

# ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008  
 Expiration Date: July 31, 2015

## SECTION A - PROPERTY INFORMATION

## FOR INSURANCE COMPANY USE

A1. Building Owner's Name Twin Creeks Development CO., LLC	Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 518 Golden Peak Street	Company NAIC Number:
City Central Point State OR ZIP Code 97502	

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)  
 37 2W 03CA - TL 803 ; Lot 140, Twin Creeks Crossing, Phase III

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential

A5. Latitude/Longitude: Lat. 42.38185N Long. 122.92822W Horizontal Datum:  NAD 1927  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 9

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s)	<u>1235</u> sq ft	A9. For a building with an attached garage:	a) Square footage of attached garage	<u>430</u> sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade	<u>9</u>		b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade	<u>0</u>
c) Total net area of flood openings in A8.b	<u>1321</u> sq in		c) Total net area of flood openings in A9.b	<u>0</u> sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number City of Central Point 410092		B2. County Name Jackson		B3. State OR	
B4. Map/Panel Number 41029C1768	B5. Suffix F	B6. FIRM Index Date 05-03-11	B7. FIRM Panel Effective/Revised Date 05-03-11	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 1250.00

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.  
 FIS Profile  FIRM  Community Determined  Other/Source: \_\_\_\_\_

B11. Indicate elevation datum used for BFE in Item B9:  NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?  Yes  No  
 Designation Date: \_\_\_\_\_  CBRS  OPA

## 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: RM1 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)	<u>1249.2</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	<u>1252.4</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>n/a</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>1251.6</u>	<input checked="" 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)	<u>1251.7</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>1250.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>1251.3</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>n/a</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters

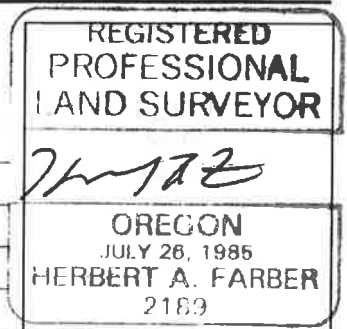
## SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No

Check here if attachments.

Certifier's Name Herbert A Farber	License Number 2189
Title President	Company Name Farber & Sons Inc
Address 431 Oak St.	City Central Point
State Or	ZIP Code 97502
Signature <i>[Signature]</i>	Date 11-24-15
Telephone 541-664-5599	



RENEWED DEC. 31, 2015

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>		<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 518 Golden Peak Street		Policy Number:
City Central Point	State OR ZIP Code 97502	Company NAIC Number:

**SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)**

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

Comments Section C2(e): the lowest machinery servicing the property is the heat pump.

Signature

*[Handwritten Signature]*

Date 11-24-15

**SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
  - a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the HAG.
  - b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  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 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) 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 \_\_\_\_\_  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 REPRESENTATIVE) CERTIFICATION**

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

Property Owner's or Owner's Authorized Representative's Name

Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

Check here if attachments.

**SECTION G - COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8-G10. In Puerto Rico only, enter meters.

- G1.  The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.  A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3.  The following information (Items G4-G10) is provided for community floodplain management purposes.

G4. Permit Number 175-15-000358-DNL	G5. Date Permit Issued 8/25/15	G6. Date Certificate Of Compliance/Occupancy Issued TBD
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- G7. This permit has been issued for:  New Construction  Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: 1252.4  feet  meters Datum NAVD88
- G9. BFE or (in Zone AO) depth of flooding at the building site: 1250.0  feet  meters Datum NAVD88
- G10. Community's design flood elevation: 1251.0  feet  meters Datum NAVD88

Local Official's Name Stephanie Holley, CFM	Title Community Planner II
Community Name City of Central Point	Telephone 541.664.3321, Ext. 244
Signature Stephanie Holley	Date 12/7/15

Comments Section B9 is reported incorrectly & should read as follows: 1,250.0. All other sections reported correctly.  Check here if attachments.

Complies with CPMC 8.24.250 & the No-Rise approval per Revision to the Master Grading Plan for the subject lot (Email 12/7/15).

# Building Photographs

See Instructions for Item A6.

**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.  
518 Golden Peak St

Policy Number:

City Central Point

State OR

ZIP Code 97502

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.

Front 11-24-15:



Rear 11-24-15:





# WHETSTONE ENGINEERING, INC.

December 3, 2015

City of Central Point Planning Department  
Attn: Stephanie Holtey  
140 South Third Street  
Central Point, OR 97502

**Subject: Soil Fill & Removal Certification for New Residence Construction  
Twin Creeks Crossing, Phases 1, 2 & 3 – Remaining Lots Master Grading Plan  
518 Golden Peak Drive (Phase 3, Lot 140)  
T.37S. R.2W. S.03CA T.L.803**

Dear Stephanie:

Based on calculations performed by Whetstone Engineering for the subject parcel (see attached drawing), and the Final Elevation Certificate provided by Farber & Sons, Inc. (see attached), the new residence at 518 Golden Peak Drive was constructed as follows:

Finish Floor Elevation	= 1252.4-ft, NAVD
Base Flood Elevation	= 1250.0-ft, NAVD
Finish Grade Elevation	= 1251.3-ft, NAVD
Foundation Excavation Quantity	= 101 cubic yards
Foundation Backfill Quantity	= 47 cubic yards
Exported Fill Quantity	= 54 cubic yards
Imported Topsoil Quantity	= 18 cubic yards
Net Exported Soil from Lot	= 36 cubic yards

It is the opinion of this engineer that the constructed residence finish floor and finish grade elevations for this lot are in compliance with the remaining lots master grading plan dated 4/30/15 for phases 1, 2 and 3 of the Twin Creeks Crossing Subdivision in Central Point.

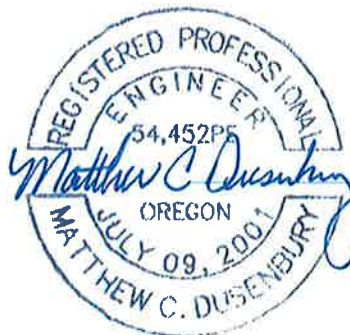
If you have any questions, or are in need of further information, please call.

Sincerely,

**WHETSTONE ENGINEERING, INC.**

By: Matthew C. Dusenbury

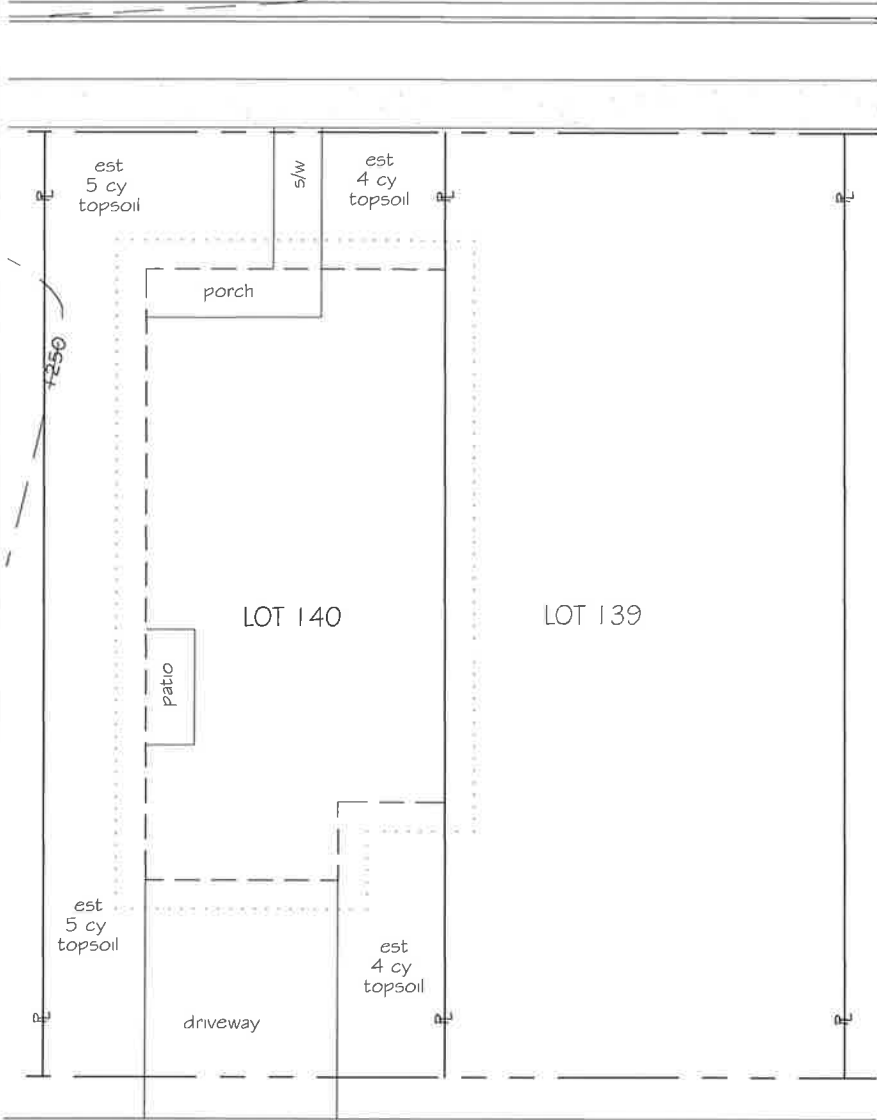
President



RENEWAL DATE: 12/31/15

# TWIN CREEKS CROSSING PHASE 3 - LOT 140 SOIL REMOVAL & FILL CALCULATIONS FOR RESIDENCE CONSTRUCTION 518 GOLDEN PEAK DRIVE, CENTRAL POINT, OR

GOLDEN PEAK DRIVE



### LEGEND:

- RIGHT OF WAY
- PROPERTY LINE
- CURB AND GUTTER
- FOUNDATION OUTLINE
- 3' AROUND BLDG.

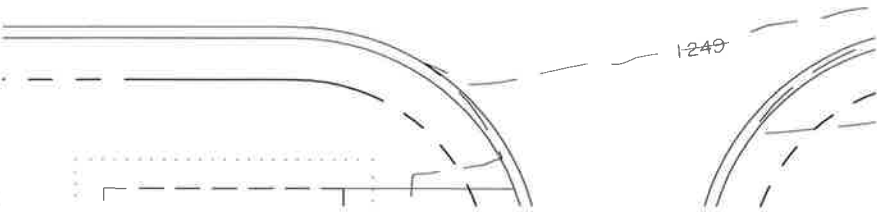
### BUILDING INFORMATION:

- 1878 SF ... BUILDING FOOTPRINT
- 2481 SF ... EXCAVATION AREA  
(3' AROUND FOOTPRINT)
- 1249.8 FT... AVERAGE LOT GRADE (ALG)
- 1252.4 FT... FINISHED FLOOR ELEVATION
- 1251.3 FT... HIGHEST ADJACENT GRADE (HAG)
- 1249.2 FT... BOTTOM OF FOOTING ELEVATION (BOF)
- 0.5' ± ... CRUSHED ROCK DEPTH
- 1248.7 FT... BOTTOM OF CRUSHED ROCK ELEV (BCR)
- 1.1' ... AVERAGE CUT DEPTH  
(ALG - BCR)
- 2.1' ... AVERAGE FILL DEPTH  
(HAG - BOF)

### VOLUME CALCULATIONS

- 101 CY ..... EST VOLUME OF EXCAVATION FOR  
FOUNDATION CONSTRUCTION  
(1.1') (2481 SF) / 27
- 47 CY ..... EST VOLUME OF BACKFILL  
AROUND FOUNDATION  
(2.1') (2481 SF - 1878 SF) / 27
- 54 CY ..... EST VOLUME OF EXPORTED FILL  
(101 CY - 47 CY)
- 18 CY ..... EST VOLUME OF TOPSOIL FILL  
5 CY + 5 CY + 4 CY + 4 CY
- 36 CY ..... EST NET VOLUME OF SOIL  
REMOVAL FROM LOT  
(101 CY - 47 CY - 18 CY)

ALLEY





## Stephanie Holtey

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**From:** Peter Brooks <PBrooks@nhcweb.com>  
**Sent:** Monday, December 07, 2015 2:05 PM  
**To:** Stephanie Holtey  
**Subject:** RE: 518 Golden Peak - Soil Removal and Fill Certification

Stephanie,

I reviewed modeling and mapping from our recent no-rise analysis for the Twin Creeks Development, dated March 25, 2015. Based on this analysis, the lot at 518 Golden Peak Dr. is outside of the proposed 100-year floodplain and floodway, primarily due to the recent construction of the nearby flood swale. As such, the deviation between the finished grade elevations reported in the Master Plan and those on the Certificates of Elevation will not adversely affect flood levels and will maintain compliance with no-rise standards in an effective FEMA floodplain. Please feel free to contact me if you have any questions or concerns.

Regards,  
Peter

**Peter C. Brooks, P.E. | Sr. Engineer**  
[pbrooks@nhcweb.com](mailto:pbrooks@nhcweb.com) | Tel: (206) 241-6000

**From:** Stephanie Holtey [<mailto:Stephanie.Holtey@centralpointoregon.gov>]  
**Sent:** Monday, December 07, 2015 10:24 AM  
**To:** Peter Brooks <[PBrooks@nhcweb.com](mailto:PBrooks@nhcweb.com)>  
**Subject:** FW: 518 Golden Peak - Soil Removal and Fill Certification

Hi Peter,

The finished grade elevation on this lot came in 0.3-ft higher than the final finished grade permitted on the Master Grading Plan for Twin Creeks. To approve the final floodplain inspection, we need you to verify that the actual finished grade on this lot does not aggravate the flood levels per the No-Rise approval for Twin Creeks Crossing.

Thank you for considering this request. Let me know if you have any questions.

Regards,

Stephanie Holtey, CFM  
Community Planner II  
City of Central Point  
140 South 3<sup>rd</sup> Street  
Central Point, OR 97502  
Desk: (541) 664-7602, Ext. 244  
Fax: (541) 664-6384  
[www.centralpointoregon.gov](http://www.centralpointoregon.gov)

