

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

RESOLUTION FLOOD PLAIN DEVELOPMENT
Kent Bruner, 14901 Cornish Rd. Springfield, 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; and,

WHEREAS, the County Board of Commissioners 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 Regulations require the County Board of Commissioners to approve applications for development permits within any Flood Plain District; and

WHEREAS, Rebecca Horner, Planning Director has reviewed Kent Bruner's application for a Flood Plain Development Permit for compliance with the Zoning Regulations 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 and the elevation certificate, Natural Resources District comments and a site plan on the subject property.

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 26th day of January, 2010.

Moved by Tom Richards seconded by Rusty Hike, that the above Resolution be adopted. Carried.

YEAS:

NAYS:

ABSENT:

Rusty Hike
Rich Jones
Tom Richards
Patrick J. Thomas

none

none

ABSTAIN:

none



Debra J. Houshealing
County Clerk

Approved as to form:

[Signature]
County Attorney

Sarpy County Board of Commissioners Report
Staff Report Prepared: January 20, 2010
County Board Meeting Date: January 26, 2010

| Subject | Type | By |
|--|------------|---|
| Floodplain Development Permit for a new structure on Tax Lots Q and 3A2 located in the NE ¼ of Section 11, T12N, R11E of Sarpy County. | Resolution | Rebecca Horner, AICP Planning Director |

This is a request for approval of a floodplain development permit at 14901 Cornish Road to construct a new open walled structure.

- Comprehensive Development Plan
 - The Sarpy County Development Structure Plan indicates this area as Greenway.
- Zoning
 - The existing zoning is AG, Agricultural.
 - The proposed structure is below the base flood elevation, however the structure is open walled and does not have any enclosures and will not cause obstructions to flood waters.
 - Utilities must be located one foot above the base flood elevation, though none are shown on the plans.
 - The proposed structure meets setback requirements and does not exceed the maximum 40% lot coverage requirement.
 - The request is in conformance with the Flood Plain and 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 for an open walled structure on Tax Lots 3A2 and Q in the NE ¼ of Section 11 T12N, R11E, generally known as 14901 Cornish Road.

Respectfully submitted by:



Rebecca Horner, AICP
Planning Director

ELEVATION CERTIFICATE

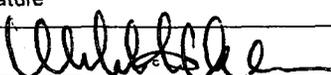
OMB No. 1660-0008
Expires February 28, 2009

Important: Read the instructions on pages 1-8.

| | | |
|--|--|---|
| SECTION A - PROPERTY INFORMATION | | For Insurance Company Use: |
| A1. Building Owner's Name Kent Bruner | | Policy Number |
| A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 14901 Cornish Drive | | Company NAIC Number |
| City Springfield State NE ZIP Code 68059 | | |
| A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Tax Lots Q and 3A2 in Section 11, T12N, R11E, as surveyed and recorded in Sarpy County, Nebraska. | | |
| A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Non-Residential/Accessory | | |
| A5. Latitude/Longitude: Lat. 41° 01' 42" Long. 96° 08' 53" | | 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 1A | | |
| 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) 0 sq ft | | a) Square footage of attached garage 0 sq ft |
| b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade 0 | | b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade 0 |
| c) Total net area of flood openings in A8.b 0 sq in | | c) Total net area of flood openings in A9.b 0 sq in |

| SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION | | | | | |
|--|------------------------|--|--|--------------------------------|--|
| B1. NFIP Community Name & Community Number Sarpy County - 310190 | | B2. County Name Sarpy | | B3. State NE | |
| B4. Map/Panel Number 31153C0170 | B5. Suffix G | B6. FIRM Index Date 12-02-05 | B7. FIRM Panel Effective/Revised Date 12-02-05 | B8. Flood Zone(s) AE | B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 1016.7 |
| 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: <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: Government established - Z280 (MK0829) Vertical Datum: NAVD 1988 Conversion/Comments: | |
| Check the measurement used. | |
| a) Top of bottom floor (including basement, crawl space, or enclosure floor) 1015.7 | <input checked="" type="checkbox"/> 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 in Comments) _____ | <input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |
| f) Lowest adjacent (finished) grade (LAG) 1015.7 | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |
| g) Highest adjacent (finished) grade (HAG) 1015.7 | <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 Michael J. Oehme | License Number LS-532 |
| Title Registered Land Surveyor | Company Name Boundaryline Surveys |
| Address 4513 South 133rd Street | City Omaha State NE ZIP Code 68137 |
| Signature  | Date 10/15/09 Telephone (402) 334-2032 |



January 4, 2010

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

JAN - 6 2010

SARPY COUNTY
PLANNING DEPARTMENT



PLATTE-MISSOURI RIVER
NATURAL
RESOURCES
DISTRICT

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

RE: Kent Bruner, 14901 Cornish Road - Application for Floodplain Development

Dear Ms. Horner:

The District received information regarding the proposed construction of an open-walled storage structure located at 14901 Cornish Road in Springfield, Nebraska. According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 0170 G, effective December 2, 2005, this property is located in the Zone AE floodplain of the Platte River. The base flood elevation (BFE) at this location has been determined as 1016.7 feet (NAVD 1988)

The District has reviewed an elevation certificate prepared by Michael J. Oehme, dated October 15, 2009 along with drawing of the proposed structure and offers the following comments:

- The floor of the structure is planned to be 1015.7 which is below the BFE. However, as there are no walls or enclosures, the structure will not cause an obstruction to flood waters.
- Any items stored in the structure should be readily removable from the area within the time available after flood warning.
- Any electrical equipment servicing the structure should be located at least one foot above the BFE.

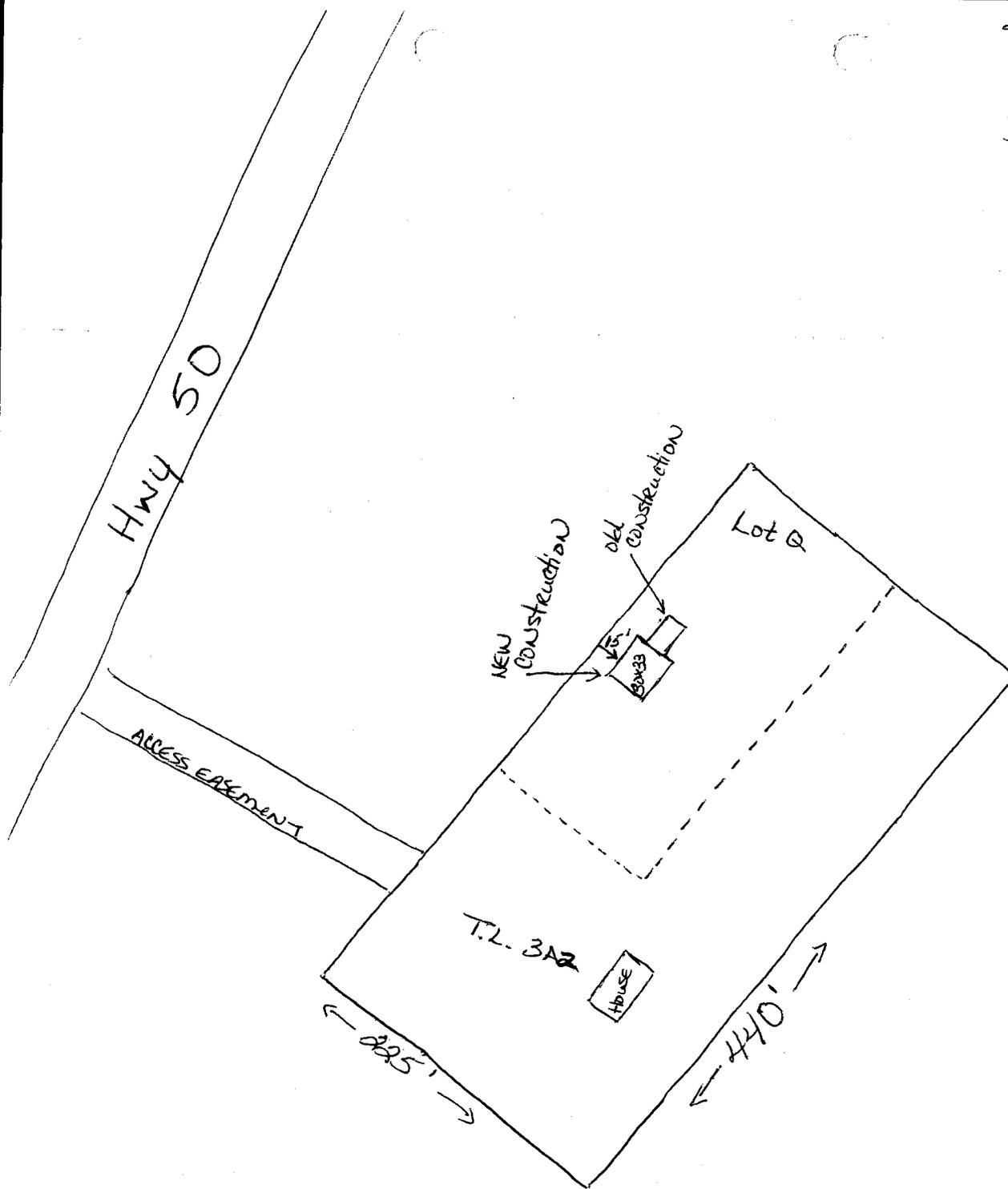
The District has no objections to this project. If you have any questions or concerns, please contact me at 444-6222 or at llaster@papionrd.org.

Sincerely,

Lori Ann Laster
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD

KENT DRUNER
14901 CORNISH I
Springfield, NE
68059



Tax Lot Q and tax Lot 3A2
Section 11, T12 N, R11 E

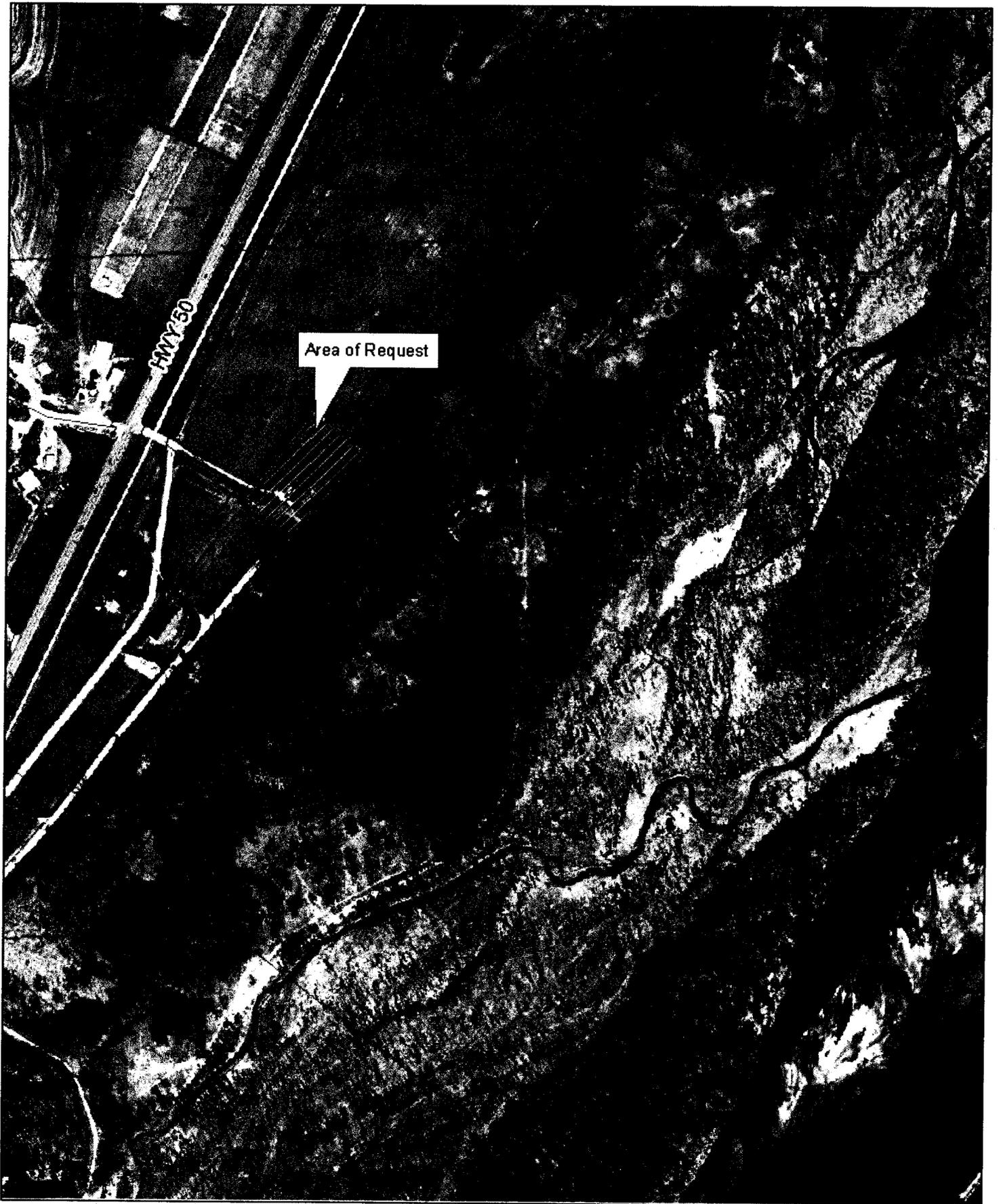
ADDITIONAL INFORMATION

SARPY COUNTY BOARD OF COMMISSIONERS

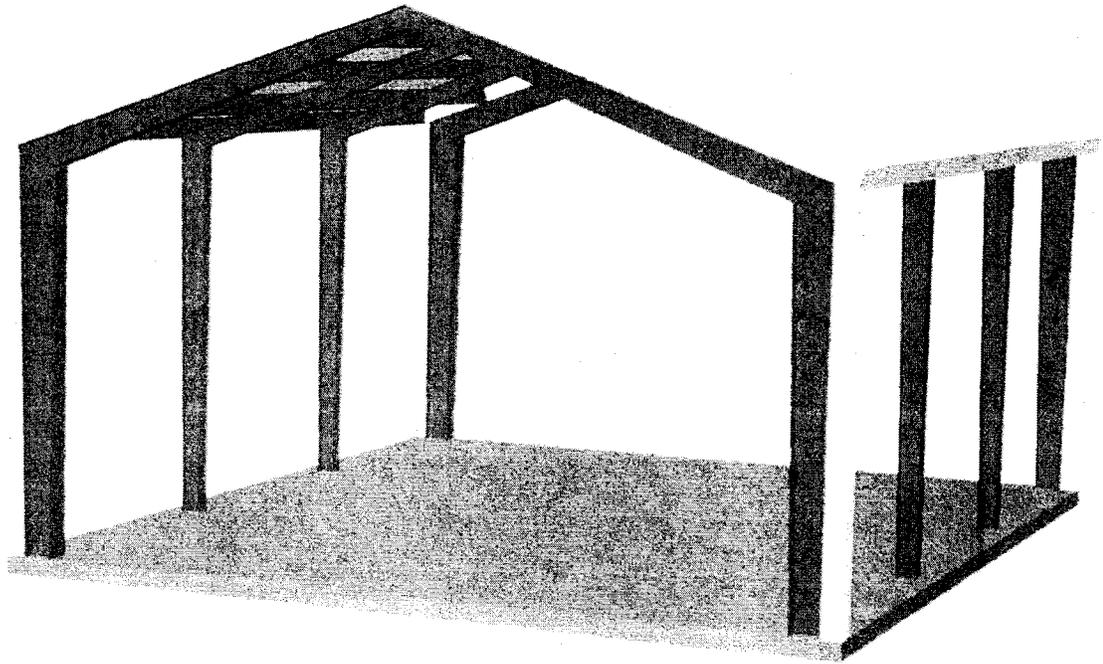
JANUARY 26, 2010

FLOOD PLAIN DEVELOPMENT PERMIT

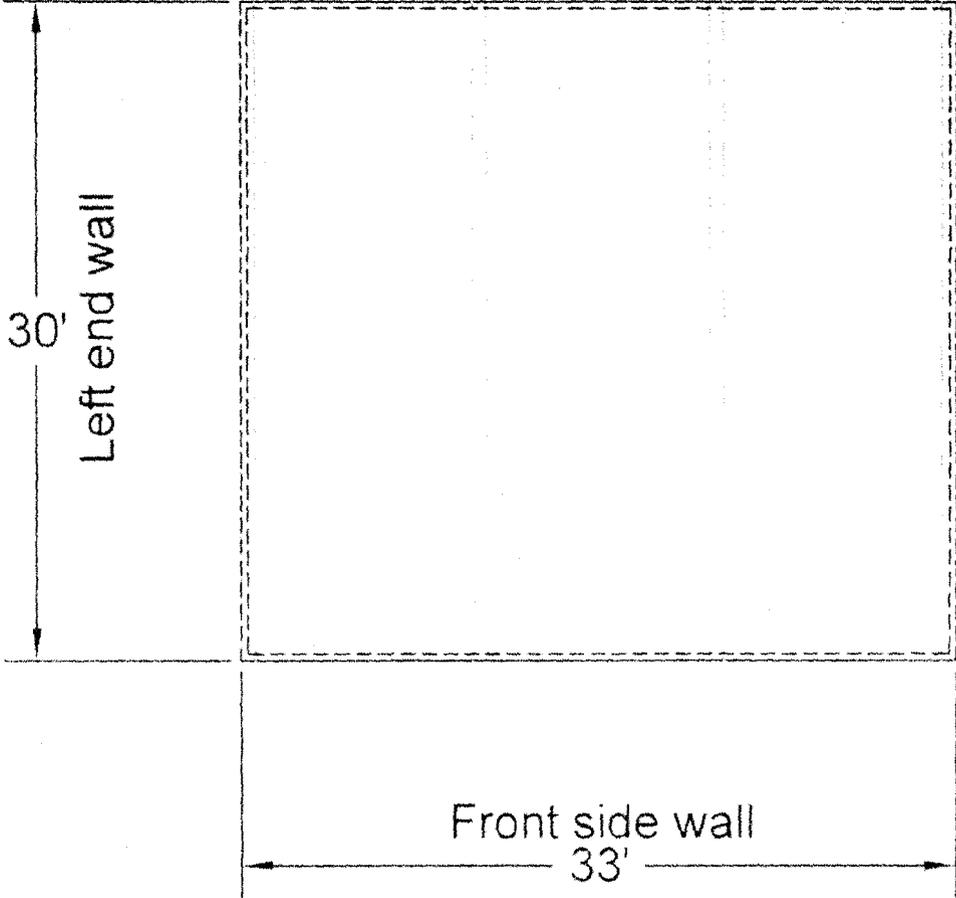
KENT BRUNER



14901 Cornish Road
Flood Plain Development Permit



Back side wall



Left end wall
30'

Right end wall

Front side wall
33'



Physical Address
4345 1-10 Street
Seagr, TX 78155
888-788-8794
888-377-4257 fax

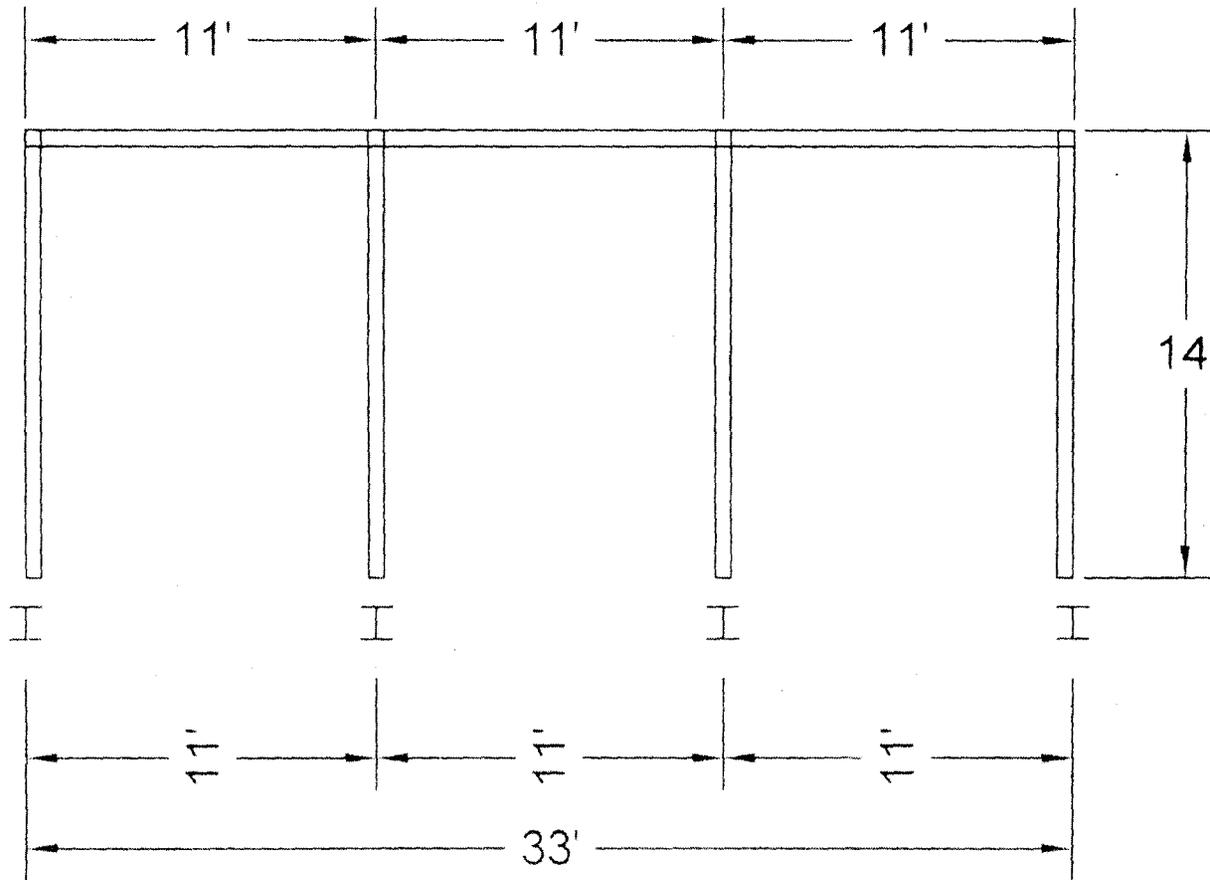
Corporate Office
P.O. Box 10175
Noglan TX 78156
888-788-8794
888-377-4257 fax

- Check One
- Approved as designed
 - Approved as noted
(subject to verification)

Approved by: _____
End Use Customer Signature

| | | |
|--|-------------|-----------------|
| PROJECT: Kent Bruner | | JOB NO.: 682807 |
| DESCRIPTION: Floor plan | | |
| SIZE: 30' x 33' x eave height: 14', peak height: 19' | | |
| CUSTOMER: Kent Bruner | | |
| LOCATION: Springfield, 68059 | | |
| DATE: 11/20/2009 | REV. NO.: 2 | SHEET NO.: 7/7 |





Physical Address
4340 I-10 West
Region TX 7415K
888-796-6794
888-377-4267 fax

Corporate Office
P.O. Box 1070
Region TX 7415K
888-796-6794
888-377-4267 fax

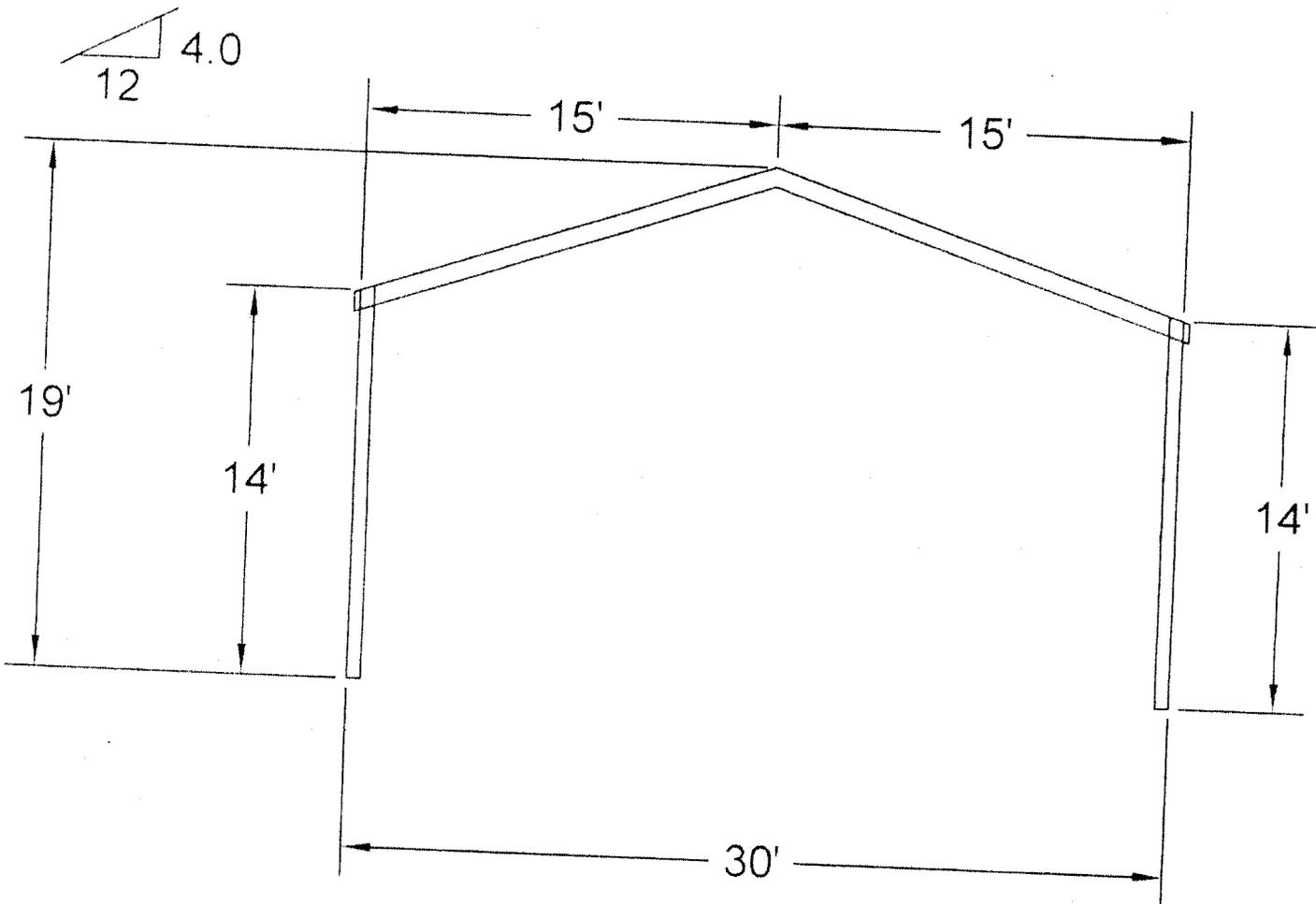
Check One:
 Approved as designed
 Approved as noted
 (subject to verification)

Approved by: _____

End Use Customer Signature

| | |
|--|----------------|
| PROJECT: Kent Bruner | JOB NO. 682807 |
| DESCRIPTION: Back side wall | |
| SIZE: 30' x 33' x eave height: 14', peak height: 19' | |
| CUSTOMER: Kent Bruner | |
| LOCATION: Springfield, 68059 | |
| DATE: 11/20/2009 | REV. NO.: 2 |
| SHEET NO. 6/7 | |





Physical Address
4340 I-10 West
Sugar TX 76155
888-796-8794
866-377-4267 fax

Corporate Office
P.O. Box 1079
Sugar TX 76156
888-796-8794
866-377-4267 fax

- Check One:
- Approved as designed
 - Approved as noted
(subject to verification)

Approved by: _____
End Use Customer Signature

| | |
|--|----------------|
| PROJECT: Kent Bruner | JOB NO: 682807 |
| DESCRIPTION: Right end wall | |
| SIZE: 30' x 33' x eave height: 14', peak height: 19' | |
| CUSTOMER: Kent Bruner | |
| LOCATION: Springfield, 68059 | |
| DATE: 11/20/2009 | REV NO: 2 |
| SHEET NO: 4/7 | |





SARPY COUNTY PLANNING

• 1210 GOLDEN GATE DRIVE PAPILLION, NE 68046
• PHONE: 402-593-1555 • FAX: 402-593-1558 • E-MAIL: PLANNING@SARPY.COM

FLOOD PLAIN DEVELOPMENT PERMIT APPLICATION

| | |
|--|---|
| <p>In order for your application to be considered COMPLETE, please answer all applicable questions and provide the following:</p> <ol style="list-style-type: none"> 1. Submit complete Flood Plain Development Permit Application 2. Submit Non-Refundable Fee of \$100.00 made payable to Sarpy County Treasurer 3. 1 full size site/construction plan drawing 4. 6 reduced size site/construction plan drawings (8.5 x 11) 5. Elevation Certificate (From registered professional engineer or architect.) | <p>PLANNING STAFF USE ONLY:</p> <p>APPLICATION NO.: <u>FPD 09 - 0028</u></p> <p>DATE RECEIVED: _____</p> <p>CP DESIGNATION: _____</p> <p>ZONING DESIGNATION: _____</p> <p>FEE: \$ <u>100</u> RECEIPT NO. _____</p> <p>RECEIVED BY: _____</p> <p>NOTES: _____</p> |
|--|---|

PROPERTY OWNER INFORMATION: (If multiple owners, attach separate sheet)

Please check box if attaching separate sheet with owner information.

NAME: Ronno Kent Bruner E-MAIL: NONE

ADDRESS: 14901 Cornish Rd. CITY/STATE/ZIP: Springfield, Ne. 68059

MAILING (IF DIFFERENT) ADDRESS: _____ CITY/STATE/ZIP: _____

PHONE: 402-253-8096 FAX: _____

ENGINEER INFORMATION:

NAME: Boundary line Surveys E-MAIL: _____

ADDRESS: 4513 S. 133rd St. CITY/STATE/ZIP: Omaha, Ne. 68137

MAILING (IF DIFFERENT) ADDRESS: _____ CITY/STATE/ZIP: _____

PHONE: 334-2032 FAX: _____

CONSTRUCTION INFORMATION: *This individual/company is responsible for meeting construction standards.*

NAME: Kent Bruner E-MAIL: NONE

ADDRESS: 14901 Cornish Rd. CITY/STATE/ZIP: Springfield, Ne. 68059

PHONE: 402-253-8096 FAX: NONE

PROPOSED DEVELOPMENT INFORMATION: (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets if necessary.) **PLEASE NOTE:** A detailed project description is essential to the reviewing process of this request.

This will be a 30x33 open walled structure for storing my person equipment under.

PROJECT SITE INFORMATION: Complete each section in its entirety. If a question is not applicable to your project, please indicate this to show that each question has been carefully considered.

PROPERTY ADDRESS: 14901 Cornish Rd. Springfield Ne. 68059
ASSESSORS PARCEL NUMBER(S) 010410333
SUB DIVISION: NONE **LOT:** _____
NAME OF WATERWAY: Platte River
PROPERTY LIES WITHIN: **FLOODWAY:** _____ **FLOOD FRINGE:** X
LOWEST FLOOR ELEVATION IS TO BE 1015.7 **FEET ABOVE MEAN SEA LEVEL.** (Including Basement)

LEGAL DESCRIPTION: (Describe property to wit:)

Tax lots Q and 3A2 in section 11, T12N, R11E

ADDITIONAL INFORMATION: Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. Attach extra sheets if necessary.

Metal & Steel CONSTRUCTION with NO walls. No damage will occur if property EVER floods.

PLEASE NOTE THE FOLLOWING PROCEDURES:

1. County Board will hold a public hearing and make a final decision on the Flood Plain Development Permit.

I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process at the Planning Commission and County Board is complete. I further understand the Special Use Permit process as stated above and I authorize County Staff to enter the property for inspection related to the specific request during this process.

Owner Signature (or authorized agent)

Date

Owner Signature (or authorized agent)

Date