Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF GARDEN GROVE, ORANGE COUNTY, CALIFORNIA	Park Glenwood, a Condominium Project, as described in the Declaration of Covenants, Conditions and Restrictions recorded as Document No. 91-658620, in the Office of the Recorder, Orange County, California
	COMMUNITY NO.: 060220	
AFFECTED MAP PANEL	NUMBER: 06059C0143J	
	DATE: 12/3/2009	
FLOODING SOURCE: EAST GARDEN GROVE WINTERSBURG CHANNEL		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 33.762, -117.935 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)
--	--	Park Glenwood	13801 Shirley Street	Structure (Garage A)	X (shaded)	79.2 feet	81.2 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.)

DETERMINATION TABLE (CONTINUED)
PORTIONS REMAIN IN THE SFHA
ZONE A

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the 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

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	**OUTCOME** WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	Park Glenwood	13801 Shirley Street	Structure (Garage B)	X (shaded)	79.2 feet	81.2 feet	--
--	--	Park Glenwood	13801 Shirley Street	Structure (Garage C)	X (shaded)	79.2 feet	81.3 feet	--
--	--	Park Glenwood	13801 Shirley Street	Structure (Garage D)	X (shaded)	79.2 feet	81.4 feet	--
--	--	Park Glenwood	13801 Shirley Street	Structure (Garage E)	X (shaded)	79.2 feet	81.4 feet	--
--	--	Park Glenwood	13801 Shirley Street	Structure (Garage F)	X (shaded)	79.2 feet	81.4 feet	--
--	--	Park Glenwood	13801 Shirley Street	Structure (Garage G)	X (shaded)	79.2 feet	81.5 feet	--
--	--	Park Glenwood	13801 Shirley Street	Structure (Garage H)	X (shaded)	79.2 feet	81.5 feet	--
--	--	Park Glenwood	13801 Shirley Street	Structure (Garage I)	X (shaded)	79.2 feet	81.5 feet	--
--	--	Park Glenwood	13801 Shirley Street	Structure (Garage J)	X (shaded)	79.2 feet	81.6 feet	--
--	--	Park Glenwood	13801 Shirley Street	Structure (Garage K)	X (shaded)	79.2 feet	81.7 feet	--

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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)
--	--	Park Glenwood	13801 Shirley Street	Structure (Garage L)	X (shaded)	79.2 feet	81.6 feet	--
--	--	Park Glenwood	13801 Shirley Street	Structure (Garage M)	X (shaded)	79.2 feet	81.6 feet	--
--	--	Park Glenwood	13801 Shirley Street	Structure (Garage N)	X (shaded)	79.2 feet	81.5 feet	--
--	--	Park Glenwood	13801 Shirley Street	Structure (Garage O)	X (shaded)	79.2 feet	81.5 feet	--
--	--	Park Glenwood	13801 Shirley Street	Structure (Garage P)	X (shaded)	79.2 feet	81.5 feet	--
--	--	Park Glenwood	13801 Shirley Street	Structure (Garage Q)	X (shaded)	79.2 feet	81.6 feet	--
--	--	Park Glenwood	13801 Shirley Street	Structure (Garage R)	X (shaded)	79.2 feet	81.5 feet	--
--	--	Park Glenwood	13801 Shirley Street	Structure (Garage S)	X (shaded)	79.2 feet	81.5 feet	--
--	--	Park Glenwood	13801 Shirley Street	Structure (Garage T)	X (shaded)	79.2 feet	81.5 feet	--
--	--	Park Glenwood	13801 Shirley Street	Structure (Garage U)	X (shaded)	79.2 feet	81.5 feet	--
--	--	Park Glenwood	13801 Shirley Street	Structure (Garage V)	X (shaded)	79.2 feet	81.5 feet	--

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--	--	Park Glenwood	13801 Shirley Street	Structure (Garage W)	X (shaded)	79.2 feet	81.4 feet	--

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 23 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 23 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.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

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