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PLANNING & ZONING DEPT

Federal Emergency Management Agency

Washington, D.C. 20472

May 29, 2020

The Honorable Tim Brinker
Presiding Commissioner, Franklin County
400 East Locust Street
Union, MO 63084

Case No: 17-07-0683V
Community: Franklin County
Community No.: 290493
Effective Date: June 06, 2020
LOMC-VALID

Dear Mr. Brinker:

On June 05, 2020, the Department of Homeland Security's Federal Emergency Management Agency (FEMA) issued new or revised Flood Insurance Rate Map (FIRM) panels within your community. This letter identifies the Letter of Map Change (LOMC) actions [i.e., Letters of Map Amendment (LOMAs) and Letters of Map Revision-based on Fill (LOMR-Fs)] for properties and/or structures located in your community that are still valid as of the effective date shown above. Any revalidation letters previously issued for your community have been superseded as of the effective date listed above.

All effective LOMCs within your community have been reviewed, including LOMCs located in areas not revised during this FIRM update. LOMAs and LOMR-Fs for which the original determination has not been superseded by new or revised information will remain in effect until superseded by a subsequent LOMC or by a revision to the FIRM panel on which the property and/or structure is located.

The enclosed table lists the FEMA case number, issue date, project identifier, and FIRM panel number for the LOMCs revalidated by this letter. Please refer to the original determination document to obtain the details of the outcome for the properties and/or structures included in the determination (such as flood zone, base flood elevations, property elevations, etc).

Letters of Map Revision (LOMRs) previously issued for FIRM panels that were revised by the recent map update for your community have either been incorporated into the revised FIRM or have been superseded by the revised FIRM. LOMRs issued for FIRM panels that were not revised by the recent map update for your community are not included on the enclosed table and will remain in effect until superseded by a revision to that FIRM panel.

If there is a LOMC not on the enclosed list that you feel should have been revalidated, we encourage you to submit the LOMC for re-determination. When requesting a re-determination, we ask that a cover letter be sent along with a copy of the original determination letter to: LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Re-determinations may also be requested online at <https://www.fema.gov/online-lomc>.

Because these revalidated LOMCs will not be reprinted or distributed to primary map users, such as local insurance agents and mortgage lenders, your community will serve as a repository for this information. We encourage you to disseminate the information reflected by this LOMC-VALID letter throughout your community so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information.

Copies of previously issued LOMCs, if needed, may be obtained from your community's map repository, FEMA's Map Service Center website located at <https://msc.fema.gov>, or by contacting the FEMA Mapping and Insurance eXchange (FMIX), toll free, at 1-877-FEMA-MAP (1-877-336-2627).

For additional information or questions relating to LOMCs not listed on the enclosed table, or mapping in general, please contact the FMIX at the number provided above.

Sincerely,



Luis V. Rodriguez, P.E.,
Director Engineering and
Modeling Division
Federal Insurance and Mitigation Administration

cc: LOMC Subscription Service Subscribers
Community Map Repository
Tori Karim, Floodplain Administrator, Franklin County

REVALIDATED LETTERS OF MAP CHANGE FOR FRANKLIN COUNTY , MO

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Case No.	Date Issued	Identifier	FIRM Panel Number
96-07-319A	9/18/1996	PORTIONS OF THE SOUTH HALF OF SECTION. 2, T42N, R1W-- 2275 MYRICK MANOR	29071C0315D
97-07-567A	9/25/1997	KO-KO BEACH SUBDIVISION NO. 2, A PORTION OF LOT 3-- 7435 KOKO BEACH ROAD	29071C0295D
98-07-494A	5/12/1998	LAKE SERENE SUBDIV, BLOCK 3, LOT 13-- 1123 SUNSET DRIVE	29071C0345E
00-07-341A	4/11/2000	LAKE ST. CLAIR, BLOCK S, LOT 12; 412 LAKESHORE DR.	29071C0480E
00-07-293A	6/21/2000	NE/4 SEC. 19, T43N, R1E, NE/4 IN SEC. 19, SE/4 IN SEC 18; 3132 ECHO VALLEY LN.	29071C0305D
01-07-287A	5/18/2001	MIRAMIGUOA PARK, BLOCK 2, LOT 225; 28 NORTH MIRAMIGUOA PARK	29071C0577E
01-07-509A	7/25/2001	RECORDED IN BOOK 930, PAGE 598; 1570 JIMS LANE	29071C0480E
02-07-731A	5/22/2002	PORTION OF SECTION 17, T44N, R3E, 5TH PM; 158 LITTLE WHITE OAK	29071C0100D
03-07-243A	1/8/2003	S27, T43N, R1E; 1418 HWY AT	29071C0310D
03-07-674A	7/23/2003	SHARON'S ACRES, LOT 1 AND PART OF RAMADA CAMP INN, PLAT 1; BARN AND BLDGS 1-4	29071C0310D
04-07-266A	1/14/2004	BRIDGEWATER ESTATES PHASE THREE, LOTS 77-79, 84-85	29071C0310D
04-07-A321A	11/10/2004	HIRAM & FLORA LYNCH'S SUBDIV, LOTS 8-10 -- 291 SUGAR CREEK ROAD	29071C0365E
05-07-0565A	5/12/2005	EASTLAND OAKS PLAT 1 -- 490 OAK FIELD COURT	29071C0165D

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05-07-0780A	6/3/2005	2127 GRAVOIS -- PORTION OF SECTION 4, T41N, R1E, 5TH P.M.	29071C0485E
05-07-0906A	7/14/2005	1302 HIGHWAY AT -- PORTION OF SECTION 27, T43N, R1W, 5TH P.M.	29071C0310D
05-07-1097A	9/16/2005	1302 HIGHWAY AT -- PORTION OF SECTION 27, T43N, R1E, 5TH P.M.	29071C0310D
05-07-1059A	9/27/2005	LAKE ST. CLAIR, BLOCK M, LOT 18 -- 436 LAKESHORE DRIVE	29071C0480E
05-07-1236A	9/27/2005	2602 HIGHWAY MM -- PORTION OF SECTIONS 31 & 36, T44N, R1E, 5TH P.M.	29071C0190D
06-07-0094A	1/19/2006	EASTLNAD OAKS SUBDIV, LOT 17 -- 767 EASTLAND OAKS DRIVE	29071C0165D
06-07-B343A	5/23/2006	8066 HIGHWAY 100	29071C0110D
07-07-0365A	1/4/2007	PORTION OF SECTION 34, T46N, R4W -- 7625 ZERO WEST (MO)	29071C0005D
06-07-BF09A	1/30/2007	CHOCTAW ACRES SUBDIV, TRACTS 8-10 -- 6841 HIGHWAY AC (MO)	29071C0395D
07-07-1863A	8/30/2007	9037 WEST RED OAK ROAD -- PORTION OF SECTION 2, T41N, R4W, 5TH P.M. (MO)	29071C0380D
07-07-1677A	9/6/2007	SEVEN OAKS PLAT 2, LOT 7 -- 1112 HARVESTER DRIVE (MO)	29071C0310D
08-07-0284A	1/24/2008	VILLA RIDGE ESTATES PLAT 2 RESUBDIV, LOT 35 -- ROCK BRIDGE ROAD	29071C0310D
08-07-0447A	2/21/2008	PORTION OF S30, T44N, R2E, 5TH PM -- 108 FRONT STREET	29071C0190D

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Case No.	Date Issued	Identifier	FIRM Panel Number
09-07-1534A	8/27/2009	1131 Sunset Drive. Lot 15, Block 3, Lake Serene Subdivision	29071C0345E
10-07-0111A	12/10/2009	Lot 26, Wilkinson Place -- 112 Riverside Drive	29071C0170D
10-07-0717A	2/23/2010	LOT 36, VILLA RIDGE ESTATES -- 326 ROCK BRIDGE ROAD	29071C0310D
10-07-0732A	3/3/2010	Lot 31, Villa Ridge Estates -- 4 Madison Court	29071C0310D
10-07-1173A	4/22/2010	LOTS 3-5, THE MEADOWS EQUESTRIAN ESTATES PLAT 2 -- 5005 CALVEY CREEK ROAD	29071C0345E
10-07-0992A	4/27/2010	2575 HWY N	29071C0333E
10-07-1268A	5/4/2010	SECTION 35, T44N, R2E -- 135 WOOD VALLEY TRAIL	29071C0195E
10-07-2005A	9/28/2010	3101 RECREATION DRIVE	29071C0165D
11-07-0334A	12/7/2010	LOTS 55, 56, 57 OF STONEBROOK VILLAGE PLAT 3	29071C0340E
12-07-0486A	12/1/2011	LOT 43, EASTLAND OAKS -- 711 EASTLAND OAKS DRIVE	29071C0165D
12-07-0723A	12/8/2011	LOT 1, GILDEHAUS FARMS -- 1425 FOUR MILE ROAD	29071C0140D
12-07-0883A	12/20/2011	6909 POND FORD ROAD	29071C0485E
12-07-0586A	12/30/2011	5143 CALVEY CREEK ROAD	29071C0345E

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12-07-0835A	1/12/2012	SEC 8, T41N, R3W---6813 HIGHWAY AC	29071C0395D
12-07-0905A	1/12/2012	4665 BOLES ROAD	29071C0195E
12-07-1113A	1/12/2012	7800 SHAWNEETOWN SPUR	29071C0345E
12-07-0923A	1/31/2012	SEC. 7, T41N, R3E -- 5543 MILL ROCK ROAD	29071C0395D
12-07-0928A	2/2/2012	SEC. 6, T4N, R3W -- 5353 MILL ROCK ROAD	29071C0385D
12-07-1422A	2/14/2012	LOTS 9, 10, 17 AND 18, WM. A. MOORE'S SUBDIVISION -- 3046 MOSELLE ROAD	29071C0345E
12-07-1115A	2/28/2012	HAPPY HOLLOW, LOT 1 -- 1666 MILL HILL ROAD	29071C0480E
12-07-1621A	3/15/2012	2571 SUGAR LAKE ROAD	29071C0353E
12-07-1699A	3/20/2012	KO-KO BEACH SUBDIVISION #4, LOT 3 -- 741 KOKO LOOP	29071C0320E
12-07-1924A	4/2/2012	Lot 49 & 50, Montgomery River Sites No. 2 Subdivision - 7107 Wheeler Avenue	29071C0365E
12-07-2191A	5/17/2012	SECTION 21, T41N, R1W OF THE 5TH P.M. -- 625 TWIN SPRINGS ROAD	29071C0465E
12-07-2080A	6/5/2012	634 STONEY BROOK LANE	29071C0485E
12-07-2241A	6/5/2012	MELODY LAKE SUBDIVISION, LOT R-41 -- 179 SOUTHLAKE DRIVE	29071C0385D

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12-07-2303A	6/19/2012	BRIDGEWATER ESTATES, LOT 24 -- 802 BRIDGEWATER CROSSING	29071C0310D
12-07-2769A	7/11/2012	Lot Lot 16, Eastland Oaks Plat 1 Subdivision - 771 Eastland Oaks Drive	29071C0165D
12-07-2451A	7/17/2012	SECTION 3, T42N, R2E -- 2979 WILD PLUM VALLEY	29071C0345E
12-07-2613A	7/19/2012	SECTION 24, T44N, R3W -- 4870 BUCKLICK ROAD	29071C0125D
12-07-2320A	7/26/2012	SECTION 11, T45N, R4W OF THE 5TH PM -- 3777 HIGHWAY B	29071C0015D
12-07-3090A	8/21/2012	MEADOW BROOK, LOT 3 -- 10144 HIGHWAY 100	29071C0100D
12-07-3296A	9/12/2012	Lot 6, Porterford Estates No. 2 Subdivision - 902 Cardinal Lane	29071C0295D
13-07-0346A	11/15/2012	Lot 18, Eastland Oaks No. 1 Subdivision - 763 Eastland Oaks Drive	29071C0165D
13-07-0394A	11/20/2012	2600 Highway T	29071C0190D
13-07-0219A	12/6/2012	SECTION 24, T42N, R1E -- 203 VALDEZ LANE	29071C0480E
13-07-0808A	1/24/2013	Lot 39, Eastland Oaks Plat 1 Subdivision - 723 Eastland Oaks Drive	29071C0165D
13-07-0901A	2/5/2013	Lot 1, Green River Estates Subdivision - 124 Green River Trail	29071C0333E
13-07-1113A	3/7/2013	Lot 38, Eastland Oaks No. 1 Subdivision - 731 Eastland Oaks Drive	29071C0165D

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13-07-0902A	3/19/2013	LOT 1, Green River Estates - 124 Green River Trail (barn)	29071C0333E
13-07-0903A	3/19/2013	LOT 1, Green River Estates - 124 Green River Trail (Garage)	29071C0333E
13-07-0908A	3/19/2013	LOT 6, Green River Estates (Barn)	29071C0333E
13-07-1272A	5/13/2013	LOT 1, Steve's Woods - 961 woods lane	29071C0320E
13-07-1613A	6/18/2013	466 Brush Creek Road	29071C0480E
13-07-1726A	7/11/2013	6838 Highway AC	29071C0395D
14-07-0500A	12/3/2013	Lot 21, Eastland Oaks Plat 1 Subdivision - 753 Eastland Oaks Drive	29071C0165D
14-07-0513A	12/4/2013	Lot 10 & 15, Charles P. Chouteau's Subdivision Subdivision - 2525 Shawneetown Ford Road	29071C0345E
14-07-0641A	2/4/2014	6836 Highway AC	29071C0395D
14-07-1174A	4/15/2014	4630 Herbst River Road	29071C0310D
14-07-1256A	4/29/2014	LOT 36, BAILIWICK ACRES - 3 DOVER LANE	29071C0310D
14-07-1404A	5/1/2014	MELODY LAKE SUBDIVISION, LOT L-31 -- 146 NORTH LAKE DRIVE	29071C0385D
15-07-0440A	1/13/2015	SECTION 34, T46N, R4W -- 7627 ZERO ROAD	29071C0005D

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15-07-0192A	1/20/2015	OPECHEE BEACH, BLOCK 5, LOTS 1, 2, 3, 4, 5, & 6 -- 1837 OPEECHEE BEACH ROAD	29071C0353E
15-07-0980A	5/1/2015	SECTION 35, T42N, R3W, 5TH P.M. -- 6641 EVERGREEN LOOP	29071C0405D
15-07-1312A	5/15/2015	1445 Ramey Road	29071C0485E
15-07-1315A	6/5/2015	Lot 3, Rombauer's Subdivision - 1427 Ramey Road	29071C0485E
15-07-2358A	11/2/2015	EASTLAND OAKS PLAT 1, LOT 6 -- 777 EASTLAND OAKS DRIVE	29071C0165D
16-07-0872A	4/8/2016	CAPITAL HILL FARMS, LOT 1 -- 1675 FINNEY ROAD	29071C0480E
16-07-1442A	6/27/2016	VILLAGE RIDGE ESTATES, LOT 29 -- 8 MADISON COURT	29071C0310D
16-07-1776A	8/17/2016	BUCK'S ACRES PLAT TWO, LOT 6 -- 1344 MILL HILL ROAD	29071C0480E
17-07-0204A	11/17/2016	VILLA RIDGE ESTATES, LOT 28 -- 10 MADISON COURT	29071C0310D
17-07-0157A	12/30/2016	MCDANIEL FARM PLAT III, LOT 6A -- 130 EVERWHAT WAY	29071C0140D
17-07-0393A	2/13/2017	SECTION 31, T43N, R2E -- 2231 WAGNER LANE	29071C0365E
17-07-0888A	3/8/2017	SECTION 27, T44N, R1E -- 4266 BOLES ROAD	29071C0195E
17-07-0989A	4/12/2017	SECTION 10, T43N, R1W -- 123 WILLOW CREEK ROAD	29071C0285D

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17-07-1208A	4/27/2017	SECTION 12, T44N, R2E -- 3135 BASSETT ROAD	29071C0185D
17-07-1577A	6/13/2017	US SURVEY NO. 3030, LOT 83 -- 10054 HIGHWAY 100	29071C0100D
17-07-1913A	7/28/2017	MELODY LAKE SUBDIVISION, LOT L-29 -- 103 NORTH LAKE DRIVE	29071C0385D
17-07-2344A	9/29/2017	SECTION 30 & U.S. SURVEY 733, T44N, R2E, 5TH P.M. -- MO PAC ROAD	29071C0190D
18-07-0102A	10/19/2017	4265 Boles Road	29071C0170D
18-07-0700A	2/12/2018	MELODY LAKE SUBDIVISION, LOT R-37 -- 161 SOUTH LAKE DRIVE	29071C0385D
18-07-0670A	2/16/2018	RADFORD SUBDIVISION, LOT 3 -- 582 CORREY LANE	29071C0310D
18-07-1195A	3/27/2018	Lot 6, Block 1, Powell's Addition Subdivision - 101 Powell Avenue	29071C0190D
18-07-1237A	4/4/2018	Lot 4, Block 1, Powell's Addition Subdivision - 313 Backstreet Alley	29071C0190D
18-07-1238A	4/10/2018	Lot 5, Block 1, Powell's Addition Subdivision - 307 Backstreet Alley	29071C0190D
18-07-1701A	7/5/2018	Lot 8, Block 1, Powell's Addition Subdivision - 306 Backstreet Alley	29071C0190D
18-07-1861A	8/16/2018	POWELL'S ADDITION, BLOCK 1, LOT 9 -- 312 BACKSTREET ALLEY	29071C0190D
18-07-1863A	8/20/2018	POWELL'S ADDITION, BLOCK 1, LOT 7 -- 109 POWELL AVENUE	29071C0190D

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19-07-0530A	1/14/2019	Lot 1-6, Happy Creek View Subdivision - 342 Highway AB	29071C0451E
19-07-0620A	2/7/2019	SECTION 24, T43N, R1W, 5TH P.M. -- 3217 GOODES MILL ROAD	29071C0305D
19-07-0876A	3/1/2019	4245 Boles Road	29071C0170D
19-07-1579A	7/15/2019	688 Rose Petal Drive	29071C0340E
19-07-1581A	8/8/2019	VILLA RIDGE ESTATES, LOT 27 -- 12 MADISON COURT	29071C0310D
20-07-0064A	10/16/2019	Lot 10AA, Block 1, Powell's Addition Plat 3 Subdivision - 138 Decker Road	29071C0190D
20-07-0088A	10/16/2019	Lot 11AA, Block 1, Powell's Addition Plat 3 Subdivision - 136 Decker Road	29071C0190D
20-07-0090A	10/16/2019	Lot 12AA, Block 1, Powell's Addition Plat 3 Subdivision - 134 Decker Road	29071C0190D
20-07-0668A	3/2/2020	697 Post Bluff Drive	29071C0305D