

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

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 Joseph Devault & Julie M. Thrasher					Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 386 McDonalds Beach Lane					Company NAIC Number:
City Keyser		State West Virginia		ZIP Code 26726	<input checked="" type="checkbox"/>
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) As described in Mineral County Deed Book 383, Page 82, and also Parcel 44 of Map 36 of Frankfort Distrcit, Mineral County, WV					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>39.47066</u> Long. <u>-78.81058</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>5</u> <input checked="" type="checkbox"/>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>320</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>na</u>					
c) Total net area of flood openings in A8.b <u>na</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>na</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>na</u>					
c) Total net area of flood openings in A9.b <u>na</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number Mineral County 540129			B2. County Name Mineral County		B3. State West Virginia <input checked="" type="checkbox"/>
B4. Map/Panel Number 54057C0210	B5. Suffix D	B6. FIRM Index Date 03/19/2013	B7. FIRM Panel Effective/ Revised Date 03/19/2013	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 613.1'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input checked="" type="checkbox"/> Other/Source: <u>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					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 386 McDonalds Beach Lane			Policy Number:
City Keyser	State West Virginia	ZIP Code 26726	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, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO.
 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/Source: _____

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

Check the measurement used.

- | | | | |
|---|-------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | 615.5 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | na | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | na | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | na | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | 615.5 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | 611.9 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | 612.3 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | na | <input 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 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.

Certifier's Name Kerry S. Shultz	License Number WV PS 1850, WV PE 14492		
Title Project Manager			
Company Name RK&K Engineers			
Address 159 Plaza Drive			
City Keyser	State West Virginia		ZIP Code 26726
Signature 	Date 3/9/23	Telephone 304-788-3370	Ext.

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

Comments (including type of equipment and location, per C2(e), if applicable)

Homeowner plans on a 16'x 20' addition to existing house.
 Floor and horizontal members to addition will be elevated above
 Base Flood Elevation of 613.1'. Only impact to Flood Zone will
 be six 8" x 8" support post, placed within the downstream
 conveyance shadow of structure.

PID	DESIGNATION	LATITUDE	LONGITUDE	DISTANCE(m)
DK6718	PAFU UNIONTOWN CORS ARP	N395535.688	W0794150.510	91372.4
DM2670	PAFM MCCONNELLSBURG CO	N395744.912	W0775843.617	89796.4
DL3933	LS08 LOYOLA LS08 CORS ARP	N385849.217	W0801311.034	133334.2
DK6724	PAWG GREENSBURG CORS A	N401819.242	W0793022.377	110129.5
DL2039	LOYQ LOYOLA LOYQ CORS A	N393802.593	W0774251.098	95936.8

Ref. FEMA NFIP Floodplain Management Requirements Unit 5 Minor Projects 5-23,24

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

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City Keyser	State West Virginia	ZIP Code 26726	Company NAIC Number	

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One Caption Front Right 02/07/2023

Clear Photo One



Photo Two Caption Front Left 02/07/2023

Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008

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City Keyser	State West Virginia	ZIP Code 26726	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three Caption Rear Right 02/07/2023

Clear Photo Three



Photo Four Caption Rear Left 02/07/2023

Clear Photo Four

March 9, 2023

Joe Devault
212 Philos Avenue
Westernport, MD 21562

RE: Elevation Analysis

Joseph Devault & Julie M. Thrasher own a home at 386 McDonalds Beach Lane, near Keyser, West Virginia.

The existing home is a frame-built home on a block foundation.

The Base Flood elevation at this structure is 613.1 per the WV Flood Tool at mapwv.gov.

The homeowners plan on a 16-foot by 20-foot (320 Square Foot) addition, on post or columns, to their existing home (730 Square Feet).

The proposed addition will have the same floor elevation as the existing home at 615.5 feet NAVD.

The lowest adjacent grade to the new construction is 611.9', projecting a flood depth of 1.2 feet.

The proposed addition will have all horizontal beams or members elevated to above the existing base flood elevation, as to have no effect on the flood zone.

The addition will consist of six 8" x 8" post placed within the downstream conveyance shadow of the existing structure.

The "Minor Projects" section of the FEMA NFIP Floodplain Management Requirements (FEMA 480, February 2005), Unit 5, Section D, states:

"Building additions, accessory buildings, and similar small projects can be located in the conveyance shadow. This is the area upstream and downstream of an existing building or other obstruction to flood flows. Flood water is already flowing around the larger obstruction, so the addition of a new structure will not change existing flood flow."

"Small structures located completely within the shadow can be permitted without the engineering analysis needed for a no-rise certification."

The displacement volume of the posts, below the Base Flood Elevation, would be less than 3.25 cubic feet in total. This amount in itself is negligible and since the planned improvements affecting the flood zone are located entirely within the existing conveyance shadow, using "logic and common sense", the proposed addition for Mr. Devault, will have no affect on the existing flood zone.

Sincerely,
Rummel, Klepper & Kahl, LLP



Kerry Shultz
Project Manager, PS WV #1850, PE WV #14492



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
- ⊕ UTILITY POLE

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.

PROPERTY MAPPED IN FLOOD WAY PER COMMUNITY PANEL NO. 54057C0210D DATED MARCH 19, 2013.

BUILDING IS FRAME STRUCTURE ON A BLOCK FOUNDATION/CRAWLSPACE.

FLOOR ELEVATION OF EXISTING FRAME DWELLING IS 615.5'±.

PROPOSED ADDITION FLOOR ELEVATION AT OR EXCEEDING 615.5'.

CRAWLSPACE ELEVATION IS 611.4'±.

BASE FLOOD ELEVATION FOR THIS SITE IS 613.1' BASED ON THE WV FLOOD TOOL AT MAPWV.GOV.

GROUND ELEVATION AT PROPOSED ADDITION IS 611.9'

ADDITION WILL BE PLACED ON 8' X 8' POST THAT WILL BE ENTIRELY WITHIN THE CONVEYANCE SHADOW OF THE STRUCTURE.

CONVEYANCE SHADOW IS AS DESIGNATED IN FEMA NFIP FLOODPLAIN MANAGEMENT REQUIREMENTS, UNIT 5, SECTION D, MINOR PROJECTS(5-23, 24), DATED FEBRUARY 2005.

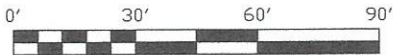
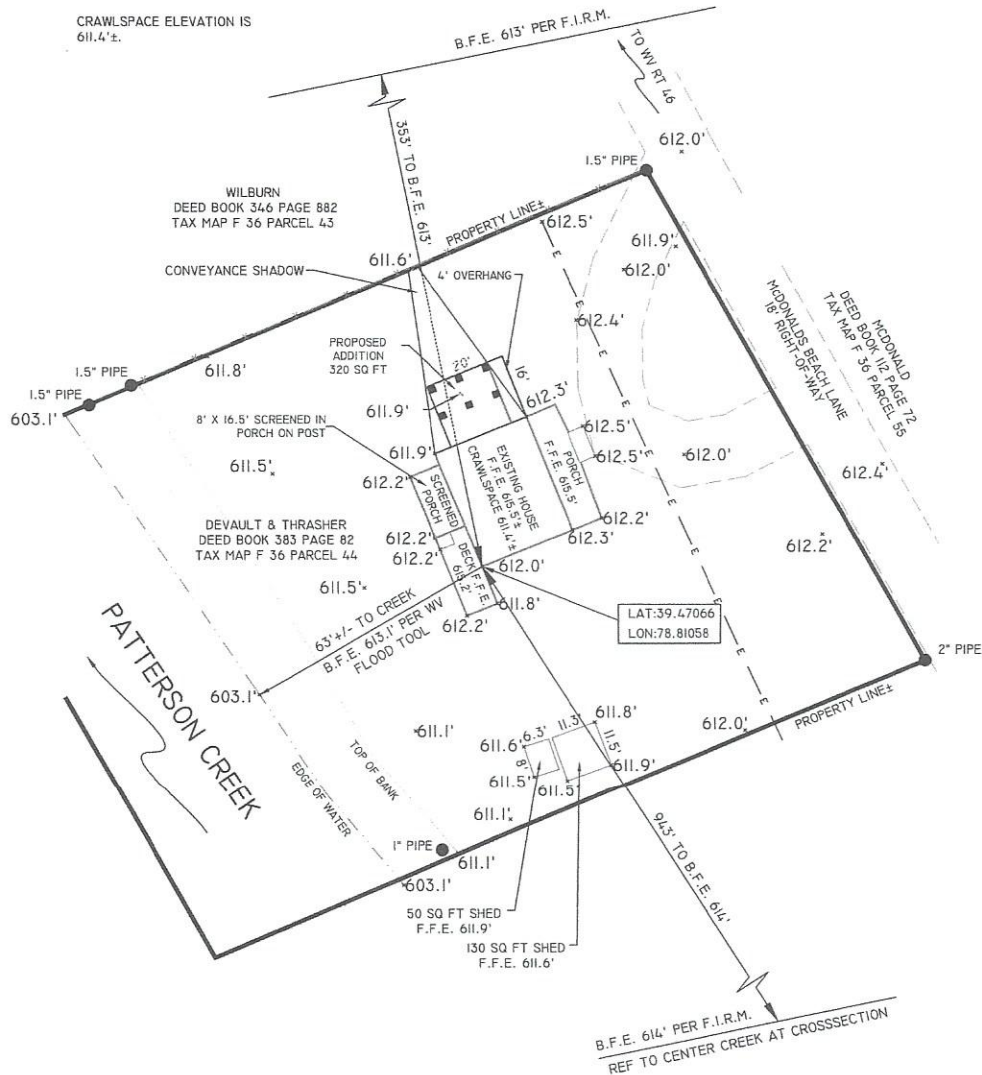
HOMEOWNER PLAN ON A 16' X 20' ADDITION TO EXISTING HOME. HORIZONTAL COMPONENTS OF THE ADDITION WILL BE ELEVATED TO ABOVE THE BASE FLOOD ELEVATION.

IMPACT TO THE FLOOD ZONE WOULD BE LESS THAN 3.25 CUBIC FEET, AND WOULD BE LOCATED ENTIRELY WITHIN THE CONVEYANCE SHADOW OF THE EXISTING STRUCTURE.

BASE FLOOD ELEVATION 613.1' BASED ON THE WV FLOOD TOOL, MAPWV.GOV

REFERENCE

DEED BOOK 383 PAGE 82
TAX MAP F 36 PARCEL 44



SITE SURVEY

FOR
JOSEPH DEVAULT & JULIE M. THRASHER
386 McDONALDS BEACH LANE
KEYSER, WV 26726

FRANKFORT DISTRICT MINERAL COUNTY WEST VIRGINIA
Scale: 1" = 30' Date: MARCH 06, 2023

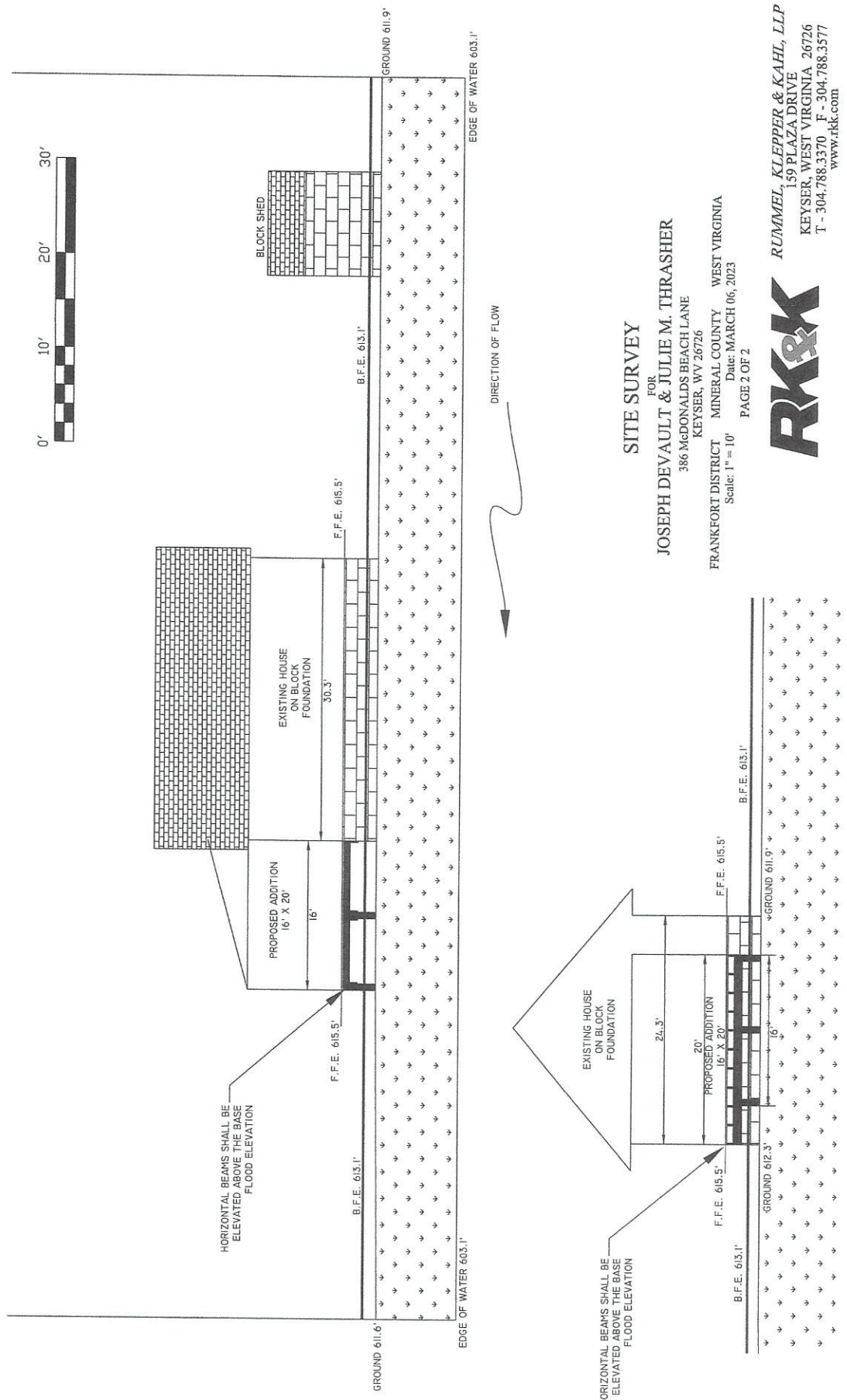
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SURVEYED BY:
KERRY S. SHULTZ, WV P.S. #1850
WV P.E. #14492



SITE SURVEY
 FOR
JOSEPH DEVAULT & JULIE M. THRASHER

386 McDONALDS BEACH LANE
 KEYSER, WV 26726

FRANKFORT DISTRICT MINERAL COUNTY WEST VIRGINIA
 Date: MARCH 06, 2023
 Scale: 1" = 10'
 PAGE 2 OF 2

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