

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

RESOLUTION FLOOD PLAIN DEVELOPMENT
Kevin James 2020 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 Kevin James' 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 24th day of May, 2011.

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

YEAS:

NAYS:

ABSENT:

<u>[Signature]</u>	<u>none</u>	<u>none</u>
<u>[Signature]</u>	_____	_____
<u>[Signature]</u>	_____	_____
<u>[Signature]</u>	_____	_____

ABSTAIN:

none



[Signature]
County Clerk

Sarpy County Board of Commissioners Report
Staff Report Prepared: May 18, 2011
County Board Meeting Date: May 24, 2011

Subject	Type	By
Floodplain Development Permit to reconstruct an existing seawall on Lot 65, Hanson's Lakes located in the SW ¼ of Section 27 T13N R13E, in Sarpy County, NE.	Resolution	Rebecca Horner, AICP Planning Director

- Request
 - This is a request for a floodplain development permit to reconstruct an existing seawall at 2020 Annabelle Drive.
- 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 District.
 - The property is located in an AE flood zone along the Platte River. The seawall is located in the floodplain.
 - The applicant requests to reconstruct an existing seawall. The replacement consists of removing decomposing railroad ties and replacing them with a vinyl panel system. Sarpy County Floodplain Regulations require any construction/development in the floodplain/floodway requires a floodplain development permit. Sarpy County has processed seawall additions and reconstructions in the past with floodplain development permits.
 - The addition is minor and does not appear to affect the base floodplain.
 - 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 reconstruct an existing seawall on Lot 65, Hanson's Lakes located in the SW ¼ of Section 27 T13N R13E, in Sarpy County, NE.

Respectfully submitted by:



Scott Bovick

Deputy County Administrator

April 21, 2011

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

**PAPION-MISSOURI RIVER
NATURAL
RESOURCES
DISTRICT**



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

RE: Randy James-2020 Annabelle Drive Application for Flood Plain Development Permit

Dear Ms. Horner:

The District received information concerning the proposed replacement of an existing seawall on Lot 65 in Hanson's Lake located at 2003 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 ft (NAVD 1988).

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

- This project consists of replacing an existing seawall. No grading work will take place as part of this project.

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

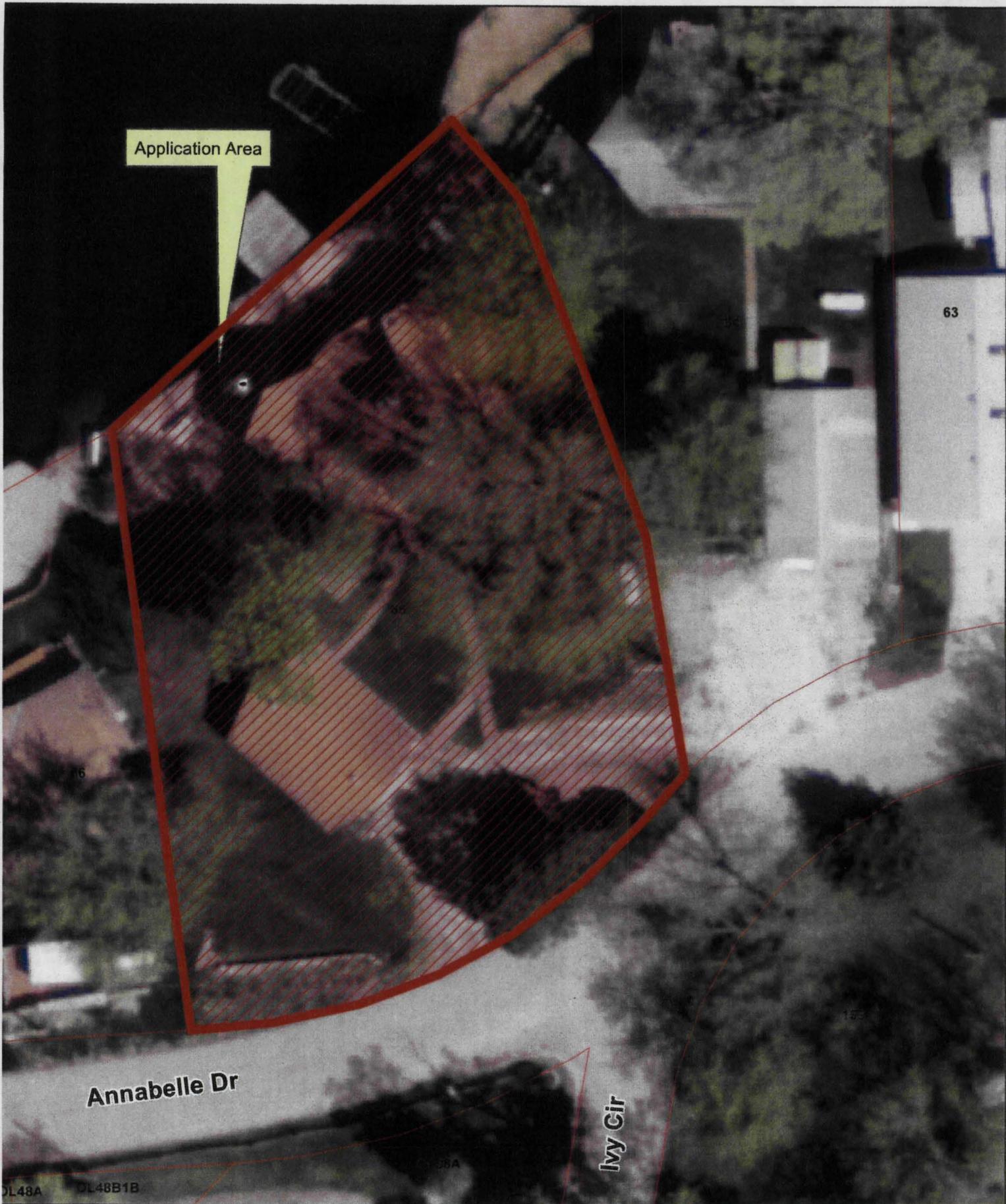
Sincerely,

Lori Ann Laster, CFM
Stormwater Management Engineer

Cc: Vandelay Investments, LLC, Applicant, P.O. Box 6303, Lincoln, NE 68506
Marlin Petermann, Amanda Grint, P-MRNRD

\\laster\Documents\Floodplain Development Permits\Plat 865\110421-2020 Annabelle Drive.docx
Project: 534 Plat: 865

Application Area



63

Annabelle Dr

Ivy Cir

DL48A DL48B1B

Kevin James
2020 Annabelle Dr.

ADDITIONAL INFORMATION

SARPY COUNTY BOARD OF COMMISSIONERS

May 24, 2011

FLOOD PLAIN DEVELOPMENT PERMIT

Kevin James

2020 Annabelle Drive

Replace Seawall

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

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 Randy James		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. 2020 Annabelle Drive		Company NAIC Number
City Bellevue State NE ZIP Code 68123		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 65, Hanson's Lakes, a surveyed, platted and recorded subdivision in Sarpy Co., NE.		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>		
A5. Latitude/Longitude: Lat. <u>41 03' 51"</u> Long. <u>95 56' 32"</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>3</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>1020</u> sq ft		a) Square footage of attached garage _____ 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 _____
c) Total net area of flood openings in A8.b _____ sq in		c) Total net area of flood openings in A9.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 Sarpy County, Nebraska 310190		B2. County Name Sarpy	B3. State NE
B4. Map/Panel Number 31153C0205	B5. Suffix G	B6. FIRM Index Date 12-02-05	B7. FIRM Panel Effective/Revised Date 12-02-05
		B8. Flood Zone(s) "AE" & "X"	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 976.0
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 Previously established Vertical Datum NAVD 1988
Conversion/Comments Benchmark used was previously established from a government set brass cap

		Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>971.0</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)	
b) Top of the next higher floor <u>979.2</u>	<input checked="" 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) <u>971.0</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)	
f) Lowest adjacent (finished) grade next to building (LAG) <u>970.7</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)	
g) Highest adjacent (finished) grade next to building (HAG) <u>977.3</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 Michael J. Oehme	License Number LS-532
Title Land Surveyor	Company Name Boundaryline Surveys
Address 4513 South 133rd Street	City Omaha State NE ZIP Code 68137
Signature 	Date June 25, 2010 Telephone (402) 334-2032



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. 2020 Annabelle Drive	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

Item C2(e) - Typical HVAC equipment and water heater.
Finished floor of detached garage: 976.1
Lake elevation on 06/21/2010: 967.1

Signature: [Handwritten Signature] Date 6/25/10 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

APR 11 2011

Sarpy County, Nebraska



Parcel ID Number	010753125	Property Type	RES
Owner Name	VANDELAY INVESTMENTS LLC	Improvements Value	\$111,045
Mailing Address	PO BOX 22151	Land Value	\$75,000
City State	LINCOLN NE	Total Value	\$186,045
Zip Code	68542-	Estimated Acres	0.38974278
Property Address	2020 ANNABELLE DR	Tax District	46023
Legal Description	LOT 65 HANSON'S LAKES	Snow Ordinance	County #3-1-01
Neighborhood Code	RHL1		

Disclaimer. This data is for informational purposes only, and should not be substituted for a true titles search, property appraisal, survey, or for zoning district verification. Sarpy County and the Sarpy County GIS Coalition assume no legal responsibility for the information contained in this data.

APR 11 2011

Map Scale
1 inch = 54 feet

4/7/2011

SARPY COUNTY
PLANNING DEPARTMENT

April 7, 2011

Sarpy County Planning
1210 Golden Gate Drive
Papillion, NE 68046

RE: Building permit for seawall replacement on Lot 65 Hanson's Lake, Sarpy County

To whom it may concern:

I am applying for a building permit to replace a seawall on a residential lot that is partially located within the 100-year floodplain (see enclosed aerial map from the Sarpy County Assessor's site). The old seawall is constructed of rail road ties and has started to partially collapse. It has gotten to a point where it needs replaced. The new seawall will be a vinyl panel system with a wood cap.

I have enclosed the elevation certificate for the house that sits on the lot. The sea wall is approximately one to three feet below the elevation of the bottom floor of the house and at a similar elevation as the seawalls on either side. I have engaged Ehrhart Griffin and Associates Inc. for an elevation of the existing wall; however, I have not received it yet. I would ask that you please consider the application as is because I would like to get this project completed soon so that I can get the property on the market during the spring buying season. I will forward the new elevation as soon as I receive it.

Thank you in advance for your timely consideration.



Kevin James
Vandelay Investments, LLC

APR 11 2011

SARPY COUNTY
PLANNING DEPARTMENT



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.: FPD 11-0004
 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: Vandelay Investments, LLC E-MAIL: info@vandelayinvestmentsLLC.com

ADDRESS: PoBox 22151 CITY/STATE/ZIP: LINCOLN, NE; 68542

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

PHONE: 402-499-2113 FAX: 1-866-406-4507

C/O KEVIN JAMES

ENGINEER INFORMATION:

NAME: _____ 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: Dana Jorgensen E-MAIL: _____

ADDRESS: 24616 W. Center Rd. CITY/STATE/ZIP: Waterloo NE 2236

PHONE: 402-208-2236 FAX: _____

APR 11 2011

FLOOD PLAIN DEVELOPMENT PERMIT APPLICATION

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.

Replace existing seawall on a residential lot

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: 2020 Annabelle Drive

ASSESSORS PARCEL NUMBER(S) 010753125

SUB DIVISION: Hansons Lake LOT: 65

NAME OF WATERWAY: Hansons Lake

PROPERTY LIES WITHIN: FLOODWAY: FLOOD FRINGE: Partially within 100-yr Floodpl

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

LEGAL DESCRIPTION: (Describe property to wit:)

Lot 65 Hanson's Lake, a surveyed, platted and recorded subdivision in Surry Co., NC

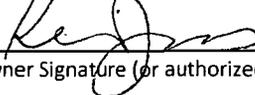
ADDITIONAL INFORMATION: Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. Attach extra sheets if necessary.

See attached.

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)

4-7-11
Date

Owner Signature (or authorized agent)

Date

APR 11 2011

SURRY COUNTY
PLANNING DEPARTMENT