FINAL SUMMARY OF MAP ACTIONS

Community: FRANKLIN COUNTY Community No: 120088

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs) and Letters of Map Amendment (LOMAs)) that will be affected when the revised FIRM becomes effective on February 5, 2014.

1. LOMCs Incorporated

The modifications effected by the LOMCs listed below will be reflected on the revised FIRM. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
			NO CASES RECORDED		

2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below will not be reflected on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will remain in effect until the revised FIRM becomes effective. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that reaffirms the validity of the previous LOMCs.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	05-04-1422A	04/01/2005	144 CAPE STREET	12037C0429E	12037C0435F
LOMA	05-04-4384A	01/19/2006	ST. JAMES BAY, PHASE I & II, BLOCKS C-H, K, M, N & Q-T	12037C0270E	12037C0265F 12037C0270F
LOMA	06-04-C055A	09/21/2006	ST. JAMES BAY PHASE II, BLOCK F, LOT 22 -- ROYAL TERN WAY	12037C0270E	12037C0270F
LOMA	10-04-7639A	11/02/2010	PORTION OF SECTION 25, T7S, R5W -- 1882 BEACON STREET	12037C0429E	12037C0430F
LOMA	13-04-6320A	07/02/2013	MAGNOLIA BLUFFS, BLOCK D, LOT 3 -- 151 NORTH BAYSHORE DRIVE	12037C0532E	12037C0532F

3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Final revised FIRM panels because they are being superseded by new detailed flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

FINAL SUMMARY OF MAP ACTIONS

Community: FRANKLIN COUNTY Community No: 120088

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	98-04-2478A	01/20/1999	ST. GEORGE ISLAND, UNIT 1 WEST - LOT 18, BLK 21 - 532 W. PINE AVENUE	4
LOMR-F	00-04-2140A	05/16/2000	SOUTH BAYSHORE PLACE	4
LOMA	02-04-0196A	11/28/2001	LOT 6, CAMP WEED - 161 & 165 BAY NORTH COURT	4
LOMR-F	02-04-0850A	03/13/2002	25 SOUTH BAYSHORE DRIVE	4
LOMA	04-04-4832A	04/08/2004	LOT 7 (EASTERLY AND WESTERLY PART), BAY NORTH - 153 & 157 BAY NORTH COURT	4
LOMA	04-04-7000A	01/24/2005	LOT 82, BL B & PART OF LOT 81, BL C, ST. JAMES ISLAND PARK, UNIT 3 - 3145 HWY 98	4
LOMA	05-04-5267A	10/27/2005	175 RIO VISTA DRIVE	4
LOMR-F	07-04-3209A	04/24/2007	MAGNOLIA BAY, BLOCK B, LOT 1 -- 282 BAY HOLLY COURT	4
LOMA	08-04-1360A	02/12/2008	COCHRAN'S BEACH, UNIT 2, BLOCK H, LOT 3 -- 4066 ST. TERESA AVENUE	4
LOMA	08-04-1827A	05/15/2008	BREAKAWAY LODGE, LOT 6 -- 161 RIO VISTA DRIVE	4

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.

4. LOMCs To Be Redetermined

The LOMCs in Category 2 above will be revalidated through a single revalidation letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures has changed, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
			NO CASES RECORDED		