

Assumptions and conditions of the CRS Credit Calculations in West Virginia:

- The “**OSP**” (CRS-422.a) credits can be given for the preserved open spaces located in the community’s regulatory floodplains including the SFHA as shown on the community’s Flood Insurance Rate Map (FIRM) or another floodplain with similar development regulations. In West Virginia, it can be considered just the same as the Special Flood Hazard Area (SFHA) because there is no other regulatory floodplain.
- The **impact adjusted SFHA** must be used in the base maps and area calculations. That means refining the SFHA by eliminating the areas without any potential for development or out of the community’s authority. It can be translated to exclusion of the large waterbodies (larger than 10 acres) in addition to the federally owned lands from the SFHA area. A state land is a special situation. Although a community does not have any regulation authority over it, if it helps the community receive more credit it can be included in the maps and area calculations.
- The projected coordinate system of **NAD 1983, UTM Zone 17N** is applied in the GIS files used in all area calculations of the CRS credits in West Virginia.
- To be considered as “**open space**”, it is assumed that there are no buildings or structures, filling, large pavement, or other encroachment to flood flows in the parcels.
- To be qualified as “**preserved**” open space, all of the parcels included in the calculations are assumed to be attached with a signed statement by a public or creditable private owner or some regulations on the parcel preventing from construction, fillings, or other encroachments on flood flows in the future.
- All of the OSP parcels are assumed to be vacant at the time of application for the CRS credits.
- The calculations of “**deed restrictions (DR)**” (CRS-422.b) only apply to the areas qualified for the OSP, as a prerequisite. It is assumed that there is a deed for the parcels with the explicit language indicating the following restrictions:
 - (a) No new buildings may be allowed on the property;
 - (b) The restriction runs with the land; and
 - (c) The restriction cannot be changed by a future owner; rather, it can only be amended by a court for just cause.
- To be eligible for the “**Natural Functions Open Space (NFOS)**” (CRS-422.c), the properties are assumed to be managed to keep the undeveloped natural state (for NFOS1) or designation as critical habitat for threatened or endangered species (for NFOS3).
- For the calculations of “**Freeboard (FRB)**” (CRS-432.b), a 2-foot freeboard is assumed in West Virginia. The areas previously calculated in the open space preservation credit (cOSP) are excluded from the freeboard area.
- In the calculations of “**Acquisition and Relocation (AR)**” (CRS-520), the assumption is that all the buyout properties had buildings that have been acquired or relocated from the regulatory floodplain since the FIRM effective date. (In the first version of Mount Hope study, it was investigated manually by the parcel history of the properties, but it is not possible for the entire state at this point).
- No “**Repetitive Loss**” structures were included in the calculations of Acquisition and Relocation.
- As there is no other regulatory floodplain in West Virginia, in calculations of step 2 of the option 2 (c520-2.2), the number of buildings acquired or relocated out of the SFHA (bARSF) is the same as the number of buildings acquired or relocated from the regulatory floodplain (bAR).