Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	TOWN OF PLYMOUTH, LITCHFIELD COUNTY, CONNECTICUT	Parcels of land, as described in Volume 400, Pages 624 through 627, and Volume 419, Pages 855 through 860, and Volume 293, Pages 1204 and 1205; all filed in the Office of the Town Clerk, Town of Plymouth, Connecticut. The portions of property are more particularly described by the following metes and bounds:
	COMMUNITY NO.: 090138	
AFFECTED MAP PANEL	NUMBER: 0901380004C	
	DATE: 11/6/1998	
FLOODING SOURCE: PEQUABUCK RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 41.672, -72.994 SOURCE OF LAT & LONG: ARCGIS 10.1 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)
--	--	--	South Riverside Avenue	Portion of Property (Area 1)	X (shaded)	558.0 feet	--	559.0 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION
DETERMINATION TABLE (CONTINUED)
PORTIONS REMAIN IN THE FLOODWAY

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

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

Luis Rodriguez, P.E., Chief
Engineering Management Branch
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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Area 1
BEGINNING at an iron pipe marking the northeasterly corner of Pan AM Southern, LLC; thence S74°53'09"W, 141.80 feet; thence S59°09'11"W, 16.66 feet; thence S73°19'40"W, 7.05 feet; thence N26°11'12"W, 11.22 feet; thence N76°08'48"E, 10.29 feet; thence N02°28'08"E, 17.66 feet ; thence N83°29'22"E, 153.08 feet to the POINT OF BEGINNING.

Area 2
BEGINNING at a point in the northerly face of the western stone bridge abutment of the Pan Am Southern, LLC Railroad Bridge; thence S71°47'13"W, 83.09 feet; thence 78.80 feet along a curve to the right having a radius of 628.80 feet; thence S43°17'53"E, 12.03 feet to the POINT OF BEGINNING.

Area 3
BEGINNING at an iron pipe marking the northeasterly corner of Pan Am Southern, LLC; thence S83°29'22"W, 153.08 feet; thence N19°42'02"W, 128.55 feet; thence N49°05'06"W, 98.47 feet; thence N38°19'54"E, 83.95 feet; thence 85.30 feet along a curve to the right having a radius of 370.78 feet; thence N30°22'54"E, 5.05 feet; thence 193.29 feet along a curve to the right having a radius of 375.78 feet; thence S24°04'44"E, 4.87 feet to the POINT OF BEGINNING.

Area 4
BEGINNING at the northeasterly corner of a concrete wing wall of a private bridge over the Pequabuck River on land of 100 South Riverside LLC; thence N11°08'51"E, 130.0; thence S78°51'09"E, 210.00 feet; thence N11°08'51"E, 147.80 feet; thence S69°56'51"E, 147.92 feet; thence 20.20 feet along a curve to the right having a radius of 370.78 feet; thence S38°19'54"W, 83.95 feet; thence S49°05'06"E, 98.47 feet; thence S19°42'02"E, 128.55; thence S02°28'08"W, 17.66 feet; thence S76°08'48"W, 10.29 feet; thence N26°11'12"W, 19.21 feet; thence N41°12'07"W, 60.00 feet; thence N61°46'36"W, 30.00 feet; thence N83°50'59"W, 75.00 feet; thence S84°33'37"W, 95.00 feet; thence N84°01'04"W, 71.00 feet; thence N87°40'27"W, 73.00 feet; thence N80°51'50"W, 86.00 feet to the POINT OF BEGINNING.

Area 5
BEGINNING at the southeasterly corner of a concrete wing wall of a private bridge over the Pequabuck River on land of 100 South Riverside LLC; thence S71°01'41"E, 29.47 feet; thence S20°40'16"E, 20.00 feet; thence S78°37'36"E, 46.00 feet; thence S83°47'02"E, 86.09 feet; thence N73°34'24"E, 75.15 feet; thence N86°54'54"E, 76.90 feet; thence S72°17'15"E, 28.72 feet; thence 430.31 feet along a curve to the left having a radius of 686.30 feet; thence 186.78 feet along a curve to the left having a radius of 2908.00 feet; thence N31°09'45"W, 150.59 feet; thence N11°08'51"E, 386.20 feet to the POINT OF BEGINNING.

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

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Area 6
BEGINNING at an iron pipe in the westerly line of land N/F of SPX Corporation; thence 186.78 feet along a curve to the right having a radius of 2908.00 feet; thence 430.31 feet along a curve to the right having a radius of 686.30 feet; thence S72°17'15"E, 39.28 feet; thence S43°17'53"E, 32.97 feet; thence 642.24 feet along a curve to the left having a radius of 628.80 feet; thence N77°45'42"W, 26.10 feet to the POINT OF BEGINNING

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	**OUTCOME** WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
--	--	--	South Riverside Avenue	Portion of Property (Area 2)	X (shaded)	558.0 feet	--	558.5 feet
--	--	--	South Riverside Avenue	Portion of Property (Area 3)	X (unshaded)	560.0 feet	--	564.0 feet
--	--	--	South Riverside Avenue	Portion of Property (Area 4)	X (shaded)	558.1-564.5 feet	--	559.0-565.5 feet
--	--	--	South Riverside Avenue	Portion of Property (Area 5)	X (shaded)	559.0-564.5 feet	--	559.4-564.5 feet
--	--	--	South Riverside Avenue	Portion of Property (Area 6)	X (shaded)	558.0-558.2 feet	--	558.4-559.4 feet

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PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY (This Additional Consideration applies to the preceding 6 Properties.)

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

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