

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

RESOLUTION FLOOD PLAIN DEVELOPMENT
Kathy Watson 12412 Cottonwood Lane 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 Kathy Watson'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, the elevation certificate, the Natural Resources District comments and the site plan of 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 23rd day of February, 2010.

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

YEAS:

NAYS:

ABSENT:

Rusty Hike
Rich Jansen
Don Jones
Tom Kitchum
Patrick J Thomas

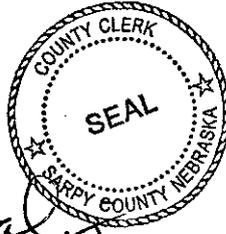
none

none

ABSTAIN:

none

Debra Jougherty
County Clerk



Approved as to form:

[Signature]
County Attorney

Sarpy County Board of Commissioners Report
Staff Report Prepared: February 10, 2010
County Board Meeting Date: February 23, 2010

Subject	Type	By
Floodplain Development Permit for a new garage on Lot 69, Villa Springs located in the SW ¼ of Section 27, T13N, R13E of Sarpy County.	Resolution	Rebecca Horner, AICP Planning Director

This is a request for approval of a floodplain development permit at 12412 Cottonwood Lane to construct a new garage.

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

- Zoning
 - The existing zoning is RD-50.
 - There is an existing single family residence on the lot. The existing structure has a garage and the property owner requests to build an additional garage structure to serve the residence.
 - The proposed garage is elevated at least one foot above the base flood elevation.
 - The lot coverage is less than the maximum 40% allowed.
 - The proposed garage meets all required setbacks for the district.
 - The request is in conformance with the Flood Plain and Zoning Regulations.

- Natural Resources
 - The Natural Resources District indicated the request is in conformance with the Flood Plain Regulation and 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 a garage on Lot 69, Villa Springs located in the SW ¼ of Section 27 T13N, R13E, generally known as 12412 Cottonwood Lane.

Respectfully submitted by:



Rebecca Horner, AICP
Planning Director

January 15, 2010

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



RE: Kathy Watson-12412 Cottonwood Lane Application for Flood Plain Development Permit

Dear Ms. Horner:

The District received information concerning the proposed addition to the residence on Lot 69 in Villa Springs located at 12412 Cottonwood Lane in Springfield, Nebraska. According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 00190 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 1007.4 ft (NAVD 1988).

The District provided comments based on a review of an elevation certificate prepared by Chris E. Dorner, R.L.S. on September 25, 1997, and architectural plans of the proposed addition on November 10, 2009. An updated elevation certificate prepared by Richard M. Broyles on November 30 2009 was provided to the District for further review. The District offers the following comments based on the updated elevation certificate:

- The lowest floor elevation of the proposed addition will be 1009.0 ft (NAVD 1988), which is at least one foot above the BFE.

The District has no objections to this project from a floodplain development perspective. 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: Kathy Watson, Applicant, 12412 Cottonwood Ln., Springfield, NE 68059
Marlin Petermann, Amanda Grint, P-MRNRD

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 Gerald B and Kathleen M Watson

Policy Number

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
12412 Cottonwood Lane

Company NAIC Number

City Springfield State NE ZIP Code 68059

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Lot 69, Villa Springs, a subdivision in Sarpy County, NE

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Proposed Residential Building Addition and Unattached Garage

A5. Latitude/Longitude: Lat. 41.0536 N Long. -96.1089 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 1 For Both

A8. For a building with a crawl space or enclosure(s), provide

- a) Square footage of crawl space or enclosure(s) _____ sq ft
b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade 0
c) Total net area of flood openings in A8.b 0 sq in

A9. For a building with an attached garage, provide:

- a) Square footage of attached garage _____ sq ft
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 A9.b 0 sq in

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
Sarpy County, Unincorporated 310190

B2. County Name
Sarpy

B3. State
NE

B4. Map/Panel Number
31153C0190

B5. Suffix
G

B6. FIRM Index Date
01-16-81

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)
1007.4

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-g below according to the building diagram specified in Item A7.

Benchmark Utilized NGS V-280 RESET Vertical Datum NAVD 1988

Conversion/Comments Elevation 1006.3

Check the measurement used.

- a) Top of bottom floor (including basement, crawl space, or enclosure floor) 1009.0 feet meters (Puerto Rico only)
b) Top of the next higher floor NA.NA feet meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) NA.NA feet meters (Puerto Rico only)
d) Attached garage (top of slab) NA.NA feet meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments) NA.NA feet meters (Puerto Rico only)
f) Lowest adjacent (finished) grade (LAG) 1008.5 feet meters (Puerto Rico only)
g) Highest adjacent (finished) grade (HAG) 1009.0 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 RICHARD M BROYLES

License Number NE RLS #477

Title REGISTERED LAND SURVEYOR

Company Name THOMPSON, DREESSEN & DORNER INC.

Address 10836 OLD MILL ROAD

City OMAHA

State NE ZIP Code 68154

Signature Richard M Broyles

Date 11-30-09

Telephone 402-330-8860



IMPORTANT: In these spaces, copy the responding 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. 12412 Cottonwood Lane	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 addition to the existing house and the separate free standing garage will have the same floor elevation and adjacent grades as stated in Section "C". This is the same elevation of the existing garage floor of the house. Elevation 1009.0.

Signature 

Date 11-30-09

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

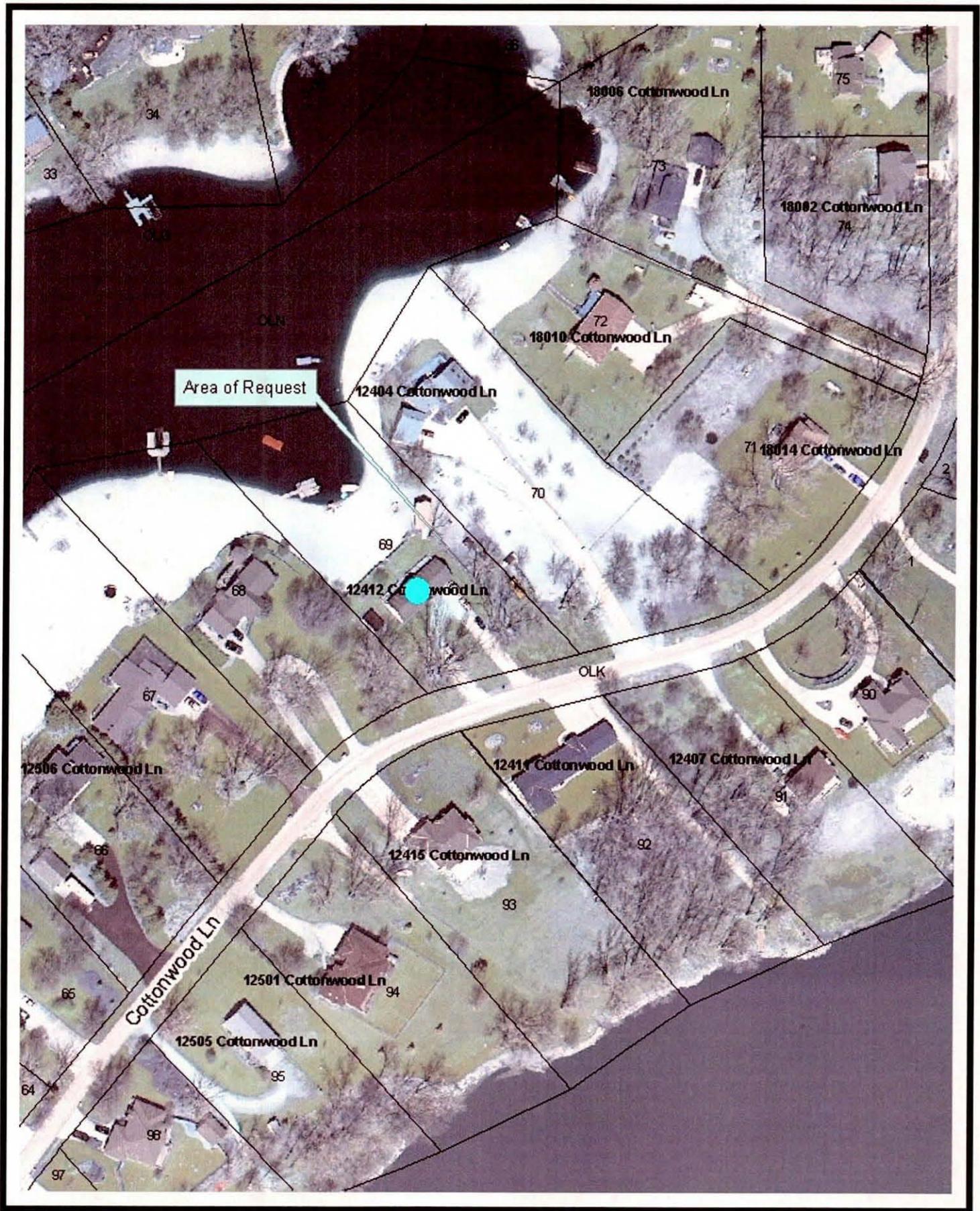
ADDITIONAL INFORMATION

SARPY COUNTY BOARD OF COMMISSIONERS

FEBRUARY 23, 2010

FLOOD PLAIN DEVELOPMENT PERMIT

KATHY WATSON



KATHY WATSON 12412 COTTONWOOD LANE
FLOOD PLAIN DEVELOPMENT PERMIT





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

In order for your application to be considered **COMPLETE**, please answer all applicable questions and provide the following:

1. Submit complete Flood Plain Development Permit Application
2. Submit Non-Refundable Fee of \$100.00 made payable to Sarpy County Treasurer
3. 2 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.)

PLANNING STAFF USE ONLY:

APPLICATION NO.: FPD 09.0023
 DATE RECEIVED: 10/15/09
 CP DESIGNATION: _____
 ZONING DESIGNATION: _____
 FEE: \$100.00 RECEIPT NO. _____
 RECEIVED BY: MA
 NOTES: _____

OCT 15 2009

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

SARPY COUNTY
PLANNING DEPARTMENT

Please check box if attaching separate sheet with owner information.

NAME: Kathy Watson

E-MAIL: Jeri_Wat@MSN.COM

ADDRESS: 12412 Cottonwood Lane

CITY/STATE/ZIP: Springfield, NE, 68059

MAILING (IF DIFFERENT)
ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE: 402-253-3151

FAX: _____

ENGINEER INFORMATION:

NAME: _____

E-MAIL: _____

ADDRESS: _____

CITY/STATE/ZIP: _____

MAILING (IF DIFFERENT)
ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE: _____

FAX: _____

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

NAME: _____

E-MAIL: _____

ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE: _____

FAX: _____

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.

Building Addition To Home & Garage Built Sept 2008

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: 12412 Cotton Wood Ln.
ASSESSORS PARCEL NUMBER(S) _____
SUB DIVISION: Villa Springs LOT: 69
NAME OF WATERWAY: _____
PROPERTY LIES WITHIN: FLOODWAY: _____ FLOOD FRINGE: _____
LOWEST FLOOR ELEVATION IS TO BE _____ FEET ABOVE MEAN SEA LEVEL. (Including Basement)

LEGAL DESCRIPTION: (Describe property to wit:)

Home: Ranch, 1 Floor, 3 Br, 2 Bath, 2 Car garage, Lake front

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.

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.

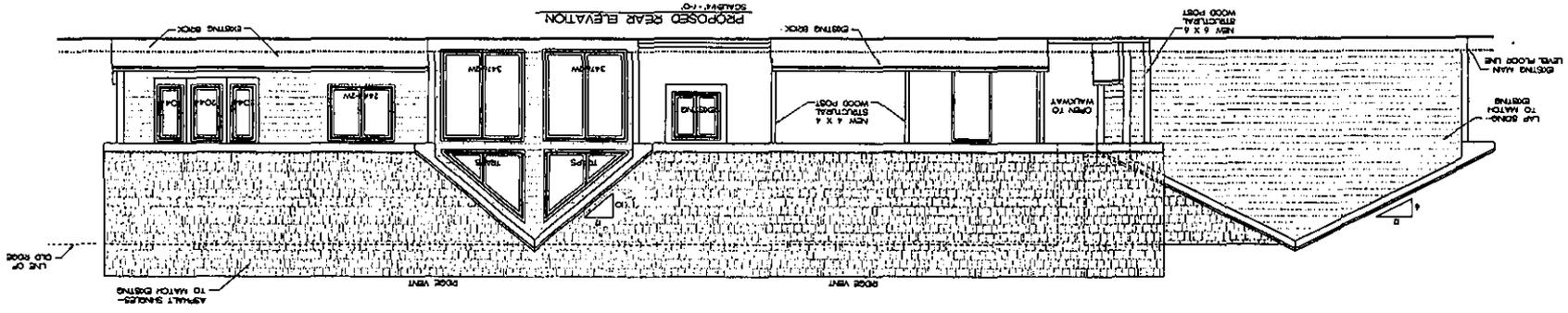
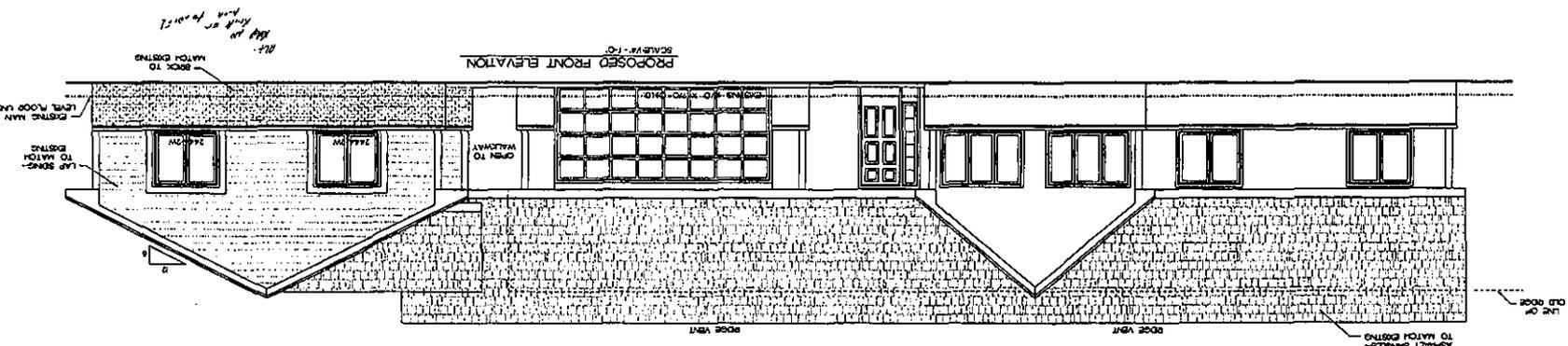
Kathleen Watson
Owner Signature (or authorized agent)

10-10-09
Date

Owner Signature (or authorized agent)

Date

WATSON ADDITION
 1242 COTTONWOOD LANE
 SPRINGFIELD, NEBRASKA
 VILLA SPRINGS

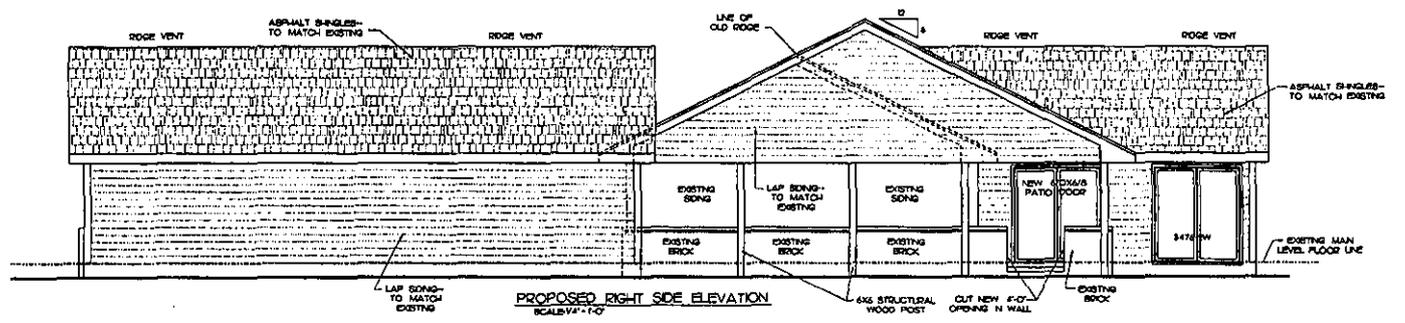


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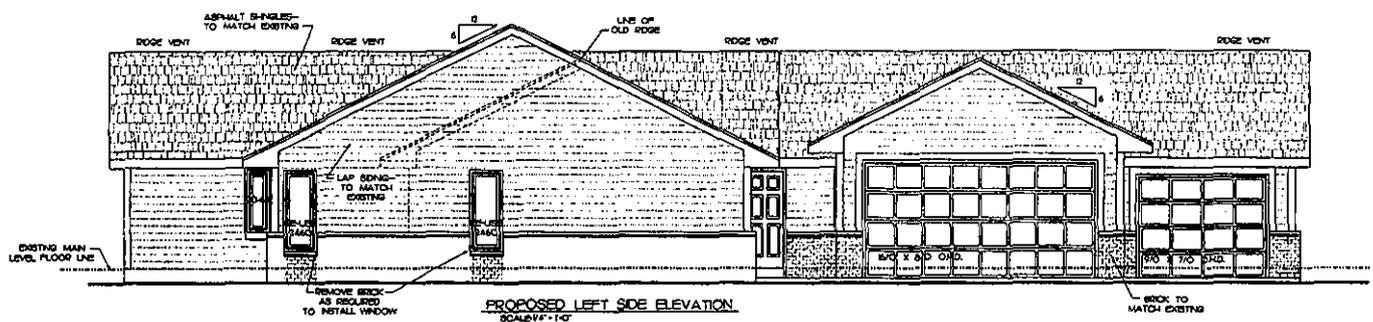
402-974-6965
 ARCHITECTURAL DESIGN SERVICES
 402-974-6965
 WATSON & ASSOCIATES

WATSON ADDITION
 1242 COTTONWOOD LAKE VILLA SPRINGS
 SPRINGFIELD, NEBRASKA

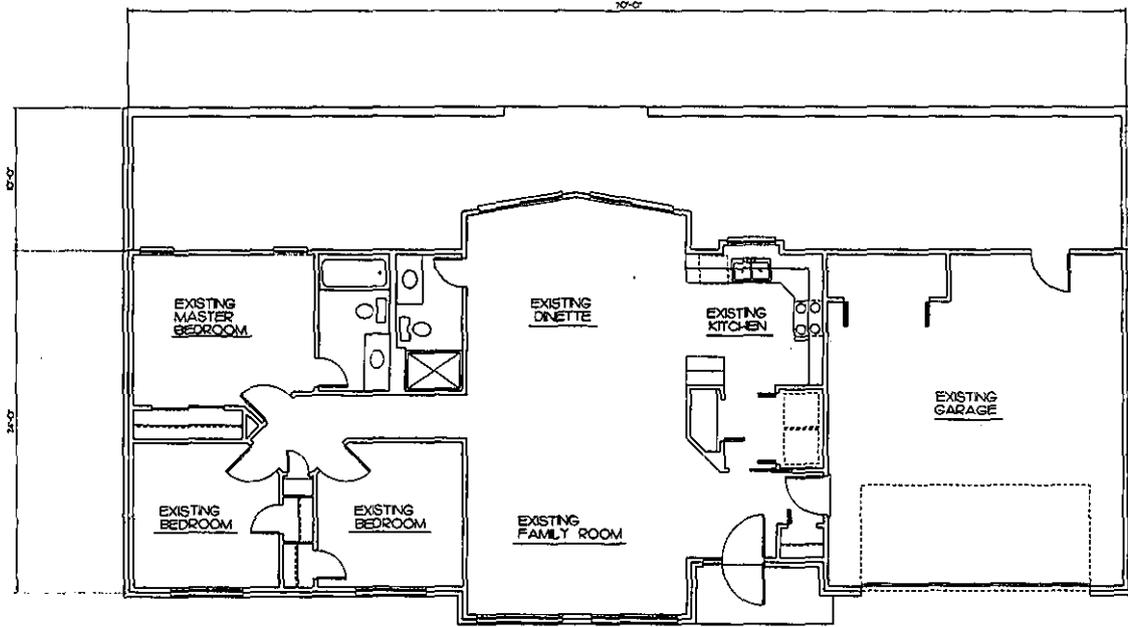
ARCHITECTURAL DESIGN SERVICES
 402-974-6965
 WATSON & ASSOCIATES
 WATSON



PROPOSED RIGHT SIDE ELEVATION
 SCALE 1/4" = 1'-0"



PROPOSED LEFT SIDE ELEVATION
 SCALE 1/4" = 1'-0"



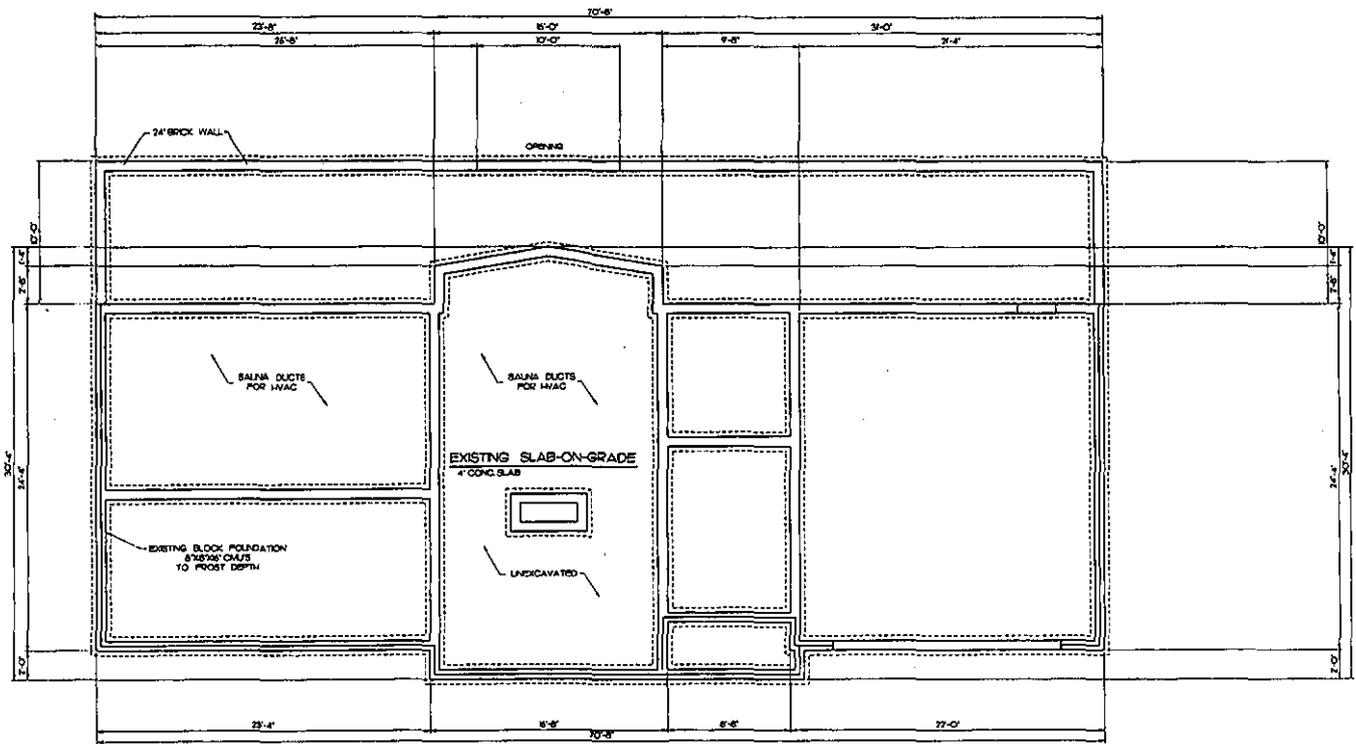
EXISTING FIRST LEVEL
FLOOR PLAN
SCALE 1/4" = 1'-0"

401-22-0000
THIS DRAWING IS THE PROPERTY OF
THE ARCHITECT AND SHOULD NOT BE
REPRODUCED OR TRANSMITTED IN ANY
FORM OR BY ANY MEANS, ELECTRONIC
OR MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION
SYSTEMS WITHOUT THE WRITTEN
PERMISSION OF THE ARCHITECT.

WATSON ADDITION
1242 COTTONWOOD LANE
VILLA SPRINGS
SPRINGFIELD, NEBRASKA

WATSON
401-22-0000

TRK
1,100-0000
WATSON



EXISTING
SLAB ON GRADE
FOUNDATION PLAN
SCALE 1/4" = 1'-0"

OWNER IS NOT AN ARCHITECT OR ENGINEER. THIS PLAN IS A SUMMARY OF THE WORK DONE BY THE ARCHITECT AND ENGINEER. THE ARCHITECT AND ENGINEER ARE NOT RESPONSIBLE FOR THE ACCURACY OF THESE PLANS FOR YOUR SPECIFIC SITE.

WATSON ADDITION
12412 COTTONWOOD LANE
SPRINGFIELD, NEBRASKA
VILLA SPRINGS

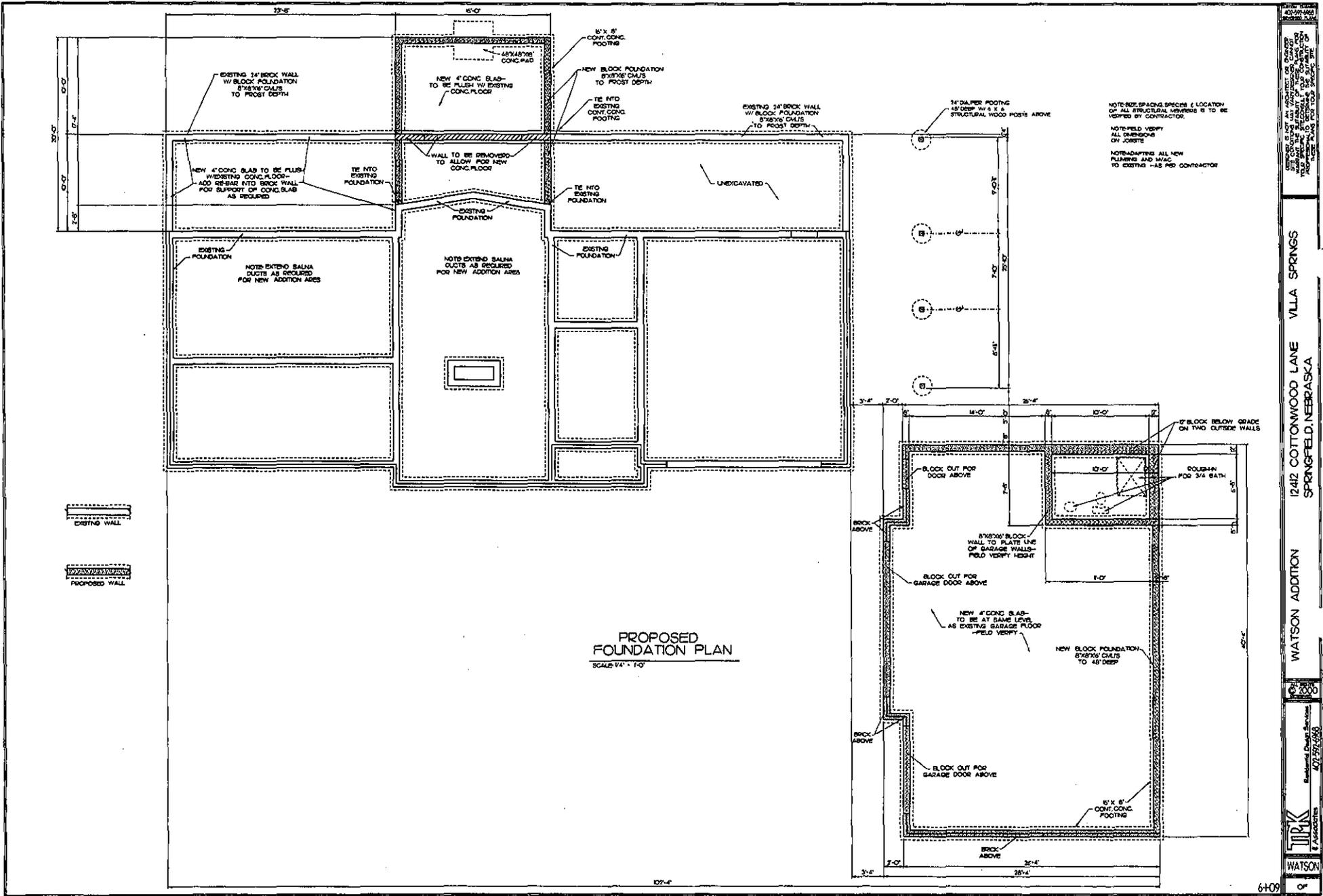
WATSON ADDITION



Professional Engineer
601-977-9999



WATSON

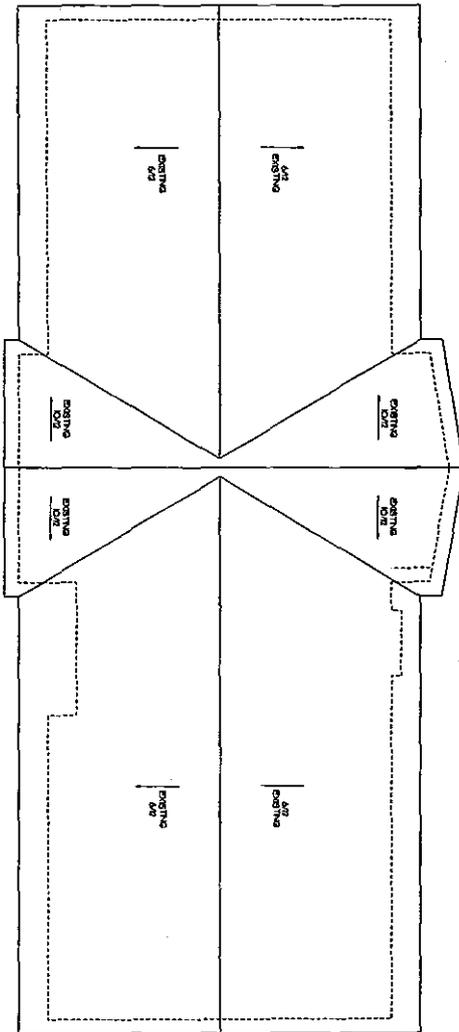


PROPOSED FOUNDATION PLAN
SCALE 1/4" = 1'-0"

NOTE: SIZE, SPACING, SPECIES & LOCATION OF ALL STRUCTURAL MEMBERS IS TO BE VERIFIED BY CONTRACTOR.
NOTE: FIELD VERIFY ALL OVERSIGHTS ON EXISTING.
NOTE: MATCHING ALL NEW PLUMBING AND HVAC TO EXISTING - AS PER CONTRACTOR.

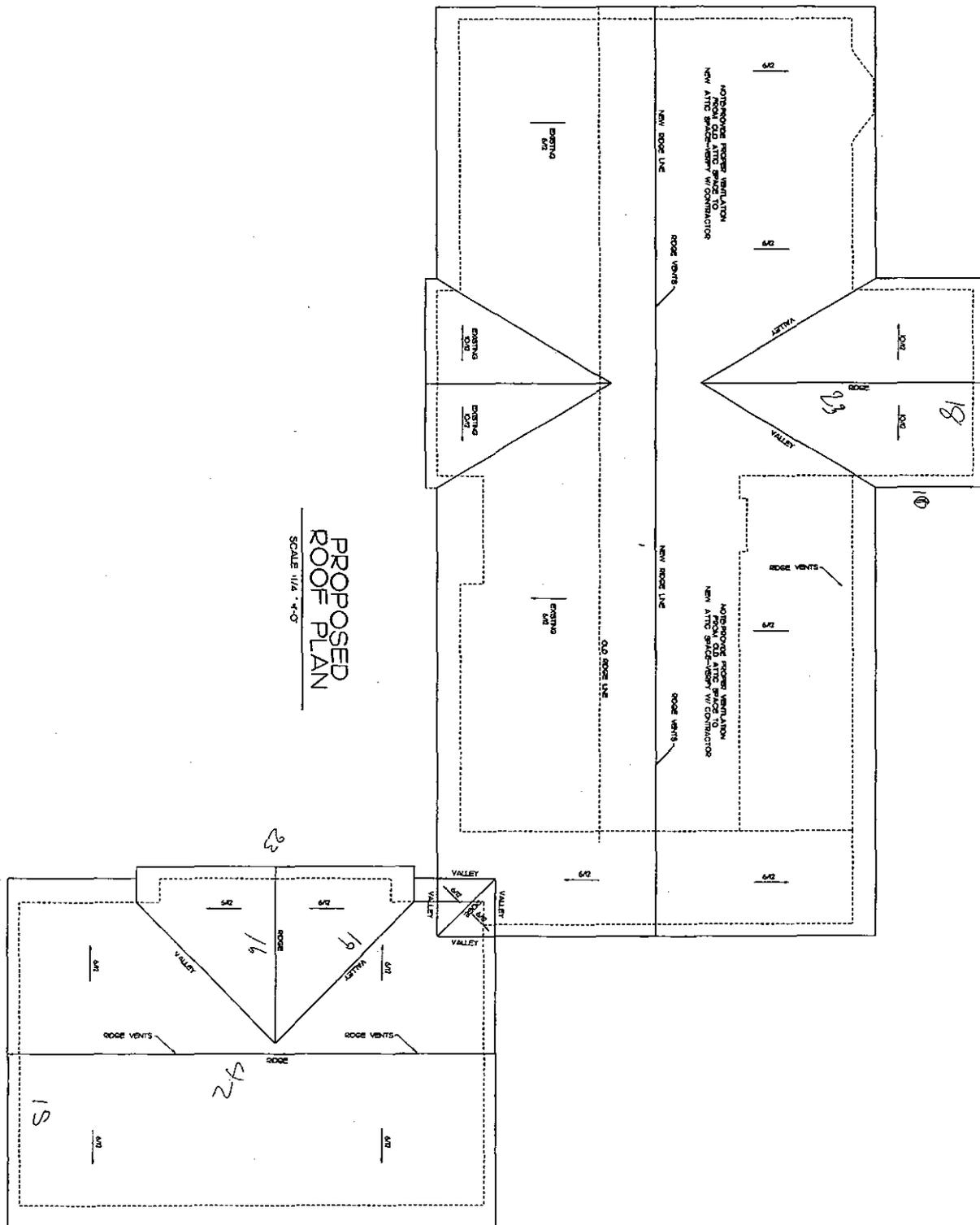
12412 COTTONWOOD LANE VILLA SPRINGS
 SPRINGFIELD, NEBRASKA
 WATSON ADDITION
 6109

TPK & ASSOCIATES
 401 274-0880



EXISTING
ROOF PLAN
SCALE 1/4" = 1'-0"

6408



**PROPOSED
ROOF PLAN**

SCALE 1/4" = 1'-0"

604


TKK
 Residential Design Services
 Associates
 402-597-6968

WATSON ADDITION 12412 COTTONWOOD LANE VILLA SPRINGS
 SPRINGFIELD, NEBRASKA

DRAWING IS NOT AN ASSURED OR PROMISE
 SITE CONDITIONS MAY VARY DESIGNER CANNOT
 WARRANT THE STABILITY OF THESE PLANS FOR
 YOUR SPECIFIC SITUATION. YOUR CONTRACTOR
 PROFESSIONAL TO OBTAIN THE SUFFICIENCY OF
 THESE PLANS FOR YOUR SPECIFIC SITE.

REVISED