

STANDARD SYMBOLS THAT  
MAY APPEAR ON THIS PLAT

- STEEL PIPE/PIN FOUND
- 5/8 X 30" REBAR SET
- ⊕ CONCRETE MARKER FOUND
- ⊗ PLANTED STONE FOUND
- FENCE POST
- ▲ POINT
- ⊕ TREE-AS LABELED
- ⦿ UTILITY POLE
- Ⓢ SEPTIC TANK
- Ⓜ WELL

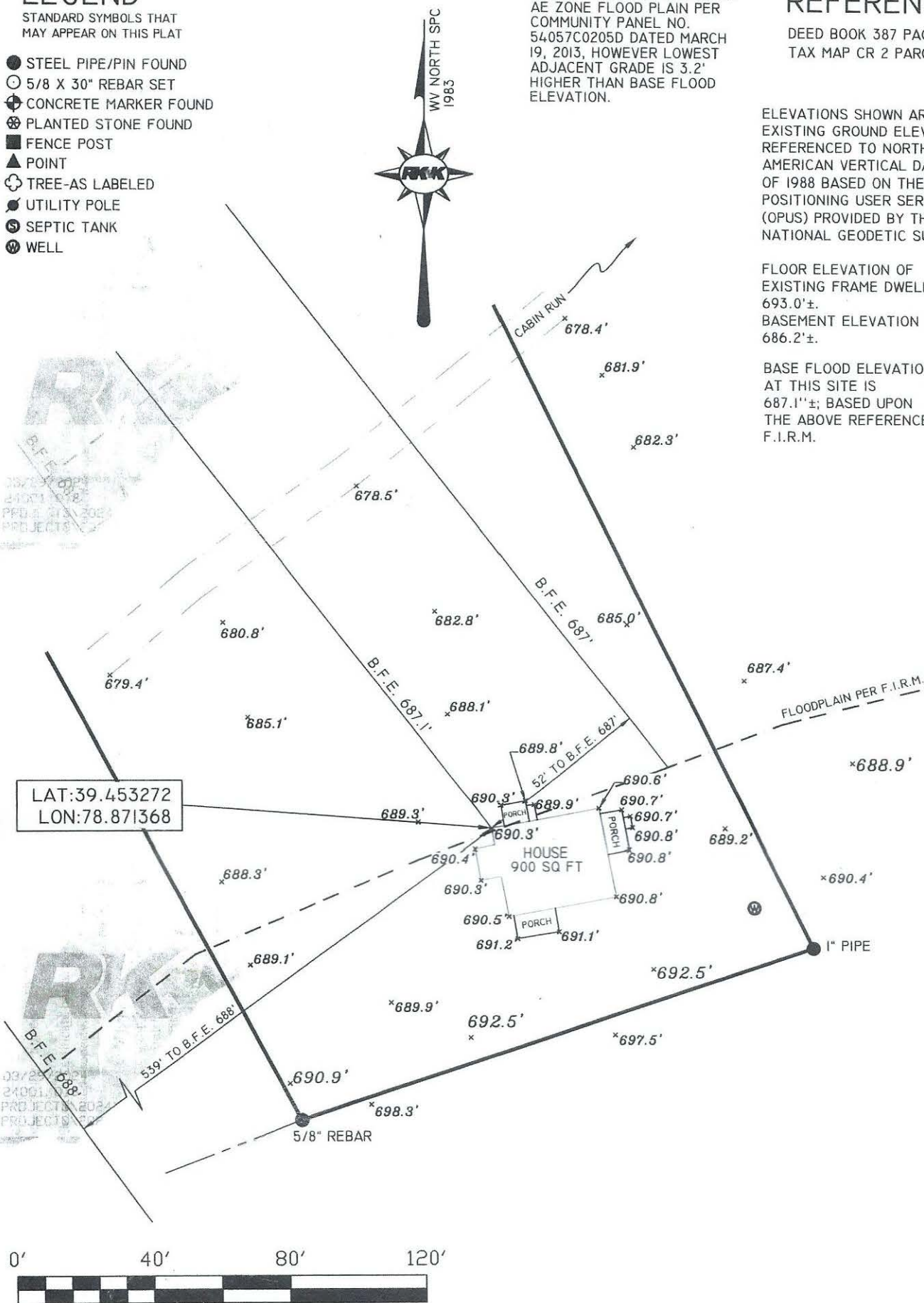
HOUSE PARTIALLY MAPPED IN  
AE ZONE FLOOD PLAIN PER  
COMMUNITY PANEL NO.  
54057C0205D DATED MARCH  
19, 2013, HOWEVER LOWEST  
ADJACENT GRADE IS 3.2'  
HIGHER THAN BASE FLOOD  
ELEVATION.

DEED BOOK 387 PAGE 112  
TAX MAP CR 2 PARCEL 22

ELEVATIONS SHOWN ARE  
EXISTING GROUND ELEVATIONS  
REFERENCED TO NORTH  
AMERICAN VERTICAL DATUM  
OF 1988 BASED ON THE ONLINE  
POSITIONING USER SERVICE  
(OPUS) PROVIDED BY THE  
NATIONAL GEODETIC SURVEY.

FLOOR ELEVATION OF  
EXISTING FRAME DWELLING IS  
693.0'±.  
BASEMENT ELEVATION IS  
686.2'±.

BASE FLOOD ELEVATION  
AT THIS SITE IS  
687.1'±; BASED UPON  
THE ABOVE REFERENCE  
F.I.R.M.



FOR

KEVIN SANDERS  
60 REEVES ROAD EXTENSION  
KEYSER, WV 26726

CABIN RUN DISTRICT      MINERAL COUNTY      WEST VIRGINIA  
Scale: 1" = 40'      Date: MARCH 29, 2024

**RUMMEL, KLEPPER & KAHL, LLP**  
159 PLAZA DRIVE  
KEYSER, WEST VIRGINIA 26726  
T - 304.788.3370 F - 304.788.3577  
[www.rkk.com](http://www.rkk.com)



03/29/2024  
24001.016

PROJECTS\2024\24001\_SURVEY2024\RKK. 016. SANDERS, KEVIN\DWG\SANDERSFEC2024. DWG  
PROJECTS\2024\24001\_SURVEY2024\RKK. 016. SANDERS, KEVIN\DWG\SANDERS2024. DWG

SURVEYED BY:

GREGORY E. VANSCHOY, P.S. 2466



U.S. DEPARTMENT OF HOMELAND SECURITY  
Federal Emergency Management Agency  
National Flood Insurance Program

OMB Control No. 1660-0008  
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>Kevin Sanders</u>	Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>60 Reeves Road Extension</u>	Company NAIC Number: _____
City: <u>Keyser</u> State: <u>WV</u> ZIP Code: <u>26726</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>As described in Mineral County, West Virginia, Deed Book 387, Page 112</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Residential</u>	
A5. Latitude/Longitude: Lat. <u>39.453272</u> Long. <u>-78.871368</u> Horiz. Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 <input type="checkbox"/> WGS 84	
A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8).	
A7. Building Diagram Number: <u>2A</u>	
A8. For a building with a crawlspace or enclosure(s):	
a) Square footage of crawlspace or enclosure(s): <u>900</u> sq. ft.	
b) Is there at least one permanent flood opening on two different sides of each enclosed area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>0</u> Engineered flood openings: <u>0</u>	
d) Total net open area of non-engineered flood openings in A8.c: <u>0</u> sq. in.	
e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): <u>0</u> sq. ft.	
f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>0</u> sq. ft.	
A9. For a building with an attached garage:	
a) Square footage of attached garage: <u>na</u> sq. ft.	
b) Is there at least one permanent flood opening on two different sides of the attached garage? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>na</u> Engineered flood openings: <u>na</u>	
d) Total net open area of non-engineered flood openings in A9.c: <u>na</u> sq. in.	
e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>na</u> sq. ft.	
f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>na</u> sq. ft.	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION	
B1.a. NFIP Community Name: <u>Mineral County</u>	B1.b. NFIP Community Identification Number: <u>540129</u>
B2. County Name: <u>Mineral County</u>	B3. State: <u>WV</u> B4. Map/Panel No.: <u>54057C0205</u> B5. Suffix: <u>D</u>
B6. FIRM Index Date: <u>03/19/2013</u>	B7. FIRM Panel Effective/Revised Date: <u>03/19/2013</u>
B8. Flood Zone(s): <u>AE</u>	B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>687.1'</u>
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: <input type="checkbox"/> FIS <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other: _____	
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____	
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA	
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	



# ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:  
60 Reeves Road Extension

City: Keyser State: WV ZIP Code: 26726

## FOR INSURANCE COMPANY USE

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

## SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings\* ☐ Building Under Construction\* ☒ Finished Construction  
\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only enter meters.  
Benchmark Utilized: Opus Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used?

☒ Yes ☐ No

If Yes, describe the source of the conversion factor in the Section D Comments area.

Check the measurement used:

a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	<u>686.2</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor (see Instructions):	<u>693.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (see Instructions):	<u>na</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab):	<u>na</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	<u>687.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest Adjacent Grade (LAG) next to building: <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Finished	<u>690.3</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest Adjacent Grade (HAG) next to building: <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Finished	<u>690.8</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	<u>689.8</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters

## SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☒ Check here if attachments and describe in the Comments area.

Certifier's Name: Gregory E. Vanscoy License Number: WV PS 2466

Title: Project Surveyor

Company Name: RK&K Engineers

Address: 159 Plaza Drive

City: Keyser State: WV ZIP Code: 26726

Telephone: (304) 788-3370 Ext.: \_\_\_\_\_ Email: gvanscoy@rkk.com

Signature: Gregory E. Vanscoy Date: 4/2/24

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

Opus Report attached

Water Heater 0.8' above basement floor.





# ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

60 Reeves Road Extension

FOR INSURANCE COMPANY USE

Policy Number: \_\_\_\_\_

City: Keyser

State: WV

ZIP Code: 26726

Company NAIC Number: \_\_\_\_\_

## SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings\* ☐ Building Under Construction\* ☒ Finished Construction

\*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is:

4.6 ☒ feet ☐ meters ☐ above or ☒ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is:

4.1 ☐ feet ☐ meters ☐ above or ☒ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is:

☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is:

☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is:

3.8 ☒ feet ☐ meters ☐ above or ☒ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown The local official must certify this information in Section G.

## SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: Gregory E. Vanscoy, P.S. 2466

Address: 159 Plaza Drive

City: Keyser

State: WV

ZIP Code: 26726

Telephone: (304) 788-3370

Ext.: \_\_\_\_\_

Email: gvanscoy@rkk.com

Signature: \_\_\_\_\_

Date: 4/2/24

Comments: \_\_\_\_\_





# ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

60 Reeves Road Extension

City: Keyser

State: WV

ZIP Code: 26726

## FOR INSURANCE COMPANY USE

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

### SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). **Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.**

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) For Building Diagrams 1A, 1B, 3, and 5–8. Top of bottom \_\_\_\_\_ ☐ feet ☐ meters ☒ above the LAG.   
floor (include above-grade floors only for buildings with crawlspaces or enclosure floors) is:

b) For Building Diagrams 2A, 2B, 4, and 6–9. Top of next \_\_\_\_\_ 2.7 ☒ feet ☐ meters ☒ above the LAG   
higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is:

H2. Is all Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

☐ Yes ☐ No

### SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: Gregory E. Vanscoy, WV P.S. 2466

Address: 159 Plaza Drive

City: Keyser

State: WV

ZIP Code: 26726

Telephone: (304) 788-3370

Ext.: \_\_\_\_\_

Email: gvanscoy@rkk.com

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Comments: \_\_\_\_\_





**ELEVATION CERTIFICATE**  
**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11**  
**BUILDING PHOTOGRAPHS**

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:  
60 Reeves Road Extension

City: Keyser State: WV ZIP Code: 26726

**FOR INSURANCE COMPANY USE**

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

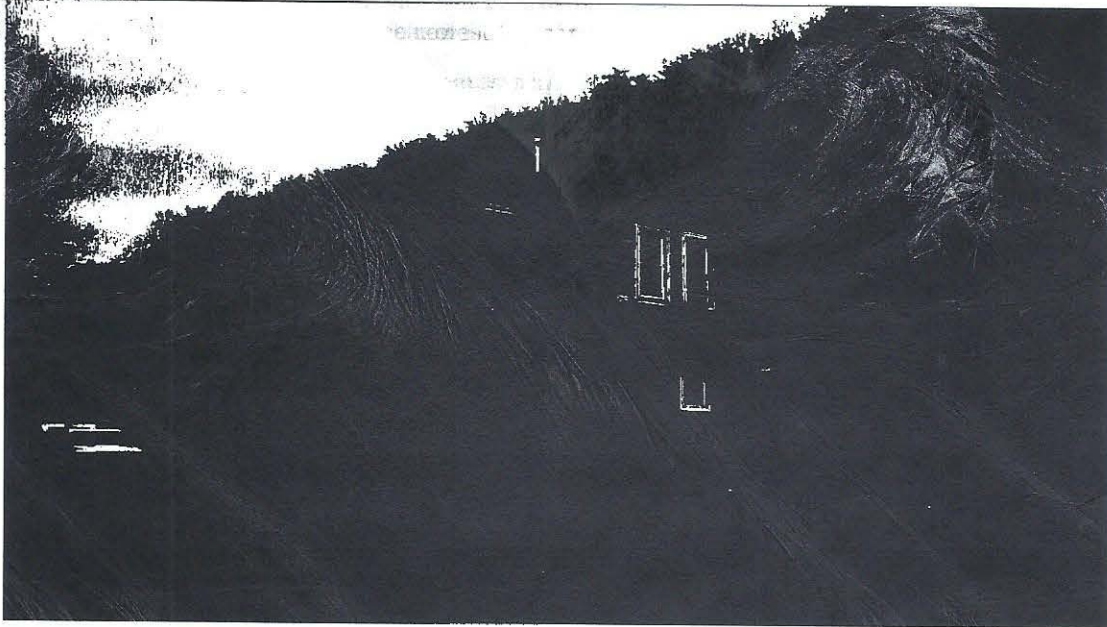


Photo One

Photo One Caption: Front Right 03/27/2024

Clear Photo One

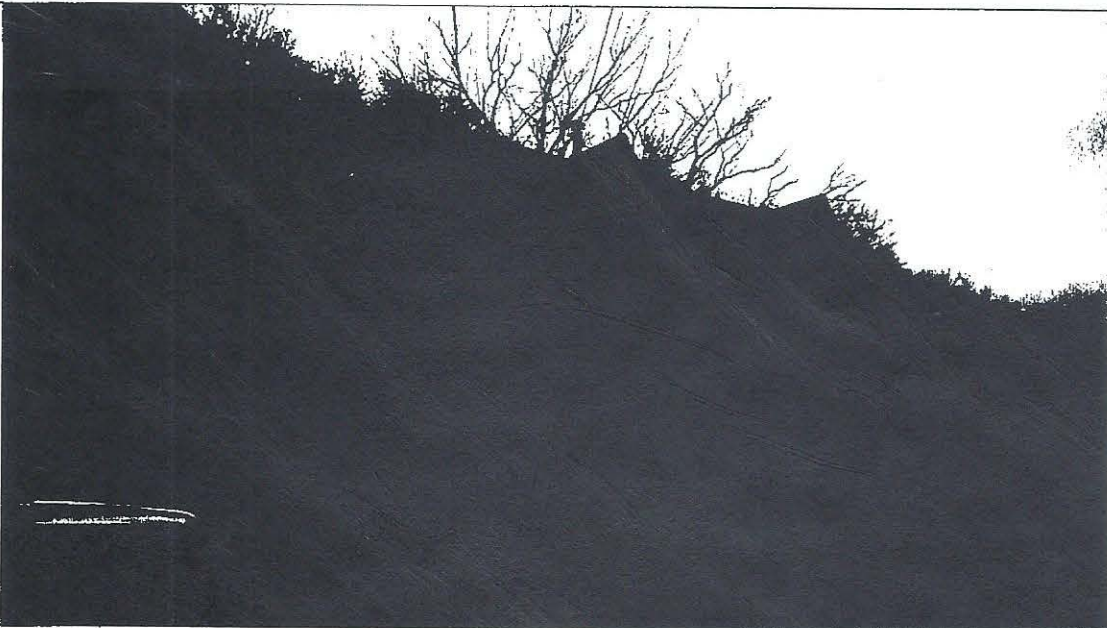


Photo Two

6V

Photo Two Caption: Front Left 03/27/2024

Clear Photo Two



**ELEVATION CERTIFICATE**  
**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11**  
**BUILDING PHOTOGRAPHS**

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:  
60 Reeves Road Extension

City: Keyser State: WV ZIP Code: 26726

**FOR INSURANCE COMPANY USE**

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three

Photo Three Caption: Rear Right 03/27/2024

Clear Photo Three



Photo Four

Photo Four Caption: Rear Left 03/27/2024

Clear Photo Four

**From:** opus  
**Sent:** Friday, March 29, 2024 1:56 AM  
**To:** Greg Vanscoy  
**Subject:** OPUS-RS solution : 07830870.24o OP1711678218293

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the 'Sender' and know the links or open content is safe.

FILE: 07830870.24o OP1711678218293

NGS OPUS-RS SOLUTION REPORT

All computed coordinate accuracies are listed as 1-sigma RMS values.  
For additional information: <https://www.ngs.noaa.gov/OPUS/about.jsp#accuracy>

USER: [gvanscoy@rkk.com](mailto:gvanscoy@rkk.com)  
RINEX FILE: 07830870.24o

DATE: March 29, 2024  
TIME: 05:54:36 UTC

SOFTWARE: rsgps 1.38 RS271.prl 1.99.3      START: 2024/03/27 14:35:20  
EPHEMERIS: igu23073.eph [ultra-rapid]      STOP: 2024/03/27 15:49:55  
NAV FILE: brdc0870.24n      OBS USED: 5094 / 7569 : 67%  
ANT NAME: TRMR12      NONE      QUALITY IND. 23.70/ 30.81  
ARP HEIGHT: 2.05      NORMALIZED RMS: 0.404

REF FRAME: NAD\_83(2011)(EPOCH:2010.0000)      ITRF2014 (EPOCH:2024.23670)

X:	951898.613(m)	0.010(m)	951897.643(m)	0.010(m)
Y:	-4838898.531(m)	0.028(m)	-4838897.102(m)	0.028(m)
Z:	4031416.017(m)	0.016(m)	4031415.967(m)	0.016(m)

LAT:	39 27 11.95880	0.008(m)	39 27 11.99030	0.008(m)
E LON:	281 7 44.43089	0.006(m)	281 7 44.40263	0.006(m)
W LON:	78 52 15.56911	0.006(m)	78 52 15.59737	0.006(m)
EL HGT:	177.387(m)	0.032(m)	176.128(m)	0.032(m)
ORTHO HGT:	209.979(m)	0.037(m)	[NAVD88 (Computed using GEOID18)]	

UTM COORDINATES    STATE PLANE COORDINATES

UTM (Zone 17)      SPC (4701 WV N)

Northing (Y) [meters]	4369247.358	106024.270
Easting (X) [meters]	683180.642	654135.944
Convergence [degrees]	1.35325278	0.40116389
Point Scale	1.00001315	0.99994526
Combined Factor	0.99998532	0.99991743

64



BASE STATIONS USED

PID	DESIGNATION	LATITUDE	LONGITUDE	DISTANCE(m)
DP2883	P817 STCLAIRSVIPA2013 CORS GRP	N400844.059	W0783040.187	82811.9
DH8807	LOYC LOYOLA C COOP CORS ARP	N390712.546	W0781202.609	68647.0
DN9087	WVTA TERRA ALTA CORS ARP	N392616.643	W0793052.953	55444.0
DK6718	PAFU UNIONTOWN CORS ARP	N395535.688	W0794150.510	88239.0
DM2670	PAFM MCCONNELLSBURG CORS ARP	N395744.912	W0775843.617	95132.9
DL3476	LOYC LOYOLA Y CORS ARP	N385318.547	W0782956.943	70462.9
DM4706	WVCV CANAAN VALLEY CORS ARP	N390055.076	W0792725.009	70183.4
DK6724	PAWG GREENSBURG CORS ARP	N401819.242	W0793022.377	109100.3
DM4139	PAFC CHAMBERSBURG CORS ARP	N395649.413	W0774011.167	116701.1

NEAREST NGS PUBLISHED CONTROL POINT

JW0301	598	N392949.000	W0785518.000	6516.8
--------	-----	-------------	--------------	--------

This position and the above vector components were computed without any knowledge by the National Geodetic Survey regarding the equipment or field operating procedures used.

CV