

# 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
- ⊙ SEPTIC TANK
- ⊕ WELL

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 978.0'±.

CRAWLSPACE ELEVATION IS 974.2'±.

BASE FLOOD ELEVATION AT THIS SITE IS 975.9'±; BASED UPON THE ABOVE REFERENCE F.I.R.M.

# NOTE

NOT MAPPED IN AE FLOOD ZONE PER COMMUNITY PANEL NO. 54057C0170D DATED MARCH 19, 2013, HOWEVER ADJACENT GRADE AND CRAWLSPACE ARE BELOW THE BASE FLOOD ELEVATION.

# REFERENCE

DEED BOOK 400 PAGE 780  
TAX MAP NC 19 PARCEL 17

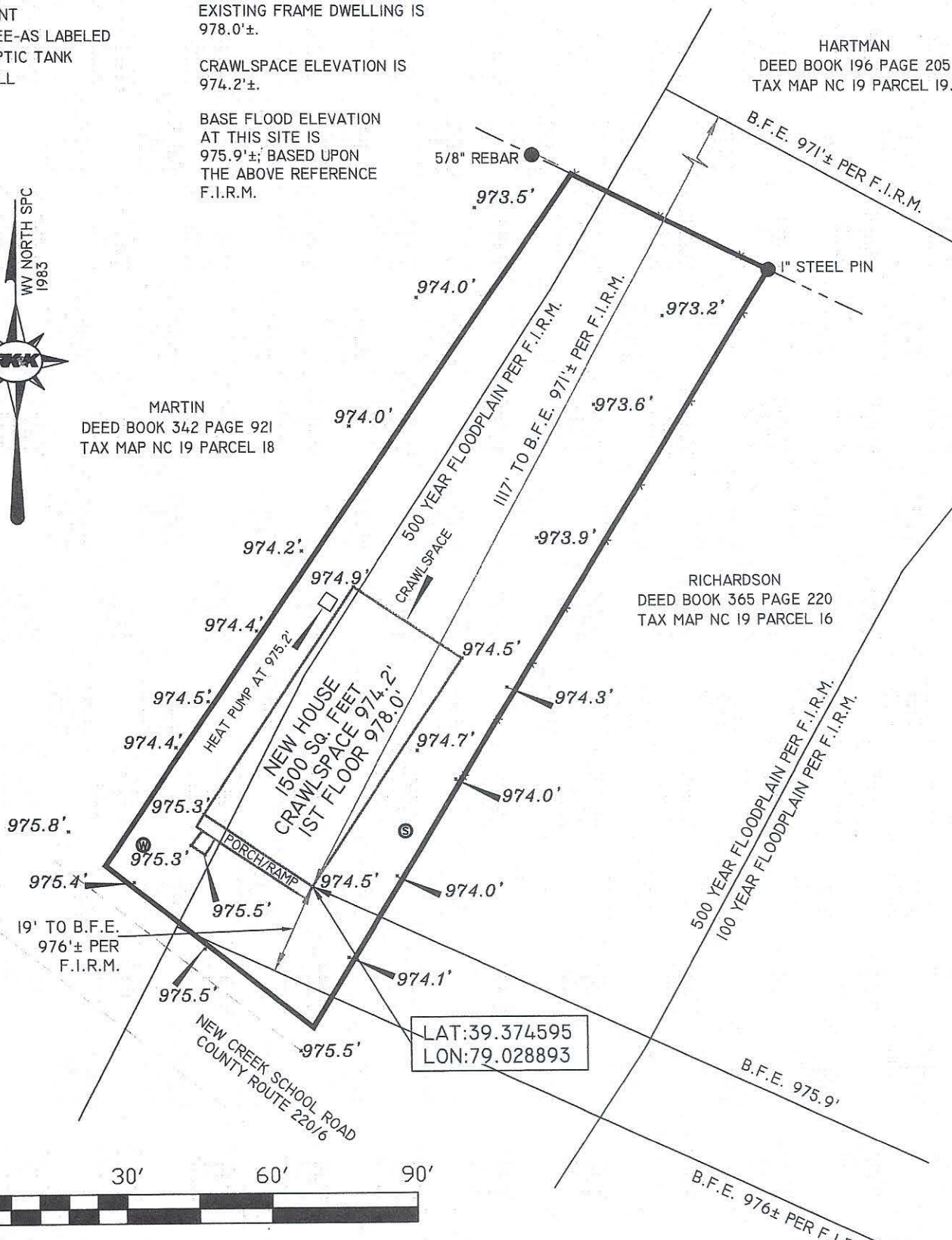
THIS SURVEY IS NOT A BOUNDARY SURVEY AND PROPERTY LINES AS SHOWN ARE APPROXIMATE.



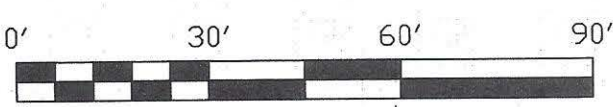
MARTIN  
DEED BOOK 342 PAGE 921  
TAX MAP NC 19 PARCEL 18

HARTMAN  
DEED BOOK 196 PAGE 205  
TAX MAP NC 19 PARCEL 19.1

RICHARDSON  
DEED BOOK 365 PAGE 220  
TAX MAP NC 19 PARCEL 16



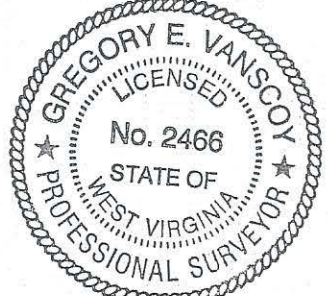
LAT:39.374595  
LON:79.028893



## SITE SURVEY

FOR  
**DEAN RICHARDSON & AMANDA RICHARDSON**  
40 NEW CREEK SCHOOL ROAD  
NEW CREEK, WV 26743

NEW CREEK DISTRICT      MINERAL COUNTY      WEST VIRGINIA  
Scale: 1" = 30'      Date: FEBRUARY 29, 2024



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

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>Dean Richardson &amp; Amanda Richardson</u>	Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>40 New Creek School Road</u>	Company NAIC Number: _____
City: <u>New Creek</u> State: <u>WV</u> ZIP Code: <u>26743</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>As described in Deed Book 400, Page 780, in the Records of Mineral County, West Virginia</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Residential</u>	
A5. Latitude/Longitude: Lat. <u>39.374595</u> Long. <u>-79.028893</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>9</u>	
A8. For a building with a crawlspace or enclosure(s):	
a) Square footage of crawlspace or enclosure(s): <u>1500</u> sq. ft.	
b) Is there at least one permanent flood opening on two different sides of each enclosed area? <input checked="" type="checkbox"/> Yes <input 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>0170</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>975.9</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	

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

40 New Creek School Road

City: New Creek

State: WV

ZIP Code: 26743

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): 974.2  feet  meters

b) Top of the next higher floor (see Instructions): 978.0  feet  meters

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

d) Attached garage (top of slab): NA  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): 975.2  feet  meters

f) Lowest Adjacent Grade (LAG) next to building:  Natural  Finished 974.5  feet  meters

g) Highest Adjacent Grade (HAG) next to building:  Natural  Finished 975.3  feet  meters

h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: 974.5  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: Rummel, Klepper and Kahl, LLP

Address: 159 Plaza Drive

City: Keyser

State: WV

ZIP Code: 26726

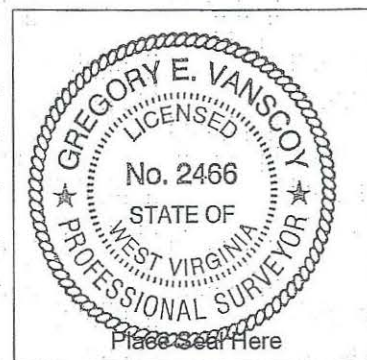
Telephone: (304) 788-3370

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

Email: gvanscoy@rkk.com

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

Date: 2/29/24



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

AC heat pump at 975.2'

8 flood vents total(1024 sq inches), split 4 to each long side, however height to adjacent grade is 1.4' or more.

Not mapped within the 100 year AE zone, however adjacent grade is 0.6'-1.4' below base flood elevation.

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City: New Creek

State: WV

ZIP Code: 26743

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: \_\_\_\_\_ 1.1  feet  meters  above or  below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: \_\_\_\_\_ 0.3  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: \_\_\_\_\_ 2.7  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: \_\_\_\_\_ 0.1  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: 2/29/24

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.:

40 New Creek School Road

FOR INSURANCE COMPANY USE

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

City: New Creek

State: WV

ZIP Code: 26743

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: \_\_\_\_\_  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: \_\_\_\_\_ 3.5  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 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: \_\_\_\_\_

2/29/24

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.:  
40 New Creek School Road

City: New Creek State: WV ZIP Code: 26743

**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.

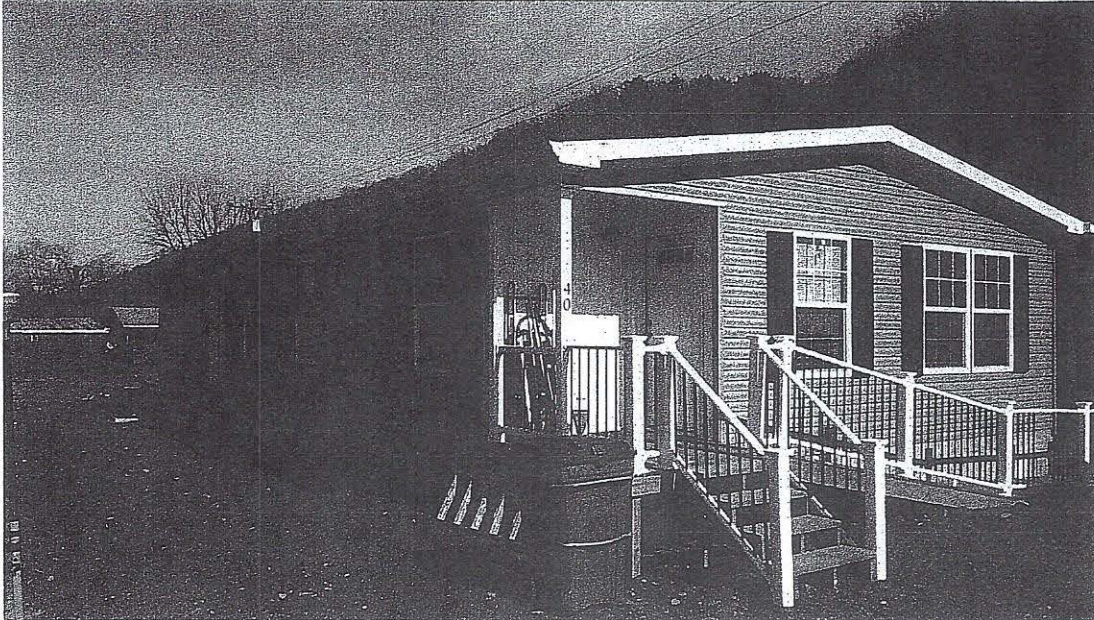


Photo One

Photo One Caption: Left Front 02/26/2024

Clear Photo One

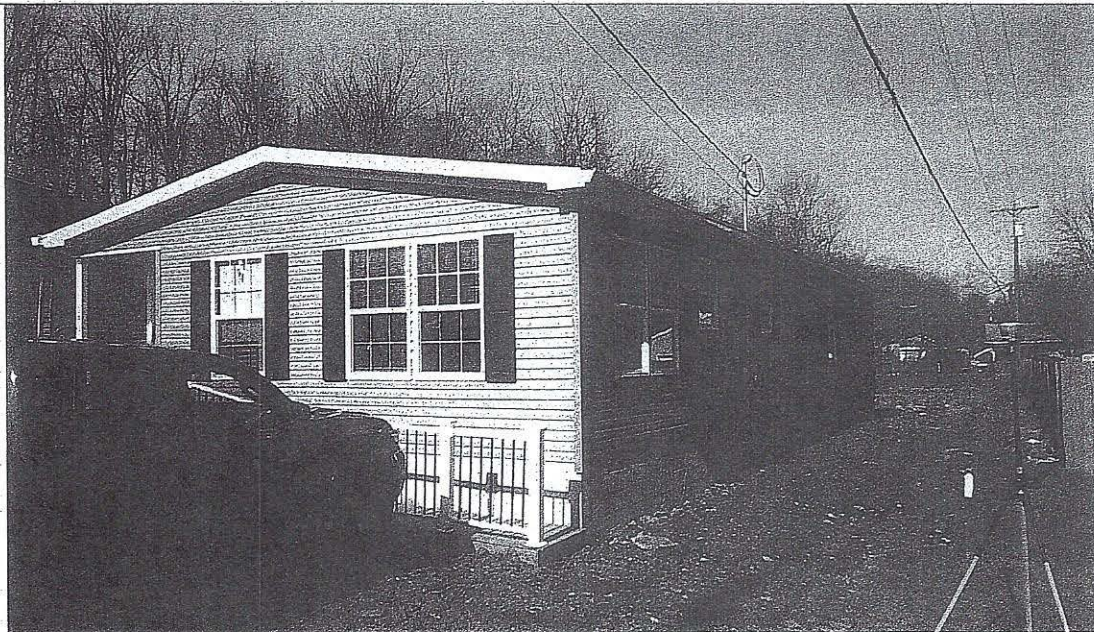


Photo Two

Photo Two Caption: Right Front 02/26/2024

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.:  
40 New Creek School Road

City: New Creek State: WV ZIP Code: 26743

**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.

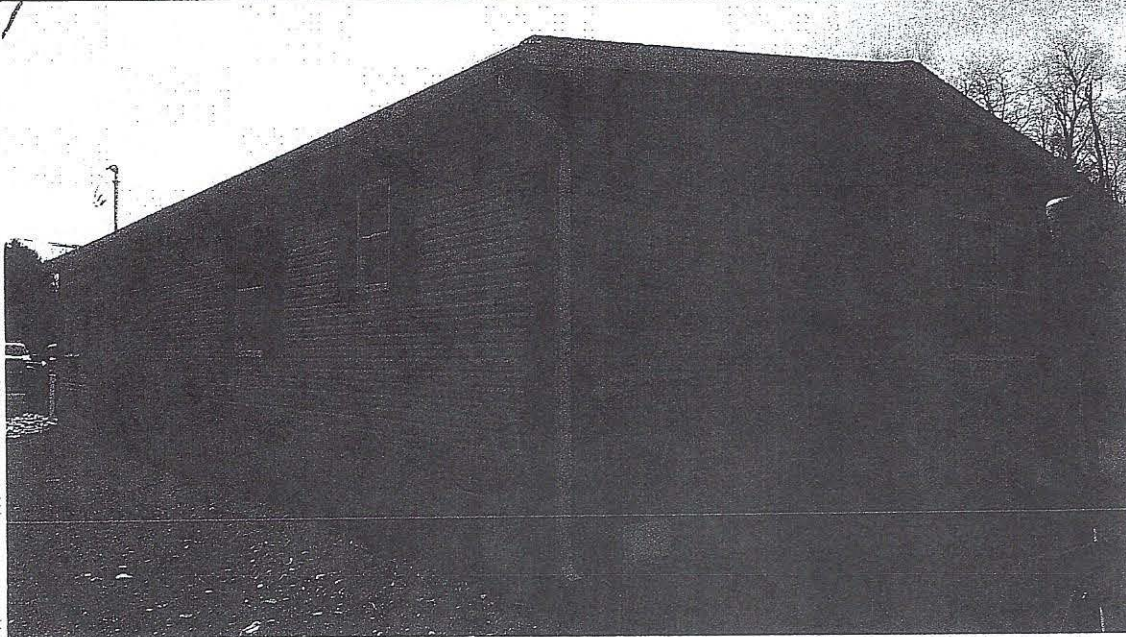


Photo Three

Photo Three Caption: Right Rear 02/26/2024

Clear Photo Three

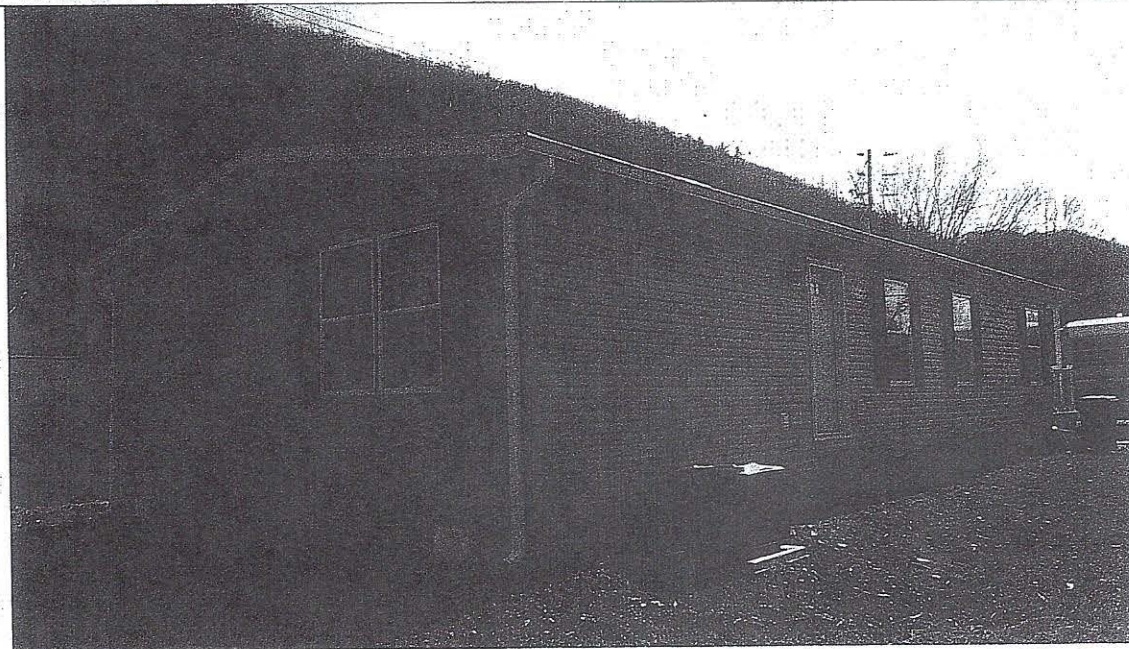


Photo Four

Photo Four Caption: Left Rear 02/26/2024

Clear Photo Four

**From:** opus  
**Sent:** Saturday, February 24, 2024 12:41 PM  
**To:** Greg Vanscoy  
**Subject:** OPUS-RS solution : 07832620.22o OP1708796323038

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

FILE: 07832620.22o OP1708796323038

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: February 24, 2024  
RINEX FILE: 0783262n.22o TIME: 17:40:09 UTC

SOFTWARE: rsgps 1.38 RS250.prl 1.99.3 START: 2022/09/19 13:47:00  
EPHEMERIS: igs22281.eph [precise] STOP: 2022/09/19 14:34:30  
NAV FILE: brdc2620.22n OBS USED: 4680 / 5463 : 86%  
ANT NAME: TRMR12 NONE QUALITY IND. 4.40/ 33.87  
ARP HEIGHT: 2.05 NORMALIZED RMS: 0.416

REF FRAME: NAD\_83(2011)(EPOCH:2010.0000) ITRF2014 (EPOCH:2022.71669)

X: 939503.257(m) 0.007(m) 939502.310(m) 0.007(m)  
Y: -4847243.884(m) 0.025(m) -4847242.454(m) 0.025(m)  
Z: 4024480.236(m) 0.016(m) 4024480.181(m) 0.016(m)

LAT: 39 22 18.49955 0.005(m) 39 22 18.53076 0.005(m)  
E LON: 280 58 9.05250 0.006(m) 280 58 9.02503 0.006(m)  
W LON: 79 1 50.94750 0.006(m) 79 1 50.97497 0.006(m)  
EL HGT: 266.569(m) 0.029(m) 265.309(m) 0.029(m)  
ORTHO HGT: 298.659(m) 0.035(m) [NAVD88 (Computed using GEOID18)]

UTM COORDINATES STATE PLANE COORDINATES

UTM (Zone 17) SPC (4701 WV N)

Northing (Y) [meters] 4359887.023 96890.559  
Easting (X) [meters] 669625.451 640427.732  
Convergence [degrees] 1.24944722 0.29923056  
Point Scale 0.99995427 0.99995053  
Combined Factor 0.99991245 0.99990871

US NATIONAL GRID DESIGNATOR: 17SPD6962559887(NAD 83)

BASE STATIONS USED

PID	DESIGNATION	LATITUDE	LONGITUDE	DISTANCE(m)
DP2883	P817 STCLAIRSVIPA2013 CORS GRP	N400844.059	W0783040.187	96770.2
DL3476	LOYY LOYOLA Y CORS ARP	N385318.547	W0782956.943	70659.8
DM4706	WVCV CANAAN VALLEY CORS ARP	N390055.076	W0792725.009	54062.4
DK6718	PAFU UNIONTOWN CORS ARP	N395535.688	W0794150.510	84067.5
DM2670	PAFM MCCONNELLSBURG CORS ARP	N395744.912	W0775843.617	111581.3
DH7958	LOYA LOYOLA A COOP CORS ARP	N382533.900	W0785321.774	105706.5
DM4710	WVNR ELKINS CORS ARP	N385344.505	W0795130.270	88966.2
DL2750	PAII INDIANA CORS ARP	N403620.248	W0791109.328	137639.7
DM4139	PAFC CHAMBERSBURG CORS ARP	N395649.413	W0774011.167	133122.7

NEAREST NGS PUBLISHED CONTROL POINT

JW0694	P 18	N392209.000	W0790158.000	338.1
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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.