Federal Emergency Management Agency

Region III
One Independence Mall, Sixth Floor
615 Chestnut Street
Philadelphia, PA 19106-4404

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	TOWNSHIP OF SPRING	All that certain lot or piece of ground, together with the dwelling house thereon erected, situate on the Southeasternly side of Concord Road, between Lexington Drive and Gage Avenue, being Lot #274, as shown on Plan of Colony Park, Section No. 4; said plan being recorded in Plan Book Vol. 31, page 95, Berks County Records, in the Township of Spring, County of Berks and State of Pennsylvania, more particularly bounded and described as follows, to wit: Beginning at a point in the Southeasterly side of Concord Road, 700.00 feet Northeasterly from the Northeasterly corner of Lexington Drive and Concord Road; thence in a Northeasterly direction along the Souteasterly side of Concord Road, a distance of 80.00 feet to a point; thence in a Southeasterly dirction at right angles to Concord Road, a distance of 135.00 feet to a point; thence in a Soutwesterly dirction at right angles to last described line, a distance of 80.00 feet to a point; thence in a Northwesterly direction at right angles to last described line, a distance of 135 feet to a point in the Southeasterly sided of Concord Road, the place of beginning and making a right angle with same.
	COMMUNITY NO: 421108	
AFFECTED MAP PANEL	NUMBER: 42011C0501E	
	NAME:BERKS COUNTY	
	DATE:DECEMBER 5, 1997	
FLOODING SOURCE: TRIBUTARY TO TULPEHOCKEN CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 40.35 N 75.98 W SOURCE OF LAT & LONG: USGS QUAD 40075-C8-TF-024 DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS OUTSIDE OF THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD29)	LOWEST ADJACENT GRADE ELEVATION (NGVD29)	LOWEST FLOOR ELEVATION (NGVD29)	LOWEST LOT ELEVATION (NGVD29)
Lot 274		Colony Park	1609 Concord Road	Structure	Shaded Zone X	-	-	-	-

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.)

PORTIONS REMAIN IN THE SFHA

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 on the property is 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, P.O. Box 2210, Merrifield, VA 22116-2210.

Erik J. Rourke, P.E.
Regional Hydrologist

Version 1.3.2

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LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (OUT AS SHOWN)
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

PORTIONS REMAIN IN THE SFHA

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA

This Determination Document has removed the subject of the determination from the Special Flood Hazard Area (SFHA). However, portions of the property may remain in the SFHA. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

ADDITIONAL INFORMATION USED IN DETERMINATION

This LOMA was prepared at FEMA Region III Offices in Philadelphia, Pennsylvania by Erik Rourke. The determination of *Structure Removed* is based on submitted information and review of the watershed drainage area. The approximate drainage area at the location of the structure is 0.25 square miles. The application came to the Regional Office by way of Congressman Holden's Reading Office.

Information used in the determination included:

- MT-EZ Application
- Recorded Deed Berks Co, PA, Volume 31 Page 95
- Previously issued LOMA for Lot #249
- Effective Berks Co FIRM Panel 501, 5 DEC 97
- USGS Quad Sheet – Reading PA – 40075-C8-TF-024

The property in question was found to be located within an area with minimal drainage area. The flood zone for this area should be a Shaded Zone X.

Questions, problems or comments can be directed to Erik Rourke at 215-931-5665.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the Federal Emergency Management Agency Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, P.O. Box 2210, Merrifield, VA 22116-2210. FEMA Region III in Philadelphia, Pennsylvania is also available for questions at (215) 931-5524 or by letter addressed to the Federal Emergency Management Agency, Mitigation Division, 615 Chestnut Street, Sixth Floor, Philadelphia, PA 19106.

Erik J. Rourke
Regional Hydrologist