



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 COTTAGE GROVE, LANE COUNTY, OREGON	Lot 37, Grove of Pines Subdivision, as shown on the Plat recored as Document No. 2002-096171, in the Office of the County Clerk, Lane County, Oregon
	COMMUNITY NO.: 410120	
AFFECTED MAP PANEL	NUMBER: 41039C2087F	
	NAME: LANE COUNTY, OREGON AND INCORPORATED AREAS	
	DATE: 6/2/1999	
FLOODING SOURCE: SILK CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 43.798, -123.077 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)
37	—	Grove of Pines	2102 Ash Avenue	Structure	X (shaded)	653.8 feet	653.8 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 (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

PORTIONS REMAIN IN THE SFHA STUDY UNDERWAY
ANNEXATION
ZONE A

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 structure(s) on 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



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)**

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

ANNEXATION (This Additional Consideration applies to the preceding 1 Property.)

Although the subject of this determination is shown on the National Flood Insurance Program map as being located in a community other than the community indicated on the Determination/Comment Document, it has been annexed by the community referenced therein.

ZONE A (This Additional Consideration applies to the preceding 1 Property.)

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

STUDY UNDERWAY (This additional consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

This attachment provides additional information regarding this request. If you have any questions about this attachment, 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-SL101640832

From:GEOMAX, INC.

541 942 7935

10/24/2005 09:45 #007 P.001/002

FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM

ELEVATION CERTIFICATE

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

Important: Read the instructions on pages 1 - 7.

SECTION A - PROPERTY OWNER INFORMATION
BUILDING OWNER'S NAME: MADISON HOME BUILDERS
BUILDING STREET ADDRESS: NONE ASSIGNED
CITY: COTTAGE GROVE STATE: OR ZIP CODE: 97424
PROPERTY DESCRIPTION: LOT 35, GROVE OF PINES
BUILDING USE: RESIDENTIAL
LATITUDE/LONGITUDE (OPTIONAL):
HORIZONTAL DATUM: NAD 1983
SOURCE: Other: TAX

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION
B1. NFP COMMUNITY NAME & COMMUNITY NUMBER: CITY OF COTTAGE GROVE 410120
B2. COUNTY NAME: LANE
B3. STATE: OREGON
B4. MAP AND PANEL NUMBER: 41039C2087
B5. SUFFIX: F
B6. FIRM INDEX DATE: 6/2/99
B7. FIRM PANEL EFFECTIVE/REVISED DATE: 6/2/99
B8. FLOOD ZONE(S): AE
B9. BASE FLOOD ELEVATION(S): 653.10
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9.
B11. Indicate the elevation datum used for the BFE in B9.
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)
C1. Building elevations are based on: Building Under Construction
C2. Building Diagram Number 8
C3. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, ARIA, ARIA/E, ARIA1-A30, ARIA/H, ARIA/O
Elevation reference mark used J1.23 Does the elevation reference mark used appear on the FIRM? No
a) Top of bottom floor (including basement or enclosure) 657.00 ft.(m)
b) Top of next higher floor
c) Bottom of lowest horizontal structural member (V zones only)
d) Attached garage (top of slab)
e) Lowest elevation of machinery and/or equipment servicing the building
f) Lowest adjacent (finished) grade (LAG)
g) Highest adjacent (finished) grade (HAG)
h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade
i) Total area of all permanent openings (flood vents) in C3.h



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 DENNIS A. CROWE PLS LICENSE NUMBER 845

TITLE CHIEF OF SURVEYS: ADDRESS: 806 NORTH NINTH SIGNATURE: DATE: 10/24/05 COMPANY NAME: GEOMAX INC CITY: COTTAGE GROVE STATE: OR ZIP CODE: 97424 TELEPHONE: 541-942-0126

From: GEOMAX, INC.

541 942 7935

10/24/2005 09:46 #007 P.002/002

IMPORTANT: In these spaces, copy the corresponding information from Section A.			For Insurance Company Use:
BUILDING STREET ADDRESS (including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO.			Policy Number
NONE ASSIGNED			
CITY COTTAGE GROVE	STATE OR	ZIP CODE 97424	Company NAIC Number

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

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

COMMENTS

THIS CERTIFICATE IS ONLY TO VERIFY THE ELEVATION OF THE FINISH FLOOR OF THE STRUCTURE BASED ON THE TOP OF THE FOUNDATION WALL. THIS SITE IS STILL UNDER CONSTRUCTION SO ACCURATE ELEVATIONS ON THE GROUND ARE UNAVAILABLE AT THIS TIME. BASED

ON CONSTRUCTION PLANS THE FINISH FLOOR IS 12 INCHES ABOVE THE TOP OF THE FOUNDATION WALL

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.n 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) Datum:

G9. 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

From: GEOMAX, INC.

541 942 7935

10/24/2005 09:45 #007 P.001/002

FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM

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

ELEVATION CERTIFICATE

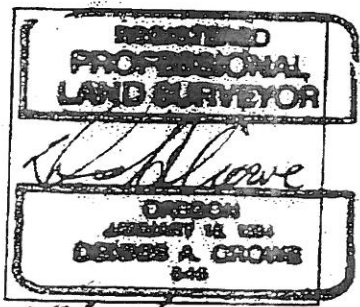
Important: Read the instructions on pages 1 - 7.

SECTION A - PROPERTY OWNER INFORMATION
BUILDING OWNER'S NAME: MADISON HOME BUILDERS
BUILDING STREET ADDRESS: NONE ASSIGNED
CITY: COTTAGE GROVE STATE: OR ZIP CODE: 97424
PROPERTY DESCRIPTION: LOT 35, GROVE OF PINES (TL 20-03-29-31:05200)
BUILDING USE: RESIDENTIAL
LATITUDE/LONGITUDE (OPTIONAL):
HORIZONTAL DATUM: NAD 1983
SOURCE: USGS Quad Map, Other: TAX

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B1. FIRM COMMUNITY NAME & COMMUNITY NUMBER: CITY OF COTTAGE GROVE 410120
B2. COUNTY NAME: LANE
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B4. MAP AND PANEL NUMBER: 41039C2087
B5. SUFFIX: F
B6. FIRM INDEX DATE: 6/299
B7. FIRM PANEL EFFECTIVE/REVISED DATE: 6/299
B8. FLOOD ZONE(S): AE
B9. BASE FLOOD ELEVATION(S): 653.10

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9.
B11. Indicate the elevation datum used for the BFE in B9.
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?

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C1. Building elevations are based on: Building Under Construction
C2. Building Diagram Number 8
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Datum NGVD29 Conversion/Comments SEE PG2
Elevation reference mark used J1.23 Does the elevation reference mark used appear on the FIRM? No
a) Top of bottom floor (including basement or enclosure)
b) Top of next higher floor 657.00 ft.(m)
c) Bottom of lowest horizontal structural member (V zones only)
d) Attached garage (top of slab)
e) Lowest elevation of machinery and/or equipment servicing the building (Describe in a Comments area)
f) Lowest adjacent (finished) grade (LAG)
g) Highest adjacent (finished) grade (HAG)
h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade N/A
i) Total area of all permanent openings (flood vents) in C3.h N/A sq. in. (sq. cm)



Review 12/31/05

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.
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10/24/2005 09:46 #007 P - 002/002

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.

NONE ASSIGNED

CITY
COTTAGE GROVE

STATE
OR

ZIP CODE
97424

For Insurance Company Use:

Policy Number

Company NAIC Number

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

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COMMENTS

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ON CONSTRUCTION PLANS THE FINISH FLOOR IS 12 INCHES ABOVE THE TOP OF THE FOUNDATION WALL

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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 LOMRF, 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).
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- 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)

Datum:

G9. 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