

DEPARTMENT OF PUBLIC SERVICE AND SAFETY



MICHAEL L. WEADOCK
DIRECTOR

October 8, 2001

Mr. Tom Ervin
844 Townview Drive
St. Marys, Ohio 45885

RE: Townview Terrace Apartments, 802 - 856 Townview Drive

Dear Mr. Ervin:

This letter is in regard to your recent inquiry regarding the floor elevations of the Townview Terrace Apartments and how the elevation was established when the apartments were constructed.

The City of St. Marys issued zoning permits for the two apartment buildings in 1976. The first building containing 28 units was issued a permit on April 26, 1976 and the 20 unit building was issued a permit on May 7, 1976. At that time the City of St. Marys did not have flood plain regulations nor did we belong to the FEMA National Flood Insurance Program. During the development of the Townview Terrace Subdivision, it was determined that the subdivision was in an area that occasionally experiences flooding problems. Using the best available information that could be acquired, it was determined at that time to require the floor elevations of the apartment buildings to be constructed at an elevation of 863.00.

During the past 25 years since the buildings have been constructed, there has been flooding in the area. However, the water has not been to the 863.00 elevation during this period. This does not mean that flooding will never reach that height. Base flood elevations that are established today are based on a 100 year flood which means that flooding may occur on a frequency of once in 100 years at or above the base flood elevation.

If you have further questions or need additional information, please contact my office at 419-394-3303, ext. 116.

Sincerely,

Steven C. Opperman
Supt. of Community Services and Engineering



123249/01400

TEL: (419) 394-3303
FAX: (419) 394-2452
E-Mail: stmarys@bright.net