

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

**RESOLUTION FLOOD PLAIN DEVELOPMENT**  
**David & Annette Hadford, Lot 11 Villa Springs, 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 David & Annette Hadford'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 17<sup>th</sup> day of November, 2009.

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

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

ABSTAIN:  
None

[Signature]  
County Clerk



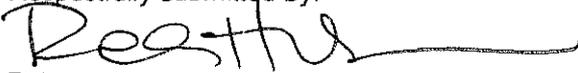
Approved as to form:  
[Signature]  
County Attorney

Subject	Type	By
Floodplain Development Permit for remodel of an existing home and construction of a new home on Lot 11, Villa Springs, located in the SW ¼ of Section 31, T13N, R12E, in Sarpy County, NE.	Resolution	Rebecca Horner, Planning Director

This is a request for approval of a floodplain development permit at 13102 Lake View Drive to remove an existing nonconforming residence and constructing a new conforming residence.

- Comprehensive Development Plan
  - The Sarpy County Development Structure Plan indicates this area as Greenway.
- Zoning
  - The existing zoning is RD-50.
  - The new construction does not exceed the maximum 40% lot coverage.
  - The residence, including the finished basement, is 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. Their comments are attached.
- Recommendation
  - For the reasons stated above I recommend approval to the flood plain development permit to construct a new home on Lot 11, Villa Springs located in the SW ¼ of Section 31 T13N, R12E, generally known as 13102 Lake View Drive.

Respectfully submitted by:



Rebecca Horner  
Planning Director

# ELEVATION CERTIFICATE

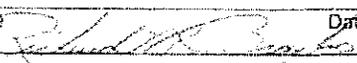
OMB No. 1660-0008  
Expires February 28, 2009

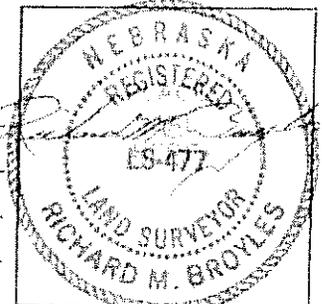
Important: Read the instructions on pages 1-8.

SECTION A - PROPERTY INFORMATION		For Insurance Company Use:
A1. Building Owner's Name <b>DAVID AND ANNIE HADFORD</b>		Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <b>13102 LAKE VIEW DRIVE</b>		Company NAIC Number
City <b>SPRINGFIELD</b> State <b>NE</b> ZIP Code <b>68059</b>		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <b>LOT 11, VILLA SPRINGS, A SUBDIVISION IN SARPY COUNTY, NE</b>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <b>RESIDENTIAL</b>		
A5. Latitude/Longitude: Lat. <b>41.0506 N</b> Long. <b>-96.1181 W</b>		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 <b>1</b>		
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) <b>NA</b> sq ft		a) Square footage of attached garage <b>NA</b> sq ft
b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade <b>0</b>		b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade <b>0</b>
c) Total net area of flood openings in A8.b <b>0</b> sq in		c) Total net area of flood openings in A9.b <b>0</b> sq in

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number <b>SARPY CO. NE UNINCORPORATED AREAS 310190</b>		B2. County Name <b>SARPY</b>		B3. State <b>NE</b>	
B4. Map/Panel Number <b>31153C0190</b>	B5. Suffix <b>G</b>	B6. FIRM Index Date <b>01-16-81</b>	B7. FIRM Panel Effective/Revised Date <b>12-02-05</b>	B8. Flood Zone(s) <b>AE X-SHADED</b>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <b>1009.3</b>
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input checked="" 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 checked="" 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: <input checked="" type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input type="checkbox"/> 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 <b>NAVD 1988</b> Conversion/Comments _____	
Check the measurement used.	
a) Top of bottom floor (including basement, crawl space, or enclosure floor)	<b>1011.3</b> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor	<b>1022.0</b> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only)	<b>NA NA</b> <input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab)	<b>1022.0</b> <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)	<b>1011.3</b> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade (LAG)	<b>1011.0</b> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade (HAG)	<b>1021.0</b> <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.			
<input checked="" type="checkbox"/> Check here if comments are provided on back of form.			
Certifier's Name <b>RICHARD M BROYLES</b>	License Number <b>NE RLS #477</b>		
Title <b>REGISTERED LAND SURVEYOR</b>	Company Name <b>THOMPSON, DREESSEN &amp; DORNER INC.</b>		
Address <b>10836 OLD MILL ROAD</b>	City <b>OMAHA</b>	State <b>NE</b>	ZIP Code <b>68154</b>
Signature 	Date <b>10-26-09</b>	Telephone <b>402-330-8860</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. 13102 LAKE VIEW DRIVE	Policy Number
City SPRINGFIELD State NE ZIP Code 68059	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 THE PROPOSED STRUCTURE WILL BE BUILT ENTIRELY ABOVE THE BASE FLOOD ELEVATION OF 1009.3 FEET AS DETERMINED BY FEMA LETTER OF MAP AMENDMENT CASE NO. 09-07-1372A, DATED JUNE 26, 2009.

Signature *Richard M. [unclear]* Date 10-26-09  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, 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  
L & L Custom Builders, Inc

Address P.O. Box 82 City Bennington State NE ZIP Code 68007

Signature *Eric P. [unclear]* Date 10-27-09 Telephone 740-5555

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 \_\_\_\_\_

Local Official's Name \_\_\_\_\_ Title \_\_\_\_\_

Community Name \_\_\_\_\_ Telephone \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_

Check here if attachments

November 10, 2009

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

NOV 10 2009

SARPY COUNTY  
PLANNING DEPARTMENT

PAPPIO-MISSOURI RIVER  
NATURAL  
RESOURCES  
DISTRICT



8901 S. 154th Street  
Omaha, NE 68138-3621  
402-444-6222  
[www.papionrd.org](http://www.papionrd.org)

RE: David and Annette Hadford-18311 S. 132<sup>nd</sup> St. Application for Flood Plain Development Permit

Dear Ms. Horner:

The District received information concerning the proposed removal of an existing house and construction of a new house on Lot 11 in Villa Springs located at 18311 S. 132<sup>nd</sup> Street in Springfield, Nebraska. According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 0190 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 1009.3 ft (NAVD 1988).

The District has the following comments based on a review of an elevation certificate prepared by Richard M. Broyles, R.L.S. on October 26, 2009 along with drawings of the proposed addition:

- The lowest floor elevation of the proposed residence is 1011.3 ft (NAVD 1988), which is at least one foot above the BFE.

The District has no objections to the proposed residence. 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: Donald Gray, Applicant, 18102 North Shore Drive, Springfield, NE 68059  
Amanda Grint, PMRNRD

Z:\laster\My Documents\Floodplain Development Permits\Plat 884\18311 S. 132nd St.,.docx  
Plat: 884