



Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF ALBANY, LINN COUNTY, OREGON	A portion of Parcel 3, as shown on the Partition Plat 2007-73 recorded as Document No. 2007-20731, in the Office of the County Clerk, Linn County, Oregon The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 410137	
AFFECTED MAP PANEL	NUMBER: 41043C0218G DATE: 9/29/2010	
FLOODING SOURCE: TRIBUTARY TO COX CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 44.636811, -123.045877 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)
--	--	--	--	Portion of Property (Parcel I)	X (unshaded)	228.8 to 229.9 feet	--	229.8 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 CONDITIONAL LOMR-F DETERMINATION
DETERMINATION TABLE (CONTINUED) ZONE A
PORTIONS REMAIN IN THE SFHA

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



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CONDITIONAL LETTER OF MAP REVISION BASED ON FILL

COMMENT DOCUMENT

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

PARCEL I:

COMMENCING at a 5/8" iron rod with yellow plastic cap marked "WRG Design Inc." marking the Southwest corner of said Parcel 3 of Partition Plat 2007-73; thence North 02°01'56" East along the West line of said Parcel 3, 658.41 feet to the POINT OF BEGINNING; thence continuing along said West line, North 02°01'56" East, 26.94 feet; thence leaving said West line the following 13 courses: South 84°50'47" East, 86.63 feet; thence South 89°49'53" East, 114.96 feet; thence North 83°40'01" East, 48.99 feet; thence North 76°56'41" East, 103.67 feet; thence North 86°54'27" East, 55.77 feet; thence South 82°23'47" East, 131.60 feet; thence South 77°53'00" East, 304.05 feet; thence South 83°09'53" East, 48.44 feet; thence North 90°00'00" East, 52.43 feet; thence North 78°42'09" East, 103.01 feet; thence North 64°33'37" East 41.69 feet; thence North 50°57'09" East, 144.42 feet; thence North 42°45'18" East, 134.22 feet to a point on the East line of said Parcel 3; thence along said East line of Parcel 3 South 01°48'36" West, 86.39 feet; thence leaving said East line, South 60°12'08" West, 134.86 feet; thence South 58°28'45" West, 4.57 feet; thence South 56°45'21" West, 48.83 feet; thence South 62°26'42" West, 163.68 feet; thence North 87°58'04" West, 458.51 feet to a point of curvature with a 500.00 foot radius curve; thence along said curve to the left, through a central angle of 85°09'19", an arc distance of 120.03 feet (the chord of which bears South 85°09'19" West 119.74 feet) to a point of reverse curvature of a 500.00 foot radius curve; thence along said curve to the right, through a central angle of 85°09'19", an arc distance of 120.03 feet (the chord of which bears South 85°09'19" West 119.74 feet); thence North 87°58'04" West, 192.74 feet; thence North 51°09'35" West, 22.43 feet; thence North 41°10'48" West, 65.65 feet; thence North 87°58'04" West, 18.00 feet to the POINT OF BEGINNING

PARCEL II:

COMMENCING at a 5/8" iron rod with yellow plastic cap marked "WRG Design Inc." marking the Southwest corner of said Parcel 3 of Partition Plat 2007-73; thence North 02°01'56" East along the West line of said Parcel 3, 189.67 feet to a point; thence the following four courses: South 88°40'03" East, 132.13 feet; thence North 85°15'55" East, 238.17 feet; thence South 88°01'38" East, 106.92 feet; thence South 71°13'51" East, 243.98 feet to the POINT OF BEGINNING; thence North 18°04'59" West, 8.48 feet; thence South 88°08'35" East, 258.95 feet back to a point on the South line of said Flood Plain; thence along the South line of said Flood Plain the following four courses: South 67°19'12" West, 40.35 feet; thence South 87°04'09" West, 97.58 feet; thence North 80°50'52" West, 115.70 feet; thence North 71°13'51" West, 7.68 feet to the POINT OF BEGINNING

DETERMINATION TABLE (CONTINUED)

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
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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT WOULD BE REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANGE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	--	Portion of Property (Parcel II)	X (unshaded)	229.2 to 229.5 feet	--	229.4 feet

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 2 Properties.)

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 2 Properties.)

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.

ZONE A (This Additional Consideration applies to the preceding 2 Properties.)

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

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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June 28, 2019

THE HONORABLE SHARON KONOPA
MAYOR, CITY OF ALBANY
333 BROADALBIN STREET SW

ALBANY, OR 97321

CASE NO.: 19-10-0702C
COMMUNITY: CITY OF ALBANY, LINN 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. Ryan Halvorson