

## LEGEND

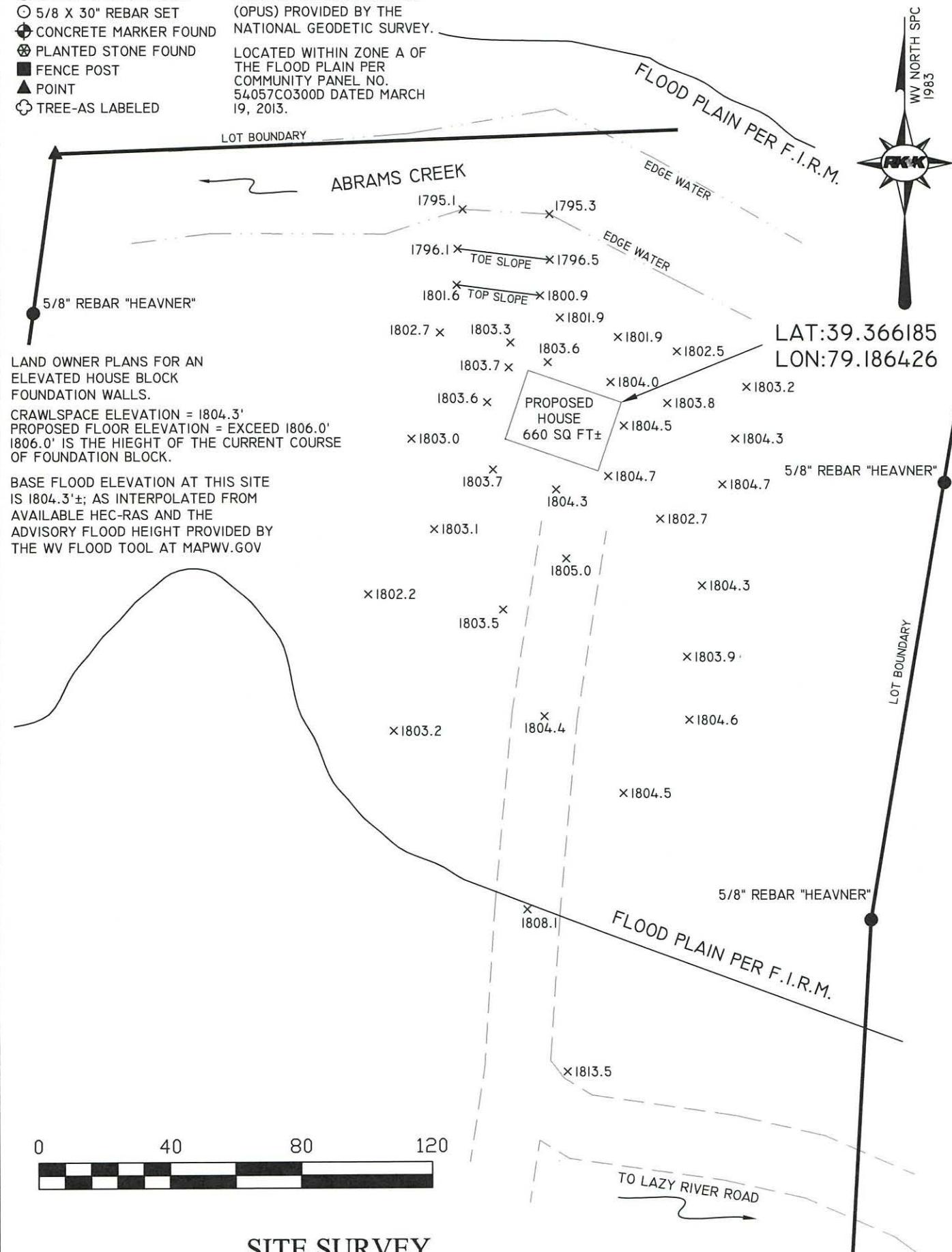
STANDARD SYMBOLS THAT  
MAY APPEAR ON THIS PLAT

- STEEL PIPE/PIN FOUND
- 5/8 X 30" REBAR SET
- ◆ CONCRETE MARKER FOUND
- ⊗ PLANTED STONE FOUND
- FENCE POST
- ▲ POINT
- ⊕ TREE-AS LABELED

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.  
LOCATED WITHIN ZONE A OF  
THE FLOOD PLAIN PER  
COMMUNITY PANEL NO.  
54057CO3000 DATED MARCH  
19, 2013.

## REFERENCE

DEED BOOK 403 PAGE 539  
TAX MAP E15 PARCEL 5.?



## SITE SURVEY

FOR

### TRACT 4 OF HADEN PROPERTIES, LLC

1874 EMORYVILLE RD.  
ELK GARDEN, WV 26717

ELK DISTRICT MINERAL COUNTY WEST VIRGINIA  
Scale: 1" = 40'

Date: AUGUST 9, 2024

**RK&K**

RUMMEL, KLEPPER & KAHL, LLP  
159 PLAZA DRIVE  
KEYSER, WEST VIRGINIA 26726  
T - 304.788.3370 F - 304.788.3577  
www.rkk.com



DATE: 08/09/2024  
24001\_072

PROJECTS\2024\24001\_SURVEY2024\RKK\_072\_HAYWOOD, MIKE\DWG\HAYWOOD2024FEC.DWG  
PROJECTS\2024\24001\_SURVEY2024\RKK\_072\_HAYWOOD, MIKE\DWG\HAYWOOD2024FEC.CRD

SURVEYED BY: \_\_\_\_\_

GREGORY E. VANSCOY, P.S. #2466

## 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>David Picha</u>		Policy Number: _____	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>1882 Emoryville Rd.</u>		Company NAIC Number: _____	
City: <u>Elk Garden</u>		State: <u>WV</u>	ZIP Code: <u>26717</u>
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: As described in Mineral County Deed Book 404, Page 187, also a portion of Parcel 5 of Elk District Map 15 of Mineral County			
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Residential</u>			
A5. Latitude/Longitude: Lat. <u>39.365761</u>		Long. <u>-79.183186</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>5</u>			
A8. For a building with a crawlspace or enclosure(s):			
a) Square footage of crawlspace or enclosure(s): <u>1180</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 type="checkbox"/> No <input checked="" 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>0</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 checked="" 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>0</u> Engineered flood openings: <u>0</u>			
d) Total net open area of non-engineered flood openings in A9.c: <u>0</u> sq. in.			
e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>0</u> sq. ft.			
f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>0</u> sq. ft.			
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION			
B1.a. NFIP Community Name: <u>Mineral County, West Virginia</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>54057c0300</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>A</u>		B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>1820.4'</u>	
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: <input type="checkbox"/> FIS <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input checked="" type="checkbox"/> Other: <u>Advisory Flood Height from WV Flood Tool at mapwv.gov</u>			
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.:  
1882 Emoryville Rd.

City: Elk Garden State: WV ZIP Code: 26717

**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?

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

Yes  No

Check the measurement used:

a) Top of bottom floor (including basement, crawlspace, or enclosure floor): 1826.6  feet  meters

b) Top of the next higher floor (see Instructions):    feet  meters

c) Bottom of the lowest horizontal structural member (see Instructions):    feet  meters

d) Attached garage (top of slab):    feet  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): 1826.6  feet  meters

f) Lowest Adjacent Grade (LAG) next to building:  Natural  Finished 1821.5  feet  meters

g) Highest Adjacent Grade (HAG) next to building:  Natural  Finished 1821.7  feet  meters

h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: 1821.5  feet  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 P.S. 2466

Title: Project Surveyor

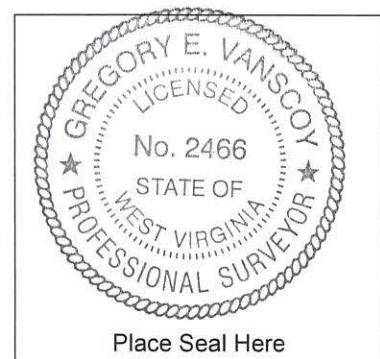
Company Name: RK&K Engineers

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: 1/19/24



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

Finish floor elevation will be 1826.4' or higher.

All machinery or equipment will be at 1826.4' or higher.

# ELEVATION CERTIFICATE

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

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1882 Emoryville Rd.

City: Elk Garden State: WV ZIP Code: 26717

**FOR INSURANCE COMPANY USE**

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

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: 4.9  feet  meters  above or  below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: 5.1  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: na  feet  meters  above or  below the HAG.

E3. Attached garage (top of slab) is: na  feet  meters  above or  below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: 4.9  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, WV P.S. 2466

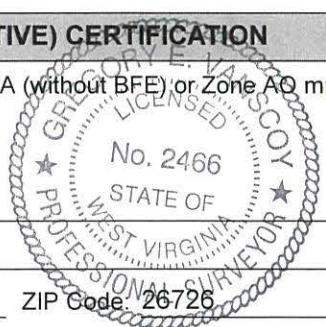
Address: 159 Plaza Drive

City: Keyser State: WV ZIP Code: 26726

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

Signature: Gregory E. Vanscoy Date: 1/9/24

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.:  
1882 Emoryville Rd.

City: Elk Garden State: WV ZIP Code: 26717

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 floor (include above-grade floors only for buildings with crawlspaces or enclosure floors) is: \_\_\_\_\_ 5.1  feet  meters  above the LAG

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

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: Gregory E. Vanscoy Date: 1/9/24

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.:  
1882 Emoryville Rd.

City: Elk Garden State: WV ZIP Code: 26717

## 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: Right Front 12/20/2023



Photo Two

Photo Two Caption: Left Front 12/20/2023

**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.:  
1882 Emoryville Rd.

City: Elk Garden      State: WV      ZIP Code: 26717

**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: Right Rear 12/20/2023



Photo Four

Photo Four Caption: Left Rear 12/20/2023

**From:** opus  
**Sent:** Tuesday, October 3, 2023 10:05 PM  
**To:** Greg Vanscoy  
**Subject:** OPUS-RS solution : 07832710.23o OP1696384894383

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

FILE: 07832710.23o OP1696384894383

NGS OPUS-RS SOLUTION REPORT

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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) DATE: October 04, 2023  
RINEX FILE: 0783271p.23o TIME: 02:03:33 UTC

SOFTWARE: rsgps 1.38 RS271.prl 1.99.3 START: 2023/09/28 15:22:40  
EPHEMERIS: igr22814.eph [rapid] STOP: 2023/09/28 15:38:10  
NAV FILE: brdc2710.23n OBS USED: 1395 / 1476 : 95%  
ANT NAME: TRMR12 NONE QUALITY IND. 6.91/ 5.67  
ARP HEIGHT: 2.05 NORMALIZED RMS: 0.369

REF FRAME: NAD\_83(2011)(EPOCH:2010.0000) ITRF2014 (EPOCH:2023.74150)

X: 927018.350(m) 0.007(m) 927017.388(m) 0.007(m)  
Y: -4850201.371(m) 0.025(m) -4850199.942(m) 0.025(m)  
Z: 4024232.305(m) 0.021(m) 4024232.251(m) 0.021(m)  
  
LAT: 39 22 1.08714 0.007(m) 39 22 1.11839 0.007(m)  
E LON: 280 49 13.56690 0.004(m) 280 49 13.53860 0.004(m)  
W LON: 79 10 46.43310 0.004(m) 79 10 46.46140 0.004(m)  
EL HGT: 530.203(m) 0.033(m) 528.944(m) 0.033(m)  
ORTHO HGT: 561.741(m) 0.038(m) [NAVD88 (Computed using GEOID18)]

UTM COORDINATES STATE PLANE COORDINATES  
UTM (Zone 17) SPC (4701 WV N)  
Northing (Y) [meters] 4359081.279 96297.271  
Easting (X) [meters] 656822.395 627612.784  
Convergence [degrees] 1.15490833 0.20436389  
Point Scale 0.99990281 0.99995090  
Combined Factor 0.99981964 0.99986773

US NATIONAL GRID DESIGNATOR: 17SPD5682259081(NAD 83)

BASE STATIONS USED

PID	DESIGNATION	LATITUDE	LONGITUDE	DISTANCE(m)
DP2883	P817 STCLAIRSVIPA2013 CORS GRP	N400844.059	W0783040.187	103708.4
DL3476	LOYY LOYOLA Y CORS ARP	N385318.547	W0782956.943	79272.2
DM4710	WVNR ELKINS CORS ARP	N385344.505	W0795130.270	78635.9
DK6718	PAFU UNIONTOWN CORS ARP	N395535.688	W0794150.510	76396.4
DL2039	LOYQ LOYOLA LOYQ CORS ARP	N393802.593	W0774251.098	129485.2
DH7958	LOYA LOYOLA A COOP CORS ARP	N382533.900	W0785321.774	107448.0
DM5974	WVBR BRIDGEPORT CORS ARP	N391828.884	W0801638.618	94878.4
DK6724	PAWG GREENSBURG CORS ARP	N401819.242	W0793022.377	107881.9
DM4139	PAFC CHAMBERSBURG CORS ARP	N395649.413	W0774011.167	144697.2

NEAREST NGS PUBLISHED CONTROL POINT

JW0749	RV 7	N392314.000	W0791044.000	2249.4
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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.