

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

**RESOLUTION FLOOD PLAIN DEVELOPMENT**  
**Alan Langpaul 2011 Annabelle Drive Bellevue, 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 Alan Langpaul'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 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 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 1<sup>st</sup> day of March, 2011.

Moved by Rusty Hike seconded by Jim Warren, that the above Resolution be adopted. Carried.

YEAS:

NAYS:

ABSENT:

Rusty Hike

none

none

Jim Warren

Jim Thompson

John Hildebrand

Tom Kichub

ABSTAIN:

none



Debra Houghtaling  
County Clerk

Approved as to form:

\_\_\_\_\_  
County Attorney

# EXHIBIT A

Sarpy County Board of Commissioners Report  
Staff Report Prepared: February 16, 2011  
County Board Meeting Date: March 1, 2011

Subject	Type	By
Floodplain Development Permit to reconstruct a garage on Lot 159, Hanson's Lake located in the SW ¼ of Section 27, T13N, R13E, in Sarpy County, NE.	Resolution	Rebecca Horner, AICP Planning Director

- Request
  - The applicant also requests to reconstruct a garage destroyed by fire.
- Comprehensive Development Plan
  - The Sarpy County Development Structure Plan indicates this area as Urban Residential.
- Zoning
  - The zoning district is RD-50, Two Family Residential.
  - The property is located in an AE zone which is the special flood hazard area and a regulated floodplain zone.
  - The existing structure was non-conforming because the lowest floor was not one foot above the base flood elevation.
  - The structure was also non-conforming to the front yard setback because the structure was 19' setback from the front property line and the minimum front yard setback for accessory structures in the RD-50 district is 50'.
  - The structure lost its non-conforming status when more than 50% of the structure was destroyed.
  - The applicant requests to rebuild the garage at least one foot above the BFE, which is in conformance with the floodplain regulations.
  - The Sarpy County Board of Adjustment approved a variance request on February 14, 2011 to reduce the front yard setback for accessory structures from 50' to 19'. Therefore, the request to rebuild the garage at the existing front yard setback of 19' is in conformance with the zoning regulations for this lot.
- Natural Resources District
  - The Papio Missouri River Natural Resources District is not opposed to the request. The NRD provided comments which are attached.
- Board of Adjustment
  - On February 14, 2011 the BOA recommended unanimous approval (4-0)
- Recommendation
  - For the reasons stated above I recommend approval to the request to reconstruct a garage on Lot 159, Hanson's Lake located in the SW ¼ of Section 27, T13N, R13E, in Sarpy County, NE.

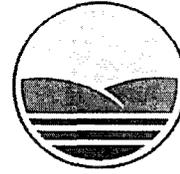
Respectfully submitted by:

  
Rebecca Horner, AICP  
Planning Director

January 10, 2011

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

**PAPPIO-MISSOURI RIVER  
NATURAL  
RESOURCES  
DISTRICT**



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

RE: Alan Langpaul – 2011 Annabelle Drive Application for Flood Plain Development Permit

Dear Ms. Horner:

The District received information concerning the proposed improvements on Lot 159 in Hanson's Lake located at 2011 Annabelle Drive 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 976.0 feet (NAVD 1988).

Based on review of an elevation certificate prepared by Richard M. Broyles, RLS, dated December 1, 2010 the District offers the following comments:

- According to the elevation certificate provided, the lowest floor elevation of the existing residence is 970.4 feet, which is below the BFE.
- Part of this project consists of improvements to an existing residence. If the improvements qualify as a substantial improvement (cost of improvements in excess of 50 percent of the market value of the structure, the entire structure must comply with all current Sarpy County Floodplain Regulations. A record of all improvements should be kept as the substantial improvement calculation is a cumulative value that takes into account all improvements made to the structure.
- Part of this project consists of reconstructing a garage that was destroyed by fire. The new garage must have its lowest floor elevation at least one foot above the BFE. According to the elevation certificate provided, the lowest floor elevation of the garage will be 977.0 feet (NAVD 1988) which is at least one foot above the BFE.

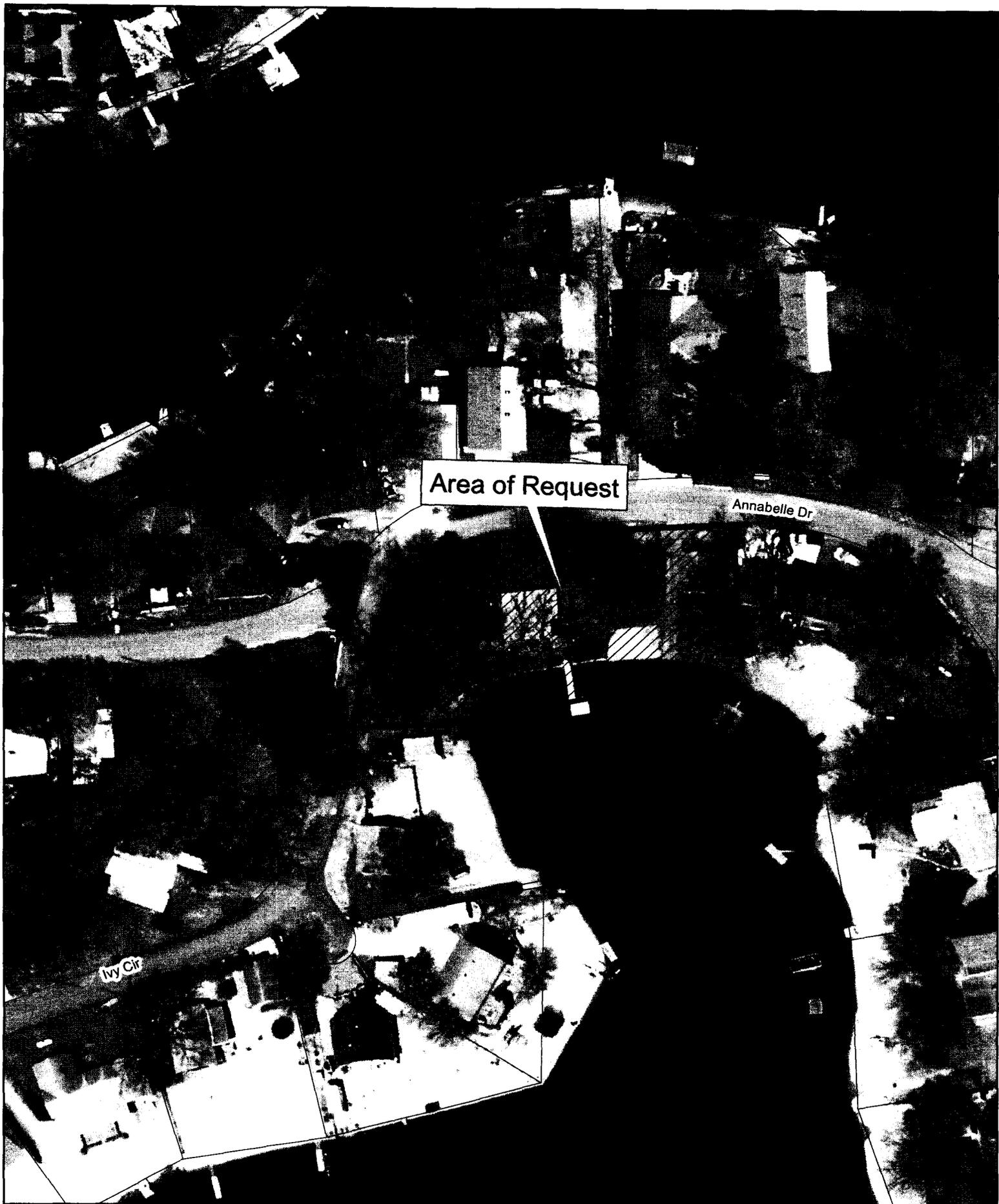
If you have any questions or concerns, please contact me at 444-6222 or at [llaster@papionrd.org](mailto:llaster@papionrd.org).

Sincerely,

Lori Ann Laster, CFM  
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD

\\laster\Documents\Floodplain Development Permits\Plat 865\110104-2011 Annabelle Drive.docx  
Project: 534 Plat: 865



Alan Langpaul  
2011 Annabelle Drive

# **ADDITIONAL INFORMATION**

**SARPY COUNTY BOARD OF COMMISSIONERS**

**March 1, 2011**

**FLOOD PLAIN DEVELOPMENT PERMIT**

**Alan Langpaul**

**2011 Annabelle Drive**

**Lot 159, Hanson's Lake**

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expires March 31, 2012

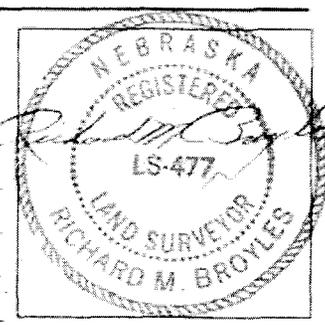
Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION		For Insurance Company Use:
A1 Building Owner's Name <b>ELITE BUILDERS</b>	Policy Number	
A2 Building Street Address (including Apt , Unit, Suite, and/or Bldg. No.) or P O Route and Box No. <b>2011 ANNABELLE DRIVE</b>	Company NAIC Number	
City <b>BELLEVUE</b> State <b>NE</b> ZIP Code <b>68005</b>		
A3 Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <b>LOT 159, HANSON'S LAKES, A SUBDIVISION IN SARPY COUNTY, NE</b>		
A4 Building Use (e g , Residential, Non-Residential, Addition, Accessory, etc ) <b>UNATTACHED GARAGE</b>		
A5 Latitude/Longitude: Lat. <b>41.0639 N</b> Long <b>-95.9417 W</b> 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 <b>1A</b>		
A8 For a building with a crawspace or enclosure(s):		A9 For a building with an attached garage:
a) Square footage of crawspace or enclosure(s) <b>NA</b> sq ft	a) Square footage of attached garage <b>NA</b> sq ft	
b) No of permanent flood openings in the crawspace or enclosure(s) within 1 0 foot above adjacent grade <b>0</b>	b) No of permanent flood openings in the attached garage within 1 0 foot above adjacent grade <b>0</b>	
c) Total net area of flood openings in A8 b <b>0</b> sq in	c) Total net area of flood openings in A9 b <b>0</b> sq in	
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No	d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1 NFIP Community Name & Community Number <b>SARPY COUNTY 310190</b>		B2 County Name <b>SARPY</b>		B3 State <b>NE</b>	
B4 Map/Panel Number <b>31153C0205</b>	B5 Suffix <b>G</b>	B6 FIRM Index Date <b>01-16-1981</b>	B7 FIRM Panel Effective/Revised Date <b>12-02-2005</b>	B8 Flood Zone(s) <b>AE</b>	B9 Base Flood Elevation(s) (Zone AO, use base flood depth) <b>976 0</b>
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 <small>*A new Elevation Certificate will be required when construction of the building is complete</small>	
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 _____ Vertical Datum <b>NAVD 1988</b> Conversion/Comments _____	
Check the measurement used.	
a) Top of bottom floor (including basement, crawspace, or enclosure floor) <b>977.0</b>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor <b>NA NA</b>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) <b>NA NA</b>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab) <b>NA NA</b>	<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) <b>NA NA</b>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) <b>976.7</b>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) <b>977.0</b>	<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 <b>NA NA</b>	<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 <input type="checkbox"/> 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 <b>Richard M Broyles</b>	License Number <b>NE RLS # 477</b>
Title <b>Registered Land Surveyor</b>	Company Name <b>Thompson, Dreesen &amp; Dorner, Inc</b>
Address <b>10836 Old Mill Road</b>	City <b>Omaha</b> State <b>NE</b> ZIP Code <b>68154</b>
Signature 	Date <b>01-06-2011</b> Telephone <b>402-330-8860</b>



<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 2011 ANNABELLE DRIVE	Policy Number
City BELLEVUE State NE ZIP Code 68005	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 THIS ELEVATION CERTIFICATE IS FOR A PROPOSED UNATTACHED GARAGE

Signature  Date 01-06-2011  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
------------------	-----------------------	--

- 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 \_\_\_\_\_

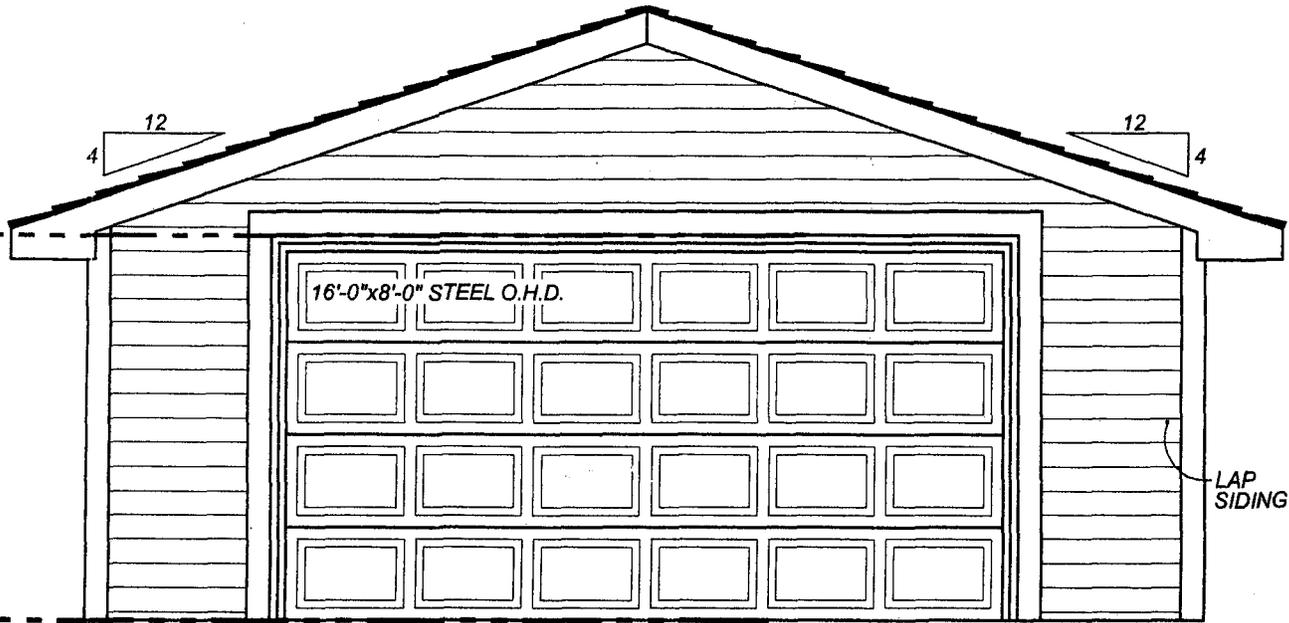
Community Name \_\_\_\_\_ Telephone \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_

Check here if attachments

subject to legal procedures  
and penalties.



# FRONT ELEVATION

SCALE: 1/4" = 1'-0"

## Garage Elevations & Floor Plan

Drawn By: Tim N.

Date: 12/06/2010

Project Code:

### Plans Approved:

Date:

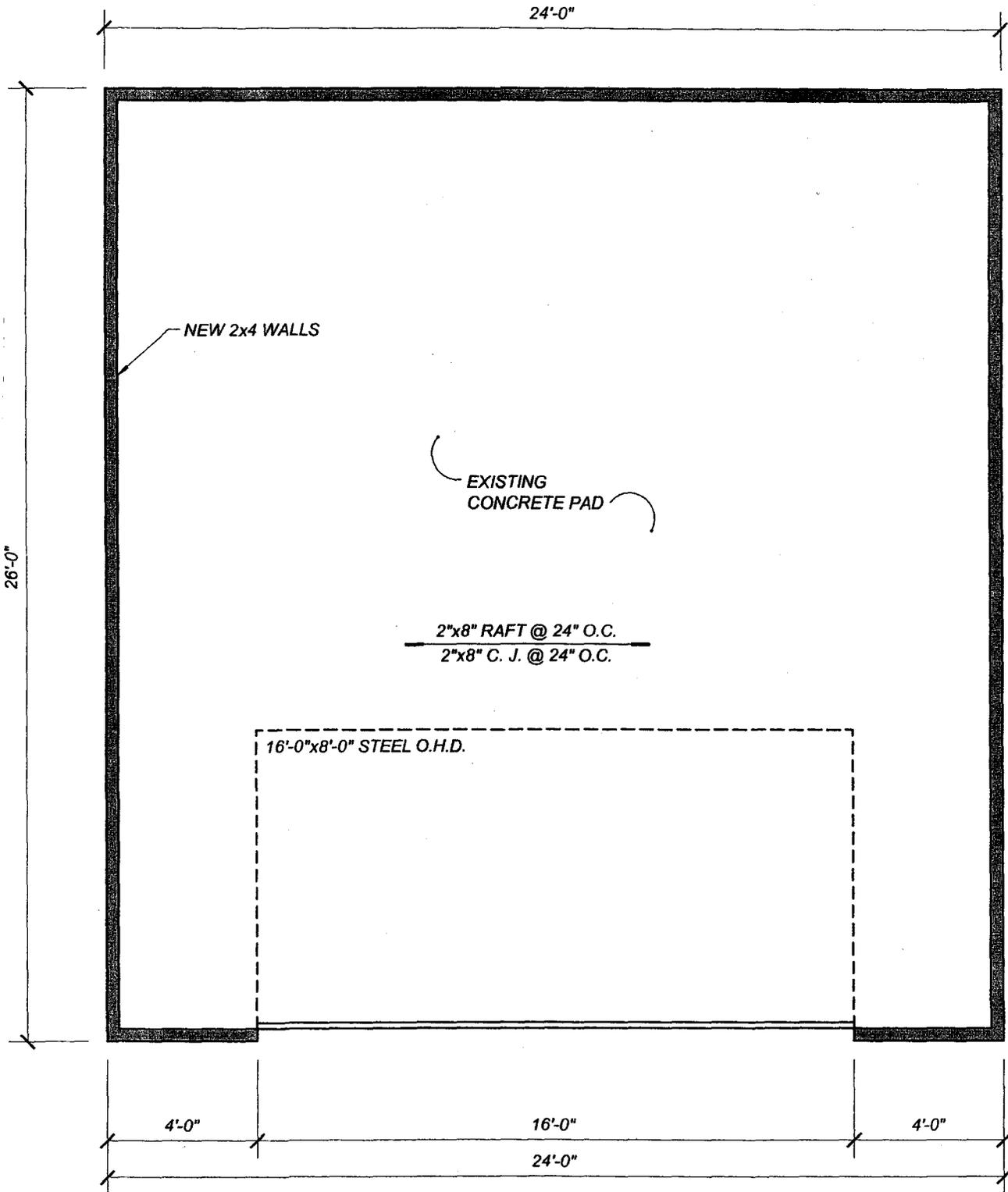
Any changes made after this date  
must be in writing, paid for, and will  
incur a processing fee.  
CopyRight 2009 - Elite Builders

SHEET NO.

3

OF

4



# MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

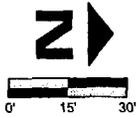
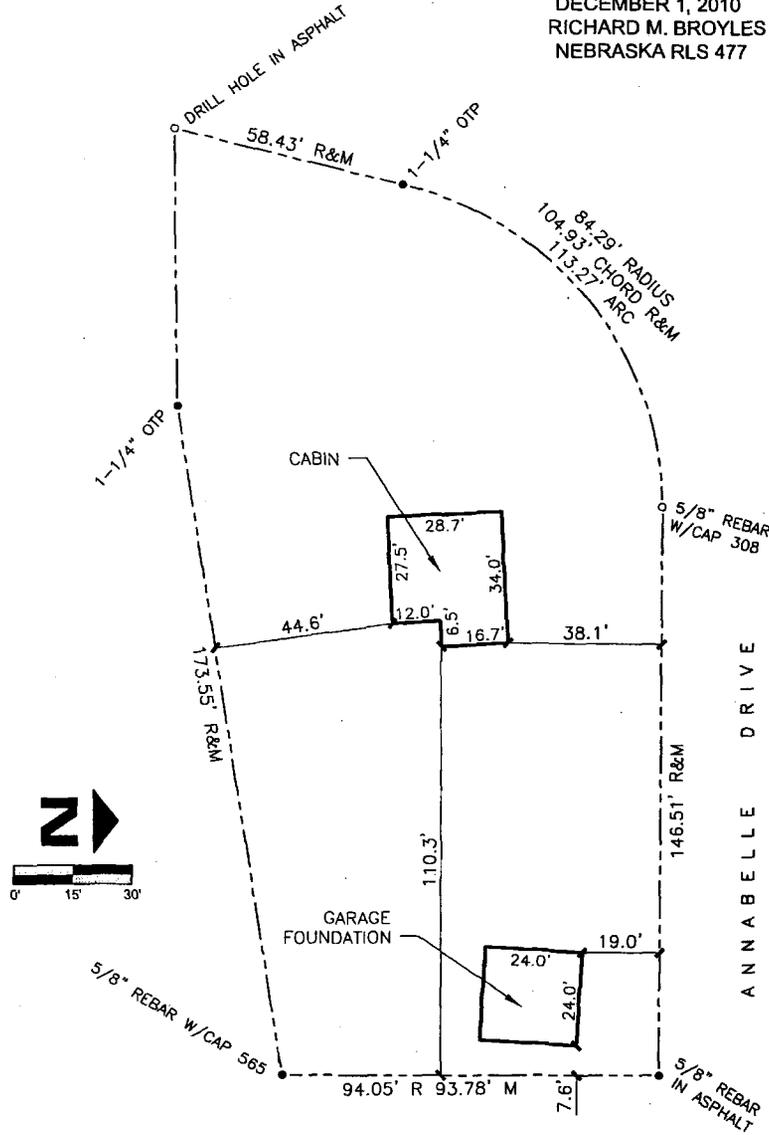
THIS DRAWING SHOWS THE LOCATION AND DIMENSIONS OF THE CABIN AND GARAGE FOUNDATION ON LOT 159, HANSON'S LAKES, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.



DECEMBER 1, 2010  
 RICHARD M. BROYLES  
 NEBRASKA RLS 477

**LEGEND**

- CORNERS FOUND
- CORNER SET
- R RECORDED DISTANCE
- M MEASURED DISTANCE
- OTP OPEN TOP PIPE



	Job Number: 1648-101-1 thompson, dreesen & dornier, inc. 10836 Old Mill Rd Omaha, NE 68154 p.402.330.8860 f.402.330.5866 td2co.com	Date: DECEMBER 1, 2010 Drawn By: RJR Reviewed By: RMB Revision Date:	<h2>SITE PLAN</h2>	Book 10-09 Pages 41&42
	<b>ELITE BUILDERS</b>			

ELITE BUILDERS

8007 S. 103RD ST.  
LAVISTA, NE 68128  
(402) 306-0834

# Estimate

DATE	ESTIMATE #
9/21/2010	35

NAME / ADDRESS
ALAN LANGPAUL

PROJECT

DESCRIPTION	QTY	COST	TOTAL
TEAR OFF FLAT ROOF AND REPLACE WITH A 7/12 PITCH ROOF -RE SIDE EXISTING STRUCTURE -INSTALL STONE ON FRONT SIDE OF CABIN 4FT. UP -INSTALL REPLACEMENT WINDOWS -SHEET ROCK CEILING WHERE IT IS EXPOSED FROM TRUSSES	1	22,500.00	22,500.00
CONSTRUCT 24x26 GARAGE WITH FOUNDATION/ELECTRICAL/DOORS AND WINDOWS	1	17,600.00	17,600.00
		<b>TOTAL</b>	<b>\$40,100.00</b>