

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1 - 7.

SECTION A - PROPERTY OWNER INFORMATION

BUILDING OWNER'S NAME Clay Looney	For Insurance Company Use: Policy Number	
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. 2746 Roderick Way		Company NAIC Number
CITY Missoula	STATE MT	ZIP CODE 59808

PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Lot 21, Stream SideBUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use a Comments area, if necessary.)
ResidentialLATITUDE/LONGITUDE (OPTIONAL)
(#° - #'' - ##.##' or ######) HORIZONTAL DATUM:
 NAD 1927 NAD 1983 SOURCE: GPS (Type): _____
 USGS Quad Map Other: _____

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER City of Missoula 300049	B2. COUNTY NAME Missoula	B3. STATE MT			
B4. MAP AND PANEL NUMBER 30063 C1460	B5. SUFFIX D	B6. FIRM INDEX DATE August 16, 1988	B7. FIRM PANEL EFFECTIVE/REVISED DATE August 16, 1988	B8. FLOOD ZONE(S) X	B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding) N/A - Zone X

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9.

 FIS Profile FIRM Community Determined Other (Describe): _____B11. Indicate the elevation datum used for the BFE in B9: NGVD 1929 NAVD 1988 Other (Describe): _____B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No Designation Date _____

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. Building Diagram Number 8 (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

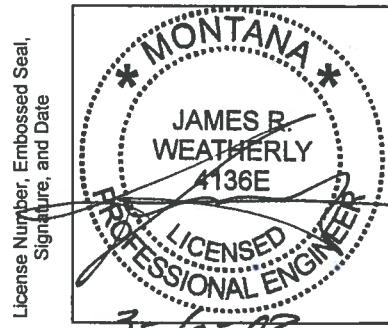
C3. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO - N/A Zone X

Complete Items C3.-a-i below according to the building diagram specified in Item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments area of Section D or Section G, as appropriate, to document the datum conversion.

Datum _____ Conversion/Comments _____

Elevation reference mark used _____ Does the elevation reference mark used appear on the FIRM? Yes No

- a) Top of bottom floor (including basement or enclosure) _____ ft.(m)
- b) Top of next higher floor _____ ft.(m)
- c) Bottom of lowest horizontal structural member (V zones only) _____ ft.(m)
- d) Attached garage (top of slab) _____ ft.(m)
- e) Lowest elevation of machinery and/or equipment servicing the building (Describe in a Comments area) _____ ft.(m)
- f) Lowest adjacent (finished) grade (LAG) _____ ft.(m)
- g) Highest adjacent (finished) grade (HAG) _____ ft.(m)
- h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade _____
- i) Total area of all permanent openings (flood vents) in C3.h _____ sq. in. (sq. cm)



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 in Sections A, B, and C 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.

CERTIFIER'S NAME James R. Weatherly, P.E.

LICENSE NUMBER 4136E

TITLE Senior Project Engineer

COMPANY NAME WGM Group, Inc.

ADDRESS
3021 PalmerCITY
MissoulaSTATE
MTZIP CODE
59808

SIGNATURE

DATE

TELEPHONE

(406) 728-4611

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.
2746 Roderick Way

Policy Number

CITY
MissoulaSTATE
MTZIP CODE
59808

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

For Zone AO and Zone A (without BFE), complete Items E1 through E4. If the Elevation Certificate is intended for use as supporting information for a LOMA or LOMR-F, Section C must be completed.

E1. Building Diagram Number (Select the building diagram most similar to the building for which this certificate is being completed – see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)E2. The top of the bottom floor (including basement or enclosure) of the building is ft.(m) in.(cm) above or below (check one) the highest adjacent grade. (Use natural grade, if available).E3. For Building Diagrams 6-8 with openings (see page 7), the next higher floor or elevated floor (elevation b) of the building is ft.(m) in.(cm) above the highest adjacent grade. Complete items C3.h and C3.i on front of form.E4. The top of the platform of machinery and/or equipment servicing the building is ft.(m) in.(cm) above or below (check one) the highest adjacent grade. (Use natural grade, if available).

E5. For 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, C (Items C3.h and C3.i only), 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, C, 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.

G1. The information in Section C was taken from other documentation that has been signed and embossed by a licensed surveyor, engineer, or architect who is authorized by state or local 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 ImprovementG8. Elevation of as-built lowest floor (including basement) of the building is: ft.(m) Datum: G9. BFE or (in Zone AO) depth of flooding at the building site is: ft.(m) Datum:

LOCAL OFFICIAL'S NAME	TITLE
COMMUNITY NAME	TELEPHONE
SIGNATURE	DATE
COMMENTS	

 Check here if attachments

Elevation Certificate for Lot 21 of Stream Side Subdivision
Section D – Continued

The 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 on the Stream Side subdivision. The condition requires "the lowest floor, including basements, of any structure anywhere on the property shall be at least 2' above the 100-year flood elevation of the Clark Fork River. Crawlspace floors may be at or above the elevation of the 100-year flood if they do not contain mechanical equipment. Elevation Certificates shall be submitted documenting the lowest floor and utility elevations are a minimum of 2' above the base flood elevation." On March 1, 2007 Todd Klietz, Floodplain Administrator in the Missoula City-County Office of Planning and Grants sent an email indicating garage floors could be at or above the 100-year flood elevation.

The 100-year flood elevation on the adjacent Clark Fork River area is interpolated to be 3149.58 based on a NAVD 1988 datum. The following information is based on plans for Lot 21 that were submitted to this office on February 23, 2007 by OZ Architects and revised Sheet A1.1 Site Plan received on March 5, 2007.

Revised plan sheet A1.1 Site Plan indicates the finished floor of the residence will be constructed to elevation 3153.00, which is 3.42 feet above the minimum required. The crawl space will be at an elevation of 3149.58, which is equal to the minimum required. Revised Sheet A-1.1 indicates the garage floor will be constructed to elevation 3151.60, which is 2.02 feet above the minimum required. Sheet A-2.1 indicates the utilities will be on the main floor, which is 3.42 feet above the regulatory 100-year flood elevation.

1.42' above - still OK
TSK

When constructed according to the plans furnished to this office, the structure will meet the condition imposed by the subdivision approval.

From: Todd Klietz
To: jweatherly@wgmgroup.com
Date: 03/12/2007 10:16 AM
Subject: Streamside Lot 21

CC: Lettie Hunnakko

Hi Jim: the pre-construction elevation certificate narrative you provided for Streamside Lot 21 indicates "the finished floor of the residence will be constructed to elevation 3153.00 which is 3.42' above the minimum required."

With the BFE being calculated at 3149.58', the required elevation would be 3151.58'.

At 3153', the finished floor elevation is certainly acceptable but wanted to clarify that it's "only" 1.42' above the minimum required.

Lettie, as far as the elevation certificate is concerned, this ZCP may be issued.

Todd S. Klietz, CFM, RS
Floodplain Administrator
Missoula Office of Planning & Grants
435 Ryman
Missoula, MT 59802-4297
(406)258-4841
FAX:258-4903



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wgmgroup.com

March 9, 2007

Todd Klietz
Office of Planning and Grants
435 Ryman
Missoula, MT 59802

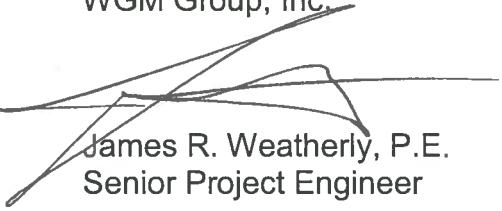
RE: Elevation Certificate

Dear Todd:

Attached is a copy of the elevation certificate for Lot 21 of Stream Side subdivision, which is currently under review in your office for building permits. This elevation certificate is based on the plans that were revised on March 5, 2007.

If you have any questions or need additional information, please contact us.

Sincerely,
WGM Group, Inc.


James R. Weatherly, P.E.
Senior Project Engineer

JRW:mkm

Encl.