

PKTS. 7-24-2020



Federal Emergency Management Agency

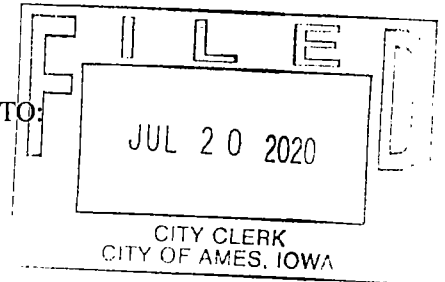
Washington, D.C. 20472

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

July 15, 2020

The Honorable John Haila
Mayor, City of Ames
P.O. Box 811
Ames, Iowa 50010

IN REPLY REFER TO:
115-A



Community: City of Ames,
Story County,
Iowa

Community No.: 190254

Map Panels-Affected: See FIRM-Index

Dear Mayor Haila:

On September 11, 2019, you were notified of proposed modified flood elevation determinations (FHDs) affecting the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for the City of Ames, Story County, Iowa. The statutory 90-day appeal period that was initiated on September 26, 2019, when the Federal Emergency Management Agency (FEMA) published a notice of proposed FHDs for your community in the *Ames Tribune*, has elapsed.

FEMA did receive an appeal during that 90-day period. The technical data submitted in support of the appeal have been evaluated, and the appeal has been resolved. Therefore, the determination of the Agency as to the flood hazard information for your community is considered final. The final FHDs will be published in the *Federal Register* as soon as possible. The modified FHDs and revised map panels, as referenced above, are effective as of January 15, 2021, and revise the FIRM that were in effect prior to that date. For insurance rating purposes, the community number and new suffix code for the panels being revised are indicated above and on the maps and must be used for all new policies and renewals.

The modifications are pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Because of the modifications to the FIRM and FIS report for your community made by this map revision, certain additional requirements must be met under Section 1361 of the 1968 Act, as amended, within 6 months from the date of this letter. Prior to January 15, 2021, your community is required, as a condition of continued eligibility in the National Flood Insurance Program (NFIP), to adopt or show evidence of adoption of floodplain management regulations that meet the standards of Paragraph 60.3(d) of the NFIP regulations. These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature.

It must be emphasized that all the standards specified in Paragraph 60.3 (d) of the NFIP regulations must be enacted in a legally enforceable document. This includes the adoption of the effective FIRM and FIS report to which the regulations apply and the modifications made by this map revision. Some of the standards should already have been enacted by your community. Any additional requirements can be met by taking one of the following actions:

1. Amending existing regulations to incorporate any additional requirements of Paragraph 60.3 (d);

2. Adopting all the standards of Paragraph 60.3 (d) into one new, comprehensive set of regulations; or,
3. Showing evidence that regulations have previously been adopted that meet or exceed the minimum requirements of Paragraph 60.3 (d).

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP and subject to the prohibitions contained in Section 202(a) of the 1973 Act as amended.

A Consultation Coordination Officer (CCO) has been designated to assist your community with any difficulties you may be encountering in enacting the floodplain management regulations. The CCO will be the primary liaison between your community and FEMA. For information about your CCO, please contact:

Ms. Catherine Sanders
Director, Federal Insurance and Mitigation Division
Federal Emergency Management Agency, Region VII
11224 Holmes Road
Kansas City, Missouri 64131
(202) 480-1084
Email: Catherine.Sanders@fema.dhs.gov

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions (SOMA) to document previous Letter of Map Change (LOMC) actions (i.e., Letters of Map Amendment [LOMAs], Letters of Map Revision [LOMRs]) that will be superseded when the revised FIRM panels referenced above become effective. Information on LOMCs is presented in the following four categories: (1) LOMCs for which results have been included on the revised FIRM panels; (2) LOMCs for which results could not be shown on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lots or structures involved were outside the SFHA as shown on the FIRM; (3) LOMCs for which results have not been included on the revised FIRM panels because the flood hazard information on which the original determinations were based are being superseded by new flood hazard information; and (4) LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures cannot be revalidated through an administrative process like the LOMCs in Category 2 above. LOMCs in Category 2 will be revalidated through a single letter that reaffirms the validity of a previously issued LOMC; the letter will be sent to your community shortly before the effective date of the revised FIRM and will become effective 1 day after the revised FIRM becomes effective. For the LOMCs listed in Category 4, we will review the data previously submitted for the LOMA or LOMR request and issue a new determination for the affected properties after the revised FIRM becomes effective.

The FIRM panels have been computer-generated. Once the FIRM and FIS report are printed and distributed, the digital files containing the flood hazard data for the entire county can be provided to your community for use in a computer mapping system. These files can be used in conjunction with other thematic data for floodplain management purposes, insurance purchase and rating requirements, and many other planning applications. Copies of the digital files or paper copies of the FIRM panels may be obtained by calling our FEMA Mapping and Insurance eXchange (FMIX), toll free, at 1-877-FEMA MAP (1-877-336-2627). In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

If you have any questions regarding the necessary floodplain management measures for your community or the NFIP in general, we urge you to call the Director, Federal Insurance and Mitigation Division of FEMA in Kansas City, Missouri at (816) 283-7969 for assistance. If you have any questions concerning mapping issues in general or the enclosed SOMA, please call our FMIX at the toll free number shown above. Additional information and resources your community may find helpful regarding the NFIP and floodplain management, such as *The National Flood Insurance Program Code of Federal Regulations*, *Answers to Questions About the National Flood Insurance Program*, *Use of Flood Insurance Study (FIS) Data as Available Data*, *Frequently Asked Questions Regarding the Effect that Revised Flood Hazards have on Existing Structures*, and *National Flood Insurance Program Elevation Certificate and Instructions*, can be found on our website at <https://www.floodmaps.fema.gov/lfd>. Paper copies of these documents may also be obtained by calling our FMIX.

Sincerely,



Luis Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

Enclosures:

Final Summary of Map Actions

cc: Community Map Repository

Mr. Justin Moore, Planner, City of Ames

Mr. Bill Cappuccio, NFIP State Coordinator, Iowa Department of Natural Resources

FINAL SUMMARY OF MAP ACTIONS

Community: AMES, CITY OF

Community No: 190254

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the effects of the enclosed revised FIRM panels(s) on previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs), Letter of Map Revision based on Fill (LOMR-Fs), and Letters of Map Amendment (LOMAs)) that will be affected when the revised FIRM becomes effective on January 15, 2021.

1. LOMCs Incorporated

The modifications effected by the LOMCs listed below will be reflected on the revised FIRM. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below will not be reflected on the revised FIRM panels or will not be reflected on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will remain in effect until the revised FIRM becomes effective. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that reaffirms the validity of the previous LOMCs.

FINAL SUMMARY OF MAPACTIONS

Community: AMES, CITY OF

Community No: 190254

2A. LOMCs on Revised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	98-07-875A	09/16/1998	404 NORTH DAKOTA AVENUE – PARCEL A, PORTION OF SECTION 5, T83N, R24W, 5TH P.M.	1902540004B	19169C0143G
LOMA	02-07-578A	05/01/2002	SOUTHDALE 2ND, LOT 19; 610 GARNET DRIVE	1902540008C	19169C0276F
LOMR-F	03-07-610A	04/04/2003	GRAND ASPEN SUBDIVISION, LOT 1;925 SOUTH 16TH STREET	1902540008C	19169C0163G
LOMR-F	03-07-539A	05/23/2003	SEC. 11-T83N,R24W; 528 SOUTH DUFF AVENUE	1902540005B	19169C0163G
LOMR-F	04-07-A287A	09/29/2004	2519 CHAMBERLAIN STREET	1902540011D	19169C0144G
LOMA	04-07-A690A	11/15/2004	DEARBORN ESTATES, LOT 4 – 605 CHELSEA COURT	1902540010D	19169C0143G
LOMA	05-07-0314A	02/09/2005	DEARBORN ESTATES, LOT 5 – 601 CHELSEA COURT	1902540010D	19169C0143G
LOMR-F	05-07-0090A	02/25/2005	SOUTH GATEWAY DEVELOPMENT, LOTS 1-2 – 2108 ISAAC NEWTON DRIVE	1902540013D	19169C0164F
LOMR-F	06-07-BB27A	08/24/2006	DAYTON PARK SUBDIVISION, 4TH ADDITION, LOT 2 – 1420 SOUTH BELL AVENUE (IA)	1902540013D	19169C0164F
LOMR-F	06-07-BF07A	11/02/2006	FOUR SEASONS PARK SUBDIV, LOT 1 – 1002 SOUTH DAYTON AVENUE (IA)	1902540013D	19169C0164F
LOMR-F	07-07-1600A	09/06/2007	SOUTH GATEWAY PLAT 2, LOT 1 – 2137 ISAAC NEWTON DRIVE	1902540013D	19169C0164F
LOMR-F	08-07-0250A	12/13/2007	DAYTON PARK SUBDIV, FOURTH ADDITION, LOT 1 – 1524 SOUTH BELL AVENUE (IA)	1902540013D	19169C0164F
LOMR-F	08-07-0861A	04/24/2008	DAYTON PARK SUBDIV, THIRD ADDITION, LOT 1 – 1523 SOUTH BELL AVENUE (IA)	19169C0164E	19169C0164F
LOMR-F	08-07-1321A	08/28/2008	DAYTON PARK SUBDIV, LOT 2 – 1421 SOUTH BELL AVENUE	19169C0164E	19169C0164F
LOMR-FW	08-07-1397A	10/21/2008	AMETHYST PLACE SUBDIV, LOT 4 – 1127 BRITISH COLUMBIA AVENUE	19169C0141E	19169C0141F
LOMA	09-07-1935A	12/08/2009	29058 10TH AVENUE KELLY IA	19169C0270E	19169C0270F

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Community: AMES, CITY OF

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LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	10-07-0211A	12/31/2009	4128 Cochrane Parkway	19169C0143E	19169C0143G
LOMA	10-07-0282A	01/05/2010	LOT 18 THE ESTATES OF NATURE'S CROSSING SUBDIVISION -- 4212 COCHRANE PARKWAY	19169C0143E	19169C0143G
LOMR-F	10-07-0613A	01/26/2010	GRAND ASPEN SUBDIVISION -- 615 SOUTH 16TH AVENUE	19169C0163E	19169C0163G
LOMA	10-07-0711A	01/26/2010	SECTION 9--129 HAYWARD AVE	19169C0144E	19169C0144G
LOMA	10-07-0712A	01/26/2010	200 South Sheldon Avenue	19169C0144E	19169C0144G
LOMA	10-07-1590A	06/22/2010	EAST 34' LOT 2 & WEST 51' LOT 3 TEAGARDENS 3RD SUBDIV. -- 321 JEWEL DRIVE	19169C0276E	19169C0276F
LOMA	10-07-1553A	10/05/2010	BEARDSHEARS ADDITION -- 108, 110, 112 HAYWARD AVE & 2510 LINCOLN WAY	19169C0144E	19169C0144G
LOMA	10-07-2026A	10/05/2010	LOT 4, SPENCER'S SECOND INDUSTRIAL ADDITION -- 1926 E. LINCOLN WAY	19169C0164E	19169C0164F
LOMA	11-07-0479A	01/06/2011	NATURES CROSSING SUBDIVISION -- 4122 COCHRANE PARKWAY	19169C0143E	19169C0143G
LOMR-FW	11-07-0782A	02/08/2011	LOT 17, THE ESTATES OF NATURES CROSSING -- 4140 COCHRANE PARKWAY	19169C0143E	19169C0143G
LOMA	11-07-0931A	03/10/2011	PARCELS B & C IN THE SE1/4 OF SEC. 17-83-24----- 2725 STATE AVENUE	19169C0256E	19169C0256G
LOMA	11-07-1120A	03/17/2011	2428 LINCOLN WAY AND 114 WELCH AVENUE	19169C0144E	19169C0144G
LOMR-F	12-07-0456A	11/29/2011	520 SOUTH DUFF AVENUE	19169C0163E	19169C0163G
LOMR-F	12-07-1234A	03/06/2012	CAYLER'S SECOND ADDITION, LOT 11 -- 421 SOUTH DUFF AVENUE	19169C0163E	19169C0163G
LOMR-F	13-07-0653A	02/12/2013	CAYLER'S 2ND ADDITION, LOT 13 -- 435 SOUTH DUFF AVENUE	19169C0163E	19169C0163G
LOMR-F	13-07-1626A	07/18/2013	SECTION 11-83-24 -- 205 SE 5TH STREET	19169C0163E	19169C0163G
LOMR-F	13-07-2407A	10/08/2013	LOT 11-14, Aspen Ridge - 503/505/509/511 ASPEN RIDGE RD	19169C0163E	19169C0163G

FINAL SUMMARY OF MAPACTIONS

Community: AMES, CITY OF

Community No: 190254

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	14-07-0602A	01/16/2014	LOT Parcel V, Parker's Addition - 2300 Lincoln Way	19169C0144E	19169C0144G
LOMA	14-07-0969A	02/04/2014	Lot 8, Southdale Second Addition Subdivision - 3471 Southdale Drive	19169C0276E	19169C0276F
LOMR-FW	15-07-0292A	01/29/2015	AMETHYST PLACE SUBDIVISION, LOTS 7 & 8 -- 5020 ONTARIO STREET	19169C0137F	19169C0137G
LOMA	15-07-1002A	03/04/2015	Lot 2, Chavis Addition Subdivision - 436 South Duff Avenue	19169C0163F	19169C0163G
LOMR-FW	15-07-1857A	09/24/2015	CLEAR CREEK ADDITION II PHASE II, LOT 18 -- 303 WESTBROOK LANE	19169C0143F	19169C0143G
LOMR-FW	15-07-1858A	09/24/2015	CLEAR CREEK ADDITION II, PHASE II, LOT 19 -- 301 WESTBROOK LANE	19169C0143F	19169C0143G
LOMR-F	16-07-0621A	02/16/2016	PARCEL H -- 2100 SE 16TH STREET	19169C0164E	19169C0164F
LOMR-F	16-07-1088A	05/10/2016	SONDROL 3RD ADDITION, LOT 5 -- 319 SONDROL AVENUE	19169C0163F	19169C0163G
LOMR-F	16-07-1297A	07/19/2016	DAYTON PARK SUBDIVISION, FIFTH ADDITION, LOT 4 -- 1315 SOUTH BELL AVENUE	19169C0164E	19169C0164F
LOMR-F	16-07-2322A	11/18/2016	PARCEL AY -- 701 & 703 SOUTH DUFF AVENUE	19169C0163F	19169C0163G
LOMA	17-07-1150A	04/19/2017	SECTION 26, T84N, R24W, 5TH P.M. -- 3526 GRAND AVENUE	19169C0161E	19169C0161F
LOMA	18-07-0621A	02/01/2018	COOPER'S THIRD SUBDIVISION, LOT 12 -- 428 STONEHAVEN DRIVE	19169C0163F	19169C0163G
LOMR-F	19-07-0646A	01/18/2019	SECTION 10, T83N, R24W -- 1206, 1210, 1214, 1218 & 1222 SOUTH 4TH STREET	19169C0144F	19169C0144G
LOMR-F	19-07-0979A	05/29/2019	CAYLER'S SECOND ADDITION, LOTS 18 & 19 -- 535 SOUTH DUFF AVENUE	19169C0163F	19169C0163G
LOMR-F	20-07-0963A	06/09/2020	SOUTH GATEWAY DEVELOPMENT, PARCEL B -- 2120 ISSAC NEWTON DRIVE	19169C0164E	19169C0164F

FINAL SUMMARY OF MAPACTIONS

Community: AMES, CITY OF

Community No: 190254

2B. LOMCs on Unrevised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Final revised FIRM panels because they are being superseded by new or revised flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	98-07-485A	06/09/1998	CREEKSIDE PARK ADDITION, LOT 2-- 127 WATERFRONT DRIVE	4
LOMR-FW	07-07-1842A	10/04/2007	TEAGARDENS 3RD SUBDIV, PORTION OF LOT 1 -- 301 JEWEL DRIVE	2
LOMA	14-07-0251A	12/10/2013	LOT Parcel V, Parker's Addition - 2300 Lincoln Way	6

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.
6. Superseded by another LOMC.

4. LOMCs To Be Redetermined

The LOMCs in Category 2 above will be revalidated through a single revalidation letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures is no longer valid, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and if appropriate issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		