

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY

RESOLUTION FLOOD PLAIN DEVELOPMENT
Thomas Grange, 17312A Iris Circle Sarpy County, 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 Thomas Grange'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.

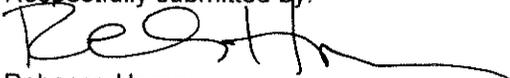
Sarpy County Board of Commissioners Report
 Staff Report Prepared: September 30, 2009
 County Board Meeting Date: October 6, 2009

Subject	Type	By
Floodplain Development Permit for construction of an accessory building on Outlots 52B and 53B, Hanson's Lakes, 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 17312A Iris Circle to construct an accessory building.

- Comprehensive Development Plan
 - The Sarpy County Development Structure Plan indicates this area as Urban Residential.
- Zoning
 - The outlot is zoned RD-50.
 - Outlots are defined as "a parcel of real property having access to a least one public street or private roadway, but not presently designated for a primary structure or occupancy, but permitting an accessory use as permitted by the zoning district, or reserved for open space and common facilities".
 - The proposed use is in conformance with the Sarpy County Zoning Regulations.
 - The building is to be more than one foot above the base flood elevation.
 - 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. Comments are attached.
- Recommendation
 - For the reasons stated above I recommend approval to the flood plain development permit to construct an accessory building on outlot 52B and 53B, Hanson's Lakes located in the SE ¼ of Section 28 T13N, R13E, generally known as 17312A Iris Circle.

Respectfully submitted by:



Rebecca Horner
 Planning Director

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name Thomas Grange	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. 17312 Iris Circle City Bellevue State NE ZIP Code 681223	Company NAIC Number

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Outlots 52B & 53B, Hanson's Lakes, as platted in Sarpy County, Nebraska.

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

A5. Latitude/Longitude: Lat. 41°03'48"N Long. 95°56'49"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 1A

A8. For a building with a crawlspace or enclosure(s):

- a) Square footage of crawlspace or enclosure(s) N/A sq ft
 b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A
 c) Total net area of flood openings in A8.b N/A sq in
 d) Engineered flood openings? Yes No

A9. For a building with an attached garage:

- a) Square footage of attached garage N/A sq ft
 b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A
 c) Total net area of flood openings in A9.b N/A sq in
 d) Engineered flood openings? Yes No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number Bellevue		B2. County Name Sarpy		B3. State NE	
B4. Map/Panel Number 31153C0205	B5. Suffix G	B6. FIRM Index Date 12-02-2005	B7. FIRM Panel Effective/Revised Date 12-02-2005	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 976.6'

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-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.

Benchmark Utilized USGS Vertical Datum NAVD88

Conversion/Comments _____

Check the measurement used.

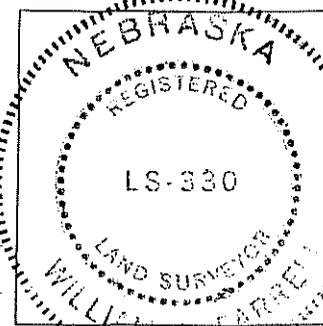
- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 977.6 feet meters (Puerto Rico only)
 b) Top of the next higher floor _____ feet meters (Puerto Rico only)
 c) Bottom of the lowest horizontal structural member (V Zones only) _____ feet meters (Puerto Rico only)
 d) Attached garage (top of slab) _____ feet meters (Puerto Rico only)
 e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) _____ feet meters (Puerto Rico only)
 f) Lowest adjacent (finished) grade next to building (LAG) 977.0 feet meters (Puerto Rico only)
 g) Highest adjacent (finished) grade next to building (HAG) 977.1 feet meters (Puerto Rico only)
 h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support _____ 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. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Certifier's Name William A. Farrell	License Number 330
Title Registered Land Surveyor	Company Name Hill-Farrell Associates, Inc.
Address 1820 Hillcrest Dr.	City Bellevue
	State NE
	ZIP Code 68005
Signature 	Date May 11, 2009
	Telephone (402) 291-6100



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. 17312 Iris 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 (HFA Project# 09-133) Benchmark used was USGS Y277. 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) Set Benchmark on-site, one foot above base flood elevation. For proposed garage. (Elevation=977.6')

Signature  Date 5-11-09 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, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 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 _____
- G10. Community's design flood elevation _____ feet meters (PR) Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date
Comments	

Check here if attachments

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 8, 2009

Tom Grange
17312 Iris Circle
Bellevue, NE 68123

Dear Mr. Grange,

Action by the Sarpy County Board of Commissioners on October 6, 2009 is as follows:

Resolution (2009-293): Flood Plain Development Permit application, Thomas Grange, 17312A Iris Circle, for an accessory building on outlots 52B & 53B, Hanson's Lakes, Platte River.

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

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

Sincerely,


Debra J. Houghtaling
Sarpy County Clerk

Enclosure
DJH/tj