



# 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 100 and a portion of Lots 98 and 99, Pendleton, Phase 2, Map 1, as shown on the Final Plat recorded as Instrument No. 04280, in Book 00079, Page 0099, in the Office of the Register of Deeds, Cabarrus County, North Carolina<br><br>The portion of property is more particularly described by the following metes and bounds: |
|                                     | COMMUNITY NO.: 370037                            |   |
| AFFECTED MAP PANEL                  | NUMBER: 3710563000K                              |   |
|                                     | DATE: 11/16/2018                                 |   |
| FLOODING SOURCE: COLD WATER CREEK   |  | APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 35.394008, -80.544529<br>SOURCE OF LAT & LONG: LOMA LOGIC<br>DATUM: NAD 83  |

### DETERMINATION

| LOT | BLOCK/SECTION | SUBDIVISION                 | STREET                      | OUTCOME<br>WHAT IS<br>REMOVED FROM<br>THE SFHA | FLOOD<br>ZONE | 1% ANNUAL<br>CHANCE<br>FLOOD<br>ELEVATION<br>(NAVD 88) | LOWEST<br>ADJACENT<br>GRADE<br>ELEVATION<br>(NAVD 88) | LOWEST<br>LOT<br>ELEVATION<br>(NAVD 88) |
|-----|---------------|-----------------------------|-----------------------------|--|---------------|--|---|---|
| 98  | --            | Pendleton,<br>Phase 2 Map 1 | 2439 Willow Pond<br>Lane SE | Portion of<br>Property                         | X<br>(shaded) | --   | --  | 559.0 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  
 DETERMINATION TABLE (CONTINUED)  
 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 98:

BEGINNING at an existing #4 rebar at the northwestern corner of Lot 98 of Pendleton subdivision, Phase 2 Map 1, recorded in Plat Book 79 Page 99 with the Cabarrus County Register of Deeds, on the Right-of- Way of Willow Pond Lane SE, a common corner with Lot 47 (Pendleton Phase 1 Map 3, Plat Book 73 Page 32); thence with the line of said Lots 98 and 47, S 84°21'18" E 98.44' to a point on the 559.0' contour, based on NAVD88 datum; thence along the 559.0' contour the following four (4) calls: (1) S 56°27'59" W 4.51'; (2) S 21°28'01" E 23.38'; (3) S 03°34'21" W 27.28'; (4) S 53°07'58" W 19.26' to a point on the line of Lots 98 and 99; thence with the line of said Lots 98 and 99, N 76°30'48" W 94.91' to an existing #4 rebar at the southeastern corner of Lot 98 on the Right-of-Way of Willow Pond Lane SE, a common corner of Lot 99; thence with said Right-of-Way, along the arc of a curve 23.95' to the left having a radius of 175.00' and a chord bearing and distance of N 09°33'57" E 23.93' to a point; thence, N 05°38'42" E 27.11' to the POINT OF BEGINNING.

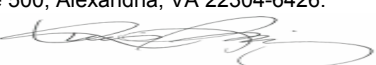
##### Lot 99:

BEGINNING at an existing #4 rebar at the northwestern corner of Lot 99 of Pendleton subdivision, Phase 2 Map 1, recorded in Plat Book 79 Page 99 with the Cabarrus County Register of Deeds, on the Right-of- Way of Willow Pond Lane SE, a common corner with Lot 98; thence with the line of said Lots 98 and 99, S 76°30'48" E 94.91' to a point on the 559.0' contour, based on NAVD88 datum; thence along the 559.0' contour the following four (4) calls: (1) S 19°12'55" E 12.15'; (2) S 17°09'26" W 20.85'; (3) S 01°04'55" E 22.77'; (4) S 12°21'33" W 12.14' to a point on the line of Lot 99; thence with the line of said Lot 99, S 21°15'17" W 13.40' to an existing #4 rebar at the southeastern corner of Lot 99, a common corner with Lot 100; thence with the line of said Lots 99 and 100, N 60°49'06"W 115.11' to a #4 rebar on the Right-of-Way of Willow Pond Lane SE, a common corner of Lot 100; thence with said Right-of-Way, along the arc of a curve 47.94' to the left having a radius of 175.00' and a chord bearing and distance of N 21°20'03" E 47.79' to POINT OF BEGINNING.

#### DETERMINATION TABLE (CONTINUED)

| LOT | BLOCK/<br>SECTION | SUBDIVISION                 | STREET                      | OUTCOME<br>WHAT IS<br>REMOVED FROM<br>THE SFHA | FLOOD<br>ZONE | 1% ANNUAL<br>CHANCE<br>FLOOD<br>ELEVATION<br>(NAVD 88) | LOWEST<br>ADJACENT<br>GRADE<br>ELEVATION<br>(NAVD 88) | LOWEST<br>LOT<br>ELEVATION<br>(NAVD 88) |
|-----|-------------------|-----------------------------|-----------------------------|--|---------------|--|---|---|
| 99  | --                | Pendleton,<br>Phase 2 Map 1 | 2444 Willow Pond<br>Lane SE | Portion of<br>Property                         | X<br>(shaded) | --   | --  | 559.0 feet                              |

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

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

### **FILL RECOMMENDATION (This Additional Consideration applies to the preceding 2 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 2 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.

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



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|-----|---------------|-----------------------------|-----------------------------|--|---------------|--|---|---|
| 100 | --            | Pendleton,<br>Phase 2 Map 1 | 2447 Willow Pond<br>Lane SE | Property                                       | X<br>(shaded) | --   | --  | 558.2 feet                              |

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FILL RECOMMENDATION

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