



Federal Emergency Management Agency

Washington, D.C. 20472

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

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	HOWARD COUNTY, MARYLAND (Unincorporated Areas)	A parcel of land, as described in the Trustee's Deed recorded in Book 18865, Pages 429 through 433, in the Office of the Clerk of Circuit Court, Howard County, Maryland The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 240044	
AFFECTED MAP PANEL	NUMBER: 24027C0170D DATE: 11/6/2013	
FLOODING SOURCE: GUILFORD BRANCH		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 39.136830, -76.806046 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS NOT REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	10560 Guilford Road	Portion of Property	AE	157.8 to 159.1 feet	--	157.5 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.)

LEGAL PROPERTY DESCRIPTION

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 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). Therefore, flood insurance is required for the subject property described above. If fill was placed on the subject property to raise its elevation above the base flood elevation after the effective date of the first NFIP map showing the property in the SFHA, then, for the subject property to be outside of the SFHA, it must be demonstrated that the subject property is reasonably safe from flooding in accordance with Part 65.5(a)(4) of our regulations. Further guidance on determining if the subject property is reasonably safe from flooding may be found in FEMA Technical Bulletin 10-01. A copy of this bulletin 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/mit/tb1001.pdf>.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination and information regarding your options for obtaining a Letter of Map Revision based on Fill. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

BEING a piece or parcel of land situate, lying and being in the Guilford Election District No. 6 of Howard County, Maryland, being part of the land conveyed from Thomas W. Simmons, Trustee to 10560 Guilford Road, LLC, a Maryland limited liability company, by a Deed dated August 27, 2019 and recorded among the Land Records of Howard County, Maryland, in Liber 18865 at Folio 429 and being more particularly described, in the meridian as established by the Maryland State Grid as defined by the North American datum of 1983 and adjusted in 2011 (NAD '83/'11), as shown on a Boundary & Topographic Survey titled "Stoney Run, Parcel 14" published by Charles P. Johnson & Associates, Inc, dated April 13, 2020, as follows: BEGINNING for the same at a point lying on the Limits of Special Flood Hazard Area 'AE' as shown on FEMA Flood Insurance Rate Map 24027C0170D, effective date November 6, 2013, at an approximate coordinate, based on the said Datum (NAD '83/'11) with an Northing of 535,691.4 and Easting of 1,367,282.3, said point also being distant South 39°42'52" West, 96.43 feet from the beginning of the easterly or South 21°33'54" East, 655.14 line as shown on the aforesaid Survey performed by Charles P. Johnson & Associates, Inc.; thence running with and along said Limits of Special Flood Hazard Area 'AE' the following sixteen (16) courses and distances 1. South 41°01'37" East, 19.36 feet to a point; thence 2. South 55°43'26" East, 32.65 feet to a point; thence 3. South 08°00'35" East, 28.12 feet to a point; thence 4. South 33°03'14" East, 49.70 feet to a point; thence 5. South 26°02'05" East, 17.76 feet to a point; thence 6. South 54°22'04" East, 49.61 feet to a point; thence 7. South 37°32'29" East, 18.88 feet to a point; thence 8. South 25°21'46" East, 50.83 feet to a point; thence 9. South 22°53'21" West, 15.46 feet to a point; thence 10. South 33°48'36" East, 46.11 feet to a point; thence 11. South 14°39'35" East, 28.29 feet to a point; thence 12. South 02°00'51" East, 28.47 feet to a point; thence 13. South 35°53'10" East, 17.40 feet to a point; thence 14. South 52°59'52" East, 22.04 feet to a point; thence 15. South 37°19'01" East, 37.20 feet to a point; thence 16. South 24°23'46" East, 3.91 feet to a point; thence leaving the aforesaid Limits of Special Flood Hazard Area 'AE', and running in, through, over and across said property of 10560 Guilford Road, LLC the following twenty-five (25) courses and distances 17. South 01°46'18" East, 14.71 feet to a point; thence 18. South 10°39'42" East, 14.97 feet to a point; thence 19. South 03°04'27" East, 13.34 feet to a point; thence 20. South 36°17'19" West, 19.36 feet to a point; thence 21. South 82°31'23" West, 9.15 feet to a point; thence 22. North 34°27'00" West, 15.17 feet to a point; thence 23. North 26°42'41" West, 27.54 feet to a point; thence 24. North 41°43'39" West, 10.36 feet to a point; thence 25. South 72°24'18" West, 24.65 feet to a point; thence 26. North 79°03'29" West, 14.82 feet to a point; thence 27. North 32°35'04" West, 20.29 feet to a point; thence 28. North 62°46'20" West, 63.57 feet to a point; thence 29. North 49°49'13" West, 35.07 feet to a point; thence 30. North 25°19'56" West, 40.35 feet to a point; thence 31. North 22°10'42" West, 24.32 feet to a point; thence 32. North 19°30'08" West, 98.15 feet to a point; thence 33. North 37°23'11" West, 43.74 feet to a point; thence 34. North 48°26'40" West, 36.35 feet to a point; thence 35. North 80°04'59" West, 31.27 feet to a point; thence 36. North 73°48'16" West, 28.01 feet to a point; thence 37. North 33°39'31" West, 20.97 feet to a point; thence 38. North 33°13'23" East, 24.67 feet to a point; thence 39. North 66°06'37" East, 43.74 feet to a point; thence 40. North 77°09'54" East, 14.95 feet to a point; thence 41. North 52°43'08" East, 74.23 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 Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

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