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 CHESTER HEIGHTS, DELAWARE COUNTY, PENNSYLVANIA	Lot 5, Smith Bridge Village Design Center, as shown on the Plat recorded as File No. 16-58, in Book Volume 18, Page 417, in the Office of the County Recorder of Deeds, Delaware County, Pennsylvania; the portion of land removed from the SFHA is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 420406	
AFFECTED MAP PANEL	NUMBER: 42045C0041D	
	NAME: DELAWARE COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)	
	DATE: 9/30/1993	
FLOODING SOURCE: UNNAMED FLOODING SOURCE		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 39.885, -75.471 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)
5	—	Smith Bridge Vill. Design Ctr.	17 Smithbridge Road	Portion of Property	X (unshaded)	202.4 feet	—	203.0 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
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 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
Emergency Preparedness and Response Directorate

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LETTER OF MAP AMENDMENT
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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

COMMENCING at a point of intersection formed by the northerly right of way line of Smith Bridge Road and the westerly property line of lands of Stephan B. & Donna J. Conrad; thence along said westerly property line N34°55'00"W for a distance of 34.15 feet to the BEGINNING; thence from said point of beginning along and over lands of Conrad the following eleven following courses and distances: 1) N34°55'00"W for a distance of 102.35 feet to a point; 2) thence, S60°48'51"W for a distance of 4.72 feet to a point; 3) thence, N20°37'05"E for a distance of 5.68 feet to a point; 4) thence, N88°25'01"W for a distance of 4.33 feet to a point; 5) thence, S51°44'26"W for a distance of 3.32 feet to a point; 6) thence, N60°07'36"W for a distance of 7.76 feet to a point; 7) thence, S08°22'45"W for a distance of 9.50 feet to a point; 8) thence, S21°13'47"E for a distance of 4.53 feet to a point; 9) thence, S60°48'51"W for a distance of 124.96 feet to a point; 10) thence, N29°27'38"E for a distance of 67.26 feet to the beginning of a non-tangent curve; 11) said curve turning to the left through an angle of 09°33'37", having a radius of 1495.73 feet, and whose long chord bears N57°47'19"E for a distance of 249.28 feet to a point of intersection with a non-tangential line; 12) thence, S16°27'31"W for a distance of 214.55 feet to the POINT OF BEGINNING.

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.

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

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area 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 approximate methods and has 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 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.

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