Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	BOROUGH OF BALLY, BERKS COUNTY, PENNSYLVANIA	A parcel of land, as described in the Deed recorded as Document No. 18649 in Volume 2927, Pages 1625 through 1633, in the Office of the Recorder, Berks County, Pennsylvania
	COMMUNITY NO.: 420125	
AFFECTED MAP PANEL	NUMBER: 42011C0439E	The portion of property to be removed from the SFHA is more particularly described by the following metes and bounds:
	NAME: BERKS COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)	Lots 43 through 67 and Lots 80 through 105: BEGINNING at the westernmost property corner; thence N41°35'00"E, 417.11 feet; thence S48°25'00"E, 125.00 feet; thence N41°35'00"W, 127.01 feet;
	DATE: 12/5/1997	
FLOODING SOURCE: TRIBUTARY TO WEST BRANCH PERKIOMEN CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 40.399, -75.594 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 7.0 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)
43-67	—	Park Place Phase IV	—	Portion of Property	X (unshaded)	—	—	—

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.)

LEGAL PROPERTY DESCRIPTION
DETERMINATION TABLE (CONTINUED)
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 described portion(s) of 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, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

Doug Bellomo, P.E., Chief
Hazard Identification Section, Mitigation Division

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

thence 267.10 feet along a curve to the left having a radius of 173.00 feet; thence S46°52'47"E, 149.23 feet; thence 39.09 feet along a curve to the left having a radius of 173.00 feet; thence S59°49'32"E, 79.70 feet; thence 18.06 feet along a curve to the right having a radius of 11.50 feet; thence N30°10'28"E, 72.50 feet; thence 23.56 feet along a curve to the right having a radius of 15.00 feet; thence N59°49'32"W, 76.20 feet; thence 28.70 feet along a curve to the right having a radius of 127.00 feet; thence N46°52'47"W, 149.23 feet; thence 42.00 feet along a curve to the right having a radius of 127.00 feet; thence N43°07'13"E 120.09 feet; thence N48°25'00"W, 94.16 feet; thence 16.97 feet along a curve to the right having a radius of 127.00 feet; thence N41°35'00"E, 142.35 feet; thence 2.73 feet along a curve to the right having a radius of 127.00 feet; thence S48°25'00"E, 74.65 feet; thence S39°05'24"E, 13.47 feet; thence S52°40'22"E, 37.18 feet; thence S41°35'00"W, 147.38 feet; thence S46°52'47"E, 119.26 feet; thence N30°10'28"E, 180.27 feet; thence N59°49'41"W, 81.00 feet; thence N52°40'22"W, 39.79 feet; thence N30°10'28"E, 103.52 feet; thence 37.55 feet along a curve to the right having a radius of 127.00 feet; thence S59°49'32"E, 83.51 feet; thence S30°10'28"W, 152.00 feet; thence S59°49'32"E, 125.00; thence S30°10'28"W, 446.02 feet; thence N59°47'58"W, 125.11 feet; thence N46°52'47"W, 473.04 feet to the POINT OF BEGINNING.

Lots 74 through 79:
COMMENCING at the westernmost property corner; thence N41°35'00"E, 486.49 feet; thence N68°42'14"E, 46.65 feet to the POINT OF BEGINNING; thence N68°42'14"E, 103.00 feet; thence S21°17'46"E, 85.35 feet; thence S01°59'33"W, 41.00 feet; thence 119.38 feet along a curve to the left having a radius of 173.00 feet; thence N45°31'14"W, 45.78 feet; thence N21°17'46"W, 55.00 feet; thence N32°42'24"E, 60.15 feet to the POINT OF BEGINNING

Lots 106 through 109:
COMMENCING at the westernmost property corner; thence S46°52'47"E, 473.04 feet; thence S59°47'58"E, 125.11 feet; thence S30°10'28"W, 383.21 feet to the POINT OF BEGINNING; thence S30°10'28"W, 110.55 feet; thence 18.03 feet along a curve to the right having a radius of 11.50 feet; thence N59°49'32"W, 76.50 feet; thence N30°10'28"E, 122.05 feet; thence S59°49'32"E, 88.00 feet to the POINT OF BEGINNING

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)
74-109	—	Park Place Phase IV	—	Portion of Property	X (unshaded)	—	—	—

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 2 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, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

Doug Bellomo, P.E., Chief
Hazard Identification Section, Mitigation Division