March 2013, the 500-year flood zone elevation in this part of the Moretown Village is 610.5 ft.

Playground Site (Town/School Owned Property)

Based on the survey (Map 3) the ground elevations at the proposed location for the Playground Site are 1.5 ft to 2.7 ft below the 500-year elevation. If this option is selected, fill would be brought in to raise this area to one foot above the 500-year floodplain, that is, 611.5 ft.

Site located adjacent to Tennis Courts (Town/School Owned Property)

This site is located outside the 500-year floodplain.

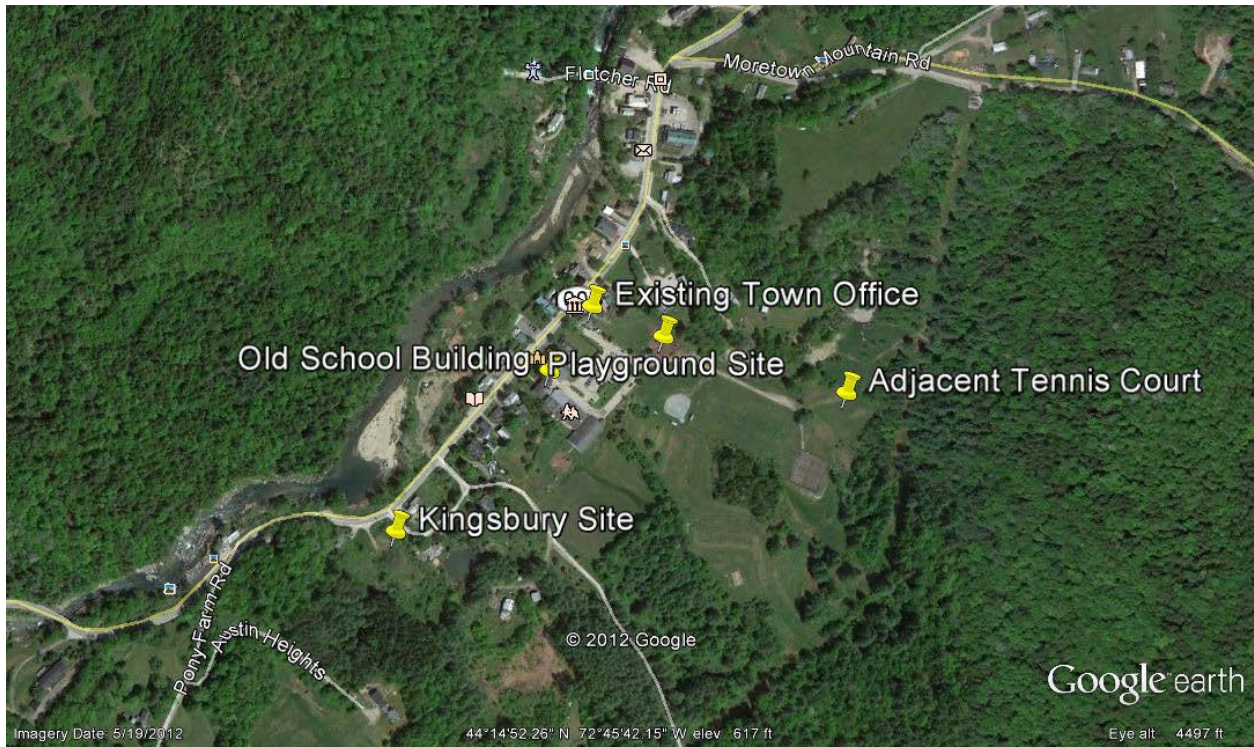
Kingsbury Site (Privately Owned, Town would need to acquire)

The lower portion of this property is in the 500-year floodplain, but the majority of the property is well above this elevation. Given the size and relief of this property, a building site can be constructed that will be outside and well above the 500-year floodplain.

Kaiser Road Locations (privately Owned, Town would need to acquire or lease)

Map 4 shows the locations of the two options on Kaiser Road. Map 5 shows the Kaiser Road options on the preliminary DFIRM. Both options are outside the 500-year floodplain. One of the options, which is also on the short list, is the existing Building on Kaiser Road. This building is currently being used as the temporary town office. The other option is an area on the property for building a new town office.

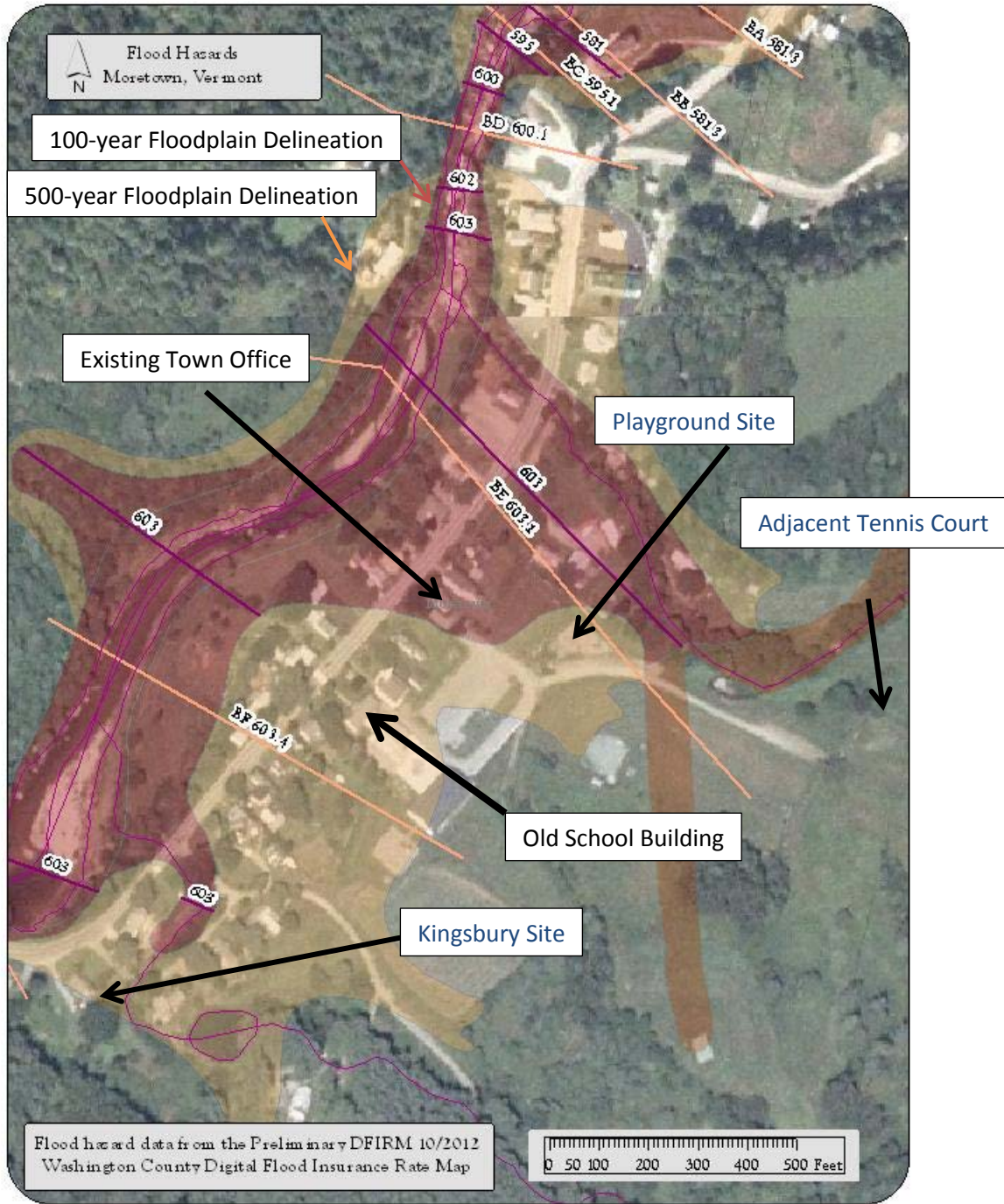
Map 1 Village Locations



X

Kingsbury Site	Lat	44 degrees 14'46."21 N	on Short List
	Long	72 degrees 45'54" .06 W	
Playground Site	Lat	44 degrees 14'52" .92 N	on Short List
	Long	72 degrees 45'41" .66 W	
Existing Town Office	Lat	44 degrees 14'54" .39 N	
	Long	72 degrees 45'44" .17 W	
Adjacent Tennis Court	Lat	44 degrees 14'51" .25 N	on Short List
	Long	72 degrees 45'31" .78 W	
Old School Building	Lat	44 degrees 14'51" .89 N	
	Long	72 degrees 45'46" .44 W	

Map 2 Washington County Preliminary Digital Flood Insurance Rate Map (DFIRM) 10/12



Map 3 Elevations for Potential Town Office Locations within the 500-year Floodplain



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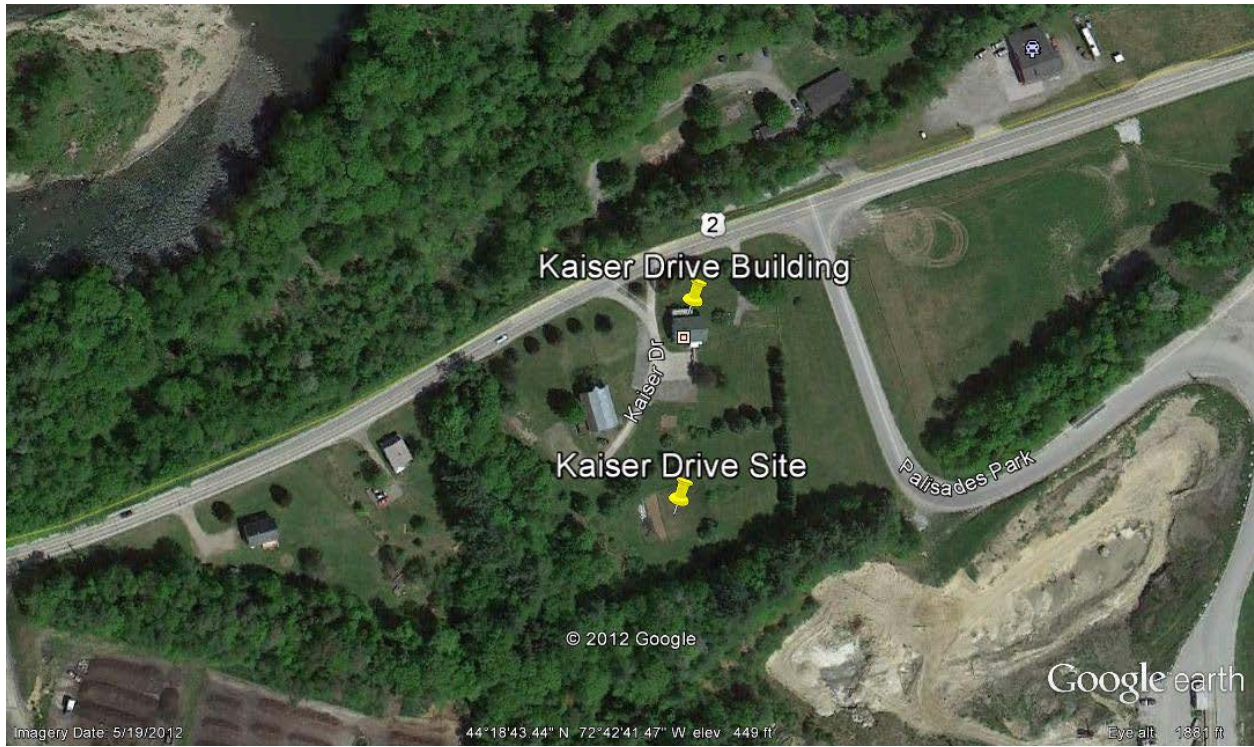
100 YEAR BFE = 603.1'
500 YEAR BFE = 610.5'

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Map 4 Route 2 Locations (Moretown Landfill)

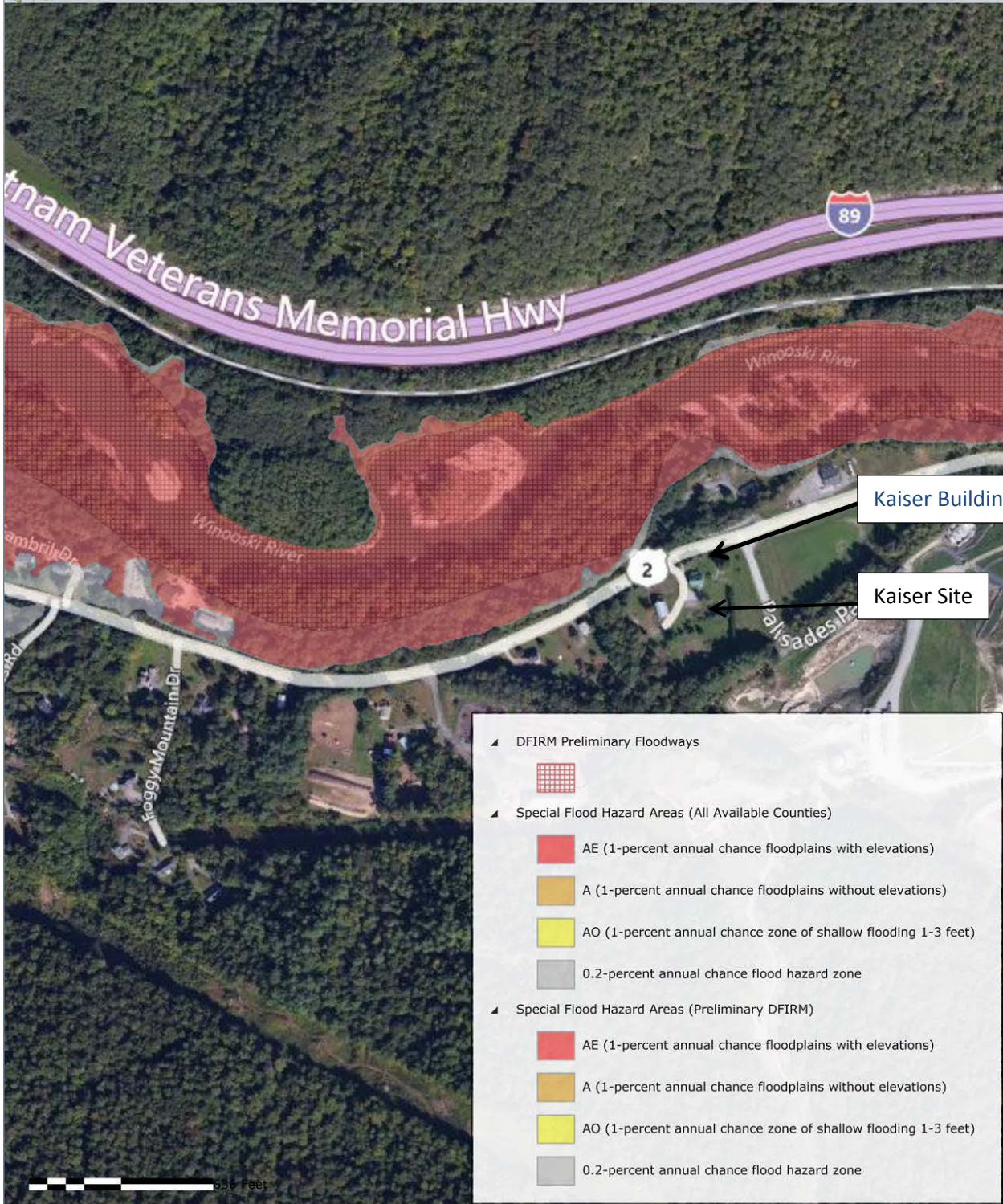


Kaiser Drive Building	Lat	44 degrees 18'44".22 N	on Short List
	Long	72 degrees 42'40".45 W	
Kaiser Drive Site	Lat	44 degrees 18'41".63 N	
	Long	72 degrees 42'40".71 W	

Map 5 Washington County Preliminary Digital Flood Insurance Rate Map (DFIRM) 10/12








Natural Resource Atlas







Kaiser Building

Kaiser Site

▲ DFIRM Preliminary Floodways


▲ Special Flood Hazard Areas (All Available Counties)
 AE (1-percent annual chance floodplains with elevations)
 A (1-percent annual chance floodplains without elevations)
 AO (1-percent annual chance zone of shallow flooding 1-3 feet)
 0.2-percent annual chance flood hazard zone

▲ Special Flood Hazard Areas (Preliminary DFIRM)
 AE (1-percent annual chance floodplains with elevations)
 A (1-percent annual chance floodplains without elevations)
 AO (1-percent annual chance zone of shallow flooding 1-3 feet)
 0.2-percent annual chance flood hazard zone

