Federal Emergency Management Agency

Washington, D.C. 20472

JUN 24 1997

CORRECTED COPY

IN REPLY REFER TO:
Case No.: 97-03-306A
(Follows Case No.: 89-03-02F)
Community: Township of Silver Spring,
Cumberland County, Pennsylvania
Community No.: 420370
Map Panel Affected: 0020 C
Map Effective Date: March 3, 1992

218-65-RS-N-NFS

[redacted]
Mechanicsburg, Pennsylvania 17055

Dear [redacted]

We reviewed a request dated December 20, 1996, from [redacted] for a Letter of Map Revision. All information required for this request was received on April 15, 1997. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have made the following determinations concerning whether the structures on the property described below are located in the Special Flood Hazard Area (SFHA), the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This property was elevated by the placement of fill. This determination letter was corrected to remove the references to Lot No. 153, Trindle Springs Development, which was inadvertently included in the original determination letter.

Property Description:	Lots 109, 111, 113, 119, 120-132, 146-152, and 154, as shown on the Final Subdivision Plans of Trindle Spring Development, Sections One and Two, recorded in Book 58, Page 15, and Book 61, Page 105, respectively. Both plans were filed by the Cumberland County Recorder of Deeds.
Street Address:	Sycamore Drive and Tall Oak Drive
Flooding Source:	Trindle Spring Run

Based on natural elevations prior to the placement of fill, this letter revises the above-referenced NFIP map to remove the structures on Lots 119-124, 127, 128, and 130-132 from the SFHA. The structures are now located in Zone C, an area above the 0.2-percent-annual-chance flood level. Flood insurance coverage for the structures may be available under a low-cost policy (see enclosed document). Because portions of the property remain in the SFHA, any future construction or substantial improvement on the property remains subject to Federal, Commonwealth, and local regulations for floodplain management.

In addition, we have determined that the structures on Lots 109, 111, 113, 125, 126, 129, 146-152, and 154 would be inundated by the base flood and are correctly shown on the effective NFIP maps as being in an SFHA designated as Zone A3.

The elevations of both the lowest adjacent grade to the structures (the lowest ground touching the structures) and the lowest floor (including basement/crawl space) must be at or above the base flood elevation (BFE) for the structures to be outside the SFHA. Because the elevations of the lowest floor of the structures listed below are lower than the corresponding BFEs, the structures are within the SFHA; therefore, flood insurance is required. These elevations, in feet, are referenced to the National Geodetic Vertical Datum of 1929.

Lot	Elevation of Lowest Floor	Base Flood Elevation
109	404.3	408.3
111	404.0	408.3
113	402.9	408.2
125	405.5	408.0
126	405.0	408.0
129	405.8	408.0
146	404.4	407.9
147	403.2	407.9
148	402.9	407.9
149	403.5	407.9
150	403.8	407.8
151	406.0	407.8
152	404.9	407.8
154	405.3	407.8

We have also determined that Lot 109 located on the property described above was elevated by the placement of fill within the regulatory floodway adopted by your community. In accordance with Subparagraph 60.3(d)(3) of the NFIP regulations, no encroachments (including fill) may take place within a regulatory floodway if they result in an increase in flood levels. Therefore, the fill placed on Lot 109 may be a violation of Subparagraph 60.3(d)(3). We have notified our Regional Office in Philadelphia, Pennsylvania of this situation. Your community should contact Ms. Viki L. Doty of the Mitigation Division of FEMA in Philadelphia at (215) 931-5512, for guidance on the specific actions required to resolve this issue. We will not revise the NFIP map to remove this property from the SFHA until this issue is resolved satisfactorily with our Regional Office.

This determination is based on the flood data presently available. Should you wish to resubmit this request, the NFIP regulations provide a period of 90 days from the date of this letter for resubmissions of revised data without repayment of review fees. Data submitted after 90 days will be subject to all submittal/payment procedures.

An additional enclosed document provides information about Letters of Map Revision. If you have any questions about this letter, please contact Ms. Helen Cohn of our staff in Washington, D.C., either by telephone at (202) 646-3457 or by facsimile at (202) 646-4596.

Sincerely,

Frederick H. Sharrocks Jr., Chief
Hazard Identification Branch
Mitigation Directorate

Enclosures

cc: Commonwealth Coordinator (w/o enclosures)
Region (w/o enclosures)
Community Map Repository
[redacted].