Federal Emergency Management Agency

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

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (OUT AS SHOWN)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	TOWNSHIP OF MAIDEN CREEK, BERKS COUNTY, PENNSYLVANIA	Lot 104, as shown on the Final Plan of Blandon Meadows IV – Phase 4, Part 4, recorded in Plan Book Volume 168, Page 31, in the Recorder's Office of Berks County, Pennsylvania
	COMMUNITY NO: 421078	
AFFECTED MAP PANEL	NUMBER: 42011C0359E	
	NAME: BERKS COUNTY, PENNSYLVANIA (ALL JURISDICITIONS)	
	DATE: DECEMBER 5, 1997	
FLOODING SOURCE: WILLOW CREEK TRIBUTARY		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: SOURCE OF LAT & LONG: DATUM:

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET ADDRESS	OUTCOME WHAT IS OUTSIDE OF THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
104	—	Blandon Meadows IV	318 Blandon Meadows Parkway	Structure	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.)

PORTIONS REMAIN IN THE SFHA
ZONE A

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(s) on 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). The subject property is correctly shown outside the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. If the policy has been written using an incorrect zone, it can be endorsed to correct the zone for the current policy year and one prior policy term. Please contact the insurance agent or company involved to request endorsement of the policy. 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. Additional information about the NFIP is available on our website at http://www.fema.gov/nfip/. 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, Federal Insurance and Mitigation Division, 615 Chestnut Street, Sixth Floor, Philadelphia, PA 19106.

Jon Janowicz, P.E.
Civil Engineer
Federal Insurance and Mitigation Division

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

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 property.)

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.

ZONE A (This Additional Consideration applies to the preceding 1 Property.)

The NFIP map affecting this property depicts an SFHA that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximated methods and had not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

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, Federal Insurance and Mitigation Division, 615 Chestnut Street, Sixth Floor, Philadelphia, PA 19106.

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