



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (OUT AS SHOWN)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF PORTSMOUTH, INDEPENDENT CITY, VIRGINIA	Building 3, Phase Two, Creekside at River Pointe, A Condominium, as described in a Deed, recorded on Book 0000, Pages 0344 through 0355, filed in the City of Portsmouth, Virginia, Building 18, as shown on the site plan for River Pointe Condominiums, Section Five, as drawn by Christopher Capozzi of Hassell & Folks, P.C., dated July 15, 2002, being located on Parcel One, as shown on Plat No. A-1527,
	COMMUNITY NO.: 515529	
AFFECTED MAP PANEL	NUMBER: 5155290025B	
	NAME: CITY OF PORTSMOUTH, VIRGINIA (INDEPENDENT CITY)	
	DATE: 11/02/1983	
FLOODING SOURCE: CARNEY CREEK; ELIZABETH RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 36.859, -76.359 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 3.0      DATUM: NAD 83

### DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS OUTSIDE OF THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
—	—	Creekside at River Point	Sawgrass Lane	Building 3	X (shaded)	8.5 feet	9.5 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)  
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). The subject property is correctly shown outside the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. If the policy has been written using an incorrect zone, it can be endorsed to correct the zone for the current policy year and one prior policy term. Please contact the insurance agent or company involved to request endorsement of the policy. 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/>.

  
 Doug Bellomo, P.E., CFM, Acting Chief  
 Hazard Identification Section, Mitigation Division  
 Emergency Preparedness and Response Directorate

Version 1.3.4  
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**Federal Emergency Management Agency**  
Washington, D.C. 20472

**LETTER OF MAP AMENDMENT**  
**DETERMINATION DOCUMENT (OUT AS SHOWN)**  
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

**LEGAL PROPERTY DESCRIPTION (CONTINUED)**

recorded in Map Book 18, Pages 241 through 243, filed on February 1, 2002, by the Clerk of Circuit Court, City of Portsmouth, Virginia, and Building 19, Section Four, Creekside at River Pointe, A Condominium, as described in a Deed, Instrument No. 020036579, recorded in Book 0000, Pages 0252 through 0258, filed on November 25, 2002, in the Clerk's Office, City of Portsmouth, Virginia.

**DETERMINATION TABLE (CONTINUED)**

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS OUTSIDE OF THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
—	—	Creekside at River Point	Sawgrass Lane	Building 18	X (shaded)	8.5 feet	9.5 feet	—
—	—	Creekside at River Point	Sawgrass Lane	Building 19	X (shaded)	8.5 feet	9.5 feet	—

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

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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