



Jeff W. Cown, Director

Watershed Protection Branch

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FLOODPLAIN ENCROACHMENT REVIEW

To: Belvin, Michael L. <belvinml@cdmsmith.com>

PROJECT NAME:	Savannah Industrial Logistics	COUNTY:	Effingham	COMMUNITY:	Effingham County
LOCATION:	Please refer to the project map.				
BRIEF PROJECT DESCRIPTION:	Savannah Industrial Logistics, LLC (SIL) filed for after-the-fact authority to construct a rail line (the Line) in Docket No. FD 36723, and Savannah Industrial Transportation, LLC (SIT), an affiliate of SIL, filed for after-the-fact authority to lease and operate the same Line in Docket No. 36723 (Sub-No. 1).20 The Line, which is located in an industrial park near Rincon, in Effingham County, Georgia, has no mileposts and extends from a connection with Norfolk Southern Railway Company (NSR) near NSR milepost 16.6 to a connection with CSX Transportation, Inc. (CSXT), near CSXT milepost S484.0, a distance of approximately 11,404 feet.				
APPLICANT:	US Surface Transportation Board	APPLICATION DATED:	05/14/2024	APPLICATION RECEIVED:	05/14/2024

SFHA* ENCROACHMENT:	Yes	EFFECTIVE PANEL(S):	13103C0269E, 13103C0288E (Effective Date: 09/11/2009)	FLOOD RISK ZONE(S):	AE, X Shaded, X
www.georgiadfirm.com		PRELIMINARY PANEL(S):	N/A	FLOOD RISK ZONE(S):	N/A
https://msc.fema.gov/portal		LETTER OF MAP CHANGE (S):	N/A	FLOOD RISK ZONE(S):	N/A
WATERSHED(S):		Lower Savannah (8 Digit HUC: 03060109)	COMMUNITY CONTACT:	<u>Planner & Floodplain Admin.</u> Address: 804 South Laurel Street, Springfield, GA 31329 Tel: (912)754-2128 <u>Georgia State Financing and Investment Commission, Senior Civil Engineer</u> Address: 270 Washington Street Atlanta, GA 30334 Tel: (404) 655-7640	
COMMENTS:		After review of the effective Flood Insurance Rate Map (FIRM) panel cited above developed by the Federal Emergency Management Agency (FEMA), a portion of the proposed project site are located within Special Flood Hazard Areas (SFHA), in Zone AE (the base floodplain mapped by detailed methods, and the base flood elevations are provided), an area inundated by the 1% annual chance flood, often referred to as the 100-year flood or base flood. Also, portions of the proposed project are in Zone X (shaded), an area of moderate risk, inundated by the 0.2% annual chance flood, often referred to as the 500-year flood. The rest of the proposed site is located outside of the Special Flood Hazard Area (SFHA), in Zone X, an area of low flood risk. Please see the Floodplain Snapshots and FEMA FIRM Extracts in the following pages for the portions of the project that are encroached on the SFHA. For projects located within or close to the SFHA, the implementation of project work should be in accordance with the floodplain management criteria outlined in 44 CFR 60.3 and all applicable ordinances of the local jurisdictions (please refer to the community contact listed above for details) that govern development within the SFHA. Some practical considerations would be to: (i) use flood resistant material for portions of facilities below the regulatory base flood elevation (BFE); (ii) as far as practical, elevate new construction above regulatory BFE or flood proof (make watertight) to that elevation; and (iii) elevate facility utility systems including ducting, electrical panels etc., above the regulatory BFE or flood proof to that elevation. (iv) Elevate facility utility systems including ducting, electrical panels etc., above the computed BFE or flood proof to that elevation.			

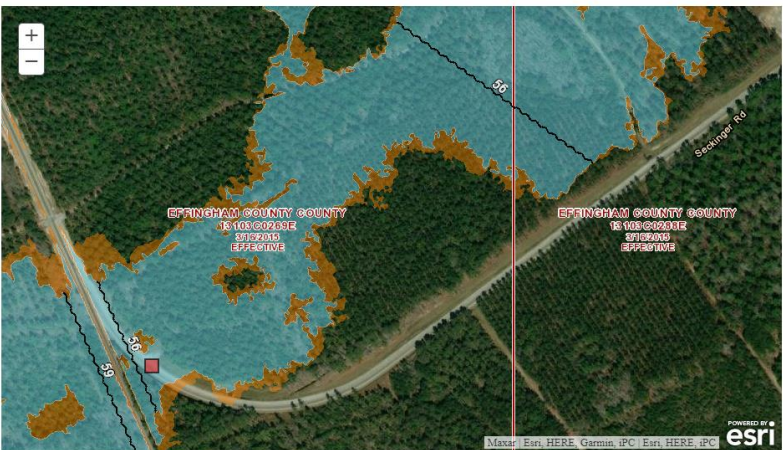
Please note that this response addresses issues related specifically to the possible effects of the project on floodplains in the area, it does not override or supersede any State or local procedural substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

Prepared By: Olivia Martin Telephone: (470) 845-1108 Email: Olivia.Martin@dnr.ga.gov
Signature: *Olivia T.S. Martin* Date: 05/15/2024

*Special Flood Hazard Area – Area Inundated by the 1% Annual Chance Flood (Often Referred to as the 100-year Flood)

Attachments:

31326, Rincon, Georgia



Disclaimer: This data is not to be used to determine any base flood elevations or flood zone designations for NFIP (National Flood Insurance Program) purposes. For NFIP flood insurance and regulation purposes, please refer to the published effective FIRM (Flood Rate Insurance Map) for your area of concern. Values displayed for Current Flood Zone, Preliminary Flood Zone, Flood Zone Change Type, and Probability of Flooding over a 30-year period based on center of dot location, not extent of structure(s).

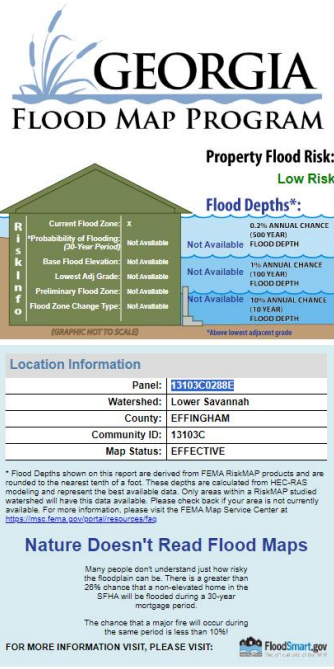
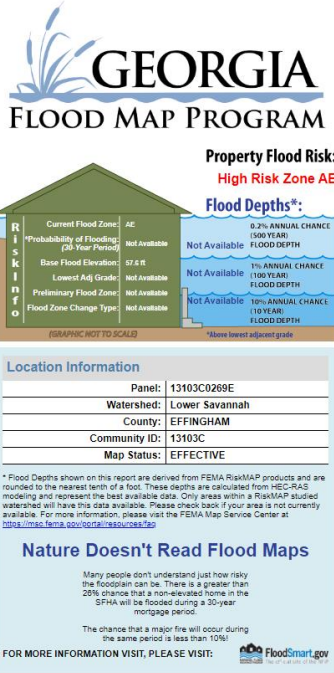
Floodplain Snapshot for the proposed project area

31326, Rincon, Georgia



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Floodplain Snapshot for the proposed project area



31326, Rincon, Georgia

GEORGIA FLOOD MAP PROGRAM



Property Flood Risk:
Moderate Risk



Location Information

Panel:	13103C0288E
Watershed:	Lower Savannah
County:	EFFINGHAM
Community ID:	13103C
Map Status:	EFFECTIVE

* Flood Depths shown on this report are derived from FEMA RiskMAP products and are rounded to the nearest tenth of a foot. These depths are calculated from HEC-RAS modeling and represent the best available data. Only areas within a RiskMAP studied watershed will have this data available. Please check back if your area is not currently available. For more information, please visit the FEMA Map Service Center at <http://msc.fema.gov/national-resources/>

Nature Doesn't Read Flood Maps

Many people don't understand just how risky the floodplain can be. There is a greater than 26% chance that a non-elevated home in the SFHA will be flooded during a 30-year mortgage period.

The chance that a major fire will occur during the same period is less than 10%!

FOR MORE INFORMATION VISIT, PLEASE VISIT:



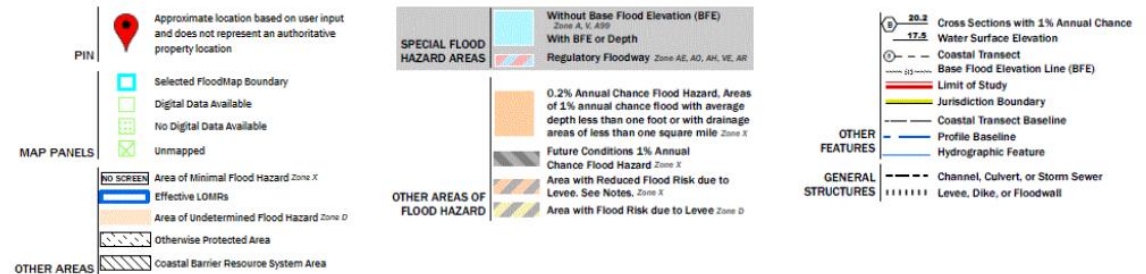
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Floodplain Snapshot for the proposed project area

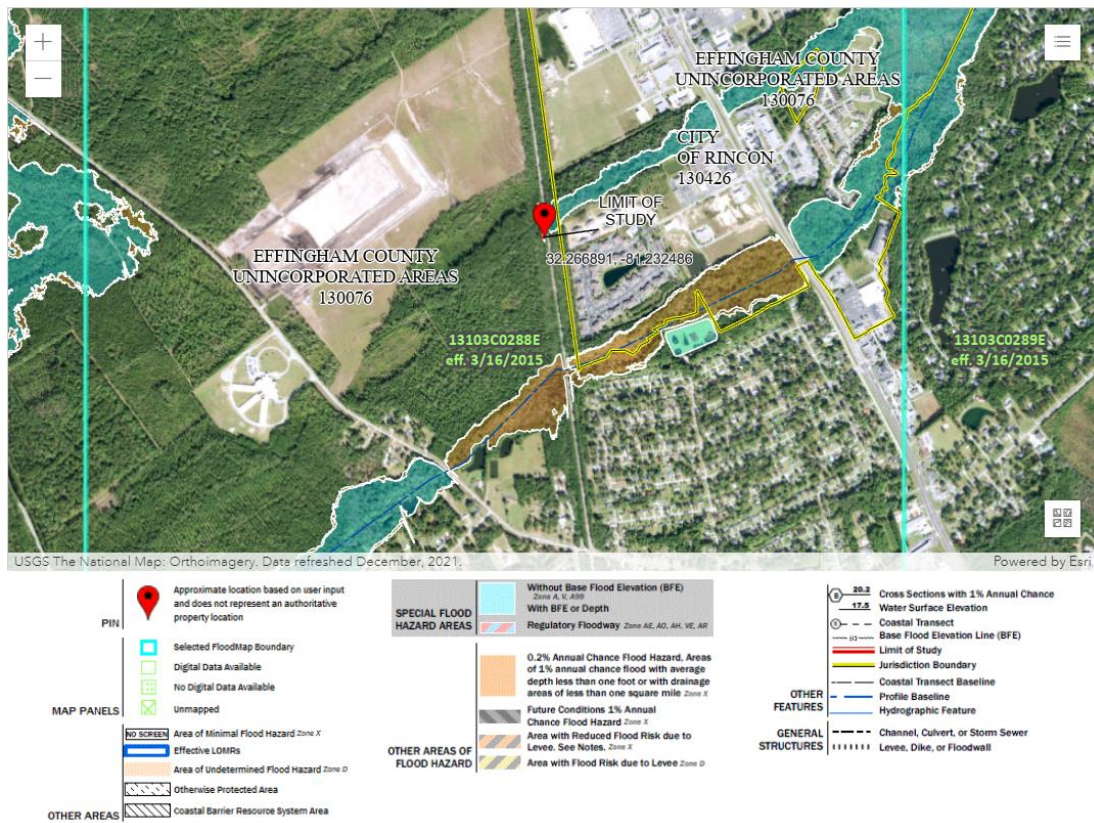


USGS The National Map: Orthoimagery. Data refreshed December, 2021.

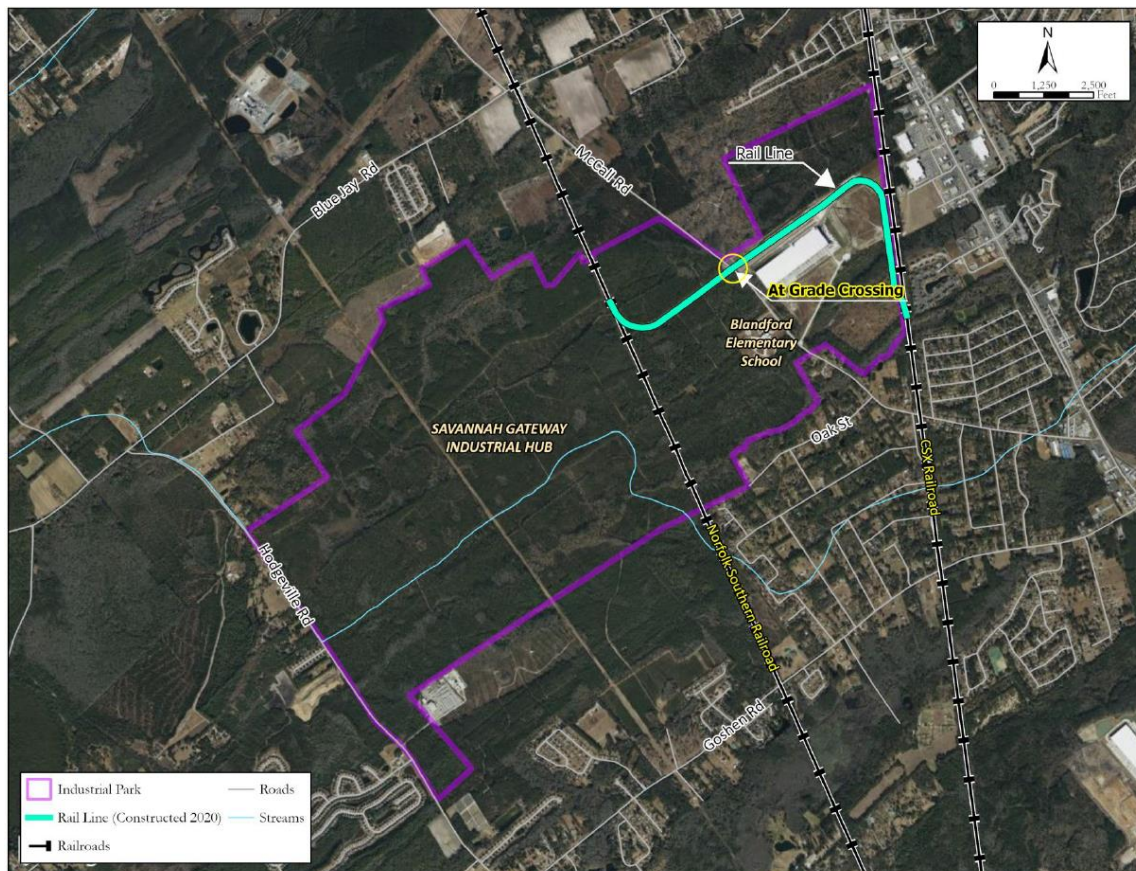
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FEMA FIRM Extract



FEMA FIRM Extract



Proposed Project Location Map