



2025

SURVEYORS' Conference

405 – Floodplain Analysis to establish Base Flood Elevation (BFE) for a Zone A Stream CASE STUDIES

Thomas F. Smith, PE, PLS

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JANUARY 12-15, 2025 | HERSHEY, PA

National Flood Insurance Program

Session 706- Flood Plain with No Base Flood Elevations in a Zone A Stream
CASE STUDIES

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



FEMA

January 25, 2023



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.

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

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

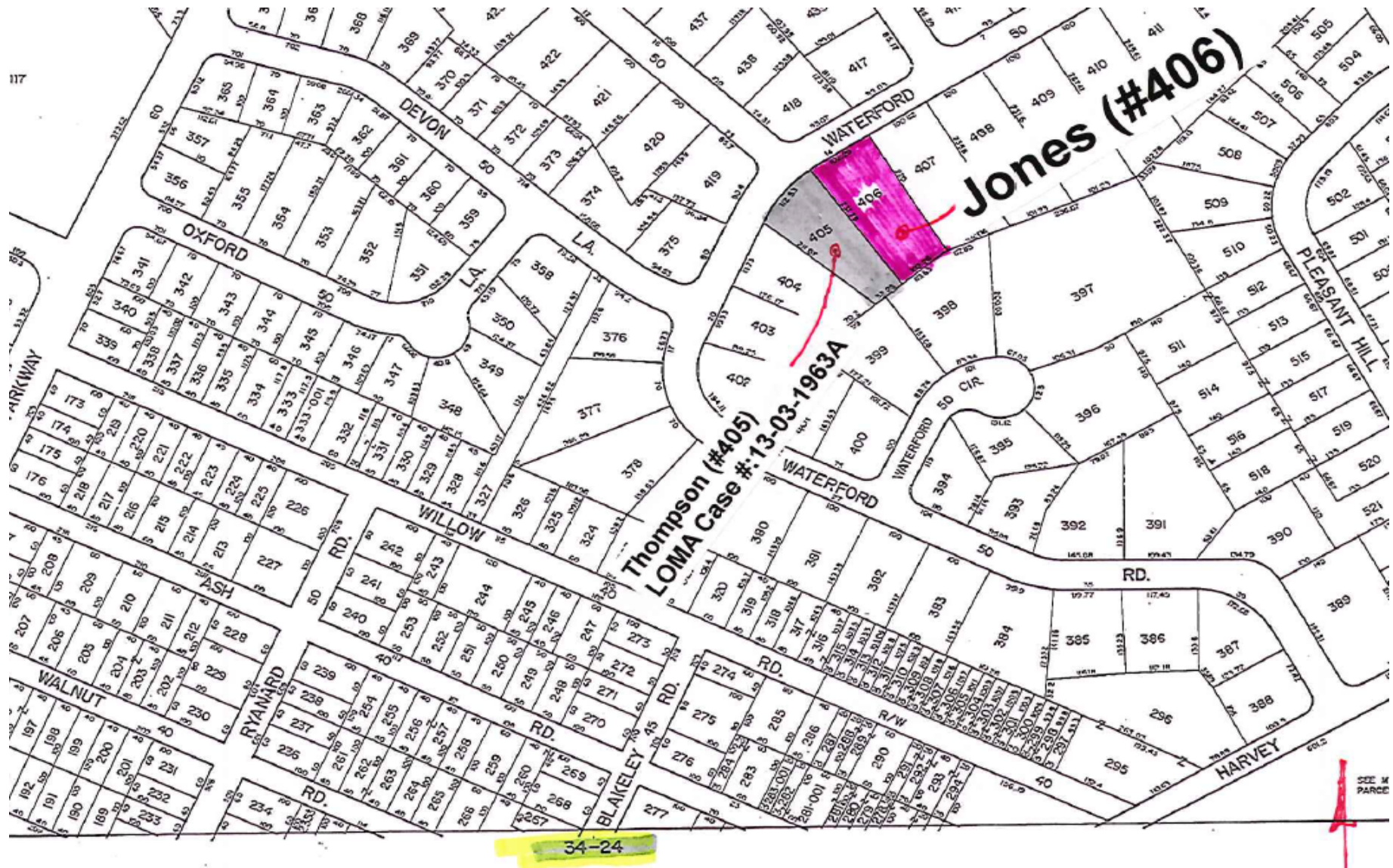
Dear Sir:

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.

eLOMC Tax Map



DELAWARE COUNTY BOARD OF ASSESSMENT APPEALS

SCALE 1"=100'

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 ninety-seven (1997)

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 ninety 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 Beatty 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 recrossing said Beatty 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 BK03392-0903

2005004541 01/12/2005 03:31:44 PM-1

RCD FEE: \$58.00

DT-DEED

LOT 55



DELAWARE
COUNTY

34-NETHER PROV \$0.00

THOMAS J. JUDGE SR. ROD

RD BK03392-0903

2005004541 01/12/2005 03:31:44 PM-1

RCD FEE: \$58.00

DT-DEED

LOT 55



DELAWARE
COUNTY

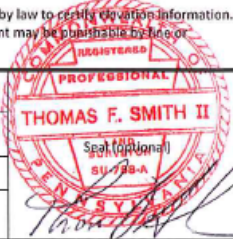

34-NETHER PROV \$0.00

THOMAS J. JUDGE SR. ROD

eLOMC – MT-EZ Form – page 1

DEPARTMENT OF HOMELAND SECURITY - FEDERAL EMERGENCY MANAGEMENT AGENCY APPLICATION FORM FOR SINGLE RESIDENTIAL LOT OR STRUCTURE AMENDMENTS TO NATIONAL FLOOD INSURANCE PROGRAM MAPS		O.M.B. NO. 1660-0015 Expires February 28, 2014
PAPERWORK BURDEN DISCLOSURE NOTICE Public reporting burden for this data collection is estimated to average 2.4 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and submitting this form. This collection of information is required to obtain or retain benefits. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 1800 South Bell Street, Arlington, VA 20598-3005, Paperwork Reduction Project (1660-0015) NOTE: Do not send your completed form to this address.		
This form should be used to request that the Department of Homeland Security's Federal Emergency Management Agency (FEMA) remove a single structure or legally recorded parcel of land or portion thereof, described by metes and bounds, certified by a registered professional engineer or licensed land surveyor, from a designated Special Flood Hazard Area (SFHA), an area that would be inundated by the flood having a 1%-chance of being equaled or exceeded in any given year (base flood), via Letter of Map Amendment (LOMA). It shall not be used for requests submitted by developers, for requests involving multiple structures or lots, for property in alluvial fan areas, for property located within the regulatory floodway, or requests involving the placement of fill. (NOTE: Use MT-1 forms for such requests). Fill is defined as material from any source (including the subject property) placed that raises the grade to or above the Base Flood Elevation (BFE). The common construction practice of removing unsuitable existing material (topsoil) and backfilling with select structural material 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. Also, fill that is placed before the date of the first National Flood Insurance Program (NFIP) map showing the area in an SFHA is considered natural grade.		
LOMA:	A letter from DHS-FEMA stating that an existing structure or parcel of land that has not been elevated by fill would not be inundated by the base flood.	
A – This section may be completed by the property owner or by the property owner's agent. In order to process your request, all information on this form must be completed <i>in its entirety</i> , unless stated as optional. Incomplete submissions will result in processing delays.		
1. Has fill been placed on your property to raise ground that was previously below the BFE? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – If Yes, STOP!! – You must complete the MT-1 application forms; visit http://www.fema.gov/plan/prevent/fhm/dl_mt-1.shtm or call the FEMA Map Information eXchange toll free: (877-FEMA MAP) (877-336-2627)		
2. Legal description of Property (Lot, Block, Subdivision or abbreviated description from the Deed) <i>and</i> street address of the Property (required): Lot 55, Scott Glen East, as described in the Deed, recorded as Instrument No. 2005004541, in Volume 3392, Page 903, 1/12/2005, in the Office of the Recorder of Deeds, Delaware County, Pennsylvania TP 34-21-406,		
3. Are you requesting that a flood zone determination be completed for (check one): <input checked="" type="checkbox"/> A structure on your property? What is the date of construction? 1967 (MM/YYYY) <input type="checkbox"/> A portion of your legally recorded property? (A certified metes and bounds description and map of the area to be removed, certified by a registered professional engineer or licensed land surveyor, are required. For the preferred format of metes and bounds descriptions, please refer to the MT-EZ Instructions.) <input type="checkbox"/> Your entire legally recorded property?		
All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.		
Applicant's Name (required): Estate of Melvin R. Jones c/o: Ms. Mary Maier	E-mail address (optional) (<input checked="" type="checkbox"/> By checking here you may receive correspondence electronically at the email address provided): mmaier1012@aol.com	
Mailing Address (include Company name if applicable) (required): 14 Waterford Way Wallingford, Pa 19086	Daytime Telephone No. (required): C: 610-585-3950 Fax No. (optional):	
Signature of Applicant (required): <i>Agent for Applicant: Thomas J. Maier P.E., P.L.S.</i>	Date (required): 5-30-2014	
End of Section A		

eLOMC – MT-EZ Form – page 2

B – This section <i>MUST</i> be completed by a registered professional engineer or licensed land surveyor. Incomplete submissions will result in processing delays. NOTE: If the request is to have a flood zone determination completed for the structure, and an Elevation Certificate has been completed for this property, it may be submitted in lieu of Section B. If the request is to have a flood zone determination completed for the entire legally recorded property, or a portion thereof, the lowest elevation on the lot or described portion must be provided in Section B.			
Applicable Regulations The regulations pertaining to LOMAs are presented in the National Flood Insurance Program (NFIP) regulations under Title 44, Chapter I, Parts 70 and 72, Code of Federal Regulations. The purpose of Part 70 is to provide an administrative procedure whereby DHS-FEMA will review information submitted by an owner or lessee of property who believes that his or her property has been inadvertently included in a designated SFHA. The necessity of Part 70 is due in part to the technical difficulty of accurately delineating the SFHA boundary on an NFIP map. Part 70 procedures shall not apply if the topography has been altered to raise the original ground to or above the BFE since the effective date of the first NFIP map [e.g., a Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map (FHBM)] showing the property to be within the SFHA.			
Basis of Determination DHS-FEMA's determination as to whether a structure or legally recorded parcel of land, or portion thereof, described by metes and bounds, may be removed from the SFHA will be based upon a comparison of the Base (1%-annual-chance) Flood Elevation (BFE) with certain elevation information. The elevation information required is dependent upon what is to be removed from the SFHA. For Zones A and AO, please refer to Page 7 of the MT-EZ Form Instructions for information regarding BFE development in those areas and supporting data requirements.			
Determination Requested For: (check one)		Elevation Information Required: (complete Item 5)	
<input checked="" type="checkbox"/> Structure located on natural grade (LOMA)		Lowest Adjacent Grade to the structure (the elevation of the lowest ground touching the structure including attached patios, stairs, deck supports or garages)	
<input type="checkbox"/> Legally recorded parcel of land, or portion thereof (LOMA)		Elevation of the lowest ground on the parcel or within the portion of land to be removed from the SFHA	
1. PROPERTY INFORMATION			
Property Description (Lot and Block Number, Tax Parcel Number, or Abbreviated Description from the Deed, etc.): Lot 55, Scott Glen East, Del. County, PA Map #:34-21-406, Deed Book 3392, Page 903, 1/12/2005			
2. STRUCTURE INFORMATION			
Street Address (including Apt. Unit, Suite, and/or Bldg. No.): 14 Waterford Way, Wallingford, PA 19086			
What is the type of construction? (check one) <input type="checkbox"/> crawl space <input checked="" type="checkbox"/> slab on grade <input type="checkbox"/> basement/enclosure <input type="checkbox"/> other (explain):			
3. GEOGRAPHIC COORDINATE DATA			
Please provide the Latitude and Longitude of the most upstream edge of the structure (in decimal degrees to nearest fifth decimal place) Indicate Datum: <input checked="" type="checkbox"/> WGS84 <input type="checkbox"/> NAD83 <input type="checkbox"/> NAD27 Lat. 39.88032 Long. -75.36669			
Please provide the Latitude and Longitude of the most upstream edge of the property (in decimal degrees to nearest fifth decimal place) Indicate Datum: <input checked="" type="checkbox"/> WGS84 <input type="checkbox"/> NAD83 <input type="checkbox"/> NAD27 Lat. 39.88021 Long. -75.36663			
4. FLOOD INSURANCE RATE MAP (FIRM) INFORMATION			
NFIP Community Number: 420424	Map Panel Number: 42045C0113F	Base Flood Elevation (BFE): NONE	Source of BFE: FIRM (Zone A & X) for Beatty Run
5. ELEVATION INFORMATION (SURVEY REQUIRED)			
<ul style="list-style-type: none">• Lowest Adjacent Grade (LAG) to the structure (to the nearest 0.1 foot or meter) 66.4 ft. (m)• Elevation of the lowest grade on the property; or within metes and bounds area (to the nearest 0.1 foot or meter) 58.4 ft. (m)• Indicate the datum (if different from NGVD 29 or NAVD 88 attach datum conversion) <input type="checkbox"/> NGVD 29 <input checked="" type="checkbox"/> NAVD 88 <input type="checkbox"/> Other (add attachment)• Has FEMA identified this area as subject to land subsidence or uplift? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (provide date of current releveling):			
This certification is to be signed and sealed by a licensed land surveyor, registered professional engineer, or architect authorized by law to certify elevation information. All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.			
Certifier's Name: Thomas F. Smith, II, PE, PLS	License No.: SU000785A	Expiration Date: 09/30/2015	
Company Name: Bercek and Smith Engineering, Inc.	Telephone No.: 610-948-8947	Fax No.: 610-948-3261	
Email: tfsmith2@berceksmith.com			
Signature: 	Date: 05-30-2014		

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 FIRM panel on which the structure and/or property location has been accurately plotted
- ☐ Copy of the Subdivision Plat Map (with recordation data and stamp of the Recorder's Office)
- OR
- ☒ Copy of the Property Deed (with recordation 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 FIRM 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 submissions help 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 http://www.fema.gov/plan/prevent/fhm/dl_mt-ez.shtml.

Mail your request to:

LOMC CLEARINGHOUSE
7390 COCA COLA DRIVE, SUITE 204
HANOVER, MD 21076
Attn.: LOMA Manager

FEMA REGIONS

The map shows the following regions and their representative cities:

- Region I: Boston, New York
- Region II: Philadelphia, Washington, DC
- Region III: Atlanta
- Region IV: Atlanta
- Region V: Chicago
- Region VI: Denton
- Region VII: Kansas City
- Region VIII: Denver
- Region IX: Oakland, Seattle

Alaska and Guam are also shown.

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 R.O. Route and Box No. 14 Waterford Way				
City Wallingford		State PA	ZIP Code 19086	Policy Number:
				Company NAIC 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 A8. If submitting more photographs than will fit on this page, use the Continuation Page.

Photographs Taken 5-29- 2014



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 R.O. Route and Box No. 14 Waterford Way			Policy Number:
City Wallingford	State PA	ZIP Code 19086	Company NAIC 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 A8. If submitting more photographs than will fit on this page, use the Continuation Page.

Photographs Taken 5-29-2014



eLOMC – Photos from Elev. Cert.

ELEVATION CERTIFICATE, page 5

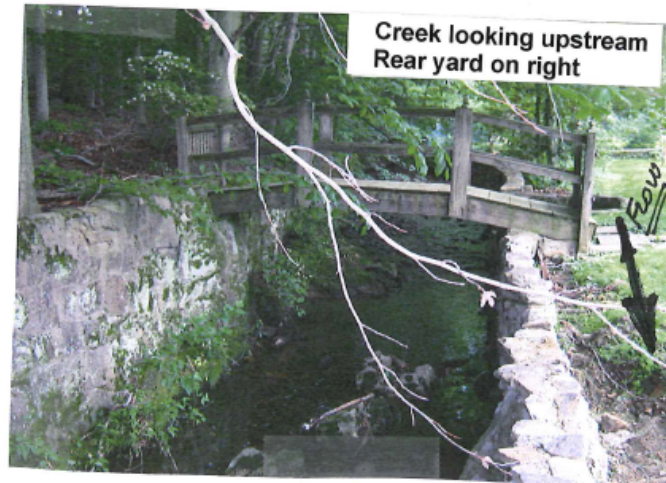
BUILDING PHOTOGRAPHS

See Instructions for Item A6.

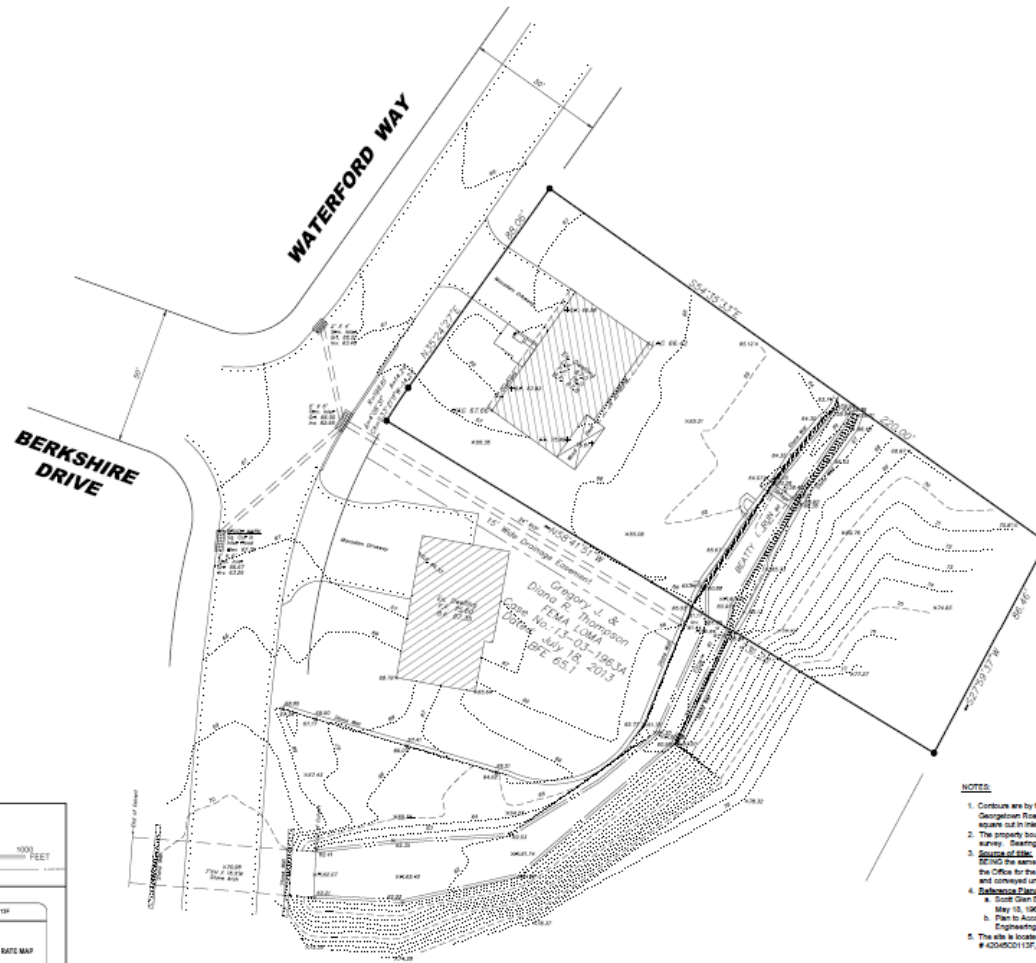
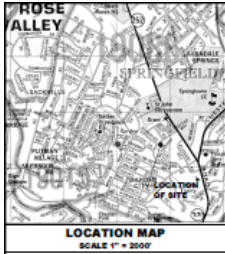
IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or R.O. Route and Box No. 14 Waterford Way			Policy Number:
City Wallingford	State PA	ZIP Code 19086	Company NAIC Number:

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 A8. If submitting more photographs than will fit on this page, use the Continuation Page.

Photographs Taken 5-29- 2014

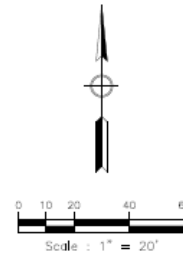
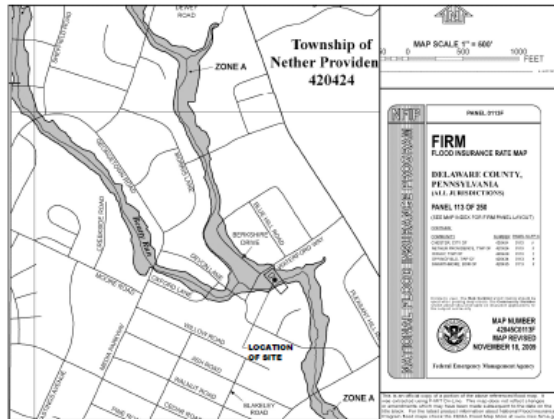


eLOMC – Plan of survey



NOTES:

- Contours are by field survey. Bench Mark is FEMA RM 94, P.K. 111 in PECO pole #35418, on the north side of Georgetown Road over Steady Run. Converted by VERTCON to Elevation 107.00 (NAVD 83). Local Bench Mark is located on the north side of Waterford Way from property. Elevation 107.36 (NAVD 83).
- The property boundary as shown herein was based on the current deed of record as noted and is not by field survey. Easement lines assumed.
- Source of Data:**
BEING the same premises which Melvin R. Jones & Mary T. Jones, by deed dated August 10, 1987 and recorded in the Office for the Recording of Deeds in and for the County of Delaware in Record Book 3382, page 903, granted and conveyed unto Melvin R. Jones, in fee. BEING Map #34-01-405.
- Tableaux Data:**
a. South Glen East, Plan of Lots for Fairfield Estates, Inc., prepared by Demco & Foster Civil Engineers, dated May 10, 1988, last revised 02/20/97 (Lot #85).
b. Plan to Accompany FEMA LOMA for Gregory J. & Diana R. Thompson, prepared by Bercek and Smith Engineering, Inc. dated June 19, 2013.
- The site is located within the 100-year flood boundary designated ZONE A, per the FEMA Flood Insurance Rate Map #4204001137, dated November 15, 2009.



RECORD OWNED:
FIRM # 4204001137
14 Waterford Way
Wilmington, PA 19806




Bercek and Smith Engineering, Inc.
Civil Engineering | Land Surveying
358 Main Street, Suite 1 - Royersford, PA 19488 - Phone: 610-948-8947 - Fax: 610-948-3261

Plan to Accompany FEMA LOMA for
ESTATE OF MELVIN R. JONES
Nether Providence Township - Delaware County, PA
May 30, 2014 Plan No. C-14-040

eLOMC – LOMA Determination

Page 1 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)

COMMUNITY AND MAP PANEL INFORMATION				LEGAL PROPERTY DESCRIPTION				
COMMUNITY	TOWNSHIP OF NETHER PROVIDENCE, DELAWARE COUNTY, PENNSYLVANIA			Lot 55, Scott Glenn East, as described in the Deed, recorded as Instrument No. 2005004541, in Record Book 03392, Page 0903, in the Office of the Recorder of Deeds, Delaware County, Pennsylvania (TP: 34-21-406)				
	COMMUNITY NO.: 420424							
AFFECTED MAP PANEL	NUMBER: 42045C0113F DATE: 11/18/2009							
FLOODING SOURCE: BEATTY RUN				APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 39.880, -75.367 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)
55	--	Scott Glenn East	14 Waterford Way	Structure	X (unshaded)	--	66.4 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
ZONE A
STUDY UNDERWAY


This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.


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

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 toll free at (877) 338-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.



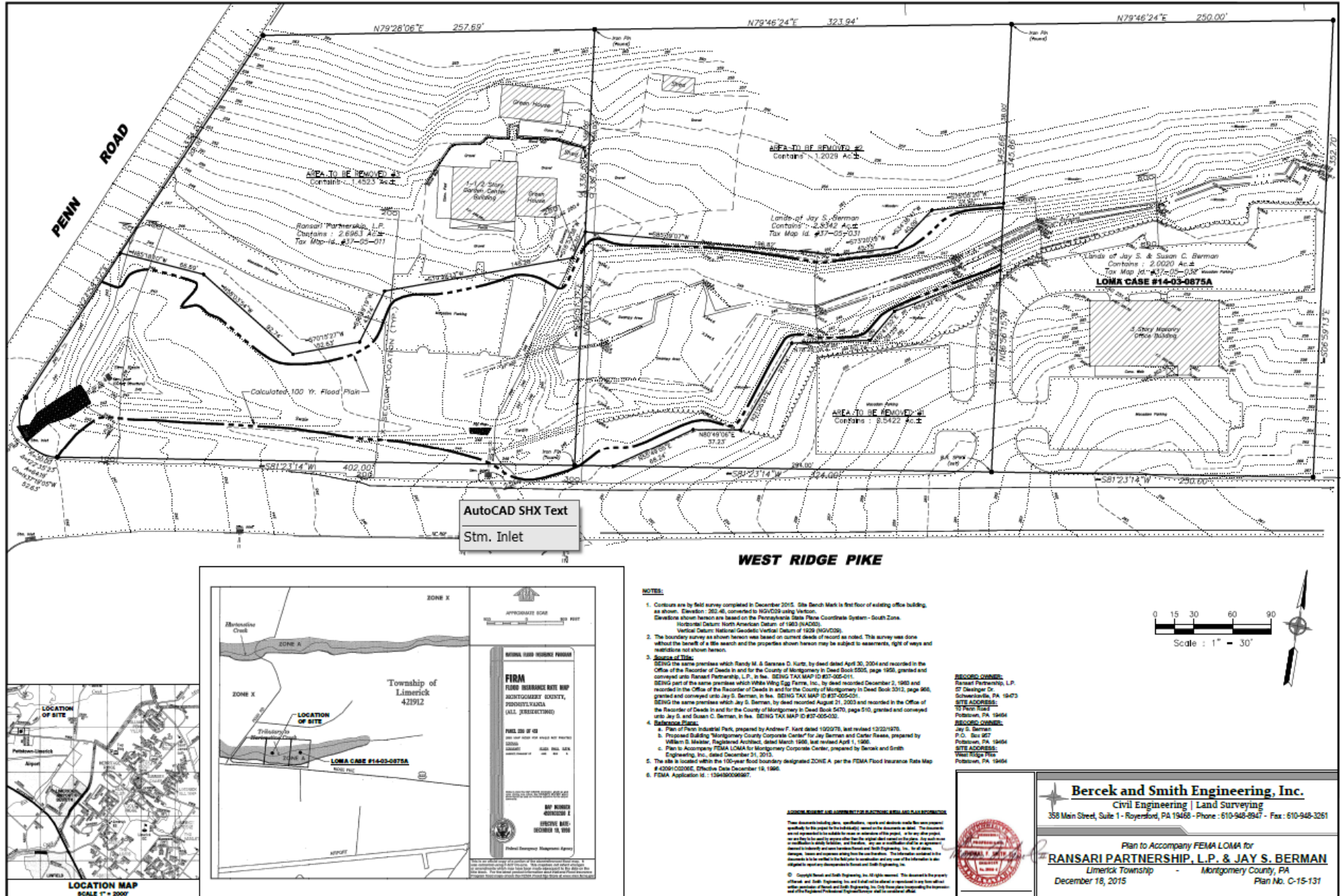
Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

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.

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



eLOMC – Floodplain calculations for 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) 948 - 8947
Fax: (610) 948 - 3261
E-mail: mail@bercekandsmith.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



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



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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;

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

DEPARTMENT OF HOMELAND SECURITY - FEDERAL EMERGENCY MANAGEMENT AGENCY PROPERTY INFORMATION FORM		O.M.B. NO. 1660-0015 <i>Expires February 28, 2014</i>
<p style="text-align: center;">PAPERWORK BURDEN DISCLOSURE NOTICE</p> <p>Public reporting burden for this data collection is estimated to average 1.63 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 submitting the form. This collection is required to obtain or retain benefits. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 1800 South Bell Street, Arlington, VA 20598-3005, Paperwork Reduction Project (1660-0015). NOTE: Do not send your completed form to this address.</p>		
<p>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 Fill (LOMR-F), or Conditional Letter of Map Revision Based on Fill (CLOMR-F) for existing or proposed, single or multiple lots/structures. In order to process your request, all information on this form must be completed <i>in its entirety</i>, unless stated as optional. Incomplete submissions will result in processing delays. Please check the item below that describes your request:</p>		
<input checked="" type="checkbox"/> LOMA <input type="checkbox"/> CLOMA <input type="checkbox"/> LOMR-F <input type="checkbox"/> CLOMR-F	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	
<p><i>Fill</i> 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 removing unsuitable existing material (topsoil) and backfilling with select structural material 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.</p>		
<p>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</p>		
<p>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</p>		
<p>* If yes, Endangered Species Act (ESA) compliance must be documented to FEMA prior to issuance of the CLOMR-F determination (please refer page 4 to the MT-1 Instructions).</p>		
<p>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):</p> <p style="margin-left: 40px;">10 Penn Road, Pottstown, PA 19464 (Ransari); <u>West</u> Ridge Pike, Pottstown, PA 19464 (Berman)</p>		
<p>2. Legal description of Property (Lot, Block, Subdivision or abbreviated description from the Deed):</p> <p style="margin-left: 40px;">Lot 14 Penn Industrial Park (Ransari) Tax Map ID: 37005 011; Lot 11 Penn Industrial Park (Berman) Tax Map ID: 37005 031.</p>		
<p>3. Are you requesting that a flood zone determination be completed for (check one):</p> <p style="margin-left: 40px;"> <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 metes 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 metes and bounds descriptions, please refer to the MT-1 Form 1 Instructions.) <input type="checkbox"/> The entire legally recorded property? </p>		
<p>4. Is this request for a (check one):</p> <p style="margin-left: 40px;"> <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 checked="" type="checkbox"/> Multiple lots (How many lots are involved in your request? List the number: <u>2</u>) </p>		

eLOMC – LOMA Determination

Page 1 of 2		Date: March 08, 2016		Case No.: 16-03-0672A		LOMA-OAS		
		<h2 style="text-align: center;">Federal Emergency Management Agency</h2> <p style="text-align: center;">Washington, D.C. 20472</p>						
		<h3 style="text-align: center;">LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (OUT AS SHOWN)</h3>						
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							
AFFECTED MAP PANEL	NUMBER: 42091C0210G							
	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)	--	--	--

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

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.

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

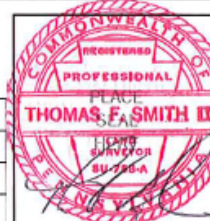
Documentation

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



eLOMC – Elev. Cert. for House

U.S. DEPARTMENT OF HOMELAND SECURITY FEDERAL EMERGENCY MANAGEMENT AGENCY National Flood Insurance Program		ELEVATION CERTIFICATE IMPORTANT: Follow the instructions on pages 1-9.		OMB No. 1660-0008 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 P.O. Route and Box No. 301 N. Schaffer Road (House)				Company NAIC Number:	
City Pottstown		State PA		ZIP Code 19464	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Montgomery County Block 65, Unit 32; Tax parcel id: 47-00-06540-00-1; Deed book: 3024, Page 198 dated 12/17/1959					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential dwelling only					
A5. Latitude/Longitude: Lat. 40.262857N Long. 75.568271W 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 4					
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) 622 sq ft			a) Square footage of attached garage 348 sq ft		
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 0			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 A8.b none sq in			c) Total net area of flood openings in A9.b none 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 New Hanover Township, 421914		B2. County Name Montgomery County		B3. State PA	
B4. Map/Panel Number 420911C0089	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: <input type="checkbox"/> FIS 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"/> NGVD 1929 <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, 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: NGVD 1929 converted by VERTCON 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.					
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)		259 . 3		Check the measurement used, <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 (V Zones only)		_____		<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	
d) Attached garage (top of slab)		262 . 5		<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)		259 . 5		<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	
f) Lowest adjacent (finished) grade next to building (LAG)		261 . 9		<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	
g) Highest adjacent (finished) grade next to building (HAG)		266 . 1		<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support		_____		<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 interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.					
<input type="checkbox"/> Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
<input type="checkbox"/> Check here if attachments.					
Certifier's Name Thomas F. Smith, II, PE, PLS		License Number PA - SU000758A			
Title President		Company Name Borck and Smith Engineering, Inc.			
Address 358 Main Street, Suite 1		City Royersford		State PA	
Signature <i>Thomas F. Smith II</i>		Date 05/16/2014		Telephone (610) 948-8947	
					

eLOMC – Elev. Cert. for Workshop

U.S. DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
National Flood Insurance Program

ELEVATION CERTIFICATE

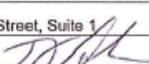
IMPORTANT: Follow the instructions on pages 1-9.

OMB No. 1660-0008
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 R.O. Route and Box No.	301 N. Schaffer Road (workshop)	Company NAIC Number:			
City	Pottstown	State	PA	ZIP Code	19464
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Montgomery County Block 65, Unit 32; Tax parcel id: 47-00-06540-00-1; Deed book: 3024, Page 198 dated 12/17/1959					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential detached workshop					
A5. Latitude/Longitude: Lat. 40.262745N° Long. 75.668598W° 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 1A					
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) none sq ft			a) Square footage of attached garage 264 sq ft		
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade			b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade none		
c) Total net area of flood openings in A8.b sq in			c) Total net area of flood openings in A9.b sq in none		
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		

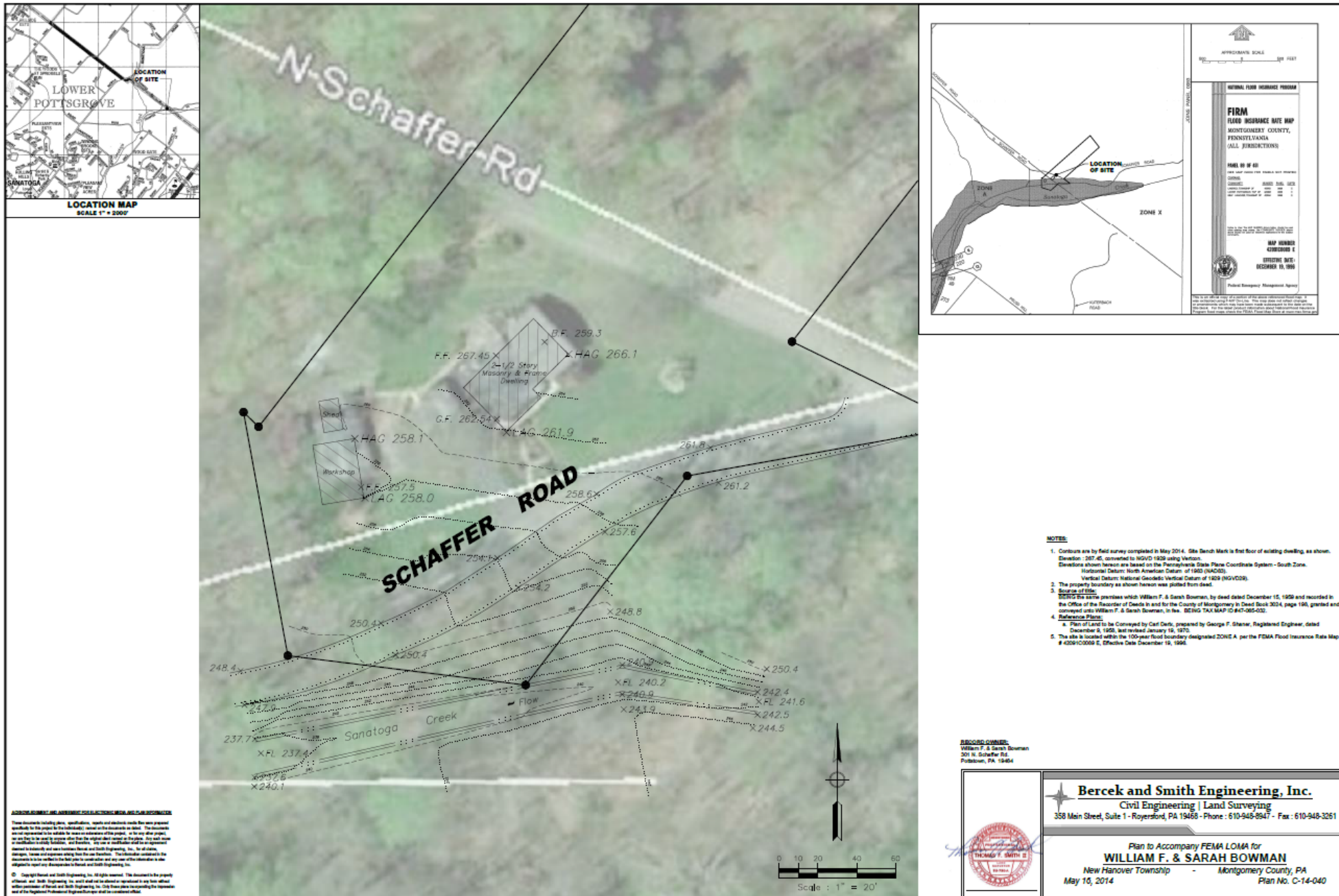
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number New Hanover Township, 421914		B2. County Name Montgomery County		B3. State PA	
B4. Map/Panel Number 420911C0089	B5. Suffix E	B6. FIRM Index Date 12/19/1996	B7. FIRM Panel Effective/ Revised Date 12/19/1996	B8. Flood Zone(s) a	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) N/A
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS 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"/> NGVD 1929 <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, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AQ. 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: NGVD 1929 converted by VERTCON 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.	
a) Top of bottom floor (including basement, crawlspace, 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 (V Zones only)	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	257.5 <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)	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	257.5 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	258.2 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<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 interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.			
<input type="checkbox"/> Check here if comments are provided on back of form. <input type="checkbox"/> Check here if attachments.			
Certifier's Name Thomas F. Smith, II, PE, PLS		License Number PA - SU000758A	
Title President		Company Name Bercek and Smith Engineering, Inc.	
Address 358 Main Street, Suite 1		City Royersford	State PA
Signature 		ZIP Code 19468	Date 05/16/2014
		Telephone (610) 948-8947	



eLOMC – Plan of survey – multiple structures




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).								

eLOMC – LOMA Determination – workshop

Page 2 of 2	Date: July 10, 2014	Case No.: 14-03-2351A	LOMA
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Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT

DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

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 (Workshop)	X (unshaded)	--	257.5 feet	--

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.

ZONE A (This Additional Consideration applies to the preceding 2 Properties.)

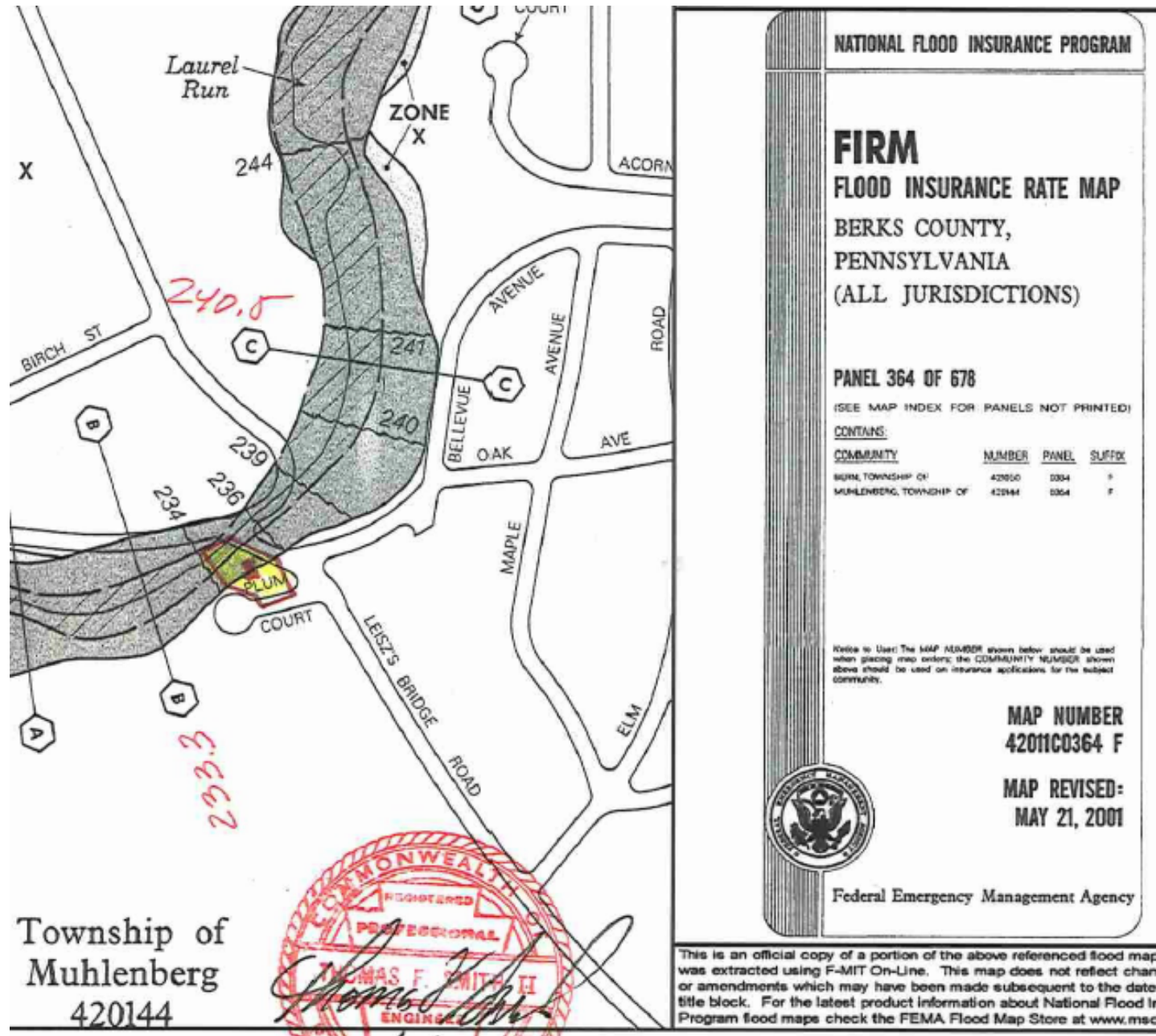
The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate 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.

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

eLOMC – Zone AE determination by FIRM



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 Leiszs 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. <u>40.3806°</u> Long. <u>075.9456°</u> 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 <u>2</u>					
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)	<u>1400</u>	sq ft	a) Square footage of attached garage	<u>N/A</u>	sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade	<u>0</u>		b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade	<u>0</u>	
c) Total net area of flood openings in A8.b	<u>0</u>	sq in	c) Total net area of flood openings in A9.b	<u>0</u>	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 42011C0364	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) <u>235.5</u>
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					

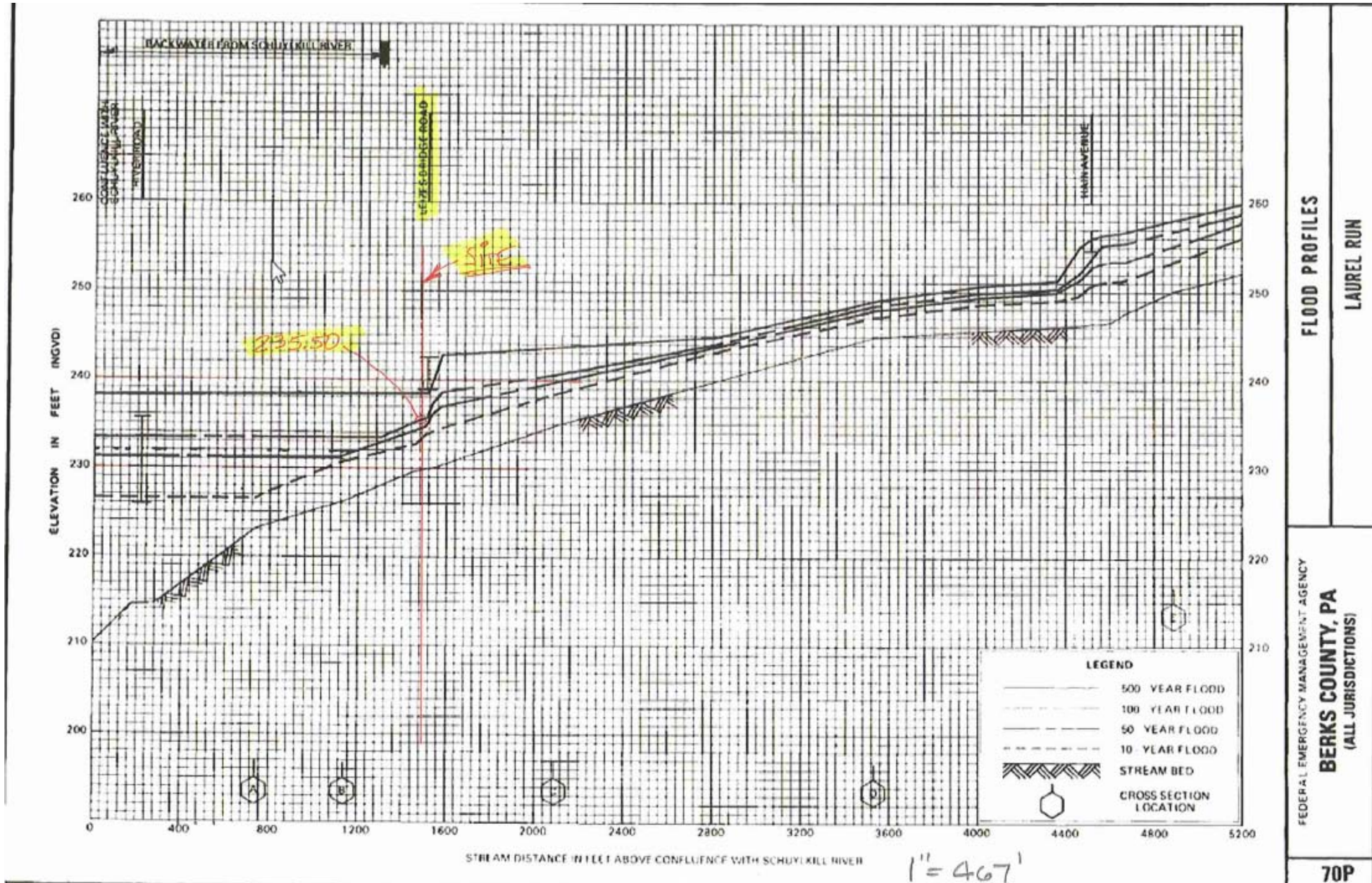
eLOMC – Zone AE determination by FIRM

FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER SURFACE ELEVATION			
CROSS SECTION	DISTANCE	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY (FEET ABOVE FLOODWAY)	WITH FLOODWAY	INCREASE
Laurel Run								
A	1,590 ¹	102	544	2.3	261.1	261.1	261.3	0.2
B	4,290 ²	56	129	4.4	275.9	275.9	276.3	0.4
C	5,962 ³	19	60	10.0	289.3	289.3	289.3	0.0
Laurel Run								
A	740 ¹	67	411	7.2	233.3	231.2 ⁴	231.2	0.0
B	1,130 ²	105	342	8.7	233.3	231.7 ⁴	232.6	0.9
C	2,090 ²	171	531	5.6	240.5	240.5	240.9	0.4
D	3,530 ²	140	354	8.4	248.4	248.4	248.4	0.0
E	4,890 ²	246	332	9.0	257.0	257.0	257.0	0.0
F	5,380 ²	183	390	7.6	260.7	260.7	260.9	0.2
G	6,000 ²	183	413	7.7	263.2	263.2	263.9	0.7
H	7,240 ²	148	356	8.3	271.4	271.4	271.9	0.5
I	9,630 ²	42	366	8.1	295.9	295.9	295.9	0.0
J	11,075 ²	197	484	6.1	303.6	303.6	304.5	0.9
K	13,250 ²	224	1,127	2.6	323.6	323.6	324.6	1.0
L	14,590 ²	57	248	12.0	336.8	336.8	336.8	0.0
M	15,280 ²	97 ⁴	353	8.4	343.0	343.0	343.6	0.6
N	19,010 ²	193	454	6.5	398.5	398.5	399.0	0.5
O	19,620 ²	136	403	7.4	408.0	408.0	408.7	0.7
P	19,620 ²	131	372	8.0	427.8	427.8	428.4	0.6
Q	22,110 ²	385	927	3.2	442.9	442.9	443.1	0.2
R	23,040 ²	356	675	4.4	457.4	457.4	458.2	0.8
S	25,240 ²	92	291	10.2	492.0	492.0	492.0	0.0
T	26,020 ²	93	310	9.6	508.2	508.3	508.5	0.2
U	27,060 ²	50	248	12.0	526.3	526.3	526.3	0.0
¹ Feet above confluence with Wyomissing Creek ² Feet above confluence with the Schuylkill River ³ Elevation computed without consideration of backwater effects from the Schuylkill River ⁴ Combined Laurel Run/Laurel Run Alternate Branch floodway								
TABLE 8	FEDERAL EMERGENCY MANAGEMENT AGENCY			FLOODWAY DATA				
	BERKS COUNTY, PA (ALL JURISDICTIONS)			LAUERS RUN – LAUREL RUN				


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). ¶

eLOMC – Zone AE determination by FIS Profile



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)	LOWEST LOT 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.)								
eLOMA DETERMINATION								

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

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.¶

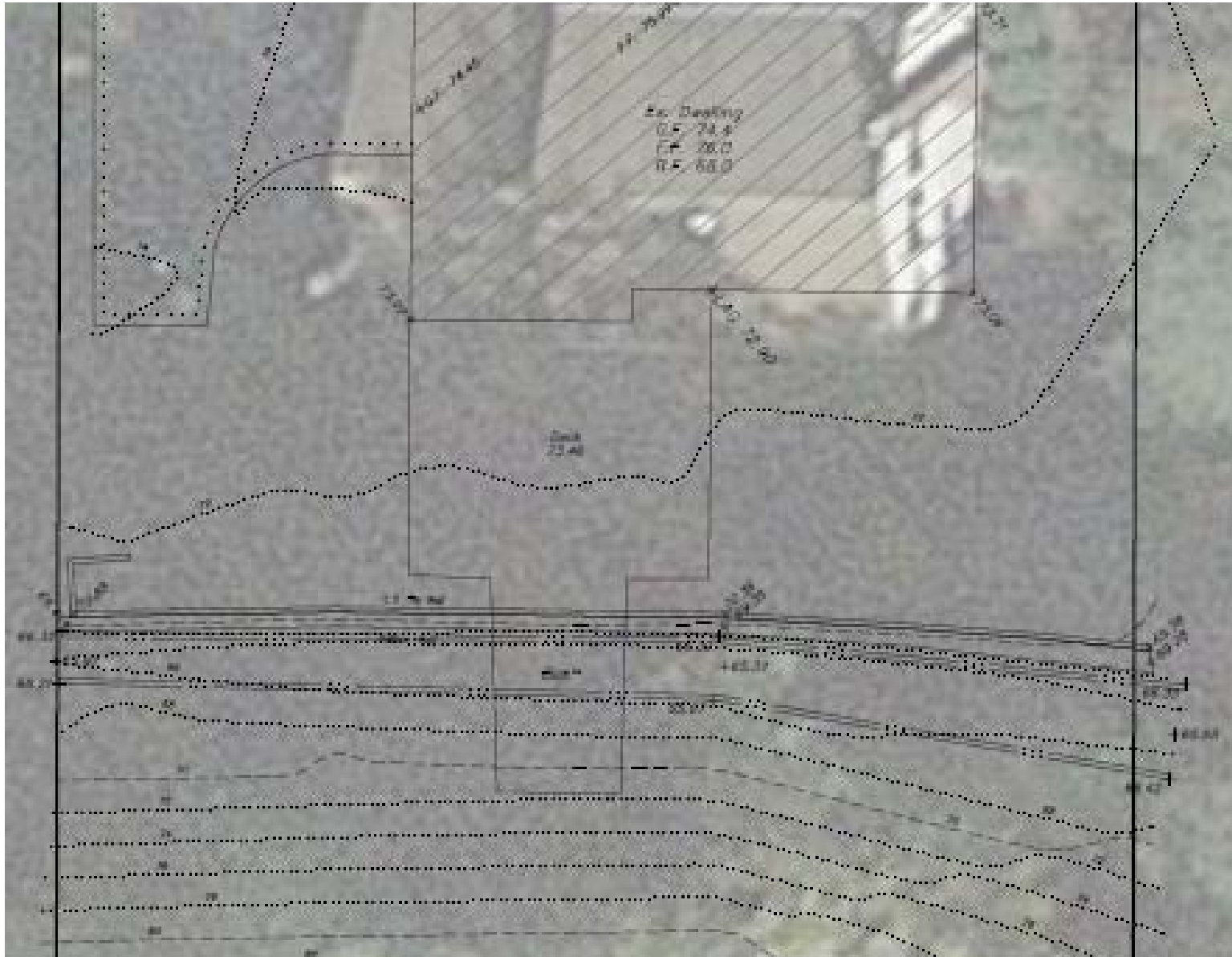
Letter of Map Amendment
Case #5 – Deck attached to residence prevents removal

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

Letter of Map Amendment

Case #5 – Deck attached to residence prevents removal



eLOMC – Original Elev. Cert with deck

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</u> . <u>0</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | <u>75</u> . <u>4</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | _____ . _____ | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | <u>74</u> . <u>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</u> . <u>0</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>72</u> . <u>9</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>75</u> . <u>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</u> . <u>9</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
-

eLOMC – Photos of deck supports disconnected from residence



eLOMC – Photos of deck supports disconnected from residence



eLOMC – Photos of deck supports disconnected from residence



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

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								

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

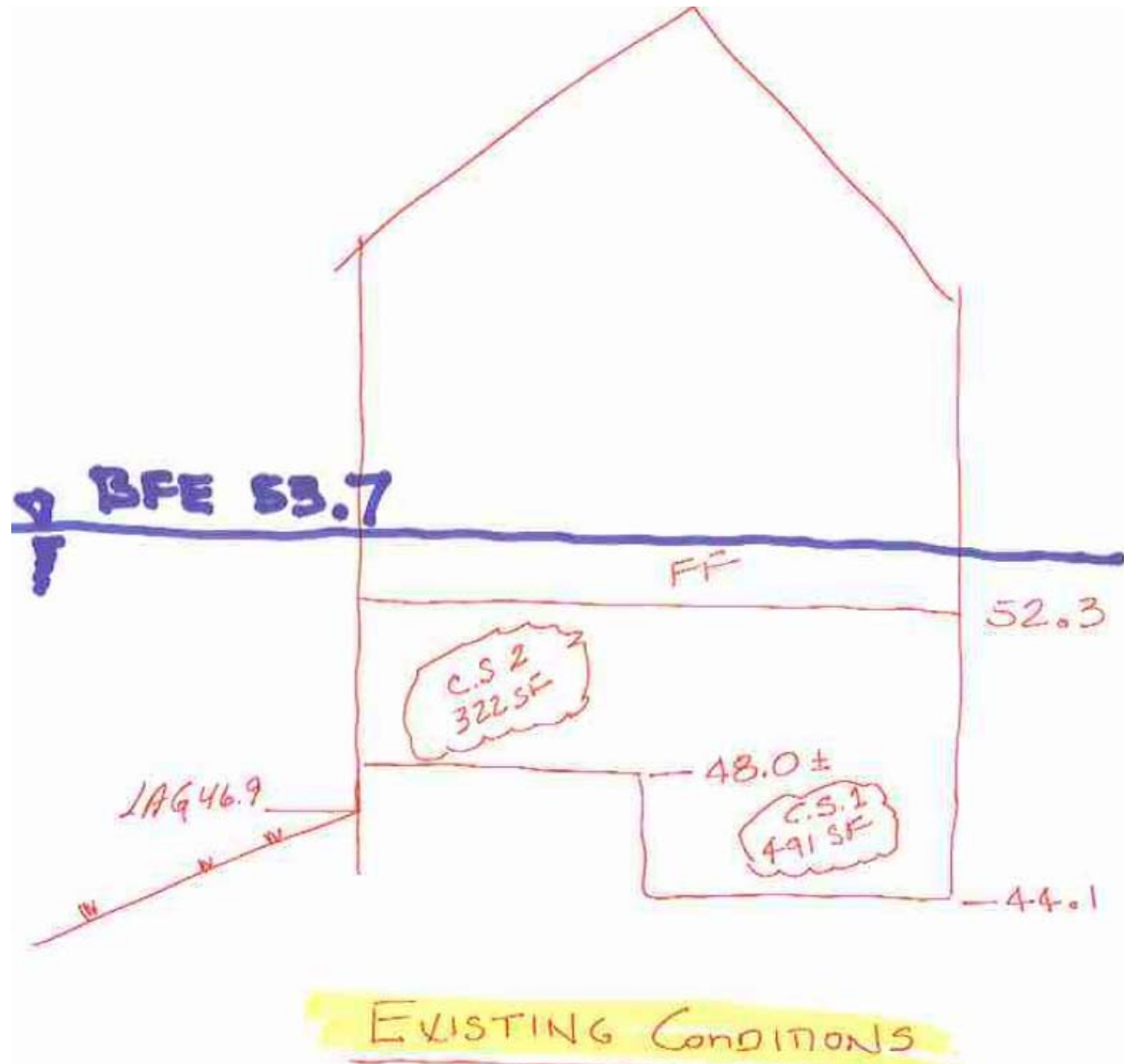
Existing structure within the AE Zone – First floor below the BFE.

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.

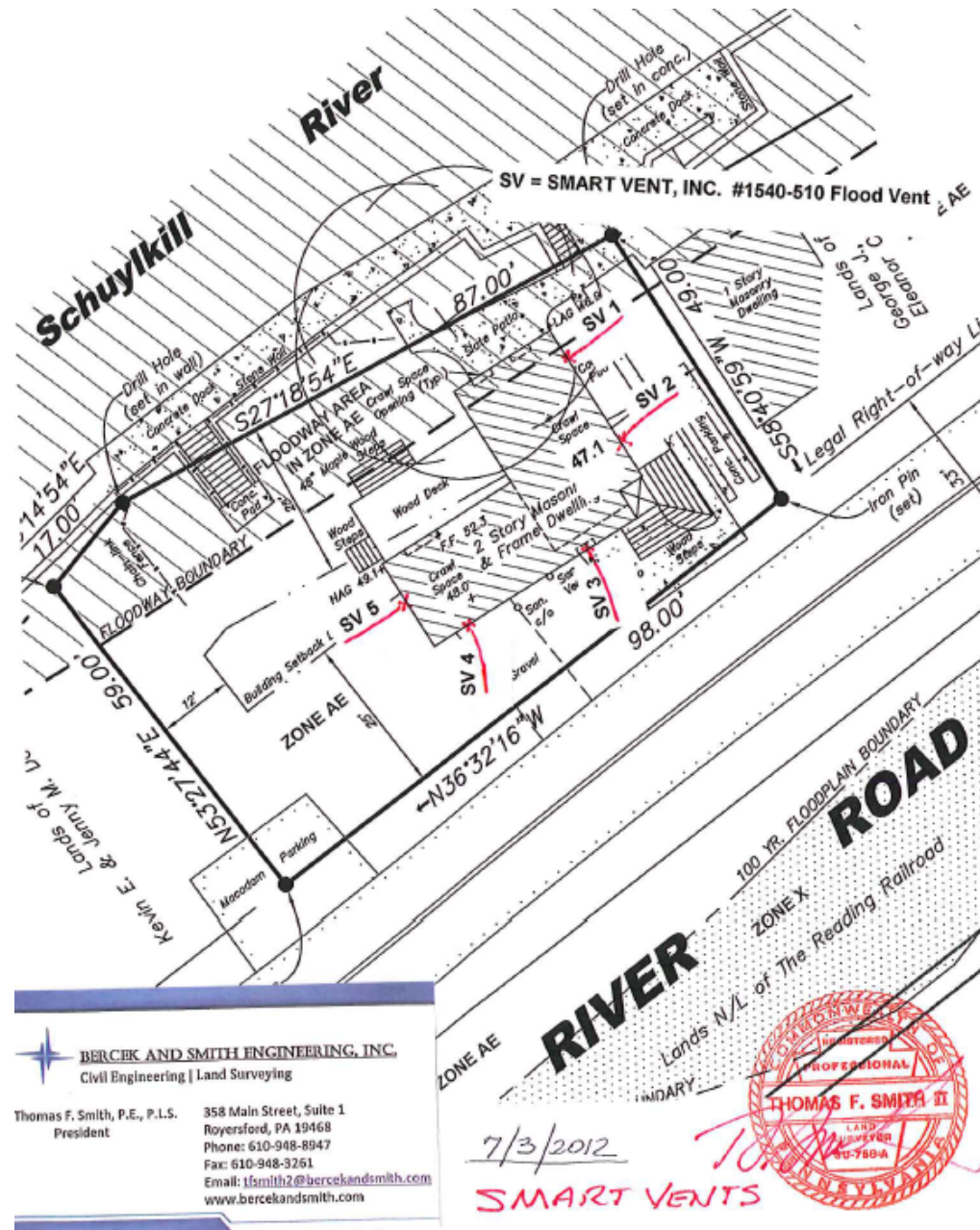
Case #6 – Schematic of residence and critical elevations before Flood vents added and Crawl Space 1 filled.



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 AO, 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)? <input type="checkbox"/> Yes <input type="checkbox"/> No Designation Date _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					
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 <small>*A new Elevation Certificate will be required when construction of the building is complete.</small>					
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)		

Case #6 – Flood Vents on survey map



Case #6 – Flood Vents

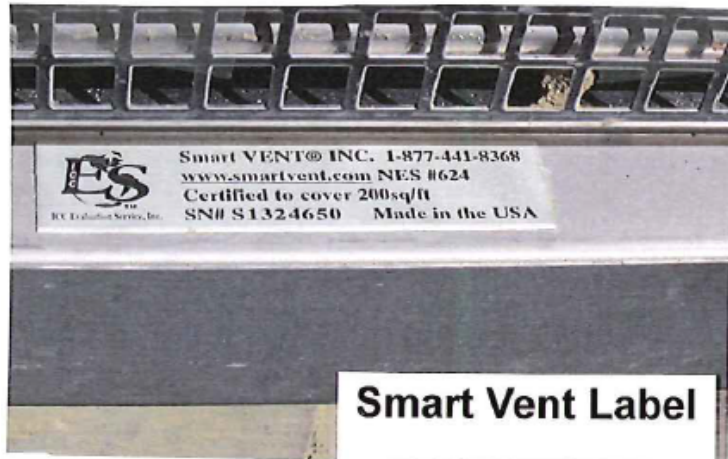


Case #6 – Flood Vents



Case #6 – Flood Vents

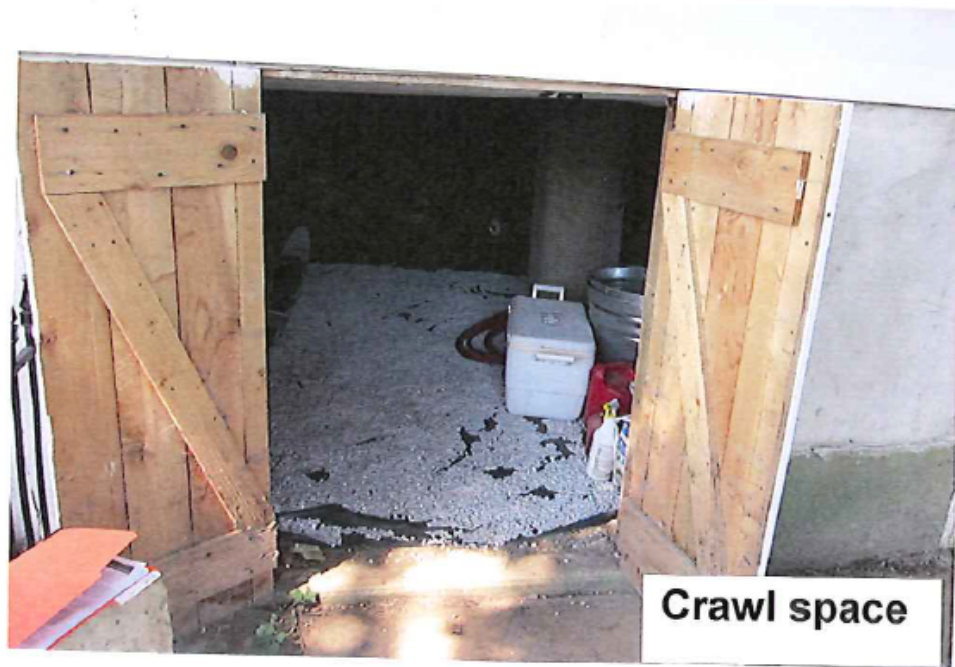
Photographs taken on July 3, 2012



Smart Vent Label

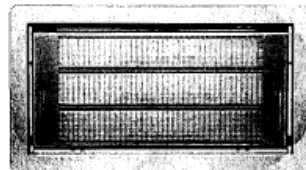


Smart Vent #5



Crawl space

Case #6 – Smart Vents – Approved by FEMA



Model #: 1540-510

Installation Type: Masonry Wall

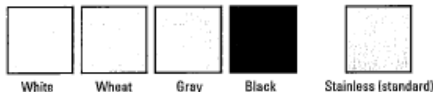
Style: louvered

Dimensions: 16" x 8"

Rough Opening: 16¼" x 8¼" (one block, or CMU)

Finish: Stainless Steel (Standard)

Available Powder Coat Colors For Special Order:



Optional Accessories:

Fire Damper, Interior Trim Flange & Inner Sleeve, Rain Shield

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

There's more online at www.smartvent.com

Dealer Locator, Installer Locator, Cad Drawings, Installation Instructions, Technical Specifications, Frequently Asked Questions, Videos, Testimonials, Resource Library Database, Insurance Forms.



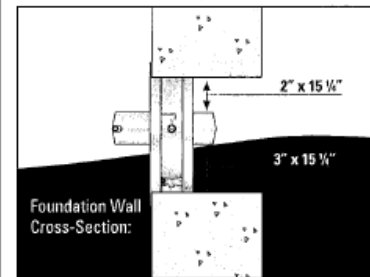
Rapidly rising floodwater can put extreme pressure on the foundation walls causing improperly vented structures to buckle and collapse. SMART VENTS® quickly and efficiently equalize the pressure and minimize damage.

How it works:

Flood Protection: The SMART VENT® door is latched closed until flood water enters. Entering flood water lifts the patented internal floats 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 louvers 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 louvers to let floodwater in and out. Regardless of the louvers' position, opened or closed, when floodwater flows into the door, the internal floats release the door to rotate open to relieve the hydrostatic pressure. The louvers and pest screen are rotated out of the path of the floodwater. The temperature-controlled louvers 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's regulations and guidelines do state that a non-engineered flood vent solution must (among 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 so efficiently that only one unit is needed for 200 square feet of enclosed area. It would be our pleasure to contact your code official, surveyor, or insurance agent if they require more information.

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):
- Square footage of crawlspace or enclosure(s) 813 sq ft
 - No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 5
 - Total net area of flood openings in A8.b 1000 sq in
 - Engineered flood openings? ☒ Yes ☐ No *See Sect. D.*
- A9. For a building with an attached garage:
- Square footage of attached garage N/A sq ft
 - No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade
 - Total net area of flood openings in A9.b sq in
 - 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, 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. Use the same datum as the BFE.
- Benchmark Utilized Twp MS-3 Vertical Datum NGVD 1929
- Conversion/Comments None
- Check the measurement used.
- Top of bottom floor (including basement, crawlspace, or enclosure floor) 47.1 ☒ feet ☐ meters (Puerto Rico only)
 - Top of the next higher floor 52.3 ☒ feet ☐ meters (Puerto Rico only)
 - Bottom of the lowest horizontal structural member (V Zones only) ☐ feet ☐ meters (Puerto Rico only)
 - Attached garage (top of slab) ☐ feet ☐ meters (Puerto Rico only)
 - Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) ☐ feet ☐ meters (Puerto Rico only)
 - Lowest adjacent (finished) grade next to building (LAG) 46.9 ☒ feet ☐ meters (Puerto Rico only)
 - Highest adjacent (finished) grade next to building (HAG) 49.1 ☒ feet ☐ meters (Puerto Rico only)
 - Lowest adjacent grade at lowest elevation of deck or stairs, including structural support ☐ feet ☐ meters (Puerto Rico only)

Case #6 – Smart Vent certification

U. S. Department of Homeland Security
500 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: Jhun de la Cruz
Chief, Underwriting *Jhun de la Cruz*

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



Most Widely Accepted and Trusted

ICC-ES Evaluation Report

ESR-2074

Reissued February 1, 2011

This report is subject to renewal in two years.

www.icc-es.org | (800) 423-6587 | (562) 699-0543

A Subsidiary of the International Code Council®

DIVISION: 08 00 00—OPENINGS
Section: 08 95 00—Vents

REPORT HOLDER:

SMART VENT®, INC.
450 ANDRO DRIVE, SUITE 2B
PITMAN, NEW JERSEY 08071
(856) 307-1468
www.smartvent.com
eval@smartvent.com

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS:
FLOODVENT™ MODEL #1540-520; FLOODVENT™
STACKING MODEL #1540-521; SMARTVENT™ MODEL
#1540-510; SMARTVENT™ STACKING MODEL #1540-511;
WOOD WALL FLOOD MODEL #1540-570; WOOD WALL
FLOOD OVERHEAD DOOR MODEL #1540-574;
FLOODVENT™ OVERHEAD DOOR MODEL #1540-524;
SMARTVENT™ OVERHEAD DOOR MODEL #1540-514

unlatch, 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 76 square inches (49 032 mm²) of net free area for flood mitigation in the open position. The SmartVENT™ Stacking Model #1540-511 and FloodVENT™ Stacking Model #1540-521 units each contain two vertically arranged openings per unit, providing 152 square inches (98 064 mm²) of net free area for flood mitigation in the open position.

3.2 Engineered Opening:

The AFFVs comply with the design principle noted in Section 2.6.2.2 of ASCE/SEI 24 for a maximum rate of rise and fall of 5.0 feet per hour (0.423 mm/s). In order to comply with the engineered opening requirement of ASCE/SEI 24, Smart Vent AFFVs must be installed in accordance with Section 4.0.

3.3 Model Sizes:

The FloodVENT™ Model #1540-520, SmartVENT™ Model #1540-510, FloodVENT™ Overhead Door Model #1540-

Case #7 – Townhouse on boundary of Zone A

Walkout basement with creek in rear of property.

Zone A plotted to rear of the structure

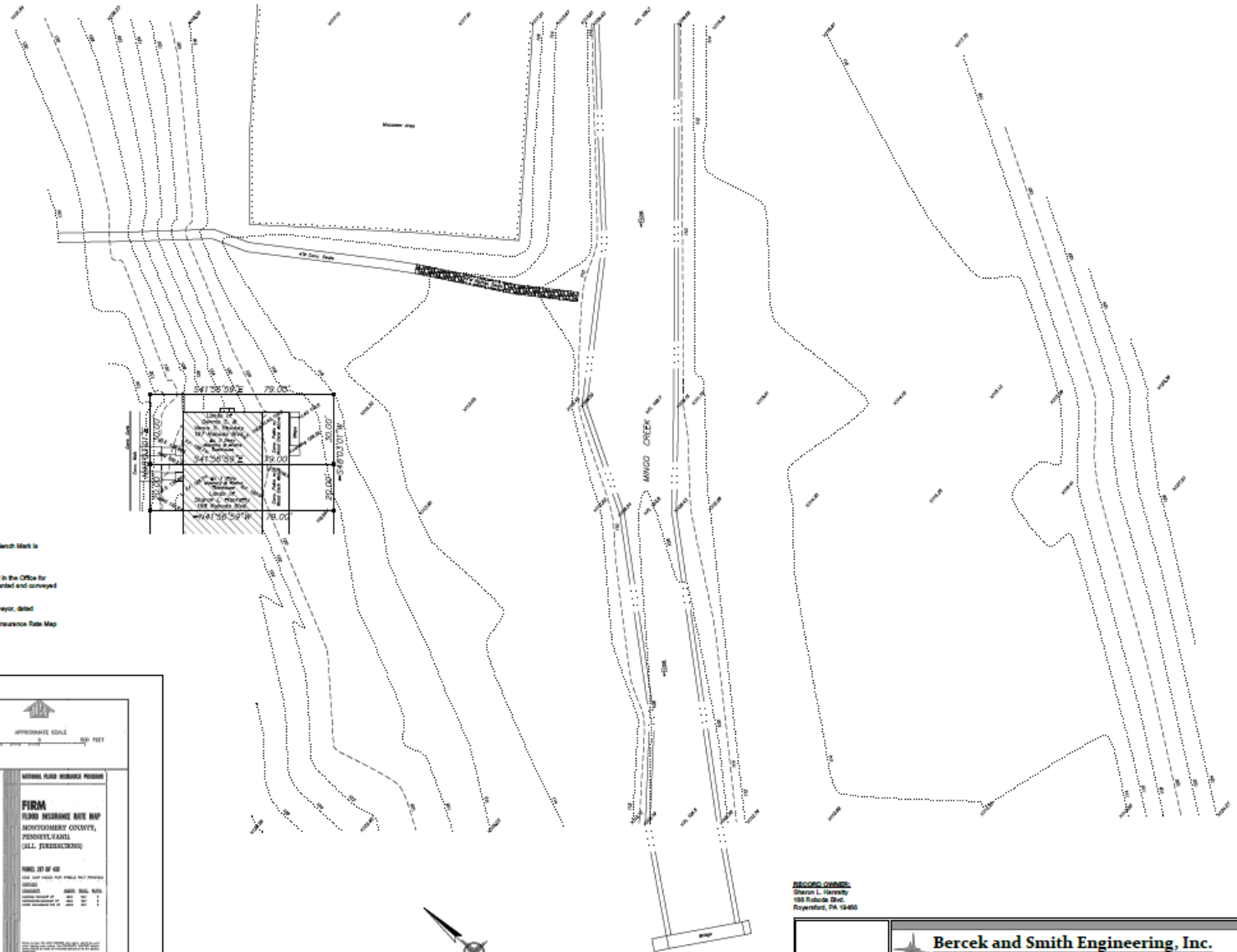
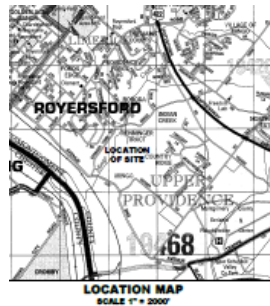
Survey included stream cross-sections for FEMA to make BFE determination.

FEMA issued LOMA to remove the structure.

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

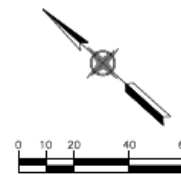
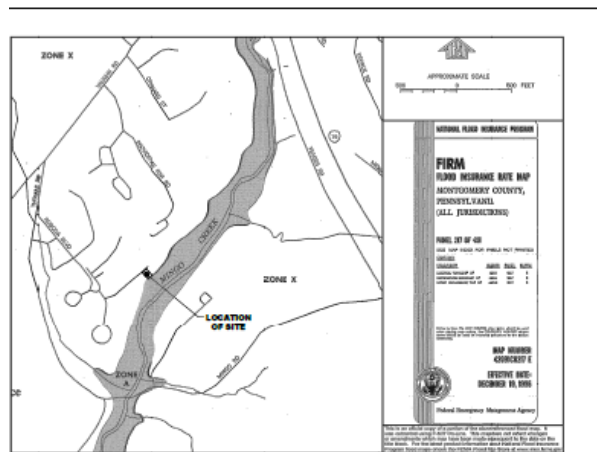
Flood insurance is recommended.

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



NOTES

1. Contours and elevations are by GPS (NAVD 83). Converted by VERTCON to NGVD 29. Local Bench Mark is finished floor of existing house, Elevation 135.74 (NGVD 29).
2. The property boundary as shown herein was based on the current deed of record.
3. **Source of Title:**
Being the same premises which Lisa K. Gentry, by deed dated January 12, 2017 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 5524, page 2577, granted and conveyed unto Sharon L. Hanratty. BEING Tax Map ID #01-0160-003.
4. **Reference Plans:**
a. Subdivision Plan "Lot 10" for Bob - Roy Company, by David Melner, Civil Engineer & Surveyor, dated January 27, 1971, last revised August 18, 1971.
b. The site is located within the 100-year flood boundary designated ZONE A per the FEMA Flood Insurance Rate Map #45064C0217 D, Effective Date December 19, 1986.
5. LOMA application #1305501004186.



DISCLAIMER

This document is for informational purposes only and does not constitute a contract. The information contained herein is for informational purposes only and does not constitute a contract. The information contained herein is for informational purposes only and does not constitute a contract.

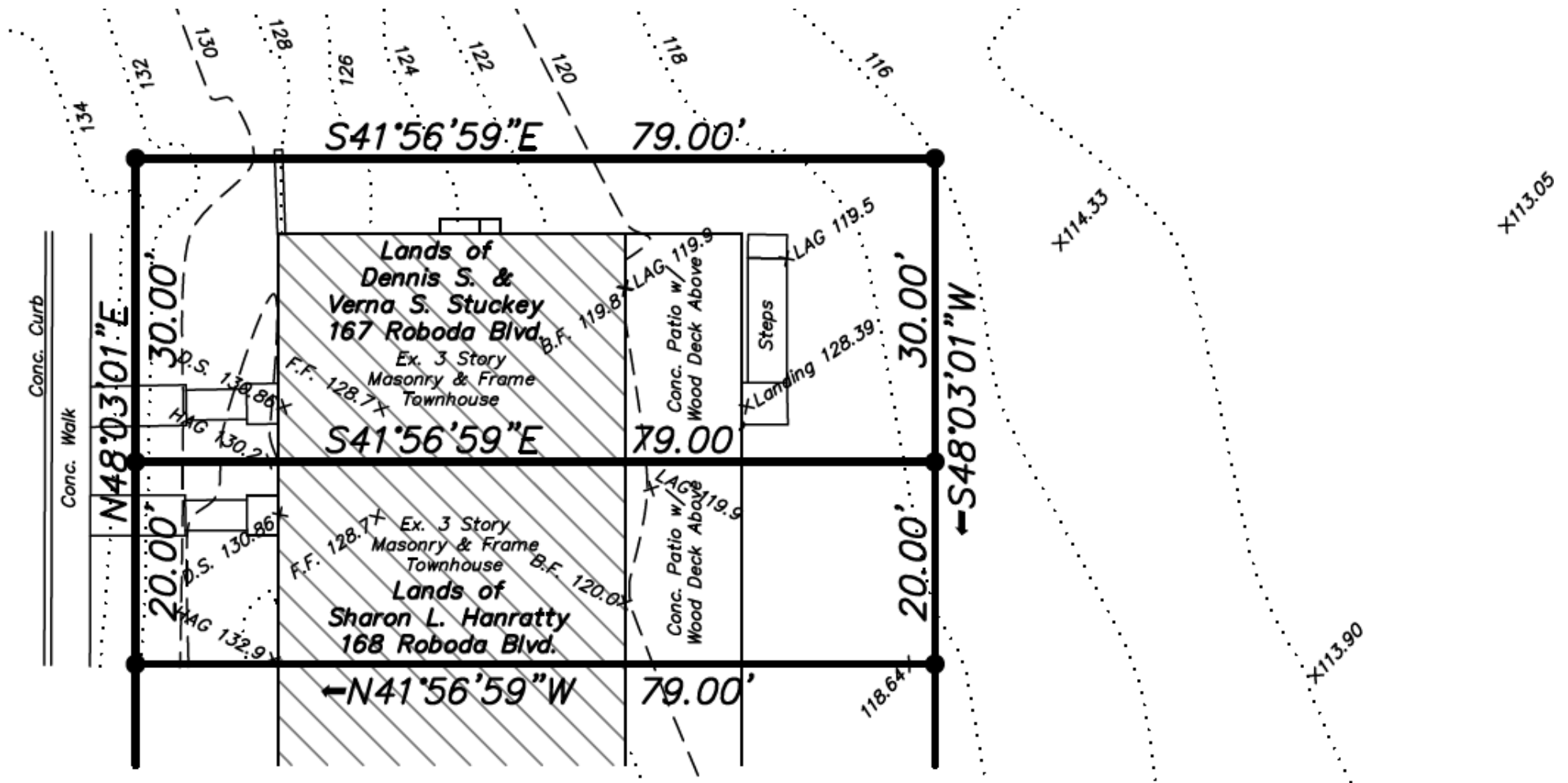
SHARON L. HANRATTY
188 Schuylkill Blvd.
Royersford, PA 19380



Bercek and Smith Engineering, Inc.
Civil Engineering | Land Surveying
358 Main Street, Suite 1 - Royersford, PA 19380 - Phone: 610-948-8947 - Fax: 610-948-3261

Plan to Accompany FEMA LOMA for
SHARON L. HANRATTY
Upper Providence Township - Montgomery County, PA
November 5, 2015 Plan No. C-15-110

Case #7 – Structure elevations



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 _____ 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 _____

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

d) Engineered flood openings? ☐ Yes ☒ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number <u>Upper Providence Twp., # 420709</u>			B2. County Name <u>Montgomery County</u>		B3. State <u>PA</u>
B4. Map/Panel Number <u>42091C0217</u>	B5. Suffix <u>E</u>	B6. FIRM Index Date <u>12/19/1996</u>	B7. FIRM Panel Effective/ Revised Date <u>12/19/1996</u>	B8. Flood Zone(s) <u>A</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>N/A</u>

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: GPS converted to NGVD 29 with Vertcon 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.

		Check the measurement used.
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>120</u> . <u>0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	<u>128</u> . <u>7</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	_____ . _____	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	_____ . _____	<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)	_____ . _____	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>119</u> . <u>9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>132</u> . <u>9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	_____ . _____	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters

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								

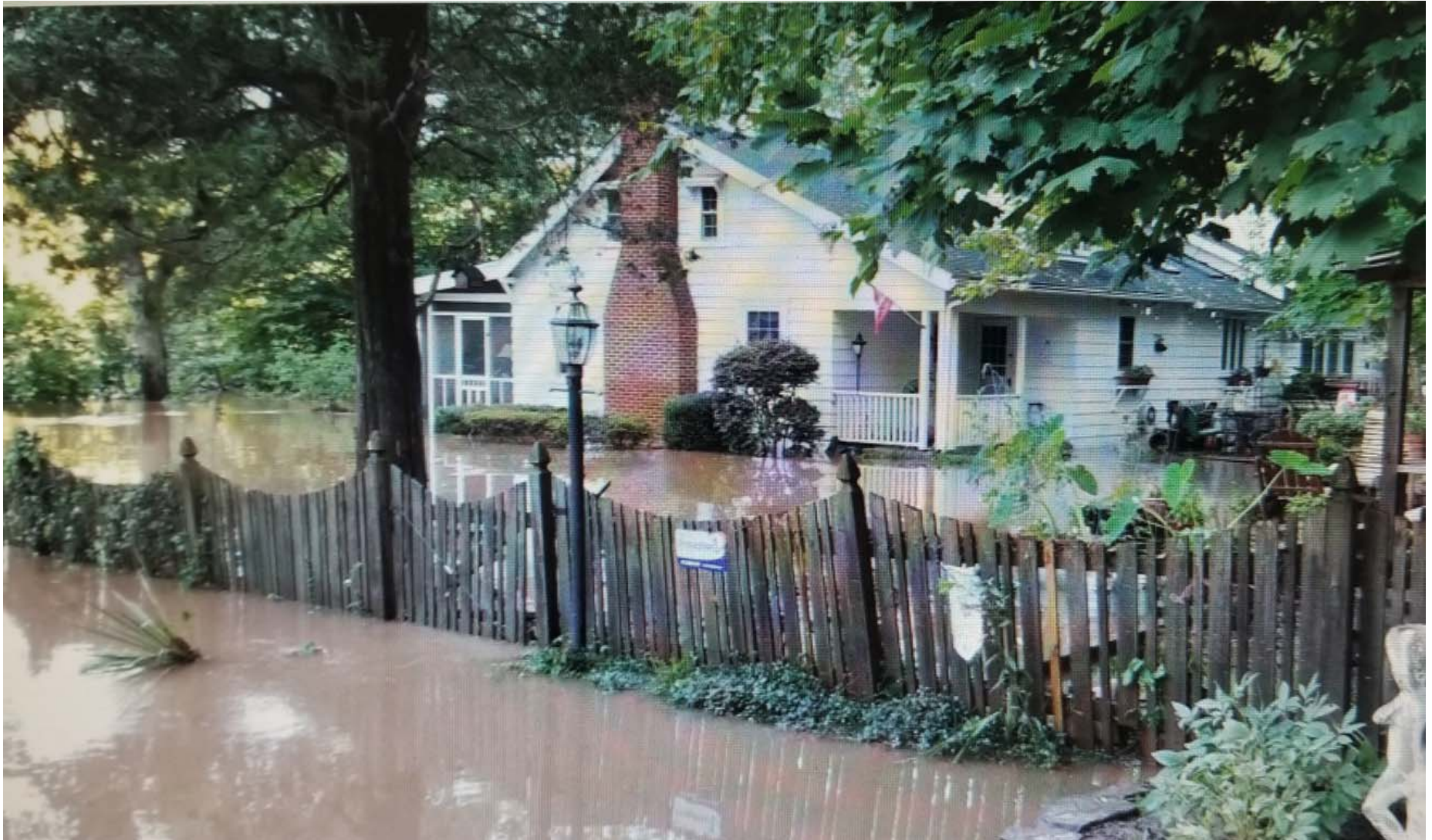
Case #8 – Structure not in Floodplain - Normal conditions



Case #8 – Isaias Flood 2020 – no damage



Case #8 – Ida Flood 2021 – significant damage

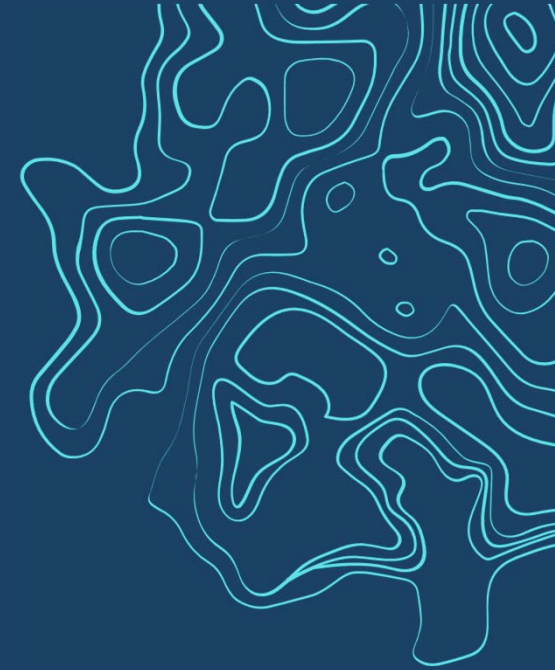


Case #8 – Ida Flood 2021 – significant damage (30’’)
Hurricane IDA Flooded 9.3 feet above the 100-year flood!



Questions?

SESSION EVALUATION



2025
SURVEYORS'
Conference

[HTTPS://WWW.SURVEYMONKEY.COM/R/2025PSLSEVAL](https://www.surveymonkey.com/r/2025PSLSEVAL)