

**BOARD OF COUNTY COMMISSIONERS**  
**SARPY COUNTY, NEBRASKA**

**RESOLUTION FLOOD PLAIN DEVELOPMENT**  
**Chad Wegener, 6902 S. 240<sup>th</sup> Street, Sarpy County, NE**

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2007), 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 2007), 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 (Reissue 2007); 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 Chad Wegener'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 11<sup>th</sup> day of May, 2010.

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

YEAS:

NAYS:

ABSENT:

[Signature]  
[Signature]  
[Signature]  
[Signature]  
[Signature]

none

none

ABSTAIN:

none



[Signature]  
County Clerk

Approved as to form:

[Signature]  
County Attorney

Sarpy County Board of Commissioners Report  
Staff Report Prepared: May 3, 2010  
County Board Meeting Date: May 11, 2010

Subject	Type	By
Floodplain Development Permit for an accessory on the E ½ of the NW ¼ of the NE ¼ of Section 16, T14N, R10E, in Sarpy County, NE.	Resolution	Rebecca Horner, AICP Planning Director

This is a request for approval of a floodplain development permit for a new barn to be located at 6902 S. 240<sup>th</sup> Street.

- Comprehensive Development Plan
  - The Sarpy County Development Structure Plan indicates this area as split between Conservation Residential and Greenway.
  
- Zoning
  - The existing zoning is AG.
  - The applicant requests to construct a new barn to house goats on the property.
  - The structure will be at least one foot above the base flood elevation.
  - The request is in conformance with the Sarpy County Flood Plain regulations.
  - The new structure is located outside of the required setbacks for accessory structures in the AG district. Lot coverage is within the maximum allowed coverage for the district.
  - The structure 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 an accessory structure located in the E ½ of the NW ¼ of the NE ¼ of Section 16 T14N, R10E, generally known as 6902 S. 240<sup>th</sup> Street.

Respectfully submitted by:



Rebecca Horner, AICP  
Planning Director

# ELEVATION CERTIFICATE

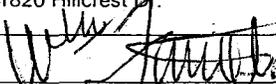
OMB No. 1660-0008  
 Expires March 31, 2012

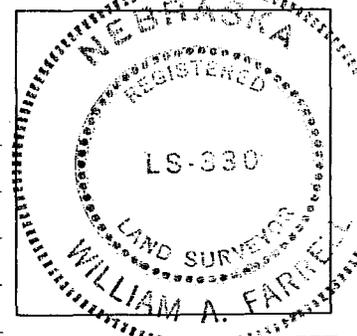
Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION		For Insurance Company Use:
A1. Building Owner's Name <u>John Carroll</u>	Policy Number	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>6902 S. 240<sup>th</sup> Street</u>	Company NAIC Number	
City <u>Gretna</u> State <u>NE</u> ZIP Code <u>68028</u>		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <u>E1/2 of the NW1/4 of the NE1/4 of Sec. 16-14-10, Sarpy County, Nebraska.</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Accessory</u>		
A5. Latitude/Longitude: Lat. <u>41°11'24"N</u> Long. <u>96°17'54"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 checked="" type="checkbox"/> No	d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number <u>Gretna</u>		B2. County Name <u>Sarpy</u>		B3. State <u>NE</u>	
B4. Map/Panel Number <u>31153C0025</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 &amp; X</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>1102.4</u>
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-h below according to the building diagram specified in Item A7. Use the same datum as the BFE. Benchmark Utilized <u>USGS</u> Vertical Datum <u>NAVD88</u> Conversion/Comments _____	
Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>1103.4</u>	<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 and location in Comments) _____	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) <u>1100.3</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) <u>1100.4</u>	<input checked="" type="checkbox"/> 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.	
<input checked="" type="checkbox"/> Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Certifier's Name <u>William A. Farrell</u>	License Number <u>330</u>
Title <u>Registered Land Surveyor</u>	Company Name <u>Hill-Farrell Associates, Inc.</u>
Address <u>1820 Hillcrest Dr.</u>	City <u>Bellevue</u> State <u>NE</u> ZIP Code <u>68005</u>
Signature 	Date <u>Feb. 26, 2010</u> Telephone <u>(402) 291-6100</u>



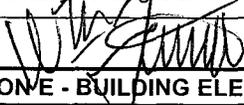
<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>	For Insurance Company Use:
*Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 6902 S. 240th Street	Policy Number
City GretnaState NE ZIP Code 68028	Company NAIC Number

**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# 10-111) Benchmark used was USGS AA7416. Brass disc located on top of southeast bridge wingwall. Bridge is located on W. Q Rd. and is east of 252<sup>nd</sup> St., in Douglas County, Nebraska. Elevation= 1108.10' (NAVD88)  
Set Benchmark on-site, one foot above base flood elevation. Elevation= 1103.40'

Propose Accessory Building is an out building for livestock use.

Signature 	Date 02/26/10	<input checked="" type="checkbox"/> Check here if attachments
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**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 _____			
<input type="checkbox"/> 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 \_\_\_\_\_
- G10. Community's design flood elevation \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_

Local Official's Name _____	Title _____
Community Name _____	Telephone _____
Signature _____	Date _____
Comments _____	

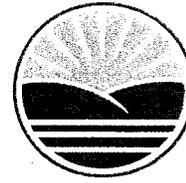
Check here if attachments

April 26, 2010

APR 30 2010

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

SARPY COUNTY  
PLANNING DEPARTMENT



**PAPIO-MISSOURI RIVER  
NATURAL  
RESOURCES  
DISTRICT**

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

RE: Chad Wegener-6902 S. 240<sup>th</sup> St. Application for Flood Plain Development Permit

Dear Ms. Horner:

The District received information concerning the proposed construction of a new barn located at 6902 S. 240<sup>th</sup> Street in Gretna, Nebraska. According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 0025 G, effective December 2, 2005, this property is located in the Zone AE floodway and floodway fringe of the Elkhorn River. The base flood elevation (BFE) determined at this location is 1,102.4 ft (NAVD 1988). The proposed barn is not within the limits of the floodway and the proposed floor elevation (1,103.4 ft) is 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](mailto:llaster@papionrd.org).

Sincerely,

A handwritten signature in black ink, appearing to read 'Lori Ann Laster'. The signature is stylized with loops and flourishes.

Lori Ann Laster  
Stormwater Management Engineer

Cc: Chad Wegener, Applicant, 6902 S. 240<sup>th</sup> St., Gretna, NE 68028  
Amanda Grint, PMNRD

\\laster\Documents\Floodplain Development Permits\Reach 9-1\100426-6902 S 240th St.docx  
Reach:9-1



Disclaimer: This file is for informational purposes only, and should not be used as a legal document. Sarpy County, Nebraska, is not responsible for the accuracy of the information contained in this file.

APR 7 2010

Map Scale  
1 inch = 75 feet  
3/29/2010

NEW BARR

6902 S 240th St. Gretna, NE 68028