



Federal Emergency Management Agency

Washington, D.C. 20472

DEC 16 1998

LETTER OF MAP AMENDMENT
218-70-RS

IN REPLY REFER TO CASE NO. 99-10-037A

Community: City of Albany, Oregon
Community No.: 410137
Map Panel Affected: Benton County 0050 C
Map Effective Date: August 5, 1986

We reviewed a request dated October 8, 1998, for a Letter of Map Amendment. All required information for this request was received on November 18, 1998. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we determined portions of the property described below are in a Special Flood Hazard Area (SFHA), 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); however, the structure on the property is not in the SFHA. Although this property is shown on the current NFIP map for Benton County, Oregon, it has been annexed by the City of Albany.

Property Description: A portion of the A.M. Rainwater Donation Land Claim No. 39, Township 11 South, Range 4 West, Willamette Meridian, as described in the Warranty Deed recorded as Microfilm No. M-222035-96, in the Office of the Recorder, Benton County, Oregon

Street Address: 625 Peacock Lane Northwest

Flooding Source: Willamette River

This letter amends the above-referenced NFIP map to remove the structure from the SFHA. The structure is now in Zone B, an area of moderate flooding outside the SFHA. Flood insurance coverage for the structure may be available under a low-cost policy (see enclosed document). Because portions of the property remain in the SFHA, any future construction or substantial improvement on the property remains subject to Federal, State, and local regulations for floodplain management.

Although we based our determination on the flood data presently available, we are currently revising the NFIP map for the City of Albany, Oregon. New flood data could be generated that may affect this property. When the new NFIP map is issued, it will supersede this letter. The Federal requirement for purchasing flood insurance then will be based on the newly issued NFIP map.

The enclosed document provides additional information about Letters of Map Amendment. If you have any questions about this letter, please contact Mr. Eugene Zeizel of our staff in Washington, DC, either by telephone at (202) 646-2802 or by facsimile at (202) 646-4596.

Sincerely,

Matthew B. Miller, P.E., Chief
Hazards Study Branch
Mitigation Directorate

Enclosure

cc: Community Map Repository
City of Albany

Community Map Repository
Benton County