

At the request of Powder Springs Community Development, a copy of the relevant Fee in Lieu of detention code requirement is found below along with a description of how the subject property conforms to this requirement and supporting documents.

Cobb County Code Sec. 50-128. - Development fees.

- (a) If a stormwater management facility is to be constructed as a system improvement and the applicant voluntarily enters into a development agreement with the county, a fee in lieu of construction of an on-site stormwater management facility may be accepted by the manager. To qualify for fee in lieu of detention, the entire development site must drain completely and directly into a major receiving stream which intercepts at least three square miles of contributing drainage area. Also it must be clearly demonstrated and accepted by the stormwater management division manager that no peak flow increases occur in the receiving stream for the two—100 year frequency flood events. Fee in lieu of detention shall be based upon a unit rate of \$5,000.00 per acre of imperviousness within the proposed development or upon the estimated avoided cost(s) of providing conventional detention, whichever is higher. Fee in lieu of detention will be allowed only in those watersheds in which regional detention facilities exist or are planned or in watersheds with active floodplain acquisition programs in place. Known downstream drainage or flooding problems will be sufficient cause to deny any proposal for fee in lieu of detention. The stormwater management division is under no obligation to accept an application for fee in lieu of detention. These provisions for fee-in lieu of detention above do not include Cobb County's requirements for channel protection or for water quality.
- (b) Credit for the land shall be determined in the method prescribed under the county's development agreement.
- (c) Upon payment of the fee under this section, in lieu of construction and acceptance by the county of the developer's site plan for stormwater facilities, to include the conveyance system to the regional facility and evaluations thereof, the developer of record may be entitled to utilize the county stormwater management facilities. So long as the site and site plan and the evaluation and conditions of the conveyance system accurately reflect the minimum requirements set forth in the county development standards and this division, the developer of record shall be deemed to have complied with the terms of this article.
- (d) The fees provided for in this section are in addition to any user fee established or required in any other section of this article.

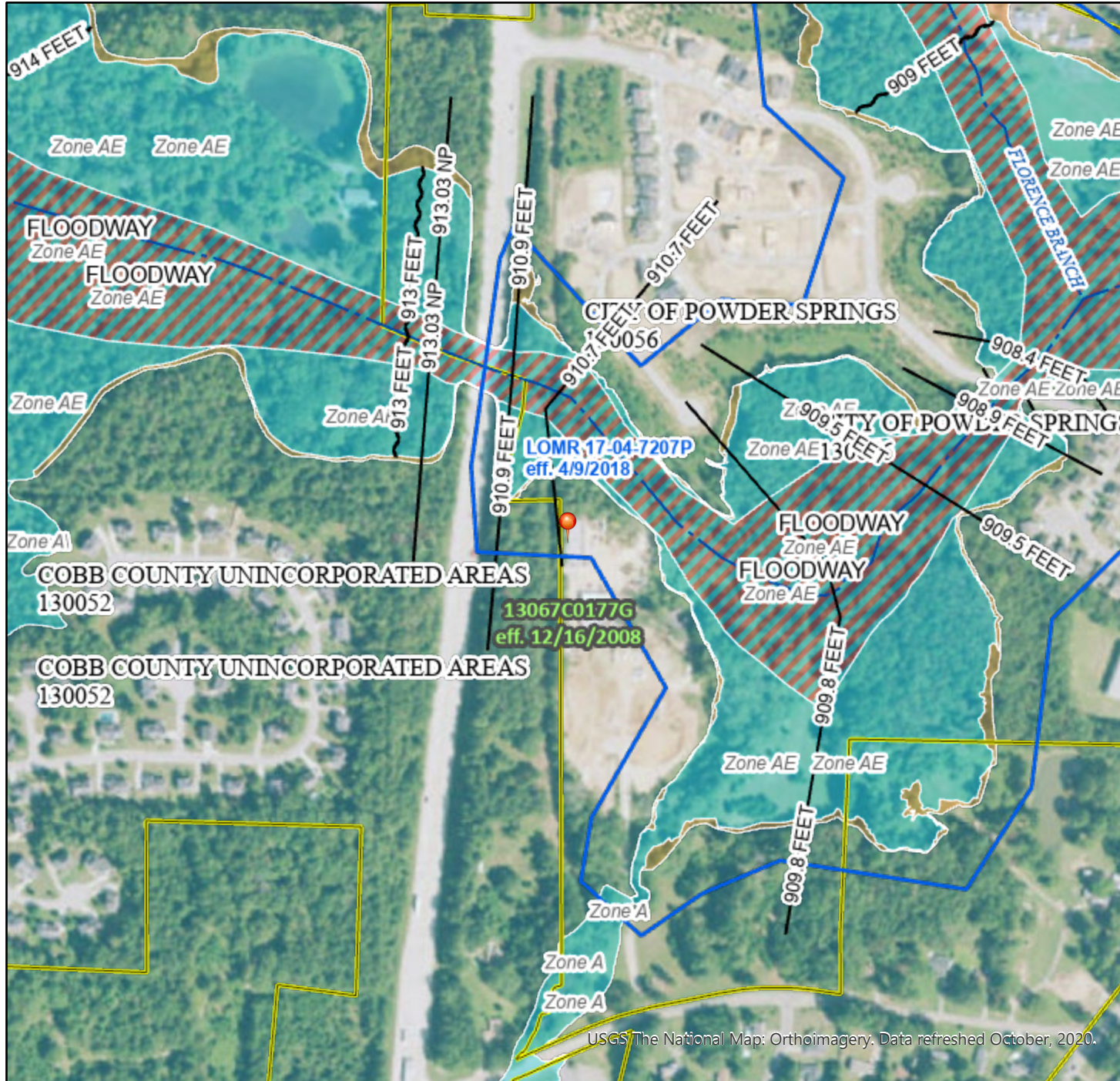
Description of Fee in Lieu of Detention

The existing parcel is in the Powder Springs Creek basin. The disturbed area is 5.96 acres. Powder springs Creek is on the Northern end of the property. Powder Springs Creek is a studied creek per the FEMA Flood insurance study number 13067CV001D dated March 4th, 2013. As shown in the study, at a point approximately 6000 ft downstream of the property, Powder Springs Creek crosses Lewis Road. At that point, the basin for the creek is 24.20 square miles. At that point, the disturbed area for the site is 0.04% of the upstream basin. There will be no increase to the downstream flowrates generated by this parking development.

National Flood Hazard Layer FIRMMette



84°42'6"W 33°51'47"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 |
| | | 17.5 Water Surface Elevation |
| | | 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 **12/7/2020 at 8:45 AM** 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.

USGS The National Map: Orthoimagery. Data refreshed October, 2020.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

84°41'28"W 33°51'17"N

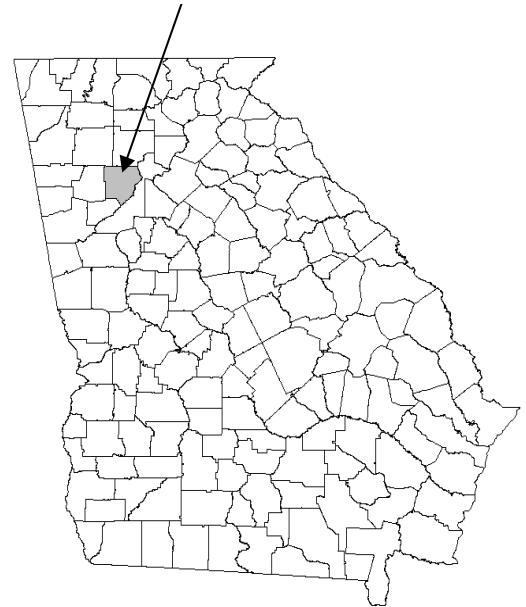
FLOOD INSURANCE STUDY

VOLUME 1 OF 4



Cobb County

COBB COUNTY, GEORGIA AND INCORPORATED AREAS



COMMUNITY NAME

ACWORTH, CITY OF
AUSTELL, CITY OF
COBB COUNTY
(UNINCORPORATED AREAS)
KENNESAW, CITY OF
MARIETTA, CITY OF
POWDER SPRINGS, CITY OF
SMYRNA, CITY OF

COMMUNITY NUMBER

130053
130054
130052
130055
130226
130056
130057

REVISED:
MARCH 4, 2013



Federal Emergency Management Agency

FLOOD INSURANCE STUDY NUMBER
13067CV001D

TABLE 2 - SUMMARY OF DISCHARGES (continued)

<u>Flooding Source and Location</u>	<u>Drainage Area (square miles)</u>	<u>Peak Discharges (cubic feet per second)</u>				
		<u>10-Percent- Annual-Chance</u>	<u>2-Percent- Annual-Chance</u>	<u>1-Percent-Annual- Chance</u>		<u>0.2-Percent- Annual-Chance</u>
				<u>Existing</u>	<u>Future</u>	
POWDER SPRINGS CREEK						
At confluence with Sweetwater Creek	28.00	3,752	5,777	6,313	7,439	8,367
At Oglesby Road Southeast	25.40	3,631	5,660	6,198	7,289	8,230
At Lewis Road Southeast	24.20	3,615	5,640	6,178	7,260	8,202
Just downstream of Florence Branch	22.90	3,599	5,643	6,189	7,209	8,157
At Elliot Road Southwest	15.20	2,981	4,671	5,111	6,051	6,698
At Moon Road Southwest	10.00	2,141	3,349	3,860	4,473	5,070
At MacFarland Road Southwest/State Highway360	9.10	1,980	3,225	3,721	4,301	4,875
Just upstream of confluence with Mill Creek No. 1	6.50	1,595	2,510	2,830	3,283	3,706
POWERS BRANCH						
At confluence with Chattahoochee River	0.50	318	514	611	*	856
POWERS CREEK						
At confluence with Rottenwood Creek	0.80	850	1,310	1,520	1,540	2,010
At Powers Ferry Road	0.59	770	1,180	1,360	1,380	1,810
PROCTOR CREEK						
At Old 41 Highway	7.56	3,092	4,347	4,861	5,475	5,993
At Legacy Park Circle	5.01	2,638	4,121	4,801	5,350	6,336
At Jiles Road	2.09	2,443	3,450	3,873	4,058	4,736
QUEEN CREEK						
At confluence with Nickajack Creek	3.94	3,350	5,681	6,180	*	8,232
Just upstream of confluence of Liberty Hill Branch	3.37	3,158	5,287	5,746	*	7,617
Approximately 1,000 feet upstream of Queens Mill Road	3.10	3,075	5,100	5,538	*	7,305
Just Downstream from Milam Branch	0.75	1,052	1,695	1,838	*	2,444
At Mableton Parkway Southwest/State Highway	0.46	643	1,044	1,133	*	1,530

* Data not available