

ELEVATION CERTIFICATE

IMPORTANT: Follow the instructions on pages 1-9.

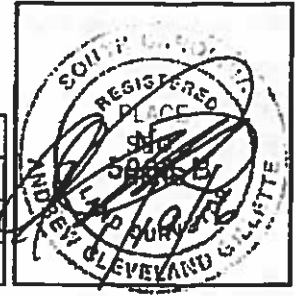
OMB No. 1660-0008
 Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name		Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or PO. Route and Box No. 1512 EAGLE LANDING BOULEVARD		Company NAIC Number:
City HANAHAN	State SC	ZIP Code 29410
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 1, EAGLE LANDING SUBDIVISION TMS# 259-01-03-068		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL		
A5. Latitude/Longitude: Lat. 32.9491 Long. 80.0337 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 7		
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)	2126 sq ft	a) Square footage of attached garage
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade	0	b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade
c) Total net area of flood openings in A8.b	0 sq in	c) Total net area of flood openings in A9.b
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 HANAHAN 450030		B2. County Name BERKELEY		B3. State SC	
B4. Map/Panel Number 45015C 0685	B5. Suffix D	B6. FIRM Index Date 10/16/2003	B7. FIRM Panel Effective/Revised Date 03/13/2014	B8. Flood Zone(s) A	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 10.8
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in item B9: <input type="checkbox"/> FIS Profile <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input checked="" type="checkbox"/> Other/Source: LOMA-DEN. CASE# 14-04-3277A					
B11. Indicate elevation datum used for BFE in item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source:					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: / / <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)	
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input checked="" type="checkbox"/> 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: SC VRS STATION SCHA Vertical Datum: NGVD 1929, USING NGS VERTCON	
Indicate elevation datum used for the elevations in items a) through h) below. <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> 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)	12.3 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	22.2 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	N/A <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)	12.3 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	11.5 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	12.0 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	11.5 <input checked="" 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.			
<input checked="" type="checkbox"/> Check here if comments are provided on back of form.		Were latitude and longitude in Section A provided by a licensed land surveyor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/> Check here if attachments.			
Certifier's Name ANDREW C. GILLETTE		License Number 5933-B	
Title VICE PRESIDENT		Company Name PARKER LAND SURVEYING, LLC	
Address 5910 GREEN STREET		City HANAHAN	State SC
Signature 		Date 01/19/2016	ZIP Code 29410
		Telephone (843) 554-7777	



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. 1512 EAGLE LANDING BOULEVARD			Policy Number:	
City HANAHAN	State SC	ZIP Code 29410	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 **BENCHMARK: MAG NAIL IN EDGE OF ASPHALT ACROSS STREET FROM RIGHT FRONT OF LOT 1 (ELEV=10.66') SECTION AB) ENCLOSED AREA IS ABOVE THE BASE FLOOD ELEVATION // SECTION C2e) A/C PAD NEXT TO HOUSE LATITUDE AND LONGITUDE WERE DETERMINED BY GPS TECHNOLOGY.**

Signature 

Date **01/19/2016**

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 1.1 feet meters above or below the HAG.
 b) Top of bottom floor (including basement, crawlspace, or enclosure) is 0.6 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 N/A feet meters above or below the HAG.

E3. Attached garage (top of slab) is N/A feet meters above or below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is N/A 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–G9) 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

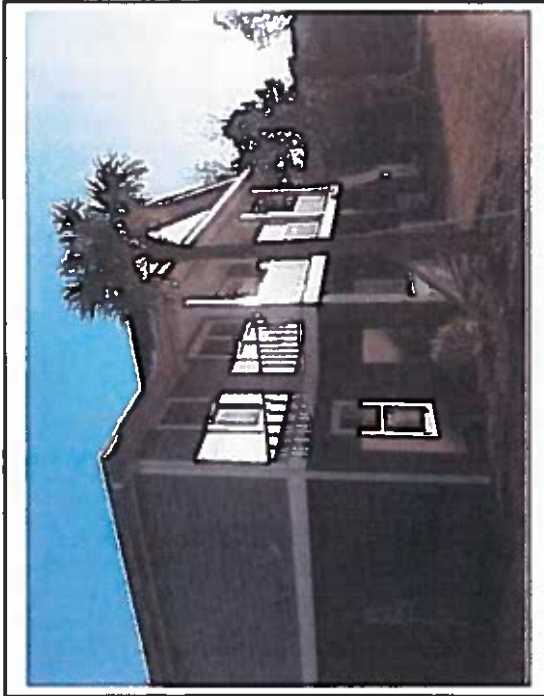
Comments

Check here if attachments.

ELEVATION CERTIFICATE, PAGE 3 Building Photographs
See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1512 EAGLE LANDING BOULEVARD (JANUARY 19, 2016)			For Insurance Company Use Policy Number
City HANAHAN	State SC	ZIP Code 29410	Company NAIC Number

FRONT VIEW



LEFT VIEW

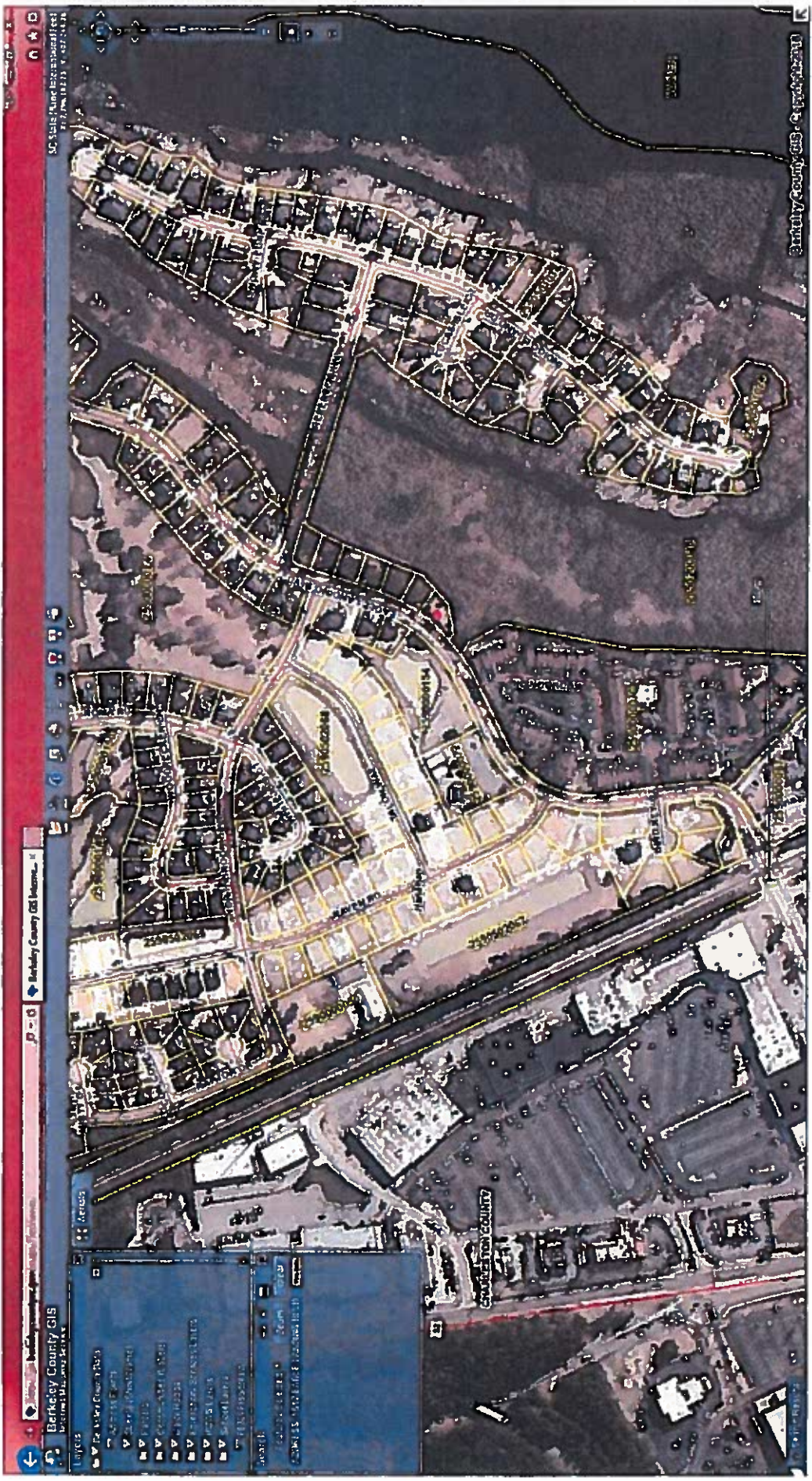


REAR VIEW



RIGHT VIEW







PLAT SHOWING THE SUBDIVISION OF THIS 259-00-00-064 (1.472 ACRES) AND CREATING LOT 1 THRU LOT 7 OWNED BY THE CITY OF HANAHAN AND THE SUBDIVISION OF THIS 259-00-00-072, TRACT Q (9.268 ACRES) CREATING LOT 8 AND LOT 9 OWNED BY C. ALLEN LUCAS, JR. LOCATED IN THE CITY OF HANAHAN, BERKELEY COUNTY, SOUTH CAROLINA

DATE: APRIL 11, 2007 SCALE: 1" = 60'

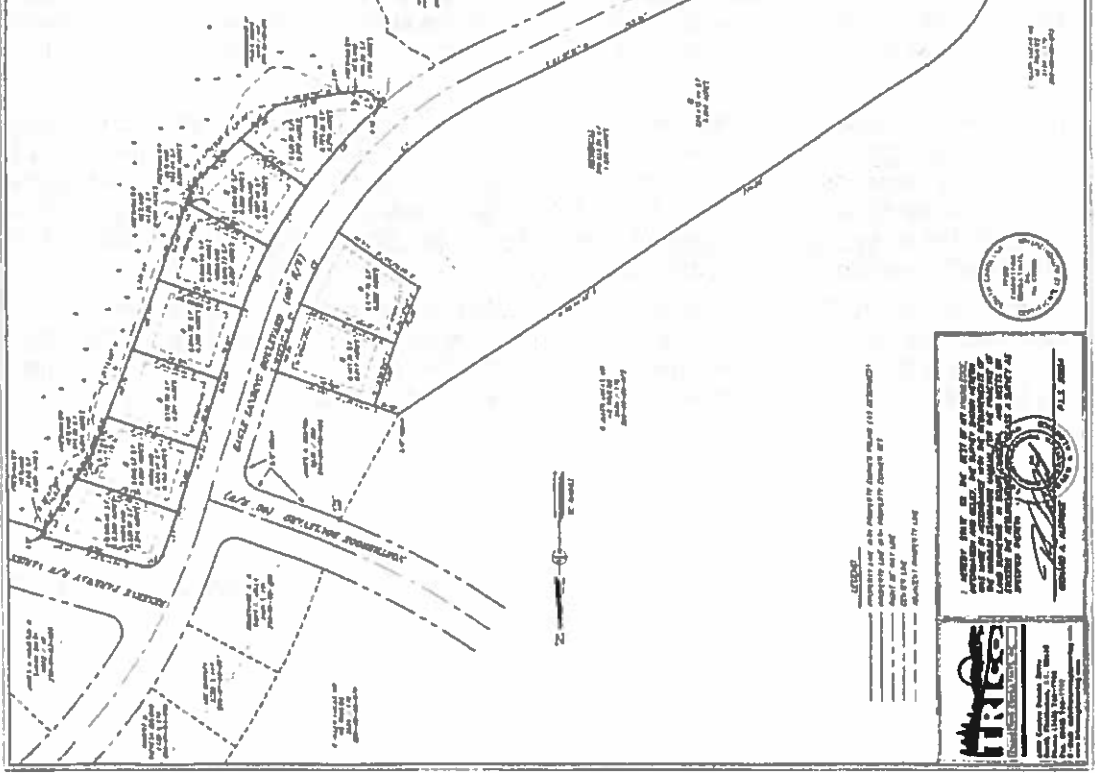
Map of the City of Hanahan, South Carolina, showing the location of the subdivision. The map includes the city limits and the Lucas River. The subdivision is located in the northern part of the city, bounded by the river to the east and the city limits to the west and south.

Lot No.	Area (Acres)	Owner
1	0.125	City of Hanahan
2	0.125	City of Hanahan
3	0.125	City of Hanahan
4	0.125	City of Hanahan
5	0.125	City of Hanahan
6	0.125	City of Hanahan
7	0.125	City of Hanahan
8	4.634	C. Allen Lucas, Jr.
9	4.634	C. Allen Lucas, Jr.

PLAT OF THE CITY OF HANAHAN, SOUTH CAROLINA, SHOWING THE SUBDIVISION OF THIS 259-00-00-064 (1.472 ACRES) AND CREATING LOT 1 THRU LOT 7 OWNED BY THE CITY OF HANAHAN AND THE SUBDIVISION OF THIS 259-00-00-072, TRACT Q (9.268 ACRES) CREATING LOT 8 AND LOT 9 OWNED BY C. ALLEN LUCAS, JR. LOCATED IN THE CITY OF HANAHAN, BERKELEY COUNTY, SOUTH CAROLINA.

Lot No.	Area (Acres)	Owner
1	0.125	City of Hanahan
2	0.125	City of Hanahan
3	0.125	City of Hanahan
4	0.125	City of Hanahan
5	0.125	City of Hanahan
6	0.125	City of Hanahan
7	0.125	City of Hanahan
8	4.634	C. Allen Lucas, Jr.
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LEGEND
 --- BOUNDARY OF THIS PLAT
 --- BOUNDARY OF CITY OF HANAHAN
 --- BOUNDARY OF TRACT Q
 --- BOUNDARY OF LOT 1 THRU LOT 7
 --- BOUNDARY OF LOT 8 AND LOT 9

PLAT

1. THESE LOTS ARE THE PROPERTY OF THE CITY OF HANAHAN, SOUTH CAROLINA, AND ARE BEING OFFERED FOR SALE TO THE PUBLIC BY THE CITY OF HANAHAN, SOUTH CAROLINA. THE CITY OF HANAHAN, SOUTH CAROLINA, IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAT.

C. ALLEN LUCAS, JR.
 Owner
 1000 S. HANAHAN BLVD.
 HANAHAN, SOUTH CAROLINA 29053



PLAT OF THE CITY OF HANAHAN, SOUTH CAROLINA, SHOWING THE SUBDIVISION OF THIS 259-00-00-064 (1.472 ACRES) AND CREATING LOT 1 THRU LOT 7 OWNED BY THE CITY OF HANAHAN AND THE SUBDIVISION OF THIS 259-00-00-072, TRACT Q (9.268 ACRES) CREATING LOT 8 AND LOT 9 OWNED BY C. ALLEN LUCAS, JR. LOCATED IN THE CITY OF HANAHAN, BERKELEY COUNTY, SOUTH CAROLINA.



Federal Emergency Management Agency
Washington, D.C. 20472

**ADDITIONAL INFORMATION REGARDING DENIALS OF
REQUESTS FOR LETTERS OF MAP AMENDMENT AND
LETTERS OF MAP REVISION BASED ON FILL**

When making determinations on requests for Letters of Map Amendment (LOMAs) and Letters of Map Revision based on the placement of fill (LOMR-Fs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that FEMA's denial of a request to remove a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). As mentioned earlier, this determination is based on the flood hazard information available at the time. If more detailed property or flood hazard information becomes available, and the requester believes the information will support removing the property from the SFHA, the requester may submit the information to FEMA at any time and request that FEMA reconsider its determination. In areas where base flood elevations (BFEs) shown on the effective National Flood Insurance Program (NFIP) map were used for the original determination, new BFEs cannot be used until they have been proposed and finalized through the community appeal process. The appeal process is described in detail in Part 67 of the NFIP regulations.

If FEMA denies a request for a LOMA because the elevation of the lowest adjacent grade (the lowest ground touching a structure) is below the BFE and that elevation is raised to or above the BFE by the placement of fill material, the requester may submit the appropriate supporting data and request a LOMR-F in accordance with Paragraph 65.5(a)(4) of the NFIP regulations. In this circumstance, if both the elevation of the lowest ground touching the structure *and* the elevation of the lowest floor (including basement/crawl space) are at or above the BFE, FEMA will issue a LOMR-F to remove the structure from the SFHA.

If fill material is used to elevate the lowest ground touching the structure and the lowest floor (including basement/crawl space) to or above the BFE, the requester also must submit a completed copy of Form 4, "Community Acknowledgment of Requests Involving Fill," from the MT-1 application forms package that is to be used for all LOMR-F requests. The application forms package may be downloaded directly from our Web site at http://www.fema.gov/plan/prevent/fhm/dl_mt-1_shtm, or copies may be obtained by calling the FEMA Map Information eXchange, toll free, at 1-877-FEMA MAP (1-877-336-2627).

Effective October 1, 1996, FEMA revised the fee schedule for reviewing and processing requests for conditional and final modifications to published flood information and maps, thereby establishing flat review and processing fees for most types of request. Effective October 1, 2007, FEMA modified that fee schedule. All new requests will be processed under the current fee schedule.

LOMAENC-2 (LOMA Denial)



Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (NON-REMOVAL)
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMA-DEN DETERMINATION DOCUMENT (NON-REMOVAL))

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

(Signature)
Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (NON-REMOVAL) ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS NOT REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
2	--	Eagle Landing	1502 Eagle Landing Blvd.	Property	A	10.8 feet	--	7.4 feet
3	--	Eagle Landing	1504 Eagle Landing Blvd.	Property	A	10.8 feet	--	7.7 feet
4	--	Eagle Landing	1506 Eagle Landing Blvd.	Property	A	10.8 feet	--	7.4 feet
5	--	Eagle Landing	1508 Eagle Landing Blvd.	Property	A	10.8 feet	--	7.4 feet
6	--	Eagle Landing	1510 Eagle Landing Blvd.	Property	A	10.8 feet	--	7.7 feet
7	--	Eagle Landing	1512 Eagle Landing Blvd.	Property	A	10.8 feet	--	8.6 feet

ZONE A (This Additional Consideration applies to the preceding 7 Properties.)

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605

Luis Rodríguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

March 13, 2014

MR. MATT BEASLEY
PARKER LAND SURVEYING, LLC
5910 GRIFFIN STREET
HANAHAN, SC 29410

CASE NO.: 14-04-3277A
COMMUNITY: CITY OF HANAHAN, BERKELEY
COUNTY, SOUTH CAROLINA
COMMUNITY NO.: 450030

DEAR MR. BEASLEY:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Amendment (LOMA) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMAs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

Sincerely,

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

LIST OF ENCLOSURES:

LOMA-DEN DETERMINATION DOCUMENT (NON-REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region

