

# EL E V A T I O N C E R T I F I C A T E

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 Astilgy LLC		Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 3430 Executive Pointe Way		Company NAIC Number:	
City Carson City		State NV	ZIP Code 89706

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)  
APN 008-922-17

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) **Non-Residential (Commercial)**  
A5. Latitude/Longitude: Lat. 39.189651 deg. N. Long. 119.744484 deg. W. 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 2

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) <u>4500</u> sq ft	a) Square footage of attached garage <u>N/A</u> sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>	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 <u>0</u> sq in	c) Total net area of flood openings in A9.b <u>0</u> sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	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 Carson City 320001	B2. County Name Carson City	B3. State NV			
B4. Map/Panel Number 0103	B5. Suffix E	B6. FIRM Index Date 10/16/96	B7. FIRM Panel Effective/Revised Date 1/16/2009	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 4685.0

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: \_\_\_\_\_

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: \_\_\_\_\_

## 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: CC004

Vertical Datum: \_\_\_\_\_

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)	<u>4681.8</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
b) Top of the next higher floor	<u>4684.8</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/A</u>	<input type="checkbox"/> feet	<input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>N/A</u>	<input 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)	<u>4682.3</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>4683.9</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>4684.7</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>N/A</u>	<input 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.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a  
 Check here if attachments. licensed land surveyor?  Yes  No

Certifier's Name James P. Haddan

License Number 5286

Title President

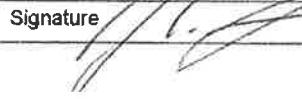
Company Name Haddan Engineering, Inc.

Address Post Office Box 2300

City Dayton

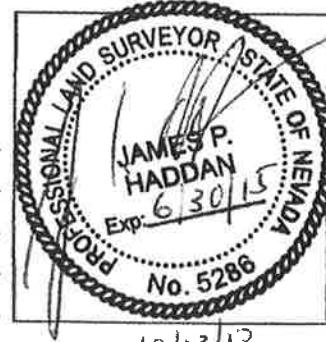
State NV

ZIP Code 89403

Signature 

Date 10/13/2013

Telephone 775.883.6595



10/13/13

## 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. 3430 Executive Pointe Way		Policy Number:	
City Carson City	State NV	ZIP Code 89706	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 Item C2(e) - Equipment referred to in this item is recirculating fans and appurtenances located in the crawl space.

This is a 2-story building. The second floor finish floor is 11.5 feet above the first floor finish floor. Second floor finish floor Elevation = 4696.3 feet.

Signature

Date

10/13/13

### 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 if 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.

31.  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.)
32.  A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
33.  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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37. This permit has been issued for:  New Construction  Substantial Improvement

38. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_

39. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_

40. 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.**Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
3430 Executive Pointe Way

City Carson City

State NV ZIP Code 89706

**FOR INSURANCE COMPANY USE**

Policy Number:

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.

Front View



# Building Photographs

Continuation Page

**IMPORTANT: In these spaces, copy the corresponding information from Section A.**Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
3430 Executive Pointe Way

City Carson City

State NV ZIP Code 89706

FOR INSURANCE COMPANY USE

Policy Number:

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.

Rear View



**PUBLIC WORKS  
DEPARTMENT**

ADMINISTRATION  
3505 Butti Way  
Carson City, NV 89701-3498  
Ph: 775-887-2355  
Fx: 775-887-2112

FLEET SERVICES  
3303 Butti Way, Building 2  
Carson City, NV 89701-3498  
Ph: 775-887-2356  
Fx: 775-887-2258

OPERATIONS  
(Water, Sewer, Wastewater,  
Streets, Landfill, Environmental)  
3505 Butti Way  
Carson City, NV 89701-3498  
Ph: 775-887-2355  
Fx: 775-887-2112

ENGINEERING/  
TRANSPORTATION/  
CAPITAL PROJECTS  
3505 Butti Way  
Carson City, NV 89701-3498  
Ph: 775-887-2355  
Fx: 775-887-2112

BUILDING and SAFETY  
PERMIT CENTER  
108 E. Proctor Street  
Carson City, NV 89701-4240  
Ph: 775-887-2310  
Fx: 775-887-2202

PLANNING  
108 E. Proctor Street  
Carson City, NV 89701-4240  
Ph: 775-887-2180  
Fx: 775-887-2278

HEARING IMPAIRED  
Dial 711

**CARSON CITY NEVADA**  
Consolidated Municipality and State Capital



September 5, 2013

Ms Starr Nixdorf  
Hair Studio, Inc.  
P.O. Box 630  
Carson City, NV 89706

RE: . Flood Zone for 3430 Executive Pointe Way  
CLOMR case no. 98-09-047R & 98-09-300R

Dear Ms. Nixdorf:

Following up to our phone conversation, this letter hopefully explains the status of the flood zone for 3430 Executive Pointe Way. The property was part of a flood mitigation project that constructed dedicated channels to convey the 1% chance flood waters around and through the commercial development. These improvements have been completed for 13 years.

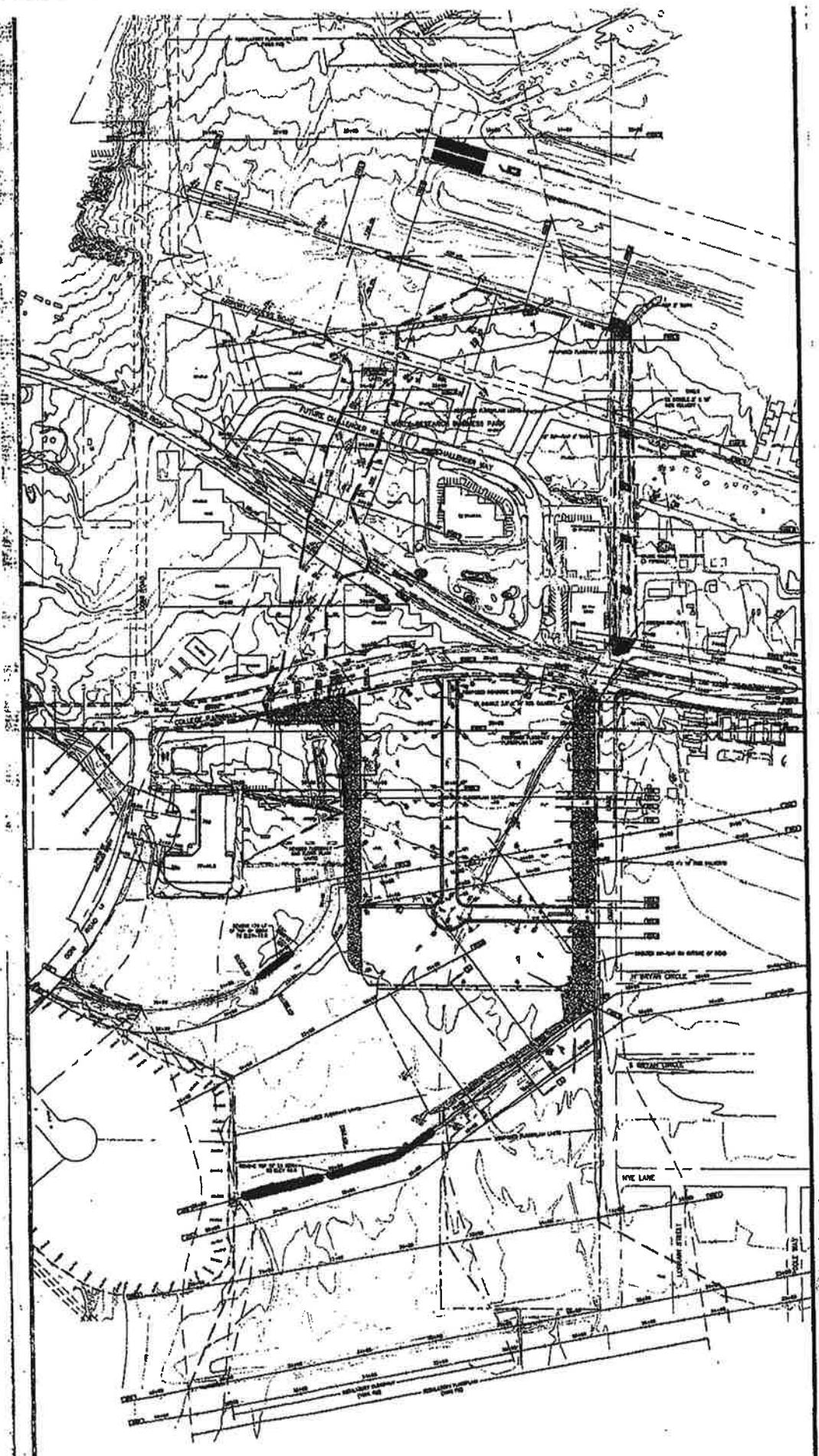
Based on the CLOMR map and completed improvements, 3430 Executive Pointe Way is outside the primary flood plain. (SFHA).

The current effective FIRM (3200010103E) does not reflect the changes, but the City has started the process to re-map the floodplain to show the changes. The City intends to restudy and re-map all of Goni Wash which is the source of the flood waters.

Please be aware that the process is complicated and takes considerable funds. Should you have any further questions, please call me at 283-7370.

Sincerely,

Robert D. Fellows, P.E.  
Floodplain Manager



LLUMCS AND ASSOCIATES  
Oil Sampling • Recovery • Metal Testing  
Reining • Environmental

## HYDRAULIC STUDY, MAP





**Federal Emergency Management Agency**  
CARSON CITY  
Washington, D.C. 20472 PUBLIC WORKS

**DEC 23 1998**

**'98 DEC 31 A 9:44**

**CERTIFIED MAIL  
RETURN RECEIPT REQUESTED**

**IN REPLY REFER TO:  
Case Nos.: 98-09-047R and 98-09-300R**

**The Honorable Ray Masayako  
Mayor, City of Carson City  
201 North Carson Street, Suite 201  
Carson City, Nevada 89706**

**Community: City of Carson City, Nevada  
Community No.: 320001**

**104**

**Dear Mayor Masayako:**

This responds to a request that the Federal Emergency Management Agency (FEMA) comment on the effects that a proposed project would have on the effective Flood Insurance Rate Map (FIRM), Flood Boundary and Floodway Map (FBFM), and Flood Insurance Study (FIS) report for your community in accordance with Part 65 of the National Flood Insurance Program (NFIP) regulations. In letters dated September 4 and December 19, 1997, Mr. Thomas W. Young, E.I.T., Project Designer, Lumos and Associates, requested that FEMA evaluate the effects that a proposed project along Goni Canyon Creek from approximately 1,000 feet upstream to approximately 1,350 feet downstream of East College Parkway would have on the flood hazard information shown on the effective FIRM, FBFM, and FIS report. The proposed project will be constructed in two phases. The proposed first phase includes channelization along Goni Canyon Creek from just downstream to approximately 800 feet downstream of East College Parkway, construction of collector channels along East College Parkway and Goni Road, and placement of fill associated with the development of the R. L. Shaheen property. The proposed second phase includes a diversion channel approximately 250 feet upstream of the airport access road (airport diversion channel); channelization along Lompa Lane from the outlet of the diversion channel to approximately 1,350 feet downstream of East College Parkway; removal of an existing berm approximately 1,350 feet downstream of East College Parkway; channelization along Goni Canyon Creek from just downstream of the airport access road to just downstream of East College Parkway; construction of culverts; and placement of fill. It may be necessary to incorporate portions of the proposed second phase into the first phase to warrant a revision to the FIRM, FBFM, and FIS report before completion of the entire project.

All data required to complete our review of this request for a Conditional Letter of Map Revision (CLOMR) were submitted with letters from Mr. Young.

We have completed our review of the submitted data and the flood data used to prepare the effective FIRM and FBFM for your community. The submitted existing conditions HEC-2 hydraulic computer model, dated August 26, 1997, based on updated topographic information, was used as the base conditions model in our review of the proposed conditions model for this CLOMR request. We believe that, if the proposed project is constructed as shown on the plans entitled "Hydraulic Study Map, Exhibit 1," prepared by Lumos and Associates, Inc., dated November 16, 1998, and the data listed below are received, a revision to the FIRM and FBFM would be warranted.

The effective hydraulic computer model for this reach of Goni Canyon was recreated using a more recent version of the HEC-2 hydraulic computer model than the original effective model. A corrected effective hydraulic model was submitted to incorporate more detailed topographic information. The corrected effective model was modified using updated hydrology and additional cross sections to create the pre-project hydraulic model, which was the basis for analyzing the effects of the proposed project.

As a result of the proposed project, the elevations of the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) will increase in some areas and decrease in other areas compared to the submitted pre-project hydraulic model. The maximum increase in base flood elevation (BFE), 0.8 foot, will occur just downstream of Hot Springs Road. The maximum decrease in BFE, 3.1 feet, will occur approximately 1,350 feet downstream of East College Parkway. The widths of the Special Flood Hazard Area (SFHA), the area that would be inundated by the base flood, and the regulatory floodway will increase in some areas and decrease in other areas. The maximum increase in SFHA width, 50 feet, will occur approximately 850 feet downstream of East College Parkway. The maximum decrease in SFHA width, 650 feet, will occur approximately 350 feet downstream of East College Parkway. The maximum increase in floodway width, 800 feet, will occur approximately 850 feet downstream of East College Parkway. The maximum decrease in floodway width, 175 feet, will occur approximately 100 feet downstream of East College Parkway.

Upon completion of the project, your community may submit the data listed below and request that we make a final determination on revising the effective FIS report, FIRM, and FBFM.

- Detailed application and certification forms, which were used in processing this request, must be used for requesting final revisions to the maps. Therefore, when the map revision request for the area covered by this letter is submitted, Form 1, entitled "Revision Requester and Community Official Form," must be included. (A copy of this form is enclosed.)
- The detailed application and certification forms listed below may be required if as-built conditions differ from the preliminary plans. If required, please submit new forms (copies of which are enclosed) or annotated copies of the previously submitted forms showing the revised information.

Form 3, entitled "Hydrologic Analysis Form"

Form 4, entitled "Riverine Hydraulic Analysis Form"

Form 5, entitled "Riverine/Coastal Mapping Form"

Form 6, entitled "Channelization Form"

Form 7, entitled "Bridge/Culvert Form"

Hydraulic analyses, for as-built conditions, of the base flood and the floodway must be submitted with Form 4, and a topographic work map showing the revised floodplain and floodway boundaries must be submitted with Form 5.

- 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. FEMA established flat review and processing fees for most types of requests. Effective March 10, 1997, FEMA modified the fee schedule that became effective on October 1. In accordance with this schedule, the fee for your map revision request will be \$2,300 and must be received before we can begin processing your request. Payment of this fee shall

be made in the form of a check or money order, made payable in U.S. funds to the National Flood Insurance Program, or by credit card. The payment must be forwarded to the following address:

Federal Emergency Management Agency  
Fee-Collection System Administrator  
P.O. Box 3173  
Merrifield, VA 22116-3173

- As-built plans, certified by a registered professional engineer, of all proposed project elements
- Community acknowledgment of the map revision request
- Certification that all fill placed in the currently effective base floodplain and below the proposed BFE is compacted to 95 percent of the maximum density obtainable with the Standard Proctor Test method issued by the American Society for Testing and Materials (ASTM Standard D-698) or an acceptable equivalent method for all areas to be removed from the base floodplain
- A copy of the public notice distributed by your community stating your community's intent to revise the floodway, or a statement by your community that it has notified all affected property owners and affected adjacent jurisdictions
- A letter stating that your community will adopt and enforce the modified floodway, OR, if the State has jurisdiction over either the floodway or its adoption by your community, a copy of your community's letter to the appropriate State agency notifying it of the floodway modification and a copy of the letter from that agency stating its approval of the modification
- An officially adopted maintenance and operation plan for the channels and culverts. This plan, which may be in the form of a written statement from the community Chief Executive Officer, an ordinance, or other legislation, must describe the nature of the maintenance activities, the frequency with which they will be performed, and the title of the local community official who will be responsible for ensuring that the maintenance activities are accomplished.
- The submitted hydraulic analysis indicates an extended cross-section message at Cross Section 2.0 in the Eagle Tributaries model. Please include additional ground elevation data at this location to eliminate the extended cross-section message, or provide a hydraulic analysis and map showing the revised SFHA boundary delineations for this breakout flow.

- As stated in Paragraph 65.6(a)(2) of the NFIP regulations, to avoid discontinuities between revised and effective flood data, the submitted hydraulic analysis must be extensive enough to ensure that a logical transition can be shown between the revised and effective SFHA and floodway boundary delineations. The submitted map and hydraulic analyses do not show how the revised SFHA and floodway boundary delineations tie into those shown on effective FIRM Panel 0040 D and FBFM Panel 0040, respectively. Please submit information showing how the revised boundary delineations, including all tributaries, tie into the effective boundary delineations. Specifically, the hydraulic analysis should provide floodplain and floodway widths that closely match those shown on the effective FIRM and FBFM at both the upstream and downstream limits of study. The revised BFEs should be within 0.5 foot of the effective BFEs at both the upstream and downstream limits of the study.
- With this request your community has complied with all requirements of Paragraph 65.12(a) of the NFIP regulations. Compliance with Paragraph 65.12(a) is necessary in order for FEMA to issue a CLOMR when a community proposes to permit encroachments upon the effective floodway that will cause increases in BFE in excess of those permitted under Paragraph 60.3(d)(3) of the NFIP regulations. Please note that FEMA requires evidence of compliance with Paragraph 65.12(b) and (c) of the NFIP regulations before issuing a revision to a community's FIRM and FIS report. Please provide information indicating that all criteria of paragraph 65.12 of the NFIP regulations have been met.

After receiving appropriate documentation to show that the project has been completed, FEMA will initiate a revision to the FIRM, FBFM, and FIS report. Because the BFEs would change as a result of the project, a 90-day appeal period would be initiated, during which community officials and interested persons may appeal the revised BFEs based on scientific or technical data.

The basis of this CLOMR is, in whole or in part, a channel-modification/culvert project. NFIP regulations, as cited in Paragraph 60.3(b)(7), require that communities assure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management regulations. Consequently, the ultimate responsibility for maintenance of the modified channel and culvert rests with your community.

This CLOMR is based on minimum floodplain management criteria established under the NFIP. Your community is responsible for approving all floodplain development, and for ensuring all necessary permits required by Federal or State law have been received. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If the State, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

If you have any questions regarding floodplain management regulations for your community or the NFIP in general, please contact the Consultation Coordination Officer (CCO) for your community. Information on the CCO for your community may be obtained by contacting the Director, Mitigation Division of FEMA in San Francisco, California, at (415) 923-7177. If you have any technical questions regarding this CLOMR, please contact Mr. Max Yuan of our staff in Washington, DC, either by telephone at (202) 646-3843 or by facsimile at (202) 646-4596.

Sincerely,

*Max H. Yuan*

Max H. Yuan, P.E., Project Engineer  
Hazards Study Branch  
Mitigation Directorate

For: Matthew B. Miller, P.E., Chief  
Hazards Study Branch  
Mitigation Directorate

Enclosure(s)

cc: Mr. J. Aldean, P.E.  
Carson City Public Works Director

Mr. Thomas W. Young, E.I.T.  
Lumos and Associates, Inc.

Mr. Ralph M. Hogoboom, P.E.  
Lumos and Associates, Inc.