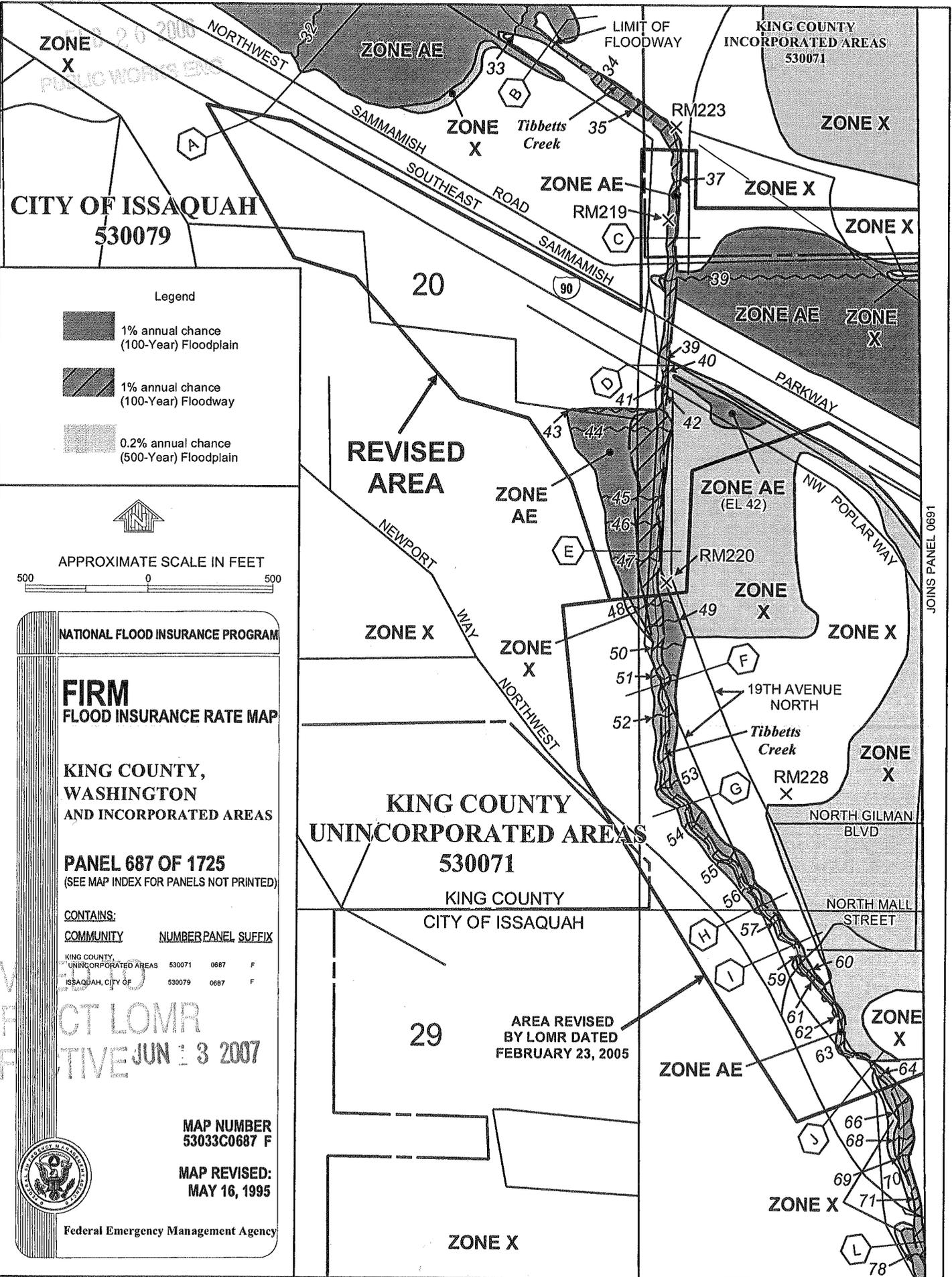


RECEIVED



CITY OF ISSAQUAH  
530079

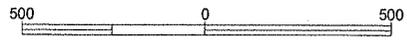
KING COUNTY  
INCORPORATED AREAS  
530071

Legend

- 1% annual chance (100-Year) Floodplain
- 1% annual chance (100-Year) Floodway
- 0.2% annual chance (500-Year) Floodplain



APPROXIMATE SCALE IN FEET



NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

KING COUNTY,  
WASHINGTON  
AND INCORPORATED AREAS

PANEL 687 OF 1725  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:  
COMMUNITY NUMBER PANEL SUFFIX

KING COUNTY, UNINCORPORATED AREAS	530071	0687	F
ISSAQUAH, CITY OF	530079	0687	F

CT LOMR  
EFFECTIVE JUN 13 2007

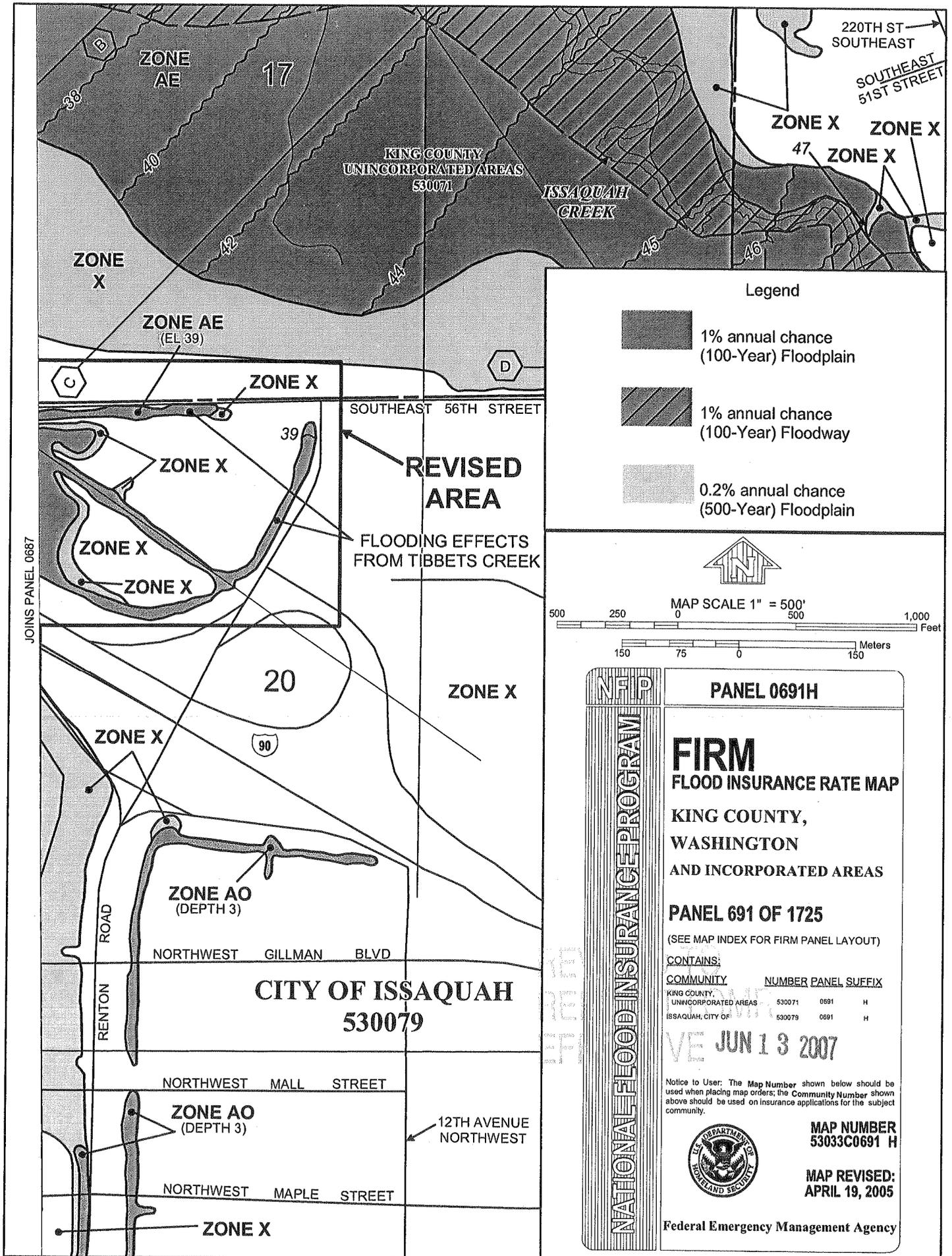
MAP NUMBER  
53033C0687 F

MAP REVISED:  
MAY 16, 1995



Federal Emergency Management Agency

JOINS PANEL 0691



JOINS PANEL 0687

220TH ST  
SOUTHEAST  
SOUTHEAST  
51ST STREET

KING COUNTY  
UNINCORPORATED AREAS  
530071

ISSAQUAH  
CREEK

ZONE X ZONE X  
47 ZONE X

ZONE X

ZONE AE  
(EL. 39)

ZONE X

SOUTHEAST 56TH STREET

**REVISED AREA**

FLOODING EFFECTS FROM TIBBETS CREEK

ZONE X

ZONE X

ZONE X

20

ZONE X

ZONE X

ZONE AO  
(DEPTH 3)

NORTHWEST GILLMAN BLVD

**CITY OF ISSAQUAH**  
530079

RENTON ROAD

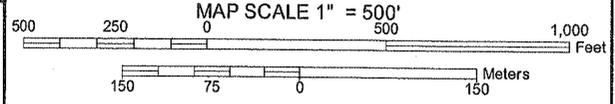
NORTHWEST MALL STREET

ZONE AO  
(DEPTH 3)

12TH AVENUE NORTHWEST

NORTHWEST MAPLE STREET

ZONE X



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0691H

**FIRM**  
FLOOD INSURANCE RATE MAP

KING COUNTY,  
WASHINGTON  
AND INCORPORATED AREAS

PANEL 691 OF 1725

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
KING COUNTY, UNINCORPORATED AREAS	530071	0691	H
ISSAQUAH, CITY OF	530079	0691	H

JUN 13 2007

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  
53033C0691 H

MAP REVISED:  
APRIL 19, 2005

Federal Emergency Management Agency



# Federal Emergency Management Agency

Washington, D.C. 20472

FEB 15 2007

RECEIVED  
FEB 26 2006  
PUBLIC WORKS ENG.

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

The Honorable Ava Frisinger  
Mayor, City of Issaquah  
P.O. Box 1307  
Issaquah, WA 98027

IN REPLY REFER TO:

Case No.: 06-10-B001P  
Community Name: City of Issaquah, WA  
Community No.: 530079  
Effective Date of **JUN 13 2007**  
This Revision:

Dear Mayor Frisinger:

The Flood Insurance Study report and Flood Insurance Rate Map for your community have been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panel(s) revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed which provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other attachments specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact the Director, Federal Insurance and Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Bothell, Washington, at (425) 487-4682, or the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Sincerely,

Allyson Lichtenfels, Project Engineer  
Engineering Management Section  
Mitigation Division

For: William R. Blanton Jr., CFM, Chief  
Engineering Management Section  
Mitigation Division

List of Enclosures:

- Letter of Map Revision Determination Document
- Annotated Flood Insurance Rate Map
- Annotated Flood Insurance Study Report

cc: Mr. Sheldon Lynn  
Deputy Public Works Director  
City of Issaquah

Mr. Robert Montgomery, P.E.  
Anchor Environmental, LLC



**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 Issaquah King County Washington	BRIDGE	FLOODWAY HYDRAULIC ANALYSIS NEW TOPOGRAPHIC DATA
	COMMUNITY NO.: 530079		
IDENTIFIER	Issaquah Farm Associates – Mull Property	APPROXIMATE LATITUDE & LONGITUDE: 47.530, -122.031 SOURCE: USGS QUADRANGLE      DATUM: NAD 27	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM*      NO.: 53033C0687 F      DATE: May 16, 1995 TYPE: FIRM      NO.: 53033C0691 H      DATE: April 19, 2005		DATE OF EFFECTIVE FLOOD INSURANCE STUDY: April 19, 2005 PROFILE(S): 105P and 106P FLOODWAY DATA TABLE: 4	

Enclosures reflect changes to flooding sources affected by this revision.

\* FIRM - Flood Insurance Rate Map; \*\* FBFM - Flood Boundary and Floodway Map; \*\*\* FHBM - Flood Hazard Boundary Map

**FLOODING SOURCE(S) & REVISED REACH(ES)**

Tibbetts Creek – from approximately 450 feet downstream of Northwest Sammamish Road to approximately 850 feet upstream of Northwest Poplar Way

**SUMMARY OF REVISIONS**

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Tibbetts Creek	Zone AE	Zone AE	YES	YES
	Floodway	Floodway	YES	YES
	BFEs*	BFEs	YES	YES

\* BFEs - Base Flood Elevations

**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.

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 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Allyson Lichtenfels, Project Engineer  
Engineering Management Section  
Mitigation Division



Federal Emergency Management Agency  
Washington, D.C. 20472

**LETTER OF MAP REVISION  
DETERMINATION DOCUMENT (CONTINUED)**

**COMMUNITY INFORMATION**

**APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION**

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 report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

We provide the floodway designation to your community as a tool to regulate floodplain development. Therefore, the floodway revision we have described in this letter, while acceptable to us, must also be acceptable to your community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations.

NFIP regulations Subparagraph 60.3(b)(7) requires communities to ensure 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 ordinances; therefore, responsibility for maintenance of the altered or relocated watercourse, including any related appurtenances such as bridges, culverts, and other drainage structures, rests with your community. We may request that your community submit a description and schedule of maintenance activities necessary to ensure this requirement.

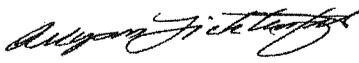
**COMMUNITY REMINDERS**

We based this determination on the 1-percent-annual-chance flood discharges computed in the FIS for your community without considering subsequent changes in watershed characteristics that could increase flood discharges. Future development of projects upstream could cause increased flood discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on flood discharges subsequent to the publication of the FIS report for your community and could, therefore, establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth 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 your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

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 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

  
Allyson Lichtenfels, Project Engineer  
Engineering Management Section  
Mitigation Division



Federal Emergency Management Agency  
Washington, D.C. 20472

**LETTER OF MAP REVISION  
DETERMINATION DOCUMENT (CONTINUED)**

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Mr. Carl L. Cook, Jr.  
Director, Federal Insurance and Mitigation Division  
Federal Emergency Management Agency, Region X  
Federal Regional Center  
130 228th Street Southwest  
Bothell, WA 98021-9796  
(425) 487-4682

**STATUS OF THE COMMUNITY NFIP MAPS**

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel(s) and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

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 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

A handwritten signature in black ink, appearing to read "Allyson Lichtenfels".

Allyson Lichtenfels, Project Engineer  
Engineering Management Section  
Mitigation Division



Federal Emergency Management Agency  
Washington, D.C. 20472

LETTER OF MAP REVISION  
DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

PUBLIC NOTIFICATION

FLOODING SOURCE	LOCATION OF REFERENCED ELEVATION	BFE (FEET NGVD 29)		MAP PANEL NUMBER(S)
		EFFECTIVE	REVISED	
Tibbetts Creek	Just upstream of Northwest Poplar Way	43	42	53033C0687 F
	Approximately 700 feet upstream of Northwest Poplar Way	46	47	53033C0687 F

Within 90 days of the second publication in the local newspaper, 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 has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised BFEs presented in this LOMR may be changed.

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below.

LOCAL NEWSPAPER      Name: *Issaquah Press*  
Dates: 03/07/2007      03/14/2007

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 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

  
Allyson Lichtenfels, Project Engineer  
Engineering Management Section  
Mitigation Division

CHANGES ARE MADE IN DETERMINATIONS OF BASE FLOOD ELEVATIONS FOR THE CITY OF ISSAQUAH, KING COUNTY, WASHINGTON, UNDER THE NATIONAL FLOOD INSURANCE PROGRAM

On May 16, 1995, the Department of Homeland Security's Federal Emergency Management Agency identified Special Flood Hazard Areas (SFHAs) in the City of Issaquah, King County, Washington, through issuance of a Flood Insurance Rate Map (FIRM). The Mitigation Division has determined that modification of the elevations of the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) for certain locations in this community is appropriate. The modified Base Flood Elevations (BFEs) revise the FIRM for the community.

The changes are being made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 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, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65.

A hydraulic analysis was performed along Tibbetts Creek to incorporate new topographic data and the effects of previous drainage structure improvements at Northwest Poplar Way, Interstate Highway 90, and Northwest Sammamish Road from approximately 450 feet downstream of Northwest Sammamish Road to approximately 850 feet upstream of Northwest Poplar Way. This has resulted in a revised delineation of the regulatory floodway, increases and decreases in SFHA width, and increased and decreased BFEs for Tibbetts Creek. The table below indicates existing and modified BFEs for selected locations along the affected lengths of the flooding source(s) cited above.

Location	Existing BFE (feet)*	Modified BFE (feet)*
Approximately 70 feet upstream of Northwest Poplar Way	43	42
Approximately 700 feet upstream of Northwest Poplar Way	46	47

\*National Geodetic Vertical Datum, rounded to nearest whole foot

Under the above-mentioned Acts of 1968 and 1973, the Mitigation Division must develop criteria for floodplain management. To participate in the National Flood Insurance Program (NFIP), the community must use the modified BFEs to administer the floodplain management measures of the NFIP. These modified BFEs will also be used to calculate the appropriate flood insurance premium rates for new buildings and their contents and for the second layer of insurance on existing buildings and contents.

Upon the second publication of notice of these changes in this newspaper, any person has 90 days in which he or she can request, through the Chief Executive Officer of the community, that the Mitigation Division reconsider the determination. Any request for reconsideration must be based on knowledge of changed conditions or new scientific or technical data. All interested parties are on notice that until the 90-day period elapses, the Mitigation Division's determination to modify the BFEs may itself be changed.

Any person having knowledge or wishing to comment on these changes should immediately notify:

The Honorable Ava Frisinger  
Mayor, City of Issaquah  
P.O. Box 1307  
Issaquah, WA 98027

FLOODING SOURCE		FLOODWAY				BASE FLOOD WATER SURFACE ELEVATION		
CROSS SECTION	EASTING (FEET)	MILES ABOVE MOUTH	SECTION NUMBER (FROM MOUTH)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
Tibbetts Creek								
A	0.15	N/A	N/A	N/A	32.1	32.1	N/A	N/A
B	0.29	23	88	5.4	32.6	32.6	33.6	1.0
C	0.49	39	122	3.5	38.1	38.1	38.1	0.0
D	0.60	36	99	4.3	38.9	38.9	38.9	0.0
E	0.73	93	164	2.6	46.6	46.6	47.1	0.5
F	0.86	29	99	4.3	51.1	51.1	51.7	0.6
G	0.97	19	70	5.4	53.6	53.6	53.8	0.2
H	1.07	19	61	7.0	56.6	56.6	56.6	0.1
I	1.11	22	82	5.2	57.8	57.8	58.4	0.6
J	1.17	39	135	3.1	63.8	63.8	64.0	0.2
K	1.27	11	39	10.9	69.0	69.0	69.0	0.0
L	1.34	27	174	1.9	77.7	77.7	77.7	0.0
M	1.42	36	155	2.1	77.8	77.8	77.9	0.1
N	1.44	17	88	3.7	78.0	78.0	78.1	0.1
O	1.55	30	46	7.1	85.2	85.2	85.2	0.0
P	1.66	85	91	3.6	95.3	95.3	95.3	0.0
Q	1.62	24	46	7.1	103.2	103.2	103.6	0.4
R	1.65	19	77	4.2	110.7	110.7	110.9	0.2
S	1.68	13	65	5.0	113.2	113.2	113.8	0.6
T	1.71	39	201	1.6	113.5	113.5	114.5	1.0
U	1.77	11	30	10.8	117.6	117.6	117.9	0.3
V	1.82	64	51	6.4	124.4	124.4	124.4	0.0
W	1.85	12	32	10.1	127.0	127.0	127.2	0.2
X	1.91	16	74	4.4	134.6	134.6	134.8	0.2
Y	1.97	28	44	7.4	137.5	137.5	137.6	0.1
Z	2.01	18	40	8.2	142.9	142.9	142.9	0.0

REVISED DATA

REVISED BY  
LOMR DATED  
FEB 23, 2005

Miles Above Mouth

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA  
AND INCORPORATED AREAS

FLOODWAY DATA

TIBBETTS CREEK EFFECTIVE JUN 13 2007

REVISED TO  
EFFECTIVE LOMR