



February 5, 2019
PK No.: 3779-16.042

Mr. David Thornburg
Senior Project Manager
CITY OF CORPUS CHRISTI
2406 Leopard Street
Corpus Christi, Texas 78408

Re: **OCEAN DRIVE MULTI-FAMILY DEVELOPMENT**
Corpus Christi, Texas

Dear Mr. Thornburg:

This letter is to formally request an extension for the Final Plat known as Alexa Addition for six months from the current expiration date of March 19, 2019. This plat was approved by the Planning Commission on April 5, 2017 and will need to be extended, to finalizing the project financing, following the receipt of the attached CLOMR, prior to obtaining permit approval and beginning construction of public improvements. If you have any questions please call me at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kyle C. Harris".

Kyle C. Harris, R.P.L.S.

KCH/mem
3779-16.042_Corpus Christi Letter

enc.

cc: Ken Lokey – NE Development Company, LLC
Charlie Nicholas – NE Development Company, LLC





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 Corpus Christi Nueces County Texas	COASTAL STRUCTURE	COASTAL ANALYSIS UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 485464		
IDENTIFIER	Flour Bluff & Encinal Farm & Garden Tracts, Section 1, Lots 1 & 2 and Seaside, Block 4, Lot 2R CLOMR	APPROXIMATE LATITUDE & LONGITUDE: 27.734, -97.360 SOURCE: USGS QUADRANGLE DATUM: NAD 83	
AFFECTED MAP PANELS			
TYPE: FIRM* NO.: 485464 0301 C DATE: July 18, 1985		* FIRM - Flood Insurance Rate Map	

FLOODING SOURCE AND REACH DESCRIPTION

Corpus Christi Bay – an area centered approximately 650 feet northeast of the intersection of Ocean Drive and Airline Road

PROPOSED PROJECT DESCRIPTION

Flooding Source	Proposed Project	Location of Proposed Project
Gulf of Mexico to Corpus Christi Bay	New Seawall	an area centered approximately 650 feet northeast of the intersection of Ocean Drive and Airline Road

SUMMARY OF IMPACTS TO FLOOD HAZARD DATA

Flooding Source	Effective Flooding	Proposed Flooding	Increases	Decreases
Gulf of Mexico to Corpus Christi Bay	BFEs*	BFEs	Yes	Yes
	Zone V1-V30	Zone V1-V30	Yes	Yes
	Zone A1-A30	Zone A1-A30	Yes	Yes
	Zone A1-A30	Zone V1-V30	Yes	None
	Zone B	Zone B	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 Map Information 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/national-flood-insurance-program>.

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



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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: Gulf of Mexico		BFE Change (feet)	Location of maximum change
Existing vs. Effective	Maximum increase	6.0	an area centered approximately 650 feet northeast of the intersection of Ocean Drive and Airline Road
	Maximum decrease	none	n/a
Proposed vs. Existing	Maximum increase	1.0	an area centered approximately 650 feet northeast of the intersection of Ocean Drive and Airline Road
	Maximum decrease	none	n/a
Proposed vs. Effective	Maximum increase	7.0	an area centered approximately 650 feet northeast of the intersection of Ocean Drive and Airline Road
	Maximum decrease	none	n/a

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. If the project is built as proposed and the data below are received, a revision to the FIRM 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/media-library/assets/documents/1343>.

- 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/media-library/assets/documents/1343>, or annotated copies of the previously submitted forms showing the revised information.

Form 4, entitled "Coastal Analysis Form." Coastal analyses for as-built conditions of the base flood must be submitted with Form 4.

Form 5, entitled "Coastal Structures Form."

- A certified topographic work map showing the revised and effective zone boundaries and BFEs and transect locations. Please ensure that the revised flood hazard information ties-in with the current effective information at the edges of the revised area.

- An annotated copy of the FIRM, at the scale of the effective FIRM, that shows the revised zone boundaries and BFEs shown on the submitted work map and how they tie-in to the zone boundaries and BFEs shown on the current effective FIRM at the edges of the revised area.

- 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 or BFE establishment along the Gulf of Mexico.

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



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CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

COMMUNITY INFORMATION (CONTINUED)

DATA REQUIRED FOR FOLLOW-UP LOMR (continued)

- An officially adopted maintenance and operation plan for the seawall . This plan, which may be in the form of a written statement from the community Chief Executive Officer, an ordinance, or other legislation, must describe the nature of the maintenance activities, the frequency with which they will be performed, and the title of the local community official who will be responsible for ensuring that the maintenance activities are accomplished.
- 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/forms-documents-and-software/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 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. 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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CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

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:

Ms. Sandy Keefe
Director, Mitigation Division
Federal Emergency Management Agency, Region VI
Federal Regional Center, Room 202
800 North Loop 288
Denton, TX 76209
(940) 898-5127

A preliminary study is being conducted for Nueces County, Texas and Incorporated Areas. Preliminary copies of the revised FIRM and FIS report were submitted to your community for review on October 23, 2015, 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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