

BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA**RESOLUTION FLOOD PLAIN DEVELOPMENT****Richard & Barbara Manthey, 17322 Yucca Circle 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, Bruce Fountain, Planning Director has reviewed Richard & Barbara Manthey'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.



Tom Richard
Sarpy County Board Chairman

Bruce Fountain
County Clerk
Deputy

EXHIBIT 'A'

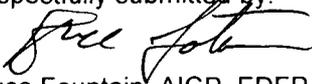
Sarpy County Board of Commissioners Report
Staff Report Prepared: November 15, 2011
County Board Date: November 22, 2011.

Subject	Type	By
Floodplain Development Permit for construction of a new modular home on an existing foundation on Lot 118 in Hanson's Lakes	Resolution	Bruce Fountain, AICP Planning Director

This is a request for approval of a floodplain development permit at 17322 Yucca Circle, Bellevue, NE, to build a new modular home on an existing foundation pad.

- Comprehensive Development Plan
 - The Sarpy County Development Structure Plan indicates this area as Estate Residential.
- Zoning
 - The area is zoned RD-50/FP. Two Family Residential District 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 single family dwelling. The new dwelling is proposed to be constructed on an existing concrete foundation pad. The elevation of the foundation is 975' which is below the BFE (Base Flood Elevation). The next highest proposed floor elevation of the new residence is 978.9' which is at least one foot above the BFE but does not exceed the requirement that no opening be more than 4' if the base foundation is below the BFE. This assures that the area between the foundation pad and the first floor is no more than crawl space that cannot be finished or occupied.
 - The new dwelling 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 modular home on an existing foundation on Lot 118 in Hanson's Lake, in 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 RICHARD AND BARBARA MANTHY		For Insurance Company Use
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 17322 YUCCA CIRCLE		Policy Number
City Bellevue State NE ZIP Code 68123		Company NAIC Number
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 118 HANSON'S LAKES, SARPY CO., NE		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Resd.</u>		
A5. Latitude/Longitude: Lat. <u>41°3.753'N</u> Long. <u>95°57.02'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>5</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>N/A</u> sq ft		a) Square footage of attached garage <u>N/A</u> sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>		b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>
c) Total net area of flood openings in A8.b <u>N/A</u> sq in		c) Total net area of flood openings in A9.b <u>N/A</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 310190		B2. County Name Sarpy		B3. State NE	
B4. Map/Panel Number 31153C0205	B5. Suffix G	B6. FIRM Index Date Dec. 2, 2005	B7. FIRM Panel Effective/Revised Date Dec. 2, 2005	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 976.9
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 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 USGS Vertical Datum NAVD88
Conversion/Comments _____

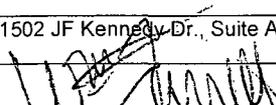
Check the measurement used.

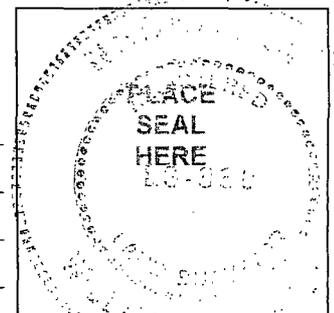
a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>975.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor <u>978.9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto 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) <u>N/A</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>N/A</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) <u>975.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) <u>975.0</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>N/A</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 William A. Farrell	License Number 330
Title Registered Land Surveyor	Company Name Hill-Farrell Associates, Inc.
Address 1502 JF Kennedy Dr., Suite A	City Bellevue State NE ZIP Code 68005
Signature 	Date Oct. 28, 2011 Telephone (402) 291-6100



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. 17322 YUCCA CIRCLE	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 (HFA Project# 10-147) Benchmark used was USGS Y277. Brass disc located in top of concrete headwall north side of LaPlatte Rd. near southwest corner of Section 30, Township 13 North, Range 13 East, Sarpy County, Nebraska. Elevation 1016.52' (NAVD88).

Signature  Date 10-28-2011 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

November 15, 2011

Bruce Fountain, Director
Sarpy County Planning Department
1210 Golden Gate Drive
Papillion, NE 68046



RE: 17322 Yucca Circle Application for Flood Plain Development Permit

Dear Mr. Fountain:

The District received information concerning the proposed construction of a modular home on an existing foundation on Lot 118 in Hanson Lake located at 17322 Yucca Circle 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 976.9 feet (NAVD 1988).

The District previously provided comments on this application on September 6, 2011. Revised plans and a revised elevation certificate based on construction drawings prepared by William A. Farrell, RLS, dated October 28, 2011 were provided for review. The District offers the following comments:

- The proposed lowest floor of the new residence is 975.0 feet (NAVD 1988) which is below the BFE.
- The next highest proposed floor elevation is 978.9 feet (NAVD 1988), which is at least one foot above the BFE.

The District has no objections to this application. 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

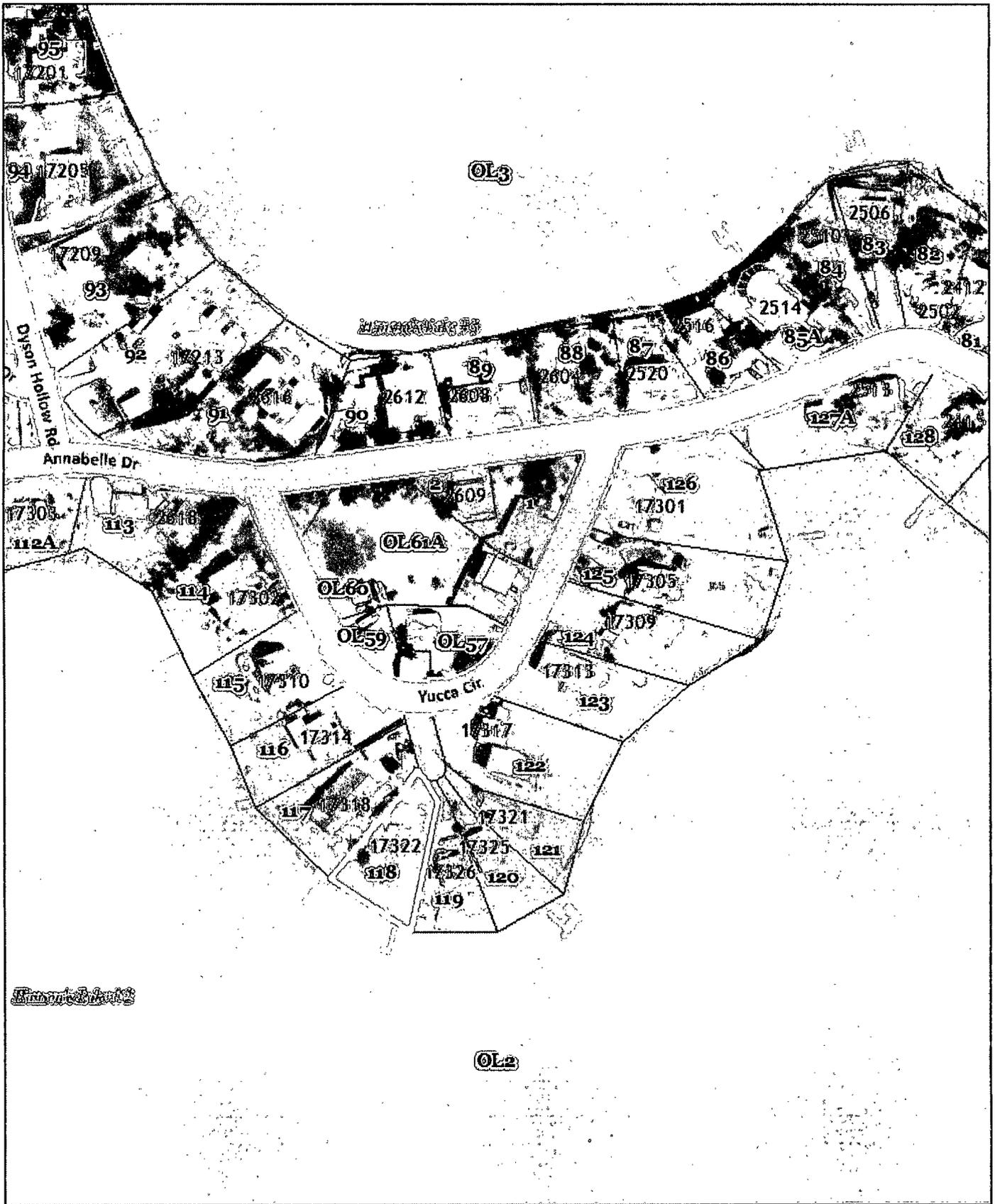
Z:\laster\Documents\Floodplain Development Permits\Plat 865\111115-17322 Yucca Circle.docx
Project: 534 Plat: 865

FILE COPY

NOV 16 2012

SARPY COUNTY
PLANNING DEPARTMENT

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

11/16/2011

ADDITIONAL INFORMATION

SARPY COUNTY BOARD OF COMMISSIONERS

November 22, 2011

FLOOD PLAIN DEVELOPMENT PERMIT

Modular Homes with 4' Crawl Space

Lot 118, Hanson's Lake

Richard & Barbara Manthey



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 11-0013
 DATE RECEIVED: 8-15-11
 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: Richard + BARBARA MANTHEY

E-MAIL: db MANTHEY @ COX.NET

ADDRESS: 17322 YUCCA CIRCLE

CITY/STATE/ZIP: BELLEVUE NE 68123

MAILING (IF DIFFERENT)
ADDRESS: 1703 THOMAS DRIVE

CITY/STATE/ZIP: BELLEVUE NE 68005

PHONE: 402-291-8644

FAX: _____

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: _____

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.

PLACE MODULAR HOME OVER FOR ENCLOSED AREA USED FOR STORAGE ONLY AS DEFINED IN SECTION 30.9(C)

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: 17322 YUCCA CIRCLE BELLEVUE NE 68123

ASSESSORS PARCEL NUMBER(S) _____

SUB DIVISION: HANSON'S LAKES

LOT: 118

NAME OF WATERWAY: PLATIE HANSON LAKE #2

PROPERTY LIES WITHIN: FLOODWAY: NA

FLOOD FRINGE: YES

LOWEST FLOOR ELEVATION IS TO BE 974.1 FEET ABOVE MEAN SEA LEVEL. (Including Basement)

LEGAL DESCRIPTION: (Describe property to wit:)

Lot 118, HANSON'S LAKES

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)

08-15-2011
Date

[Signature]
Owner Signature (or authorized agent)

08-15-2011
Date

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.

PLACE MODULAR HOME OVER FOR ENCLOSED AREA USED FOR STORAGE ONLY AS DEFINED IN SECTION 30.9(C)

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: 17322 YUCCA CIRCLE BELLEVUE NE 68123

ASSESSORS PARCEL NUMBER(S) _____

SUB DIVISION: HANSON'S LAKES **LOT:** 118

NAME OF WATERWAY: PLATIE HANSON LAKE #2

PROPERTY LIES WITHIN: **FLOODWAY:** NA **FLOOD FRINGE:** YES

LOWEST FLOOR ELEVATION IS TO BE 975.0 **FEET ABOVE MEAN SEA LEVEL.** (Including Basement)

LEGAL DESCRIPTION: (Describe property to wit:)

Lot 118, HANSON'S LAKES

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.

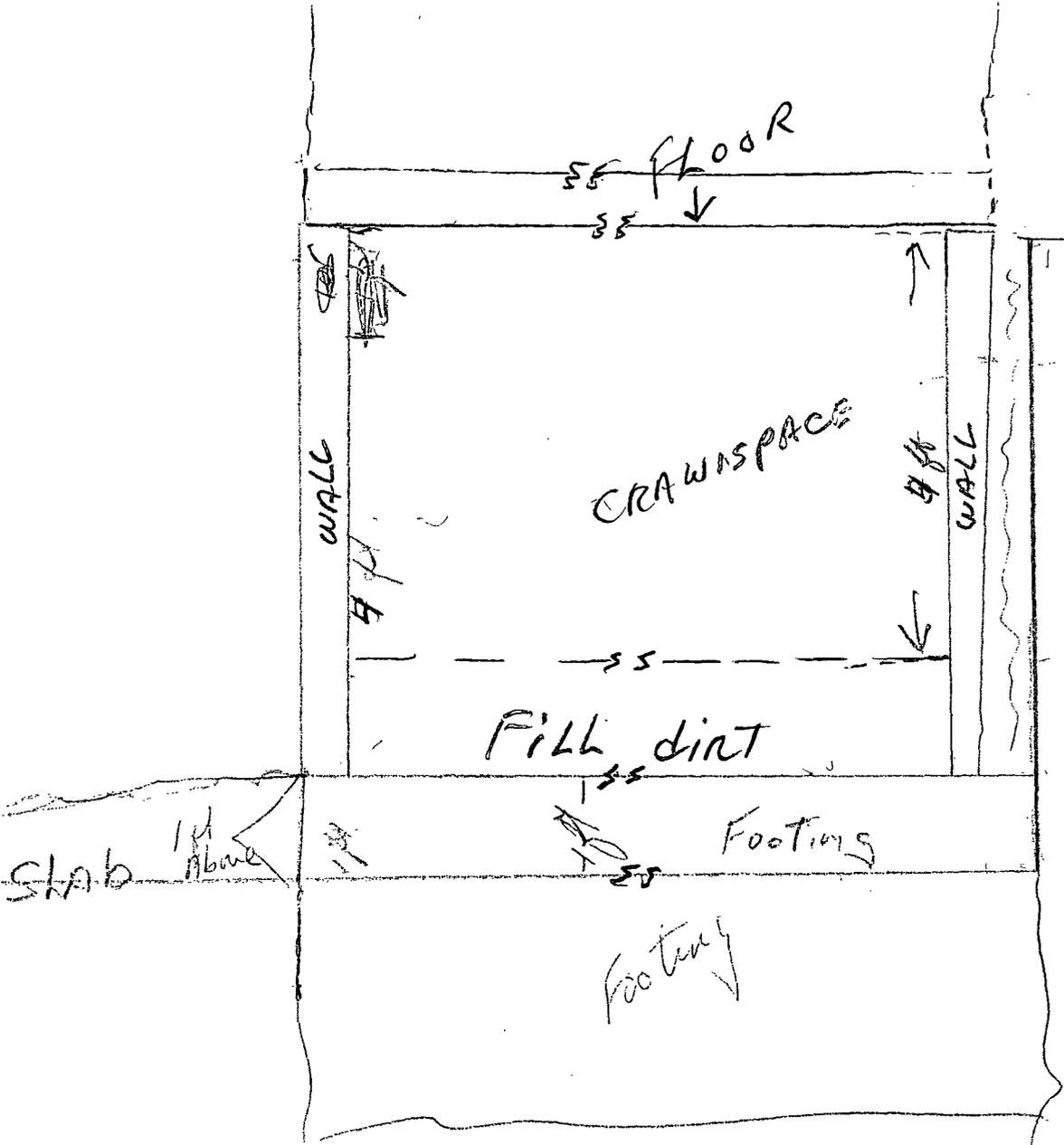
I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process at the Planning Commission and County Board is complete. I further understand the Special Use Permit process as stated above and I authorize County Staff to enter the property for inspection related to the specific request during this process.

[Signature]
Owner Signature (or authorized agent)

08-15-2011
Date

[Signature]
Owner Signature (or authorized agent)

08-15-2011
Date

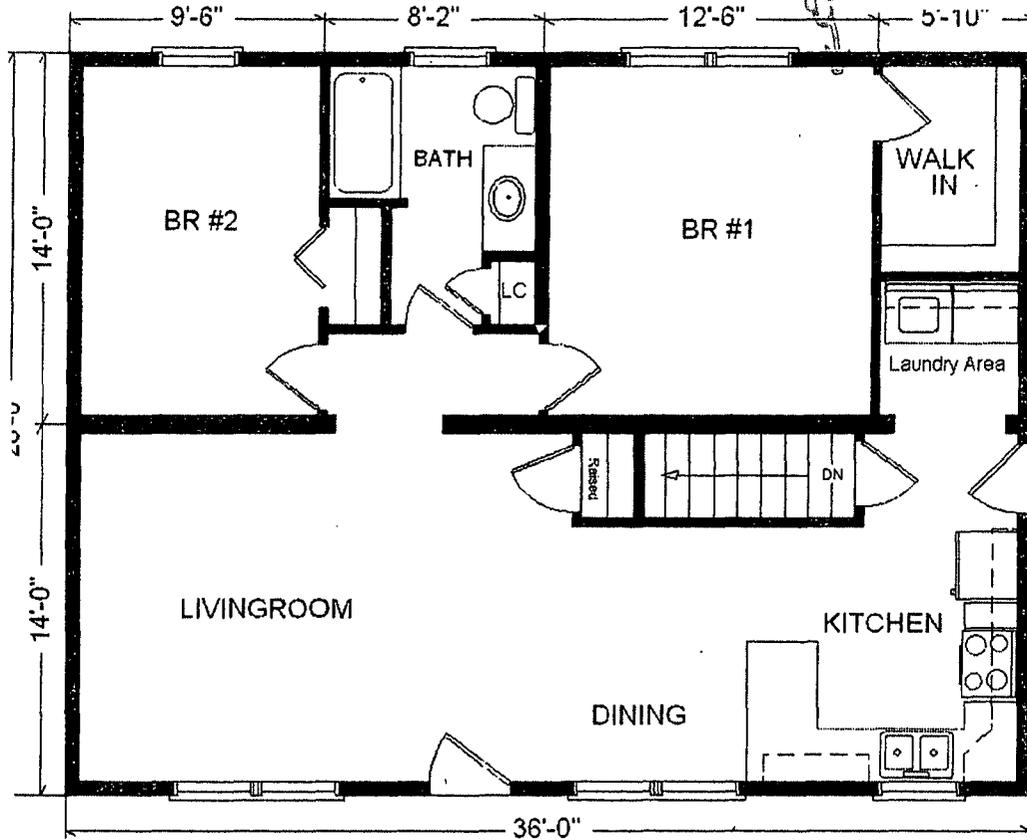


Parking

Design Homes, Inc.

28x36 Greenwood, NE
Ranch #2 (#9739 -0-6)

1,008 sq ft



Price Includes All Blueprints, Delivery, Crane Work, Water Heater, Finish Ready For Hookups, Lennox Furnace Installed, & Tax!

Color Information
Sterling Gray Siding, White Trim, Moire Black Shingles, SS Sink, Black Shutters, Nutmeg Oak Trim & Std. Doors, Chadwood Cabinets, White Bath, Dual Flush Toilet, White DW and Rangehood, Cedar Brook Carpet, 91090 Vinyl Flooring, White Visions Dbl-hung Windows, Butterum Granite Countertop

MN #20146710

June, 2011

08:13:20 11:00:58

