 | Date: April 25, 2000 | Case No.: 00-14 LOMA

Federal Emergency Management Agency

Region III
One Independence Mall, Sixth Floor
615 Chestnut Street
Philadelphia, PA 19106

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	Ridley Township, Delaware Co, PA	Lot No. 178, Secane Homes Company Plan, by Damon & Foster, Civil Engineers, Sharon Hill, Pennsylvania, September 4, 1947 Also known as 2320 Armstrong Avenue
	COMMUNITY NO: 420429	
MAP PANEL AFFECTED	NUMBER: 42045C0046 D	
	NAME: Delaware County, Pennsylvania	
	DATE: September 30, 1993	
FLOODING SOURCE: West Branch Muckinipattis Creek		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: SOURCE OF LAT & LONG: DATUM: NGVD

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET ADDRESS	OUTCOME Out As Shown	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD29)	LOWEST ADJACENT GRADE ELEVATION (NGVD29)	LOWEST FLOOR ELEVATION (NGVD29)	LOWEST LOT ELEVATION (NGVD29)
178		Secane Homes Plan	2320 Armstrong	Entire Parcel	X	-	-	-	-

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 *(if the appropriate box is checked, please refer to the appropriate section on Attachment 1)*

- ☐ 1. LEGAL PROPERTY DESCRIPTION (CONTINUED)
- ☐ 2. DETERMINATION TABLE (CONTINUED)
- ☐ 3. PORTIONS REMAIN IN THE FLOODWAY
- ☐ 4. INADVERTENT INCLUSION IN THE FLOODWAY
- ☐ 5. V ZONE
- ☐ 6. STUDY UNDERWAY
- ☐ 7. FILL RECOMMENDATION
- ☐ 8. PORTIONS REMAIN IN THE SFHA

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 property is 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, P.O. Box 2210, Merrifield, VA 22116-2210.

Jon Janowicz, P.E.
Region 3 Engineer
Mitigation Division

Federal Emergency Management Agency

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LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (OUT AS SHOWN)
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

The following information was used to make the final determination:
FIRM Panel 42045C0046 D (effective September 30, 1993)
Plan of Secane Homes Company
Delaware County Recorded Deed, Book 1785, Page 326
Site measurements and sketch prepared by Jon Janowicz, 02/04/00

The Flood Insurance Rate Map at the described property has the Zone A hatch centered on the West Branch Muckinipattis Creek which, because of poor base mapping, is shifted east of it's true position at Quince Lane. The shifted Zone A hatch overlays properties east of Quince Lane that should not be included in the special flood hazard area.

Final determination: Entire property out.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the Federal Emergency Management Agency Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, P.O. Box 2210, Merrifield, VA 22116-2210.

Jon Janowicz, P.E.
Regional Engineer
Mitigation Division