



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON	Lot 19, Peter Ballf Tract, as described in the Warranty Deed recorded as Instrument No. 92-20959, in Book 1208, Pages 908 and 909, in the Office of the Recorder, Douglas County, Oregon
	COMMUNITY NO.: 410067	
AFFECTED MAP PANEL	NUMBER: 0005 E	
	NAME: CITY OF ROSEBURG, OREGON	
	DATE: 04/21/1999	
FLOODING SOURCE: SOUTH UMPQUA RIVER		

### DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST FLOOR ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
19	—	Peter Ballf	1254 West Military Avenue	Property	X (unshaded)	439.3 feet	—	—	451.0 feet

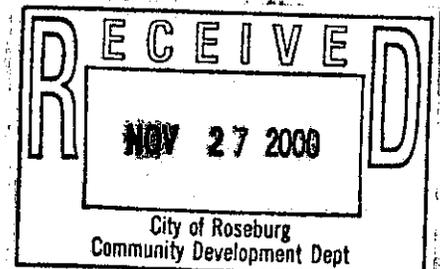
**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the property(ies) is/are 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 amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; 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 (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 600, Alexandria, VA 22304-6439.

*Matthew B. Miller*

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





# Federal Emergency Management Agency

Washington, D.C. 20472

November 20, 2000

MS. KAREN L. VAN WINKLE  
1254 WEST MILITARY AVENUE  
ROSEBURG, OR 97470

CASE NO.: 01-10-003A  
COMMUNITY: CITY OF ROSEBURG, DOUGLAS COUNTY,  
OREGON  
COMMUNITY NO.: 410067

DEAR MS. VAN WINKLE ::

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property 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 Letter of Map Amendment (LOMA) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMAs. Please see the List of Enclosures below to determine which documents are enclosed. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 600, Alexandria, VA 22304-6439.

Sincerely,

*Matthew B. Miller*

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

**LIST OF ENCLOSURES:**

LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator  
Community Map Repository  
Region

PHONE: (541) 672-4074

OFFICE: 433 S.E. MAIN ST.

# *Shaner Engineering, Inc.*

CIVIL ENGINEERING IN THE NORTHWEST

MAIL: P.O. BOX 1430 • ROSEBURG, OREGON 97470

FAX: (541) 673-7135

September 30, 2000

Barry & Karen Van Winkle  
1254 W. Military Avenue  
Roseburg, Oregon 97470

re: Flood Plain Insurance

Dear Karen:

We have surveyed your property and residence at the above address for purposes of determining whether your property needs flood plain insurance. As you rightly suspected, the property and residence sits some 8 to 12 feet above the 1964 (100 year) flood elevation. Please see enclosed FEMA Elevation Certificate and our attached elevation survey map.

To expedite removal of your property from the FEMA National Flood Insurance Program I recommend that you see Ms. Theresa Clemons at the Roseburg City Hall, Development Dept.. She is well experienced in these matters and will direct your actions to the right officials, etc..

It is unfortunate that the FEMA Flood Insurance Rate Map is in error regarding your property...

Yours truly,

*Bruce A. Shaner*  
Bruce A. Shaner,  
Professional Land  
Surveyor

Encl: FEMA Elev. Cert.  
& Elevation Survey Map

# ELEVATION CERTIFICATE

Important: Read the instructions on pages 1 - 7.

SECTION A - PROPERTY OWNER INFORMATION		For Insurance Company Use:
BUILDING OWNER'S NAME <i>Barry &amp; Karen Van Winkle</i>		Policy Number
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. <i>1254 W. Military Street</i>		Company NAIC Number
CITY <i>Roseburg</i>	STATE <i>Oregon</i>	ZIP CODE <i>97470</i>
PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <i>Lot 19, Peter Balff Tract (Tax Lot B300, Section 24 BB, T27S, R6W)</i>		
BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use Comments section if necessary.) <i>Residential</i>		
LATITUDE/LONGITUDE (OPTIONAL) (##° - ##' - ##.##" or ##.#####°)	HORIZONTAL DATUM: <input checked="" type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983	SOURCE: <input type="checkbox"/> GPS (Type): <input type="checkbox"/> USGS Quad Map <input checked="" type="checkbox"/> Other: <i>Local Bench Mark</i>

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER <i>City of Roseburg 410067</i>		B2. COUNTY NAME <i>Douglas</i>	B3. STATE <i>Oregon</i>
B4. MAP AND PANEL NUMBER <i>410067-0005</i>	B5. SUFFIX <i>E</i>	B6. FIRM INDEX DATE <i>April 21, '99</i>	B7. FIRM PANEL EFFECTIVE/REVISED DATE <i>April 21, '99</i>
B8. FLOOD ZONE(S) <i>AE</i>	B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding) <i>439.5</i>		

10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9.  
 FIS Profile  FIRM  Community Determined  Other (Describe):

11. Indicate the elevation datum used for the BFE in B9:  NGVD 1929  NAVD 1988  Other (Describe):

12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?  Yes  No  
Designation Date

## SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
 \*A new Elevation Certificate will be required when construction of the building is complete.

2. Building Diagram Number *2* (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

3. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO  
 Complete Items C3a-i below according to the building diagram specified in Item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments area of Section D or Section G, as appropriate, to document the datum conversion.  
 Datum *NGVD 29* Conversion/Comments *None.*

Elevation reference mark used *343* Does the elevation reference mark used appear on the FIRM?  Yes  No

a) Top of bottom floor (including basement or enclosure) *447.40* ft. (m)

b) Top of next higher floor *Main Res. Floor* *455.70* ft. (m)

c) Bottom of lowest horizontal structural member (V zones only) \_\_\_\_\_ ft. (m)

d) Attached garage (top of slab) *456.4* ft. (m)

e) Lowest elevation of machinery and/or equipment servicing the building \_\_\_\_\_ ft. (m)

f) Lowest adjacent grade (LAG) *452.1* ft. (m)

g) Highest adjacent grade (HAG) *456.0* ft. (m)

h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade \_\_\_\_\_

i) Total area of all permanent openings (flood vents) in C3h \_\_\_\_\_ sq. in. (sq. m)  
*Not Applicable - Well above Floodplain Bldg*

License Number, Embossed Seal, Signature, and Date

REGISTERED PROFESSIONAL LAND SURVEYOR

*Bruce A. Shaner*

OREGON  
OCT. 4, 1957  
BRUCE A. SHANER  
430

*Sept. 30, 2000*

## SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information.  
 I certify that the information in Sections A, B, and C on this certificate represents my best efforts to interpret the data available.  
 I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

CERTIFIER'S NAME *Bruce A. Shaner* LICENSE NUMBER *L.S. 430*

TITLE *Prof. Land Surveyor* COMPANY NAME *Shaner Engineering*

ADDRESS *P.O. Box 1430* CITY *Roseburg* STATE *Oregon* ZIP CODE *97470*

SIGNATURE *Bruce A. Shaner* DATE *Sept. 30, 2000* TELEPHONE *1-541-672-4074*

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			For Insurance Company Use:
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. <i>1254 W. Military Street</i>			Policy Number
CITY <i>Roseburg</i>	STATE <i>Oregon</i>	ZIP CODE <i>97470</i>	Company NAIC Number

**SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)**

Complete both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

COMMENTS  
*The Flood Insurance Rate Map is in error by including this property. The property's yard elevations are 12 to 13 feet above the 100 year flood. Even the basement is 80 feet above the flood elevation.*  
*N/A*

Check here if attachments

**SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zone AO and Zone A (without BFE), complete Items E1 through E4. If the Elevation Certificate is intended for use as supporting information for a LOMA or LOMR-F, Section C must be completed.

1. Building Diagram Number \_\_ (Select the building diagram most similar to the building for which this certificate is being completed – see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)
2. The top of the bottom floor (including basement or enclosure) of the building is \_\_ ft.(m) \_\_ in.(cm)  above or  below (check one) the highest adjacent grade.
3. For Building Diagrams 6-8 with openings (see page 7), the next higher floor or elevated floor (elevation b) of the building is \_\_ ft.(m) \_\_ in.(cm) above the highest adjacent grade.
4. For Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.

**SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here.

PROPERTY OWNER'S OR OWNER'S AUTHORIZED REPRESENTATIVE'S NAME  
*N/A*

ADDRESS	CITY	STATE	ZIP CODE
SIGNATURE	DATE	TELEPHONE	

COMMENTS

Check here if attachments

**SECTION G - COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below.

1.  The information in Section C was taken from other documentation that has been signed and embossed by a licensed surveyor, engineer, or architect who is authorized by state or local law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
2.  A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
3.  The following information (Items G4-G9) is provided for community floodplain management purposes.

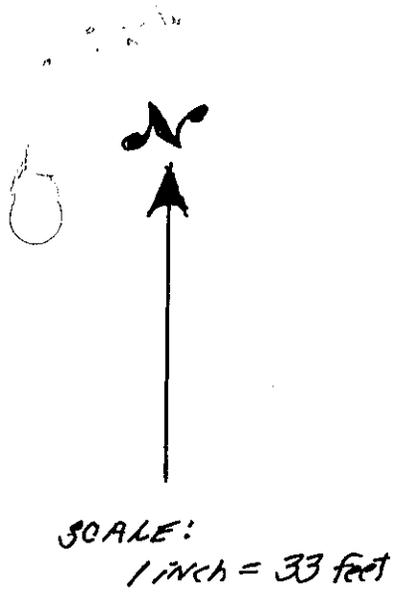
G4. PERMIT NUMBER	G5. DATE PERMIT ISSUED	G6. DATE CERTIFICATE OF COMPLIANCE/OCCUPANCY ISSUED
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7. This permit has been issued for:  New Construction  Substantial Improvement
8. Elevation of as-built lowest floor (including basement) of the building is: \_\_\_\_\_ ft.(m) Datum: \_\_\_\_\_
9. BFE or (in Zone AO) depth of flooding at the building site is: \_\_\_\_\_ ft.(m) Datum: \_\_\_\_\_

LOCAL OFFICIAL'S NAME	TITLE
COMMUNITY NAME	TELEPHONE
SIGNATURE	DATE

COMMENTS

Check here if attachments



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Bruce A Shaner

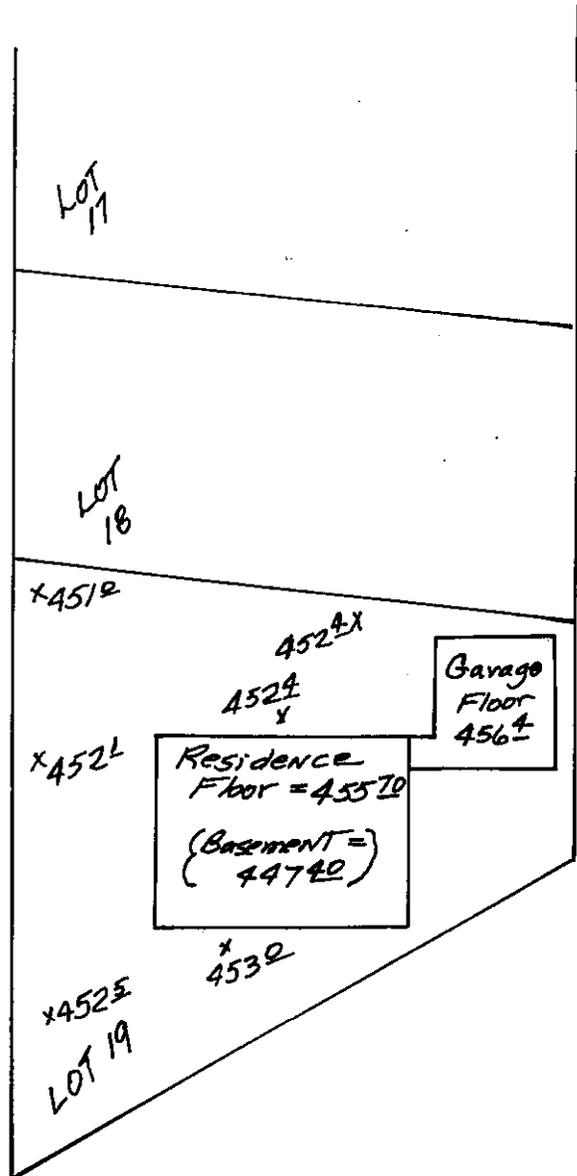
OREGON  
OCT. 4, 1957  
BRUCE A. SHANER  
430

Sept. 30, 2000

BALLF STREET  
4440 x

4460 x

4490 x



4594

MYRTLE AVE.

MILITARY AVE.

Van Winkle Property Elevations

spot elevation = x 4460

Note: The 100 year flood elevation = 439.5 at this location. The F.I.R.M. Map is in Error. BAS