

ELEVATION CERTIFICATE

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

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name TWIN CREEKS DEVELOP CO LLC	Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1133 Boulder Ridge 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.)
 372W03BD 3201 ; Lot 144, Twin Creeks Crossing, Phase III

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

A5. Latitude/Longitude: Lat. 42.38234N Long. 122.92860W 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>1667</u> sq ft	A9. For a building with an attached garage:
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>14</u>	a) Square footage of attached garage <u>507</u> sq ft
c) Total net area of flood openings in A8.b <u>1683</u> sq in	b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	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

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) 1248.4

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>1247.7</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	<u>1250.4</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>1250.2</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>1249.8</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>1248.7</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>1249.8</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

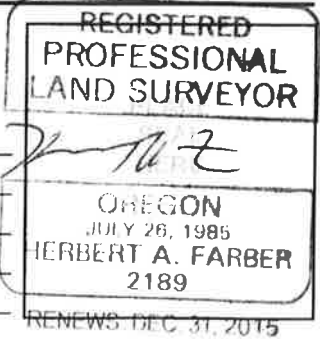
Check here if attachments.

Certifier's Name Herbert A Farber License Number 2189

Title President Company Name Farber & Sons Inc

Address 431 Oak City Central Point State Or ZIP Code 97502

Signature [Signature] Date 10-23-2015 Telephone 541-664-5599



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. 1133 Boulder Ridge 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 The benchmark is also NGS mark P 549. Section C2(e): the lowest machinery servicing the property is the heat pump.

Signature _____ Date 10-23-2015

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 175-15-000231-DWL	G5. Date Permit Issued 6/11/15	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: 1250.4 feet meters Datum NAVD88

G9. BFE or (in Zone AO) depth of flooding at the building site: 1284.4 feet meters Datum NAVD88

G10. Community's design flood elevation: 1285.4 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 10/29/15

Comments Complies with ICAMA 8.24, Flood Damage Prevention Check here if attachments.

& No-Rise approval per Engineer's certification & Master Grading Plan.

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.
1133 Boulder Ridge Street

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 10-21-2015:



Rear 10-21-2015:





**WHETSTONE
ENGINEERING, INC.**

October 27, 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
1133 Boulder Ridge Street (Phase 3, Lot 144)
T.37S. R.2W. S.03BD T.L.3201**

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 1133 Boulder Ridge Street was constructed as follows:

Finish Floor Elevation	= 1250.4-ft, NAVD
Base Flood Elevation	= 1248.4-ft, NAVD
Finish Grade Elevation	= 1249.8-ft, NAVD
Foundation Excavation Quantity	= 181 cubic yards
Foundation Backfill Quantity	= 42 cubic yards
Exported Fill Quantity	= 139 cubic yards
Imported Topsoil Quantity	= 30 cubic yards
Net Exported Soil from Lot	= 109 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.

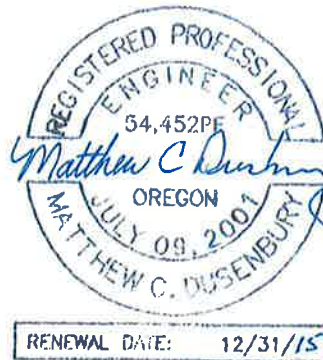
If you have any questions, or are in need of further information, please call.

Sincerely,

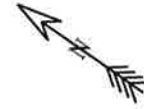
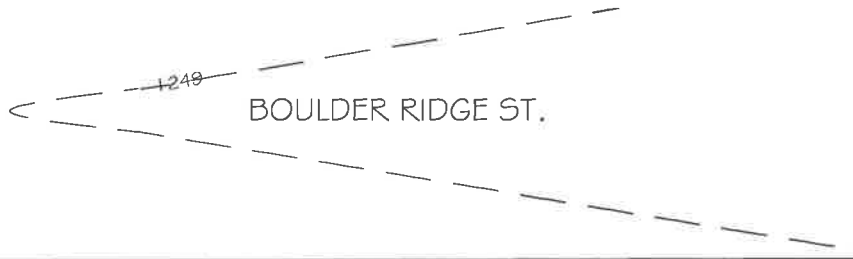
WHETSTONE ENGINEERING, INC.

By: Matthew C. Dusenbury

President



TWIN CREEKS CROSSING PHASE 3 - LOT 144
 SOIL REMOVAL & FILL CALCULATIONS FOR RESIDENCE CONSTRUCTION
 1133 BOULDER RIDGE STREET, CENTRAL POINT, OR



LEGEND:

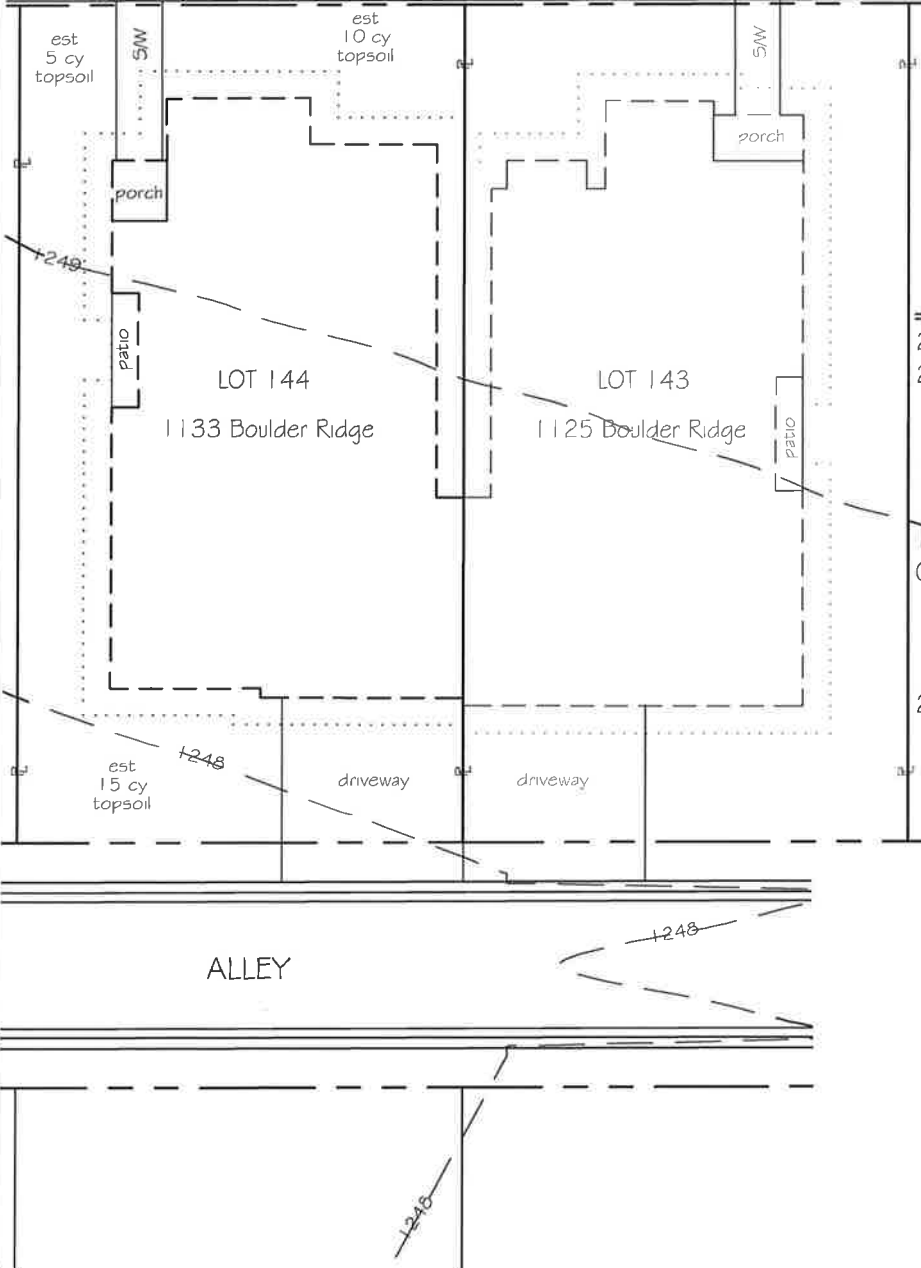
- RIGHT OF WAY
- PROPERTY LINE
- CURB AND GUTTER
- FOUNDATION OUTLINE
- 3' AROUND BLDG.

BUILDING INFORMATION:

- 2272 SF ... BUILDING FOOTPRINT
- 2871 SF ... EXCAVATION AREA
(3' AROUND FOOTPRINT)
- 1248.9 FT... AVERAGE LOT GRADE (ALG)
- 1250.4 FT... FINISHED FLOOR ELEVATION
- 1249.8 FT... HIGHEST ADJACENT GRADE (HAG)
- 1247.7 FT... BOTTOM OF FOOTING ELEVATION (BOF)
- 0.5' ± ... CRUSHED ROCK DEPTH
- 1247.2 FT... BOTTOM OF CRUSHED ROCK ELEV (BCR)
- 1.7' ... AVERAGE CUT DEPTH
(ALG - BCR)
- 2.1' ... AVERAGE FILL DEPTH
(HAG - BOF)

VOLUME CALCUCATIONS

- 181 CY EST VOLUME OF EXCAVATION FOR
FOUNDATION CONSTRUCTION
(1.7') (2871 SF) / 27
- 42 CY EST VOLUME OF BACKFILL
AROUND FOUNDATION
(2.1') (2817 SF - 2272 SF) / 27
- 139 CY EST VOLUME OF EXPORTED FILL
(181 CY - 42 CY)
- 30 CY EST VOLUME OF TOPSOIL FILL
15 CY + 10 CY + 5 CY
- 109 CY EST NET VOLUME OF NET SOIL
REMOVAL FROM LOT
(181 CY - 42 CY - 30 CY)



Stephanie Holtey

From: Peter Brooks <PBrooks@nhcweb.com>
Sent: Wednesday, October 28, 2015 4:46 PM
To: Stephanie Holtey
Cc: Don Burt; Matt Samitore
Subject: RE: Twin Creeks No Rise: Master Grading Plan

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 two lots listed below are 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, at the lots in question, 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 | Tel: (206) 241-6000

From: Stephanie Holtey [<mailto:Stephanie.Holtey@centralpointoregon.gov>]
Sent: Wednesday, October 28, 2015 11:02 AM
To: Peter Brooks
Cc: Don Burt; Matt Samitore
Subject: Twin Creeks No Rise: Master Grading Plan

Hi Peter,

Per our conversation this morning, the City has received certificates of elevation for two properties that exceed the finished grade elevations provided on the Master Grading Plan as set forth below:

Site Address	Twin Creeks Crossing Phase III Lot No.	Maximum Finished Grade	Actual Finished Grade
1133 Boulder Ridge Street	Lot 144	1,249.4-ft	1,249.8-ft
1141 Boulder Ridge Street	Lot 145	1,249.2-ft	1,249.6-ft

The Master Grading Plan includes a statement that, "The highest finished grade elevation (EST FG) is calculated to be 0.5-ft below the estimated finish floor elevation (1.5-ft above the BFE). If the actual finish floor elevation is constructed higher or lower, the estimated highest finish grade elevation will adjust accordingly (0.5-ft below FF)." However to assure compliance with the no-rise floodplain approval, we have applied the estimated finished grade elevation as a maximum elevation for construction purposes. To resolve this conflict and assure compliance with the no-rise approval, we need verification that the actual finished grade elevations for these two properties are do not aggravate flood elevations within the floodway.

Thank you for your assistance with this matter.

Best Regards,