

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

RESOLUTION FLOOD PLAIN DEVELOPMENT
Gary Grasso, 17313 Yucca Circle 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 Gary Grasso'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 11th day of May, 2010.

Moved by Rich Jansen seconded by Rusty Hite, 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

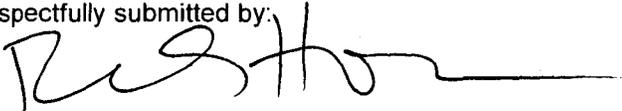
Sarpy County Board of Commissioners Report
Staff Report Prepared: May 3, 2010
County Board Meeting Date: May 11, 2010

Subject	Type	By
Floodplain Development Permit for an attached garage on Lot 123, Hanson's Lakes the SE ¼ of Section 28, T13N, R13E, in Sarpy County, NE.	Resolution	Rebecca Horner, AICP Planning Director

This is a request for approval of a floodplain development permit for an attached garage at 17313 Yucca Circle.

- Comprehensive Development Plan
 - The Sarpy County Development Structure Plan indicates this area as Urban Residential.
- Zoning
 - The existing zoning is RD-50.
 - The applicant requests to construct an attached garage on an existing structure.
 - 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 RD-50 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 attached garage located in the SE ¼ of Section 28, T13N, R13E, generally known as 17313 Yucca Circle.

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

A1. Building Owner's Name Gary Grasso		For Insurance Company Use:
		Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 17313 Yucca Circle		Company NAIC Number
City Bellevue State NE ZIP Code 68123		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 123, Hanson's Lakes, Sarpy County, NE		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Resd.</u>		
A5. Latitude/Longitude: Lat. <u>41°03'47"N</u> Long. <u>95°56'59"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 Bellevue		B2. County Name Sarpy		B3. State NE	
B4. Map/Panel Number 31153C0205	B5. Suffix G	B6. FIRM Index Date Dec. 2, 2005	B7. FIRM Panel Effective/Revised Date Dec. 2, 2005	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 976.8
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-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.
Benchmark Utilized USGS Vertical Datum NAVD88
Conversion/Comments _____

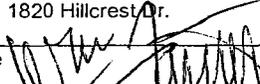
Check the measurement used.

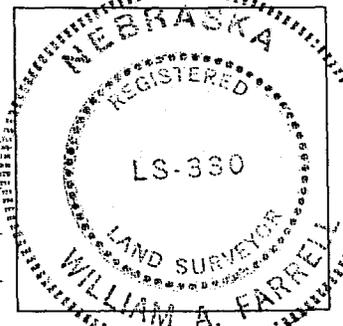
a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>977.8</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor _____	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) 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>977.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) <u>977.6</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.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Certifier's Name William A. Farrell		License Number 330	
Title Registered Land Surveyor	Company Name Hill-Farrell Associates, Inc.		
Address 1820 Hillcrest Dr.	City Bellevue	State NE	ZIP Code 68005
Signature 	Date March. 03, 2010 Telephone (402) 291-6100		



IMPORTANT: In these spaces, copy the corresponding 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. 17313 Yucca Circle	Policy Number
City BellevueState NE ZIP Code 68123	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# 10-112) Benchmark used was USGS Y277. Brass disc located in top of concrete headwall north side of LaPlatte Rd. near southwest corner of Section 30, Township 13 North, Range 13 East, Sarpy County, Nebraska. Elevation 1016.52' (NAVD88) Set TBM R.R. Spike in power pole one foot above Base Flood Elevation. TBM= 977.8'

Signature 

Date 03/19/10

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, 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 _____			

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 _____	

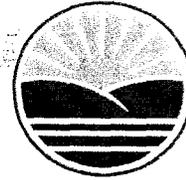
Check here if attachments

April 26, 2010

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

APR 30 2010

SARPY COUNTY
PLANNING DEPARTMENT



**PAPIO-MISSOURI RIVER
NATURAL
RESOURCES
DISTRICT**

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

RE: Gary Grasso, 17313 Yucca Circle – Application for Flood Plain Development Permit

Dear Ms. Horner:

The District received information concerning the proposed construction of a new attached garage on Lot 123 in Hanson's Lake located at 17313 Yucca in Bellevue, Nebraska. According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 0205 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 976.8 ft (NAVD 1988).

The District offers the following comments based on a review of an elevation certificate prepared by William A. Farrell, R.L.S. on March 10, 2010:

- As stated in the elevation certificate, the lowest floor of the proposed garage is 977.8 ft, which is at least one foot above the BFE.

The District has no objections to this application. If you have any questions or concerns, please contact me at 444-6222 or at 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, CFM
Stormwater Management Engineer

Cc: Gary Grasso, Applicant, 4308 S. 89th Street, Omaha, NE 68127
Marlin Petermann, Amanda Grint, P-MRNRD

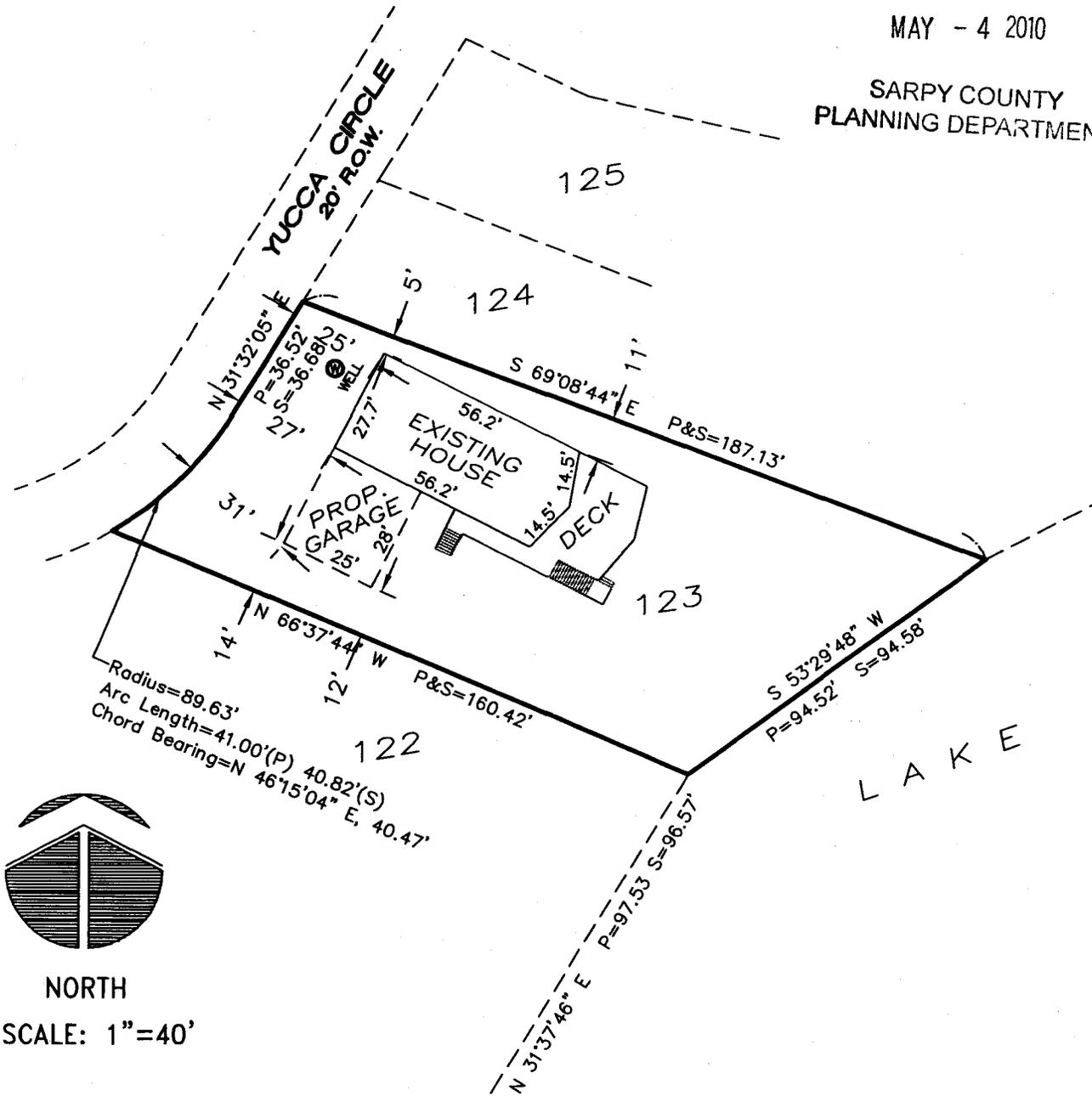
\\laster\Documents\Floodplain Development Permits\Plat 885\100426-17313 Yucca Circle.docx
Plat: 865

PROPOSED PLOT PLAN

LEGAL DESCRIPTION LOT 123, HANSON'S LAKES, AS PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA

MAY - 4 2010

SARPY COUNTY
PLANNING DEPARTMENT



NORTH

SCALE: 1"=40'

DESIGNED: DRAWN: RRS CHECKED: WAF DATE: 03/09/10 PROJECT NO. 10-112

SHEET NO.



HILL-FARRELL ASSOCIATES, INC.

Architects • Engineers • Surveyors

1820 Hillcrest Drive, Suite F, Bellevue, NE 68005 (402)291-6100

1 OF 1