



## City of Phoenix

To: Scott Cooper  
Planner I

Date: January 8, 2003

From: Hasan Mushtaq Ph.D., P. E., C. F. M.  
Floodplain Manager

**REVISED**

Subject: CASITAS MONTANA APARTMENTS  
PROJECT NUMBER 02-677 Q S. 43-22

We have examined subject Preliminary Site Plan to determine if this project is within a Special Flood Hazard Area, as designated by the Federal Emergency Management Agency (FEMA). SFHAs are areas subject to inundation by a 100-year flood.

Our examination has determined that this project is located in a Special Flood Hazard Area, (Scatter Wash) Zone AE, Panel 1215 J, of the Flood Insurance Rate Maps dated July 19, 2001. However, since no vertical construction is shown within the Floodplain boundary limits of the Scatter Wash, a Letter of Map Revision (LOMR) is not required for this project.

Our examination has also determined that a portion of the parcel is in the Floodway. **NO NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENT, OR ANY OTHER DEVELOPMENT (INCLUDING FILL) SHALL BE PERMITTED WITHIN THE FLOODWAY LIMITS.** If you have any questions please contact the Floodplain Manager at 602-262-4960.

The Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes but not limited to provisions in the latest version of the Floodplain Ordinance of the Phoenix City Code. A copy of the Grading and Drainage Plan needs to be submitted to the Floodplain Management Section of the Street Transportation Department for review and approval of Floodplain requirements prior to issuance of a Grading Permit.

Thank you for the opportunity to review this plan.

HM/DW/AFF/02-677.doc

**GERALD H. NELSON**  
**ENGINEERING, INC.**

6425 SOUTH ROCKFORD DRIVE  
TEMPE, ARIZONA 85283

Tele: (480) 838-4460  
FAX: (480) 755-2297  
E mail:nelsonengr@cox.net

April 11, 2004.

State of Arizona  
Department of Real Estate  
2910 North 44<sup>th</sup> Street, Suite 100  
Phoenix, Arizona, 85018-7256

Re: Casitas Montana, 2950 West Louise Drive, Phoenix, Arizona, 85022, located adjacent to the flood plain of the North Branch of Scatter Wash as shown on FEMA Flood Map 04013C1215 J, revised July 19, 2001, Panel 1215 of 4350.

Dear Sir or Madam:

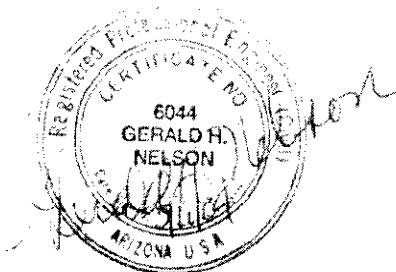
The referenced condominium project's lower finish floor elevations were designed in accordance with the City of Phoenix Flood Plain Management Department's design requirements and were approved by the that organization prior to the final design and approval of the project by others.

Finish floor elevations are designed to be a minimum of 1.9 feet above the elevation of a 100-year flood event. This elevation difference is much greater than is normally required for lower finish floors of projects of this type next to governmentally mapped flood plains in over-bank flow areas.

Therefore, the lower floors of the buildings are considered to be free from flood hazard as that term is currently defined by the City governmental approving agency. The buildings are in Zone X and flood insurance is not required.

Sincerely,

Gerald H. Nelson Engineering, Inc.



Gerald H. Nelson, P.E., R.L.S.  
President