Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	TOWNSHIP OF FAIRVIEW, LUZERNE COUNTY, PENNSYLVANIA	A portion of Lot 2, Walden Estates, Inc, as described in the Deed, recorded as Instrument No. 6011009, in Book 3012, Pages 82296 through 82300, in the Office of the Recorder of Deeds, Luzerne County, Pennsylvania (TP: 20-L9-00A-001 & 20-L9-00A-01A) The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 420993	
AFFECTED MAP PANEL	NUMBER: 4209930005C	
	DATE: 1/20/1982	
FLOODING SOURCE: BIG WAPWALLOPEN CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 41.160, -75.892 SOURCE OF LAT & LONG: GOOGLE EARTH PRO 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)
2	--	Walden Estates, Inc	--	Portion of Property	C	--	--	--

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	STUDY UNDERWAY
PORTIONS REMAIN IN THE SFHA	SUPERSEDES PREVIOUS DETERMINATION
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, Engineering Library, 847 South Pickett Street, Alexandria, VA 22304-4605.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

BEGINNING at a point formed by the intersection of the Easterly sideline of the fifty (50) foot-wide Woodcrest Avenue with the Northerly sideline of the fifty (50) foot-wide Woodland Avenue; thence N48°18'49"W, a distance of 50.00 feet; thence N41°41'11"E, a distance of 150.00 feet; thence N48°18'49"W, a distance of 300.00 feet; thence S41°41'11"W, a distance of 150.00 feet; thence N48°18'49"W, a distance of 50.00 feet; thence N41°41'11"E, a distance of 50.00 feet; thence N48°18'49"W, a distance of 150.36 feet; thence N40°48'01"E, a distance of 121.04 feet; thence N41°43'01"E, a distance of 621.38 feet; thence S48°16'59"E, a distance of 50.00 feet; thence S73°26'26"E, a distance of 309.57 feet; thence S55°11'40"E, a distance of 201.38 feet; thence S37°12'46"E, a distance of 174.97 feet; thence S41°41'11"W, a distance of 849.27 feet; thence N48°18'49" W, a distance of 150.00 feet; thence S41°41'11"W, a distance of 65.00 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.

STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

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, Engineering Library, 847 South Pickett Street, Alexandria, VA 22304-4605.

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SUPERSEDES OUR PREVIOUS DETERMINATION (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

This Determination Document supersedes our previous determination dated 7/17/2012, for the subject property.

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, Engineering Library, 847 South Pickett Street, Alexandria, VA 22304-4605.

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