



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                           | CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA | A portion of Lots 3 through 43, Still Water Lake, as shown on the Plats recorded as Instrument Nos. 2023024868 and 2023074228, both in the Office of the Register of Deeds, Douglas County, Nebraska<br><br>The portion of property is more particularly described by the following metes and bounds: |
|                                     | COMMUNITY NO.: 310078                    |                                                                                                                                                                                                                                                                                                       |
| AFFECTED MAP PANEL                  | NUMBER: 31055C0153H                      |                                                                                                                                                                                                                                                                                                       |
|                                     | DATE: 12/2/2005                          |                                                                                                                                                                                                                                                                                                       |
| FLOODING SOURCE: SHEET FLOW         |                                          | APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY:41.326738, -96.347400<br>SOURCE OF LAT & LONG: LOMA LOGIC<br>DATUM: NAD 83                                                                                                                                                                               |

DETERMINATION

| LOT   | BLOCK/SECTION | SUBDIVISION      | STREET       | OUTCOME<br>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) |
|-------|---------------|------------------|--------------|------------------------------------------|---------------|--------------------------------------------|-------------------------------------------|--------------------------------|
| 24-43 | --            | Still Water Lake | Heron Street | Portion of Property                      | X<br>(shaded) | --                                         | --                                        | 1143.1 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  
DETERMINATION TABLE (CONTINUED)  
FILL RECOMMENDATION

PORTIONS REMAIN IN THE SFHA  
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.

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 Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief

Engineering Services Branch

Federal Insurance and Mitigation Administration



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LETTER OF MAP REVISION BASED ON FILL

DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

LOTS 3-23:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 89°52'58" EAST (BEARINGS REFERENCED TO THE FINAL PLAT OF STILL WATERLAKE) FOR 25.00 FEET ON THE SOUTH LINE OF SAID LOT 3 TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00°07'02" EAST FOR 883.83 FEET TO THE NORTH LINE OF SAID LOT 23; THENCE SOUTH 89°57'30" EAST FOR 82.14 FEET ON SAID NORTH LINE; THENCE SOUTH 00°07'42" WEST FOR 860.35 FEET; THENCE SOUTH 28°33'13" EAST FOR 26.91 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE NORTH 89°52'07" WEST FOR 94.88 FEET TO THE POINT OF BEGINNING

LOTS 24-43:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 24; THENCE SOUTH 00°07'42" WEST (BEARINGS REFERENCED TO THE FINAL PLAT OF STILL WATERLAKE) FOR 25.02 FEET ON THE WEST LINE OF SAID LOT 24 TO THE TRUE POINT OF BEGINNING; THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 395.00 FEET AND A LONG CHORD BEARING SOUTH 66°05'16" EAST FOR 287.39 FEET) FOR AN ARC LENGTH OF 294.14 FEET; THENCE SOUTH 44°45'17" EAST FOR 625.64 FEET TO THE SOUTHEAST LINE OF SAID LOT 43; THENCE SOUTH 45°14'43" WEST FOR 85.00 FEET ON SAID SOUTHEAST LINE; THENCE NORTH 44°45'17" WEST FOR 630.62 FEET; THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 281.03 FEET AND A LONG CHORD BEARING NORTH 67°24'03" WEST FOR 215.61 FEET) FOR AN ARC LENGTH OF 221.28 FEET TO THE WEST LINE OF SAID LOT 24; THENCE NORTH 00°07'42" EAST FOR 89.94 FEET TO THE POINT OF BEGINNING

DETERMINATION TABLE (CONTINUED)

| LOT  | BLOCK/<br>SECTION | SUBDIVISION      | STREET          | OUTCOME<br>WHAT IS<br>REMOVED FROM<br>THE SFHA | FLOOD<br>ZONE | 1% ANNUAL<br>CHANCE<br>FLOOD<br>ELEVATION<br>(NAVD 88) | LOWEST<br>ADJACENT<br>GRADE<br>ELEVATION<br>(NAVD 88) | LOWEST<br>LOT<br>ELEVATION<br>(NAVD 88) |
|------|-------------------|------------------|-----------------|------------------------------------------------|---------------|--------------------------------------------------------|-------------------------------------------------------|-----------------------------------------|
| 3-23 | --                | Still Water Lake | North 276 Court | Portion of Property                            | X<br>(shaded) | --                                                     | --                                                    | 1143.1 feet                             |

FILL RECOMMENDATION (This Additional Consideration applies to the preceding 2 Properties.)

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 Mapping and Insurance eXchange toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <https://www.fema.gov/emergency-managers/risk-management/building-science/national-flood-insurance-technical-bulletins>. 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.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.



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## LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL) ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

### **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.

### **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 Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

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