


## Recommended Process for Developments (larger than 5 acres or 50 lots) in A Zones


Community is advised of Development being considered in A Zone



Is this an area to be annexed? If so, verify the county panel where the land is located has been adopted in the city's floodplain management ordinance. If not, schedule the amendment process concurrently with the annexation process (as required by Minnesota Statutes, Section 414.033, Subd. 11).



Advise developer/landowner that a detailed study is required (see 44 CFR Ch. 1, Section 60.3 (b) (3)) to determine the floodway/flood fringe location and the 1% chance ("100-year") flood elevation



Detailed Study is Done


1. Study done by developer/landowner, or
  2. Community charges developer/landowner & does study in-house or selects consultant to do study.
- 

Obtain CLOMR and/or LOMR

(Recommended, but not required unless specified in community's ordinance)

1. If study only, and no filling proposed in identified floodplain: Submit application to FEMA for Letter of Map Revision (LOMR). *Note: If the community submits the application, and there is not a specific development proposal, the LOMR fee (\$3,800 - \$6,000) is waived when a community submits better data.*
2. If filling is proposed in identified flood fringe: Submit application to FEMA for Conditional Letter of Map Revision (CLOMR). Once CLOMR is approved, do grading and submit LOMR application with as-builts.

*Advantages of obtaining CLOMR and/or LOMR*

1. Those obtaining mortgages will have more accurate information to show they are out of the A Zone, or the necessary information to get a Letter of Map Revision based on Fill (LOMR-F) if a structure is built in the flood fringe in accordance with community floodplain management regulations.
  2. The community has verification that FEMA agrees with the floodway/flood fringe and flood elevation determinations they plan to use for zoning purposes.
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1. If LOMR is obtained, amend community floodplain management ordinance to adopt LOMR (most critical if new A Zone area is identified)
2. Administer zoning requirements using study results.