



# Federal Emergency Management Agency

Region VII  
9221 Ward Parkway, Suite 300  
Kansas City, Missouri 64114-3372

September 08, 2009

The Honorable John Fagot  
Mayor, City of Lexington  
Municipal Building  
406 E. 7th Street  
Post Office Box 70  
Lexington, Nebraska 68850

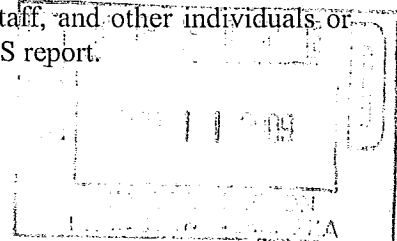
RE: Digital Flood Insurance Rate Map (DFIRM) and Flood Insurance Study (FIS) Report  
for Dawson County, Nebraska and Incorporated Areas

Dear Mayor Fagot,

The Department of Homeland Security's Federal Emergency Management Agency (FEMA) has produced the DFIRM and FIS report in Countywide Format, showing the flood hazard information for the entire geographic area of the county, including both incorporated and unincorporated areas. FEMA is providing the above-referenced DFIRM and FIS report for your review and comment. Your community has 30 days from the receipt of this letter to review the enclosed copies. The review period provides your community with an opportunity to identify changes or corrections to non-technical information presented on the DFIRM or in the FIS report, such as corporate limits, road names (within or adjacent to the SFHAs), bridges, and stream labels. Comments or changes received during this 30-day review period will be assessed and incorporated, as appropriate, before the DFIRM and FIS report become effective. Comments should be sent to Tadd Henson, PE, CFM, Stantec Consulting Services Inc., 1500 Lake Shore Drive, Suite 100, Columbus, Ohio 43204.

In preparing the countywide DFIRM and FIS report, Base Flood Elevations (BFEs) were created or modified. Following the 30-day review period, FEMA will initiate a statutory 90-day appeal period for the new or modified BFEs. You will receive a letter approximately two (2) weeks before the start of the 90-day appeal period detailing the appeal process. The letter will include a list of the BFEs to be published in your local newspaper in a "Notice of Proposed Flood Elevation Determinations" and will provide the first and second publication dates. The 90-day appeal period will start on the second publication date. During the appeal period, community officials and/or other interested parties may submit technical information that would serve to refute the new or modified BFEs.

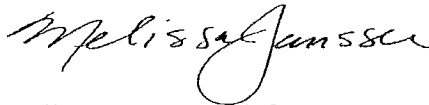
FEMA will contact you shortly to discuss the maps and schedule a county/community coordination meeting. The purpose of this meeting is to present the results of the study, discuss the information presented on the DFIRM and FIS report, discuss the impact of the DFIRM and FIS report on your community's participation in the National Flood Insurance Program (NFIP), and give your community a chance to comment or ask questions regarding the DFIRM and FIS report and the NFIP in general. We encourage you to circulate the enclosed copies among elected officials, staff, and other individuals or organizations in your community who have an interest in the DFIRM and FIS report.



After the appeal period has ended and all appeals have been addressed, final preparation of the DFIRM and FIS report will be initiated. The new Countywide DFIRM and FIS report for your community will become effective approximately six (6) months later. Prior to the effective date, FEMA will contact your community regarding the adoption of new floodplain ordinances or modification of existing ordinances as necessary to reflect any changes in the DFIRM or FIS report. If you have any questions regarding floodplain ordinances for your community, you may discuss those issues with your State NFIP Coordinator, Bill Jones, or you may raise them at the county/community coordination meeting.

Your community's comments on the Preliminary DFIRM panels and FIS report are an important part of the review process, and will be considered carefully before final publication of the DFIRM and FIS report. If you have additional questions or comments regarding the enclosed documents, please contact Georgia Wright, the Consultation Coordination Officer designated for your community at (816) 283-7539.

Sincerely,



Melissa Janssen, Chief  
Risk Analysis Branch

List of Enclosures:

- DFIRM Index and panels
- FIS report
- Summary of Map Actions
- Dawson County Brochure
- Community Comments – Supporting Data and Documentation
- State Coordinators List
- Vertical Datum Fact Sheet

cc: Bill Jones, State NFIP Coordinator  
Bill Brecks, Community Floodplain Administrator



**FEMA**

# Community Comments

## Supporting Data and Documentation

### 1. Introduction

Any community and/or individual property owner or lessee can appeal proposed new or revised (referred herein as proposed) Base Flood Elevations (BFEs) or provide comments on other flood risk information, such as the 1-percent annual chance floodplain boundaries shown on preliminary Digital Flood Insurance Rate Maps (DFIRMs). Both appeals and comments affecting flood risk information must be supported by technical or scientific data and submitted to the appropriate community official within the designated 90-day appeal period. Comments regarding non-flood hazard features on the maps, such as political boundaries and road name corrections, can also be submitted.

When proposed BFEs are shown within a community on the preliminary DFIRM, the community will be granted a statutory 90-day appeal period. If the BFEs were published previously on a FEMA map or via a Letter of Map Revision (LOMR) and the BFEs did not change, the community will not be granted an appeal period. Following release of the preliminary map, the community will receive a 30-day comment period. Comments may also be submitted during the 90-day appeal period. With the release of the preliminary maps, community officials will receive a transmittal letter from FEMA specifically referencing the 90-day appeal period and/or the 30-day comment period.

This document provides guidance for developing the technical and/or scientific data to support community comments.

### 2. Community Comments

Community comments generated during the 30-day comment period or the 90-day appeal period (if applicable) should be submitted to the Chief Executive Officer (CEO) of the community or a community official designated by the CEO. Comments should not be submitted directly to FEMA by individual property owners, but should be submitted to the CEO or community designated official. Upon receipt of comments from individual property owners, the CEO or designated community official should review the comments and state whether community officials support the request. The CEO or community official should forward all comments to the location identified in the transmittal letter or the *Flood Hazard Mapping Fact Sheet*.

Community comments generally involve changes to items such as floodplain boundary delineations, corporate limits, and/or road names and configurations. The types of community comments and the data and documentation that must be submitted to support them are discussed below. The data and documentation must prove that the preliminary DFIRM and/or Flood Insurance Study (FIS) report data are incorrect.

### **Changes to Floodplain Boundaries for Flooding Sources Studied by Detailed Methods**

When BFEs are shown on the preliminary DFIRM, this signifies a flooding source has been studied by detailed methods.

The detailed floodplain boundaries were delineated using topographic maps and the BFEs that resulted from the hydraulic analyses performed by FEMA. If topographic maps or other ground elevation data with greater detail or that show more recent topographic conditions are submitted in support of a community comment, FEMA may use the submitted maps and/or data to revise the floodplain boundary delineations shown on the affected map panel(s). Topographic/terrain data must be referenced to a standard coordinate system, employ a standard projection, and specify both the horizontal and the vertical datums used. All planimetric and topographic features must be collected and referenced to this coordinate system and projection. Refer to Section L-2 of Appendix L in FEMA's *Guidelines and Specifications for Flood Hazard Mapping Partners (G&S)*. These data can be contained in a single file or in a tiled set of files. Any tiled data must have an accompanying index spatial file. The G&S can be viewed on the FEMA website at [http://www.fema.gov/plan/prevent/fhm/gs\\_main.shtm](http://www.fema.gov/plan/prevent/fhm/gs_main.shtm).

Any proposed floodplain delineations must be submitted with more detailed or revised topographic information. In addition, all data must be based on the preliminary map datum.

### **Changes to Floodplain Boundaries for Flooding Sources Studied by Approximate Methods**

When BFEs are not shown on the preliminary DFIRM, this signifies a flooding source has been studied by approximate methods.

Approximate floodplain boundaries are delineated using the best available data, including information about past floods, U.S. Geological Survey (USGS) Stream gage records, and simplified hydrologic and hydraulic analyses. The analyses are based on methods developed by the USGS and the U.S. Army Corps of Engineers (USACE). Where an FIS report has been prepared, the report may contain additional details about the approximate analysis.

If more detailed data or analyses are submitted in support of a community comment, FEMA may use the submitted data or analyses to revise the floodplain boundary delineations shown on the affected map panel(s). Such data and analyses would include the following:

- Published flood maps that are more recent or more detailed than those used by FEMA, such as flood studies performed by other Federal agencies;

- Analyses that are more detailed or that are based on better data than those used by FEMA, such as analyses prepared by local communities for stream improvement or bridge replacement projects; and/or
- Terrain/topographic data and revised floodplain delineations as described in the previous section.

NOTE: While more detailed data or analyses may be submitted to support a community comment regarding floodplain delineations, detailed studies to establish BFEs must be submitted through the LOMR process. The LOMR process is outlined in Section 2.4.6 of Volume 2: Map Revisions and Amendments, of the *G&S*, located at the above-referenced website.

### **Changes to Corporate Limits**

The corporate limits shown on the preliminary flood maps were obtained from the best available sources at the time the map was prepared, and may not represent the current limits. If changes to the corporate limits shown on the preliminary maps are necessary, a community must submit an up-to-date community map, such as a geo-referenced tax or plat map, and/or annexation ordinances, to support the community comment. FEMA may use the submitted map to revise the corporate limits shown on the affected map panel(s). If the submitted data is not used, FEMA will explain to local officials, in writing, why no changes could be made.

### **Changes to Road Names and Configurations**

An aerial photo is typically used as a base map. The roads and other features present at the time the photo was made are visible on the preliminary map. Roads located in or adjacent to the 1-percent-annual-chance floodplain are labeled. If corrections are needed, community officials must provide a map showing the updated information to support a community comment concerning the names of roads in or adjacent to floodplains. Digital files are preferred, but as an alternative community officials may submit a marked-up copy of the preliminary DFIRM that clearly identifies road name changes.

### **Certification Requirements for Technical Support Data and Documentation for Community Comments**

All maps, except community maps showing corporate limits and roads, and other submitted supporting data, must be certified by a Registered Professional Engineer or a Licensed Land Surveyor and must reflect existing conditions. Maps prepared by an authoritative source, such as a Federal agency – e.g., the USACE or USGS, – or a State department of highways or transportation, are acceptable without certifications as long as the sources and dates of the maps are identified.

## **3. General Technical Guidance**

When developing technical support data or documentation, commenters should consider the information below:

*Community Comments: Supporting Data and Documentation*

- New flooding information cannot be added to a map panel in such a way that creates mismatches with the flooding information shown for adjacent map panels. Therefore, in performing new analyses and developing revised flooding information, commenters must tie floodplain boundaries into those shown on the map panel(s) for areas that are not affected by the community comment.
- Community comments cannot be based on the effects of proposed projects or future conditions.
- Grading plans or topographic maps that reflect existing conditions may be submitted to support a floodplain boundary change as long as the plan meets the certification and other requirements stated herein. Digital files are preferred. Non-digital data may be submitted, but may not be incorporated.
- Topographic survey data may be submitted to support a floodplain boundary change as long as the data meets the certification and other requirements stated herein.
- Certified “as-built” plans may be submitted to support a floodplain boundary change as long as the data meets the certification and other requirements stated herein.
- Elevation Certificates, which are used to provide building elevation information to ensure compliance with community floodplain management ordinances, should be submitted via FEMA’s Letter of Map Amendment process rather than as supporting documentation to a floodplain boundary change. Because the size of a building is generally small in relation to the size of a floodplain, a change to the floodplain cannot usually be shown on the revised DFIRM panel when a building is removed from the floodplain because of scale limitations. The largest scale of a DFIRM panel is 1”= 500.’
- If community comments involve changing the floodplain boundaries shown on the preliminary map, the commenter may submit revised delineations of both the 1- and 0.2-percent-annual-chance floodplain boundaries if those delineations are shown on the preliminary map.
- If FEMA included analyses of only the 1-percent-annual-chance flood for the flooding source that is the subject of a community comment, then the commenter must submit only the 1-percent-annual-chance floodplain boundary delineations in support of the community comment.