Federal Emergency Management Agency

Washington, D.C. 20472

SEP 1 8 1998

LETTER OF MAP AMENDMENT
218-70-RS

IN REPLY REFER TO CASE NO.: 98-03-1732A

Community: Township of Concord,
Delaware County, Pennsylvania
Community No.: 420410
Map Panel Affected: Delaware County,
Pennsylvania (All Jurisdictions)
Number: 42045C0040 D
Map Effective Date: September 30, 1993

We reviewed a request dated August 31, 1998, for a Letter of Map Amendment (LOMA). All required information for this request was received on September 8, 1998. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we determined that a portion of the property described below is located in the Special Flood Hazard Area (SFHA), 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); however, the structure on the property is not in the SFHA.

Property Description:	Lot No. 7, Merkam Mill, as described in Deed, Document No. 417289, in Book 2315, Pages 511-514, recorded by the Delaware County Recorder of Deeds, on August 27, 1968
Street Address:	69 Mill Race Place
Flooding Source:	West Branch Chester Creek

This letter amends the above-referenced NFIP map to remove the structure from the SFHA. The structure is now located in Zone X (unshaded), an area above the 0.2-percent-annual-chance flood level. Flood insurance coverage for the structure 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.

A portion of Lot No. 7, but not the previously referenced structure, is located within the regulatory floodway for West Branch Chester Creek. The regulatory floodway is the area that must be maintained in an unobstructed condition in order to prevent unacceptable increases in base flood levels. Therefore, no construction may take place in a regulatory floodway that would cause any increase in the base flood elevation level. Since the regulatory floodway is adopted and enforced by the community, any proposed revision to the regulatory floodway must be submitted to the Federal Emergency Management Agency (FEMA) by community officials. The community should contact Mr. Thomas Majusiak, Director, Mitigation Division of FEMA's Region III Office at (215) 931-5512 for guidance on the data that must be submitted in order to revise a regulatory floodway.

An additional enclosed document provides information about LOMAs. 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,

Matthew B. Miller

Matthew B. Miller, P.E., Chief
Hazards Study Branch
Mitigation Directorate

Enclosures

cc: Commonwealth Coordinator (w/o enclosures)
Region (w/o enclosures)
Community Map Repository