

BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA**RESOLUTION FLOOD PLAIN DEVELOPMENT**
Louis Riha, 20404 South Highway 50, 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, Bruce Fountain, Planning Director has reviewed Louis Riha'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,

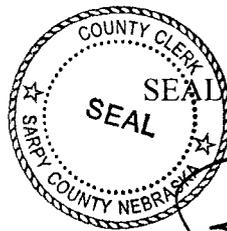
WHEREAS, said application is in compliance with Section 30, Flood Plain District of Zoning Regulations and further, the Natural Resources District has no objection to the development permit; and,

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 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.

The above Resolution was approved by a vote of the Sarpy County Board of Commissioners, at a public meeting duly held in accordance with applicable law on the 22nd day of November, 2011.

Attest



Tom Richard
Sarpy County Board Chairman

Bruce Fountain
County Clerk Deputy

EXHIBIT 'A'

Sarpy County Board of Commissioners Report
Staff Report Prepared: November 15, 2011
County Board Date: November 22, 2011

Subject	Type	By
Floodplain Development Permit for construction of a commercial building on Tax Lot 3A1, Section 11, T12N, R11E, Sarpy County, NE	Resolution	Bruce Fountain, AICP Planning Director

This is a request for approval of a floodplain development permit at 20404 S. Highway 50, Springfield, NE, to build a new commercial / light industrial building.

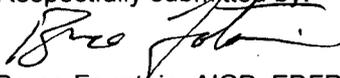
- Comprehensive Development Plan
 - The Sarpy County Development Structure Plan indicates this area as Greenway.

- Zoning
 - The area is zoned IL/FP. Light Industrial in a Flood Plain
 - The property is located in an AE flood zone along the Platte River. The proposed structure is in the floodplain.
 - The applicant requests to construct a new commercial / light industrial building. The new structure is proposed to be at least one foot above the base flood elevation which meets the floodplain development permit requirements. The new building must meet the minimum setback and zoning requirements at the time of building permit application.
 - The request is in conformance with the Sarpy County Floodplain regulations.

- Natural Resources
 - The Papio Missouri River Natural Resources District (NRD) is not opposed to the request. The NRD provided comments which are attached.

- Recommendation
 - For the reasons stated above, I recommend the permit be approved for the construction of a commercial structure on Tax Lot 3A1, Section 11, T12N, R11E, Sarpy County, NE

Respectfully submitted by:



Bruce Fountain, AICP, EDFP
Planning Director

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 <i>Louis G. and Shirley A. Ribea</i>		For Insurance Company Use:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <i>20404 South Highway 50</i>		Policy Number	
City <i>Springfield</i>		Company NAIC Number	
State <i>Nebraska</i>		ZIP Code <i>68057</i>	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <i>Tax Lot 3A1, Section 16, T12N, R1E, Sarpy County, Nebraska</i>			
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <i>Building Pad only (No structures)</i>			
A5. Latitude/Longitude: Lat. _____ Long. _____		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input 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 _____			
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) _____ 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 _____		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 <i>Sarpy County 310490</i>		B2. County Name <i>Sarpy</i>		B3. State <i>Nebraska</i>	
B4. Map/Panel Number <i>31153/00170</i>	B5. Suffix <i>G</i>	B6. FIRM Index Date	B7. FIRM Panel Effective/Revised Date <i>12-2-2005</i>	B8. Flood Zone(s) <i>AE</i>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <i>1017.3</i>

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) _____

12. 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 *NDOR Bench Mark* Vertical Datum *USGS*
 Conversion/Comments _____

Check the measurement used.

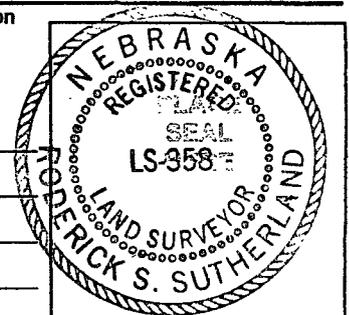
a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <i>1019.6</i> <input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor _____ <input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of 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) _____ <input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) <i>1022.0</i> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) <i>1020.0</i> <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

Roderick S. Sutherland
 Certifier's Name
 Registered Land Surveyor Basic Survey License Number *LS-358*
 Title
 1119 South 25th Ave Omaha Nebraska 68105
 Address City State ZIP Code
 Signature Date *OCT 11 2011* Telephone *402-342-8318*



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. <u>20404 South Highway 50</u>		Policy Number
City <u>Springfield</u>	State <u>Nebraska</u>	ZIP Code <u>68059</u>
		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

Signature

Date

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

November 8, 2011

Scott Bovick, Deputy County Administrator
Sarpy County Planning Department
1210 Golden Gate Drive
Papillion, NE 68046



RE: 20404 South Highway 50 Application for Floodplain Development

Dear Mr. Bovick:

The District received information regarding the proposed construction of a commercial building located at 20404 South Highway 50 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 AE floodplain of the Platte River. The base flood elevation on this property is determined to be 1,017.30 feet (NAVD 1988).

The District has reviewed the drawings of the proposed improvements and an elevation certificate prepared by Roderick S. Sutherland, dated October 11, 2011 and offers the following comments:

- The proposed lowest floor elevation of the new structure is 1,019.6 feet (NAVD 1988) which is at least one foot above the base flood elevation.

The District has no objections to this 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: Marlin Petermann, Amanda Grint, P-MRNRD

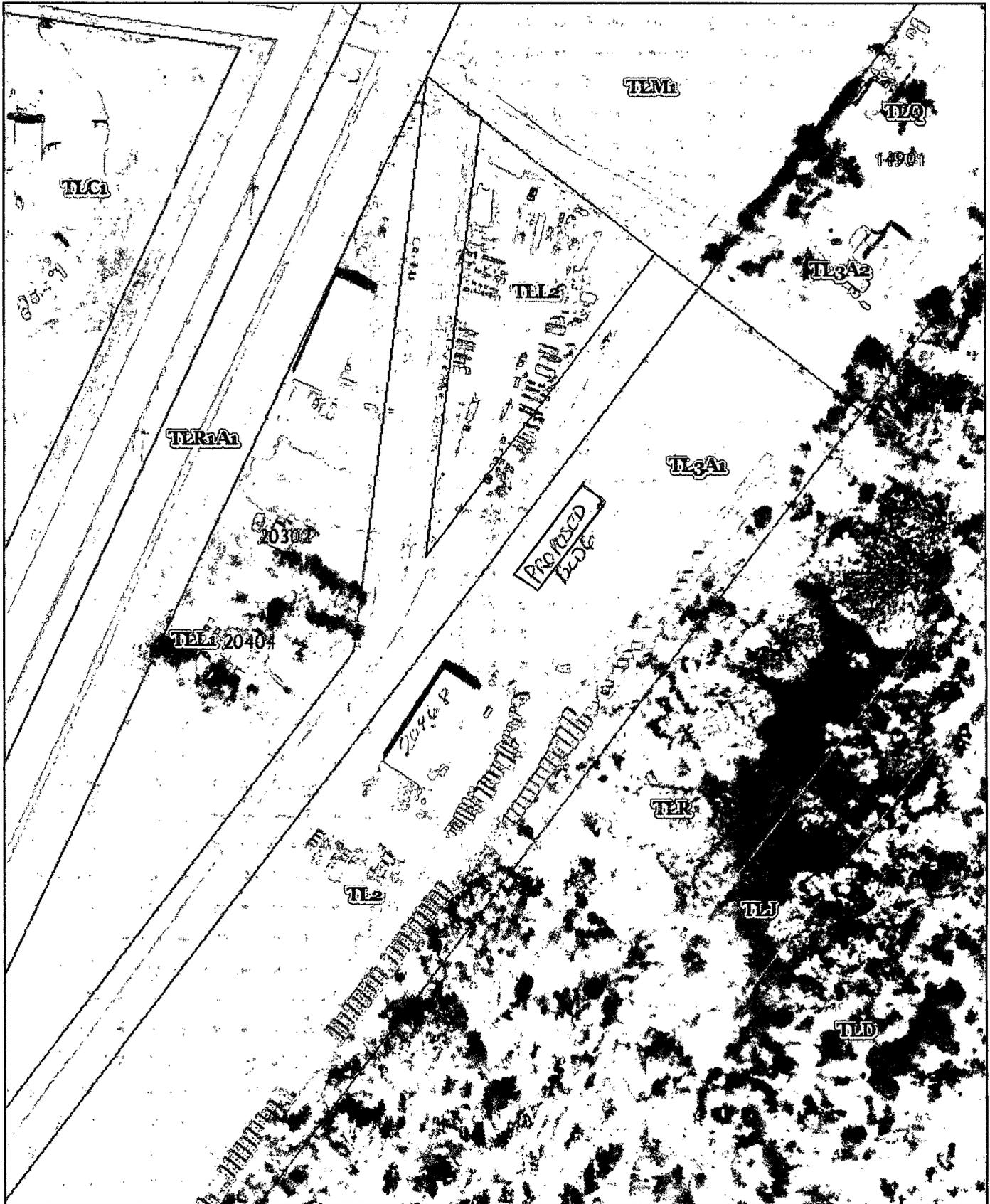
\\laster\Documents\Floodplain Development Permits\Reach 10-1\110502-21205 S. Hwy 50.docx

Reach: 10-1

NOV 9 2012

RECEIVED
NOV 14 2012

Sarpy County, Nebraska



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.

Map Scale
1 inch = 144 feet

10/18/2011

ADDITIONAL INFORMATION

SARPY COUNTY BOARD OF COMMISSIONERS

November 22, 2011

FLOOD PLAIN DEVELOPMENT PERMIT

Commercial/Industrial Building

Tax Lot 3A1

South Highway 50

Louis Riha



SARPY COUNTY PLANNING

• 1210 GOLDEN GATE DRIVE PAPILLION, 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 11-0015
 DATE RECEIVED: 10-3-11
 CP DESIGNATION: _____
 ZONING DESIGNATION: _____
 FEE: \$ 100.00 RECEIPT NO. 734209
 RECEIVED BY: _____
 NOTES: _____

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

Please check box if attaching separate sheet with owner information.

NAME: Louis Rina E-MAIL: _____
 ADDRESS: 20300 Block of Hwy 50 CITY/STATE/ZIP: Springfield, NE 68059
 MAILING (IF DIFFERENT)
 ADDRESS: 20310 S Hwy 50 CITY/STATE/ZIP: _____
 PHONE: _____ FAX: _____

SURVEYOR

ENGINEER INFORMATION:

NAME: Roderick SUTHERLAND E-MAIL: _____
 ADDRESS: 1119 S 35 AVE CITY/STATE/ZIP: OMAHA 68105
 MAILING (IF DIFFERENT)
 ADDRESS: _____ CITY/STATE/ZIP: _____
 PHONE: _____ FAX: _____

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

NAME: _____ E-MAIL: _____
 ADDRESS: _____ CITY/STATE/ZIP: _____
 PHONE: _____ 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.

Commercial Building

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: NOT YET ASSIGNED
ASSESSORS PARCEL NUMBER(S) 011100672
SUB DIVISION: _____ LOT: _____
NAME OF WATERWAY: PLATE RIVER
PROPERTY LIES WITHIN: FLOODWAY: _____ FLOOD FRINGE: X
LOWEST FLOOR ELEVATION IS TO BE 1019.6 FEET ABOVE MEAN SEA LEVEL. (Including Basement)

LEGAL DESCRIPTION: (Describe property to wit:)

TAX LOT 3A1 11-12-11

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)

10/17/11
Date

Owner Signature (or authorized agent)

Date

Deb Houghtaling

Fred Uhe
Chief Deputy

Sarpy County Clerk

Renee Lansman
Assistant Chief Deputy

1210 Golden Gate Drive • Papillion, Nebraska 68046-2895
Phone: 402-593-2105 • Fax: 402-593-4471 • Website www.Sarpy.com • Email: Clerk@sarpy.com

November 23, 2011

Louis Riha
20310 S. Hwy 50
Springfield, NE 68059

Dear Mr. Riha,

Action by the Sarpy County Board of Commissioners on November 22, 2011 is as follows:

Resolution 2011-380: Flood Plain Development Permit application, Louis Riha to construct a commercial/light industrial building at 20404 S. Hwy 50, Springfield, Nebraska. Bruce Fountain, Planning Director

MOTION: Nekuda resolved, seconded by Hike, to approve the resolution for the permit for a building located on Tax Lot 3A1 in the floodplain of the Platte River. Ayes: Hike, Thompson, Richards, Nekuda & Warren. Nays: None.

Please find attached a copy of the approval resolution for your files.

Sincerely,



Deb Houghtaling
Sarpy County Clerk

Enclosure
DH/sm