Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	TOWNSHIP OF ROBESON, BERKS COUNTY, PENNSYLVANIA	A portion of land, as described in the Deed, recorded as Document No. 46732, in Volume 3794, Pages 1000 through 1007, in the Office of the Recorder of Deeds, Berks County, Pennsylvania (PIN:5333-03-12-2391) The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 420146	
AFFECTED MAP PANEL	NUMBER: 42011C0651E	
	DATE: 12/5/1997	
FLOODING SOURCE: HAY CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 40.230, -75.845 SOURCE OF LAT & LONG: ESRI: FEMA GEOCODE/GOOGLE MAPS 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)
--	--	--	2384 Hay Creek Road	Portion of Property	X (shaded)	330.8 to 332.0 feet	--	330.9 to 333.5 feet

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
INADVERTENT INCLUSION FLOODWAY 1
PORTIONS REMAIN IN THE SFHA
STUDY UNDERWAY

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision 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 NFIP regulatory floodway or 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 revises the effective NFIP map to remove the subject property from the NFIP regulatory floodway and 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, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

COMMENCING at the southern parcel corner at a planted sandstone marking, thence S21°14'00"E, a distance of 2.06 feet to the POINT OF BEGINNING; thence N59°19'31"E, a distance of 49.70 feet; thence N46°38'45"E, a distance of 51.85 feet; thence N24°58'25"E, a distance of 41.01 feet; thence N00°56'56"E, a distance of 25.39 feet; thence N09°08'02"W, a distance of 17.05 feet; thence N34°25'09"W, a distance of 6.55 feet; thence N77°24'09"W, a distance of 23.03 feet; thence S74°31'02"W, a distance of 72.17 feet; thence S82°16'41"W, a distance of 88.04 feet; thence N87°55'42"W, a distance of 65.56 feet; thence N28°25'47"W, a distance of 13.51 feet; thence S83°17'29"E, a distance of 9.01 feet; thence N78°06'01"E, a distance of 89.70 feet; thence N51°38'39"E, a distance of 23.41 feet; thence N07°05'48"E, a distance of 13.01 feet; thence N65°33'06"E, a distance of 80.60 feet; thence N79°03'59"E, a distance of 26.72 feet; thence S58°40'38"E, a distance of 27.27 feet; thence N85°41'10"E, a distance of 6.39 feet; thence N17°55'47"E, a distance of 13.13 feet; thence N43°41'33"E, a distance of 67.90 feet; thence N56°48'30"E, a distance of 43.76 feet; thence S84°17'22"E, a distance of 28.50 feet; thence S35°06'44"E, a distance of 7.25 feet; thence S73°52'11"W, a distance of 16.70 feet; thence S16°23'19"E, a distance of 19.06 feet; thence N74°40'46"E, a distance of 23.28 feet; thence S35°06'44"E, a distance of 1.09 feet; thence S52°14'22"E, a distance of 70.11 feet; thence S81°35'51"E, a distance of 11.26 feet; thence S34°15'58"E, a distance of 2.50 feet; thence S74°43'05"W, a distance of 13.87 feet; thence S15°14'27"E, a distance of 10.44 feet; thence S74°45'33"W, a distance of 7.18 feet; thence S16°06'56"E, a distance of 8.18 feet; thence N74°45'33"E, a distance of 7.05 feet; thence S15°14'27"E, a distance of 10.54 feet; thence N74°43'05"E, a distance of 21.96 feet; thence S15°16'55"E, a distance of 1.20 feet; thence N74°43'05"E, a distance of 2.38 feet; thence S34°15'58"E, a distance of 2.10 feet; thence S50°48'40"W, a distance of 294.61 feet; thence S65°58'35"W, a distance of 73.29 feet; thence N21°14'00"W, a distance of 30.29 feet to the POINT OF BEGINNING.

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, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

INADVERTENT INCLUSION IN THE FLOODWAY 1 (PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY) (This Additional Consideration applies to the preceding 1 Property.)

A portion of this property is located within the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination Document, while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation, and any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Therefore, the NFIP regulatory floodway modification described in the Determination Document, while acceptable to the Federal Emergency Management Agency (FEMA), must also be acceptable to the community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at http://www.fema.gov/about/regoff.htm.

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

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.

STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMR-FW DETERMINATION DOCUMENT (REMOVAL))

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

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, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

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