



Federal Emergency Management Agency

Region X

Federal Regional Center

Bothell, Washington 98021-9796

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SEP 27 1993

Benton County Development Dept.

*letter to FEMA
re: annexation of N. Albany
this site is in annexed area.*

IN REPLY REFER TO:
RX-218-70-R

Case No. 93-RX-0149

September 23, 1993

Mr. James L. Hope
108 Green Court N.E.
Albany, Oregon 97321

Dear Mr. Hope:

This is in response to your letter dated September 15, 1993, requesting that the Federal Emergency Management Agency (FEMA) determine whether the following property is located in a Special Flood Hazard Area (SFHA), an area that would be inundated by the 100-year (one-percent annual chance) flood.

Property Description:	Lot 1, Block 2, Golf Club Addition
Street Address :	108 Green Court NE
Community :	Benton County
State :	Oregon

On September 17, 1993, we received all information necessary to process your request. After comparing this information with the National Flood Insurance Program (NFIP) map for Benton County, we determined that although portions of the property would be inundated by the 100-year flood, the existing structure on this property would not. Therefore, this letter amends the map for Benton County, Oregon (NFIP Map Number 410008, Panel 0050 C, dated August 5, 1986) to remove this structure from the SFHA. Because portions of the property are in the SFHA, any future construction or substantial improvement on this property remains subject to Federal, State, and local regulations for floodplain management.

Please note that this property could be inundated by a flood greater than a 100-year flood or by local flooding conditions not shown on the NFIP map. Flood insurance is available at reduced cost for properties located outside the SFHA. Also, although we have based our determination on the flood information presently available, flood conditions may change or new information may be generated that could supersede this determination.

A copy of this Letter of Map Amendment is being sent to your community's official NFIP map repository where, in accordance with regulations adopted by your community when it made application to join the NFIP, it should be attached to the community's official record copy of the NFIP map which is available for public inspection.

If this structure is covered by a flood insurance policy, and if the mortgage company or lending institution agrees to waive the flood insurance requirement, then the NFIP will refund the premium paid for the current policy year, providing that no claim is pending or has been paid on the policy during the current policy year. To receive the refund, a written waiver or certificate must be obtained from the mortgage company or lending institution. This written waiver or certificate must then be sent to the insurance agent, who will process the premium refund.

This response to your request is based on minimum criteria established by the NFIP. State and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the floodplain. If the State of Oregon or Benton County has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

If you have any questions or if we can be of further assistance, please call me at 206/487-4682.

Sincerely,



Charles L. Steele, Chief
Natural and Technological
Hazards Division

cc: Andrew Foster, K&D Engineering, Inc., Albany
✓ Gary Munsterman, Benton County Development Director
Jim Kennedy, Department of Land Conservation and
Development, Salem