

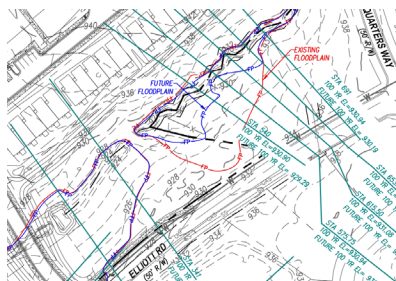
May 22nd, 2025  
Ms. Tina Garver  
City of Powder Springs  
PO Box 46  
Powder Springs, GA 30127

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

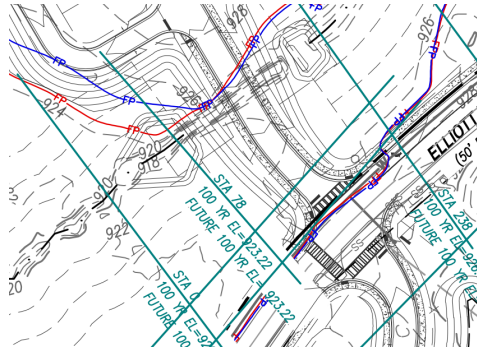
Dear Ms. Black:

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 review comments are summarized below:

1. Recommend revising the Floodplain Exhibit to document the source of the floodplain delineation and water surface elevations shown on the exhibit, as they are not matching the effective FEMA BFE elevations. If the water surface elevations and floodplain mapping are based on the provided No-Rise report, please refer to comment #2. Also recommend showing the effective FEMA floodway delineation on the exhibit.
2. Per 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. The No-Rise reports and the supporting modeling data previously provided for the 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, therefore the water surface elevations (WSE) calculations are subject to change and compliance with the No-Rise requirements is currently not shown, as stated in the variance application.
3. The Floodplain Exhibit is showing 100-yr Future Conditions Floodplain narrower than the 100-yr Existing Conditions floodplain and 100-yr Future Conditions WSE lower than the 100-yr Existing WSE. Recommend reviewing the information listed on the exhibit



4. Article 10 Sec 10-16 of City's UDC provide standard requirements when encroachments in the floodplain is proposed. These requirements are in addition to the No-Rise requirements. Proof of meeting these requirements is not provided.
5. The provided Floodplain Exhibit shows that the proposed development will also encroach on the 100-yr existing conditions SFHA floodplain mapping. The variance application does not discuss encroachment on the SFHA. The plans should be updated to remove any development from SFHA to comply with the variance application.



6. As-Built Floodplain Study report should be submitted after the completion of the construction 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 [REDACTED] or via email at [REDACTED]. You may also contact Petia Doubrovska-Ilieva at [REDACTED] or via email at [REDACTED].

Regards,



Sam Fleming, PE  
Dewberry



Petia Doubrovska-Ilieva, PE, CFM  
Dewberry

