

#93-177

CITY OF HAILEY

FLOODPLAIN DEVELOPMENT PERMIT

Name of Applicant PAT MODE Date 8/3/93
Name of Project if applicable MODE RESIDENCE
Address 1961 NORTHRIDGE DRIVE Phone
Location of Proposed Development Subdivision NORTHRIDGE SUB NO 1 Lot 27
Block A Plat

Description of Development

- Residential Construction
On Single Lot
Addition or Improvements
Watercourse Alteration
Other
Non-Residential
Subdivision
Fill
New Construction
Excavation
Grading

Attach to the application the following information where applicable. Plans in duplicate, drawn to scale showing the nature, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities; and the location of the foregoing. Specifically, the following information is required: (1) Mean sea level (MSL) elevation of the lowest floor (including basement) of all structures; (2) MSL elevation to which any structure is floodproofed; (3) certification by a registered professional engineer that the floodproofing methods meet the community floodproofing criteria; (4) a description of the extent to which any watercourse will be altered or relocated, and (5) base (100-year) flood elevation data for a development or subdivision.

The proposed development is located in the Floodway Floodfringe
The Base Flood Elevation or depth number at the development site is: N.A.

Source Documents FEMA 165167 0662 A (3/16/81)

Plan Review

MSL Elevation or depth number to which the structure is to be elevated ONE FOOT ft.
MSL Elevation or depth number to which the structure is to be floodproofed NA ft.

SIGNATURE Gordon K. Williams (SEAL)

NAME GORDON K. WILLIAMS

TITLE P.L.S.

ADDRESS BOX 733 KETCHUM, ID 83340

DATE



The following is to be completed by the community permit office. All necessary information and certificates are attached.

Action

- The proposed development is not in conformance with applicable Floodplain Management Standards (explanation attached). Permit is denied.
The proposal is not in conformance with applicable Floodplain Management Standards (explanation attached) and the application is referred to the Board of Adjustment for variance action.
I have reviewed the plans and materials submitted in support of the proposed development and find them in compliance with applicable Floodplain Management Standards. Permit is approved.

Date 9 Sep 93

Signature Lou Malloa

Building construction documentation

The certified as-built MSL elevation of the lowest floor of the structure is 51.0 ft.
The certified as-built MSL floodproofed elevation of the structure is ft.
Certificates of a registered professional engineer or land surveyor documenting these elevation are attached.

Certificate of Occupancy or Compliance Issued 4 MAY 94

Signature Lou Malloa

CITY OF HAILEY

BENCH MARK CERTIFICATE FLOODPLAIN ELEVATION / FLOOD-PROOFING CERTIFICATION

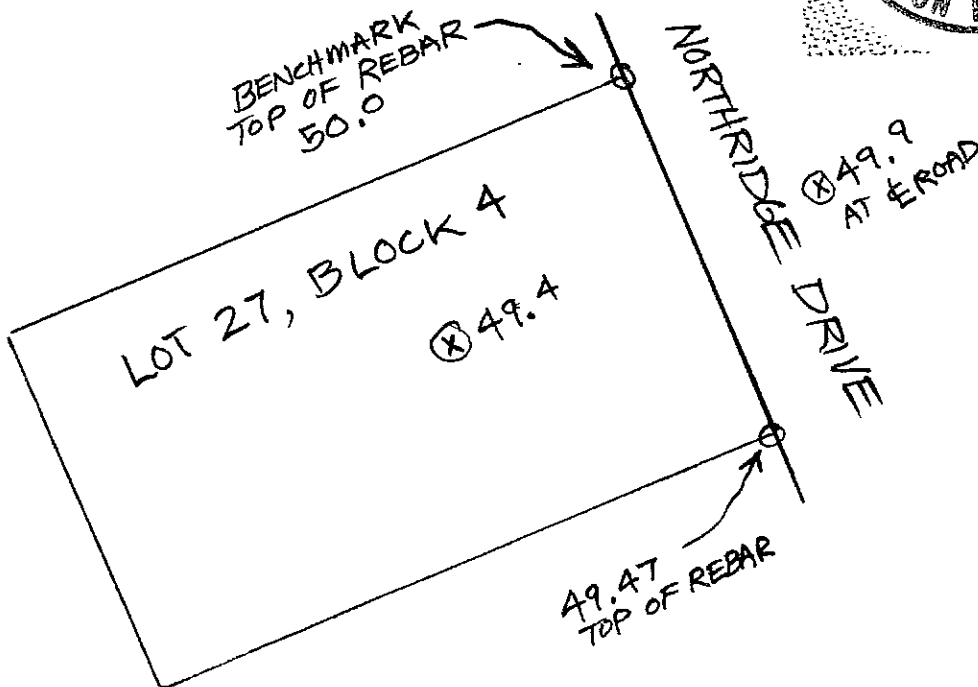
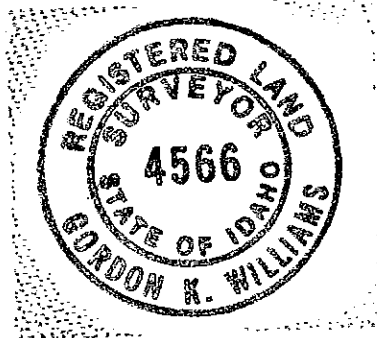
This Certification must be signed and sealed by a registered professional Surveyor or Engineer and filed with the Hailey Building Department at the time of building permit application.

I hereby certify that the bench mark set on property identified as
T. 2 N., R. 18 E., B.M., Section 4, Hailey, Blaine County, Idaho
Subdivision NORTHRIDGE SUBDIVISION NO. 1
Lot No. 27 Block No. 4 Tax Lot No. NA
Street Address NORTHRIDGE DRIVE
is at an elevation of 50.0 feet, NGVD (mean sea level). RANDOM DATUM
Bench mark description and location: TOP OF REBAR AT NORTHEAST CORNER
OF LOT 27. RANDOM DATUM ELEVATION = 50.0

NOTE: ELEV. TOP REBAR AT SOUTHEAST CORNER = 49.47

SIGNATURE Gordon K. Williams
NAME GORDON K. WILLIAMS
TITLE P.L.S.
ADDRESS BOX 733
KETCHUM, ID 83340
TELEPHONE No. 208-726-9512
DATE 8/3/93

(SEAL)



Benchmark Associates

ENGINEERING, PLANNING, SURVEYING & MAPPING
P.O. Box 733 : 251 Northwood Way Ste. I
Ketchum, Idaho 83340
208-726-9512 : Fax 208-726-9514

August 3, 1993

FLOOD REPORT : LOT 27, BLOCK 4, NORTHRIDGE SUBDIVISION NO. 1 Hailey, Blaine County, Idaho

A Narrative of Special Flood Conditions within the Indian Creek/Hiawatha Canal Flood Zone "A"

Lot 27, Block 4, Northridge Subdivision No. 1, lies within ZONE "A" of the Flood Insurance Zones as determined by the Federal Insurance Management Agency (FEMA). This zone is portrayed on the FIRM Flood Boundary and Floodway Map, Panel 662, published by FEMA on 3/16/81 for Unincorporated Blaine County, Idaho. Overflow channels of the Indian Creek/Hiawatha Canal system lie at the easterly and northerly edges of Northridge Subdivision No. 1.

As found on Page 45 of the Flood Insurance Study for Blaine County, November 20, 1980, Zone "A" is defined as a: "Special Flood Hazard Area inundated by the 100-year flood, determined by approximate methods; no base flood elevations shown or Flood Hazard Factors determined." In other words, a field analysis for a 100-year flood was never conducted; hence, a normal elevation measurement for a 100-year flood in this area cannot be determined.

On Feb. 1, 1963, a flood occurred within this area. On Page 13 of said Flood Insurance Study, a narrative describing the one known occurrence of flooding in this area suggests that flooding is indeed quite rare here. The narrative reads:

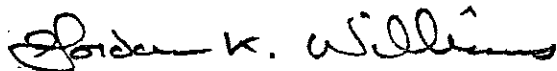
"The one event that was observed occurred on February 1, 1963, following several weeks of abnormal weather conditions. An arctic airmass settled over the southern Idaho region on January 19, 1963 and persisted until around the 29th of January. The extreme cold, together with an extremely shallow snowpack (approximately 2 inches total depth at Hailey throughout the period), led to a deep and dense ground frost that was nearly impervious to water infiltration. On January 31, 1963, the temperature moderated, and snow began falling. The snow changed to rainfall and became extremely heavy, delivering 3.02 inches in 2 days at Hailey. Most of this (2.45 inches) occurred on February 1. The heavy rain, falling on frozen soil, led to swift and nearly complete runoff from the low elevation areas of the Big Wood River basin. Some runoff out of Ohio Gulch and Indian Creek was reported and caused minor local flooding near U.S. Highway 93 north of Hailey."

After reading this narrative, I met with the County Engineer, Mr. Jim Koonce. Mr. Koonce told me that he observed this flood in 1963, and that the flood was considered a 150-year occurrence. In other words, the only known flood in this vicinity was rarer than a 100-year flood.

On June 18, 1993, I made a visual inspection at the site. Lot 27 lies on a high bench, and is within a very wide (approximately 1/2 mile wide) and relatively flat area of land that slopes at about a 1% grade in a southerly direction. It appears to me that any flooding in this area would be of a shallow nature. Since there are no natural or artificial topographical features to trap the floodwater, the water would spread out over a large area and eventually flow into the Big Wood River lying approximately 1/2 mile to the west of said Lot 3. It is belief that any flooding in this area would be quite shallow, in all likelihood not approaching 1 foot of inundation and more probably less than 6 inches. I would advise a builder to locate the finished floor of a building at least 1 foot above the existing grade.

In conclusion, a rare flood has occurred on or near this property. The flood followed extremely abnormal weather, resulting in "minor local flooding" (Pg. 13). It is my belief that, based on historical evidence, a 100-year flood occurrence within Lot 27, Block 4, Northridge Subdivision No. 1, would not inundate a finished floor of any future home lying at least 1 foot above existing grade.

Respectfully submitted,



Gordon K. Williams, PLS

ELEVATION CERTIFICATE

FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM

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	FOR INSURANCE COMPANY USE
BUILDING OWNER'S NAME PAT MODE	POLICY NUMBER
STREET ADDRESS (Including Apt., Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER 1961 NORTHRIDGE DRIVE	COMPANY NAIC NUMBER
OTHER DESCRIPTION (Lot and Block Numbers, etc.) LOT 27, BLOCK 4, NORTHRIDGE SUB, NO. 1	
CITY HAILEY, IDAHO	STATE IDAHO
ZIP CODE 83333	

SECTION B FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

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

1. COMMUNITY NUMBER	2. PANEL NUMBER	3. SUFFIX	4. DATE OF FIRM INDEX	5. FIRM ZONE	6. BASE FLOOD ELEVATION (In AO Zones, use depth)
165167	0662	A	3/16/81	A	NA

7. Indicate the elevation datum system used on the FIRM for Base Flood Elevations (BFE): NGVD '29 Other (describe on back)
8. 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 .
- 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 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: feet NGVD (or other FIRM datum—see Section B, Item 7).

SECTION D COMMUNITY INFORMATION

1. 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 _____

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) not included in the certification under Comments below. The diagram number, Section C, Item 1, must still be entered.

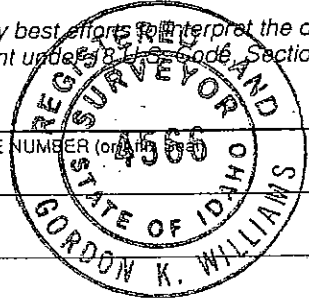
I certify that the information in Sections B and C on this certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 USC Code, Section 1001.

CERTIFIER'S NAME: GORDON K. WILLIAMS LICENSE NUMBER (only if applicable): 4565

TITLE: P.L.S. ; BENCHMARK ASSOCIATES COMPANY NAME: _____

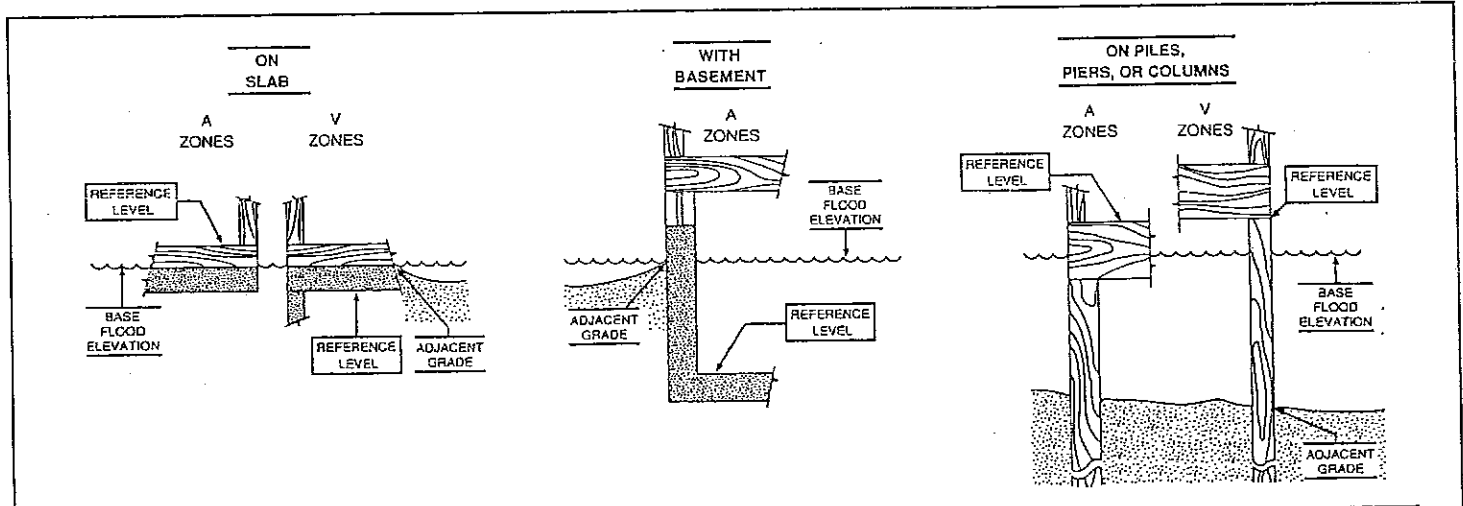
ADDRESS: BOX 733 KETCHUM ID 83340 CITY: _____ STATE: _____ ZIP: _____

SIGNATURE: Gordon K. Williams DATE: 4/30/94 PHONE: 208-726-9512



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.