



April 14, 2022

Administrator, DSOD  
Attn: Greg Fedner, P.E.  
Section Manager, Plan Review Section  
1250 Fairwood Avenue  
Columbus, OH 43206

Dear Mr. Fedner:

I am writing to apply for a Type II Non-Stream Protection Variance. This variance application is associated with CC-19521, which is currently under review. As requested in the guidance document I have provided a summary of the relevant project information below.

CC-19521, a.k.a. Trevco Business Center Phase 2, is located at 4281 Hamilton Square Blvd, Groveport, OH 43125. The site is identified as parcel number 010-215431-00 on the Franklin County Auditor's website. The entire site is 7.65 acres and in Phase 2 we propose approximately 3 acres of disturbance.

Sincerely,

---

Jason W. Harral, P. E. 71458

## Type II Non-Stream Protection Variance Application

### Section 1

In the preliminary review by the City, we received the following comment, "*BFE appears to be approximately 745' NAVD. The downstream outlet of your basin would be subject to tailwater during the 100-yr flood on Blacklick Creek. Per SWDM 3.1.7 basin volume below the 100-yr flood elevation shall not be considered as storage capacity to meet the site detention requirements*". Application of the SWDM 3.1.7 will deprive the Owner of reasonable use of the land and loss of revenue from development of said land, resulting in significant hardship. Due to this fact, we are requesting a variance from requirements of Section 3.1.7 of the City of Columbus Stormwater Drainage Manual.

The existing site was acquired by the current Owner in 2018. Phase 1 of development began the same year under the previous edition of the City of Columbus Stormwater Drainage Manual (SWDM). The Owner's decision to invest in the property was informed by the overall site planning at the time. Site planning that was designed to comply with SWDM (2012 edition) requirements at the time. The changes to section 3.1 in the updated SWDM (2021 edition) between development phases hinder the financial viability of developing the site.

The financial hardship and loss of reasonable use of land faced by the Owner under the application of 3.1.7 results from the conditions of the site and surrounding area. Stormwater basins exist in the surrounding area below the base flood elevation of 745.00'. According to the Franklin County Auditor's Map, nearby parcels 010-285253-00 and 010-264981 are both in or adjacent to the flood plain and providing stormwater detention below the base flood elevation. Like the surrounding parcels, the existing elevations on our site limit reasonable detention solutions above the base flood elevation. As demonstrated below, in Section 2, providing detention above the base flood elevation will require either, a significant amount of fill to raise the entire site, or enlarging the basin footprint and having large shallow basin. Raising the site will result in significant construction costs and the loss of a planned building. On the other hand, a large shallow basin will result in the loss of multiple planned buildings. Both solutions result in significant financial hardship to the Owner through construction cost and/or loss of future revenue.

If the variance is granted, the preferred development plan will have the following stormwater impacts. The dry detention basin will have a bottom elevation of 741.00', a top berm elevation of 746.00', an emergency overflow at 745.00', and a total volume of ~43,262 ft<sup>3</sup> below the emergency overflow. Per LOMA (Case: 21-05-3868A, attached) the minimum existing elevation in the planned basin area is 745.60'. Therefore, the entirety of the proposed detention volume will be new volume, created by excavation. The proposed basin will also be capable of containing the entire 100 year storm event volume (42,934 ft<sup>3</sup>). Therefore, in the event of a tailwater at elevation 745', the basin will be able to completely contain the necessary volume in order to not raise the existing base flood elevation for the surrounding area. Under these flood conditions it is uncertain whether the basin will drain in the required timeframe. Otherwise, under normal circumstances the basin will provide stormwater quality and quantity control in compliance with the current City of Columbus and Ohio EPA requirements.

### Section 2

In the attached documents I have provided the three requested development alternatives and accompanying narratives. Each alternative is summarized below.

No Impact - This solution will fully comply with SWDM 3.1.7 by raising the entire basin above the base flood elevation. With this solution stormwater quality and quantity control will be regulated by the basin in full compliance with the current City of Columbus and Ohio EPA requirements. However, raising the site by approximately 4' will be a significant construction cost and will reduce the overall usability of the site. We estimate that raising the site as proposed will cost the Owner approximately \$250,000 in earth work alone. Furthermore, the transitional slope needed will result in an unbuildable area between the phases and the loss of the second largest planned building and future revenue.

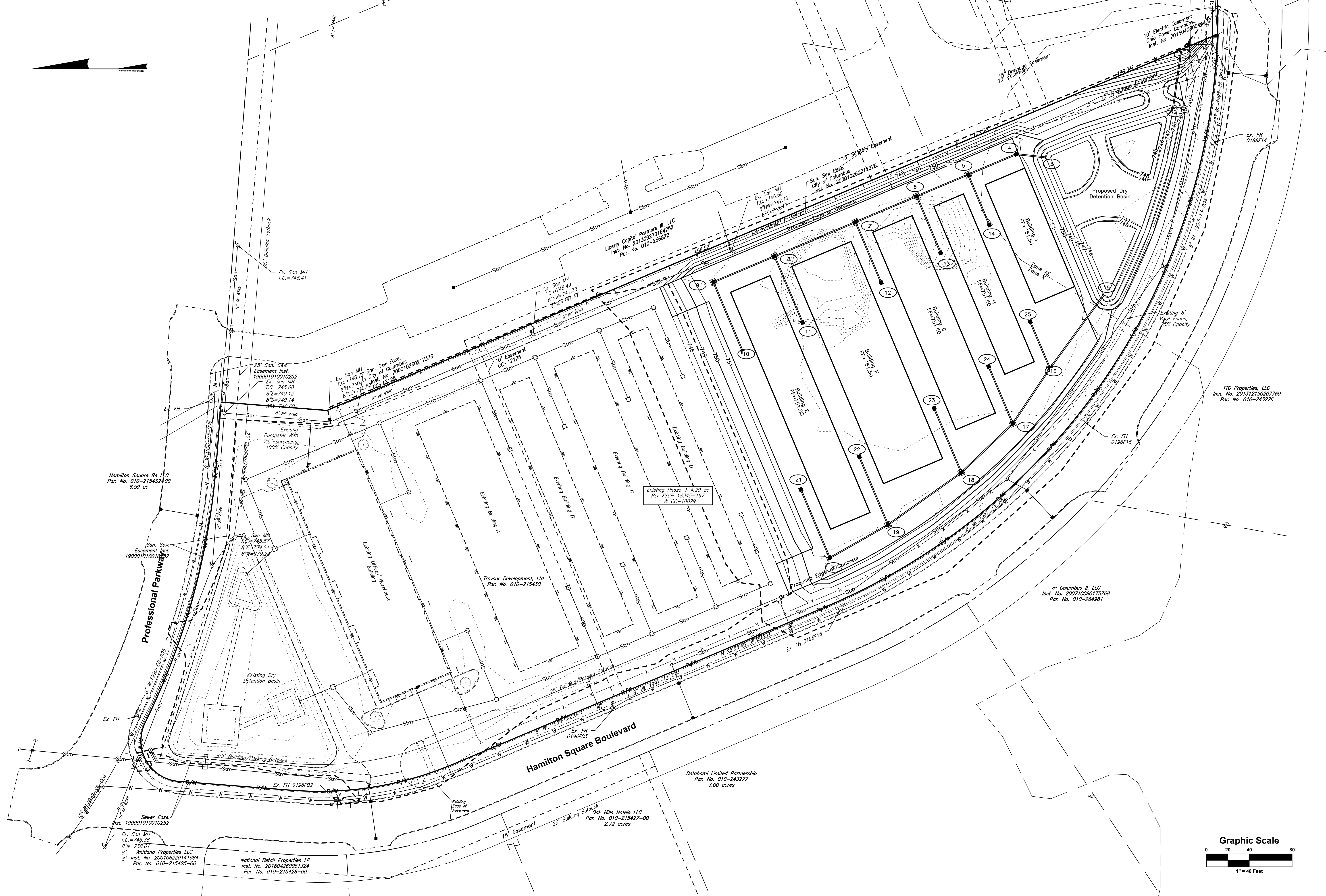
Minimal Impact – This solution will not fully comply with 3.1.7, however it will reduce the storage volume below the base flood elevation (745.00'). This will be accomplished by raising the site approximately 0.50' above the preferred plan and utilizing a large shallow basin. Under this solution stormwater quality and quantity will be controlled in accordance with the current City of Columbus and Ohio EPA requirements with the exception of some storage volume being below base flood elevation. While this solution will not result in the same significant construction costs that the No Impact plan will, it will require the Owner to forfeit two planned buildings and significant future revenue streams.

Preferred Development Plan – As discussed above, the preferred development plan proposes building a basin that is capable of storing the entire 100 year storm hydrograph volume in the basin, and creating this basin volume through excavation so as to not impact the base flood elevation of the surrounding area. Furthermore, under normal circumstances the basin will provide stormwater quality and quantity control in compliance with the current City of Columbus and Ohio EPA requirements. This will allow the Owner to develop the property as initially planned, while also preventing any additional flooding of the surrounding area.



Jason W. Harral, P. E. 71458





Hamilton Square Re LLC  
Par. No. 010-215432-00  
6.59 ac

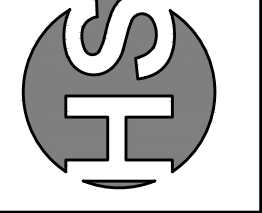
Professional Parkway

Hamilton Square Boulevard

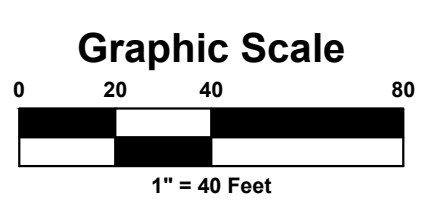
Revisions	Description
Drafted By XXX	
Reviewed By XXX	

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO  
**TREVCOR BUSINESS CENTER**  
 PHASE 2  
 NO IMPACT PLAN

**Harral and Stevenson**  
 Civil Engineering and Surveying  
 29 S. Liberty Street, Suite 010  
 Springfield, Ohio 45502  
 Ph: 937.505.1286  
 www.harralstevenson.com



Project: E221005  
 Date: April 13, 2022  
 Sheet: 1/1  
 Scale: 1"=40'



Sewer Easement  
 Inst. 190001010010252  
 Ex. San MH  
 T.C.=746.36  
 8'N=738.61  
 8'W=746.36  
 National Retail Properties LP  
 Inst. No. 200106220141694  
 Par. No. 010-215425-00

Whitland Properties LLC  
 Inst. No. 201106220141694  
 Par. No. 010-215425-00

Oak Hills Hotels LLC  
 Par. No. 010-215427-00  
 2.72 acres

Datahami Limited Partnership  
 Par. No. 010-243277  
 3.00 acres

VP Columbus II, LLC  
 Inst. No. 200710090175768  
 Par. No. 010-264981

TTC Properties, LLC  
 Inst. No. 201312190207760  
 Par. No. 010-243276

Existing Phase I 4.29 ac  
 Per FSCP 18345-197  
 & CC-18079

Trevcor Development, Ltd  
 Par. No. 010-215430

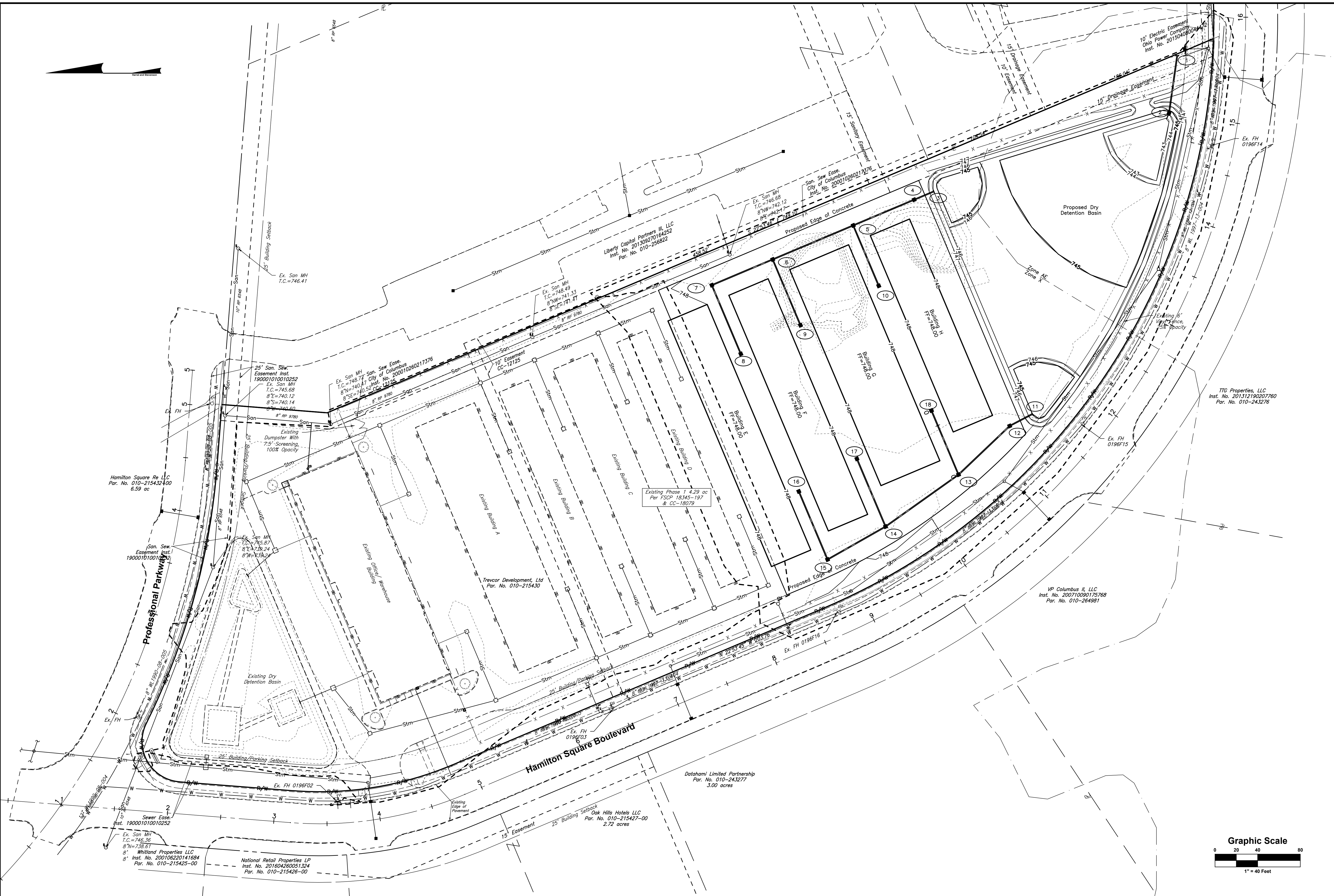
San. Sew. Easement  
 City of Columbus  
 Inst. No. 200010260217376  
 Ex. San MH  
 T.C.=748.72  
 8'N=740.17  
 8'W=740.52  
 8'S=740.52  
 8'E=740.17

San. Sew. Easement  
 Inst. 190001010010252  
 Ex. San MH  
 T.C.=745.68  
 8'N=740.12  
 8'W=740.12  
 8'S=740.12  
 8'E=740.12

San. Sew. Easement  
 City of Columbus  
 Inst. No. 200010260217376  
 Ex. San MH  
 T.C.=746.68  
 8'N=742.12  
 8'W=742.12  
 8'E=742.12

Liberty Capital Partners III, LLC  
 Inst. No. 201309270164252  
 Par. No. 010-256822





Hamilton Square Re LLC  
Par. No. 010-215432-100  
6.59 ac

San. Sew. Easement Inst. 190001010010252  
Ex. San MH T.C.=745.87  
8°N=739.24  
8°W=839.24

National Retail Properties LP  
Inst. No. 201604260051324  
Par. No. 010-215426-00

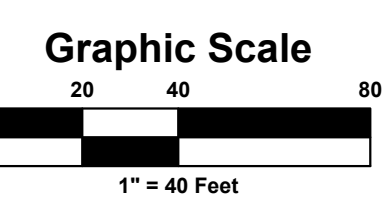
Trevcor Development, Ltd  
Par. No. 010-215430

Existing Phase 1 4.29 ac  
Per FSCP 18345-197  
& CC-18079

Datahami Limited Partnership  
Par. No. 010-243277  
3.00 acres

VP Columbus II, LLC  
Inst. No. 200710090175768  
Par. No. 010-264981

TTC Properties, LLC  
Inst. No. 201312190207760  
Par. No. 010-243276



Project:	EZ21005
	Date: April 13, 2022
Sheet:	1/1
	Scale: 1"=40'

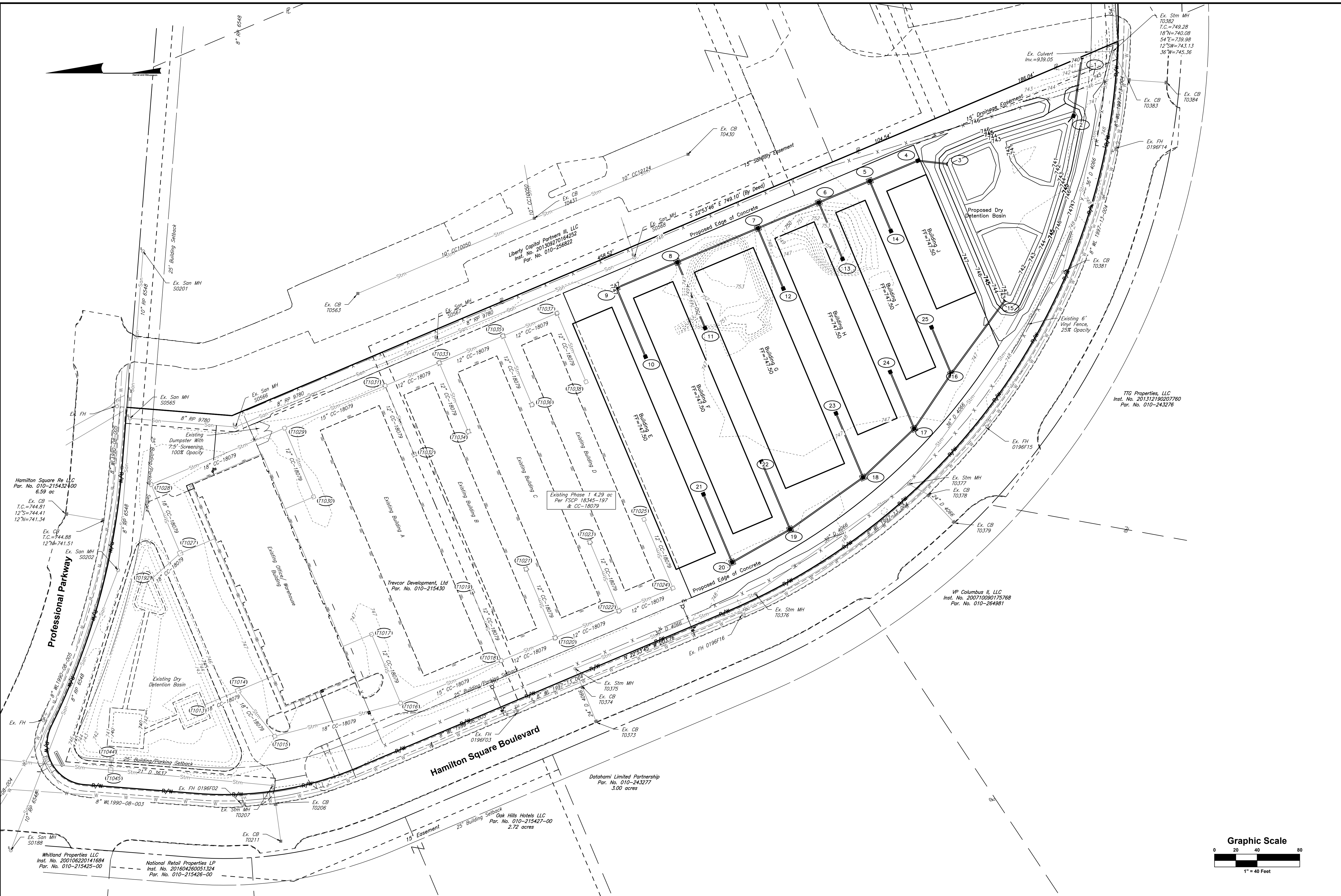
  

**Harral and Stevenson**  
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**HS**

**CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**  
**TREVCOR BUSINESS CETNER**  
PHASE 2  
MINIMAL IMPACT PLAN

Revisions	Description
Drafted By: XXX	
Reviewed By: XXX	



Project:	E221005
Date:	April 13, 2022
Sheet:	1/1
Scale:	1"=40'

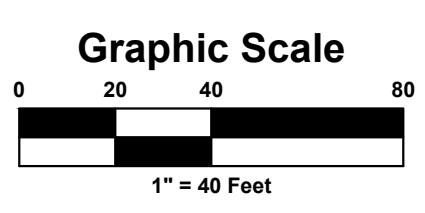
Revisions	Mark	Description
Drafted	By XXX	
Reviewed	By XXX	

**CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**  
**TREVCOR BUSINESS CENTER**  
 PHASE 2  
 PREFERRED DEVELOPMENT PLAN

**Harral and Stevenson**  
 Civil Engineering and Surveying  
 29 S. Lakeside Street, Suite 1010  
 Springfield, Ohio 45502  
 Ph: 937.595.1286  
 www.harralstevenson.com





**SURVEY EXHIBIT FOR LOMA  
PART OF AWESOME POSSUM STORAGE LTD.  
4281 HAMILTON SQUARE BLVD.  
COLUMBUS, OH 43125**

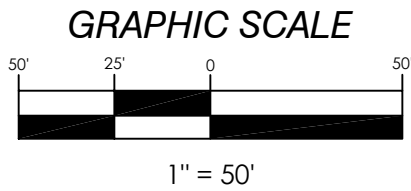


**OFFICES**

128 East Main Street  
Logan, Ohio 43138  
740-385-2140

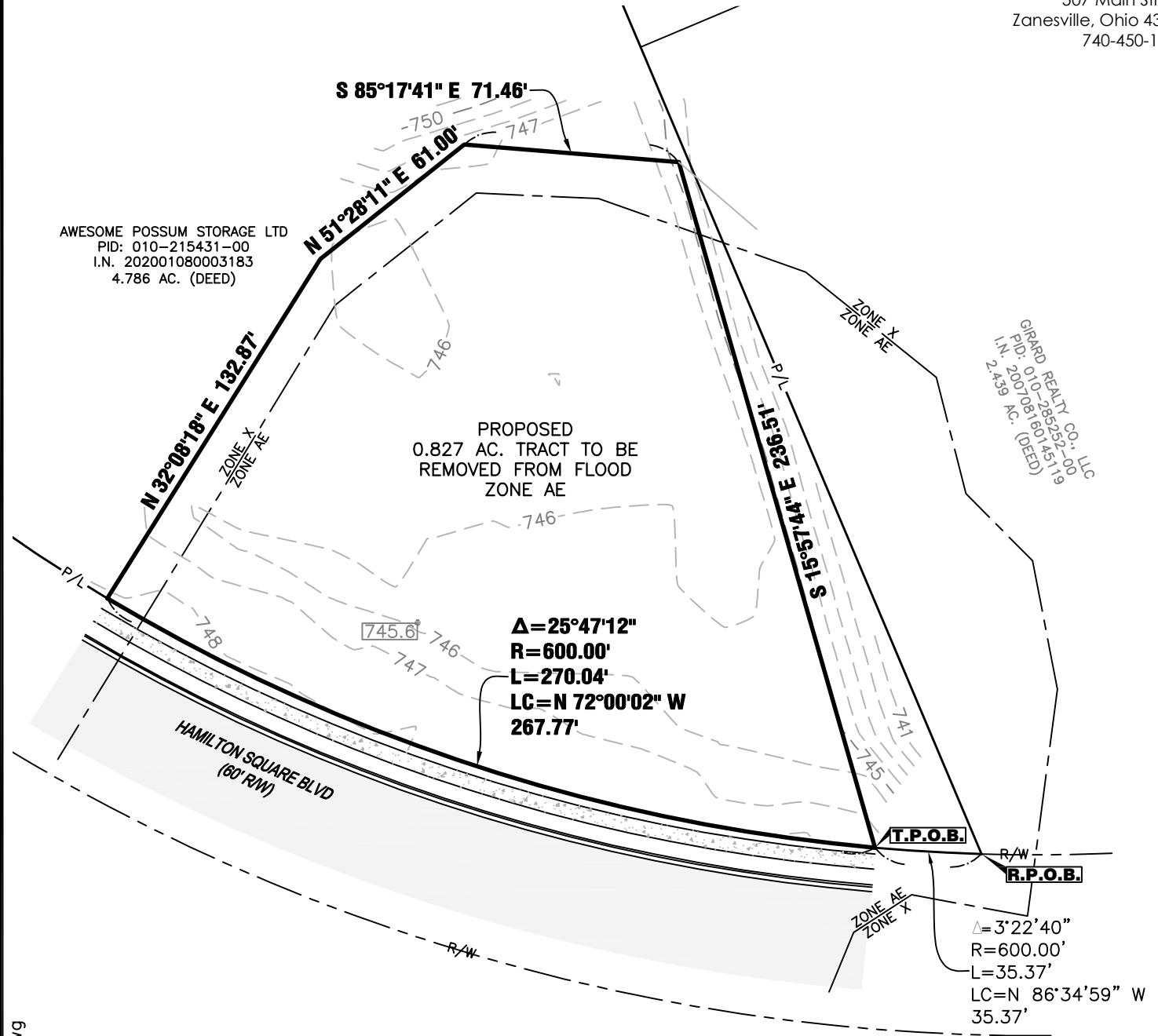
1495 Old Henderson Road  
Columbus, Ohio 43220  
614-459-6992

507 Main Street  
Zanesville, Ohio 43701  
740-450-1640



AWESOME POSSUM STORAGE LTD  
PID: 010-215431-00  
I.N. 202001080003183  
4.786 AC. (DEED)

GIRARD REALTY CO., LLC  
PID: 010-285252-00  
I.N. 200708160145119  
2.439 AC. (DEED)



**FEMA INFORMATION**

PANEL: 39049C0344K  
EFFECTIVE DATE: JUNE 17, 2008  
**ZONE X:** AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
**ZONE AE:** AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATION = 745.4  
LOWEST GROUND ELEVATION IN PROPOSED 0.827 ACRE TRACT = 745.6

**LEGEND**

- P/L — PROPERTY LINE
- FLOOD PLAIN
- R/W — RIGHT-OF-WAY
- CONCRETE
- ASPHALT

**CERTIFICATION**

THIS DRAWING IS REPRESENTATIVE OF AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN APRIL, 2021.

SANDS DECKER CPS

STEVEN W. NEWELL  
OHIO PROFESSIONAL  
SURVEYOR 7212

07/19/2021  
DATE



**SURVEYOR'S NOTES**

- 1) BASED ON RECORDS ON FILE AT THE FRANKLIN COUNTY RECORDER'S OFFICE AND THE FRANKLIN COUNTY ENGINEER'S OFFICE.
- 2) REFERENCES: DOCUMENTS NOTED HEREON.
- 3) HORIZONTAL DATUM REFERENCE: NAD83 (2011)
- 4) VERTICAL DATUM REFERENCE: NAVD88

S:\Thompson Concrete 4204 Hamilton Square LOMA Survey\Dwg

**LEGAL DESCRIPTION  
FEMA FLOODWAY REVISION  
0.827 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Section 9, Township 11, Range 21 of Congress Lands East of the Scioto River, and also being part of a 4.786 acre tract of land conveyed to Awesome Possum Storage Ltd. as recorded in Instrument Number 202001080003183 (all references to deeds, microfiche, plats, surveys, etc. refer to the Franklin County Recorder's Office or Engineer's Office) and being more particularly described as follows:

COMMENCING FOR REFERENCE at the southeast corner of said 4.786 acre tract, also being on the north right of way line of Hamilton Square Boulevard (60 feet wide);

Thence along the south line of said 4.786 acre tract and said north right of way line on a curve to the right having a radius of 600.00 feet, a delta of  $03^{\circ}22'40''$ , and a chord length of 35.37 feet bearing North  $86^{\circ}34'59''$  West to the **TRUE POINT OF BEGINNING**;

Thence continuing along said south and north lines on a curve to the right having a **radius of 600.00 feet**, a **delta of  $25^{\circ}47'12''$** , and a **chord length of 267.77 feet** bearing **North  $72^{\circ}00'02''$  West** to a point;


Thence leaving said south and north lines and across said 4.786 acre tract for the following four (4) courses:

- 1) **North  $32^{\circ}08'18''$  East** for a distance of **132.87 feet** to a point;
- 2) **North  $51^{\circ}28'11''$  East** for a distance of **61.00 feet** to a point;
- 3) **South  $85^{\circ}17'41''$  East** for a distance of **71.46 feet** to a point;
- 4) **South  $15^{\circ}57'44''$  East** for a distance of **236.51 feet** to the **TRUE POINT OF BEGINNING**;

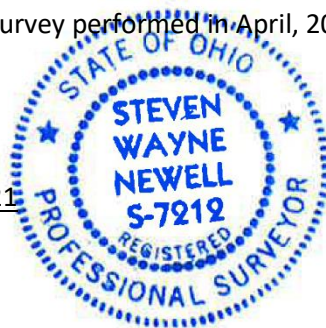
**Containing a total of 0.827 acres, more or less.**

Bearings are based on the Ohio State Plane Coordinate System, South Zone by GPS observation, referenced to the ODOT VRS Network.

This description is based upon an actual field survey performed in April, 2021 by Sands Decker, CPS, LLC.

  
Steven W. Newell  
Ohio Registered  
Professional Surveyor 7212

7/19/2021  
Date







# Federal Emergency Management Agency

Washington, D.C. 20472

**August 18, 2021**

MR. BRYCE PRESCOTT  
SANDS DECKER  
1495 OLD HENDERSON RD.  
COLUMBUS, OH 43220

**CASE NO.: 21-05-3868A**  
COMMUNITY: CITY OF COLUMBUS, FRANKLIN  
COUNTY, OHIO  
COMMUNITY NO.: 390170

DEAR MR. PRESCOTT:

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 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.

Sincerely,

A handwritten signature in black ink, appearing to read "Luis V. Rodriguez".

Luis V. Rodriguez, P.E., Director  
Engineering and Modeling Division  
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

Washington, D.C. 20472

## **ADDITIONAL INFORMATION REGARDING LETTERS OF MAP AMENDMENT**

When making determinations on requests for Letters of Map Amendment (LOMAs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMA is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMA *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision, that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMA provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMA is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMA must comply with all applicable State and local criteria and other Federal criteria.

If a lender releases a property owner from the flood insurance requirement, and the property owner decides to cancel the policy and seek a refund, the NFIP will refund the premium paid for the current policy year, provided that no claim is pending or has been paid on the policy during the current policy year. The property owner must provide a written waiver of the insurance requirement from the lender to the property insurance agent or company servicing his or her policy. The agent or company will then process the refund request.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

The NFIP offers two types of flood insurance policies to property owners: the low-cost Preferred Risk Policy (PRP) and the Standard Flood Insurance Policy (SFIP). The PRP is available for 1- to 4-family residential structures located outside the SFHA with little or no loss history. The PRP is available for townhouse/rowhouse-type structures, but is not available for other types of condominium units. The SFIP is available for all other structures. Additional information on the PRP and how a property owner can qualify for this type of policy may be obtained by calling the Flood Insurance Information Hotline, toll free, at 1-800-427-4661. Before making a final decision about flood insurance coverage, FEMA strongly encourages property owners to discuss their individual flood risk situations and insurance needs with an insurance agent or company.

FEMA has established "Grandfather" rules to benefit flood insurance policyholders who have maintained continuous coverage. Property owners may wish to note also that, if they live outside but on the fringe of the SFHA shown on an effective NFIP map and the map is revised to expand the SFHA to include their structure(s), their flood insurance policy rates will not increase as long as the coverage for the affected structure(s) has been continuous. Property owners would continue to receive the lower insurance policy rates.

LOMAs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If a State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to amend an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

When a restudy is undertaken, or when a sufficient number of revisions or amendments occur on particular map panels, FEMA initiates the printing and distribution process for the affected panels. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. In such cases, FEMA attempts to reflect the results of the LOMA on the new map panel. If the results of particular LOMAs cannot be reflected on the new map panel because of scale limitations, FEMA notifies the community in writing and revalidates the LOMAs in that letter. LOMAs revalidated in this way usually will become effective 1 day after the effective date of the revised map.



## Your property has been reclassified as moderate-to-low flood risk. Your flood risk has been reduced but not removed.

You may now qualify for a Preferred Risk Flood Insurance Policy with annual rates starting as low as \$325. Keep your home—and everything inside of it—covered for less money. Contact your insurance agent to secure a lower-cost policy today.

**Protect the life you've built.**

Call **800-427-4661** or visit [www.FloodSmart.gov](http://www.FloodSmart.gov)



**FEMA**



## **Flooding 101: Did you know?**

- Flooding is the most common and costly disaster in the United States. Just 1 inch of flood water can cause \$25,000 of damage to your home.
- People outside of high-risk flood areas file more than 20% of NFIP claims and receive one-third of disaster assistance for flooding.
- Most homeowners and renters insurance doesn't cover flood damage. Only flood insurance provides financial protection from costly flooding.

**Stay covered. Save money. Talk to an agent today.**

For more information visit [FloodSmart.gov](https://www.floodsmart.gov).



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO	A portion of Lots 13, 14, and 15, South Hamilton Square, Section 2, Part 1, and a portion of Section 9, Township 11, Range 21, as described in the Quit Claim Deed recorded as Instrument No. 202001080003183, in the Office of the Recorder, Franklin County, Ohio  The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 390170	
AFFECTED MAP PANEL	NUMBER: 39049C0344K  DATE: 6/17/2008	
FLOODING SOURCE: BLACKLICK CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 39.890224, -82.879233 SOURCE OF LAT & LONG: LOMA LOGIC 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)
13-15	-/2	South Hamilton Square, Part 1	4281 Hamilton Square Boulevard	Portion of Property	X (unshaded)	--	--	745.6 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  
PORTIONS REMAIN IN THE SFHA  
STATE LOCAL CONSIDERATIONS

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 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





# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

### LEGAL PROPERTY DESCRIPTION (CONTINUED)

COMMENCING FOR REFERENCE at the southeast corner of said 4.786 acre tract, also being on the north right of way line of Hamilton Square Boulevard (60 feet wide); Thence along the south line of said 4.786 acre tract and said north right of way line on a curve to the right having a radius of 600.00 feet, a delta of 03°22'40", and a chord length of 35.37 feet bearing North 86°34'59" West to the TRUE POINT OF BEGINNING; Thence continuing along said south and north lines on a curve to the right having a radius of 600.00 feet, a delta of 25°47'12", and a chord length of 267.77 feet bearing North 72°00'02" West to a point; Thence leaving said south and north lines and across said 4.786 acre tract for the following four (4) courses: 1) North 32°08'18" East for a distance of 132.87 feet to a point; 2) North 51°28'11" East for a distance of 61.00 feet to a point; 3) South 85°17'41" East for a distance of 71.46 feet to a point; 4) South 15°57'44" East for a distance of 236.51 feet to the TRUE 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.

### STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

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.

A handwritten signature in black ink, appearing to read "Luis V. Rodriguez".

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