

Follows Conditional Case No.: 22-04-2886R



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	City of Dunwoody DeKalb County Georgia	FILL	1D HYDRAULIC ANALYSIS FLOODWAY BASE MAP CHANGES UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 130679		
IDENTIFIER	Van Fleet Townhomes	APPROXIMATE LATITUDE AND LONGITUDE: 33.922, -84.285 SOURCE: Other DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 13089C0016K DATE: August 15, 2019		DATE OF EFFECTIVE FLOOD INSURANCE STUDY: August 15, 2019 PROFILES: 173P AND 174P FLOODWAY DATA TABLE: 10	

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map

FLOODING SOURCES AND REVISED REACH

Nancy Creek - from approximately 1,350 feet upstream of the confluence with Nancy Creek Tributary No. 1 to approximately 2,600 feet upstream of the confluence with Nancy Creek Tributary No. 1

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Nancy Creek	BFEs* Zone AE	BFEs Zone AE	YES NONE	YES YES

* BFEs - Base (1-percent-annual-chance) Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

Patrick "Rick" F. Sacbibit, P.E.
Chief, Engineering Services Branch
Risk Analysis, Planning, and Information Directorate | Resilience

24-04-6430P

102-I-A-C



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LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

OTHER COMMUNITIES AFFECTED BY THIS REVISION

CID Number: 130069 Name: City of Doraville, Georgia

AFFECTED MAP PANELS

TYPE: FIRM NO.: 13089C0016K DATE: August 15, 2019

AFFECTED PORTIONS OF THE FLOOD INSURANCE STUDY REPORT

DATE OF EFFECTIVE FLOOD INSURANCE STUDY : August 15, 2019
PROFILES: 173P AND 174P
FLOODWAY DATA TABLE: 10

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

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LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance (base) flood discharges computed in the FIS for your community without considering subsequent changes in watershed characteristics that could increase flood discharges. Future development of projects upstream could cause increased flood discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on flood discharges subsequent to the publication of the FIS report for your community and could, therefore, establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This revision has met our criteria for removing an area from the base floodplain to reflect the placement of fill. However, we encourage you to require that the lowest adjacent grade and lowest floor (including basement) of any structure placed within the subject area be elevated to or above the Base (1-percent-annual-chance) Flood Elevation.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

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LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Jacky Bell
Director, Mitigation Division
Federal Emergency Management Agency, Region IV
Rhodes Building, 3005 Chamblee Tucker Road
Atlanta, GA 30341
(770) 220-5406

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

Although a portion of the proposed area of revision is shown on the effective FIRM as located within DeKalb County, this area has been annexed by the City of Doraville.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

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**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below, and through FEMA's Flood Hazard Mapping website at https://www.floodmaps.fema.gov/fhm/bfe_status/bfe_main.asp.

LOCAL NEWSPAPER

Name: *The Champion Newspaper*

Dates: May 22, 2025 and May 29, 2025

Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination presented in this LOMR may be changed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

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LOCATION		FLOODWAY			1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE ¹	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/SEC)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
U	22,537	186	1,557	4.4	928.5	928.5	929.0	0.5
V	24,904	55	432	9.5	931.0	931.0	931.6	0.6
W	25,203	76	713	5.6	935.1	935.1	935.5	0.4
X	26,228	510	4,758	1.0	941.1	941.1	941.5	0.4
Y	27,379	115	1,222	4.0	942.5	942.5	942.5	0.0
Z	28,330	233	1,675	2.9	943.3	943.3	943.8	0.5
AA	29,549	140	687	4.9	944.9	944.9	945.9	1.0
AB	30,882	51	295	11.4	953.1	953.1	953.1	0.0
AC	31,036	103	801	4.2	956.3	956.3	956.9	0.6
AD	32,272	120	628	2.4	957.2	957.2	958.0	0.8
AE	33,174	31	201	5.9	961.4	961.4	961.8	0.4
AF	33,548	110	532	0.9	969.8	969.8	970.8	1.0
AG	34,453	12	71	6.9	970.4	970.4	971.4	1.0
AH	34,660	66	748	0.7	981.6	981.6	982.5	0.9
AI	34,772	201	1,391	0.6	984.3	984.3	984.3	0.0
AJ	35,354	181	560	0.9	985.6	985.6	985.7	0.1
AK	35,547	238	1,554	0.9	991.2	991.2	991.2	0.0

¹ Feet above county boundary

REVISED DATA

TABLE 10

FEDERAL EMERGENCY MANAGEMENT AGENCY

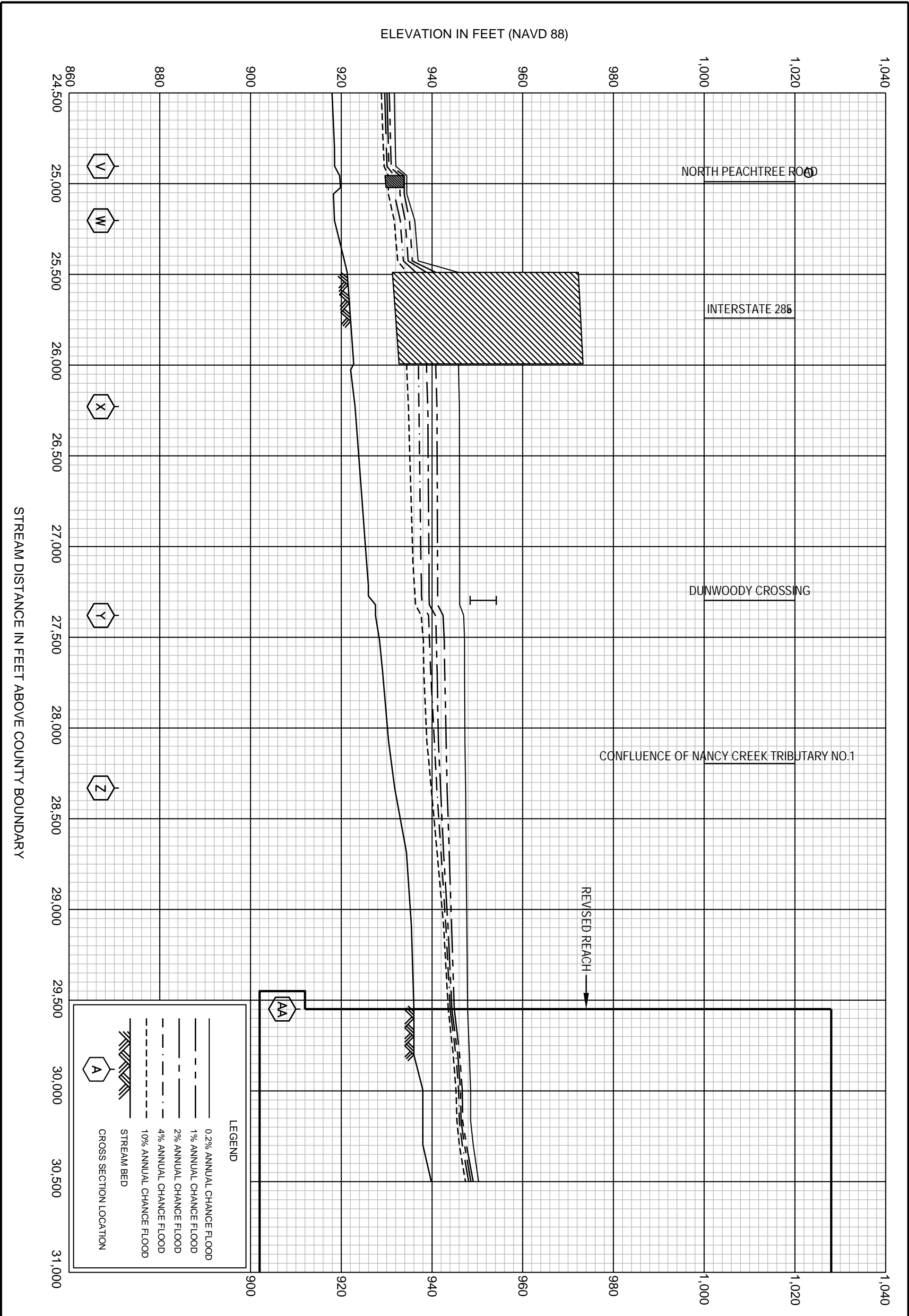
DEKALB COUNTY, GA

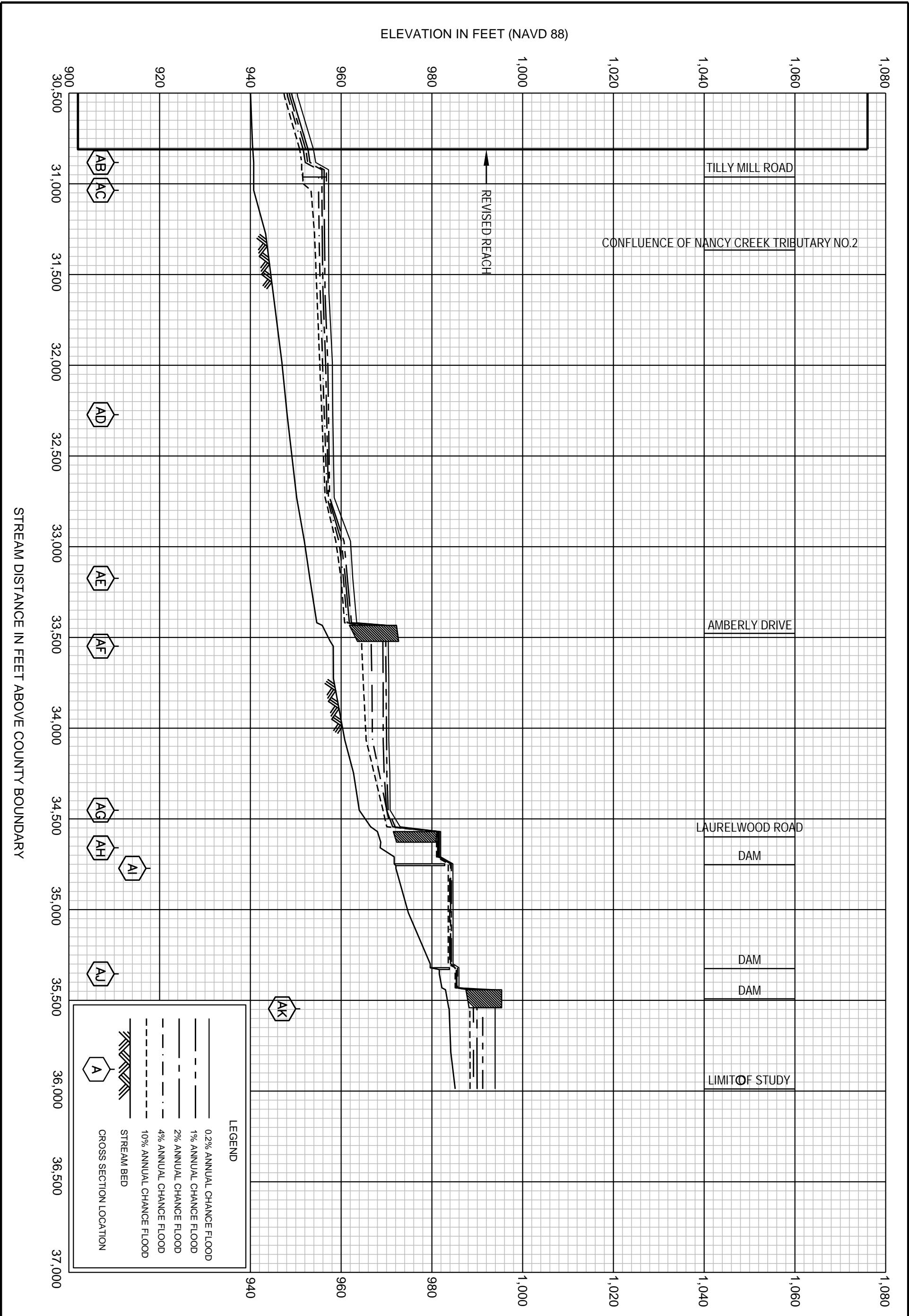
AND INCORPORATED AREAS

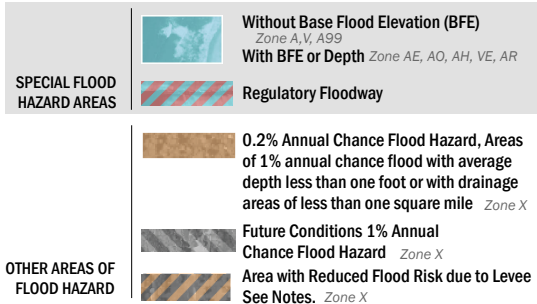
FLOODWAY DATA

REVISED TO
REFLECT LOMR
EFFECTIVE: September 26, 2025

NANCY CREEK





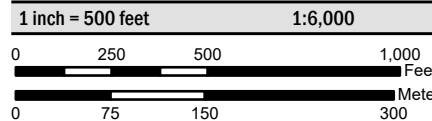


SCALE

NOTE: BASEMAP IMAGERY DATED 2021 WAS OBTAINED FROM NAIP.



Map Projection:
NAD 1983 StatePlane Georgia West FIPS 1002 Feet;
Western Hemisphere; Vertical Datum: NAVD 88



FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP

DEKALB COUNTY,
GEORGIA

and Incorporated Areas

PANEL 16 OF 201

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
BROOKHAVEN, CITY OF	135175	0016	K
CHAMBLEE, CITY OF	130066	0016	K
DEKALB COUNTY	130065	0016	K
DORAVILLE, CITY OF	130069	0016	K
DUNWOODY, CITY OF	130679	0016	K



FEMA

REVISED TO
REFLECT LOMR
EFFECTIVE: September 26, 2025

VERSION NUMBER
2.3.3.2

MAP NUMBER
13089C0016K

MAP REVISED
AUGUST 15, 2019

