

OBERKAMPER & ASSOCIATES

CIVIL ENGINEERS, INC.

LEW 257-11-3-81

FOR YOUR INFO &

FILE 85-965



10 PAUL DRIVE

SAN RAFAEL, CALIF. 94903

(415) 479-8662

DATE: October 28, 1987

JOB NO. 140-85

PROJECT: FEMA Revision  
Bay Tree Park

TO: City of Novato  
Dept. of Community Development  
Engineering Division  
ATTN: Mr. Dick Scott  
901 Sherman  
Novato, CA 94947

ENCLOSURES	Number	For Approval	For Review and Comment	As Requested
Package for FEMA	1 set		XX	

OBERKAMPER & ASSOCIATES

c.c. TO Doreen Fan

By Arthur T. Coleman  
Arthur T. Coleman

OBERKAMPER & ASSOCIATES

CIVIL ENGINEERS, INC.

10 PAUL DRIVE

SAN RAFAEL, CALIF. 94903

(415) 479-8662

October 28, 1987

Job No. 140-85

City No. 85-905

Chief, Technical Operations Division  
Office of Risk Assessment  
Federal Insurance Administration  
Federal Emergency Management Agency  
500 C Street S.W.  
Washington, D.C. 20472

RE: Request for Map Revision,  
Community Panel No.  
060178-0005B

Gentlemen:

On behalf of our client, Mrs. Doreen Y. Fan, we hereby request a map revision to the above referenced map.

Enclosed with this request, we are submitting the following items:

1. Copy of a letter to the City Engineer [IA-RA-TO (Z18-65)], dated January 8, 1987, granting a Conditional Map Revision.
2. Copy of the Grading and Improvement Plan, Sheet 3, certifying that the office building and dwelling units 1, 3 and 5 were constructed to the elevations shown.
3. Copy of an Elevation Certificate for the office building (405 Enfrente Road, Novato, California) and dwelling units 1, 3 & 5 (415A, 417A & 419A Enfrente Road, Novato, California).

If you have any questions or if more information is required, please contact our office.

Very truly yours,

OBERKAMPER & ASSOCIATES  
CIVIL ENGINEERS, INC.

  
Arthur T. Coleman  
R.C.E. 16429

ATC:ksh

Enclosures

cc: City of Novato, Engineering Div.  
Mrs. Doreen Fan



Federal Emergency Management Agency  
Washington, D.C. 20472

COMMUNITY ACKNOWLEDGEMENT OF REQUEST  
FOR LETTER OF MAP REVISION

City of Novato

Community Name

Lands of Fan, 20 P.M. 76  
Bay Tree Park

Property

We hereby acknowledge receipt and review of this Letter of Map Revision request and have found that the project meets all of our community's applicable floodplain management regulations. We understand that this request is being forwarded to FEMA for a possible map revision.

Tom Nolan

Community Official's Signature

10/29/87

Date

City Engineer

Community Official's Title

C.C.: Arthur T. Coleman



LEW, FOR YOUR INFO (FILED IN FILE)  
file →  
1/12 Dec

# Federal Emergency Management Agency

Washington, D.C. 20472

JAN 8 1987

IN REPLY REFER TO:  
IA-RA-TO (218-65)

Mr. Tom Nolan  
City Engineer  
City of Novato  
901 Sherman Avenue  
Novato, California 94947

Dear Mr. Nolan:

This is in response to a letter dated October 17, 1986, from Mr. Arthur T. Coleman, R.C.E., of Oberkamper & Associates Civil Engineers, Inc., San Rafael, California, requesting that the Federal Emergency Management Agency (FEMA) determine whether Condominium Buildings 1, 3, and 5 and the Office Building, proposed Bay Tree Park, being Parcel 2 of Parcel Map of Lands of Fan, as recorded in Volume 20 of Parcel Maps, Page 76 in the Office of the Recorder, Marin County, California, are located within the Special Flood Hazard Area (SFHA).

On December 8, 1986, we received all technical data necessary to process the request. We have reviewed the Flood Insurance Rate Map (FIRM), with respect to these data, and have determined that the above-mentioned property would be partially inundated by a flood having a one-percent chance of occurrence each year. A final determination as to whether the proposed structures on the property would be located within the SFHA cannot be made at this time. However, a determination will be made upon receiving certified as-built information showing the location of each structure and the elevations of both the lowest finished grade adjacent to each structure and the lowest floor (including basements). Along with this information, a copy of this letter must be included.

Based on the data supplied by you, the structures are located in areas that will be filled to or above the Base Flood Elevation and will not be located within the SFHA if they are constructed as proposed on the drawing entitled: "Grading and Improvement Plan, Bay Tree Park," dated September 29, 1986, Sheet 3, Job No. 140-85, and a letter dated October 17, 1986, from Mr. Arthur T. Coleman, R.C.E., respectively, prepared by Oberkamper & Associates Civil Engineers, Inc., San Rafael, California. The final determination will be based on these data unless future additional flood data becomes available indicating otherwise. However, no new information is anticipated to be generated in the future for the City of Novato.

This response to the request is based on minimum floodplain management criteria established under the National Flood Insurance Program (NFIP). Your community is responsible for approving all proposed floodplain developments, including this request, and for assuring that necessary permits required by Federal or State law have been received. State and community officials,

2

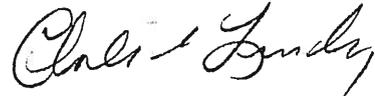
based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If the State of California or the City of Novato has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP requirements.

This Conditional Letter of Map Revision addresses property which is within an SFHA and, therefore, it does not relieve Federal agencies of the need to comply with Executive Order 11988 on Flood Plain Management in carrying out their responsibilities for providing Federally undertaken, financed, or assisted construction and improvements, or in their regulating or licensing activities.

Prior to the commencement of our review, we received the initial fee of \$350.00 for processing a conditional LOMR request of this type. This fee was sufficient to cover the review and processing costs associated with this submittal.

If you have any questions, or if we can be of further assistance, please contact the Office of Risk Assessment, Federal Insurance Administration, at (202) 646-2764.

Sincerely,



Charles A. Lindsey, Chief  
Technical Operations Division  
Federal Insurance Administration

cc: Mr. Arthur T. Coleman, R.C.E.

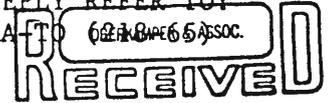


# Federal Emergency Management Agency

Washington, D.C. 20472

JAN 08 1987

140-0  
IN REPLY REFER TO:  
IA-RA-TO (2218) (65) ASSOC.



Mr. Tom Nolan  
City Engineer  
City of Novato  
901 Sherman Avenue  
Novato, California 94947

JAN 11 1987

Dear Mr. Nolan:

This is in response to a letter dated October 17, 1986, from Mr. Arthur T. Coleman, R.C.E., of Oberkamper & Associates Civil Engineers, Inc., San Rafael, California, requesting that the Federal Emergency Management Agency (FEMA) determine whether Condominium Buildings 1, 3, and 5 and the Office Building, proposed Bay Tree Park, being Parcel 2 of Parcel Map of Lands of Fan, as recorded in Volume 20 of Parcel Maps, Page 76 in the Office of the Recorder, Marin County, California, are located within the Special Flood Hazard Area (SFHA).

On December 8, 1986, we received all technical data necessary to process the request. We have reviewed the Flood Insurance Rate Map (FIRM), with respect to these data, and have determined that the above-mentioned property would be partially inundated by a flood having a one-percent chance of occurrence each year. A final determination as to whether the proposed structures on the property would be located within the SFHA cannot be made at this time. However, a determination will be made upon receiving certified as-built information showing the location of each structure and the elevations of both the lowest finished grade adjacent to each structure and the lowest floor (including basements). Along with this information, a copy of this letter must be included.

Based on the data supplied by you, the structures are located in areas that will be filled to or above the Base Flood Elevation and will not be located within the SFHA if they are constructed as proposed on the drawing entitled: "Grading and Improvement Plan, Bay Tree Park," dated September 29, 1986, Sheet 3, Job No. 140-85, and a letter dated October 17, 1986, from Mr. Arthur T. Coleman, R.C.E., respectively, prepared by Oberkamper & Associates Civil Engineers, Inc., San Rafael, California. The final determination will be based on these data unless future additional flood data becomes available indicating otherwise. However, no new information is anticipated to be generated in the future for the City of Novato.

This response to the request is based on minimum floodplain management criteria established under the National Flood Insurance Program (NFIP). Your community is responsible for approving all proposed floodplain developments, including this request, and for assuring that necessary permits required by Federal or State law have been received. State and community officials,

based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If the State of California or the City of Novato has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP requirements.

\* This Conditional Letter of Map Revision addresses property which is within an SFHA and, therefore, it does not relieve Federal agencies of the need to comply with Executive Order 11988 on Flood Plain Management in carrying out their responsibilities for providing Federally undertaken, financed, or assisted construction and improvements, or in their regulating or licensing activities.

Prior to the commencement of our review, we received the initial fee of \$350.00 for processing a conditional LOMR request of this type. This fee was sufficient to cover the review and processing costs associated with this submittal.

If you have any questions, or if we can be of further assistance, please contact the Office of Risk Assessment, Federal Insurance Administration, at (202) 646-2764.

Sincerely,

**SIGNED**

Charles A. Lindsey, Chief  
Technical Operations Division  
Federal Insurance Administration

cc: / Mr. Arthur T. Coleman, R.C.E.