



# 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	Lot 134 and a portion of Lots 130 through 133, Parkside at Skybrook North, Phase 3, Map 3, as shown on the Plat recorded as Instrument No. 10996, in Book 73, Page 56, 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: 3710467100K	
	DATE: 3/2/2009	
FLOODING SOURCE: CLARKE CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 35.419285, -80.754260 SOURCE OF LAT & LONG: LOMA LOGIC 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)
133	--	Parkside at Skybrook North Phase 3 Map 3	11336 Savannah Grove Drive	Portion of Property	X (shaded)	--	--	630.6 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)	ANNEXATION
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 Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director  
Engineering and Modeling Division  
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)

##### Lot 130

BEGINNING at (POINT OF BEGINNING) a point on the Right-of-Way of Savannah Grove Drive (Existing 50'Public Right-of-Way) and the common corner of lots 129 & 130 as recorded in Map Book 73 Page 55 in the Cabarrus County Register of Deeds, thence with the common lot line of Lot 129 & 130 S 41-02-24 E 143.76' to a point, thence S 48-57-36 W 36.93' to a point at the intersection of the rear lot line of Lot 130 and a field located FEMA Flood Fringe Line, thence with the field located FEMA Flood Fringe Line for eleven (11) calls to points 1) N 53-10-55 W 12.21', 2) N 41-53-47 E 12.88', 3) N 44-21-42 E 2.56', 4) N 44-21-42 E 12.42', 5) S 71-52-48 E 7.94', 6) S 88-15-27 W 10.20', 7) S 88-15-27 W 2.39', 8) S 63-58-19 W 24.71' 9) S 58-14-10 W 25.83', 10) S 60-28-41 W 26.66', 11) S 79-12-57 W 16.98' to a point on the common lot line of Lots 130 & 131, thence with the lot line of Lots 130 & 131 N 08-03-20 W 114.06', thence with the arc of curve to the left having a radius of 60.00' an arc length of 55.99' (subtended by chord N 55-12-41 E 53.98') to the POINT AND PLACE OF BEGINNING.

##### Lot 131

BEGINNING at (POINT OF BEGINNING) a point on the Right-of-Way of Savannah Grove Drive (Existing 50'Public Right-of-Way) and the common corner of lots 130 & 131 as recorded in Map Book 73 Page 55 in the Cabarrus County Register of Deeds, thence with the common lot line of Lot 130 & 131 S 08-03-20 114.06' to a point at the intersection of the lot line of Lot 130 & 131 and a field located FEMA Flood Fringe Line, thence with the field located FEMA Flood Fringe Line for six (6) calls to points 1) S 79-12-57 W 19.63', 2) N 73-42-33 W 26.24', 3) N 68-03-49 W 27.65', 4) N 60-13-25 W 32.23', 5) N 35-31-08 W 31.18', 6) N 38-51-30 W 14.62' to a point on the common lot line of Lots 131 & 132, thence with this lot line N 47-26-49 E 86.35', thence with the arc of curve to the left having a radius of 60.00' an arc length of 48.61' (subtended by chord S 74-50-37 E 47.30') to the POINT AND PLACE OF BEGINNING.

##### Lot 132

BEGINNING at (POINT OF BEGINNING) a point on the Right-of-Way of Savannah Grove Drive (Existing 50'Public Right-of-Way) and the common corner of lots 131 & 132 as recorded in Map Book 73 Page 55 in the Cabarrus County Register of Deeds, thence with the common lot line of Lot 131 & 132 S 47-26-49 W 86.53' to a point at the intersection of the lot line of Lot 131 & 132 and a field located FEMA Flood Fringe Line, thence with the field located FEMA Flood Fringe Line for four (4) calls to points 1) N 38-51-30 W 14.52', 2) N 57-47-26 W 30.77', 3) N 65-39-38 W 29.27', 4) N 54-26-07 W 11.17' to a point on the rear lot line of Lot 132, thence with the rear lot line of 132 N 20-14-27 W 76.78' to the common rear corner of Lots 132 & 133, thence with this lot line S 83-09-22 E 139.58' to a point, thence with the arc of a curve to the left having a radius of 60.00' an arc

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

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### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

length of 50.18' (subtended by chord S 27-40-22 E 48.73') to the POINT AND PLACE OF BEGINNING.

Lot 133

BEGINNING at (POINT OF BEGINNING) a point on the Right-of-Way of Savannah Grove Drive (Existing 50' Public Right-of-Way) and the common corner of lots 132 & 133 as recorded in Map Book 73 Page 55 in the Cabarrus County Register of Deeds, thence with the common lot line of Lot 132 & 133 N 83-09-22 W 139.58' to a point, thence N 20-14-27 W 76.40' to a point at the intersection of the rear lot line of Lot 133 and a field located FEMA Flood Fringe Line, thence with the field located FEMA Flood Fringe Line for six (6) calls to points, 1) N 06-45-43 E 25.99', 2) 40-23-03 E 26.86', 3) N 55-18-30 E 31.47', 4) S 81-50-34 W 46.45', 5) S 21-23-16 W 13.54', 6) S 46-28-41 W 12.26' to a point on the rear lot line of Lot 133, thence with the rear lot line N 20-14-27 W 14.96' to a point, thence N 69-44-37 E 45.01', thence N 73-51-45 E 31.53' to the common rear corner of Lots 133 & 134, thence with this lot line S 47-57-23 E 173.85', thence with the arc of curve to the left having a radius of 60.00' an arc length of 51.73' (subtended by chord S 20-59-01 W 50.14' to the POINT AND PLACE OF BEGINNING.

#### 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)
132	--	Parkside at Skybrook North Phase 3 Map 3	11340 Savannah Grove Drive	Portion of Property	X (shaded)	--	--	630.6 feet
131	--	Parkside at Skybrook North Phase 3 Map 3	11339 Savannah Grove Drive	Portion of Property	X (shaded)	--	--	630.6 feet
130	--	Parkside at Skybrook North Phase 3 Map 3	11335 Savannah Grove Drive	Portion of Property	X (shaded)	--	--	630.6 feet

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### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### **FILL RECOMMENDATION (This Additional Consideration applies to the preceding 4 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 4 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.

#### **ANNEXATION (This Additional Consideration applies to the preceding 4 Properties.)**

Although the subject of this determination is shown on the National Flood Insurance Program map as being located in a community other than the community indicated on the Determination/Comment Document, it has been annexed by the community referenced therein.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

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AFFECTED MAP PANEL	NUMBER: 3710467100K	
	DATE: 3/2/2009	
FLOODING SOURCE: CLARKE CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 35.419285, -80.754260 SOURCE OF LAT & LONG: LOMA LOGIC 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)
134	--	Parkside at Skybrook North Phase 3 Map 3	11332 Savannah Grove Drive	Property	X (shaded)	--	--	630.6 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  
FILL RECOMMENDATION  
ANNEXATION

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#### LEGAL PROPERTY DESCRIPTION (CONTINUED)

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#### **FILL RECOMMENDATION (This Additional Consideration applies to the preceding 1 Property.)**

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.

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