



Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT

COMMUNITY INFORMATION			PROPOSED PROJECT DESCRIPTION	BASIS OF CONDITIONAL REQUEST
COMMUNITY	City of Fairfax (Independent City) Virginia		BRIDGE GRADING	1D HYDRAULIC ANALYSIS UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 515524			
IDENTIFIER	George T. Snyder Trail		APPROXIMATE LATITUDE AND LONGITUDE: 38.863, -77.294 SOURCE: Other DATUM: NAD 83	
AFFECTED MAP PANEL				
TYPE: FIRM*	NO.: 5155240002D	DATE: June 2, 2006	* FIRM - Flood Insurance Rate Map	
TYPE: FIRM	NO.: 5155240003D	DATE: June 2, 2006		

FLOODING SOURCE AND REACH DESCRIPTION

See Page 2 for Additional Flooding Sources

Accotink Creek - From approximately 590 feet upstream of Old Lee Highway to approximately 2,660 feet upstream of the confluence of North Fork Accotink Creek

PROPOSED PROJECT DESCRIPTION

Flooding Source	Proposed Project	Location of Proposed Project
Accotink Creek	New Bridge	Approximately 90 feet upstream of Lee Highway
	New Bridge	Approximately 480 feet upstream of Lee Highway
	New Bridge	Approximately 70 feet upstream of the confluence of North Fork Accotink Creek
	Grading	From just upstream of Lee Highway to approximately 90 feet upstream of the confluence of North Fork Accotink Creek

SUMMARY OF IMPACTS TO FLOOD HAZARD DATA

Flooding Source	Effective Flooding	Proposed Flooding	Increases	Decreases
Accotink Creek	Zone AE	Zone AE	Yes	Yes
	Zone X (shaded)	Zone X (shaded)	Yes	Yes
	BFEs*	BFEs	None	Yes

* BFEs - Base (1-percent-annual-chance) Flood Elevations

COMMENT

This document provides the Federal Emergency Management Agency's (FEMA's) comment regarding a request for a CLOMR for the project described above. This document is not a final determination; it only provides our comment on the proposed project in relation to the flood hazard information shown on the effective National Flood Insurance Program (NFIP) map. We reviewed the submitted data and the data used to prepare the effective flood hazard information for your community and determined that the proposed project meets the minimum floodplain management criteria of the NFIP. Your community is responsible for approving all floodplain development and for ensuring that all permits required by Federal or State/Commonwealth law have been received. State/Commonwealth, county, and community officials, based on their knowledge of local conditions and in the interest of safety, may set higher standards for construction in the Special Flood Hazard Area (SFHA), the area subject to inundation by the base flood. If the State/Commonwealth, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

This comment is based on the flood data presently available. 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 the FEMA website at <https://www.fema.gov/flood-insurance>.

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CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

COMMUNITY INFORMATION (CONTINUED)

ADDITIONAL FLOODING SOURCES AFFECTED BY THIS CONDITIONAL REQUEST

FLOODING SOURCE AND REACH DESCRIPTION

Mosby Woods Tributary – From the confluence with North Fork Accotink Creek to approximately 1,770 feet upstream of the confluence with North Fork Accotink Creek

North Fork Accotink Creek – From the confluence with Accotink Creek to approximately 340 feet upstream of Chain Bridge Road

Draper Drive Tributary – From the confluence with Accotink Creek to approximately 310 feet upstream of the confluence with Accotink Creek

PROPOSED PROJECT DESCRIPTION

Flooding Source	Proposed Project	Location of Proposed Project
Mosby Woods Tributary	Grading	From the confluence with North Fork Accotink Creek to approximately 1,770 feet upstream of the confluence with North Fork Accotink Creek
	New Bridge	Approximately 1,050 feet upstream of the confluence with North Fork Accotink Creek
North Fork Accotink Creek	Grading	From approximately 200 feet upstream of the confluence with Accotink Creek to approximately 110 feet upstream of the confluence of Mosby Woods Tributary
	New Bridge	Approximately 90 feet upstream of the confluence of Mosby Woods Tributary

SUMMARY OF IMPACTS TO FLOOD HAZARD DATA

Flooding Source	Effective Flooding	Proposed Flooding	Increases	Decreases
Mosby Woods Tributary	Zone AE	Zone AE	Yes	Yes
	Zone X (shaded)	Zone X (shaded)	Yes	Yes
	BFEs	BFEs	Yes	Yes
North Fork Accotink Creek	Zone AE	Zone AE	Yes	Yes
	Zone X (shaded)	Zone X (shaded)	Yes	Yes
	BFEs	BFEs	Yes	Yes
Draper Drive Tributary	BFEs	BFEs	None	Yes

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CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

To determine the changes in flood hazards that will be caused by the proposed project, we compared the hydraulic modeling reflecting the proposed project (referred to as the proposed conditions model) to the hydraulic modeling used to prepare the Flood Insurance Study (FIS) (referred to as the effective model). If the effective model does not provide enough detail to evaluate the effects of the proposed project, an existing conditions model must be developed to provide this detail. This existing conditions model is then compared to the effective model and the proposed conditions model to differentiate the increases or decreases in flood hazards caused by more detailed modeling from the increases or decreases in flood hazards that will be caused by the proposed project.

The table below shows the changes in the BFEs:

BFE Comparison Table

Flooding Source: Accotink Creek		BFE Change (feet)	Location of maximum change
Existing vs. Effective	Maximum increase	None	Not Applicable
	Maximum decrease	3.8	Approximately 90 feet upstream of the confluence of North Fork Accotink Creek
Proposed vs. Existing	Maximum increase	0.9	Approximately 90 feet upstream of the confluence of North Fork Accotink Creek
	Maximum decrease	None	Not Applicable
Proposed vs. Effective	Maximum increase	None	Not Applicable
	Maximum decrease	3.6	Approximately 640 feet upstream of Lee Highway

Flooding Source: North Fork Accotink Creek		BFE Change (feet)	Location of maximum change
Existing vs. Effective	Maximum increase	0.4	Approximately 440 feet upstream of Chain Bridge Road
	Maximum decrease	5.1	Approximately 230 feet downstream of Stafford Drive
Proposed vs. Existing	Maximum increase	0.1	Approximately 60 feet upstream of Stafford Drive
	Maximum decrease	0.7	Approximately 610 feet downstream of the confluence of Mosby Woods Tributary
Proposed vs. Effective	Maximum increase	0.4	Approximately 440 feet upstream of Chain Bridge Road
	Maximum decrease	2.1	Approximately 230 feet downstream of Stafford Drive

Flooding Source: Mosby Woods Tributary		BFE Change (feet)	Location of maximum change
Existing vs. Effective	Maximum increase	None	Not Applicable
	Maximum decrease	3.8	Approximately 70 feet upstream of the confluence with North Fork Accotink Creek
Proposed vs. Existing	Maximum increase	0.5	Approximately 1,070 feet upstream of the confluence with North Fork Accotink Creek
	Maximum decrease	0.4	Approximately 1,680 feet upstream of the confluence with North Fork Accotink Creek
Proposed vs. Effective	Maximum increase	0.3	Approximately 1,070 feet upstream of the confluence with North Fork Accotink Creek
	Maximum decrease	3.7	Approximately 70 feet upstream of the confluence with North Fork Accotink Creek

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COMMUNITY INFORMATION

To determine the changes in flood hazards that will be caused by the proposed project, we compared the hydraulic modeling reflecting the proposed project (referred to as the proposed conditions model) to the hydraulic modeling used to prepare the Flood Insurance Study (FIS) (referred to as the effective model). If the effective model does not provide enough detail to evaluate the effects of the proposed project, an existing conditions model must be developed to provide this detail. This existing conditions model is then compared to the effective model and the proposed conditions model to differentiate the increases or decreases in flood hazards caused by more detailed modeling from the increases or decreases in flood hazards that will be caused by the proposed project.

The table below shows the changes in the BFEs:

BFE Comparison Table

Flooding Source: Draper Drive Tributary		BFE Change (feet)	Location of maximum change
Existing vs. Effective	Maximum increase	None	Not Applicable
	Maximum decrease	2.7	At the confluence with Accotink Creek
Proposed vs. Existing	Maximum increase	0.5	At the confluence with Accotink Creek
	Maximum decrease	None	Not Applicable
Proposed vs. Effective	Maximum increase	None	Not Applicable
	Maximum decrease	2.2	At the confluence with Accotink Creek

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.

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CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

COMMUNITY INFORMATION (CONTINUED)

DATA REQUIRED FOR FOLLOW-UP LOMR

Upon completion of the project, your community must submit the data listed below and request that we make a final determination on revising the effective FIRM and FIS report. If the project is built as proposed and the data below are received, a revision to the FIRM, and FIS Report would be warranted.

- Detailed application and certification forms must be used for requesting final revisions to the maps. Therefore, when the map revision request for the area covered by this letter is submitted, Form 1, entitled "Overview and Concurrence Form," must be included. A copy of this form may be accessed at <https://www.fema.gov/flood-maps/change-your-flood-zone/paper-application-forms/mt-2>.

- The detailed application and certification forms listed below may be required if as-built conditions differ from the proposed plans. If required, please submit new forms, which may be accessed at <https://www.fema.gov/flood-maps/change-your-flood-zone/paper-application-forms/mt-2>, or annotated copies of the previously submitted forms showing the revised information.

Form 2, entitled "Riverine Hydrology and Hydraulics Form." Hydraulic analyses for as-built conditions of the base flood, the 10-percent, 2-percent, and 0.2-percent-annual-chance floods must be submitted with Form 2.

Form 3, entitled "Riverine Structures Form."

- A certified topographic work map showing the revised and effective base and 0.2-percent-annual-chance floodplain boundaries. Please ensure that the revised information ties in with the current effective information at the downstream and upstream ends of the revised reach and any tributaries.
- An annotated copy of the FIRM, at the scale of the effective FIRM, that shows the revised base and 0.2-percent-annual-chance floodplain boundary delineations shown on the submitted work map and how they tie-in to the base and 0.2-percent-annual-chance floodplain boundary delineations shown on the current effective FIRM at the downstream and upstream ends of the revised reach, as well as any tributaries.
- As-built plans, certified by a registered Professional Engineer, of all proposed project elements.
- Documentation of the individual legal notices sent to property owners who will be affected by any widening or shifting of the base floodplain and/or any BFE increases along Accotink Creek, North Fork Accotink Creek, Mosby Wood Tributary, and Draper Drive Tributary.

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COMMENT DOCUMENT (CONTINUED)**

COMMUNITY INFORMATION (CONTINUED)

DATA REQUIRED FOR FOLLOW-UP LOMR (continued)

• FEMA's fee schedule for reviewing and processing requests for conditional and final modifications to published flood information and maps may be accessed at <https://www.fema.gov/flood-maps/change-your-flood-zone/status/flood-map-related-fees>. The fee at the time of the map revision submittal must be received before we can begin processing the request. Payment of this fee can be made through a check or money order, made payable in U.S. funds to the National Flood Insurance Program, or by credit card (Visa or MasterCard only). Please either forward the payment, along with the revision application, to the following address:

LOMC Clearinghouse
Attention: LOMR Manager
3601 Eisenhower Avenue, Suite 500
Alexandria, Virginia 22304-6426

or submit the LOMR and fee using the Online LOMC portal at: <https://hazards.fema.gov/femaportal/onlinelomc/signin>

After receiving appropriate documentation to show that the project has been completed, FEMA will initiate a revision to the FIRM and FIS Report. Because the flood hazard information (i.e., base flood elevations, base flood depths, SFHAs, zone designations, and/or regulatory floodways) will change as a result of the project, a 90-day appeal period will be initiated for the revision, during which community officials and interested persons may appeal the revised flood hazard information based on scientific or technical data.

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COMMUNITY INFORMATION (CONTINUED)

COMMUNITY REMINDERS

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:

April Cummings
Director, Mitigation Division
Federal Emergency Management Agency, Region III
One Independence Mall, Sixth Floor
615 Chestnut Street
Philadelphia, PA 19106-4404
(215) 931-5635

A preliminary study is being conducted for the City of Fairfax. Preliminary copies of the revised FIRM and FIS report were submitted to your community for review on April 29, 2022, and may become effective before the revision request following this CLOMR is submitted. Please ensure that the data submitted for the revision ties into the data effective at the time of the submittal.

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

Patrick "Rick" F. Sacbitt, P.E., Branch Chief
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