 | Date: October 12, 2000 | Case No.: 01-03-0032 | LOMA

Federal Emergency Management Agency

Region III
One Independence Mall, Sixth Floor
615 Chestnut Street
Philadelphia, PA 19106-4404

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	TOWNSHIP OF PLAINS, LUZERNE COUNTY, PENNSYLVANIA	Beginning at a corner on the southerly side of Sandra Street, said corner being common to Lots No. 1 and 2, Block "B" as shown on a plot of lots known as Hevenlee Acres." Thence along Sandra Street South fifty-six degrees thirty-seven minutes East eighty-eight and nineteen one hundredths feet to a corner common to Lots No. 2 and 3; Thence along the dividing line of Lots No. 2 and 3 South thirty-three degrees twenty-three minutes West one hundred forty-five and seventy-one one hundredths feet to a corner in the line of Lot No. 9; Thence along Lots 9, 8, and 7, North fifty-eight degrees five minutes West eighty-eight and twenty-two one hundredths feet to a corner in line of Lot No. 1; Thence along Lot No. 1, North thirty-three degrees twenty-three minutes East one hundred forty-seven and ninety-seven one hundredths feet to the southerly side of Sandra Street and the place of beginning. Being all of Lot No. 2 Block "B" as sown on the aforesaid pot of lots recorded in Luzerne County Map Book 30 at page 9-B.
	COMMUNITY NO: 420621	
AFFECTED MAP PANEL	NUMBER: 4206210005C	
	NAME: TOWNSHIP OF PLAINS, LUZERNE COUNTY, PENNSYLVANIA	
	DATE: APRIL 6, 1998	
FLOODING SOURCE: UNNAMED PONDING AREA		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 41.280, -75.824 SOURCE OF LAT & LONG: USGS QUAD DATUM: NAD27

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD29)	LOWEST ADJACENT GRADE ELEVATION (NGVD29)	LOWEST FLOOR ELEVATION (NGVD29)	LOWEST LOT ELEVATION (NGVD29)
2	B	Hevenlee Acres	3 Sandra Street	Structure	X (shaded)	-	-	-	-

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.)

PORTIONS OF THE PROPERTY 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(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 comment document is based on the flood data presently available. The enclosed documents provide additional information regarding this request and information regarding your options for obtaining a Letter of Map Amendment. 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. FEMA Region III in Philadelphia, Pennsylvania is also available for questions at (215) 931-5524 or by letter addressed to the Federal Emergency Management Agency, Mitigation Division, 615 Chestnut Street, Sixth Floor, Philadelphia, PA 19106.

Erik J. Rourke
Regional Hydrologist
Mitigation Division

Federal Emergency Management Agency
Region III
One Independence Mall, Sixth Floor
615 Chestnut Street
Philadelphia, PA 19106-4404

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA

This Determination Document has removed the subject of the determination from the Special Flood Hazard Area (SFHA). However, portions of the property may remain in the SFHA. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

ADDITIONAL INFORMATION PERTINENT TO THIS REQUEST

The floodplain affecting the subject property is a small area depicting an open space on the quadsheet (lacking vegetation). The drainage area for this section is relatively minor at approximately 18 acres. Typically, drainage areas less than 640 acres are not mapped as Zone A boundaries. This area should be reflected as either Shaded Zone X or Unshaded Zone X. The area is currently under review for a potential Letter of Map Revision to remove the Special Flood Hazard Area (SFHA) from the effective panel. This interim determination only removes the structure from the SFHA.

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. FEMA Region III in Philadelphia, Pennsylvania is also available for questions at (215) 931-5524 or by letter addressed to the Federal Emergency Management Agency, Mitigation Division, 615 Chestnut Street, Sixth Floor, Philadelphia, PA 19106.

Erik J. Rourke
Regional Hydrologist
Mitigation Division