

JUL 14 1999

Case No.: 99-10-247A

LOMR-F



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	City of Albany, Oregon	<p>A portion of Sections 9 and 10, Township 11 South, Range 3 West, Willamette Meridian, as shown on Certificate of Survey 21524 recorded in the Office of the County Surveyor, Linn County, Oregon</p> <p>The legal descriptions of the portions mentioned above are as follows:</p> <p><u>North Portion</u></p>
	COMMUNITY NO: 410137	
MAP PANEL AFFECTED	NUMBER: 0004 F	<p>BEGINNING at the northeast corner of the property; thence S 87°41'46" W, 17.14 feet along the south right-of-way line of Santiam Highway; thence S 69°51'02" W, 90.47 feet; thence N 89°30'34" W, 146.74 feet; thence S 89°01'06" W, 553.95 feet; thence N 84°33'59" W, 65.37 feet; thence S 1°30'24" E, 1,131.93 feet along the west property line; thence</p>
	NAME: City of Albany, Oregon	
	DATE: July 7, 1999	
FLOODING SOURCE: Cox Creek		<p>APPROXIMATE LATITUDE & LONGITUDE: 44.629407, -123.050498</p> <p>SOURCE OF LATITUDE & LONGITUDE: OFF THE SHELF SOFTWARE</p>

DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET ADDRESS	OUTCOME WHAT IS REMOVED FROM THE SFHA	NEW FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD)	LOWEST ADJACENT GRADE ELEVATION (NGVD)	LOWEST FLOOR ELEVATION (NGVD)	LOWEST LOT ELEVATION (NGVD)
N/A	N/A	Sections 9 & 10	4400 South Santiam Highway	property	X unshaded	231.0 feet	N/A	N/A	232.0 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 (if the appropriate box is checked, please refer to the appropriate section on Attachment 1)

- | | |
|---|--|
| <input checked="" type="checkbox"/> 1. PROPERTY DESCRIPTION (CONTINUED) | <input type="checkbox"/> 6. STUDY UNDERWAY |
| <input type="checkbox"/> 2. DETERMINATION TABLE (CONTINUED) | <input checked="" type="checkbox"/> 7. FILL RECOMMENDATION |
| <input type="checkbox"/> 3. PORTIONS REMAIN IN THE FLOODWAY | <input checked="" type="checkbox"/> 8. PORTIONS REMAIN IN THE SFHA |
| <input type="checkbox"/> 4. INADVERTENT INCLUSION IN THE FLOODWAY | |
| <input type="checkbox"/> 5. ZONE V OR ZONE A | |

This document provides the Federal Emergency Management Agency's determination regarding a request for a 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 determined the property is not 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). This document revises the effective NFIP map to remove the property from the SFHA; therefore, the federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

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 (FEMA MAP) or by letter addressed to the FEMA LOMA DEPOT, 3601 Eisenhower Avenue, Suite 600, Alexandria, VA 22304-6439.

Matthew B. Miller

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



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Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL) ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

1. PROPERTY DESCRIPTION (CONTINUED)

North Portion (continued)

N 75°09'18" E, 165.66 feet; thence N 32°54'08" E, 219.85 feet; thence S 77°05'45" E, 127.62 feet; thence N 89°09'25" E, 235.69 feet; thence N 23°10'25" E, 156.63 feet; thence S 83°41'15" E, 138.83 feet; thence N 0°05'12" W, 834.71 feet along the east property line to the POINT OF BEGINNING

South Portion

BEGINNING at the southeast corner of the property; thence N 89°56' W, 826.73 feet along the south property line; thence North 251.40 feet; thence N 87°23'55" E, 827.15 feet; thence S 0°05'12" E, 289.90 feet along the east property line to the POINT OF BEGINNING

7. FILL RECOMMENDATION

Although the criteria for removal of the subject area based on fill have been met for this request, Subparagraph 65.5(a)(4) of the National Flood Insurance Program regulations stipulates that if a structure is involved in a request for a Letter of Map Revision based on Fill, the Federal Emergency Management Agency's determination is based on comparisons of the lowest floor (including basement/crawl space) and the lowest adjacent grade elevations with the base flood elevation. If the entire structure is at or above the elevation of the base flood, the structure may be excluded from the Special Flood Hazard Area.

8. PORTIONS OF THE PROPERTY REMAIN IN THE SFHA

The Determination Document has removed the subject of the determination from the Special Flood Hazard Area (SFHA). However, portions of the property may remain in the SFHA. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State, and local regulations for floodplain management.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the Federal Emergency Management Agency Map Assistance Center toll free at 1-877-336-2627 (FEMA MAP) or by letter addressed to the FEMA LOMA DEPOT, 3601 Eisenhower Avenue, Suite 600, Alexandria, VA 22304-6439.

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