Federal Emergency Management Agency

Washington, D.C. 20472

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

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF ROCHESTER, OLMSTED COUNTY, MINNESOTA	A portion of Lots 1 through 6, Block 3, Reflections on Mayo Lake Second, as shown on the Official Plat recorded as Document No. A-1409329, in the Office of the Recorder, Olmstead County, Minnesota The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 275246	
AFFECTED MAP PANEL	NUMBER: 27109C0144F; 27109C0282F	
	DATE: 4/19/2017; 4/19/2017	
FLOODING SOURCE: SOUTH FORK ZUMBRO RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY:43.999884, -92.522854 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS NOT REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
1-6	3	Reflections on Mayo Lake Second	--	Portion of Property	AE	1027.2 feet	--	1025.8 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.)

LEGAL PROPERTY DESCRIPTION
STATE LOCAL CONSIDERATIONS

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 have determined that the described portion(s) of the property(ies) is/are 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). Therefore, flood insurance is required for the subject property described above. If fill was placed on the subject property to raise its elevation above the base flood elevation after the effective date of the first NFIP map showing the property in the SFHA, then, for the subject property to be outside of the SFHA, it must be demonstrated that the subject property is reasonably safe from flooding in accordance with Part 65.5(a)(4) of our regulations. Further guidance on determining if the subject property is reasonably safe from flooding may be found in FEMA Technical Bulletin 10-01. A copy of this bulletin can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at http://www.fema.gov/mit/tb1001.pdf.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination and information regarding your options for obtaining a Letter of Map Revision based on Fill. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Beginning at the northeasterly corner of said Lot 1; thence South 25 degrees 45 minutes 54 seconds East, assumed bearing, 114.31 feet; thence South 83 degrees 31 minutes 53 seconds West, 38.28 feet; thence South 77 degrees 39 minutes 10 seconds West, 70.92 feet; thence South 64 degrees 00 minutes 17 seconds West, 41.53 feet; thence South 53 degrees 20 minutes 40 seconds West, 45.41 feet; thence South 48 degrees 01 minute 33 seconds West, 15.50 feet; thence South 18 degrees 16 minutes 00 seconds West, 62.01 feet; thence South 10 degrees 01 minute 02 seconds West, 34.09 feet; thence South 00 degrees 59 minutes 50 seconds East, 80.08 feet; thence South 06 degrees 30 minutes 06 seconds West, 48.70 feet; thence South 00 degrees 04 minutes 28 seconds East, 121.71 feet; thence South 00 degrees 15 minutes 43 seconds West, 83.20 feet; thence South 01 degree 59 minutes 50 seconds West, 59.66 feet; thence South 06 degrees 48 minutes 44 seconds West, 63.48 feet; thence South 74 degrees 55 minutes 18 seconds West, 45.51 feet; thence South 62 degrees 00 minutes 36 seconds West, 30.69 feet; thence South 50 degrees 06 minutes 53 seconds West, 47.77 feet; thence South 48 degrees 32 minutes 33 seconds West, 29.19 feet; thence South 41 degrees 55 minutes 55 seconds West, 30.14 feet; thence South 28 degrees 18 minutes 26 seconds West, 24.34 feet; thence South 12 degrees 01 minute 37 seconds West, 27.90 feet; thence South 02 degrees 20 minutes 12 seconds West, 44.34 feet; thence South 04 degrees 45 minutes 28 seconds West, 30.81 feet; thence South 48 degrees 47 minutes 26 seconds West, 33.38 feet to the south line of said Lot 6; thence South 88 degrees 38 minutes 42 seconds West, along said south line, 54.97 feet to the west line of said Lot 6; thence North 01 degree 21 minutes 18 seconds West, along said west line, 486.73 feet to the north line of said Lot 6; thence North 88 degrees 42 minutes 47 seconds East, along said north line, 60.00 feet to the west line of said Lot 5 (the next 2 courses are along said west line); thence North 01 degree 21 minutes 18 seconds West, 179.37 feet; thence North 36 degrees 47 minutes 08 seconds East, 24.45 feet to the southerly line of Outlot E, in said REFLECTIONS ON MAYO LAKE SECOND (the next 5 courses are along said southerly line); thence southerly, easterly and northerly 142.17 feet along a nontangential curve, concave northerly, central angle of 159 degrees 43 minutes 11 seconds, radius of 51.00 feet and a chord which bears North 60 degrees 31 minutes 02 seconds East, 100.41 feet; thence northerly 48.04 feet along a reverse curve, concave easterly, central angle of 53 degrees 58 minutes 05 seconds, radius of 51.00 feet and a chord which bears North 07 degrees 38 minutes 29 seconds East, 46.28 feet; thence North 34 degrees 37 minutes 32 seconds East, tangent to said curve, 40.83 feet; thence northeasterly 113.69 feet along a tangential curve, concave southeasterly, central angle of 29 degrees 36 minutes 34 seconds, radius of 220.00 feet, and a chord which bears North 49 degrees 25 minutes 49 seconds East, 112.43 feet; thence North 64 degrees 14 minutes 06 seconds East, tangent to said curve, 191.75 feet to the point of beginning.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMR-F-DEN DETERMINATION DOCUMENT (NON-REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

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