

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY

RESOLUTION FLOOD PLAIN DEVELOPMENT
John C. Larson, 17304 Iris Circle, 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 John C. Larson'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 7th day of July, 2009.

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

YEAS: [Signature]

NAYS: none

ABSENT: none

[Signature]

[Signature]

[Signature]

ABSTAIN: none



[Signature]
County Clerk

Approved as to form:
[Signature]
County Attorney

Sarpy County Board of Commissioners Report
July 7, 2009

Subject	Type	By
Floodplain Development Permit for a deck on Lot 129, Hanson's Lake, located at 17304 Iris Circle, Sarpy County, NE.	Resolution	Rebecca Horner, Planning Director

This is a request for approval of a floodplain development permit at 17304 Iris Circle to construct a deck.

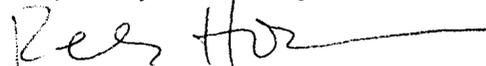
- Comprehensive Development Plan
 - The Sarpy County Development Structure Plan indicates this area as Urban Residential.

- Zoning
 - The area is zoned RD-50.
 - The deck addition does not cause the lot to exceed the maximum 40% lot coverage.
 - The majority 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 construct a new deck on Lot 129, Hanson's Lake, located at 17304 Iris Circle.

Respectfully submitted by:


Rebecca Horner
Planning Director

June 19, 2009

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

**PAPIO-MISSOURI RIVER
NATURAL
RESOURCES
DISTRICT**



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

RE: John Larson, Jr.-17304 Iris Circle Application for Flood Plain Development Permit

Dear Ms. Horner:

The District received information concerning the proposed addition of a deck on Lot 129 in Hanson's Lake located at 17304 Iris Circle in Bellevue, Nebraska. According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 0205 G, effective December 2, 2005, this property is located in the Zone AE floodplain of the Platte River. The base flood elevation (BFE) determined at this location is 976.6 ft (NAVD 1988).

The District has the following comments based on a review of an elevation certificate prepared by Clarence Roger Carrell, R.L.S. on January 9, 1996 along with drawings of the proposed deck:

- The lowest floor elevation of the existing residence is 984.5 ft (NGVD 1929). From the drawings provided it appears that the proposed deck elevation will be at same level, which is at least one foot above the BFE.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'L. Laster', with a stylized flourish at the end.

Lori Ann Laster
Stormwater Management Engineer

Cc: John Larson, Jr., Applicant, 13791 Pierce St., Omaha, NE 68144
Marlin Petermann, Amanda Grint, P-MRNRD

Z:\laster\My Documents\Floodplain Development Permits\Plat 865\17304 Iris Cir.docx
Plat: 865

JUN 22 2009

**SARPY COUNTY
PLANNING DEPARTMENT**

ELEVATION CERTIFICATE

FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM

ATTENTION: Use of this certificate does not provide a waiver of the flood insurance purchase requirement. This form is used only to provide elevation information necessary to ensure compliance with applicable community floodplain management ordinances, to determine the proper insurance premium rate, and/or to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR). Instructions for completing this form can be found on the following pages.

SECTION A PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
BUILDING OWNER'S NAME	POLICY NUMBER
STREET ADDRESS (including Apt., Unit, Suite, and Block Number) OR P.O. ROUTE AND BOX NUMBER <u>17304 IRIS CIRCLE</u>	COMPANY NAIC NUMBER
OTHER DESCRIPTION (Lot and Block Numbers, etc.) <u>LOT 129, HANSON'S LAKE AS SURVEYED, PLATTED AND RECORDED IN SARPY CTY, NE.</u>	
CITY <u>OMAHA</u>	STATE <u>NEBRASKA</u>
	ZIP CODE <u>68123</u>

SECTION B FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM. (See Instructions):

1. COMMUNITY NUMBER	2. PANEL NUMBER	3. SUFFIX	4. DATE OF FIRM INDEX	FIRM ZONE	5. BASE FLOOD ELEVATION (in AO Zones, Map depth)
<u>31153C</u>	<u>0135</u>	<u>F</u>	<u>1/19/1995</u>	<u>AE</u>	<u>976.3</u>

7. Indicate the elevation datum system used on the FIRM for Base Flood Elevations (BFE): NGVD '29 Other (describe on back)
8. For Zones A or V, where no BFE is provided on the FIRM, and the community has established a BFE for this building site, indicate the community's BFE: feet NGVD (or other FIRM datum—see Section B, Item 7).

SECTION C BUILDING ELEVATION INFORMATION

1. Using the Elevation Certificate Instructions, indicate the diagram number from the diagrams found on Pages 5 and 6 that best describes the subject building's reference level 8.
- 2(a). FIRM Zones A1-A30, AE, AH, and A (with BFE). The top of the reference level floor from the selected diagram is at an elevation of 1918.45 feet NGVD (or other FIRM datum—see Section B, Item 7).
- (b). FIRM Zones V1-V30, VE, and V (with BFE). The bottom of the lowest horizontal structural member of the reference level from the selected diagram, is at an elevation of feet NGVD (or other FIRM datum—see Section B, Item 7).
- (c). FIRM Zone A (without BFE). The floor used as the reference level from the selected diagram is feet above or below (check one) the highest grade adjacent to the building.
- (d). FIRM Zone AO. The floor used as the reference level from the selected diagram is feet above or below (check one) the highest grade adjacent to the building. If no flood depth number is available, the building's lowest floor (reference level) elevated in accordance with the community's floodplain management ordinance Yes No Unknown.
3. Indicate the elevation datum system used in determining the above reference level elevations: NGVD '29 Other (describe under Comments on Page 2). (NOTE: If the elevation datum used in measuring the elevations is different than that used on the FIRM [see Section B, Item 7], then convert the elevations to the datum system used on the FIRM and show the conversion equation under Comments on Page 2.)
4. Elevation reference mark used appears on FIRM: Yes No (See Instructions on Page 4)
5. The reference level elevation is based on: actual construction construction drawings
(NOTE: Use of construction drawings is only valid if the building does not yet have the reference level floor in place, in which case this certificate will only be valid for the building during the course of construction. A post-construction Elevation Certificate will be required once construction is complete.)
6. The elevation of the lowest grade immediately adjacent to the building is: 1917.510 feet NGVD (or other FIRM datum—see Section B, Item 7).

SECTION D COMMUNITY INFORMATION

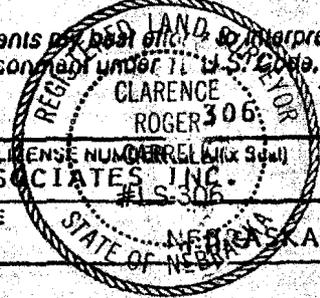
1. If the community official responsible for verifying building elevations specifies that the reference level indicated in Section C, Item 1 is not the "lowest floor" as defined in the community's floodplain management ordinance, the elevation of the building's "lowest floor" as defined by the ordinance is: feet NGVD (or other FIRM datum—see Section B, Item 7).
2. Date of the start of construction or substantial improvement:

SECTION E CERTIFICATION

This certification is to be signed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones A1-A30, AE, AH; A (with BFE), V1-V30, VE, and V (with BFE) is required. Community officials who are authorized by local law or ordinance to provide floodplain management information, may also sign the certification. In the case of Zones AO and A (without a FEMA or community issued BFE), a building official, a property owner, or an owner's representative may also sign the certification.

Reference level diagrams 6, 7 and 8 - Distinguishing Features--If the certifier is unable to certify to breakaway/non-breakaway wall, enclosure size, location of servicing equipment, area use, wall openings, or unfinished area. Feature(s), then list the Feature(s) not included in the certification under Comments below. The diagram number, Section C, Item 7, must still be entered.

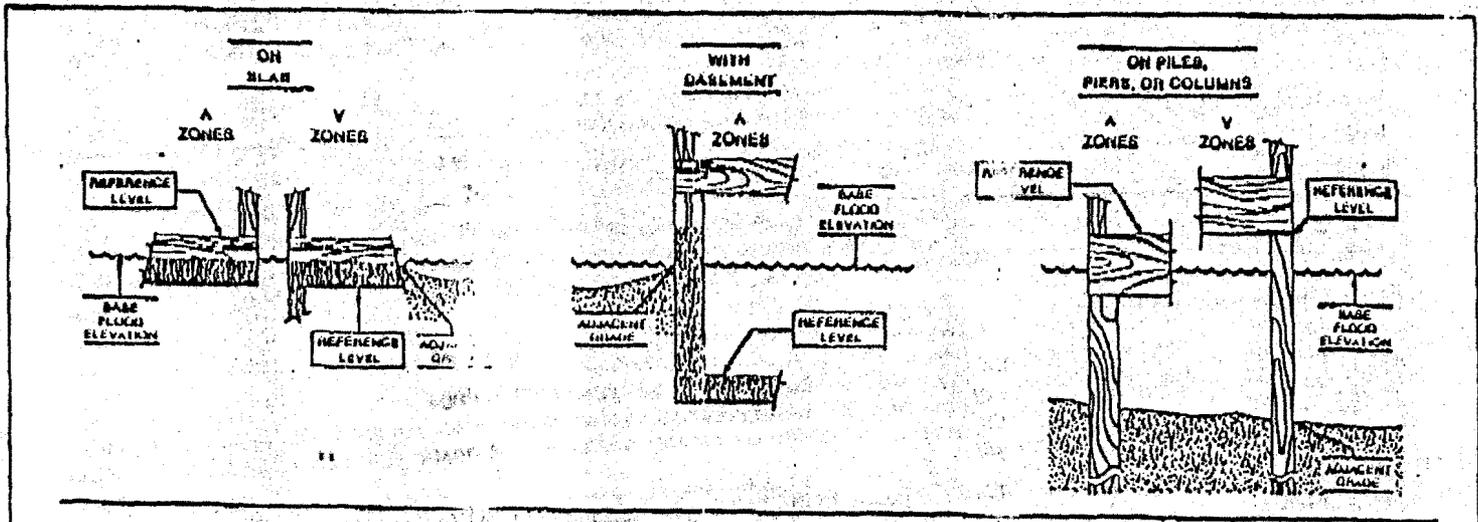
I certify that the information in Sections B and C on this certificate represents my best effort to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S.C. Code, Section 1001.



CERTIFIER'S NAME: CLARENCE ROGER CARRELL
 TITLE: LAND SURVEYOR
 COMPANY NAME: CARRELL & ASSOCIATES, INC.
 ADDRESS: 11128 O STREET
 CITY: NEBRASKA
 STATE: NEBRASKA
 ZIP: 68137
 SIGNATURE: *Clarence Roger Carrell*
 DATE: 1/9/09
 PHONE: 1-402-331-2333

Copies should be made of this Certificate for: 1) community official, 2) insurance agent/company, and 3) building owner.

COMMENTS: THE ELEVATION OF THE REFERENCED FLOOR IS 984.5, THE ELEVATION OF THE BASEMENT FLOOR IS 975.1 (UNFINISHED.)



The diagrams above illustrate the points at which the elevations should be measured in A Zones and V Zones. Elevations for all A Zones should be measured at the top of the reference level floor. Elevations for all V Zones should be measured at the bottom of the lowest horizontal structural member.

ADDITIONAL INFORMATION

SARPY COUNTY BOARD OF COMMISSIONERS

JULY 7, 2009

FLOOD PLAIN DEVELOPMENT PERMIT

JOHN C. LARSON JR.



Flood Plain Development Permit
17304 Iris Circle



1 inch = 39 feet



SARPY COUNTY PLANNING

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

FLOOD PLAIN DEVELOPMENT PERMIT APPLICATION

<p>In order for your application to be considered COMPLETE, please answer all applicable questions and provide the following:</p> <ol style="list-style-type: none"> 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.) 	<p>PLANNING STAFF USE ONLY:</p> <p>APPLICATION NO.: <u>FPD 09-0010</u> DATE RECEIVED: <u>6-4-09</u> CP DESIGNATION: _____ ZONING DESIGNATION: <u>RD-50 FP</u> FEE: <u>\$100</u> RECEIPT NO. <u>6254</u> RECEIVED BY: _____ NOTES: _____</p>
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PROPERTY OWNER INFORMATION: (If multiple owners, attach separate sheet)

Please check box if attaching separate sheet with owner information.

NAME: JOHN C LARSON JR. E-MAIL: jmlarson@tcont.com
ADDRESS: 17304 IRIS CIRCLE CITY/STATE/ZIP: BELLEVOUE / NE / 68123
MAILING (IF DIFFERENT)
ADDRESS: 13791 PIERCE ST. CITY/STATE/ZIP: OMAHA (NE) 68144
PHONE: 402-334-5770 FAX: 402-991-5394

ENGINEER INFORMATION:

NAME: CLARENCE R. CARRELL E-MAIL: NA.
ADDRESS: 11128 O STREET CITY/STATE/ZIP: OMAHA / NE / 68137
MAILING (IF DIFFERENT)
ADDRESS: _____ CITY/STATE/ZIP: _____
PHONE: 402-331-2333 FAX: NA

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

NAME: JEFF WILSON E-MAIL: NA
ADDRESS: 1119 Sherman St. CITY/STATE/ZIP: Papillion NE 68040.
PHONE: 402-212-6083 FAX: NA.

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.

12' X 12' ATTACHED, RAISED DECK TO 1996

RESIDENTIAL STRUCTURE

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: 17304 IRIS CIRCLE BELLEVUE NE 08123

ASSESSORS PARCEL NUMBER(S) 010752412

SUB DIVISION: HANSONS LAKES REPLAT 1

LOT: 129

NAME OF WATERWAY: HANSONS LAKE #2

PROPERTY LIES WITHIN: FLOODWAY: X

FLOOD FRINGE: _____

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

DECK FIN. FLOOR @ 984.5
CONCRETE BELOW DECK @ 975.1

LEGAL DESCRIPTION: (Describe property to wit:)

LOT 129 HANSON'S LAKES

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.

SITE MAP 1, SITE MAP 2, ELEVATION CERT, PARTIAL SITE PLAN (1 ORIG, 6 8 1/2 X 11 COPIES), PLAN AND ELEVATION (6 - 8 1/2 X 11)

PLEASE NOTE THE FOLLOWING PROCEDURES:

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

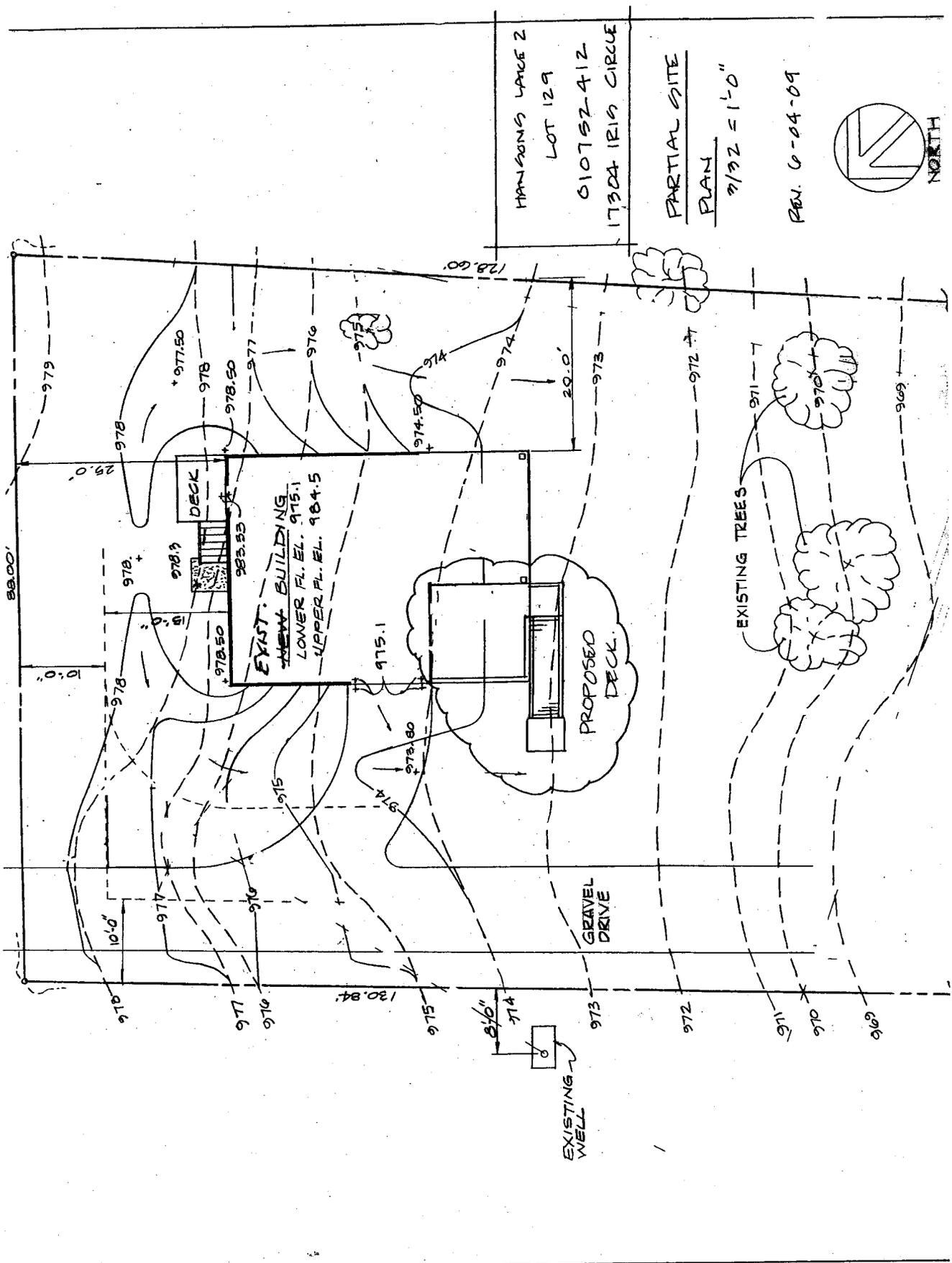
I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process at the Planning Commission and County Board is complete. I further understand the Special Use Permit process as stated above and I authorize County Staff to enter the property for inspection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

John Larson Jr.
Owner Signature (or authorized agent)

JUNE 3, 2009
Date

Maurice A. Larson
Owner Signature (or authorized agent)

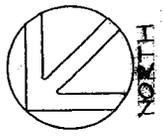
June 3, 2009
Date



HANSONS LANE 2
 LOT 129
 610752-412
 17304 IRIS CIRCLE

PARTIAL SITE
PLAN
 7/92 = 1'-0"

REV. 6-04-09



EXIST. NEW BUILDING
 LOWER FL. EL. 975.1
 UPPER FL. EL. 984.5

DECK

PROPOSED DECK

EXISTING WELL

GRAVEL DRIVE

EXISTING TREES

88.00'

128.00'

20.0'

130.84'

10'-0"

8'-6"

978

977

976

975

974

973

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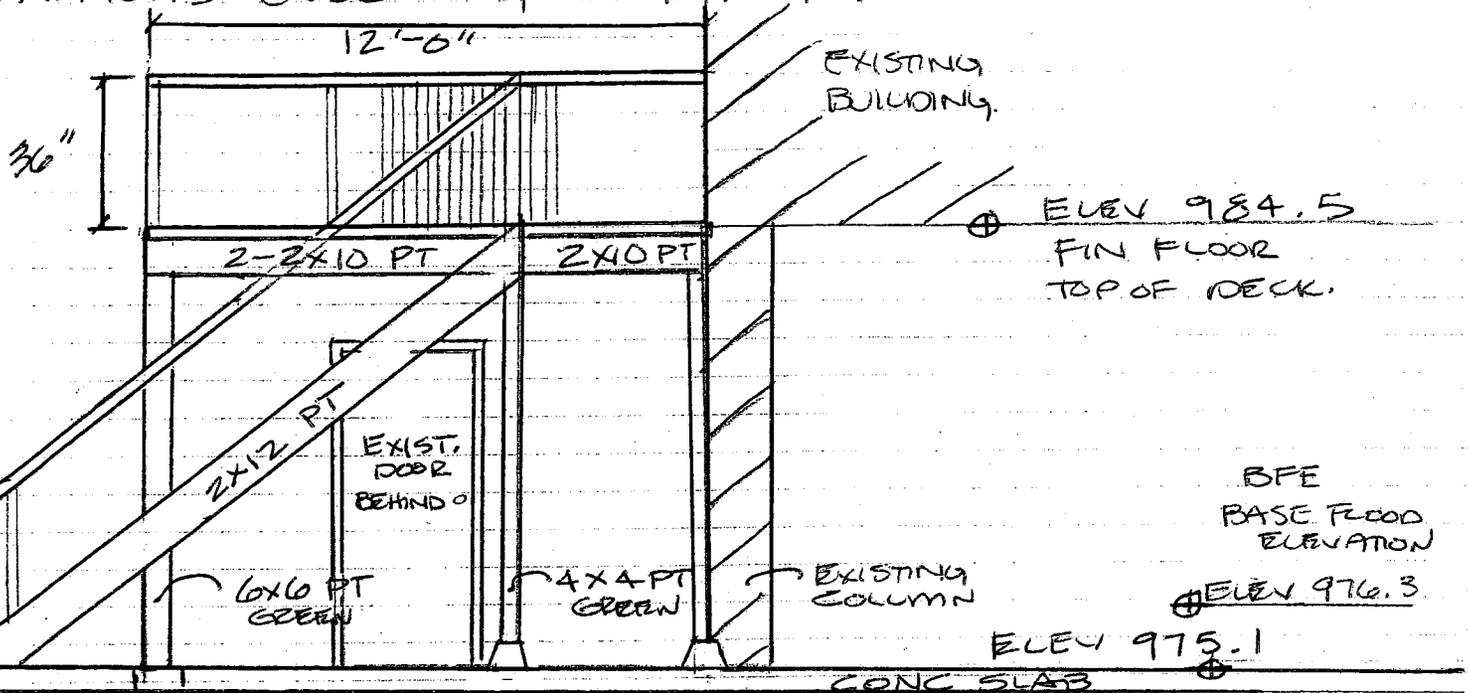
971

969

PARCEL NUMBER 010752412

17304 IRIS CIRCLE, BELLEVUE NE 68123

HANSONS LAKE # 2, LOT 129 : JOHN LARSON



12" ϕ , 42" deep
FOOTINGS

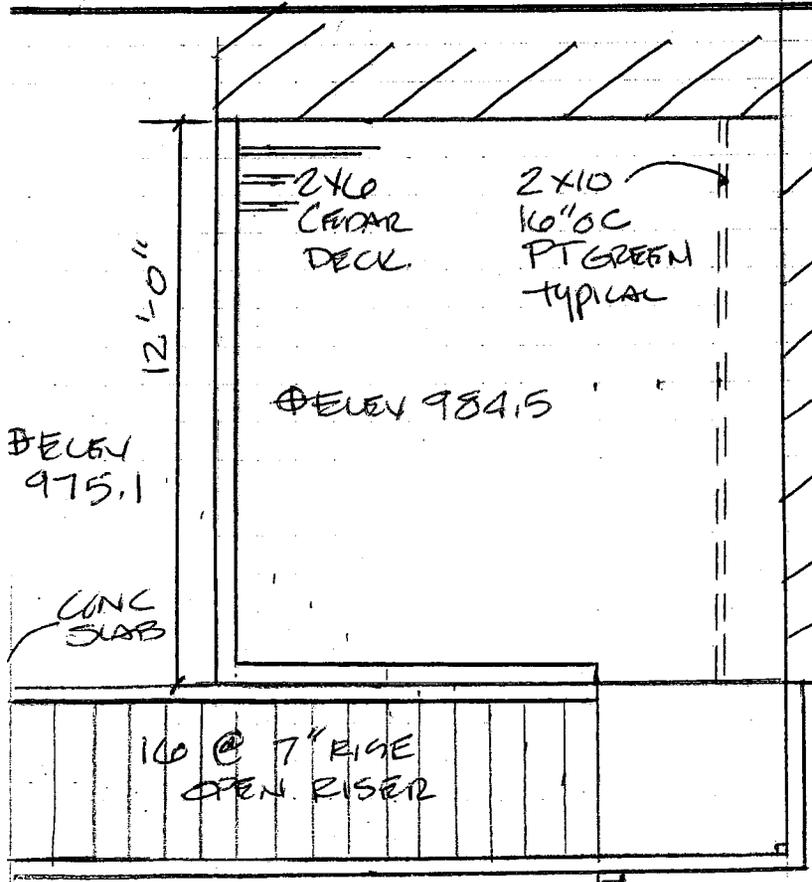
PROPOSED 12'x12' DECK
SOUTH ELEVATION
1/4" = 1'-0"

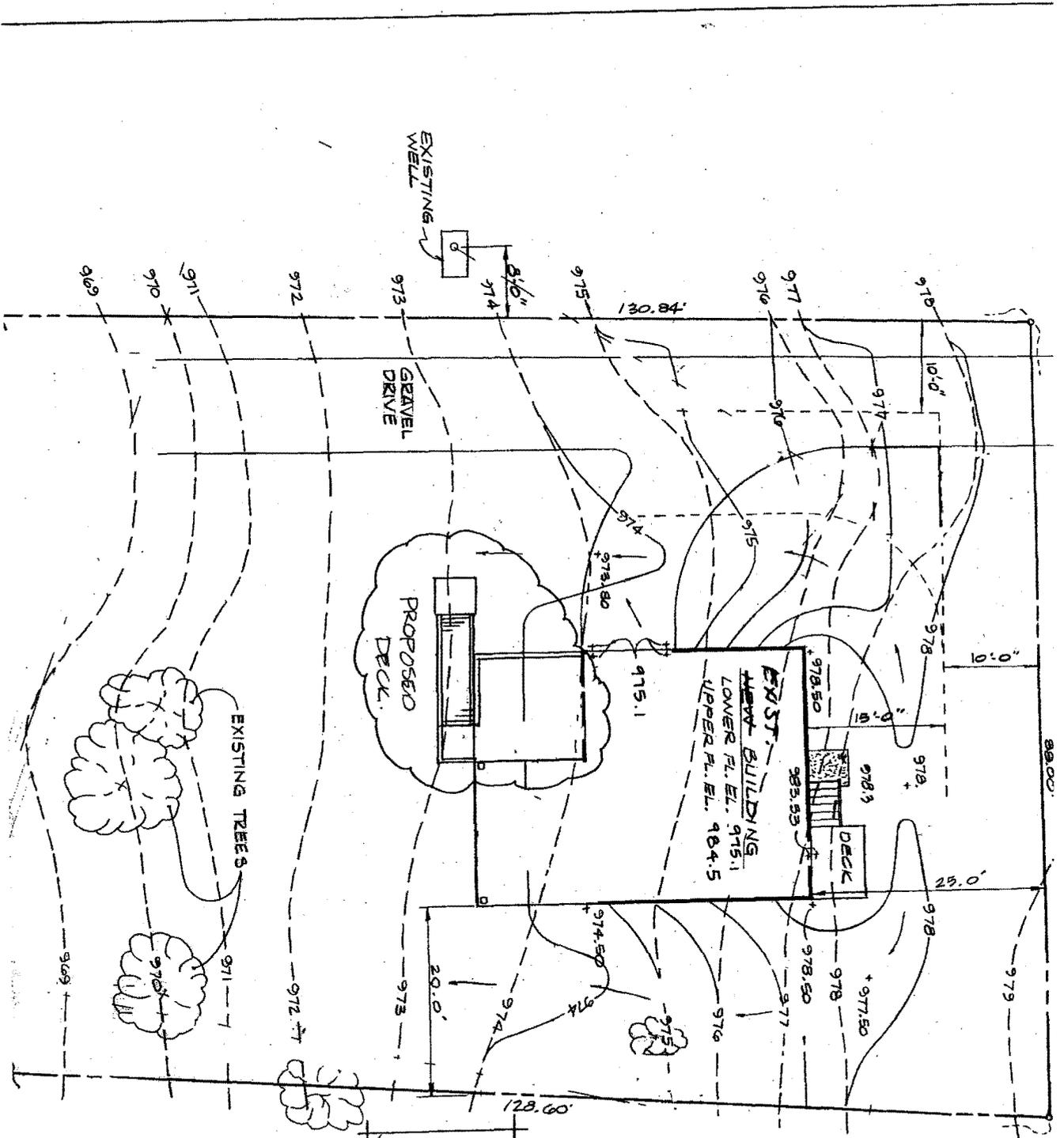
- COLUMNS ATTACHED TO FOOTING.
- LEDGER LOK @ 12" OC (5")
- GALV RING SHANK DECK NAILS
- 2x2 VERT @ 3.5" MAXIMUM OPENING. BALUSTERS.
- JOIST HANGERS.

ALL MATERIALS SHALL BE WATER RESISTANT.

EXISTING STRUCTURE

PROPOSED 12'x12' DECK
PARTIAL PLAN
1/4" = 1'-0"

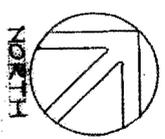




HANSONS PLACE 2
 LOT 129
 010752412
 17304 IRIS CIRCLE

PARTIAL SITE
 PLAN
 9/92 = 1'-0"

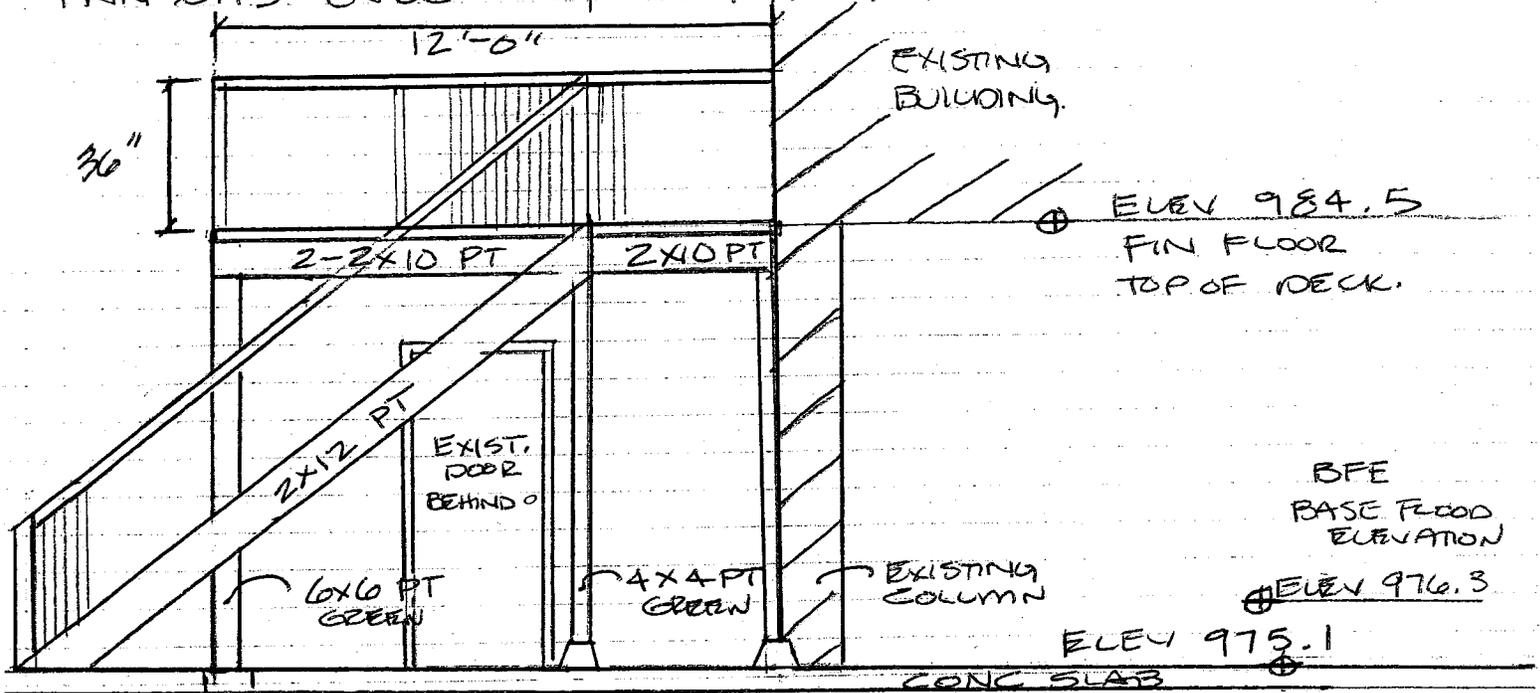
RAW. 0-04-09



PARCEL NUMBER 010752412

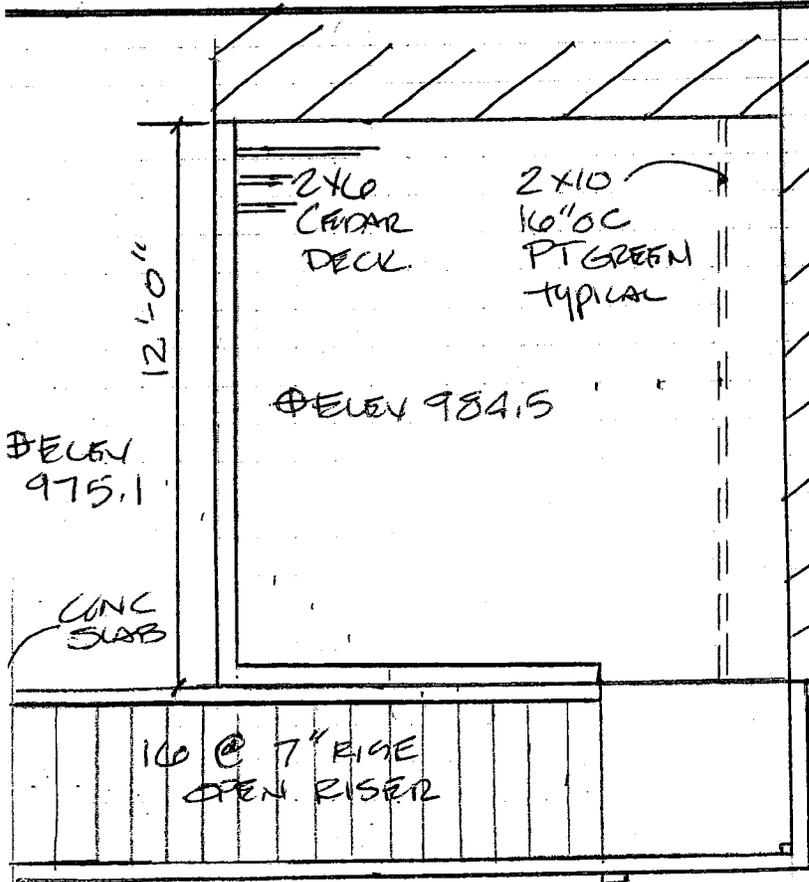
17304 IRIS CIRCLE, BELLEVUE NE 68123

HANSONS LAKE # 2, LOT 129 : JOHN LARSON



12" ϕ , 42" deep FOOTINGS

PROPOSED 12'x12' DECK, SOUTH ELEVATION
1/4" = 1'-0"



- COLUMNS ATTACHED TO FOOTING.
- LEDGER LOK @ 12" OC (5")
- GALV RING SHANK DECK NAILS
- 2x2 VERT @ 3.5" MAXIMUM OPENING. BALUSTERS.
- JOIST HANGERS.

ALL MATERIALS SHALL BE WATER RESISTANT.

PROPOSED 12'x12' DECK
PARTIAL PLAN
1/4" = 1'-0"



SARPY COUNTY
PLANNING DEPARTMENT
1210 Golden Gate Drive
Papillon, NE 68046
PH: 402-593-1555
Fax: 402-593-1558

REBECCA HORNER, DIRECTOR
MICHELLE ALFARO, PLANNING ASSISTANT
E-MAIL: planning@sarpy.com

June 8, 2009

ORGANIZATION	REVIEW REQUIRED	ORGANIZATION	REVIEW REQUIRED	ORGANIZATION	REVIEW REQUIRED
Sarpy County Surveyor - Tom Lynam	X	NRD- Amanda Grint	X	File	X

PROJECT DESCRIPTION: APPLICATION FOR FLOOD PLAIN DEVELOPMENT PERMIT – JOHN LARSON, JR, 17304 Iris Circle, Lot 129, Hanson’s Lake, requests approval of flood plain development permit to add a 12’ x 12’ deck

Please provide any comments or recommendations you may have to the Sarpy County Planning Department no later than **Monday June 22, 2009**. You may submit comments using the following:

Mail:

Rebecca Horner, Director
Sarpy County Planning Dept.
1210 Golden Gate Drive
Papillon, NE 68046

Fax:

(402) 593-1558

E-MAIL: (Environmentally Friendly!)

planning@sarpy.com

If you have any questions or concerns, please contact Michelle Alfaro at (402) 593-1555.

NO COMMENTS

COMMENTS (SEE ATTACHED)

JAL 6/10/2009

Signature

Signature