



Federal Emergency Management Agency

Washington, D.C. 20472

April 23, 2013

MR. PHILLIP A. ELKIN
STANTEC CONSULTING
2335 WEST HIGHWAY 36
ST. PAUL, MN 55113

CASE NO.: 13-05-3639A
COMMUNITY: CITY OF ST. LOUIS PARK, HENNEPIN
COUNTY, MINNESOTA
COMMUNITY NO.: 270184

DEAR MR. ELKIN:

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 ST. LOUIS PARK, HENNEPIN COUNTY, MINNESOTA | Apartments 211 through 218, Greensboro Condominiums, as shown on the Plat Map, recorded as Document No. 4094216, File No. 18, in the Office of the Register of Deeds, Hennepin County, Minnesota |
| | COMMUNITY NO.: 270184 | |
| AFFECTED MAP PANEL | NUMBER: 27053C0353E | |
| | DATE: 9/2/2004 | |
| FLOODING SOURCE: WESTWOOD PONDING AREA | | APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 44.963, -93.374 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 (NGVD 29) | LOWEST ADJACENT GRADE ELEVATION (NGVD 29) | LOWEST LOT ELEVATION (NGVD 29) |
|-----|-------------------|----------------------------|------------------------------|--|---------------|--|---|---|
| -- | -- | Greensboro Condominiums | 7411 Franklin Avenue West | Structure (Apt. 211) | X (shaded) | 886.0 feet | 886.6 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.)

DETERMINATION TABLE (CONTINUED)
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 structure(s) on 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, LOMA Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.


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 Engineering Management Branch
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LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

DETERMINATION TABLE (CONTINUED)

| 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) |
|-----|-------------------|----------------------------|------------------------------|--|---------------|--|---|---|
| -- | -- | Greensboro Condominiums | 7407 Franklin Avenue West | Structure (Apt. 212) | X (shaded) | 886.0 feet | 886.6 feet | -- |
| -- | -- | Greensboro Condominiums | 7403 Franklin Avenue West | Structure (Apt. 213) | X (shaded) | 886.0 feet | 886.6 feet | -- |
| -- | -- | Greensboro Condominiums | 7351 Franklin Avenue West | Structure (Apt. 214) | X (shaded) | 886.0 feet | 886.6 feet | -- |
| -- | -- | Greensboro Condominiums | 7347 Franklin Avenue West | Structure (Apt. 215) | X (shaded) | 886.0 feet | 886.8 feet | -- |
| -- | -- | Greensboro Condominiums | 7343 Franklin Avenue West | Structure (Apt. 216) | X (shaded) | 886.0 feet | 886.8 feet | -- |
| -- | -- | Greensboro Condominiums | 7339 Franklin Avenue West | Structure (Apt. 217) | X (shaded) | 886.0 feet | 886.8 feet | -- |
| -- | -- | Greensboro Condominiums | 7335 Franklin Avenue West | Structure (Apt. 218) | X (shaded) | 886.0 feet | 886.8 feet | -- |

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 8 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.

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 AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

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.


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