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	CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA	Parcel No. 46, Subdivision Site Plan of Washington's Landing at Herr's Island plan No. 2, as described in Indenture, recorded in Deed Book Volume 10363, Pages 133 through 140, Parcel No. 47, Subdivision Site Plan of Washington's Landing at Herr's Island plan No. 2, as described in Indenture, Document No. 214294, recorded in Deed Book Volume 11222, Pages 147 through 149, filed on December 12, 2001
	COMMUNITY NO.: 420063	
AFFECTED MAP PANEL	NUMBER: 42003C0353F	
	NAME: ALLEGHENY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)	
	DATE: 07/05/2000	
FLOODING SOURCE: ALLEGHENY RIVER; HERR'S ISLAND BACK CHANNEL		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 40.462, -79.979 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 3.0 DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
—	—	—	46 Waterfront Drive	Structure on Parcel 46	X (shaded)	733.1 feet	735.5 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
DETERMINATION TABLE (CONTINUED)
INADVERTENT INCLUSION IN 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 structure(s) on 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, P.O. Box 2210, Merrifield, VA 22116-2210. Additional information about the NFIP is available on our web site at http://www.fema.gov/nfip/.

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Parcel No. 48, Subdivision Site Plan of Washington's Landing at Herr's Island plan No. 2, as described in an Indenture, recorded in Deed Book Volume 10360, Pages 062 through 070. filed on December 7, 1998

Parcel No. 49, Subdivision Site Plan of Washington's Landing at Herr's Island plan No. 2, as described in an Indenture, recorded in Deed Book Volume 10328, Pages 508 through 515, filed on October 26, 1998

Parcel No. 50, Subdivision Site Plan of Washington's Landing at Herr's Island plan No. 2, as described in Indenture, Document No. 200410, recorded in Deed Book Volume 10348, Pages 036 through 044, filed on November 20, 1998

Parcel No. 51, Subdivision Site Plan of Washington's Landing at Herr's Island plan No. 2, as described in Indenture, recorded and filed on May 20, 2002

Parcel No. 52, Subdivision Site Plan of Washington's Landing at Herr's Island plan No. 2, as described in Indenture, Document No. 211318, recorded in Deed Book Volume 10361, Pages 053 through 061, filed on December 8, 1998

Parcel No. 53, Subdivision Site Plan of Washington's Landing at Herr's Island plan No. 2, as described in General Warranty Deed, Document No. 050772, recorded in Deed Book Volume 11019, Pages 277 through 281, filed on April 12, 2001

Parcel No. 54, Subdivision Site Plan of Washington's Landing at Herr's Island plan No. 2, as described in Indenture, Document No. 220690, recorded in Deed Book Volume 1037, Pages 449 through 457, filed on December 22, 1998,

Parcel No. 65, Subdivision Site Plan of Washington's Landing at Herr's Island plan No. 2, as described in Indenture, recorded and filed on November 17, 1998

Parcel No. 66, Subdivision Site Plan of Washington's Landing at Herr's Island plan No. 2, as described in Indenture, Document No. 164907, recorded in Deed Book Volume 10901, Pages 403 through 409, filed on October 31, 2000

Parcel No. 67, Subdivision Site Plan of Washington's Landing at Herr's Island plan No. 2, as described in an Indenture, recorded in Deed Book Volume 10887, Pages 001 through 009,

Parcel No. 68, Subdivision Site Plan of Washington's Landing at Herr's Island plan No. 2, as described in an Indenture, recorded in Deed Book Volume 10695, Pages 382 through 389,

Parcel No. 69, Subdivision Site Plan of Washington's Landing at Herr's Island plan No. 2, as described in Indenture, Document No. 038416, recorded in Deed Book Volume 10719, Pages 389 through 398, filed on March 21, 2000

Parcel No. 70, Subdivision Site Plan of Washington's Landing at Herr's Island plan No. 2, as described in an Indenture, recorded in Deed Book Volume 10763, Pages 574 through 581, filed on May 15, 2000

Parcel No. 71, Subdivision Site Plan of Washington's Landing at Herr's Island plan No. 2, as described in an Indenture, recorded in Deed Book Volume 10815, Pages 394 through 403, filed on July 14, 2000

Parcel No. 72, Subdivision Site Plan of Washington's Landing at Herr's Island plan No. 2, as described in an Indenture, recorded in Deed Book Volume 10857, Pages 398 through 407 filed on September 1, 2000

Parcel No. 73, Subdivision Site Plan of Washington's Landing at Herr's Island plan No. 2, as described in Indenture, Document No. 015806, recorded in Deed Book Volume 10972, Pages 334 through 343, filed on February 5, 2001

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, P.O. Box 2210, Merrifield, VA 22116-2210. Additional information about the NFIP is available on our web site at http://www.fema.gov/nfip/.

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Parcel No. 74, Subdivision Site Plan of Washington's Landing at Herr's Island plan No. 2, as described in an Indenture, recorded in Deed Book Volume 10868, Pages 039 through 047,

Parcel No. 75, Subdivision Site Plan of Washington's Landing at Herr's Island plan No. 2, as described in Indenture, Document No. 166834, recorded in Deed Book Volume 10904, Pages 434 through 443, filed on November 2, 2000

Parcel No. 76, Subdivision Site Plan of Washington's Landing at Herr's Island plan No. 2, as described in an Indenture, recorded in Deed Book Volume 10928, Pages 047 through 055, filed on December 4, 2000

Parcel No. 77, Subdivision Site Plan of Washington's Landing at Herr's Island plan No. 2, as described in Indenture, Document No. 059224, recorded in Deed Book Volume 11029, Pages 239 through 248, filed on April 26, 2001

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
—	—	—	47 Waterfront Drive	Structure on Parcel 47	X (shaded)	733.1 feet	735.2 feet	—
—	—	—	48 Waterfront Drive	Structure on Parcel 48	X (shaded)	733.1 feet	735.0 feet	—
—	—	—	49 Waterfront Drive	Structure on Parcel 49	X (shaded)	733.1 feet	734.7 feet	—
—	—	—	50 Waterfront Drive	Structure on Parcel 50	X (shaded)	733.1 feet	734.5 feet	—
—	—	—	51 Waterfront Drive	Structure on Parcel 51	X (shaded)	733.1 feet	734.3 feet	—
—	—	—	52 Waterfront Drive	Structure on Parcel 52	X (shaded)	733.1 feet	734.2 feet	—
—	—	—	53 Waterfront Drive	Structure on Parcel 53	X (shaded)	733.1 feet	734.1 feet	—
—	—	—	54 Waterfront Circle	Structure on Parcel 54	X (shaded)	733.1 feet	733.8 feet	—

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, P.O. Box 2210, Merrifield, VA 22116-2210. Additional information about the NFIP is available on our web site at http://www.fema.gov/nfip/.

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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 (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
—	—	—	65 Waterfront Circle	Structure on Parcel 65	X (shaded)	733.1 feet	734.0 feet	—
—	—	—	66 Waterfront Drive	Structure on Parcel 66	X (shaded)	733.1 feet	734.9 feet	—
—	—	—	67 Waterfront Drive	Structure on Parcel 67	X (shaded)	733.1 feet	734.7 feet	—
—	—	—	68 Waterfront Drive	Structure on Parcel 68	X (shaded)	733.1 feet	734.5 feet	—
—	—	—	69 Waterfront Drive	Structure on Parcel 69	X (shaded)	733.1 feet	734.4 feet	—
—	—	—	70 Waterfront Drive	Structure on Parcel 70	X (shaded)	733.1 feet	734.3 feet	—
—	—	—	71 Waterfront Drive	Structure on Parcel 71	X (shaded)	733.1 feet	734.5 feet	—
—	—	—	72 Waterfront Drive	Structure on Parcel 72	X (shaded)	733.1 feet	734.7 feet	—
—	—	—	73 Waterfront Drive	Structure on Parcel 73	X (shaded)	733.1 feet	734.9 feet	—
—	—	—	74 Waterfront Drive	Structure on Parcel 74	X (shaded)	733.1 feet	735.3 feet	—
—	—	—	75 Waterfront Drive	Structure on Parcel 75	X (shaded)	733.1 feet	735.0 feet	—
—	—	—	76 Waterfront Drive	Structure on Parcel 76	X (shaded)	733.1 feet	734.8 feet	—

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, P.O. Box 2210, Merrifield, VA 22116-2210. Additional information about the NFIP is available on our web site at http://www.fema.gov/nfip/.

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DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
—	—	—	77 Waterfront Drive	Structure on Parcel 77	X (shaded)	733.1 feet	734.4 feet	—

INADVERTENT INCLUSION IN THE FLOODWAY 1 (PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY)
(This Additional Consideration applies to the preceding 22 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 a NFIP regulatory floodway that may cause an increase in the base flood elevation. 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.

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