

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY

RESOLUTION FLOOD PLAIN DEVELOPMENT
Steven Scheuber, 17323 Beach 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 Steven Scheuber'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 29th day of September, 2009.

Moved by Rusty Hite seconded by Pat Thomas, that the above Resolution be adopted. Carried.

YEAS:

NAYS:

ABSENT:

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

none

Rich Jansen

ABSTAIN:

none



[Signature]
County Clerk

Approved as to form:

[Signature]
County Attorney

Sarpy County Board of Commissioners Report
 Staff Report Prepared: September 23, 2009
 County Board Meeting Date: September 29, 2009

Subject	Type	By
Floodplain Development Permit for construction of a deck addition on Lot 107, Hanson's Lake, 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 17323 Beach Circle to construct a deck addition. The addition is located on the rear of the house.

- Comprehensive Development Plan
 - The Sarpy County Development Structure Plan indicates this area as Urban Residential.
- Zoning
 - The additions do not cause the lot to exceed the maximum 40% lot coverage.
 - The addition is more than one foot above the base flood elevation. Portions of the deck support columns may be below the base flood elevation and the construction drawings indicate that all materials on the deck addition will be water damage resistant.
 - The request meets the Sarpy County Flood Plain regulations.
 - The addition meets the required minimum setbacks of the Sarpy County Zoning Regulations.
- Natural Resources
 - The Natural Resources District has no objection to the request. Their comments are attached.
- Recommendation
 - For the reasons stated above I recommend approval to the flood plain development permit to construct a deck addition on Lot 107, Hanson's Lake located in the SE ¼ of Section 28 T13N, R13E, generally known as 17323 Beach 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		For Insurance Company Use:
A1. Building Owner's Name <u>Steve Scheuber</u>		Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>17323 Beach Circle</u> City <u>Bellevue</u> State <u>NE</u> ZIP Code <u>68123</u>		Company NAIC Number
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <u>Lot 107 Subdivision: Hanson's Lakes County: Sarpy, NE</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>		
A5. Latitude/Longitude: Lat. <u>41°03'46"N</u> Long. <u>95°57'11"W</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>1</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>N/A</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>N/A</u>		b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade <u>N/A</u>
c) Total net area of flood openings in A8.b <u>N/A</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 <u>Bellevue</u>		B2. County Name <u>Sarpy</u>		B3. State <u>NE</u>	
B4. Map/Panel Number <u>31153C0205</u>	B5. Suffix <u>G</u>	B6. FIRM Index Date <u>12-02-2005</u>	B7. FIRM Panel Effective/Revised Date <u>12-02-2005</u>	B8. Flood Zone(s) <u>AE</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>977.4</u>
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)? <input type="checkbox"/> Yes <input type="checkbox"/> No Designation Date _____ <input type="checkbox"/> CBRS <input type="checkbox"/> 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 USGS Vertical Datum NGVD88
Conversion/Comments _____

Check the measurement used.

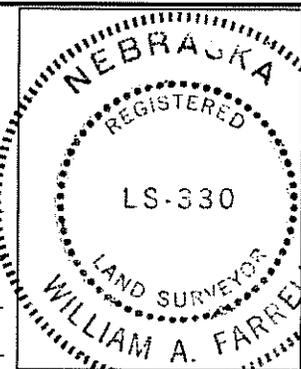
a) Top of bottom floor (including basement, crawl space, or enclosure floor),	<u>974.7</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor	<u>977.4</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>NA</u>	<input type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab)	<u>977.3</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>NA</u>	<input type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade (LAG)	<u>974.2</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade (HAG)	<u>977.2</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 <u>William A Farrell</u>		License Number <u>330</u>	
Title <u>Registered Land Surveyor</u>	Company Name <u>Hill-Farrell Associates, Inc.</u>		
Address <u>1820 Hillcrest Dr., Suite F</u>	City <u>Bellevue</u>	State <u>NE</u>	ZIP Code <u>68005</u>
Signature 	Date <u>October 24, 2008</u>	Telephone <u>402-291-6100</u>	

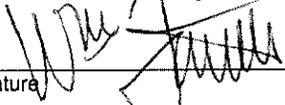


IMPORTANT: In these spaces, copy the responding information from Section A.	For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 17323 Beach Circle	Policy Number
City Bellevue State NE ZIP Code 68123	Company NAIC Number

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: Benchmark used was USGS Y227. Brass disc located in top of concrete headwall north side of LaPlatte Rd. near southwest corner of Section 30, Township 13 North, Range 13 East, Sarpy County, Nebraska. Elevation 1016.52 (NAVD88)
(Hill-Farrell Associates Project# 08-110)

Signature  Date October 24, 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 _____
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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



Sarpy County
Unincorporated Areas
310190



NORTH
NOT TO SCALE

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0205G

FIRM

FLOOD INSURANCE RATE MAP

SARPY COUNTY,
NEBRASKA
AND INCORPORATED AREAS

PANEL 205 OF 255

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
BELLEVUE, CITY OF	310191	0205	G
PAPILLION, CITY OF	315275	0205	G
SARPY COUNTY	310190	0205	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
31153C0205G

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

PLATTE RIVER DR

BUILDING
LOCATION

BEACH CIR

YUCCA CIR

IRIS CIR

FLOODING EFFECTS
FROM PLATTE RIVER

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. 17323 Beach Circle	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.

DATE TAKEN
10-23-2008



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. 17323 Beach Circle	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."	

DATE TAKEN
10-23-2008



RIGHT VIEW

August 4, 2009

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

AUG 13 2009

SARPY COUNTY
PLANNING DEPARTMENT



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

RE: Steve Scheuber, 17323 Beach Circle – Application for Flood Plain Development Permit

Dear Ms. Horner:

The District received information concerning the proposed addition to an existing deck on Lot 107 in Hanson's Lake located at 17323 Beach 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 977.4 ft (NAVD 1988).

The District has the following comments based on a review of an elevation certificate prepared by William A. Farrell, R.L.S. on October 24, 2008 along with drawings of the proposed deck addition:

- The lowest adjacent grade on this property is 974.2 feet. From the drawings provided it appears that the proposed deck addition will be approximately 9.5 feet tall. It appears that the proposed deck level will be approximately 983 feet, which is at least one foot above the BFE.
- Any enclosed areas below the BFE should only be used for the storage of removable items.

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.

Sincerely,



Lori Ann Laster
Stormwater Management Engineer

Cc: Steve Scheuber, Applicant, 17323 Beach Circle, Bellevue, NE 68123
Marlin Petermann, Amanda Grint, P-MRNRD

Z:\llaster\My Documents\Floodplain Development Permits\Plat 865\17323 Beach Circle.docx
Plat: 865

Deb Houghtaling

Sarpy County Clerk

1210 Golden Gate Drive, Suite 1118
Papillion, Nebraska 68046-2895

Phone: (402) 593-2105
Fax: (402) 593-4360

Fred Uhe
Chief Deputy

October 2, 2009

Steven R. Scheuber
17323 Beach Cir
Bellevue, NE 68123

Dear Mr. Scheuber,

Action by the Sarpy County Board of Commissioners on September 29, 2009 is as follows:

Resolution (2009-284): Flood Plain Development Permit, Steven Scheuber for addition to existing deck at 17323 Beach Circle, Lot 107, Hanson's Lake, Platte River.

MOTION: Resolved by Hike, seconded by Thomas, to approve the resolution to approve a Flood Plain permit for a deck addition for Mr. Scheuber. Ayes: Hike, Jones, Richards & Thomas. Nays: None. Absent: Jansen.

Please find attached a copy of the approval resolution for your files.

Sincerely,



Debra J. Houghtaling
Sarpy County Clerk

Enclosure
DJH/tj