



Federal Emergency Management Agency

Washington, D.C. 20472

April 25, 2013

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable Dorothy Hubbard
Mayor, City of Albany
222 Pine Avenue
Albany, GA 31701

IN REPLY REFER TO:

Case No.: 13-04-1420P
Community Name: City of Albany, GA
Community No.: 130075
Effective Date of
This Revision: **September 6, 2013**

Dear Mayor Hubbard:

The Flood Insurance Study report and Flood Insurance Rate Map for your community have been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panel revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed which provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other attachments specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact the Director, Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Atlanta, Georgia, at (770) 220-5400, or the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Sincerely,

Beth A Norton

Beth A. Norton, Program Specialist
Engineering Management Branch
Federal Insurance and Mitigation Administration

For: Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

List of Enclosures:

Letter of Map Revision Determination Document
Annotated Flood Insurance Rate Map
Annotated Flood Insurance Study Report

cc: Ms. Mary A. Teter
Plans Examiner
Interim Director Planning and Development
City of Albany

Mr. Michael L. Talley, P.E., CFM
H & H Resources, Inc.





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LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	City of Albany Dougherty County Georgia	NO PROJECT	HYDRAULIC ANALYSIS HYDROLOGIC ANALYSIS NEW TOPOGRAPHIC DATA
	COMMUNITY NO.: 130075		
IDENTIFIER	Percosin Creek Remap	APPROXIMATE LATITUDE & LONGITUDE: 31.588, -84.961 SOURCE: USGS QUADRANGLE DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 13095C0105E DATE: September 25, 2009		DATE OF EFFECTIVE FLOOD INSURANCE STUDY REPORT: September 25, 2009 PROFILE(S): 29P AND 30P SUMMARY OF DISCHARGES TABLE: 2	

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map; ** FBFM - Flood Boundary and Floodway Map; *** FHBM - Flood Hazard Boundary Map

FLOODING SOURCE(S) & REVISED REACH(ES)

Percosin Creek Tributary 1 - from just downstream of Gillionville Road to just downstream of Dawson Road

Percosin Creek Tributary 1.2 - from the confluence with Percosin Creek Tributary 1 to approximately 1,400 feet upstream of Partridge Dive

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Percosin Creek Tributary 1	Zone A No BFEs*	Zone AE BFEs	YES YES	YES NONE
Percosin Creek Tributary 1.2	Zone A No BFEs	Zone AE BFEs	YES YES	YES NONE

* BFEs - Base 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/or 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 MAP Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on our website at <http://www.fema.gov/business/nfip>.

Beth A. Norton

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Engineering Management Branch
Federal Insurance and Mitigation Administration

132942 PT202.BKR.13041420P.H20 102-I-A-C



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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 discharges computed in the submitted hydrologic model. Future development of projects upstream could cause increased discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on discharges and could, therefore, indicate that greater flood hazards exist 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 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 MAP Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on our website at <http://www.fema.gov/business/nfip>.

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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:

Mr. Brad Loar
Director, Mitigation Division
Federal Emergency Management Agency, Region IV
Koger Center - Rutgers Building, 3003 Chamblee Tucker Road
Atlanta, GA 30341
(770) 220-5400

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.

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 MAP Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on our website at <http://www.fema.gov/business/nfip>.

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LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

PUBLIC NOTIFICATION

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/Scripts/bfe_main.asp.

LOCAL NEWSPAPER

Name: *The Albany Herald*

Dates: May 2, 2013 and May 9, 2013

Within 90 days of the second publication in the local newspaper, a citizen 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 information 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 MAP Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on our website at <http://www.fema.gov/business/nfip>.

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TABLE 2 - SUMMARY OF DISCHARGES

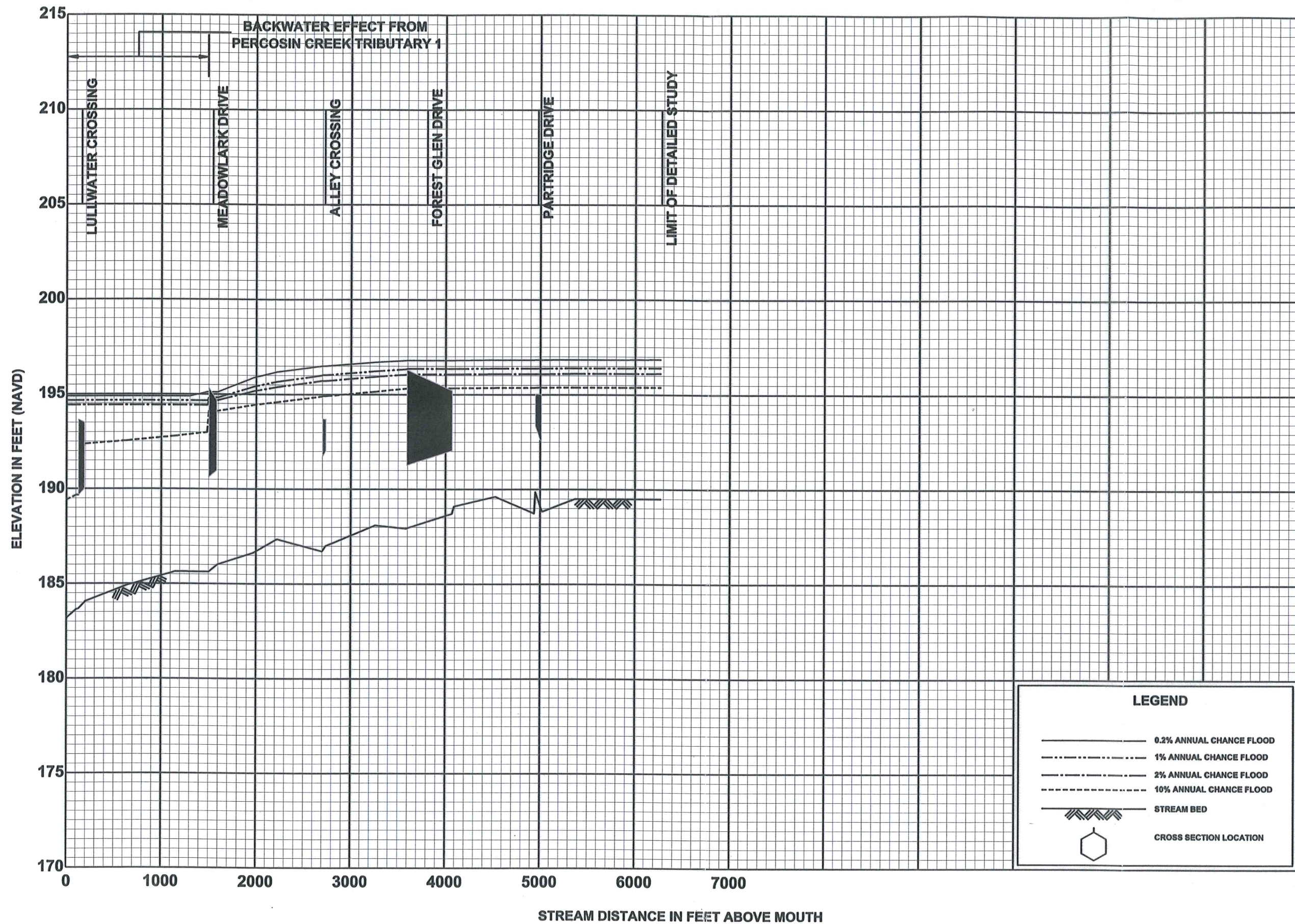
FLOODING SOURCE AND LOCATION	DRAINAGE AREA (sq. miles)	PEAK DISCHARGES (cfs)			
		10- percent <u>chance</u>	2- percent <u>chance</u>	1-percent <u>chance</u>	0.2- percent <u>chance</u>
FLINT RIVER					
At county boundary	4,100.0	59,000	86,400	98,700	129,500
At Albany Gauge	5,300.0	59,300	86,700	99,100	130,000

PERCOSIN CREEK TRIBUTARY 1					
At Gillionville Road	0.88	299	475	566	767
PERCOSIN CREEK TRIBUTARY 1.2					
At mouth	1.05	357	565	672	903

PINEY WOODS CREEK					
At mouth	50.44	2,009	3,327	3,973	5,648
Just downstream of Tributary No.3	46.2	1,902	3,150	3,760	5,344
Just upstream of Tributary No.3	41.07	1,768	2,926	3,493	4,961

REVISED
DATA

REVISED TO
REFLECT LOMR
EFFECTIVE: September 6, 2013

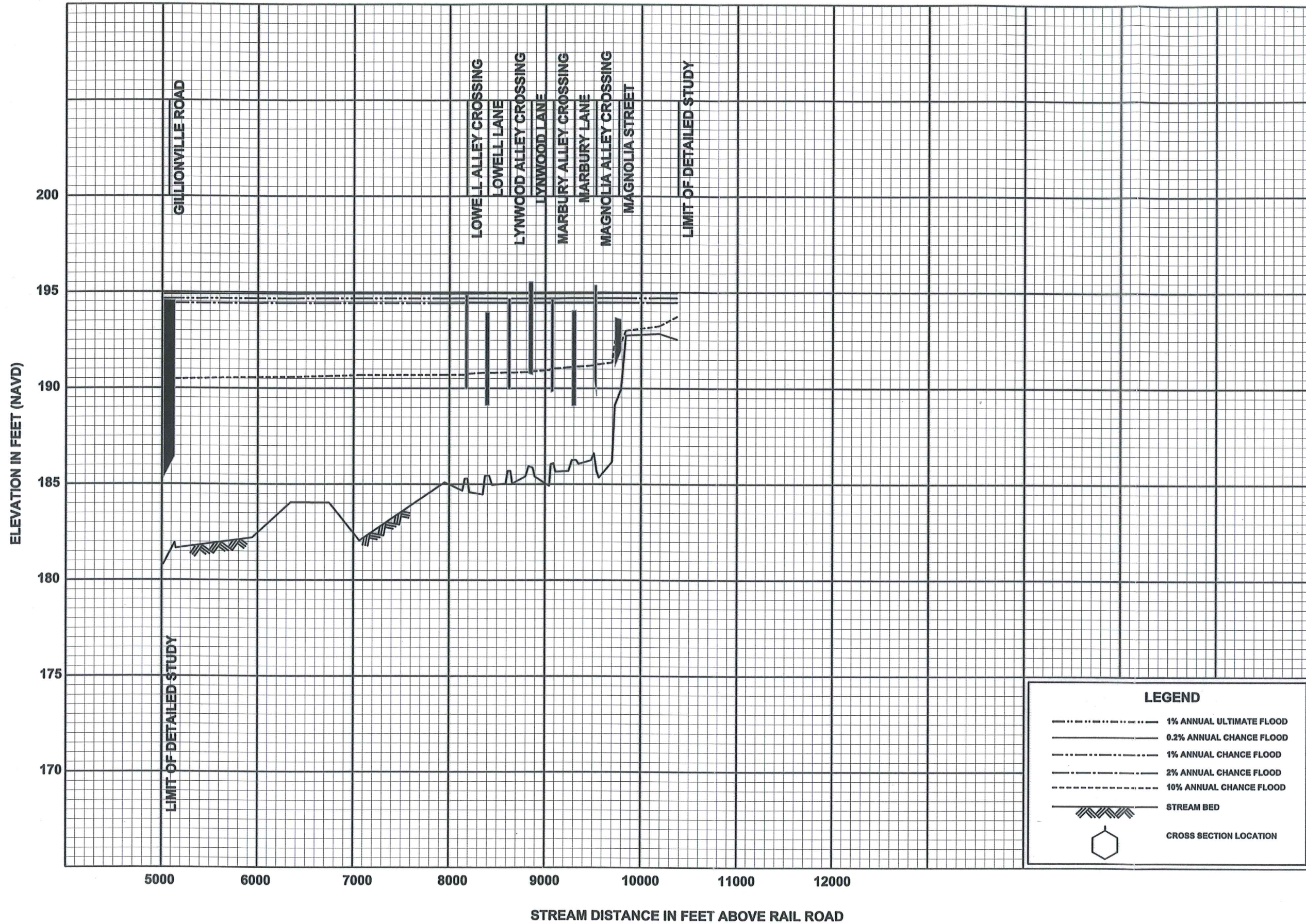


REVISED TO
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FLOOD PROFILES

PERCOSIN CREEK TRIBUTARY 1.2

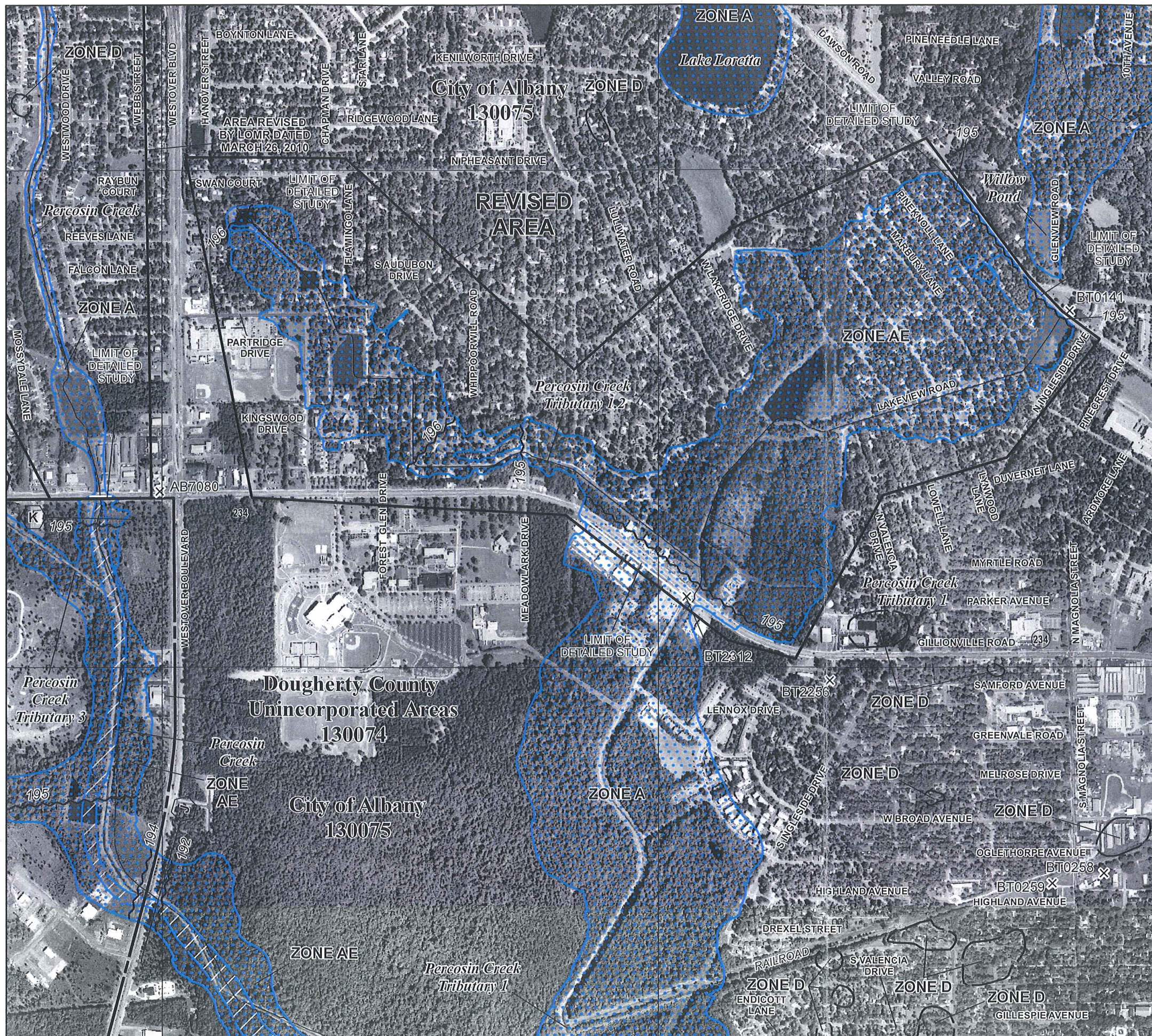
FEDERAL EMERGENCY MANAGEMENT AGENCY
DOUGHERTY COUNTY, GA
AND INCORPORATED AREAS



REVISED TO
REFLECT LOMR
FLOOD PROFILES
EFFECTIVE: September 6, 2013

FEDERAL EMERGENCY MANAGEMENT AGENCY
DOUGHERTY COUNTY, GA
AND INCORPORATED AREAS

PERCOSIN CREEK TRIBUTARY 1



JOINS PANEL 0108

34 99 000m N

34 98 000m N

34 97 000m N

NFIP

PANEL 0105E

FIRM

FLOOD INSURANCE RATE MAP

DOUGHERTY COUNTY, GEORGIA

AND INCORPORATED AREAS

PANEL 105 OF 300

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
DOUGHERTY COUNTY	130074	0105	E
ALBANY, CITY OF	130075	0105	E

REVISED TO REFLECT LOMR

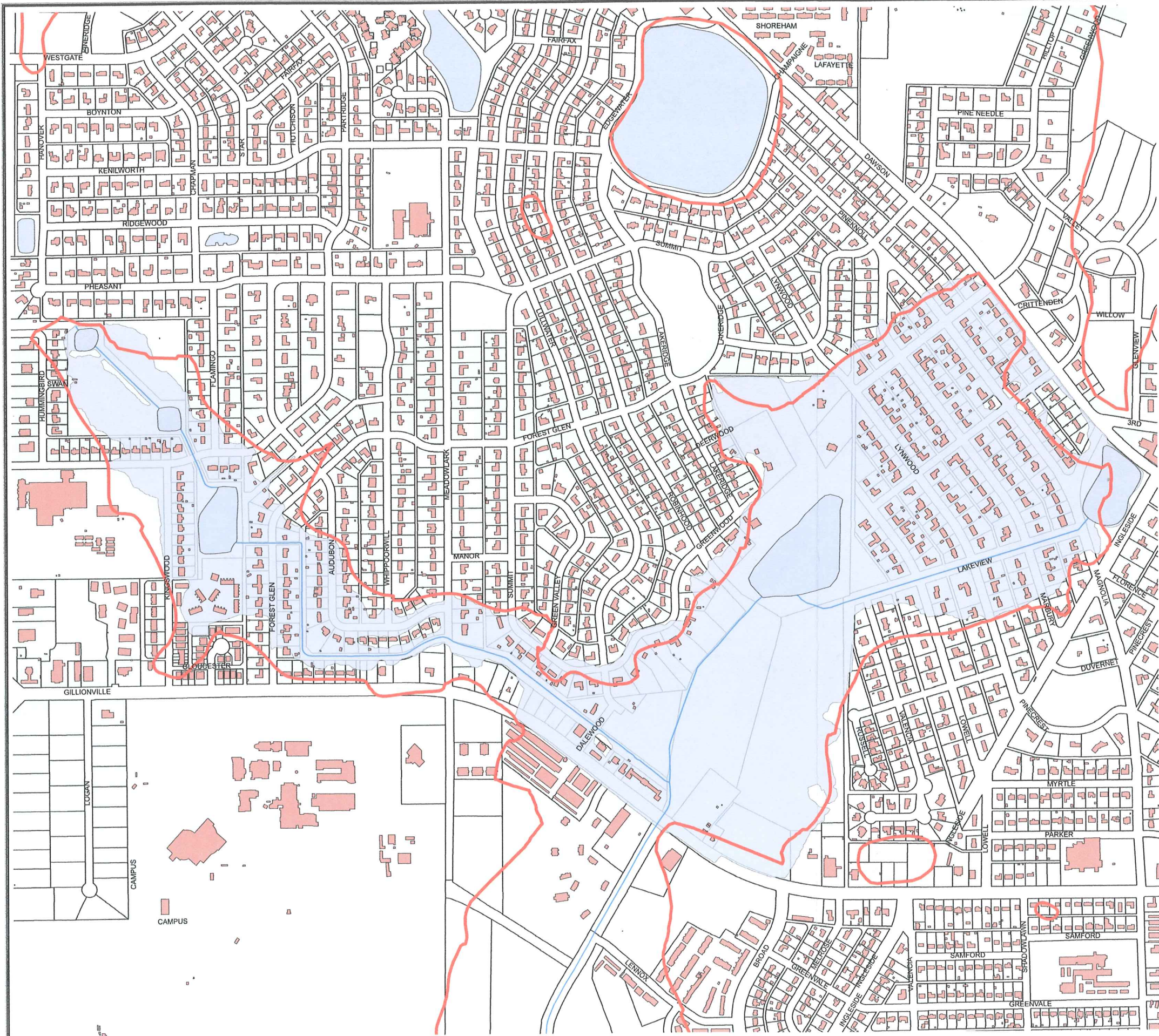
EFFECTIVE: September 6, 2013

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER 13095C0105E

MAP REVISED SEPTEMBER 25, 2009

Federal Emergency Management Agency

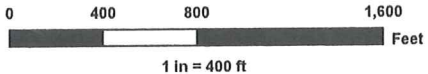


- NOTES:
1. ALL GIS INFORMATION PROVIDED BY THE CITY OF ALBANY
 2. CONTOURS SHOWN ARE TAKEN FROM 2' TOPOGRAPHIC INFORMATION PROVIDED BY THE CITY OF ALBANY
 3. VERTICAL DATUM IS NAVD 88
 4. HORIZONTAL DATUM IS GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD 83
 5. FIELD SURVEY FOR ALL DRAINAGE STRUCTURES WAS PERFORMED BY MILLER LAND SURVEYING, LLC, W. CLAY MILLER, RLS
 6. THE STUDY AREA IS LOCATED ENTIRELY WITHIN THE CITY LIMITS OF ALBANY, GEORGIA
 7. CROSS SECTION STATIONING BEGINS AT 0+00 ON THE LEFT END LOOKING DOWNSTREAM



Legend

- Floodplain
- Effective Floodplain
- Ponds
- Buildings



TOPOGRAPHIC WORK MAP
PERCOSIN CREEK REMAP
ALBANY, DOUGHERTY COUNTY, GEORGIA

SHEET 1 OF 1

DATE	DESCRIPTION

PREPARED BY:
H & H RESOURCES
CIVIL ENGINEERS