



Richard E. Dunn, Director

Watershed Protection Branch


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To: Josh Gregory
Executive Vice President, Principal | Atlanta
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PROJECT NAME:	School facility development project	COUNTY:	DeKalb	COMMUNITY:	DeKalb County
LOCATION:	1994 Clairmont Road, Decatur, Georgia 30033				
BRIEF PROJECT DESCRIPTION:	School facility project requiring floodplain encroachment review				
APPLICANT:	Colliers International	APPLICATION DATED:	5/9//2023	APPLICATION RECEIVED:	5/9/2023

SFHA* ENCROACHMENT:	No	EFFECTIVE PANEL(S):	13089C0058K (Effective Date: 08/15/2019)	FLOOD RISK ZONE(S):	X
www.georgiadfirm.com		PRELIMINARY PANEL(S):	NA	FLOOD RISK ZONE(S):	NA
https://msc.fema.gov/portal		LETTER OF MAP CHANGE (S):	N/A	FLOOD RISK ZONE(S):	N/A
WATERSHED(S):	Upper Chattahoochee (8 Digit HUC: 03130001)	COMMUNITY CONTACTS:	<u>DeKalb County</u> Floodplain Coordinator Land Development Division Department of Planning and Sustainability Second Floor, 178 Sams Street Decatur, Georgia 30030-4134 (404) 687 2414 <u>For State Owned Property</u> Georgia State Financing and Investment Commission 270 Washington Street Atlanta, GA 30334 Senior Civil Engineer 404-655-7640		

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COMMENTS:	<p>From inspection of the effective Flood Insurance Rate Maps (FIRMs) developed by the Federal Emergency Management Agency (FEMA), the proposed project is located outside of the Special Flood Hazard Area (SFHA), in Zone X (unshaded), an area of minimal flood hazard. A Floodplain Snapshot Map showing the designated floodplain impacts in the vicinity of the project location, accompanied by the relevant extract of FEMA's FIRM are attached.</p> <p>Please note that this response addresses issues related specifically to the possible effects of the project on floodplains in the area and does not override or supersede any State or local procedural substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.</p>				
Prepared By:	Haydn Blaize	Telephone:	(470) 607-2604	Email:	haydn.blaize@dnr.ga.gov
Signature:				Date:	5/10/2023

*Special Flood Hazard Area – Area Inundated by the 1% Annual Chance Flood (Often Referred to as the 100-year Flood)
 Attachments:

1994 Clairmont Rd, Decatur, Georgia, 30033

GEORGIA FLOOD MAP PROGRAM



Property Flood Risk: Low Risk

Flood Depths*:

R i s k i n f o	Current Flood Zones:	X	0.2% ANNUAL CHANCE (500 YEAR) FLOOD DEPTH
	*Probability of Flooding: (30-Year Period)	Not Available	Not Available
	Base Flood Elevation:	Not Available	1% ANNUAL CHANCE (100 YEAR) FLOOD DEPTH
	Lowest Adj Grade:	Not Available	10% ANNUAL CHANCE (10 YEAR) FLOOD DEPTH
Preliminary Flood Zone:	Not Available	Not Available	
Flood Zone Change Type:	Not Available	Not Available	

(GRAPHIC NOT TO SCALE) *Above lowest adjacent grade

Location Information

Panel:	13089C0058K
Watershed:	Upper Chattahoochee
County:	DEKALB
Community ID:	13089C
Map Status:	EFFECTIVE

* Flood Depths shown on this report are derived from FEMA RiskMAP products and are rounded to the nearest tenth of a foot. These depths are calculated from HEC-RAS modeling and represent the best available data. Only areas within a RiskMAP studied watershed will have this data available. Please check back if your area is not currently available. For more information, please visit the FEMA Map Service Center at <https://msc.fema.gov/portal/resources/faq>

Nature Doesn't Read Flood Maps

Many people don't understand just how risky the floodplain can be. There is a greater than 26% chance that a non-elevated home in the SFHA will be flooded during a 30-year mortgage period.

The chance that a major fire will occur during the same period is less than 10%!

FOR MORE INFORMATION VISIT, PLEASE VISIT:



Legend with Flood Zone Designations

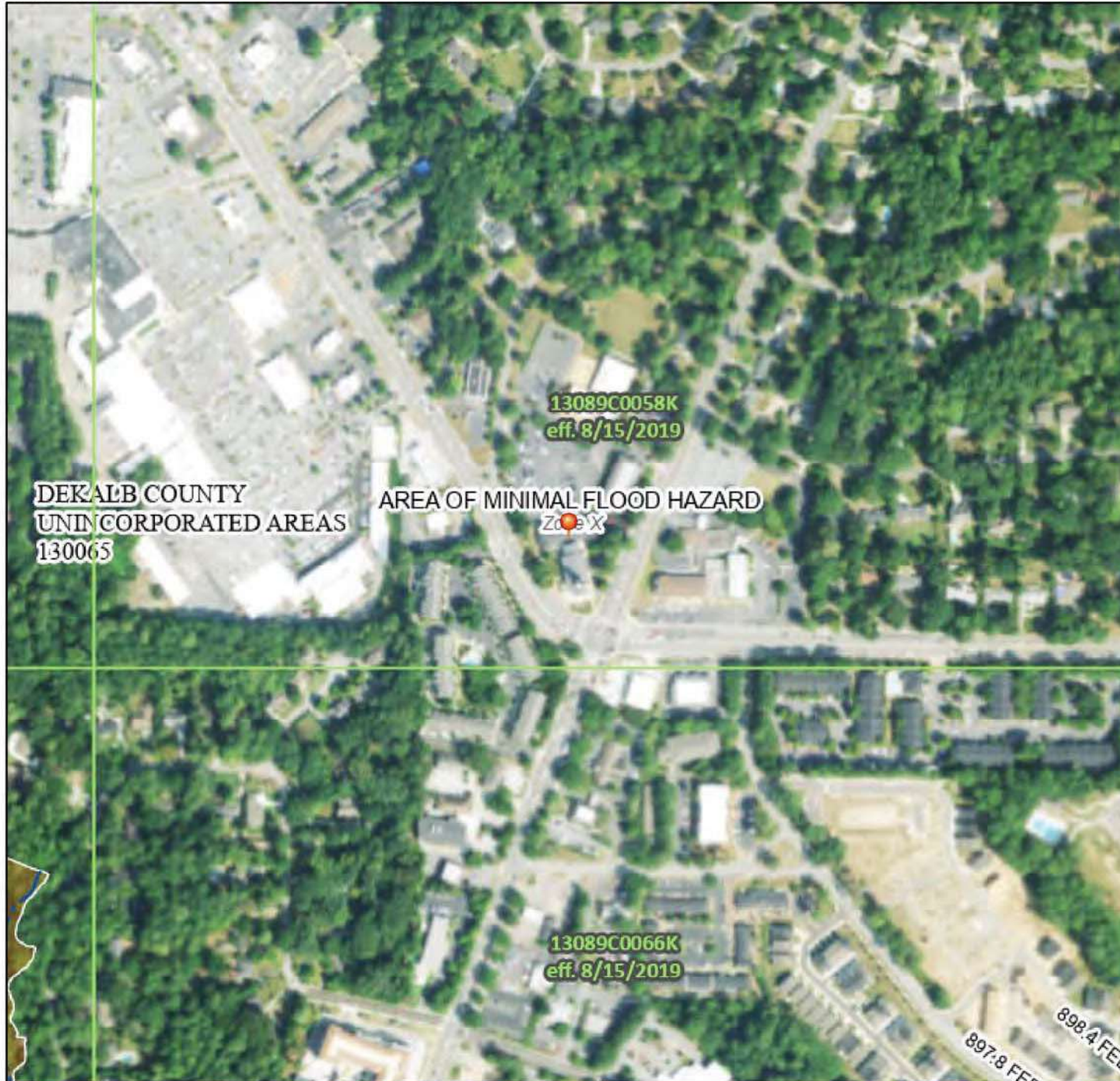
- Flood Control Structures
- 1% Flood - Floodway (High Risk)
- 1% Flood - Zone VE (HighRisk)
- Floodway Decrease
- ~ Base Flood Elevations
- 1% Flood - Zone AE (High Risk)
- Area Not Included
- Floodway Increase
- Cross Sections
- 1% Flood - Zone A, AH, or AO (HighRisk)
- Letters of Map Revision
- 100-Year Flood Zone Decrease
- - - Coastal Transects
- 0.2% Flood - X-Shaded (Moderate Risk)
- Coastal Barrier Resource Area
- 100-Year Flood Zone Increase
- FIRM Panel Index
- Area of Underdetermined Flood Hazard
- Limit of Moderate Wave Action
- Zone Change

Disclaimer: This data is not to be used to determine any base flood elevations or flood zone designations for NFIP (National Flood Insurance Program) purposes. For NFIP flood insurance and regulation purposes, please refer to the published effective FIRM (Flood Rate Insurance Map) for your area of concern. Values displayed for Current Flood Zone, Preliminary Flood Zone, Flood Zone Change Type, and Probability of Flooding over a 30-year period based on center of dot location, not extent of structure(s).

National Flood Hazard Layer FIRMMette



84°18'48"W 33°49'3"N



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 Cross Sections with 1% Annual Chance Water Surface Elevation
17.5
Coastal Transect
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 |
- 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 5/9/2023 at 2:02 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.