Federal Emergency Management Agency

Washington, D.C. 20472

AUG 20 2001

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
115-A

Mr. T. Cary McSwain
Richland County Administrator
2020 Hampton Street
P.O. Box 192
Columbia, South Carolina 29202

Community: Richland County,
South Carolina
(Unincorporated Areas)
Community No.: 450170
Map Panels Affected: 0025, 0091, 0092, 0094, 0110, 0160, 0178 and 0190

Dear Mr. McSwain:

On September 1, 1999, you were notified of proposed modified flood elevation determinations affecting the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for the Unincorporated Areas of Richland County, South Carolina. The 90-day appeal period that was initiated on September 14, 1999, when the Federal Emergency Management Agency (FEMA) published a notice of proposed Base (1% annual chance) Flood Elevations (BFEs) for your community in The State, has elapsed.

FEMA did receive several appeals of the preliminary FIRM and FIS for the Congaree River during the 90-day appeal period. The appeals were submitted by Blanchard Investments, Columbia Venture LLC, a private citizen appellant, and the South Carolina Department of Natural Resources. With a letter dated September 26, 2000, the issues raised in these appeals were addressed and considered to be resolved. However, FEMA did allow a period for comments on the revised preliminary FIRM and FIS issued with the appeal resolution. Technical comments received from the appellants are addressed in the enclosure, titled "Final Flood Elevation Determination for the Congaree River in Richland and Lexington Counties, South Carolina," dated August 20, 2001. Proof copies of Richland County FIRM Panels 0091, 0092, 0094, 0160, 0178, and 0190 and Lexington County FIRM panels 0164, 0168, 0277, 0279, 0281, 0283, 0285, 0291, 0292, 0293, and 0294 along with revised portions of the FIS reports reflecting the final flood hazard information are also enclosed with this letter.

The determination (copy enclosed) of the Agency as to the BFEs for your community is considered final. The final BFEs will be published in the Federal Register as soon as possible. The modified BFEs and revised map panels, as referenced above, are effective as of February 20, 2002, and revise the FIRM which was in effect prior to that date. For insurance rating purposes, the community number and new suffix code for the panels being revised are indicated on the maps and must be used for all new policies and renewals. Final printed copies of the FIS and FIRM will be sent to your community prior to the February 20, 2002, effective date.

Effective with the date of this letter, we encourage your community to use the BFE and floodway data presented on the enclosed proof copies of the FIRM and FIS for regulating floodplain development in accordance with the guidance provided in the enclosed Floodplain Management Bulletin titled Use of Flood Insurance Study (FIS) Data As Available Data.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions to document previous Letters of Map Change (LOMCs) (i.e., Letters of Map Amendment, Letters of Map Revision) that will be superseded when the revised FIRM panels referenced above become effective. Information on LOMCs is presented in four categories: (1) LOMCs that have been included on the revised FIRM panels; (2) LOMCs that have not been shown on the revised FIRM panels because of scale limitations or because the LOMC that was issued had determined that the lots or structures involved were outside the Special Flood Hazard Area shown on the FIRM; and (3) LOMCs that have not been included on the revised FIRM panels because they are being superseded by new detailed flood hazard data; and (4) LOMCs that will be re-determined. The LOMCs in Category 2 of this form are revalidated through a single letter that reaffirms the validity of a previously issued LOMC. LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures have changed (Category 4) cannot be revalidated through this administrative process. However, we will review the data which were previously submitted as part of the original LOMR or LOMA request and issue a new determination for the subject properties after the FIRM effective date.

The modifications are pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and are 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. Because of the modifications to the FIRM and FIS report for your community made by this map revision, certain additional requirements must be met under Section 1361 of the National Insurance Flood Act of 1968, as amended, within 6 months from the date of this letter. Prior to February 20, 2002, your community is required, as a condition of continued eligibility in the National Flood Insurance Program (NFIP), to adopt or show evidence of adoption of floodplain management regulations that meet the standards of Section 60.3(d) of the NFIP regulations. These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature.

It must be emphasized that all of the standards specified in Section 60.3(d) of the NFIP regulations must be enacted in a legally enforceable document. This includes the adoption of the effective FIRM and FIS report to which the regulations apply and the modifications made by this map revision. Some of the standards should already have been enacted by your community. Any additional requirements can be met by taking one of the following actions:

1. Amend existing regulations to incorporate any additional requirements of Section 60.3(d);

2. Adopt all of the standards of Section 60.3(d) into one new, comprehensive set of regulations; or,

3. Show evidence that regulations have previously been adopted that meet or exceed the minimum requirements of Section 60.3(d).

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP and subject to the prohibitions contained in Section 202(a) of the Act as amended.

A Consultation Coordination Officer (CCO) has been designated to assist your community with any difficulties you may be encountering in enacting the floodplain management regulations. The CCO will be the primary liaison between your community and FEMA. Any questions may be directed to your CCO at the following address:

Mr. A. Todd Davison, Director
Federal Insurance and Mitigation Administration
Kogers Center – Rutgers Building
3003 Chamblee Tucker Road,
Atlanta, Georgia 30341
(770) 220-5400

We value your participation in the program and look forward to working with your community to ensure that the goals of the NFIP are met. If you have any questions, please do not hesitate to contact your CCO.

Sincerely,

Michael K. Buckley, P.E., Director
Hazard Mapping Division
Federal Insurance and
Mitigation Administration

Enclosures:

Technical Report for the Final Flood Elevation Determination for the Congaree River in Richland and Lexington Counties, South Carolina
Proof FIRM Panels and FIS
Final BFE Determination
Floodplain Management Bulletin
Final Summary of Map Actions
Notice to Users regarding the digital FIRM

cc: Ms. Kit Smith, Richland County Council Chairperson, without FIRM and FIS enclosures
Mr. Randy Jergenson, Planning Management Director, without FIRM and FIS enclosures
[redacted], Columbia Venture, LLC
Paul Sandifer, Ph.D., South Carolina Department of Natural Resources
[redacted] Blanchard Investments
FEMA, Region IV
NFIP State Coordinator

Federal Emergency Management Agency

Washington, D.C. 20472

AUG 20 2001

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
115-A (C)

Mr. Bruce E. Rucker
Lexington County Council Chairman
212 South Lake Drive
Lexington, South Carolina 29072

Community: Lexington County, South Carolina (Unincorporated Areas)
Community No.: 450129
Map Panels Affected: 0164, 0168, 0277, 0281, 0283, 0285, 0287, 0291, 0292, 0293 and 0294

Dear Mr. Rucker:

On September 1, 1999, you were notified of proposed modified flood elevation determinations affecting the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for the Unincorporated Areas of Lexington County, South Carolina. The 90-day appeal period that was initiated on September 14, 1999, when the Federal Emergency Management Agency (FEMA) published a notice of proposed Base (1% annual chance) Flood Elevations (BFEs) for your community in The State, has elapsed.

FEMA did receive several appeals of the preliminary FIRM and FIS for the Congaree River during the 90-day appeal period. The appeals were submitted by Blanchard Investments, Columbia Venture LLC, a private citizen appellant, and the South Carolina Department of Natural Resources. With a letter dated September 26, 2000, the issues raised in these appeals were addressed and considered to be resolved. However, FEMA did allow a period for comments on the revised preliminary FIRM and FIS issued with the appeal resolution. Technical comments received from the appellants are addressed in the enclosure, titled "Final Flood Elevation Determination for the Congaree River in Richland and Lexington Counties, South Carolina," dated August 20, 2001. Proof copies of Richland County FIRM Panels 0091, 0092, 0094, 0160, 0178, and 0190 and Lexington County FIRM panels 0164, 0168, 0277, 0279, 0281, 0283, 0285, 0291, 0292, 0293, and 0294 along with revised portions of the FIS reports reflecting the final flood hazard information are also enclosed with this letter.

The determination (copy enclosed) of the Agency as to the BFEs for your community is considered final. The final BFEs will be published in the Federal Register as soon as possible. The modified BFEs and revised map panels, as referenced above, are effective as of February 20, 2002, and revise the FIRM which was in effect prior to that date. For insurance rating purposes, the community number and new suffix code for the panels being revised are indicated on the maps and must be used for all new policies and renewals. Final printed copies of the FIS and FIRM will be sent to your community prior to the February 20, 2002, effective date.

Effective with the date of this letter, we encourage your community to use the BFE and floodway data presented on the enclosed proof copies of the FIRM and FIS for regulating floodplain development in accordance with the guidance provided in the enclosed Floodplain Management Bulletin titled Use of Flood Insurance Study (FIS) Data As Available Data.

The modifications are pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and are 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 National Flood Insurance Program (NFIP) are required to adopt and enforce floodplain management regulations that meet or exceed minimum NFIP criteria. These criteria are the minimum required and do not supersede any State or local requirements of a more stringent nature. This includes adoption of the effective FIRM and FIS and the modifications made by this map revision. Our records show that your community has met this requirement.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions to document previous Letters of Map Change (LOMCs) (i.e., Letters of Map Amendment, Letters of Map Revision) that will be superseded when the revised FIRM panels referenced above become effective. Information on LOMCs is presented in four categories: (1) LOMCs that have been included on the revised FIRM panels; (2) LOMCs that have not been shown on the revised FIRM panels because of scale limitations or because the LOMC that was issued had determined that the lots or structures involved were outside the Special Flood Hazard Area shown on the FIRM; and (3) LOMCs that have not been included on the revised FIRM panels because they are being superseded by new detailed flood hazard data; and (4) LOMCs that will be re-determined. The LOMCs in Category 2 of this form are revalidated through a single letter that reaffirms the validity of a previously issued LOMC. LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures have changed (Category 4) cannot be revalidated through this administrative process. However, we will review the data which were previously submitted as part of the original LOMR or LOMA request and issue a new determination for the subject properties after the FIRM effective date.

We value your participation in the program and look forward to working with you and your community to ensure that the goals of the NFIP are met. If you have any questions or concerns regarding the FIRM for your community, do not hesitate to contact me at (202) 646-2766, or A. Todd Davison, Director, Federal Insurance and Mitigation Administration, FEMA, in Atlanta, Georgia at (770) 220-5400.

Sincerely,

Michael K. Buckley, P.E., Director
Hazard Mapping Division
Federal Insurance and
Mitigation Administration

Enclosures:

Technical Report for the Final Flood Elevation Determination for the Congaree River in Richland and Lexington Counties, South Carolina
Proof FIRM Panels and FIS
Final BFE Determination
Floodplain Management Bulletin
Final Summary of Map Actions
Notice to Users regarding the digital FIRM

cc: Mr. Sammy Rickard, Lexington County Flood Manager, without FIRM and FIS enclosures
Mr. Johnny W. Jeffcoat, Lexington County Council, without FIRM and FIS enclosures
[redacted], Columbia Venture, LLC
Paul Sandifer, Ph.D., South Carolina Department of Natural Resources
[redacted], Blanchard Investments
FEMA, Region IV
NFIP State Coordinator

Federal Emergency Management Agency
Washington, D.C. 20472

AUG 20 2001

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable Robert D. Coble
Mayor of the City of Columbia
P.O. Box 147
Columbia, South Carolina 29201

IN REPLY REFER TO:
115-A(C)
Community: City of Columbia,
Richland and Lexington
Counties, South Carolina
Community No.: 450172
Map Panels Affected: 0091, 0092, 0094
and 0178

Dear Mayor Coble:

On September 1, 1999, you were notified of proposed modified flood elevation determinations affecting the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for the City of Columbia, Lexington County, South Carolina. The 90-day appeal period that was initiated on September 14, 1999, when the Federal Emergency Management Agency (FEMA) published a notice of proposed Base (1% annual chance) Flood Elevations (BFEs) for your community in The State, has elapsed.

FEMA did receive several appeals of the preliminary FIRM and FIS for the Congaree River during the 90-day appeal period. The appeals were submitted by Blanchard Investments, Columbia Venture LLC, a private citizen appellant, and the South Carolina Department of Natural Resources. With a letter dated September 26, 2000, the issues raised in these appeals were addressed and considered to be resolved. However, FEMA did allow a period for comments on the revised preliminary FIRM and FIS issued with the appeal resolution. Technical comments received from the appellants are addressed in the enclosure, titled "Final Flood Elevation Determination for the Congaree River in Richland and Lexington Counties, South Carolina," dated August 20, 2001. Proof copies of Richland County FIRM Panels 0091, 0092, 0094, 0160, 0178, and 0190 and Lexington County FIRM panels 0164, 0168, 0277, 0279, 0281, 0283, 0285, 0291, 0292, 0293, and 0294 along with revised portions of the FIS reports reflecting the final flood hazard information are also enclosed with this letter.

The determination (copy enclosed) of the Agency as to the BFEs for your community is considered final. The final BFEs will be published in the Federal Register as soon as possible. The modified BFEs and revised map panels, as referenced above, are effective as of February 20, 2002, and revise the FIRM which was in effect prior to that date. For insurance rating purposes, the community number and new suffix code for the panels being revised are indicated on the maps and must be used for all new policies and renewals. Final printed copies of the FIS and FIRM will be sent to your community prior to the February 20, 2002, effective date.

Effective with the date of this letter, we encourage your community to use the BFE and floodway data presented on the enclosed proof copies of the FIRM and FIS for regulating floodplain development in accordance with the guidance provided in the enclosed Floodplain Management Bulletin titled Use of Flood Insurance Study (FIS) Data As Available Data.

The modifications are pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and are 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 National Flood Insurance Program (NFIP) are required to adopt and enforce floodplain management regulations that meet or exceed minimum NFIP criteria. These criteria are the minimum required and do not supersede any State or local requirements of a more stringent nature. This includes adoption of the effective FIRM and FIS and the modifications made by this map revision. Our records show that your community has met this requirement.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions to document previous Letters of Map Change (LOMCs) (i.e., Letters of Map Amendment, Letters of Map Revision) that will be superseded when the revised FIRM panels referenced above become effective. Information on LOMCs is presented in four categories: (1) LOMCs that have been included on the revised FIRM panels; (2) LOMCs that have not been shown on the revised FIRM panels because of scale limitations or because the LOMC that was issued had determined that the lots or structures involved were outside the Special Flood Hazard Area shown on the FIRM; and (3) LOMCs that have not been included on the revised FIRM panels because they are being superseded by new detailed flood hazard data; and (4) LOMCs that will be re-determined. The LOMCs in Category 2 of this form are revalidated through a single letter that reaffirms the validity of a previously issued LOMC. LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures have changed (Category 4) cannot be revalidated through this administrative process. However, we will review the data which were previously submitted as part of the original LOMR or LOMA request and issue a new determination for the subject properties after the FIRM effective date.

We value your participation in the program and look forward to working with you and your community to ensure that the goals of the NFIP are met. If you have any questions or concerns regarding the FIRM for your community, do not hesitate to contact me at (202) 646-2766, or A. Todd Davison, Director, Federal Insurance and Mitigation Administration, FEMA, in Atlanta, Georgia at (770) 220-5400.

Sincerely,

Michael K. Buckley, P.E., Director
Hazard Mapping Division
Federal Insurance and
Mitigation Administration

Enclosures:

Technical Report for the Final Flood Elevation Determination for the Congaree River in Richland and Lexington Counties, South Carolina
Proof FIRM Panels and FIS
Final BFE Determination
Floodplain Management Bulletin
Final Summary of Map Actions
Notice to Users regarding the digital FIRM

cc: Mr. David A. Johnson, City of Columbia Director of Engineering
[redacted], Columbia Venture, LLC
Paul Sandifer, Ph.D., South Carolina Department of Natural Resources
[redacted], Blanchard Investments
FEMA, Region IV
NFIP State Coordinator

Federal Emergency Management Agency

Washington, D.C. 20472

AUG 20 2001

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
115-A (C)

The Honorable Wyman M. Rish
Mayor of the City of West Columbia
P.O. Box 4044
West Columbia, South Carolina 29171-4044

Community: City of West Columbia,
Lexington County,
South Carolina
Community No.: 450140
Map Panels Affected: 0164, 0277, and 0281

Dear Mayor Rish:

On September 1, 1999, you were notified of proposed modified flood elevation determinations affecting the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for the City of West Columbia, Lexington County, South Carolina. The 90-day appeal period that was initiated on September 14, 1999, when the Federal Emergency Management Agency (FEMA) published a notice of proposed Base (1% annual chance) Flood Elevations (BFEs) for your community in The State, has elapsed.

FEMA did receive several appeals of the preliminary FIRM and FIS for the Congaree River during the 90-day appeal period. The appeals were submitted by Blanchard Investments, Columbia Venture LLC, a private citizen appellant, and the South Carolina Department of Natural Resources. With a letter dated September 26, 2000, the issues raised in these appeals were addressed and considered to be resolved. However, FEMA did allow a period for comments on the revised preliminary FIRM and FIS issued with the appeal resolution. Technical comments received from the appellants are addressed in the enclosure, titled "Final Flood Elevation Determination for the Congaree River in Richland and Lexington Counties, South Carolina," dated August 20, 2001. Proof copies of Richland County FIRM Panels 0091, 0092, 0094, 0160, 0178, and 0190 and Lexington County FIRM panels 0164, 0168, 0277, 0279, 0281, 0283, 0285, 0291, 0292, 0293, and 0294 along with revised portions of the FIS reports reflecting the final flood hazard information are also enclosed with this letter.

The determination (copy enclosed) of the Agency as to the BFEs for your community is considered final. The final BFEs will be published in the Federal Register as soon as possible. The modified BFEs and revised map panels, as referenced above, are effective as of February 20, 2002, and revise the FIRM which was in effect prior to that date. For insurance rating purposes, the community number and new suffix code for the panels being revised are indicated on the maps and must be used for all new policies and renewals. Final printed copies of the FIS and FIRM will be sent to your community prior to the February 20, 2002, effective date.

Effective with the date of this letter, we encourage your community to use the BFE and floodway data presented on the enclosed proof copies of the FIRM and FIS for regulating floodplain development in accordance with the guidance provided in the enclosed Floodplain Management Bulletin titled Use of Flood Insurance Study (FIS) Data As Available Data.

The modifications are pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and are 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 National Flood Insurance Program (NFIP) are required to adopt and enforce floodplain management regulations that meet or exceed minimum NFIP criteria. These criteria are the minimum required and do not supersede any State or local requirements of a more stringent nature. This includes adoption of the effective FIRM and FIS and the modifications made by this map revision. Our records show that your community has met this requirement.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions to document previous Letters of Map Change (LOMCs) (i.e., Letters of Map Amendment, Letters of Map Revision) that will be superseded when the revised FIRM panels referenced above become effective. Information on LOMCs is presented in four categories: (1) LOMCs that have been included on the revised FIRM panels; (2) LOMCs that have not been shown on the revised FIRM panels because of scale limitations or because the LOMC that was issued had determined that the lots or structures involved were outside the Special Flood Hazard Area shown on the FIRM; and (3) LOMCs that have not been included on the revised FIRM panels because they are being superseded by new detailed flood hazard data; and (4) LOMCs that will be re-determined. The LOMCs in Category 2 of this form are revalidated through a single letter that reaffirms the validity of a previously issued LOMC. LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures have changed (Category 4) cannot be revalidated through this administrative process. However, we will review the data which were previously submitted as part of the original LOMR or LOMA request and issue a new determination for the subject properties after the FIRM effective date.

We value your participation in the program and look forward to working with you and your community to ensure that the goals of the NFIP are met. If you have any questions or concerns regarding the FIRM for your community, do not hesitate to contact me at (202) 646-2766, or A. Todd Davison, Director, Federal Insurance and Mitigation Administration, FEMA, in Atlanta, Georgia at (770) 220-5400.

Sincerely,

Michael K. Buckley, P.E., Director
Hazard Mapping Division
Federal Insurance and
Mitigation Administration

Enclosures:

Technical Report for the Final Flood Elevation Determination for the Congaree River in Richland and Lexington Counties, South Carolina
Proof FIRM Panels and FIS
Final BFE Determination
Floodplain Management Bulletin
Final Summary of Map Actions
Notice to Users regarding the digital FIRM

cc: Ms. Jennifer Cunningham, City of West Columbia Administrator, without FIRM and FIS enclosures
[redacted], Columbia Venture, LLC
Paul Sandifer, Ph.D., South Carolina Department of Natural Resources
[redacted]
[redacted]Blanchard Investments
FEMA, Region IV
NFIP State Coordinator

Federal Emergency Management Agency

Washington, D.C. 20472

AUG 20 2001

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
115-A(C)

The Honorable Avery B. Wilkerson, Jr.
Mayor of the City of Cayce
P.O. Box 2004
Cayce, South Carolina 29171

Community: City of Cayce,
Lexington County,
South Carolina
Community No.: 450131
Map Panels Affected: 0277, 0281, 0283,
0285, 0287, 0291 and 0292

Dear Mayor Wilkerson:

On September 1, 1999, you were notified of proposed modified flood elevation determinations affecting the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for the City of Cayce, Lexington County, South Carolina. The 90-day appeal period that was initiated on September 14, 1999, when the Federal Emergency Management Agency (FEMA) published a notice of proposed Base (1% annual chance) Flood Elevations (BFEs) for your community in The State, has elapsed.

FEMA did receive several appeals of the preliminary FIRM and FIS for the Congaree River during the 90-day appeal period. The appeals were submitted by Blanchard Investments, Columbia Venture LLC, a private citizen appellant, and the South Carolina Department of Natural Resources. With a letter dated September 26, 2000, the issues raised in these appeals were addressed and considered to be resolved. However, FEMA did allow a period for comments on the revised preliminary FIRM and FIS issued with the appeal resolution. Technical comments received from the appellants are addressed in the enclosure, titled "Final Flood Elevation Determination for the Congaree River in Richland and Lexington Counties, South Carolina," dated August 20, 2001. Proof copies of Richland County FIRM Panels 0091, 0092, 0094, 0160, 0178, and 0190 and Lexington County FIRM panels 0164, 0168, 0277, 0279, 0281, 0283, 0285, 0291, 0292, 0293, and 0294 along with revised portions of the FIS reports reflecting the final flood hazard information are also enclosed with this letter.

The determination (copy enclosed) of the Agency as to the BFEs for your community is considered final. The final BFEs will be published in the Federal Register as soon as possible. The modified BFEs and revised map panels, as referenced above, are effective as of February 20, 2002, and revise the FIRM which was in effect prior to that date. For insurance rating purposes, the community number and new suffix code for the panels being revised are indicated on the maps and must be used for all new policies and renewals. Final printed copies of the FIS and FIRM will be sent to your community prior to the February 20, 2002, effective date.

Effective with the date of this letter, we encourage your community to use the BFE and floodway data presented on the enclosed proof copies of the FIRM and FIS for regulating floodplain development in accordance with the guidance provided in the enclosed Floodplain Management Bulletin titled Use of Flood Insurance Study (FIS) Data As Available Data.

The modifications are pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and are 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 National Flood Insurance Program (NFIP) are required to adopt and enforce floodplain management regulations that meet or exceed minimum NFIP criteria. These criteria are the minimum required and do not supersede any State or local requirements of a more stringent nature. This includes adoption of the effective FIRM and FIS and the modifications made by this map revision. Our records show that your community has met this requirement.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions to document previous Letters of Map Change (LOMCs) (i.e., Letters of Map Amendment, Letters of Map Revision) that will be superseded when the revised FIRM panels referenced above become effective. Information on LOMCs is presented in four categories: (1) LOMCs that have been included on the revised FIRM panels; (2) LOMCs that have not been shown on the revised FIRM panels because of scale limitations or because the LOMC that was issued had determined that the lots or structures involved were outside the Special Flood Hazard Area shown on the FIRM; and (3) LOMCs that have not been included on the revised FIRM panels because they are being superseded by new detailed flood hazard data; and (4) LOMCs that will be re-determined. The LOMCs in Category 2 of this form are revalidated through a single letter that reaffirms the validity of a previously issued LOMC. LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures have changed (Category 4) cannot be revalidated through this administrative process. However, we will review the data which were previously submitted as part of the original LOMR or LOMA request and issue a new determination for the subject properties after the FIRM effective date.

We value your participation in the program and look forward to working with you and your community to ensure that the goals of the NFIP are met. If you have any questions or concerns regarding the FIRM for your community, do not hesitate to contact me at (202) 646-2766, or A. Todd Davison, Director, Federal Insurance and Mitigation Administration, FEMA, in Atlanta, Georgia at (770) 220-5400.

Sincerely,

Michael K. Buckley, P.E., Director
Hazard Mapping Division
Federal Insurance and
Mitigation Administration

Enclosures:

Technical Report for the Final Flood Elevation Determination for the Congaree River in Richland and Lexington Counties, South Carolina
Proof FIRM Panels and FIS
Final BFE Determination
Floodplain Management Bulletin
Final Summary of Map Actions
Notice to Users regarding the digital FIRM

cc: Mr. Ken Knudson, City of Cayce Planning Director, without FIRM and FIS enclosures
Mr. John Sharpe, City of Cayce Manager, without FIRM and FIS enclosures
[redacted], Columbia Venture, LLC
Paul Sandifer, Ph.D., South Carolina Department of Natural Resources
[redacted]
[redacted], Blanchard Investments
FEMA, Region IV
NFIP State Coordinator