

June 26th, 2025
Ms. Kerisha Black
City of Powder Springs
PO Box 46
Powder Springs, GA 30127

RE: Elliott Green North and South Tract– Application for Variance

Dear Ms. Black:

We have reviewed the provided documentation in support of variance application for the Elliott Green North and South proposed development in City of Powder Springs for items related to the FEMA Special Flood Hazard Area (floodplain). Our comments are summarized below:

1. The 24003 Floodplain Exhibit dated 03/10/25 is showing that the proposed development will encroach on both the 100-yr Existing (Special Flood Hazard Area – SFHA) and 100-yr Future Conditions flood hazard area. In accordance with Powder Springs Unified Development Code (UDC) Article 10 Sec 10-12 and Sec 10-13, variance is required for proposed encroachments on the SHFA and Future-Conditions flood hazard area. The variance application should be updated to reflect that encroachment on both SFHA and Future-Conditions flood hazard area is proposed.
2. Per City's UDC Article 10 Sec 10-32 (d) from the Powder Springs Unified Development Code (UDC), flood hazard area variance shall be issued only when it has been demonstrated that granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense or creation of a nuisance.
 - a. The No-Rise reports and supporting engineering study prepared in support of Elliott Green North and South proposed development have been reviewed and comments on the compliance with the City's Floodplain Management requirements were made dated 03/12/2025 and 05/06/2025. These comments have not been addressed. It is recommended that this floodplain variance is conditional upon the developer providing during the LDP permit stage, a certified No-Rise report and the supporting engineering study prepared in accordance with the following requirements:
 - City's Article 10 Sec 10-15 - Engineering Study requirements are met
 - City's Article 10 Sec 10-16 - General standards for encroachment are met
3. The Hydraulic Analysis for Elliott Greene report dated 12/20/2024 discussed direct release of the stormwater from the project site. If direct release is proposed, it should be documented through

certified engineering study and report that any proposed increases in the peak flow discharges along Powder Springs Creek are not going to increase the Base Flood Elevations, Floodway Elevations or 100-yr Future Conditions Flood Elevations along the stream.

4. After the completion of the development, As-Built Floodplain Study report should be submitted to document that the development is completed as proposed, and the City's Floodplain Managements requirements have been met.

Thank you for allowing Dewberry the opportunity to provide professional engineering services for the City of Powder Springs. If you have any questions or would like to discuss further, please feel free to contact me at 678.537.8627 or via email at sfleming@dewberry.com. You may also contact Petia Doubrovska-Ilieva at 678.537.8625 or via email at pdoubrovska-ilieva@dewberry.com.

Regards,



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