



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 parcel of land, as described in the North Carolina Special Warranty Deed recorded as Instrument No. 23392, in Book 12667, Pages 0207 through 0210, 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: 3710468000J	
	DATE: 11/5/2008	
FLOODING SOURCE: CLARKE CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 35.388072, -80.732831 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)
--	--	--	1600 Cox Mill Road	Portion of Property (Parcel B)	X (shaded)	--	--	610.5 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	FILL RECOMMENDATION
DETERMINATION TABLE (CONTINUED)	ANNEXATION
PORTIONS REMAIN IN THE FLOODWAY	

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



Federal Emergency Management Agency

Washington, D.C. 20472

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

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

PARCEL A (FUTURE LOTS 14-16)

COMMENCING AT NGS MONUMENT "MC 135" WITH NC GRID COORDINATES (NAD 83/2011) N= 597,737.44 AND E= 1,481,437.78 AND A COMBINED GRID FACTOR OF 0.99984599, THENCE N 28°37'24" E, A DISTANCE OF 4084.55 FEET (GRID DISTANCE) TO THE POINT OF BEGINNING, SAID POINT HAVING NORTH CAROLINA GRID COORDINATES (NAD 83/2011) OF N 601,322.81, E 1,483,394.48; THENCE N 75°18'07" E, A DISTANCE OF 33.81 FEET TO A POINT; THENCE S 36°32'45" E, A DISTANCE OF 25.00 FEET TO A POINT; THENCE S 46°08'56" E, A DISTANCE OF 129.12 FEET TO A POINT; THENCE WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 202.00 FEET, AN ARC LENGTH OF 226.49 FEET, AND A CHORD BEARING AND DISTANCE OF S 1°52'57" E, 214.82 FEET TO A POINT; THENCE S 86°30'30" W, A DISTANCE OF 150.78 FEET TO A POINT; THENCE N 10°21'31" W, A DISTANCE OF 123.42 FEET TO A POINT; THENCE N 6°59'11" E, A DISTANCE OF 204.95 FEET TO THE POINT OF BEGINNING.

PARCEL B (FUTURE LOTS 17-21)

COMMENCING AT NGS MONUMENT "MC 135" WITH NC GRID COORDINATES (NAD 83/2011) N= 597,737.44 AND E= 1,481,437.78 AND A COMBINED GRID FACTOR OF 0.99984599, THENCE N 33°07'27" E, A DISTANCE OF 3745.88 FEET (GRID DISTANCE) TO THE POINT OF BEGINNING, SAID POINT HAVING NORTH CAROLINA GRID COORDINATES (NAD 83/2011) OF N = 600,874.57, E = 1,483,484.73; THENCE N 62°29'26" E, A DISTANCE OF 127.54 FEET TO A POINT; THENCE S 37°13'06" E, A DISTANCE OF 49.57 FEET TO A POINT; THENCE WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 126.11 FEET, AND A CHORD BEARING AND DISTANCE OF S 24°04'52" E, 125.01 FEET TO A POINT; THENCE S 10°56'37" E, A DISTANCE OF 137.05 FEET TO A POINT; THENCE WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 190.00 FEET, AN ARC LENGTH OF 105.38 FEET, AND A CHORD BEARING AND DISTANCE OF S 26°49'55" E, 104.03 FEET TO A POINT; THENCE S 65°41'35" W, A DISTANCE OF 159.57 FEET TO A POINT; THENCE N 26°23'33" W, A DISTANCE OF 75.20 FEET TO A POINT; THENCE N 11°12'59" W, A DISTANCE OF 253.27 FEET TO A POINT; THENCE N 28°26'01" W, A DISTANCE OF 81.83 FEET TO THE POINT OF BEGINNING.

PARCEL C (PORTION OF FUTURE LOT 39)

COMMENCING AT NGS MONUMENT "MC 135" WITH NC GRID COORDINATES (NAD 83/2011) N= 597,737.44 AND E= 1,481,437.78 AND A COMBINED GRID FACTOR OF 0.99984599, THENCE N 41°52'29" E, A DISTANCE OF 3274.64 FEET (GRID DISTANCE) TO THE POINT OF BEGINNING, SAID POINT HAVING NORTH CAROLINA GRID COORDINATES (NAD 83/2011) OF N = 600,175.76, E = 1,483,623.61; THENCE N 52°52'13" E, A DISTANCE OF 13.06 FEET TO A POINT; THENCE N 84°04'46" E, A DISTANCE OF 2.12 FEET TO A POINT; THENCE N 62°32'07" E, A DISTANCE OF 15.13 FEET TO A POINT; THENCE S

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.

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



Federal Emergency Management Agency

Washington, D.C. 20472

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

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

88°38'29" E, A DISTANCE OF 3.95 FEET TO A POINT; THENCE S 61°24'48" E, A DISTANCE OF 9.97 FEET TO A POINT; THENCE N 40°29'18" E, A DISTANCE OF 12.31 FEET TO A POINT; THENCE S 74°12'15" E, A DISTANCE OF 2.47 FEET TO A POINT; THENCE S 56°42'19" E, A DISTANCE OF 9.73 FEET TO A POINT; THENCE S 76°10'09" W, A DISTANCE OF 57.59 FEET TO A POINT; THENCE N 80°59'35" W, A DISTANCE OF 1.26 FEET TO THE POINT 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)
--	--	--	1600 Cox Mill Road	Portion of Property (Parcel A)	X (shaded)	--	--	611.5 feet
--	--	--	1600 Cox Mill Road	Portion of Property (Parcel C)	X (shaded)	--	--	606.6 feet

PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY (This Additional Consideration applies to the preceding 3 Properties.)

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 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



Federal Emergency Management Agency

Washington, D.C. 20472

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

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

FILL RECOMMENDATION (This Additional Consideration applies to the preceding 3 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.

ANNEXATION (This Additional Consideration applies to the preceding 3 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.

A handwritten signature in black ink, appearing to read "Luis V. Rodriguez", is located above the typed name.

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