

The Letter of Map Revision

Nebraska Floodplain Management
Division

February 19, 2026, 9:00am – 10:00am
Virtual

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Rules of the Road

- Attendees will be muted during the presentation
- Use the chat to ask questions during the presentation; we will pause for questions at various points
- If you want to share your video, please do
- For technical difficulties, send a private chat to Michele York or email michele.york@nebraska.gov
- We will be recording this class for those unable to attend today.
 - A recording will be posted to our website and YouTube channel



Poll Questions

Why Flood Risk Reduction Makes Sense

1. Do you have projects underway to reduce your flood risk that you could use help with?

a. Yes;

b. No;

c. No, but I could use some help getting something off the ground;

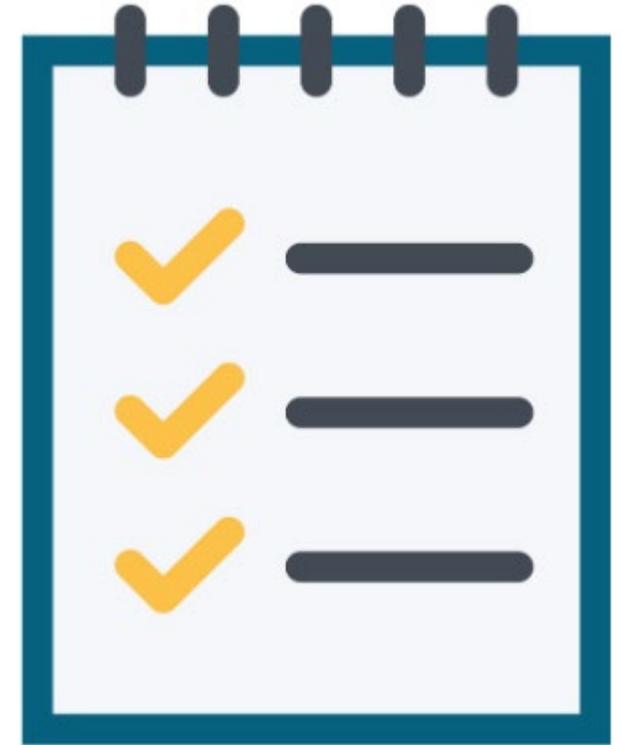
d. I'd like to know more about how you can help.

Submit

- Total of 3 poll questions. Your answers are anonymous.
- If you are a Certified Floodplain Manager (CFM) or a Nebraska Municipality Treasurer requesting Continuing Education Credit (CEC) today, you must answer **all** poll questions. We will report only full participation.
- Only the person registered and logged into Zoom will receive credit. If multiple people are viewing the presentation together, you will each need to log into Zoom using your unique link and answer the poll questions separately to receive credit.

Agenda

- 01** Introduction to Letters of Map Change
- 02** The Letter of Map Revision
- 03** LOMR Request Process & Requirements
- 04** Resources & Tips



Introduction to Letters of Map Change (LOMC)

Letters of Map Change (LOMC)

- “Letters of Map Change” are determinations provided by FEMA that amend or revise effective floodplain maps
- Can revise the floodplain boundaries on the FIRM panel, or just change the floodplain status of a property or structure
- Requires professional survey and/or engineering analysis

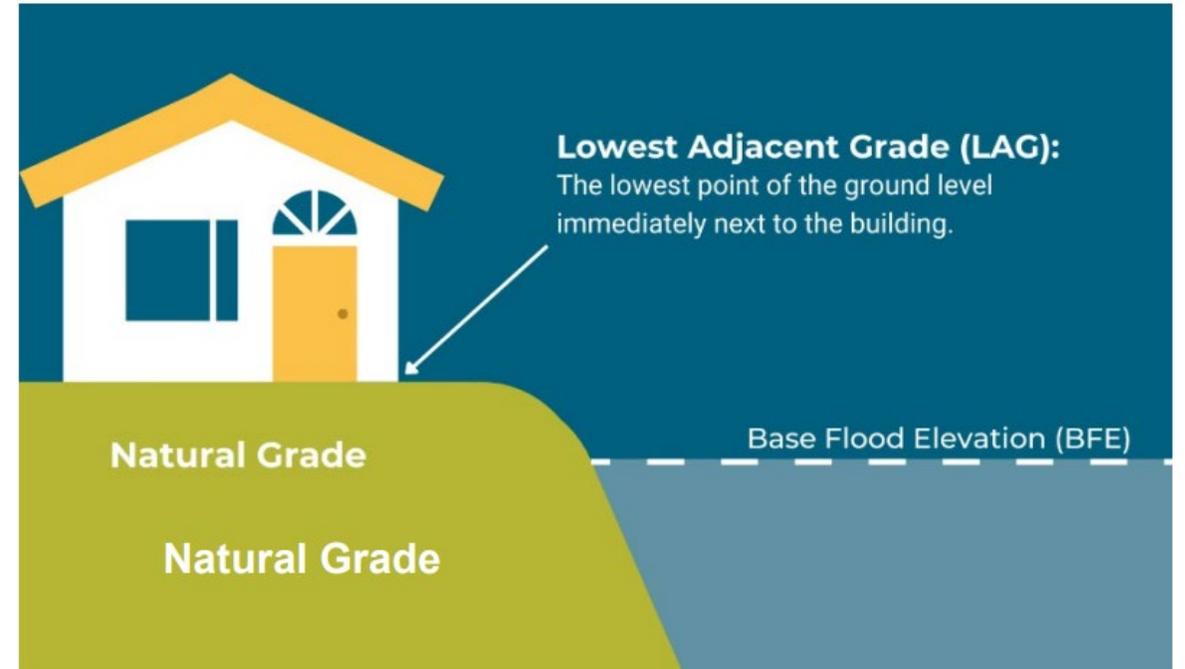
Page 1 of 2		Date: February 22, 2011		Case No.: 11-07-0864A		LOMA		
 Federal Emergency Management Agency Washington, D.C. 20472								
LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)								
COMMUNITY AND MAP PANEL INFORMATION				LEGAL PROPERTY DESCRIPTION				
COMMUNITY	CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA			Lots 2 and 4, Amy's Second Addition, as shown on the Plat, recorded as Instrument No. 97-038529, in the Office of the Register of Deeds, Lancaster County, Nebraska				
	COMMUNITY NO.: 315273							
AFFECTED MAP PANEL	NUMBER: 31109C0305F							
				DATE: 2/18/2011				
FLOODING SOURCE: SALT CREEK				APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 40.820, -96.730 SOURCE OF LAT & LONG: GOOGLE EARTH DATUM: WGS 84				
DETERMINATION								
LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
2	--	Amy's Second Addition	700 Lamont Drive	Structure	X (shaded)	1152.0 feet	1152.9 feet	--
<p>Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).</p> <p>ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)</p> <p>DETERMINATION TABLE (CONTINUED) PORTIONS REMAIN IN THE SFHA</p> <p>This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.</p> <p>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 Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.</p>								
 Luis Rodriguez, P.E., Chief Engineering Management Branch Federal Insurance and Mitigation Administration								

Letters of Map Change (LOMC)

- “Letters of Map Change” is an umbrella term that includes:
 - Letters of Map Amendments (LOMA)
 - Letters of Map Revision based on Fill (LOMR-F)
 - Letters of Map Revision (LOMR)
- Conditional letters of each:
 - CLOMAs
 - CLOMR-Fs
 - CLOMRs

Letter of Map Amendment (LOMA)

- Property specific
- For land that is naturally higher than the Base Flood Elevation (BFE)
 - Grade has not been modified to raise the elevation
- LOMAs do not change the floodplain boundaries shown on the FIRM
- 1ft freeboard requirement does not apply



Letter of Map Revision Based on Fill (LOMR-F)

- Property specific
- For land that is elevated above the BFE
 - Grade has been modified
- LOMR-Fs do not change the floodplain boundaries shown on the FIRM
- 1ft freeboard requirement **does** apply
- Requires a Community Acknowledgement Form



Letter of Map Revision (LOMR)

- LOMRs *physically* update or refine the flood hazard information used to create the maps
 - Flood Hazard Boundary Map
 - Flood Insurance Rate Map
 - Flood Insurance Study
- Results in adjustment to the height of the BFE and/or boundaries of the floodplain
- Ensures that the maps are the most accurate reflection of the flood risk
- Requires a full engineering analysis and scientific data



LOMR for subdivision in Kearney, shown on NE Interactive Map

Where to Find LOMCs on the MSC

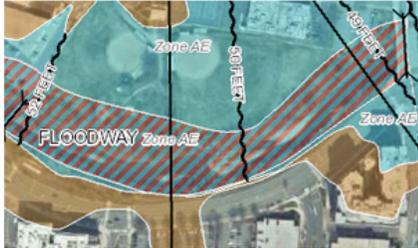
- FEMA's Map Service Center
 - Select "Search All Products"

FEMA Flood Map Service Center: Welcome!

Looking for a Flood Map? [?](#)

Enter an address, a place, or longitude/latitude coordinates:

Enter an address, a place, or longitude/latitude coordinates



Looking for more than just a current flood map?
Visit [Search All Products](#) to access the full range of flood risk products for your community.

Where to Find LOMCs on the MSC

- FEMA's Map Service Center Advance Search page

FEMA Flood Map Service Center: Search All Products

Choose one of the three search options below and optionally enter a posting date range.

Jurisdiction	Jurisdiction Name	Product ID ?
State	Jurisdiction Name or FEMA ID	Product ID
<input type="text" value="-- Select --"/>	<input type="text"/> <small>(Ex. Fairfax County-wide or 51059C)</small>	<input type="text"/> <small>(Ex. Panel Number, LOMC Case Number)</small>

[> Filter By Posting Date Range \(Optional\)](#)

Where to Find LOMCs on the MSC

- Complete the “Jurisdiction” drop down fields
- Select “Search”

FEMA Flood Map Service Center: Search All Products

Choose one of the three search options below and optionally enter a posting date range.

Jurisdiction	Jurisdiction Name	Product ID ?
State NEBRASKA	Jurisdiction Name or FEMA ID (Ex. Fairfax County-wide or 51059C)	Product ID (Ex. Panel Number, LOMC Case Number)
County BUFFALO COUNTY		
Community KEARNEY, CITY OF		

> [Filter By Posting Date Range \(Optional\)](#)

Search Clear All Fields

Where to Find LOMCs on the MSC

- Under Search Results:
 - Effective Products
 - LOMC
 - LOMR
 - LOMA
 - LOMAs
 - LOMR-Fs

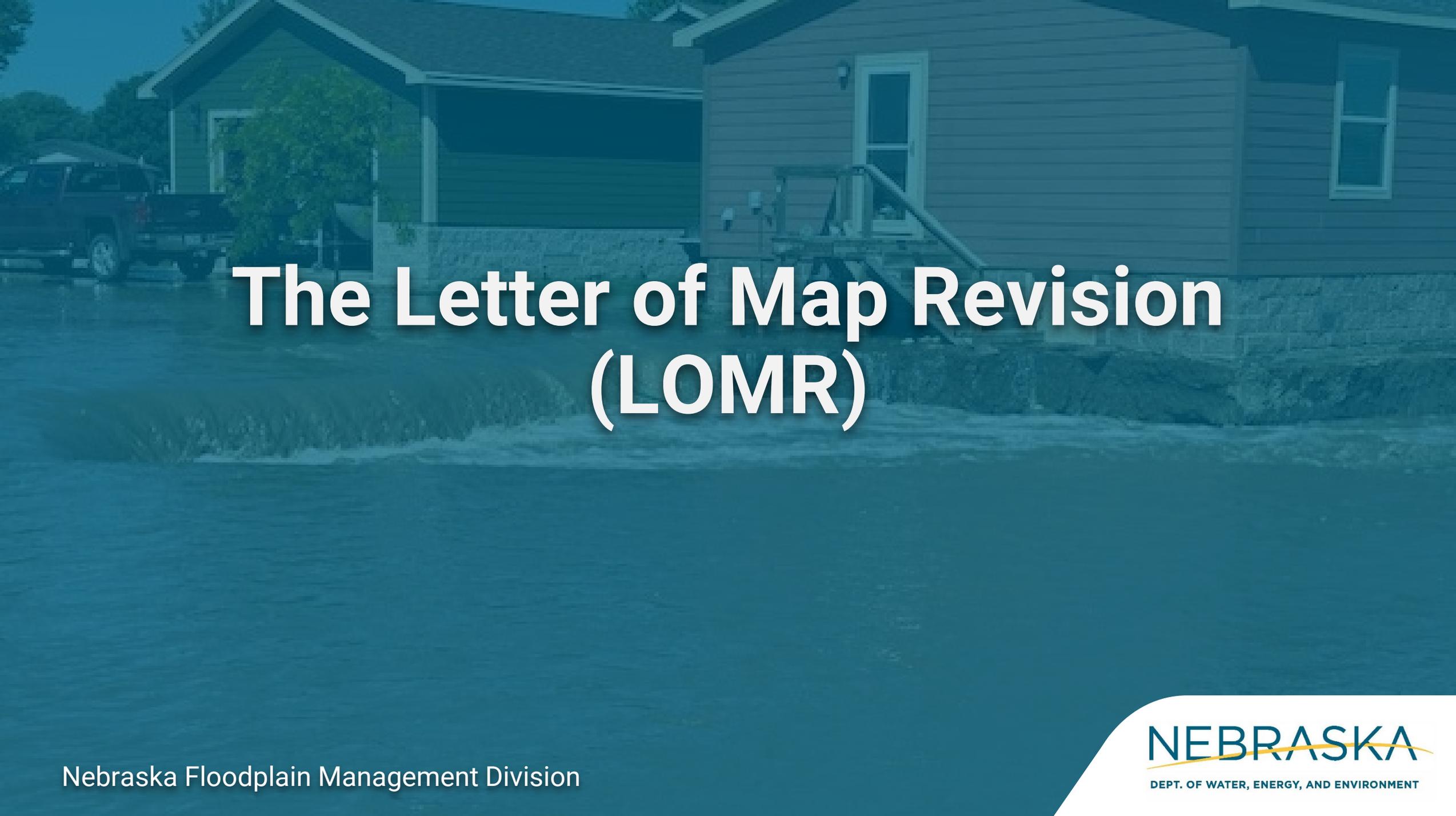
Search Results for KEARNEY, CITY OF
Click [subscribe](#) to receive email notifications when products are updated.

Search Results for KEARNEY, CITY OF
Click [subscribe](#) to receive email notifications when products are updated.

Search Results for KEARNEY, CITY OF
Click [subscribe](#) to receive email notifications when products are updated.
Click to [download a listing of all products](#).
If you are a person with a disability, are blind, or have low vision, and need assistance, please contact a [map specialist](#).

[Expand All](#)

- Effective Products (92)
 - FIRM Panels (11) [DL ALL](#)
 - FIS Reports (1) [DL ALL](#)
 - LOMC (78)**
 - LOMR (2) [DL ALL](#)
 - LOMA (75) [DL ALL](#)
 - Revalidations (1) [DL ALL](#)
 - NFHL Data-State (1)
 - NFHL Data-County (1)
- Preliminary Products (0)
- Pending Product (0)
- Historic Products (30)
- Flood Risk Products (0)



The Letter of Map Revision (LOMR)

Nebraska Floodplain Management Division

NEBRASKA
DEPT. OF WATER, ENERGY, AND ENVIRONMENT

Letters of Map Revision (LOMR)

- LOMRs are needed to incorporate changes (manmade or natural) into the currently effective floodplain maps
- LOMRs physically change the boundaries on the effective FIRM panel
- A LOMR is **required** when:
 - Physical changes are made to a watercourse (redirection, channelization)
 - Physical changes are made to floodplain boundaries due to development
 - A physical change has modified effective Base Flood Elevations (BFEs)
 - i.e. caused an unacceptable floodwater rise
 - > 1 ft of rise in Zone A or AE w/o floodway or any rise in a floodway

Letters of Map Revision (LOMR)

- A LOMR may be submitted in the following situations, but is **not required**:
 - A mathematical error is found in the effective FIRM
 - A measurement error is found in the effective FIRM
 - There is better data available to improve the FIRM
 - Such as topographic data or surveyed bridge/culvert data
 - An improved method is used to calculate the water surface elevations, such as updated modeling

Why obtain a Letter of Map Revision?

- Regulatory maps are a snapshot in time and do not account for development that occurs after publication
 - Older maps are often less reliable
- The regulatory maps produced by our office can only be updated so fast
 - Process from kickoff to effective maps takes around 6 years (could be longer if there are appeals to the maps)
 - Average age of effective regulatory maps in NE is approximately 18 years old
- Help us keep the maps updated by applying for and receiving LOMRs when needed!



PANEL 0605D

FIRM
FLOOD INSURANCE RATE MAP
**BUFFALO COUNTY,
NEBRASKA
AND INCORPORATED AREAS**

PANEL 605 OF 700
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

<u>COMMUNITY</u>	<u>NUMBER</u>	<u>PANEL</u>	<u>SUFFIX</u>
BUFFALO COUNTY	310419	0605	D
KEARNEY, CITY OF	310016	0605	D

**REVISION TO
REFLECT LOMR
EFFECTIVE:
May 9, 2013**

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER
31019C0605D
EFFECTIVE DATE
NOVEMBER 26, 2010

Federal Emergency Management Agency

Conditional Letter of Map Revision (CLOMR)

- A conditional application that allows FEMA to comment on the proposed changes
- Does **not** officially revise any boundaries or BFEs
- Indicates whether the project, if built as proposed, would be recognized by FEMA
- Are required when:
 - A project is expected to cause more than 1.0ft of rise in BFEs in an A zone or AE without a floodway
 - A project in the floodway is expected to cause any rise in the BFE
- DWEE recommends developers of large-scale proposals obtain a CLOMR to ensure the project will achieve the intended outcome

44 CFR §65.12:

When a community proposes to permit encroachments upon the flood plain when a regulatory floodway has not been adopted or to permit encroachments upon an adopted regulatory floodway which will cause base flood elevation increases in excess of those permitted under paragraphs (c)(10) or (d)(3) of [§ 60.3 of this subchapter](#), the community shall apply to the Federal Insurance Administrator for conditional approval of such action prior to permitting the encroachments to occur...”

Conditional Letter of Map Revision (CLOMR)

- Building permits **cannot** be issued based on a CLOMR
 - FEMA's review and comments on a CLOMR **does not represent** an approval of the project. This is the Floodplain Administrator and local community's responsibility
- 

The LOMR Process

Nebraska Floodplain Management Division

NEBRASKA
DEPT. OF WATER, ENERGY, AND ENVIRONMENT

The LOMR Request Process

- Must be requested through a community's CEO
 - The community is responsible for adopting the revised flood hazard information
 - If multiple communities are affected by the LOMR, they must be included in the LOMR request process.
 - Outlined in 44 CFR 65.3
- LOMR data must be certified by a registered Professional Engineer
- The LOMR must be requested “as soon as practicable but no later than six months after the date such information becomes available...”

The LOMR Request Process

- Data Required
 - Application/certificate forms
 - Required forms based on type of project, payment, etc.
 - Community acknowledgement (from each impacted community)
 - Hydrologic computations along with digital files of computer models used
 - Model must be the FEMA approved version
 - Hydraulic analysis along with digital files of computer models used
 - Duplicate effective model, corrected effective model, existing conditions model & revised/post-project model



Letter of Map Revision Fact Sheet

Additional Resources

To view effective LOMRs, please contact your community.

Also, LOMRs and other Letters of Map Change may be viewed online at the FEMA Map Service Center at: <http://msc.fema.gov>.

For general information, contact a FEMA Map Specialist at the FEMA Map Information eXchange (FMIX), either by telephone at: 1-877-336-2627,

or via the FEMA website at:

http://www.floodmaps.fema.gov/fm/fmix_main.html.

For answers to questions about flood insurance:

The NFIP Call Center
1-888-379-9531

FloodSmart
www.FloodSmart.gov

For general information on FEMA and its programs:
www.FEMA.gov

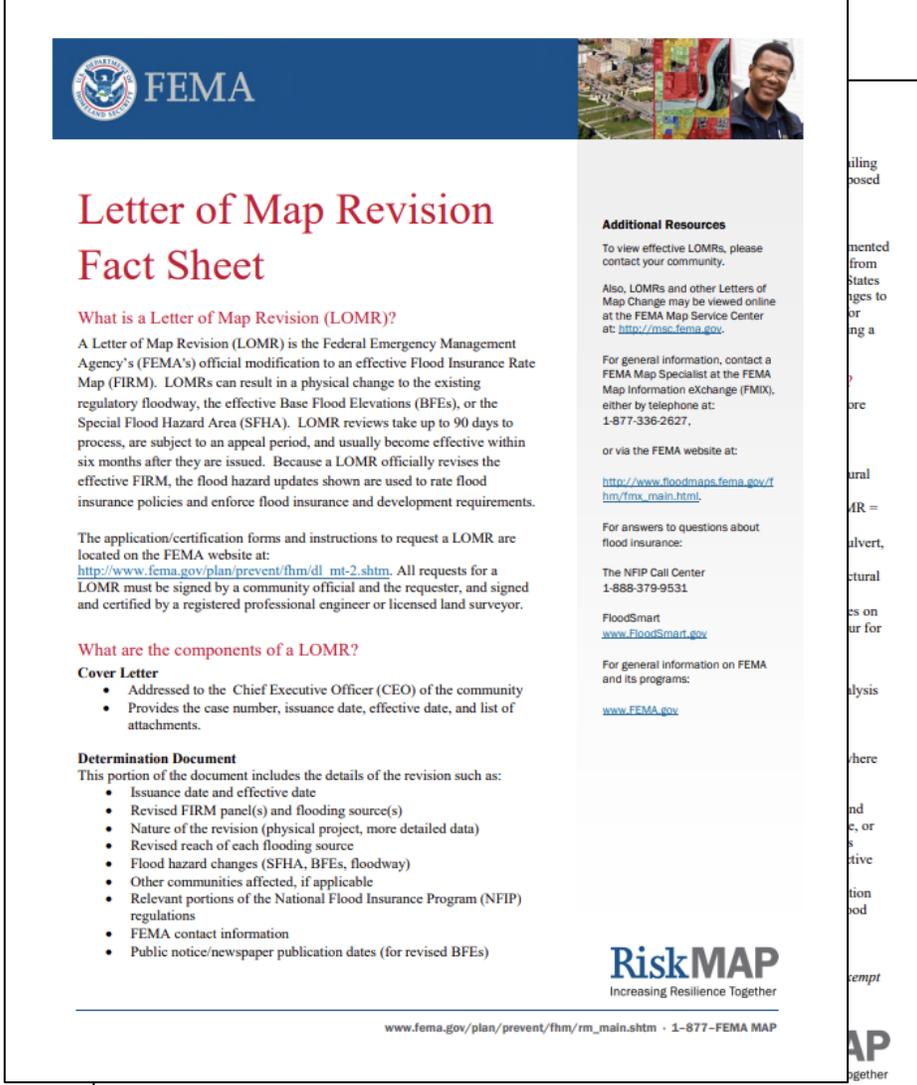
RiskMAP
Increasing Resilience Together

www.fema.gov/plan/prevent/fhm/rm_main.shtm · 1-877-FEMA MAP

www.fema.gov/plan/prevent/fhm/rm_main.shtm · 1-877-FEMA MAP

The LOMR Request Process

- Data Required:
 - Certified topographic workmap with SFHA and floodway (if applicable) delineations
 - Certified by a licensed professional engineer
 - Effective and revised floodplain delineations
 - Annotated FIRM
 - Overlay revised delineations on effective FIRM, show floodplain tie-ins
 - Annotated FIS report
 - Project narrative and site photographs



The screenshot shows the FEMA website page for the Letter of Map Revision (LOMR) Fact Sheet. At the top left is the FEMA logo. To the right is a photo of a man in a blue shirt. The main heading is "Letter of Map Revision Fact Sheet" in red. Below this, there are sections for "What is a Letter of Map Revision (LOMR)?", "What are the components of a LOMR?", and "Determination Document". The "Determination Document" section lists details like issuance date, nature of the revision, and affected communities. On the right side, there is an "Additional Resources" section with links to community contact information and the FEMA website. At the bottom right is the RiskMAP logo with the tagline "Increasing Resilience Together". The footer contains the URL www.fema.gov/plan/prevent/fhm/rm_main.shtm and the phone number 1-877-FEMA MAP.

Letter of Map Revision Fact Sheet

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FloodSmart www.FloodSmart.gov

For general information on FEMA and its programs: www.FEMA.gov

RiskMAP
Increasing Resilience Together

www.fema.gov/plan/prevent/fhm/rm_main.shtm · 1-877-FEMA MAP

The LOMR Request Process

- Regulatory Requirements
 - Notification to any property owners impacted by increased flood hazards (SFHA, BFEs, and/or floodway) reflected in the LOMR
 - Public notice of any floodway change in accordance with NFIP regulations Part 65.7.



Letter of Map Revision Fact Sheet

Additional Resources

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RiskMAP
Increasing Resilience Together

www.fema.gov/plan/prevent/fhm/rm_main.shtm · 1-877-FEMA MAP

www.fema.gov/plan/prevent/fhm/rm_main.shtm · 1-877-FEMA MAP

The LOMR Request Process

Required submittal documents:

1. Completed application forms
2. Narrative on project and submittal
3. Hydrologic computations along with digital files of computer models used
4. Hydraulic computations along with digital files of computer models used
5. Certified topographic map with floodplain and floodway (if applicable) delineations

DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
OVERVIEW & CONCURRENCE FORM

OMB Control Number: 1660-0016
Expiration: 1/31/2024

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this form is estimated to average 1 hour per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing, reviewing, and submitting the form. You are not required to respond to this collection of information unless it displays a valid OMB control number. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 500 C Street, SW, Washington, DC 20472. Paperwork Reduction Project (1660-0016). Submission of the form is required to obtain or retain benefits under the National Flood Insurance Program. **Please do not send your completed survey to the above address.**

PRIVACY ACT STATEMENT

AUTHORITY: The National Flood Insurance Act of 1968, Public Law 90-448, as amended by the Flood Disaster Protection Act of 1973, Public Law 93-234.
PRINCIPAL PURPOSE(S): This information is being collected for the purpose of determining an applicant's eligibility to request changes to National Flood Insurance Program (NFIP) Flood Insurance Rate Maps (FIRM).
ROUTINE USE(S): The information on this form may be disclosed as generally permitted under 5 U.S.C § 552a(b) of the Privacy Act of 1974, as amended. This includes using this information as necessary and authorized by the routine uses published in DHS/FEMA/NFIP/LOMA-1 National Flood Insurance Program (NFIP); Letter of Map Amendment (LOMA) February 15, 2006, 71 FR 7990.
DISCLOSURE: The disclosure of information on this form is voluntary; however, failure to provide the information requested may delay or prevent FEMA from processing a determination regarding a requested change to a (NFIP) Flood Insurance Rate Maps (FIRM).

A. REQUESTED RESPONSE FROM DHS-FEMA

This request is for a (check one):

CLOMR: A letter from DHS-FEMA commenting on whether a proposed project, if built as proposed, would justify a map revision or proposed hydrology changes (See 44 CFR Ch. 1, Parts 60, 65 & 72). All CLOMRs require documentation of compliance with the Endangered Species Act. Refer to the instructions for details.

LOMR: A letter from DHS-FEMA officially revising the current NFIP map to show the changes to floodplains, regulatory floodway or flood elevations. (See 44 CFR Ch. 1, Parts 60, 65 & 72).

B. OVERVIEW

1. The NFIP map panel(s) affected for all impacted communities is (are):

Community No.	Community Name	State	Map No.	Panel No.	Effective Date

2. a. Flooding Source:

b. Types of Flooding: Riverine Coastal Shallow Flooding (e.g., Zones AO and AH)
 Alluvial Fan Lakes Other (Attach Description)

3. Project Name/Identifier:

4. FEMA zone designations (choices: A, AH, AO, A1-A30, A99, AE, AR, V, V1-V30, VE, B, C, D, X)

a. Effective:

b. Revised:

FEMA FORM FF-206-FY-21-100 (formerly 086-0-27) MT-2 FORM 1 Page 1 of 3

(01/21)

The LOMR Request Process

Required Submittal Documents:

6. Annotated DHS-FIRM and/or FBFM to reflect changes due to the project
7. As-built plans or surveys (for LOMRs) or design plans (for CLOMRs) for all hydraulic structures or grading within the floodplain along each revised reach
8. Items required to satisfy any DHS-FEMA NFIP regulatory requirements
9. Review fee payment (if applicable)
10. Endangered Species Act (ESA) compliance documentation for CLOMRs

FEDERAL EMERGENCY MANAGEMENT AGENCY PAYMENT INFORMATION FORM					
Community Name: _____ Project Identifier: _____					
THIS FORM MUST BE MAILED, ALONG WITH THE APPROPRIATE FEE, TO THE ADDRESS BELOW OR E-MAILED TO THE E-MAIL ADDRESS BELOW.					
Please make check or money order payable to the National Flood Insurance Program.					
Type of Request:	LOMC Clearinghouse 3601 Eisenhower Ave. Suite 500 Alexandria, VA 22304-6426 Attn.: LOMC Manager				
<input type="checkbox"/> MT-1 application } <input type="checkbox"/> MT-2 application }					
<input type="checkbox"/> EDR application }	FEMA Project Library 3601 Eisenhower Ave. Suite 500 Alexandria, VA 22304-6426 E-mail: FEMA-EngineeringLibrary@fema.dhs.gov				
Request No. (if known): _____	Check No.: _____ Amount: _____				
<input type="checkbox"/> INITIAL FEE* <input type="checkbox"/> FINAL FEE <input type="checkbox"/> FEE BALANCE** <input type="checkbox"/> MASTER CARD <input type="checkbox"/> VISA <input type="checkbox"/> CHECK <input type="checkbox"/> MONEY ORDER					
*Note: Check only for EDR and/or Alluvial Fan requests (as appropriate). **Note: Check only if submitting a corrected fee for an ongoing request.					
COMPLETE THIS SECTION ONLY IF PAYING BY CREDIT CARD					
CARD NUMBER					
EXP. DATE					
<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> - <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> - <input type="text"/>	<input type="text"/> <input type="text"/> - <input type="text"/> <input type="text"/>				
1 2 3 4	5 6 7 8	9 10 11 12	13 14 15 16	Month	Year
Date	Signature				
NAME (AS IT APPEARS ON CARD): _____ (please print or type)					
ADDRESS: _____ (for your credit card receipt-please print or type)					
DAYTIME PHONE: _____					

FEMA Form 81-107 Payment Information Form

The LOMR Request Process

- FEMA's MT-2 Form
 - Form 1: Overview and concurrence
 - Form 2: Riverine Hydrology and Hydraulics
 - Form 3: Riverine Structures
 - Form 4: Coastal Analysis
 - Form 5: Coastal Structures
 - Form 6: Alluvial Fan Flooding
- Instructions and guidance available
- MT-2 forms must be completed by a registered professional engineer, the applicant, and the affected communities.

Guidance for Flood Risk
Analysis and Mapping

MT-2 Requests

December 2020



The LOMR Request Process

“Before FEMA will replace the effective FIS information with the revised information, the requester must:

- (a) provide all data used in determining the revised floodplain boundaries, flood profiles, regulatory floodway boundaries, etc.;
- (b) provide all data necessary to demonstrate that the physical modifications to the floodplain meet NFIP regulations, as well as ESA regulations (for CLOMRs only), have been adequately designed to withstand the impacts of the 1-percent-annual-chance flood event, and will be adequately maintained; and
- (c) demonstrate that the revised information (e.g., hydrologic and hydraulic analyses and the resulting floodplain and regulatory floodway boundaries) is consistent with the effective FIS information.”

LOMR Process Determination Timeline

- *Initial Review*: within 30 days of initial CLOMR/LOMR submittal, FEMA will send comments to the applicant and may request additional information.
 - Has enough data been submitted to complete a detailed review?
 - Fees, application form, supporting documentation, etc.
- *Additional Information Review*: if additional information was requested, FEMA has an additional 30 days to review the data and provide comments or request even more data. This process may repeat until the CLOMR/LOMR submittal requirements are fulfilled.

LOMR Process Determination Timeline

- *Final Determination*: Once FEMA has received all data and payments, notification will be sent within 90-days after receiving the full submittal package.
- *Hydrology Review*: must be submitted at least 6 weeks prior to submitting the CLOMR to FEMA
 - This is required in areas that change the hydrology of an area

Components of a LOMR Determination Letter

- Cover Letter
 - Addressed to CEO of community
 - Provides case number, issuance date, effective date, and list of attachments
- Determination Document
 - Issuance date and effective date
 - Revised FIRM panel(s) and flooding source(s)
 - Nature of the revision (physical project, more detailed data)
 - Revised reach of each flooding source
 - Flood hazard changes (SFHA, BFEs, Floodway)
 - Relevant portions of NFIP regulations
 - FEMA contact information
 - Public notice/newspaper publication dates

Page 1 of 5	Issue Date: December 17, 2012	Effective Date: May 9, 2013	Case No.: 12-07-3246P	LOMR-RAPP
 Federal Emergency Management Agency Washington, D.C. 20472				
LETTER OF MAP REVISION DETERMINATION DOCUMENT				
COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST	
COMMUNITY	City of Kearney Buffalo County Nebraska	CHANNELIZATION CULVERT FILL	FLOODWAY HYDRAULIC ANALYSIS HYDROLOGIC ANALYSIS NEW TOPOGRAPHIC DATA	
	COMMUNITY NO.: 310016			
IDENTIFIER	DT Development - Spruce Hollow Estates Fifth Addition	APPROXIMATE LATITUDE & LONGITUDE: 40.733, -99.095 SOURCE: Other DATUM: NAD 83		
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES		
TYPE: FIRM*	NO.: 31019C0605D DATE: November 26, 2010	DATE OF EFFECTIVE FLOOD INSURANCE STUDY: November 26, 2010 PROFILE(S): 09P and 10P FLOODWAY DATA TABLE: TABLE 6 SUMMARY OF DISCHARGES TABLE: TABLE 3		
<small>Enclosures reflect changes to flooding sources affected by this revision. * FIRM - Flood Insurance Rate Maps.</small>				
FLOODING SOURCE(S) & REVISED REACH(ES) See Page 2 for Additional Flooding Sources				
Glenwood Park Creek - From approximately 500 feet downstream of West 60th Street to just upstream of 17th Avenue				
SUMMARY OF REVISIONS				
Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Glenwood Park Creek	Zone AE	Zone AE	YES	YES
	Zone X (unshaded)	Zone X (unshaded)	YES	YES
	BFEs	BFEs	YES	NONE
	Floodway	Floodway	YES	YES
<small>* BFEs - Base Flood Elevations</small>				
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.				
<small>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 Map Information Exchange (FMIXESC) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the Engineering Library, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional information about the NFIP is available on our website at http://www.fema.gov/nfip.</small>				
 Slamak Efstadiary, Ph.D., P.E., Program Specialist Engineering Management Branch Federal Insurance and Mitigation Administration				12-07-3246P 102-I-A-C

Types of LOMR Requests

- CLOMR/LOMR based on New Hydrology, Bridge, Culvert, Channel or combination
 - CLOMR/LOMR based on Levee, Berm, or other structural measure
 - LOMR based on As-Built information submitted as a follow-up to a CLOMR
 - LOMR based solely on submission of more detailed data
- 

LOMC Review Statuses & Explanations

Status	Description
Received, Checking Completeness	Ensuring all initial data and/or fees have been received.
Under Review	Reviewing technical data and supporting documentation.
Awaiting Data/Fee	Awaiting additional data and/or fees in support of request.
Letter Sent – Effective Date	The date the LOMC goes into effect and all legal sanctions of the NFIP apply. The letter is effective on the date sent.
Letter Sent – Effective Date, Comment Period Ends	The LOMC will be effective 30 days after the issuance date of the letter. Any requests to review or alter this determination should be made within 30 days and be based on scientific or technical data.
Letter Sent – Effective Date, Appeal Period Ends	The LOMC will be effective 90 days after the issuance of the letter. Any requests to review or alter this determination should be made within 90 days and must be based on scientific or technical data.
Dropped	Additional data and/or fee was not received within the regulatory time frame; therefore, the processing of this case was suspended.

LOMR & CLOMR Fees

Requests for Map Changes Requiring Special Technical Review	Paper Form Fee	Online LOMC Fee
CLOMR Based on New Hydrology, Bridge, Culvert, Channel or Combination Thereof	\$6,750	\$6,500
CLOMR Based on Levee, Berm or Other Structural Measures	\$7,250 (plus \$60/hr)	\$7,000 (plus \$60/hr)
LOMR Based on Bridge, Culvert, Channel, Hydrology, or Combination Thereof	\$8,250	\$8,000
LOMR Based on Levee, Berm or Other Structural Measures	\$9,250 (plus \$60/hr)	\$9,000 (plus \$60/hr)
LOMR Based on As-Built Information Submitted as a Follow-up to a CLOMR	\$8,250	\$8,000
LOMR Based Solely on Submission of More Detailed Data	Free	Free

Resources & Tips

Resources

- Nebraska Floodplain Interactive Map
 - <https://dnr.nebraska.gov/floodplain/interactive-maps>
- FEMA's Map Service Center
 - <https://msc.fema.gov/portal/home>
- FEMA's webpages regarding LOMCs
 - <https://www.fema.gov/flood-maps/change-your-flood-zone/lomr-clomr>
 - <https://www.fema.gov/flood-maps/change-your-flood-zone/loma-lomr-f>
 - <https://www.fema.gov/about/glossary/letter-map-revision-lomr>

Resources

- DWEE Floodplain Management Digital Desk Reference
 - <https://dnr.nebraska.gov/floodplain/digital-desk-reference>
- DWEE Floodplain Management Trainings & Workshops Page
 - <https://dnr.nebraska.gov/floodplain/training-and-workshops>
- The DWEE Floodplain Management Division!
 - We can provide technical assistance if your community is going through the LOMR process!
 - We have engineers on staff that can review the data, if requested
<https://dnr.nebraska.gov/floodplain/contact-floodplain-management>

Upcoming Trainings

Floodplain Management Scenarios & Having Difficult Conversations - Virtual

March 26, 2026

10:00am – 12:00pm

How to Get Your Board “On Board” – Virtual

April 16, 2026

12:00pm – 1:00pm

Nebraska Floodplain Conference – 2-Day In-Person Training

April 22 & 23, 2026. 8:00am-5:00pm

DWEE Office – 245 Fallbrook Blvd, Lincoln, NE

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Nebraska Department of Water, Energy, and Environment

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