

BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKARESOLUTION FLOOD PLAIN DEVELOPMENTBob and Cindy Sedlak, 2812 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, Bruce Fountain, Planning Director has reviewed Bob and Cindy Sedlak'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.

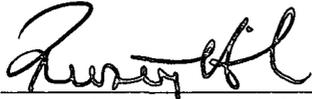
NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT the Flood Plain Development Permit Application for the property legally described in the attached Exhibit A is hereby approved.

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 19th day of June 2012.

Attest

SEAL




 Sarpy County Board Chairman

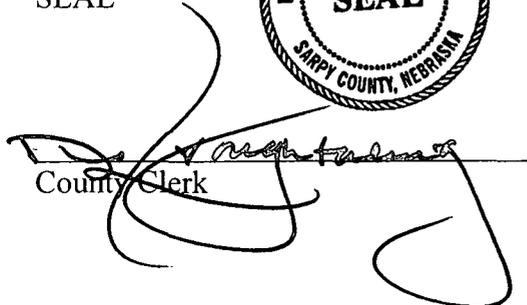

 County Clerk

EXHIBIT A

Sarpy County Board of Commissioners Report
Staff Report Prepared: June 13, 2012
County Board Date: June 19, 2012

Subject	Type	By
Floodplain Development Permit for construction of a detached garage and a chain link fence – Lot 16, Chris Lake (2812 Annabelle, 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 16, Chris Lake (2812 Annabelle, Bellevue, NE) to build a new detached garage and chain link fence across the front yard.

➤ **Comprehensive Development Plan**

- The Sarpy County Comprehensive Plan (Development Structure Plan – Figure 5.1) indicates this area as Urban Residential.

➤ **Zoning / Floodplain Regulations**

- The area is zoned RD-50 FP (Two-Family Residential District – Flood Plain)
- The property is located in an AE Floodplain Zone adjacent to Chris Lake. (see attached map).
- The BFE (Base Flood Elevation) determined at this location is 977.9 feet (NAVD 1988).
- According to the elevation certificate provided, the lowest floor elevation of the structure will be 978.9 feet (NAVD 1988) which is at least one foot above the BFE.
- The garage structure 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.

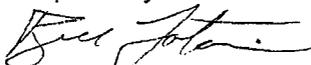
➤ **Natural Resources District**

- 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 detached garage structure and chain link fence at this location.

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		For Insurance Company Use:
A1. Building Owner's Name Robert Sedlak	Policy Number	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2812 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 16, Chris Lake, a surveyed, platted and recorded subdivision in Sarpy County, Nebraska.		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Proposed Garage</u>		
A5. Latitude/Longitude: Lat. <u>41 03' 50.4"</u> Long. <u>95 57' 17.2"</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 _____		
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 Sarpy County 31153		B2. County Name Douglas		B3. State NE	
B4. Map/Panel Number 31153C0205	B5. Suffix G	B6. FIRM Index Date 12-02-2005	B7. FIRM Panel Effective/Revised Date 12-02-2005	B8. Flood Zone(s) "AE"	B9. Base Flood Elevation(s) (Zone AO; use base flood depth) 977.9

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 Previously established Vertical Datum NAVD 1988
 Conversion/Comments This certificate is for a proposed garage - see Section "D"

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>978.9</u>	<input checked="" 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) _____	<input type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) _____	<input 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 13514 Discovery Drive	City Omaha	State NE	ZIP Code 68137
Signature	Date May 25, 2012	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. 2812 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(a) - Existing grade elevation at proposed garage location is 975.5

Signature _____ Date 5-25-12 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

June 12, 2012

Bruce Fountain, 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: 2812 Annabelle Drive Application for Flood Plain Development Permit

Dear Mr. Fountain:

The District received information concerning the proposed construction of a detached garage at 2812 Annabelle Drive in Hanson's Lake 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 977.9 feet (NAVD 1988).

The District has the following comments based on review of the floodplain development permit application and an elevation certificate prepared by Michael J. Oehme, RLS, dated May 25, 2012:

- The proposed finished floor elevation of the garage is 978.9 feet (NAVD 1988) which is at least one foot above the base flood elevation.

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

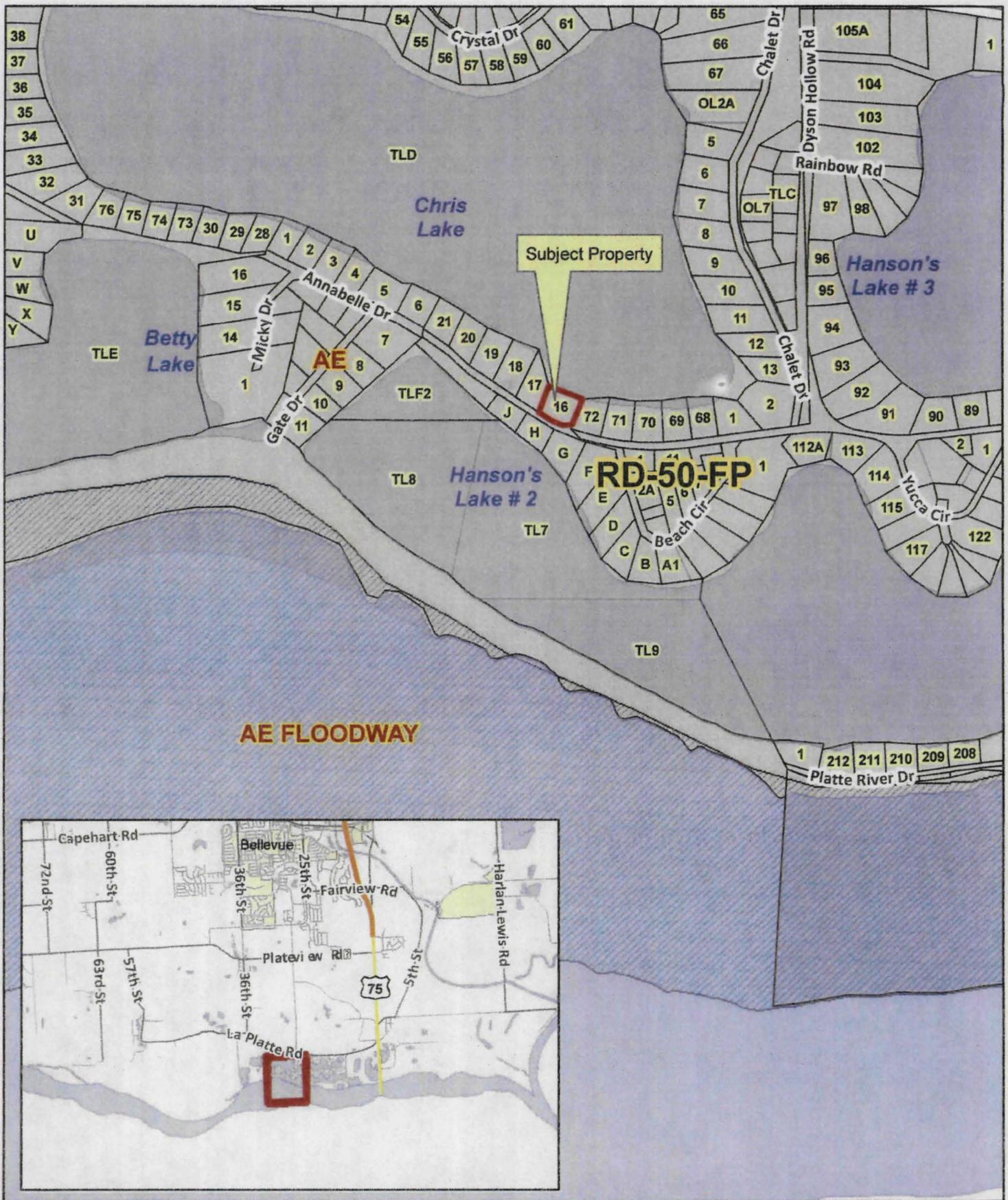
Sincerely,

A handwritten signature in black ink, appearing to read 'Lori Ann Laster', with a stylized flourish at the end.

Lori Ann Laster, CFM
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD

\\laster\Documents\Floodplain Development Permits\Plat 865\120612-2812 Annabelle Dr.docx
Project: 534 Plat: 865



Vicinity Map

2812 Annabelle Dr - Lot 16 Chris Lake
Flood Plain Development Permit



ADDITIONAL INFORMATION

SARPY COUNTY BOARD OF COMMISSIONERS

June 19, 2012

FLOOD PLAIN DEVELOPMENT PERMIT

To build a detached garage and a fence

Attachments: (Part of Exhibit A of Resolution)

**Board Report
Elevation Certificate
Natural Resource District comments
Site Plan**

Additional Attachments

**Permit Application
Building Plans
Future Land Use Map
Two additional site plan maps**



SARPY COUNTY PLANNING

1210 GOLDEN GATE DRIVE PAPIILLION, NE 68046
PHONE: 402-593-1555 • FAX: 402-593-1558 • E-MAIL: PLANNING@SARPY.COM

FLOOD PLAIN DEVELOPMENT PERMIT APPLICATION

<p>In order for your application to be considered COMPLETE, please answer all applicable questions and provide the following:</p> <ol style="list-style-type: none"> 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.) 	<p>PLANNING STAFF USE ONLY:</p> <p>APPLICATION NO.: <u>FDP 12-0004</u> DATE RECEIVED: <u>5-3-12</u> CP DESIGNATION: _____ ZONING DESIGNATION: <u>RD 50 FP</u> FEE: \$ <u>100.00</u> RECEIPT NO. <u>734260</u> RECEIVED BY: <u>C. Gilbert</u> NOTES: _____</p>
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PROPERTY OWNER INFORMATION: (If multiple owners, attach separate sheet)

Please check box if attaching separate sheet with owner information.

NAME: Bob & Cindy Sedlak E-MAIL: _____
ADDRESS: 2812 ANNABELLE DR. CITY/STATE/ZIP: BELLEVEUE, NE 68123
MAILING (IF DIFFERENT)
ADDRESS: 2815 ANNABELLE DR. CITY/STATE/ZIP: BELLEVEUE, NE 68123
PHONE: 402.572.5359 FAX: _____

ENGINEER INFORMATION:

NAME: HILL-FARRELL ASSOC. E-MAIL: _____
ADDRESS: 9805 GILES ROAD CITY/STATE/ZIP: LAVISTA, NE 68128
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.

BUILD A DETACHED GARAGE AS SHOWN IN ATTACHED PLOT PLAN
ERECT A 42" CHAIN LINK ACROSS FRONT YARD

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: 2812 ANNABELLE DR
ASSESSORS PARCEL NUMBER(S) 010958185
SUB DIVISION: CHRIS LAKE LOT: 16
NAME OF WATERWAY: PLATE RIVER
PROPERTY LIES WITHIN: FLOODWAY: _____ FLOOD FRINGE:
LOWEST FLOOR ELEVATION IS TO BE 979 FEET ABOVE MEAN SEA LEVEL. (Including Basement)

LEGAL DESCRIPTION: (Describe property to wit:)

Lot 16, CHRIS 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.

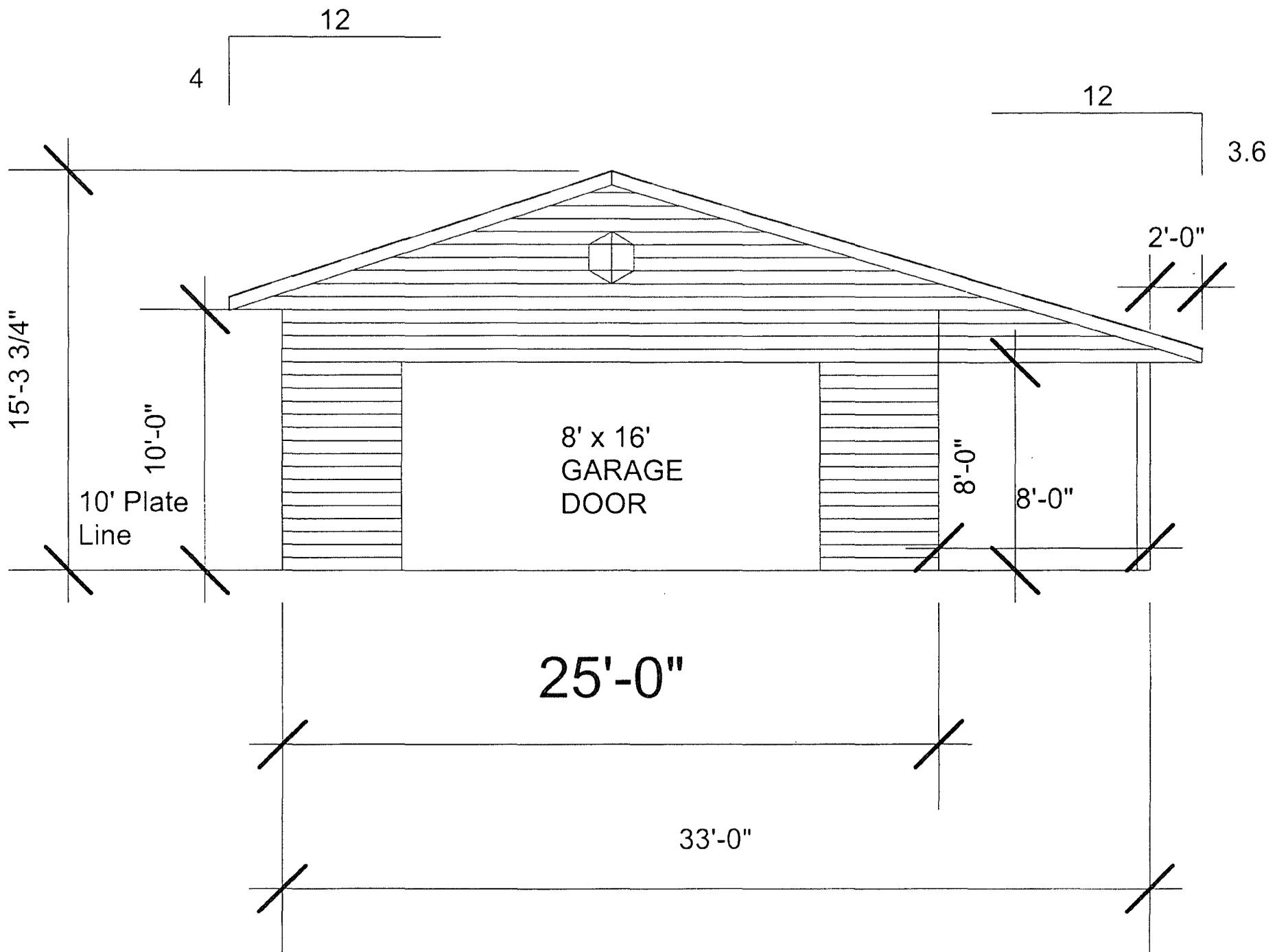
I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process at the Planning Commission and County Board is complete. I further understand the Special Use Permit process as stated above and I authorize County Staff to enter the property for inspection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

Robert A. Sudd
Owner Signature (or authorized agent)

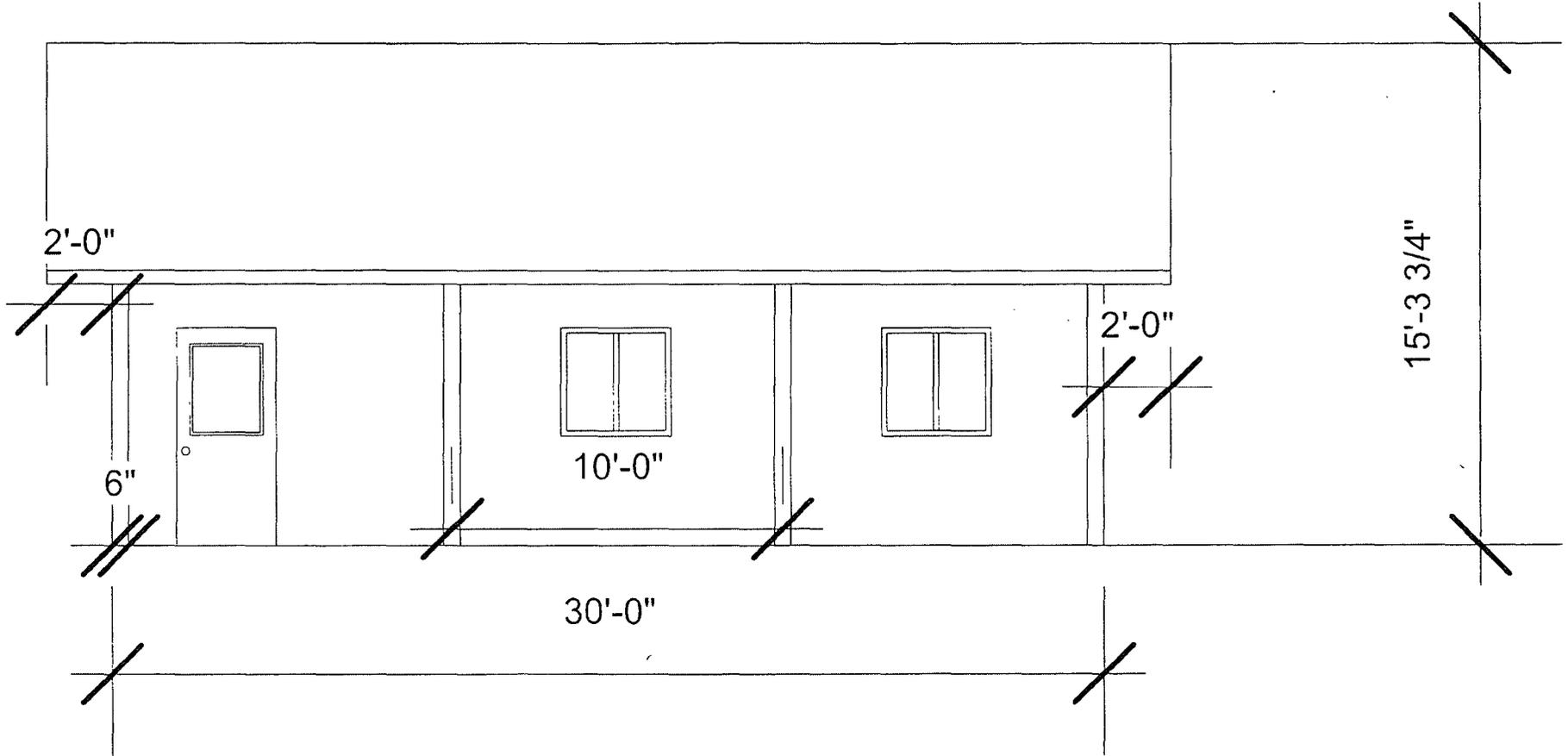
Date

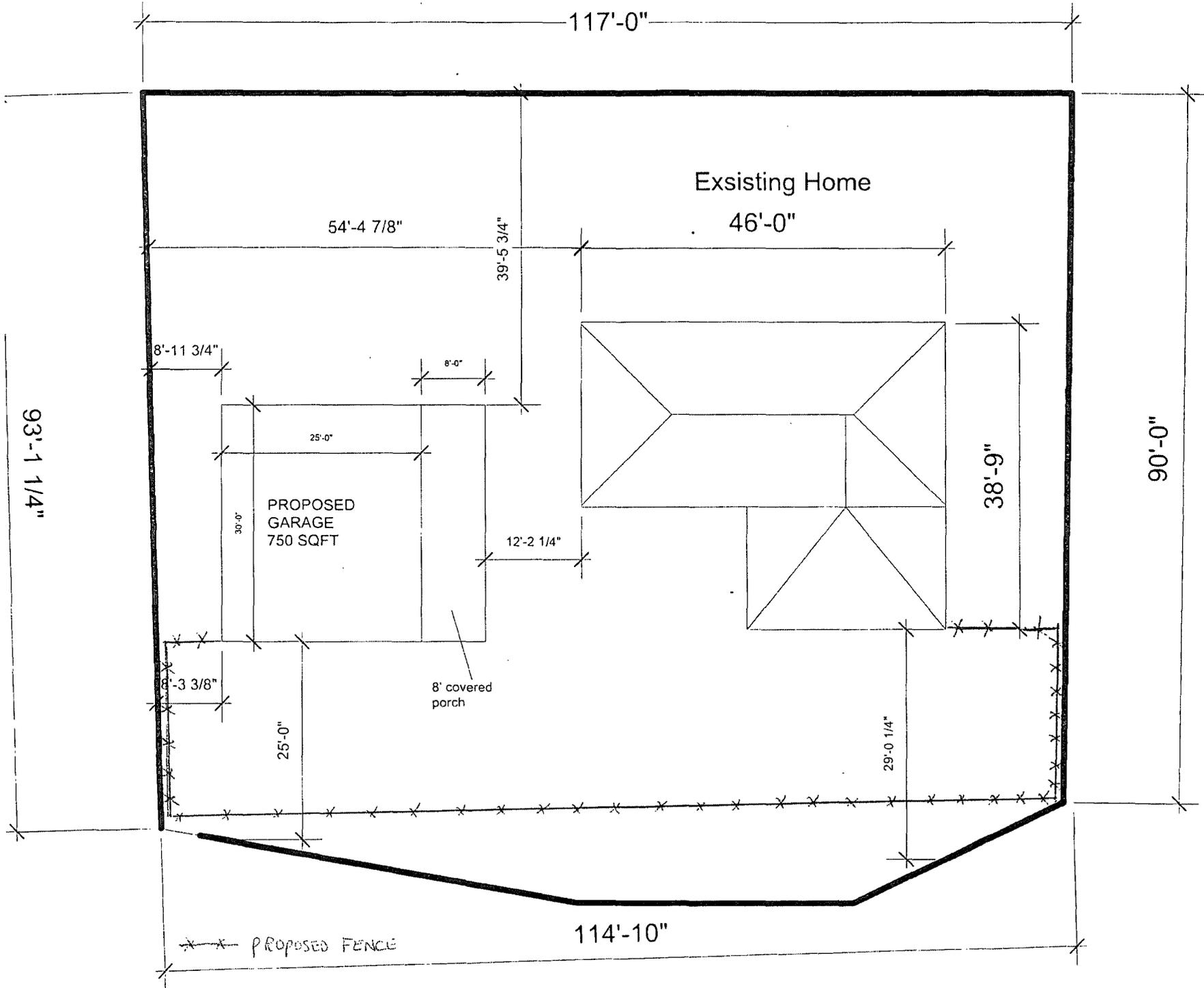
Owner Signature (or authorized agent)

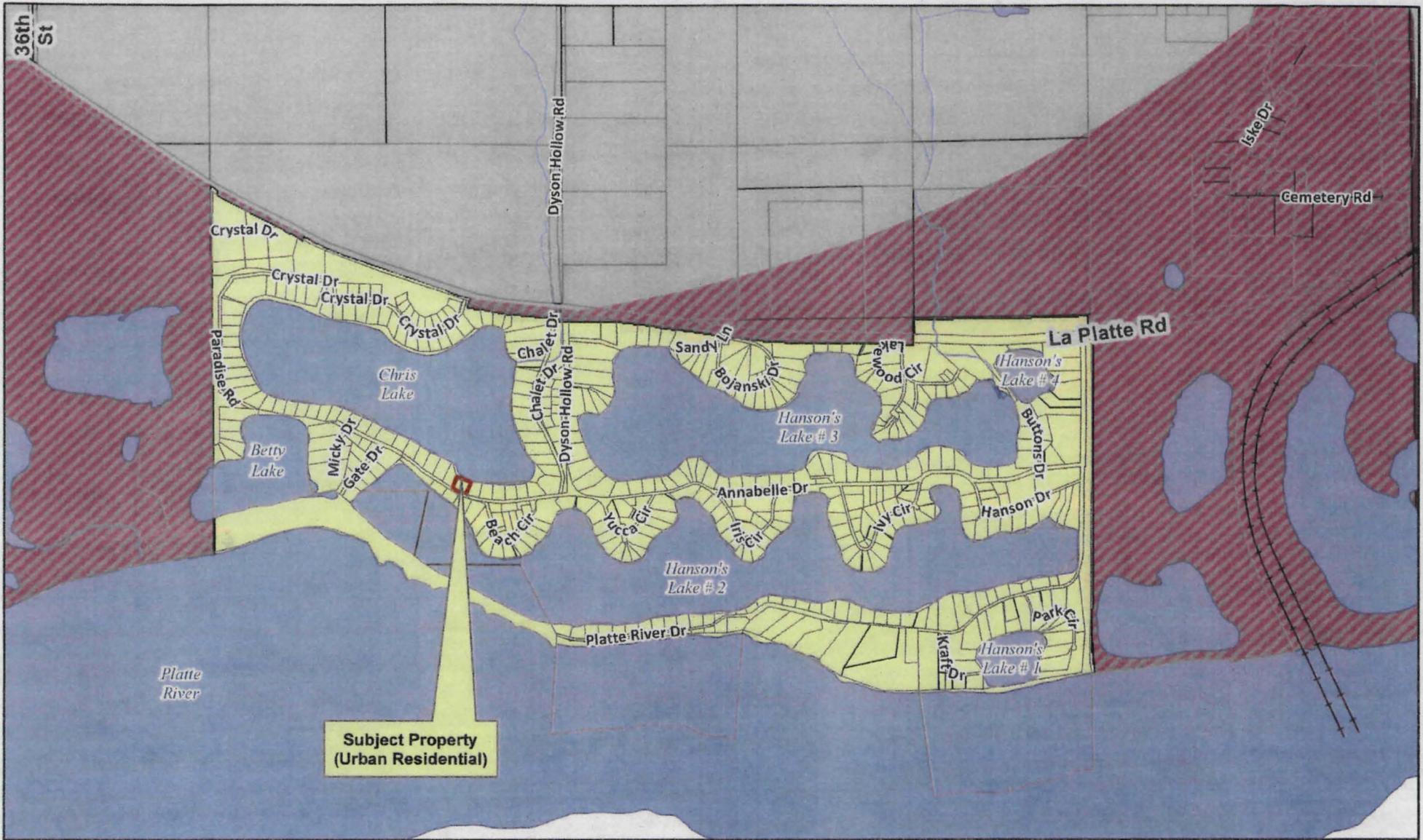
Date



East Elevation







Current FLU - Sarpy Co

0 460 920 1,840 Feet



Sedlak Flood Plain Development Permit



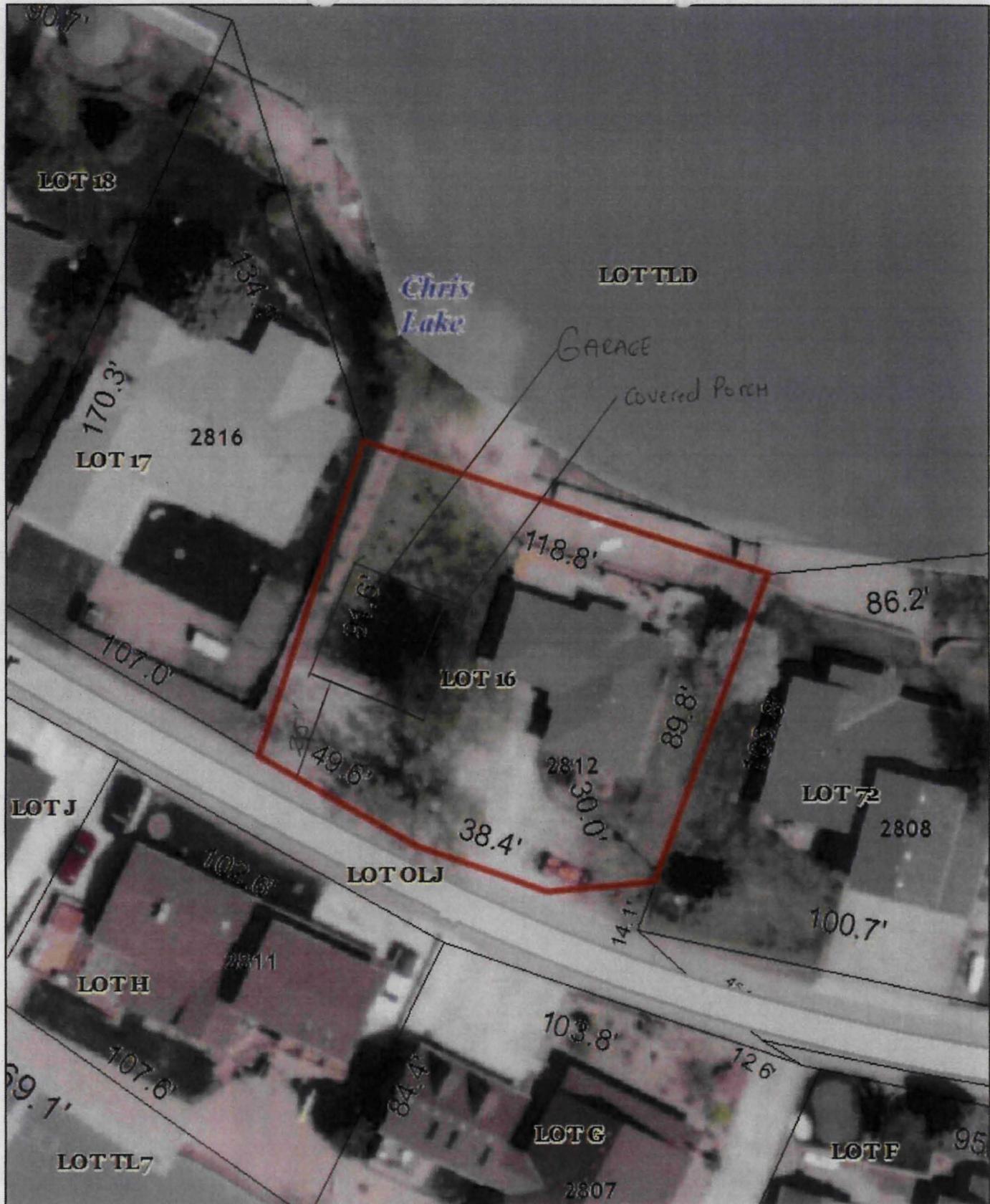
Comprehensive Development Plan
Figure 5.1: Development Structure Plan
 Sarpy County, Nebraska

Legend

- | | | |
|------------------------------|---------------------------------|-----------------------|
| Bellevue Future Growth | Mixed Use | Cross County Arterial |
| Business Park | Mixed Use Center | City Limit |
| Civic | New Richfield Village | City ETJ |
| Conservation Residential | Park/School Site | |
| Estate Residential | Pflug Interchange Development | |
| Greenway | Residential - Community Systems | |
| Industrial | Urban Residential | |
| Light Industrial/Storage | Urban Residential II | |
| Long Term Residential Growth | | |

Amended 3-07-2012

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 = 36 feet

5/4/2012

Sarpy County, Nebraska



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Map Scale
1 inch = 72 feet

5/4/2012