



Federal Emergency Management Agency

Washington, D.C. 20472

April 23, 2009

THE HONORABLE ANGEL D. RODRIGUEZ
PUERTO RICO PLANNING BOARD
MINILLAS GOVERNMENTAL CENTER
P.O. BOX 41119
SANTURCE, PR 00940-1119

CASE NO.: 09-02-0918A
COMMUNITY: COMMONWEALTH OF
PUERTO RICO
COMMUNITY NO.: 720000

DEAR MR. RODRIGUEZ:

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 (LOMR) Floodway 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 LOMRs. 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, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

Sincerely,

William R. Blanton Jr., CFM, Chief
Engineering Management Branch
Mitigation Directorate

LIST OF ENCLOSURES:

LOMR-FW DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region
Mr. Antonio Sanes Rosario
Ms. Iris Delgado
Mr. Luis A. Velez Roche



Federal Emergency Management Agency

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LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	COMMONWEALTH OF PUERTO RICO	A portion of Lots 1, 2 and 4, Ingenio Farm, as described in Deed No. 20 recorded on Pages 000224 through 000246, in the Office of the Registrar, Commonwealth of Puerto Rico The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 720000	
AFFECTED MAP PANEL	NUMBER: 72000C0390H DATE: 4/19/2005	
FLOODING SOURCE: RIO GRANDE DE LOIZA		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 18.383, -65.945 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 7.0 DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (MSL)	LOWEST ADJACENT GRADE ELEVATION (MSL)	LOWEST LOT ELEVATION (MSL)
1	--	Ingenio Farm	--	Portion of Property	X (shaded)	11.8 meters	--	12.0 meters

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
DETERMINATION TABLE (CONTINUED)	SUPERSEDES PREVIOUS DETERMINATION
INADVERTENT INCLUSION FLOODWAY 1	

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision 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 NFIP regulatory floodway or 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 NFIP regulatory floodway and 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, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

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LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Lot 1:

BEGINNING at the southernmost lot corner; thence N79°42'15"W, 437.32 meters; thence N04°43'06"E, 10.25 meters; thence N78°30'12"E, 33.67 meters; thence N78°35'34"E, 12.20 meters; thence N42°21'24"E, 43.74 meters; thence N35°33'53"E, 7.78 meters; thence N79°51'55"E, 10.17 meters; thence N31°35'17"E, 16.60 meters; thence N51°47'43"E, 16.31 meters; thence N85°00'04"E, 9.11 meters; thence S55°05'09"E, 23.78 meters; thence S59°46'05"E, 41.80 meters; thence S54°42'03"E, 10.31 meters; thence N35°51'29"W, 22.08 meters; thence N07°13'57"E, 14.67 meters; thence N12°37'37"E, 17.62 meters; thence N07°02'03"W, 19.85 meters; thence N18°15'46"E, 12.89 meters; thence N49°44'54"E, 10.81 meters; thence N69°40'46"E, 10.44 meters; thence S81°24'35"E, 29.24 meters; thence S68°57'06"E, 38.09 meters; thence S56°57'09"E, 13.73 meters; thence S84°05'18"E, 15.36 meters; thence N84°19'21"E, 9.68 meters; thence S79°01'57"E, 9.19 meters; thence S63°45'07"E, 20.62 meters; thence S77°22'41"E, 19.91 meters; thence S50°06'36"E, 10.11 meters; thence S16°38'20"E, 17.75 meters; thence S18°32'34"W, 18.02 meters; thence S26°23'14"W, 11.52 meters; thence S06°09'28"E, 12.68 meters; thence S29°11'38"E, 13.40 meters; thence S45°22'38"E, 15.04 meters; thence S72°05'50"E, 13.91 meters; thence S84°54'03"E, 95.49 meters; thence S37°03'09"E, 5.69 meters; thence S29°06'49"W, 80.23 meters to the POINT OF BEGINNING

Lot 2:

BEGINNING at the southernmost corner of Lot 1, Ingenio Farm; thence N29°06'49"E, 80.23 meters; thence S84°34'15"E, 7.65 meters; thence S36°24'15"E, 17.88 meters; thence S02°55'31"E, 20.78 meters; thence S17°26'48"W, 21.14 meters; thence S32°01'32"W, 11.89 meters; thence S80°55'24"W, 44.20 meters; thence N01°38'41"E, 2.99 meters to the POINT OF BEGINNING

Lot 4:

BEGINNING at the southernmost corner of Lot 1, Ingenio Farm; thence S01°38'41"W, 2.99 meters; thence S87°11'44"W, 6.86 meters; thence S03°02'45"E, 9.60 meters; thence S76°10'19"W, 32.09 meters; thence S79°26'00"W, 37.25 meters; thence S83°13'18"W, 123.69 meters; thence S85°17'57"W, 114.71 meters; thence N87°52'47"W, 24.80 meters; thence N66°09'34"W, 18.23 meters; thence S79°03'01"W, 6.44 meters; thence N51°49'50"W, 55.84 meters; thence N35°42'21"W, 30.76 meters; thence N23°05'46"W, 40.07 meters; thence N13°50'11"E, 26.95 meters; thence S79°42'15"E, 437.32 meters 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 (MSL)	LOWEST ADJACENT GRADE ELEVATION (MSL)	LOWEST LOT ELEVATION (MSL)

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, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

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LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (MSL)	LOWEST ADJACENT GRADE ELEVATION (MSL)	LOWEST LOT ELEVATION (MSL)
2	--	Ingenio Farm	--	Portion of Property	X (shaded)	11.6 meters	--	12.0 meters
4	--	Ingenio Farm	--	Portion of Property	X (shaded)	11.8 meters	--	12.0 meters

INADVERTENT INCLUSION IN THE FLOODWAY 1 (PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY) (This Additional Consideration applies to the preceding 3 Properties.)

A portion of this property is located within the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination 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. Therefore, the NFIP regulatory floodway modification described in the Determination Document, while acceptable to the Federal Emergency Management Agency (FEMA), must also be acceptable to the community and adopted by appropriate community action, as specified 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>.

STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMR-FW 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.

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, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

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**LETTER OF MAP REVISION FLOODWAY
DETERMINATION DOCUMENT (REMOVAL)**
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

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

This Determination Document supersedes our previous determination dated 1/15/2009, for the subject property.

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, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

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