

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY

RESOLUTION FLOOD PLAIN DEVELOPMENT
Michael Strunc, 7904 Kona Circle Papillion, 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 Michael Strunc'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 21st day of April, 2009.

Moved by Rusty Hike seconded by Rich Jansen, that the above Resolution be adopted. Carried.

YEAS:

NAYS:

ABSENT:

Rusty Hike
Rich Jansen

none

none

Tom Jones
Tom Kitchner
Patrick J. Thomas

ABSTAIN:

none



Debra J. Houghtaling
County Clerk

Approved as to form:

Mark A. [Signature]
County Attorney

Sarpy County Board of Commissioners Report
April 21, 2008

Exhibit A

Subject	Type	By
Floodplain Development Permit for a deck replacement on Lot 159, Hawaiian Village located at 7904 Kona Circle, Sarpy County, NE.	Resolution	Rebecca Horner, Planning Director

This is a request for approval of a floodplain development permit at 7904 Kona Circle to replace an existing deck.

- Comprehensive Development Plan
 - The Sarpy County Development Structure Plan indicates this area as Greenway.
- Zoning
 - The area is zoned RD-50.
 - The deck replacement does not affect the maximum 40% lot coverage.
 - The existing deck was removed by the owner. The proposed deck is similar and located in the same area of the removed deck.
 - The main portion of the deck is above the base flood elevation with the supporting columns partially below the base flood elevations. Material used below the base flood elevation is proposed to be water damage resistant.
 - The request meets the Sarpy County Flood Plain regulations.
- Natural Resources
 - The Natural Resources District has no objection to the request.
- Recommendation
 - For the reasons stated above I recommend approval to the flood plain development permit to replace an existing deck on Lot 159, Hawaiian Village at 7904 Kona Circle.

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 MICHAEL & JANINE STRUNC	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. 7904 KONA CIRCLE	Company NAIC Number

City **PAPILLION** State **NE** ZIP Code **68046**

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
LOT 159, HAWAIIAN VILLAGE, PARCEL NUMBER 01043809

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

A5. Latitude/Longitude: Lat. **41 04' 13" N** Long. **96 02' 06" W** 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 crawl space or enclosure(s), provide

a) Square footage of crawl space or enclosure(s)	1149 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	431 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 - 310190		B2. County Name SARPY		B3. State NEBRASKA	
B4. Map/Panel Number 31153C0200	B5. Suffix G	B6. FIRM Index Date	B7. FIRM Panel Effective/Revised Date 12/2/05	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 994.1

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 (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 _____ Vertical Datum **1988**
Conversion/Comments _____

Check the measurement used.

a) Top of bottom floor (including basement, crawl space, or enclosure floor)	992.714	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor	1001.396	<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)	999.102	<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)	_____	<input type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade (LAG)	993.316	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade (HAG)	998.648	<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 **CLARENCE ROGER CARRELL** License Number **RLS 306**

Title **PRESIDENT** Company Name **CARRELL & ASSOCIATES**

Address **5004 SOUTH 110TH STREET** City **OMAHA** State **NE** ZIP Code **68137**

Signature *Clarence Roger Carrell* Date **04/08/09** Telephone **402-331-2333**



IMPORTANT: In these spaces, copy the responding 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. 7904 KONA CIRCLE	Policy Number
City PAPILLION State NE ZIP Code 68046	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

Signature _____ Date _____ 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 _____
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- 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 _____	

Check here if attachments

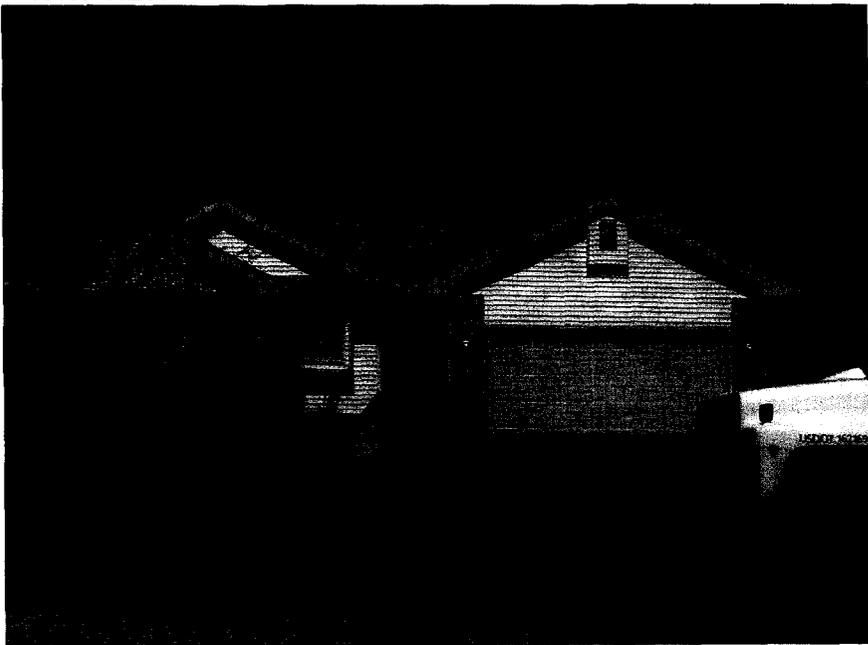
Building Photographs

See Instructions for Item A6.

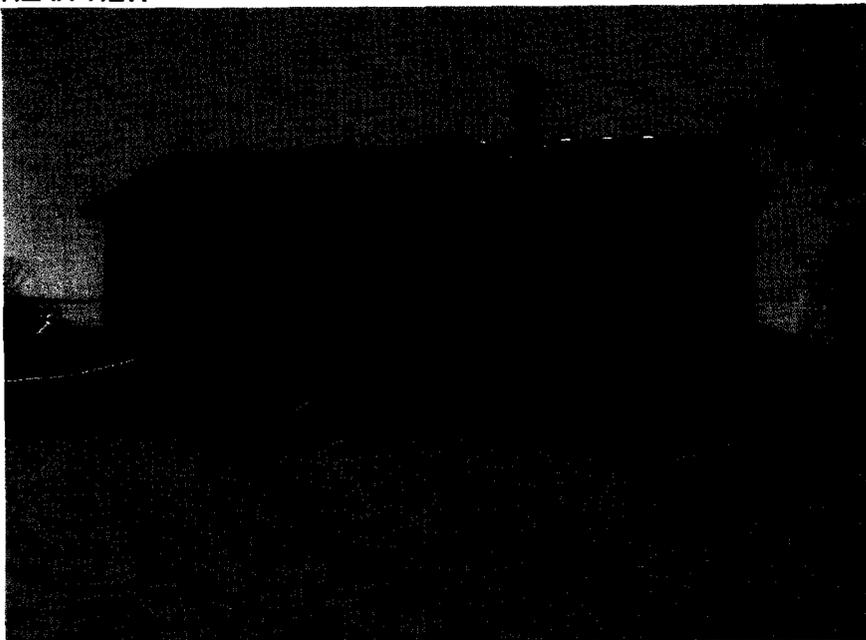
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 7904 KONA CIRCLE	For Insurance Company Use: Policy Number
City PAPHILLION State NE ZIP Code 68046	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two 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." If submitting more photographs than will fit on this page, use the Continuation Page, following.

FRONT VIEW



REAR VIEW



Building Photographs

Continuation Page

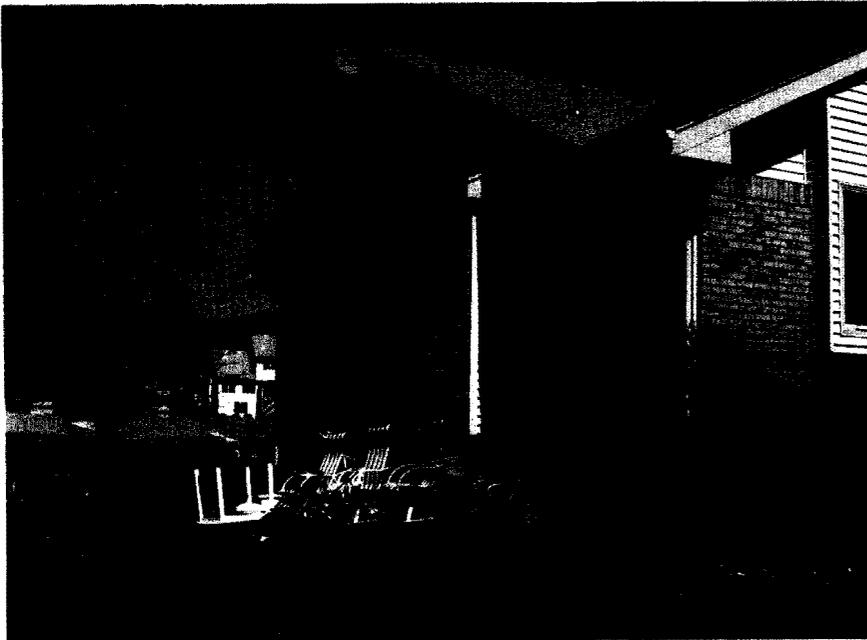
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 7904 KONA CIRCLE	For Insurance Company Use: Policy Number
City PAPILLION State NE ZIP Code 68046	Company NAIC Number

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."

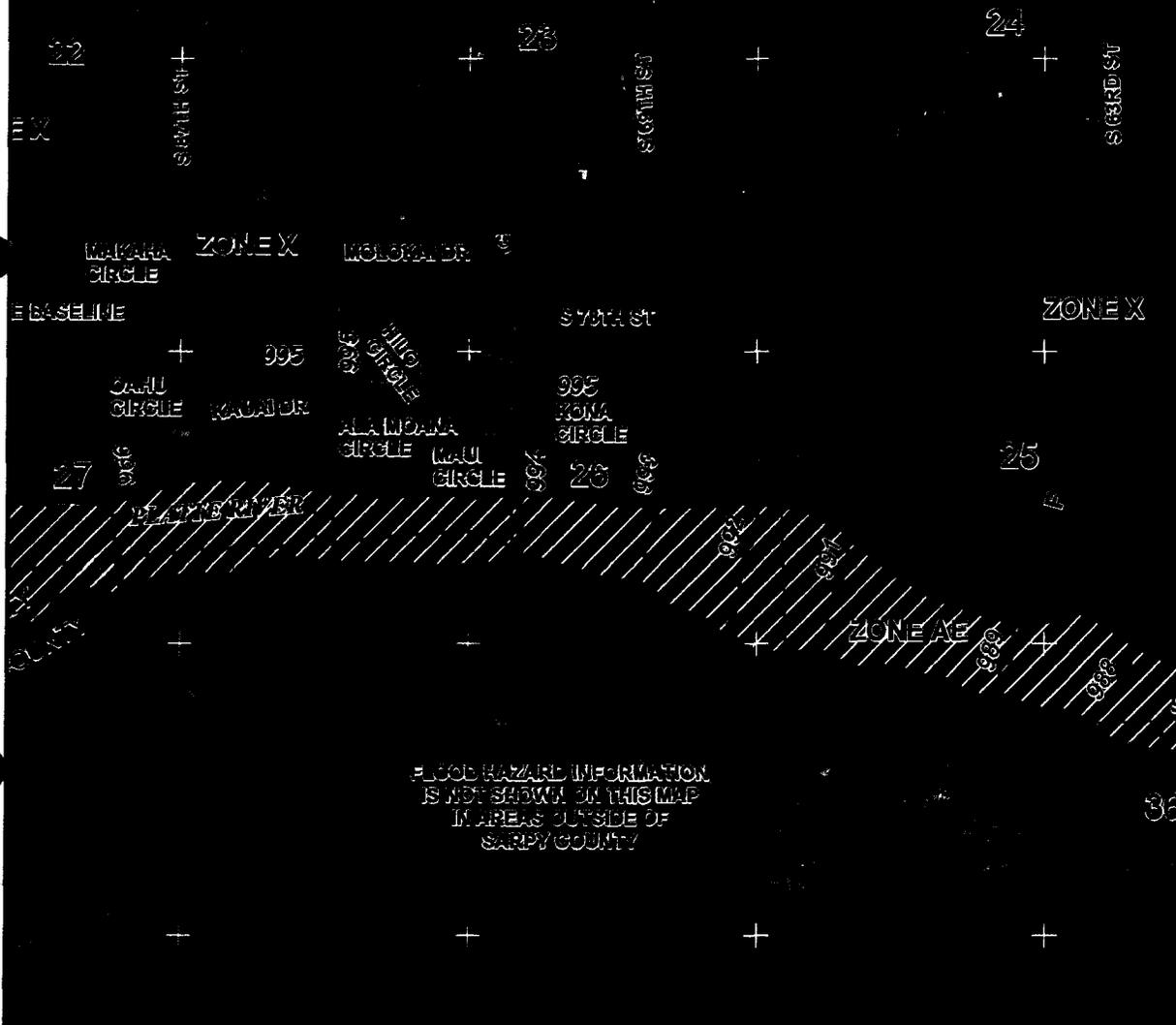
SIDE VIEW



SIDE VIEW

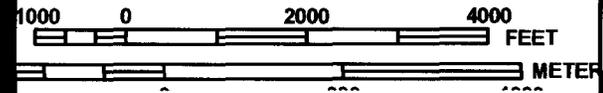


SARPY COUNTY
 Unincorporated Areas
 310190



FLOOD HAZARD INFORMATION
 IS NOT SHOWN ON THIS MAP
 IN AREAS OUTSIDE OF
 SARPY COUNTY

MAP SCALE 1" = 2000'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0200G

FIRM
 FLOOD INSURANCE RATE MAP

SARPY COUNTY,
 NEBRASKA
 AND INCORPORATED AREAS

PANEL 200 OF 255
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
PAPILLION, CITY OF	315275	0200	G
SARPY COUNTY	310190	0200	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
 31153C0200G

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

April 14, 2009

APR 14 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: Michael Strunc-7904 Kona Drive Application for Flood Plain Development Review

Dear Ms. Horner:

The District received information concerning the proposed replacement of an existing deck on Lot 159 in Hawaiian Village located at 7904 Kona 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 994.1 ft (NAVD 1988). The District has reviewed an elevation certificate prepared by Clarence Roger Carrell, R.L.S. on April 8, 2009 along with drawings of the proposed deck replacement. The District has no objection to the proposed deck replacement 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: Michael Strunc, Applicant, 15757 Burdette, Omaha, NE 68116
Amanda Grint, PMNRD

Z:\laster\My Documents\Floodplain Development Permits\Plat 269\7904 Kona Dr Flood Plain Development Permit.docx
Plat: 269

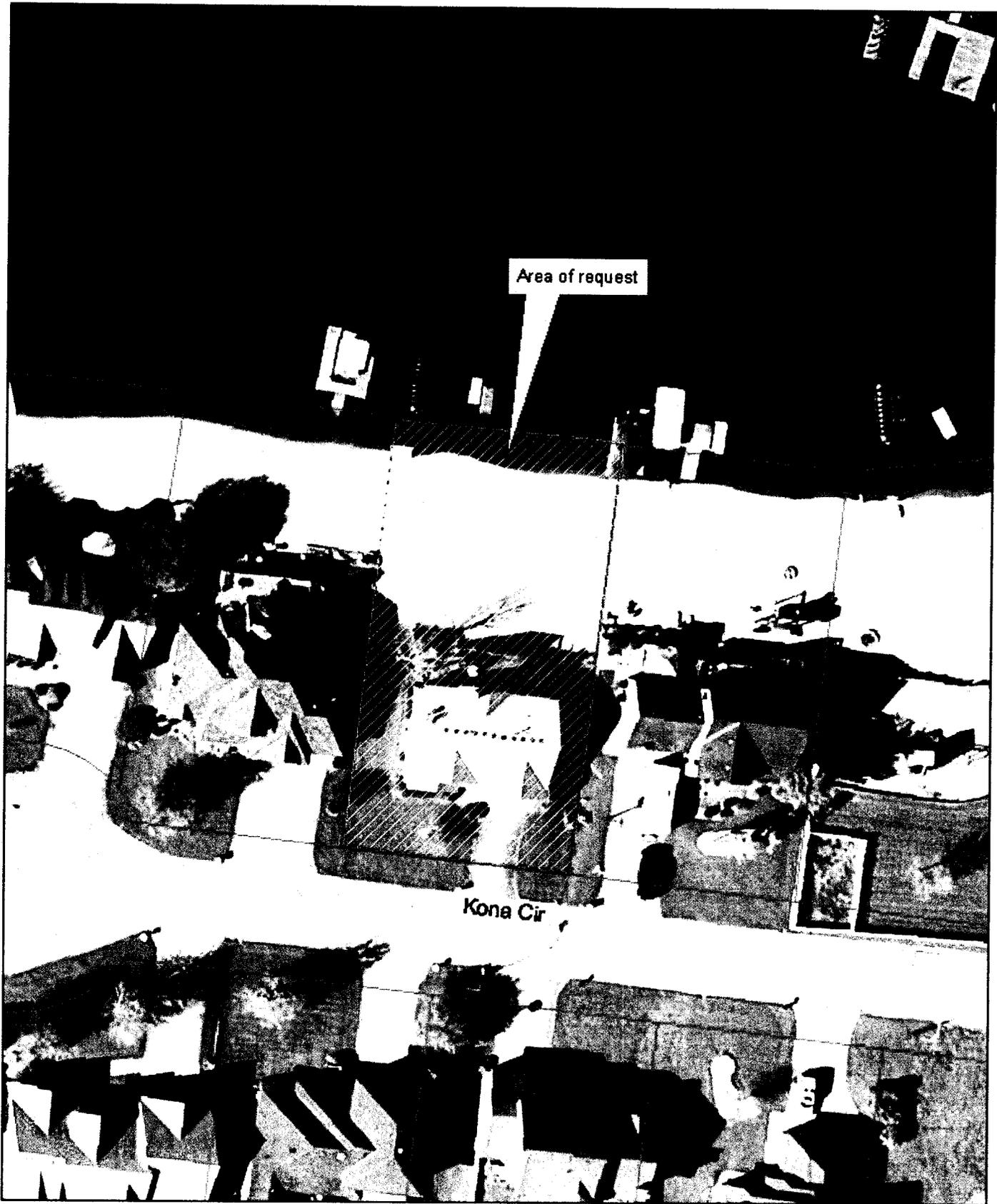
Additional Information

SARPY COUNTY BOARD OF COMMISSIONERS

APRIL 21, 2009

FLOOD PLAIN DEVELOPMENT PERMIT

MICHAEL STRUNC



Flood Plain Development Permit
7904 Kona Circle





SARPY COUNTY PLANNING

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

APR 6 2009

FLOOD PLAIN DEVELOPMENT PERMIT APPLICATION

SARPY COUNTY
PLANNING DEPARTMENT

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

1. Submit complete Flood Plain Development Permit Application
2. 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)
5. Elevation Certificate (From registered professional engineer or architect.)

PLANNING STAFF USE ONLY:

APPLICATION NO.: FPD 09-0007
 DATE RECEIVED: 4/1/09
 CP DESIGNATION: Greenway
 ZONING DESIGNATION: RD-50-FP
 FEE: \$ 100.00 RECEIPT NO. 6247
 RECEIVED BY: MA
 NOTES: _____

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

Please check box if attaching separate sheet with owner information.

NAME: MICHAEL STRUNC E-MAIL: _____
 ADDRESS: 7904 KONA CIRCLE CITY/STATE/ZIP: PAPILLION 68046
 MAILING (IF DIFFERENT)
 ADDRESS: 15757 BURDETT CITY/STATE/ZIP: OMAHA 68116
 PHONE: 740-4765 FAX: _____

ENGINEER INFORMATION:

NAME: CARRELL & ASSOCIATES E-MAIL: _____
 ADDRESS: 5004 S. 110 ST CITY/STATE/ZIP: OMAHA 68137
 MAILING (IF DIFFERENT)
 ADDRESS: _____ CITY/STATE/ZIP: _____
 PHONE: 331-2333 FAX: _____

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

NAME: CHRIS OLDENHUIS E-MAIL: INFO@OLDENHUISCONTRACTING.com
 ADDRESS: 4501 LEAVENWORTH CITY/STATE/ZIP: OMAHA NE 68106
 PHONE: 573-8125 FAX: 934-5637

PROPOSED DEVELOPMENT INFORMATION: (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or businesses, 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.

REPLACE DECK IN ORIGINAL LOCATION & ELEVATION

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: 7904 KONA CIRCLE
ASSESSORS PARCEL NUMBER(S) 01043809
SUB DIVISION: HAWAIIAN VILLAGES LOT: 159
NAME OF WATERWAY: PLATE RIVER
PROPERTY LIES WITHIN: _____ FLOODWAY: _____ FLOOD FRINGE: _____
LOWEST FLOOR ELEVATION IS TO BE _____ FEET ABOVE MEAN SEA LEVEL. (Including Basement)

LEGAL DESCRIPTION: (Describe property to wit:)

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.

SEE PICTURES OF REMOVED EXISTING DECK

PLEASE NOTE THE FOLLOWING PROCEDURES:

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

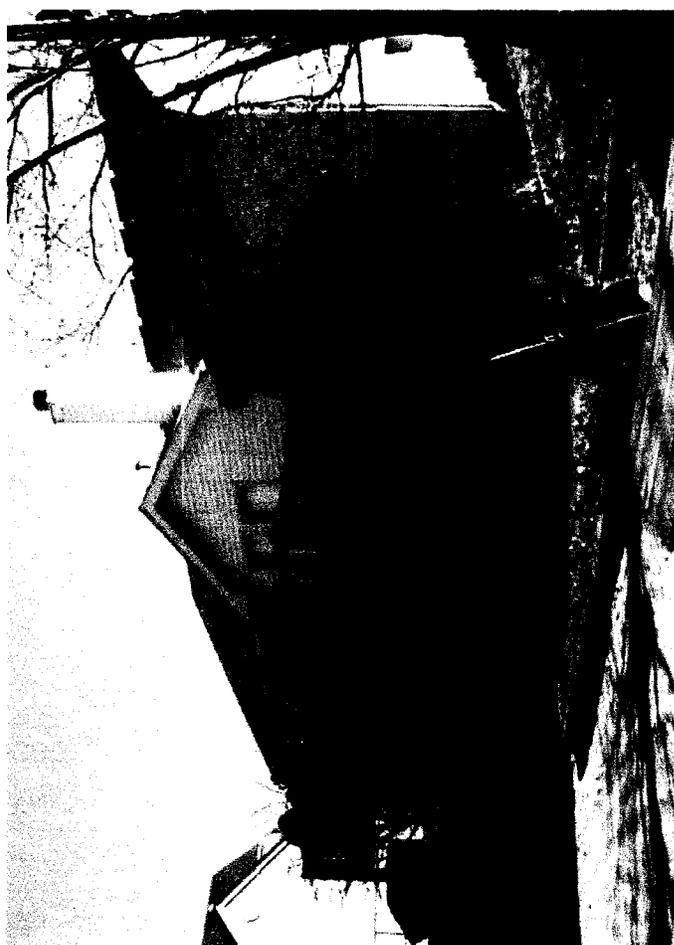
I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process at the Planning Commission and County Board is complete. I further understand the Special Use Permit process as stated above and I authorize County Staff to enter the property for inspection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

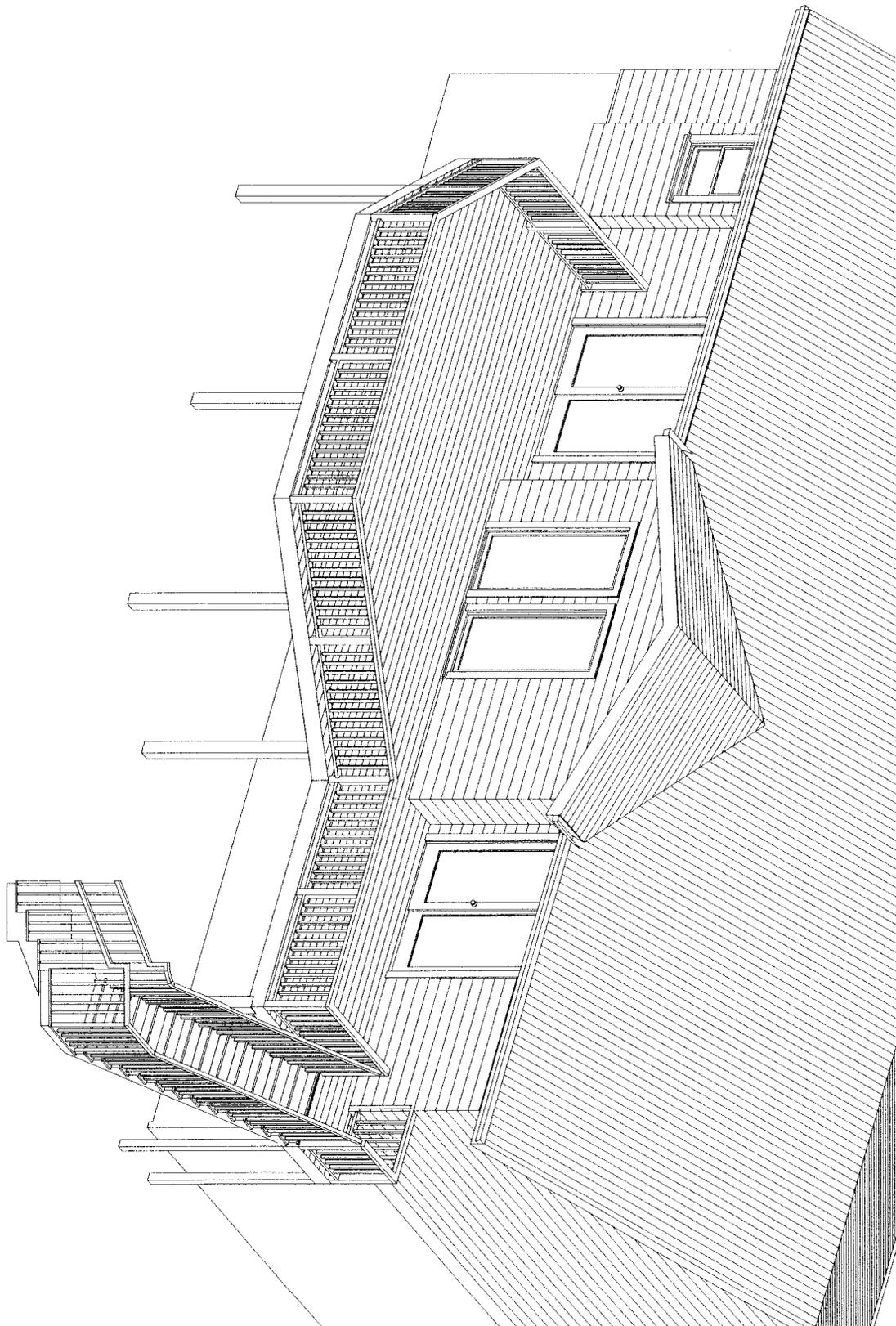
Christine
Owner Signature (or authorized agent)

4/9/09
Date

Owner Signature (or authorized agent)

Date





1

PAGE NO. :

DATE + NOTES:

2/12/09

STRUNC REMODEL

STRUNC DECK
7904 KONA CIRCLE
PAPILLION, NE

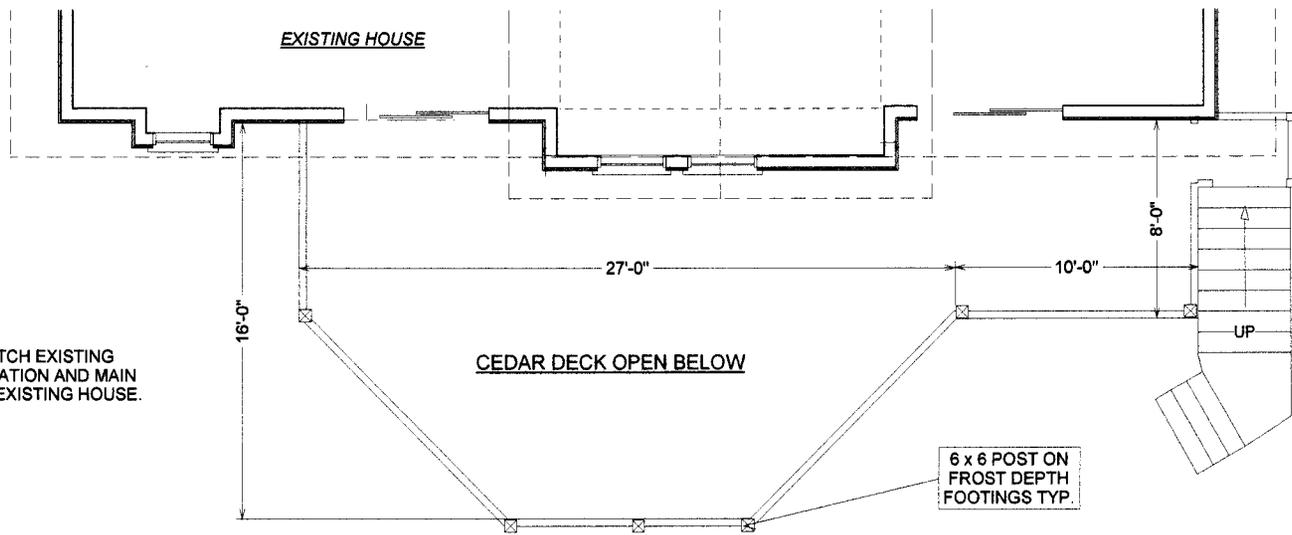


OLDENHUIS CONTRACTING INC.

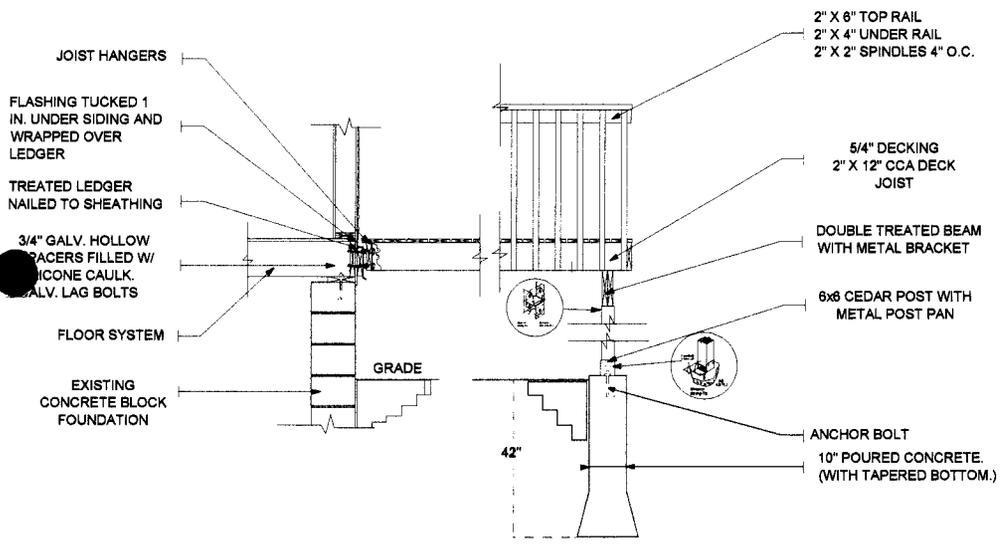
4501 LEAVENWORTH ST., OMAHA, NE 68106

(402) 573-8125

www.oldenhuiscontracting.com



NOTES: MATCH EXISTING DECK ELEVATION AND MAIN FLOOR OF EXISTING HOUSE.



DECK DETAIL

NEW DECK PLAN

SCALE 1"= 5'

OLDENHUIS CONTRACTING INC.
 4501 LEAVENWORTH ST., OMAHA, NE 68106
 (402) 573-8125
 www.oldenhuiscontracting.com



STRUNG REMODEL
 STRUNG DECK
 7904 KONA CIRCLE
 PAPILLION, NE

DATE + NOTES:
 2/12/09

PAGE NO. :

2