

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY

RESOLUTION FLOOD PLAIN DEVELOPMENT
John and Sarah Marcuzzo, 2913 Crystal 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 John and Sarah Marcuzzo'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 3rd day of November, 2009.

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

YEAS	NAYS:	ABSENT:
<u>[Signature]</u>	<u>None</u>	<u>None</u>
<u>[Signature]</u>	_____	_____
<u>[Signature]</u>	_____	_____
<u>[Signature]</u>		
<u>[Signature]</u>		

ABSTAIN:
None

Renee Larson
County Clerk and Deputy



Approved as to form:
[Signature]
County Attorney

Sarpy County Board of Commissioners Report
Report prepared October 27, 2009
County Board Date: November 3, 2009

Subject	Type	By
Floodplain Development Permit for deck and canopy replacement on property legally described as Lot 55, Chris Lake located in the southeast quarter of section 28-13-13 in Sarpy County Nebraska.	Resolution	Rebecca Horner, Planning Director

This is a request for approval of a floodplain development permit to replace an existing deck and canopy at 2913 Crystal Drive.

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

- Zoning Regulations
 - The existing zoning is RD-50, Two Family Residential.
 - The deck and canopy replacement are in conformance with the Zoning Regulations.
 - All materials used below the Base Flood Elevation will be water damage resistant.

- Natural Resources
 - The Natural Resources District reviewed the request and has no objection.

- Recommendation
 - Recommend approval due to compliance with the Zoning Regulations for the Flood Plain District and due to no objection from the Natural Resources District.

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		For Insurance Company Use:
A1. Building Owner's Name <u>John & Sarah Marcuzzo</u>	Policy Number	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>2913 Crystal Dr.</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 55, Chris Lake, an addition to the City of Bellevue, Sarpy County, NE</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Resd.</u>		
A5. Latitude/Longitude: Lat. <u>41°04'02"N</u> Long. <u>95°57'22"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>1A</u>		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace 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 crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>	b) No. of permanent flood openings in the attached garage 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	
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No	d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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>Dec. 2, 2005</u>	B7. FIRM Panel Effective/Revised Date <u>Dec. 2, 2005</u>	B8. Flood Zone(s) <u>AE & X</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>978.8'</u>

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) <u>977.8</u> | ☑ feet <input type="checkbox"/> meters (Puerto Rico only) |
| b) Top of the next higher floor _____ | <input 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) _____ | <input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |
| e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) <u>977.8</u> | ☑ feet <input type="checkbox"/> meters (Puerto Rico only) |
| f) Lowest adjacent (finished) grade next to building (LAG) <u>977.6</u> | ☑ feet <input type="checkbox"/> meters (Puerto Rico only) |
| g) Highest adjacent (finished) grade next to building (HAG) <u>978.0</u> | ☑ feet <input type="checkbox"/> meters (Puerto Rico only) |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support _____ | <input 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. 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

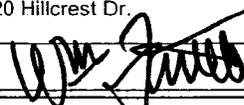
Company Name Hill-Farrell Associates, Inc.

Address 1820 Hillcrest Dr.

City Bellevue

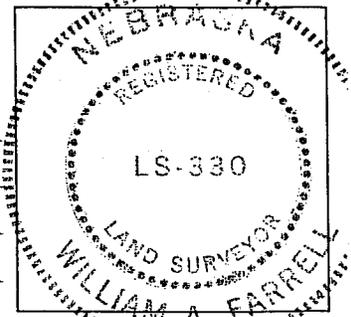
State NE

ZIP Code 68005

Signature 

Date Sep. 14, 2009

Telephone (402) 291-6100



IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
2913 Crystal Dr.

City Bellevue State NE ZIP Code 68123

For Insurance Company Use:

Policy Number

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# 09-174) 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)

Note: Lowest equipment servicing building is A/C Unit located on the North side of the House.

Signature 

Date 9/14/09

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

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

October 15, 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 and Sarah Marcuzzo-2913 Crystal Drive Application for Flood Plain Development Permit

Dear Ms. Horner:

The District received information concerning the replacement of an existing deck and canopy on Lot 55 in Chris Lake located at 2913 Crystal Drive 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 978.8 ft (NAVD 1988). The District has reviewed an elevation certificate prepared by William A. Farrell, R.L.S. on September 14, 2009 along with drawings of the residence and deck replacement. The District has no objections 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,

A handwritten signature in black ink, appearing to read 'Lori Ann Laster'. The signature is fluid and somewhat stylized, with a large initial 'L' and 'A'.

Lori Ann Laster
Stormwater Management Engineer

Cc: John and Sarah Marcuzzo, Applicant, 2913 Crystal Drive, Bellevue, NE 68123
Marlin Petermann, Amanda Grint, P-MRNRD

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Project: 534 Reach: 10-5