



FLOODPLAIN ENCROACHMENT REVIEW

To: Jacinta S. H. Hightower  
Email: [jacinta\\_hightower@dekalbschoolsga.org](mailto:jacinta_hightower@dekalbschoolsga.org)

PROJECT NAME:	Dresden Elementary School	COUNTY:	DeKalb	COMMUNITY:	DeKalb County
LOCATION:	2449 Dresden Drive, Chamblee, GA 30341				
BRIEF PROJECT DESCRIPTION:	The applicant requested a Floodplain Encroachment Review Report for a school site.				
APPLICANT:	DeKalb County Board of Education	APPLICATION DATED:	11/15/2023	APPLICATION RECEIVED:	11/16/2023

SFHA* ENCROACHMENT:	No	EFFECTIVE PANEL(S):	13089C0056K (Effective Date: 08/15/2019)	FLOOD RISK ZONE(S):	X
<a href="http://www.georgiadfirm.com">www.georgiadfirm.com</a>		PRELIMINARY PANEL(S):	N/A	FLOOD RISK ZONE(S):	N/A
<a href="https://msc.fema.gov/portal">https://msc.fema.gov/portal</a>		LETTER OF MAP CHANGE (S):	N/A	FLOOD RISK ZONE(S):	N/A
WATERSHED(S):	Upper Chattahoochee (8 Digit HUC: 03130001)	COMMUNITY CONTACT:	<u>Land Development Manager</u> Address: 33 West Ponce de Leon Avenue, Decatur, GA 30030 Tel: (404) 687-2414		

COMMENTS: From inspection of the effective Flood Insurance Rate Maps (FIRMs) developed by the Federal Emergency Management Agency (FEMA), the building components of the proposed project appears to be located outside of the Special Flood Hazard Area (SFHA), in Zone X (unshaded), an area of low flood risk. A Floodplain Snapshot Map showing the designated floodplain impacts in the vicinity of the project location, accompanied by the relevant extract of FEMA's FIRMs are attached.

Please note that this response addresses issues related specifically to the possible effects of the project on floodplains in the area, it 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.

Prepared By:	Olivia Martin	Telephone:	(470) 845-1108	Email:	<a href="mailto:Olivia.Martin@dnr.ga.gov">Olivia.Martin@dnr.ga.gov</a>
Signature:	<u>Olivia T.S. Martin</u>			Date:	11/17/2023

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

Attachments:

# 2449 Dresden Dr, Atlanta, Georgia, 30341



**Property Flood Risk:**  
Low Risk

**Flood Depths\*:**

Current Flood Zone:	X	0.2% ANNUAL CHANCE (100 YEAR) FLOOD DEPTH
*Probability of Flooding (25-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	
Flood Zone Change Type:	Not Available	

(SRPW/C NOT TO SCALE) \*Above lowest adjacent grade

**Location Information**

Panel:	13089C0056K
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-assessed 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 <http://mfc.fema.gov/ncmr/resources/fm>

**Nature Doesn't Read Flood Maps**

Many people don't understand just how risky the floodplain can be. There is a greater than 20% chance that a non-elevated home in the SFRMs 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%!

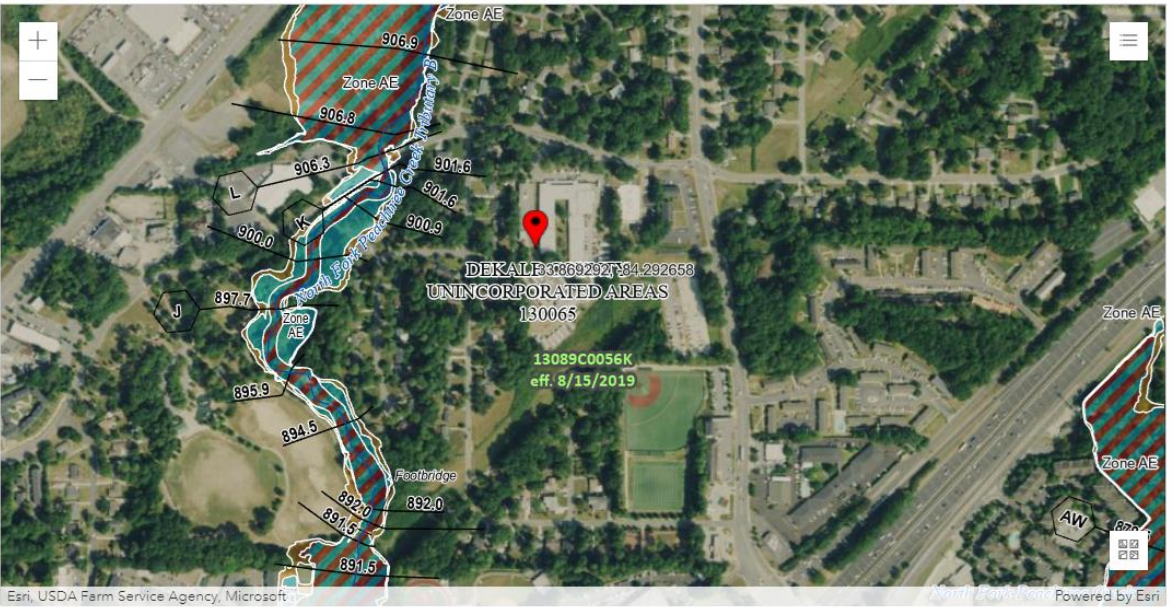
FOR MORE INFORMATION VISIT, PLEASE VISIT: [www.floodsmart.gov](http://www.floodsmart.gov)

**Legend with Flood Zone Designations**

Flood Control Structures	1% Flood - Floodway (High Risk)	1% Flood - Zone VE (High Risk)	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 (High Risk)	Letters of Map Revision	100-Year Flood Zone Decrease
Coastal Transsects	0.2% Flood - X-Shaded (Moderate Risk)	Coastal Barrier Resource Area	100-Year Flood Zone Increase
FIRM Panel Index	Area of Undetermined 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).

## Georgia DFIRM Snapshot



**Legend**

**PIN**

- Approximate location based on user input and does not represent an authoritative property location

**MAP PANELS**

- Selected FloodMap Boundary
- Digital Data Available
- No Digital Data Available
- Unmapped

**OTHER AREAS**

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D
- Otherwise Protected Area
- Coastal Barrier Resource System Area

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE) Zone A, VE, AE
- With BFE or Depth
- Regulatory Floodway Zone AE, AO, AH, VE, AR

**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

**Cross Sections with 1% Annual Chance Water Surface Elevation**

- 20.3
- 17.5
- 15.0

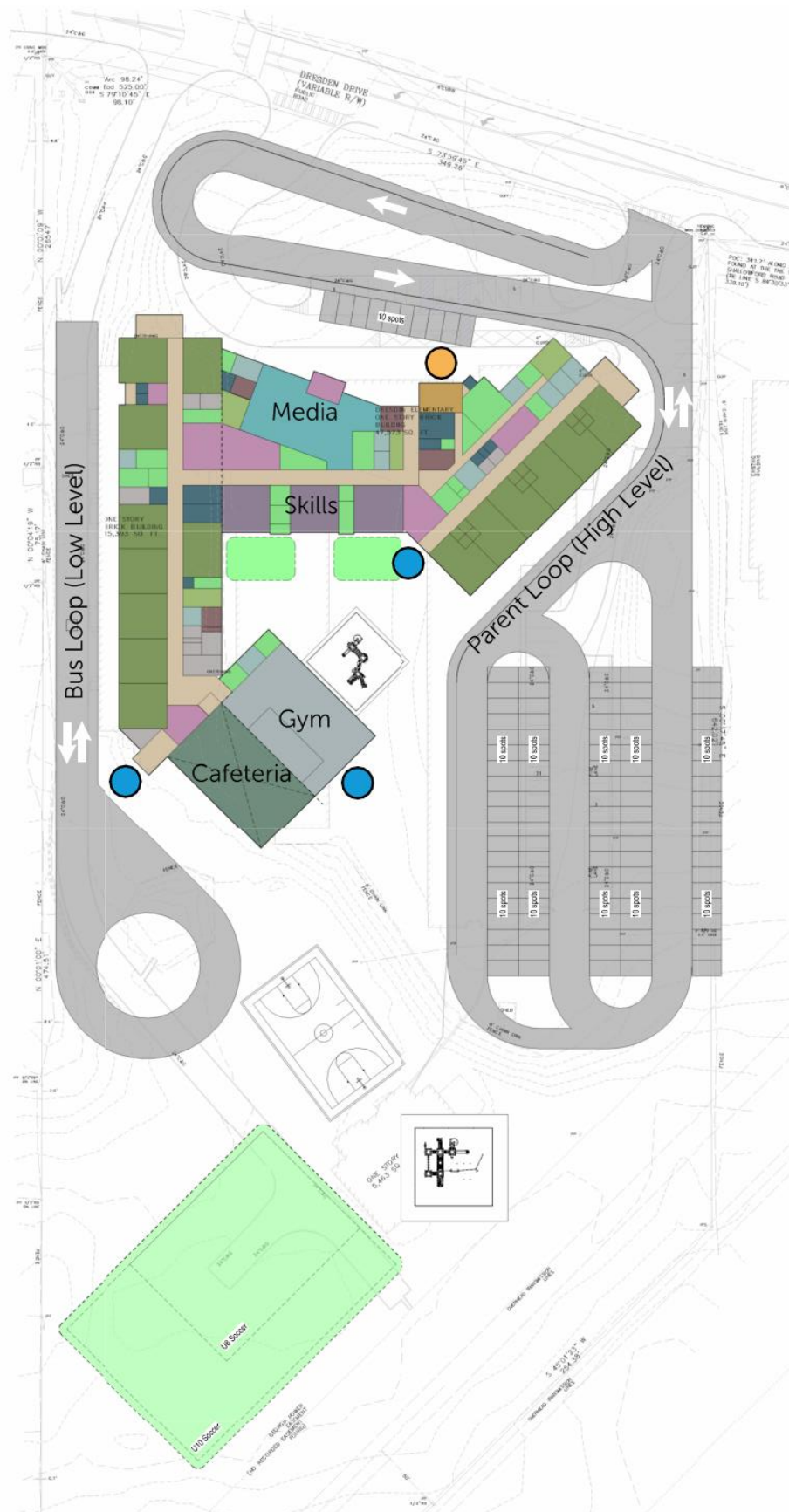
**OTHER FEATURES**

- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**GENERAL STRUCTURES**

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

FEMA FIRM Extract



Site Review