

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

**RESOLUTION FLOOD PLAIN DEVELOPMENT**  
**Robert & Mary Wilson, 7921 Maui 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 Robert & Mary Wilson'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 15<sup>th</sup> day of December, 2009.

Moved by Rich Jansen seconded by Pat Thomas, that the above Resolution be adopted. Carried.

YEAS:

NAYS:

ABSENT:

Resubill

none

none

Jon Jones

Pat Thomas

Rich Jansen

Tom Richard

ABSTAIN:

none



Debra J. Houghtaling  
County Clerk

Approved as to form:

Will P. P.  
County Attorney

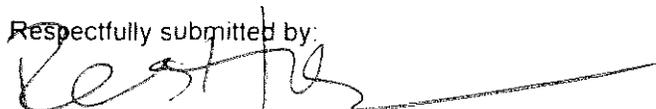
Sarpy County Board of Commissioners Report  
 Staff Report Prepared: December 1, 2009  
 County Board Meeting Date: December 8, 2009

Subject	Type	By
Floodplain Development Permit for a deck replacement on Lot 144, Hawaiian Village, located in the NW ¼ of Section 26, T13N, R12E, in Sarpy County, NE.	Resolution	Rebecca Horner, Planning Director

This is a request for approval of a floodplain development permit at 7921 Maui Circle to remove and replace an existing deck.

- Comprehensive Development Plan
  - The Sarpy County Development Structure Plan indicates this area as Greenway.
- Zoning
  - The existing zoning is RD-50.
  - The deck replacement does not exceed the maximum 40% lot coverage.
  - The request meets the Sarpy County Flood Plain regulations.
  - The deck 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 replace a deck on Lot 144, Hawaiian Village located in the NW ¼ of Section 26 T13N, R12E, generally known as 7921 Maui Circle.

Respectfully submitted by:

  
 Rebecca Horner, AICP  
 Planning Director

# ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-8.

SECTION A - PROPERTY INFORMATION		For Insurance Company Use:
A1. Building Owner's Name WILSON FAMILY TRUST	Policy Number	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 7921 MAUI CIRCLE  City PAPIILLION State NE ZIP Code 68046	Company NAIC Number	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 144, HAWAIIAN VILLAGE, PARCEL NUMBER 010436723		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>		
A5. Latitude/Longitude: Lat. <u>41 04' 16.8" N</u> Long. <u>96 02' 10" 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>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) _____ sq ft	a) Square footage of attached garage <u>790</u> sq ft	
b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade _____	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 _____ 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		B2. County Name SARPY		B3. State NEBRASKA	
B4. Map/Panel Number 31153C0200	B5. Suffix G	B6. FIRM Index Date	B7. FIRM Panel Effective/Revised Date 12/2/05	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 994.3
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 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:  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 \_\_\_\_\_ Vertical Datum 1988  
Conversion/Comments \_\_\_\_\_

Check the measurement used.

a) Top of bottom floor (including basement, crawl space, or enclosure floor), 990.714  feet  meters (Puerto Rico only)

b) Top of the next higher floor 999.236  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) 998.058  feet  meters (Puerto Rico only)

e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments) 999.104  feet  meters (Puerto Rico only)

f) Lowest adjacent (finished) grade (LAG) 990.606  feet  meters (Puerto Rico only)

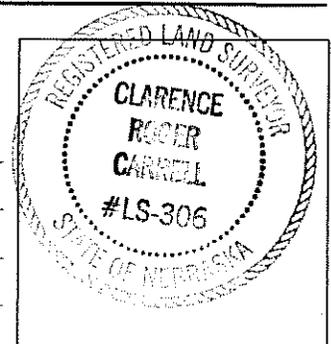
g) Highest adjacent (finished) grade (HAG) 997.85  feet  meters (Puerto Rico only)

## 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.

Certifier's Name CLARENCE ROGER CARRELL License Number RLS 306  
Title PRESIDENT Company Name CARRELL & ASSOCIATES  
Address 5020 SOUTH 110<sup>TH</sup> STREET City OMAHA State NE ZIP Code 68137  
Signature \_\_\_\_\_ Date 10/14/09 Telephone 402-331-2333



<b>IMPORTANT: In these spaces, copy the responding information from Section A.</b>	For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 7921 MAUI CIRCLE	Policy Number
City PAPILLION 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 CURRENT WOOD DECK ELEVATION IS 999.096

Signature 

Date 10/14/09

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, 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

November 9, 2009

Ms. Rebecca Horner  
Sarpy County Planning Department  
1210 Golden Gate Drive  
Papillion, Nebraska 68046

NOV 13 2009

SARPY COUNTY  
PLANNING DEPARTMENT



RE: 7921 Maui Circle – Floodplain Development Permit

Dear Ms. Horner:

The District received information for the proposed replacement of an existing deck on Lot 144 in Hawaiian Village at 7921 Maui Circle in Papillion, Nebraska. According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 0200G, dated December 2, 2005, the lot is located in the Zone AE floodway fringe of the Platte River. The base flood elevation (BFE) determined at this location is 994.3 feet (NAVD 1988).

The District has reviewed an elevation certificate prepared by Clarence Roger Carrell, R.L.S. on October 14, 2009, along with drawings of the proposed deck replacement. The District has no objections to this project.

If you have any questions you may contact me at 444-6222 or [llaster@papionrd.org](mailto:llaster@papionrd.org),

Sincerely,

Lori Ann Laster  
Stormwater Management Engineer

Cc: Robert and Mary Wilson, Applicant, 7921 Maui Circle, Papillion, NE 68046  
Marlin Petermann, Amanda Grint, P-MRNRD