



# 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	BONNER COUNTY, IDAHO (Unincorporated Areas)	Block 11, Dover Bay Planned Unit Development, as shown on the Plat recorded as Document No. 682104 in Book 7, Page 215, in the Office of the Recorder, Bonner County, Idaho  The portion of property is more particularly described by the following metes:
	COMMUNITY NO.: 160206	
AFFECTED MAP PANEL	NUMBER: 1602060300C DATE: 8/4/1987	
FLOODING SOURCE: PEND OREILLE RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 48.249, -116.606 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 7.0      DATUM: NAD 83

### 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)
	11	Dover Bay	--	Portion of Property	B	2069.2 feet	--	2069.2 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).

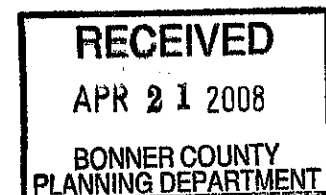
ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION      SUPERSEDES PREVIOUS DETERMINATION  
FILL RECOMMENDATION  
PORTIONS REMAIN IN THE SFHA

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 Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

*William R. Blanton Jr.*  
William R. Blanton Jr., CFM, Chief  
Engineering Management Branch  
Mitigation Directorate



29, 30, 31 & 32 - 57A - 2W



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### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### LEGAL PROPERTY DESCRIPTION (CONTINUED)

SITUATE IN SECTION 31, TOWNSHIP 57N, RANGE 2W, B.M., CITY OF DOVER, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THAT PORTION OF BLOCK 11, MARINA DISTRICT, AS SHOWN ON SHEET 10 OF 11 OF DOVER BAY PLANNED UNIT DEVELOPMENT, A.F.N.#682104, BOOK 7, PAGE 215, DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWESTERLY CORNER OF SAID BLOCK 11; THENCE S14°44'40"W, ALONG THE WESTERLY LINE OF SAID BLOCK 11, A DISTANCE OF 41.01 FEET TO THE POINT OF INTERSECTION WITH THE 100 YEAR FLOOD ELEVATION LINE BEING AT 2069.2 FEET (NGVD 1929); THENCE S66°13'32"E A DISTANCE OF 72.69 FEET, ALONG THE 100 YEAR FLOOD ELEVATION LINE, BEING AT 2069.2 FEET; THENCE S63°18'40"E A DISTANCE OF 92.02 FEET, ALONG THE 100 YEAR FLOOD ELEVATION LINE, BEING AT 2069.2 FEET; THENCE S69°10'41 "E A DISTANCE OF 77.11 FEET, ALONG THE 100 YEAR FLOOD ELEVATION LINE, BEING AT 2069.2 FEET; THENCE S74°14'08"E A DISTANCE OF 83.29 FEET, ALONG THE 100 YEAR FLOOD ELEVATION LINE, BEING AT 2069.2 FEET; THENCE S71°58'11"E, A DISTANCE OF 92.95 FEET, ALONG THE 100 YEAR FLOOD ELEVATION LINE, BEING AT 2069.2 FEET; THENCE S00°35'12"W A DISTANCE OF 70.95 FEET, ALONG THE 100 YEAR FLOOD ELEVATION LINE, BEING AT 2069.2 FEET; THENCE S5°20'30"W A DISTANCE OF 29.03 FEET, ALONG THE 100 YEAR FLOOD ELEVATION LINE, BEING AT 2069.2 FEET; THENCE S14°59'22"E A DISTANCE OF 21.61 FEET, ALONG THE 100 YEAR FLOOD ELEVATION LINE, BEING AT 2069.2 FEET; THENCE S50°049'29"E A DISTANCE OF 22.52 FEET, ALONG THE 100 YEAR FLOOD ELEVATION LINE, BEING AT 2069.2 FEET; THENCE N89°45'45"E A DISTANCE OF 16.99 FEET, ALONG THE 100 YEAR FLOOD ELEVATION LINE, BEING AT 2069.2 FEET; THENCE N48°21'43"E A DISTANCE OF 70.09 FEET, ALONG THE 100 YEAR FLOOD ELEVATION LINE, BEING AT 2069.2 FEET; THENCE N86°20'44"E A DISTANCE OF 15.78 FEET, ALONG THE 100 YEAR FLOOD ELEVATION LINE, BEING AT 2069.2 FEET; THENCE S47°59'09"E A DISTANCE OF 26.09 FEET, ALONG THE 100 YEAR FLOOD ELEVATION LINE, BEING AT 2069.2 FEET; THENCE S32°13'57"W A DISTANCE OF 58.47 FEET, ALONG THE 100 YEAR FLOOD ELEVATION LINE, BEING AT 2069.2 FEET; THENCE S36°34'18"E A DISTANCE OF 79.55 FEET, ALONG THE 100 YEAR FLOOD ELEVATION LINE, BEING AT 2069.2 FEET; THENCE S44°57'50"E A DISTANCE OF 51.81 FEET, ALONG THE 100 YEAR FLOOD ELEVATION LINE, BEING AT 2069.2 FEET; THENCE S35°43'53"E A DISTANCE OF 46.21 FEET, ALONG THE 100 YEAR FLOOD ELEVATION LINE, BEING AT 2069.2 FEET; THENCE S41°09'15"E A DISTANCE OF 55.26 FEET, ALONG THE 100 YEAR FLOOD ELEVATION LINE, BEING AT 2069.2 FEET; THENCE S24°04'01"E A DISTANCE OF 49.99 FEET, ALONG THE 100 YEAR FLOOD ELEVATION LINE, BEING AT 2069.2 FEET; THENCE S61°36'36"E A DISTANCE OF 44.32 FEET, ALONG THE 100 YEAR FLOOD ELEVATION LINE, BEING AT 2069.2 FEET; THENCE S22°16'39"E, A DISTANCE OF 52.66 FEET, ALONG THE 100 YEAR FLOOD ELEVATION LINE, BEING AT 2069.2 FEET; THENCE S70°41'40"E A DISTANCE OF 32.51 FEET, ALONG THE 100 YEAR FLOOD ELEVATION LINE, BEING AT 2069.2 FEET; THENCE N8T20'09"E A DISTANCE OF 23.33 FEET, ALONG THE 100 YEAR FLOOD ELEVATION LINE, BEING AT 2069.2 FEET; THENCE N77°25'42"E A

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, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

William R. Blanton Jr., CFM, Chief  
Engineering Management Branch  
Mitigation Directorate



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### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

DISTANCE OF 39.53 FEET, ALONG THE 100 YEAR FLOOD ELEVATION LINE, BEING AT 2069.2 FEET; THENCE S83°05'15"E A DISTANCE OF 7.84 FEET, ALONG THE 100 YEAR FLOOD ELEVATION LINE, BEING AT 2069.2 FEET, TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID BLOCK 11; THENCE NORTH ALONG SAID EASTERLY LINE A DISTANCE OF 96.90 FEET; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF BLOCK 11 ALONG THE ARC OF A CURVE TO THE RIGHT 151.65 FEET (DELTA=133°40'37", RADIUS=65.00 FEET AND CHORD=N20°53'53"W 119.52 FEET); THENCE N45°56'25"E ALONG SAID EASTERLY LINE A DISTANCE OF 333.69 FEET; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF BLOCK 11 ALONG THE ARC OF A CURVE TO THE LEFT 48.24 FEET (DELTA=3°33'58", RADIUS=775.00 FEET AND CHORD=N44°09'26"E 48.23 FEET); THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF BLOCK 11 ALONG THE ARC OF A CURVE TO THE LEFT 53.12 FEET (DELTA=101°26'59", RADIUS=30.00 FEET AND CHORD=N8°21'02"W 46.45 FEET); THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF BLOCK 11 ALONG THE ARC OF A CURVE TO THE LEFT 118.58 FEET (DELTA=30°55'51", RADIUS=219.66 FEET AND CHORD=N74°32'04"W 117.15 FEET); THENCE WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 128.05 FEET; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF BLOCK 11 ALONG THE ARC OF A CURVE TO THE RIGHT 101.03 FEET (DELTA=9°15'42", RADIUS=624.98 FEET AND CHORD=N85°22'09"W 100.92 FEET); THENCE N80°44'18"W ALONG SAID NORTHERLY LINE A DISTANCE OF 51.88 FEET; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF BLOCK 11 ALONG THE ARC OF A CURVE TO THE RIGHT 77.37 FEET (DELTA=46°39'47", RADIUS=95.00 FEET AND CHORD=N51°24'25"W 75.25 FEET); THENCE N34°04'20"W ALONG SAID NORTHERLY LINE A DISTANCE OF 21.25 FEET; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF BLOCK 11 ALONG THE ARC OF A CURVE TO THE LEFT 47.33 FEET (DELTA=33°53'47", RADIUS=80.00 FEET AND CHORD=N51°01'25"W 46.64 FEET); THENCE N61°58'18"W ALONG SAID NORTHERLY LINE A DISTANCE OF 40.57 FEET; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF BLOCK 11 ALONG THE ARC OF A CURVE TO THE LEFT 166.60 FEET (DELTA = 27°40'07", RADIUS=345.00 FEET AND CHORD=N81°48'21"W 164.99 FEET); THENCE S84°21'35"W ALONG SAID NORTHERLY LINE A DISTANCE OF 33.02 FEET; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF BLOCK 11 ALONG THE ARC OF A CURVE TO THE LEFT 89.11 FEET (DELTA=8°18'05", RADIUS=615.00 FEET AND CHORD=S80°12'32"W 89.03 FEET); THENCE S76°03'30"W ALONG SAID NORTHERLY LINE A DISTANCE OF 37.93 FEET; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF BLOCK 11 ALONG THE ARC OF A CURVE TO THE RIGHT 90.98 FEET (DELTA=15°47'49", RADIUS=330.00 FEET AND CHORD=S83°57'25"W 90.70 FEET); THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF BLOCK 11 ALONG THE ARC OF A CURVE TO THE LEFT 21.65 FEET (DELTA=44°17'33", RADIUS=28.00 FEET AND CHORD=S69°42'33"W 21.11 FEET); THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF BLOCK 11 ALONG THE ARC OF A CURVE TO THE RIGHT 53.91 FEET (DELTA=61°46'43", RADIUS=50.00 FEET AND CHORD=S78°27'07"W 51.34 FEET), TO THE POINT OF BEGINNING

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, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

*William R. Blanton Jr.*

William R. Blanton Jr., CFM, Chief  
Engineering Management Branch  
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## LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### **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.

#### **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 3/20/2007, 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, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

A handwritten signature in cursive script that reads "William R. Blanton Jr.".

William R. Blanton Jr., CFM, Chief  
Engineering Management Branch  
Mitigation Directorate



# Federal Emergency Management Agency

Washington, D.C. 20472

April 15, 2008

THE HONORABLE LEWIS RICH  
BONNER COUNTY  
COURTHOUSE  
127 SOUTH FIRST AVENUE  
SANDPOINT, ID 83864

CASE NO.: 08-10-0322A  
COMMUNITY: BONNER COUNTY, IDAHO  
(UNINCORPORATED AREAS)  
COMMUNITY NO.: 160206

DEAR MR. RICH:

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 Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

Sincerely,

William R. Blanton Jr., CFM, Chief  
Engineering Management Branch  
Mitigation Directorate

**LIST OF ENCLOSURES:**

LOMR-F DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator  
Community Map Repository  
Region  
Mr. Randy Hoisington

