Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	TOWNSHIP OF BUFFALO, UNION COUNTY, PENNSYLVANIA	A portion of Wildflower Village, as shown on the Plat recorded as Instrument No. 200300000843 in Book 23, Pages 77 through 90, in the Office of the Recorder, Union County, Pennsylvania The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 421237	
AFFECTED MAP PANEL	NUMBER: 42119C0210D	
	DATE: 9/28/2007	
FLOODING SOURCE: BUFFALO CREEK; SUSQUEHANNA RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 40.969, -76.902 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 7.0 DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	Wildflower Village	--	Portion of Property	X (shaded)	460.5 feet	--	461.0 feet

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
PORTIONS REMAIN IN THE FLOODWAY
FILL RECOMMENDATION
SUPERSEDES PREVIOUS DETERMINATION

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill 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 revises 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, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

BEGINNING at the westernmost parcel corner; thence S76°20'22"E, 227.94 feet; thence S70°09'32"E, 135.80 feet; thence S76°06'32"E, 116.68 feet; thence S69°03'41"W, 27.22 feet; thence N75°43'16"W, 57.14 feet; thence N53°55'43"W, 40.16 feet; thence N70°09'32"W, 135.80 feet; thence S19°51'54"E, 219.78 feet; thence S76°13'48"E, 50.41 feet; thence S13°46'12"W, 15.96 feet; thence N76°13'48"W, 50.41 feet; thence N13°46'12"E, 15.96 feet; thence N19°51'54"W, 219.78 feet; thence N13°39'38"E, 312.98 feet; thence S76°20'22"E, 50.00 feet; thence 50.27 feet along a curve to the right having a radius of 32.00 feet and a chord bearing N58°39'38"E, 45.25 feet; thence S76°20'22"E, 52.54 feet; thence S59°04'57"E, 37.34 feet; thence S26°31'30"E, 61.29 feet; thence N51°12'11"E, 73.03 feet; thence S76°20'22"E, 80.69 feet; thence 14.14 feet along a curve to the right having a radius of 9.00 feet and a chord bearing S31°20'22"E, 12.73 feet; thence S13°39'38"W, 103.91 feet; thence S76°20'22"E, 50.00 feet; thence N13°39'38"E, 103.91 feet; thence 14.14 feet along a curve to the right having a radius of 9.00 feet and a chord bearing N58°39'38"E, 12.73 feet; thence S76°20'22"E, 29.50 feet; thence S71°40'38"E, 66.59 feet; thence S11°40'34"W, 85.16 feet; thence S21°32'36"E, 38.25 feet; thence N34°51'01"E, 126.20 feet; thence S82°28'12"E, 38.56 feet; thence S76°20'22"E, 45.08 feet; thence 39.02 feet along a curve to the right having a radius of 32.00 feet and a chord bearing S41°24'26"E, 36.65 feet; thence N83°31'30"E, 50.00 feet; thence 99.99 feet along a curve to the left having a radius of 82.00 feet and a chord bearing N41°24'26"W, 93.91 feet; thence N76°20'22"W, 610.13 feet; thence N26°05'19"E, 43.75 feet; thence N15°17'21"E, 35.79 feet; thence N34°31'49"E, 15.36 feet; thence S76°50'41"E, 47.00 feet; thence S51°14'11"E, 19.68 feet; thence S13°43'15"E, 19.83 feet; thence N89°05'59"E, 48.89 feet; thence S86°59'50"E, 54.18 feet; thence S76°51'33"E, 53.94 feet; thence S77°47'17"E, 68.09 feet; thence S67°58'57"E, 52.72 feet; thence S77°31'32"E, 52.66 feet; thence S82°46'52"E, 63.13 feet; thence N81°04'05"E, 10.26 feet; thence S82°13'57"E, 23.10 feet; thence S63°07'32"E, 16.50 feet; thence N83°58'09"E, 31.33 feet; thence S83°47'52"E, 50.21 feet; thence S65°16'26"E, 25.06 feet; thence N87°59'46"E, 37.25 feet; thence S75°09'52"E, 27.02 feet; thence N88°48'45"E, 22.60 feet; thence S58°03'58"E, 19.97 feet; thence S35°32'59"E, 52.59 feet; thence S48°13'37"E, 46.52 feet; thence S27°59'37"E, 11.75 feet; thence S48°16'32"E, 28.39 feet; thence S30°13'30"E, 9.70 feet; thence S09°03'55"E, 41.46 feet; thence N89°44'22"E, 56.94 feet; thence S59°15'40"E, 51.24 feet; thence S09°39'48"W, 4.75 feet; thence N82°39'52"E, 48.00 feet; thence N56°48'12"E, 21.42 feet; thence S13°11'44"W, 69.88 feet; thence N76°20'22"W, 50.20 feet; thence S13°11'44"W, 25.00 feet; thence N76°20'22"W, 147.50 feet; thence S13°11'44"W, 160.01 feet; thence N76°48'16"W, 147.50 feet; thence S13°11'44"W, 459.63 feet; thence N76°55'45"W, 590.41 feet; thence N11°05'09"E, 7.50 feet; thence N76°55'45"W, 149.13 feet; thence N13°39'38"E, 172.53 feet; thence N76°20'22"W, 214.47 feet; thence N07°42'12"E, 129.73 feet to the POINT OF BEGINNING

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, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY (This Additional Consideration applies to the preceding 1 Property.)

A portion of this property is located within the Special Flood Hazard Area and the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination/Comment Document while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation, and any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at http://www.fema.gov/about/regoff.htm.

FILL RECOMMENDATION (This Additional Consideration applies to the preceding 1 Property.)

The minimum NFIP criteria for removal of the subject area based on fill have been met for this request and the community in which the property is located has certified that the area and any subsequent structure(s) built on the filled area are reasonably safe from flooding. FEMA's Technical Bulletin 10-01 provides guidance for the construction of buildings on land elevated above the base flood elevation through the placement of fill. A copy of Technical Bulletin 10-01 can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at http://www.fema.gov/mit/tb1001.pdf. Although the minimum NFIP standards no longer apply to this area, some communities may have floodplain management regulations that are more restrictive and may continue to enforce some or all of their requirements in areas outside the Special Flood Hazard Area.

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

This Determination Document supersedes our previous determination dated 1/27/2009, 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, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

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