

BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKARESOLUTION FLOOD PLAIN DEVELOPMENTBrian Howard, 17526 Park 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 Brian Howard'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.

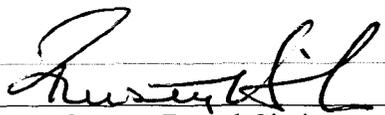
NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT the Flood Plain Development Permit Application for the property legally described in the attached Exhibit A is hereby approved.

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 24th day of April, 2012.

Attest

SEAL




Sarpy County Board Chairman

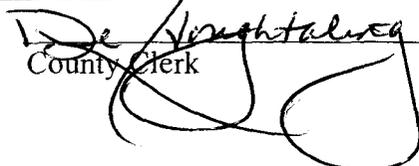

County Clerk

EXHIBIT A

Sarpy County Board of Commissioners Report

Staff Report Prepared: April 18, 2012

County Board Date: April 24, 2012

Subject	Type	By
Floodplain Development Permit for construction of a new deck – Lot 232, Hanson's Lake (17526 Park Circle, Bellevue, NE)	Resolution	Bruce Fountain, AICP, EDFP Planning Director

➤ **Application Overview**

- This is a request for approval of a floodplain development permit for the site legally described as Lot 232, Hanson's Lake (17526 Park Circle, Bellevue, NE) to build a new deck attached to an existing residence.

➤ **Comprehensive Development Plan**

- The Sarpy County Development Structure Plan (Future Land Use Map) indicates this area as Urban Residential.

➤ **Zoning / Floodplain Regulations**

- The area is zoned RD-50 FP (Two-Family Residential District – Flood Plain)
- The majority of property is located in an AE Floodplain Zone adjacent to the Platte River. A small portion of the southernmost part of the property is located in the Floodway (see attached map).
- A deck is not considered a structure by FEMA definitions, however, Sarpy County and the Papio-Missouri NRD policy has been that any construction which requires a building permit will also requires a Floodplain Development Permit if it is located in a Floodplain Zone.
- The new deck construction 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 District**

- The Papio Missouri River Natural Resources District (NRD) has no objections to the proposed deck construction. The NRD recommendation letter is attached.

➤ **Recommendation**

- For the reasons stated above, I recommend the permit be approved for the construction of a new deck attached to the residence at this location.

Respectfully submitted by:

Bruce Fountain, AICP, EDFP
Planning Director

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name **CRAIG GILBERT**

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
17526 PARK CIRCLE

City **BELLEVUE** State **NE** ZIP Code **68123**

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
LOT 232, HANSON'S LAKE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) **RESIDENTIAL**

A5. Latitude/Longitude: Lat. **41.0603** Long. **-95.9379** Horizontal Datum: NAD 1927 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 **2**

A8. For a building with a crawlspace or enclosure(s):

- a) Square footage of crawlspace or enclosure(s) **1376** sq ft
- b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade **1**
- c) Total net area of flood openings in A8.b **128** sq in
- d) Engineered flood openings? Yes No

A9. For a building with an attached garage:

- a) Square footage of attached garage **NA** sq ft
- b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade **0**
- c) Total net area of flood openings in A9.b **0** sq in
- d) Engineered flood openings? Yes 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
NEBRASKA

B4. Map/Panel Number
31153C0215

B5. Suffix
G

B6. FIRM Index Date

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)
976.0

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) _____

B12. 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 _____ Vertical Datum **NAVD88**

Conversion/Comments _____

Check the measurement used.

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) **967.2** feet meters (Puerto Rico only)
- b) Top of the next higher floor **975.0** feet meters (Puerto Rico only)
- c) Bottom of the lowest horizontal structural member (V Zones only) **NA, NA** feet meters (Puerto Rico only)
- d) Attached garage (top of slab) **NA, NA** feet meters (Puerto Rico only)
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) **967.1** feet meters (Puerto Rico only)
- f) Lowest adjacent (finished) grade next to building (LAG) **968.7** feet meters (Puerto Rico only)
- g) Highest adjacent (finished) grade next to building (HAG) **969.1** feet meters (Puerto Rico only)
- h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support **968.6** feet 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. SMITH**

License Number **NE RLS #565**

Title **REGISTERED LAND SURVEYOR**

Company Name **THOMPSON, DREESSEN & DORNER, INC**

Address **10836 OLD MILL RD**

City **OMAHA**

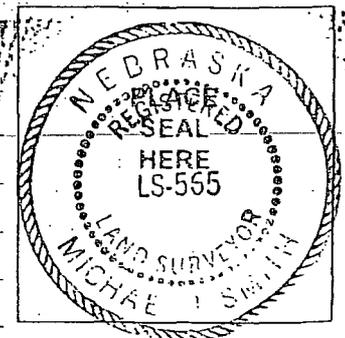
State **NE**

ZIP Code **68154**

Signature *Michael J. Smith*

Date **2-15-2012**

Telephone **402-330-8860**



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.
17526 PARK CIRCLE

City BELLEVUE State NE ZIP Code 68123

For Insurance Company Use

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 C2e) THE LOWEST ELEVATION OF EQUIPMENT SERVICING THE STRUCTURE IS A WATER STORAGE TANK W/ ELECTRICITY ATTACHED TO THE EAST SIDE OF THE HOUSE. THE PROPERTY LIES WITHIN ZONE AE AND THE PLATTE RIVER FLOODWAY, HOWEVER, THE STRUCTURE LIES WITHIN ZONE AE.

Michael J. Smith

Signature

Date 2-15-2012

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

April 10, 2012

**PAPIO-MISSOURI RIVER
NATURAL
RESOURCES
DISTRICT**



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

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

RE: 17526 Park Circle Application for Flood Plain Development Permit

Dear Mr. Fountain:

The District received information concerning the proposed construction of a deck on Lot 232 in Hanson's Lake located at 17526 Park Circle in Bellevue, Nebraska. According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 0215 G, effective December 2, 2005, this property is located in the Zone AE floodplain of the Platte River. The base flood elevation (BFE) determined at this location is 976.0 feet (NAVD 1988).

The District has reviewed the site plans for the proposed deck and has no objections to this project as planned. If you have any questions or concerns, please contact me at (402) 444-6222 or at llaster@papionrd.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lori Ann Laster'.

Lori Ann Laster, CFM
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD

Z:\laster\Documents\Floodplain Development Permits\Plat 865\120410-17526 Park Circle.docx
Project: 534 Plat: 865

APR 11 2012

**SARPY COUNTY
PLANNING DEPARTMENT**



Zoning - Floodplain Map

Lot 232, Hanson's Lake
17526 Park Cir
Flood Plain Development



ADDITIONAL INFORMATION

SARPY COUNTY BOARD OF COMMISSIONERS

April 24, 2012

Flood Plain Development Permit

17526 Park Circle, Hanson's Lake

Attachments: (Part of Exhibit A of Resolution)

**Board Report
Elevation Certificate
NRD Letter
Aerial Map**

Additional Attachments

**Various Photos
Deck Layout
Application**

Building Photographs

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 17526 PARK CIRCLE	For Insurance Company Use: Policy Number
City BELLEVUE State NE ZIP Code 68123	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View."

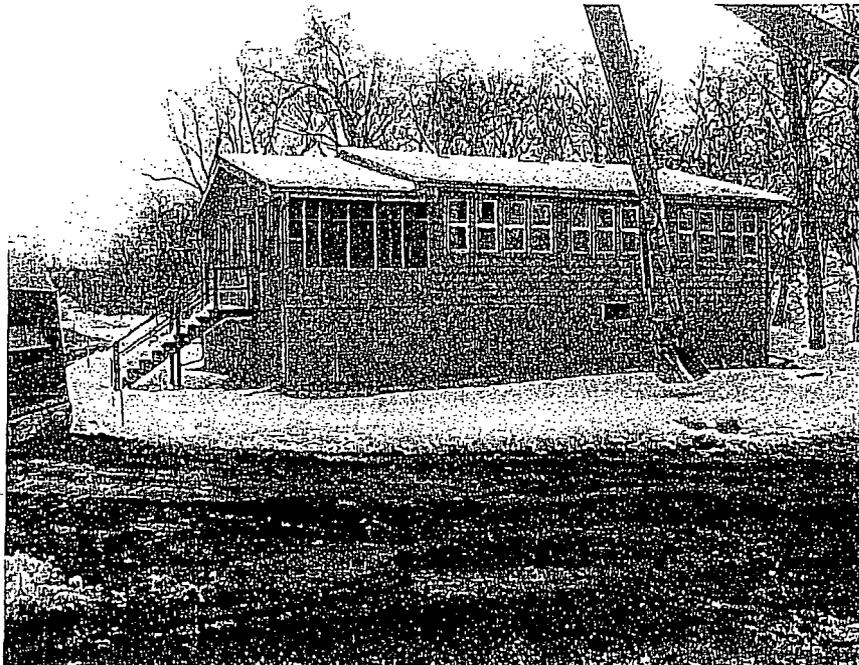


Building Photographs

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 17526 PARK CIRCLE	For Insurance Company Use: Policy Number
City BELLEVUE State NE ZIP Code 68123	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.





© 2010 Pictometry

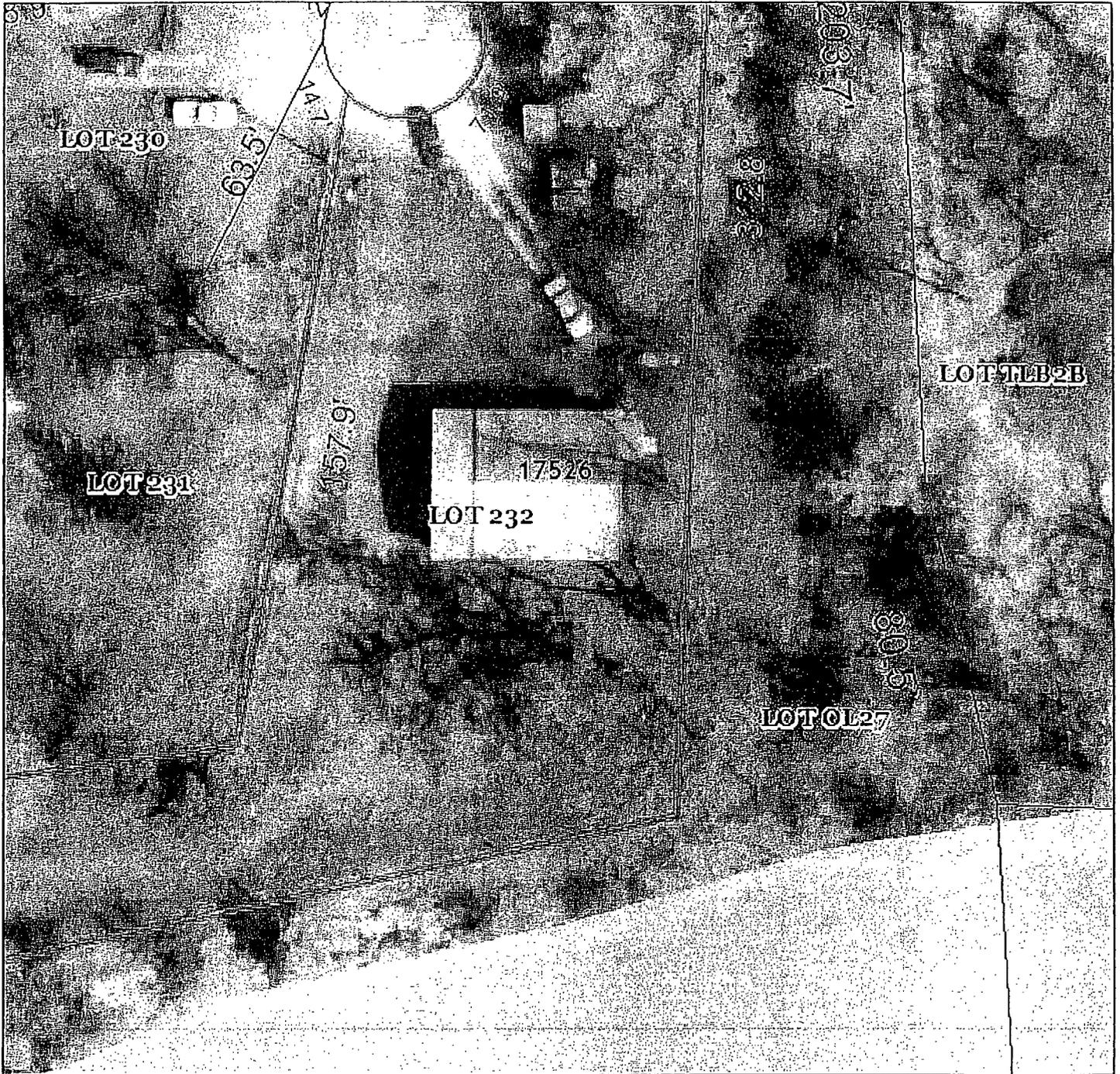
17526 Park Cir

Print Date: 04/03/2012

Image Date: 04/11/2010

Level: Neighborhood

Sarpy County, Nebraska



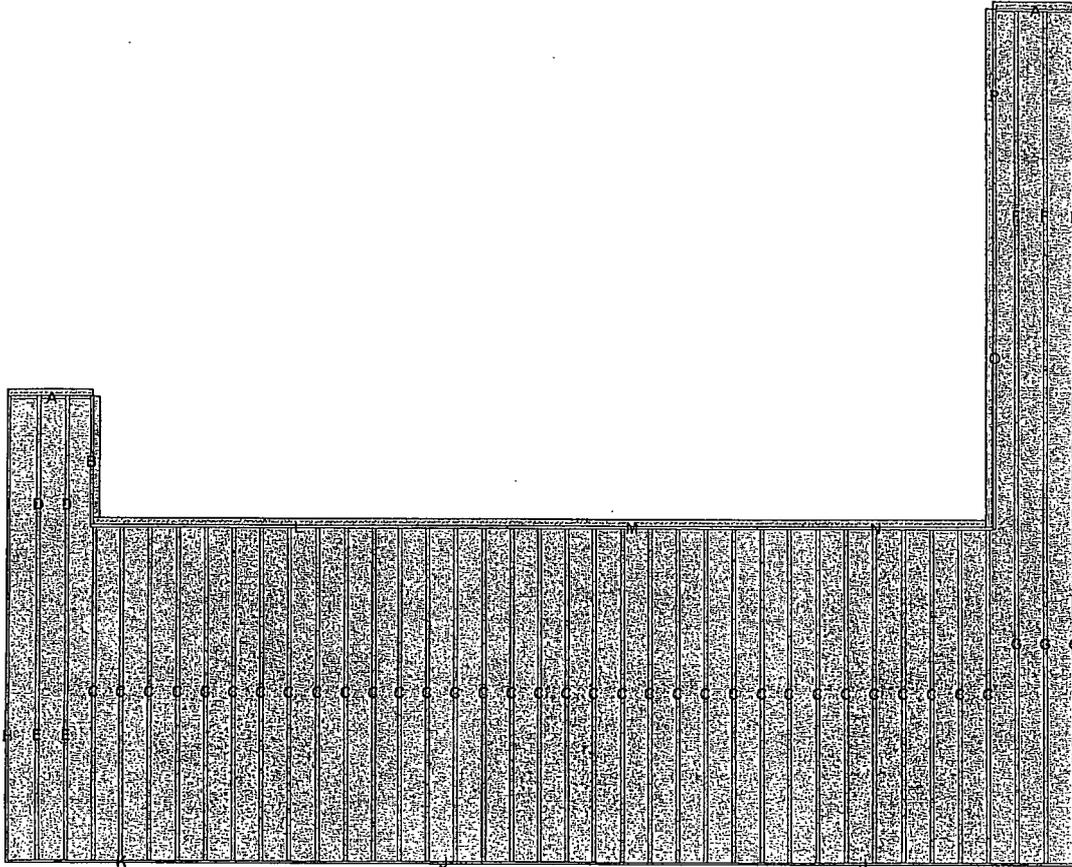
Parcel ID Number	010751300	Property Type	RES
Owner Name	HOWARD, BRIAN S & AMY J	Improvements Value	\$54,394
Mailing Address	9704 S 28TH AVE	Land Value	\$40,000
City State	BELLEVUE NE	Total Value	\$94,394
Zip Code	68123-	Estimated Acres	0.88123345
Property Address	17526 PARK CIR	Tax District	46023
Legal Description	LOT 232 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.

Map Scale
1 inch = 36 feet

4/3/2012

Joist Layout for Level 1



Mark	Length	Description	Usage
A	3' 9"	2-2X8 AC2	Ledger Joist
B	6' 2"	1-2X8 AC2	Ledger Joist
C	15' 11"	33-2X8 AC2	Internal Joist
D	10' 2"	2-2X8 AC2	Internal Joist
E	11' 10"	2-2X8 AC2	Internal Joist
F	19' 1"	3-2X8 AC2	Internal Joist
G	20' 10"	6-2X8 AC2	Internal Joist
H	12' 0"	1-2X8 AC2	Rim Joist
I	10' 0"	1-2X8 AC2	Rim Joist
J	20' 0"	4-2X8 AC2	Rim Joist

Joist to be on 16"

Joist to be toe-nailed to beams with 3-1/2" fasteners

Rim joists to be faced-nailed to joist and ledgers with 3-1/2" fasteners

Y bracing is estimated, but not shown. Blocking and bridging may be required by your local code

Layout dimension sheets are intended as a construction aid. Not all options selected are shown.

You may buy all the materials or any part at low cash and carry prices. Because of the wide variable in codes, Menards cannot guarantee that materials listed will meet your code requirements. Check with your local municipality for plan compliance and building permit. These plans are suggested designs and material lists only. Some items may vary from those pictured. We do not guarantee the completeness or prices of these structures. Tax, labor and delivery not included.



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 12-0003
 DATE RECEIVED: 7-3-2012
 CP DESIGNATION: _____
 ZONING DESIGNATION: RD 50 FP
 FEE: \$ 100.00 RECEIPT NO. 734251
 RECEIVED BY: Checked
 NOTES: _____

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

Please check box if attaching separate sheet with owner information.

NAME: BRIAN HOWARD

E-MAIL: bhoward@werner.com

ADDRESS: 17526 PARK CIR

CITY/STATE/ZIP: BELLEVUE, NE 68123

MAILING (IF DIFFERENT)
ADDRESS: 9704 IS 28 AVE

CITY/STATE/ZIP: BELLEVUE, NE 68123

PHONE: 402 660-5087

FAX: _____

ENGINEER INFORMATION:

NAME: THOMPSON, DRESSEN & DORNER
Michael Smith

E-MAIL: _____

ADDRESS: 10836 Old Mill Rd.

CITY/STATE/ZIP: OMAHA, NE 68154

MAILING (IF DIFFERENT)
ADDRESS: N/A

CITY/STATE/ZIP: _____

PHONE: 402 330-8860

FAX: _____

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

NAME: SAME AS OWNER

E-MAIL: _____

ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE: _____

FAX: _____

PROPOSED DEVELOPMENT INFORMATION: (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, (rotating 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.
BUILD DECK ACROSS BACK OF HOUSE - SEE ATTACHED

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: 17526 PARK CIRCLE
ASSESSORS PARCEL NUMBER(S) 010751300 LOT: 232
SUB DIVISION: HANSON'S LAKE
NAME OF WATERWAY: PLATTE RIVER
PROPERTY LIES WITHIN: FLOODWAY: _____ FLOOD FRINGE:
LOWEST FLOOR ELEVATION IS TO BE _____ FEET ABOVE MEAN SEA LEVEL. (Including Basement)

LEGAL DESCRIPTION: (Describe property to wit:)

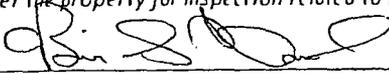
Lot 232, HANSON'S LAKE

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.


Owner Signature (or authorized agent)

4-4-12
Date

Owner Signature (or authorized agent)

Date