



Federal Emergency Management Agency

Washington, D.C. 20472

June 21, 2017

THE HONORABLE SHARON KONOPA
MAYOR, CITY OF ALBANY
632 35TH AVENUE SE
ALBANY, OR 97322

CASE NO.: 17-10-1262C
COMMUNITY: CITY OF ALBANY, BENTON COUNTY,
OREGON
COMMUNITY NO.: 410137

DEAR MS. KONOPA:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Conditional Letter of Map Revision based on Fill (CLOMR-F) Comment Document. This comment document provides additional information regarding the effective NFIP map, the legal description of the property and our comments regarding this proposed project.

Additional documents are enclosed which provide information regarding the subject property and CLOMR-Fs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Sincerely,

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

LIST OF ENCLOSURES:

CLOMR-F COMMENT DOCUMENT

cc: Mr. Alex Culbertson



Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

BEGINNING at a point 5.0 feet southerly to the north line of Parcel 1, from which the northwest corner of Parcel 1, Partition Plat 2014-011, as platted and recorded in the Benton County Book of Partition Plats and as shown in the Benton County Records as Document No. 2014-518849, marked by a 5/8 inch iron rod with an aluminum cap, stamped "K&D ENGR. PLS 58561"; bears North 86-03-19 West 72.68 feet; thence 5.0 feet offset from and parallel to the northerly boundary of Partition Plat 2014-011 North 90- 00-00 East 77.03 feet to a point 10 feet radially from the intersection of the right of way line of Adam Street NW; thence 10.00 feet offset from and parallel to the right of way of Adam Street NW, southerly along the arc of a 263.00 foot radius curve to the right (the chord of which bears South 09-28-04 West 11.87 feet) 11.87 feet to a point of compound curve; thence continuing 10.00 feet offset from and parallel to the said Adam Street NW right of way, southwesterly along the arc of a 90.00 foot radius curve to the right (the chord of which bears South 46- 04-57 West 104.07 feet) 110.97; thence leaving 10 feet offset from and parallel to said Adam Street NW right of way, parallel to the westerly boundary of Partition Plat 2014-011, North 00-04-24 West 83.89 feet to the POINT OF BEGINNING.

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)


Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

CONDITIONAL LOMR-F DETERMINATION (This Additional Consideration applies to the preceding 1 Property.)

Comments regarding this conditional request are based on the flood data presently available. Our final determination will be made upon receipt of this Comment Document, certified as-built elevations and/or certified as-built survey. Since this request is for a Conditional Letter of Map Revision based on Fill, we will also require the applicable processing fee, and the "Community Acknowledgement" form. Please note that additional items may be required before a final as-built determination is issued.

This letter does not relieve Federal agencies of the need to comply with Executive Order 11988 on Floodplain Management in carrying out their responsibilities and providing Federally undertaken, financed, or assisted construction and improvements, or in their regulating or licensing activities.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.


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



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CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT

| COMMUNITY AND MAP PANEL INFORMATION | | LEGAL PROPERTY DESCRIPTION |
|-------------------------------------|---------------------------------------|--|
| COMMUNITY | CITY OF ALBANY, BENTON COUNTY, OREGON | A portion of Parcel 1, as shown on Partition Plat No. 2014-011 recorded as Document No. 2014-518849, in the Office of the County Clerk, Benton County, Oregon The portion of property is more particularly described by the following metes and bounds: |
| | COMMUNITY NO.: 410137 | |
| AFFECTED MAP PANEL | NUMBER: 41043C0213H | |
| | DATE: 12/8/2016 | |
| FLOODING SOURCE: WILLAMETTE RIVER | | APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 44.642891, -123.117597 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83 |

COMMENT TABLE REGARDING THE PROPOSED PROPERTY (PLEASE NOTE THAT THIS IS NOT A FINAL DETERMINATION. A FINAL DETERMINATION WILL BE MADE UPON RECEIPT OF AS-BUILT INFORMATION REGARDING THIS PROPERTY.)

| LOT | BLOCK/SECTION | SUBDIVISION | STREET | OUTCOME WHAT WOULD BE REMOVED FROM THE SFHA | FLOOD ZONE | 1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88) | LOWEST ADJACENT GRADE ELEVATION (NAVD 88) | LOWEST LOT ELEVATION (NAVD 88) |
|-------------|---------------|----------------------------|-----------------|--|---------------|--|---|---|
| Parcel 1 | -- | Partition Plat 2014-011 | 350 Adam Street | Portion of Property | X (shaded) | 206.7 feet | -- | 206.7 feet |


Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION PORTIONS REMAIN IN THE SFHA CONDITIONAL LOMR-F DETERMINATION

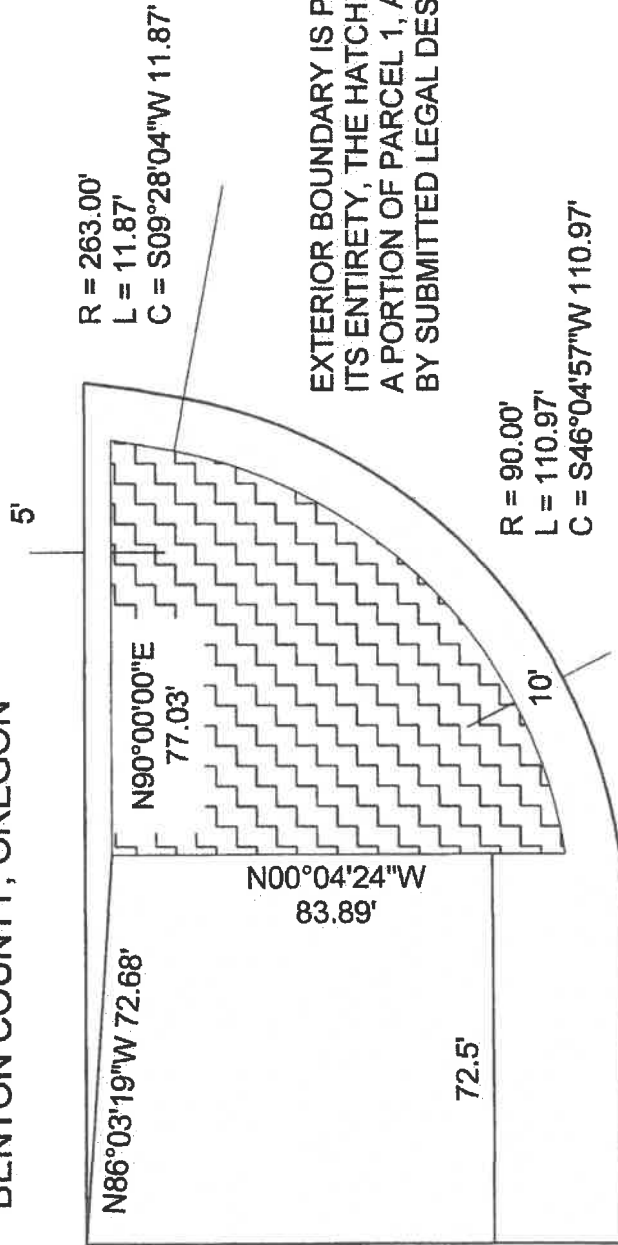
This document provides the Federal Emergency Management Agency's comment regarding a request for a Conditional Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the proposed described portion(s) of the property(ies) would not be located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) if built as proposed. Our final determination will be made upon receipt of a copy of this document, as-built elevations, and a completed Community Acknowledgement form. Proper completion of this form certifies the subject property is reasonably safe from flooding in accordance with Part 65.5(a)(4) of our regulations. Further guidance on determining if the subject property is reasonably safe from flooding may be found in FEMA Technical Bulletin 10-01. A copy of this bulletin can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/mit/tb1001.pdf>. This document is not a final determination; it only provides our comment on the proposed project in relation to the SFHA shown on the effective NFIP map.

This comment document is based on the flood data presently available. The enclosed documents provide additional information regarding this request. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.


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

350 ADAM ST NW
 A PORTION OF PARCEL 1
 PARTITION PLAT 2014-011
 CITY OF ALBANY
 BENTON COUNTY, OREGON

MAY 16, 2017



EXTERIOR BOUNDARY IS PARCEL 1 IN
 ITS ENTIRETY, THE HATCHED AREA IS
 A PORTION OF PARCEL 1, AS DESCRIBED
 BY SUBMITTED LEGAL DESCRIPTION.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 OREGON
 JANUARY 19, 1993
 JAMES E. SWENSON
 2596
 EXPIRES JUNE 30, 2018

K&E EXCAVATING INCORPORATED
 3871 LANGLEY ST. SE
 SALEM, OREGON 97317
 503-399-4833
 KEEEX.NET

Legal Description for a Portion of:

Tax Lot 3200, 11401DB, Benton County, Oregon

A tract of land situated in Parcel 1, Partition Plat 2014-011, in Section 1, Township 11 South, Range 4 West of the Willamette Meridian, in the City of Albany, Benton County, Oregon, more particularly described as follows:

Beginning at a point 5.0 feet southerly to the north line of Parcel 1, from which the northwest corner of Parcel 1, Partition Plat 2014-011, as platted and recorded in the Benton County Book of Partition Plats and as shown in the Benton County Records as Document No. 2014-518849, marked by a 5/8 inch iron rod with an aluminum cap, stamped "K&D ENGR. PLS 58561"; bears North 86-03-19 West 72.68 feet;

thence 5.0 feet offset from and parallel to the northerly boundary of Partition Plat 2014-011 North 90-00-00 East 77.03 feet to a point 10 feet radially from the intersection of the right of way line of Adam Street NW;

thence 10.00 feet offset from and parallel to the right of way of Adam Street NW, southerly along the arc of a 263.00 foot radius curve to the right (the chord of which bears South 09-28-04 West 11.87 feet) 11.87 feet to a point of compound curve;

thence continuing 10.00 feet offset from and parallel to the said Adam Street NW right of way, southwesterly along the arc of a 90.00 foot radius curve to the right (the chord of which bears South 46-04-57 West 104.07 feet) 110.97;

thence leaving 10 feet offset from and parallel to said Adam Street NW right of way, parallel to the westerly boundary of Partition Plat 2014-011, North 00-04-24 West 83.89 feet to the Point of Beginning, containing 4772.3 square feet, more or less.