

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

RESOLUTION FLOOD PLAIN DEVELOPMENT
Sean Taylor: Lot 115, Hawaiian Village; 8005 Molokai Drive, Bellevue, NE

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 1997), 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 (Reissue 1997), the powers of the County as a body are exercised by the County Board of Commissioners (County Board); and,

WHEREAS, the County Board has the authority to adopt a Zoning Regulation, which shall have the force and effect of law pursuant to Neb. Rev. Stat. § 23-114 (2004 Cum. Supp); and,

WHEREAS, said Zoning Regulation requires the County Board to approve applications for development permits within any Flood Plain District; and

WHEREAS, Rebecca Horner, Planning Director has reviewed Sean Taylor's application for a Flood Plain Development Permit for compliance with the Zoning Regulation on the property legally described in the attached Exhibit A; and,

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

WHEREAS, the Planning Director has made a recommendation of approval as noted in the attached Exhibit A, which Exhibit A includes the Planning Director report, the elevation certificate on the subject property, and the Natural Resources District comments.

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.

Dated this 27th day of January, 2009.

Moved by Tom Richards seconded by Rich Jansen, that the above Resolution be adopted. Carried.

YEAS:

NAYS:

ABSENT:

Robert Rife
Rich Jansen
Jon Jones
Tom Richards
Patrick J. Thomas

none

none

ABSTAIN:

none



Debra J. Noughtaling
County Clerk

Approved as to form:

Mark C. [Signature]
County Attorney

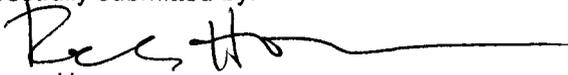
Sарy County Board of Commissioners Report
January 27, 2009

Subject	Type	By
Floodplain Development Permit for an addition on Lot 115, Hawaiian Village located at 8005 Molokai Drive, Bellevue, NE.	Resolution	Rebecca Horner, Planning Director

This is a request for approval of a floodplain development permit at 8005 Molokai Dr. to build an addition on the second floor.

- Comprehensive Development Plan
 - The Sarpy County Development Structure Plan indicates this area as Greenway.
- Zoning
 - The area is zoned RD-50. Lot coverage is less than the maximum 40% coverage.
- Natural Resources
 - The Base Flood Elevation is 994.4 ft. The lowest floor elevation of the existing structure is 1001.1 ft and the proposed addition is on the second floor of the residence.
 - The applicant proposes to build living spaces more than one foot above the base flood elevation. No minimum openings are required.
 - The Natural Resources District has no objection and no comments that required resolution. Full NRD comments are attached.
- Recommendation
 - I recommend the permit be approved due to compliance with the Flood Plain Overlay District and no objection by the Natural Resources District.

Respectfully submitted by:



Rebecca Horner
Planning Director

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires February 28, 2009

Important: Read the instructions on pages 1-8.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name Sean and Michele Taylor	For Insurance Company Use: Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 8005 Molokai Drive	Company NAIC Number

City **Papillion** State **NE** ZIP Code **68046**

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)

Lot 115, Hawaiian Village, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska.

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

A5. Latitude/Longitude: Lat. **41° 04' 24"** Long. **96° 02' 13"**

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 **3**

A8. For a building with a crawl space or enclosure(s), provide

a) Square footage of crawl space or enclosure(s) **1208±** sq ft

b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade **0**

c) Total net area of flood openings in A8.b **0** sq in

A9. For a building with an attached garage, provide:

a) Square footage of attached garage **576±** sq ft

b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade **0**

c) Total net area of flood openings in A9.b **0** sq in

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number Sarpy County Unincorporated Areas 310190		B2. County Name Sarpy		B3. State NE	
B4. Map/Panel Number 31153C0200	B5. Suffix G	B6. FIRM Index Date 12-02-05	B7. FIRM Panel Effective/Revised Date 12-02-05	B8. Flood Zone(s) AE & X	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 994.4

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 (Describe) _____

B11. Indicate elevation datum used for BFE in Item 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 _____ 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-g below according to the building diagram specified in Item A7.

Benchmark Utilized **Previously Established** Vertical Datum **NAVD 1988**

Conversion/Comments _____

Check the measurement used.

- | | | | |
|---|---------------|--|--|
| a) Top of bottom floor (including basement, crawl space, or enclosure floor) | <u>1001.1</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters (Puerto Rico only) |
| b) Top of the next higher floor | <u>1010.0</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters (Puerto Rico only) |
| c) Bottom of the lowest horizontal structural member (V Zones only) | _____ | <input type="checkbox"/> feet | <input type="checkbox"/> meters (Puerto Rico only) |
| d) Attached garage (top of slab) | <u>1009.4</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters (Puerto Rico only) |
| e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments) | <u>1001.1</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters (Puerto Rico only) |
| f) Lowest adjacent (finished) grade (LAG) | <u>999.7</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters (Puerto Rico only) |
| g) Highest adjacent (finished) grade (HAG) | <u>1009.4</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters (Puerto Rico only) |

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.

Certifier's Name Michael J. Oehme	License Number LS-532
Title Registered Land Surveyor	Company Name Boundaryline Surveys
Address 4513 South 133rd Street	City Omaha State NE ZIP Code 68137
Signature _____	Date 12/11/08 Telephone (402) 334-2032



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.

8005 Molokai Drive

City **Papillion** State **NE** ZIP Code **68046**

For Insurance Company Use:

Policy Number

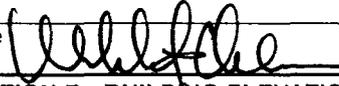
Company NAIC Number

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.
Elevation of lake level on 12/09/08 was 982.9

Signature 

Date 12/11/2008

Check here if attachments

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, crawl space, or enclosure) is ___ feet meters above or below the HAG.

b) Top of bottom floor (including basement, crawl space, or enclosure) is ___ feet meters above or below the LAG.

E2. For Building Diagrams 6-8 with permanent flood openings provided in Section A Items 8 and/or 9 (see page 8 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. and G9.

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.-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: ___ feet meters (PR) Datum ___

G9. BFE or (in Zone AO) depth of flooding at the building site: ___ feet meters (PR) Datum ___

Local Official's Name Title

Community Name Telephone

Signature Date

Comments

January 20, 2009

JAN 21 2009

Rebecca Horner, Director
Sarpy County Planning Department
1210 Golden Gate Drive
Papillion, NE 68046

SARPY COUNTY
PLANNING DEPARTMENT



8901 S. 154th Street
Omaha, NE 68138-3621
402-444-6222
www.papionrd.org

RE: Sean Taylor-8005 Molokai Drive Application for Flood Plain Development Review

Dear Ms. Horner:

The District received information concerning the proposed construction of a sun room addition on Lot 115 in Hawaiian Village located at 8005 Molokai Drive, Papillion, NE. According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 0200 G, effective December 2, 2005, this property is located in the Zone AE floodway fringe of the Platte River. The base flood elevation (BFE) determined at this location is 994.4 ft (NAVD 1988).

The District has the following comments based on a review of an elevation certificate prepared by Michael J. Oehme, R.L.S. on December 11, 2008 along with drawings of the proposed addition:

- The lowest floor elevation of the existing residence is 1001.1 ft (NGVD 1988). The proposed addition is on the second floor of the structure. The proposed addition elevation is at least one foot above the BFE.

The District has no objection to the proposed sun room addition as planned.

If you have any questions or concerns, please contact me at 444-6222 or at llaster@papionrd.org.

Sincerely,



Lori Ann Laster
Stormwater Management Engineer

Cc: Sean Taylor, Applicant, 8005 Molokai Dr., Papillion, NE 68046
Amanda Grint, PMRNRD

Z:\laster\My Documents\Sean Taylor Application for Flood Plain Development Permit.docx

Plat: 269

Additional Information

SANTEE COUNTY BOARD OF COMMISSIONERS

JANUARY 27, 2009

FLOOD PLAN DEVELOPMENT PERMIT

SEAN TAYLOR - 6255 MOLOKAI DRIVE - HAWAIIAN VILLAGE



Area of requested permit

Flood Plain Development Permit
8005 Molokai Drive





SARPY COUNTY PLANNING

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

DEC 19 2008

FLOOD PLAIN DEVELOPMENT PERMIT APPLICATION PLANNING DEPARTMENT

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

- Submit complete Flood Plain Development Permit Application
- Submit Non-Refundable Fee of \$100.00 made payable to Sarpy County Treasurer
- 3. 1 full size site/construction plan drawing
- 4. 6 reduced size site/construction plan drawings (8.5 x 11)
- Elevation Certificate (From registered professional engineer or architect.)

PLANNING STAFF USE ONLY:

APPLICATION NO.: FPD 08-0061
 DATE RECEIVED: 12/19/08
 CP DESIGNATION: Estate Residential
 ZONING DESIGNATION: RD-50-FP
 FEE: \$100.00 RECEIPT NO. 6232
 RECEIVED BY: Michelle Afaro
 NOTES: _____

received 2 original elevation cert.

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

Please check box if attaching separate sheet with owner information.

NAME: SEAN TAYLOR

E-MAIL: BUYFROMSEAN@HOTMAIL.COM

ADDRESS: 8005 MOLOKAI DR

CITY/STATE/ZIP: PAPILLION

MAILING (IF DIFFERENT)

ADDRESS: _____

CITY/STATE/ZIP: NE 68046

PHONE: 402 935-0878

FAX: _____

ENGINEER INFORMATION:

NAME: _____

E-MAIL: _____

ADDRESS: _____

CITY/STATE/ZIP: _____

MAILING (IF DIFFERENT)

ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE: _____

FAX: _____

CONSTRUCTION INFORMATION: This individual/company is responsible for meeting construction standards.

NAME: KENNETH HALL

E-MAIL: HALLS CONSULTING@YAHOO.COM

ADDRESS: 14606 CAMING ST.

CITY/STATE/ZIP: OMAHA NE 68154

PHONE: 402 699-2277

FAX: _____

PROPOSED DEVELOPMENT INFORMATION: (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.

CLOSING IN DECK OVER BEDROOM IN BASEMENT
ADDING 4" L TO BACK OF CURRENT DECK AND
CONVERTING IT TO UNHEATED SUN ROOM

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: 8005 MALOKAI DR.

ASSESSORS PARCEL NUMBER(S) 31153C0200

SUB DIVISION: HAWAIIAN VILLAGE LOT: 115

NAME OF WATERWAY: PLATT RIVER

PROPERTY LIES WITHIN: FLOODWAY: _____ FLOOD FRINGE:

LOWEST FLOOR ELEVATION IS TO BE 1001 FEET ABOVE MEAN SEA LEVEL. (Including Basement)

LEGAL DESCRIPTION: (Describe property to wit:)

LOT 115 HAWAIIAN VILLAGE

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

PLEASE NOTE THE FOLLOWING PROCEDURES:

1. County Board will hold a public hearing and make a final decision on the Flood Plain Development Permit.

I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process at the Planning Commission and County Board is complete. I further understand the Special Use Permit process as stated above and I authorize County Staff to enter the property for inspection related to the specific request during this process.

Kenneth Hahn
Owner Signature (or authorized agent)

12-19-08
Date

Owner Signature (or authorized agent)

Date

Supported by 6" X 6" post over 42" deep post pad Supported by ledger tied to existing structure

12'

Extending deck and enclosing
Becoming Sun porch

adding 4' extension to existing
deck area and enclosing for sun room

No heat or A/C.

2 X 10 joist supporting floor 16" on center

12'

Existing deck over bedroom

2 X 8 ceiling joist 16 " on center supporting
roof sheathing and TPO roof membrane

roof 1/4" fall per foot toward sliding door

Existing Structure

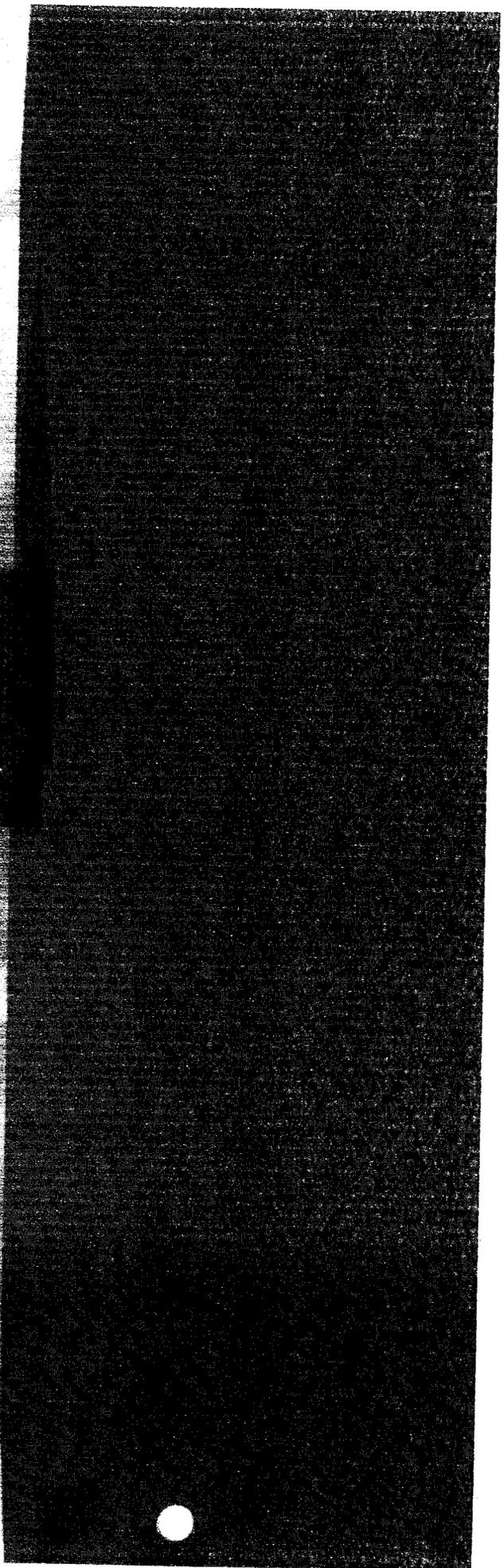
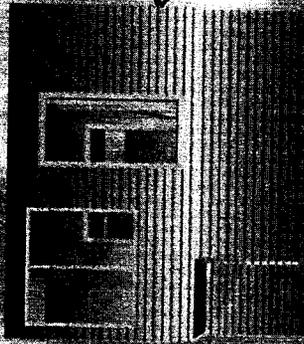
Sun porch conversion for Sean Taylor residence

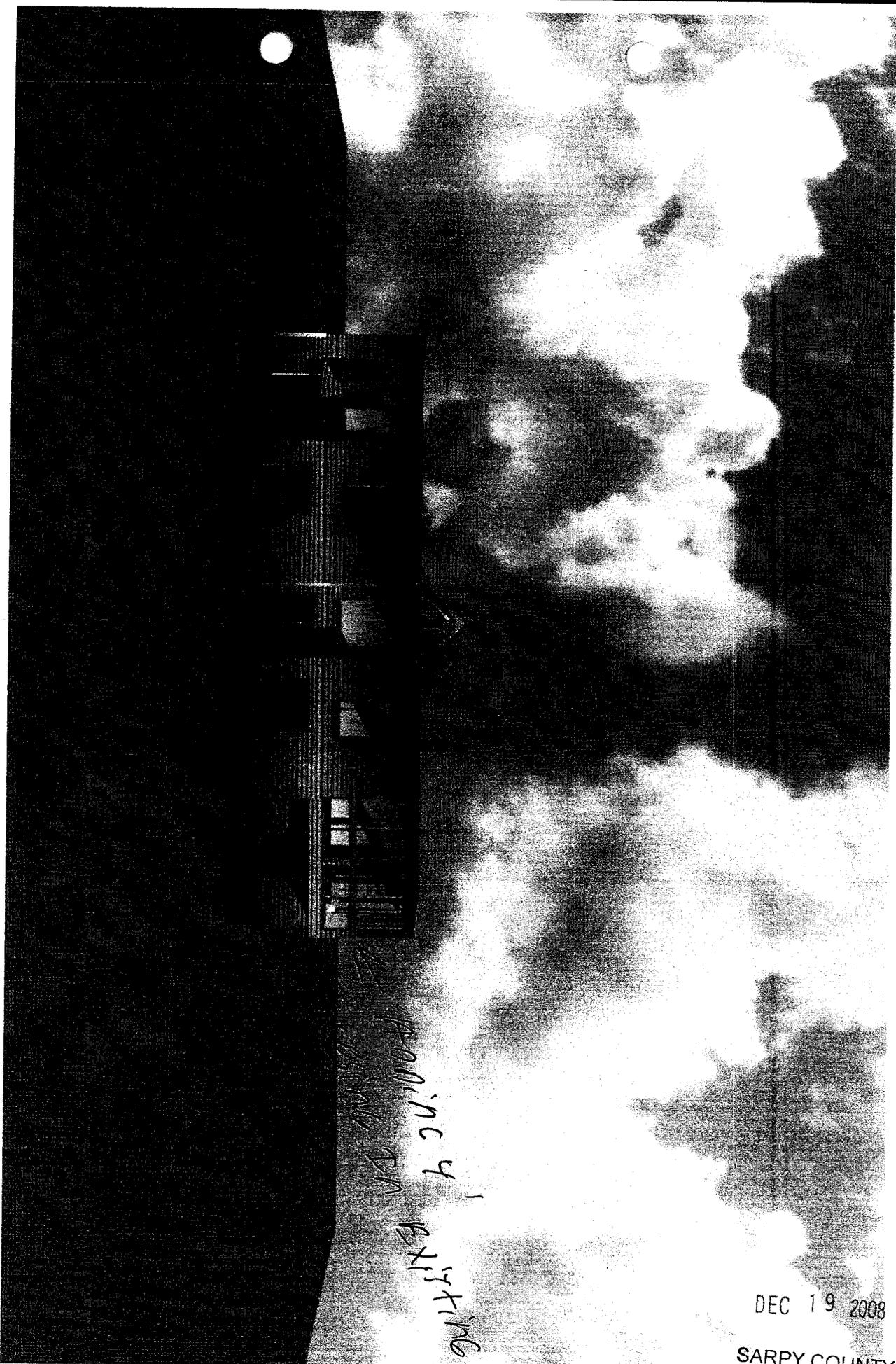
DEC 19 2008

SARPY COUNTY
PLANNING DEPARTMENT

DEC 19 2008

Handwritten notes:
→ Planning
→ 1505
→ 1505





Planning Existing

DEC 19 2008

SARPY COUNTY
PLANNING DEPARTMENT