

ENGINEERING AND PLANNING
MINOR AND MAJOR LAND PARTITIONS
SUBDIVISIONS - CADASTRALS - ~~SCOPE STAKING~~
PROPERTY AND LOT SURVEYS - ALTA'S

PROFESSIONAL MEMBERSHIPS
PROFESSIONAL LAND SURVEYORS OF OREGON
PROFESSIONAL ENGINEERS OF OREGON

AA SURVEYING & ENGINEERING, INC.

LICENSED IN: OREGON, WASHINGTON, CALIFORNIA, AND ARIZONA
PHONE 1-541-672-2096 • FAX 1-541-672-0611
P.O. BOX 130

3076 N.E. DIAMOND LAKE BLVD

ROSEBURG, OREGON 97470

January 31, 2005

City of Roseburg
900 SE Douglas Ave.
Roseburg, OR 97470

ATTN: Les Wilson

RE: **Chapman Site Development**

Based on FIRM Panel 410067 0005E, the:

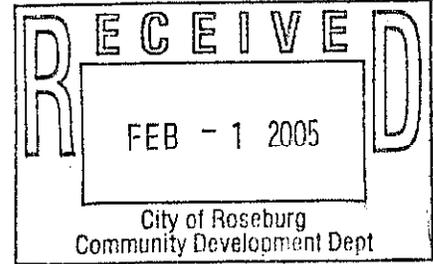
- Base Flood Elevation (BFE) for the site being developed by Chapman & Chapman Investments is 479.0.
- Flood Plain extends approximately 50 feet (scaled from FIRM) from the Floodway.
- The Floodway of Newton Creek is shown as a narrow strip, the width of which is consistent with the width between the existing banks of Newton Creek.

The property line of the Chapman Site is 60± feet from the top of bank of Newton Creek (surveyed), at it's closest point. Based on this information, the property being developed is NOT within the Floodplain, as shown on FIRM Panel 410067 0005E.

Sincerely,



Scott S. Schevenius, P.E.
Project Manager



2550 NW Ederbower

BLDA 1 & 2

FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No. 3067-0077
Expires December 31, 2005

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1 - 7.

SECTION A - PROPERTY OWNER INFORMATION			For Insurance Company Use:
BUILDING OWNER'S NAME CHAPMAN & CHAPMAN INVESTMENTS		Policy Number	
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. 0 NW EDENBOWER BLVD 2550 NW Edenbower		Company NAIC Number	
CITY ROSEBURG	STATE OR	ZIP CODE 97470	
PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) T.27S., R.06W., SEC. 12B TAX LOT 3300			
BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use a Comments area, if necessary.) MEDICAL OFFICES			
LATITUDE/LONGITUDE (OPTIONAL) (##° -##' -###" or ###.#####)		HORIZONTAL DATUM: SOURCE: <input type="checkbox"/> GPS (Type): <input type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983 <input type="checkbox"/> USGS Quad Map <input type="checkbox"/> Other:	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER CITY OF ROSEBURG, OREGON 410067 0005		B2. COUNTY NAME DOUGLAS	B3. STATE OREGON
B4. MAP AND PANEL NUMBER 0005	B5. SUFFIX E	B6. FIRM INDEX DATE 6-7-74	B7. FIRM PANEL EFFECTIVE/REVISED DATE 4-21-99
B8. FLOOD ZONE(S) AE		B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding) 479.0	

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 (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
 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 **NGVD** Conversion/Comments **N/A**

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

a) Top of bottom floor (including basement or enclosure) **478.0 ft.(m) SEE COMMENTS**

b) Top of next higher floor **480.78 ft.(m) SEE COMMENTS**

c) Bottom of lowest horizontal structural member (V zones only) **N/A. ft.(m)**

d) Attached garage (top of slab) **N/A. ft.(m)**

e) Lowest elevation of machinery and/or equipment servicing the building (Describe in a Comments area) **N/A. ft.(m)**

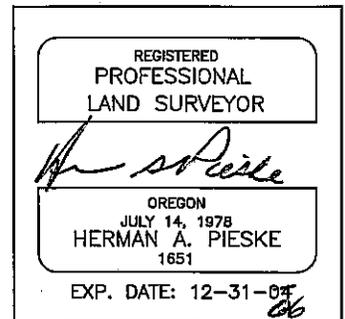
f) Lowest adjacent (finished) grade (LAG) **474.7 ft.(m) SEE COMMENTS**

g) Highest adjacent (finished) grade (HAG) **482.0 ft.(m) SEE COMMENTS**

h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade **N/A**

i) Total area of all permanent openings (flood vents) in C3.h **N/A** sq. in. (sq. cm)

License Number, Embossed Seal, Signature, and Date



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
HERMAN A. PIESKE

TITLE
PROFESSIONAL LAND SURVEYOR (Company President)

ADDRESS
3076 DIAMOND LAKE BLDV.

SIGNATURE
Herman A. Pieske **1-27-05**

COMPANY NAME **AA SURVEYING & ENGINEERING, INC.**

CITY
ROSEBURG

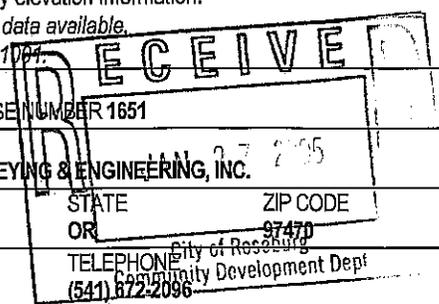
STATE
OR

DATE

LICENSE NUMBER **1651**

ZIP CODE
97470

TELEPHONE
(541) 672-2096



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. 0 NW EDENBOWER BLVD			Policy Number
CITY ROSEBURG	STATE OR	ZIP CODE 97470	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
C3a - BASED ON ORIGINAL GROUND
C3b - PER CONSTRUCTION DRAWINGS
C3f-g - BASED ON ORIGINAL GROUND

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
-------------------	------------------------	---

G7. This permit has been issued for: New Construction Substantial Improvement

G8. 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

FLOODPLAIN BUILDING SITE DIAGRAM

(To be completed by an Oregon Licensed Surveyor or Engineer.)

WORK SHEET NO. 1

TAX ACCT. NO. **R119936**

TAX LOT NO. **03300**

SEC. **12**

SUB SEC. **B**

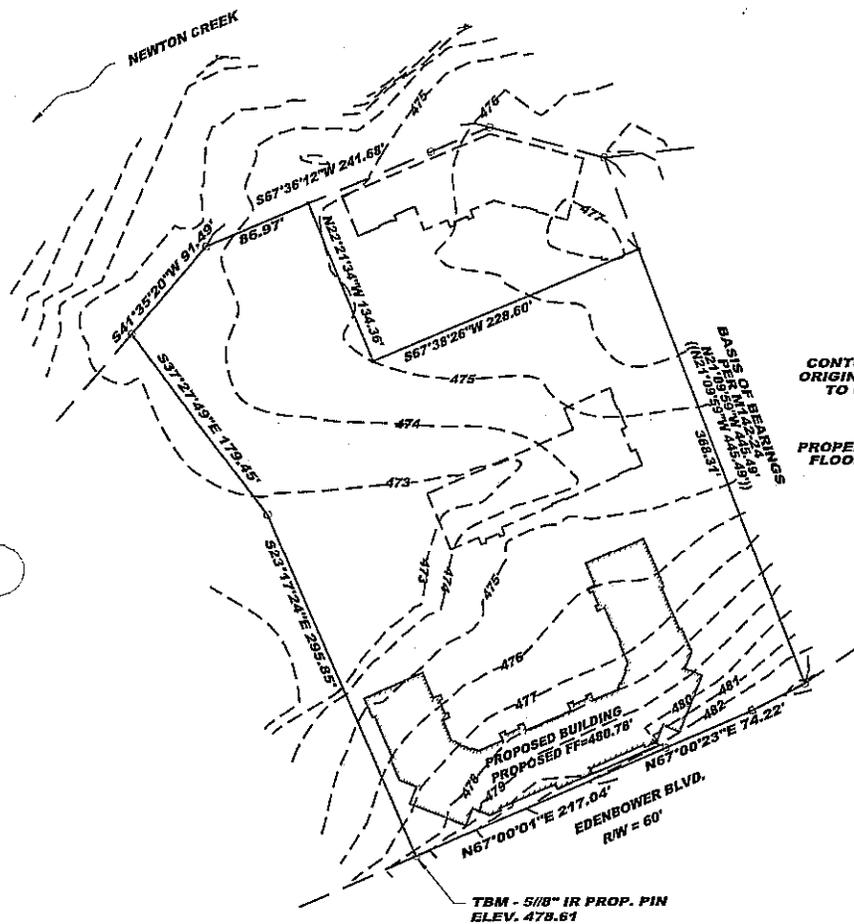
TOWNSHIP **27S**

RANGE **06W**

DIRECTIONS TO AND DESCRIPTION OF SITE: **1000 FT. WEST OF INTERSECTION OF STEWART PARKWAY & EDENBOWER BLVD**

INFORMATION NEEDED ON DIAGRAM

1. Approximate property lines (show dimensions).
2. Permanent land marks (roads, streams, rivers).
3. Distances from landmarks to building site.
4. Put stakes at building site (one flagged stake in middle of site is sufficient).
5. Temporary bench mark established at 100 year flood elevation.
6. Location of floodway on site.



PART ONE PRE-CONSTRUCTION

BM: NO DERBY ELEVATION 476.07 LOCATION N. ENTERANCE OF ROSEBURG MALL
 (NOTE: Elevation datum MSL) TBM ELEVATION 478.61 TBM LOCATION SW PROP. PIN
 [FEDERAL 100 YEAR YES NO] [FEDERAL FLOODWAY - YES NO]
 EXTREME HAZARD HIGH HAZARD LOW HAZARD
 FLOODWAY MAP 0005 E ORTHO PHOTO N/A

100 YEAR FLOOD ELEVATION 479.0
 TBM DESCRIPTION 5/8" IR
 [MEAN FLOODWAY VELOCITY
 BUILDING SITE ELEVATION 478.0
 MINIMUM REQUIRED FLOOR HEIGHT ABOVE GROUND 1.0

PART TWO POST-CONSTRUCTION

The building at the property location described above has the lowest floor (including basement) at an elevation of _____ feet NGVD (Mean Sea Level) or has been floodproofed in accordance with the Floodplain Ordinance to an elevation of _____ feet NGVD. The reference level is based on actual construction. **YES** **NO**
 I CERTIFY AS AN OREGON REGISTERED PROFESSIONAL ENGINEER/SURVEYOR THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE.

 SIGNATURE _____

(REVISED 10/99)

BLDG 3

FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No. 3067-0077
Expires December 31, 2005

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-7.

SECTION A - PROPERTY OWNER INFORMATION			For Insurance Company Use:
BUILDING OWNER'S NAME CHAPMAN & CHAPMAN INVESTMENTS		Policy Number	
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. 0 NW EDENBOWER BLVD		Company NAIC Number	
CITY ROSEBURG	STATE OR	ZIP CODE 97470	
PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) T.27S., R.06W., SEC. 12B TAX LOT 3300			
BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use a Comments area, if necessary.) MEDICAL OFFICES			
LATITUDE/LONGITUDE (OPTIONAL) (##° - ##' - ###" or ###.####)	HORIZONTAL DATUM: <input type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983	SOURCE: <input type="checkbox"/> GPS (Type): <input type="checkbox"/> USGS Quad Map <input type="checkbox"/> Other:	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER CITY OF ROSEBURG, OREGON 410067 0005		B2. COUNTY NAME DOUGLAS		B3. STATE OREGON	
B4. MAP AND PANEL NUMBER 0005	B5. SUFFIX E	B6. FIRM INDEX DATE 6-7-74	B7. FIRM PANEL EFFECTIVE/REVISED DATE 4-21-99	B8. FLOOD ZONE(S) AE	B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding) 479.0
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe):					
B11. Indicate the elevation datum used for the BFE in B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe):					
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					

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 _ (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
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 **NGVD** Conversion/Comments **N/A**

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

a) Top of bottom floor (including basement or enclosure) **474.0 ft.(m) SEE COMMENTS**

b) Top of next higher floor **480.68 ft.(m) SEE COMMENTS**

c) Bottom of lowest horizontal structural member (V zones only) **N/A. ft.(m)**

d) Attached garage (top of slab) **N/A. ft.(m)**

e) Lowest elevation of machinery and/or equipment servicing the building (Describe in a Comments area) **N/A. ft.(m)**

f) Lowest adjacent (finished) grade (LAG) **472.8 ft.(m) SEE COMMENTS**

g) Highest adjacent (finished) grade (HAG) **475.0 ft.(m) SEE COMMENTS**

h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade **N/A**

i) Total area of all permanent openings (flood vents) in C3.h **N/A** sq. in. (sq. cm)

License Number, Embossed Seal, Signature, and Date

REGISTERED PROFESSIONAL LAND SURVEYOR

Herman A. Pieske

OREGON
JULY 14, 1978
HERMAN A. PIESKE
1651

EXP. DATE: 12-31-04

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
HERMAN A. PIESKE

TITLE
PROFESSIONAL LAND SURVEYOR (Company President)

ADDRESS
3076 DIAMOND LAKE BLDV.

SIGNATURE
Herman A. Pieske

COMPANY NAME **AA SURVEYING & ENGINEERING, INC.**

CITY
ROSEBURG

DATE
1-27-05

LICENSE NUMBER **1651**

JAN 27 2005

STATE City of Roseburg
OR Community Development Dept

ZIP CODE
97470

TELEPHONE
(541) 672-2096

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. 0 NW EDENBOWER BLVD			Policy Number
CITY ROSEBURG	STATE OR	ZIP CODE 97470	Company NAIG 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

C3a - BASED ON ORIGINAL GROUND

C3b - PER CONSTRUCTION DRAWINGS

C3f-g - BASED ON ORIGINAL GROUND

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
-------------------	------------------------	---

G7. This permit has been issued for: New Construction Substantial Improvement

G8. 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

FLOODPLAIN BUILDING SITE DIAGRAM

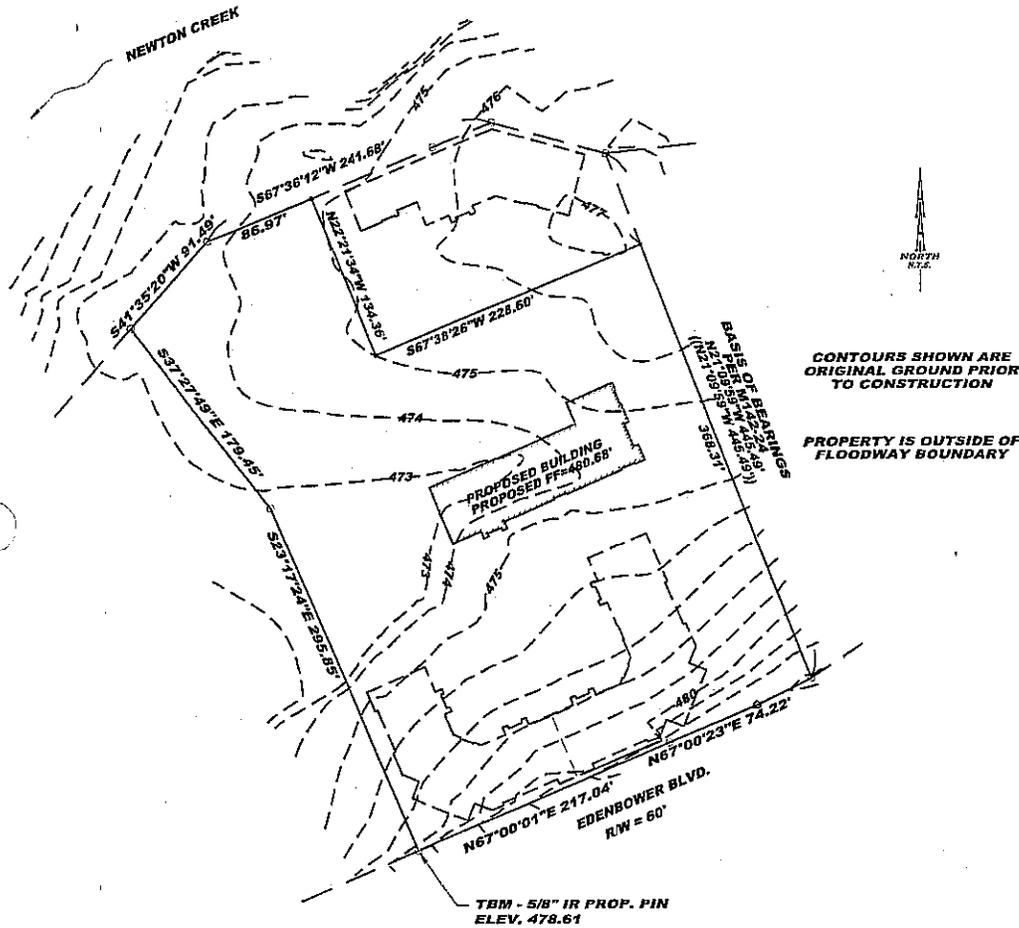
(To be completed by an Oregon Licensed Surveyor or Engineer.)

WORK SHEET NO. 1

TAX ACCT. NO. R119936 TAX LOT NO. 03300 SEC. 12 SUB SEC. B TOWNSHIP 27S RANGE 06W
 DIRECTIONS TO AND DESCRIPTION OF SITE: 1000 FT. WEST OF INTERSECTION OF STEWART PARKWAY & EDENBOWER BLVD

INFORMATION NEEDED ON DIAGRAM

1. Approximate property lines (show dimensions).
2. Permanent land marks (roads, streams, rivers).
3. Distances from landmarks to building site.
4. Put stakes at building site (one flagged stake in middle of site is sufficient).
5. Temporary bench mark established at 100 year flood elevation.
6. Location of floodway on site.



PART ONE PRE-CONSTRUCTION

BM: <u>NO DERBY</u> ELEVATION <u>476.07</u>	LOCATION <u>N. ENTERANCE OF ROSEBURG MALL</u>	100 YEAR FLOOD ELEVATION <u>479.0</u>
(NOTE: Elevation datum MSL)	TBM ELEVATION <u>478.61</u>	TBM LOCATION <u>SW PROP. PIN</u> TBM DESCRIPTION <u>5/8" IR</u>
[FEDERAL 100 YEAR <u>YES NO</u>]	[FEDERAL FLOODWAY - YES <u>NO</u>]	[MEAN FLOODWAY VELOCITY _____]
EXTREME HAZARD HIGH HAZARD <u>LOW HAZARD</u>		BUILDING SITE ELEVATION <u>474.0</u>
FLOODWAY MAP <u>0005 E</u>	ORTHO PHOTO <u>N/A</u>	MINIMUM REQUIRED FLOOR HEIGHT ABOVE GROUND <u>4.0</u>

PART TWO POST-CONSTRUCTION

The building at the property location described above has the lowest floor (including basement) at an elevation of _____ feet NGVD (Mean Sea Level) or has been floodproofed in accordance with the Floodplain Ordinance to an elevation of _____ feet NGVD. The reference level is based on actual construction. **YES NO**

CERTIFY AS AN OREGON REGISTERED PROFESSIONAL ENGINEER/SURVEYOR THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE.

DATE _____

SIGNATURE _____

BUDA 4

FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No. 3067-0077
Expires December 31, 2005

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1 - 7.

SECTION A - PROPERTY OWNER INFORMATION			For Insurance Company Use:
BUILDING OWNER'S NAME CHAPMAN & CHAPMAN INVESTMENTS		Policy Number	
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. NW EDENBOWER BLVD 2550		Company NAIC Number	
CITY ROSEBURG	STATE OR	ZIP CODE 97470	
PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) T.27S., R.06W., SEC. 12B TAX LOT 3200			
BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use a Comments area, if necessary.) MEDICAL OFFICES			
LATITUDE/LONGITUDE (OPTIONAL) (##° - ##' - ###" or #####°)	HORIZONTAL DATUM: <input type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983	SOURCE: <input type="checkbox"/> GPS (Type): <input type="checkbox"/> USGS Quad Map <input type="checkbox"/> Other:	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER CITY OF ROSEBURG, OREGON 410067 0005		B2. COUNTY NAME DOUGLAS	B3. STATE OREGON		
B4. MAP AND PANEL NUMBER 0005	B5. SUFFIX E	B6. FIRM INDEX DATE 6-7-74	B7. FIRM PANEL EFFECTIVE/REVISED DATE 4-21-99	B8. FLOOD ZONE(S) AE	B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding) 479.0

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
 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 **NGVD** Conversion/Comments **N/A**
 Elevation reference mark used **DERBY** Does the elevation reference mark used appear on the FIRM? Yes No

<input type="checkbox"/> a) Top of bottom floor (including basement or enclosure)	476. 0 ft.(m) SEE COMMENTS
<input type="checkbox"/> b) Top of next higher floor	480. 07 ft.(m) SEE COMMENTS
<input type="checkbox"/> c) Bottom of lowest horizontal structural member (V zones only)	N/A. ft.(m)
<input type="checkbox"/> d) Attached garage (top of slab)	N/A. ft.(m)
<input type="checkbox"/> e) Lowest elevation of machinery and/or equipment servicing the building (Describe in a Comments area)	N/A. ft.(m)
<input type="checkbox"/> f) Lowest adjacent (finished) grade (LAG)	475. 0 ft.(m) SEE COMMENTS
<input type="checkbox"/> g) Highest adjacent (finished) grade (HAG)	477. 0 ft.(m) SEE COMMENTS
<input type="checkbox"/> h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade N/A	
<input type="checkbox"/> i) Total area of all permanent openings (flood vents) in C3.h N/A sq. in. (sq. cm)	

License Number, Embossed Seal, Signature, and Date

REGISTERED PROFESSIONAL LAND SURVEYOR

Herman A. Pieske

OREGON
JULY 14, 1978
HERMAN A. PIESKE
1651
EXP. DATE: 12-31-~~04~~06

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
HERMAN A. PIESKE

TITLE
PROFESSIONAL LAND SURVEYOR (Company President)

ADDRESS
3076 DIAMOND LAKE BLDV.

SIGNATURE
Herman A. Pieske

COMPANY NAME **AA SURVEYING & ENGINEERING, INC.**

CITY
ROSEBURG

DATE
1-27-05

LICENSE NUMBER **1651** 2 7 2005

STATE of **OREGON** ZIP CODE **97470**

TELEPHONE
(541) 672-2096

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. 0 NW EDENBOWER BLVD			Policy Number
CITY ROSEBURG	STATE OR	ZIP CODE 97470	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

C3a - BASED ON ORIGINAL GROUND

C3b - PER CONSTRUCTION DRAWINGS

C3f-g - BASED ON ORIGINAL GROUND

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
-------------------	------------------------	---

G7. This permit has been issued for: New Construction Substantial Improvement

G8. 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

FLOODPLAIN BUILDING SITE DIAGRAM

(To be completed by an Oregon Licensed Surveyor or Engineer.)

WORK SHEET NO. 1

TAX ACCT. NO. R119935

TAX LOT NO. 03200

SEC. 12

SUB SEC. B

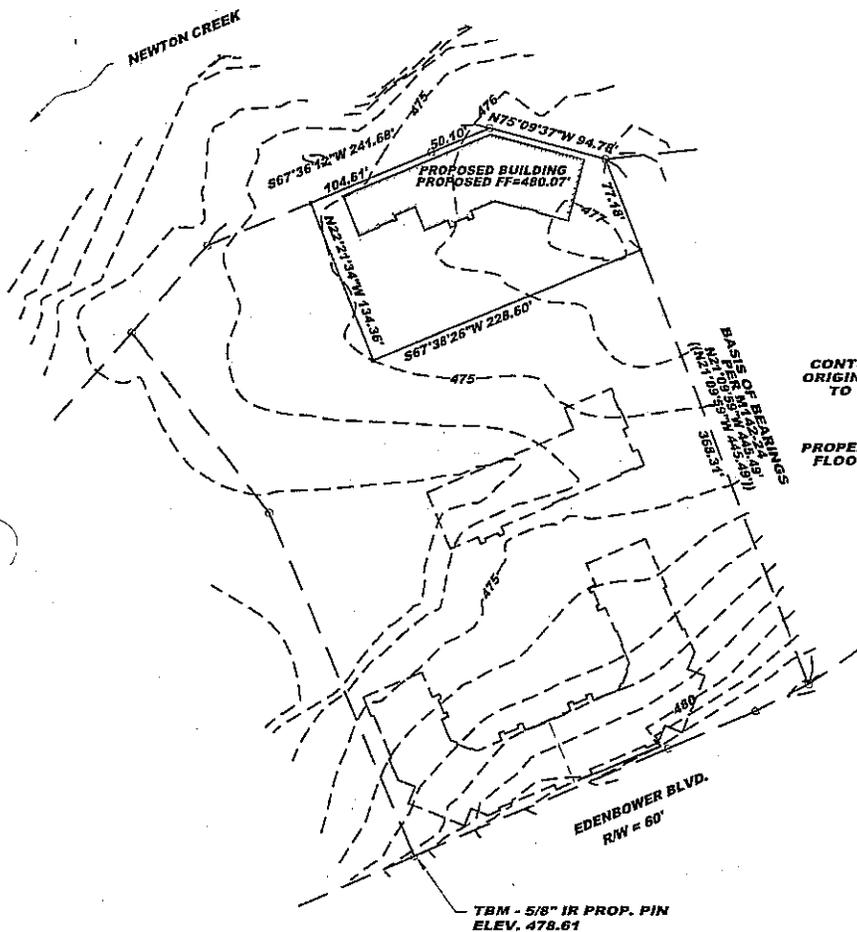
TOWNSHIP 27S

RANGE 06W

DIRECTIONS TO AND DESCRIPTION OF SITE: 1000 FT. WEST OF INTERSECTION OF STEWART PARKWAY & EDENBOWER BLVD

INFORMATION NEEDED ON DIAGRAM

1. Approximate property lines (show dimensions).
2. Permanent land marks (roads, streams, rivers).
3. Distances from landmarks to building site.
4. Put stakes at building site (one flagged stake in middle of site is sufficient).
5. Temporary bench mark established at 100 year flood elevation.
6. Location of floodway on site.



CONTOURS SHOWN ARE ORIGINAL GROUND PRIOR TO CONSTRUCTION

PROPERTY IS OUTSIDE OF FLOODWAY BOUNDARY

*see letter
2/11/05
parcel not in
Floodplaz
see*

PART ONE PRE-CONSTRUCTION

BM: NO DERBY ELEVATION 476.07 LOCATION N. ENTERANCE OF ROSEBURG MALL 100 YEAR FLOOD ELEVATION 479.0
 (NOTE: Elevation datum MSL) TBM ELEVATION 478.61 TBM LOCATION SW PROP. PIN TBM DESCRIPTION 5/8" IR
 [FEDERAL 100 YEAR YES NO] [FEDERAL FLOODWAY - YES NO] [MEAN FLOODWAY VELOCITY _____]
 EXTREME HAZARD HIGH HAZARD LOW HAZARD BUILDING SITE ELEVATION 476.0
 FLOODWAY MAP 0005 E ORTHO PHOTO N/A MINIMUM REQUIRED FLOOR HEIGHT ABOVE GROUND 2.0

PART TWO POST-CONSTRUCTION

The building at the property location described above has the lowest floor (including basement) at an elevation of _____ feet NGVD (Mean Sea Level) or has been floodproofed in accordance with the Floodplain Ordinance to an elevation of _____ feet NGVD. The reference level is based on actual construction. **YES** **NO**

I CERTIFY AS AN OREGON REGISTERED PROFESSIONAL ENGINEER/SURVEYOR THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE.

DATE _____

SIGNATURE _____

(REVISED 10/99)

ENGINEERING AND PLANNING
MINOR AND MAJOR LAND PARTITIONS
SUBDIVISIONS - CADASTRALS - SLOPE STAKING
PROPERTY AND LOT SURVEYS - ALTA'S

PROFESSIONAL MEMBERSHIPS
PROFESSIONAL LAND SURVEYORS OF OREGON
PROFESSIONAL ENGINEERS OF OREGON

AA SURVEYING & ENGINEERING, INC.

LICENSED IN OREGON, WASHINGTON, CALIFORNIA, AND ARIZONA
PHONE 1-541-672-2096 • FAX 1-541-672-0611
P.O. BOX 130

3076 N.E. DIAMOND LAKE BLVD

ROSEBURG, OREGON 97470

January 31, 2005

City of Roseburg
900 SE Douglas Ave.
Roseburg, OR 97470

ATTN: Les Wilson

RE: **Chapman Site Development**

Based on FIRM Panel 410067 0005E, the:

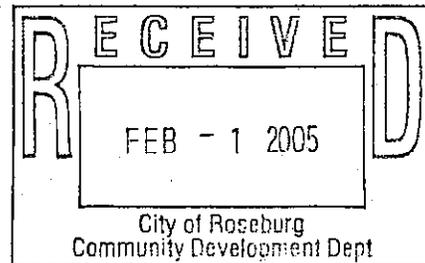
- Base Flood Elevation (BFE) for the site being developed by Chapman & Chapman Investments is 479.0.
- Flood Plain extends approximately 50 feet (scaled from FIRM) from the Floodway.
- The Floodway of Newton Creek is shown as a narrow strip, the width of which is consistent with the width between the existing banks of Newton Creek.

The property line of the Chapman Site is 60± feet from the top of bank of Newton Creek (surveyed), at it's closest point. Based on this information, the property being developed is NOT within the Floodplain, as shown on FIRM Panel 410067 0005E.

Sincerely,



Scott S. Schevenius, P.E.
Project Manager



2550 NW Edenbower