



Federal Emergency Management Agency

Washington, D.C. 20472

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

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF CONCORD, CABARRUS COUNTY, NORTH CAROLINA	A portion of Lots 179 through 181 and Amenity Lot, Brookvue Subdivision, Revised Phase 3, as shown on the Plat recorded as Instrument No. 10955, in Book 00068, Page 0062; and Lots 36-40, Brookvue Subdivision Phase 4, as shown on the Plat recorded as Instrument No. 20080, in Book 00069, Page 0010, both in the Office of the Register of Deeds, Cabarrus County, North Carolina
	COMMUNITY NO.: 370037	
AFFECTED MAP PANEL	NUMBER: 3710467100L	The portion of property is more particularly described by the following metes and bounds:
	DATE: 11/16/2018	
FLOODING SOURCE: ROCKY RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 35.428734, -80.752281 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS NOT REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	Brookvue, Phases 3 & 4	Skipping Rock Lane NW & Sandy Bottom Drive NW	Portion of Property	AE	625.3 feet	--	623.8 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

ANNEXATION

SUPERSEDES PREVIOUS DETERMINATION

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 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). Therefore, flood insurance is required for the subject property described above. If fill was placed on the subject property to raise its elevation above the base flood elevation after the effective date of the first NFIP map showing the property in the SFHA, then, for the subject property to be outside of the SFHA, it must be demonstrated that the subject property is reasonably safe from flooding in accordance with Part 65.5(a)(4) of our regulations. Further guidance on determining if the subject property is reasonably safe from flooding may be found in FEMA Technical Bulletin 10-01. A copy of this bulletin 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>.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination and information regarding your options for obtaining a Letter of Map Revision based on Fill. 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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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

COMMENCING AT CESI CONTROL MAG NAIL #1234 HAVING N.C. GRID ~ NAD 83(2011) COORDINATES OF N: 616,057.98' E: 1,477,736.00' AND RUN N51°35'04"E 42.01' GROUND DISTANCE (42.00' GRID DISTANCE; COMBINED GRID FACTOR 0.9998517212) TO AN EXISTING #5 REBAR HAVING N.C. GRID ~ NAD 83(2011) COORDINATES OF N: 616,084.08' E: 1,477,768.92', BEING LOCATED ON THE EASTERN PUBLIC RIGHT-OF-WAY LINE FOR SANDY BOTTOM DRIVE NW, ALSO BEING THE NORTHWESTERN PROPERTY CORNER FOR LOT #36 IN THE BROOKVUE PHASE 4, MAP 1 SUBDIVISION (MB. 69, PGS. 10-12; CABARRUS COUNTY REGISTRY) AND THE TRUE POINT OF BEGINNING: THENCE FROM THE TRUE POINT OF BEGINNING PROCEEDING WITH THE NORTHERN PROPERTY LINE FOR SAID LOT #36, N87°42'27"E (PASSING AN EXISTING #5 REBAR AT A DISTANCE OF 142.49') FOR A TOTAL DISTANCE OF 145.95' TO A POINT BEING ON THE 1% ANNUAL CHANCE FLOODPLAIN; THENCE ACROSS THE PROPERTY OF M/I HOMES OF CHARLOTTE, LLC WITH THE SAID 1% ANNUAL CHANCE FLOODPLAIN, TWENTY (20) COURSES AND DISTANCES AS FOLLOWS: 1. S04°00'51"E 7.65' TO A POINT; 2. S08°27'14"E 62.85' TO A POINT; 3. S06°32'16"E 46.83' TO A POINT; 4. S01°15'16"W 67.98' TO A POINT; 5. S08°41'34"E 53.72' TO A POINT; 6. S11°09'50"E 85.19' TO A POINT; 7. S33°39'01"E 63.78' TO A POINT; 8. S89°33'49"E 36.39' TO A POINT; 9. N80°20'13"E 17.56' TO A POINT; 10. N86°59'57"E 20.82' TO A POINT; 11. S42°21'38"E 21.53' TO A POINT; 12. S51°44'36"E 70.66' TO A POINT; 13. S52°32'25"E 58.44' TO A POINT; 14. S39°32'56"E 85.88' TO A POINT; 15. S30°37'15"E 30.46' TO A POINT; 16. S15°02'26"W 27.68' TO A POINT; 17. S17°52'20"E 25.23' TO A POINT; 18. S07°19'51"E 51.42' TO A POINT; 19. S17°04'28"E 52.23' TO A POINT; AND 20. S35°29'22"E 65.01' TO A POINT; THENCE WITH A LINE RUNNING WITH AN EXTENSION OF THE SOUTHERN PROPERTY LINE FOR LOT #181 IN THE BROOKVUE PHASE 3, MAP 1 SUBDIVISION (MB. 68, PGS. 62-63; CABARRUS COUNTY REGISTRY) S51°13'04"W (PASSING AN EXISTING #5 REBAR AT A DISTANCE OF 3.46') FOR A TOTAL DISTANCE OF 122.60' TO AN EXISTING #5 REBAR ON THE EASTERN PUBLIC RIGHT-OF-WAY LINE FOR SKIPPING ROCK LANE NW; THENCE WITH THE EASTERN PUBLIC RIGHT-OF-WAY LINE FOR SAID SKIPPING ROCK LANE NW, FOUR (4) COURSES AND DISTANCES AS FOLLOWS: 1. N38°46'56"W 19.32' TO A COMPUTED POINT; 2. A CIRCULAR CURVE TO THE LEFT HAVING AN ARC LENGTH OF 98.20', A RADIUS OF 825.00' AND A CHORD OF N42°11'32"W 98.14' TO AN EXISTING #5 REBAR; 3. A CIRCULAR CURVE TO THE LEFT HAVING AN ARC LENGTH OF 196.11', A RADIUS OF 825.00' AND A CHORD OF N52°24'44"W 195.65' TO A COMPUTED POINT; AND 4. N59°13'20"W 145.02' TO A COMPUTED BEING ON SOUTHWESTERN PROPERTY CORNER OF LOT #43 IN THE BROOKVUE PHASE 4, MAP 1 SUBDIVISION; THENCE WITH PROPERTY LINES OF SAID LOT #43 AND LOTS #42 & #41, FOUR (4) COURSES AND DISTANCES AS FOLLOWS: 1. N29°38'50"E 91.43' TO A COMPUTED POINT; 2. N34°39'38"E 81.19' TO AN EXISTING #5 REBAR; 3. N04°14'19"E 78.44' TO A COMPUTED POINT; AND 4. N82°38'44"W 164.37' TO A COMPUTED POINT BEING ON THE EASTERN PUBLIC RIGHT-OF-WAY LINE FOR SANDY BOTTOM DRIVE NW; THENCE WITH THE EASTERN PUBLIC RIGHT-OF-WAY LINE FOR SAID SANDY BOTTOM DRIVE NW, THREE (3) COURSES AND DISTANCES AS FOLLOWS: 1. A CIRCULAR CURVE TO THE LEFT HAVING 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.


Luis V. Rodriguez, P.E., Director
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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LENGTH OF 161.86', A RADIUS OF 575.00' AND A CHORD OF N00°42'35"W 161.32' TO A COMPUTED POINT; 2. N08°46'26"W 81.34' TO A COMPUTED POINT; AND 3. A CIRCULAR CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 65.39', A RADIUS OF 775.00' AND A CHORD OF N06°21'25"W 65.37' TO A POINT, THE TRUE POINT OF BEGINNING.

ANNEXATION (This Additional Consideration applies to the preceding 1 Property.)

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.

SUPERSEDES OUR PREVIOUS DETERMINATION (This Additional Consideration applies to all properties in the LOMR-F-DEN DETERMINATION DOCUMENT (NON-REMOVAL))

This Determination Document supersedes our previous determination dated 11/17/2018, for the subject property.

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