



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	CITY OF CONCORD, CABARRUS COUNTY, NORTH CAROLINA	<p>A portion of Lots 101 and 103 through 107, Yates Meadow Subdivision, Phase III, as shown on the Plat recorded in Map Book 52, Page 48, in the Office of the Register of Deeds, Cabarrus County, North Carolina.</p> <p>The portion of property is more particularly described by the following metes and bounds:</p>
	COMMUNITY NO.: 370037	
AFFECTED MAP PANEL	NUMBER: 3710550800J	
	DATE: 11/5/2008	

FLOODING SOURCE: ROCKY RIVER	APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 35.338, -80.647 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 7.0 DATUM: NAD 83
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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)
101	--	Yates Meadow Subdivision, Phase III	5414 Ophela Court SW	Portion of Property	X (shaded)	562.0 feet	--	562.1 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 PORTIONS REMAIN IN THE SFHA
 DETERMINATION TABLE (CONTINUED)
 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, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

Kevin C. Long

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 Engineering Management Branch
 Mitigation Directorate



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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Lot 101

COMMENCING at the northeast corner of Lot 101; thence S71°40'58"W, 26.93 feet to the POINT OF BEGINNING; thence S03°29'03"W, 55.00 feet; thence N86°30'57"W, 97.24 feet; thence N03°29'03"E, 55.00 feet; thence S86°30'57"E, 97.24 feet to the POINT OF BEGINNING.

Lot 103

COMMENCING at the northeast corner Lot 103; thence S77°23'34"W, 36.08 feet to the POINT OF BEGINNING; thence 67.31 feet along a curve to the left having a radius of 85.00 feet, with a chord bearing of S00°44'53"E, 65.56 feet thence S00°33'23"E, 6.93 feet; thence S57°47'49"W, 90.86 feet; thence N77°22'00"W, 1.86 feet; thence N03°29'03"E, 125.14 feet; thence S86°30'57"E, 72.60 feet to the POINT OF BEGINNING.

Lot 104

COMMENCING at the northern corner Lot 104; thence S35°31'10"W, 26.38 feet to the POINT OF BEGINNING; thence 49.93 feet along a curve to the left having a radius of 85.00 feet, with a chord bearing of S55°47'14"E, 49.22 feet; thence S10°37'42"W, 48.57 feet; thence N79°18'54"W, 73.19 feet; thence N58°21'50"W, 34.44 feet; thence N57°47'49"E, 82.13 feet to the POINT OF BEGINNING.

Lot 105

COMMENCING at the northwest corner Lot 105; thence S11°38'57"E, 26.38 feet to the POINT OF BEGINNING; thence 63.49 feet along a curve to the left having a radius of 85.00 feet, with a chord bearing of N72°28'29"E, 62.02 feet; thence S45°40'44"E, 34.77 feet; thence S21°21'31"W, 43.49 feet; thence S70°27'13"W, 40.41 feet; thence N81°13'45"E, 40.61 feet; thence N10°37'42"E, 54.38 feet to the POINT OF BEGINNING.

Lot 106

COMMENCING at the southwest corner Lot 106; thence S67°57'23"E, 26.38 feet to the POINT OF BEGINNING; thence 57.18 feet along a curve to the left having a radius of 85.00 feet, with a chord bearing of N18°17'39"E, 56.10 feet; thence S86°30'57"E, 20.09 feet; thence S60°32'41"E, 29.79 feet; thence S05°09'07"E, 41.50 feet; thence S31°15'18"W, 34.28 feet; thence N87°15'40"E, 16.33 feet; thence N45°40'44"W, 46.45 feet to the POINT OF BEGINNING.

Lot 107

COMMENCING at the southwest corner of Lot 107; to the POINT OF BEGINNING; thence N70°03'04"W, 25.15 feet; thence 46.64 feet along a curve to the left having a radius of 85.00 feet, with a chord bearing of N30°28'40"W, 46.05 feet; thence N03°29'03"E, 16.80 feet; thence S88°30'57"E, 65.73 feet; thence S03°29'03"W, 55.00 feet; thence N86°30'57"W, 40.00 feet to the POINT OF BEGINNING.

DETERMINATION TABLE (CONTINUED)

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, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

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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)
103	--	Yates Meadow Subdivision, Phase III	5422 Ophela Court SW	Portion of Property	X (shaded)	562.0 feet	--	562.0 feet
104	--	Yates Meadow Subdivision, Phase III	5426 Ophela Court SW	Portion of Property	X (shaded)	561.8 feet	--	561.9 feet
105	--	Yates Meadow Subdivision, Phase III	5427 Ophela Court SW	Portion of Property	X (shaded)	561.7 feet	--	561.9 feet
106	--	Yates Meadow Subdivision, Phase III	5423 Ophela Court SW	Portion of Property	X (shaded)	561.6 feet	--	562.0 feet
107	--	Yates Meadow Subdivision, Phase III	5419 Ophela Court SW	Portion of Property	X (shaded)	561.7 feet	--	561.7 feet

FILL RECOMMENDATION (This Additional Consideration applies to the preceding 6 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 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.

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