

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 Walter and Robyn Steele

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
51140 70th Street West

Company NAIC Number:

City Lancaster

State CA

ZIP Code 93536

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
APN 3260-008-008

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

A5. Latitude/Longitude: Lat. 34.81228 Long. -118.25425 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 1B

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

- a) Square footage of crawlspace or enclosure(s) N/A sq ft
 b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A
 c) Total net area of flood openings in A8.b N/A sq in
 d) Engineered flood openings? Yes No

A9. For a building with an attached garage:

- a) Square footage of attached garage N/A sq ft
 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 A9.b N/A sq in
 d) Engineered flood openings? Yes No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
Los Angeles County 065043

B2. County Name
Los Angeles

B3. State
CA

B4. Map/Panel Number
06037C0150

B5. Suffix
F

B6. FIRM Index Date
Sept 26, 2008

B7. FIRM Panel Effective/Revised Date
Sept 26, 2008

B8. Flood Zone(s)
A

B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
2398.1 ft

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: hydrology/hydraulic study

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: N/A 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: L 3210

Vertical Datum: NAVD 88

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) 2399.3 feet meters
 b) Top of the next higher floor N/A feet meters
 c) Bottom of the lowest horizontal structural member (V Zones only) N/A feet meters
 d) Attached garage (top of slab) N/A feet meters
 e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) N/A feet meters
 f) Lowest adjacent (finished) grade next to building (LAG) 2397.1 feet meters
 g) Highest adjacent (finished) grade next to building (HAG) 2397.3 feet meters
 h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support N/A 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 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 JUSTIN A MUNZ

License Number C75596

Title CIVIL ENGINEER

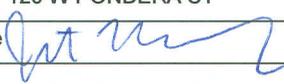
Company Name ANTELOPE VALLEY ENGINEERING, INC

Address 129 W PONDERA ST

City LANCASTER

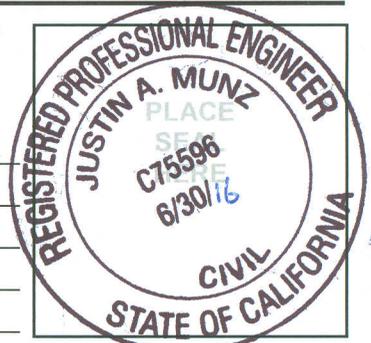
State CA

ZIP Code 93534

Signature 

Date 8-4-14

Telephone 661-948-0805



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. 51140 70th Street West	Policy Number:
City Lancaster State CA ZIP Code 93536	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 finish floor elevation (top of bottom floor) is 2' minimum above the natural ground elevation, therefore the finish floor elevation of the structure is adequate based on the hydrology/hydraulics report and drainage plan for the metal building.

Signature 	Date 8-4-14
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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	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 Improvement
- G8. 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 P.O. Route and Box No.
51140 70th Street West

Policy Number:

City Lancaster State CA ZIP Code 93536

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.



Pic Taken 8-1-14
Front side of structure

Building Photographs

Continuation Page

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.
51140 70th Street West

Policy Number:

City Lancaster

State CA

ZIP Code 93536

Company NAIC Number:

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. 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.



Pic Taken 8-1-14
Side View of Structure

HYDROLOGY STUDY

51140 70th St. West
Lancaster, CA 93536

February 10, 2014

Prepared By:
ANTELOPE VALLEY ENGINEERING, INC.
129 West Pondera Street
Lancaster, CA 93534
J.N. #13123

Prepared For:
Robyn Steele
42263 50th St. West Ste 505
Quartz Hill, CA 93536



Introduction

This hydrology study is for the property located at 51140 70th Street West in the unincorporated portion of Los Angeles County. A new detached metal building is being proposed on the property and this report will establish a base flood elevation for the property, as currently the property sits in FEMA flood zone A without BFE (base flood elevation). This report is based on the existing topography of the surrounding area as well as known storm run-off data for this location. The information provided in this report shall be used to provide a water surface elevation for the entire property in order to protect any current or future projects from potential flood hazard.

Storm Runoff

Per the Los Angeles County Department of Public Works Building and Safety Division the 100 year storm flow for this area is 71,500 cfs. In order to determine the base flood elevation at the subject property, a cross section must be obtained. The USGS topo map will be used for this purpose as shown on sheet H1. The approximate width of this cross section is determined using the FEMA flood map and engineering judgment along with the calculations using Manning's Equation.

Water Surface Calculations

Using Manning's Equation (see x-section A-A on sheet H2):

$$Q = \frac{(1.486) (A) (R)^{2/3} (S)^{1/2}}{n}$$

where:

S = 0.0040 ft/ft

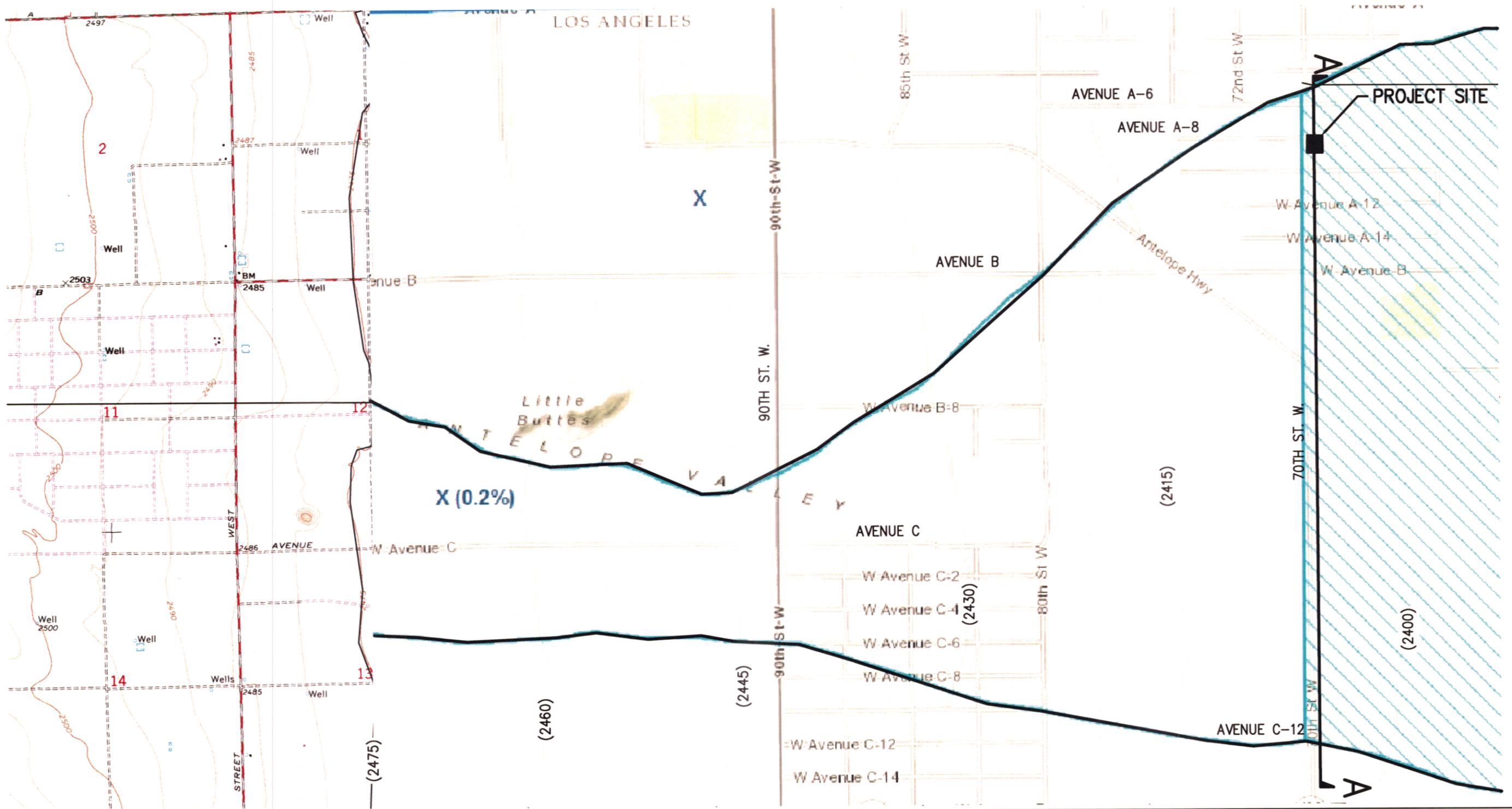
A = 4050 sf

R = 0.992

n = 0.06

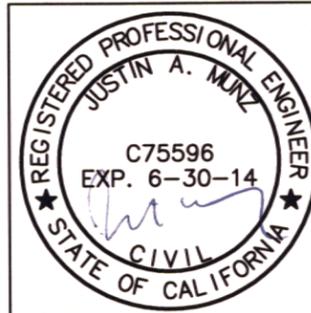
The "n" value (0.06) was based on a natural stream channel, with sluggish river reaches, rather weedy, generally in an overland flow condition. It is also noted that the majority of the flow will be located well south of the site (as the section is approximately 3 miles wide) and the above calculations take this into account.

Based on the above calculations the depth of water at the site is 0.81', therefore it is recommended that the proposed structure be placed at 2' above existing grade to allow for a minimum of 12" of freeboard above the base flood elevation per LA County Standards.



FEMA FLOOD PLAIN

SCALE: 1"=2000'



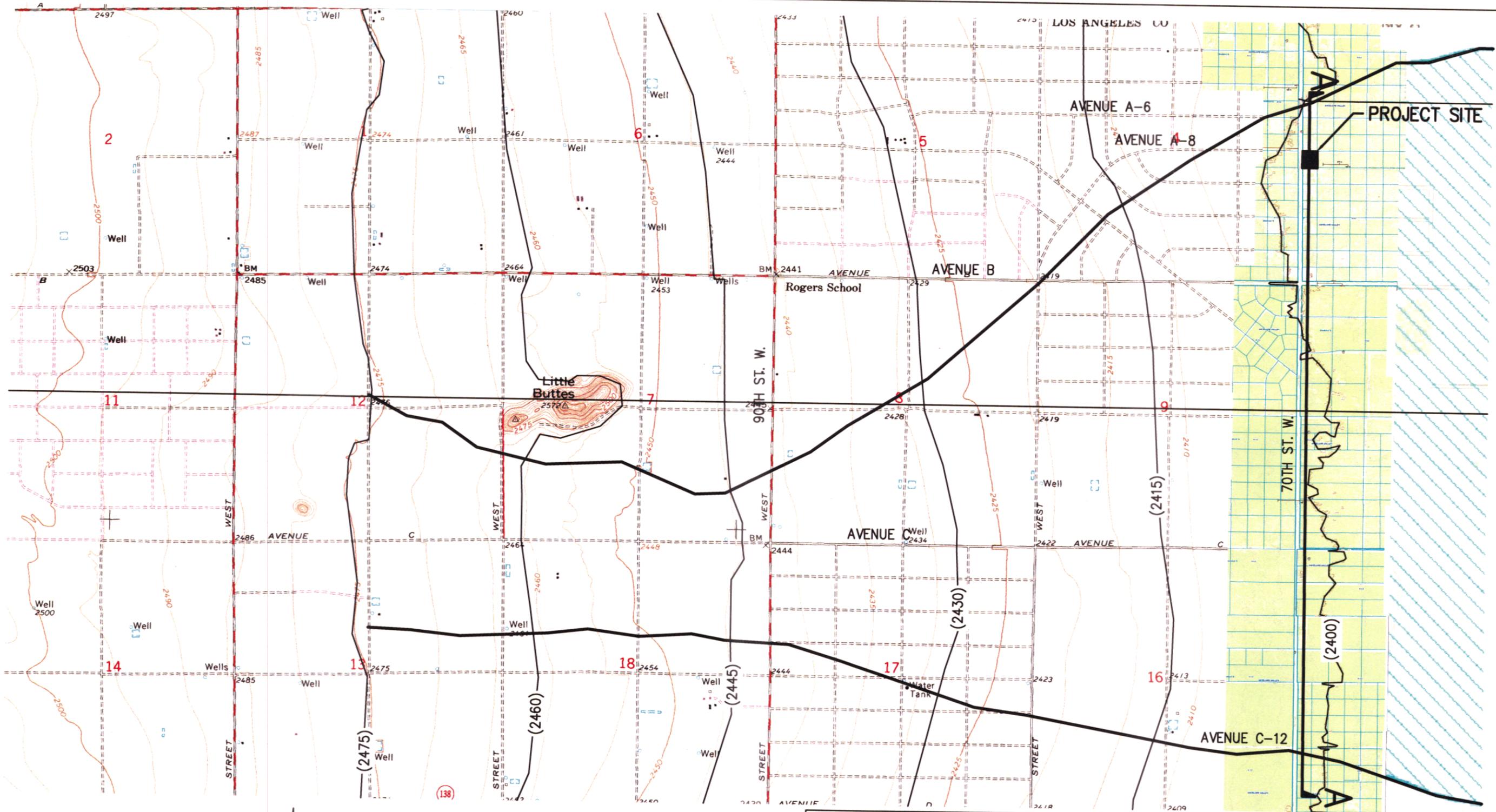
SHEET TITLE
FEMA FLOOD LIMITS MAP

PLANS PREPARED BY:
 ANTELOPE VALLEY ENGINEERING, INC.
 129 WEST PONDERA STREET
 LANCASTER, CA. 93534
 (661) 948-0805

JUSTIN A. MUNZ
 EXPIRATION DATE: 6/30/14

R.C.E. C75596
 6/30/14

PROJECT		51140 70TH ST. WEST	
JOB NO.	13123	DRAWN	JAM
DATE	2/10/14	SHEET	H1
		OF 2 SHEETS	



SCALE: 1"=2000'

CROSS SECTION



SHEET TITLE
CROSS SECTION MAP
PLANS PREPARED BY:
ANTELOPE VALLEY ENGINEERING, INC.
129 WEST PONDERA STREET
LANCASTER, CA. 93534
(661) 948-0805
JUSTIN A. MUNZ
EXPIRATION DATE: _____
R.C.E. C75596
6/30/14

PROJECT 51140 70TH ST. WEST	
JOB NO. 13123	DRAWN JAM
DATE 2/10/14	SHEET H2 OF 2 SHEETS