

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY

RESOLUTION FLOOD PLAIN DEVELOPMENT
Sean & Bobbi Murphy, 8506 Makaha 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 Sean & Bobbi Murphy'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 4th day of August, 2009.

Moved by Rusty Hike seconded by Tom Richards, that the above Resolution be adopted. Carried.

YEAS:

NAYS:

ABSENT:

[Signature]
[Signature]
[Signature]
Tom Richards
Gatrick J. Thomas

None

None

ABSTAIN:

None



Debra J. Houghtaling
County Clerk

Approved as to form:

Nicole O'Kane
County Attorney

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY

RESOLUTION FLOOD PLAIN DEVELOPMENT
Sean & Bobbi Murphy, 8506 Makaha 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 Sean & Bobbi Murphy'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 _____ day of August, 2009.

Moved by _____ seconded by _____, that the above Resolution be adopted. Carried.

YEAS:

NAYS:

ABSENT:

ABSTAIN:

Approved as to form:

County Clerk

County Attorney

Subject	Type	By
Floodplain Development Permit for replacement of an existing deck on Lot 73, Hawaiian Village, located in the NE ¼ of Section 2, T13N, R12E, in Sarpy County, NE.	Resolution	Rebecca Horner, Planning Director

This is a request for approval of a floodplain development permit at 8506 Makaha Circle to replace 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 replacement deck does not cause the lot to exceed the maximum 40% lot coverage.
 - The deck is shown at least one foot above the base flood elevation.
 - 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 reconstruct a deck on Lot 73, Hawaiian Village, located in the NE ¼ of Section 27 T13N, R12E, generally known as 8506 Makaha Circle.

Respectfully submitted by:

Rebecca Horner
Planning Director

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-8.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name SEAN M. & ROBERTA K. MURPHY		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. 8506 MAKAHA CIRCLE		Company NAIC Number
City PAPHILLION State NE ZIP Code 68046		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 73, HAWAIIAN VILLAGE		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>		
A5. Latitude/Longitude: Lat. <u>41.07337</u> Long. <u>-96.04541</u>		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> 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 <u>7</u>		
A8. For a building with a crawl space or enclosure(s), provide		A9. For a building with an attached garage, provide:
a) Square footage of crawl space or enclosure(s) <u>N/A</u> sq ft		a) Square footage of attached garage <u>521</u> sq ft
b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade <u>2</u>		b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade <u>0</u>
c) Total net area of flood openings in A8.b <u>184</u> sq in		c) Total net area of flood openings in A9.b <u>N/A</u> sq in

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number PAPHILLION CITY OF 315275		B2. County Name SARPY 310190		B3. State NEBRASKA	
B4. Map/Panel Number 0200	B5. Suffix G	B6. FIRM Index Date DEC. 2, 2005	B7. FIRM Panel Effective/Revised Date DEC. 2, 2005	B8. Flood Zone(s) ZONE AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 995.0
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Designation Date _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					

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 Q280 Vertical Datum NAVD 88
Conversion/Comments NAVD 88 is 0.30' LOWER THAN NGVD 29 BY BENCH CIRCUIT RAN 8-30-06 ON PG. 30 BK. 1206
Check the measurement used.

a) Top of bottom floor (including basement, crawl space, or enclosure floor)	<u>994.71</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor	<u>1003.07</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>1000.07</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>997.7</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade (LAG)	<u>994.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade (HAG)	<u>1000.1</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 JOHN MENG - FRECKER	License Number 548
Title SURVEY PROJECT MANAGER	Company Name E & A CONSULTING GROUP
Address 330 NORTH 117TH STREET	City OMAHA State NE ZIP Code 68154-2509
Signature <u>John Meng-Frecker</u>	Date <u>08/24/06</u> Telephone (402) 895-4700



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. 8506 MAKAHA CIRCLE	Policy Number
City PAPIILLION 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 **LOWEST ELEVATION OF MACHINERY OR EQUIPMENT SERVICING THE BUILDING: AIR CONDITIONER UNIT, ELEVATION 997.7**

Signature John Meng-Frecker Date 8/30/06 Check here if attachment

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 G2.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 attachment

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	

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. 8506 MAKAHA CIRCLE	For Insurance Company Use: Policy Number
City PAPILLION 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



BACK VIEW

July 22, 2009

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

JUL 23 2009

**SARPY COUNTY
PLANNING DEPARTMENT**

**PAPION-MISSOURI RIVER
NATURAL
RESOURCES
DISTRICT**



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

RE: Sean and Bobbi Murphy-8506 Makaha Circle Application for Flood Plain Development Review

Dear Ms. Horner:

The District received information concerning the proposed replacement of an existing deck on Lot 73 in Hawaiian Village located at 8506 Makaha Circle 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 995.0 ft (NAVD 1988).

The District has reviewed an elevation certificate prepared by John T. Meng-Frecker, R.L.S. on August 30, 2009 along with drawings of the proposed deck replacement and offers the following comment:

- The existing deck appears to be level with the main floor of the residence. Based on the elevation certificate provided, the floor elevation is 1003.07, which is at least one foot above BFE.

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: Sean and Bobbi Murphy, Applicant, 8506 Makaha Circle, Papillion, NE 68046
Marlin Petermann, Amanda Grint, PMRNRD

Z:\laster\My Documents\Floodplain Development Permits\Plat 269\8506 Makaha Circle.docx
Plat: 269

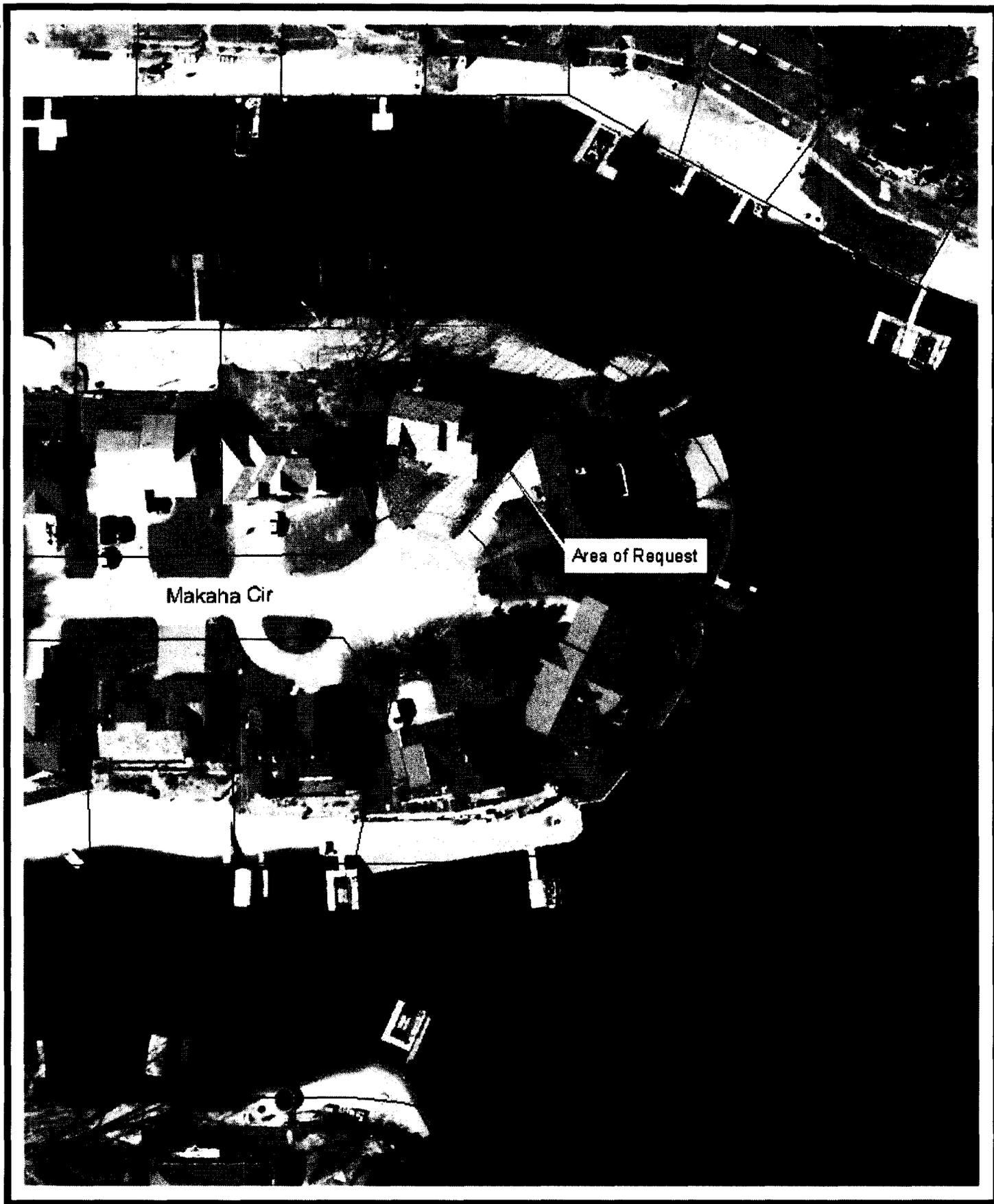
ADDITIONAL INFORMATION

SARPY COUNTY BOARD OF COMMISSIONERS

AUGUST 4, 2009

FLOOD PLAIN DEVELOPMENT PERMIT

SEAN & BOBBI MURPHY



Sean & Bobbi Murphy 8506 Makaha Circle
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

June 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 04-0009
 DATE RECEIVED: _____
 CP DESIGNATION: _____
 ZONING DESIGNATION: _____
 FEE: \$ _____ RECEIPT NO. 6257
 RECEIVED BY: _____
 NOTES: _____

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

Please check box if attaching separate sheet with owner information.

NAME: Sean + Bobbi Murphy

E-MAIL: _____

ADDRESS: 8506 Makaha Cir.

CITY/STATE/ZIP: Papillion NE 68046

MAILING (IF DIFFERENT)

ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE: _____

FAX: _____

ENGINEER INFORMATION:

NAME: N/A

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: Nick Dober

E-MAIL: _____

ADDRESS: 901 Elmhurst Dr

CITY/STATE/ZIP: Papillion NE 68046

PHONE: 690-4236

FAX: 575-5710

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.
Constructing New Composite flooring / cedar railing Deck to replace existing deck. Deck will be same size as current deck.
Approximately 18x30' and 10' off the ground

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: 8506 Makaha Cir. Papillion NE 68046
ASSESSORS PARCEL NUMBER(S) 01043535A
SUB DIVISION: Hawaiian Village LOT: 73
NAME OF WATERWAY: Platte River
PROPERTY LIES WITHIN: FLOODWAY: _____ FLOOD FRINGE:
LOWEST FLOOR ELEVATION IS TO BE 996.00 FEET ABOVE MEAN SEA LEVEL. (Including Basement)

LEGAL DESCRIPTION: (Describe property to wit:)

Lot 73 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.

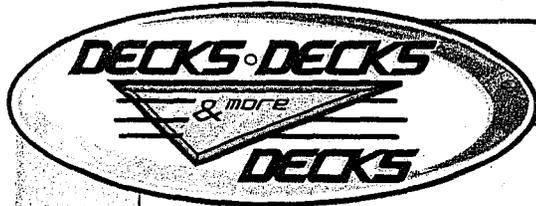
I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process at the Planning Commission and County Board is complete. I further understand the Special Use Permit process as stated above and I authorize County Staff to enter the property for inspection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

[Signature]
Owner Signature (or authorized agent)

7/6/09
Date

Owner Signature (or authorized agent)

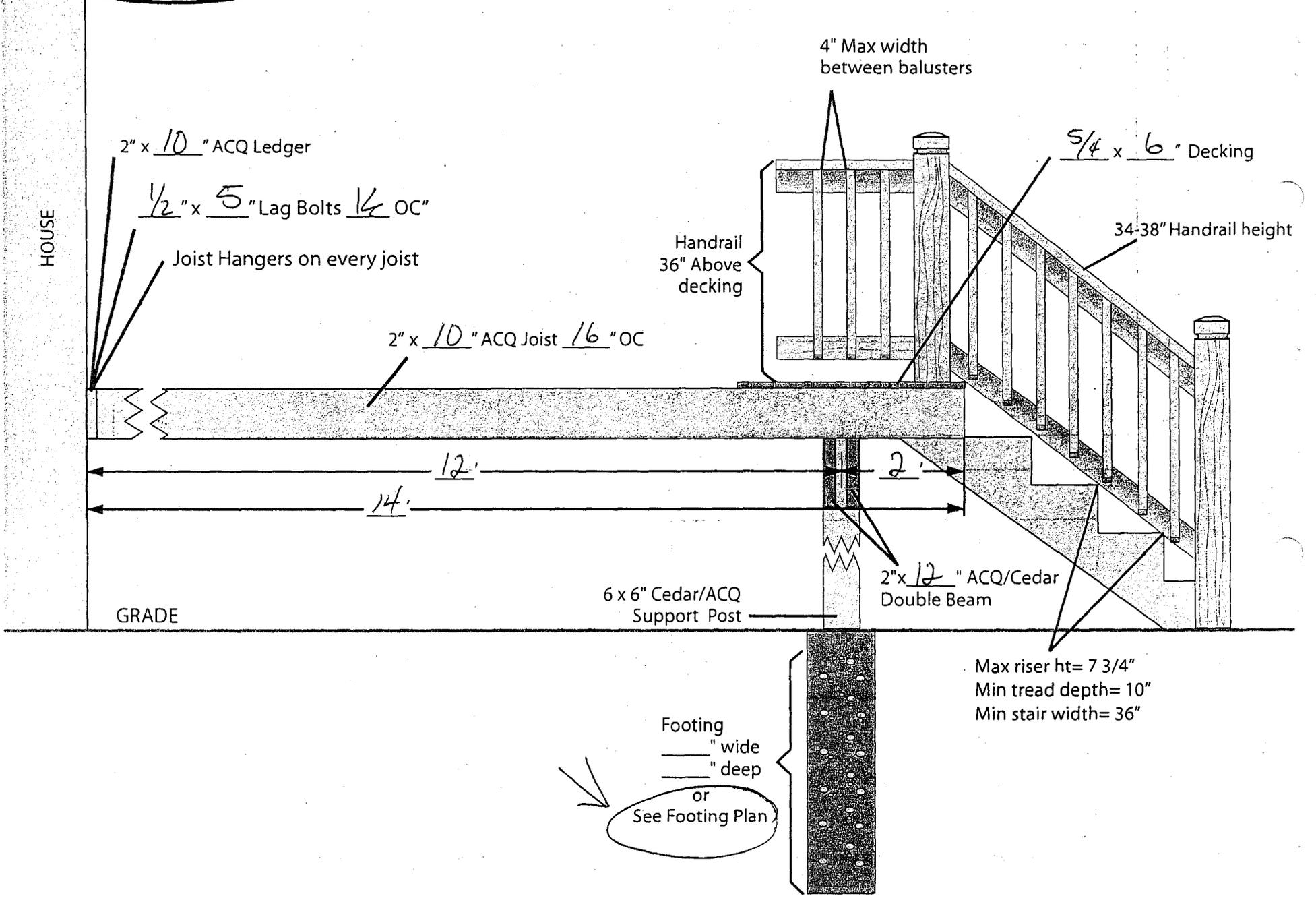
Date



Property Address: 8506 Makaha Cir. Papillion 68046

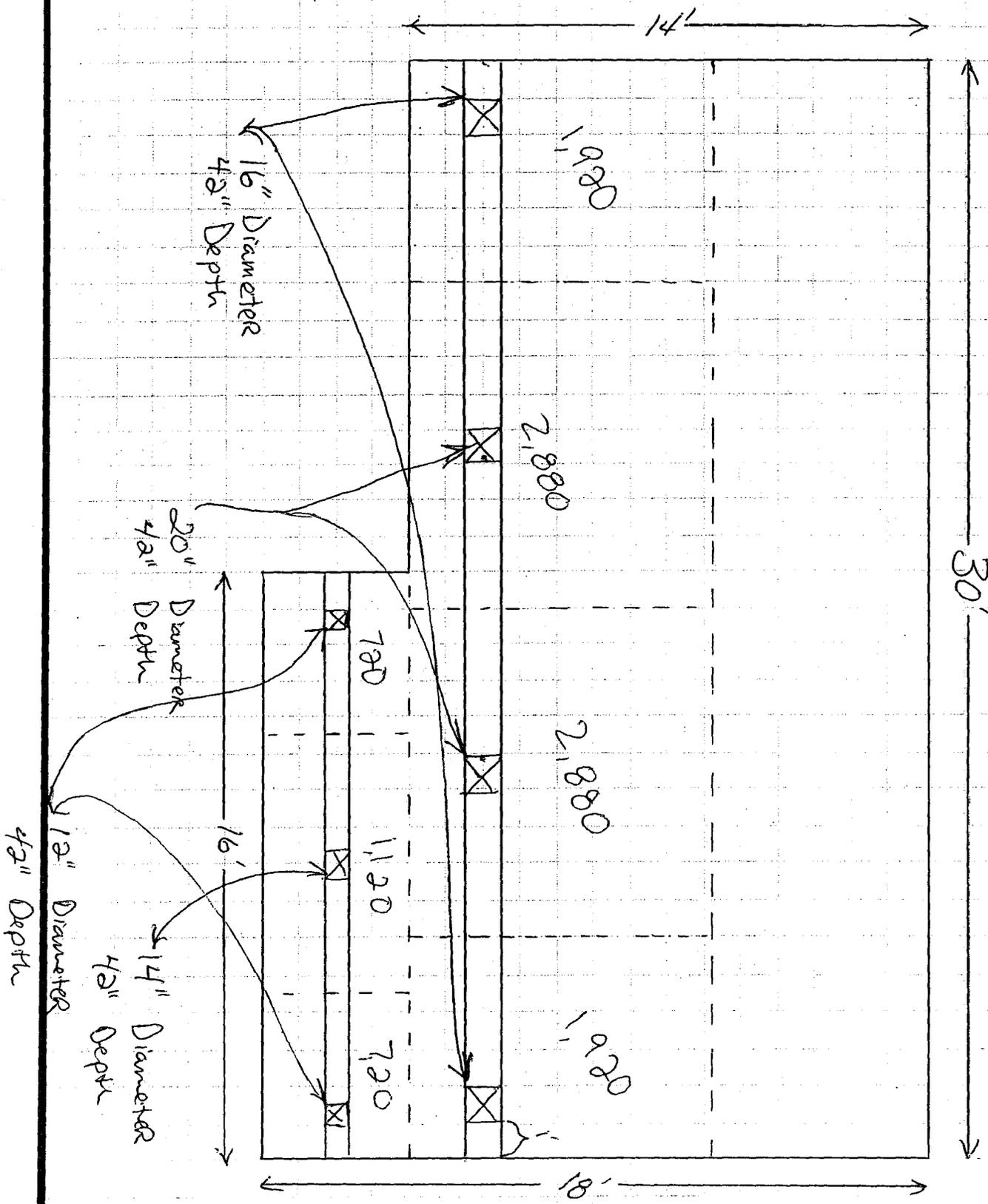
PERMIT DRAWINGS

CROSS SECTION



FOOTING AND FLJOR PLAN

SCALE: $\frac{1}{4}'' = 1'$



Michelle Alfaro

From: Tom Lynam
Sent: Wednesday, July 15, 2009 11:11 AM
To: Michelle Alfaro
Subject: RE: Zoning Review - Flood Plain Development Permit - 8506 Makaha Circle

I have no comment on this flood plain permit.

Tom Lynam

From: Michelle Alfaro
Sent: Wednesday, July 15, 2009 10:51 AM
To: Grint, Amanda; Laster, Lori; Tom Lynam
Cc: Alicia Myers; Michelle Alfaro
Subject: Zoning Review - Flood Plain Development Permit - 8506 Makaha Circle

Hello!

PROJECT DESCRIPTION: APPLICATION FOR FLOOD PLAIN DEVELOPMENT PERMIT – Sean & Bobbi Murphy, 8506 Makaha Circle, Papillion Nebraska, requests a flood plain development permit to construct a new composite floor/cedar railing deck to replace existing deck.

Please provide any comments or recommendations you may have to the Sarpy County Planning Department no later than **Monday July 27, 2009**.

Michelle Alfaro, Planning Assistant
Sarpy County Planning Department
1210 Golden Gate Drive,
Papillion, NE 68046
Office: 402-593-1555
Fax: 402-593-1558



Please don't print this e-mail unless it is necessary