

Watertown City CouncilJanuary 8th, 2019**Agenda Item: Rohs Way LOMR****Request for Action: Discussion & Direction****Department: Shane Fineran, City Administrator****Background:**

Engineering staff preliminary reviewed flood plain information at two properties in the 1100 block of Landings Lane that are adjacent to the storm water retention pond in this area. This area was under a LOMR-F that was sufficient under the 1992 Flood Insurance Study and base flood elevations that was original filed by the developer.

This area has been noted by FEMA as an area in which the LOMR-F would need additional information to determine if the LOMR-F would be re-validated or superseded. This designation is likely due to the lowest lot elevations provided as part of the LOMR-F application are below the new base flood elevation of 938.7 feet and the fact that no structures were built at the time of submittal, so no data exists for FEMA to determine if structures have elevations that are below the base flood elevation.

Staff feel that this would be a good candidate for an area wide Letter of Map Revision (LOMR) as it appears that the LIDAR data that FEMA has used to plot the base flood elevation boundaries do not correspond appropriately to the existing elevations found in the neighborhood.

Staff is seeking discussion and direction on proceeding with the City taking the lead and responsibility to do an area wide LOMR application for this area. This would be an alternative to working with individual property owners process lot specific LOMR applications. This would increase efficiency and ensure that all of the possible properties affected would be addressed adequately. This would be similar to the effort the City has taken in the Rosewood Estates LOMR application and the compiling of data and information. The City would incur additional expense in this effort as survey data would be required as part of a LOMR application for this area. Staff is not proposing the City attempt to re-coup costs associated with the application.

Funding Source:

EDA Fund>Engineering

Attachments:

Staff Analysis of Rohs Way LOMR

SOMA

Address:

Rohs Way Development
Landing's Lane
Watertown, MN

History:

Existing LOMR-F: 09-05-0899A (12/2/2008)
FEMA LOMR-F Property Elevations: varied
Status of LOMR-F: **To be Redetermined**

Current Floodplain Details:

Assumed Datum NAVD 88 (need to verify)
BFE 2018: 938.7 per FIS FW Data Table (property located near Cross Section K)
FW Elevation: 939.0
500-yr: 941.3

Floodplain Delineation Comments:

In this area the Floodplain shown on the updated FIRMS does not follow the LiDAR contours. The City could undertake a larger LOMR to clean up the floodplain delineation in this area, which may help to resolve the "To be Redetermined" situation on the current LOMR-F. The Structures in this area could likely obtain a LOMR-OAS concurrent with the processing of a LOMR.

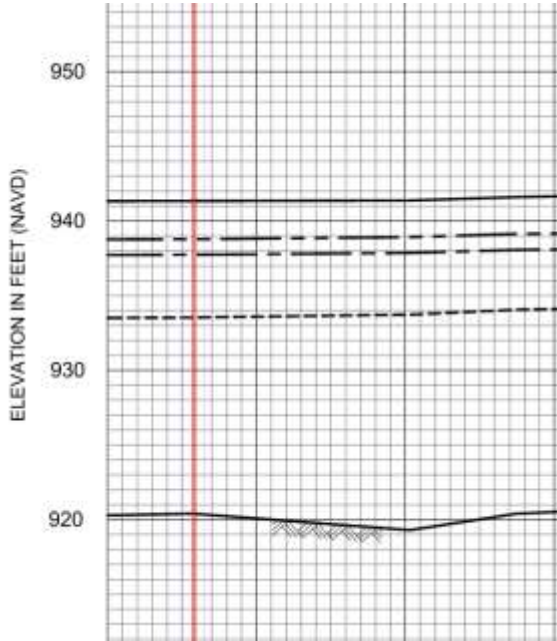
The RED line indicates the potential replotting of the 100-year floodplain at elevation 938.7 feet.
The PURPLE line indicates the potential replotting of the 500-year floodplain at elevation ~941.3 feet.



Address:

Rohs Way Development
Landing's Lane
Watertown, MN

FIS Profile at Cross Section K (Red Line)



REVISED PRELIMINARY SUMMARY OF MAP ACTIONS

Community: WATERTOWN, CITY OF

Community No: 270056

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the effects of the enclosed revised FIRM panels(s) on previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs), Letter of Map Revision based on Fill (LOMR-Fs), and Letters of Map Amendment (LOMAs)) that will be affected when the revised FIRM becomes effective on **TBD**.

1. LOMCs Incorporated

The modifications effected by the LOMCs listed below will be reflected on the revised FIRM. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below will not be reflected on the revised FIRM panels or will not be reflected on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will remain in effect until the revised FIRM becomes effective. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that reaffirms the validity of the previous LOMCs.

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2A. LOMCs on Revised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	99-05-1804A	01/20/1999	BLOCK 70, LOTS 6 & 7 - 313 MADISON STREET S.E.	2700560001C	27019C0053D
LOMR-F	99-05-2550A	02/26/1999	KINGS MEADOWS - BLOCK 3, LOTS 1, 5, 8, 11 & 13	2700560001C	27019C0053D
LOMR-F	00-05-0010A	04/25/2000	LOT 1, BLOCK 1, AND LOTS 6, AND 12, BLOCK 3 - KINGS MEADOW	2700560001C	27019C0053D
LOMA	01-05-3936A	11/07/2001	PORTION OF SECTION 8, T117, R25; 920 ANGEL AVENUE	2700560001C	27019C0053D
LOMR-F	03-05-3280A	10/17/2003	LANDINGS OF WATERTOWN , LANDINGS OF WATERTOWN 2ND ADD.	2700560001C	27019C0053D
LOMA	06-05-0342A	01/05/2006	ORTLOFF'S 3RD ADDITION, BLOCK 1, LOT 1 -- 353 ANN STREET	2700560001C	27019C0051D
LOMR-F	06-05-BQ91A	07/25/2006	RIVERPOINTE (MN)	2700490025C	27019C0053D
LOMA	09-05-0990A	02/03/2009	300 WHITE STREET SE	2700560001C	27019C0053D
LOMA	14-05-0389A	10/31/2013	629 COUNTY ROAD 10 NORTHWEST	2700560001C	27019C0051D
LOMA	15-05-5496A	01/13/2016	Lot 12, Block 1, Kings Highlands Subdivision - 534 Castle Ridge Road	27019270056	27019C0053D
LOMA	16-05-6454A	08/10/2016	KINGS HIGHLANDS, BLOCK 1, LOT 15 - - 501 CASTLE RIDGE	2700490025C	27019C0053D

2B. LOMCs on Unrevised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

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3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Final revised FIRM panels because they are being superseded by new or revised flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	199101538FIA	06/23/1989		1
LOMA	199106036FIA	11/16/1990		1
LOMA	03-05-2289A	04/30/2003	KINGS MEADOW, BLOCK 1, LOT 2; 634 CHAUCER LANE	2
LOMA	04-05-2360A	03/12/2004	KINGS MEADOWS, BLOCK 1, LOT 3; 630 CHAUCER LANE	2
LOMR-F	14-05-7035A	06/26/2014	ROSEWOOD ESTATES, BLOCK 1, LOTS 1-8 -- 143, 205, 207, 223, 225, 229, 231 & 233 ROSEWOOD LANE	4

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.
6. Superseded by another LOMC.

4. LOMCs To Be Redetermined

The LOMCs in Category 2 above will be revalidated through a single revalidation letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures is no longer valid, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and if appropriate issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMR-F	09-05-0899A	12/02/2008	ROHS WAY, LOTS 1-2, BLOCK 1; LOTS 1-7, BLOCK 2; LOTS 1-11, BLOCK 3; LOTS 1-3, BLOCK 4	2700490025C	27019C0053D

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LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMR-F	10-05-3970A	07/13/2010	LOTS 4, 5, & 6, BLOCK 2; LOTS 3, 4, 5, 6, 10, & 11, BLOCK 3; LOT 1, BLOCK 4, ROHS WAY	2700490025C	27019C0053D