



# 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	A portion of Lot 41, Roberta Woods Phase II, Map 2, as shown on the Plat recorded in Record Book 44, Page 3, in the Office of the Register of Deeds, Cabarrus County, North Carolina  The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 370037	
AFFECTED MAP PANEL	NUMBER: 3710551900J	
	DATE: 11/5/2008	
FLOODING SOURCE: CODDLE CREEK TRIBUTARY 3		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 35.367, -80.636 SOURCE OF LAT & LONG: GOOGLE EARTH PRO DATUM: NAD 83

### 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)
41	--	Roberta Woods Phase II	3319 Westridge Lane SW	Portion of Property	X (shaded)	--	--	579.2 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  
STUDY UNDERWAY

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, 847 South Pickett Street, Alexandria, VA 22304-4605.

Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration



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

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

### LEGAL PROPERTY DESCRIPTION (CONTINUED)

COMMENCE AT AN EXISTING #4 REBAR LOCATED AT THE NORTHWEST PROPERTY CORNER OF LOT #42 OF ROBERTA WOODS PHASE II, MAP 2 (MB. 44, PG. 3; CABARRUS COUNTY REGISTRY), LOT #42 BEING OWNED BY AMANDA C. KING & ALLAN CRAIG KING (DB. 6407, PG. 172; CABARRUS COUNTY REGISTRY), SAID #4 REBAR HAVING N.C. GRID ~ NAD 83(2011) COORDINATES OF N: 592,492.04' E: 1,512,244.08', AND THEN RUN S01°29'34"W 67.27' TO A COMPUTED POINT BEING THE NORTHWEST PROPERTY CORNER OF LOT #41 AND BEING THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING WITH THE NORTHERN PROPERTY LINE OF SAID LOT #41 N85°47'44"E 82.80' TO A COMPUTED POINT BEING ON THE 1% ANNUAL CHANCE FLOODPLAIN, SAID POINT BEING LOCATED S85°47'44"W 122.06' OF AN EXISTING #4 REBAR; THENCE ACROSS SAID LOT #41 OF THE ROBERTA WOODS PHASE II, MAP 2 SUBDIVISION WITH THE SAID 1% ANNUAL CHANCE FLOODPLAIN, TWO (2) COURSES AND DISTANCES AS FOLLOWS: 1. S11°53'42"W 46.82' TO A COMPUTED POINT; AND 2. S13°43'47"W 25.76' TO A COMPUTED POINT BEING ON THE SOUTHERN PROPERTY LINE OF SAID LOT #41, SAID POINT BEING LOCATED S86°04'42"W 113.47' OF AN EXISTING #4 REBAR; THENCE WITH THE SOUTHERN PROPERTY LINE OF SAID LOT #41 S86°04'42"W 74.10' TO A COMPUTED POINT ON THE EASTERN PUBLIC RIGHT-OF-WAY LINE OF WESTRIDGE LANE SW; THENCE WITH THE EASTERN PUBLIC RIGHT-OF-WAY LINE OF SAID WESTRIDGE LANE SW A CIRCULAR CURVE TO THE LEFT HAVING AN ARC LENGTH OF 74.99', A RADIUS OF 60.00' AND A CHORD OF N05°49'18"E 70.21' TO THE TRUE POINT OF BEGINNING

### **PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)**

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.

### **STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))**

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised 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, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

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