

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

RESOLUTION FLOOD PLAIN DEVELOPMENT
David Beaman 18005 Cotton wood Lane 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 David Beaman'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 10th day of May, 2011.

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

YEAS:

Rusty Hiko
Jim Warren
Tom Kiefer
Joe Hilde
Jim Miller

NAYS:

none

ABSENT:

none

ABSTAIN:

none



Debra Houghtaling
County Clerk

Sarpy County Board of Commissioners Report
Staff Report Prepared May 2, 2011
County Board Meeting Date: May 10, 2011

Subject	Type	By
Floodplain Development Permit to construct a garage on Lot 3, Villa Springs located in the NE ¼ of Section 31, T13N, R12E, in Sarpy County, NE	Resolution	Rebecca Horner, AICP Planning Director

- Request
 - The applicant also requests to construct a garage
- Comprehensive Development Plan
 - The Sarpy County Development Structure Plan indicates this area as Greenway
- Zoning
 - The zoning district is RS-100, Single Family Residential
 - The property is located in an AE zone which is the special flood hazard area and a regulated floodplain zone
 - The lot received a Letter of Map Revision to raise a portion of the lot out of the floodplain, therefore the residential structure did not require a floodplain development permit. The proposed garage is located within the floodplain and requires a floodplain development certificate
 - The proposed garage is to be located at least one foot above the base flood elevation, in conformance with the Sarpy County Floodplain Regulations
 - The proposed garage is set back from the property lines in conformance with the setback regulations for the RS-100 zoning district.
 - The request is in conformance with the Floodplain Regulations and the Zoning Regulations
- Natural Resources District
 - The Pappo 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 construct a garage on Lot 3, Villa Springs located in the NE ¼ of Section 31, T13N, R12E, in Sarpy County, NE.

Respectfully submitted by:



Rebecca Horner, AICP
Planning Director

April 21, 2011

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



RE: David Beaman-18005 Cottonwood Lane Application for Flood Plain Development Permit

Dear Ms. Horner:

The District received information concerning the construction of a detached garage on Lot 1 in Villa Springs Replat 1 located at 18005 Cottonwood Lane in Springfield, Nebraska. According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 00190 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 1,007.9 feet (NAVD 1988).

The District has the following comments based on a review of an elevation certificate prepared by Richard M. Broyles, R.L.S. on May 10, 2010, a site plan, and architectural plans of the proposed garage:

- The elevation certificate for the garage based on the construction drawings state the lowest floor of the garage will be 1,008.9 feet (NAVD 1988) which is at least one foot above the base BFE.

If you have any questions or concerns, please contact me at 444-6222 or at llaster@papionrd.org.

Sincerely,

Lori Ann Laster
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD

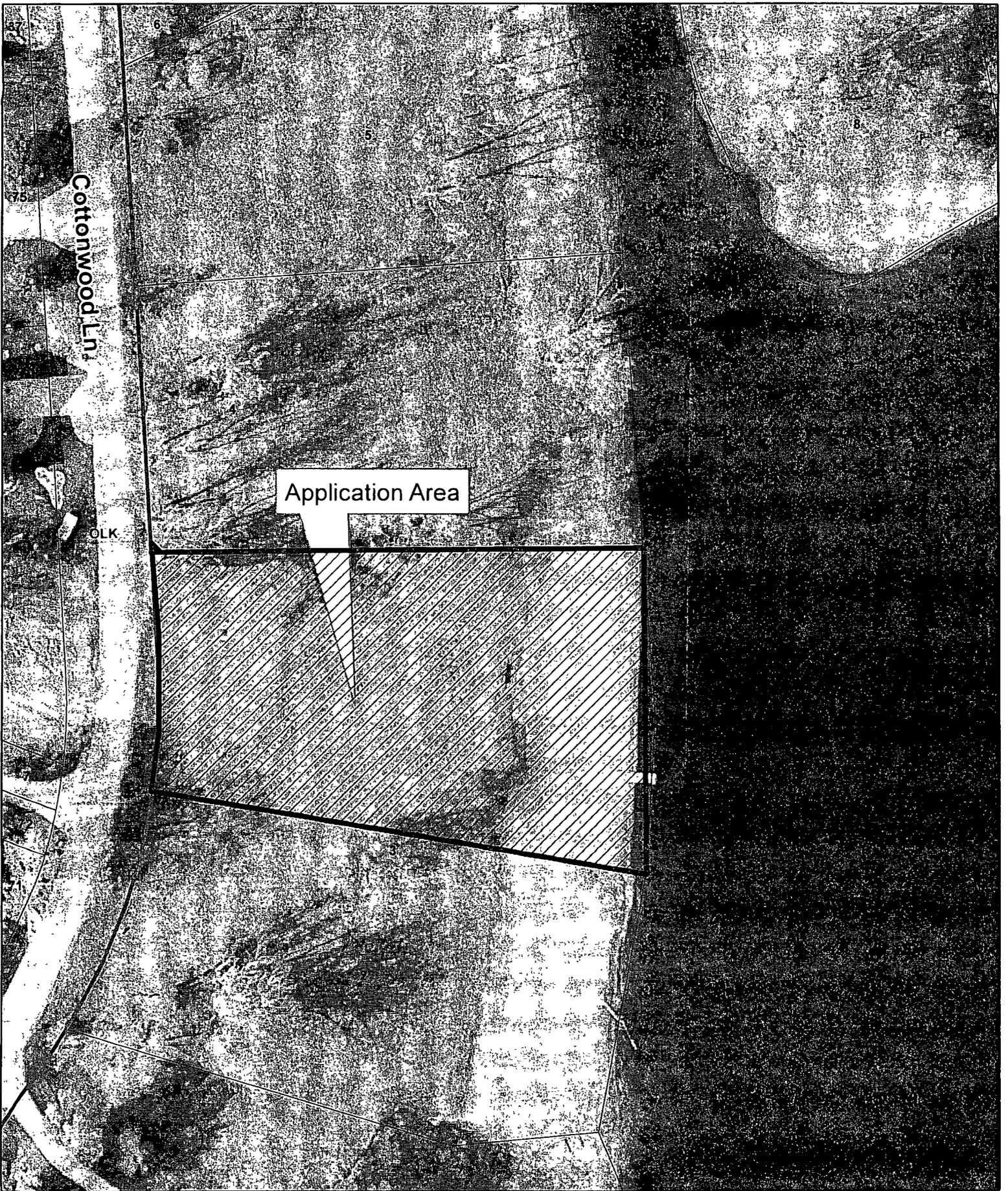
\\laster\Documents\Floodplain Development Permits\Plat 884\110421-18005 Cottonwood Lane.docx
Plat. 884

APR 22 2011

SARPY COUNTY
PLANNING DEPARTMENT

APR 22 2011

PLANNING DEPARTMENT



David Beaman
18005 Cottonwood Lane

ADDITIONAL INFORMATION

SARPY COUNTY BOARD OF COMMISSIONERS

May 10, 2011

FLOOD PLAIN DEVELOPMENT PERMIT

David Beaman

18005 Cottonwood Ln

Construct Detached Garage

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
Expires March 31, 2012

SECTION A - PROPERTY INFORMATION

A1 Building Owner's Name David H Beaman		For Insurance Company Use
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No) or P O Route and Box No. 18005 Cottonwood Lane		Policy Number
City Springfield State NE ZIP Code 68059		Company NAIC Number
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 3, Villa Springs Replat 1, a subdivision in Sarpy County, NE		
A4 Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Non-Residential (GARAGE)</u>		
A5. Latitude/Longitude. Lat. <u>41.054 N</u> Long. <u>-96.105 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>1</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>NA</u> sq ft	a) Square footage of attached garage <u>NA</u> sq ft	
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>	b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>	
c) Total net area of flood openings in A8.b <u>0</u> sq in	c) Total net area of flood openings in A9.b <u>0</u> 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 Sarpy County, NE 310190		B2 County Name Sarpy		B3. State NE	
B4 Map/Panel Number 31153C0190	B5. Suffix G	B6. FIRM Index Date 01-16-81	B7 FIRM Panel Effective/Revised Date 12-02-05	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 1007.9
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 type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input checked="" type="checkbox"/> Other (Describe) <u>FEMA Case No. 02-07-1131A</u>					
B11 Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input 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 _____ Vertical Datum _____
Conversion/Comments _____

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>1008.9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor <u>NA.NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) <u>NA.NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab) <u>NA.NA</u>	<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) <u>NA.NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) <u>1008.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) <u>1008.8</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 <u>NA.NA</u>	<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 Richard M Broyles	License Number NE RLS # 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 05-21-10 Telephone 402-330-8860



APR 7 2011

SARPY COUNTY PLANNING DEPARTMENT

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P O Route and Box No.

18005 Cottonwood Lane

City Springfield State NE ZIP Code 68059

Insurance Company/Usb
Policy Number
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 The base flood elevation for Lot 3 was determined by Letter of Map Revision Based on Fill and Letter of Revalidation, dated 12-03-05. The proposed residential structure will be built on the portion of Lot 3 released from the Special Flood Hazard Area, (Zone X-Shaded) The floor of the proposed garage is to be built 1 foot above the base flood elevation.

Signature *Richard M. Buehler*

Date 05-21-10

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 APR 7 2011
- G10 Community's design flood elevation _____ feet meters (PR) Datum _____

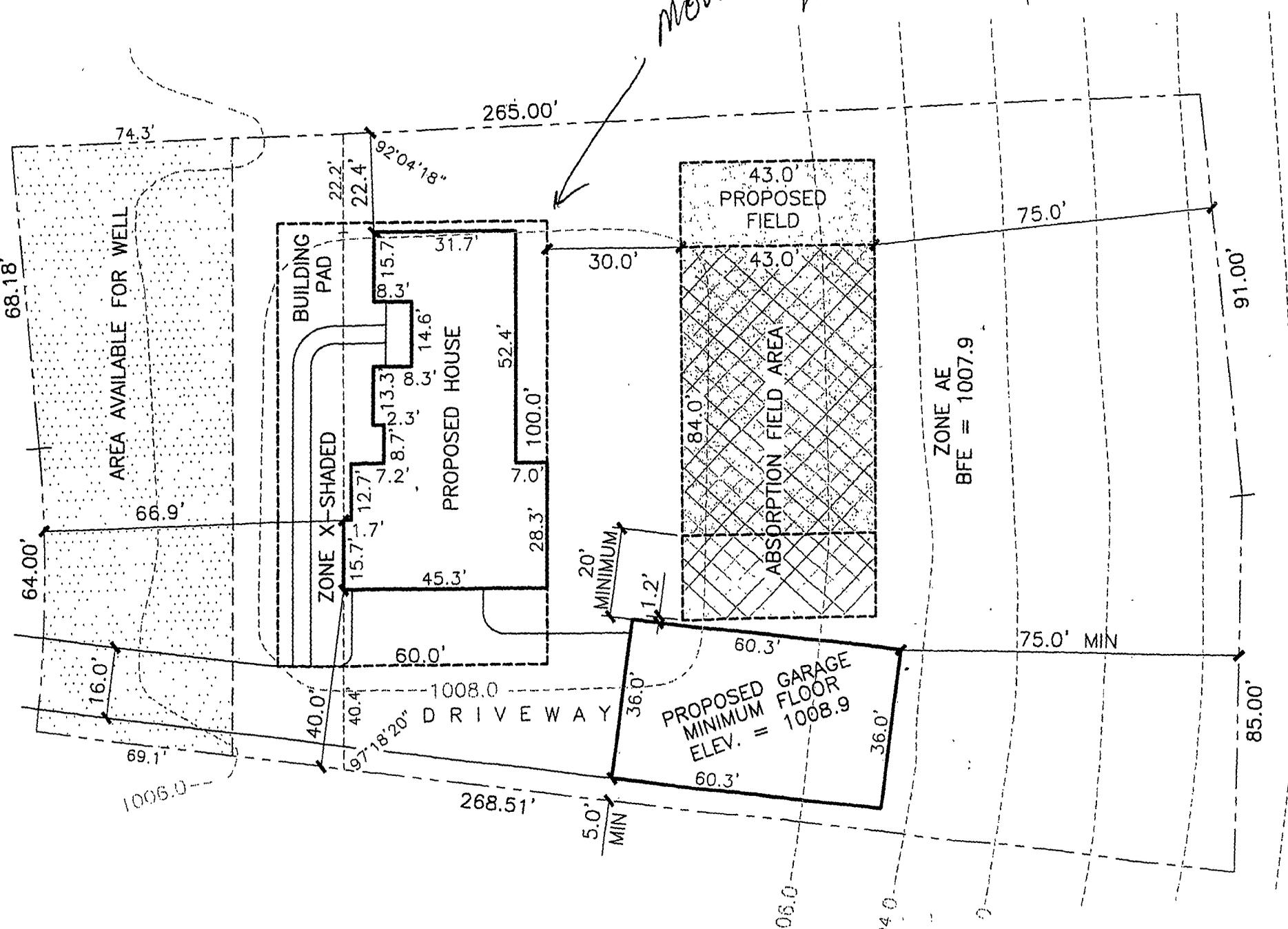
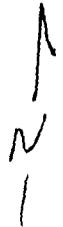
Local Official's Name	Title
Community Name	Telephone
Signature	Date
Comments	

Check here if attachments

REVISION
 02-07-1131A. THE REMAINDER OF LOT 3 REMAINS
 ZONE AE WITH A BASE FLOOD ELEVATION OF 1007.9, NAVD 1929.

FIELD
 TOP FOUNDATION:
 FOUNDATION HEIGHT:
 SG. BASEMENT:
 SG. BACK GARAGE:
 SG. FRONT GARAGE:
 DATE:
 BOOK: _____ PA

MOVE EAST 10'



APR 7 2011

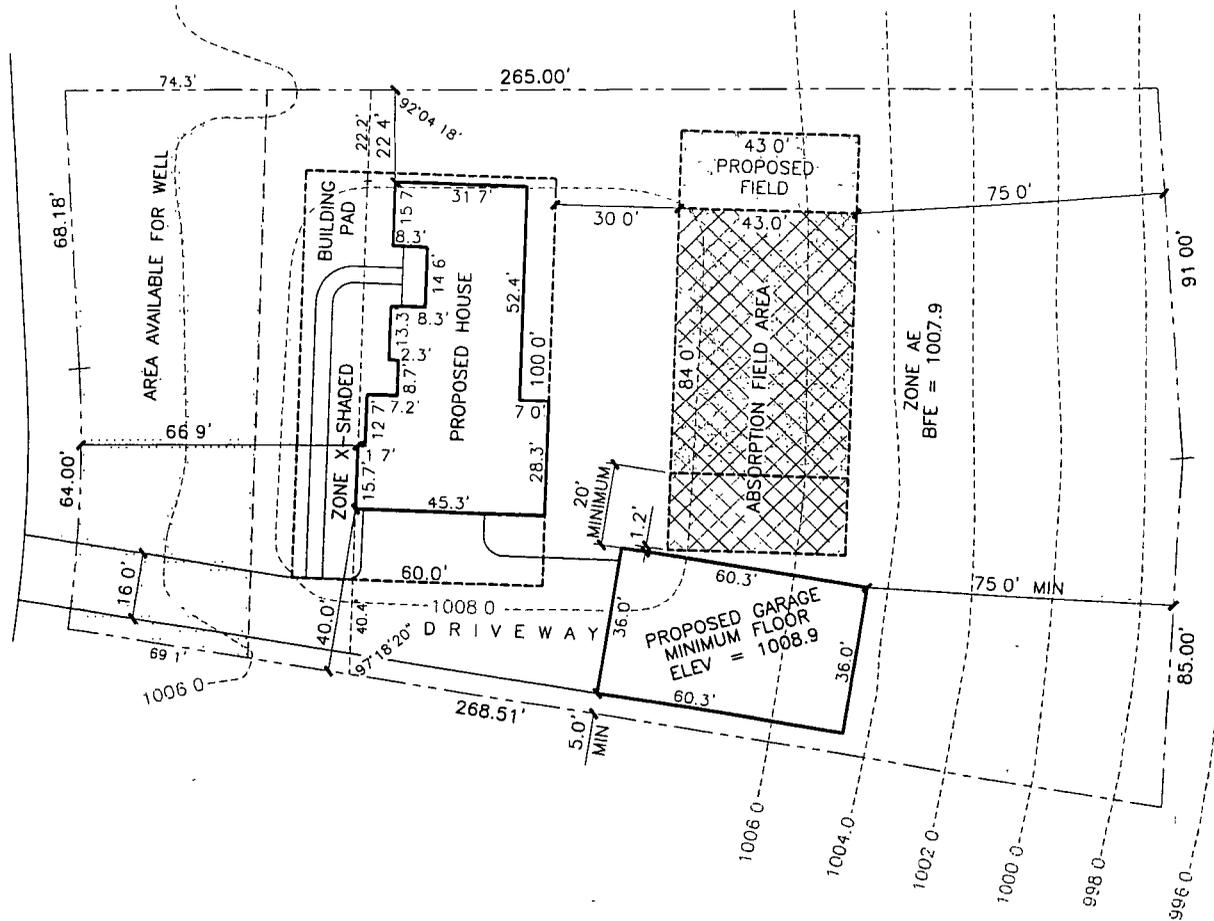
PROPOSED CONSTRUCTION ON:
 LOT 3, VILLA SPRINGS REPLAT 1, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

NOTE

THE BUILDING PAD IS FLOOD ZONE X-SHADED AS PER LETTER OF MAP REVISION BASED ON FILL. FEMA CASE NO. 02-07-1131A. THE REMAINDER OF LOT 3 REMAINS IN FLOOD ZONE AE WITH A BASE FLOOD ELEVATION OF 1007.9, NAVD 1929

FIELD DATA	
TOP FOUNDATION:	_____
FOUNDATION HEIGHT	_____
SG BASEMENT	_____
SG BACK GARAGE	_____
SG FRONT GARAGE	_____
DATE:	_____
BOOK: _____	PAGE: _____

COTTONWOOD LANE



CONTOURS AS SHOWN ON GRADING PLAN DATED 07/24/2001 REVISED 11/21/2001 NOT FIELD VERIFIED

ABSORPTION FIELD AREA AS SHOWN ON THE PRELIMINARY PLAT OF VILLA SPRINGS REPLAT 1

PROPOSED ABSORPTION FIELD AREA



SCALE 1" = 30'

APR 7 2011

SARPY COUNTY
 PLANNING DEPARTMENT

DATE	04/22/2010
DRAWN BY	RJR
CHECKED BY	RMB
REVISION	

SITE PLAN	TD2 NO. 200-338-68
	DAVE BEAMAN

2 THOMPSON, DREESEN & DORNER, INC.
 Consulting Engineers & Land Surveyors
 10835 OLD MILL ROAD OMAHA, NEBRASKA 68154
 P: 402.330.8860 F: 402.330.5866 WWW.TD2CO.COM





SARPY COUNTY PLANNING

1210 GOLDEN GATE DRIVE PAVILLION, 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.: FPD 11-0003
 DATE RECEIVED: 4-7-11
 CP DESIGNATION: _____
 ZONING DESIGNATION: RE
 FEE: \$100.00 RECEIPT NO. 734152
 RECEIVED BY: [Signature]
 NOTES: _____

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

Please check box if attaching separate sheet with owner information.

NAME: DAVID H BEAMAN

E-MAIL: dbeaman@nordson.com

ADDRESS: 18005 Cottonwood Lane

CITY/STATE/ZIP: Springfield NE 68059

MAILING (IF DIFFERENT)

ADDRESS: 6330 PINK RIDGE ROAD

CITY/STATE/ZIP: ELKHORN, NE 68022

PHONE: 402 332 5874

FAX: _____

402 680 5552 CELL

ENGINEER INFORMATION:

NAME: THOMPSON, DREESSEN + DORNER

E-MAIL: _____

ADDRESS: LICH BROOKS

CITY/STATE/ZIP: _____

MAILING (IF DIFFERENT)

ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE: 330-8860

FAX: _____

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

NAME: SAME AS OWNER

E-MAIL: _____

ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE: _____

FAX: _____

APR 7 2011

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.
DETACHED GARAGE (RESIDENTIAL)

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: 18005 COTTONWOOD LN
ASSESSORS PARCEL NUMBER(S) _____
SUB DIVISION: VILLA SPRINGS REPLAT 1 LOT: 3
NAME OF WATERWAY: PLATE RIVER
PROPERTY LIES WITHIN: FLOODWAY: _____ FLOOD FRINGE:
LOWEST FLOOR ELEVATION IS TO BE 1008.9 FEET ABOVE MEAN SEA LEVEL. (Including Basement)

LEGAL DESCRIPTION: (Describe property to wit.)

Lot 3, Villa Springs Replat 1

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.

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)

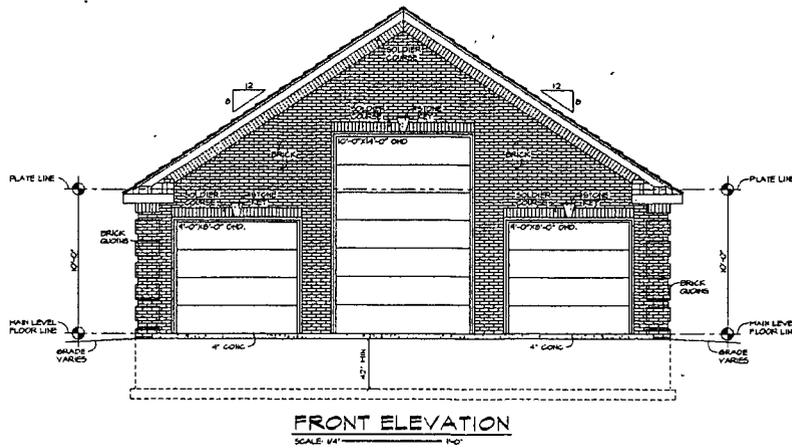
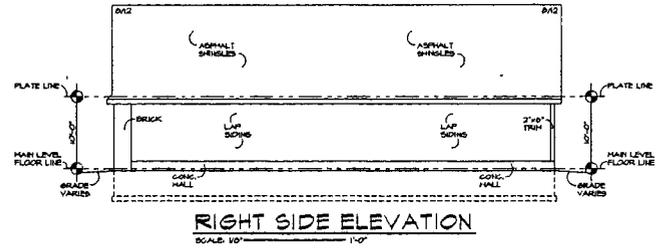
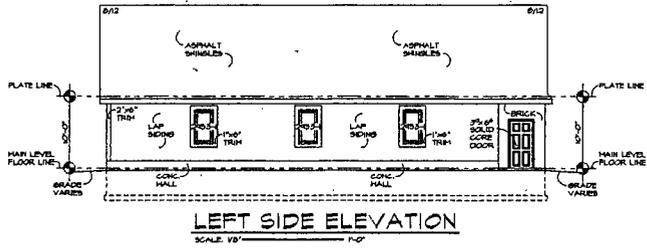
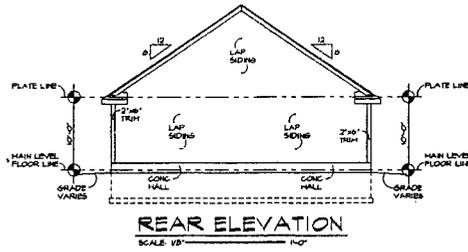
4-6-2011
Date

Owner Signature (or authorized agent)

Date

APR 7 2011

CLATSOP COUNTY
PLANNING DEPARTMENT



APR 7 2011

BEAMAN RESIDENCE



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL) ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 2 Properties.)

This Determination Document has removed the subject of the determination from the Special Flood Hazard Area (SFHA). However, portions of the property may remain in the SFHA. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
2	—	Villa Springs Replat 1	—	Portion of Property	X (shaded)	1007.9 feet	—	1008.0 feet
3	—	Villa Springs Replat 1	—	Portion of Property	X (shaded)	1007.9 feet	—	1008.0 feet
4	—	Villa Springs Replat 1	—	Portion of Property	X (shaded)	1007.9 feet	—	1008.0 feet
5	—	Villa Springs Replat 1	—	Portion of Property	X (shaded)	1007.9 feet	—	1008.0 feet
6	—	Villa Springs Replat 1	—	Portion of Property	X (shaded)	1007.9 feet	—	1008.0 feet
7	—	Villa Springs Replat 1	—	Portion of Property	X (shaded)	1007.9 feet	—	1008.0 feet
8	—	Villa Springs Replat 1	—	Portion of Property	X (shaded)	1007.9 feet	—	1008.0 feet
9	—	Villa Springs Replat 1	—	Portion of Property	X (shaded)	1007.4 feet	—	1008.0 feet
10	—	Villa Springs Replat 1	—	Portion of Property	X (shaded)	1007.4 feet	—	1007.7 feet
11	—	Villa Springs Replat 1	—	Portion of Property	X (shaded)	1007.4 feet	—	1007.5 feet

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 12101 Indian Creek Court, Beltsville, MD 20705. Additional information about the NFIP is available on our web site at <http://www.fema.gov/nfip/>.

Matthew B. Miller
Matthew B. Miller, P.E., Chief
Hazards Study Branch
Federal Insurance and Mitigation Administration

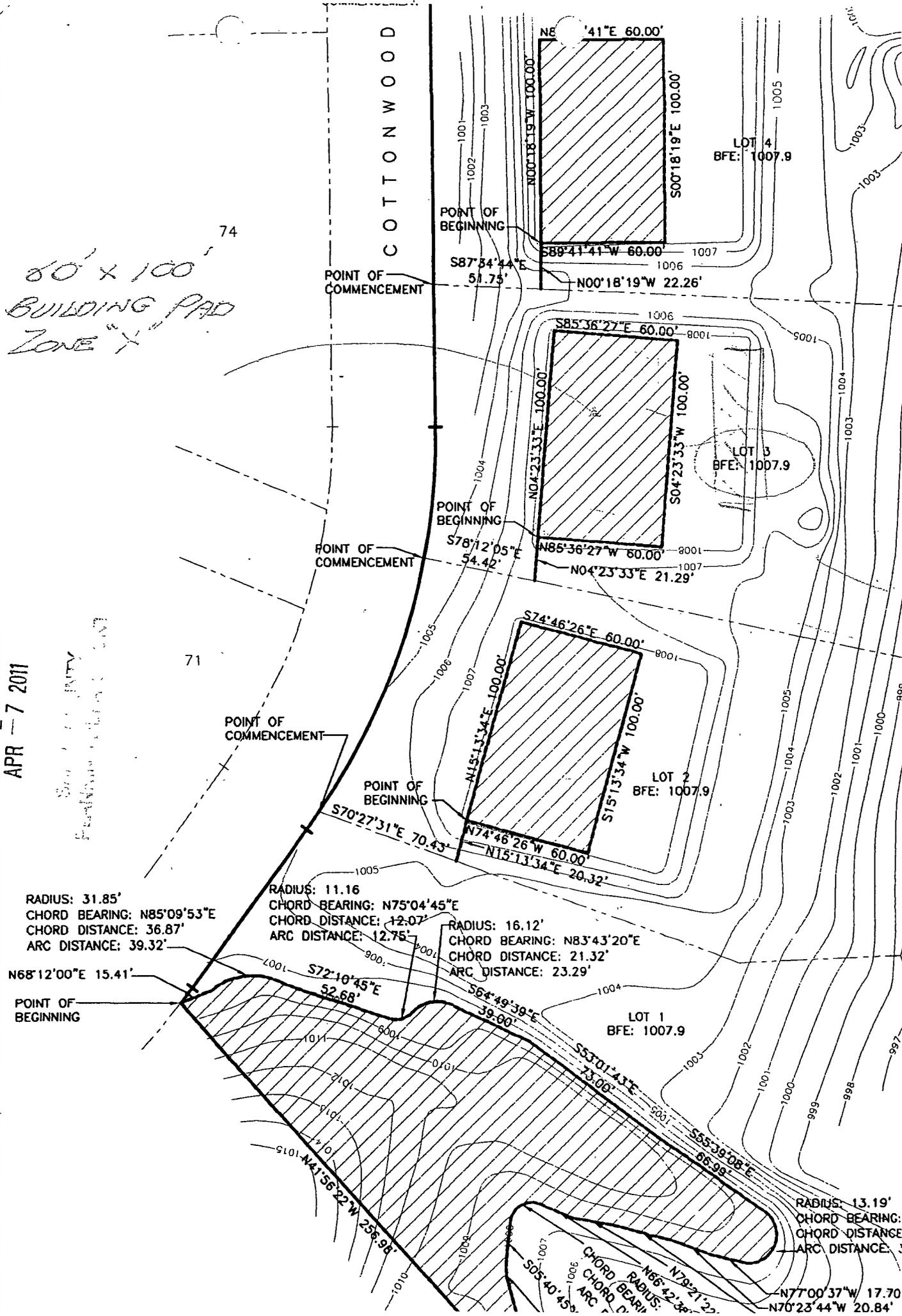
SAFETY COUNTY
DEPARTMENT OF...

60' x 100'
BUILDING PAD
ZONE X

APR - 7 2011

See CITY
Planning Dept. 1007

COTTONWOOD



LOT 4
BFE: 1007.9

LOT 3
BFE: 1007.9

LOT 2
BFE: 1007.9

LOT 1
BFE: 1007.9

RADIUS: 31.85'
CHORD BEARING: N85°09'53"E
CHORD DISTANCE: 36.87'
ARC DISTANCE: 39.32'

RADIUS: 11.16
CHORD BEARING: N75°04'45"E
CHORD DISTANCE: 12.07'
ARC DISTANCE: 12.75'

RADIUS: 16.12'
CHORD BEARING: N83°43'20"E
CHORD DISTANCE: 21.32'
ARC DISTANCE: 23.29'

RADIUS: 13.19'
CHORD BEARING:
CHORD DISTANCE:
ARC DISTANCE: :

N68°12'00"E 15.41'
POINT OF BEGINNING

CHORD BEARING:
CHORD DISTANCE:
RADIUS:
ARC DISTANCE:
N65°42'38"
N79°21'22"
N77°00'37"W 17.70
N70°23'44"W 20.84'