



Federal Emergency Management Agency

Washington, D.C. 20472

October 19, 2010

MR. ROBERT S. KELLAM
KELLAM-GERWITZ, INC.
500 CENTRAL, SUITE 113
VIRGINIA BEACH, VA 23452

CASE NO.: 10-03-2144A
COMMUNITY: CITY OF PORTSMOUTH,
INDEPENDENT CITY, VIRGINIA
COMMUNITY NO.: 515529

DEAR MR. KELLAM:

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 Amendment (LOMA) 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 LOMAs. 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, 6730 Santa Barbara Court, Elkridge, MD 21075.

Sincerely,

Kevin C. Long, Acting Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

LIST OF ENCLOSURES:

LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region



Federal Emergency Management Agency

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LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF PORTSMOUTH, INDEPENDENT CITY, VIRGINIA	Building 6, Phase Eleven; Building 7, Phase Fourteen; Building 11, Phase Eighteen; Building 12, Phase Nine; Creekside at River Pointe, as shown on the Plat, recorded as Instrument No. 040017747, in Book 0000, Pages 0661 through 0666, in the Office of the Clerk of the Circuit Court, City of Portsmouth, Virginia
	COMMUNITY NO.: 515529	
AFFECTED MAP PANEL	NUMBER: 5155290076C	
	DATE: 9/25/2009	
FLOODING SOURCE: LILLY CREEK; WESTERN BRANCH ELIZABETH RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 36.861, -76.364 SOURCE OF LAT & LONG: ESRI: FEMA GEOCODE/GOOGLE MAPS 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)
--	--	Creekside at River Pointe	601-606 Sawgrass Lane	Structure (Building 6)	X (unshaded)	7.6 feet	10.5 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) REISSUANCE
PORTIONS REMAIN IN THE SFHA
SUPERSEDES PREVIOUS DETERMINATION

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, 6730 Santa Barbara Court, Elkridge, MD 21075.

Kevin C. Long

Kevin C. Long, Acting Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration



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LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	Creekside at River Pointe	701-704 Sawgrass Lane	Structure (Building 7)	X (unshaded)	7.6 feet	11.1 feet	--
--	--	Creekside at River Pointe	1101-1106 Sawgrass Lane	Structure (Building 11)	X (unshaded)	7.6 feet	10.1 feet	--
--	--	Creekside at River Pointe	1201-1204 Marsh Wren Circle	Structure (Building 12)	X (unshaded)	7.6 feet	9.8 feet	--

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 4 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.

SUPERSEDES OUR PREVIOUS DETERMINATION (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

This Determination Document supersedes our previous determination dated 10/12/2010, for the subject property.

REISSUANCE (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

The 11/2/1983, National Flood Insurance Program (NFIP) map has since been superseded by a new NFIP map dated 9/25/2009, for this community. Therefore, this document issues a new determination for the subject property based on the new 9/25/2009, 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) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

Kevin C. Long

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