



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 Lot 4, Weddington Road Commons, as described in the North Carolina General Warranty Deed recorded as Instrument No. 27649, in Book 09818, Pages 0103 through 0106, 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: 3710459900J	
	DATE: 11/5/2008	
FLOODING SOURCE: ROCKY RIVER		<p>APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 35.372472, -80.706967</p> <p>SOURCE OF LAT & LONG: LOMA LOGIC</p> <p>DATUM: NAD 83</p>

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)
4	--	Weddington Road Commons	7810 Commons Park Circle NW	Portion of Property	X (shaded)	--	--	593.0 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 FLOODWAY
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 V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

BEGINNING at a magnetic nail found in the western margin of the right-of-way of Weddington Road at the center of Commons Park Circle NW, the southeast corner of Lot 4, Plat Book 58, Page 45; thence from the POINT OF BEGINNING, with the centerline of Commons Park Circle NW, a private street, N53°28'23"W a distance of 244.24 feet to a magnetic nail found, said nail being located S53°30'45"E a distance of 35.48 feet from a magnetic nail at the northernmost corner of Lot 3 in the center of the intersection; thence with the eastern boundary of Lot 2 the following five courses: (1) N36°36'19"E a distance of 21.53 feet to a 5/8 inch rebar found; (2) S36°36'19"E a distance of 73.05 feet to a 5/8 inch rebar found; (3) S53°24'32"E a distance of 77.94 feet to a 5/8 inch rebar found; (4) N36°32'29"E a distance of 285.03 feet to a 5/8 inch rebar found near the top of a fill slope, the top of said rebar having an elevation of 600.4 feet NAVD88; (5) N36°32'29"E a distance of 17.87 feet down the slope to a point on the slope at elevation 593.0 feet NAVD88; said point being located S36°32'29" W a distance of 117.18 feet from the center of the Rocky River at the northwest corner of Lot 4; thence from said point on the fill slope, leaving the lot line and following the 593 contour line, 180.76 feet along a curve to the right with a radius of 250.00 feet, chord bearing of S50°28'04"E and chord distance of 176.85 feet, to a point in the western margin of the right-of-way of Weddington Road near the southwest corner of the highway bridge over the Rocky River; thence with the western margin of the right-of-way of Weddington Road the following two courses: (1) 177.44 feet along a curve to the left with a radius of 1,482.39 feet, chord bearing of S39°56'32"W and chord distance of 177.33 feet to a magnetic nail set in a drill hole in the sidewalk; (2) S36°30'47"W a distance of 211.10 feet to a magnetic nail found in the asphalt, the POINT OF BEGINNING.

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

A portion of this property is located within the Special Flood Hazard Area and the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination/Comment Document while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation, and any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office 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/about/regoff.htm>.

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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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

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.

A handwritten signature in black ink, appearing to read "Luis V. Rodriguez".

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration