



moore engineering, inc.

Consulting Engineering • Land Surveying

December 13, 2005

1042 14th Avenue East • West Fargo, North Dakota 58078
Phone: 701-282-4692 • Fax: 701-282-4530

Mark Housh
West Fargo City Building Administrator
1042 14th Ave E
West Fargo ND 58078

RE: CLOMR-F
Lots 1-18 Blk #1; Lots 1-12 Blk #2 Hayden Heights Addition
West Fargo, North Dakota

Dear Mark:

Attached is FEMA's determination of the multi-lot CLOMR-F application for Lots 1-18 Blk #1; Lots 1-12 Blk #2 Hayden Heights Addition in West Fargo, North Dakota. As per our application submittal, FEMA has conditionally approved the 100yr flood elevation of 905.2 (1929 datum). Raising the described portion of each lot at or above this elevation would result in those areas being removed from the Special Flood Hazard Area-100 yr floodplain.

I'm forwarding this to your office for your files, since the original determination letter was sent to Barnes Township. A final LOMR-F application is scheduled to be submitted to FEMA once the fill work as been completed. If you have any questions or need additional information, please contact our office.

Sincerely,

MOORE ENGINEERING, INC.

Kent W. Ritterman, PE

CC: Barry Johnson, Public Works Director
Kevin Bucholz, City Engineer
William Burke, Owner

KWR/
12670/FEMA Documents&Correspondence/City of West Fargo-1.doc



Federal Emergency Management Agency

Washington, D.C. 20472

November 10, 2005

MR. KEVIN HEIDEN
CHAIRMAN, TOWNSHIP OF BARNES
2706 COUNTY ROAD 17 SOUTH
FARGO, ND 58104-0000

CASE NO.: 05-08-0701C
COMMUNITY: TOWNSHIP OF BARNES, CASS COUNTY,
NORTH DAKOTA
COMMUNITY NO.: 380256

DEAR MR. HEIDEN:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Conditional Letter of Map Revision based on Fill (CLOMR-F) Comment Document. This comment document provides additional information regarding the effective NFIP map, the legal description of the property and our comments regarding this proposed project.

Additional documents are enclosed which provide information regarding the subject property and CLOMR-Fs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Bellomo".

Doug Bellomo, P.E., Chief
Hazard Identification Section, Mitigation Division

LIST OF ENCLOSURES:
CLOMR-F COMMENT DOCUMENT

cc: Mr. Kent Ritterman



Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	TOWNSHIP OF BARNES, CASS COUNTY, NORTH DAKOTA	Proposed Lots 1 through 18, Block 1, and Lots 1 through 12, Block 2, Hayden Heights Addition, Cass County, North Dakota The portions of property to be removed from the SFHA is more particularly described by the following metes and bounds: Lots 1 -18: COMMENCING at the southwest corner of Lot 1; thence N02°54'13"W, 15.00 feet; thence N87°05'47"E, 15.00 feet to the POINT OF BEGINNING; thence N02°54'13"W, 110.00 feet; thence N87°05'47"E, 155.00 feet; thence 337.7 feet along a curve to the right having a radius of 215.00
	COMMUNITY NO.: 380256	
AFFECTED MAP PANEL	NUMBER: 3802560005B	
NAME: TOWNSHIP OF BARNES, CASS COUNTY, NORTH DAKOTA	DATE: 9/27/1985	
FLOODING SOURCE: SHEYENNE RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 46.819, -96.926 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 7.0 DATUM: NAD 83

COMMENT TABLE REGARDING THE PROPOSED PROPERTY (PLEASE NOTE THAT THIS IS NOT A FINAL DETERMINATION. A FINAL DETERMINATION WILL BE MADE UPON RECEIPT OF AS-BUILT INFORMATION REGARDING THIS PROPERTY.)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT WOULD BE REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
1-18	1	Hayden Heights Addition	—	Portion of Property	B	905.2 feet	—	905.2 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	CONDITIONAL LOMR-F DETERMINATION	ZONE A
DETERMINATION TABLE (CONTINUED)	REVISED BY LETTER OF MAP REVISION	
PORTIONS REMAIN IN THE SFHA	LEVEE PROTECTED	

This document provides the Federal Emergency Management Agency's comment regarding a request for a Conditional 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 proposed described portion(s) of the property(ies) would not be 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) if built as proposed. Our final determination will be made upon receipt of a copy of this document, as-built elevations, and a completed Community Acknowledgement form. Proper completion of this form certifies 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 document is not a final determination; it only provides our comment on the proposed project in relation to the SFHA shown on the effective NFIP map.

This comment document is based on the flood data presently available. The enclosed documents provide additional information regarding this request. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.


 Doug Bellomo, P.E., Chief
 Hazard Identification Section, Mitigation Division



Federal Emergency Management Agency
Washington, D.C. 20472

**CONDITIONAL LETTER OF MAP REVISION BASED ON FILL
COMMENT DOCUMENT**

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

thence S02°54'13"E, 1500.00 feet; thence 337.7 feet along a curve to the right having a radius of 215.00 feet; thence S87°05'47"W, 155.00 feet; thence N02°54'13"W, 110.00 feet; thence N87°05'47"E, 155.00 feet; thence 164.9 feet along a curve to the left having a radius of 105.00 feet; thence N02°54'13"W, 1500.00 feet; thence 164.9 feet along a curve to the left having a radius of 105.00 feet; thence S87°05'47"W, 155.00 feet to the POINT OF BEGINNING

Lots 1 - 12: COMMENCING at the southeast corner of Lot 1; thence N02°54'13"W, 15.00 feet; thence S87°05'47"W, 15.00 feet to the POINT OF BEGINNING; thence S87°05'47"W, 110.00 feet; thence N02°54'13"W, 1470.00 feet; thence N87°05'47"E, 110.00 feet; thence S02°54'13"E, 1470.00 feet to the POINT OF THE BEGINNING

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT WOULD BE REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
1-12	2	Hayden Heights Addition	—	Portion of Property	B	905.2 feet	—	905.2 feet

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.

CONDITIONAL LOMR-F DETERMINATION (This Additional Consideration applies to the preceding 2 Properties.)

Comments regarding this conditional request are based on the flood data presently available. Our final determination will be made upon receipt of this Comment Document, certified as-built elevations and/or certified as-built survey. Since this request is for a Conditional Letter of Map Revision based on Fill, we will also require the applicable processing fee, and the "Community Acknowledgement" form. Please note that additional items may be required before a final as-built determination is issued.

This letter does not relieve Federal agencies of the need to comply with Executive Order 11988 on Floodplain Management in carrying out their responsibilities and providing Federally undertaken, financed, or assisted construction and improvements, or in their regulating or licensing activities.

REVISED BY LETTER OF MAP REVISION (This Additional Consideration applies to the preceding 2 Properties.)

The effective National Flood Insurance Program map for the subject property, has since been revised by a Letter of Map Revision (LOMR) dated 3/24/1993. The 3/24/1993, LOMR has been used in making the determination/comment for the subject property.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

Doug Bellomo, P.E., Chief
Hazard Identification Section, Mitigation Division



Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEVEE PROTECTED (This Additional Consideration applies to the preceding 2 Properties.)

The subject property is located in an area protected from the 1-percent annual chance flood (base flood) by a levee or other structure subject to possible failure or overtopping by a flood larger than the base flood.

ZONE A (This Additional Consideration applies to the preceding 2 Properties.)

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

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