



Federal Emergency Management Agency

Washington, D.C. 20472

DEC 17 1998

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

IN REPLY REFER TO CASE NO.: 99-04-832A

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 November 24, 1998, for a Letter of Map Revision (LOMR). All information required for this request was received on December 16, 1998. On November 6, 1998, we issued a letter regarding the property described below, however, based upon more up-to-date information, this letter supersedes our November 6, 1998 letter and issues a new determination for the property. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we determined that a portion of the property described below is located in the Special Flood Hazard Area (SFHA), 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); however, the residential structure on the property is not in the SFHA. This property was elevated by the placement of fill.

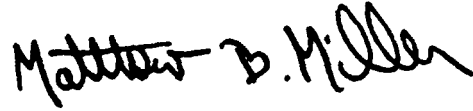
Property Description:	Lot 48, Phase II, Map 1 of Brittany Woods Subdivision, as recorded on the Plat thereof in Map Book 21, Page 46, on December 17, 1986, in the Cabarrus County Register of Deeds' Office
Street Address:	280 Post Oak Avenue
Flooding Source:	Irish Buffalo Creek

This letter revises the above-referenced NFIP map to remove the residential structure from the SFHA. The residential structure is now located in Zone X (shaded), an area below the 0.2-percent-annual-chance flood level. Flood insurance coverage for the residential structure may be available under a low-cost policy (see enclosed document). Because portions of the property remain in the SFHA, any future construction or substantial improvement on the property remains subject to Federal, State, and local regulations for floodplain management.

A portion of this property, but not the existing residential 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.

An additional enclosed document provides information about LOMRs. 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, reading "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

cc: State Coordinator (w/o enclosures)
Region (w/o enclosures)
Community Map Repository