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Two Step Farm is committed to the safety of all future residents in our new residential community, especially as it pertains to flooding. This development is backed by a highly skilled and experienced team of engineers, designers, and planners who are devoted to creating a safe and welcoming environment for our future residents. Our community is designed to the highest standards of flood protection and regulatory compliance.

- **Safe from Flooding:** All homes and structures within Two Step Farm will be elevated above 100-year flood levels, with additional elevation for added safety and security.
- **Thoroughly Studied:** Our team of engineers has conducted thorough drainage and flood studies using the latest data (including the latest Atlas 14 rainfall statistics), methods, and technology to accurately determine the flood limits and levels in and around Two Step Farm.
- **Robustly Engineered:** We have implemented robust flood mitigation infrastructure to prevent any increase in flood levels to any surrounding properties because of this development. In addition, all internal drainage systems have been designed to efficiently drain runoff away from homes and into natural flood zones.
- **Flood Zone Preservation:** Meticulous planning has been conducted to preserve the natural drainage paths within Two Step Farm, maintaining the flood carrying capacity of local streams and conserving existing natural resources in these flood prone areas.
- **Compliance with Laws:** The development strictly adheres to all Federal, State, and Local laws and regulations related to drainage and flooding, including 44 CFR 60 and 65 and the Montgomery County Flood Plain Management Regulations (July 2014), which mandate that homes be elevated above 100-year flood levels.
- **Collaboration with Authorities:** Our engineers are actively collaborating with local floodplain administrators and FEMA to make sure that any land reclaimed from existing flood zones adheres to sound engineering practices and current laws and regulations.
- **Internal and External Vetting:** The development has undergone extensive internal vetting to confirm the soundness of all engineering design and construction drawings and has been reviewed and approved by Montgomery County officials, the governing authority for floodplain regulations.

Two Step Farm is committed to creating a safe and sustainable community, providing peace of mind for all our residents. We are excited about the future and look forward to welcoming you to our safe and resilient neighborhood!