



June 22, 2023

To: FEMA Online LOMC Technical Evaluation Team
ATTN: Matthew Van Wie
Technical Manager
LBYD Federal, LLC
Direct (703) 997-3152
mvanwie@lbyd.com

Dear Matthew and Online LOMC Team:

In supporting the Monongalia County Floodplain Manager Harold "Hap" Sperringer, we are requesting that the Multiple Lot LOMA ([07-03-1267A](#)), dated 2007, located on Lots 4 and 5, Plat 14-B, Quadrilla Street, North Hills subdivision, be superseded by **two single structure LOMAs**: a single structure LOMA for **865 867 Quadrilla Street** duplex building, and another single structure LOMA for **873 875 Quadrilla Street** duplex building. The two duplex buildings should qualify for a LOMA "removal" status based on the Lowest Adjacent Grade of the 2023 Elevation Certificates and the Closest Lower Contours (CLC) of the LiDAR-derived topography method. We request new LOMA determinations at the building-level footprint scale instead of the 2007 multiple lot LOMA, since LOMAs for each building duplex will be more definitive and exact for lending institutions in making SFHA determinations.

Lowest Adjacent Grade (LAG). Derived from Elevation Certificate for each structure and from LiDAR-derived contours. See Elevation Certificate and LiDAR topography on WV Flood Tool.

Base Flood Elevation (BFE). Derived from FEMA [2016 Flood Risk Report](#) and from a 2013 Advisory Flood Height (AFH) [HEC-RAS Model for West Run](#), the BFE is **949.3 ft.** for 865 Quadrilla Street and **949.6 ft.** for 873 Quadrilla St. (NAVD88); the BFE values are the same for both the 2016 and 2013 flood map studies and resulting WSEL grids. New flood risk products from the FEMA Risk MAP study of 2016 became effective in 2019. The RiskMAP study was not countywide and focused primarily on select Zone AE streams in Monongalia and Marion counties. For the 2016 study, the mapping contractor AECOM filled the depth grid with 0.1-foot values to the floodplain fringe boundaries for cartographic purposes where zero foot depth grid values existed; this fill-in mapping technique is not the standard practice that has been done by other mapping contractors in the state, including WSP (formerly AMEC) which performed the 2013 Approximate A Zone Advisory Flood Heights (AFH) model-backed study of this location.

BUILDING 1 (865 867 Quadrilla Street): ([WV Flood Tool Link](#))

Address: 865 & 867 QUADRILLA ST, Morgantown, WV, 26505 (single building duplex footprint)

Legal Description: LOT 5, PLAT 14-B; NORTH HILLS ADDITION; 0.3045 AC

Building Owner: Old Gold Investments, LLC

Parcel ID: [31-08-004J-0127-0002](#); Building ID: 31-08-004J-0127-0002_865

Construction Year: 2008

Elevation Certificate: [EC 31-08-004J-0127-0002_865](#)

Flood Source: West Run, Approximate A Zone

QL2 LiDAR Elevation Source: [FEMA 2018-20 LiDAR](#)

BFE [2016 Flood Risk Report](#): **949.3 ft.** (NAVD88) (MSC posting date 10/04/2016)

BFE 2013 FEMA Advisory Flood Heights: 949.3 ft. (NAVD88). [HEC-RAS Model West Run.](#)

BFE 2012 CTL Engineering: 944.8 ft. (NGVD 1929); see elevation certificate

Lowest Adjacent Grade (LAG) of caisson: 2023 EC: **951.1 ft.** NAVD 1988

Request a single LOMA for 865 867 Quadrilla Street Duplex replace 2007 [LOMA 07-03-1267A](#)



Photo One

Photo One Caption Front View taken 04/16/2023

[Clear Photo One](#)



Photo Four

Photo Four Caption Rear View taken 04/16/2023

[Clear Photo Four](#)

BUILDING 2 (873 875 Quadrilla Street): ([WV Flood Tool Link](#))

Address: 873 & 875 QUADRILLA ST, Morgantown, WV, 26505 (single building duplex footprint)

Legal Description: LOT 4, PLAT 14-B; NORTH HILLS ADDITION; .2779 AC

Building Owner: Old Gold Investments, LLC

Parcel ID: [31-08-004J-0126-0058](#); Building ID: 31-08-004J-0126-0058_873

Construction Year: 2006

Elevation Certificate: [EC 31-08-004J-0126-0058 873](#)

Flood Source: West Run, Approximate A Zone

QL2 LiDAR Elevation Source: [FEMA 2018-20 LiDAR](#)

BFE [2016 Flood Risk Report](#): **949.6 ft.** (NAVD88) (MSC posting date 10/04/2016)

BFE 2013 FEMA Advisory Flood Heights: 949.6 ft. (NAVD88). [HEC-RAS Model West Run.](#)

BFE 2012 CTL Engineering: 944.8 ft. (NGVD 1929); see elevation certificate

Lowest Adjacent Grade (LAG) of caisson: 2023 EC: **954.5 ft.** NAVD 1988

Request a single LOMA for 873 875 Quadrilla Street Duplex replace 2007 [LOMA 07-03-1267A](#)



Photo One

Photo One Caption Front View taken 04/16/2023

[Clear Photo One](#)



Photo Four

Photo Four Caption Rear View taken 04/16/2023

[Clear Photo Four](#)

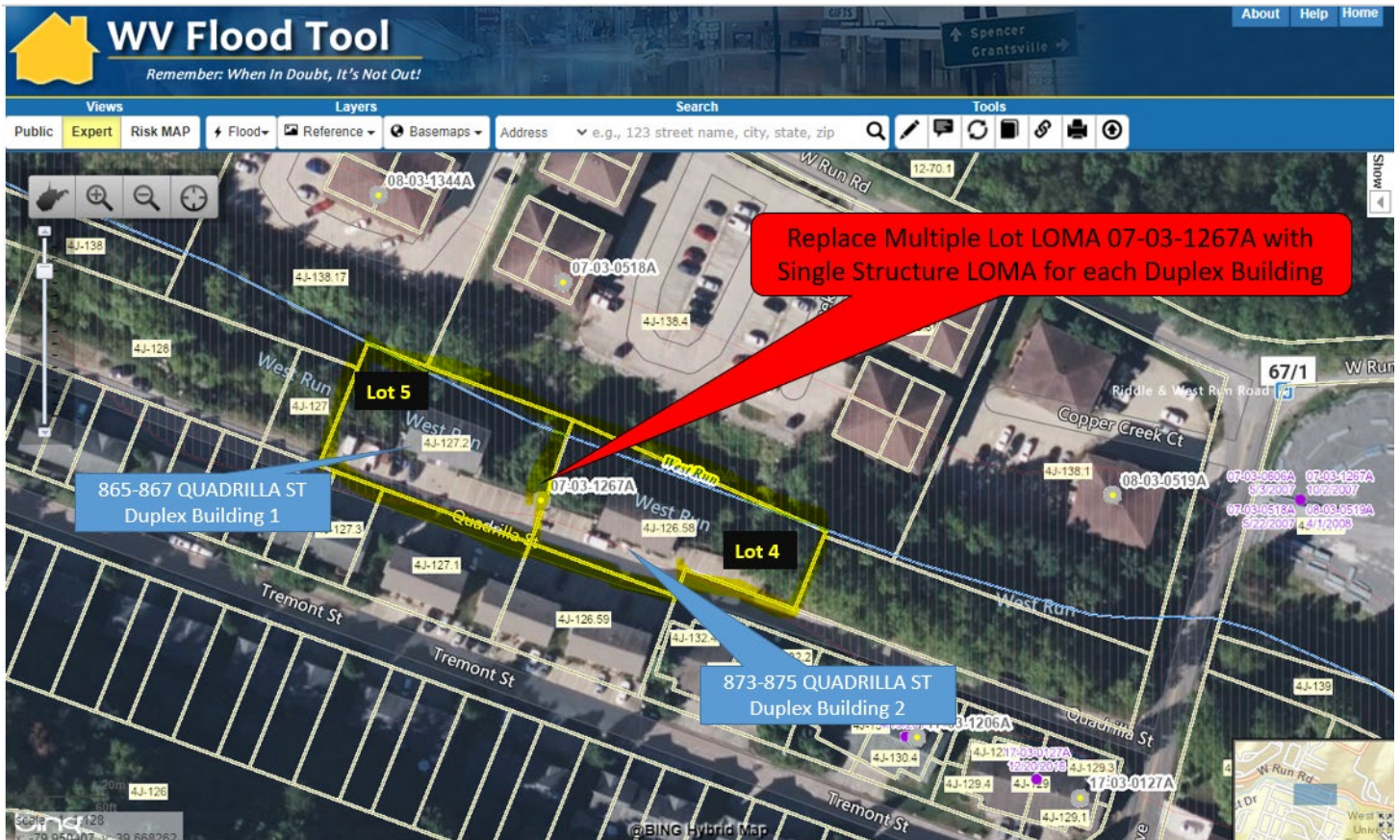


Figure 1. Reference map.

Please contact us if you have any questions.

Sincerely,

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