

ELEVATION CERTIFICATE

IMPORTANT: Follow 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	Sapphire Construction			Policy Number:		
A2. Building Street Address (Including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.	2728 Emery Place			Company NAIC Number:		
City	Missoula	State	MT	ZIP Code	59804	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 15 of the Maple Brook Estates Subdivision						
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>						
A5. Latitude/Longitude: Lat. <u>46°52'11"N</u>		Long. <u>114°02'44"W</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>7</u>						
A8. For a building with a crawlspace or enclosure(s):			A9. For a building with an attached garage:			
a) Square footage of crawlspace or enclosure(s)	1,510	sq ft	a) Square footage of attached garage	480	sq ft	
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade	n/a		b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade	n/a		
c) Total net area of flood openings in A8.b	n/a	sq in	c) Total net area of flood openings in A9.b	n/a	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 Missoula 300049		B2. County Name Missoula		B3. State Montana	
B4. Map/Panel Number 30063C1460	B5. Suffix D	B6. FIRM Index Date 08/16/1988	B7. FIRM Panel Effective/ Revised Date 08/16/1988	B8. Flood Zone(s) X	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 3147.0'

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: WGM TBM

Vertical Datum: NAVD88

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.

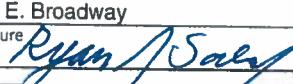
Check the measurement used.

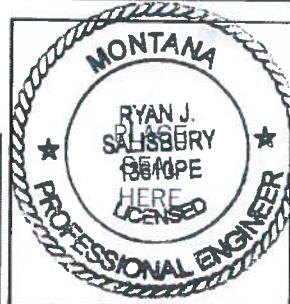
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>3149</u> . <u>7</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
b) Top of the next higher floor	<u>3156</u> . <u>2</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>3156</u> . <u>2</u>	<input type="checkbox"/> feet	<input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>3151</u> . <u>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>3150</u> . <u>7</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>3155</u> . <u>5</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>3153</u> . <u>5</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support			

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
 Check here if attachments. licensed land surveyor? Yes No

Certifier's Name Ryan J. Salisbury, P.E.	License Number 13610 PE		
Title Principal Engineer	Company Name WGM Group, Inc.		
Address 1111 E. Broadway	City Missoula	State MT	ZIP Code 59802
Signature 	Date 11/11/14	Telephone (406) 728-4611	



ELEVATION CERTIFICATE, page 2

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. 2728 Emery Place			Policy Number:
City Missoula	State MT	ZIP Code 59804	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 (See Attached)

Signature

Ryan J. Saly

Date

*11/11/14***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 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	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
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G7. This permit has been issued for: New Construction Substantial ImprovementG8. Elevation of as-built lowest floor (including basement) of the building: _____ . _____ feet meters Datum _____G9. BFE or (in Zone AO) depth of flooding at the building site: _____ . _____ feet meters Datum _____G10. Community's design flood elevation: _____ . _____ feet meters Datum _____

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature _____ Date _____

Comments _____

 Check here if attachments.

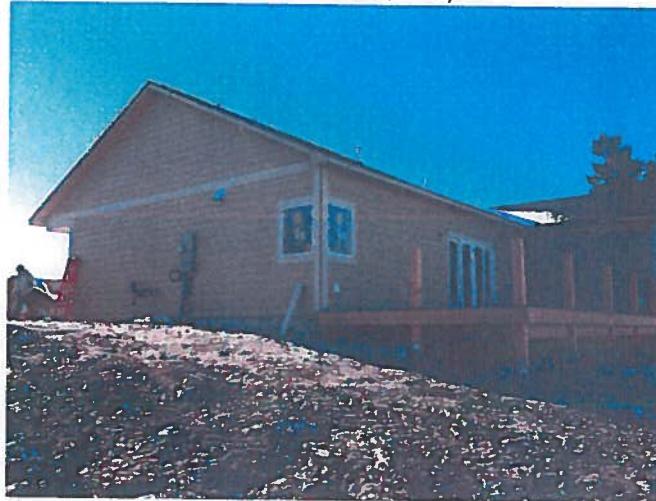
BUILDING PHOTOGRAPHS

See Instructions for Item A6.

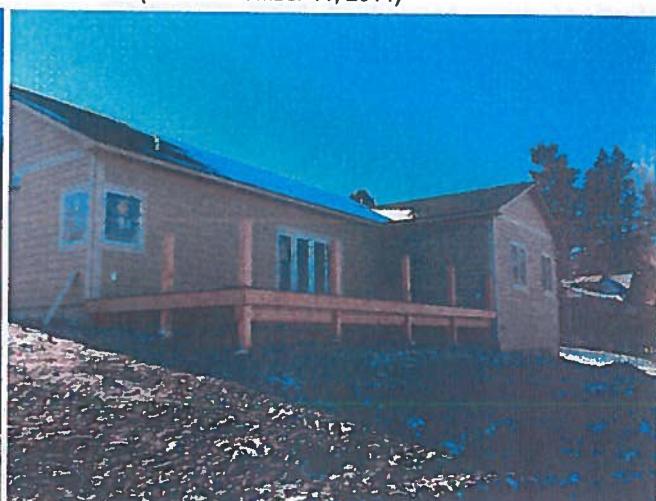
IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (Including Apt., Unit, Suite, and/or Bldg. No.) or PO. Route and Box No. 2728 Emery Place			Policy Number:
City Missoula	State MT	ZIP Code 59804	Company NAIC Number:

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.

Right Side View (taken November 11, 2014)



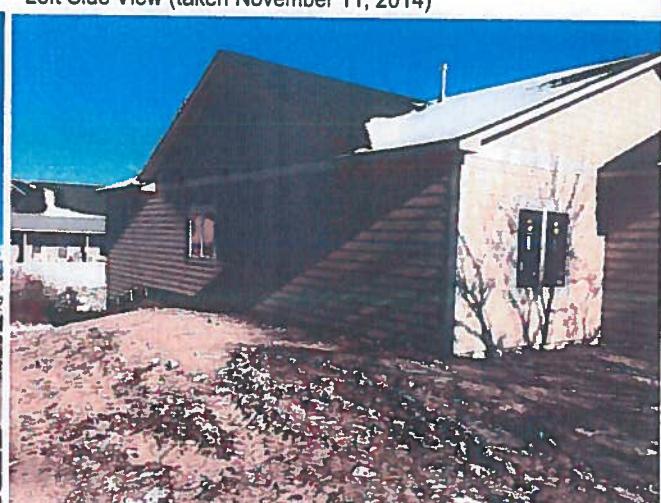
Rear View (taken November 11, 2014)



Front View (taken November 11, 2014)



Left Side View (taken November 11, 2014)



Elevation Certificate for 2728 Emery Place (Lot 15 of Maple Brook Estates)
Section D – Continued

FEMA Form 81-31 is not applicable in areas designated as Zone X (areas determined to be outside 500-year floodplain). This certificate is being completed as a condition of subdivision approval imposed by the City of Missoula. The condition requires that “the developer or individual lot owners shall include pre-construction elevation certificates at the time of Zoning Compliance Permit submittal documenting the lowest floor and utility elevations with post-construction elevation certificates submitted upon building completion.” In addition the final plat for Maple Brook Estates states that “the lowest floor elevation, including basements, mechanical equipment, and ductwork shall be a minimum of 2 feet above base flood elevation, being 3147.0 feet NAVD88.”

The 100-year flood elevation on the adjacent Clark Fork River area is interpolated to be 3147.0 feet based on a NAVD 1988 datum.

Based upon a site visit by a survey crew on September 26, 2014 and an engineer’s site visit on November 11, 2014, Lot 15 has a basement finished floor elevation of 3149.7 feet, which is 0.7 feet above the minimum required. The main floor of the home was recorded at an elevation of 3156.2 which is 9.2 feet above the minimum required. The garage floor was recorded at 3156.2 feet which is 9.2 feet above the minimum required.

The elevations of the structure that were recorded at the site meet the conditions imposed by the subdivision approval.