

BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA

RESOLUTION FLOOD PLAIN DEVELOPMENT

Scott Hoyt 18303 S 132nd Street, (Lot 13, Villa Springs) Sarpy County, NE

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104, the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. § 23-103, the powers of the County as a body are exercised by the County Board; and,

WHEREAS, the County Board of Commissioners has the authority to adopt a Zoning Regulation, which shall have the force and effect of law pursuant to Neb. Rev. Stat. § 23-114; and,

WHEREAS, said Zoning Regulations require the County Board of Commissioners to approve applications for development permits within any Flood Plain District; and

WHEREAS, Scott Hoyt has applied for a Flood Plain Development Permit for a partial remodel and garage addition on an existing residential structure at 18303 S 132nd Street (Lot 13, Villa Springs) as described in the attached Exhibit A; and,

WHEREAS, the Sarpy County Planning Department staff reviewed the application for a Flood Plain Development Permit for compliance with the Zoning Regulations on the property legally described in the attached Exhibit A; and,

WHEREAS, said application is in compliance with Section 30, Flood Plain District of the Zoning Regulations and further, the Natural Resources District has no objection to the development permit; and,

WHEREAS, the Planning Department staff made a recommendation of approval as noted in the attached Exhibit A, which Exhibit A includes the Planning Department report, and the site plan of the subject property. The Planning Department Report notes that the estimated cost of construction is approximately \$52,800 which is less than 50% of the structure's value of \$225,488; thus the project is not considered a substantial improvement under Section 30 of the Sarpy County Zoning Regulations. However, improvements are calculated cumulatively and limited amounts of future renovations may be permitted upon approval of this flood plain development permit.

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT the Flood Plain Development Permit Application for the property legally described in the attached Exhibit A is hereby approved subject to the following conditions:

1. The improvements must be built in compliance with the Sarpy County Zoning Regulations and the building codes.
2. The construction must meet the minimum setback and zoning requirements at the time of building permit application.
3. Improvements are calculated cumulatively and as 50% of the value of the structure is reached for improvement costs, limited amounts of future renovations may be permitted.

The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the ___ day of _____ 2016.

Attest
SEAL

Sarpy County Board Chairman

County Clerk

EXHIBIT A
Planning Department Report
Floodplain Development Permit Application (FPD 16-023)
County Board Date: November 29, 2016

Subject	Type	Prepared By
Floodplain Development Permit for a partial remodel and garage addition on an existing single-family dwelling at 18303 S 132 nd Street, (Lot 13, Villa Springs)	Resolution	Donna Lynam, CFM Assistant Director Planning & Building Dept.

➤ **Application Overview**

Scott Hoyt has requested approval of a floodplain development permit for a partial remodel and garage addition on an existing single-family dwelling at 18303 S 132nd Street, Lot 13, Villa Springs.

➤ **Comprehensive Development Plan**

- The Sarpy County Development Structure Plan (Future Land Use Map) designates this area as Greenway.

➤ **Zoning / Floodplain Regulations**

- The area is zoned RD50-FP (General Residential District - Floodplain)
- The property is located in an AE Flood Zone adjacent to Villa Springs Lake and the Platte River. (see attached map).
- The Base Flood Elevation (BFE) determined at this location is 1009.1 (NAVD 1988).
- The elevation of the lowest floor of the existing structure is below the Base Flood Elevation.
- According to the Sarpy County Assessor's Records, the original structure was built on this site in 1977 and is considered to be a legal non-conforming structure.
- Pursuant to Sarpy County Flood Plain Regulations, 50% of the value of a non-conforming structure can be put into the structure without bringing it into compliance with the one foot above the BFE regulation.
- Sarpy County Assessor records indicate that the value of the structure is \$225,488. Applicant has submitted a proposal showing an estimated cost of \$52,800.
- The proposal submitted is less than 50% of the assessed value of the structure and does not appear to be a substantial improvement. The request is within the allowance of the regulations for a non-conforming structure.
- This request, as proposed, is in conformance with the Sarpy County Zoning Regulations.

➤ **Natural Resources District**

- The Papio Missouri River Natural Resources District (NRD) has no objections to the proposed application. The NRD recommendation letter is attached.

➤ **Recommendation**

For the reasons stated above, staff recommends the Floodplain Development Permit for a partial remodel and garage addition on an existing single-family dwelling at 18303 S 132nd Street, Lot 13, Villa Springs.



SARPY COUNTY PLANNING & BUILDING DEPT.

1210 GOLDEN GATE DRIVE, #1240
PAPILLION, NE 68046
PHONE: 402-593-1555 FAX: 402-593-1558
E-MAIL: PLANNING@SARPY.COM

FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

In order for your application to be considered **COMPLETE**, please answer all applicable questions and provide the following:

1. Completed Floodplain Development Permit Application
2. Non-refundable fee of \$300 made payable to Sarpy County
3. Two (2) full size site/construction plan drawings
4. Two (2) reduced size site/construction plan drawings (8.5 x 11)
5. One (1) electronic copy of the site/construction plan drawings in PDF form
6. A completed FEMA National Flood Insurance Program (NFIP) Elevation Certificate certified, signed and sealed by land surveyor, engineer, or architect authorized by law to certify elevation information.

APPLICATION FILING FEES – see Sarpy County Master Fee Schedule for the Planning and Building Department

PLANNING STAFF USE ONLY:

APPLICATION #: FPD 16-023
 DATE RECEIVED: 10-14-16
 APPLICATION FEE: 300 RECEIPT NO. 2520
 RECEIVED BY: Rosa Junik
 NOTES: FIRM 31153C01906

RECOMMENDATIONS:

PLANNING & BUILDING DEPT: APPROVAL DENIAL
 SARPY COUNTY BOARD: APPROVAL DENIAL
 RESOLUTION #: _____ DATE: _____

PROPERTY OWNER INFORMATION: (If multiple owners, please attach separate sheet)

NAME: Scott Hoyt E-MAIL: ashoyt@heartlandscenic.com
 ADDRESS: 18303 S 132nd Street CITY/STATE/ZIP: Springfield, NE 68059
 MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 PHONE: 4022909598 FAX: _____

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL'S INFORMATION:

NAME: Straightline / Boundary Line Survey E-MAIL: mick@straightlinedesign.com
 ADDRESS: 3925 S 147th St #119 CITY/STATE/ZIP: Omaha, NE 68144
 MAILING ADDRESS: 13514 Discovery Drive CITY/STATE/ZIP: Omaha, NE 68137
 (IF DIFFERENT)
 PHONE: 4026893348 / 4023342032 FAX: _____

CONSTRUCTION INFORMATION: (This individual/company is responsible for meeting building code regulations.)

NAME: Mercury Contractors, Inc. E-MAIL: jeff@mercurycontractors.com
 ADDRESS: 2828 S 148th Ave Circle CITY/STATE/ZIP: Omaha, NE 68144
 MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 PHONE: 4026891423 FAX: 8666594806

PROJECT DESCRIPTION: Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets if necessary.
PLEASE NOTE: A detailed project description is essential to the reviewing process of this request.

Garage Addition, Kitchen and Master Bath Remodel.

PROJECT SITE INFORMATION: Complete each section in its entirety. If a question is not applicable to your project, please indicate this to show that each question has been carefully considered.

PROPERTY ADDRESS: 18303 S 132nd Street

ASSESSOR'S PARCEL NUMBER: 010437215 ADDITIONAL PARCEL NUMBERS

GENERAL LOCATION: 132nd in Villa Springs
(example 189th & Giles Rd – include subdivision name)

LEGAL DESCRIPTION: (Describe property to wit:) LOT 13 VILLA SPRINGS

SIZE OF PROPERTY: 1.38/1915 acres/sq. ft. CURRENT ZONING: RVSM RD-50

NAME OF ADJACENT WATERWAY: Platte River

PROPERTY LIES WITHIN: FLOODWAY: FLOOD FRINGE: FLOOD ZONE DESIGNATION: AE

LOWEST FLOOR ELEVATION IS TO BE 1007 (work is on upper level at 1014) FEET ABOVE MEAN SEA LEVEL. (Including Basement)

SOURCE OF UTILITY SERVICES: Water - Well Sewer - Septic
Gas - N.A. Electric - OPPD

ADDITIONAL INFORMATION: Please use this space to provide any other information you feel is appropriate for Sarpy County to consider during review of your application. Attach extra sheets if necessary.

PLEASE NOTE THE FOLLOWING PROCEDURES:

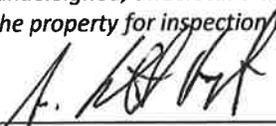
1. The Planning Department will review the application material along with other appropriate departments and/or agencies and provide a recommendation report to the County Board.
2. County Board will hold a public hearing and make a final decision on the Floodplain Development Permit.
3. **Prior to the final building inspection a Finished Construction Elevation Certificate or other verification will be required to be submitted to the Planning & Building Department to assure compliance with the Floodplain Development Permit.**

The applicant (or authorized agent) has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true and correct.


Property Owner/Applicant Signature


Date

I, the undersigned, understand the Floodplain Development Permit process as stated above and I authorize Sarpy County staff to enter the property for inspection related to the specific request during this process.


Property Owner Signature


Date

Property Owner Signature

Date

ELEVATION CERTIFICATE

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 Scott Hoyt

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
 18303 So. 132nd Street

Company NAIC Number:

City Springfield

State NE

ZIP Code 68059

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
 Lot 13, Villa Springs, a surveyed, platted and recorded subdivision in Sarpy County, Nebraska

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential

A5. Latitude/Longitude: Lat. 41 03' 05.7" Long. 96 07' 07.1"

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 7

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) _____ 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? Yes No

A9. For a building with an attached garage:

a) Square footage of attached garage _____ 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? Yes No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
 310190 Sarpy County

B2. County Name
 Sarpy

B3. State
 NE

B4. Map/Panel Number
 31153C0190

B5. Suffix
 G

B6. FIRM Index Date
 05/03/2010

B7. FIRM Panel Effective/Revised Date
 12/02/2005

B8. Flood Zone(s)
 "AE"

B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
 1009.1

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: _____ CBRS OPA

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: V208 reset (Gov't estab.)

Vertical Datum: NAVD 1988

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>1007.4</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | <u>1015.9</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | _____ | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | <u>1014.1</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>1007.4</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>1006.8</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>1014.1</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>1003.6</u> | <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.

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

Certifier's Name Michael J. Oehme

License Number LS-532

Title Land Surveyor

Company Name Boundaryline Surveys

Address 13514 Discovery Drive

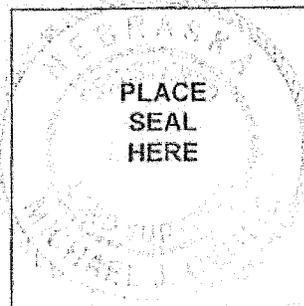
City Omaha

State NE ZIP Code 68137

Signature

Date February 12, 2016

Telephone (402) 334-2032

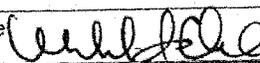


IMPORTANT: In these spaces, copy the corresponding information from Section A.	FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 18303 So. 132 nd Street	Policy Number:
City Springfield State NE ZIP Code 68059	Company NAIC Number:

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) - Typical HVAC and water heater equipment.
Water elevation of lake (02/04/16) - 1000.1

Signature  Date February 12, 2016

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 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 _____
-------------------------	------------------------------	-----------------------------------------------------------

- 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.

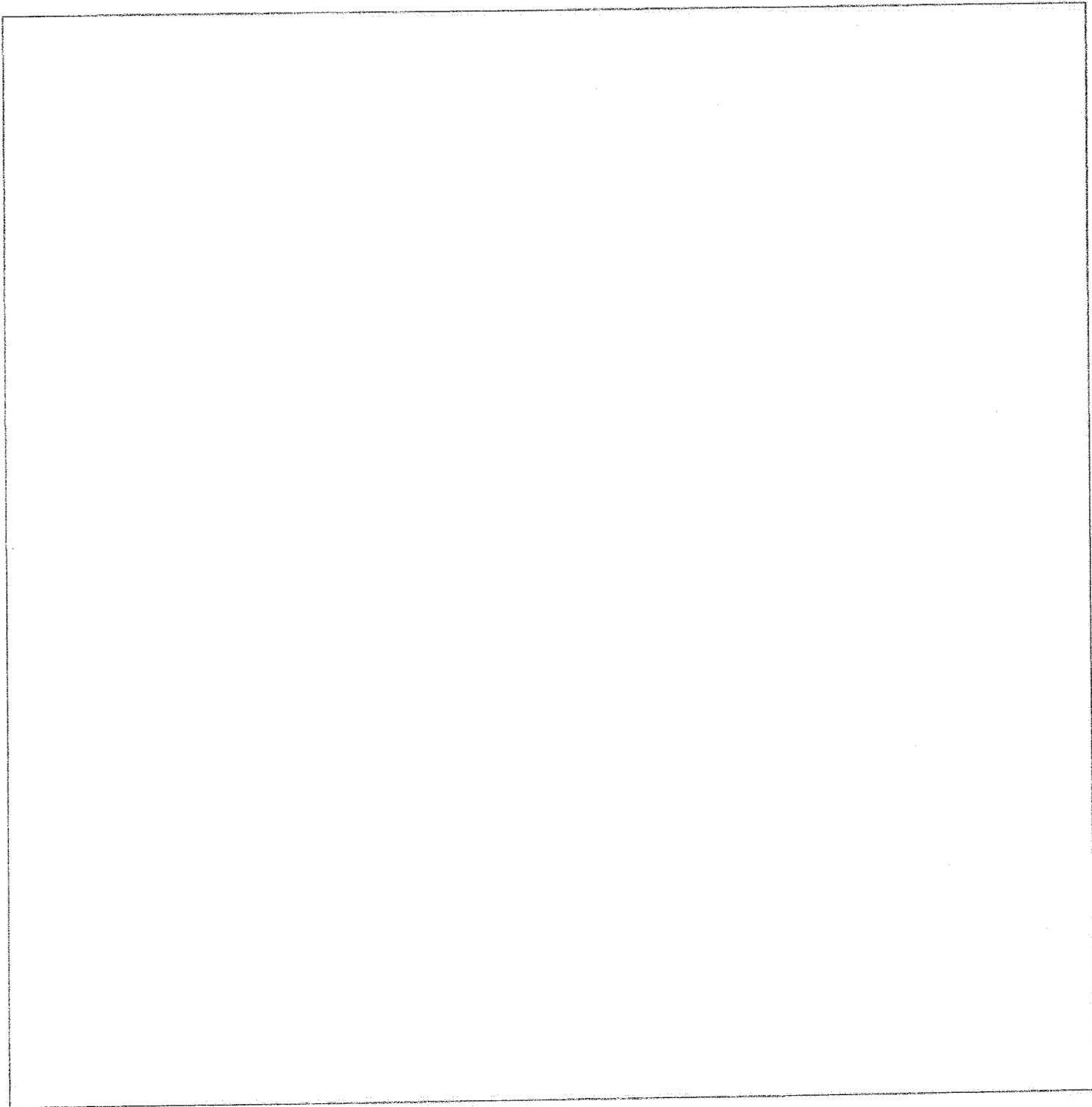
Building Photographs

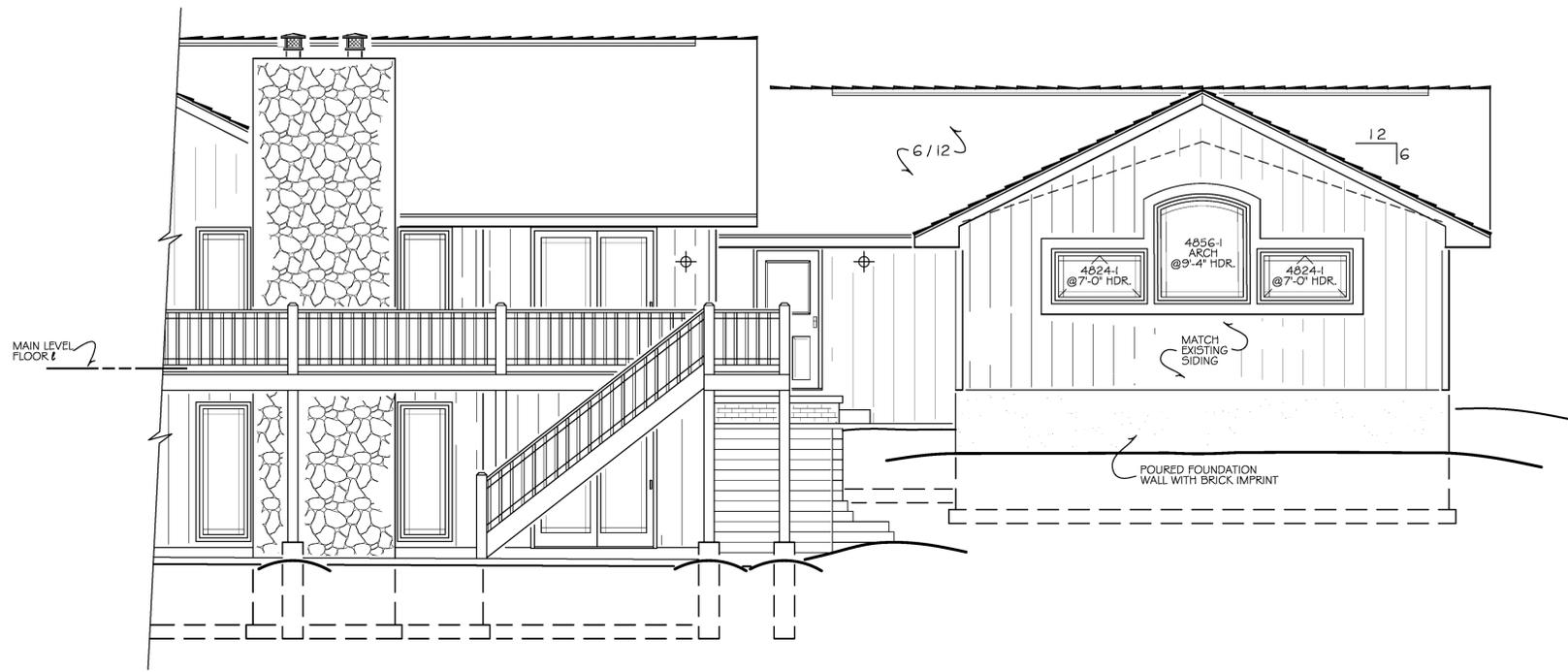
Continuation Page

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.			FOR INSURANCE COMPANY USE	
City			Policy Number:	
State	ZIP Code	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.

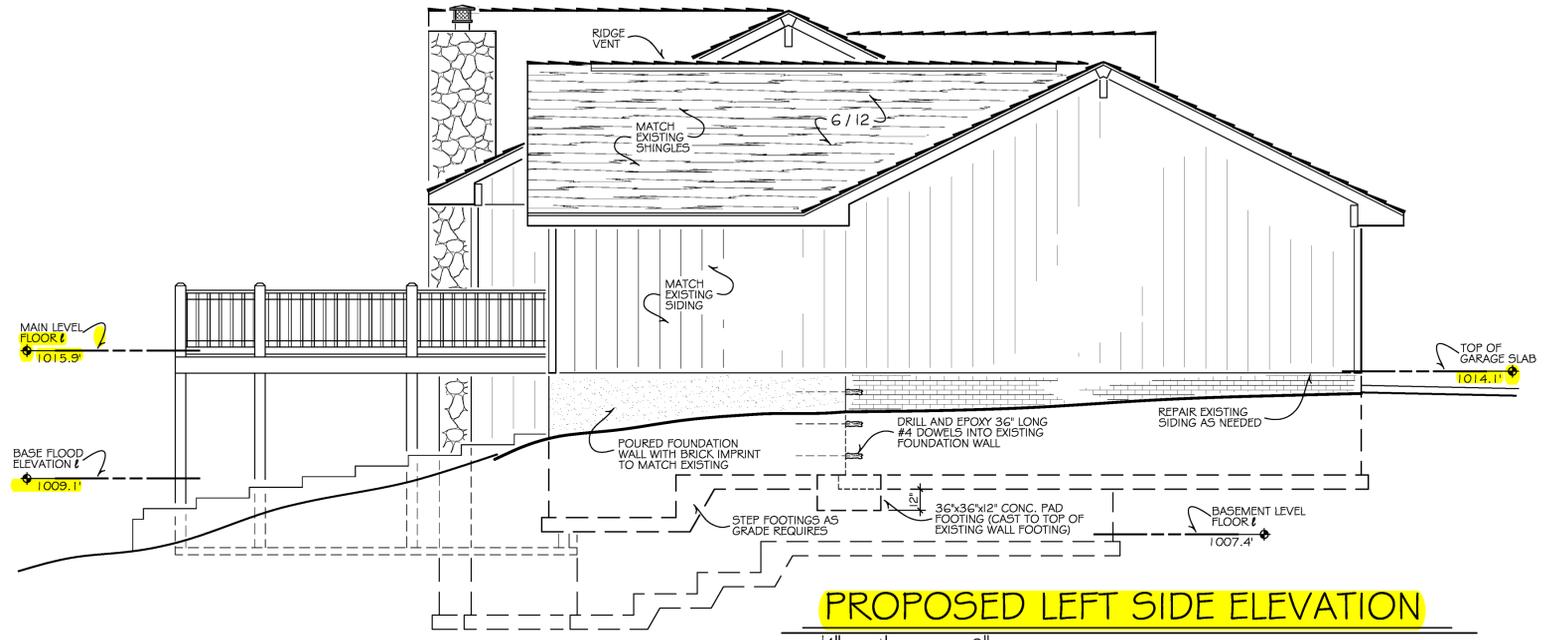




PROPOSED REAR ELEVATION

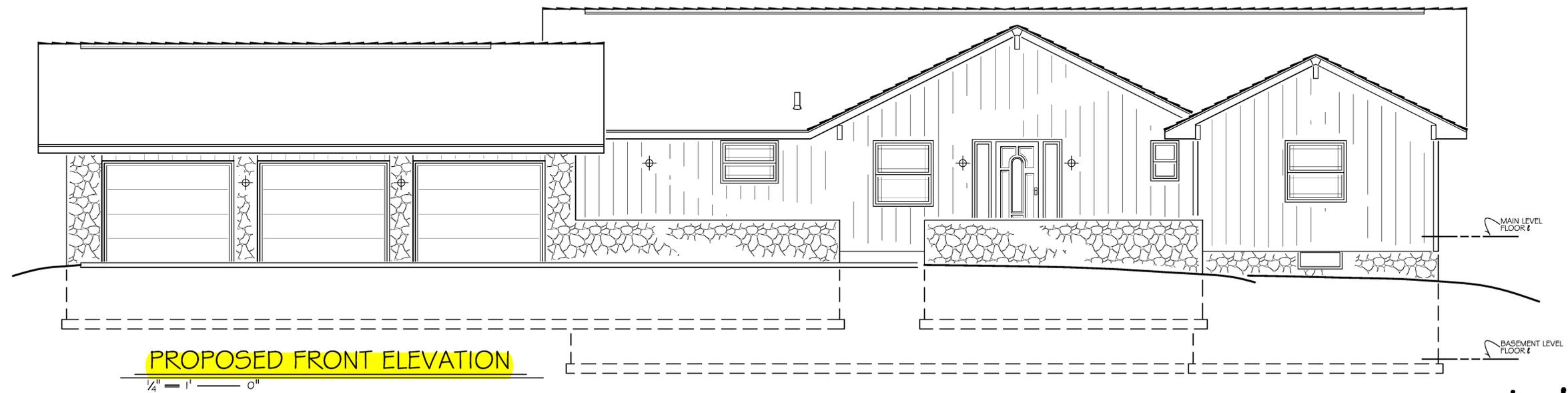
1/4" = 1' 0"

NOTE:
 ALL NEW CONSTRUCTION TO TAKE PLACE
 MINIMUM 1'-0" ABOVE BASE FLOOD ELEVATION
 OF 1009.1'. EXISTING AND PROPOSED TOP
 OF GARAGE SLAB FLOOR AT 1014.1'



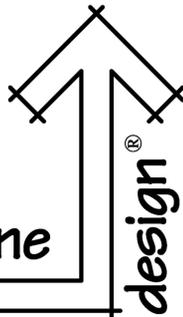
PROPOSED LEFT SIDE ELEVATION

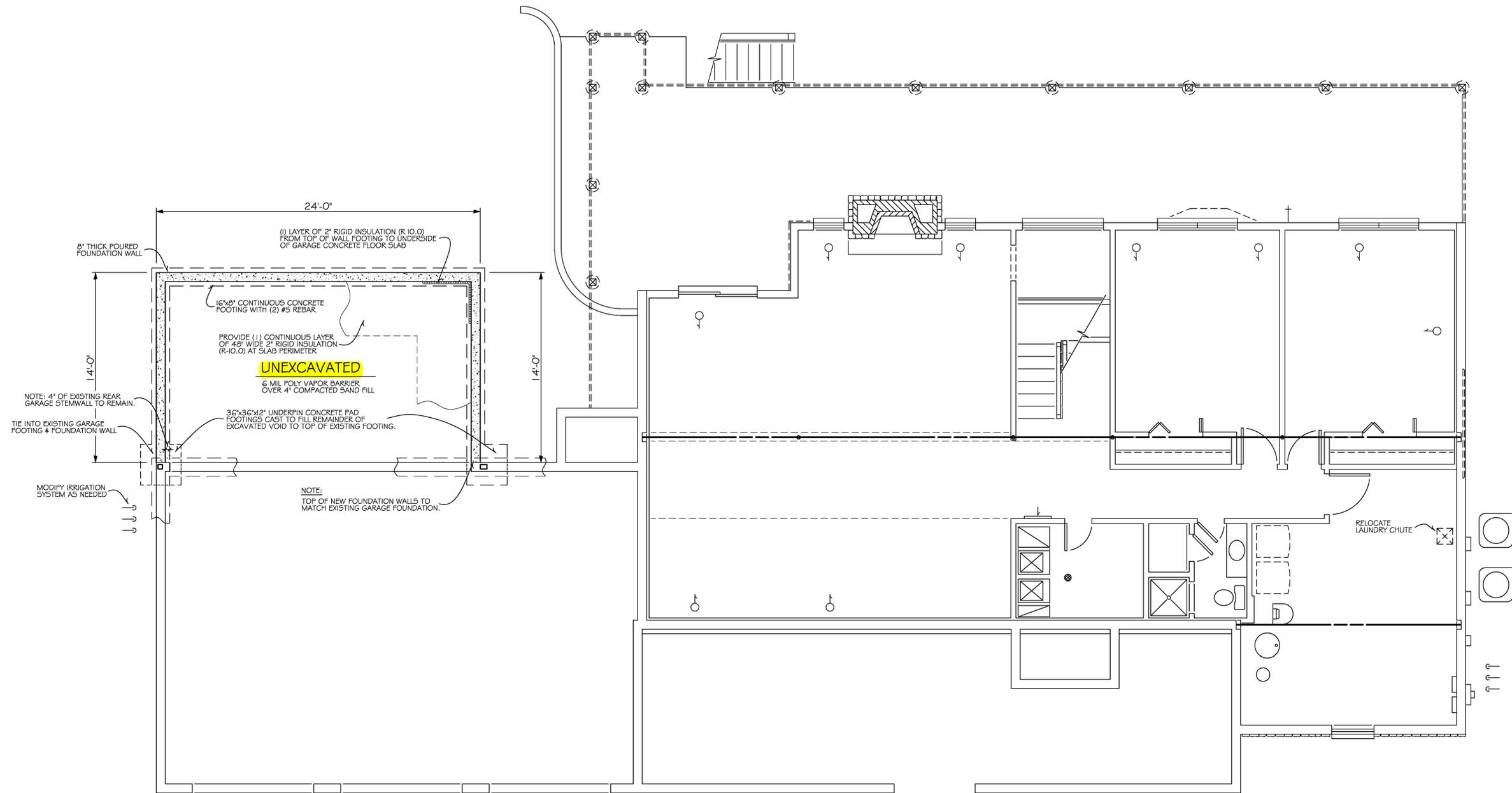
1/4" = 1' 0"



PROPOSED FRONT ELEVATION

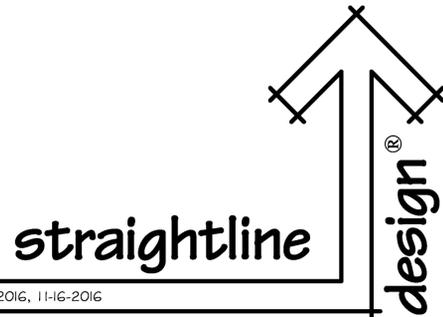
1/4" = 1' 0"





PROPOSED BASEMENT LEVEL FLOOR PLAN

1/4" = 1' 0"

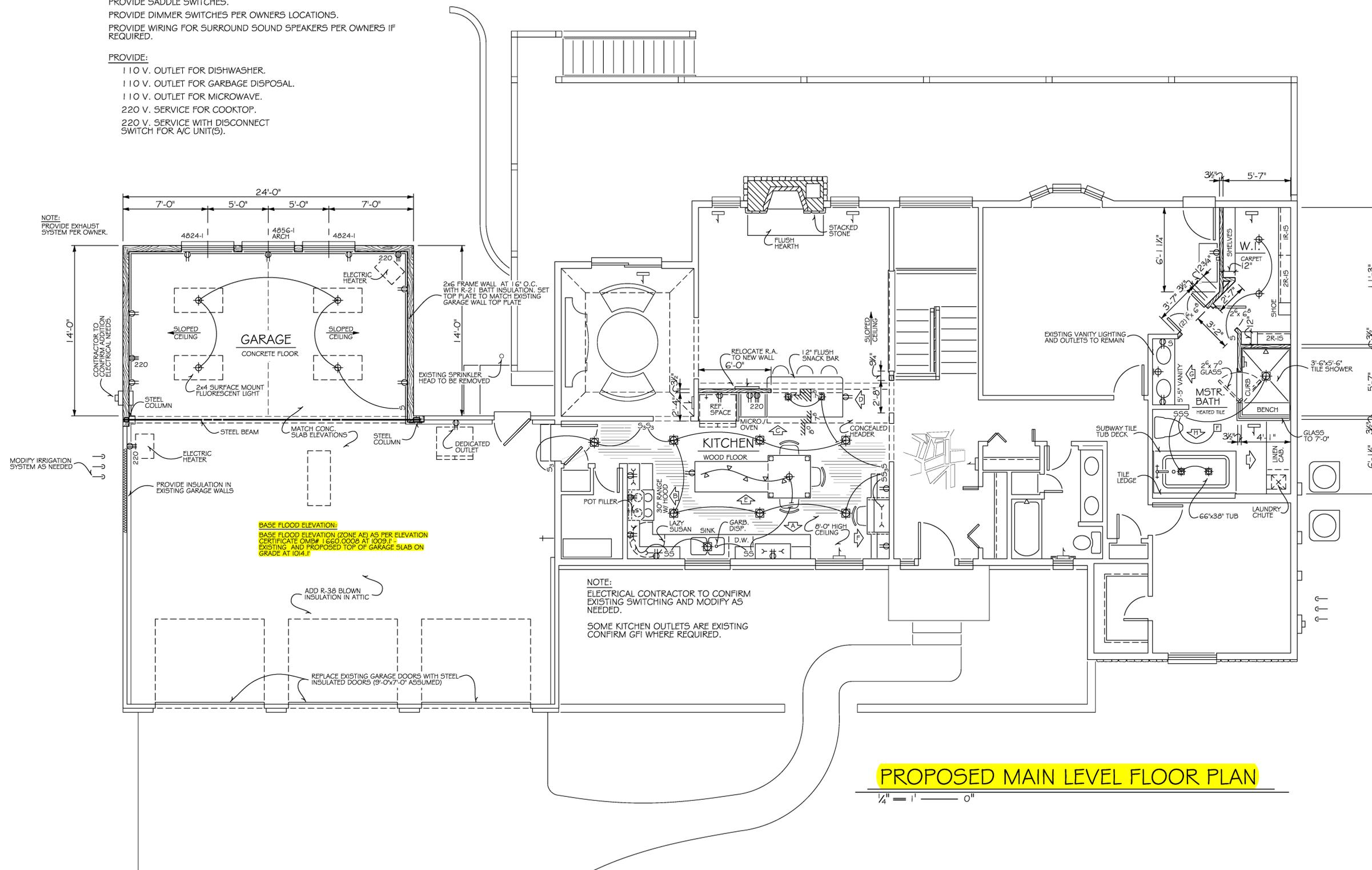


NOTES:

WIRE ALL SMOKE DETECTORS IN SERIES WITH A BATTERY BACKUP.
 ELECTRICAL CONTRACTOR TO CONFIRM CAPACITY OF EXISTING ELECTRICAL SERVICE AT PANEL.
 ELECTRICAL CONTRACTOR TO CONFIRM EXISTING SWITCHING AND MODIFY AS NEEDED.
 ALL BATH & GARAGE OUTLETS ARE TO BE GFI.
 ALL OUTLETS WITHIN 6 FEET OF KITCHEN SINK ARE TO BE GFI.
 CONFIRM ADDITIONAL OUTDOOR ELECTRICAL SERVICE REQUIREMENTS WITH OWNERS.
 PROVIDE SADDLE SWITCHES.
 PROVIDE DIMMER SWITCHES PER OWNERS LOCATIONS.
 PROVIDE WIRING FOR SURROUND SOUND SPEAKERS PER OWNERS IF REQUIRED.

PROVIDE:

- 110 V. OUTLET FOR DISHWASHER.
- 110 V. OUTLET FOR GARBAGE DISPOSAL.
- 110 V. OUTLET FOR MICROWAVE.
- 220 V. SERVICE FOR COOKTOP.
- 220 V. SERVICE WITH DISCONNECT SWITCH FOR A/C UNIT(S).



BASE FLOOD ELEVATION:
 BASE FLOOD ELEVATION (ZONE AE) AS PER ELEVATION CERTIFICATE OMB# 1660,0008 AT 1009.1' EXISTING AND PROPOSED TOP OF GARAGE SLAB ON GRADE AT 104.4'

NOTE:
 ELECTRICAL CONTRACTOR TO CONFIRM EXISTING SWITCHING AND MODIFY AS NEEDED.

SOME KITCHEN OUTLETS ARE EXISTING CONFIRM GFI WHERE REQUIRED.

EXISTING WALLS
 PROPOSED WALLS

EXISTING FINISHED BASEMENT:	1,451 ^{sq} ft
EXISTING MAIN LEVEL:	1,920 ^{sq} ft
TOTAL FINISHED:	3,371^{sq}ft
EXISTING UNFINISHED BASEMENT:	336 ^{sq} ft
EXISTING 3-CAR GARAGE:	860 ^{sq} ft
PROPOSED GARAGE ADDITION:	336^{sq}ft

PROPOSED MAIN LEVEL FLOOR PLAN

1/4" = 1' - 0"

MERCURY CONTRACTORS, INC.

Contact Information:

4222 Davenport Street
NE 68131
(402) 689-1423
Fax: (866) 659-4806
jeff@mercurycontractors.com

Proposal Name

Omaha, Scott Hoyt
18303 S 132nd Street
Springfield, NE

DATE 10/14/2016

Quota 1182010

Project Description

Omaha Builders License LIC-1600342 Garage Addition, Kitchen Addition and Bathroom Addition

FINISH DATE	F.O.B. POINT	TERMS
3-5 Months after commencement	5-6 Equal Payments. Initial 20% deposit due prior to commencement.	Last Payment upon Final Inspection

Quote valid to: 11/13/2016

Prepared by: Jeff Gehring

ITEM	DESCRIPTION	TAX?	QNTY	ALLOWANCE
<i>Garage Addition</i>				
<i>Demo</i>	1. Remove existing portions of outside overhang (siding, overhang, insulation, etc.) according to print in order to install new garage addition . 2. Demo existing driveway. 3. Price to include all disposal and container fees.			
<i>Excavating</i>	1. Excavate ground in and around new addition in order to pour new footings and poured foundation walls as indicated on print.	N		

<i>Concrete Foundation and Wall Work</i>	1. Install new footings for addition as specified in print. 2. Install new poured 8"X 8' continuous concrete foundation walls as specified in print, including sill bolts, Bentonite Strip and Electrical Grounding Bar. Install additional 4" of brick ledge where specified on indicated elevations. 3. Cut existing foundation for opening to new garage addition. 4. Price to include all labor and materials.	N		
<i>Waterproofing / Termite Treatment</i>	1. Waterproof any portion of basement foundation as required by local building codes. 2. Treat framing for termites on new addition as required by Omaha City building code.	N		
<i>Concrete Pad</i>	1. Install 4" concrete pad on garage floor. 2. Price to include all labor and materials.	N		
<i>Framing</i>	1. Install all new framing using standard construction lumber #3, plywood and exterior house wrap as required as specified on homeowner's print. 2. Install framing for roof as well as all decking as indicated on print. 3. Install new doors, windows to garage as shown on print. 4. Price to include all labor, iron, lumber and all materials.	N		
<i>Roofing</i>	1. Install new 30lb felt and asphalt shingles to match existing roof. 2. Install all new valleys, drip edge, gutter apron, chimney flashing and moisture guard as needed. 3. Price to include all labor and materials.	N		
<i>Gutters</i>	1. Install new gutters/downspouts to match existing. 2. Price for all labor and materials.	N		
<i>Garage Doors</i>	1. Install new insulated raised panels to door. 2 Price for all labor and materials.	N		\$800.00
<i>Exterior Doors</i>	1. Relocate existing exterior door to deck as shown on print.	N		
<i>Windows</i>	1. Install new windows as indicated on print. 2. Price for all labor and materials.	N		

<i>Siding</i>	1. Install new vertical siding to match existing home. 2. Install new vapor barrier house wrap. 3. Price for labor and materials.	N		
Electrical	1. Install all new wiring, conduit, boxes, circuit breakers, switches, outlets, and canned lights in newly finished addition as specified in print. 2. Price to include all labor, materials and permits. 3. Price to include wiring for HVAC service. 4. Price to not include new panel and service.	N		\$3,500.00
HVAC	1. Installation of a PTAC Heating and cooling system. 2. Price for all labor and materials.	N		\$3,800.00
<i>Insulation</i>	1. Install new R13 Batt insulation with vapor barrier on walls and R30 insulation in ceiling as shown on print, including adding to existing garage space. 3. Price to include all labor and materials.	N		\$2,240.00
<i>Drywall</i>	1. Install new drywall on all newly framed walls, ceilings and soffits. 2. Finish for paint (level 4). 3. Price to include all labor and materials. Price does not include any rounded corners or smooth ceilings.	N		
<i>Deck</i>	1. Install new composite deck per print. 2. Price for all labor and materials.	N		\$2,600.00
<i>Container, Port-a-Potty and Permits</i>	1. Include all building permits and dumpsters.			
Total				\$16,800.00
<i>Kitchen</i>				
<i>Demo</i>	1. Remove existing cabinets, countertops, flooring, wall shown on print. 2. Dispose.			

<i>Framing</i>	1. Install all new framing using standard construction lumber #3, plywood and backing as needed. 2. Install new header in order to remove wall. 3. Price for all labor and materials.			
<i>Drywall</i>	1. Install new drywall on all newly framed walls, ceilings and soffits. 2. Finish for paint (level 4). 3. Price to include all labor and materials. Price does not include any rounded corners or smooth ceilings.			
<i>Plumbing</i>	1. Install all new sinks, faucets, pot filler, dishwasher, disposal as shown on print. 2. Price for all labor, materials and permits.			\$1,800.00
<i>Electrical</i>	Per Print			\$1,500.00
<i>Electrical Fixtures</i>	Allowance for fixtures			\$480.00
<i>HVAC</i>	Per Print			\$1,000.00
<i>Trim/Doors</i>	1. Install new base trim, door/window casing to match existing upper levels of home. 2. Install new 5 panel door. 3. Price to include all labor and materials.	N		\$1,500.00
<i>Cabinets / Hardware</i>	1. Install new prefinished kitchen cabinets and islands as indicated on print. 2. Install hardware. 3. Price for all labor and materials.	N		\$8,000.00
<i>Countertops</i>	1. Install new solid surface countertops as indicated on print. 2. Price for all labor and materials.	N		\$2,000.00
<i>Interior Paint/Stain</i>	1. Prime and paint all finished drywall in basement with two finish coats of flat latex paint. 2. Stain or paint all doors, cabinets and trim to match exiting finish in upper levels of home. 3. Price to include all labor and materials.	N		\$0.00
<i>Wood Flooring</i>	1. Install new job-built remodel solid wood flooring to be provided by homeowner. 2. Price for all labor only. 3. Install flush mount registers.	N		\$2,800.00

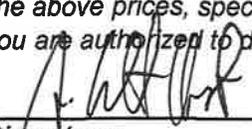
<i>Tile</i>	1. Install subway tile to backsplash as shown on print. 2. Price for all labor and materials.			\$72.00
Total				\$21,000.00
<i>Bath</i>				
<i>Demo</i>	1. Remove all existing walls, fixtures per print.			
<i>Framing</i>	1. Install all new framing using standard construction lumber #3, and plywood backing as required as specified on homeowner's print for bath. 2. Price to include all labor, iron, lumber and all materials.			
<i>Drywall</i>	1. Install new drywall on all newly framed walls, ceilings and soffits. 2. Finish for paint (level 4). 3. Price to include all labor and materials. Price does not include any rounded corners or smooth ceilings.			
<i>Plumbing</i>	1. Install all plumbing fixtures as shown on print. 2. Price for all labor and materials 3. Allowance to be \$2525.00 for			\$3,500.00
<i>Electrical</i>	As per print.			\$700.00
<i>Electrical Fixtures</i>	Allowance			\$600.00
<i>HVAC</i>	As per print			\$500.00
<i>Interior Doors, shelving and Trim</i>	1. Install new interior doors as indicated on print to match existing main floor doors. 2. Install new closet shelving and casing to match existing upper levels of home. 2. Install new base trim, door/window casing to match existing upper levels of home. 3. Price to include all labor and materials.	N		\$1,502.00

<i>Cabinets</i>	1. Install new cabinets in bath as indicated on print. 2. Allowance to be. 2. Price for all labor and materials.	N		\$1,000.00
<i>Countertops</i>	1. Install new solid surface countertops as indicated on print. 2. Price for all labor and materials.	N		\$520.00
<i>Interior Paint/Stain</i>	1. Prime and paint all finished drywall in basement with two finish coats of flat latex paint. 2. Stain or paint all doors, cabinets and trim to match exiting finish in upper levels of home. 3. Price to include all labor and materials.	N		\$0.00
<i>Hardware</i>	1. Install new door handles/hardware to doors. 2. Price to include labor only.	N		\$122.00
<i>Mirror</i>	1. Install new mirrors as shown on print. 2. Price for all labor and materials.	N		\$209.00
<i>Carpet Flooring</i>	1. Install new carpet and 1/2" pad and tack strips on main floor addition as indicated on print. 2. Price to include all labor and materials.	N		\$1,787.24
<i>Wood Flooring</i>	1. Install new job-built remodel solid wood flooring. 2. Price for all labor and materials. 3. Install flush mount registers. 4. Allowance to be \$650.00	N		\$600.00
<i>Tile</i>	1. Install new tile as indicated on print in main floor addition on wall, laundry floor, master walk-in. 2. Grout and seal. 4. Price to include all labor and materials.			\$1,900.00
<i>Total</i>				\$15,000.00
<i>Alterations</i>	Any alteration from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.			

I agree to this proposal from Mercury Contracting, Inc.

The above prices, specifications and conditions are satisfactory and are here by accepted.

You are authorized to do the work as specified. Payments will be made as outlined above.



Signature

10-14-16

Date

Application for Floodplain Development Permit

11/18/2016



Owner/Applicant Name:**Scott Hoyt**

Address:**18303 S 132nd St, Springfield NE**

Project Type:**Remodel/Repair**

Parcel #: **010437215**

Jurisdiction:**Sarpy County**

Addresses:	Street # Number	Direction	Street Name	Type	Suffix	Apartment
	18303	S	132nd	St		

Flood Plain Name:**Platte River**

Flood Zone:**Zone AE**

Base Flood Elevation:**NAVD 1988**

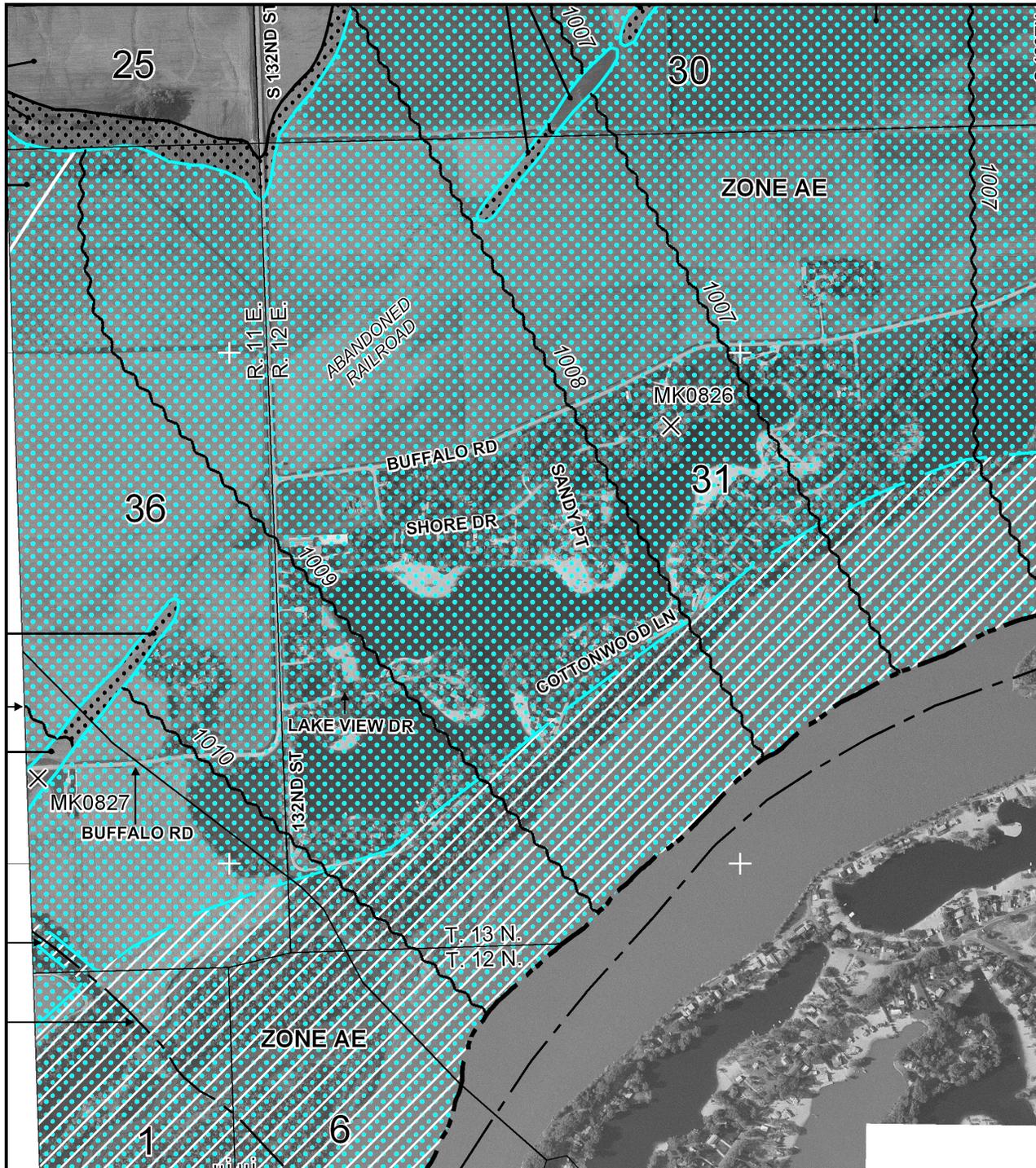
The District has the following comments based on review of the submitted documentation:

This project is for the remodel of and addition to an existing residential structure. The lowest floor of the proposed addition is 1,014.1 feet (NAVD 1988) which is at least one foot above the base flood elevation.

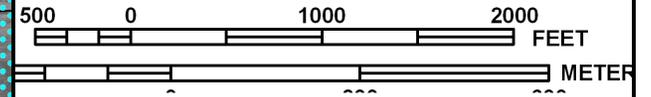
The District has no objections to this application.

If you have any questions or concerns, please contact me at (402) 315-1773 or at llaster@papiionrd.org

Sincerely,
Lori Laster, CFM
Stormwater Management Engineer



MAP SCALE 1" = 1000'



PANEL 0190G

FIRM

FLOOD INSURANCE RATE MAP

SARPY COUNTY,
NEBRASKA
AND INCORPORATED AREAS

PANEL 190 OF 255

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SARPY COUNTY	310190	0190	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER
31153C0190G

MAP REVISED
DECEMBER 2, 2005

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



Aerial of Site

18303 S 132nd Street – Lot 13 Villa Springs
Flood Plain Development Permit

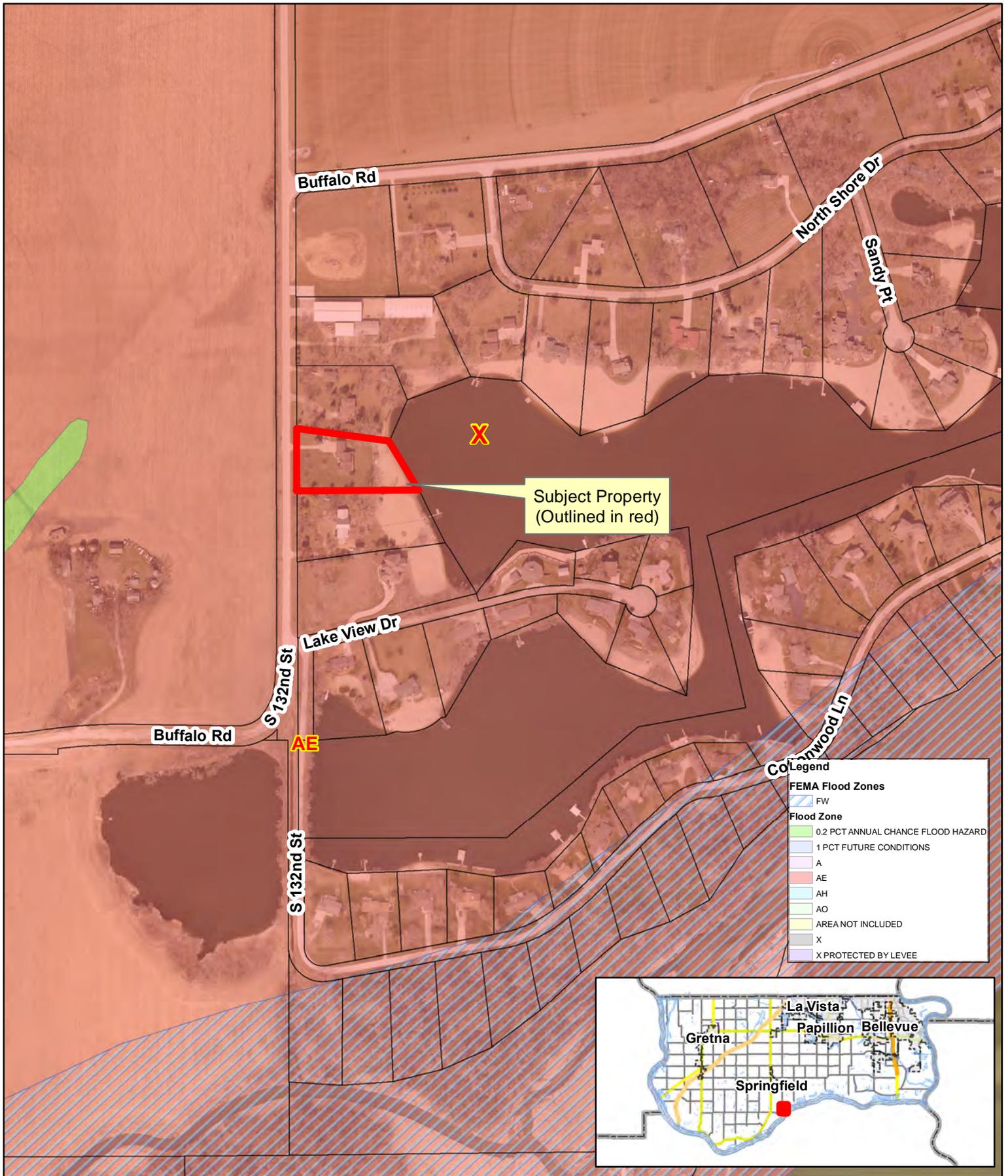




Vicinity Map - Current Zoning

18303 S 132nd Street – Lot 13 Villa Springs
 Flood Plain Development Permit





Vicinity Map - Flood Zones

18303 S 132nd Street – Lot 13 Villa Springs
 Flood Plain Development Permit

