



Floodplain Use Permit- Case History

RECORD: P19FC00321

Building/Floodplain Use Permit

Case Name:ADD

Issue: Addition of living room, master bedroom and 400 amp electrical service upgrade

5/30/2019 Application Intake - Submitted: Application successfully submitted

Case Reviewer:David Saba

6/10/2019 Review - Note: RFC letter drafted. Please review for approval.

Case Reviewer:Brandy Buford

6/19/2019 Review - Request for Corrections: RFC letter sent to applicant via email and postal mail, and to owner via postal mail.

Case Reviewer:Brandy Buford

6/20/2019 Application Intake - Note: WSEL on el cert submitted with LOMR/LOMA confirms WSEL 2681.24, top of pad 2682.5, and FFE 2683.30 using NAVD datum. Conversion translates WSEL to 2683.5 ft using NAV88 datum. WSEL for SS #89 confirms WSEL at 2685.87 and GSEL at 2685.87 as this is the edge of the flood plain that is intersecting with the fill pad where BFE is essentially 0.005 ft. After discussion with Brian, he is confident that the home is conforming and will proceed as such. Will confirm with final el cert. All work to be converted to NAVD datum (including el cert documentation) for consistency with original WSEL data.

Case Reviewer:Brandy Buford

12/6/2019 Application Intake - Resubmit: Initial el cert shows house is not elevated appropriately. As such, must proceed as non-conforming. WSEL to be used is 2685.87 as per Jacob's study. Updated site plan received. Andy has approved submittal for block wall and photos show that shed is actually open pump house that is floodproofed with equipment elevated as required.

Case Reviewer:Brandy Buford

12/6/2019 Review - Note: Permit conditioned, el cert drafted, and covs drafted. Please review for permit approval.

Case Reviewer:Brandy Buford



12/9/2019 Review - Approved: FPUP approved. D1FC1 plan set uploaded to DSD plan review folder.
Case Reviewer:Francisco Ramirez

12/9/2019 Issuance - Note: Permit in ready folder. Requires signed covs prior to issuance and the return of an el cert prior to final.
Case Reviewer:Brandy Buford

12/10/2019 Issuance - Issued - Documents Required: Permit issued, covs and el-cert returned.
Case Reviewer:David Saba

12/18/2019 Inspection - Note: 12/10/19 WAITING FOR GENERAL SPECIFIC COVENANT TO BE RETURNED FROM THE RECORDERS OFFICE AND FOR THE EL CERT TO BE RETURNED.
Case Reviewer:Deanna Reyes

1/13/2020 Inspection - Documents Received: P2F El Cert reviewed; surveyor did not provide elevation of existing SFR FF.
Case Reviewer:Edward Eastburn

1/13/2020 Inspection - Note: Called surveyor requested FFE of existing SFR. Surveyor will provide info later today.
Case Reviewer:Edward Eastburn

1/13/2020 Inspection - Note: Spoke with surveyor again. El Cert is only for exiting SFR. Addition had not been constructed when the El Cert was completed and surveyor was not aware that an addition was to be constructed. Thanks surveyor for their information. Will not pursue this El Cert further. Awaiting the arrival of the P2F El Cert for the new addition to existing SFR.
Case Reviewer:Edward Eastburn

3/31/2020 Inspection - Note: 3/31/20 WAITING FOR EL CERT TO BE RETURNED.
Case Reviewer:Deanna Reyes

6/30/2020 Inspection - Documents Approved: P2F Elevation Certificate (e-copy) reviewed, OK, FFE of new addition matches FFE of existing SFR on backfilled stem wall; hold released. Surveyor e-m to mail in the original El Cert.
Case Reviewer:Edward Eastburn



4/28/2026 Close Out - Note: All documents returned. OK to close out
Case Reviewer:Philip Calabrese

4/28/2026 Close Out - Complete: No Comments
Case Reviewer:Valerie Gonzales

FPUP # P19FC00321
DSD # P19BP03300

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

HK 6/17/20

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Sean A and Camm L Stoddard Tr				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 11800 E MESQUITE GROVE CT				Company NAIC Number:	
City Tucson		State Arizona		ZIP Code 85749	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Taxcode: 205-36-239C Township 13 Range 16 Section 30 PTN W301.43' E874.68' N257.44' SE4 SE4					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential: Addition					
A5. Latitude/Longitude: Lat. 32.26914 Long. -110.74001 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. <small>Pima County Regional Flood Control District requires four (4) photographs.</small>					
A7. Building Diagram Number <u>1b</u>					
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 <u>NA</u>					
c) Total net area of flood openings in A8.b <u>NA</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>798</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>NA</u>					
c) Total net area of flood openings in A9.b <u>NA</u> sq in					
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 Pima County / 040073			B2. County Name Pima County		B3. State Arizona
B4. Map/Panel Number 04019C1740	B5. Suffix M	B6. FIRM Index Date 09/28/2012	B7. FIRM Panel Effective/ Revised Date 09-28-2012	B8. Flood Zone(s) A	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 2685.87
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 checked="" type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: Highest Adjacent Natural Grade (=100.0 ft)					
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: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

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. 11800 E MESQUITE GROVE CT			Policy Number:
City Tucson	State Arizona	ZIP Code 85749	Company NAIC Number

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: OPUS PT T05 Vertical Datum: ELEV 2690.17 NAVD 88

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>2685.9</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | <u>NA</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>NA</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | <u>2685.7</u> | <input checked="" 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>NA</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>2685.5</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| <small>PCRFCO Note: Indicate lowest adjacent natural grade (LANG) in Section D.</small> | | | |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>2685.7</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| <small>PCRFCO Note: Indicate highest adjacent natural grade (HANG) in Section D.</small> | | | |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | <u>NA</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.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name <u>Fred STURNIOLO</u>	License Number <u>RLS 12537</u>	
Title <u>Vice President</u>		
Company Name <u>Precision Land Surveying, Inc</u>		
Address <u>8219 E. 22nd Street</u>		
City <u>TUCSON</u>	State <u>AZ.</u>	
Signature <u>Fred Sturniolo</u>	Date <u>6/23/2020</u>	Telephone <u>520 298 3200</u>
Ext.		

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

The lowest service equipment (C3.e) is the NA and the _____ is/are above this elevation.

Lowest finished floor elevation of the existing structure 2685.9

No New Service equipment

ELEVATION CERTIFICATE

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City Tucson	State Arizona	ZIP Code 85749	Company NAIC Number

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 1–2 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 or Owner's Authorized Representative's Name _____

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments _____

Check here if attachments.

BUILDING PHOTOGRAPHS

ELEVATION CERTIFICATE

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2022

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. 11800 E MESQUITE GROVE CT			Policy Number:
City Tucson	State Arizona	ZIP Code 85749	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.



EAST
↓
RIGHT

PHOTOS
TAKEN ON
6/12/2020

Photo One Caption -

Clear Photo One



West
↓
LEFT

Photo Two

Photo Two Caption

Clear Photo Two

BUILDING PHOTOGRAPHS

ELEVATION CERTIFICATE

Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2022

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. 11800 E MESQUITE GROVE CT			Policy Number:
City Tucson	State Arizona	ZIP Code 85749	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.



North
↓
FRONT

PHOTO
TAKEN ON
6/12/2020

Photo Three Caption

Clear Photo Three

Photo Four

Photo Four Caption

Clear Photo Four