

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

**RESOLUTION FLOOD PLAIN DEVELOPMENT**  
**Bob Maupin 18601 South 138<sup>th</sup> Street Springfield, 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 Bob Maupin'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 the 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 7<sup>th</sup> day of December, 2010.

Moved by Rich Jansen seconded by Jim Nekuda, that the above Resolution be adopted. Carried.

YEAS:

NAYS:

ABSENT:

Rich Jansen  
Rich Jansen  
Don Albrecht  
Tom Richard  
Jim Nekuda



none  
\_\_\_\_\_  
\_\_\_\_\_

ABSTAIN:

none  
\_\_\_\_\_  
\_\_\_\_\_

Debra J. Houghtaling  
County Clerk

Approved as to form:

Willard  
County Attorney

# EXHIBIT A

Sarpy County Board of Commissioners Report  
Staff Report Prepared: November 22, 2010  
County Board Meeting Date: December 7, 2010

Subject	Type	By
Floodplain Development Permit to replace an existing deck on Lot 1 Kenney's Addition located in the SE ¼ of Section 36, T13N, R11E, in Sarpy County, NE.	Resolution	Rebecca Horner, AICP Planning Director

- Request
  - This is a request for a floodplain development permit to replace an existing deck and add a new roof.
- Comprehensive Development Plan
  - The Sarpy County Development Structure Plan indicates this area as Greenway.
- Zoning
  - The zoning district is RE1, Residential Estates.
  - The property is located in an AH flood zone. The AH zone is generally the shallow flooding zone where there may be depressions in the grade that cause occasional flooding.
  - The applicant requests to replace the deck in the same location and meets setback requirements.
  - The request is in conformance with the Sarpy County Zoning Regulations.
  - The request includes an addition of a roof over the deck and the porch is at least one foot above the base flood elevation.
  - The request is in conformance with the Sarpy County Floodplain 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 to replace an existing deck and add a new roof on Lot 1 Kenney's Addition located in the SE ¼ of Section 36, T13N, R11E, in Sarpy County, NE also known as 18601 South 138<sup>th</sup> Street.

Respectfully submitted by:

  
Rebecca Horner, AICP  
Planning Director

200-334-53  
 BOOK 05-06  
 PAGE 8

FEDERAL EMERGENCY MANAGEMENT AGENCY  
 NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No. 3067-0077  
 Expires December 31, 2005

**ELEVATION CERTIFICATE**

Important: Read the instructions on pages 1 - 7.

<b>SECTION A - PROPERTY OWNER INFORMATION</b>			For Insurance Company Use:	
BUILDING OWNER'S NAME BOB MAUPIN			Policy Number	
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. 18601 SOUTH 138 <sup>TH</sup> STREET			Company/NAIC Number	
CITY SPRINGFIELD	STATE NE	ZIP CODE 68059		
PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 1, KENNEDY ADDITION, A SUBDIVISION IN SARPY COUNTY, NE				
BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use a Comments area, if necessary.) RESIDENTIAL				
LATITUDE/LONGITUDE (OPTIONAL) (##°-##'-###" or ###.####")		HORIZONTAL DATUM: <input type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983	SOURCE: <input type="checkbox"/> GPS (Type): <input type="checkbox"/> USGS Quad Map <input type="checkbox"/> Other: _____	

**SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION**

B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER SARPY COUNTY, NE UNINCORPORATED AREAS 310180		B2. COUNTY NAME SARPY		B3. STATE NE	
B4. MAP AND PANEL NUMBER 31153C0120	B5. SUFFIX F	B6. FIRM INDEX DATE 01-19-95	B7. FIRM PANEL EFFECTIVE/REVISED DATE 01-19-95	B8. FLOOD ZONE(S) AH	B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding) 1015.0

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9.  
 FIS Profile  FIRM  Community Determined  Other (Describe): \_\_\_\_\_

B11. Indicate the elevation datum used for the BFE in 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 \_\_\_\_\_

**SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)**

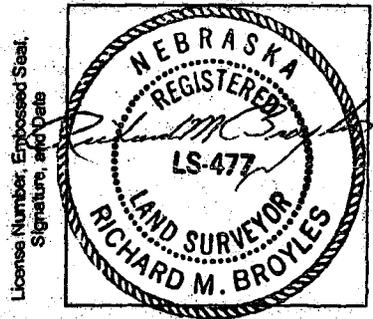
C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
 \*A new Elevation Certificate will be required when construction of the building is complete.

C2. Building Diagram Number 2 (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

C3. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, ARIA, ARIA/E, ARIA1-A30, ARIA/H, ARIA/O  
 Complete items C3.-a) below according to the building diagram specified in item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments area of Section D or Section G, as appropriate, to document the datum conversion.  
 Datum NGVD 1929 Conversion/Comments \_\_\_\_\_

Elevation reference mark used: 1018.12 Does the elevation reference mark used appear on the FIRM?  Yes  No

- a) Top of bottom floor (including basement or enclosure) 1008.8 ft.(m)
- b) Top of next higher floor 1016.8 ft.(m)
- c) Bottom of lowest horizontal structural member (V zones only) NA ft.(m)
- d) Attached garage (top of slab) NA ft.(m)
- e) Lowest elevation of machinery and/or equipment servicing the building (Describe in a Comments area) 1008.8 ft.(m)
- f) Lowest adjacent (finished) grade (LAG) 1014.6 ft.(m)
- g) Highest adjacent (finished) grade (HAG) 1015.0 ft.(m)
- h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade 0
- i) Total area of all permanent openings (flood vents) in C3.h 0 sq. in. (sq. cm)



**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 in Sections A, B, and C 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.  
 CERTIFIER'S NAME RICHARD M BROYLES LICENSE NUMBER NE R.L.S. 477

TITLE REGISTERED LAND SURVEYOR	COMPANY NAME THOMPSON, DREESSEN, & DORNER INC.		
ADDRESS 10836 OLD MILL ROAD	CITY OMAHA	STATE NE	ZIP CODE 68154
SIGNATURE <i>Richard M. Broyles</i>	DATE 03-14-05	TELEPHONE 402-330-8860	NOV 9 2010

<b>IMPORTANT:</b> 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. 18601 SOUTH 138TH STREET			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  
C3.e) FURNACE ON BASEMENT FLOOR ORIGINAL NATURAL GRADE IN THIS AREA IS APPROXIMATELY ELEVATION 1013.0

Check here if attachments

**SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zone AO and Zone A (without BFE), complete items E1 through E4. If the Elevation Certificate is intended for use as supporting information for a LOMA or LOMRF, Section C must be completed.

- E1. Building Diagram Number (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)
- E2. The top of the bottom floor (including basement or enclosure) of the building is \_\_\_ ft.(m) \_\_\_ in.(cm)  above or  below (check one) the highest adjacent grade. (Use natural grade, if available).
- E3. For Building Diagrams 6-8 with openings (see page 7), the next higher floor or elevated floor (elevation b) of the building is \_\_\_ ft.(m) \_\_\_ in.(cm) above the highest adjacent grade. Complete items C3.h and C3.i on front of form.
- E4. The top of the platform of machinery and/or equipment servicing the building is \_\_\_ ft.(m) \_\_\_ in.(cm)  above or  below (check one) the highest adjacent grade. (Use natural grade, if available).
- E5. For 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, C (Items C3.h and C3.i only), 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, C, 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.

- G1.  The information in Section C was taken from other documentation that has been signed and embossed by a licensed surveyor, engineer, or architect who is authorized by state or local 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 is: \_\_\_\_\_ ft.(m) Datum: \_\_\_\_\_
- G9. BFE or (in Zone AO) depth of flooding at the building site is: \_\_\_\_\_ ft.(m) Datum: \_\_\_\_\_

LOCAL OFFICIAL'S NAME _____	TITLE _____
COMMUNITY NAME _____	TELEPHONE _____
SIGNATURE _____	DATE _____
COMMENTS _____	

Check here if attachments

November 16, 2010

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



RE: Bob Maupin, 18601 South 138<sup>th</sup> Street - Application for Floodplain Development

Dear Ms. Horner:

The District received information regarding the proposed replacement of a deck on an existing residence located at 18601 South 138<sup>th</sup> Street 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 AH floodplain of Springfield Creek. The base flood elevation (BFE) at this location has been determined as 1015.0 feet (NAVD 1988).

The District has no objections to this project from a floodplain management standpoint. If you have any questions or concerns, please contact me at 444-6222 or at [llaster@papionrd.org](mailto:llaster@papionrd.org).

Sincerely,

Lori Ann Laster  
Stormwater Management Engineer

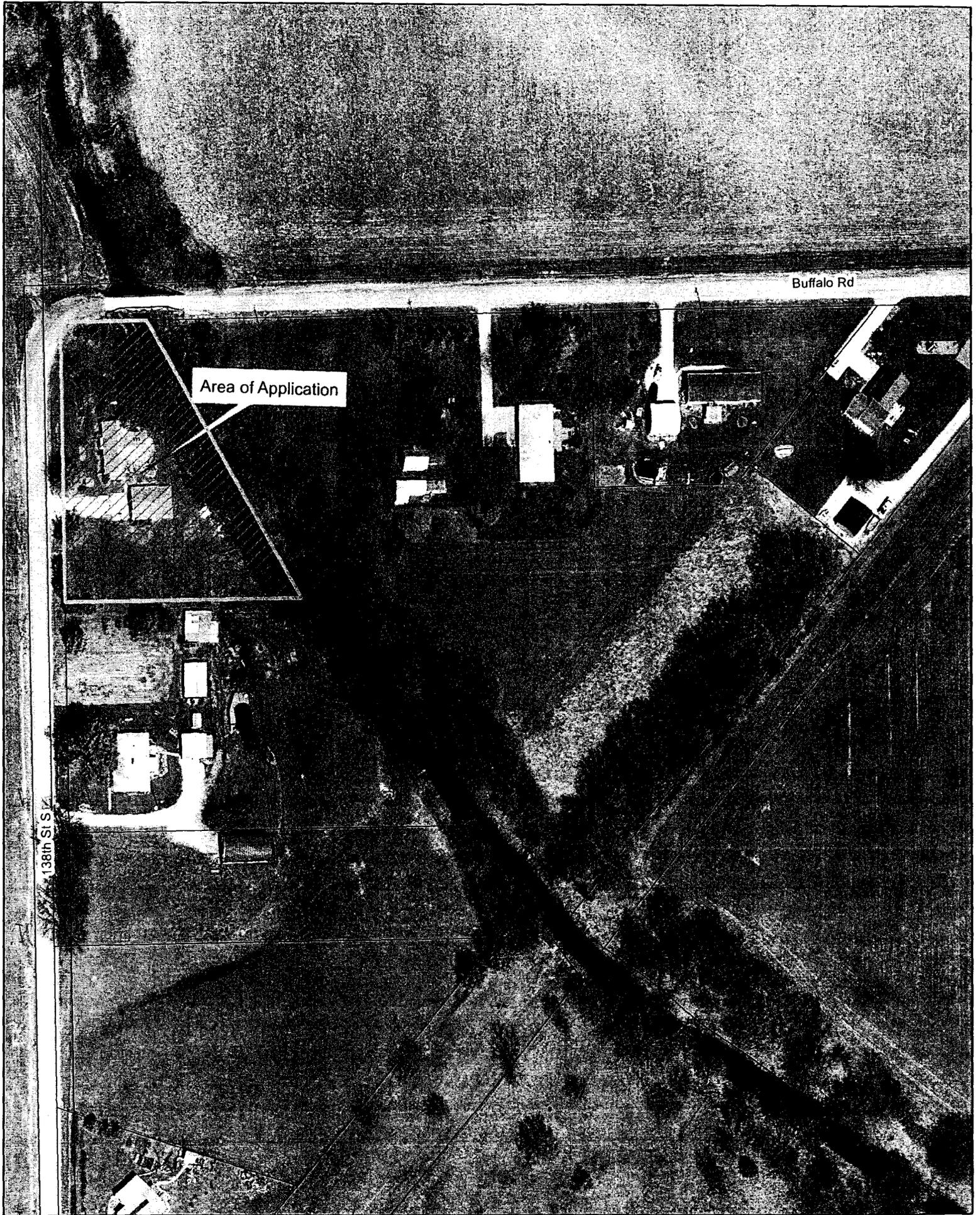
Cc: Marlin Petermann, Amanda Grint, P-MRNRD

\\USERS\Office Users\llaster\Documents\Floodplain Development Permits\Reach 10-1\14901 Cornish Rd.docx

Reach: 10-1

NOV 19 2010

SARPY COUNTY  
PLANNING DEPARTMENT



Bob Maupin  
18601 South 138th St

# **ADDITIONAL INFORMATION**

**SARPY COUNTY BOARD OF COMMISSIONERS**

**DECEMBER 7, 2010**

**FLOOD PLAIN DEVELOPMENT PERMIT**

**BOB MAUPIN**

**18601 South 138<sup>th</sup> Street**

**Covered deck**



# SARPY COUNTY PLANNING

• 1210 GOLDEN GATE DRIVE PAPILLION, NE 68046  
• PHONE: 402-593-1555 • FAX: 402-593-1558 • E-MAIL: [PLANNING@SARPY.COM](mailto: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.: FPD 10 - 0027  
 DATE RECEIVED: 11-9-10  
 CP DESIGNATION: \_\_\_\_\_  
 ZONING DESIGNATION: \_\_\_\_\_  
 FEE: \$100.00 RECEIPT NO. 10318  
 RECEIVED BY: Cindy G.  
 NOTES: \_\_\_\_\_

NOV 9 2010

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

Please check box if attaching separate sheet with owner information.

NAME: BOB MAUPIN

E-MAIL: RDM1AMM@HOTMAIL.COM

ADDRESS: 18601 S. 138th

CITY/STATE/ZIP: SPRINGFIELD, NE 68059

MAILING (IF DIFFERENT)  
ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

PHONE: 402-206-3996

FAX: \_\_\_\_\_

### ENGINEER INFORMATION:

NAME: TD<sup>2</sup>

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: BECK CONSTRUCTION

E-MAIL: \_\_\_\_\_

ADDRESS: 34508 CHURCH RD.

CITY/STATE/ZIP: LOUISVILLE, NE

PHONE: 402-867-4001

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. REBUILD PORCH ON SOUTH END OF HOUSE. ~~ADD~~ GABLE ROOF TO MATCH PRESENT ROOF LINE. NEW STEPS & LANDING ADDED TO THE ENTRY WAY.

**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:** 18601 S. 138th - SPRINGFIELD, NE 68059

**ASSESSORS PARCEL NUMBER(S)** \_\_\_\_\_

**SUB DIVISION:** A SUBDIVISION IN SARPY CO.

**LOT:** 1 - KENNY'S ADDITION

**NAME OF WATERWAY:** PLATTE RIVER

**PROPERTY LIES WITHIN:** FLOODWAY: \_\_\_\_\_

**FLOOD FRINGE:** PLATTE RIVER

**LOWEST FLOOR ELEVATION IS TO BE** \_\_\_\_\_ **FEET ABOVE MEAN SEA LEVEL.** (Including Basement)

**LEGAL DESCRIPTION:** (Describe property to wit:)

LOT 1, KENNY'S ADDITION, A SUBDIVISION IN SARPY CO, NE

**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.

JUST REPLACING OLD, DECAYED PORCH & SHED ROOF

**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.

[Signature]  
Owner Signature (or authorized agent)

11/9/10  
Date

\_\_\_\_\_  
Owner Signature (or authorized agent)

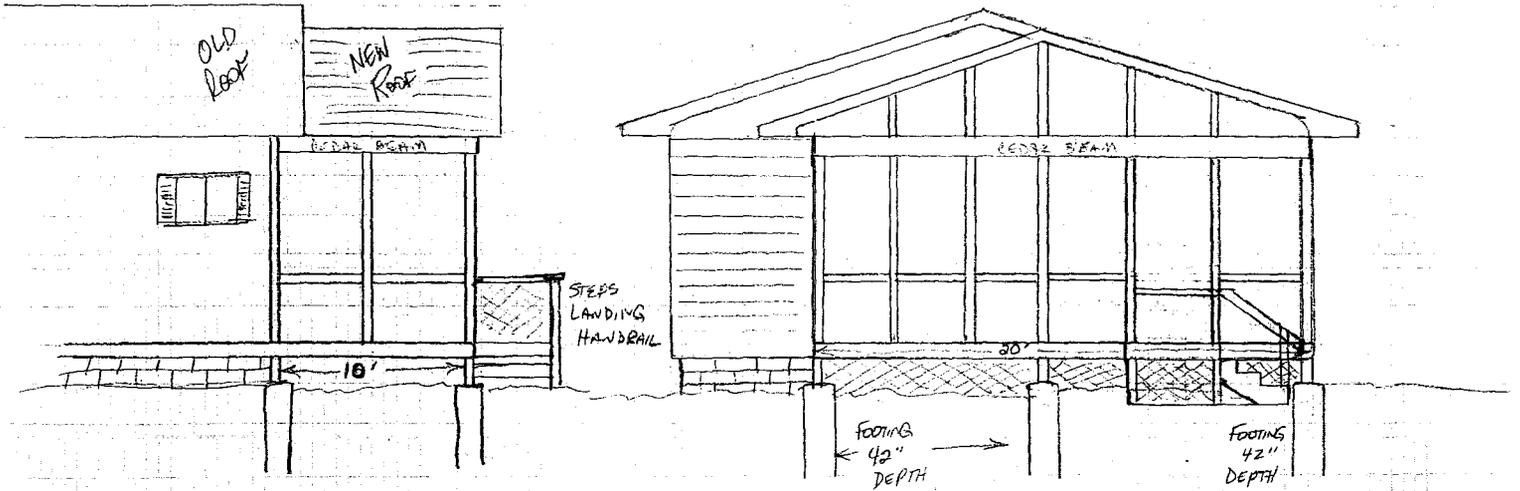
\_\_\_\_\_  
Date

NOV 9 2010  
SARPY COUNTY  
PLANNING DEPARTMENT

BOB MAUPIN  
18601 S. 138th  
SPRINGFIELD, NE.

68059

DECK FLOOR - 2X10" TREATED - 16" O.C.  
RAFFERS - 2X6 - 16" O.C.  
4X4 CEDAR POSTS  
4X12 CEDAR BEAMS



NOV 9 2010

SARPY COUNTY  
PLANNING DEPARTMENT