



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Public Services Department
Michael J. Bobinsky

March 4, 2013

«OWNER_NAME1»
«MAIL_ADDR1»
«OWNER_CITY», «OWNER_STATE» «ZIPCODE»

Re: **Notification of Increases in 1% (100 Year) Annual Chance Water-Surface Elevations and Floodway Revisions for Fall Brook**

Dear Property Owner:

The City of Portland is applying for a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency (DHS-FEMA) on behalf of property owners within the Fall Brook watershed to revise FIRM Maps 230051-0002C and 230051-0007C. These revisions reflect drainage improvements constructed by the City of Portland along the Fall Brook channel and in nearby neighborhoods from Baxter Boulevard to the Lyman Moore Middle School. This work has been completed as part of the City of Portland's ongoing Combined Sewer Separation (CSO) work for Fall Brook.

The Flood Insurance Rate Map (FIRM) for a community depicts the floodplain, the area which has been determined to be subject to a 1% (100-year) or greater annual chance of flooding in any given year. The FIRM is used to determine flood insurance rates and to help the community with floodplain management.

The Letter of Map Revision will result in:

1. Increases and decreases in the 100-year flood zone water-surface elevation with maximum increases of three (3) feet in the channel between Baxter Boulevard and Ocean Avenue, four (4) feet in the channel between Murray Street and Washington Avenue, four (4) feet between Washington Avenue and Ray Street, three (3) feet between Ray Street and the St. Joseph's Manor Driveway. A maximum decrease in the 100 year flood zone water-surface elevation of 10 feet upstream of Ocean Avenue and four (4) feet at a point approximately 175 feet upstream of Maine Avenue.
2. Widening and narrowing of the floodplain with the maximum widening of 115 feet at a point approximately 400 feet downstream of the St. Joseph's Manor Driveway and the maximum narrowing of 1,880 feet at a point approximately 100 feet upstream of Bernard Road. For those homes around Maine Avenue, Edgewood Avenue, Gertrude Avenue, Loring Avenue, Mona Road, Samuel Road, Bernard Road, and Sara Lane who are currently within the 100 year flood zone and have to pay flood insurance can now see from the attached maps that you are now within the 500 year flood zone and the majority of you will not have to pay flood insurance if FEMA approves the proposed maps.

This letter is to inform you of this revision on your property at «PROP_LOC» PORTLAND MAINE.

The City of Portland, in accordance with National Flood Insurance Program regulation 65.7(b)(1), hereby gives notice of the City of Portland, Cumberland County Maine's intent to revise the 1% annual chance (100-year) floodway, generally located between Baxter Boulevard and the Lyman Moore Middle School.

Included with the letter are some general maps of the proposed FEMA flood maps. These maps still need to be reviewed by FEMA. More detailed maps and analysis of the floodplain and floodway revision can be reviewed at the Department of Public Services administrative offices located at 55 Portland Street. If you have any questions or concerns about the proposed project or would like to set a time to view the detailed proposed maps of the floodplain and floodway revision or its effect on your property, you may contact Nathaniel Smith, Project Engineer with the Department of Public Services at 874-8846 from 8am to 3pm.

Sincerely,

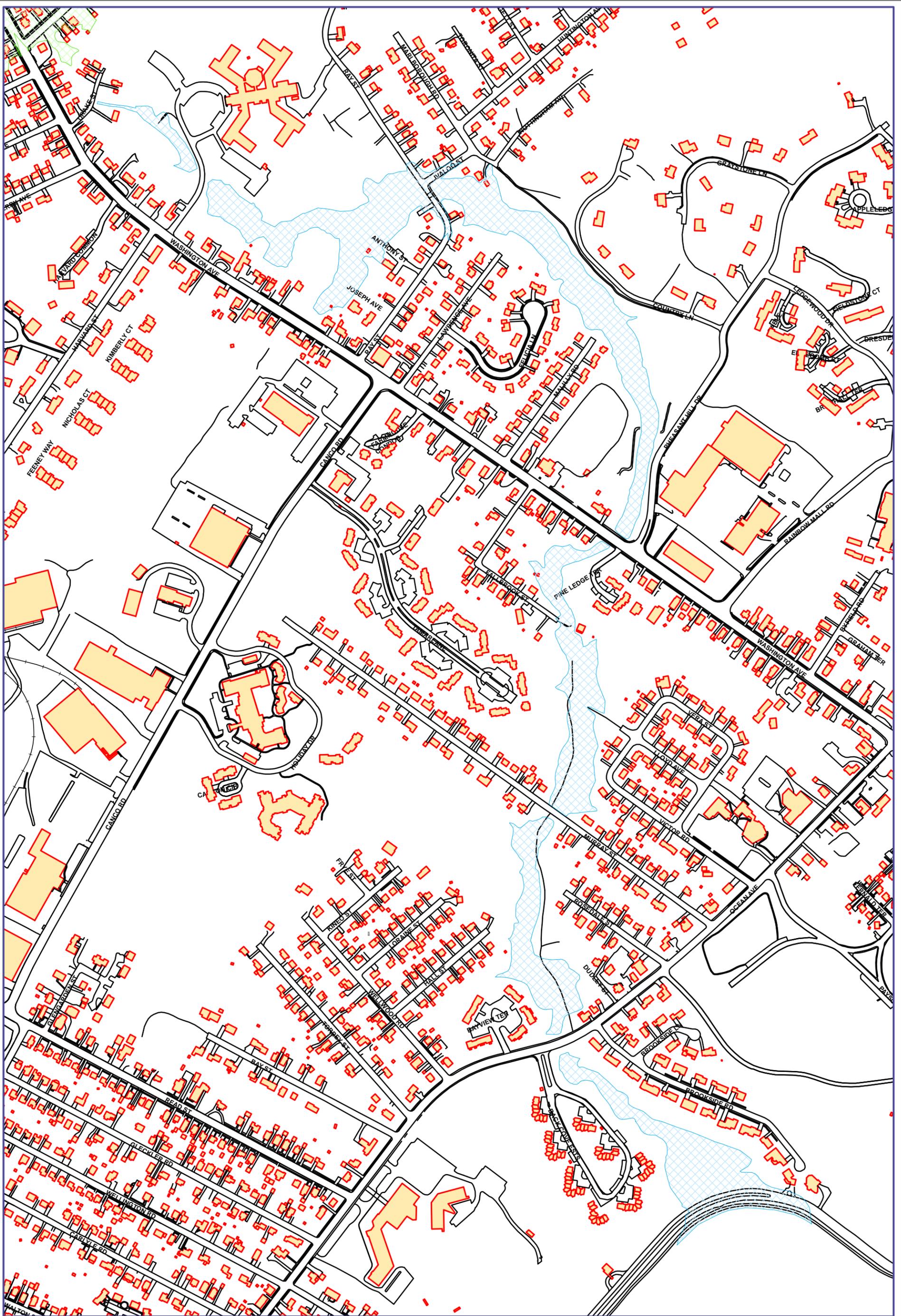


Michael J. Bobinsky,
Director of Public Services

Pc: Distribution List

Cheryl Leeman - Councilor District 4
John Coyne - Councilor District 5
Mark Rees - City Manager
Nicole Clegg - Director of Communication
Melissa Graffam - Executive Assistant

Katherine Earley, P.E. - Engineering Manager
David Margolis-Pineo - Deputy City Engineer
Nathaniel Smith - Project Engineer
Dan Riley - Sebago Technics Senior Project Manager
Jeff Levine - Director of Planning and Urban Development
Marge Schmuckal - Zoning Administrator



City of Portland, Maine
 Department of Public Services
 February 15, 2013

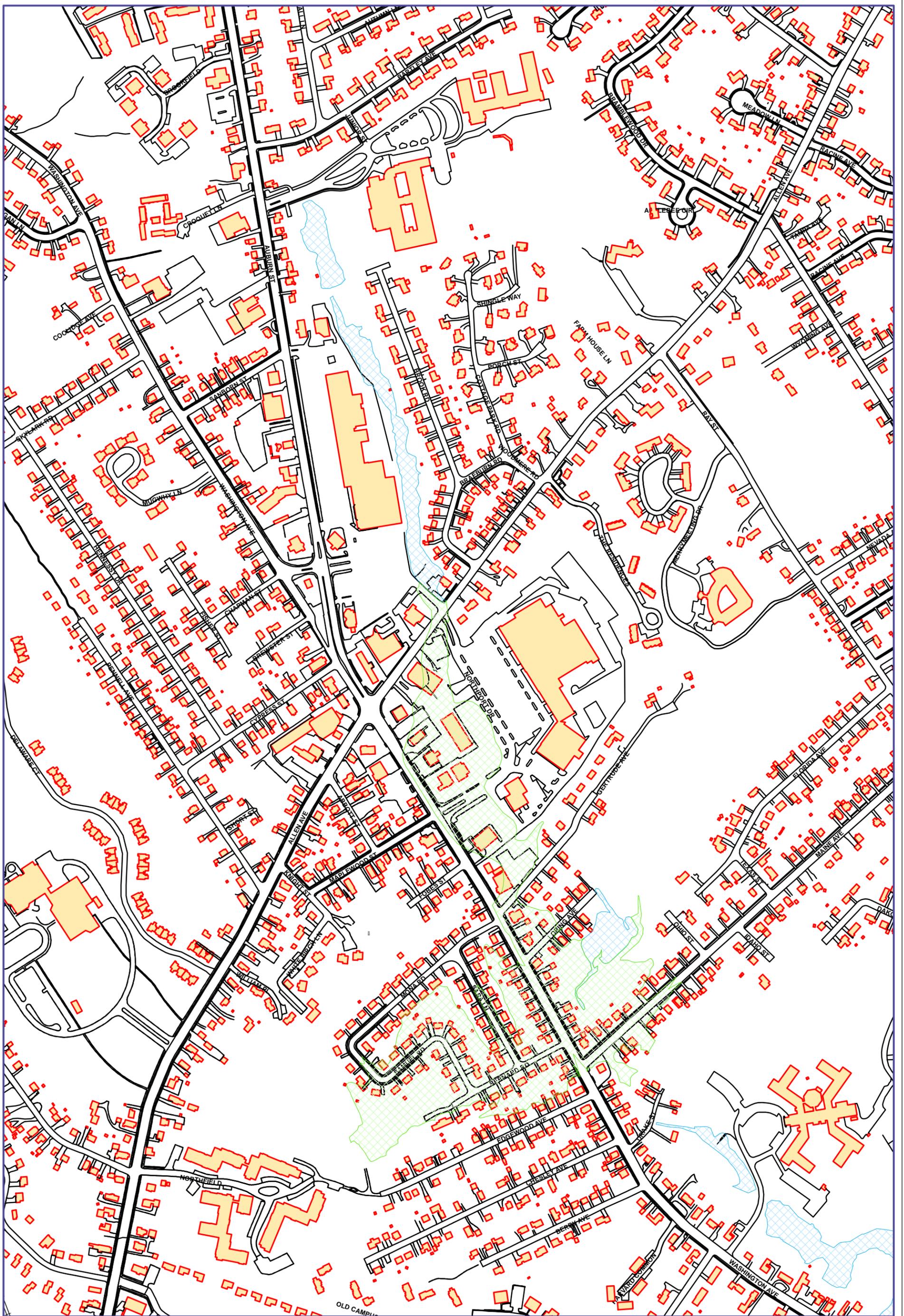


PROPOSED FEMA FLOOD MAPS

Legend

Proposed Floodplain ZONE

-  AE - 100YR
-  X500 - 500YR



City of Portland, Maine
 Department of Public Services
 February 15, 2013



PROPOSED FEMA FLOOD MAPS

Legend

Proposed Floodplain ZONE

-  AE - 100YR
-  X500 - 500YR