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 PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA	Parcel No. 61, Subdivision Site Plan of Washington's Landing at Herr's Island plan No. 2, as described in Indenture, Document No. 124393, recorded in Deed Book Volume10254, Pages 001 through 008, filed on July 23, 1998
	COMMUNITY NO.: 420063	
AFFECTED MAP PANEL	NUMBER: 42003C0353F	Parcel No. 62, Subdivision Site Plan of Washington's Landing at Herr's Island plan No. 2, as described in an Indenture, recorded in Deed Book Volume 10313, Pages 162 through 169, filed on October 5, 1998
	NAME: ALLEGHENY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)	Parcel No. 63, Subdivision Site Plan of Washington's Landing at Herr's Island plan No. 2, as described in
	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)
—	—	—	61 Waterfront Drive	Structure Parcel 61	X (shaded)	733.1 feet	736.0 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)
PORTIONS REMAIN IN THE SFHA

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 structure(s) on 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 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/.

Matthew B. Miller

Matthew B. Miller, P.E., Chief
Hazards Study Branch
Federal Insurance and Mitigation Administration

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LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Indenture, Document No. 103628, recorded in Deed Book Volume 10230, Pages 102 through 109, filed on July 24, 1998, all deeds filed by the Recorder of Deeds, Allegheny County, Pennsylvania

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)
—	—	—	62 Waterfront Drive	Structure Parcel 62	X (shaded)	733.1 feet	735.3 feet	—
—	—	—	63 Waterfront Circle	Structure Parcel 63	X (shaded)	733.1 feet	735.6 feet	—

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 3 Properties.)

This Determination Document has removed the subject of the determination from the Special Flood Hazard Area (SFHA). However, portions of the property may remain in the SFHA. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

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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