



"THE Authority for Real Estate in Almost Heaven, West Virginia!"

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March 15, 2017

Subject: Flood Zone Incorrect
447 Riverbend Drive
Paw Paw, WV 25434

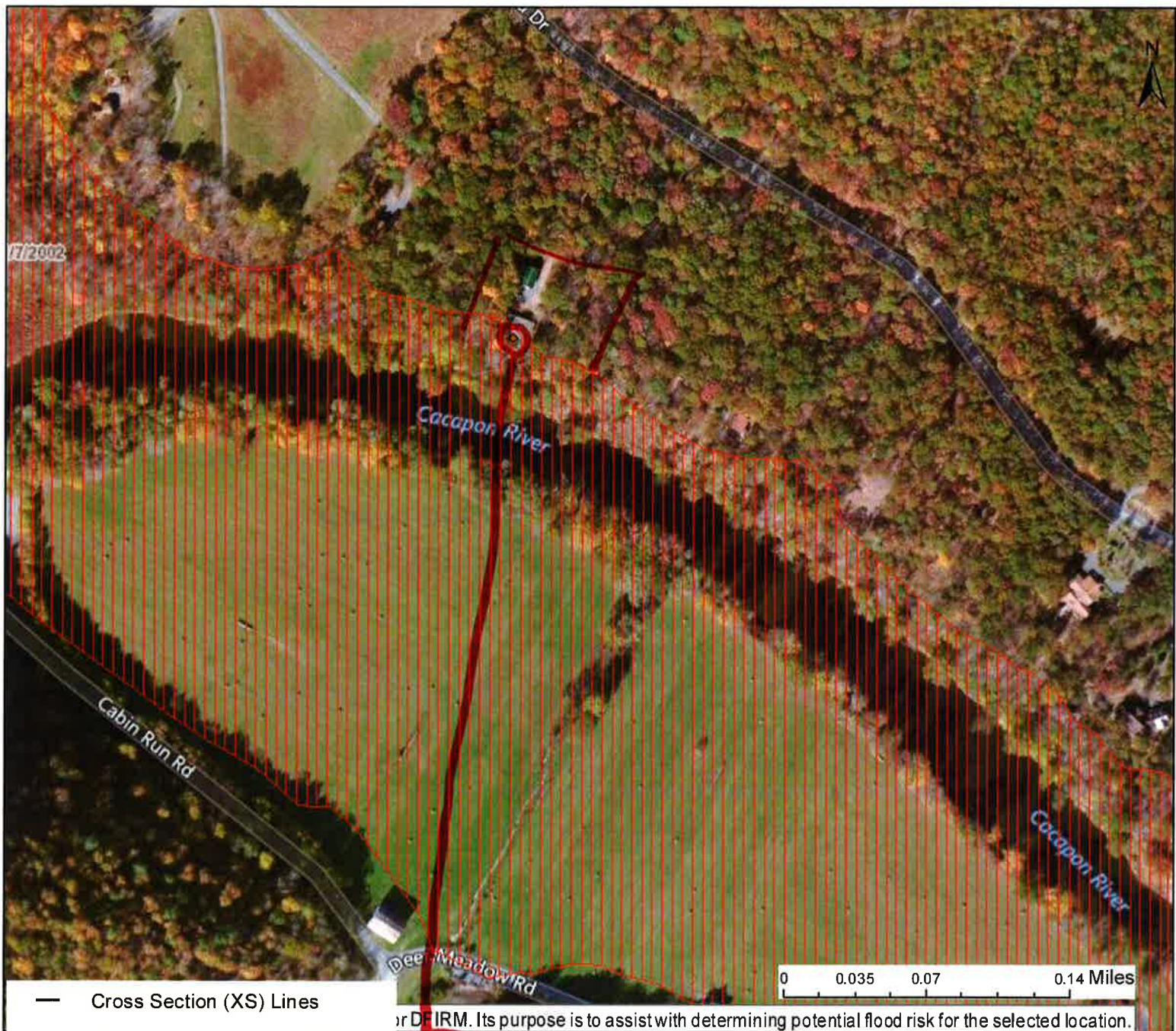
The FEMA Flood Maps are incorrect. The maps show a portion of the house being in the flood zone, I have attached maps showing that the house is elevated a 648 ft. and another map showing an adjacent location elevated at 628 ft. That is not in the flood zone. The owners have never had any flooding issues and have not been required to carry flood insurance. These maps are wrong from time to time, as flood zone A is an approximate, non-studied area. The process to correct this is to have an engineer/surveyor do an elevation certificate which shows that the house is not in the flood zone and then submit a LOMA (Letter of Map Amendment) to FEMA and then FEMA will correct their maps. The owners are in the process of doing the elevation certificate and LOMA, as this problem was just brought to their attention.

Respectfully,

A handwritten signature in black ink, appearing to read "Keenan Shanholtz", written over a horizontal line.

Keenan Shanholtz, Broker


straker




- Cross Section (XS) Lines
- Base Flood Elevation (BFE) Lines

 Floodway


Flood Hazard Zone

 Approximate Study (Zone A)

 Detailed Study (AE, AH, AO)

 High : 134.442




 Low : -7.71759

Disclaimer:

The online map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. To obtain more detailed information in areas where Base Flood Elevations have been determined, users are encouraged to consult the latest Flood Profile data contained in the official flood insurance study. These studies are available online at www.msc.fema.gov.
WV Flood Tool (<http://www.MapWV.gov/flood>) is supported by FEMA, WV NFIP Office, and WV GIS Technical Center.

or DFIRM. Its purpose is to assist with determining potential flood risk for the selected location.

 Location of flood information
User Notes:

Map created on March 15, 2017

Flood Hazard Area:

Flood Hazard Area: Location is WITHIN the FEMA 100-year floodplain.

Flood Hazard Zone: A

Stream: Cacapon River

FEMA Issued Flood Map: 54027C0160C

Watershed (HUC8): Cacapon-Town (2070003)

Advisory Flood Height: N/A

Water Depth: N/A

Elevation: About 648 ft

Location (long, lat): (78.421329 W, 39.452961 N)

Location (UTM 17N): (721876, 4370217)

Contacts: Hampshire

CRS Information: Hampshire County

Flood Profile: N/A

HEC-RAS Model: N/A

Parcel Number: 14-01-019A-0018-0000



- Cross Section (XS) Lines
- Base Flood Elevation (BFE) Lines



Floodway

Flood Hazard Zone



Approximate Study (Zone A)



Detailed Study (AE, AH, AO)



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Location of flood information

User Notes:

This site is
20 feet lower
than the house
and is not in
the flood zone

Map created on March 15, 2017

Flood Hazard Area:

Flood Hazard Area: Location is NOT WITHIN identified flood hazard area, but within 75 feet of an identified

Flood Hazard Zone: N/A

Stream: N/A

FEMA Issued Flood Map: 54027C0160C

Watershed (HUC8): Cacapon-Town (2070003)

Advisory Flood Height: N/A

Water Depth: N/A

Elevation: About 628 ft

Location (long, lat): (78.423214 W, 39.453408 N)

Location (UTM 17N): (721712, 4370262)

Contacts: Hampshire

CRS Information: Hampshire County

Flood Profile: N/A

HEC-RAS Model: N/A

Parcel Number: 14-01-019A-0022-0000

Hampshire Parcel Viewer



200ft

-78.419 39.455 Degrees