Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	BOROUGH OF MONROEVILLE, ALLEGHENY COUNTY, PENNSYLVANIA	A portion of Lot 1, as shown on the Plat, recorded as Instrument No. 200607240035775, in the Office of the Recorder of Deeds, Allegheny County, Pennsylvania (TPN: 1244-L-82) The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 420054	
AFFECTED MAP PANEL	NUMBER: 42003C0412E	
	DATE: 10/4/1995	
FLOODING SOURCE: TURTLE CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 40.425, -79.708 SOURCE OF LAT & LONG: GOOGLE EARTH PRO 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)
1	--	--	3249 Miracle Lane	Portion of Property	X (unshaded)	--	--	869.4 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
INADVERTENT INCLUSION FLOODWAY 1
STUDY UNDERWAY

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, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

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

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Beginning at a point on the dividing line of Lot 1 and Lot 2 in said plan, said point being South 50° 40' 40" West a distance of 287.34 feet from a point on the southerly line of William Penn Highway (S.R. 0022), having a width of 80 feet, and on the dividing line of lands now or formerly Wendy's Old Fashioned Hamburgers of New York and lands now or formerly Fifth Third Bank; thence along the dividing line of said Lot 1 and Lot 2, South 39° 19' 20" East a distance of 60.00 feet to a point; thence continuing along the same, South 50° 40' 40" West a distance of 76.23 feet to a point on the dividing line of said Lot 1 and lands now or formerly Robert D. Frawley, recorded at Deed Book Volume 1524, Page 519 in the Westmoreland County Recorder of Deeds; thence along said dividing line, South 50° 40' 40" West a distance of 49.99 feet to a point; thence by the same South 39° 19' 20" East a distance of 23.45 feet to a point; thence continuing by the same and along the dividing line of lands now or formerly Charles Yerick Jr., recorded at Deed Book Volume 1903, Page 878, in the Westmoreland County Recorder of Deeds, South 25° 33' 10" West a distance of 350.00 feet to a point; thence along the dividing line of said Lot 1 and said lands of Yerick, South 64° 26' 50" East a distance of 150.00 feet to a point at the dividing line of said lands of Yerick and said Lot 2; thence through said Lot 1, South 35° 47' 52" West a distance of 311.81 feet to a point; thence by the same South 51° 51' 49" West a distance of 685.62 feet to a point on the southerly line of said Lot l; thence along said southerly line North 51° 48' 00" West a distance of 353.80 feet to a point; thence along the westerly line of said Lot 1, North 46° 48' 40" East a distance of 1309.45 feet to a point; thence by the same North 50° 40' 40" East a distance of 136.22 feet to the point of beginning.

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

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.

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, 847 South Pickett Street, Alexandria, VA 22304-4605.

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

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, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

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