

Horry County Code Enforcement

1301 2nd Ave Suite 1D09
Conway, SC 29526



Phone: (843) 915-5090
(843) 205-5090

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Permit 22630

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.

SECTION A - PROPERTY INFORMATION		For Insurance Company U
A1. Building Owner's Name <i>Shelly Real Estate</i>		Policy Number
A2. Building Street Address (including Apt. Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <i>Lot 34 Cypress Knee</i>		Company NAIC Number
City <i>Conway</i> State <i>SC</i> ZIP Code <i>29526</i>		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <i>124-17-01-044</i>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) _____		
A5. Latitude/Longitude: Lat. _____ Long. _____		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 83
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) <i>NA</i> sq ft b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade <i>NA</i> c) Total net area of flood openings in A8.b <i>NA</i> sq in d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		A9. For a building with an attached garage, provide: a) Square footage of attached garage <i>NA</i> b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade <i>NA</i> c) Total net area of flood openings in A9.b <i>NA</i> 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			B2. County Name			B3. State		
B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/Revised Date		B8. Flood Zone(s) <i>AE/Floodway</i>	B9. Base Flood Elevation (use base flood depth)		
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 type="checkbox"/> Other (Describe) _____								
B11. Indicate elevation datum used for BFE in Item B9: <input 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 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 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.			
Benchmark Utilized _____ Vertical Datum _____			
Indicate elevation datum used for the elevations in items a) through h) below. <input type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____			

COMMENTS:
Section A8 + A9 NOT APPLICABLE
Section B8: AE/Floodway

Date of Review: *2/25/2015* Community Official: *MOR*

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

2263099
 OMB No. 1680-0008
 Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name: Shelley Real Estate, LLC		Policy Number:
<input checked="" type="checkbox"/> A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. Lot #34, Cypress Knee Court City Conway State SC ZIP Code 29526		Company NAIC Number:
<input checked="" type="checkbox"/> A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) TMS# 124-17-01-044, Lot #34, Rowe Pond Subdivision		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Residential</u>		
A5. Latitude/Longitude: Lat. 33d51'24" Long. 78d59'03" 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.		
<input checked="" type="checkbox"/> A7. Building Diagram Number: <u>5</u>		
<input checked="" type="checkbox"/> A8. For a building with a crawlspace or enclosure(s): a) Square footage of crawlspace or enclosure(s): <u>NA</u> sq ft b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: _____ c) Total net area of flood openings in A8.b: _____ sq in d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> A9. For a building with an attached garage: a) Square footage of attached garage: <u>NA</u> sq ft 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 A9.b: _____ sq in d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> 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 45051C0530	B5. Suffix H	B6. FIRM Index Date 9-17-2003	B7. FIRM Panel Effective/Revised Date 8-23-1999	B8. Flood Zone(s) Floodway	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 14.4
<input checked="" type="checkbox"/> 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 checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
<input checked="" type="checkbox"/> 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: _____					
<input checked="" type="checkbox"/> B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)																	
<input checked="" type="checkbox"/> 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.																	
<input checked="" type="checkbox"/> 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: <u>28 225</u> Vertical Datum: <u>NGVD 1929</u> 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.																	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor) b) Top of the next higher floor c) Bottom of the lowest horizontal structural member (V Zones only) d) Attached garage (top of slab) e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) f) Lowest adjacent (finished) grade next to building (LAG) g) Highest adjacent (finished) grade next to building (HAG) h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<table border="0"> <tr> <td style="text-align: center;">19.11</td> <td>Check the measurement used:</td> </tr> <tr> <td style="text-align: center;">_____</td> <td><input checked="" type="checkbox"/> feet <input type="checkbox"/> meters</td> </tr> <tr> <td style="text-align: center;">_____</td> <td><input type="checkbox"/> feet <input type="checkbox"/> meters</td> </tr> <tr> <td style="text-align: center;">17.81</td> <td><input type="checkbox"/> feet <input type="checkbox"/> meters</td> </tr> <tr> <td style="text-align: center;">_____</td> <td><input checked="" type="checkbox"/> feet <input type="checkbox"/> meters</td> </tr> <tr> <td style="text-align: center;">7.0</td> <td><input checked="" type="checkbox"/> feet <input type="checkbox"/> meters</td> </tr> <tr> <td style="text-align: center;">7.8</td> <td><input checked="" type="checkbox"/> feet <input type="checkbox"/> meters</td> </tr> <tr> <td style="text-align: center;">7.2</td> <td><input checked="" type="checkbox"/> feet <input type="checkbox"/> meters</td> </tr> </table>	19.11	Check the measurement used:	_____	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	_____	<input type="checkbox"/> feet <input type="checkbox"/> meters	17.81	<input type="checkbox"/> feet <input type="checkbox"/> meters	_____	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	7.0	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	7.8	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	7.2	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
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7.2	<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 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: Jeffrey D. Solan	License Number: 19407
Title: President	Company Name: Solan Associates, P.C.
Address: 212 Main Street, Suite 101	City: Conway State: SC ZIP Code: 29526
Signature:	Date: 04-01-13 Telephone: 843-488-3400

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. Lot #34, Cypress Knee Court	Policy Number:
City Conway State SC ZIP Code 29526	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

Signature

Date

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, crawspace, or enclosure) is _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawspace, 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.

SOLAN ASSOCIATES, P.C.
ENGINEERING, PLANNING & LAND SURVEYING

July 17, 2012

Lot 34, Cypress Knee Court

'No-Impact' certification based upon comparison of frontal area of obstructions on lot between existing ground elevation and 100 year flood elevation level from preconstruction condition of lot to post-construction condition.

Existing ground elevation at building site = 6.5' (NGVD 29)

100 year base flood elevation = 14.4' (Interpolated from FIRM)

Depth from 100 year level to exst. ground level (14.4 - 6.5) = 7.9'

Post Construction:

Proposed 12" Dia. Piles at foundation = 22

Frontal area of piles impeding flow = (22 x 1' x 7.9') = 173.8 sq. ft.

Trees removed, or to be removed from site:

Diameter	#	Frontal Area (sf)
16" dbh:	(2)	21.0
12" dbh:	(5)	39.5
10" dbh:	(1)	6.6
8" dbh:	(6)	31.6
6" dbh:	(7)	27.7
4" dbh:	(7)	18.2
2" dbh:	(8)	10.5

*MORAN
6-2-12*

Total Frontal Area Removed = 155.1 sq. ft.

Summary: Net increase in frontal area impeding flow = 18.7 sq. ft. Note this amount will result in no measurable increase in flood elevation or inundated area.

There will be no change to existing grades of this lot.

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