



Federal Emergency Management Agency

Washington, D.C. 20472

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SEP 09 2013

August 29, 2013

Dept. of Building Inspections
City of Portland Maine

THE HONORABLE MICHAEL BRENNAN
MAYOR, CITY OF PORTLAND
389 CONGRESS STREET
PORTLAND, ME 04101

CASE NO.: 13-01-2188A
COMMUNITY: CITY OF PORTLAND, CUMBERLAND
COUNTY, MAINE
COMMUNITY NO.: 230051

DEAR MR. BRENNAN:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Revision based on Fill (LOMR-F) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMR-Fs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, 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.

Sincerely,

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

LIST OF ENCLOSURES:

LOMR-F DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region
Mr. Thomas Raymond
Mr. Craig Burgess



Federal Emergency Management Agency

Washington, D.C. 20472

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

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF PORTLAND, CUMBERLAND COUNTY, MAINE	A portion of a parcel of land, as described in the Quitclaim Deeds, recorded as Document Nos. 011517 and 13163; both filed in the Office of the Registry of Deeds, Cumberland County, Maine. The portion of property is more particularly described by the following metes and bounds: <div style="text-align: center;"> RECEIVED SEP 09 2013 Dept. of Building Inspections City of Portland Maine </div>
	COMMUNITY NO.: 230051	
AFFECTED MAP PANEL	NUMBER: 2300510012C	
	DATE: 12/8/1998	
FLOODING SOURCE: STROUDWATER RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 43.655, -70.335 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)
--	--	--	64 Blueberry Road	Portion of Property	X (unshaded)	--	--	31.0 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 STUDY UNDERWAY
 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 Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

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

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

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

BEGINNING at the southeasterly corner of Sturbridge Yankee Workshop, Inc.; thence S02°58'40"E, 404.77 feet; thence S87°01'19"W, 400.00 feet; thence S87°20'51"W, 348.72 feet; thence N19°29'22"W, 60.30 feet; thence along an arc with a radius of 175.00 feet and a 172.41 foot chord bearing N25°11'54"E, a distance of 165.52 feet; thence N03°01'34"W, 88.93 feet; thence N48°15'24"E, 52.67 feet; thence N08°21'35"W, 31.00 feet; thence N33°38'33"E, 16.32 feet; thence N84°50'55"E, 24.82 feet; thence N38°29'58"E, 8.32 feet; thence S53°20'41"E, 31.80 feet; thence N69°47'46"E, 14.42 feet; thence N39°43'31"E, 22.33 feet; thence N10°09'41"E, 46.52 feet; thence N50°36'37"E, 27.47 feet; thence S62°06'47"E, 21.83 feet; thence N52°34'49"E, 33.20 feet; thence N88°47'28"E, 15.99 feet; thence S60°53'35"E, 15.75 feet; thence N34°16'45"E, 16.16 feet; thence N70°34'41"E, 39.88 feet; thence N66°32'10"E, 53.98 feet; thence N37°00'13"E, 46.23 feet; thence N03°02'52"W, 44.45 feet; thence N18°14'40"W, 32.38 feet; thence N43°09'22"W, 24.92 feet; thence S90°00'00"W, 19.28 feet; thence S59°35'31"W, 40.97 feet; thence S74°31'14"W, 22.32 feet; thence S81°34'57"W, 44.19 feet; thence S53°24'25"W, 38.82 feet; thence N85°00'54"W, 44.70 feet; thence N42°12'19"W, 17.65 feet; thence S70°35'16"W, 53.44 feet; thence S17°14'54"W, 103.62 feet; thence S77°26'47"W, 47.96 feet; thence N03°01'34"W, 435.05 feet; thence along an arc with a radius of 200.00 feet and a 119.70 foot chord bearing N20°10'18"W, a distance of 117.92 feet; thence N47°30'20"E, 762.26 feet; thence S34°01'22"W, 282.41 feet; thence S42°26'47"E, 13.18 feet; thence N74°38'30"E, 79.40 feet; thence S80°51'23"E, 44.44 feet; thence S41°01'26"E, 157.38 feet; thence S41°01'26"E, 86.74 feet; thence S23°45'50"E, 13.34 feet; thence S64°05'50"E, 33.33 feet; thence S33°39'11"E, 98.63 feet; thence S16°24'15"W, 32.54 feet; thence S57°44'22"W, 69.93 feet; thence S84°39'59"W, 31.92 feet; thence S28°30'38"W, 61.56 feet; thence S80°33'37"W, 33.44 feet; thence S24°26'47"W, 35.84 feet; thence S55°37'03"W, 33.33 feet; thence N83°09'38"W, 7.95 feet; thence S49°21'39"W, 18.67 feet; thence S19°57'13"W, 83.75 feet; thence S16°07'03"E, 98.20 feet; thence S24°42'39"E, 61.89 feet; thence S02°58'41"E, 91.32 feet; thence S74°35'45"E, 173.87 feet to the POINT OF BEGINNING.

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

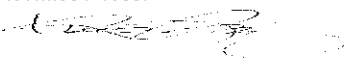
Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

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 LOMR-F 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.

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