

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

RESOLUTION FLOOD PLAIN DEVELOPMENT
Ronald Thayer, Outlot 41B Hanson's Lake & Outlot 1 Hanson's Lake Replat 3
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 Ronald Thayer'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 5th day of October, 2010.

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

YEAS:

Russell
Albrecht
Tom Richards

NAYS:

none

ABSENT:

Rich Jansen

ABSTAIN:

none



Debra

Approved as to form:

Kerry A. Schmid
County Attorney

Sarpy County Board of Commissioners Report
Staff Report Prepared: September 28, 2010
County Board Meeting Date: October 5, 2010

Subject	Type	By
Floodplain Development Permit for accessory building on Outlot 41B, Hanson's Lakes and Outlot 1, Hanson's Lakes Replat 3, located in the SW ¼ of Section 27, T13N, R13E of the 6 th p.m. of Sarpy County.	Resolution	Rebecca Horner, AICP Planning Director

- Request
 - This is a request for a floodplain development permit for two accessory buildings on two separate outlots in Hanson's Lakes.
- Comprehensive Development Plan
 - The Sarpy County Development Structure Plan indicates this area as urban residential.
- Zoning
 - The zoning district is RD-50.
 - The applicant requests to two accessory buildings. One accessory building, 1,650 square feet, to Outlot 41B, Hanson's Lakes and one accessory building, 1,650 square feet, to Outlot 1, Hanson's Lake's Replat 3. The buildings may be used as accessory buildings to the main residential unit only and may not be used for rental or commercial storage purposes.
 - The proposed structures are at least one foot above the base flood elevation.
 - Setbacks conform to the RD-50 zoning district for accessory buildings.
 - Outlots are permitted an accessory use by the zoning district.
 - The RD-50 district allows accessory buildings up to the area of the ground flood coverage of the principal dwelling.
 - The principal dwelling associated with each outlot is 2,125 square feet in area. The area of the proposed accessory building conforms to the RD-50 regulations.
 - The request is in conformance with the Sarpy County Floodplain regulations.
 - The request is in conformance with the setback requirements of the Zoning Regulations.
- Natural Resources District
 - The Papio Missouri River Natural Resources District is not opposed to the request. The NRD provided comments which are attached.
- Recommendation
 - For the reasons stated above I recommend approval to the request for accessory building on Outlot 41B, Hanson's Lakes and Outlot 1, Hanson's Lakes Replat 3, located in the SW ¼ of Section 27, T13N, R13E of the 6th p.m. of Sarpy County.

Respectfully submitted by:



Rebecca Horner, AICP
Planning Director

ELEVATION CERTIFICATE

Federal Emergency Management Agency National Flood Insurance Program

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 **RONALD C THAYER II**

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.
17325 IVY CIRCLE

Company NAIC Number

City **BELLEVUE** State **NE** ZIP Code **68123**

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
OUTLOT 41B HANSON'S LAKES AND OUTLOT 1 HANSON'S LAKES REPLAT III, SARPY COUNTY, NE

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) **STORAGE FACILITY**

A5. Latitude/Longitude: Lat. **41°3.794'N** Long. **95°56.61'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 **1A**

A8. For a building with a crawlspace or enclosure(s):
 a) Square footage of crawlspace or enclosure(s) **NA** sq ft
 b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade **NA**
 c) Total net area of flood openings in A8.b **NA** sq in
 d) Engineered flood openings? Yes No

A9. For a building with an attached garage:
 a) Square footage of attached garage **NA** sq ft
 b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade **NA**
 c) Total net area of flood openings in A9.b **NA** sq in
 d) Engineered flood openings? Yes No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
SARPY COUNTY, NE

B2. County Name
SARPY

B3. State
NE

B4. Map/Panel Number 310191/205	B5. Suffix G	B6. FIRM Index Date 12-2-2005	B7. FIRM Panel Effective/Revised Date 12-2-2005	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 976.4
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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-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.

Benchmark Utilized SEE PG. 2 Vertical Datum NAVD 1988

Conversion/Comments _____

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) **977.4** feet meters (Puerto Rico only)
 b) Top of the next higher floor **NA** feet meters (Puerto Rico only)
 c) Bottom of the lowest horizontal structural member (V Zones only) **NA** feet meters (Puerto Rico only)
 d) Attached garage (top of slab) **NA** feet meters (Puerto Rico only)
 e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) **NA** feet meters (Puerto Rico only)
 f) Lowest adjacent (finished) grade next to building (LAG) **977.0** feet meters (Puerto Rico only)
 g) Highest adjacent (finished) grade next to building (HAG) **977.4** feet meters (Puerto Rico only)
 h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support **NA** 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. 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 **LAND SURVEYOR**

Company Name **HILL-FARRELL ASSOCIATES, INC.**

Address **1502 JF KENNEDY DRIVE**

City **BELLEVUE**

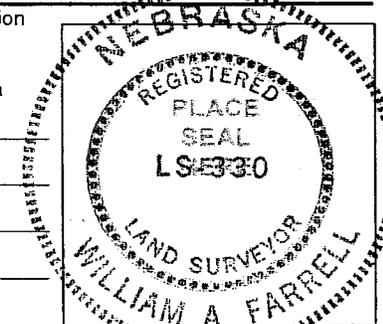
State **NE**

ZIP Code **68005**

Signature *William A Farrell*

Date **9-10-2010**

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. 17325 IVY CIRCLE	Policy Number
City BELLEVUE State 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 # 10-168 Benchmark used was USGS Y277, Brass disc located in top of concrete headwall north side of LaPlatte Rd. near S.W. corner of section 30-13-13. Elevation 1016.52 (NAVD88). Elevations shown in section C are proposed. Set Benchmark on site @ 1 ft. above BFE (977.4)

Signature 

Date 9-10-2010

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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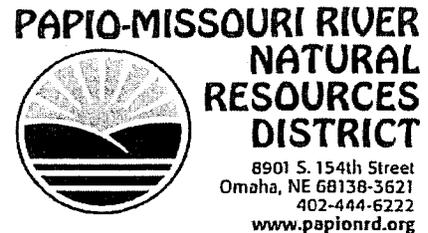
- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters (PR) Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters (PR) Datum _____
- G10. Community's design flood elevation _____ feet meters (PR) Datum _____

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

Check here if attachments

September 27, 2010

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



RE: Ronald Thayer – 17325 Ivy Circle Application for Flood Plain Development Permit

Dear Ms. Horner:

The District received information concerning the proposed construction of a storage building on Outlot 41 B and a storage building on Outlot 1 in Hanson's Lake 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 976.4 feet (NAVD 1988)

The District has the following comments based on review of the floodplain development permit application:

- As stated in the elevation certificate based on construction drawings prepared by William A. Farrell, RLS on September 9, 2010, the finished floors for both buildings will be constructed at 977.4 feet (NAVD 1988) which is at least one foot above the BFE.

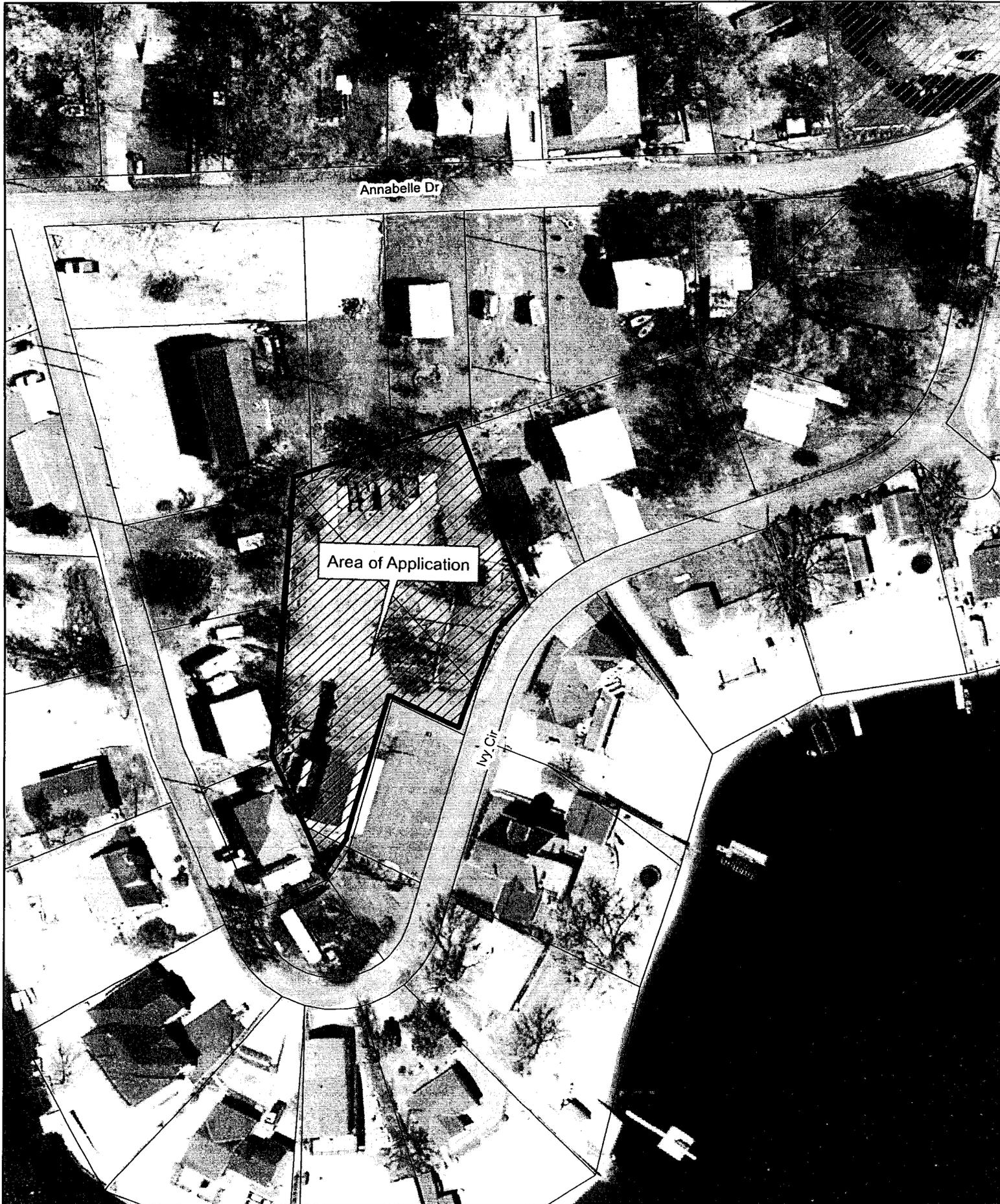
The District has no objections to this project as planned. If you have any questions or concerns, please contact me at 444-6222 or at llaster@papionrd.org.

Sincerely,

Lori Ann Laster, CFM
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD

\\laster\Documents\Floodplain Development Permits\Plat 865\100927-17325 Ivy Circle.docx
Project: 534 Plat: 865



Annabelle Dr

Area of Application

Ivy Cir



Ronald Thayer
17325 Ivy Circle

ADDITIONAL INFORMATION

SARPY COUNTY BOARD OF COMMISSIONERS

OCTOBER 5, 2010



SARPY COUNTY PLANNING

• 1210 GOLDEN GATE DRIVE PAPPILLION, 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. A Construction Drawing Elevation Certificate (From registered professional engineer or architect.)

PLANNING STAFF USE ONLY:

APPLICATION NO.: _____
 DATE RECEIVED: _____
 CP DESIGNATION: _____
 ZONING DESIGNATION: _____
 FEE: \$ _____ RECEIPT NO. _____
 RECEIVED BY: _____
 NOTES: _____

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

Please check box if attaching separate sheet with owner information.

NAME: ROBERT C THAYER II E-MAIL: N/A

ADDRESS: 17325 JOY CIR CITY/STATE/ZIP: OMAHA NE 68103

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

PHONE: 402-292-4837 FAX: N/A

ENGINEER INFORMATION:

NAME: HILL FARRELL E-MAIL: _____

ADDRESS: 1800 HILLCREST DR CITY/STATE/ZIP: BELLEVUE NE 68005

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

PHONE: 291-6100 FAX: N/A

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

NAME: ASTRO BUILDINGS E-MAIL: RThompson84@cox.net

ADDRESS: _____ CITY/STATE/ZIP: OMAHA NE

PHONE: 402-679-5964 FAX: N/A

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.

STORAGE BUILDING FOR MATERIALS - EQUIPMENT - SUPPLIES
DAY TIME HOURS ONLY, 0 EMPLOYEES

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: 17325 JOY CIR
ASSESSORS PARCEL NUMBER(S): 011331232
SUB DIVISION: HANSON'S LAKE LOT: OUT LOT 1, HANSON LAKE
NAME OF WATERWAY: PLATTER RIVER REPLAT III
PROPERTY LIES WITHIN: FLOODWAY: N/A FLOOD FRINGE: N/A
LOWEST FLOOR ELEVATION IS TO BE 976 FEET ABOVE MEAN SEA LEVEL. (Including Basement)

LEGAL DESCRIPTION: (Describe property to wit:)

OUTLOT 1 HANSON'S LAKES REPLAT III / 2971-27-3-60740
000-0001

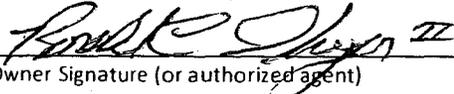
ADDITIONAL INFORMATION: Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. Attach extra sheets if necessary.

2240 sq' Building / 32x70x10'0" with 6 10'x10' overhead
LOT SIZE 11325 sq' = 19.692 ACRE, 3092 PAVERMENT, AND 50% GREEN SPACE

PLEASE NOTE THE FOLLOWING PROCEDURES:

1. County Board will hold a public hearing and make a final decision on the Flood Plain Development Permit.
2. After the Flood Plain Permit Approval please provide a signed resolution to the Building Department to begin the Building Permit Process. **PLEASE NOTE** prior to the final inspection a Finished Construction Elevation Certificate will be required by the Building Department.

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)

8/26/10
Date

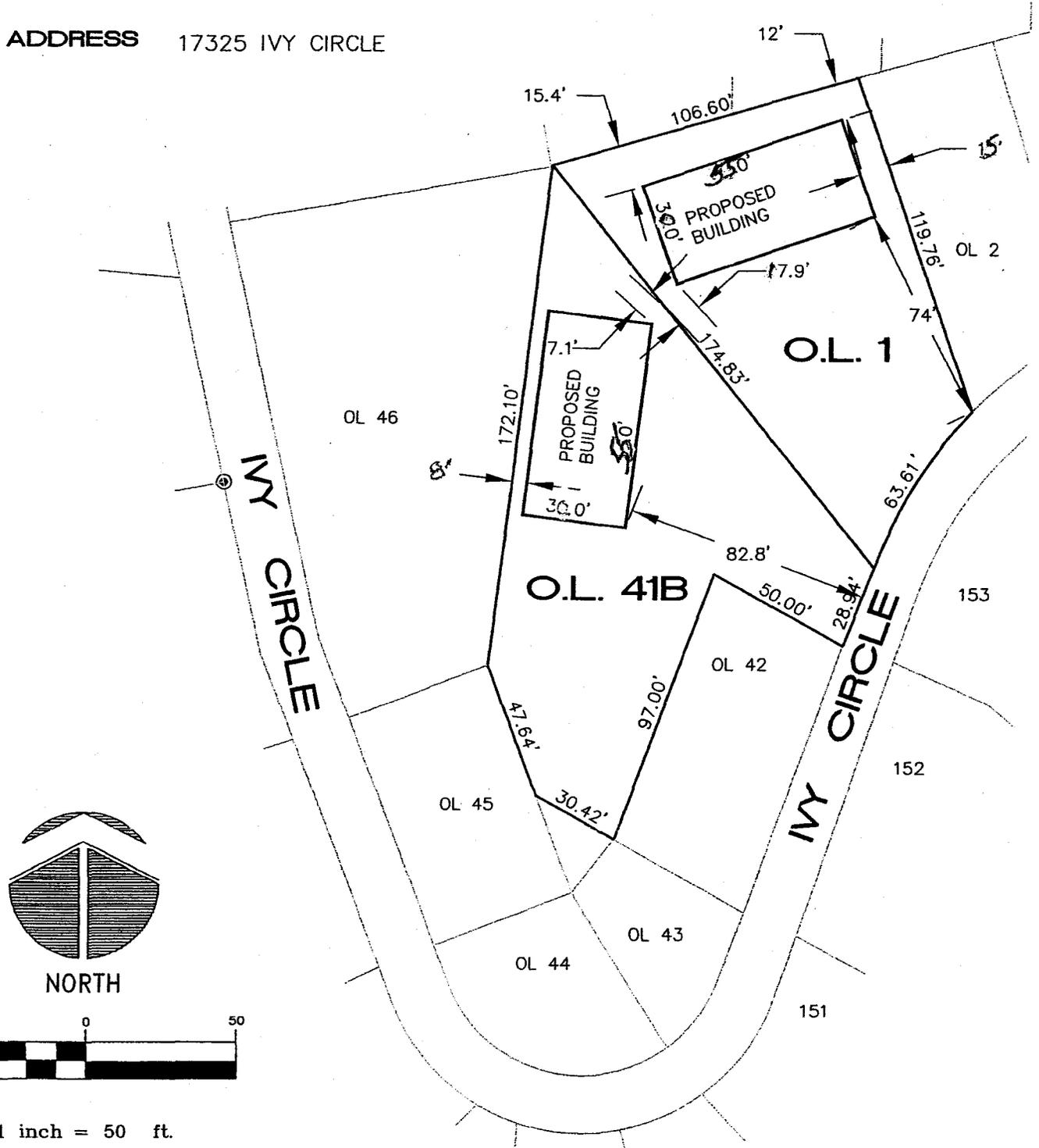
Owner Signature (or authorized agent)

Date

PROPOSED PLOT PLAN

LEGAL DESCRIPTION OUT LOT 41B, HANSON'S LAKES AND OUT LOT 1, HANSON'S LAKES REPLAT III, SARPY COUNTY, NEBRASKA.

ADDRESS 17325 IVY CIRCLE



1 inch = 50 ft.

DESIGNED:

DRAWN: WAF

DATE: 9-1-2010 PROJECT NO. 10-168

SHEET NO.



HILL-FARRELL ASSOCIATES, INC.

Architects Engineers • Surveyors

1502 J.F. Kennedy Dr., Suite A, Bellevue, NE 68005 (402)291-6100

1 OF 1

