

**BOARD OF COUNTY COMMISSIONERS**  
**SARPY COUNTY**

**RESOLUTION FLOOD PLAIN DEVELOPMENT**  
**Marvin & Cheryl Miller, 2618 Platte River 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 Marvin & Cheryl Miller'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 4<sup>th</sup> day of August, 2009.

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

YEAS:

NAYS:

ABSENT:

[Signature]  
[Signature]  
[Signature]  
[Signature]  
[Signature]

None

None

ABSTAIN:

None



[Signature]  
County Clerk

Approved as to form:

[Signature]  
County Attorney

Sarpy County Board of Commissioners Report  
August 4, 2009

Subject	Type	By
Floodplain Development Permit for construction of an addition to the primary structure and to enclose and replace an existing deck on Lot 213, Hanson's Lake, and Outlot 2, located in the SE ¼ of Section 28, T13N, R13E, in Sarpy County, NE.	Resolution	Rebecca Horner, Planning Director

This is a request for approval of a floodplain development permit at 2618 Platte River Drive to construct an addition on the existing home and to replace and enclose an existing deck.

- Comprehensive Development Plan
  - The Sarpy County Development Structure Plan indicates this area as Urban Residential.
- Zoning
  - The area is zoned RD-50.
  - The additions do 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 to be water damage resistant.
  - The addition to the primary structure is at least one foot above the base flood elevation.
  - The request meets the Sarpy County Flood Plain regulations.
  - The applicant is in the process of an administrative replat to combine the parcels into Lot 1, Hanson's Lake, Replat 5.
- 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 reconstruct and enclose a deck and construct an addition on Lot 213, Hanson's Lake and Outlot 2, located in the SE ¼ of Section 23 T13N, R13E, generally known as 2618 Platte River Drive.

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		For Insurance Company Use:
A1. Building Owner's Name <b>MARVIN AND CHERYL MILLER</b>		Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <b>2618 PLATTE RIVER DRIVE</b> City <b>BELLEVUE</b> State <b>NE</b> ZIP Code <b>68123</b>		Company NAIC Number

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)  
**LOT 213, HANSEN'S LAKE TAX PARCEL NUMBER 010751483**

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

A5. Latitude/Longitude: Lat. **41 03'39" N** Long. **95 57' 07" 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 **2**

A8. For a building with a crawl space or enclosure(s), provide:  
 a) Square footage of crawl space or enclosure(s) \_\_\_\_\_ sq ft  
 b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade \_\_\_\_\_  
 c) Total net area of flood openings in A8.b \_\_\_\_\_ sq in

A9. For a building with an attached garage, provide:  
 a) Square footage of attached garage **735** sq ft  
 b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade \_\_\_\_\_  
 c) Total net area of flood openings in A9.b \_\_\_\_\_ sq in

**SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION**

B1. NFIP Community Name & Community Number <b>SARPY COUNTY 3109190</b>		B2. County Name <b>SARPY</b>		B3. State <b>NE</b>	
B4. Map/Panel Number <b>0215</b>	B5. Suffix <b>G</b>	B6. FIRM Index Date	B7. FIRM Panel Effective/Revised Date <b>12/2/05</b>	B8. Flood Zone(s) <b>AE</b>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <b>977.1</b>

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.

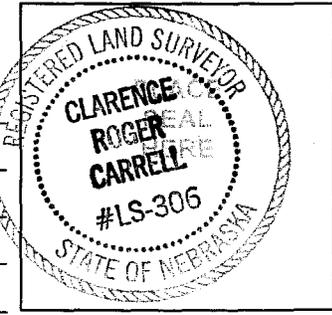
a) Top of bottom floor (including basement, crawl space, or enclosure floor) **972.91**  feet  meters (Puerto Rico only)  
 b) Top of the next higher floor **980.91**  feet  meters (Puerto Rico only)  
 c) Bottom of the lowest horizontal structural member (V Zones only) \_\_\_\_\_  feet  meters (Puerto Rico only)  
 d) Attached garage (top of slab) **981.0**  feet  meters (Puerto Rico only)  
 e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments) \_\_\_\_\_  feet  meters (Puerto Rico only)  
 f) Lowest adjacent (finished) grade (LAG) **973.66**  feet  meters (Puerto Rico only)  
 g) Highest adjacent (finished) grade (HAG) **980.69**  feet  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 <b>CLARENCE ROGER CARRELL</b>	License Number <b>RLS 306</b>
Title <b>PRESIDENT</b>	Company Name <b>CARRELL &amp; ASSOCIATES</b>
Address <b>5004 SOUTH 110<sup>TH</sup> STREET</b>	City <b>OMAHA</b> State <b>NE</b> ZIP Code <b>68137</b>
Signature <i>Clarence Roger Carrell</i> Date <b>05/10/09</b>	Telephone <b>402-331-2333</b>



<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>	<b>For Insurance Company Use:</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2618 PLATTE RIVER DRIVE	Policy Number
City BELLEVUE State NE ZIP Code 68123	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

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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

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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

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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. 2618 PLATTE RIVER DRIVE	For Insurance Company Use: Policy Number
City BELLEVUE State NE ZIP Code 68123	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



SIDE VIEW



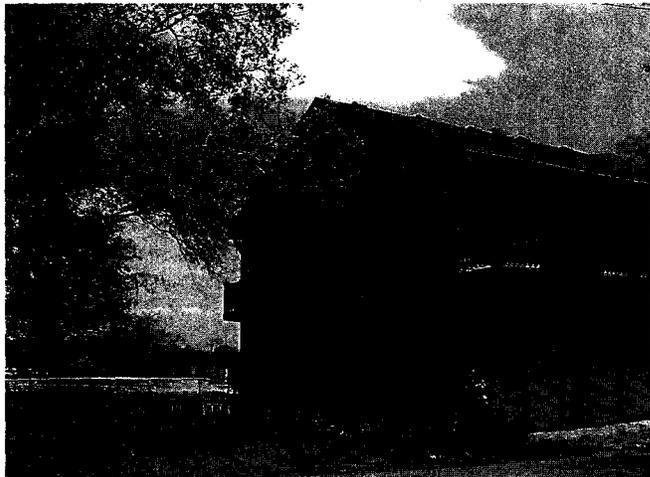
# Building Photographs

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2618 PLATTE RIVER DRIVE	For Insurance Company Use:
	Policy Number
City BELLEVUE State NE ZIP Code 68123	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



REAR VIEW



Sarpy County  
Unincorporated Areas

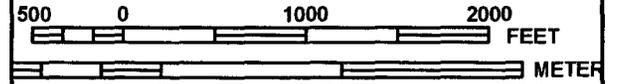
310190

75<sup>5</sup>000m E

75<sup>6</sup>000m E

PANEL 0205

MAP SCALE 1" = 1000'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0215G

**FIRM**  
FLOOD INSURANCE RATE MAP

SARPY COUNTY,  
NEBRASKA  
AND INCORPORATED AREAS

PANEL 215 OF 255

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SARPY COUNTY	310190	0215	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  
31153C0215G

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](http://www.msc.fema.gov)

July 22, 2009

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

JUL 23 2009

SARPY COUNTY  
PLANNING DEPARTMENT



RE: Marvin and Cheryl Miller-2618 Platte River Drive Application for Flood Plain Development Permit

Dear Ms. Horner:

The District received information concerning the proposed addition to the existing residence on Lot 213 in Hanson's Lake located at 2618 Platte River Drive in Bellevue, Nebraska. A letter was sent to you for that project on June 17, 2009. Additional information on this project was provided to us on June 22, 2009 and on July 15, 2009. According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 0215 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 977.1 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 May 10, 2009 along with drawings of the proposed additions:

- An addition will be built for the existing garage. From the elevation certificate, the existing garage floor elevation is 981.0, which is at least one foot above BFE. The provided drawings show that the garage addition will be built at or above that elevation.
- The existing deck will be enclosed. From the elevation certificate and review of the drawings provided, the deck is at an elevation of approximately 980.91, which is at least one foot above the BFE.

The District has no objections to this application. If you have any questions or concerns, please contact me at 444-6222 or at [llaster@papionrd.org](mailto:llaster@papionrd.org).

Sincerely,

Lori Ann Laster  
Stormwater Management Engineer

Cc: Marvin and Cheryl Miller, Applicant, 2618 Platte River Dr., Bellevue, NE 68123  
Amanda Grint, PMRNRD

Z:\laster\My Documents\Floodplain Development Permits\Plat 865\2618 Platte River Dr 7.22.09.docx  
Plat: 865

# **ADDITIONAL INFORMATION**

**SARPY COUNTY BOARD OF COMMISSIONERS**

**AUGUST 4, 2009**

**FLOOD PLAIN DEVELOPMENT PERMIT**

**MARVIN & CHERYL MILLER**



Marvin & Cheryl Miller 2618 Platte River Drive  
Flood Plain Development Permit





# SARPY COUNTY PLANNING

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

## FLOOD PLAIN DEVELOPMENT PERMIT APPLICATION

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 09-0011  
 DATE RECEIVED: 6-2-09  
 CP DESIGNATION: \_\_\_\_\_  
 ZONING DESIGNATION: RD-50 PD  
 FEE: \$ 100 RECEIPT NO. 6251  
 RECEIVED BY: \_\_\_\_\_  
 NOTES: \_\_\_\_\_

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

Please check box if attaching separate sheet with owner information.

NAME: Marvin + Cheryl Miller

E-MAIL: \_\_\_\_\_

ADDRESS: 2618 Platte River Dr

CITY/STATE/ZIP: Bellevue, NE 68123

MAILING (IF DIFFERENT)  
ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_

FAX: \_\_\_\_\_

### ENGINEER INFORMATION:

NAME: Carrelle Assoc

E-MAIL: Carrelle@carrellesurveying.com

ADDRESS: 5204 So 110<sup>th</sup> St

CITY/STATE/ZIP: Omaha, NE 68137

MAILING (IF DIFFERENT)  
ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

PHONE: 402-331-2333

FAX: 402-331-6077

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

NAME: S+S Contracting, Inc.

E-MAIL: swrygo@cox.net

ADDRESS: 17009 Pierce St.

CITY/STATE/ZIP: Omaha, NE 68130

PHONE: (402) 651 2266

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.

**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: 2618 Platte River Dr  
ASSESSORS PARCEL NUMBER(S) 010781483 - 011282010  
SUB DIVISION: Hansen Lake Replat V LOT: 1  
NAME OF WATERWAY: \_\_\_\_\_  
PROPERTY LIES WITHIN: FLOODWAY: X FLOOD FRINGE: \_\_\_\_\_  
LOWEST FLOOR ELEVATION IS TO BE 981 - same FEET ABOVE MEAN SEA LEVEL. (Including Basement)  
LEGAL DESCRIPTION: (Describe property to wit:) 980.91 - Deck / 3 Season Room

**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.

Martin V. Miller  
Owner Signature (or authorized agent)

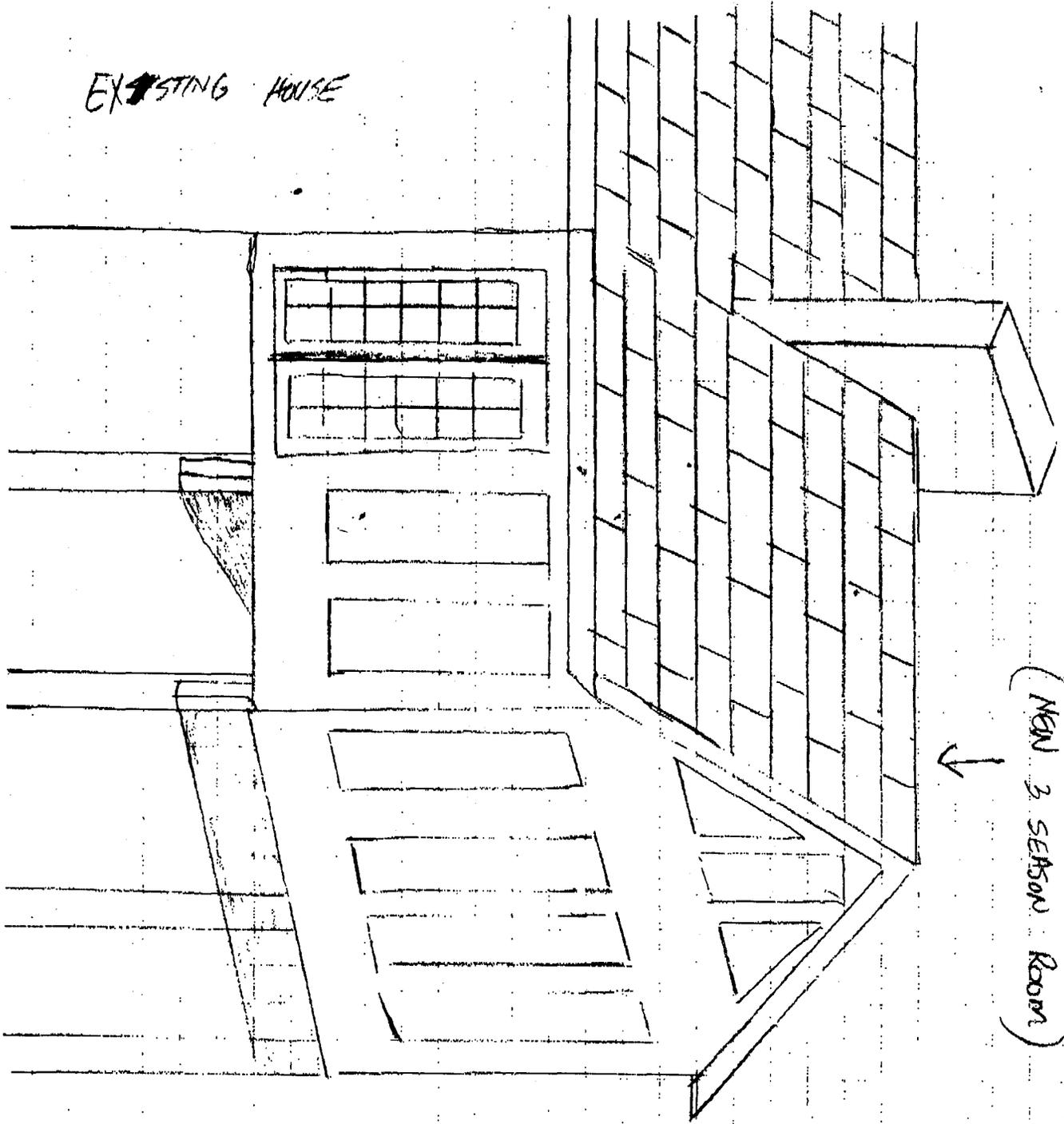
May 27, 2009  
Date

Cheryl Miller  
Owner Signature (or authorized agent)

May 27, 2009  
Date

MORVIN & CHERYL MILLER

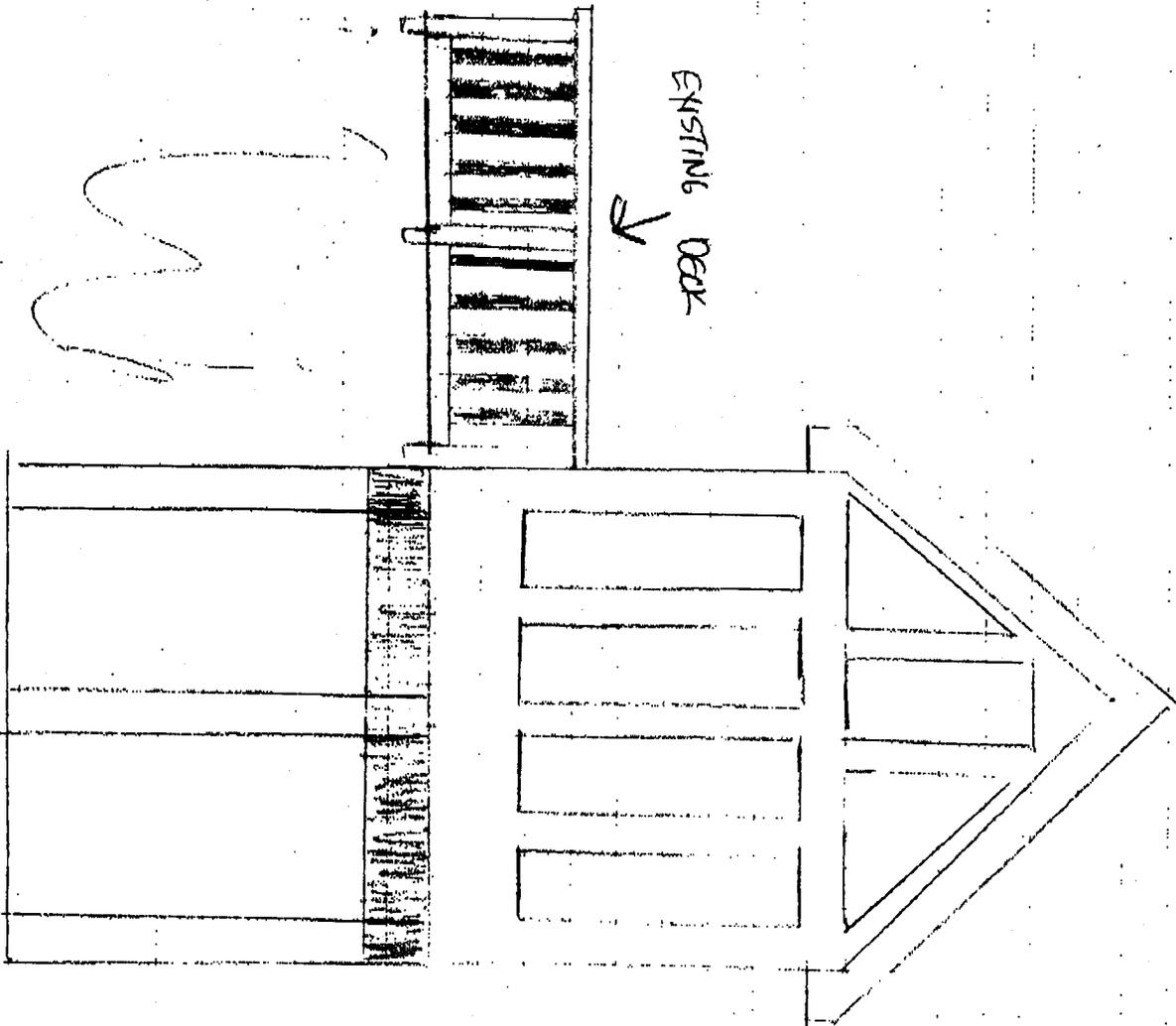
EXISTING HOUSE

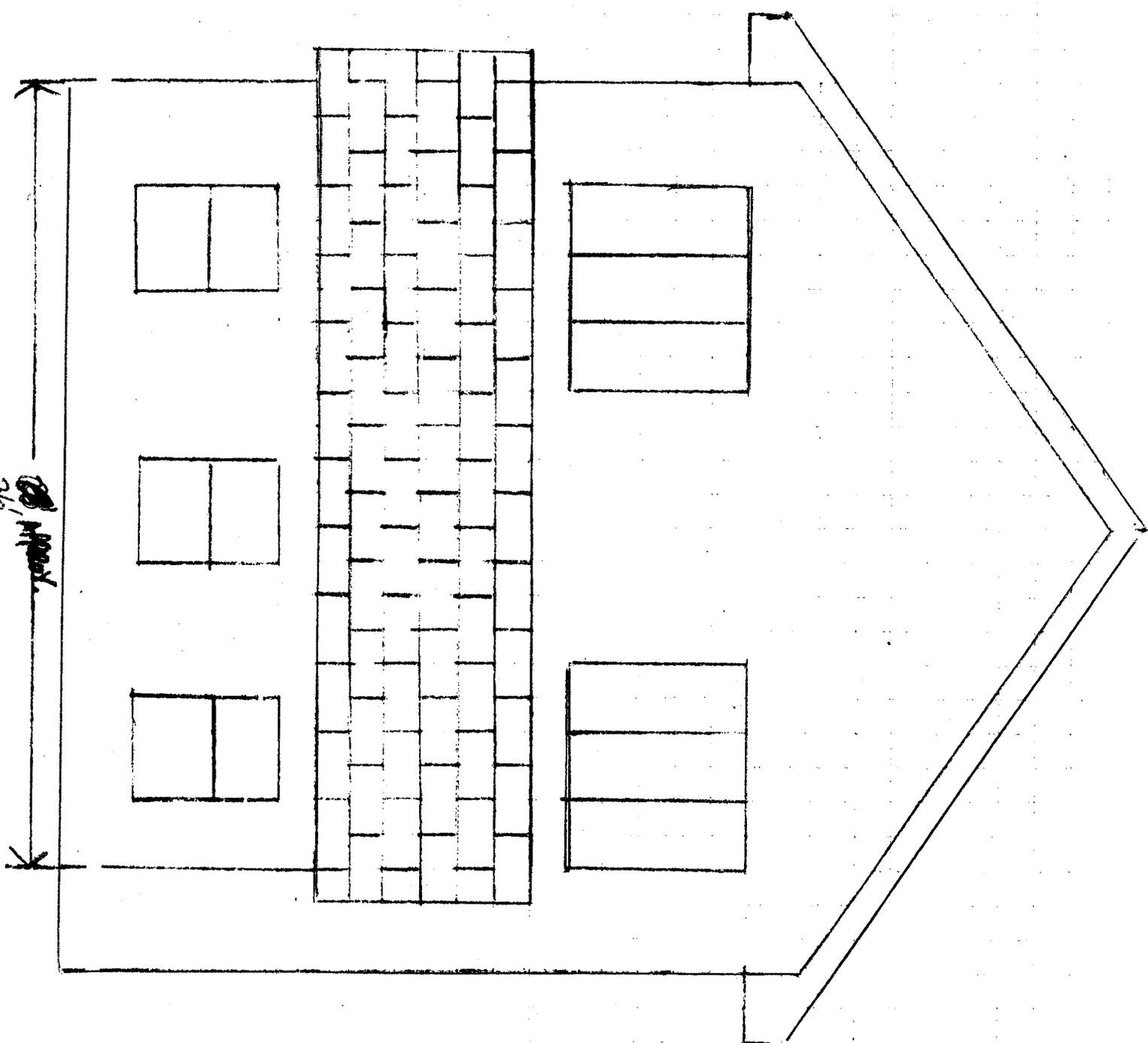


(NEW 3 SEASON ROOM)



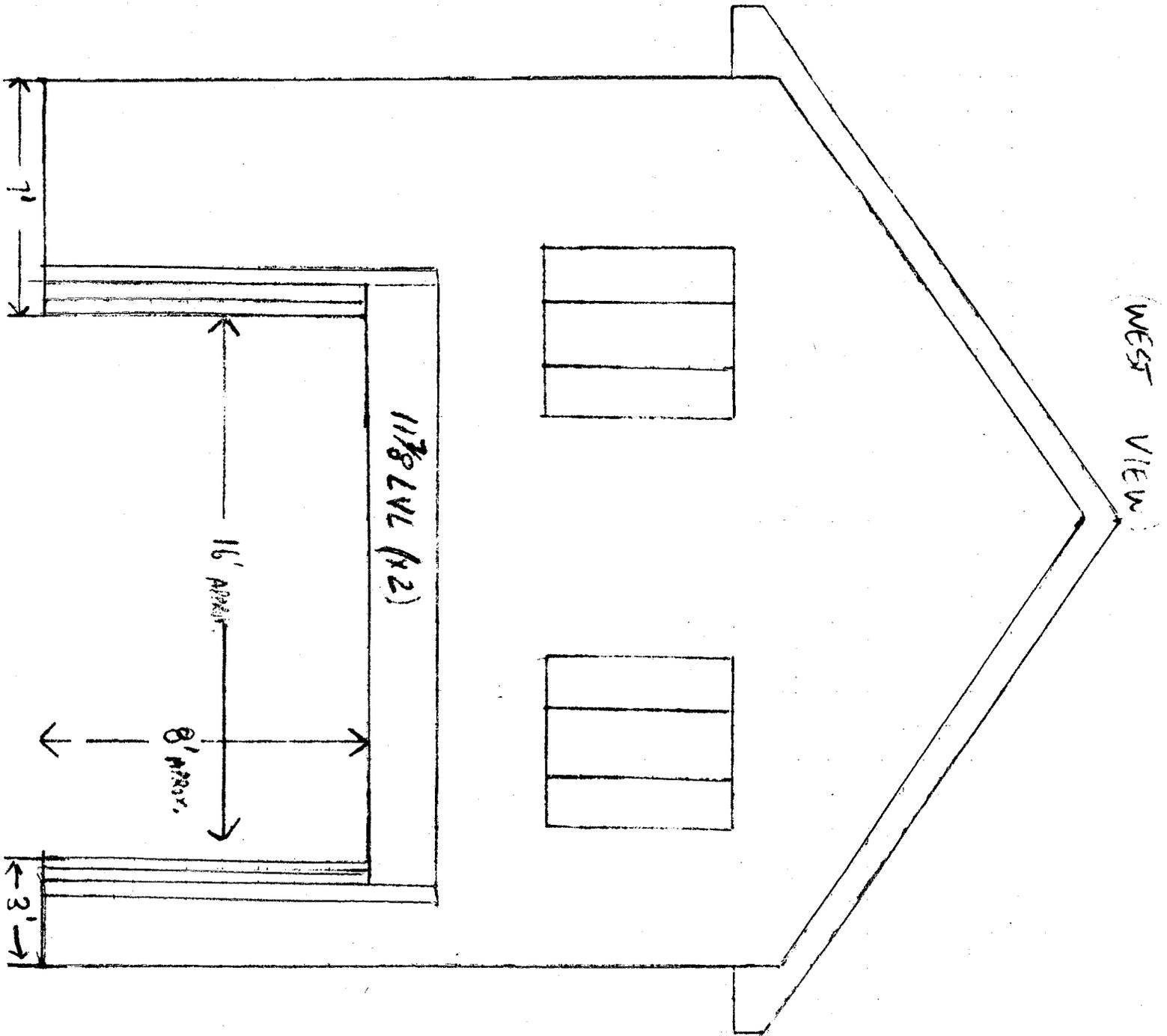
IMPERIN & CHEW MILLER



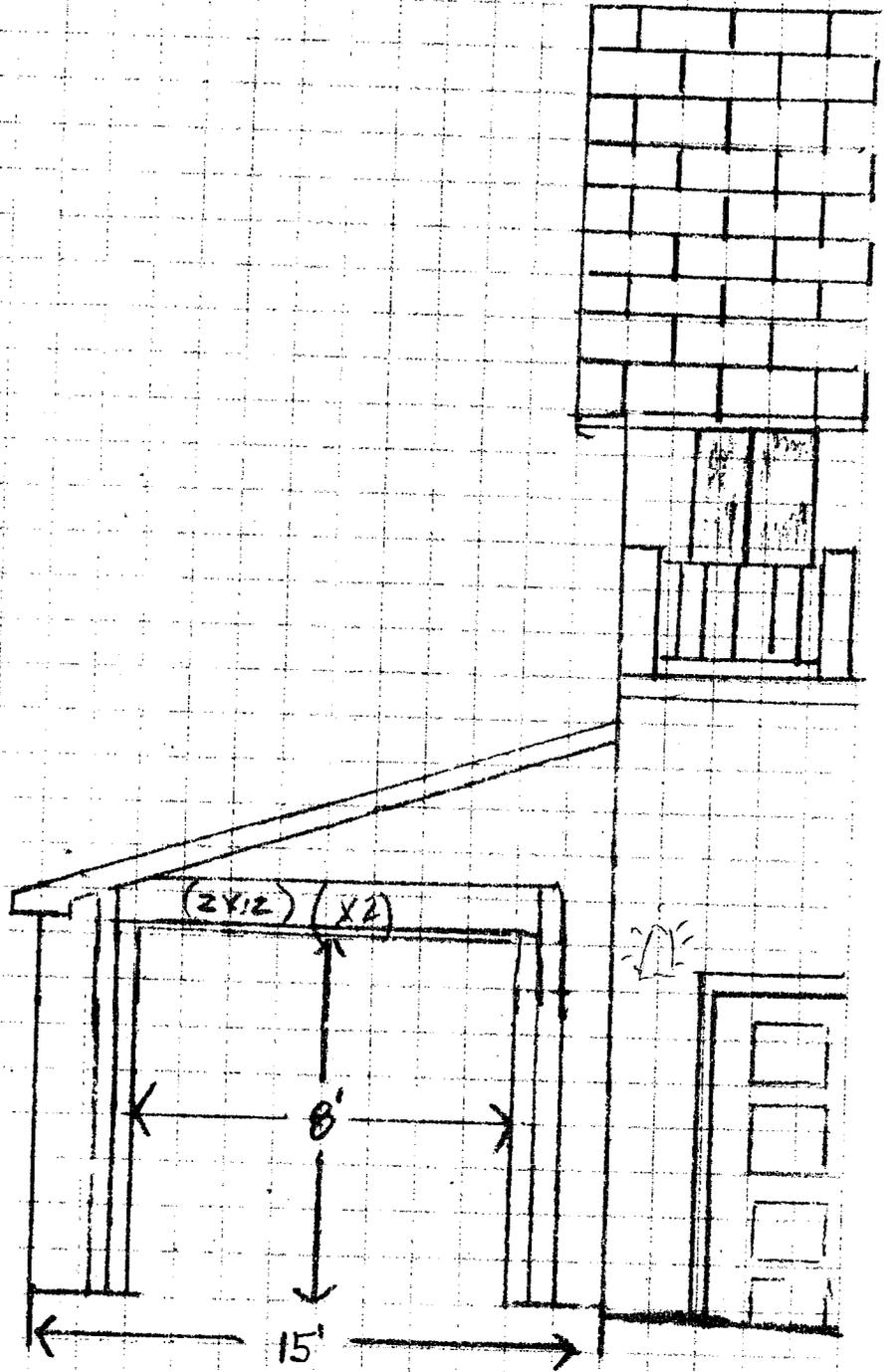


20' 0" depth

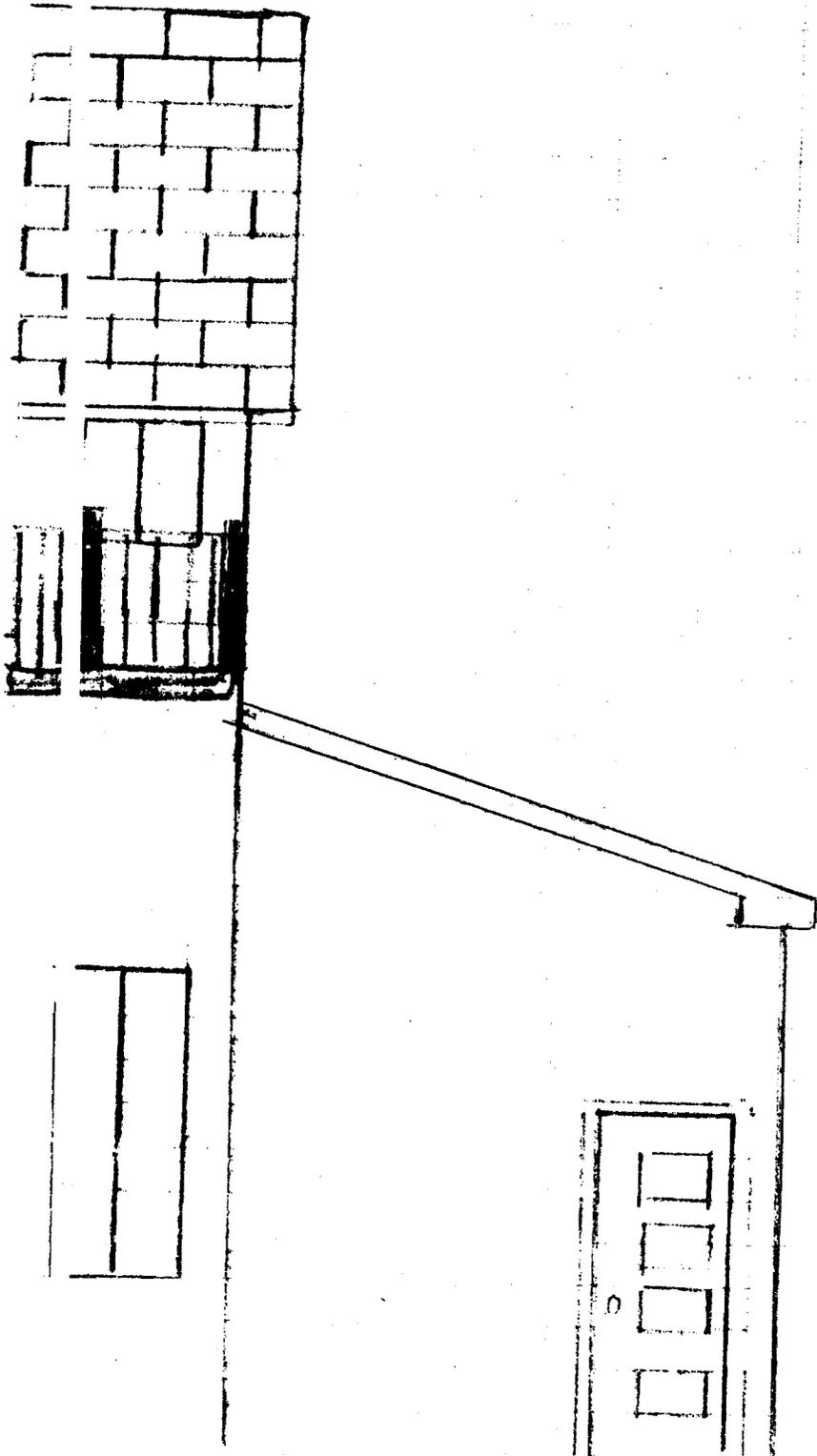
10' 0" width

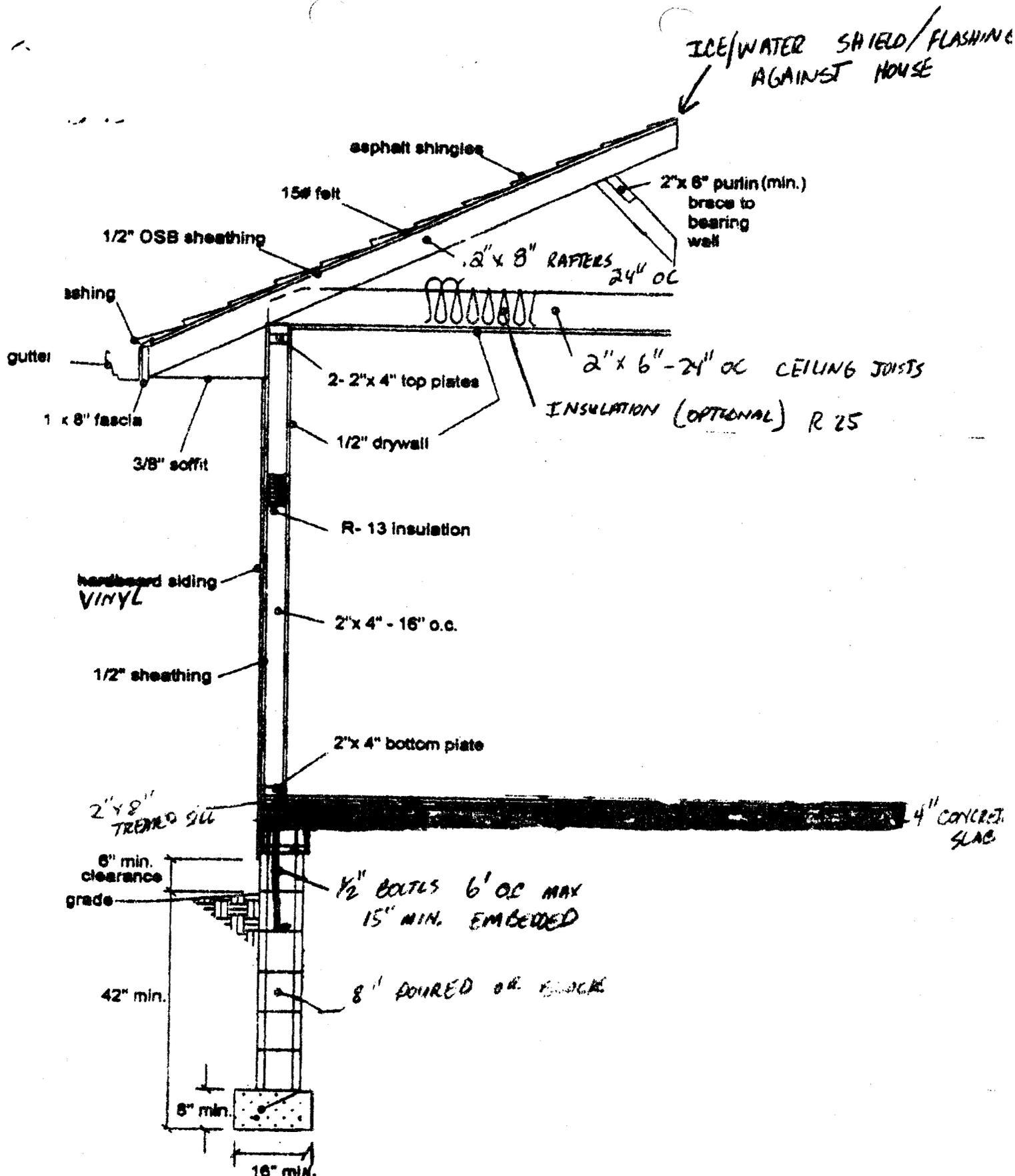


(SOUTH FRONT VIEW)



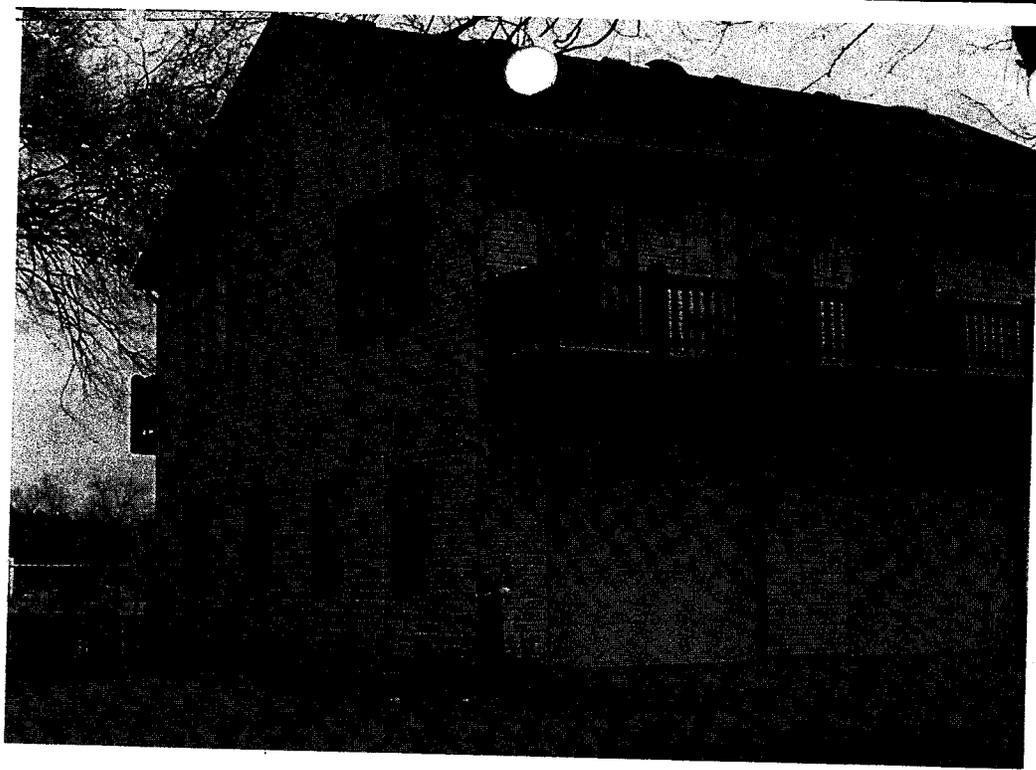
(NORTH VIEW)  
(LAKE SIDE)





(WALL/ROOF/FLOOR DETAIL)





NEW CONCRETE

