



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT**

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	Town of Lowell Lake County Indiana	NO PROJECT	1D HYDRAULIC ANALYSIS UPDATED TOPOGRAPHIC DATA FLOODWAY
	COMMUNITY NO.: 180137		
IDENTIFIER	McConnell Ditch	APPROXIMATE LATITUDE & LONGITUDE: 41.306, -87.417 SOURCE: Other DATUM: NAVD 88	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 18089C0341E DATE: January 18, 2012		DATE OF EFFECTIVE FLOOD INSURANCE STUDY: January 26, 2023 PROFILE: 96P FLOODWAY DATA TABLE: 23	

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map

FLOODING SOURCE AND REVISED REACH

McConnell Ditch - From approximately 190 feet downstream of Morse Street to approximately 420 feet upstream of West 171st Avenue.

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
McConnell Ditch	BFEs*	BFEs	NONE	YES
	Zone AE	Zone AE	YES	YES
	Zone X (shaded)	Zone X (shaded)	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 Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

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



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LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

OTHER COMMUNITIES AFFECTED BY THIS REVISION

CID Number: 180126 Name: Lake County, Indiana

AFFECTED MAP PANELS

AFFECTED PORTIONS OF THE FLOOD INSURANCE STUDY REPORT

TYPE: FIRM* NO.: 18089C0341E DATE: January 18, 2012

DATE OF EFFECTIVE FLOOD INSURANCE STUDY: January 26, 2023
PROFILE: 96P
FLOODWAY DATA TABLE: 23

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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 base (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.

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 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 Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

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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:

Mary Beth Caruso
Director, Mitigation Division
Federal Emergency Management Agency, Region V
536 South Clark Street, Sixth Floor,
Chicago, IL 60605
(312) 408-5500

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 Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

A handwritten signature in black ink, appearing to read "Rick Sacbibit".

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



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**LETTER OF MAP REVISION
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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: *Northwest Indiana Times*

Dates: June 10, 2024 and June 17, 2024

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 Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

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Table 23: Floodway Data (continued)

FLOODING SOURCE		FLOODWAY					1-PERCENT ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD)			
CROSS SECTION	DISTANCE	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET PER SECOND)	WIDTH REDUCED FROM PRIOR STUDY (FEET)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE	
Main Beaver Dam Ditch South Tributary										
A	0 ¹	150	103	3.2		693.8	693.8	693.9	0.1	
B	100 ¹	224	1,592	0.2		694.0	694.0	694.1	0.1	
C	1,482 ¹	131	183	1.7		694.0	694.0	694.1	0.1	
D	1,611 ¹	249	1,311	0.2		694.1	694.1	694.2	0.1	
E	2,370 ¹	202	559	0.6		694.1	694.1	694.2	0.1	
F	2,517 ¹	111	463	0.7		694.1	694.1	694.2	0.1	
G	3,947 ¹	90	91	2.7		694.1	694.1	694.2	0.1	
H	4,905 ¹	658	5,824	0.1		695.2	695.2	695.3	0.1	
McConnel Ditch										
A	630 ²	97	503	1.3		671.7	671.7	671.8	0.1	
B	1,830 ²	83	429	1.5		672.2	672.2	672.3	0.1	
C	2,157 ²	120	537	1.2		672.5	672.5	672.6	0.1	
D	4,645 ²	780	2,806	0.2		673.0	673.0	673.1	0.1	
E	5,233 ²	600	4,055	0.2		673.0	673.0	673.1	0.1	
F	11,180 ²	150	215	1.9		681.4	681.4	681.5	0.1	
					REVISED DATA					

¹Feet Above Summit Street ²Feet above month

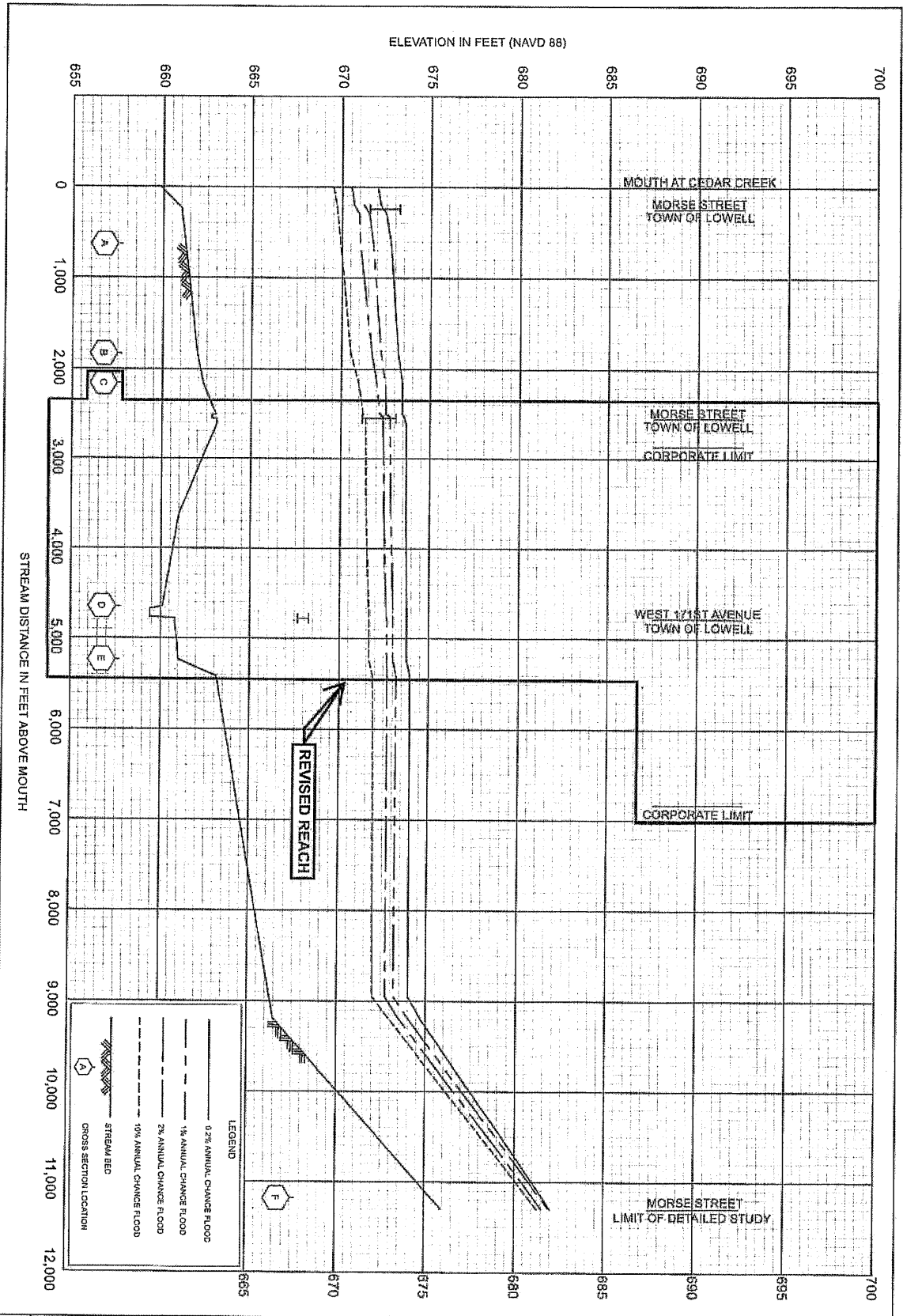
REVISED TO
REFLECT LOMR
EFFECTIVE: October 15, 2024

FLOODWAY DATA

FEDERAL EMERGENCY MANAGEMENT AGENCY
LAKE COUNTY, INDIANA
AND INCORPORATED AREAS

Main Beaver Dam Ditch South Tributary - McConnel Ditch

Table 23



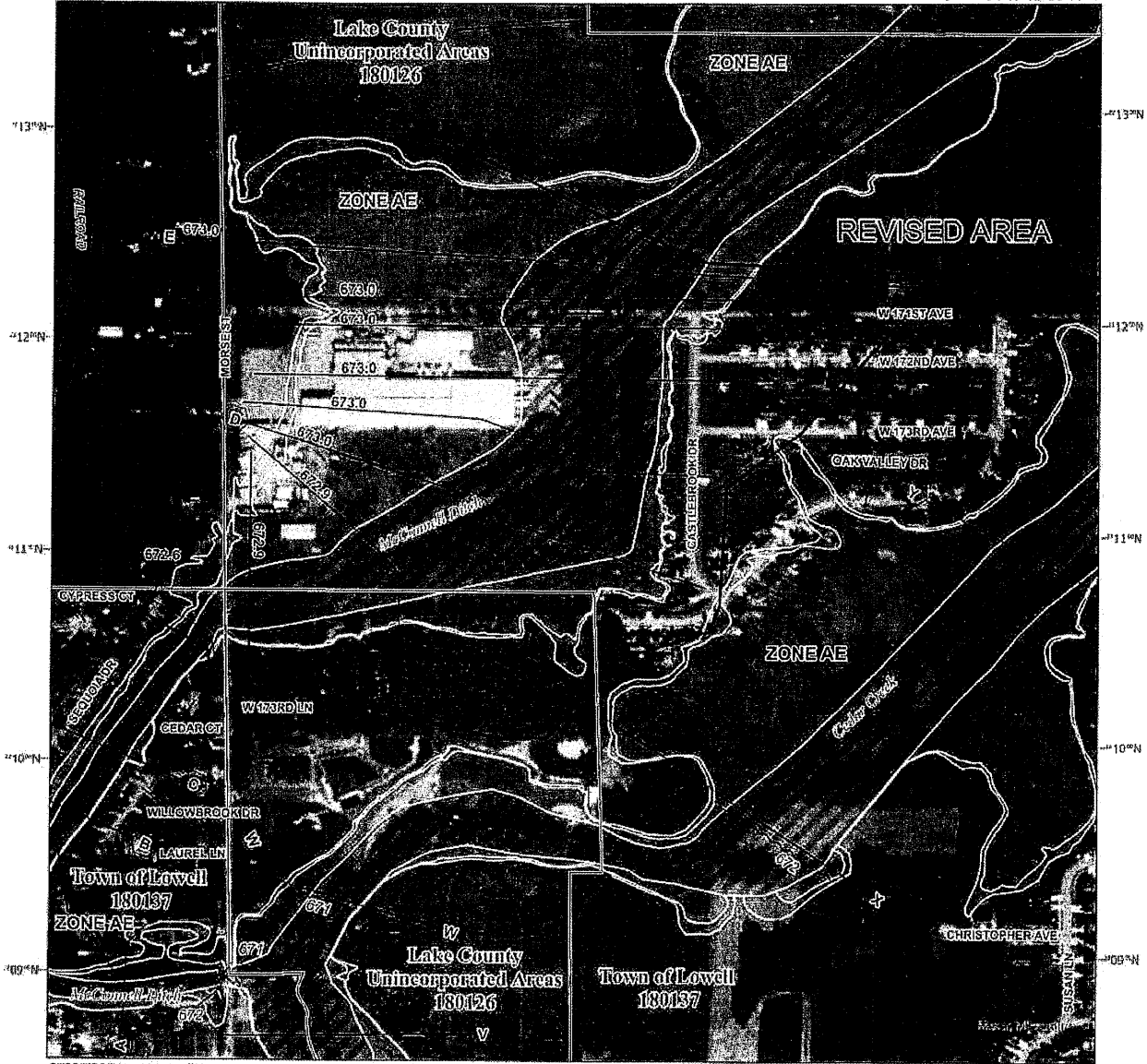
FEDERAL EMERGENCY MANAGEMENT AGENCY
 LAKE COUNTY, IN
 AND INCORPORATED AREAS

FLOOD PROFILES
 MCCONNELL DITCH

REVISED TO
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87°25'23"W 41°18'44"N

87°24'34"W 41°18'44"N



87°25'23"W 41°17'54"N

87°24'34"W 41°17'54"N

SCALE

Map Projection:
 NAD 1983 State Plane Indiana East FIPS 1301 Feet;
 Western Hemisphere, Vertical Datum: NAVD 88

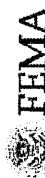
1 inch = 500 feet 1:6,000

0 250 500 1,000
 Feet

0 75 150 300
 Meters

SPECIAL FLOOD HAZARD AREAS	
	Without Base Flood Elevation (BFE) Zone A, V, X
	Regulatory Floodway
	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
	Area with Flood Risk due to Levee Zone D
	Areas of Minimal Flood Hazard Zone X

OTHER AREAS OF FLOOD HAZARD



National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD INSURANCE RATE MAP

LAKE COUNTY, INDIANA
 And its Unincorporated Areas

PANEL 341 of 480



COUNTY	NUMBER	PANEL	SECTION
LAKE COUNTY	180126	0341	E
LOWELL, TOWN OF	180137	0341	E

REVISED TO
 REFLECT LOMR
 EFFECTIVE: October 15, 2024

VERSION NUMBER
 2.6.3.6
 MAP NUMBER
 18089C0341E
 MAP REVISED
 JANUARY 18, 2012