Federal Emergency Management Agency

Washington, D.C. 20472

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

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	OLMSTED COUNTY, MINNESOTA (Unincorporated Areas)	Units 1 through 11, The Landings at Sandy Pointe, as shown on Common Interest Community No. 316, recorded as Document No. A-1118030, in the Office of Property Records and Licensing, Olmsted County, Minnesota
	COMMUNITY NO.: 270626	
AFFECTED MAP PANEL	NUMBER: 27109C0075D	
	DATE: 4/17/1995	
FLOODING SOURCE: LAKE ZUMBRO; SOUTH FORK ZUMBRO RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 44.168, -92.467 SOURCE OF LAT & LONG: STREETS & TRIPS 2009 DATUM: WGS 84

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)
--	--	The Landings at Sandy Pointe	11761 Sandy Pointe Lane Northeast	Structure (Unit 1)	X (unshaded)	--	929.4 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.)

DETERMINATION TABLE (CONTINUED)
PORTIONS REMAIN IN THE SFHA
ZONE A
STUDY UNDERWAY
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 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 revises 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, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

DETERMINATION TABLE (CONTINUED)

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)
--	--	The Landings at Sandy Pointe	11755 Sandy Pointe Lane Northeast	Structure (Unit 2)	X (unshaded)	--	929.4 feet	--
--	--	The Landings at Sandy Pointe	11749 Sandy Pointe Lane Northeast	Structure (Unit 3)	X (unshaded)	--	929.3 feet	--
--	--	The Landings at Sandy Pointe	11743 Sandy Pointe Lane Northeast	Structure (Unit 4)	X (unshaded)	--	929.3 feet	--
--	--	The Landings at Sandy Pointe	11737 Sandy Pointe Lane Northeast	Structure (Unit 5)	X (unshaded)	--	929.3 feet	--
--	--	The Landings at Sandy Pointe	11731 Sandy Pointe Lane Northeast	Structure (Unit 6)	X (unshaded)	--	929.3 feet	--
--	--	The Landings at Sandy Pointe	11725 Sandy Pointe Lane Northeast	Structure (Unit 7)	X (unshaded)	--	929.2 feet	--
--	--	The Landings at Sandy Pointe	11719 Sandy Pointe Lane Northeast	Structure (Unit 8)	X (unshaded)	--	929.3 feet	--
--	--	The Landings at Sandy Pointe	11713 Sandy Pointe Lane Northeast	Structure (Unit 9)	X (unshaded)	--	929.2 feet	--
--	--	The Landings at Sandy Pointe	11707 Sandy Pointe Lane Northeast	Structure (Unit 10)	X (unshaded)	--	929.2 feet	--
--	--	The Landings at Sandy Pointe	11701 Sandy Pointe Lane Northeast	Structure (Unit 11)	X (unshaded)	--	929.2 feet	--

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, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 11 Properties.)

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.

ZONE A (This Additional Consideration applies to the preceding 11 Properties.)

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 LOMR-F 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.

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