

BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKARESOLUTION FLOOD PLAIN DEVELOPMENT
Rebecca Snyder, 16405 Hilo Circle Papillion, 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 Rebecca Snyder'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,

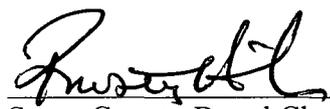
WHEREAS, said application is in compliance with Section 30, Flood Plain District of Zoning Regulations and further, the Natural Resources District has no objection to the development permit; and,

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.

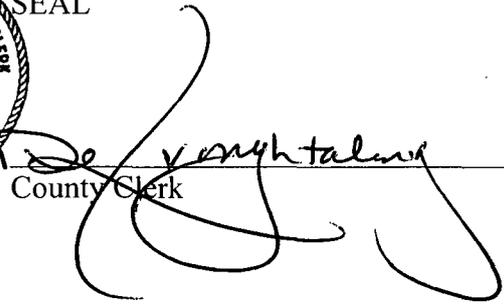
The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 17th day of July, 2012.

Attest



Sarpy County Board Chairman





County Clerk

EXHIBIT A

Sarpy County Board of Commissioners Report
Staff Report Prepared: July 10, 2012
County Board Date: July 17, 2012

| Subject | Type | By |
|----------------------------------------------------------------------------------------------------------------------------|------------|-------------------------------------------------|
| Floodplain Development Permit for construction of a new deck – Lot 11, Hawaiian Village (16504 Hilo Circle, Papillion, 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 11, Hawaiian Village (16504 Hilo Circle, Papillion, 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 Greenway.

➤ **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 the Hawaiian Village Lake (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 require 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.

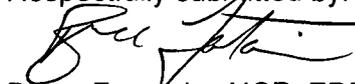
➤ **Natural Resources District**

- 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

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 Rebecca Snyder | 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. 16504 Hilo Circle City Papillion State NE ZIP Code 68046 | Company NAIC Number |
| A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 11, Hawaiian Village, a surveyed, platted and recorded subdivision in Sarpy County, Nebraska. | |
| A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u> | |
| A5. Latitude/Longitude: Lat. <u>41 04' 21.4"</u> Long. <u>96 02' 24.5"</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>7</u> | |
| A8. For a building with a crawlspace or enclosure(s): a) Square footage of crawlspace or enclosure(s) _____ sq ft b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____ c) Total net area of flood openings in A8.b _____ sq in d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No | A9. For a building with an attached garage: a) Square footage of attached garage _____ sq ft 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 A9.b _____ sq in 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 Unincorporated Areas 310190 | | B2. County Name Sarpy | | B3. State NE | |
| B4. Map/Panel Number 331153C0200 | 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) 994.8 |
| 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 _____

Check the measurement used.

| | | | |
|----------------------------------------------------------------------------------------------------------------------------|--------------|------------------------------------------|----------------------------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>987.9</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters (Puerto Rico only) |
| b) Top of the next higher floor | <u>996.6</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>995.2</u> | <input checked="" 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>987.9</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters (Puerto Rico only) |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>987.8</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters (Puerto Rico only) |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>994.8</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>987.7</u> | <input checked="" 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 <u>Michael J. Oehme</u> | | License Number <u>LS-532</u> | |
| Title <u>Land Surveyor</u> | Company Name <u>Boundaryline Surveys</u> | | |
| Address <u>13514 Discovery Drive</u> | City <u>Omaha</u> | State <u>NE</u> | ZIP Code <u>68137</u> |
| Signature _____ | Date <u>June 6, 2012</u> | Telephone <u>(402) 334-2032</u> | |



| | |
|------------------------------------------------------------------------------------------------------------------------|----------------------------|
| 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. 16504 Hilo Circle | Policy Number |
| City Papillion State NE ZIP Code 68046 | 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 and water heater equipment

Signature  Date 6-6-12 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 |
|-------------------|------------------------|-----------------------------------------------------|

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

| | |
|------------------------------------------------------------------------------------------------------------------------|----------------------------|
| IMPORTANT: In these spaces, copy the responding 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. 16504 Hilo Circle | Policy Number |
| City Papillion State NE ZIP Code 68046 | 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 and water heater equipment

| | | |
|---------------------------------------------------------------------------------------------|-------------|----------------------------------------------------|
| Signature  | Date 6-6-12 | <input type="checkbox"/> 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

July 5, 2012

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

**PAPPIO-MISSOURI RIVER
NATURAL
RESOURCES
DISTRICT**



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

RE: 16504 Hilo Circle Application for Flood Plain Development

Dear Mr. Fountain:

The District received information concerning the proposed construction of a deck on an existing residence on Lot 11 in Hawaiian Village located at 16504 Hilo Circle, Papillion, Nebraska. According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 0200 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 994.8 feet (NAVD 1988).

According to the application packet received on June 21, 2012, this project consists of the construction of a deck only. No other structures are planned at this time. The District has no objections to the 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 'L. 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 269\120705-16504 Hilo Circle.docx
Plat: 269



Vicinity Map - ZONING

16504 Hilo Cir - Lot 11 Hawaiian Village
 Flood Plain Development Permit



ADDITIONAL INFORMATION

SARPY COUNTY BOARD OF COMMISSIONERS

July 17, 2012

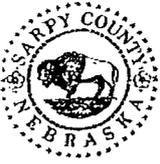
FLOOD PLAIN DEVELOPMENT PERMIT

Attachments: (Part of Exhibit A of Resolution)

**Board Report/Recommendation Report
Elevation Certificate
NRD Comments
Site Map**

Additional Attachments

**Application
Building Plans
Surveyor Certificate
Future Land Use Map
Flood Plain Map**



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

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 12-0007
 DATE RECEIVED: 6-21-12
 CP DESIGNATION: _____
 ZONING DESIGNATION: RD 50
 FEE: \$100 RECEIPT NO. 734268
 RECEIVED BY: C. Gilbert
 NOTES: _____

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

Please check box if attaching separate sheet with owner information.

NAME: REBECCA SNYDER

E-MAIL: _____

ADDRESS: 16504 Hilo Cir

CITY/STATE/ZIP: Papillion, NE 68046

MAILING (IF DIFFERENT)
ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE: _____

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: ELM HOME SERVICES (BRIAN)

E-MAIL: _____

ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE: 402 213 2126

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.

CONSTRUCT DEUC (REPLACEMENT)

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: 16504 Hico Cir
ASSESSORS PARCEL NUMBER(S) _____
SUB DIVISION: HAWAIIAN LOT: 11
NAME OF WATERWAY: PLATE 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 11, HAWAIIAN VILLAGE

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) Date

Owner Signature (or authorized agent) 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.

CONSTRUCT DECK (REPLACEMENT)

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: 16504 Hiko Cir
ASSESSORS PARCEL NUMBER(S)
SUB DIVISION: HAWAIIAN LOT: 11
NAME OF WATERWAY: PLATE 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:)

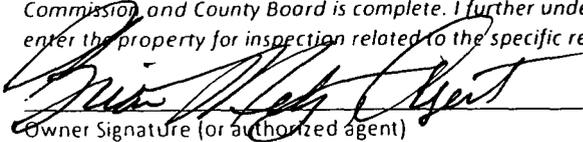
Lot 11, HAWAIIAN VILLAGE

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.
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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)

7/11/2012
Date

Owner Signature (or authorized agent)

Date

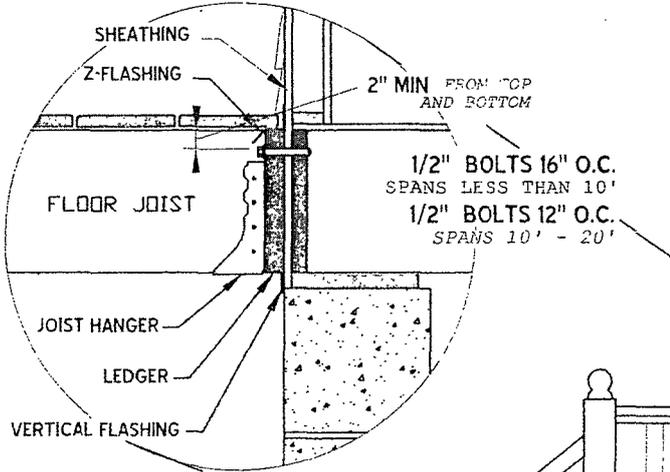
APPLICATION FOR DECK PERMIT



REQUIRED INFORMATION

ALL SEEN BELOW
 SPECIES OF LUMBER Cedar/Treated
 HEIGHT OF DECK ABOVE GRADE 5'

ADDITIONAL DECK REQUIREMENTS ON BROCHURE



4" SPHERE MAX.
 GUARD RAIL
 36" MIN

6" SPHERE MAX.

34"-38"
 HANDRAIL

7-3/4" RISE MAX.

10"
 MIN

3' LANDING
 MIN.

FLOOR JOIST
 FLOOR JOIST SPAN

MAX. JOIST SPAN BETWEEN BEARING

SPAN
 MAX. 24"
 CANTILEVER

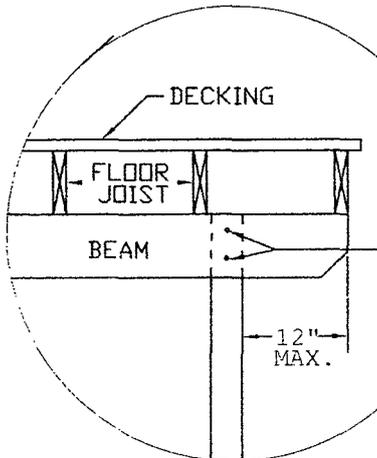
BEAM- NUMBER SIZE LENGTH

POST SIZE

OF & FOOTING DIM.

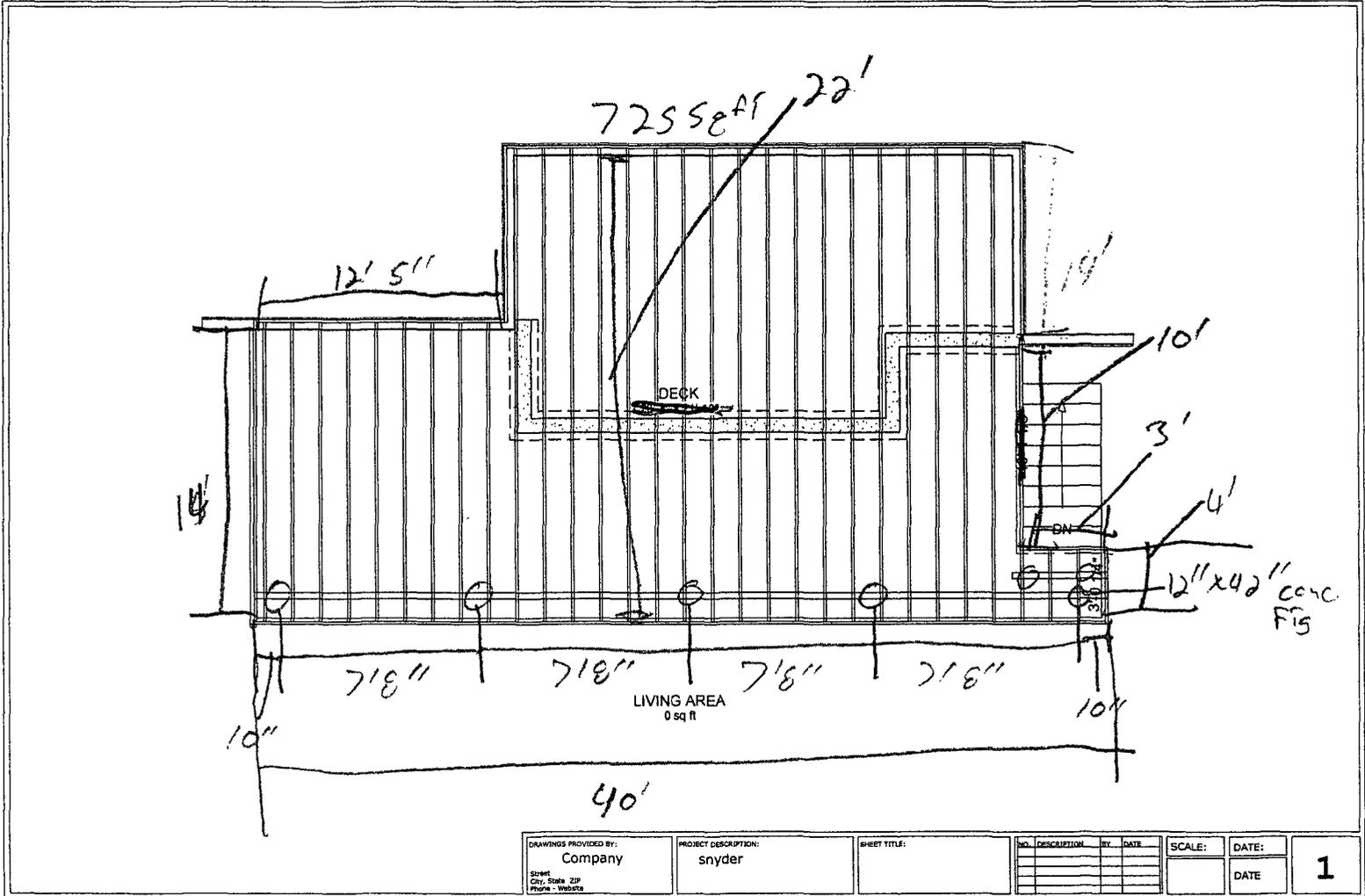
POST BASE
 ANCHOR

42" DEEP



MIN. POST TO BEAM CONNECTION:
 (2) 1/2" THROUGH BOLTS OR
 (4) STAGGERED LAG SCREWS

BEAM CANTILEVER



DRAWINGS PROVIDED BY:
 Company
Street
 City, State ZIP
 Phone - Website

PROJECT DESCRIPTION:
 snyder

SHEET TITLE:

| NO. | DESCRIPTION | BY | DATE |
|-----|-------------|----|------|
| | | | |
| | | | |
| | | | |

SCALE:
 DATE:

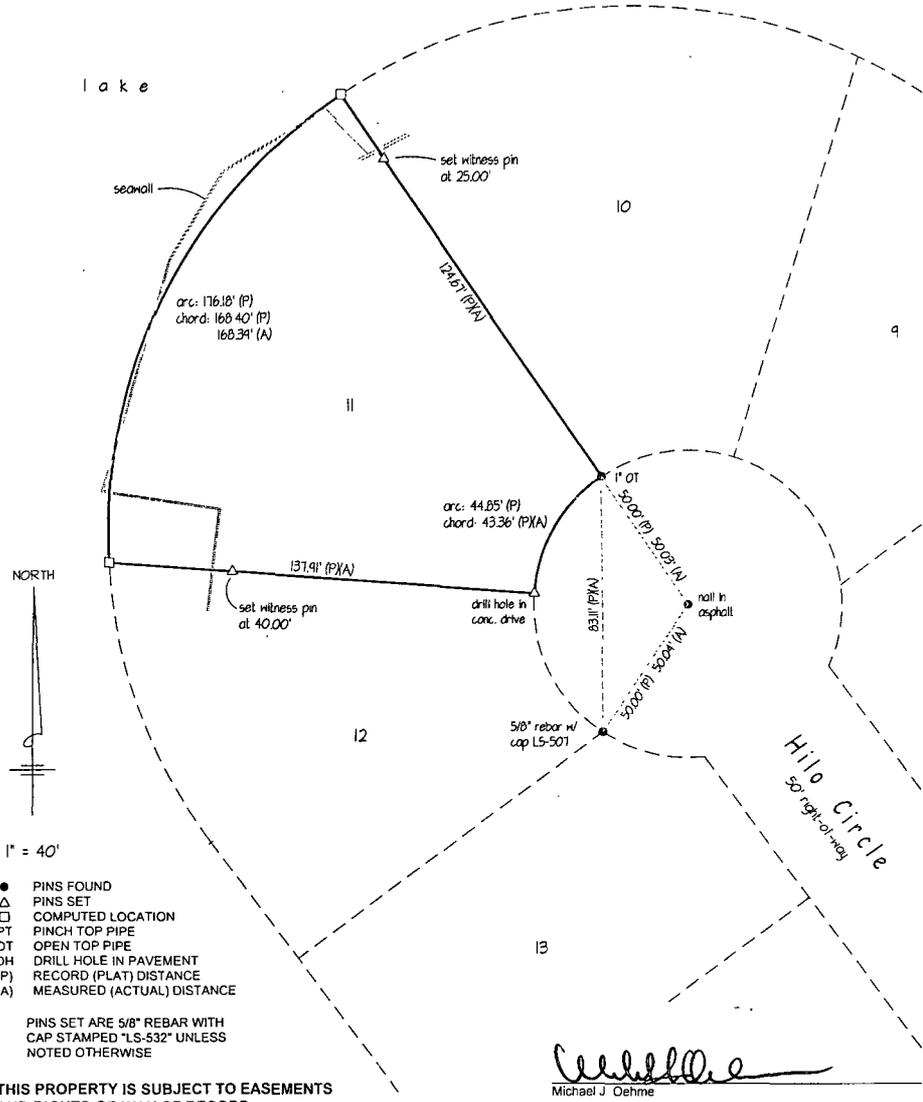
DATE
1

To the Office of
County Surveyor and Engineer
Sarpy County

LAND SURVEYORS CERTIFICATE

I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision as required by Sections 81-8108 to 81-8127 of the Nebraska State Statutes, and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Legal Description: Lot II, Hawaiian Village, a surveyed, platted and recorded subdivision in Sarpy County, Nebraska.

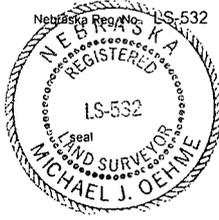


THIS PROPERTY IS SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD

OWNER OF RECORD: Snyder
SURVEY ORDERED BY: Elm Home Services

Date: June 6, 2012

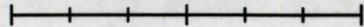
BOUNDARYLINE SURVEYS
OEHME-NIELSEN & ASSOCIATES, INC.
13514 Discovery Drive ~ Omaha, Nebraska 68137 (402) 334-2032 ~ fax: 334-1646





Current FLU - Sarpy Co

0 460 920 1,840 Feet



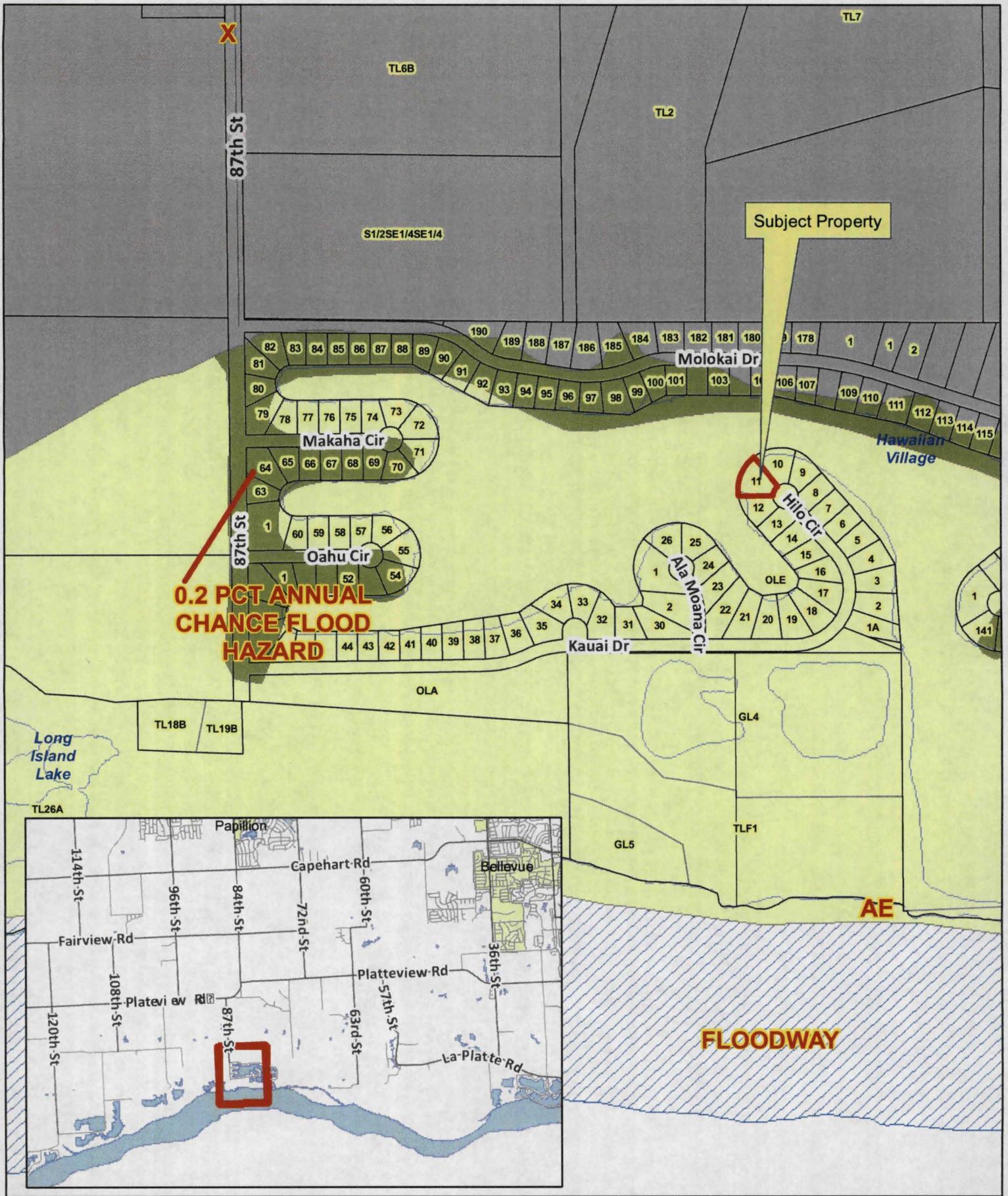
Snyder Flood Plain Development Permit

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



Vicinity Map - DFIRM
 16504 Hilo Cir - Lot 11 Hawaiian Village
 Flood Plain Development Permit

