



Federal Emergency Management Agency

Washington, D.C. 20472

MAR 26 1992

IN REPLY REFER TO:

T-218-70-RS-N

Case No.: 92-05-162B

Map Panel Affected: 0090 C

Mr. Douglas Reinhart, P.E., P.S.
Auglaize County Engineer
Engineering Department
P.O. Box 59
Wapakoneta, Ohio 45895

Dear Mr. Reinhart:

This is in response to your letters dated January 10, 1992, and January 23, 1992, requesting that the Federal Emergency Management Agency (FEMA) determine whether the following properties are located in a Special Flood Hazard Area (SFHA), an area that would be inundated by the 100-year (one-percent annual chance) flood.

Property Description: Certain lots, located in the Southmoor Shores Subdivision, in Section 17, T6S, R4E, St. Mary Township, each lot being described, recorded, and on file in the Auglaize County Recorder's Office.

Street Address: 5, 10, 11, 13, 15, 16, 17, 21, 22, 24, 27, 31, 34, 37, 38, 40, 104, 132, and 144 Northeana Drive;
45, 46, 97, 99, and 101 Causeway Drive;
53, 55, 56, 59, 60, 62, 63, 65, 67, 68, 69, 71, 73, 74, 76, 78, 81, 89, 90, 92, 93, 95, 159, 163, 165, 166, and 167 Southmoor Shores Drive;
106, 108, 110, 113, 114, 115, 116, 117, 118, 119, 121, 122, 124, and 128 Marbellow Court;
134, 135, 136, 137, 138, 139, 140, and 141 Lago View Court; and
145, 147, 148, 149, 150, and 153 Waterbury Court

Community: Auglaize County

State: Ohio

On March 17, 1992, we received all information necessary to process your request. After comparing this information with the National Flood Insurance Program (NFIP) map for the community referenced above, we determined that although portions of the property would be inundated by a 100-year flood, the existing structures on lots 5, 10, 13, 15-18, 21, 22, 24, 27, 31, 37, 38, 40, 55, 60, 65, 67, 68, 69, 71, 76, 89, 90, 92, 93, 95, 97, 99, 101, 104, 106,

108, 110, 113-119, 121, 122, 124, 128, 132, 134-141, 144, 147-150, 153, 154, 163, 165, 166, and 167 would not. Therefore, this letter amends the map for Auglaize County, Ohio (NFIP Map Number 39011C, Panel 0090, dated September 6, 1989), to remove these structures from the SFHA. Because portions of the property are in the SFHA, any future construction or substantial improvement on these lots remains subject to Federal, State, and local regulations for floodplain management.

Please note that this property could be inundated by a flood greater than a 100-year flood or by local flooding conditions not shown on the NFIP map. Flood insurance is obtainable, at reduced costs, for properties located outside the SFHA. Also, although we have based our determination on the flood information presently available, flood conditions may change or new information may be generated which would supersede this determination.

A copy of this Letter of Map Amendment is being sent to your community's official NFIP map repository where, in accordance with regulations adopted by the community when it made application to join the NFIP, it will be attached to the community's official record copy of the NFIP map which is available for public inspection.

If these structures are covered by a flood insurance policy, and if the mortgage company or lending institution agrees to waive the flood insurance requirement, then the NFIP will refund the premium paid for the current policy year, providing that no claim is pending or has been paid on the policy during the current policy year. To receive a refund, a written waiver or certificate must be obtained from the lending institution and presented to your insurance agent, who will process the premium refund.

In addition, we determined that the structures on lots 11, 34, 45, 46, 49, 53, 56, 59, 62, 63, 73, 74, 78, 81, and 145 would be inundated by a 100-year flood and are correctly shown on the current NFIP map as being in an SFHA, Zone AE.

The elevation of the lowest adjacent grade to these structures (the lowest ground touching the structure) must be at or above the 100-year flood elevation for the structures to be outside the SFHA. Since the elevation of the lowest adjacent grade to these structures, as noted in the table below, are lower than the 100-year flood elevation, these structures are within the SFHA; therefore, flood insurance is required.

<u>Lot</u>	<u>Lowest Adjacent Grade</u>	<u>100-year Base Flood Elevation</u>
11 (residence)	872.3	873.0
11 (ceramic shops)	872.6	873.0
34	872.5	873.0
45	872.5	873.0
46	872.7	873.0
49	872.5	873.0
53	872.9	873.0
56	872.9	873.0

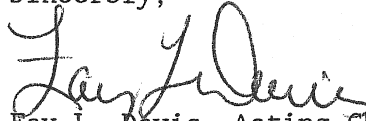
<u>Lot</u>	<u>Lowest Adjacent Grade</u>	<u>100-year Base Flood Elevation</u>
59	872.5	873.0
62	872.5	873.0
63	872.9	873.0
73	872.9	873.0
74	872.7	873.0
78	872.9	873.0
81	872.8	873.0
145	872.8	873.0

These elevations are referenced to the National Geodetic Vertical Datum. This determination is based on the flood data presently available.

This response to your request is based on minimum criteria established by the NFIP. State and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the floodplain. If the State of Ohio or Auglaize County has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

If you have any questions or if we can be of further assistance, please call us at (202) 646-2764.

Sincerely,



Fay L. Davis, Acting Chief
Technical Operations Division
Federal Insurance Administration

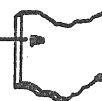
cc: State Coordinator
Community Map Repository
Region



AUGLAIZE COUNTY

Engineering Department

P.O. Box 59
1014 SOUTH BLACKHOOF STREET
WAPAKONETA, OHIO 45895
TELEPHONE (419) 738-3219 738-2713
FAX (419) 738-5426
email: augcoeng@bright.net



Douglas Reinhart
COUNTY ENGINEER

Federal Emergency Management Agency
Washington D.C.

October 20, 1998

In re: Oct. 15, 1998 letter; 56 Southmoor Shores Drive,
Auglaize County, Ohio Case No. 98-05-6548A

As requested in your letter of Oct. 15, 1998, I have new supporting data to certify to FEMA concerning the structures on lots 34,45,46,49,53,56,59,62,63,73,74,78,81 & 145 in the Southmoor Shores Subdivision, Section 17, St. Marys township, Auglaize County, Ohio.

The following information shows the **lowest habitable floor elevation** of the structures on the following lots:

Lot #	USGS Elevation
34	874.7
45	873.5
46	873.2
49	873.2
53	873.4
56	873.6
59	874.7
62	874.9
63	874.7
73	875.2
74	874.1
78	873.4
81	873.7
145	874.0

According to FEMA Map No. 39011C0090C, the USGS flood elevation (base flood) for the Special Flood Hazard Area (SFHA) is **873.0**. The flood elevation certificates sent to FEMA in February of 1992 show that for these structures, the adjacent ground surrounding the homes on these particular lots would be inundated by the base flood, but **the structures on these lots have a lowest habitable floor elevation above the FEMA base flood elevation and therefore, the structures on these properties are not in the SFHA.**



AUGLAIZE COUNTY

Engineering Department

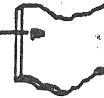
P.O. Box 59
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FAX (419) 738-5426

email: augcoeng@bright.net



Douglas Reinhart
COUNTY ENGINEER

I refer you to the most recent "Letter of Map Amendment" (attached) for the structure on Lot # 43, in the same subdivision. This structure, that was certified out of the SFHA, has exactly the same scenario as the above listed structures. The adjacent ground around these structures is subject to flooding, but the structures are above the flood plain, not subject to the base flood, and are out of the SFHA.

FEMA has all of the deed information, plot plans and individual flood elevation certificates for the above listed parcels. They were sent to you in February of 1992 and I certified all of their elevations.

Douglas Reinhart, P.E., P.S.
Auglaize County Engineer
Auglaize County Flood Plain Coordinator

cc: property owners
: Congressman Oxley
: U.S. Senator Dewine



Federal Emergency Management Agency

Washington, D.C. 20472

OCT - 9 1998

LETTER OF MAP AMENDMENT
218-70-RS

IN REPLY REFER TO CASE NO.: 98-05-6532A

Community: Auglaize County, Ohio
(Unincorporated Areas)

Community No.: 390761

Map Panel Affected: Auglaize County,
Ohio and Incorporated Areas

Number: 39011C0090 C

Map Effective Date: September 6, 1989

We reviewed a request dated August 26, 1998, for a Letter of Map Amendment (LOMA). All required information for this request was received on September 1, 1998. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we determined that a portion of the property described below is located in the Special Flood Hazard Area (SFHA), 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); however, the structure on the property is not in the SFHA.

Property Description:	Lot 43, Southmoor Shores Subdivision, as recorded in a Warranty Deed Document No. 07461, Volume 307, Page 446 on November 15, 1997, in the Auglaize County Recorder's Office
Street Address:	43 Causeway Drive
Flooding Source:	Grand Lake St. Marys

This letter amends the above-referenced NFIP map to remove the structure from the SFHA. The structure is now located in Zone X (unshaded). Flood insurance coverage for the structure may be available under a low-cost policy (see enclosed document). Because portions of the property remain in the SFHA, any future construction or substantial improvement on the property remains subject to Federal, State, and local regulations for floodplain management.

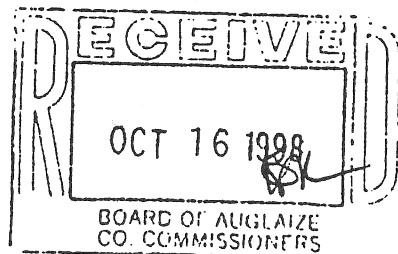
An additional enclosed document provides information about LOMAs. If you have any questions about this letter, please contact Ms. Helen Cohn of our staff in Washington, D.C., either by telephone at (202) 646-3457 or by facsimile at (202) 646-4596.

Sincerely,

Matthew B. Miller, P.E., Chief
Hazards Study Branch
Mitigation Directorate

Enclosures

cc: State Coordinator (w/o enclosures)
Community Map Repository



In addition, we determined that the structures on lots 11, 34, 45, 46, 49, 53, 56, 59, 62, 63, 73, 74, 78, 81, and 145 would be inundated by a 100-year flood and are correctly shown on the current NFIP map as being in an SFHA, Zone AE.

The elevation of the lowest adjacent grade to these structures (the lowest ground touching the structure) must be at or above the 100-year flood elevation for the structures to be outside the SFHA. Since the elevation of the lowest adjacent grade to these structures, as noted in the table below, are lower than the 100-year flood elevation, these structures are within the SFHA; therefore, flood insurance is required.

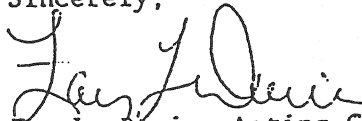
<u>Lot</u>	<u>Lowest Adjacent Grade</u>	<u>LowEST FLOOR</u>	<u>100-year Base Flood Elevation</u>
11 (residence)	872.3	<u>872.8</u>	873.0
11 (ceramic shops)	872.6	<u>873.1</u>	873.0
34	872.5	<u>874.7</u>	873.0
45	872.5	<u>873.5</u>	873.0
46	872.7	<u>873.2</u>	873.0
49	872.5	<u>873.2</u>	873.0
53	872.9	<u>873.4</u>	873.0
56	872.9	<u>873.6</u>	873.0
59	872.5	<u>874.7</u>	873.0
62	872.5	<u>874.9</u>	873.0
63	872.9	<u>874.7</u>	873.0
73	872.9	<u>875.2</u>	873.0
74	872.7	<u>874.1</u>	873.0
78	872.9	<u>873.4</u>	873.0
81	872.8	<u>873.7</u>	873.0
145	872.8	<u>874.0</u>	873.0

These elevations are referenced to the National Geodetic Vertical Datum. This determination is based on the flood data presently available.

This response to your request is based on minimum criteria established by the NFIP. State and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the floodplain. If the State of Ohio or Auglaize County has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

If you have any questions or if we can be of further assistance, please call us at (202) 646-2764.

Sincerely,



Fay L. Davis, Acting Chief
Technical Operations Division
Federal Insurance Administration

cc: State Coordinator
Community Map Repository
Region

RECEIVED
OCT 08 1998

BY:.....

ELEVATION CERTIFICATE
FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No 3067-0077
Expires May 31, 1993

ATTENTION: Use of this certificate does not provide a waiver of the flood insurance purchase requirement. This form is used only to provide elevation information necessary to ensure compliance with applicable community floodplain management ordinances, to determine the proper insurance premium rate, and/or to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR). Instructions for completing this form can be found on the following pages.

SECTION A PROPERTY INFORMATION

BUILDING OWNER'S NAME MAX ABLES	FOR INSURANCE COMPANY USE
STREET ADDRESS (Including Apt., Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER 73 SOUTHMOOR SHORES DRIVE	POLICY NUMBER
OTHER DESCRIPTION (Lot and Block Numbers, etc.) LOT 73 SOUTHMOOR SHORES SUB - DIVISION	COMPANY NAIC NUMBER
CITY ST. MARYS	STATE OH. ZIP CODE 45885

SECTION B FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM (See Instructions):

1. COMMUNITY NUMBER 390761	2. PANEL NUMBER 0090	3. SUFFIX C	4. DATE OF FIRM INDEX 9 - 6 - 89	5. FIRM ZONE AE	6. BASE FLOOD ELEVATION (in AO Zones, use depth) 873.0
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7. Indicate the elevation datum system used on the FIRM for Base Flood Elevations (BFE): ☒ NGVD '29 ☐ Other (describe on back)
- ☒ For Zones A or V, where no BFE is provided on the FIRM, and the community has established a BFE for this building site, indicate the community's BFE: feet NGVD (or other FIRM datum—see Section B, Item 7).

SECTION C BUILDING ELEVATION INFORMATION

1. Using the Elevation Certificate Instructions, indicate the diagram number from the diagrams found on Pages 5 and 6 that best describes the subject building's reference level 1.
- 2(a). FIRM Zones A1-A30, AE, AH, and A (with BFE). The top of the reference level floor from the selected diagram is at an elevation of 875.2 feet NGVD (or other FIRM datum—see Section B, Item 7).
- (b). FIRM Zones V1-V30, VE, and V (with BFE). The bottom of the lowest horizontal structural member of the reference level from the selected diagram, is at an elevation of feet NGVD (or other FIRM datum—see Section B, Item 7).
- (c). FIRM Zone A (without BFE). The floor used as the reference level from the selected diagram is feet above ☐ or below ☐ (check one) the highest grade adjacent to the building.
- (d). FIRM Zone AO. The floor used as the reference level from the selected diagram is feet above ☐ or below ☐ (check one) the highest grade adjacent to the building. If no flood depth number is available, is the building's lowest floor (reference level) elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown
3. Indicate the elevation datum system used in determining the above reference level elevations: ☒ NGVD '29 ☐ Other (describe under Comments on Page 2). (NOTE: If the elevation datum used in measuring the elevations is different than that used on the FIRM [see Section B, Item 7], then convert the elevations to the datum system used on the FIRM and show the conversion equation under Comments on Page 2.)
4. Elevation reference mark used appears on FIRM: ☒ Yes ☐ No (See Instructions on Page 4)
5. The reference level elevation is based on: ☒ actual construction ☐ construction drawings
(NOTE: Use of construction drawings is only valid if the building does not yet have the reference level floor in place, in which case this certificate will only be valid for the building during the course of construction. A post-construction Elevation Certificate will be required once construction is complete.)
6. The elevation of the lowest grade immediately adjacent to the building is: 872.9 feet NGVD (or other FIRM datum—see Section B, Item 7).

SECTION D COMMUNITY INFORMATION

- ☒ If the community official responsible for verifying building elevations specifies that the reference level indicated in Section C, Item 1 is not the "lowest floor" as defined in the community's floodplain management ordinance, the elevation of the building's "lowest floor" as defined by the ordinance is: feet NGVD (or other FIRM datum—see Section B, Item 7).
2. Date of the start of construction or substantial improvement N/A.

SECTION E CERTIFICATION

This certification is to be signed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones A1–A30, AE, AH, A (with BFE), V1–V30, VE, and V (with BFE) is required. Community officials who are authorized by local law or ordinance to provide floodplain management information, may also sign the certification. In the case of Zones AO and A (without a FEMA or community issued BFE), a building official, a property owner, or an owner's representative may also sign the certification.

Reference level diagrams 6, 7 and 8 - Distinguishing Features—If the certifier is unable to certify to breakaway/non-breakaway wall, enclosure size, location of servicing equipment, area use, wall openings, or unfinished area Feature(s), then list the Feature(s) included in the certification under Comments below. The diagram number, Section C, Item 1, must still be entered.

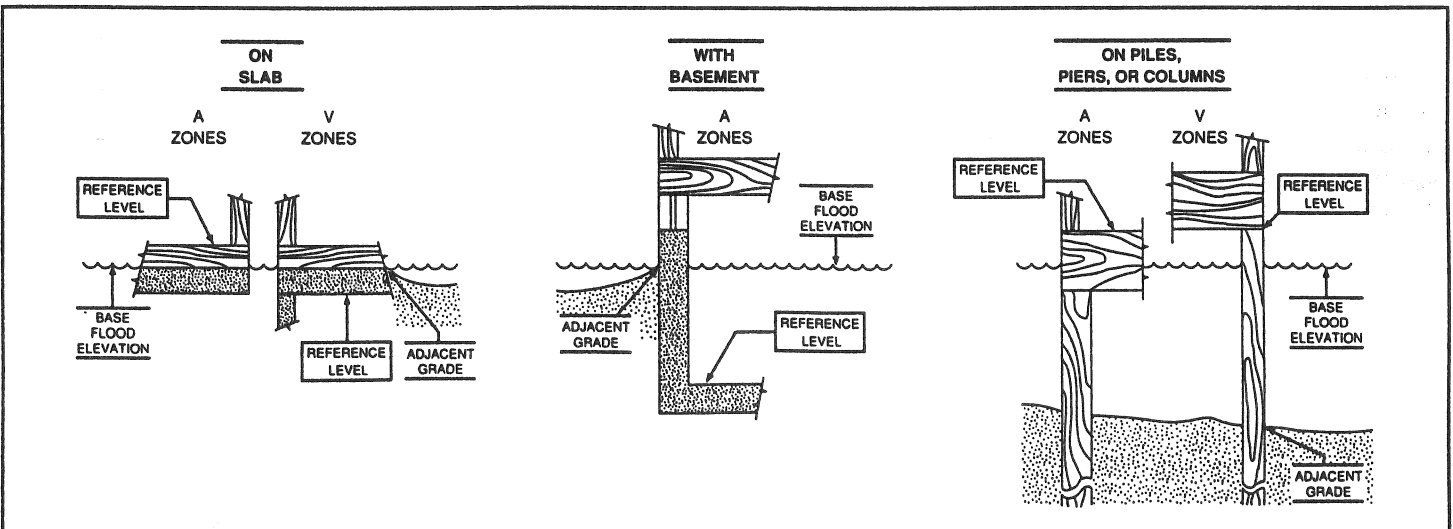
I certify that the information in Sections B and C on this certificate represents my best efforts to interpret the data available.
I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.



CERTIFIER'S NAME GORDON L. GEESLIN	LICENSE NUMBER (or Affix Seal) R.S. 5372
TITLE REGISTERED SURVEYOR	COMPANY NAME
ADDRESS 810 E. MARKET STREET	CITY CELINA
SIGNATURE 	STATE OH.
DATE 11 - 25 - 91	ZIP 45822
PHONE (419) 586 - 6155	

Copies should be made of this Certificate for: 1) community official, 2) insurance agent/company, and 3) building owner.

COMMENTS:



The diagrams above illustrate the points at which the elevations should be measured in A Zones and V Zones.

Elevations for all A Zones should be measured at the top of the reference level floor.

Elevations for all V Zones should be measured at the bottom of the lowest horizontal structural member.