

Follows Conditional Case No.: 14-06-2085R



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	City of Conroe Montgomery County Texas	FILL	HYDROLOGIC ANALYSIS HYDRAULIC ANALYSIS FLOODWAY UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 480484		
IDENTIFIER	Alligator Creek Improvements	APPROXIMATE LATITUDE AND LONGITUDE: 30.288, -95.483 SOURCE: Other DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 48339C0390G DATE: August 18, 2014		DATE OF EFFECTIVE FLOOD INSURANCE STUDY: August 18, 2014 PROFILES: 02P, 03P, 04P FLOODWAY DATA TABLE: 5 SUMMARY OF DISCHARGES TABLE: 2	

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map

FLOODING SOURCE & REVISED REACH

Alligator Creek - from approximately 2,570 feet downstream of Loop 336 to approximately 300 feet upstream of Old Montgomery Road

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Alligator Creek	Zone AE	Zone AE	YES	YES
	Zone X (shaded)	Zone X (shaded)	YES	YES
	BFEs*	BFEs	YES	YES
	Floodway	Floodway	YES	YES

* 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.

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 Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Patrick 'Rick' F. Sacbbit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



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LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

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.

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.

COMMUNITY REMINDERS

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.

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.

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.

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.

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 Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. 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)**

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:

Ms. Sandy Keefe
Director, Mitigation Division
Federal Emergency Management Agency, Region VI
Federal Regional Center, Room 206
800 North Loop 288
Denton, TX 76209
(940) 898-5127

STATUS OF THE COMMUNITY NFIP MAPS

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

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 Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. 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

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, and through FEMA's Flood Hazard Mapping website at

https://www.floodmaps.fema.gov/fhm/bfe_status/bfe_main.asp

LOCAL NEWSPAPER

Name: *The Conroe Courier*

Dates: September 6, 2016 and September 13, 2016

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. 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 flood hazard determination presented in this LOMR may be changed.

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 Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

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TABLE 2 – SUMMARY OF DISCHARGES

FLOODING SOURCE AND LOCATION	DRAINAGE AREA (sq.miles)	PEAK DISCHARGES (cfs)			
		10% Annual Chance	2% Annual Chance	1% Annual Chance	0.2% Annual Chance
ALLIGATOR CREEK					
At Gladstell Road	4.90	4,264	6,493	8,165	14,374
At Ed Holcomb Boulevard	4.57	5,059	7,137	8,528	14,454
At Old Montgomery Road	3.54	5,085	7,405	8,959	14,568
ANTHONY BRANCH					
At Cross Section A	3.64	722	1,721	2,320	4,072
At Cross Section B	2.97	747	1,791	2,418	4,250
At Cross Section D	1.35	400	981	1,325	2,330
At FM 149	0.48	191	449	602	1,048
ARNOLD BRANCH					
At Cross Section A	3.13	576	1,362	1,829	3,190
At Cross Section C	2.93	575	1,352	1,835	3,208
At Magnolia-Waller Road	1.81	441	1,033	1,386	2,416
At FM 1488	0.91	330	781	1,049	1,827
At Old Hempstead Road	0.55	222	514	687	1,189
ATKINS CREEK					
At Cross Section A	9.94	1,919	3,673	4,663	7,473
At Cross Section B	8.87	1,878	3,601	4,572	7,330
At FM 1097	0.82	421	817	1,039	1,670
At Cross Section F	0.42	246	476	605	970
BASE CREEK					
At State Route 105	2.32	230	802	1,183	2,377
At Old State Route 105	1.89	237	828	1,223	2,461
At Cross Section G	1.02	163	574	846	1,697
BAY BRANCH					
At FM 1795	3.27	941	2,166	2,891	4,995
At Cross Section C	1.78	567	1,297	1,728	2,979
At FM 149	0.53	209	478	637	1,098
BEAR BRANCH					
At Cross Section A	15.26	709	2,198	3,189	6,293
At Cross Section K	11.95	633	2,050	3,002	5,993
At Cross Section P	8.84	563	1,912	2,829	5,729
At Cross Section U	4.93	417	1,502	2,228	4,516
At FM 2978	3.29	307	1,121	1,663	3,367
At Cross Section AA	2.01	243	858	1,266	2,547
At FM 1488	1.02	188	656	966	1,939
At Cross Section AE	0.49	133	462	680	1,364
At Cross Section AF	0.11	19	66	96	192

↑
REVISED DATA

REVISED TO
REFLECT LOMR
EFFECTIVE: January 11, 2017

FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER SURFACE ELEVATION			
CROSS SECTION	DISTANCE ¹	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
ALLIGATOR CREEK								
A	11,206	1,010	2,057	3.8	145.2	145.2	145.2	0.0
B	13,631	410	2,286	3.7	153.4	153.4	153.5	0.1
C	18,000	430	1,732	4.9	162.3	162.3	162.5	0.2
D	19,346	430	2,493	3.4	165.9	165.9	166.8	0.9
E	20,671	293	1,630	5.5	170.3	170.3	171.0	0.7
F	22,049	424	3,649	2.0	175.3	175.3	176.2	0.9
G	22,894	210	1,166	7.8	177.5	177.5	178.3	0.8
H	24,010	66	501	7.8	180.0	180.0	180.6	0.6
I	25,900	66	254	6.7	183.5	183.5	183.6	0.1
J	27,410	60	349	3.5	195.1	195.1	196.0	0.9
K	27,900	57	281	4.3	199.1	199.1	200.0	0.9
L	28,670	33	190	6.4	203.4	203.4	203.6	0.2
M	29,410	40	306	3.2	209.6	209.6	210.6	1.0
N	30,260	57	284	3.4	212.3	212.3	213.3	1.0
O	33,430	27	135	4.8	225.9	225.9	226.9	1.0
P	34,000	36	169	3.8	228.5	228.5	229.3	0.8
Q	35,090	28	93	5.7	233.0	233.0	233.5	0.5

AREA REVISED BY LOMR DATED AUGUST 21, 2014

REVISED DATA

¹Feet above confluence with West Fork of San Jacinto River

REVISED TO REFLECT LOMR EFFECTIVE: January 11, 2017

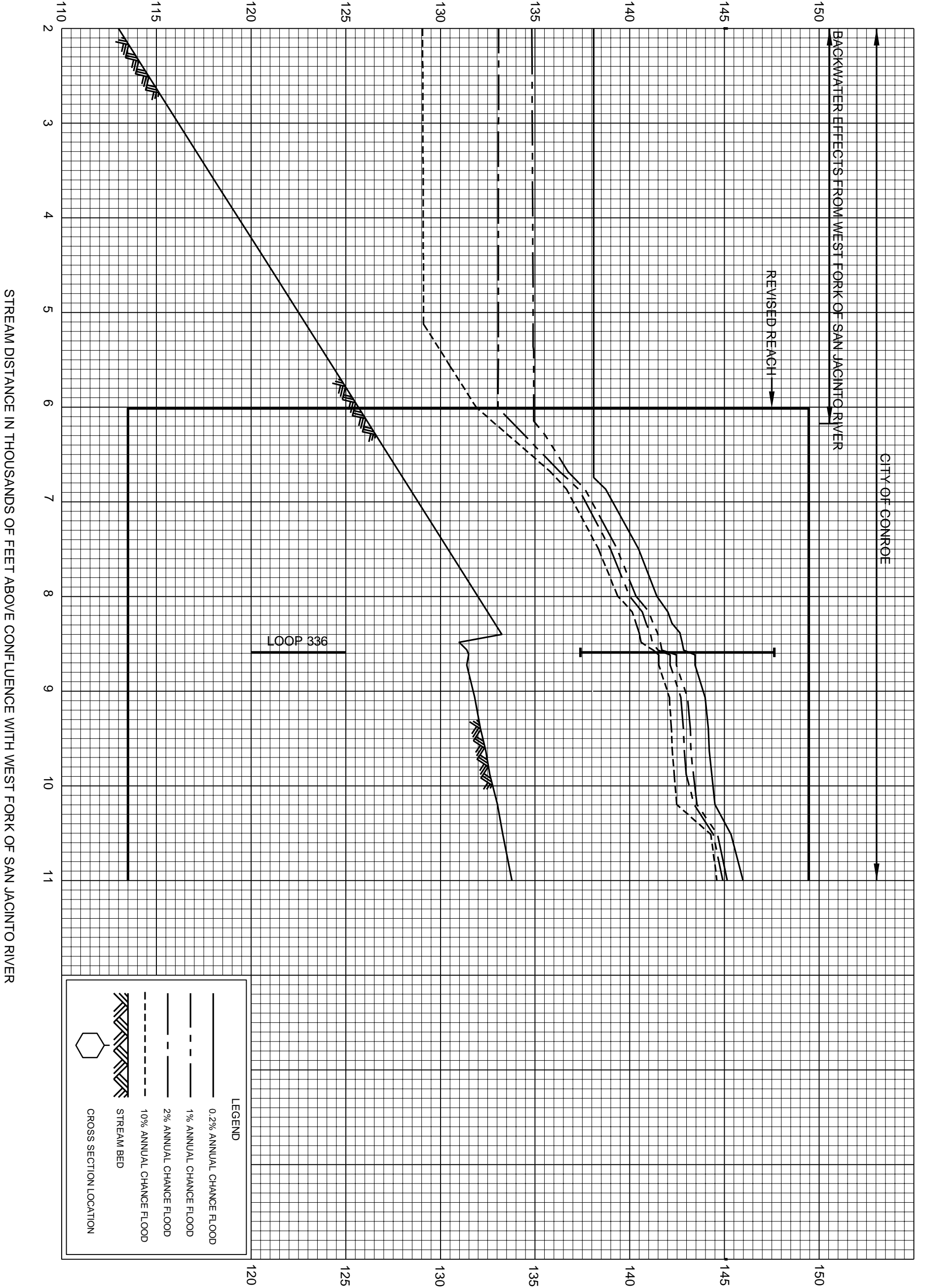
TABLE 5

FEDERAL EMERGENCY MANAGEMENT AGENCY
MONTGOMERY COUNTY, TX
AND INCORPORATED AREAS

FLOODWAY DATA

ALLIGATOR CREEK

ELEVATION IN FEET (NAVD 88)



REVISED TO REFLECT LOMR EFFECTIVE: January 11, 2017

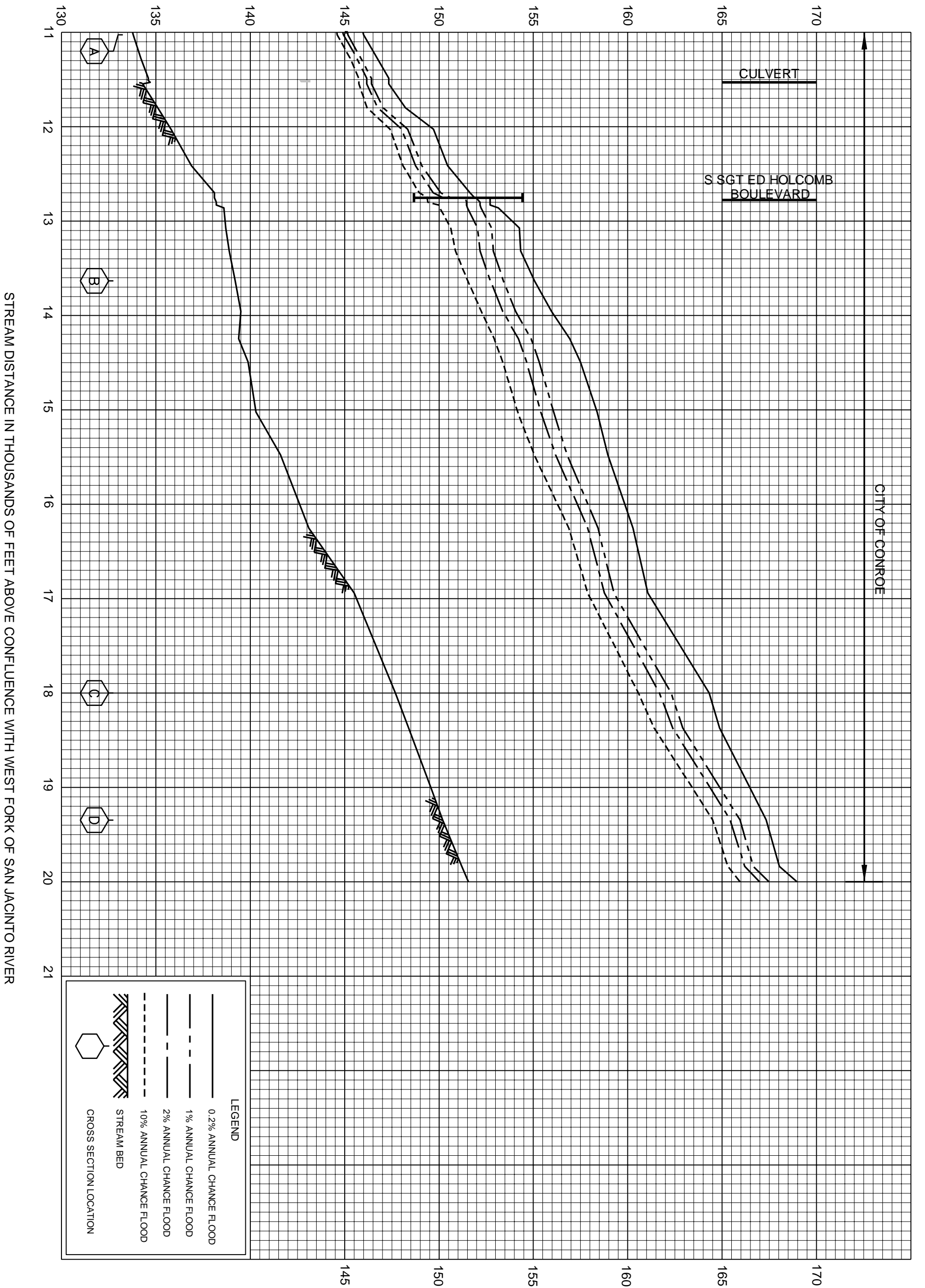
FLOOD PROFILES

ALLIGATOR CREK

FEDERAL EMERGENCY MANAGEMENT AGENCY
MONTGOMERY COUNTY, TX
AND INCORPORATED AREAS

02P

ELEVATION IN FEET (NAVD 88)



STREAM DISTANCE IN THOUSANDS OF FEET ABOVE CONFLUENCE WITH WEST FORK OF SAN JACINTO RIVER

LEGEND

- 0.2% ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- CROSS SECTION LOCATION

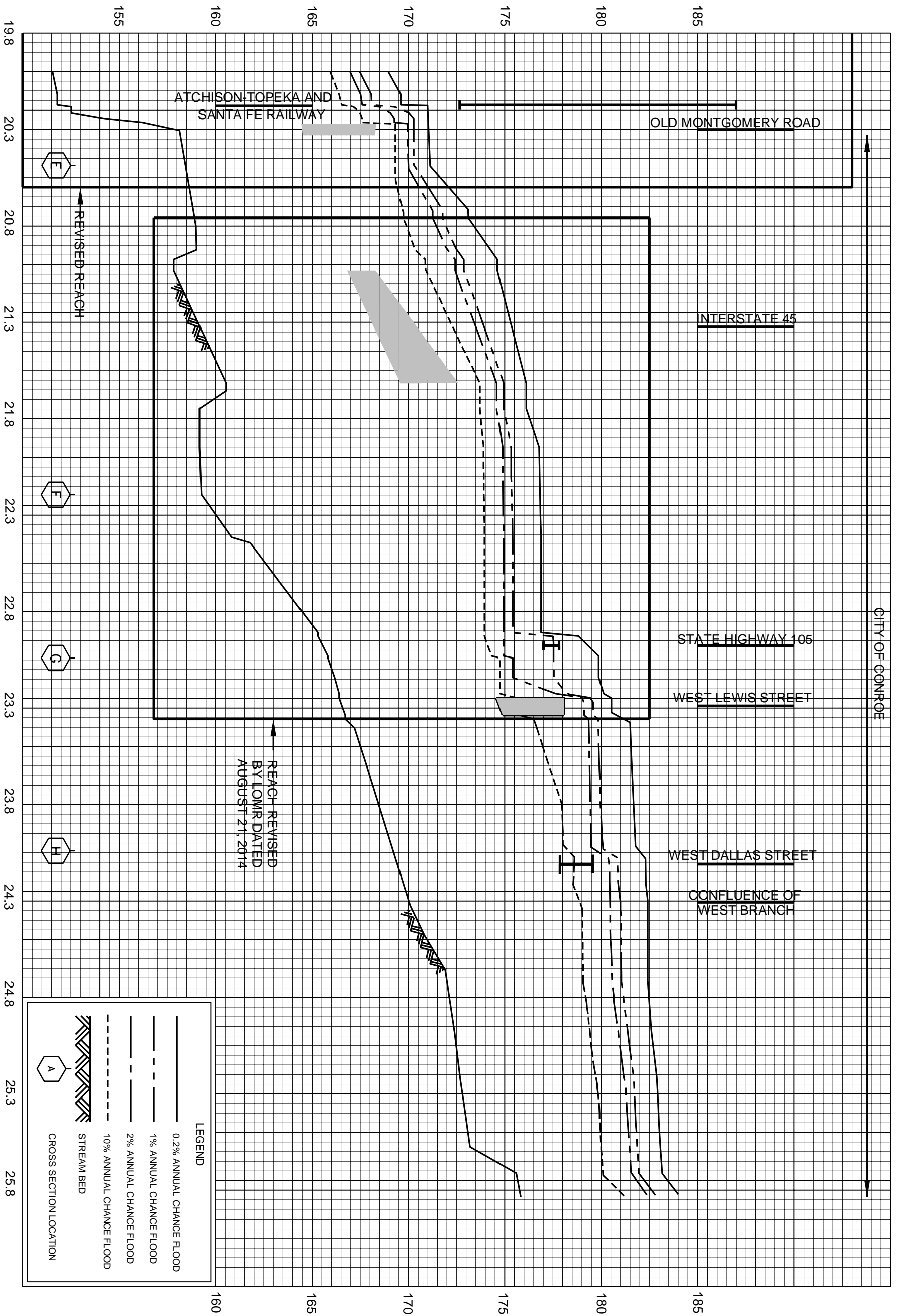
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FEDERAL EMERGENCY MANAGEMENT AGENCY
MONTGOMERY COUNTY, TX
AND INCORPORATED AREAS

FLOOD PROFILES
ALLIGATOR CREEK

03P

ELEVATION IN FEET (NAVD)



STREAM DISTANCE IN THOUSANDS OF FEET ABOVE CONFLUENCE WITH WEST FORK OF SAN JACINTO RIVER

LEGEND

- 0.2% ANNUAL CHANCE FLOOD
- - - 1% ANNUAL CHANCE FLOOD
- - - 2% ANNUAL CHANCE FLOOD
- - - 10% ANNUAL CHANCE FLOOD
- ▨ STREAM BED
- ⬡ CROSS SECTION LOCATION

REVISED TO REFLECT LOMR EFFECTIVE: January 11, 2017

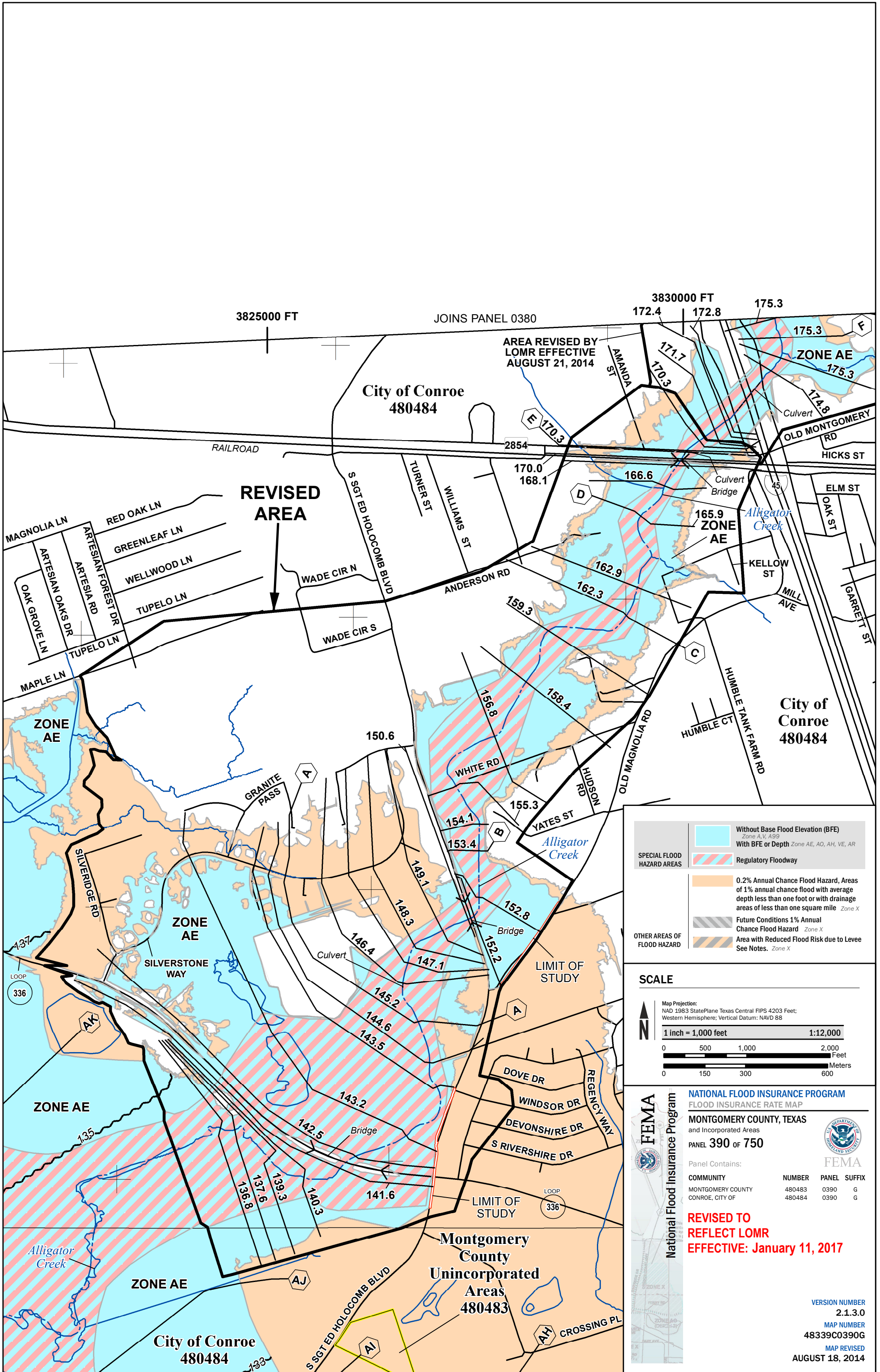
FEDERAL EMERGENCY MANAGEMENT AGENCY

TOWN OF LANDRUM, SC AND INCORPORATED AREAS

FLOOD PROFILES

ALLIGATOR CREEK

04P



AREA REVISED BY
LOMR EFFECTIVE
AUGUST 21, 2014

**REVISED
AREA**

City of Conroe
480484

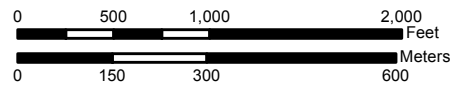
City of
Conroe
480484

- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE)
Zone A, V, A99
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee See Notes. Zone X

SCALE

Map Projection:
NAD 1983 StatePlane Texas Central FIPS 4203 Feet;
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 1,000 feet 1:12,000



**NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP**

MONTGOMERY COUNTY, TEXAS
and Incorporated Areas

PANEL 390 OF 750

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
MONTGOMERY COUNTY	480483	0390	G
CONROE, CITY OF	480484	0390	G

**REVISED TO
REFLECT LOMR
EFFECTIVE: January 11, 2017**

VERSION NUMBER

2.1.3.0

MAP NUMBER

48339C0390G

MAP REVISED

AUGUST 18, 2014



FEMA

Montgomery
County
Unincorporated
Areas
480483

City of Conroe
480484