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# CANTON REDEVELOPMENT AUTHORITY

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P.O. Box 192, Canton, MS 39046-0192 • 601-859-3815 • Fax 601-859-0348  
cantonredevelopment.com • cra@cantonredevelopment.com

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May 20, 2014

Madison County Board of Supervisors  
Chancery Clerk Building  
Canton, MS39046

RE: Flood Plain Issue for Bachelor Creek/Historic Canton High School

Supervisor Paul Griffin:

The Canton Redevelopment Authority, in its efforts to preserve for adaptive re-use, continues to explore avenues of development for the Historic Canton High School. In those efforts, a developer noted that the school was partially in the flood plain. Therefore, we had to do what was necessary to rectify the situation. No entity, especially(HUD) would guarantee any loan, if any portion of the building was in the flood plain.

After speaking to you and Mr. Warnock, we engaged my Bill Colson of Aqua Engineering. The architect And Mr. Colson prepared the necessary documentation, forwarded it to FEMA and after a couple of revisions, we were given a CLOMR, which is a conditional approval to proceed to address the flood issue as we had shown on the drawings. Hopefully, by the early part of September, we will be beginning the repairs to the structure with the grants received to date.

We are asking for your help in completing our obligation to Mr. Colson. His initial estimate for his services was \$27,000. To date he has submitted an invoice of \$19,470. (See attached invoice). Please feel free to consult with Mr. Colson regarding this issue.

Thank you for your consideration. If you have questions, I will be glad to speak with you.

Sincerely,

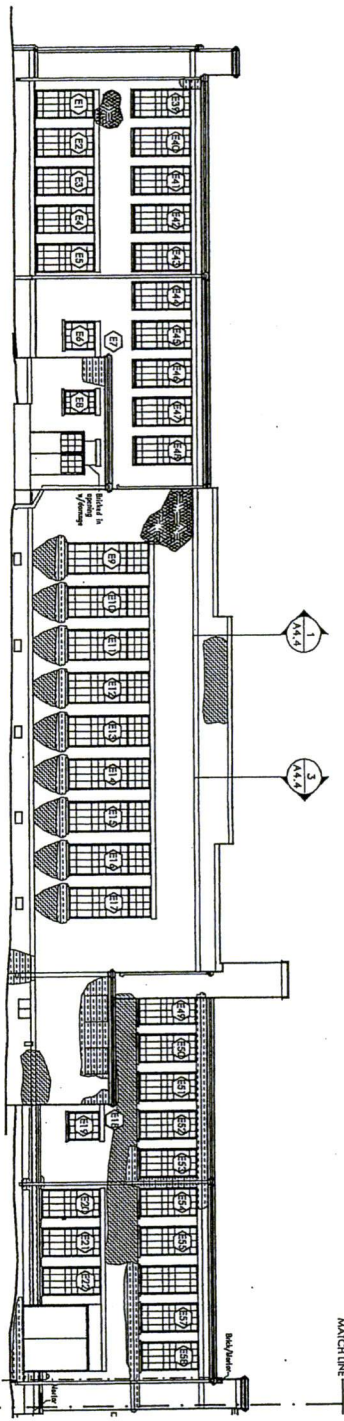
Maureen S. Simpson  
Executive Director

601-859-3815/Maureen@cantonredevelopment.com

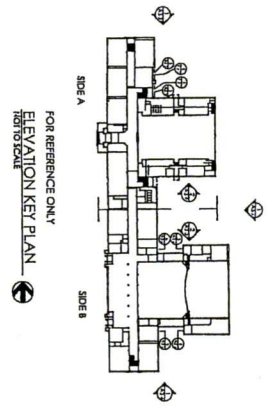
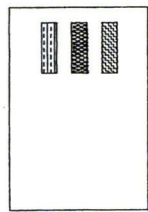
RICH HISTORY



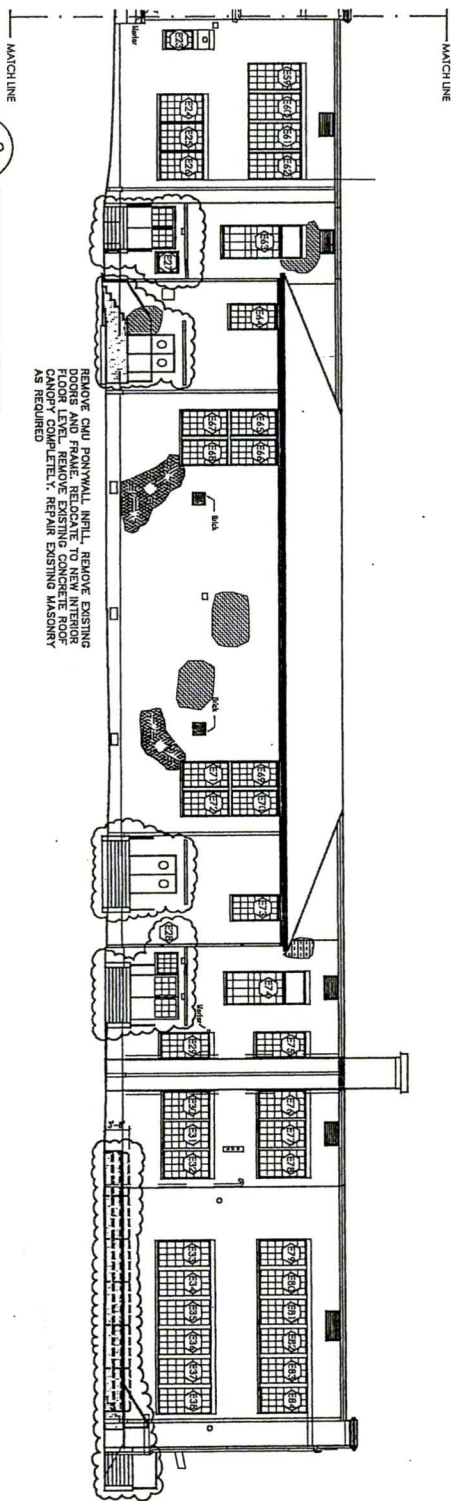
BRIGHT FUTURE



1 EAST ELEVATION - SIDE A - REAR ELEVATION  
SCALE: 1/8" = 1'-0"

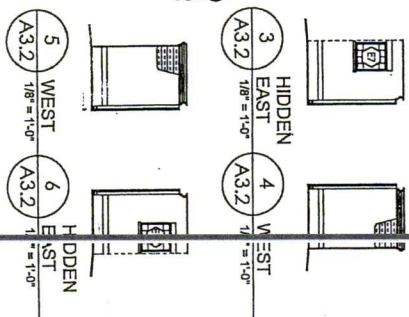


FOR REFERENCE ONLY  
ELEVATION KEY PLAN



2 EAST ELEVATION - SIDE B - REAR ELEVATION  
SCALE: 1/8" = 1'-0"

REMOVE CAJU PONYWALL INFILL. REMOVE EXISTING DOORS AND FRAME. RELOCATE TO NEW INTERIOR LOCATION. REPAIR EXISTING MASONRY CANOPY COMPLETELY. REPAIR EXISTING MASONRY AS REQUIRED.



HISTORIC CANTON HIGH SCHOOL  
REHABILITATION & RESTORATION

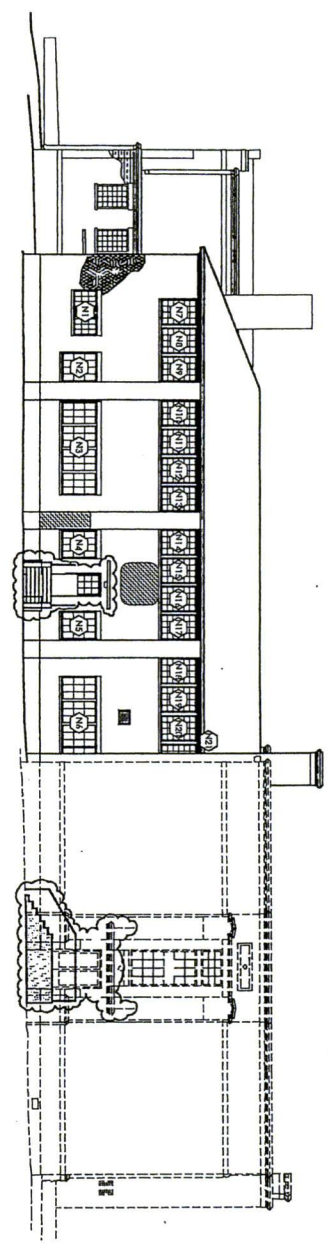
CANTON, MISSISSIPPI

BELINDA STEWART ARCHITECTS, PA  
41 N. DUNN STREET, P.O. BOX 847  
EUFORA, MISSISSIPPI 39744  
662.258.4405 & 662.258.6452  
bsa@belindastewartarchitects.com  
www.belindastewartarchitects.com

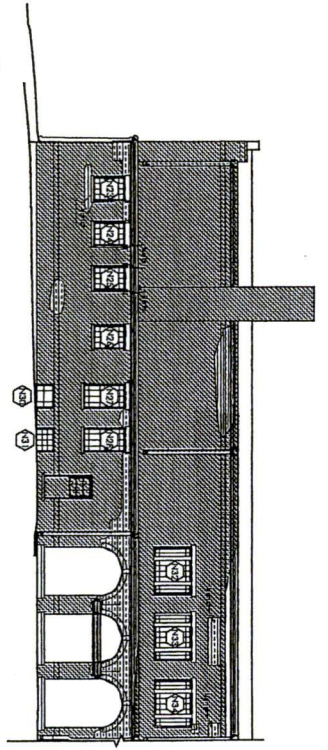
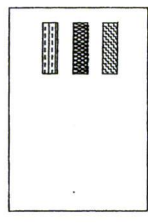


PROJECT #: 9803.4  
DATE: DEC. 18, 2013  
REVISION:  
HIB:

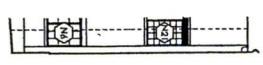
A3.2



1 NORTH ELEVATION- SIDE A - SIDE ELEVATION  
A3.3 SCALE: 1/8" = 1'-0"



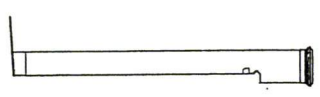
2 NORTH SIDE OF AUDITORIUM ELEVATION- SIDE B  
A3.3 SCALE: 1/8" = 1'-0"



3 SIDE A NORTH ELEVATION HIDDEN BY CHIMNEY  
A3.3 1/8" = 1'-0"



4 SIDE A CHIMNEY SOUTH SIDE  
A3.3 1/8" = 1'-0"



5 SIDE A CHIMNEY NORTH SIDE  
A3.3 1/8" = 1'-0"



6 SIDE A RETURN WALL NORTH OF CHIMNEY  
A3.3 1/8" = 1'-0"

HISTORIC CANTON HIGH SCHOOL  
REHABILITATION & RESTORATION

CANTON, MISSISSIPPI

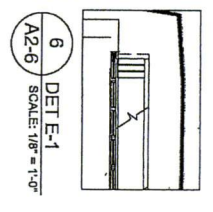
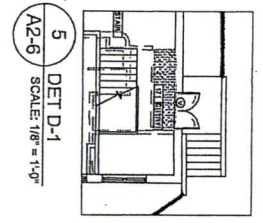
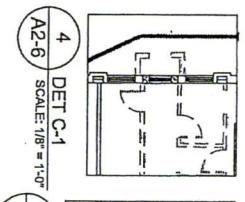
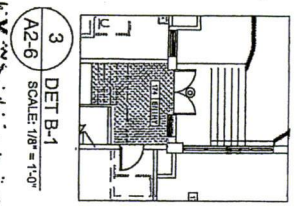
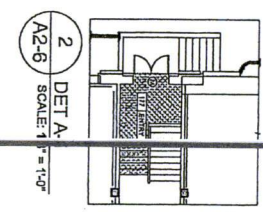
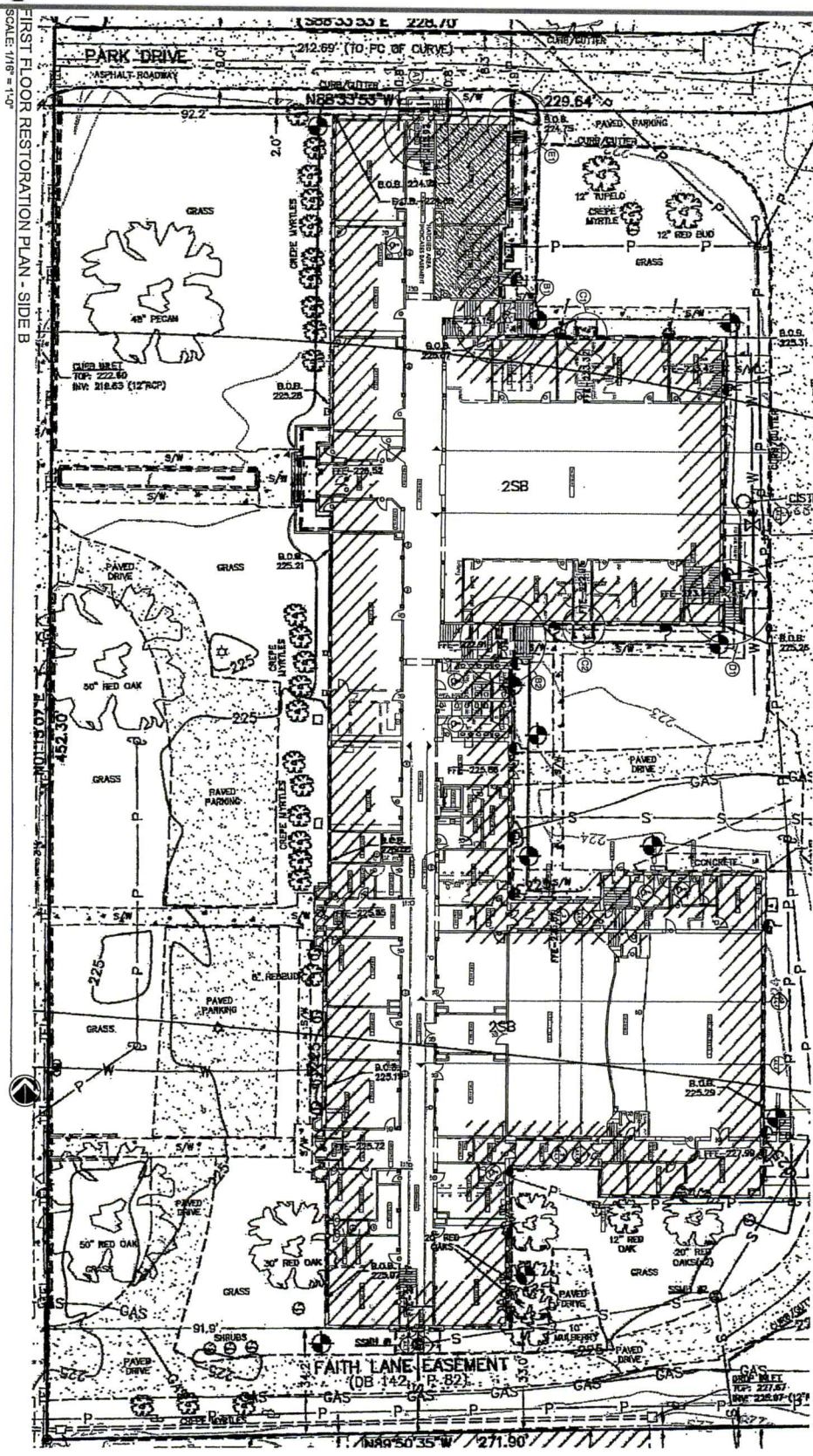
BELINDA STEWART ARCHITECTS, PA  
61 N. DUNN STREET, P.O. BOX 867  
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bse@belindastewartarchitects.com  
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PROJECT: 8003.A  
DATE: DEC. 18, 2013  
REVISION:  
SHEET  
A3.3

1  
A2-6

FIRST FLOOR RESTORATION PLAN - SIDE B  
SCALE: 1/8" = 1'-0"



- NOTES:
1. FINISH GRADES AS INDICATED TO MEET NEW 2008 CONCRETE LINE. MINIMUM 6\"/>

A2-6

PROJECT # 9803.4  
DATE: DEC. 18, 2013  
REVISION:  
SHEET:

HISTORIC CANTON HIGH SCHOOL  
REHABILITATION & RESTORATION

CANTON, MISSISSIPPI

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# Federal Emergency Management Agency

Washington, D.C. 20472

## CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT

### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### **PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY (This Additional Consideration applies to the preceding 1 Property.)**

A portion of this property is located within the Special Flood Hazard Area and the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination/Comment Document while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation, and any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/about/regoff.htm>.

#### **CONDITIONAL LOMR-F DETERMINATION (This Additional Consideration applies to the preceding 1 Property.)**

Comments regarding this conditional request are based on the flood data presently available. Our final determination will be made upon receipt of this Comment Document, certified as-built elevations and/or certified as-built survey. Since this request is for a Conditional Letter of Map Revision based on Fill, we will also require the applicable processing fee, and the "Community Acknowledgement" form. Please note that additional items may be required before a final as-built determination is issued.

This letter does not relieve Federal agencies of the need to comply with Executive Order 11988 on Floodplain Management in carrying out their responsibilities and providing Federally undertaken, financed, or assisted construction and improvements, or in their regulating or licensing activities.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

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



# Federal Emergency Management Agency

Washington, D.C. 20472

## CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF CANTON, MADISON COUNTY, MISSISSIPPI	A portion of Section 19, Township 9 North, Range 3 East, as described in the Warranty Deed recorded in Book 0451, Pages 367 and 368, in the Office of the Chancery Clerk, Madison County, Mississippi (PN: 093D-19B-291/00.00)
	COMMUNITY NO.: 280109	
AFFECTED MAP PANEL	NUMBER: 28089C0410F DATE: 3/17/2010	
FLOODING SOURCE: BATCHELOR CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 32.616, -90.034 SOURCE OF LAT & LONG: GOOGLE EARTH PRO DATUM: NAD 83

COMMENT TABLE REGARDING THE PROPOSED PROPERTY (PLEASE NOTE THAT THIS IS NOT A FINAL DETERMINATION. A FINAL DETERMINATION WILL BE MADE UPON RECEIPT OF AS-BUILT INFORMATION REGARDING THIS PROPERTY.)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT WOULD BE REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	3380 North Liberty Street	Structure (High School)	X (shaded)	224.3 feet	225.2 feet	--

**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

**ADDITIONAL CONSIDERATIONS** (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

PORTIONS REMAIN IN THE FLOODWAY  
CONDITIONAL LOMR-F DETERMINATION

This document provides the Federal Emergency Management Agency's comment regarding a request for a Conditional Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the proposed structure(s) on the property(ies) would not be located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) if built as proposed. Our final determination will be made upon receipt of a copy of this document, as-built elevations, and a completed Community Acknowledgement form. Proper completion of this form certifies the subject property is reasonably safe from flooding in accordance with Part 65.5(a)(4) of our regulations. Further guidance on determining if the subject property is reasonably safe from flooding may be found in FEMA Technical Bulletin 10-01. A copy of this bulletin can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/mit/tb1001.pdf>. This document is not a final determination; it only provides our comment on the proposed project in relation to the SFHA shown on the effective NFIP map.

This comment document is based on the flood data presently available. The enclosed documents provide additional information regarding this request. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

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

**AQUA ENGINEERING SERVICES, LTD.**  
103 Plantation Cove, Suite C  
Madison, MS 39110

Ph (601) 790-9394

Fax (601) 790-9412

TIN 64-0843856

INVOICE

AQ1325A

May 1, 2014

Ms Maureen Simpson  
Canton Redevelopment Authority  
P.O. Box 192  
Canton, MS 39046

Re: Batchelor Creek Flood Study  
Proposal Dated June 17, 2013

Item 1. Engineering for Flood Map Change

- A. Compute the Base Flood water surface profiles to the FEMA standards (HECRAS) using new survey data for Batchelor Creek.
- B. Compute revised flood elevations using new survey geometry along Batchelor Creek in vicinity of the old Canton High School.
- C. Advise on measures to flood proof building to FEMA requirements for project needed to allow removal from flood insurance.
- D. Meet with City, Architect, Engineers and others to discuss methods of obtaining a Conditional Letter of Map Change.
- E. Prepare certifications and documentation required by FEMA.
- F. Submit to FEMA for Conditional Letter of Map Change and respond to comments..

Total cost                    -                    -                    -                    \$19,470

AMOUNT DUE                    -                    -                    -                    \$19,470

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