



Federal Emergency Management Agency **RECEIVED**

Washington, D.C. 20472

February 03, 2015

FEB 10 2015
Ravalli County Commissioners

THE HONORABLE JEFF BURROWS
COMMISSIONER, RAVALLI COUNTY
215 S. 4TH STREET
SUITE A
HAMILTON, MT 59840

CASE NO.: 15-08-0439A
COMMUNITY: RAVALLI COUNTY, MONTANA
(UNINCORPORATED AREAS)
COMMUNITY NO.: 300061

CC
Plans
& Floods
Adm.

DEAR MR. BURROWS:

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 (LOMR) Floodway 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 LOMRs. 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, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

Sincerely,

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

LIST OF ENCLOSURES:

LOMR-FW DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region
Mr. Steven D. Powell
Mr. Stephen E. Story



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	RAVALLI COUNTY, MONTANA (Unincorporated Areas)	A portion of Section 14, Township 3 North, Range 21 West, Montana Principal Meridian, as described in the Warranty Deed recorded as Document No. 437190 in Book 226; a portion of Section 14, Township 3 North, Range 21 West, Montana Principal Meridian, as described in the Warranty Deed recorded as Document No. 638885, both in the Office of the Recorder, Ravalli County, Montana. The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 300061	
AFFECTED MAP PANEL	NUMBER: 30081C0870D DATE: 1/16/2015	
FLOODING SOURCE: BITTERROOT RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 40.016, -114.168 SOURCE OF LAT & LONG: GOOGLE EARTH PRO 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)
--	--	--	567 Morris Lane	Portion of Property	X (unshaded)	3886.8 feet	--	3887.0 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 PORTIONS REMAIN IN THE SFHA
DETERMINATION TABLE (CONTINUED) SUPERSEDES PREVIOUS DETERMINATION
INADVERTENT INCLUSION FLOODWAY 1

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision 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 NFIP regulatory floodway or 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 NFIP regulatory floodway and 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, 847 South Pickett Street, Alexandria, VA 22304-4605.

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



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LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

HOAG PROPERTY:

BEGINNING at the northwest corner of Tract B, thence S50°48'27"W, 242.70 feet; thence N81°40'43"W, 98.62 feet; thence N45°04'01"E, 71.58 feet; thence N34°29'45"E, 26.86 feet; thence N35°31'59"E, 53.48 feet; thence N23°34'46"E, 40.41 feet; thence N01°04'11"W, 28.06 feet; thence N19°28'43"W, 25.92 feet; thence N09°53'47"W, 17.68 feet; thence N21°51'24"E, 40.41 feet; thence N03°19'07"W, 20.11 feet; thence N82°17'32"E, 10.50 feet; thence S77°40'40"E, 25.44 feet; thence S75°16'54"E, 63.94 feet; thence S69°05'19"E, 35.74 feet; thence S65°26'43"E, 49.30 feet; thence S71°17'14"E, 42.07 feet; S47°06'25"E, 17.50 feet; thence S66°45'18"E, 13.41 feet; N75°22'39"E, 13.25 feet; thence S50°48'49"W, 110.75 feet to the POINT OF BEGINNING.


PANISZCZYN PROPERTY:

BEGINNING at the northwest corner of Tract B, thence N50°48'49"E, 95.15 feet; thence N88°40'41"E, 8.45 feet; thence S68°19'05"E, 35.76 feet; thence S49°45'13"E, 60.06 feet; thence S41°54'45"E, 40.07 feet; thence S19°36'25"E, 52.37 feet; thence S48°04'51"W, 167.07 feet; thence N24°00'57"W, 199.76 feet to the POINT OF BEGINNING.

DETERMINATION TABLE (CONTINUED)

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)
--	--	--	582 Morris Lane	Portion of Property	X (unshaded)	3887.6 feet	--	3887.7 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, 847 South Pickett Street, Alexandria, VA 22304-4605.


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LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

INADVERTENT INCLUSION IN THE FLOODWAY 1 (PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY) (This Additional Consideration applies to the preceding 2 Properties.)

A portion of this property is located within the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination Document, while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation, and any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Therefore, the NFIP regulatory floodway modification described in the Determination Document, while acceptable to the Federal Emergency Management Agency (FEMA), must also be acceptable to the community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office 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/about/regoff.htm>.

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 2 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.

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

This Determination Document supersedes our previous determination dated 1/17/2015, for the subject property.

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, 847 South Pickett Street, Alexandria, VA 22304-4605.


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