Federal Emergency Management Agency

Washington, D.C. 20472

MAR 1 1 1998

[redacted]
Darby, Pennsylvania 19023

IN REPLY REFER TO:
Case No.: 98-03-336A
Community: Borough of Darby,
Delaware County, Pennsylvania
Community No.: 420411
Map Panel Affected: Delaware County,
Pennsylvania (All Jurisdictions)
Number: 42045C0036 D
Map Effective Date: September 30, 1993

218-65-RS

[redacted]

We reviewed a request received December 22, 1997, from [redacted] for a Letter of Map Revision (LOMR). All information required for this request was received on February 9, 1998. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we determined that portions of 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); however, the structure on the property is not in the SFHA.

Property Description:	A parcel of land as described in Fee Simple Deed No. 021695, Book Volume No. 566, Pages 0062-0065, filed in the Delaware County Recorder's Office on April 20, 1988
Street Address:	963 Springfield Road
Flooding Source:	Darby Creek

This letter revises the above-referenced NFIP map to remove the structure from the SFHA and the regulatory floodway. The structure is now located in Zone X (shaded), an area below 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 and the regulatory floodway, any future construction or substantial improvement on the property remains subject to Federal, Commonwealth, and local regulations for floodplain management.

A portion of this property, but not the existing structure, is located within the regulatory floodway for Darby Creek. The regulatory floodway is the area that must be maintained in an unobstructed condition in order to prevent unacceptable increases in flood levels. Therefore, no construction may take place in a regulatory floodway that would cause any increase in the base flood elevation level. The floodway is provided to your community as a tool to regulate floodplain development. Therefore, the floodway modification described in this letter, while acceptable to the Federal Emergency Management Agency (FEMA), must also be acceptable to your community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the regulatory floodway must be submitted to FEMA by community officials. The community should contact the Regional Engineer, 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 LOMRs. 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
[redacted]