



Federal Emergency Management Agency

Washington, D.C. 20472

DEC 16 1996

The Honorable Jeri Kimmel
Mayor, City of Roseburg
900 Southeast Douglas Avenue
Roseburg, Oregon 97470

IN REPLY REFER TO:
Case No.: 97-10-066A
Community: City of Roseburg, Oregon
Community No.: 410067
Map Panel Affected: 0005 D

218-65-RS

Dear Mayor Kimmel:

This responds to a request from Ms. Evangeline Chapman, requesting that the Federal Emergency Management Agency (FEMA) determine whether the property described below is located in a Special Flood Hazard Area (SFHA), 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).

Property Description: Lot 2, Block D, Laurelwood Addition, as described in the Personal Representative's Deed, recorded as Instrument No. 92-15625, in Book 1196, Page 561, in the Office of the Recorder, Douglas County, Oregon

Street Address: 443 West Riverside Drive

Community and State: City of Roseburg, Oregon

On November 27, 1996, we received all information necessary to process this request. After comparing this information to the National Flood Insurance Program (NFIP) map for your community, we determined that although portions of the property described above would be inundated by the base flood, the existing structure on the property would not be inundated. Therefore, this letter revises the NFIP map for the City of Roseburg, Oregon (NFIP Map Number 410067, Panel 0005 D, dated December 18, 1986), to remove the structure from the SFHA. The structure is now located in Zone C, an area of minimal flooding outside the SFHA. Because portions of the property are in the SFHA, any future construction or substantial improvement on the property remains subject to Federal, State, and local regulations for floodplain management.

This Letter of Map Revision (LOMR) removes the structure from the FEMA-designated SFHA. In addition, because the structure is above the base flood elevation, it is not within the regulatory floodway shown on the NFIP map. The regulatory floodway is adopted and enforced by the community, and should you wish to incorporate this change into its regulatory floodway, the community needs to take the appropriate administrative action. The community should contact the Director, Mitigation Division of FEMA in Bothell, Washington, at (206) 487-4682 for guidance on the data that must be submitted to revise a regulatory floodway.

You should note that this property could be inundated by a flood greater than the base flood or by local flooding conditions not shown on the NFIP map. Also, although we have based our determination on the flood data presently available, flood conditions may change or new information may be generated that would supersede this determination.

Even though this property is not included in an SFHA, it could be inundated by a flooding event of greater magnitude than the base flood. In fact, more than 25 percent of all losses in the NFIP occur to structures located outside the SFHA in Zones B, C, or X. More than 25 percent of all policies purchased under the NFIP protect structures located in these zones. This clearly illustrates that there is a risk of flooding in non-SFHAs. That risk is just not as great as the flood risk to structures located in SFHAs. To offer flood insurance protection to owners of such structures, the NFIP offers two types of flood insurance. Property owners should discuss their individual flood risk situation and insurance needs with their insurance agent or company before making a final decision regarding flood insurance coverage.

To ensure continued eligibility to participate in the NFIP, your community must enforce its floodplain management regulations using, at a minimum, the flood elevations and zone designations shown on the NFIP map for your community, including the revision effected by this letter. This response is based on the minimum criteria established by the NFIP. State and community officials, based on knowledge of local conditions and in the interest of public safety, may set higher standards for construction in the floodplain. If the State, County, or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum Federal criteria.

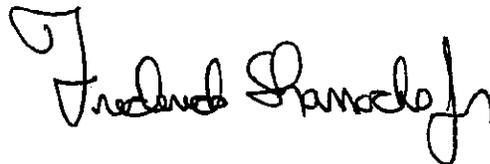
This revision has been made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and is in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-488), 42 U.S.C. 4001-4128, and 44 CFR Part 65.

Because this Letter of Map Revision (LOMR) will not be printed and distributed to primary map users, such as local insurance agents and mortgage lenders, your community will serve as a repository for these new data. We encourage you to disseminate the information reflected by this LOMR throughout your community so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information. We also encourage you to prepare an article for publication in your community's local newspaper that would describe the changes that have been made and the assistance that officials of your community will give to interested persons by providing these data and interpreting the NFIP maps.

A copy of this LOMR 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 you have any questions or if we can be of further assistance, please contact Ms. Agnes De Coca of our staff in Washington, DC, either by telephone at (202) 646-2746 or by facsimile at (202) 646-4596.

Sincerely,



Frederick H. Sharrocks, Jr., Chief
Hazard Identification Branch
Mitigation Directorate

cc: Community Map Repository

Baker

Michael Baker Jr., Inc.
A Unit of Michael Baker Corporation

3601 Eisenhower Avenue, Suite 600
Alexandria, Virginia 22304

(703) 960-8800
FAX (703) 960-9125

R E C E I V E D
DEC 20 1996

CITY OF ROSEBURG
DEPT. OF COMMUNITY
DEVELOPMENT & BLDG.

Community Map Repository
National Flood Insurance Program

Subject: Letters of Map Change

Dear Community Official:

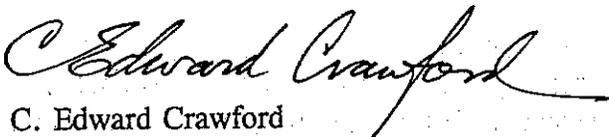
On behalf of the Federal Emergency Management Agency (FEMA), we are enclosing a copy of recent Letters of Map Amendment (LOMAs) and/or Letters of Map Revision (LOMRs) issued to amend or revise the National Flood Insurance Program (NFIP) map for your community.

As you know, the repository is a local resource for information about the risks of flooding in your community. A FEMA priority is to ensure that changes to the flood-risk information, such as those resulting from the issuance of a map amendment or revision, are sent to the repository for the benefit of the public. Please note that NFIP regulations require that the repository attach the copy of the LOMA and/or LOMR to the appropriate NFIP map on file.

FEMA appreciates your cooperation in maintaining this valuable community resource. If you have any questions, or if the address of the repository for your community has changed, please contact me at the telephone number provided above.

Sincerely,

MICHAEL BAKER JR., INC.



C. Edward Crawford
LOMA/LOMR Manager