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	TOWN OF WEST NEW YORK, HUDSON COUNTY, NEW JERSEY	Lots 9, 9.01 and 9.03, Block 168.01, Riverbend; Lots 8.01 and 8.03, Block 168.01, Riverbend West, as shown on the Plat, recorded as Document No. 3661, in the Office of the Register of Deeds, Hudson County, New Jersey
	COMMUNITY NO.: 340229	
AFFECTED MAP PANEL	NUMBER: 34017C0042D; 34017C0044D	
	DATE: 8/16/2006; 8/16/2006	
FLOODING SOURCE: HUDSON RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 40.779, -74.008 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 7.0 DATUM: NAD 27

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)
9	168.01	Riverbend	25 Avenue at Port Imperial	Structure (Building 1)	X (unshaded)	8.6 feet	11.8 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.)

DETERMINATION TABLE (CONTINUED)
PORTIONS REMAIN IN THE SFHA
REISSUANCE

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 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 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

William R. Blanton Jr., CFM, Chief
Engineering Management Section
Mitigation Division

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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 (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
9.01	168.01	Riverbend	28 Avenue at Port Imperial	Structure (Building 3)	X (shaded)	8.6 feet	8.9 feet	--
9.03	168.01	Riverbend	30 Avenue at Port Imperial	Structure (Building 2)	X (shaded)	8.6 feet	8.7 feet	--
8.01	168.01	Riverbend West	24 Avenue at Port Imperial	Structure (Building 5)	X (shaded)	8.6 feet	9.0 feet	--
8.03	168.01	Riverbend West	26 Avenue at Port Imperial	Structure (Building 4)	X (shaded)	8.6 feet	9.2 feet	--
8.03	168.01	Riverbend West	24A Avenue at Port Imperial	Structure (Building 4A)	X (shaded)	8.6 feet	8.9 feet	--

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 6 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.

REISSUANCE (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

The 5/1/1984, National Flood Insurance Program (NFIP) map has since been superseded by a new NFIP map dated 8/16/2006, for this community. Therefore, this document issues a new determination for the subject property based on the new 8/16/2006, 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, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

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