ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION

A1. Building Owner’s Name: Retreat at Garden City, LLC
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: GC Retreat Drive, Building #2, The Retreat at Garden City
City: Murrells Inlet
State: SC
ZIP Code: 29576

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.):
TMS#: 195-14-07-008, Residential Bldg. #2 of The Retreat at Garden City

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

A5. Latitude/Longitude: Lat 33°34'53" N Long 78°45'53"
Horizontal Datum: NAD 1927

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Number: 5

A8. For a building with a crawl space or enclosure(s):
   - Square footage of crawl space or enclosure(s) NA sq ft
   - No. of permanent flood openings in the crawl space or enclosure(s) within 1.0 foot above adjacent grade NA
   - Total net area of flood openings in A8.b NA sq ft
   - Designed flood openings? Yes No

A9. For a building with an attached garage:
   - Square footage of attached garage NA sq ft
   - No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade NA
   - Total net area of flood openings in A9.b NA sq ft
   - Designed flood openings? Yes No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number:
   - Horry County 450104
B2. County Name:
   - Horry County
B3. State:
   - SC

B4. Map Panel Number:
   - 45051C0753
B5. Suffix:
   - H
B6. FIRM Index Date:
   - 9-17-2003
B7. FIRM Panel Effective/Revised Date:
   - 8-23-1999
B8. Flood Zone(s):
   - VE
B9. Base Flood Elevation (Zone AO, use base flood depth):
   - 16

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
   - FIS Profile
   - Other (Describe)

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?
   - CBRS
   - OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:
   - Construction Drawings*
   - Building Under Construction
   - Finished Construction
   - Other:

* 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, ARIA, ARIE, ARIA1-A30, ARIAH, ARIAO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.

Benchmark Utilized: SCCC 5005 B 1992 Vertical Datum: NGVD 1929
Conversion/Comments: NA

Check the measurement used:
- feet
- meters (Puerto Rico only)

a. Top of bottom floor (including basement, crawlspace, or enclosure floor): 21.49'
   - feet
   - meters (Puerto Rico only)

b. Top of the next higher floor: 31.49'
   - feet
   - meters (Puerto Rico only)

c. Bottom of the lowest horizontal structural member (V Zones only): 19.50'
   - feet
   - meters (Puerto Rico only)

d. Attached garage (top of slab): 21.49'
   - feet
   - meters (Puerto Rico only)

e. Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments): 21.49'
   - feet
   - meters (Puerto Rico only)

f. Lowest adjacent (finished) grade next to building (LAG): 7.37'
   - feet
   - meters (Puerto Rico only)

g. Highest adjacent (finished) grade next to building (HAG): 7.37'
   - feet
   - meters (Puerto Rico only)

h. Lowest adjacent grade at lowest elevation of deck or stairs, including structural support: 7.37'
   - feet
   - meters (Puerto Rico only)

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.

Went latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Certifier’s Name: Jeffrey D. Solan
License Number: 19407
Title: President
Company Name: Solan Associates, P.C.
Address: 212 Main St., Suite B
City: Conway
State: SC
ZIP Code: 29526
Signature: 2-20-12

Date: 02-17-12
Telephone: 843-488-3400

FEMA Form B-3/ Mar 09
See reverse side for continuation.
Replaces all previous editions.
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

Signature

Date

Check here if attachments

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 5-9 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 and G9.

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

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 (PR Datum) ___________

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

G10. Community’s design flood elevation ___________ feet ___________ meters (PR Datum) ___________

Local Official’s Name

Title

Community Name

Telephone

Signature

Date

Comments

Check here if attachments

FEMA Form 81-31, Mar 09

Replaces all previous editions
Sample V Zone Certification

V-Zone Certification

Property Information
Name of Building Owner
Retreat at Garden City, LLC

For Insurance Company Use
Policy Information

Building Address or Other Description
30 Retreat Drive, Unit #2, The Retreat at Garden City

City Murrells Inlet State SC Zip 29576

SECTION I: FLOOD INSURANCE RATE MAP (FIRM) INFORMATION
Note: To be obtained from appropriate FIRMs

Community No. 450104 Panel No. 4501C0315 Suffix X Date of FIRM Index 9-17-2003 FIRM Zone VE-18

SECTION II: ELEVATION INFORMATION
Note: This form is not a substitute for an Elevation Certificate. Elevations should be rounded to nearest tenth of a foot.

1. Elevation of the Bottom of Lowest Horizontal Structure Member 19.26 feet
2. Base Flood Elevation 19 feet
3. Elevation of Lowest Adjacent Grade 19.26 feet
4. Approximate Depth of Anticipated Scour/Erosion used for Foundation Design 3 feet
5. Embankment Depth of Fillings or Foundation Below Lowest Adjacent Grade 20 feet
6. Datum Used X NGVD'29 NAVD 88 Other

SECTION III: FLOOD INSURANCE RATE MAP (FIRM) INFORMATION
Note: This section must be certified by a registered professional engineer or architect.

I certify that I have developed or reviewed the structural design, plans and specifications for construction and that the methods of construction to be used are in accordance with accepted standards of practice for meeting the following provisions:

a.) The bottom of the lowest horizontal structure member of the lowest floor (excluding the pilings or columns) is elevated to or above the BFE and
b.) The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of the wind and water loads acting simultaneously on all building components. Water loading values used are those associated with the base flood including wave action. Wind loading values used are those required by the applicable State or Local building code. The potential for scour and erosion at the foundation has been anticipated for conditions associated with the flood, including wave action.

SECTION IV: FLOOD INSURANCE RATE MAP (FIRM) INFORMATION
Note: This section must be certified by a registered professional engineer or architect.

I certify that I have developed or reviewed the structural design, plans and specifications for construction and that the methods of construction to be used are in accordance with accepted standards of practice for meeting the following provisions:

c.) Breakaway collapse shall result from water load less than that which would occur during the base flood.

d.) The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (wind and water loading values defined in Section III).

SECTION V: CERTIFICATION
(Check: Section III X and/or Section IV X)

Name of Certifier Jeffrey D. Solan, PE, PLS
Title President
Firm Name Solan Associates, PC
License No. SC 19407
Street Address 213 W. Eighth St., Suite A
Phone No. (843) 488-3400
City Conway State SC Zip 29526
Signature Date 2-1-14

http://hconbase/AppNet/PrintHandler.ashx?action=Print&id=ac1a3e11-aca7-4b5b-a1cb-5d... 2/18/2015
MEMO OF REVIEW FOR CORRECTNESS AND COMPLETION

In accordance with this community's participation in the National Flood Insurance Program's Community Rating System, all FEMA Elevation Certificates must be correct and complete. The attached Certificate has some incorrect items which are noted here.

A1. Building Permit Number
A2. Building Address (Street Name, Unit, Story, and/or Bldg. No.) or P.O. Route and Box Number
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)
A5. Latitude/Longitude: Lat Long
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.
A7. Building Diagram Number
A8. For a building with a crawl space or enclosure(s), provide:
   a) Square footage of crawl space or enclosure(s)
   b) No. of permanent flood openings in floor of crawl space or enclosure(s) walls within 1.0 foot above adjacent grade
   c) Total net area of flood openings in A8 a)
   d) Engineered flood openings?

A9. For a building with an attached garage, provide:
   a) Square footage of attached garage
   b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade
   c) Total net area of flood openings in A9 a)
   d) Engineered flood openings?

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
B2. County Name
B3. State
B4. Map/Panel Number
B5. Suffix
B6. FIRM Index Date
B7. FIRM Panel Effective/Revised Date
B8. Flood Zone (a)
B9. Base Flood Elevation (use base flood depth entered in Item B9)
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 (Describe)
B11. Indicate elevation datum used for BFE in Item B9:
   - [ ] NGVD 1929
   - [ ] NAVD 1988
   - [ ] Other: ____________
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
   - [ ] Other

* A new Elevation Certificate will be required when construction of the building is complete.

Complete Items C2.a-h below according to the building diagrams specified in Item A7.
   - Benchmark Utilized ____________
   - Vertical Datum ____________

   Indicate elevation datum used for the elevations in items a) through h) below:
   - [ ] NGVD 1929
   - [ ] NAVD 1988
   - [ ] Other: ____________

Other/Source: ____________

COMMENTS:

A8+A9 Incomplete