



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

| COMMUNITY AND REVISION INFORMATION | | PROJECT DESCRIPTION | BASIS OF REQUEST |
|--|-----------------------------------|--|--|
| COMMUNITY | Community Name County State | CULVERT | FLOODWAY HYDRAULIC ANALYSIS NEW TOPOGRAPHIC DATA |
| | COMMUNITY NO.: 180003 | | |
| IDENTIFIER | The Villas at Dawson's Creek | APPROXIMATE LATITUDE & LONGITUDE: 41.157, -85.143 SOURCE: USGS QUADRANGLE DATUM: NAD 83 | |
| ANNOTATED MAPPING ENCLOSURES | | ANNOTATED STUDY ENCLOSURES | |
| TYPE: FIRM* NO.: 18003C0100 F DATE: November 5, 2003 | | DATE OF EFFECTIVE FLOOD INSURANCE STUDY: November 5, 2003 PROFILE(S): 06P FLOODWAY DATA TABLE: 6 | |

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)

Becketts Run - from approximately 220 feet upstream of Coldwater Road to just upstream of the Abandoned Railroad Bridge

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SUMMARY OF REVISIONS

| Flooding Source | Effective Flooding | Revised Flooding | Increases | Decreases |
|-----------------|-----------------------------|-----------------------------|-------------------|-------------------|
| Becketts Run | Zone AE Floodway BFEs | Zone AE Floodway BFEs | YES YES YES | YES YES YES |

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* 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.

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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 Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the [PTS Contractor Information]. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

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LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

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OTHER COMMUNITIES AFFECTED BY THIS REVISION

CID Number:

Name:

AFFECTED MAP PANELS

AFFECTED PORTIONS OF THE FLOOD INSURANCE STUDY REPORT

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COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

16: 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.

17A: We provide the floodway designation to your community as a tool to regulate floodplain development. Therefore, the floodway revision we have described in this letter, while acceptable to us, must also be acceptable to your community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations.

17B: NFIP regulations Subparagraph 60.3(b)(7) requires communities to ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management ordinances; therefore, responsibility for maintenance of the altered or relocated watercourse, including any related appurtenances such as bridges, culverts, and other drainage structures, rests with your community. We may request that your community submit a description and schedule of maintenance activities necessary to ensure this requirement.

COMMUNITY REMINDERS

18A: We based this determination on the 1-percent-annual-chance 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.

18B: 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.

18C: 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.

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 Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the [\[PTS Contractor Information\]](#). Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

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18D: 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.

18E: Paragraph deleted.

18F: This revision has met our criteria for removing an area from the 1-percent-annual-chance 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.

18G: 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:

Name of Regional Director
Director, Mitigation Division
Federal Emergency Management Agency, Region
Street Address
City, State Zip Code
Telephone Number

STATUS OF THE COMMUNITY NFIP MAPS

19A: Physical map revision will not follow and no other map update activities are in progress

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(s) and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

19B: When physical map revision will follow (two paragraphs)

We will physically revise and republish the previously cited FIRM panel(s) and the FIS report to reflect the modifications made by this LOMR, and issue Preliminary copies for community review. So that we may provide your community with the most up-to-date information possible, we request that your community review the effective FIRM panel(s) referenced above and the effective FIS report to determine if any additional changes are warranted. Examples of possible changes include updates to corporate limits, new streets within or adjacent to designated SFHAs, and revised floodway boundary delineations.

To assist us in processing the revised FIRM and FIS report in a timely manner, we request that your community submit changes within 30 days of the date of this letter. We will review all information received during this 30 day period and incorporate it, as appropriate, into the Preliminary copies of the revised FIRM and FIS report. The Preliminary copies are scheduled to be delivered for review in approximately ___ months.

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 Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the [\[PTS Contractor Information\]](#). Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

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19C: When physical map revision is ongoing

Based on new detailed flood hazard information for the subject community, we plan to physically revise and republish the previously cited FIRM panel(s) and the FIS report for your community. We will incorporate the modifications made by this LOMR into the revised map panel(s) and FIS report before we issue Preliminary copies for review by your community. The Preliminary copies are scheduled to be delivered for review in approximately ___ months.

19D: When RFIS is ongoing

The modifications made by this LOMR are based on data used to prepare the effective FIRM. We are reviewing a detailed analysis for dynamic floodsomness for the project. When the results of the new analysis are incorporated and the revised FIRM [and FIS report] become(s) effective, the new FIRM will supersede this LOMR. If appropriate, the new map panel(s) and FIS report will reflect the modifications made by this LOMR.

19E: When Effective FBFM is not being revised because floodway is not affected by revision

Because this revision does not involve floodway changes, we are not revising the Flood Boundary and Floodway Map (FBFM); therefore, no annotated copies of the FBFM are enclosed. Unless a subsequent physical map revision involves floodway changes for the FBFM panel(s), we will not revise the FBFM to show the modifications described in this LOMR.

19F: When preparation of Preliminary DFIRM or other new countywide map is ongoing

We are preparing a revised FIRM and FIS report for ___ County in our countywide format; therefore, we will not physically revise and republish the FIRM and FIS report for your community to incorporate the modifications made by this LOMR at this time. Preliminary copies of the countywide FIRM and FIS report, which will present information from the effective FIRMs and FIS reports for your community and [other] incorporated communities in ___ County, will be distributed for review in approximately ___ months. We will incorporate the modifications made by this LOMR into the Preliminary countywide FIRM before it is distributed, and the modifications will be included when the countywide FIRM becomes effective.

19G: When Preliminary DFIRM or other new countywide map has been submitted to community for review

We are processing a revised FIRM and FIS report for ___ County in our countywide format; therefore, we will not physically revise and republish the FIRM and FIS report for your community to incorporate the modifications made by this LOMR at this time. Preliminary copies of the countywide FIRM and FIS report, which present information from the effective FIRMs and FIS reports for your community and [other] incorporated communities in ___ County, were submitted to your community for review on ___. We will incorporate the modifications made by this LOMR into the countywide FIRM and FIS report before they become effective.

19H: When results of LOMR will not be included in an ongoing update to the FIRM, and will be superseded when the FIRM becomes effective

We are processing a revised FIRM and FIS report for your community, which will become effective on ___. Because the effective date has already been established, we will not incorporate the modifications made by this LOMR into the revised FIRM and FIS report before they become effective. Therefore, the modifications made by this LOMR will be superseded when the revised maps and FIS report become effective. After the effective date, we will issue a letter to revalidate the modifications made by this LOMR and revise the newly effective FIRM and FIS report.

19I: When results of LOMR will not be included in a new countywide FIRM and FIS report, and will be superseded when the FIRM and FIS report become effective

We are processing a FIRM and FIS report for ___ County, ___, and its incorporated areas in our countywide format. The countywide FIRM and FIS report, which include flood hazard information for your community, will become effective on ___. Because the effective date has already been established, we will not incorporate the modifications made by this LOMR into the countywide FIRM and FIS report before they become effective. Therefore, the modifications made by this LOMR will be superseded when the countywide FIRM and FIS report become effective. After the effective date, we will issue a letter to revalidate the modifications made by this LOMR and revise the newly effective FIRM and FIS report.

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 Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the [PTS Contractor Information]. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

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

PUBLIC NOTIFICATION OF REVISION

PUBLIC NOTIFICATION

| FLOODING SOURCE | LOCATION OF REFERENCED ELEVATION | BFE VALUE (UNIT/DATUM) | | MAP PANEL NUMBER(S) |
|-----------------|------------------------------------|------------------------|---------|---------------------|
| | | EFFECTIVE | REVISED | |
| Becketts Run | Location of Referenced Elevation 1 | 798 | 799 | 18003C0100 F |
| | Location of Referenced Elevation 2 | 813 | 814 | 18003C0100 F |

20A: [SFHA and/or Floodway Decrease]

This revision is effective as of the date of this letter. Any requests to review or alter this determination should be made within 30 days and must be based on scientific or technical data.

20B: [BFE Decrease] OR [BFE Decrease and SFHA and/or Floodway Decrease]

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. This revision is effective as of the date of this letter. However, until the 90-day period has elapsed, the revised BFEs presented in this LOMR may be changed.

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.

LOCAL NEWSPAPER

Name: *A LOCAL NEWSPAPER*

Dates: 00/00/0000

00/00/0000

20C: [SFHA and/or Floodway Increase] (Compliant – N)*

This revision will become effective 30 days from the date of this letter. Any requests to review or alter this determination should be made within 30 days and must be based on scientific or technical data.

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 Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the [PTS Contractor Information]. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.



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

20D: The following paragraphs are used for both [SFHA and/or Floodway Increase] (Non-Compliant – N or N&A)* and [BFE Increase and SFHA and/or Floodway Increase or Decrease] OR [BFE Decrease and SFHA and/or Floodway Increase] OR [New BFE] (Non-Compliant – N or N/A)*

Within 6 months from the date of this letter, your community must adopt floodplain management ordinances that meet the standards of Paragraph 60.3(♦) of the NFIP regulations as a condition of continued eligibility in the NFIP. These standards are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements. Your community must enact all of the standards specified in Paragraph 60.3(♦) of the NFIP regulations in a legally enforceable document, including adopting the revisions made by this LOMR. Your community should have enacted some of the standards already, as a condition of continued eligibility. Your community must meet any additional requirements by either:

- amending existing ordinances to incorporate any additional requirements of Paragraph 60.3(♦); or
- adopting all of the standards of Paragraph 60.3(♦) into one new, comprehensive set of ordinances; or
- showing evidence that ordinances already exist that meet or exceed the minimum requirements of Paragraph 60.3(♦).

Use the map panel(s) listed above and revised by this letter for flood insurance policies and renewals issued for property located on this panel after the effective date of this LOMR. This revision will be effective 6 months from the date of this letter; however, you may accelerate the effective date by submitting to your CCO earlier than the 6-month requirement evidence that the aforementioned actions have been taken.

20E – [BFE Increase and SFHA and/or Floodway Increase or Decrease] OR [BFE Decrease and SFHA and/or Floodway Increase] OR [New BFE] (Compliant - N)*

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 BFEs presented in this LOMR may be changed.

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.

LOCAL NEWSPAPER

Name: A LOCAL NEWSPAPER

Dates: 00/00/0000

00/00/0000

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

20F – [BFE Increase and SFHA and/or Floodway Increase or Decrease] OR [BFE Decrease and SFHA and/or Floodway Increase] OR [New BFE] (Compliant – N&A)*

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. This revision is effective as of the date of this letter. However, until the 90-day period has elapsed, the revised BFEs presented in this LOMR may be changed.

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LOCAL NEWSPAPER

Name: *A LOCAL NEWSPAPER*

Dates: 00/00/0000

00/00/0000

20G –

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. This revision will become effective 30 days from the date of this letter. However, until the 90-day period has elapsed, the revised BFEs presented in this LOMR may be changed.

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LOCAL NEWSPAPER

Name: *A LOCAL NEWSPAPER*

Dates: 00/00/0000

00/00/0000

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DETERMINATION DOCUMENT (CONTINUED)**

20 H –

Within 6 months from the date of this letter, your community must adopt floodplain management ordinances that meet the standards of Paragraph 60.3(♦) of the NFIP regulations as a condition of continued eligibility in the NFIP. These standards are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements. Your community must enact all of the standards specified in Paragraph 60.3(♦) of the NFIP regulations in a legally enforceable document, including adopting the revisions made by this LOMR. Your community should have enacted some of the standards already, as a condition of continued eligibility. Your community must meet any additional requirements by either:

- amending existing ordinances to incorporate any additional requirements of Paragraph 60.3(♦); or
- adopting all of the standards of Paragraph 60.3(♦) into one new, comprehensive set of ordinances; or
- showing evidence that ordinances already exist that meet or exceed the minimum requirements of Paragraph 60.3(♦).

Use the map panel(s) listed above and revised by this letter for flood insurance policies and renewals issued for property located on this panel after the effective date of this LOMR. This revision will be effective 6 months from the date of this letter; however, you may accelerate the effective date by submitting to your CCO earlier than the 6-month requirement evidence that the aforementioned actions have been taken.

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LOCAL NEWSPAPER

Name: *A LOCAL NEWSPAPER*

Dates: 00/00/2000 00/00/0000

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