Federal Emergency Management Agency

Washington, D.C. 20472

April 18, 2019

THE HONORABLE KIM NORTON
MAYOR, CITY OF ROCHESTER
201 4TH STREET SE
ROOM 281
ROCHESTER, MN 55904

CASE NO.: 19-05-2237A
COMMUNITY: CITY OF ROCHESTER, OLMSTED COUNTY, MINNESOTA
COMMUNITY NO.: 275246

DEAR MS. NORTON:

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 Revision based on Fill (LOMR-F) 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 LOMR-Fs. 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 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.

Sincerely,

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

LIST OF ENCLOSURES:

LOMR-F DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region
Mr. Jeffrey Rolfson

Federal Emergency Management Agency

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

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF ROCHESTER, OLMSTED COUNTY, MINNESOTA	A portion of Lots 3, 4 and 5, Block 3, Reflections on Mayo Lake Second, as shown on the Plat recorded as Document No. A-1409329, in the Office of the Recorder, Olmsted 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:44.000313, -92.522868 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
3-5	3	Relfections on Mayo Lake Second	3944, 3958 and 3972 Mayowood Road SW	Portion of Property	X (shaded)	--	--	1026.3 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
FILL RECOMMENDATION
PORTIONS REMAIN IN THE SFHA
SUPERSEDES PREVIOUS DETERMINATION
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 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 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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LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Beginning at the southwest corner of said Lot 5; thence North 01 degree 21 minutes 18 seconds West, assumed bearing, along the westerly and northerly line of said Block 3, a distance of 179.37 feet (the next 5 courses are along said westerly and northerly line); thence North 36 degrees 47 minutes 08 seconds East, 24.45 feet; thence easterly 142.17 feet along a nontangential curve, concave northerly, central angle of 159 degrees 43 minutes 12 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 and a radius of 51.00 feet; thence North 34 degrees 37 minutes 32 seconds East, tangent to said curve, 40.83 feet; thence northeasterly 89.45 feet along a tangential curve, concave southeasterly, central angle of 23 degrees 17 minutes 47 seconds and a radius of 220.00 feet to the northeasterly line of said Lot 3; thence South 33 degrees 39 minutes 09 seconds East, along said northeasterly line, 99.49 feet; thence South 22 degrees 41 minutes 10 seconds West, 72.52 feet to the southerly line of said Lot 3; thence South 03 degrees 25 minutes 43 seconds West, 104.86 feet to the southerly line of said Lot 4; thence South 01 degree 17 minutes 13 seconds East, 130.00 feet to the south line of said Lot 5; thence South 88 degrees 42 minutes 47 seconds West, along said south line, 215.22 feet to the point of beginning

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

The minimum NFIP criteria for removal of the subject area based on fill have been met for this request and the community in which the property is located has certified that the area and any subsequent structure(s) built on the filled area are reasonably safe from flooding. FEMA's Technical Bulletin 10-01 provides guidance for the construction of buildings on land elevated above the base flood elevation through the placement of fill. A copy of Technical Bulletin 10-01 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. Although the minimum NFIP standards no longer apply to this area, some communities may have floodplain management regulations that are more restrictive and may continue to enforce some or all of their requirements in areas outside the Special Flood Hazard Area.

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.

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

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

SUPERSEDES OUR PREVIOUS DETERMINATION (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

This Determination Document supersedes our previous determination dated 6/9/2017, for the subject property.

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.

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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