Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	TOWNSHIP OF ROSTRAVER, WESTMORELAND COUNTY, PENNSYLVANIA	A portion of Lots 203, 204, 205, 216, and 217, Renaissance Heights Phase II, as shown on the Plan recorded as Instrument No. 200502020005181 in the Office of the Recorder, Westmoreland County, Pennsylvania The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 422184	
AFFECTED MAP PANEL	NUMBER: 42129C0583D; 42129C0591D	
	DATE: 8/5/1997; 8/5/1997	
FLOODING SOURCE: POLLOCK RUN TRIBUTARY		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 40.187, -79.788 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 (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
203-205	--	Renaissance Heights Phase II	Galileo Drive	Portion of Property	X (unshaded)	--	--	--

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
DETERMINATION TABLE (CONTINUED)	ZONE A
FILL RECOMMENDATION	

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill 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 revises 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, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

William R Blanton Jr

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

PARCEL 1:
COMMENCING at the northeast corner of Lot 205; thence N74°45'40"E, 176.14 feet; thence S19°19'22"W, 34.17 feet to the POINT OF BEGINNING; thence S30°14'13"W, 113.83 feet; thence S50°38'14"W, 28.99 feet; thence S49°00'20"W, 10.37 feet; thence S18°28'07"W, 39.08 feet; thence S22°40'17"W, 75.80 feet; thence S19°26'45"W, 81.41 feet; thence S32°33'04"W, 72.45 feet; thence S88°32'00"E, 40.75 feet; thence N31°54'00"W, 73.91 feet; thence N17°22'50"E, 39.19 feet; thence N13°19'57"W, 10.59 feet; thence N07°05'28"W, 18.70 feet; thence N29°47'09"E, 80.74 feet; thence N33°46'59"E, 76.30 feet; thence N21°36'59"E, 29.40 feet; thence N08°59'36"E, 43.35 feet; thence N05°47'44"E, 36.95 feet to the POINT OF BEGINNING

PARCEL 2:
COMMENCING at the westernmost corner of Lot 217; thence 25.65 feet along a curve to the right having a radius of 37.00 feet to the POINT OF BEGINNING; thence S40°28'38"W, 85.26 feet; thence S18°52'23"W, 68.29 feet; thence S25°12'45"W, 132.19 feet; thence N57°01'56"E, 15.75 feet; thence N51°59'28"E, 32.25 feet; thence N40°32'56"E, 37.72 feet; thence N34°00'34"E, 19.27 feet; thence N27°48'56"E, 58.34 feet; thence N46°18'49"E, 41.36 feet; thence N55°59'47"E, 31.24 feet; thence N76°13'55"E, 14.91 feet; thence N66°11'50"W, 18.28 feet; thence N51°59'06"E, 5.84 feet; thence 70.02 feet along a curve to the right having a radius of 325.00 feet; thence 30.16 feet along a curve to the left having a radius of 37.00 feet 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 (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
216 & 217	--	Renaissance Heights Phase II	Davinci Court	Portion of Property	X (unshaded)	--	--	--

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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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

FILL RECOMMENDATION (This Additional Consideration applies to the preceding 2 Properties.)

The minimum NFIP criteria for removal of the subject area based on fill have been met for this request and the community in which the property is located has certified that the area and any subsequent structure(s) built on the filled area are reasonably safe from flooding. FEMA's Technical Bulletin 10-01 provides guidance for the construction of buildings on land elevated above the base flood elevation through the placement of fill. A copy of Technical Bulletin 10-01 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/mit/tb1001.pdf. Although the minimum NFIP standards no longer apply to this area, some communities may have floodplain management regulations that are more restrictive and may continue to enforce some or all of their requirements in areas outside the Special Flood Hazard Area.

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 2 Properties.)

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.

ZONE A (This Additional Consideration applies to the preceding 2 Properties.)

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

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