



Federal Emergency Management Agency

Washington, D.C. 20472

NOV 06 1998

**LETTER OF MAP REVISION BASED ON FILL
218-65-NS**

IN REPLY REFER TO CASE NO.: 99-04-270A

**Community: City of Concord,
Cabarrus County, North Carolina**

Community No.: 370037

**Map Panel Affected: Cabarrus County,
North Carolina and Incorporated Areas**

Number: 37025C0084 D

Map Effective Date: November 2, 1994

We reviewed a request dated October 9, 1998, for a Letter of Map Revision (LOMR). All required information for this request was received on October 20, 1998. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we determined that the structure on the property described below would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) and is correctly shown on the effective NFIP map as being located in the Special Flood Hazard Area (SFHA), designated Zone AE. This property was elevated by the placement of fill.

Property Description: Lot 48, Phase II, Map 1 of Brittany Woods Subdivision, as recorded on the Plat thereof in Map Book 21, Page 46, on December 17, 1986 in the Cabarrus County Register of Deeds' Office

Street Address: 280 Post Oak Avenue

Flooding Source: Irish Buffalo Creek

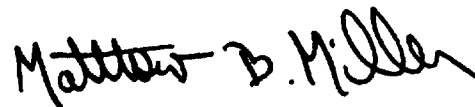
If fill was placed for construction of the structure to raise the elevation of the lowest adjacent grade to the structure (the lowest ground touching the structure) above the base flood elevation (BFE) after the effective date of the first NFIP map showing the property in the SFHA, then the elevations of both the lowest adjacent grade to a structure and the lowest floor (including basement / crawl space) must be at or above the BFE for the structure to be outside the SFHA. Because the elevation of the lowest adjacent grade to the structure 574.6 feet, is lower than the BFE, 575.0 feet, (as shown on the enclosed Flood Profile for Irish Buffalo Creek, published in the Flood Insurance Study for Cabarrus County, North Carolina and Incorporated Areas), the structure is within the SFHA; therefore, flood insurance is required. These elevations are referenced to the National Geodetic Vertical Datum of 1929.

A portion of this property, but not the structure, is located within the regulatory floodway for Irish Buffalo Creek. The regulatory floodway is the area that must be maintained in an unobstructed condition in order to prevent unacceptable increases in base flood levels. Therefore, no construction may take place in a regulatory floodway that would cause any increase in the base flood elevation level. Since the regulatory floodway is adopted and enforced by the community, any proposed revision to the regulatory floodway must be submitted to the Federal Emergency Management Agency (FEMA) by community officials. The community should contact A. Todd Davison, Division Director, Mitigation Division of FEMA's Region IV Office at (770) 220-5400 for guidance on the data that must be submitted in order to revise a regulatory floodway.

This determination is based on the flood data presently available. The NFIP regulations provide a period of 90 days from the date of this letter for submission of revised data without repayment of review fees. Data submitted after 90 days will be subject to all submittal/payment procedures.

The enclosed document provides additional information about options for obtaining a LOMR. If you have any questions about this letter, please contact Helen Cohn of our staff in Washington, D.C., either by telephone at (202) 646-3457 or by facsimile at (202) 646-4596.

Sincerely,

A handwritten signature in black ink that reads "Matthew B. Miller". The signature is written in a cursive, slightly slanted style.

Matthew B. Miller, P.E., Chief
Hazards Study Branch
Mitigation Directorate

Enclosures