



# Federal Emergency Management Agency

Washington, D.C. 20472

May 15, 2014

MR. SEAN FLYNN  
GALENA ENGINEERING  
317 NORTH RIVER STREET  
HAILEY, ID 83333

CASE NO.: 14-10-1180A  
COMMUNITY: CITY OF KETCHUM, BLAINE  
COUNTY, IDAHO  
COMMUNITY NO.: 160023

DEAR MR. FLYNN:

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 Amendment (LOMA) 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 LOMAs. 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:**

LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator  
Community Map Repository  
Region



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## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF KETCHUM, BLAINE COUNTY, IDAHO	Parcel 4, Rocking Ranch No. 2, as described in the Deed of Trust, recorded as Instrument No. 522368, in the Office of the County Recorder, Blaine County, Idaho  The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 160023	
AFFECTED MAP PANEL	NUMBER: 16013C0442E; 16013C0461E	
	DATE: 11/26/2010; 11/26/2010	
FLOODING SOURCE: BIG WOOD RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 43.680, -114.376 SOURCE OF LAT & LONG: ARCGIS 10.1 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)
4	--	Rocking Ranch No. 2	121 Badger Lane	Portion of Property	X (shaded)	5786.5 feet	--	5786.5 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  
STUDY UNDERWAY

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment 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 amends 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, 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 AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### LEGAL PROPERTY DESCRIPTION (CONTINUED)

COMMENCING at the Northwest corner of Parcel 4, Rocking Ranch No. 2; thence S27°20'44"E, a distance of 59.98 feet to the POINT OF BEGINNING; thence S74°33'47"E, a distance of 55.05 feet; thence S07°12'11"E, a distance of 115.73 feet; thence N83°17'22"W, a distance of 77.98 feet; thence N13°03'58"W, a distance of 61.06 feet; thence N01°28'23"E, a distance of 44.38 feet; thence N53°45'34"E, a distance of 27.94 feet to the POINT OF BEGINNING

#### **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.

#### **STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))**

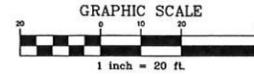
This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

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.

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

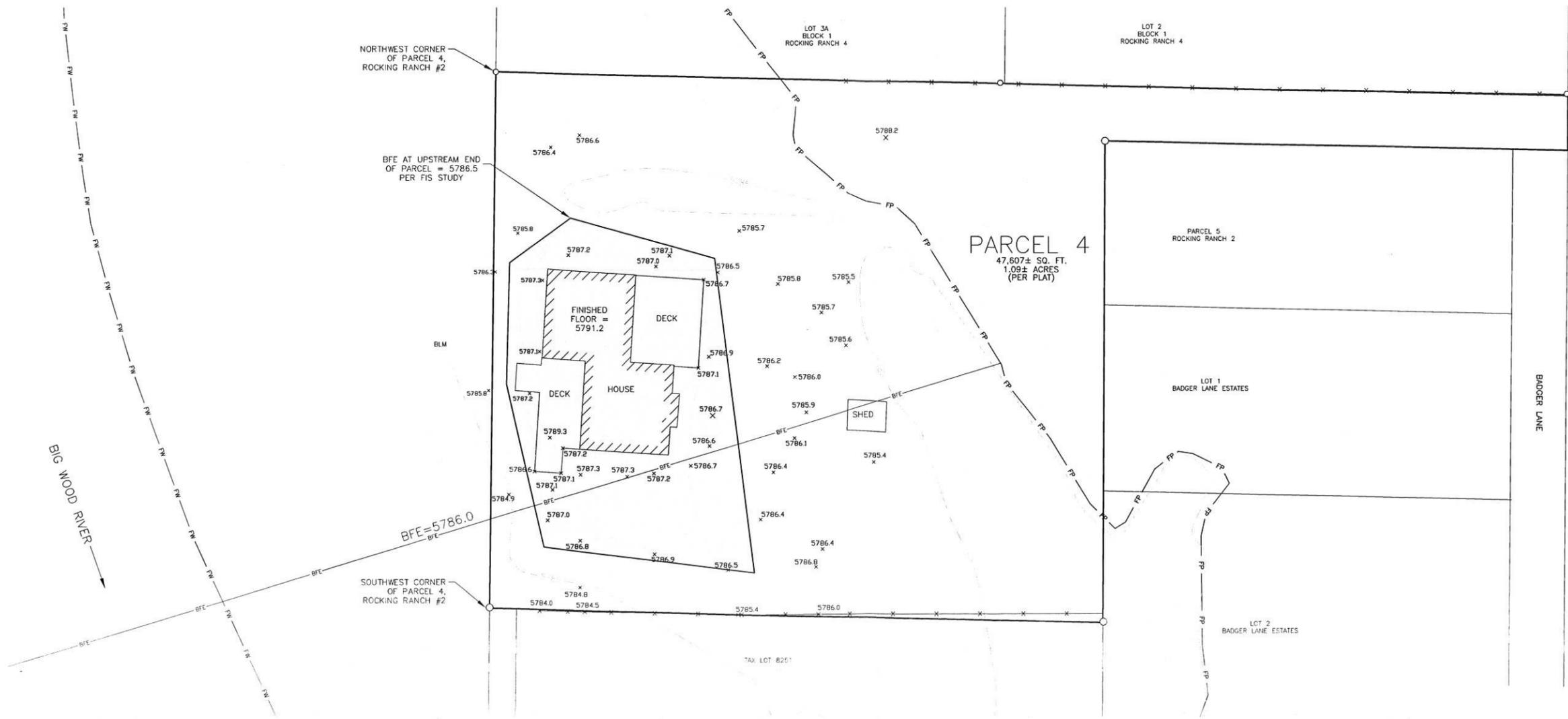
**NOTES**

1. FLOOD INFORMATION IS BASED ON THE FLOOD INSURANCE STUDY FOR: BLAINE COUNTY, IDAHO, (UNINCORPORATED AREAS) COMMUNITY NUMBER 165167 PANEL NO. 16013C 0442 E DATED NOVEMBER 26, 2010. VERTICAL DATUM IS NAVD88.
2. THIS LOT LIES WITHIN FLOOD ZONES "AE". ZONE "AE" IS DEFINED AS: "BASE FLOOD ELEVATIONS DETERMINED".



**LEGEND**

- Property Line
- Adjoiners Lot Line
- x— Fence Line
- FW — FEMA Floodway Line
- FP — FEMA Floodplain Line
- BFE — FEMA Base Flood Elevation
- 5' Contour Interval
- 1' Contour Interval
- Area to be Removed From the Floodplain
- Found 5/8" Rebar
- Found 1/2" Rebar
- x 5785.7 Ground Elevation



NO	DATE	BY	REVISIONS

**Galena Engineering Inc.**  
 Civil Engineers & Land Surveyors  
 680 Second Avenue North  
 P.O. Box 425  
 Ketchum, Idaho 83340  
 (208) 726-4729  
 (208) 726-4783 fax  
 email galena@galena-engineering.com

**REUSE OF DRAWINGS**  
 These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Galena Engineering, Inc.

DESIGNED BY	DATE
SMF	03/28/14
DRAWN BY	DATE
CHECKED BY	DATE

A LOMA SUBMITTAL MAP FOR  
**PARCEL 4, ROCKING RANCH NO. 2**  
 WITHIN SECTION 13, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
 PREPARED FOR JANET JARVIS AND STEVE GEOFFRION

PROJECT INFORMATION  
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