

National Flood Insurance Program

Session 804- Flood Plain with No Base Flood Elevations
CASE STUDIES

Surveyor Training – Presented by Thomas F. Smith, PE, PLS



FEMA

January 25, 2022



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Letter of Map Amendment – Case #1 – Structure removal FEMA eLOMC Application

Documents required:

- Cover letter
- Tax Map with property highlighted
- Copy of deed with recording information
- FEMA MT-EZ form
- Elevation form or Elevation Certificate
- Plan of survey
 - Allows FEMA to Compute BFE.

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eLOMC uploaded information

LOMC Application

Application ID: 594484089935

Amendment

All (*) indicate a required field

Summary of Supporting Documents

Please use the back button on your browser or select the 'Close' button at the bottom of this screen to return to the Online LOMC home page.

General Information

LOMC Type	FEMA Case Number	Projected Due Date/Completion Date	Date Submitted	Information Submitted
LOMA	14-03-2468A	07/29/2014	05/30/2014	View Details

Community Information

Community ID	Community Name	County Name	State	Region
420424	NETHER PROVIDENCE, TOWNSHIP OF	Delaware County	PA	3

Documentation

File Name	Description	Date Uploaded
Jones Tax Map.pdf	Delaware Co., PA Tax map 34-24	05/27/2014 10:30:41 AM
Jones LOMA request 5-30-14.pdf	Jones LOMA Request cover letter	05/27/2014 10:34:51 AM
Jones Deed.pdf	Jones Deed Book 3392, page 903	05/27/2014 3:06:52 PM
Jones MT-EZ 5-30-14.pdf	Jones MT-EZ 5-30-14	05/30/2014 2:48:57 PM
Jones photos 5-29-14.pdf	Jones Photos taken 5-29-14	05/30/2014 2:49:22 PM
SHEET.01.pdf	Drawing C-14-049	05/30/2014 4:56:30 PM

Showing 1 to 6 of 6 entries

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eLOMC Cover letter

RE: Estate of Melvin R. Jones
 14 Waterford Way, Nether Providence Twp.
 Delaware County, PA, Community No. 420424
 Request for LOMA
 Application ID: 594484089935

Dear Sir:

On behalf of the Estate of Melvin R. Jones, please find the following for your review:

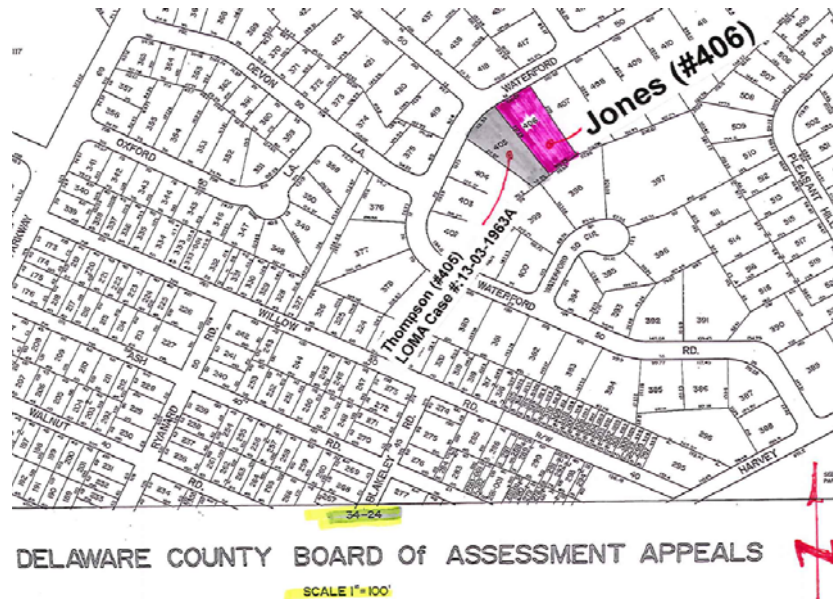
1. FEMA Form MT-EZ.
2. Plan C-14-062, which includes a topographical survey of property, based on USGS NAVD 1988 datum, spot elevations and contours and a portion of the FEMA map showing the dwelling location.
3. Copy of Nether Providence Township, Delaware County tax map showing parcel location.
4. Copy of deed with recording information shown.
5. Copies of Photographs of the dwelling.

On behalf of our client, we request that FEMA make a BFE determination in order to remove the existing dwelling from the Special Flood Hazard Zone A and to issue a LOMA for the property. Should you have any questions, please contact me. Thank you for your consideration of this request.

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eLOMC Tax Map



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eLOMC – copy of deed with recording info.

This Indenture Made the 18th day of August in the year of our Lord one thousand nine hundred and sixty-seven (1967)

Between MELVIN R. JONES AND MARY T. JONES, HIS WIFE (hereinafter called the Grantors), of the one part and MELVIN R. JONES (hereinafter called the Grantee), of the other part,

Witnesseth That the said Grantors for and in consideration of the sum of ONE DOLLAR (\$1.00) lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, his heirs and assigns,

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Township of Nether Providence, County of Delaware and Commonwealth of Pennsylvania, described in accordance with a Plan of "Scott Glenn East", made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated May 18th, 1966 and last revised July 5th, 1966, which plan is recorded in the Office of the Recorder of Deeds in and for the County of Delaware at Media, Pennsylvania, in Plan Case #11, page 115, as follows, to-wit:-

BEGINNING at a point on the Southeasterly side of Waterford Way (Fifty feet wide), measured the two following courses and distances from a point in the title line of Providence Road; (1) South fifty five degrees, twenty five minutes West, Three hundred nine and thirty eight one-hundredths feet to a point a angle; and (2) South sixty two degrees, fifty minutes, twenty seconds West, Four hundred sixty four and twenty eight one-hundredths feet to a point and place of beginning; thence extending from said beginning point and along said side of Waterford Way, the two following courses and distances; (1) South sixty two degrees, fifty minutes, twenty seconds, West, Eighty eight and six one-hundredths feet to a point of curve; and (2) along the arc of a circle curving to the left having a radius of One hundred sixty eight and sixty one one-hundredths feet, the arc distance of Fourteen and twenty three one-hundredths feet to a point; a corner of lot #56; thence extending along same crossing over a Fifteen feet wide sanitary sewer easement and crossing over Heavy Run, South thirty one degrees, fifteen minutes, fifty eight seconds East, Two hundred thirty one and twenty eight one-hundredths feet to a point, a corner of lot #63; thence extending along same, North fifty five degrees, twenty five minutes, thirty seconds East, Eighty six and forty six one-hundredths feet to a point; a corner of lot #54; thence extending along same and crossing said Heavy Run and said Fifteen feet wide sanitary sewer easement, North twenty seven degrees, nine minutes, forty seconds West, Two hundred twenty feet to the first mentioned point and place of beginning.

RD BK03382-0903

07-0180

2006004541 01/12/2005 09:31:44 PM:1

PGD FEE: \$56.00



24 NEITHER PROV \$0.00

THOMAS J. JONES SR. RD

DELAWARE COUNTY

LOT 55

RD BK03382-0903

07-0180

2006004541 01/12/2005 09:31:44 PM:1

PGD FEE: \$56.00



24 NEITHER PROV \$0.00

THOMAS J. JONES SR. RD

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eLOMC – MT-EZ Form – page 3

In addition to this form (MT-EZ), please complete the checklist below. All requests must include one copy of the following:

☒ Copy of the effective FEMA panel on which the structure and/or property location has been accurately plotted

☐ Copy of the Subdivision Plat Map (with association data and stamp of the Recorder's Office)

OR

☒ Copy of the property deed (with association data and stamp of the Recorder's Office), accompanied by a tax assessor's map or other certified map showing the surveyed location of the property relative to local streets and watercourses. The map should include at least one street intersection that is shown on the FEMA panel.

☒ Please include a map scale and North arrow on all maps submitted.

Please do not submit original documents. Please retain a copy of all submitted documents for your records.

DHS FEMA encourages the submission of all required data in a digital format (e.g., scanned documents and images on Compact Disc (CD). Digital submission helps to further DHS FEMA's digital vision and also may facilitate the processing of your request.

Incomplete submissions will result in processing delays. For additional information regarding this form, including where to obtain the supporting documents listed above, please refer to the MT-EZ Form Instructions located at <https://www.dhs.gov/electronicgovservices/mt-ez-form-instructions>

Mail your request to:

LOMC CLEARINGHOUSE
7330 COCA COLA DRIVE, SUITE 204
HANOVER, MD 21076
Attn: LOMA Manager

FEMA REGIONS

DHS - FEMA Form 084-0-22, FEB 11 MT-EZ Form Page 3 of 1

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eLOMC – Photos from Elev. Cert.

ELEVATION CERTIFICATE, page 3 **BUILDING PHOTOGRAPHS**
See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.		FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or RD, Route and Box No. 14 Waterford Way		Policy Number:	
City Wallingford	State PA	ZIP Code 16090	Company Name/Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken, "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A6. If submitting more photographs than will fit on this page, use the Continuation Page.

Photographs Taken 5-29-2014

Front View

Rear View

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eLOMC – Photos from Elev. Cert.

ELEVATION CERTIFICATE, page 4 **BUILDING PHOTOGRAPHS**
See Instructions for Item A6.


IMPORTANT: In these spaces, copy the corresponding information from Section A.		FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or RD, Route and Box No. 14 Waterford Way		Policy Number
City Wallisford	State PA	Company NAC Number
	ZIP Code 19086	

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken, "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A6. If submitting more photographs than will fit on this page, use the Continuation Page.

Photographs Taken 5-29-2014



Left side View



Right side View

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eLOMC – Photos from Elev. Cert.

ELEVATION CERTIFICATE, page 5 **BUILDING PHOTOGRAPHS**
See Instructions for Item A6.


IMPORTANT: In these spaces, copy the corresponding information from Section A.		FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or RD, Route and Box No. 14 Waterford Way		Policy Number
City Wallisford	State PA	Company NAC Number
	ZIP Code 19086	

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken, "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A6. If submitting more photographs than will fit on this page, use the Continuation Page.

Photographs Taken 5-29-2014



Creek view from rear of house
Footbridge at gate

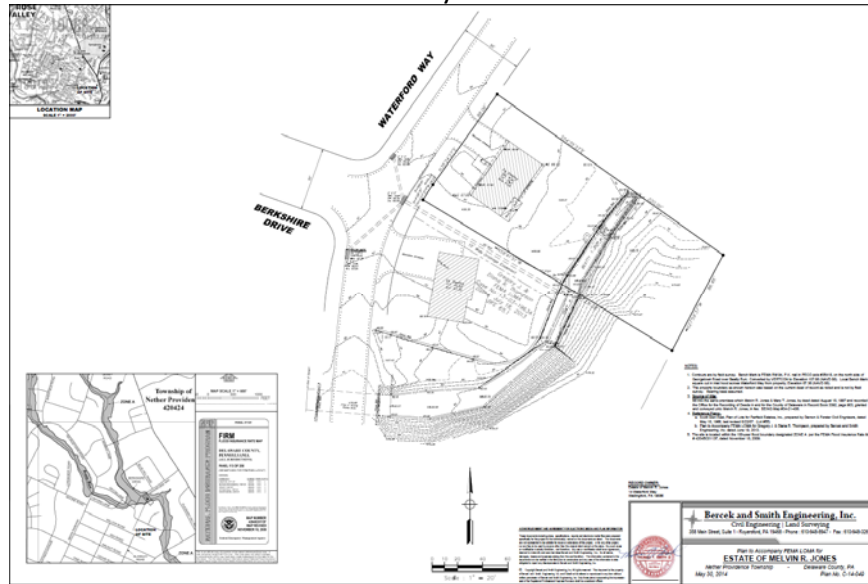


Creek looking upstream
Rear yard on right

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eLOMC – Plan of survey



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eLOMC – LOMA Determination

Page 1 of 2 Date: June 05, 2014 Case No.: 14-03-2468A LOMA

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 NEITHER	Lot 55, Scott Glenn East, as described in the Deed, recorded as						
	PROVIDENCE, DELAWARE	Instrument No. 200504541, in Record Book 03302, Page 0003, in						
	COUNTY, PENNSYLVANIA	the Office of the Recorder of Deeds, Delaware County, Pennsylvania						
COMMUNITY NO. 425424		(TP: 34-21-406)						
AFFECTED MAP PANEL	NUMBER: 42542413P							
	DATE: 11/18/2009							
FLOODING SOURCE: BEATTY RUN		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 39.880, -75.567 SOURCE OF LAT & LONG: GOOGLE EARTH PRO DATUM: NAD 83						
DETERMINATION								
LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT'S REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 83)	LOWEST ADJACENT GRADE ELEVATION (NAVD 83)	LOWEST LOT ELEVATION (NAVD 83)
55	--	Scott Glenn East	14 Waterford Way	Structure	X (unshaded)	--	65.4 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.)

PORTIONS REMAIN IN THE SFHA

STUDY UNDERWAY

The 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, LOMA Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4505.


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

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eLOMC – LOMA Determination

Page 2 of 2	Date: June 05, 2014	Case No.: 14-03-2468A	LOMA
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Federal Emergency Management Agency
Washington, D.C. 20472


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

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 (call free at (877) 335-2627; (877) FEMA MAPS) or by letter addressed to the Federal Emergency Management Agency, LOMA Clearinghouse, 947 South Pitt Street, Alexandria, VA 22304-4055.


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

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Letter of Map Amendment Case #2 – Land removal eLOMC Application

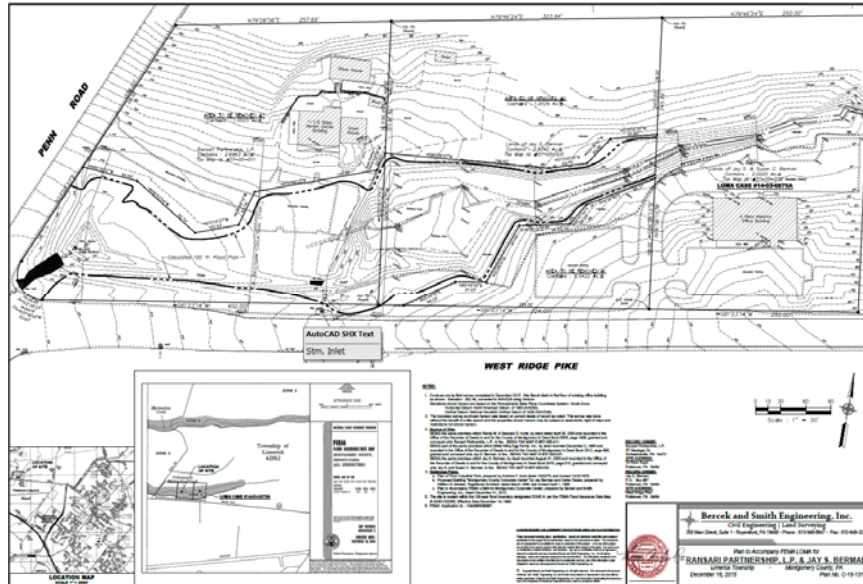
Documents required:

- Cover letter
- Tax Map with property highlighted
- Copy of deed with recording information
- FEMA MT-EZ form
- Elevation form or Elevation Certificate
- Plan of survey
 - Shows computed floodplain and area to be removed.
 - Area to be removed must be outside the floodplain.
- Floodplain calculations to determine extent of flooding.
- Legal Description of area to be removed from the floodplain.

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eLOMC – Plan of survey – showing computed floodplain & area to be removed.



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eLOMC – Floodplain calculations for floodplain

Bercek and Smith Engineering, Inc.
Civil Engineering | Land Surveying
Formerly Cerver and Smith Engineering, Inc.
358 Main Street
Haverford, PA 19088
Thomas F. Smith, PE, PLS, President
Phone: (610) 948-8947
Fax: (610) 948-3281
E-mail: mail@berckandsmith.com
Michael Bercek, PLS, Vice President

FLOOD PLAIN ANALYSIS
Tributary to Hartenstine Creek
for

Ransari Partnership LP -10 Penn Road
and
Jay S. Berman -West Ridge Pike
Limerick Township, Montgomery County, PA

Job # 15-131

December 21, 2015



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eLOMC – Legal Description of land to be removed from the Floodplain.

**Bercek and Smith Engineering, Inc.**

Civil Engineering | Land Surveying

Formerly Conner and Smith Engineering, Inc.
358 Main Street
Royersford, PA 19468

Thomas F. Smith, PE, PLS, President

Phone: (610) 848-8947
Fax: (610) 848-3381
E-mail: mail@bercekandsmith.com

Michael Bercek, PLS, Vice President

C-15-131

DESCRIPTION OF AREAS 1 AND 2 TO BE REMOVED - RANSARI PARTNERSHIP, L.P. AND JAY S. BERMAN, TAX MAP ID NO. 37-05-031, LIMERICK TOWNSHIP.

ALL THAT CERTAIN tract of land located on the northerly side of West Ridge Pike, approximately 450 feet east of the intersection of West Ridge Pike and Penn Road and shown as "Area to be Removed No. 1 and 2" on a plan titled "Plan to Accompany FEMA LOMA for Ransari Partnership, L.P. and Jay S. Berman", prepared by Bercek and Smith Engineering, Inc., dated December 18, 2015, Plan No. C-15-131, situate in the Limerick Township, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin found on the northerly side of West Ridge Pike at a corner in common with lands of Ransari Partnership, L.P. and Jay S. Berman, said point being the southwesterly most corner of the herein described tract of land as shown on the previously described plan by Bercek and Smith Engineering;

Thence along the common property line of Ransari Partnership, L.P. and Jay S. Berman, North 06 degrees 51 minutes 37 seconds West for a distance of 336.55 feet to an iron pin found;

Thence, North 79 degrees 46 minutes 24 seconds East for a distance of 323.94 feet to an iron pin found at a corner of other lands of Jay S. and Susan C. Berman;

Thence along the same, South 06 degrees 56 minutes 15 seconds East a distance of 345.66 feet to a railroad spike set along the northerly side of West Ridge Pike;

Thence along the same, South 81 degrees 23 minutes 14 seconds West for a distance of 324.00 feet to the place of **BEGINNING**

EXCEPTING OUT of the above described tract of land the following, bounded and described as follows, to wit:

BEGINNING at an iron pin found on the northerly side of West Ridge Pike at a corner in common with lands of Ransari Partnership, L.P. and Jay S. Berman, said point being the southwesterly most corner of the herein described tract of land as shown on the previously described plan by Bercek and Smith Engineering;

Thence along the common property line of Ransari Partnership, L.P. and Jay S. Berman, North 06 degrees 51 minutes 37 seconds West for a distance of 180.55 feet to a point;

Thence over and through lands of Jay S. Berman the four (4) following courses and distances:

1. North 85 degrees 39 minutes 07 seconds East for a distance of 196.82 feet to a point;
2. North 73 degrees 20 minutes 19 seconds East for a distance of 45.75 feet to a point;

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eLOMC – FORM MT-1 – to remove a portion of land

DEPARTMENT OF HOMELAND SECURITY - FEDERAL EMERGENCY MANAGEMENT AGENCY PROPERTY INFORMATION FORM		OMB No. 1880-0012 Expires February 28, 2016
PAPERWORK BURDEN DISCLOSURE NOTICE Public reporting burden for this data collection is estimated to average 1.67 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing and reviewing the form. This collection of information is required to obtain or retain benefits. You are not required to respond to this collection of information unless it displays a valid OMB control number. Send comments regarding this collection of information, including suggestions for reducing this burden to Information Collection Management, Department of Homeland Security, Federal Emergency Management Agency, 1207 South 17th Street, Arlington, VA 22209-4302, Paperwork Reduction Project (1880-0012). NOTE: Do not send your completed form to this address.		
This form may be completed by the property owner, property owner's agent, licensed land surveyor, or registered professional engineer to support a request for a Letter of Map Amendment (LOMA), Conditional Letter of Map Amendment (CLOMA), Letter of Map Revision based on New Data (NDR), or Conditional Letter of Map Revision based on New Data (CLNDR) for existing or proposed, single or multiple lots/structures. In order to process your request, all information on the form must be completed in its entirety, unless stated as optional. Incomplete submissions will result in processing delays. Please check the box below that describes your request.		
<input checked="" type="checkbox"/> LOMA	A letter from DHS-FEMA stating that an existing structure or parcel of land that has not been elevated by fill (natural grade) would not be inundated by the base flood.	
<input type="checkbox"/> CLOMA	A letter from DHS-FEMA stating that a proposed structure that is not to be elevated by fill (natural grade) would not be inundated by the base flood if built as proposed.	
<input type="checkbox"/> LOMR-F	A letter from DHS-FEMA stating that an existing structure or parcel of land that has been elevated by fill would not be inundated by the base flood.	
<input type="checkbox"/> CLNDR-F	A letter from DHS-FEMA stating that a parcel of land or proposed structure that will be elevated by fill would not be inundated by the base flood if fill is placed on the parcel as proposed or the structure is built as proposed.	
Fill is defined as material from any source (including the subject property) placed that raises the ground to or above the Base Flood Elevation (BFE). The common construction practice of raising curbside along material (gravel) and backfill with stone, crushed stone, or concrete is not considered the placement of fill if the practice does not alter the existing natural grade elevation, which is at or above the BFE. Fill that is placed before the date of the first National Flood Insurance Program (NFIP) map showing the area in a Special Flood Hazard Area (SFHA) is considered natural grade.		
Has fill been placed on your property to raise ground that was previously below the BFE? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, when was fill placed? _____ / month/year		
Will fill be placed on your property to raise ground that is below the BFE? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, when will fill be placed? _____ / month/year		
* If yes, Endangered Species Act (ESA) compliance must be documented to FEMA prior to issuance of the CLOMA-F determination (please refer page 4 to the MT-1 instructions).		
1. Street Address of the Property (if request is for multiple structures or units, please attach additional sheet referencing each address and enter street names below): 10 Penn Road, Pottstown, PA 19464 (Ransari/Ridge Pike, Pottstown, PA 19464 (Berman))		
2. Legal description of Property (lot, block, subdivision or abbreviated description from the deed): Lot 14 Penn Industrial Park (Ransari) Tax Map ID: 37005 011; Lot 11 Penn Industrial Park (Berman) Tax Map ID: 37005 031.		
3. Are you requesting that a flood zone determination be completed for (check one): <input type="checkbox"/> Structures on the property? What are the dates of construction? _____ (MM/YYYY) <input checked="" type="checkbox"/> A portion of land within the bounds of the property? (A certified notes and bounds description and map of the area to be removed, certified by a licensed land surveyor or registered professional engineer, are required. For the preferred format of notes and bounds descriptions, please refer to the MT-1 Form 1 instructions.) <input type="checkbox"/> The entire legally recorded property?		
4. Is this request for a (check one): <input type="checkbox"/> Single structure <input type="checkbox"/> Single lot <input type="checkbox"/> Multiple structures (How many structures are involved in your request? List the number: _____) <input type="checkbox"/> Multiple lots (How many lots are involved in your request? List the number: _____)		

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eLOMC – LOMA Determination

Page 1 of 2	Date: March 08, 2016		Case No.: 16-03-0672A	LOMA-OAS				
 Federal Emergency Management Agency Washington, D.C. 20472								
LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (OUT AS SHOWN)								
COMMUNITY AND MAP PANEL INFORMATION			LEGAL PROPERTY DESCRIPTION					
COMMUNITY	TOWNSHIP OF LIMERICK, MONTGOMERY COUNTY, PENNSYLVANIA		Lot 14, Penn Industrial Park, as described in the Deed recorded as Document No. 2004092495, Deed Book 5505, Page 1958; and Lot 11, Penn Industrial Park, being part of the Indenture, recorded as Document No. 000171, in Book 3312, Pages 968 and 969, both filed in the Office of the Recorder, Montgomery County, Pennsylvania					
	COMMUNITY NO.: 421912							
	NUMBER: 42091C0210G							
AFFECTED MAP PANEL	DATE: 3/2/2016							
FLOODING SOURCE: TRIBUTARY TO HARTENSTINE CREEK			APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 40.243405, -75.560534 SOURCE OF LAT & LONG: GOOGLE EARTH PRO DATUM: NAD 83					
DETERMINATION								
LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS OUTSIDE OF THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
11	--	Penn Industrial Park	West Ridge Pike	Property	X (unshaded)	--	--	--

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Letter of Map Amendment Case #3 –Multiple Structures

Documents required:

- Cover letter
- Tax Map with property highlighted
- Copy of deed with recording information
- FEMA MT-EZ form
- Elevation form or Elevation Certificate (for each structure)
- Plan of survey

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eLOMC Cover letter

301 N. Schaffer Road, New Hanover Twp.
Montgomery County, PA, Community No. 421914
Request for LOMA

Dear Sir:

On behalf of William and Sarah Bowman, please find the following for your review:

1. FEMA Elevation Form.
2. Copy of FIRMETTE showing site location (shown on the plan).
3. Copy of deed with recording information shown.
4. Copy of New Hanover Township, Montgomery County, PA tax map showing parcel location, north arrow and scale.
5. Elevation Certificates (for dwelling and for workshop) with photographs of the structures.
6. Plan C-14-040, which includes a topographical survey of property, based on USGS NGVD 1929 datum, spot elevations and contours and a portion of the FEMA map showing the dwelling location.

On behalf of our clients, we request that FEMA make BFE determinations in order to remove the existing structures from the Special Flood Hazard Zone A and to issue a LOMA for each. I ask that any written notifications be sent to the Bowmans c/o their daughter, Diane Bealer, at 37 Colebrookdale Rd, Boyertown, PA 19512, Cell: 484-824-4540. Should you have any questions, please contact me. Thank you for your consideration of this request.

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eLOMC uploaded information

LOMC Type	FEMA Case Number	Projected Due Date/Completion Date	Date Submitted	Information Submitted
LOMA	14-03-2351A	07/18/2014	05/19/2014	View Details

Community Information

Community ID	Community Name	County Name	State	Region
421914	NEW HANOVER, TOWNSHIP OF	Montgomery County	PA	3

Documentation


File Name	Description	Date Uploaded
Bowman EC 5-16-14-house.pdf	Elevation Cert. for dwelling	05/19/2014 12:50:06 PM
Bowman EC 5-16-14-workshop.pdf	Elevation Cert. for workshop	05/19/2014 12:50:34 PM
Bowman Tax Map.pdf	Montgomery County Pa Tax Map Bowman	05/19/2014 12:52:15 PM
Bowman LOMA request 05-19-2014.pdf	LOMA Request cover letter	05/19/2014 12:58:19 PM
Deed Book 3024, page 198 (1).pdf	Copy of deed and property info	05/19/2014 1:19:44 PM
FEMA MT-1, 5-19-2014.pdf	MT-1 Elevation form	05/19/2014 1:35:08 PM
14040-BOWMAN 140516.pdf	Topo survey plan	05/19/2014 2:25:43 PM

Showing 1 to 7 of 7 entries

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eLOMC – Elev. Cert. for House

U.S. DEPARTMENT OF HOMELAND SECURITY FEDERAL EMERGENCY MANAGEMENT AGENCY Revised Flood Insurance Pages		ELEVATION CERTIFICATE IMPORTANT: Follow the instructions on pages 1-6.		OMB No. 1560-0008 Expiration Date: July 31, 2015	
SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name: William F. Bowman & Sarah Bowman				Policy Number:	
A2. Building Street Address (including apt., unit, suite, and/or bldg. No.) or PO, Route and Box No.: 301 N. Schaffel Road (House)				Company/NAE Number:	
City/Township: PA State: PA ZIP Code: 15464					
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.): Montgomery County Block 65, Lot 30. Tax parcel at: 47-00-0540-00-1. Deed book: 3004, Page 198 dated 12/17/1999					
A4. Building Use (e.g., Residential, Nonresidential, Address, Accessory, etc.): Residential (detached)					
A5. Latitude/Longitude: Lat. 40.262242N Long. 79.555241W Horizontal Datum: <input type="checkbox"/> NAD 1983 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number: JA					
A8. For a building with a basement or enclosure(s): a) Square footage of basement or enclosure(s): 502 sq ft b) Number of permanent flood openings in the basement or enclosure(s) within 1.0 foot above adjacent grade: 0 c) Total net area of flood openings in A8.b: 0.00 sq ft d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage: a) Square footage of attached garage: 365 sq ft b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: 0 c) Total net area of flood openings in A9.a: 0.00 sq ft d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. MFP Community Name & Community Number: New Hanover Township, 421914		B2. County Name: Montgomery County		B3. State: PA	
B4. Map/Print Number: 420911C0009	B5. Date: 12/19/1996	B6. FIRM Index Date: 12/19/1996	B7. FIRM Page Effective/Revised Date: 12/19/1996	B8. Flood Zone(s): 0	B9. Base Flood Elevation(s) (Zone A5, use base flood depth): N/A
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FTS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NAVD 1983 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ / _____ / _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					
SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)					
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input checked="" type="checkbox"/> Finished Construction *A new Elevation Certificate will be required when construction of the building is complete.					
C2. Elevations – Zones A1-A30, AE, AH, A9, A9+ (with BFE), VE, V1-V30, V (with BFE), AR, AR+ (with BFE), X, X+ (with BFE), and X+ (with BFE). Complete Items C2.a-b in boxes according to the building diagram specified in Item A7. In Puerto Rico only, enter meters. Benchmark Used: GPS Vertical Datum: NGVD 1929 connected by VERTICAN Indicate elevation datum used for the elevations in Items C2 through C10: <input type="checkbox"/> NAVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____ Datum used for building elevations must be the same as that used for the BFE.					
a) Top of bottom floor (including basement, mezzanine, or enclosure floor): 259.3 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters					
b) Top of the next higher floor: 263.2 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters					
c) Bottom of the lowest horizontal structural member (if Zone only): 262.5 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters					
d) Attached garage (top of wall): 262.5 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters					
e) Lowest elevation of machinery or equipment spanning the building (describe type of equipment and location in Comments): 261.5 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters					
f) Lowest adjacent finished grade next to building (A5): 261.5 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters					
g) Highest adjacent finished grade next to building (A5): 261.5 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters					
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support: 261.5 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters					
SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION					
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to determine the data provided. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S.C. Section 1001.					
<input type="checkbox"/> Check here if statements are provided on back of form. <input checked="" type="checkbox"/> Check here if statements are provided on back of form. <input type="checkbox"/> Check here if statements are provided on back of form.					
Certifier's Name: Thomas F. Smith, II, PE, PLS		Firm Name: JA-SURVEYORS			
Title: President		Firm Address: Berens and Smith Engineering, Inc., 100 Ryanwood, PA 15468			
Address: 355 Main Street, Suite 1		City/State/Zip: PA 15468			
Phone: (717) 648-8947		Fax: (717) 648-8947			
FEMA Form 080-033 (Revised 5/12) See reverse side for continuation. Reduces all previous editions.					

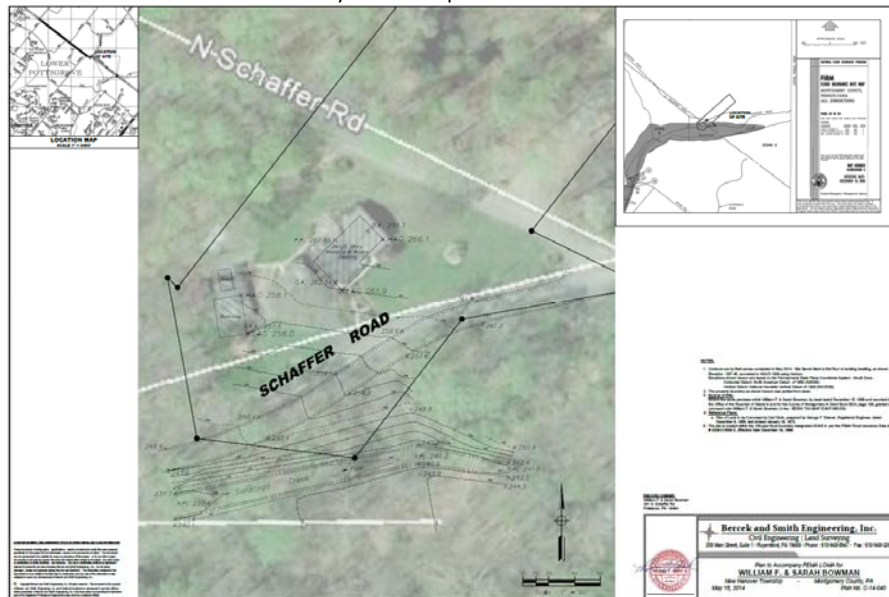
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eLOMC – Elev. Cert. for Workshop

U.S. DEPARTMENT OF HOMELAND SECURITY FEDERAL EMERGENCY MANAGEMENT AGENCY Revised Flood Insurance Pages		ELEVATION CERTIFICATE IMPORTANT: Follow the instructions on pages 1-6.		OMB No. 1560-0008 Expiration Date: July 31, 2015	
SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name: William F. Bowman & Sarah Bowman				Policy Number:	
A2. Building Street Address (including apt., unit, suite, and/or bldg. No.) or PO, Route and Box No.: 301 N. Schaffel Road (House)				Company/NAE Number:	
City/Township: PA State: PA ZIP Code: 15464					
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.): Montgomery County Block 65, Lot 30. Tax parcel at: 47-00-0540-00-1. Deed book: 3004, Page 198 dated 12/17/1999					
A4. Building Use (e.g., Residential, Nonresidential, Address, Accessory, etc.): Residential (detached)					
A5. Latitude/Longitude: Lat. 40.262242N Long. 79.555241W Horizontal Datum: <input type="checkbox"/> NAD 1983 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number: JA					
A8. For a building with a basement or enclosure(s): a) Square footage of basement or enclosure(s): 508 sq ft b) Number of permanent flood openings in the basement or enclosure(s) within 1.0 foot above adjacent grade: 0 c) Total net area of flood openings in A8.b: 0.00 sq ft d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage: a) Square footage of attached garage: 364 sq ft b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: 0 c) Total net area of flood openings in A9.a: 0.00 sq ft d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. MFP Community Name & Community Number: New Hanover Township, 421914		B2. County Name: Montgomery County		B3. State: PA	
B4. Map/Print Number: 420911C0009	B5. Date: 12/19/1996	B6. FIRM Index Date: 12/19/1996	B7. FIRM Page Effective/Revised Date: 12/19/1996	B8. Flood Zone(s): 0	B9. Base Flood Elevation(s) (Zone A5, use base flood depth): N/A
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FTS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NAVD 1983 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ / _____ / _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					
SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)					
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input checked="" type="checkbox"/> Finished Construction *A new Elevation Certificate will be required when construction of the building is complete.					
C2. Elevations – Zones A1-A30, AE, AH, A9, A9+ (with BFE), VE, V1-V30, V (with BFE), AR, AR+ (with BFE), X, X+ (with BFE), and X+ (with BFE). Complete Items C2.a-b in boxes according to the building diagram specified in Item A7. In Puerto Rico only, enter meters. Benchmark Used: GPS Vertical Datum: NGVD 1929 connected by VERTICAN Indicate elevation datum used for the elevations in Items C2 through C10: <input type="checkbox"/> NAVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____ Datum used for building elevations must be the same as that used for the BFE.					
a) Top of bottom floor (including basement, mezzanine, or enclosure floor): 257.5 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters					
b) Top of the next higher floor: 259.1 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters					
c) Bottom of the lowest horizontal structural member (if Zone only): 257.5 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters					
d) Attached garage (top of wall): 257.5 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters					
e) Lowest elevation of machinery or equipment spanning the building (describe type of equipment and location in Comments): 257.5 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters					
f) Lowest adjacent finished grade next to building (A5): 257.5 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters					
g) Highest adjacent finished grade next to building (A5): 257.5 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters					
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support: 257.5 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters					
SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION					
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to determine the data provided. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S.C. Section 1001.					
<input type="checkbox"/> Check here if statements are provided on back of form. <input checked="" type="checkbox"/> Check here if statements are provided on back of form. <input type="checkbox"/> Check here if statements are provided on back of form.					
Certifier's Name: Thomas F. Smith, II, PE, PLS		Firm Name: JA-SURVEYORS			
Title: President		Firm Address: Berens and Smith Engineering, Inc., 100 Ryanwood, PA 15468			
Address: 355 Main Street, Suite 1		City/State/Zip: PA 15468			
Phone: (717) 648-8947		Fax: (717) 648-8947			
FEMA Form 080-033 (Revised 5/12) See reverse side for continuation. Reduces all previous editions.					


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eLOMC – Plan of survey – multiple structures



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eLOMC – LOMA Determination – residence

Page 1 of 2		Date: July 10, 2014		Case No.: 14-03-2351A		LOMA		
 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 NEW HANOVER, MONTGOMERY COUNTY, PENNSYLVANIA			A parcel of land, as described in the Deed, recorded in Deed Book 3024, Page 198, in the Office of the Recorder of Deeds, Montgomery County, Pennsylvania				
	COMMUNITY NO.: 421914							
AFFECTED MAP PANEL	NUMBER: 42091C0089E DATE: 12/19/1996							
FLOODING SOURCE: SANATOGA CREEK				APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 40.263, -75.568 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)
--	--	--	301 North Schaffer Road	Structure (Residence)	X (unshaded)	--	261.9 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).								

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eLOMC – LOMA Determination – workshop

Page 2 of 2	Date: July 10, 2014		Case No.: 14-03-2351A		LOMA			
 Federal Emergency Management Agency Washington, D.C. 20472								
LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL) ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)								
DETERMINATION TABLE (CONTINUED)								
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)
--	--	--	301 North Schaffler Road	Structure (Workshop)	X (unshaded)	--	267.5 feet	--
<p>PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 2 Properties.) 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.</p> <p>ZONE A (This Additional Consideration applies to the preceding 2 Properties.) 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.</p>								

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Letter of Map Amendment
Case #4 – Zone AE LOMA (revised BFE required)

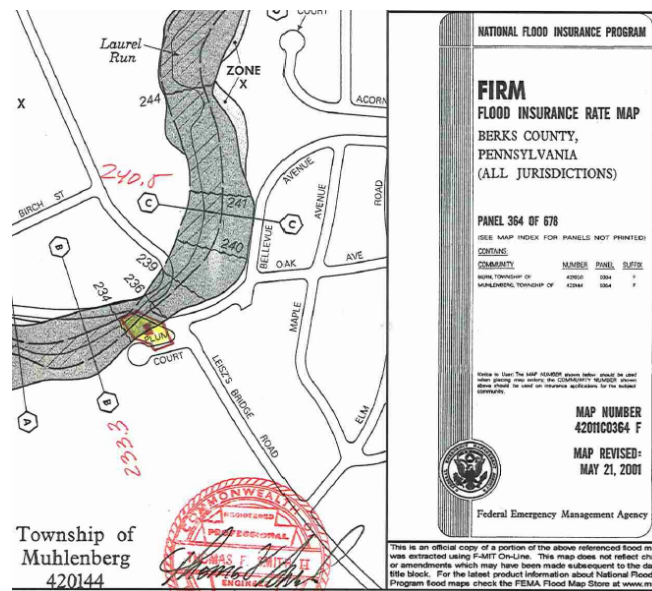
Documents required:

- Cover letter
- Tax Map with property highlighted
- Copy of deed with recording information
- Elevation Certificate
- Base Flood Elevation determination from FIRM
- Base Flood Elevation revised from Profile
- FEMA Legal Help text
- FEMA Resultant flood zone data
- LOMA determination

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eLOMC – Zone AE determination by FIRM



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eLOMC – Zone AE determination by FIRM (Not recommended)

U. S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION		For Insurance Company Use:	
A1. Building Owner's Name: Dolores F. Plum		Policy Number	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 3048 Leitz Bridge Road		Company NAIC Number	
City: Reading State: PA ZIP Code: 19605			
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Berks County Tax Parcel ID # 66530810265584, Muhlenberg Township, Deed Book 1890, page 1088			
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Residential</u>			
A5. Latitude/Longitude: Lat. 40.3800° Long. 075.9450° Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983			
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.			
A7. Building Diagram Number: 2			
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:	
a) Square footage of crawlspace or enclosure(s):	1400 sq ft	a) Square footage of attached garage:	N/A sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade:	0	b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade:	0
c) Total net area of flood openings in A8.b:	0 sq in	c) Total net area of flood openings in A9.b:	0 sq in
d) Engineered flood openings?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	d) Engineered flood openings?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number 420144		B2. County Name Berks		B3. State PA	
B4. Map/Panel Number 420144C0364	B5. Suffix F	B6. FIRM Index Date May 21, 2001	B7. FIRM Panel Effective/Revised Date May 21, 2001	B8. Flood Zone(s) AE & X	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 235.5

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other (Describe) _____

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eLOMC – Zone AE determination by FIRM

FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER SURFACE ELEVATION			
CROSS SECTION	DISTANCE	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	RETENTORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
Laurel Run								
A	2,990'	102	564	3.3	261.1	262.1	262.3	0.2
B	4,290'	56	129	4.4	275.9	275.5	276.1	0.4
C	5,962'	15	60	10.0	289.3	289.3	289.3	0.0
Laurel Run								
A	760'	67	411	7.2	233.3	231.2	231.2	0.0
B	1,110'	105	342	8.7	232.3	231.7	232.6	0.9
C	2,090'	122	311	5.5	240.5	240.5	240.9	0.4
D	3,530'	140	324	8.4	248.4	248.4	248.4	0.0
E	4,890'	246	332	9.0	251.0	251.0	251.0	0.0
F	5,380'	181	190	7.6	260.7	260.7	260.2	0.2
G	6,000'	182	413	7.7	261.2	262.2	262.2	0.7
H	7,240'	158	336	8.1	271.4	271.4	271.8	0.5
I	9,630'	42	366	8.1	293.9	293.9	295.9	2.0
J	11,075'	192	484	6.1	301.8	303.6	304.5	0.9
K	23,250'	224	1,192	2.6	323.6	323.6	324.6	1.0
L	14,590'	37	268	12.6	336.8	336.8	336.8	0.0
M	15,280'	87	353	8.4	343.0	343.0	343.6	0.6
N	19,010'	293	454	6.3	398.5	398.3	399.0	0.5
O	19,620'	136	403	7.4	408.0	408.0	408.2	0.2
P	19,620'	131	372	8.6	427.8	427.8	428.4	0.6
Q	22,110'	345	927	3.7	442.9	442.9	443.1	0.2
R	22,060'	198	875	4.4	457.5	457.1	458.1	0.6
S	25,750'	92	291	10.2	492.0	492.0	492.0	0.0
T	26,020'	93	310	9.6	508.3	508.3	508.5	0.2
U	27,060'	30	248	12.5	524.3	524.3	524.3	0.0

*Feet above confluence with Hymalsawing Creek
 *Feet above confluence with the Schuylkill River
 *Elevation computed without consideration of backwater effects from the Schuylkill River
 *Combined Laurel Run/Laurel Run Alternate Branch floodway

TABLE 8	FEDERAL EMERGENCY MANAGEMENT AGENCY	FLOODWAY DATA
	BERKS COUNTY, PA (ALL JURISDICTIONS)	LAUREL RUN – LAUREL RUN

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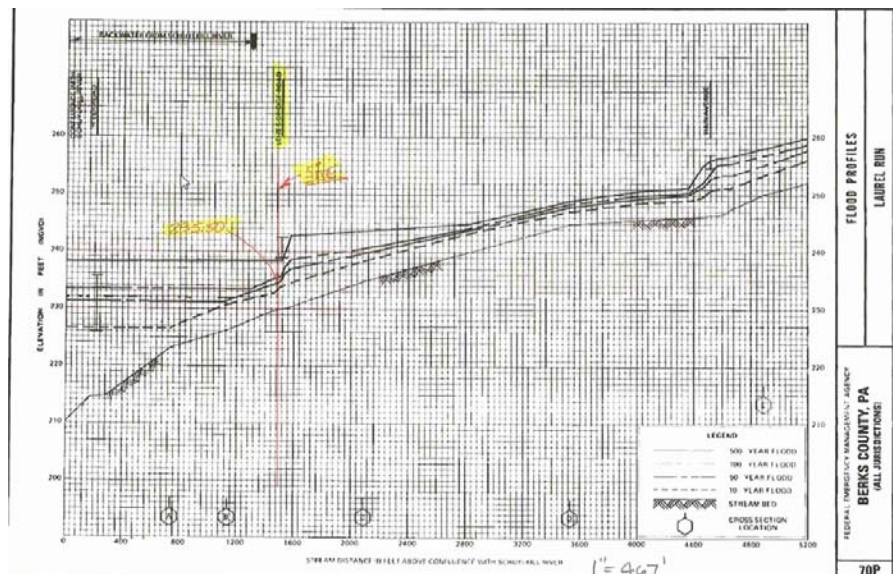
eLOMC – Zone AE determination by FIRM not accepted by FEMA
 Excerpt from response letter to FEMA

6.→ Copy of Flood profile 70-P for Laurel Run. *It is noted that the BFE in my eLOMA application needs to be modified, since my first determination was made using the FIRM elevations. The BFE is 235.5 as shown on the profile.* The property was field surveyed using FEMA datum and RM 107 (NGVD 1929 datum).¶

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eLOMC – Zone AE determination by FIS Profile



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eLOMC – Zone AE LOMA Determination

Page 1 of 3		Date: December 17, 2009		Case No.: 10-03-0215A		LOMA	
 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 MUHLENBERG, BERKS COUNTY, PENNSYLVANIA			Lot 4, Leiszs Bridge Building Lots, as described in the Warranty Deed, recorded in Book 1890, Pages 1088 through 1091, in the Office of the Recorder of Deeds, Berks County, Pennsylvania			
	COMMUNITY NO.: 420144						
	AFFECTED MAP PANEL	NUMBER: 42011C0364F DATE: 5/21/2001					
FLOODING SOURCE: LAUREL RUN				APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 40.380, -75.945 SOURCE OF LAT & LONG: USGS QUAD DATUM: NAD 27			
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)
4	--	Leiszs Bridge Building Lots	3048 Leiszs Bridge Road	Structure	X (shaded)	--	236.3 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.)							
LOMA DETERMINATION							

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eLOMC – FEMA Guidance for legal Property Description

Legal Property Description Guidelines

Below are numbered steps to be followed for writing the legal property description for the subject of an eLOMA. Following these steps are example legal property descriptions that are written using the format listed below.

1. Lot, Block, Section, Subdivision, ... **OR**
A portion of Section, Township, Range, Principal Meridian/County/City, ... **OR**
A parcel of land... (when there is no Lot, Block, Section, Subdivision information for the property, or when Section/Township/Range/Principal Meridian information is incomplete)
2. as described in... (for deeds) **OR**
as shown on... (for plats)
3. a Deed... (when there is no recording information for the deed) **OR**
the (General Warranty, Joint Tenancy, Survivorship, etc.) Deed... **OR**
a Plat... (when there is no recording information for the plat) **OR**
the Plat...
4. recorded as Document No. # ... **OR**
recorded as Document No. # in (Book or Liber) #, (Page(s) or Folio) # (use "and" for 2 pages, "through" for 3 or more pages) ... **OR**
recorded in (Book or Liber) #, (Page(s) or Folio) # (use "and" for 2 pages, "through" for 3 or more pages) ... **OR**
recorded... (when there is no recording information for the deed or plat)
5. in the Office of the (Recorder, or Register of Deeds, or County Clerk, or Clerk of the Court, etc.), ...
6. City (if applicable), ...

7. County/Parish, ...

8. State Examples

Lot 81, Block 16, Section 2, Westover Addition, as described in the Warranty Deed recorded as Document No. 9907582 in Book 238, Pages 733 through 735, in the Office of the Clerk of the Court, Jackson County, Indiana

A parcel of land, as described in the Deed recorded in Book 238, Pages 733 and 734, in the Office of Recorder, Jackson County, Indiana

A portion of Section 31, Township 25 North, Range 15 East, 3rd Principal Meridian, as shown on the Plat recorded as Instrument No. 9902 in Liber 238, Folio 733, in the Office of the Register of Deeds, City of Jackson, Jackson County, Indiana

Lot 81, Block 16, Section 2, Westover Addition, as described in the Deed recorded as Document No. 9907582 in Book 238, in the Office of the Clerk of the Circuit Court, Jackson County, Indiana

A portion of Section 31, Township 25 North, Range 15 East, 3rd Principal Meridian, as shown on a Plat recorded in Liber 238, Folio 733, in the Office of the Recorder, Jackson County, Indiana

A parcel of land, as shown on the Plat recorded as Document No. 10, in the Office of the Recorder, Jackson County, Indiana

Lot 81, Block 16, Section 2, Westover Addition, as described in the Warranty Deed recorded in Pages 733 through 735, in the Office of the Register of Deeds, Jackson County, Indiana

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eLOMC – FEMA Guidance in selecting the appropriate flood zone

Selecting the appropriate Resultant Flood Zone¶

¶ If the subject elevation is below the BFE...¶

¶ Select the Flood Zone that the subject property is shown in on the effective FIRM. ¶

¶ If the subject elevation is above the BFE...¶

¶ The subject should be removed to Zone X (unshaded) or Zone C if the Lowest Adjacent Grade (LAG) or Lowest Lot Elevation (LLE) is above the 1% Annual Chance Flood (100-Year Flood or BFE) elevation **and** above the 0.2% Annual Chance Flood (500-Year Flood) elevation, or if the subject elevation is above the 1% Annual Chance Flood (BFE) elevation and there is no 0.2% Annual Chance Flood elevation listed in the FIS report. ¶

¶ The subject should be removed to Zone X (shaded) or Zone B **only when** the Lowest Adjacent Grade (LAG) or Lowest Lot Elevation (LLE) is above the 1% Annual Chance Flood (100-Year Flood or BFE) elevation but below the 0.2% Annual Chance Flood (500-Year Flood) elevation. ¶

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Letter of Map Amendment
Case #5 – Deck attached to residence prevents removal

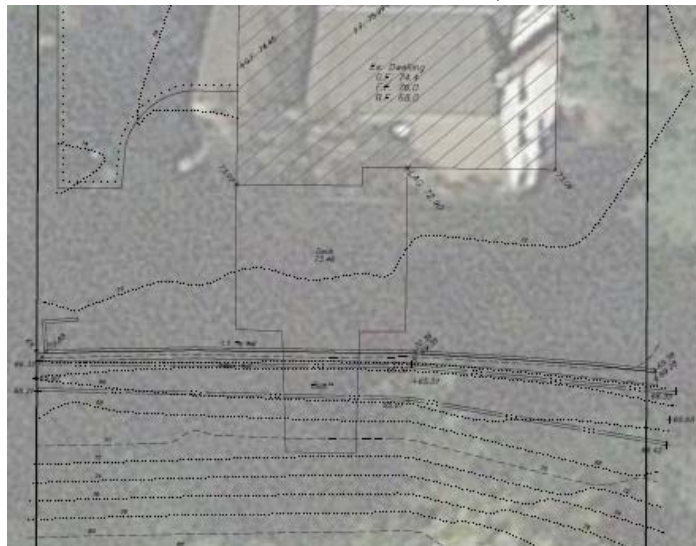
Deck or stairs can dictate whether LOMA is issued:

- Lowest adjacent Grade at deck governs removal.
- FEMA could not remove structure as deck was attached to dwelling EC Section C.2.h was below BFE.
- Client disconnected deck from residence.
- Re-surveyed dwelling with deck disconnected.
- Changed Section C.2.h. to be N/A. (No deck)
- FEMA issued LOMA

39

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Letter of Map Amendment
Case #5 – Deck attached to residence prevents removal



40

40

eLOMC – Original Elev. Cert with deck

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)			
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input checked="" type="checkbox"/> Finished Construction			
*A new Elevation Certificate will be required when construction of the building is complete.			
C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.			
Benchmark Utilized: <u>GPS</u>		Vertical Datum: <u>NAVD 1988</u>	
Indicate elevation datum used for the elevations in items a) through h) below. <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____			
Datum used for building elevations must be the same as that used for the BFE.			
		Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>68 . 0</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
b) Top of the next higher floor	<u>75 . 4</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u> </u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>74 . 5</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>68 . 0</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>72 . 9</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>75 . 4</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>72 . 9</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters

41

41

eLOMC – Photos of deck supports disconnected from residence



42

42

eLOMC – Photos of deck supports disconnected from residence



43

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eLOMC – Photos of deck supports disconnected from residence



44

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eLOMC – Original Elev. Cert with deck disconnected

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
 Benchmark Utilized: GPS Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in Items a) through h) below. ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____
 Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>68 . 0</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
b) Top of the next higher floor	<u>75 . 4</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u> </u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>74 . 5</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>68 . 0</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>72 . 9</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>75 . 4</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>N/A</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters


See Section D Comments

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eLOMC – LOMA Determination – removal

Page 1 of 2 Date: April 29, 2015 Case No.: 15-03-1084A LOMA


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 NETHER PROVIDENCE, DELAWARE COUNTY, PENNSYLVANIA			Lot 19, Scott Glenn East, as described in the Deed recorded as Instrument No. 1984024019, in Book 00166, Page 0336, in the Office of the Recorder of Deeds, Delaware County, Pennsylvania				
	COMMUNITY NO.: 420424							
AFFECTED MAP PANEL	NUMBER: 42045C0113F							
	DATE: 11/18/2009							
FLOODING SOURCE: TRIBUTARY NO. 1 TO BEATTY RUN				APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 39.881, -75.368 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 (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
19	--	Scott Glenn East	19 Berkshire Drive	Structure (Residence)	X (unshaded)	--	72.9 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.)								
PORTIONS REMAIN IN THE SFHA ZONE A STUDY UNDERWAY								

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Case #6 – Use of Flood Vents to reduce Insurance premium

Existing structure within the AE Zone – First floor below the BFE.

2 Crawl spaces under the residence.

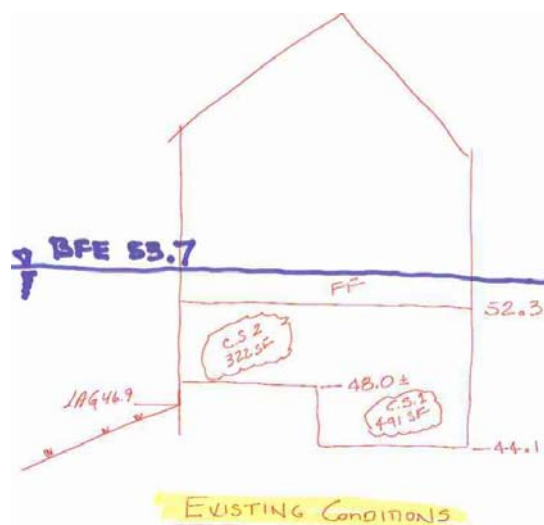
Lower crawl space filled and Flood Vents installed around the residence (5 total)

Revised elevation Certificate prepared to reflect new LAG and flood vents.

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Case #6 – Schematic of residence and critical elevations before Flood vents added and Crawl Space 1 filled.



48

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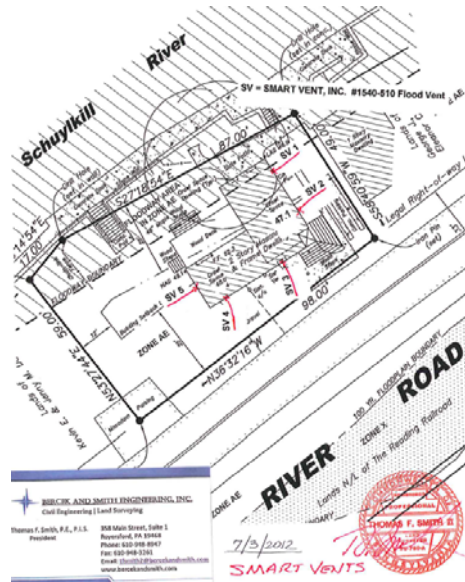
Case #6 – Schematic of residence and critical elevations before
Flood vents added and Crawl Space 1 filled.

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number Lower Merion Township 420701			B2. County Name Montgomery		B3. State PA
B4. Map/Panel Number 42091C0367	B5. Suffix E	B6. FIRM Index Date 09/30/1993	B7. FIRM Panel Effective/Revised Date 12/19/1996	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AE, use base flood depth) 53.7
310. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input checked="" type="checkbox"/> FIS Profile <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					
311. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) _____					
312. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Designation Date _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA <input type="checkbox"/> Yes <input type="checkbox"/> No					
SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)					
21. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input checked="" type="checkbox"/> Finished Construction *A new Elevation Certificate will be required when construction of the building is complete.					
22. Elevations – Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2-a-g below according to the building diagram specified in Item A7. Benchmark Utilized Twp MS-3 Vertical Datum NGVD 1929 Conversion/Comments _____					
Check the measurement used.					
a) Top of bottom floor (including basement, crawl space, or enclosure floor)	44.1	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)		
b) Top of the next higher floor	52.3	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)		
c) Bottom of the lowest horizontal structural member (V Zones only)		<input type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)		
d) Attached garage (top of slab)		<input type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)		
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments)		<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)		
f) Lowest adjacent (finished) grade (LAG)	46.9	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)		
g) Highest adjacent (finished) grade (HAG)	49.1	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)		

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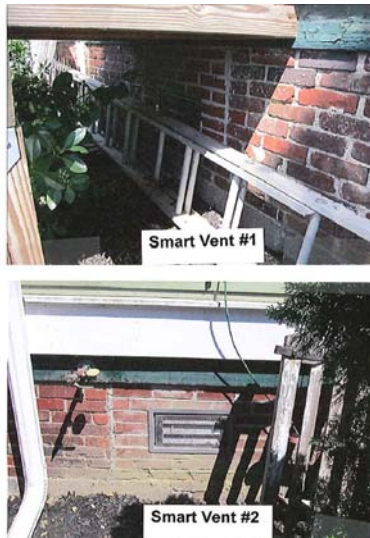
Case #6 – Flood Vents on survey map



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Case #6 – Flood Vents



51

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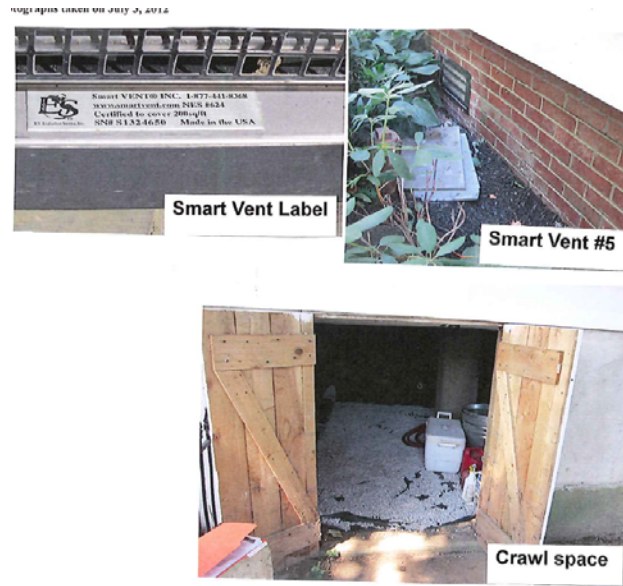
Case #6 – Flood Vents



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Case #6 – Flood Vents



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Case #6 – Smart Vents – Approved by FEMA

Model #: 1540-510
Installation Type: Masonry Wall
Style: Insulated
Dimensions: 18" x 8"
Rough Opening: 18 1/2" x 8 1/2" (one block, or CMU)
Finish: Stainless Steel (Standard)

Available Powder Coat Colors For Special Order:
 White, Wood, Gray, Black, Stainless (Standard)

Optional Accessories:
 The Complete Interior Trim Package & Inner Sleeve, Rain Shield

Other Models Available: Insulated FLOOD VENT, Overhead Garage Door Model, Stacked and Gated Configurations, Models for Wood Shaded Wall Applications and Four in Place Buck Systems.

There's more online at www.smartvent.com
 Dealer Locator, Installer Locators, Call Drawings, Installation Instructions, Technical Specifications, Frequently Asked Questions, Videos, Testimonials, Resource Library Database, Insurance Forms.

How it works:
Flood Protection: The SMART VENT® door is latched closed until flood water enters. Entering flood water lifts the patented internal flaps which unlatches and rotates the door open. This allows the flood water to automatically enter and exit through the frame opening, relieving the pressure from your foundation walls.
Ventilation: A bimetal coil like a thermostat, no electricity is needed! automatically opens and closes the ventilation flaps as temperature changes. They will be closed when it is freezing outside and open when it is warm outside to provide natural ventilation.

Important note: SMART VENT® does not rely on the flaps to let floodwater in and out. Regardless of the flaps' position, opened or closed, when floodwater flows into the door, the external flaps rotate the door to rotate open to relieve the hydrostatic pressure. The flaps and pivot screws are rotated out of the path of the floodwater. The temperature-controlled flaps are for ventilation purposes only.

How does one SMART VENT® provide so much coverage?
 You may have heard that FEMA requires that flood openings provide one square inch of opening per one square foot of enclosed area, referring to dimensions of the opening in proportion to the space to be vented. This is only partially correct. FEMA regulations and guidelines do state that a non-engineered flood vent solution must (unless other requirements) provide one square inch of opening per square foot of enclosed area to be vented. However, all SMART VENT® products are ICC-ES certified engineered openings. They have been designed, engineered, tested, rated, and certified to provide flood relief as efficiently that only one unit is needed for 320 square feet of enclosed area. It would be our pleasure to contact your code official, supervisor, or insurance agent if they require more information.

www.smartvent.com • 877-441-8368

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Case #6 – Revised Elevation Certificate after crawl space filled and Smart Vents installed.

A7. Building Diagram Number 8

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) 813 sq ft

b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 5

c) Total net area of flood openings in A8.b 1000 sq in

d) Engineered flood openings? ☒ Yes ☐ No See sect. D.

A9. For a building with an attached garage:

a) Square footage of attached garage N/A sq ft

b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0 sq in

c) Total net area of flood openings in A9.b 0 sq in

d) Engineered flood openings? ☐ Yes ☒ No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number Lower Merion Township 420701	B2. County Name Montgomery	B3. State PA
B4. Map/Panel Number 42091C0367	B5. Suffix E	B6. FIRM Index Date 12-19-1996
B7. FIRM Panel Effective/Revised Date 12-19-1996	B8. Flood Zone(s) A	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 53.7

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in item B9.

☒ FIS Profile ☐ FIRM ☐ Community Determined ☐ Other (Describe) _____

B11. Indicate elevation datum used for BFE in item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other (Describe) _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No

Designation Date _____ ☐ CBRS ☐ OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, ARIA, ARIAE, AR/A1-A30, ARIA/H, ARIA/O. Complete items C2.a-h below according to the building diagram specified in item A7. Use the same datum as the BFE.

Benchmark Utilized Typ MS-3 Vertical Datum NGVD 1929

Conversion/Comments None

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 47.1 ☒ feet ☐ meters (Puerto Rico only)

b) Top of the next higher floor 52.3 ☒ feet ☐ meters (Puerto Rico only)

c) Bottom of the lowest horizontal structural member (V Zones only) _____ ☐ feet ☐ meters (Puerto Rico only)

d) Attached garage (top of slab) _____ ☐ feet ☐ meters (Puerto Rico only)

e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) _____ ☐ feet ☐ meters (Puerto Rico only)

f) Lowest adjacent (finished) grade next to building (LAG) 46.9 ☒ feet ☐ meters (Puerto Rico only)

g) Highest adjacent (finished) grade next to building (HAG) 49.1 ☒ feet ☐ meters (Puerto Rico only)


h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support _____ ☐ feet ☐ meters (Puerto Rico only)

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Case #6 – Smart Vent certification

U. S. Department of Homeland Security
200 C Street SW
Washington, D.C. 20472

 **FEMA**

W-08086

NFIP Underwriting Bulletin


October 23, 2008

MEMORANDUM TO: WYO Principal Coordinators and NFIP Servicing Agent

FROM: Jhan de la Cruz, Chief, Underwriting

SUBJECT: Openings in Foundation Walls and Walls of Enclosures

• For engineered openings for which the ICC Evaluation Service, Inc., has issued an Evaluation Report, a copy of the Evaluation Report is required. This report is required to

 **ICC EVALUATION SERVICE**

More Widely Accepted and Trusted

ICC-ES Evaluation Report

ESR-2074

Released February 1, 2011

This report is subject to renewal in two years.

www.icc-es.org | (800) 423-4587 | (562) 699-0543 A Subsidiary of the International Code Council®

DIVISION: 09 09 00—OPENINGS
Section: 09 09 60—Vents

REPORT HOLDER:
SMART VENT®, INC.
459 ANDRÉO DRIVE, SUITE 20
PITMAN, NEW JERSEY 08071
(856) 397-1469
www.smartvent.com
info@smartvent.com

EVALUATION SUBJECT:
SMART VENT® AUTOMATIC FOUNDATION FLOOD VENT® FLOODVENT™ MODEL #1540-020, FLOODVENT™ ATTACHING MODEL #1540-021, SMARTVENT™ MODEL #1540-022, SMARTVENT™ STAGGING MODEL #1540-023, FLOOD OVERHEAD DOOR MODEL #1540-024, FLOOD OVERHEAD DOOR MODEL #1540-025, SMARTVENT™ OVERHEAD DOOR MODEL #1540-026

unless, allowing the plate to rotate out of the way and allow flow. The water level stabilizes, equalizing the lateral forces. Each unit is fabricated from stainless steel, and each opening provides 16 square inches (403 cm²) of net free area for flood mitigation in the open position. The SmartVent™ Stacking Model #1540-021 and FloodVent™ Stacking Model #1540-021 units each contain two vertically arranged openings per unit, providing 152 square inches (3904 cm²) of net free area for flood mitigation in the open position.

3.2 Engineered Opening:
The APV's comply with the design principle noted in Section 2.5.2.2 of ASCE/SEI 24 for a maximum rate of rise and fall of 0.5 feet per hour (0.425 mm/s). In order to comply with the engineered opening requirement of ASCE/SEI 24, Smart Vent APV's must be installed in accordance with Section 4.0.

3.3 Model Sizes:
The FloodVent™ Model #1540-020, SmartVent™ Model #1540-021, FloodVent™ Overhead Door Model #1540-

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Case #7 – Townhouse on boundary of Zone A

Walkout basement with creek in rear of property.

Zone A plotted to rear of the structure

Survey included stream cross-sections for FEMA to make BFE determination.

FEMA issued LOMA to remove the structure.

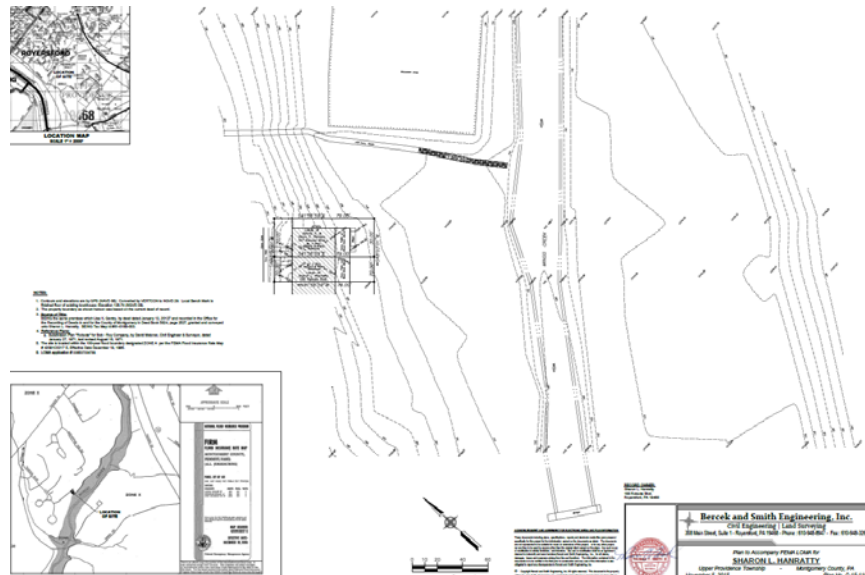
FEMA did not cite BFE on the removal Document, but the structure was removed.

Flood insurance is recommended.

57

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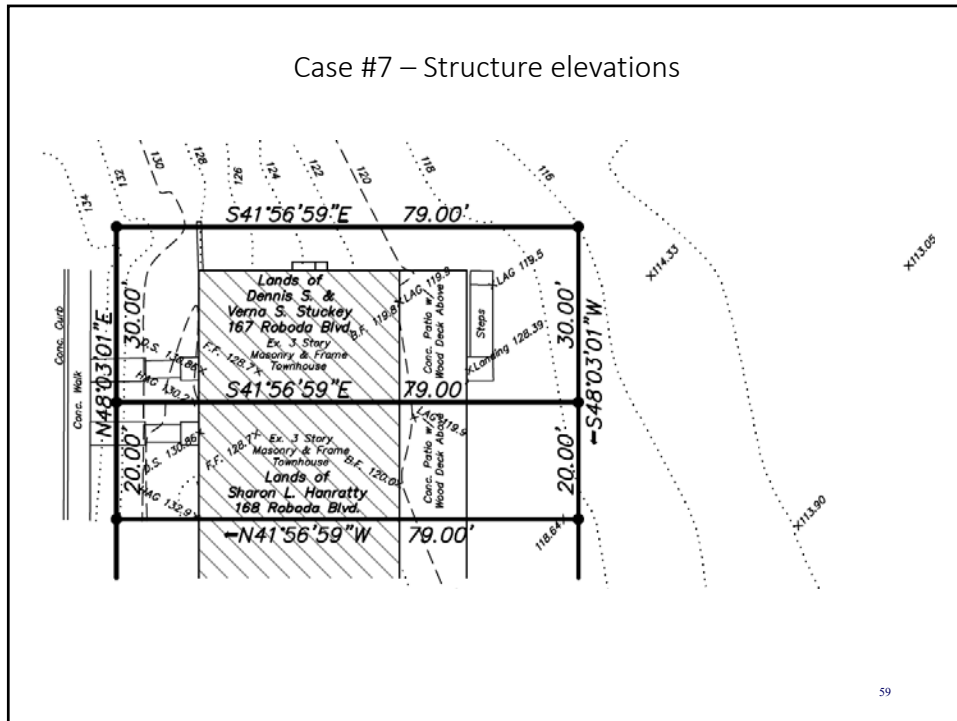
Case #7 – Survey map includes cross-sections of stream



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Case #7 – Structure elevations



59

Case #7 – Elevation Certificate

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Single family residence

A5. Latitude/Longitude: Lat. 40.17840 Long. -75.52233 Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1A

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) 960 sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 0

c) Total net area of flood openings in A8.b 0 sq in

d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:

a) Square footage of attached garage N/A sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0 sq in

c) Total net area of flood openings in A9.b 0 sq in

d) Engineered flood openings? ☐ Yes ☒ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. FIRM Community Name & Community Number
Upper Providence Twp., # 420709

B2. County Name
Montgomery County

B3. State
PA

B4. Map/Panel Number
42091C0217

B5. Suffix
E

B6. FIRM Index Date
12/19/1996

B7. FIRM Panel Effective/Revised Date
12/19/1996

B8. Flood Zone(s)
A

B9. Base Flood Elevation(s) (Zone A0, use base flood depth)
N/A

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in item B9:
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____

B11. Indicate elevation datum used for BFE in item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: _____ / _____ / _____ ☐ CBRS ☐ OPA

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete items C2.a–h below according to the building diagram specified in item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: SPS converted to NGVD 29 with Verticon Vertical Datum: NGVD 1929

Indicate elevation datum used for the elevations in items a) through h) below. ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____
Datum used for building elevations must be the same as that used for the BFE.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 120.0 ☒ feet ☐ meters

b) Top of the next higher floor 128.7 ☒ feet ☐ meters

c) Bottom of the lowest horizontal structural member (V Zones only) _____ ☒ feet ☐ meters

d) Attached garage (top of slab) _____ ☒ feet ☐ meters

e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) _____ ☒ feet ☐ meters

f) Lowest adjacent (finished) grade next to building (LAG) 119.9 ☒ feet ☐ meters


g) Highest adjacent (finished) grade next to building (HAG) 132.9 ☒ feet ☐ meters

h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support _____ ☒ feet ☐ meters

60

60

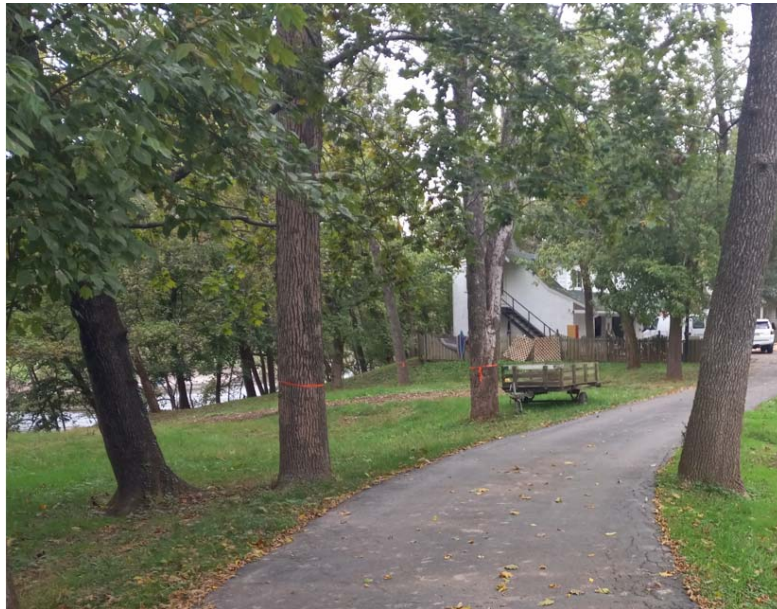
Case #7 – LOMA Issued to remove structure

Page 1 of 2		Date: December 15, 2015		Case No.: 16-03-0336A		LOMA		
 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 UPPER PROVIDENCE, MONTGOMERY COUNTY, PENNSYLVANIA			A parcel of land, as described in the Deed recorded in Book 5824, Pages 02528 and 02529, in the Office of the Recorder of Deeds, Montgomery County, Pennsylvania				
	COMMUNITY NO.: 420709							
	AFFECTED MAP PANEL							
NUMBER: 42091C0217E								
DATE: 12/19/1996								
FLOODING SOURCE: MINGO CREEK				APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 40.178, -75.522				
				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)
—	—	—	168 Roboda Boulevard	Structure (Residence)	X (unshaded)	—	119.9 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.)								
PORTIONS REMAIN IN THE SFHA ZONE A STUDY UNDERWAY								

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Case #8 – Structure not in Floodplain - Normal conditions



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Case #8 – Isaias Flood 2020 – no damage



63

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Case #8 – Ida Flood 2021 – significant damage



64

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Case #8 – Ida Flood 2021 – significant damage (30")
Hurricane IDA Flooded 9.3 feet above the 100-year flood!



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Questions?

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