



Federal Emergency Management Agency

Washington, D.C. 20472

JAN 20 1997

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Ms. Charlene Hauber
Clerk Treasurer of the
Town of Porter
303 Franklin Street
Porter, Indiana 46304

(116)
Case Number: 95-05-283P
Community: Town of Porter,
Porter County,
Indiana
Community No.: 180208

Dear Ms. Hauber:

On May 21, 1996, you were issued a Letter of Map Revision (LOMR) that reflected proposed modified base flood elevations affecting the Flood Insurance Rate Map (FIRM) for the Town of Porter, Porter County, Indiana. The 90-day appeal period that was initiated on June 4, 1996, when the Federal Emergency Management Agency published a notification of proposed base (1% annual chance) flood elevation determinations for the Town of Porter, in the Chesterton Tribune, has elapsed.

The Agency has received no valid requests for changes in the modified base flood elevation determinations. Therefore, the modifications specifically noted in our May 21, 1996, LOMR are considered effective. This action has the effect of revising the community's current FIRM, dated June 4, 1980, for both floodplain management and flood insurance purposes. These changes will not appear on the community's FIRM until the next physical map revision.

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. For insurance rating purposes, the community number is 180208 and must be used for all policies and renewals.

Under the above-mentioned Acts of 1968 and 1973, the Agency must develop criteria for floodplain management. In order for the community to continue participation in the National Flood Insurance Program, the community must use the modified base flood elevations to carry out the floodplain management measures of the Program. These modified base flood elevations will also be used to calculate the appropriate flood insurance premium rates for all new buildings and their contents.

LIST OF CURRENT FLOOD INSURANCE STUDY DATA

This list is provided to document all information currently effective for your community for insurance and floodplain management.

Date: May 21, 1996
Community: Town of Porter, Porter County, Indiana
Community Number: 180208
Page Number: 1 of 1

CURRENT EFFECTIVE FLOOD INSURANCE STUDY DATE: December 1979

FLOOD INSURANCE RATE MAP

Index Date: June 4, 1980

| <u>Panel Numbers</u> | <u>Effective Date</u> |
|------------------------------------|-----------------------|
| 0001 B, 0002 B, 0003 B, and 0004 B | June 4, 1980 |

FLOOD BOUNDARY AND FLOODWAY MAP

Index Date: June 4, 1980

| <u>Panel Numbers</u> | <u>Effective Date</u> |
|----------------------------|-----------------------|
| 0002 B, 0003 B, and 0004 B | June 4, 1980 |

LETTERS OF MAP REVISION

| <u>Panel Numbers</u> | <u>Effective Date</u> |
|----------------------|-----------------------|
| 0002 B and 0004 B | May 21, 1996 |

LETTERS OF MAP AMENDMENT AND MAP REVISION BASED ON FILL

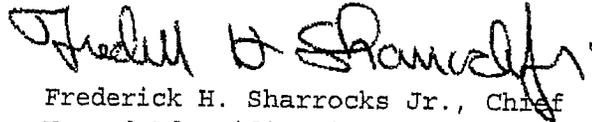
None

BEST AVAILABLE DATA LETTERS

None

If you have any questions, please contact your Consultation Coordination Officer, Program Specialist, Mitigation Division of the Federal Emergency Management Agency in Chicago, Illinois, at (312) 408-5529.

Sincerely,

A handwritten signature in black ink, appearing to read "Frederick H. Sharrocks Jr.", written in a cursive style.

Frederick H. Sharrocks Jr., Chief
Hazard Identification Branch
Mitigation Directorate



Federal Emergency Management Agency

Washington, D.C. 20472

MAY 21 1996

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Ms. Charlene Hauber
Clerk Treasurer of the
Town of Porter
303 Franklin Street
Porter, Indiana 46304

IN REPLY REFER TO:

Case Number: 95-05-283P

Community Name: Town of Porter, Porter
County, Indiana

Community Number: 180208

Map Panel Number: 180208 0002
180208 0004

Effective Date of

this Revision: MAY 21 1996

102-I-A

Dear Ms. Hauber:

The Flood Insurance Study (FIS), Flood Insurance Rate Map (FIRM), and Flood Boundary and Floodway Map (FBFM) for the Town of Porter have been revised by this Letter of Map Revision (LOMR) to reflect channel modifications and new pipe culverts along Peterson Ditch. The subject area is located along the entire length of the stream within the Town of Porter. This project also affects flood hazard information for the Town of Chesterton. This revision was initiated by Ms. Peggy Shepherd, P.E., of the Indiana Department of Natural Resources (IDNR) in a letter dated June 29, 1995.

We received the following technical data, prepared by the IDNR, in support of this revision:

- HEC-2 hydraulic modeling, dated March 3, 1996, of the 10% (10-year), 2% (50-year), 1% (100-year), and 0.2% (500-year) annual chance floods for Peterson Ditch, representing existing conditions;
- "as-built" plans of the completed project, dated August 25, 1993, entitled Peterson Ditch Reconstruction;
- undated profiles of the 10%, 2%, 1%, and 0.2% annual chance water-surface elevations for Peterson Ditch, representing existing conditions; and
- completed application/certification forms, including community concurrence with the revision request.

We received the following technical data, prepared by the Duneland Group, Inc., in support of this revision:

- a topographic plan, dated January 23, 1996, entitled Peterson Ditch Project, Plan View, at a scale of 1"=60', with a contour interval of 2 feet, depicting the 1% annual chance floodplain for Peterson Ditch, representing existing conditions;

- copies of the June 4, 1980, Town of Porter FIRM number 180201, panels 0002 B and 0004 B, annotated to reflect existing conditions; and
- a notarized copy of the April 26, 1996, public notification of the floodway revision.

We received all data necessary to process this revision by May 2, 1996.

Based on our review of the submitted data, we are issuing this LOMR to reflect increases and decreases in 1% annual chance water-surface elevations, and narrowing of the 1% annual chance floodplain and floodway. The maximum increase in 1% annual chance water-surface elevations is 1.4 feet, and the maximum decrease is 8.3 feet. The 1% annual chance flood and floodway are now contained within the modified channel for Peterson Ditch. This LOMR revises the Town of Porter FIS report Flood Profiles 01P, 02P, 03P, and 04P, and Table 3 (Floodway Data) dated December 1979; and FIRM and FBFM number 180208, panels 0002 B and 0004 B, dated June 4, 1980, as shown on the enclosed annotated portions of the FIS, FIRM, and FBFM. The submitted information indicated that the corporate limits for the Town of Porter have changed due to annexations; however, we have not reflected these corporate limits changes in this LOMR.

We have enclosed a copy of the public notification of the revised Base (1% annual chance) Flood Elevations (BFEs), which will be published in the Chesterton Tribune on or about May 28, 1996, and June 4, 1996. We will not print and distribute this LOMR to users such as insurance agents or lenders. Your community will serve as a repository for the new data. We encourage you to supplement the notification to appear in the Chesterton Tribune by preparing a news release for publication in your community newspaper, describing the revision and how your community will provide data and interpret the National Flood Insurance Program (NFIP) maps. In addition, we will publish a notice of changes in the Federal Register.

Within 90 days of the second publication in the Chesterton Tribune, a citizen may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period elapses and we resolve any appeals that we receive during this appeal period. Until this LOMR is effective, the revised BFEs presented in this LOMR may be modified.

We based this determination on the 1% annual chance flood discharges computed in the FIS for your community without considering subsequent changes in watershed characteristics that could increase flood discharges. The development of projects upstream could cause increased flood discharges, which could cause increased 1% annual chance water-surface elevations. Future restudies of your community's flood hazards would consider the cumulative effects of development on flood discharges and could, therefore, establish higher 1% annual chance water-surface elevations in this area.

Your community must approve all proposed floodplain development and ensure that permits required by Federal and/or State law have been obtained. State or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If the State of Indiana or the Town of Porter has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We must limit the number of revisions and republications of the FIS, FIRM, and FBFM due to funding constraints. Consequently, we will not republish the FIS, FIRM, and FBFM for the Town of Porter to reflect this determination. However, we will incorporate this determination in the next revision and republication of the FIS, FIRM panels 0002 and 0004, and FBFM panels 0002 and 0004.

We have enclosed a document entitled "List of Current Flood Insurance Study Data," which includes this letter, to help your community maintain all information for floodplain management and flood insurance. If any of the items in this document are not filed in your community's map repository, please contact our Regional office at the number listed below for information on how to obtain those items.

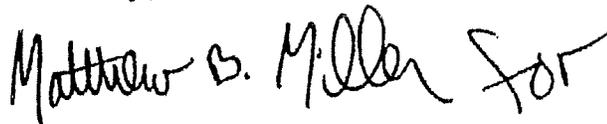
NFIP regulations Subparagraph 60.3(b)(7) requires communities to "assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained." This provision is incorporated into your community's existing floodplain management regulations; therefore, responsibility for maintenance of the modified channel rests with your community. We may request that your community submit a description and schedule of channel maintenance activities.

Use the map panels listed above and revised by this letter for all flood insurance policies and renewals issued in your community.

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and 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 NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS, FIRM, and FBFM, and modifications made by this LOMR, are the minimum requirements and do not supersede more stringent State or local requirements, to which the regulations apply.

If you have any questions, please do not hesitate to contact the Director, Mitigation Division of the Federal Emergency Management Agency in Chicago, Illinois, at (312) 408-5548, or Philip Myers of our Headquarters staff in Washington, D.C., at (202) 646-2755, or by facsimile at (202) 646-4596.

Sincerely,



Michael K. Buckley, P.E., Chief
Hazard Identification Branch
Mitigation Directorate

Enclosures

cc: Mr. David Knipe, Indiana Department of Natural Resources
Mr. Charles Ray, P.E., Duneland Group, Inc.
Mr. William T. Davies, William T. Davies Surveying
State Coordinator



BACK TAXES REPORT/502N
State Form 34173R

Use this form for years in
Classified status before
December 31, 1995

Return to:

BACK TAX COMPUTATION GUIDE

This form should be used to compute the back taxes owed when a classified wildlife habitat is to be withdrawn.

Column 1 - Year

Start with the present year and work backwards. Since the law specifies that the landowner will not be taxed for more than 10 years, there are only 10 blanks. There could be cases where the tract of land will be classified for less than 10 years. In this case, you will only use the number of years that the land has been in the Classified Wildlife Habitat Program.

Column 2 - Assessed Value Per Acre Minus \$1.00

You will need to check past records in order to determine the appraised values of the land for each of the past 10 years. The assessed value is determined by dividing the appraised value by three. In addition, the assessed value should be reduced by one dollar because the landowner has already paid taxes on a one dollar assessment for each of the years that his land has been in the Classified Wildlife Habitat Program. The adjusted assessment should be entered in Column 2.

Column 3 - Annual Tax Rate

You will need to check your records to determine what the tax rate was for each year. This amount in dollars will be entered in Column 3.

Column 4 - Taxes Due Per Acre

Multiply Column 2 times Column 3 and then divide this figure by 10. This should be rounded off to the nearest whole cent.

Column 5 - Interest Factor

These figures are constant and should not be altered. They have been taken from a standard per annum interest table.

Column 6 - Amount Due Per Acre for the Year

Multiply Column 4 times the figure found in Column 5. This is the amount of tax plus interest owed on one acre of Classified Wildlife Habitat, for one particular year. The total of this column is the amount which should be paid per acre for the 10 year (or less) period.

To complete the process of calculating taxes owed, take the total of Column 6 and multiply it by the number of acres to be withdrawn. This is the total tax owed for the withdrawal.

*If there are any questions with this form,
contact the District Biologist for your county.*

HOW TO CALCULATE BACK TAXES ON CLASSIFIED WILDLIFE HABITAT ACREAGE TO BE WITHDRAWN

| (1) YEAR | (2) ASSESSED VALUE PER ACRE MINUS \$1 | (3) TAX RATE PER \$100 | (4) TAXES DUE PER ACRE | (5) 10% ANNUM INTEREST FACTOR | (6) AMOUNT DUE PER ACRE FOR THE YEAR |
|-----------------|---|------------------------------|------------------------------|-------------------------------------|--|
| Example 1972 | \$60 - \$1 = \$59 | 8.26 | 4.87 | 1.1 | 5.36 |
| 1 2002 | | | | 1.1 | |
| 2 2001 | | | | 1.2 | |
| 3 2000 | | | | 1.3 | |
| 4 1999 | | | | 1.4 | |
| 5 1998 | | | | 1.5 | |
| 6 1997 | | | | 1.6 | |
| 7 1996 | | | | 1.7 | |
| 8 1995 | | | | 1.8 | |
| 9 | | | | 1.9 | |
| 10 | | | | 2.0 | |

Remarks

Woodmar Commercial Site, Lot 1
Key 36-518-1
17.877 Acres

Name of Landowner

NIPSCO

Section

8

Township

36

Range

9

The per acre total of real property taxes plus ten percent per annum for the lands described in this application during the period classified (not to exceed 10 years) is \$ _____ / acre

County Auditor's Signature

Date

| FLOODING SOURCE | FLOODWAY | | | | BASE FLOOD WATER SURFACE ELEVATION (FEET NGVD) | | | | |
|-----------------|---------------|-----------------------|--------------|----------------------------|--|--------------------|--------------------|--------------------|----------|
| | CROSS SECTION | DISTANCE ¹ | WIDTH (FEET) | SECTION AREA (SQUARE FEET) | MEAN VELOCITY (FEET PER SECOND) | REGULATORY | WITHOUT FLOODWAY | WITH FLOODWAY | INCREASE |
| Peterson Ditch | | | | | | | | | |
| A | 158 | * | * | 281 | 1.17 | 614.4 | 614.4 ² | 614.4 ² | 0.0 |
| B | 850 | * | * | 79 | 6.95 | 614.4 | 614.4 ² | 614.4 ² | 0.0 |
| C | 1,299 | * | * | 71 | 7.37 | 617.0 ³ | 617.0 | 617.0 | 0.0 |
| D | 1,682 | * | * | 41 | 8.00 | 620.3 ³ | 620.3 | 620.3 | 0.0 |
| E | 2,059 | * | * | 40 | 8.28 | 623.0 ³ | 623.0 | 623.0 | 0.0 |
| F | 2,328 | * | * | 504 | 0.65 | 625.9 ³ | 625.9 | 625.9 | 0.0 |
| G | 2,698 | * | * | 68 | 4.28 | 626.0 ³ | 626.0 | 626.0 | 0.0 |
| H | 4,287 | * | * | 190 | 1.53 | 628.1 ³ | 628.1 | 628.1 | 0.0 |
| I | 5,597 | * | * | 147 | 1.97 | 628.2 ³ | 628.2 | 628.2 | 0.0 |
| J | 5,850 | * | * | 135 | 2.07 | 628.3 ³ | 628.3 | 628.3 | 0.0 |
| K | 6,220 | * | * | 183 | 1.53 | 629.6 ³ | 629.6 | 629.6 | 0.0 |
| L | 6,650 | * | * | 164 | 1.71 | 629.7 ³ | 629.7 | 629.7 | 0.0 |
| M | 6,917 | * | * | 102 | 2.76 | 631.2 ³ | 631.2 | 631.2 | 0.0 |
| N | 7,392 | * | * | 215 | 1.30 | 631.4 ³ | 631.4 | 631.4 | 0.0 |
| O | 7,777 | * | * | 186 | 1.51 | 631.4 ³ | 631.4 | 631.4 | 0.0 |
| P | 7,857 | * | * | 280 | 1.00 | 633.1 ³ | 633.1 | 633.1 | 0.0 |
| Q | 8,342 | * | * | 257 | 1.09 | 633.2 ³ | 633.2 | 633.2 | 0.0 |
| R | 9,129 | * | * | 223 | 1.26 | 633.2 ³ | 633.2 | 633.2 | 0.0 |
| S | 9,177 | * | * | 328 | 0.85 | 635.6 ³ | 635.6 | 635.6 | 0.0 |
| T | 10,201 | * | * | 299 | 0.69 | 635.6 ³ | 635.6 | 635.6 | 0.0 |

¹Feet above confluence with Little Calumet River
²Elevations computed without consideration of backwater effects from Little Calumet River
³Regulatory flood elevations contained in channel; no elevations shown on map
*Floodway coincident with channel banks

REVISED TO REFLECT LOMR
DATED MAY 21 1996

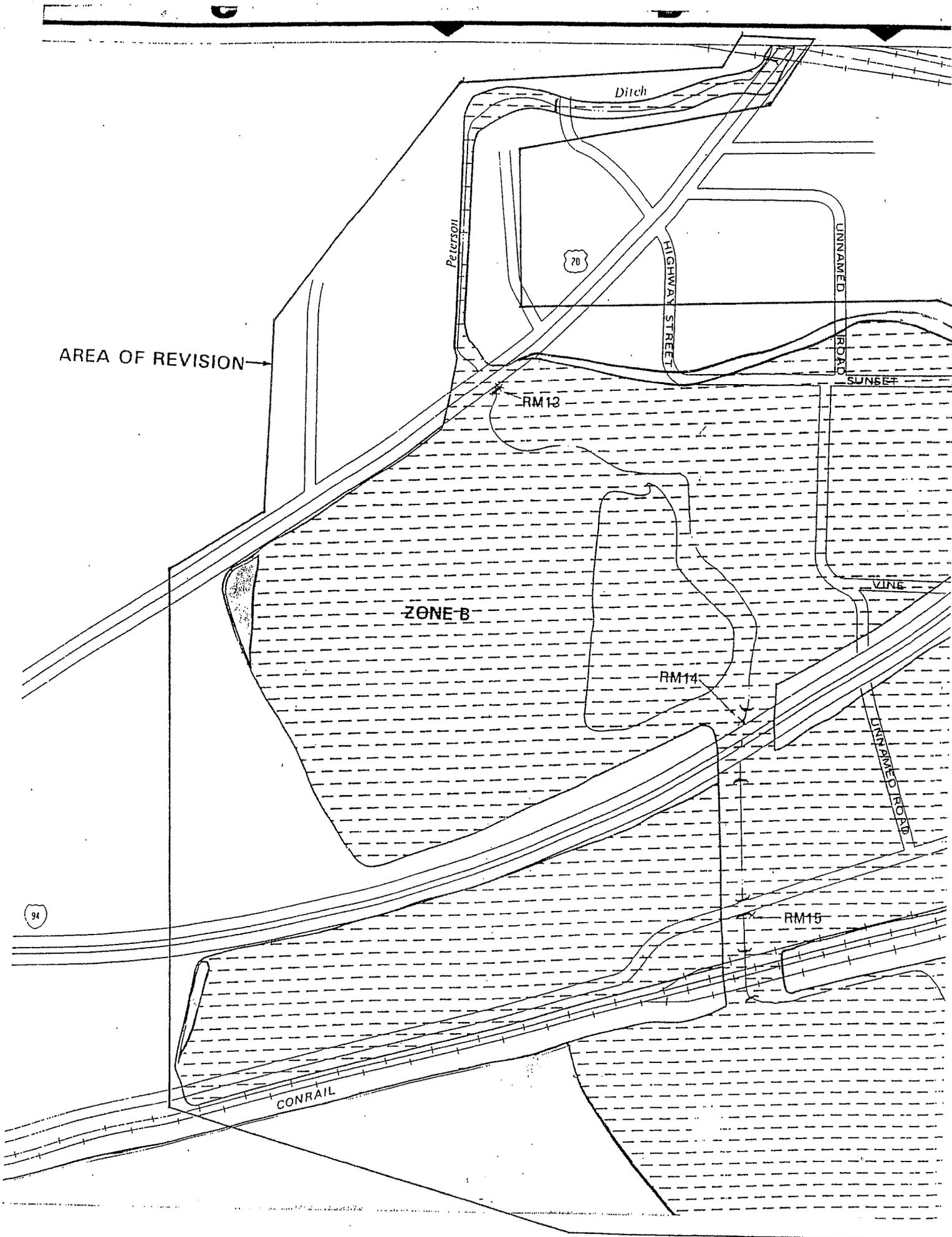
FEDERAL EMERGENCY MANAGEMENT AGENCY

TOWN OF PORTER, IN
(PORTER CO.)

FLOODWAY DATA

PETERSON DITCH

TABLE 3



Ditch

Peterson

20

HIGHWAY STREET

UNNAMED ROAD

SUNSET

VINE

UNNAMED ROAD

CONRAIL

AREA OF REVISION

RM13

ZONE B

RM14

RM15

94

FIRM
FLOOD INSURANCE RATE MAP

TOWN OF
PORTER,
INDIANA
PORTER COUNTY

PANEL 4 OF 4

**REVISED TO
REFLECT LOMR
DATED**

MAY 21 1996

COMMUNITY-PANEL NUMBER
180268 0004 B

EFFECTIVE DATE:
JUNE 4, 1980



page 1 of 2

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION

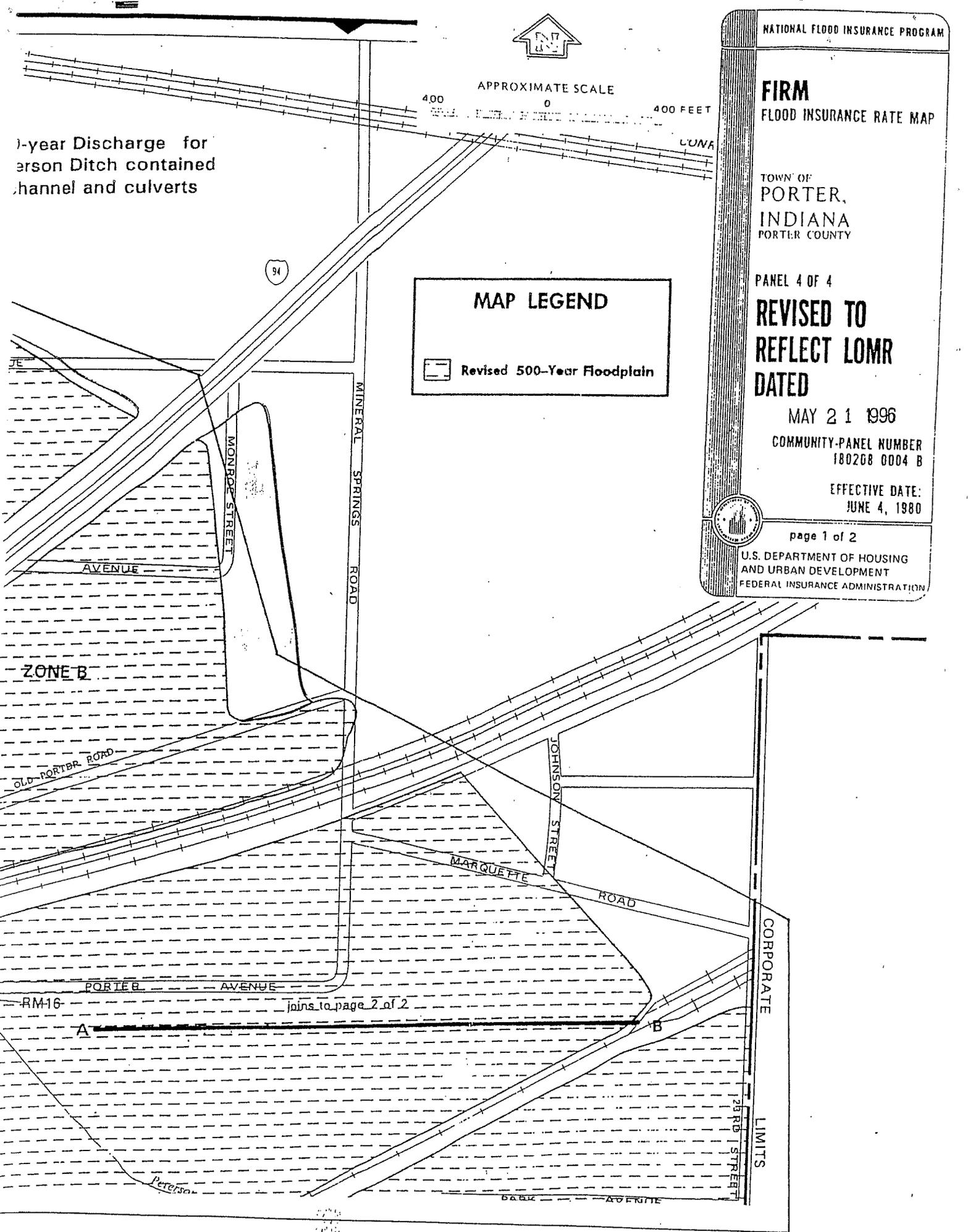


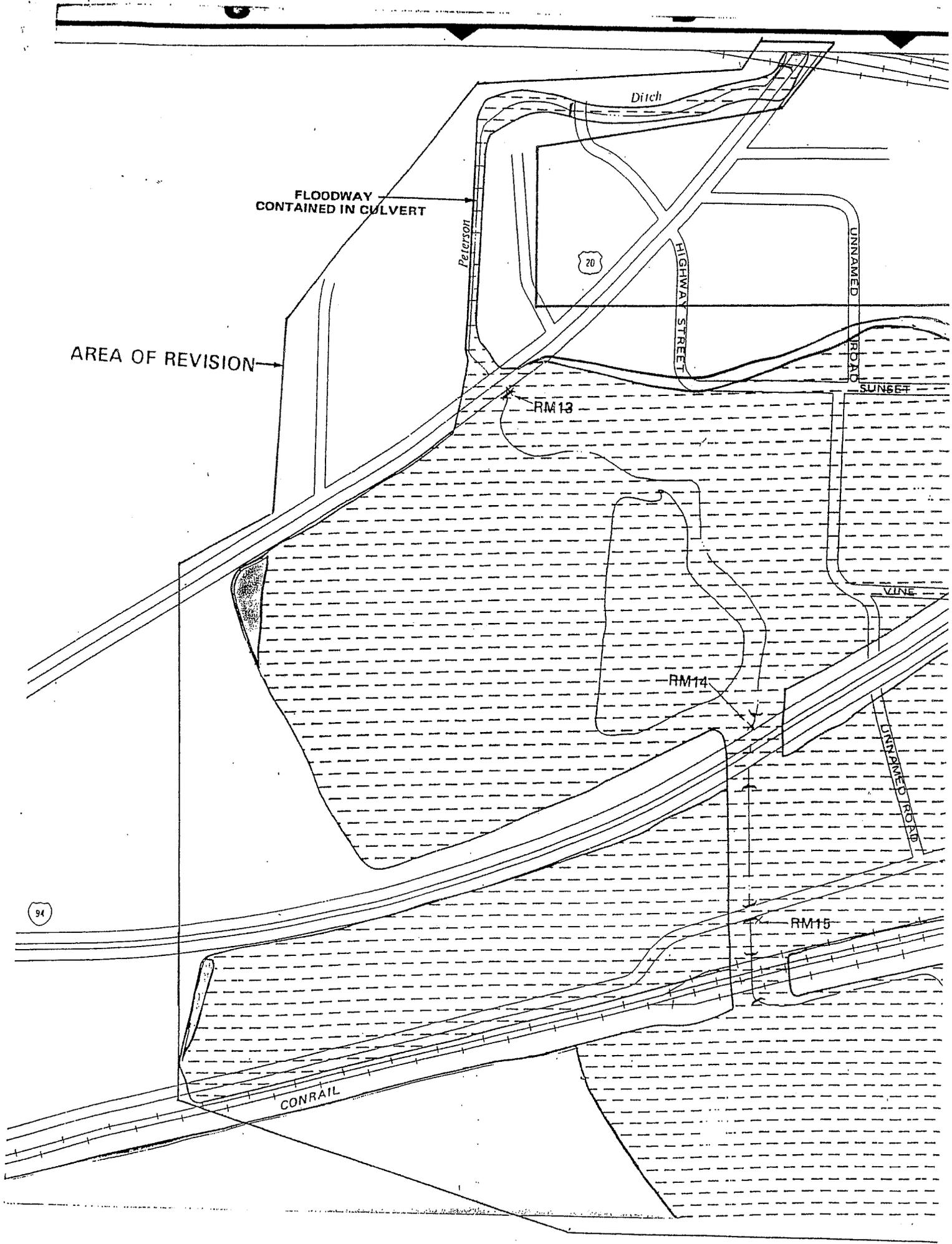
APPROXIMATE SCALE
400 0 400 FEET

1-year Discharge for
Person Ditch contained
channel and culverts

MAP LEGEND

 Revised 500-Year Floodplain







APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

TOWN OF
PORTER,
INDIANA
PORTER COUNTY

PANEL 4 OF 4

COMMUNITY-PANEL NUMBER
180208 0004 B

EFFECTIVE DATE:
JUNE 4, 1980

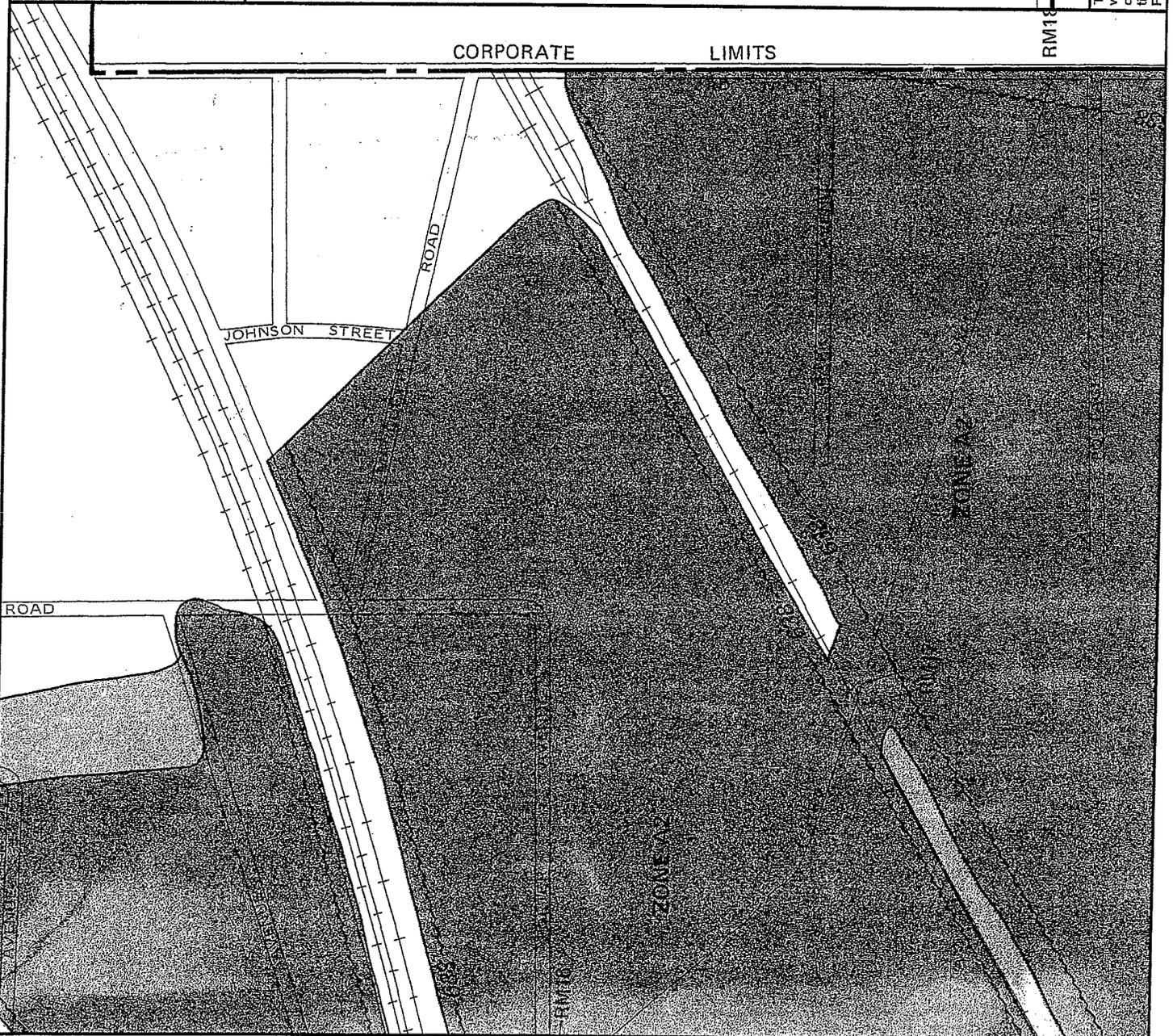


U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

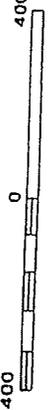
CORPORATE LIMITS

RM18





APPROXIMATE SCALE



MAP LEGEND

Revised 500-Year Floodplain

NATIONAL FLOOD INSURANCE PROGRAM

FLOODWAY FLOOD BOUNDARY AND FLOODWAY MAP

TOWN OF
PORTER,
INDIANA
PORTER COUNTY

PANEL 2 OF 4

**REVISED TO
REFLECT LOMR
DATED**

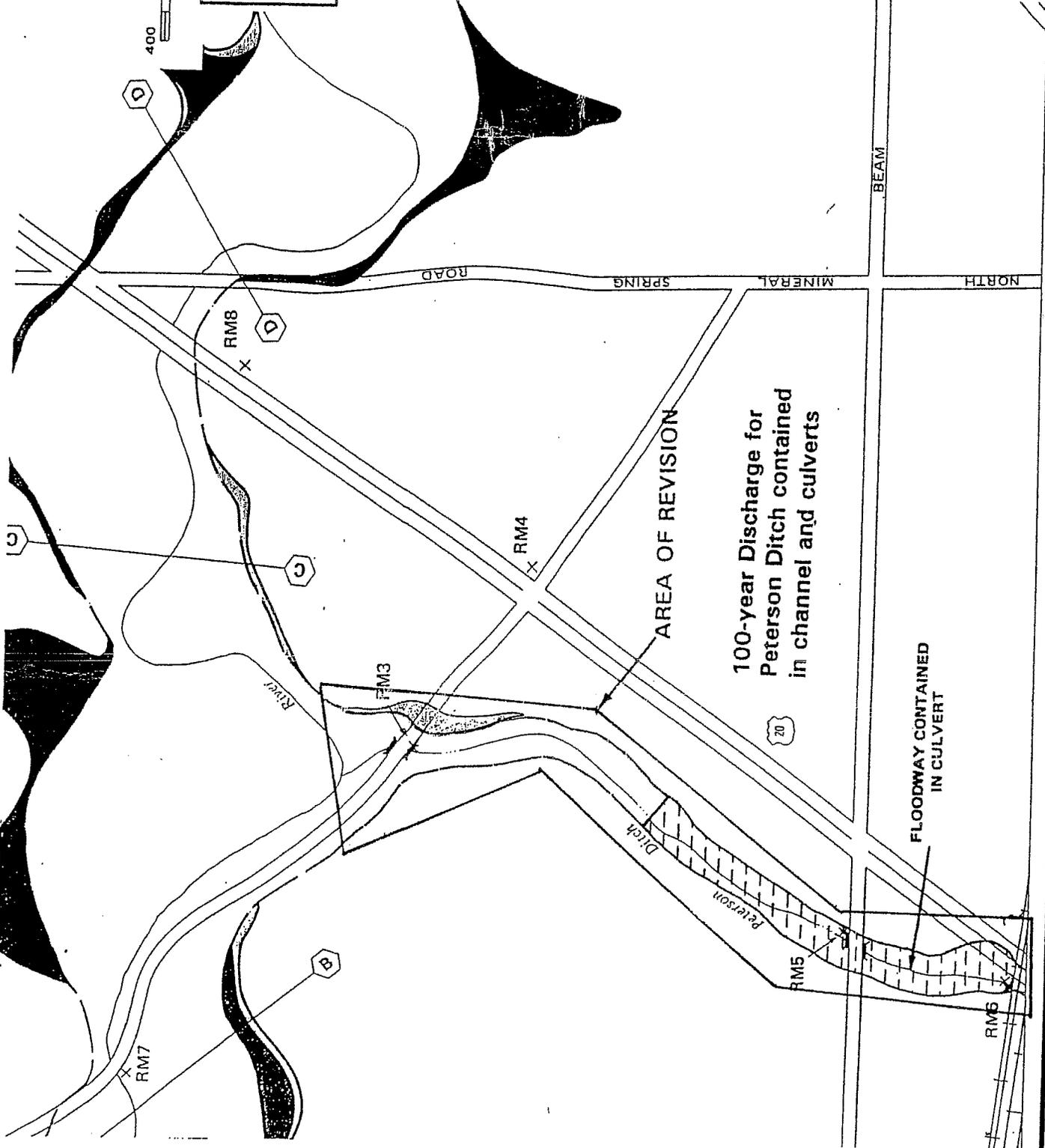
MAY 21 1996

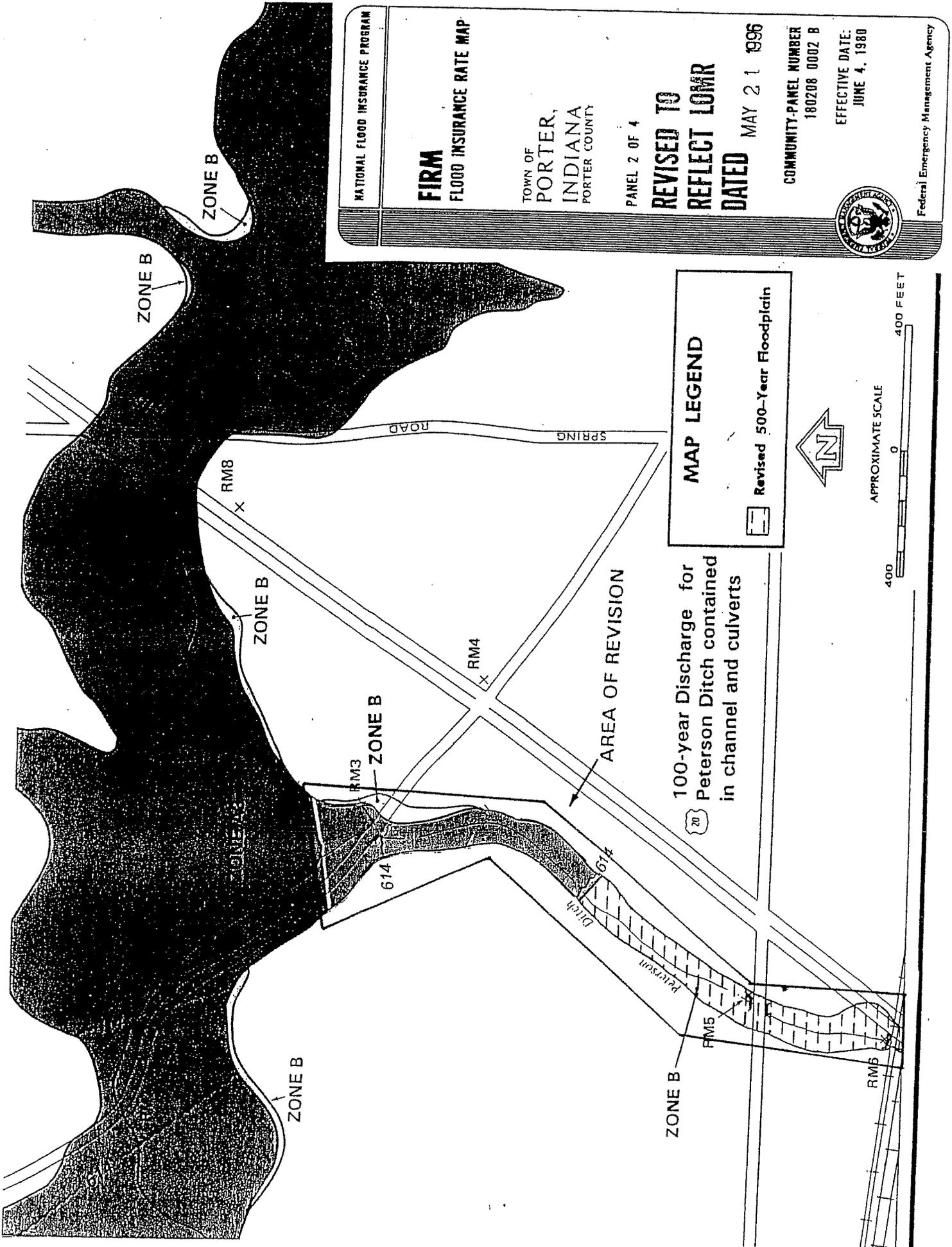
COMMUNITY-PANEL NUMBER
180208 0002 B

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Federal Emergency Management Agency





NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

TOWN OF
PORTER,
INDIANA
PORTER COUNTY

PANEL 2 OF 4

**REVISED TO
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DATED** MAY 21 1996

COMMUNITY-PANEL NUMBER
180208 0002 B

EFFECTIVE DATE:
JUNE 4, 1980



Federal Emergency Management Agency

MAP LEGEND

 Revised 500-Year Floodplain

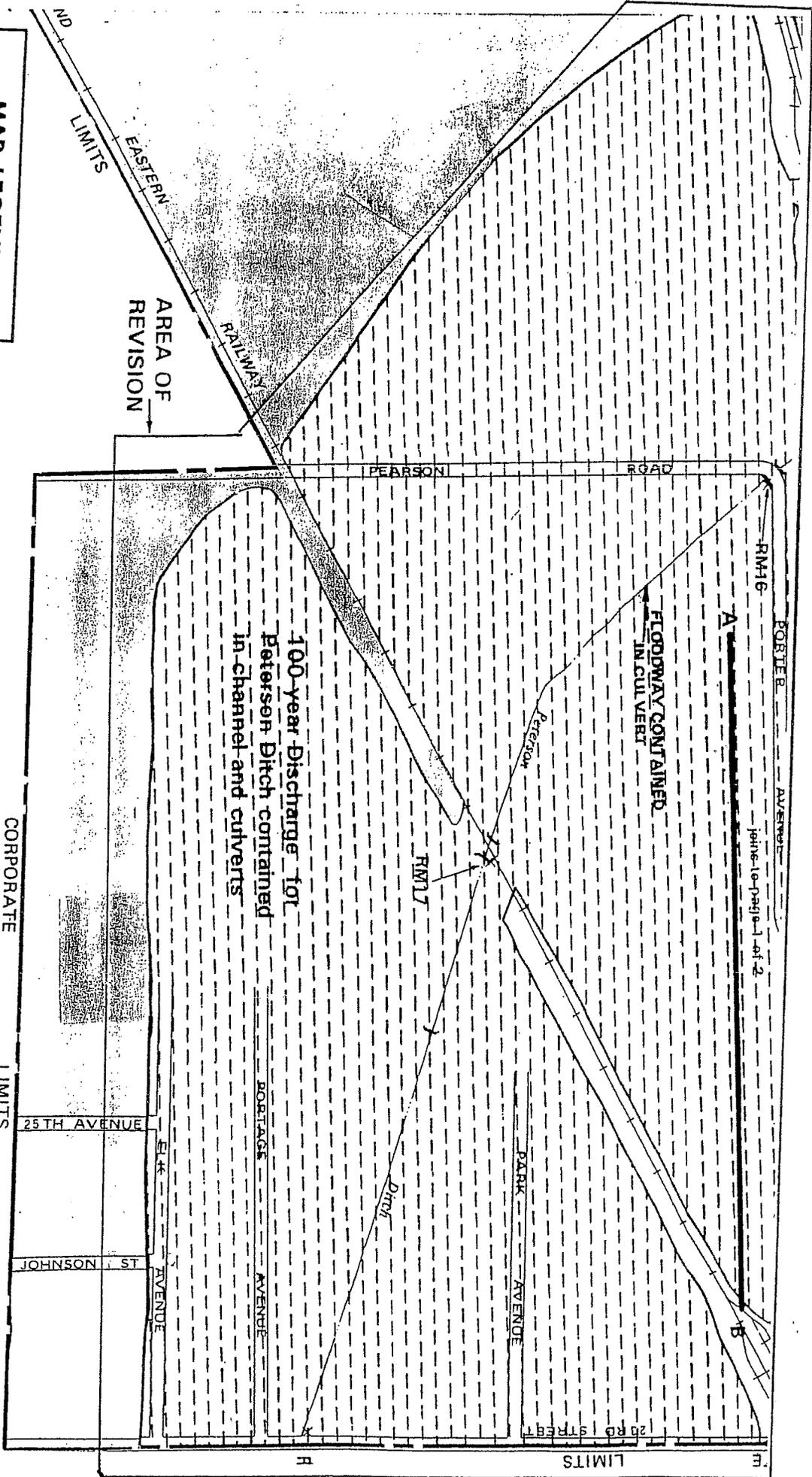
100-year Discharge for
Peterson Ditch contained
in channel and culverts



APPROXIMATE SCALE



MAP LEGEND
 Revised 500-Year Floodplain



NATIONAL FLOOD INSURANCE PROGRAM

FLOODWAY
 FLOOD BOUNDARY AND
 FLOODWAY MAP

TOWN OF
 PORTER,
 INDIANA
 PORTER COUNTY

PANEL 4 OF 4

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page 2 of 2



Federal Emergency Management Agency