



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	A portion of Section 14, Township 27 South, Range 6 West, Willamette Meridian, as described in the Warranty Deed recorded as Document No. 2004-008142 in the Office of the County Clerk, Douglas County, Oregon
	COMMUNITY NO.: 410067	
AFFECTED MAP PANEL	NUMBER: 4100670005E	
	NAME: CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON	
	DATE: 4/21/1999	
FLOODING SOURCE: SOUTH UMPQUA RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 43.217, -123.379 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 7.0 DATUM: NAD 83

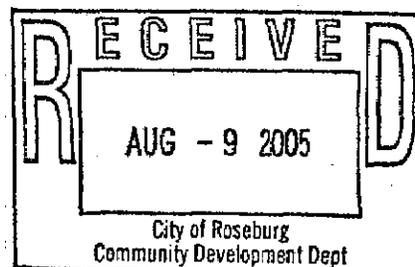
DETERMINATION

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 LOT ELEVATION (NGVD 29)
—	—	—	365 West Oriole Drive	Property	X (unshaded)	436.2 feet	—	462.1 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 130, Alexandria, VA 22304-6439.




Doug Bellomo, P.E., Chief
Hazard Identification Section, Mitigation Division
Emergency Preparedness and Response Directorate

Version 1.3.3

1056349.1LOMA-SL103550639



Federal Emergency Management Agency

Washington, D.C. 20472

August 2, 2005

MR. DALE E. FARMER
365 W ORIOLE DRIVE
ROSEBURG, OR 97470

CASE NO.: 05-10-0639A
COMMUNITY: CITY OF ROSEBURG, DOUGLAS COUNTY,
OREGON
COMMUNITY NO.: 410067

DEAR MR. FARMER:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document 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. Other attachments specific to this request may be included as referenced in the Determination/Comment document. 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 130, Alexandria, VA 22304-6439.

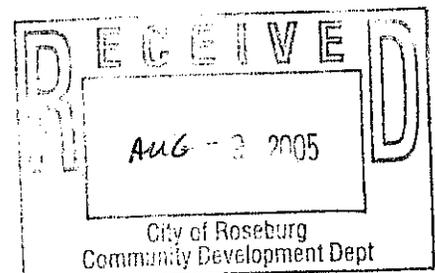
Sincerely,

Doug Bellomo, P.E., Chief
Hazard Identification Section, Mitigation Division
Emergency Preparedness and Response Directorate

LIST OF ENCLOSURES:

LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region



RECEIVED
JUN 14 2005

FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No. 3067-0077
Expires December 31, 2005

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-7.

City of Roseburg Community Development Dept BUILDING OWNERS NAME JALE E. FARMER		SECTION A - PROPERTY OWNER INFORMATION		For Insurance Company Use
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. 365 W. ORIOLE DR.				Policy Number
CITY ROSEBURG	STATE OR	ZIP CODE 97470		Company NAIC Number
PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) T.27S., R.06W., SEC. 14 CD TAX LOT 00400				
BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use a Comments area, if necessary.) RESIDENTIAL				
LATITUDE/LONGITUDE (OPTIONAL) (##° - ##' - ###" or #####")		HORIZONTAL DATUM: <input type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983		SOURCE: <input type="checkbox"/> GPS (Type): <input type="checkbox"/> USGS Quad Map <input type="checkbox"/> Other:

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER CITY OF ROSEBURG, OREGON 410067		B2. COUNTY NAME DOUGLAS		B3. STATE OREGON	
B4. MAP AND PANEL NUMBER 410067 0005	B5. SUFFIX E	B6. FIRM INDEX DATE 4-21-99	B7. FIRM PANEL EFFECTIVE/REVISED DATE 4-21-99	B8. FLOOD ZONE(S) AE	B9. BASE FLOOD ELEVATION(S) (Zone AE, use depth of flooding) 436.2
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe):					
B11. Indicate the elevation datum used for the BFE in B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1983 <input type="checkbox"/> Other (Describe):					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date N/A					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. 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.

C2. Building Diagram Number **1** (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.)

C3. 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 C3-a-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** Conversion/Comments **N/A**

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

- a) Top of bottom floor (including basement or enclosure) **469. 0 ft.(m)**
- b) Top of next higher floor **N/A. _ ft.(m)**
- c) Bottom of lowest horizontal structural member (V zones only) **N/A. _ ft.(m)**
- d) Attached garage (top of slab) **N/A. _ ft.(m)**
- e) Lowest elevation of machinery and/or equipment servicing the building (Describe in a Comments area) **469. 2 ft.(m)**
- f) Lowest adjacent (finished) grade (LAG) **469. 2 ft.(m)**
- g) Highest adjacent (finished) grade (HAG) **474. 5 ft.(m)**
- h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade **0**
- i) Total area of all permanent openings (flood vents) in C3.h **N/A** sq. in. (sq. cm) (See Comments)

License Number, Embossed Seal, Signature, and Date

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Herman A. Pieske

OREGON
JULY 14, 1978
HERMAN A. PIESKE
1651

EXP. DATE: 12-31-06

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 **Herman A Pieske**

LICENSE NUMBER **1651**

TITLE **Professional Land Surveyor (Pres.)**

COMPANY NAME **AA Surveying & Engineering, Inc.**

ADDRESS
3076 Diamond Lake Blvd.

CITY
Roseburg

STATE
OR

ZIP CODE

SIGNATURE
Herman A. Pieske

DATE
6-3-05

TELEPHONE

FLOODPLAIN BUILDING SITE DIAGRAM

(To be completed by an Oregon Licensed Surveyor or Engineer.)

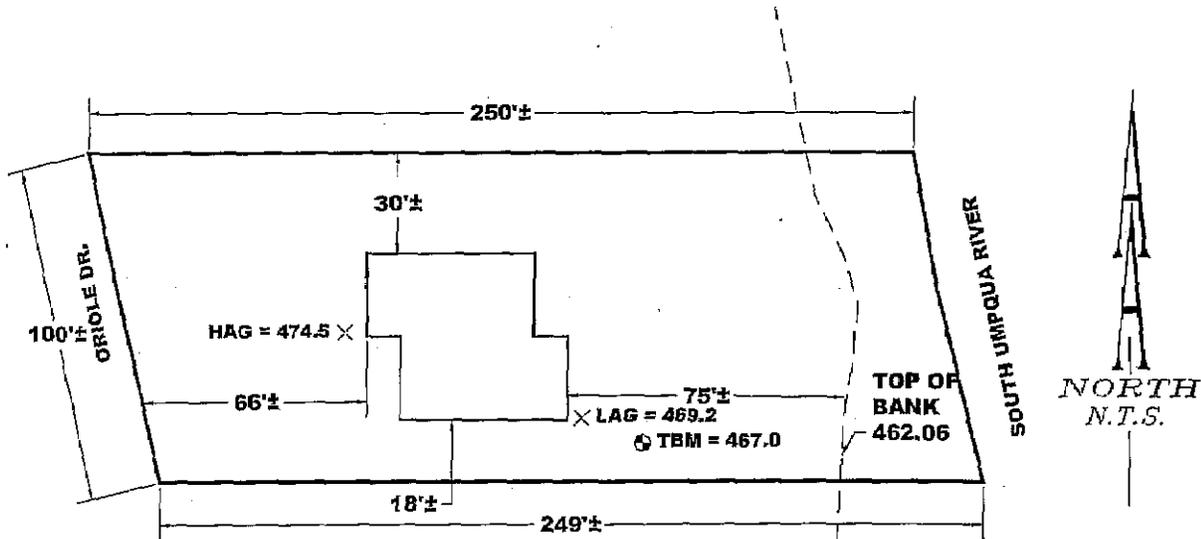
WORK SHEET NO. 1

TAX ACCT. NO. R13521 TAX LOT NO. 00400 SEC. 14 SUB SEC. CD TOWNSHIP 27S RANGE 06W

DIRECTIONS TO AND DESCRIPTION OF SITE: 100' north of the intersection of Bradford Ave. & W. Oriole Drive.

INFORMATION NEEDED ON DIAGRAM

1. Approximate property lines (show dimensions).
2. Permanent land marks (roads, streams, rivers).
3. Distances from landmarks to building site.
4. Put stakes at building site (one flagged stake in middle of site is sufficient).
5. Temporary bench mark established at 100 year flood elevation.
6. Location of floodway on site.



PART ONE PRE-CONSTRUCTION

BM: NO <u>ORIOLE</u> ELEVATION <u>436.92</u>	LOCATION <u>SE Corner of intersection of Oriole Dr. and Broccoli St.</u>	100 YEAR FLOOD ELEVATION <u>436.2</u>
(NOTE: Elevation datum MSL) TBM ELEVATION <u>467.8</u>	TBM LOCATION <u>In stump behind dwelling</u>	TBM DESCRIPTION <u>Spike</u>
[FEDERAL 100 YEAR - YES <u>NO</u>]	[FEDERAL FLOODWAY - YES <u>NO</u>]	[MEAN FLOODWAY VELOCITY <u>N/A</u>]
EXTREME HAZARD HIGH HAZARD <u>LOW HAZARD</u>		BUILDING SITE ELEVATION <u>469.0</u>
FLOODWAY MAP <u>410067 0005E</u>	ORTHO PHOTO <u>N/A</u>	MINIMUM REQUIRED FLOOR HEIGHT ABOVE GROUND <u>N/A</u>

PART TWO POST-CONSTRUCTION

The building at the property location described above has the lowest floor (including basement) at an elevation of _____ feet NGVD (Mean Sea Level) or has been floodproofed in accordance with the Floodplain Ordinance to an elevation of _____ feet NGVD. The reference level is based on actual construction. YES NO

I CERTIFY AS AN OREGON REGISTERED PROFESSIONAL ENGINEER/SURVEYOR THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE.

DATE _____ SIGNATURE _____

REVISED 10/99)

IMPORTANT: In these spaces, copy the corresponding information from Section A.

BUILDING STREET ADDRESS (including Apt, Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO.
365 W. ORIOLE

CITY
ROSEBURG

STATE
OR

ZIP CODE
97470

For Insulator Company Use

Policy Number

Company NAIC Number

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

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

COMMENTS

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.

E1. 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.)

E2. 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. (Use natural grade, if available).

E3. 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. Complete items C3.h and C3.i on front of form.

E4. The top of the platform of machinery and/or equipment servicing the building is ___ ft.(m) ___ in.(cm) above or below (check one) the highest adjacent grade. (Use natural grade, if available).

E5. 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, C (Items C3.h and C3.i only), and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, C, and E are correct to the best of my knowledge.

PROPERTY OWNER'S OR OWNER'S AUTHORIZED REPRESENTATIVE'S NAME

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.

G1. 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.)

G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. 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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G7. This permit has been issued for: New Construction Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building is: _____ ft.(m)

_____ ft.(m)

Datum:

G9. BFE or (in Zone AO) depth of flooding at the building site is: _____ ft.(m)

_____ ft.(m)

Datum:

LOCAL OFFICIAL'S NAME TITLE

COMMUNITY NAME TELEPHONE

SIGNATURE DATE

COMMENTS

Check here if attachments

**FEDERAL EMERGENCY MANAGEMENT AGENCY
APPLICATION FORM FOR SINGLE RESIDENTIAL LOT OR STRUCTURE AMENDMENTS TO
NATIONAL FLOOD INSURANCE PROGRAM MAPS**

*O.M.B. NO. 3067-0257
Expires May 31, 2005*

PAPERWORK REDUCTION ACT

Public reporting burden for this form is estimated to average 2.4 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing, reviewing, and submitting the form. You are not required to respond to this collection of information unless a valid OMB control number is displayed in the upper right corner of this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Federal Emergency Management Agency, 500 C Street, S.W., Washington DC 20472, Paperwork Reduction Project (3067-0257). Submission of this form is required to obtain or retain benefits under the National Flood Insurance Program.

This form should be used to request that the Federal Emergency Management Agency (FEMA) remove a single structure or legally recorded parcel of land or portions thereof, described by metes and bounds, certified by a registered professional engineer or licensed land surveyor, from a designated Special Flood Hazard Area (SFHA), an area that would be inundated by the flood having a 1%-chance of being equaled or exceeded in any given year (base flood), via Letter of Map Amendment (LOMA). It shall not be used for requests submitted by developers, for requests involving multiple structures or lots, for property in alluvial fan areas or coastal high hazard areas (V zones), or requests involving the placement of fill. (NOTE: Use MT-1 forms for such requests). Fill is defined as material placed to raise the grade to or above the Base Flood Elevation (BFE). The common construction practice of removing unsuitable existing material (topsoil) and backfilling with select structural material is not considered the placement of fill if the practice does not alter the existing (natural grade) elevation, which is at or above the BFE. Also, fill that is placed before the date of the first National Flood Insurance Program (NFIP) map showing the area in an SFHA is considered natural grade.

LOMA:

A letter from FEMA stating that an existing structure or parcel of land that has not been elevated by fill would not be inundated by the base flood.

A - This section may be completed by the property owner or by the property owner's agent.

1. Has fill been placed on your property?

- No** **Yes - If Yes, STOP!! - You must complete the MT-1 application forms; visit http://www.fema.gov/fhm/dl_mt-1.shtm or call the FEMA Map Assistance Center toll free: (877-FEMA MAP) (877-336-2627)**

2. Legal description of Property (Lot, Block, Subdivision) and street address of the Property (if different from mailing address):

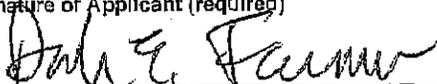
Township 27 South, Range 6 West, Section 14CD, Willamette Meridian, Douglas County, Oregon, Tax Lot 1500, 365 W. Oriole Dr.

3. Are you requesting that the flood zone designation be removed from (check one):

- Your entire legally recorded property?
- A portion of your legally recorded property? (a metes and bounds description and map of the area to be removed, certified by a registered professional engineer or licensed land surveyor are required)
- A structure on your property? What is the date of construction? 1962

All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Applicant's Name: Dale E. Farmer	Company: N/A
Mailing Address: 365 W. Oriole Dr. Roseburg, Oregon 97470	Daytime Telephone No.: (541) 672-5127
E-mail address: N/A	Fax No.: N/A

Signature of Applicant (required) 	Date 6/04/05
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End of Section A

B - This section must be completed by a registered professional engineer or licensed land surveyor.

NOTE: If an NFIP Elevation Certificate has already been completed for this property, it may be submitted in addition to this form.

Applicable Regulations

The regulations pertaining to LOMAs are presented in the National Flood Insurance Program (NFIP) regulations under Title 44, Chapter I, Parts 70 and 72, Code of Federal Regulations. The purpose of Part 70 is to provide an administrative procedure whereby FEMA will review information submitted by an owner or lessee of property who believes that his or her property has been inadvertently included in a designated SFHA. The necessity of Part 70 is due in part to the technical difficulty of accurately delineating the SFHA boundary on an NFIP map. Part 70 procedures shall not apply if the topography has been altered since the effective date of the first NFIP map [e.g., a Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map (FHBM)] showing the property to be within the SFHA.

Basis of Determination

FEMA's determination as to whether a structure or legally recorded parcel of land, or portions thereof, described by metes and bounds, may be removed from the SFHA will be based upon a comparison of the Base (1%-annual-chance) Flood Elevation (BFE) with certain elevation information. For Zone A, with no BFE determined, refer to *Managing Floodplain Development in Approximate Zone A Areas, A Guide for Obtaining and Developing Base (100-Year) Flood Elevations*. The elevation information required is dependent on whether a structure, or a legally recorded parcel of land, is to be removed from the SFHA.

Item to be Removed from the SFHA: (check one)	Elevation Information Required: (complete Item 4)
<input checked="" type="checkbox"/> Structure located on natural grade (LOMA)	Lowest Adjacent Grade to the structure (the elevation of the lowest ground touching the structure including attached decks or garage)
<input type="checkbox"/> Undeveloped legally recorded parcel of land (LOMA)	Elevation of the lowest ground on the parcel or within the portion of land to be removed from the SFHA (skip to Item 2)
1. What is the type of construction? (check one) <input type="checkbox"/> crawl space <input checked="" type="checkbox"/> slab on grade <input type="checkbox"/> basement/enclosure	
<input type="checkbox"/> other (explain)	

2. BUILDING INFORMATION

Building Street Address (including Apt. Unit, Suite, and/or Bldg. No.):

365 W. Oriole Dr., Roseburg, Oregon 97470

Property Description (Lot and Block Number, Tax Parcel Number, Legal Description, etc.):

Township 27 South, Range 6 West, Section 14CD, Willamette Meridian, Douglas County, Oregon, Tax Lot 400

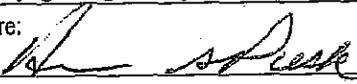
3. FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

NFIP Community Number: 410067	Map & Panel Number: 0005E	Base Flood Elevation: 436.2
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4. ELEVATION INFORMATION (SURVEY REQUIRED)

- Lowest Adjacent Grade (LAG) to the structure 469.2 ft. (m)
- Elevation of the lowest grade on the property; or, metes and bounds area 462.1 ft. (m)
- Indicate the datum (and datum conversion if different from NGVD 29 or NAVD 88) NGVD 29
- Has FEMA identified this area as subject to land subsidence or uplift? Yes No
- If Yes, what is the date of the current releveling? N/A

This certification is to be signed and sealed by a licensed land surveyor, registered professional engineer, or architect authorized by law to certify elevation information. All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Certifier's Name: Herman A. Pleske	License No.: 1651	Expiration Date: 12-31-06	Seal (optional)
Company Name: AA Surveying & Engineering, Inc.	Telephone No.: (541) 672-2096	Fax No.: (541) 672-0611	
Signature: 	Date: 6-3-05		
(See attached address listing for LOMAs)			



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
ROSEBURG,
OREGON
DOUGLAS COUNTY

ONLY PANEL PRINTED

COMMUNITY-PANEL NUMBER

41067 0005 E

MAP REVISED:
APRIL 21, 1999



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using FIRM 2.0-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Rate Store at www.msc.fema.gov