

**BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA****RESOLUTION APPROVE FLOOD PLAIN DEVELOPMENT PERMIT & NON-  
CONVERSION AGREEMENT AND AUTHORIZE CHAIR TO SIGN SAME  
Diane and Rustin Rogers, Lot 169 Hanson's Lakes; 1809 Hanson Drive, 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 to approve Non-Conversion Agreements in limited circumstances; and

WHEREAS, Bruce Fountain, Planning Director has reviewed Diane and Rustin Rogers' 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, so long as the applicants sign the attached Non-Conversion Agreement, 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 with a non-conversion agreement; 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, the site plan of the subject property and the proposed Non-Conversion Agreement.

WHEREAS, said Non-Conversion Agreement allows the applicant to build a structure on the property but restricts the use of the attached garage to the parking of vehicles, limited storage, or access to the structure.

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 on the condition that the applicant sign the Non-Conversion Agreement and file same with the Sarpy County Register of Deeds. Proof of such filing must be delivered to the Sarpy County Clerk for filing with this Resolution before any building permit is approved or issued.

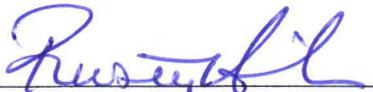
BE IT FURTHER RESOLVED THAT the Chair and the Clerk are hereby authorized to sign the Non-Conversion Agreement.

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 28 day of August 2012.

Attest

SEAL



  
Sarpy County Board Chairman

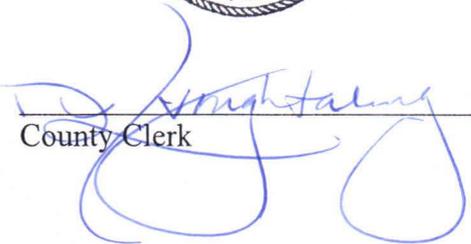
  
County Clerk

EXHIBIT A

Sarpy County Board of Commissioners Report  
Staff Report Prepared: August 21, 2012  
County Board Date: August 28, 2012

Subject	Type	By
Floodplain Development Permit to replace an existing residential structure with a new single family home (Lot 169, Hanson's Lakes – 1809 Hanson Dr.)	Resolution	Bruce Fountain, AICP, EDFP Planning Director

➤ **Application Overview**

- Diane and Rustin Rogers have requested approval of a floodplain development permit to build a new single family residence at 1809 Hanson Drive (Lot 169, Hanson's Lakes). The development will also include importing fill material to raise the elevation of the lot so that the top of the bottom floor of the habitable area meets the requirement of being one foot (1') above the base flood elevation (BFE).

➤ **Comprehensive Development Plan**

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

➤ **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 Hanson's Lake #2 (see attached map).
- The BFE (Base Flood Elevation) determined at this location is 976 feet (NAVD 1988).
- According to the elevation certificate based on construction drawings provided, the lowest floor elevation of the structure, including crawl space will be 973.0 feet (NAVD 1988). The next highest floor elevation is 977.0 feet which is at least one foot above the BFE. As the elevation difference from the lowest floor to the next highest floor is four feet, this meets the Sarpy County floodplain regulations.
- The attached garage finished floor elevation for this structure is 974.5 feet (NAVD 1988), which is below the BFE. Sarpy County floodplain regulations state that enclosed areas below the BFE should be used solely for parking of vehicles and storage of removable items. When the area below the lowest floor is used for the parking of vehicles, the County may require the owner to sign a non-conversion agreement to assure that the space is not converted to another use in the future. A non-conversion agreement has been drafted for this situation and will be required to be signed by the applicant prior to the issuance of a building permit. Upon approval, the applicant also will be required to file the signed non-conversion agreement with the County Register of Deeds.
- The elevation certificate shows that the new structure will have engineered flood openings in the enclosed areas below the BFE. The design of the engineered flood openings must be shown on the construction plans and certified by a registered professional engineer.
- Upon completion of construction, an as-built elevation certificate must be submitted to the Sarpy County to verify the structure was built according to plans.
- The new 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 project provided that the non-conversion agreement is executed for the attached garage. The NRD recommendation letter is attached.

➤ **Recommendation**

- For the reasons stated above, staff recommends the floodplain development permit be approved for the construction of a new single family residential structure.

Respectfully submitted by:



Bruce Fountain, AICP, EDFP  
Director, Planning & Building Dept.

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

## SECTION A - PROPERTY INFORMATION

<b>A1. Building Owner's Name</b> Diane D. & Rustin S. Rogers	<b>For Insurance Company Use:</b>
<b>A2. Building Street Address</b> (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1809 Hanson Drive City Bellevue State NE ZIP Code 68123	Policy Number
<b>A3. Property Description</b> (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 169 Hanson's Lakes, Tax Parcel No. 010751971, Sec. 27-T13N-R13E, Sarpy County	Company NAIC Number
<b>A4. Building Use</b> (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>	
<b>A5. Latitude/Longitude:</b> Lat. <u>41 Deg. 03' 48.2" N</u> Long. <u>95 Deg. 56' 19.3" W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983	
<b>A6. Attach at least 2 photographs</b> of the building if the Certificate is being used to obtain flood insurance.	
<b>A7. Building Diagram Number</b> <u>8</u>	
<b>A8. For a building with a crawlspace or enclosure(s):</b>	<b>A9. For a building with an attached garage:</b>
a) Square footage of crawlspace or enclosure(s) <u>1512</u> sq ft	a) Square footage of attached garage <u>756</u> sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>4</u>	b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>4</u>
c) Total net area of flood openings in A8.b <u>1024</u> sq in	c) Total net area of flood openings in A9.b <u>512</u> sq in
d) Engineered flood openings? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	d) Engineered flood openings? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

<b>B1. NFIP Community Name &amp; Community Number</b> Sarpy County 310190		<b>B2. County Name</b> Sarpy - Unincorporated Area		<b>B3. State</b> Nebraska	
<b>B4. Map/Panel Number</b> 31153C0205	<b>B5. Suffix</b> G	<b>B6. FIRM Index Date</b> December 2, 2005	<b>B7. FIRM Panel Effective/Revised Date</b> December 2, 2005	<b>B8. Flood Zone(s)</b> AE	<b>B9. Base Flood Elevation(s) (Zone AO, use base flood depth)</b> 976.0
<b>B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.</b> <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					
<b>B11. Indicate elevation datum used for BFE in Item B9:</b> <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) _____					
<b>B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?</b> <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 X 277 & USGS Y 277 Vertical Datum NAVD 88  
Conversion/Comments None.

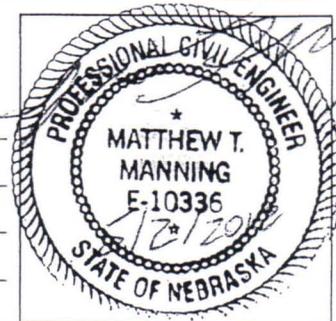
Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>973.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor <u>977.0</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>974.5</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>976.1</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) <u>973.0</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>974.0</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>Matthew T. Manning, P.E.</u>	License Number <u>E-10336</u>
Title <u>President</u>	Company Name <u>Midwest Engineering, Inc.</u>
Address <u>5900 N. 58<sup>th</sup> Street, Suite 1</u>	City <u>Lincoln</u> State <u>NE</u> ZIP Code <u>68507</u>
Signature	Date <u>May 2, 2012</u> Telephone <u>402-464-0710</u>

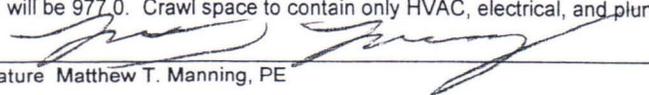


<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>	For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1809 Hanson Drive	Policy Number
City Bellevue State NE ZIP Code 68123	Company NAIC Number

**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 Engineered Flood Vents are proposed for the crawl space and garage. Proposed manufacturer is "Smart Vent, Inc."; ICC-ES evaluation report is attached. Flood vents must be installed so that the top of vent opening is below elevation 976.0 and the bottom of opening is no more than 1.0 feet above the higher of the interior or exterior grades. Garage and crawl space will require separate openings and flood vents. With proper flood venting, the "lowest floor" Elev. will be 977.0. Crawl space to contain only HVAC, electrical, and plumbing runs above BFE, all equipment to be above Elev. 977.0.

Signature  Date 5/2/2012  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

July 25, 2012

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



RE: 1809 Hanson Drive Application for Flood Plain Development Permit

Dear Mr. Fountain:

The District received information concerning the proposed construction of a new residence on Lot 169 in Hanson's Lake located at 1809 Hanson Drive 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 976.0 feet (NAVD 1988).

The District has reviewed the site plans for the proposed residence as well as an elevation certificate prepared by Matthew T. Manning, P.E., dated May 2, 2012 and offers the following comments:

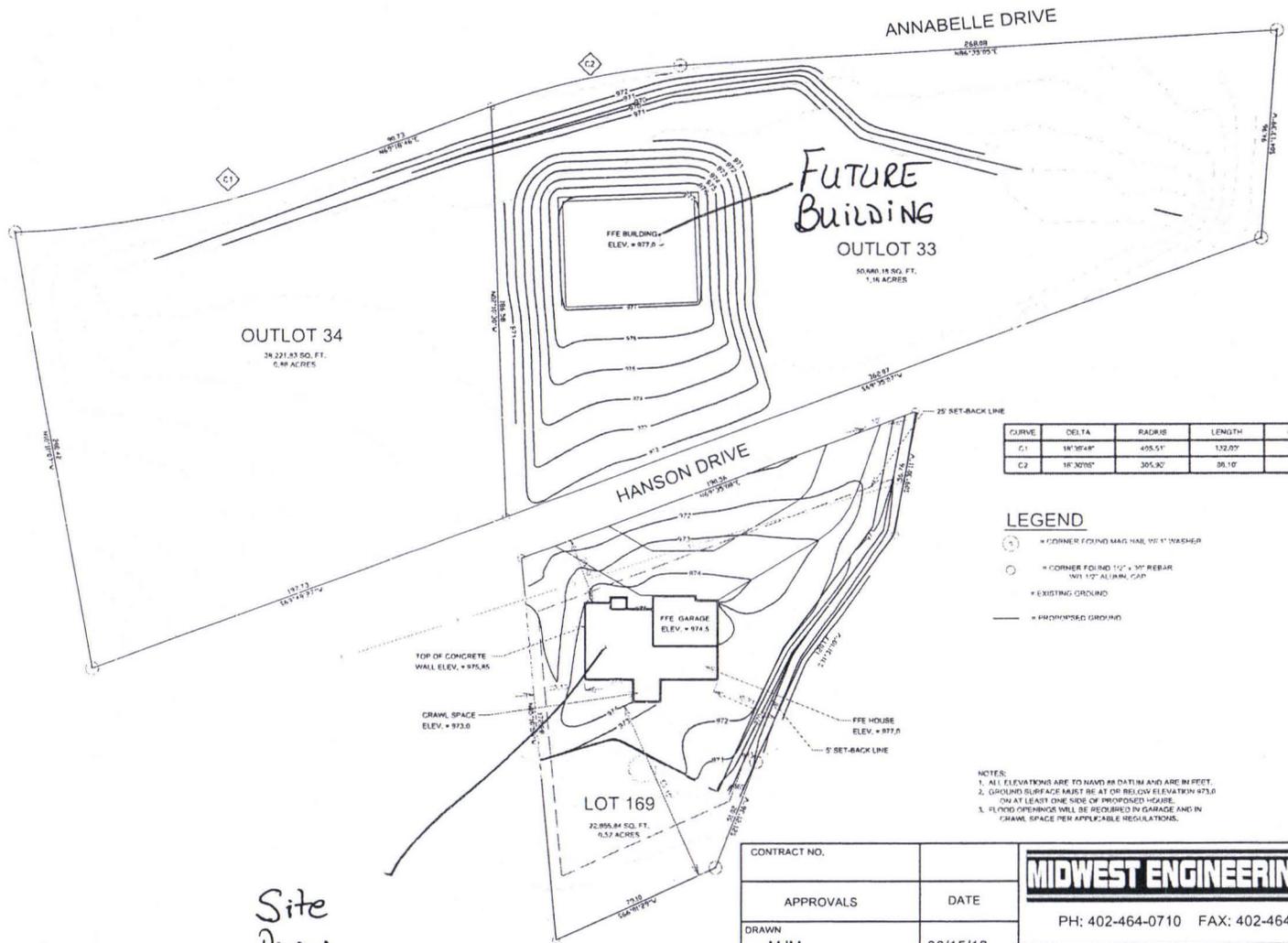
- According to the elevation certificate based on construction drawings the lowest floor elevation including crawl space is 973.0 feet (NAVD 1988). The next highest floor elevation is 977.0 feet (NAVD 1988), which is at least one foot above the elevation. As the elevation difference from the lowest floor to the next highest floor is four feet, this meets Sarpy County floodplain regulation.
- The attached garage finished floor elevation for this structure is 974.5 feet (NAVD 1988), which is below the BFE. Sarpy County floodplain regulations state that enclosed areas below the BFE should be used solely for parking of vehicles and storage of removable items. A non-conversion agreement should be signed so that the space is not converted to another use in the future.
- The elevation certificate shows that the new structure will have engineered flood openings in enclosed areas below the BFE. The design of the engineered flood openings must be shown on the plans and certified by a registered professional engineer.

The District does not object to this project providing a non-conversion agreement is executed for the attached garage. If you have any questions or concerns, please contact me at (402) 444-6222 or at [llaster@papionrd.org](mailto:llaster@papionrd.org).

Sincerely,

Lori Ann Laster, CFM  
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD



OUTLOT 34  
38,221.83 SQ. FT.  
0.88 ACRES

**Future Building**  
OUTLOT 33  
40,880.18 SQ. FT.  
1.16 ACRES

HANSON DRIVE

ANNABELLE DRIVE

LOT 169  
22,859.84 SQ. FT.  
0.52 ACRES

FFE GARAGE  
ELEV. = 974.5

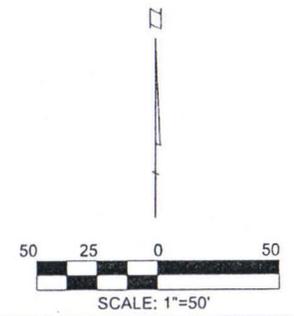
FFE BUILDING  
ELEV. = 977.0

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	18°38'48"	455.51'	132.07'	131.47'	N78°52'24"E
C2	16°30'00"	305.30'	39.10'	87.86'	N77°46'50"E

**LEGEND**

- \* CORNER FOUND MAG. NAIL W/ 1" WASHER
- \* CORNER FOUND 1 1/2" x 3/8" REBAR W/ 1 1/2" ALUMIN. CAP
- \* EXISTING GROUND
- \* PROPOSED GROUND

- NOTES:
1. ALL ELEVATIONS ARE TO NAVD 88 DATUM AND ARE IN FEET.
  2. GROUND SURFACE MUST BE AT OR BELOW ELEVATION 973.0 ON AT LEAST ONE SIDE OF PROPOSED WEAIR.
  3. FLOOD OPENINGS WILL BE REQUIRED IN GARAGE AND IN CRWL SPACE PER APPLICABLE REGULATIONS.



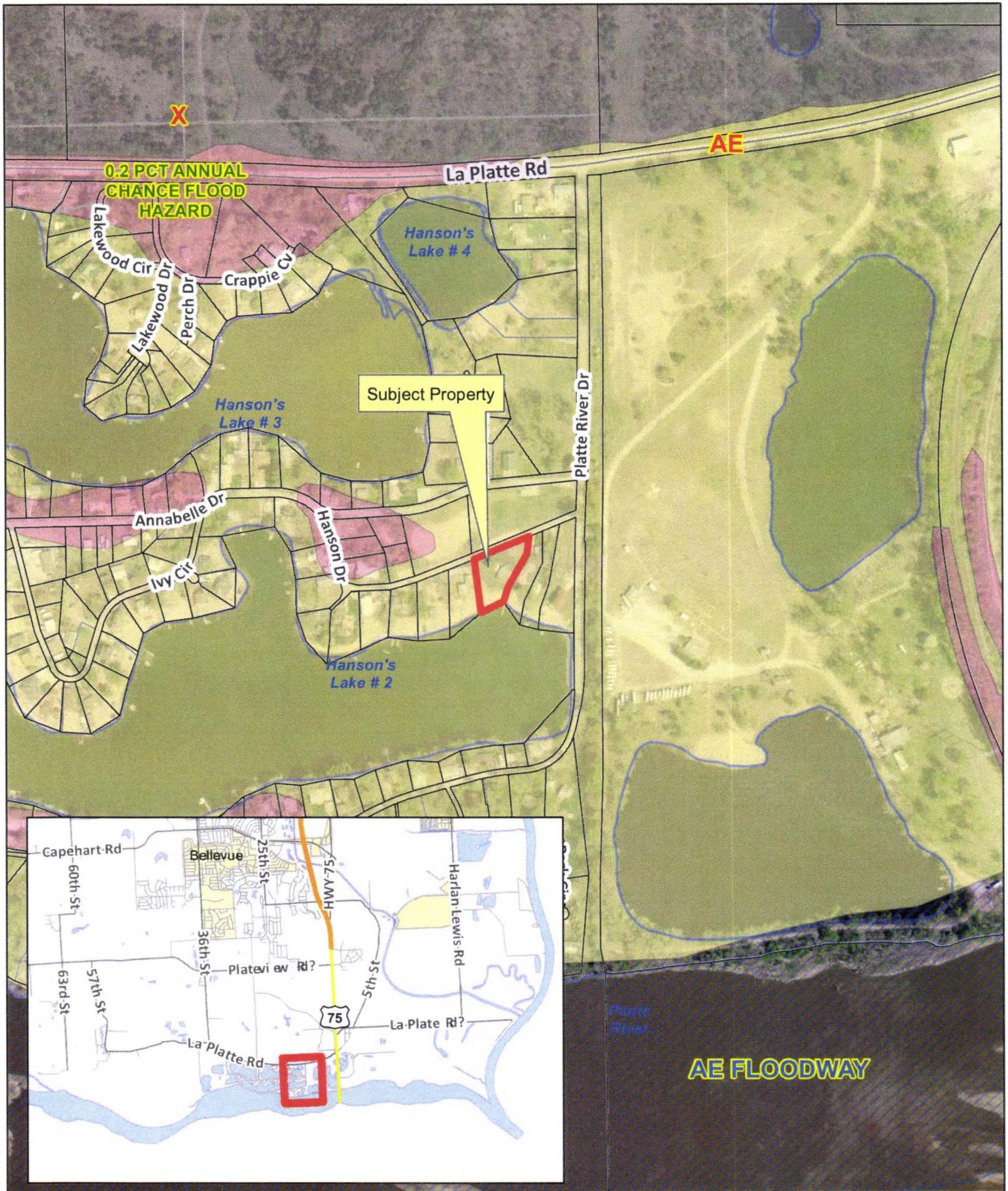
Site  
PLAN

CONTRACT NO.	
APPROVALS	DATE
DRAWN MJM	06/15/12
CHECKED	
	SHEET 1 OF 1

**MIDWEST ENGINEERING, INC.** 5900 N. 58TH STREET  
SUITE 1  
LINCOLN, NEBRASKA 68507

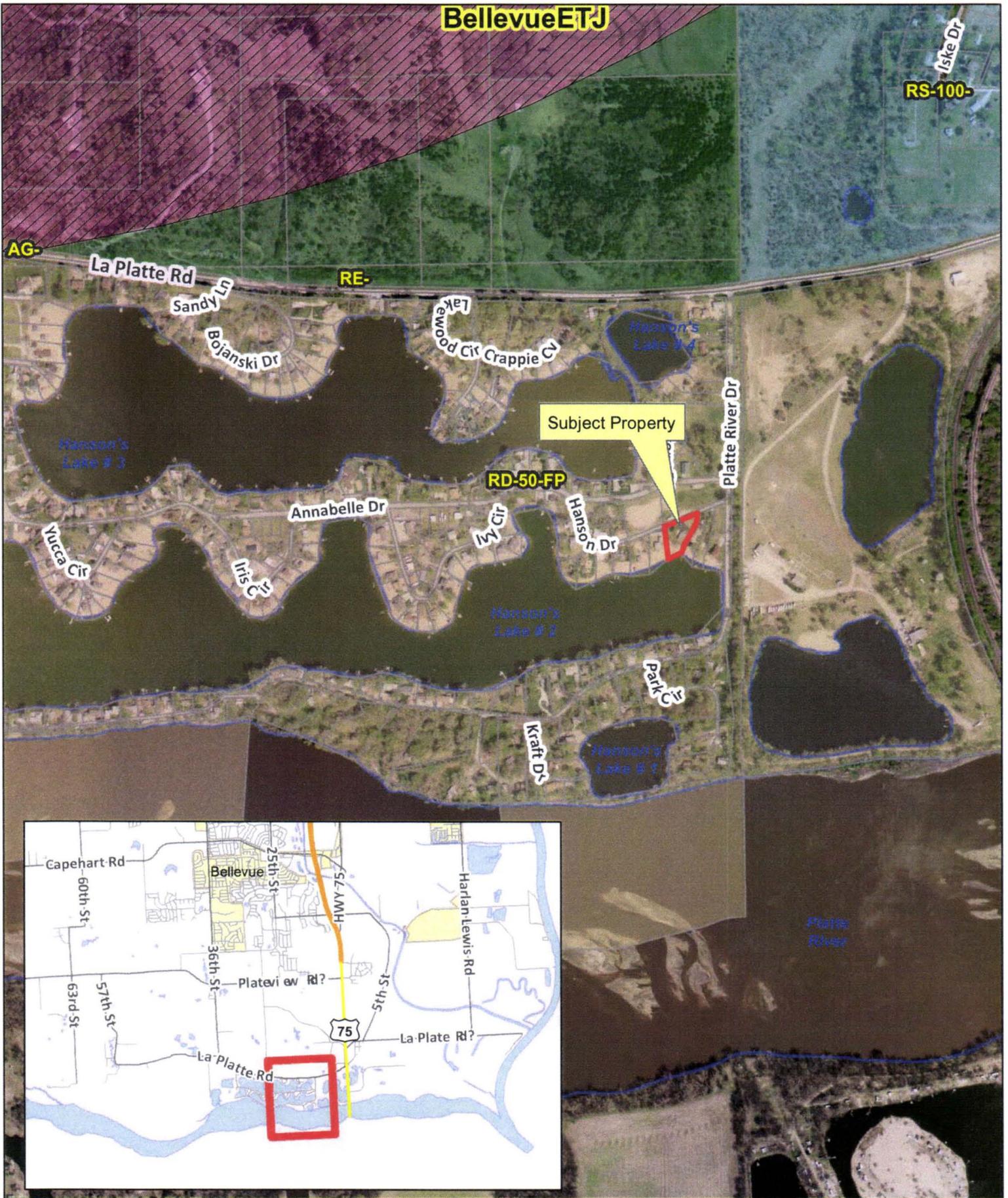
PH: 402-464-0710 FAX: 402-464-0712

DIANE AND RUSTIN ROGERS  
GRADING AND ELEVATION PLAN  
HANSON'S LAKES SUBDIVISION  
SARPY COUNTY, NEBRASKA



**Vicinity Map - Flood Zones**  
 1809 Hanson Dr - Lot 169 Hanson's Lake  
 Rogers Floodplain Development Permit

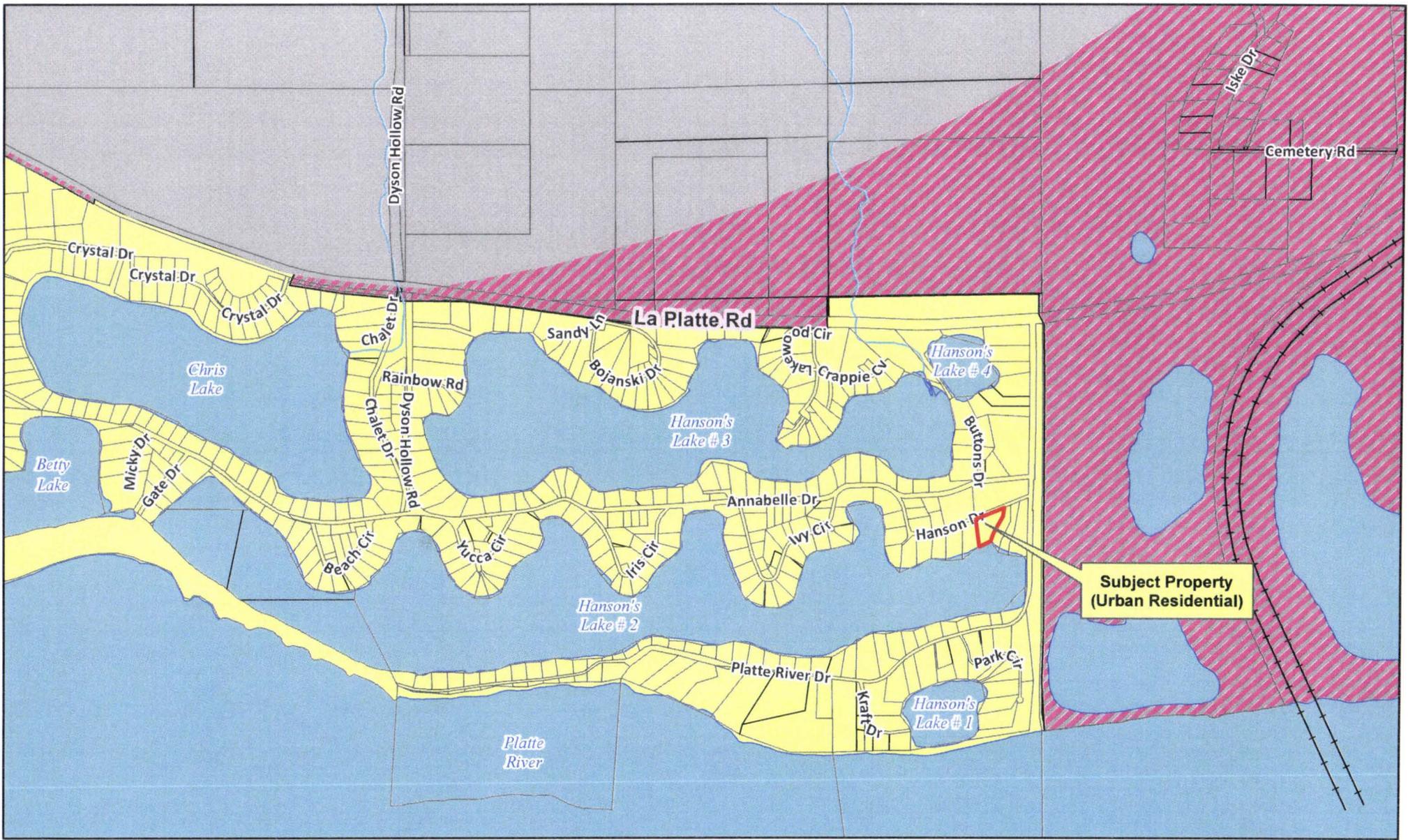




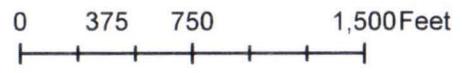
### Vicinity Map - Zoning

1809 Hanson Dr - Lot 169 Hanson's Lakes  
 Rogers - Floodplain Development Permit





### Current FLU - Sarpy Co



### Rogers Flood Plain Development

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

Legend			
	Bellevue Future Growth		Cross County Arterial
	Business Park		City Limit
	Civic		City ETJ
	Conservation Residential		Park/School Site
	Estate Residential		Plug Interchange Development
	Greenway		Residential - Community Systems
	Industrial		Urban Residential
	Light Industrial/Storage		Urban Residential II
	Long Term Residential Growth		



Amended 3-07-2012

# ADDITIONAL INFORMATION

**SARPY COUNTY BOARD OF COMMISSIONERS**

**August 28, 2012**

**FLOOD PLAIN DEVELOPMENT PERMIT**

**Attachments: (Part of Exhibit A of Resolution)**

Staff Report  
Elevation Certificate  
Letter from NRD  
Site Plan

**Additional Attachments**

Application  
Diagram for flood openings  
Plot Plan  
Construction Drawings



# SARPY COUNTY PLANNING

• 1210 GOLDEN GATE DRIVE PAPPILLION, NE 68046  
• PHONE: 402-593-1555 • FAX: 402-593-1558 • E-MAIL: [PLANNING@SARPY.COM](mailto: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.: \_\_\_\_\_  
 DATE RECEIVED: 5/11/12  
 CP DESIGNATION: \_\_\_\_\_  
 ZONING DESIGNATION: \_\_\_\_\_  
 FEE: \$ 100.00 RECEIPT NO. 734261  
 RECEIVED BY: \_\_\_\_\_  
 NOTES: \_\_\_\_\_

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

Please check box if attaching separate sheet with owner information.

NAME: DIANE D. + RUSTIN S. ROGERS E-MAIL: DIANER@ROLOFFINC.COM

ADDRESS: 1809 HANSON DR. CITY/STATE/ZIP: BELLEUE NE 68123

MAILING (IF DIFFERENT)

ADDRESS: 895 WANN ROAD CITY/STATE/ZIP: ASHLAND NE 68003

PHONE: 402-657-5085 FAX: 402-861-1752  
402-657-1022

### ENGINEER INFORMATION:

NAME: MIDWEST ENGINEERING, INC. E-MAIL: MMANNING@MIDWESTE.COM

ADDRESS: 5900 N 58th St Suite #1 CITY/STATE/ZIP: LINCOLN NE 68507

MAILING (IF DIFFERENT)

ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_

PHONE: 402-464-0710 FAX: 402-464-0712

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

NAME: LANDMARK PERFORMANCE HOMES E-MAIL: STEVEFALLER@BUILDALANDMARK.COM

ADDRESS: 14922 A CIRCLE CITY/STATE/ZIP: OMAHA NE 68144

PHONE: 402-895-9143 FAX: 402-895-4423

**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. REPLACE EXISTING SINGLE FAMILY HOME WITH NEW SINGLE FAMILY HOME. IMPORT FILL TO RAISE STRUCTURE 1 FOOT ABOVE BASE FLOOD ELEVATION. INSTALL FLOOD GATES IN GARAGE AND CRAWL SPACE

**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: 1809 HANSON DRIVE  
ASSESSORS PARCEL NUMBER(S) 010751971\*010751033  
SUB DIVISION: HANSONS LAKES LOT: #169  
NAME OF WATERWAY: PLATE RIVER  
PROPERTY LIES WITHIN: FLOODWAY: \_\_\_\_\_ FLOOD FRINGE: X  
LOWEST FLOOR ELEVATION IS TO BE 977-0 FEET ABOVE MEAN SEA LEVEL. (Including Basement)

**LEGAL DESCRIPTION:** (Describe property to wit:)

LOCATED IN SEC 27 T13N-R13E OF SARPY CO. NEBRASKA

**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.

Diane D. Rogers  
Owner Signature (or authorized agent)

5/8/12  
Date

\_\_\_\_\_  
Owner Signature (or authorized agent)

\_\_\_\_\_  
Date

# 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. 1809 Hanson Drive	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.

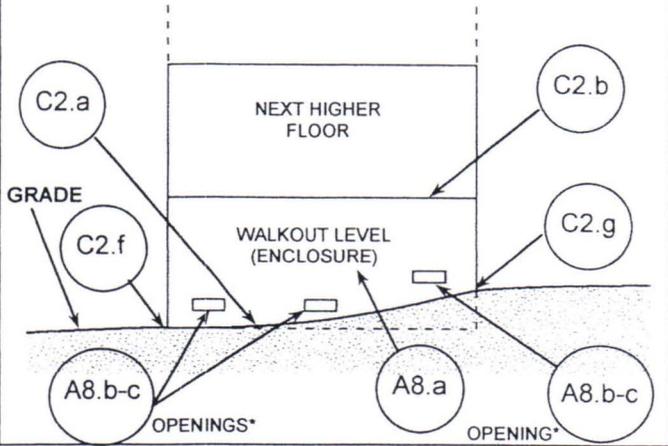
NOTE: BUILDING IS PROPOSED, THUS NO CURRENT STRUCTURE TO PHOTOGRAPH. 5/2/2012.

1809 HANSON DR. - PROPOSED →

**DIAGRAM 7**

All buildings elevated on full-story foundation walls with a partially or fully enclosed area below the elevated floor. This includes walkout levels, where at least one side is at or above grade. The principal use of this building is located in the elevated floors of the building.

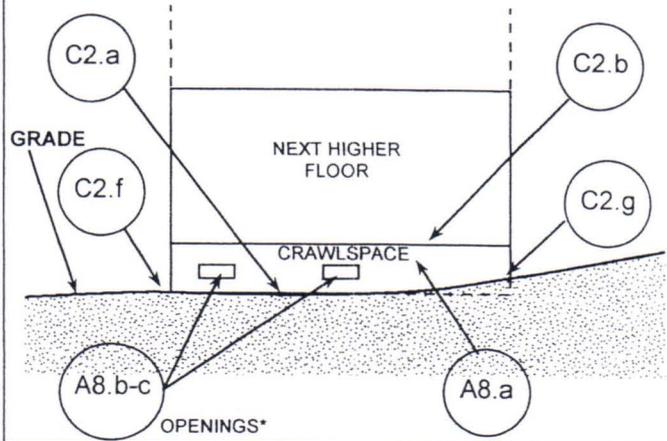
**Distinguishing Feature** – For all zones, the area below the elevated floor is enclosed, either partially or fully. In A Zones, the partially or fully enclosed area below the elevated floor is with or without openings\* present in the walls of the enclosure. Indicate information about enclosure size and openings in Section A – Property Information.



**DIAGRAM 8**

All buildings elevated on a crawlspace with the floor of the crawlspace at or above grade on at least one side, with or without an attached garage.

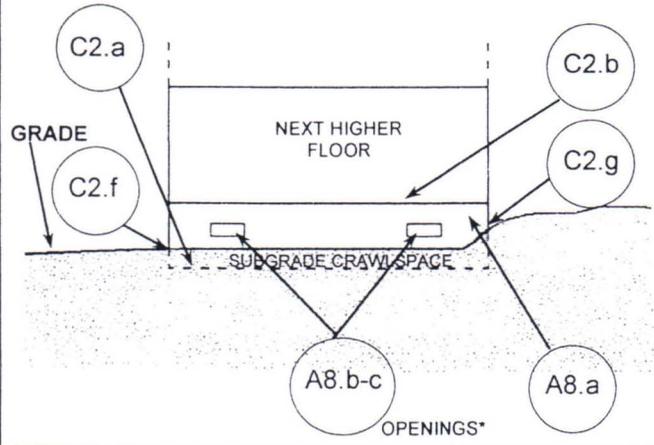
**Distinguishing Feature** – For all zones, the area below the first floor is enclosed by solid or partial perimeter walls. In all A zones, the crawlspace is with or without openings\* present in the walls of the crawlspace. Indicate information about crawlspace size and openings in Section A – Property Information.



**DIAGRAM 9**

All buildings (other than split-level) elevated on a sub-grade crawlspace, with or without attached garage.

**Distinguishing Feature** – The bottom (crawlspace) floor is below ground level (grade) on all sides.\*\* (If the distance from the crawlspace floor to the top of the next higher floor is more than 5 feet, or the crawlspace floor is more than 2 feet below the grade (LAG) on all sides, use Diagram 2.)



\* An "opening" is a permanent opening that allows for the free passage of water automatically in both directions without human intervention. Under the NFIP, a minimum of two openings is required for enclosures or crawlspaces. The openings shall provide a total net area of not less than one square inch for every square foot of area enclosed, excluding any bars, louvers, or other covers of the opening. Alternatively, an Individual Engineered Flood Openings Certification or an Evaluation Report issued by the International Code Council Evaluation Service (ICC ES) must be submitted to document that the design of the openings will allow for the automatic equalization of hydrostatic flood forces on exterior walls. A window, a door, or a garage door is not considered an opening; openings may be installed in doors. Openings shall be on at least two sides of the enclosed area. If a building has more than one enclosed area, each area must have openings to allow floodwater to directly enter. The bottom of the openings must be no higher than one foot above the higher of the exterior or interior grade or floor immediately below the opening. For more guidance on openings, see NFIP Technical Bulletin 1.

\*\* A floor that is below ground level (grade) on all sides is considered a basement even if the floor is used for living purposes, or as an office, garage, workshop, etc.

**ICC-ES Evaluation Report****ESR-2074\***

Reissued February 1, 2011

*This report is subject to renewal in two years.*[www.icc-es.org](http://www.icc-es.org) | (800) 423-6587 | (562) 699-0543

A Subsidiary of the International Code Council®

**DIVISION: 08 00 00—OPENINGS**  
**Section: 08 95 00—Vents****REPORT HOLDER:****SMARTVENT PRODUCTS, INC.**  
450 ANDBRO DRIVE, SUITE 2B  
PITMAN, NEW JERSEY 08071  
(856) 307-1468  
[www.smartvent.com](http://www.smartvent.com)  
[eval@smartvent.com](mailto:eval@smartvent.com)**EVALUATION SUBJECT:****SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS:  
FLOODVENT™ MODEL #1540-520; FLOODVENT™  
STACKING MODEL #1540-521; SMARTVENT™ MODEL  
#1540-510; SMARTVENT™ STACKING MODEL #1540-511;  
WOOD WALL FLOOD MODEL #1540-570; WOOD WALL  
FLOOD OVERHEAD DOOR MODEL #1540-574;  
FLOODVENT™ OVERHEAD DOOR MODEL #1540-524;  
SMARTVENT™ OVERHEAD DOOR MODEL #1540-514****1.0 EVALUATION SCOPE**

Compliance with the following codes:

- 2009 and 2006 *International Building Code*® (IBC)
- 2009 and 2006 *International Residential Code*® (IRC)

Properties evaluated:

- Physical operation
- Water flow

**2.0 USES**

The Smart Vent® units are automatic foundation flood vents (AFFVs) employed to equalize hydrostatic pressure on nonfire-resistance-rated foundation walls, rolling-type overhead doors and building walls subject to rising or falling flood waters. The Smart Vent® units are intended for use where flood hazard areas have been established in accordance with IBC Section 1612.3 or IRC Section R3222.1. Certain models also allow natural ventilation in accordance with Section 1203 of the IBC or Section 408.1 of the IRC.

**3.0 DESCRIPTION****3.1 General:**

When subjected to pressure from rising water, the Smart Vent® AFFVs disengage, then pivot open to allow flow in either direction to equalize water level and hydrostatic pressure from one side of the foundation to the other. The

AFFV pivoting door is normally held in the closed position by a buoyant release device. When subjected to rising water, the buoyant release device causes the unit to unlatch, allowing the plate to rotate out of the way and allow flow. The water level stabilizes, equalizing the lateral forces. Each unit is fabricated from stainless steel, and each opening provides 76 square inches (49 032 mm<sup>2</sup>) of net free area for flood mitigation in the open position. The SmartVENT™ Stacking Model #1540-511 and FloodVENT™ Stacking Model #1540-521 units each contain two vertically arranged openings per unit, providing 152 square inches (98 064 mm<sup>2</sup>) of net free area for flood mitigation in the open position.

**3.2 Engineered Opening:**

The AFFVs comply with the design principle noted in Section 2.6.2.2 of ASCE/SEI 24 for a maximum rate of rise and fall of 5.0 feet per hour (0.423 mm/s). In order to comply with the engineered opening requirement of ASCE/SEI 24, Smart Vent AFFVs must be installed in accordance with Section 4.0.

**3.3 Model Sizes:**

The FloodVENT™ Model #1540-520, SmartVENT™ Model #1540-510, FloodVENT™ Overhead Door Model #1540-524, and SmartVENT™ Overhead Door Model #1540-514 units measure 15<sup>3</sup>/<sub>4</sub> inches wide by 7<sup>3</sup>/<sub>4</sub> inches high (400 by 196.9 mm). The Wood Wall Flood Model #1540-570 and Wood Wall Flood Overhead Door Model #1540-574 units measure 14 inches wide by 8<sup>3</sup>/<sub>4</sub> inches high (355.6 by 222.25 mm). The SmartVENT™ Stacking Model #1540-511 and FloodVENT™ Stacking Model #1540-521 units measure 16 inches wide by 16 inches high (406.4 by 406.4 mm).

**3.4 Ventilation:**

The SmartVENT® Model #1540-510 and SmartVENT® Overhead Door Model #1540-514 both have screen covers with 1/4-inch-by-1/4-inch (6.35 by 6.35 mm) openings, yielding 51 square inches (32 903 mm<sup>2</sup>) of net free area to supply natural ventilation. The SmartVENT™ Stacking Model #1540-511 consists of two Model #1540-510 units in one assembly, and provides 102 square inches (65 806 mm<sup>2</sup>) of net free area to supply natural ventilation. Other AFFVs recognized in this report do not offer natural ventilation.

**4.0 INSTALLATION**

SmartVENT® and FloodVENT™ are designed to be installed into walls or overhead doors of existing or new construction from the exterior side. Installation of the vents must be in accordance with the manufacturer's

\*Revised July 2011

instructions, the applicable code and this report. The mounting straps allow mounting in wood, masonry and concrete walls up to 12 inches (305 mm) thick. In order to comply with the engineered opening design principle noted in Section 2.6.2.2 of ASCE/SEI 24, the Smart Vent<sup>®</sup> AFFVs must be installed as follows:

- With a minimum of two openings on different sides of each enclosed area.
- With a minimum of one AFFV for every 200 square feet (18.6 m<sup>2</sup>) of enclosed area, except that the SmartVENT<sup>™</sup> Stacking Model #1540-511 and FloodVENT<sup>™</sup> Stacking Model #1540-521 must be installed with a minimum of one AFFV for every 400 square feet (37.2 m<sup>2</sup>) of enclosed area.
- Below the base flood elevation.
- With the bottom of the AFFV located a maximum of 12 inches (305.4 mm) above grade.

#### 5.0 CONDITIONS OF USE

The Smart Vent<sup>®</sup> AFFVs described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

5.1 The Smart Vent<sup>®</sup> AFFVs must be installed in accordance with this report, the applicable code and the manufacturer's installation instructions. In the event of a conflict, the instructions in this report govern.

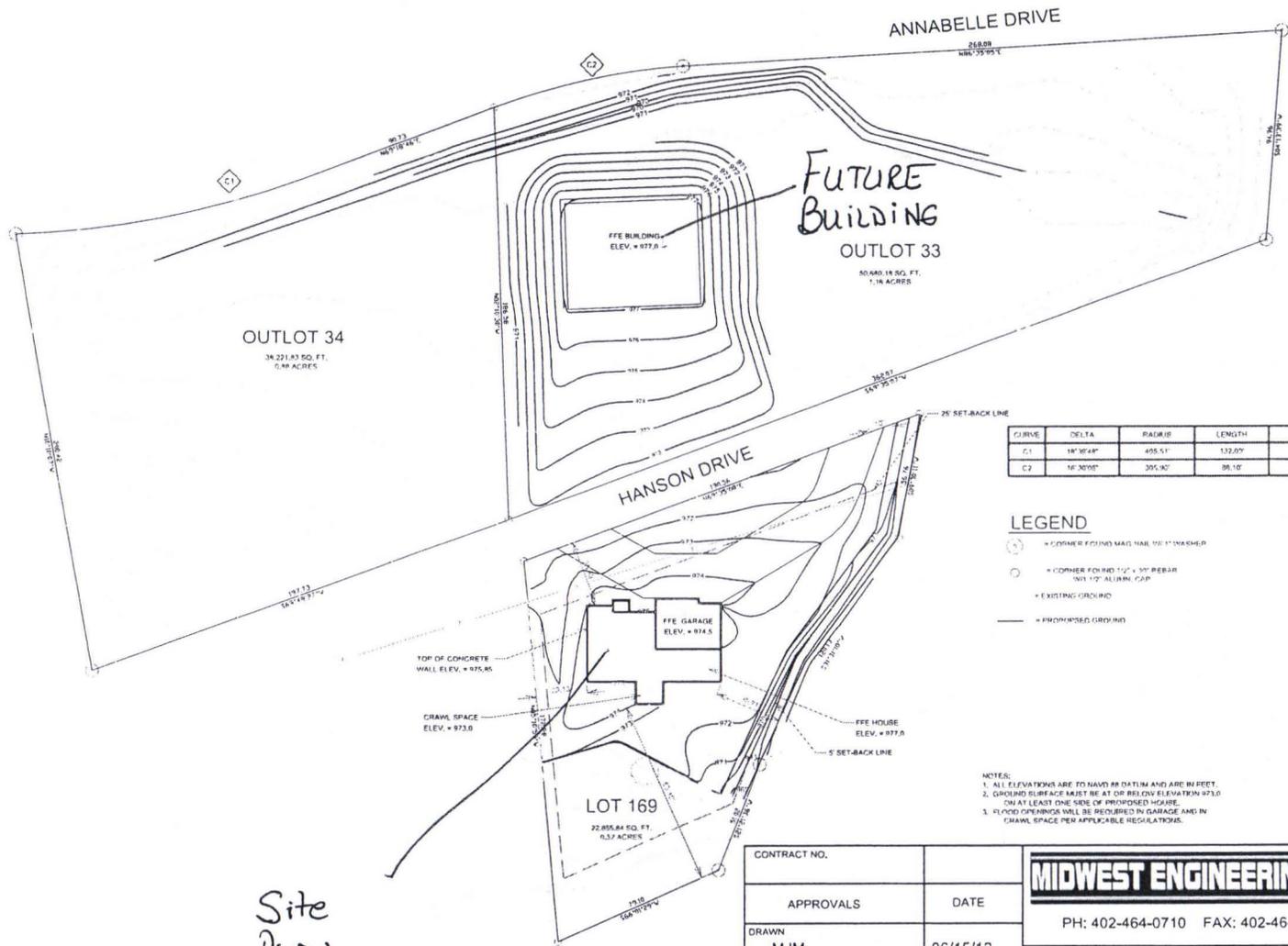
5.2 The Smart Vent<sup>®</sup> AFFVs must not be used in the place of "breakaway walls" in coastal high hazard areas, but are permitted for use in conjunction with breakaway walls in other areas.

#### 6.0 EVIDENCE SUBMITTED

Data in accordance with the ICC-ES Acceptance Criteria for Automatic Foundation Flood Vents (AC364), dated October 2007.

#### 7.0 IDENTIFICATION

The Smart VENT<sup>®</sup> models recognized in this report must be identified by a label bearing the manufacturer's name (Smartvent Products, Inc.), the model number, and the evaluation report number (ESR-2074).



OUTLOT 34  
34,221.83 SQ. FT.  
0.78 ACRES

**FUTURE BUILDING**  
OUTLOT 33  
50,940.18 SQ. FT.  
1.16 ACRES

FFE GARAGE  
ELEV. = 914.5

FFE HOUSE  
ELEV. = 917.8

TOP OF CONCRETE WALL ELEV. = 915.86

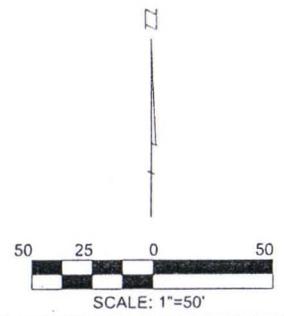
CRAWL SPACE ELEV. = 913.0

LOT 169  
32,855.64 SQ. FT.  
0.75 ACRES

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARINGS
C1	18°36'48"	495.51'	132.07'	131.41'	N78°50'24"E
C2	16°30'18"	305.90'	96.10'	97.80'	N77°46'50"E

- LEGEND**
- = CORNER FOUND MAG NAIL 1/2" WASHER
  - = CORNER FOUND 1/2" x 3/8" REBAR
  - = 1/2" x 1/2" ALUMINUM CLIP
  - = EXISTING GROUND
  - = PROPOSED GROUND

- NOTES:**
1. ALL ELEVATIONS ARE TO NAVD 88 DATUM AND ARE IN FEET.
  2. GROUND SURFACE MUST BE AT OR BELOW ELEVATION 923.0 ON AT LEAST ONE SIDE OF PROPOSED HOUSE.
  3. FLOOD OPENINGS WILL BE REQUIRED IN GARAGE AND IN CRAWL SPACE PER APPLICABLE REGULATIONS.



Site  
PLAN

CONTRACT NO.	
APPROVALS	DATE
DRAWN MJM	06/15/12
CHECKED	
	SHEET 1 OF 1

**MIDWEST ENGINEERING, INC.** 5900 N. 58TH STREET  
SUITE 1  
LINCOLN, NEBRASKA 68507

PH: 402-464-0710 FAX: 402-464-0712

DIANE AND RUSTIN ROGERS  
GRADING AND ELEVATION PLAN  
HANSON'S LAKES SUBDIVISION  
SARPY COUNTY, NEBRASKA

Lot 169, Hanson's Lakes  
 1809 Hanson Drive  
 Rogers, Ruety & Dine

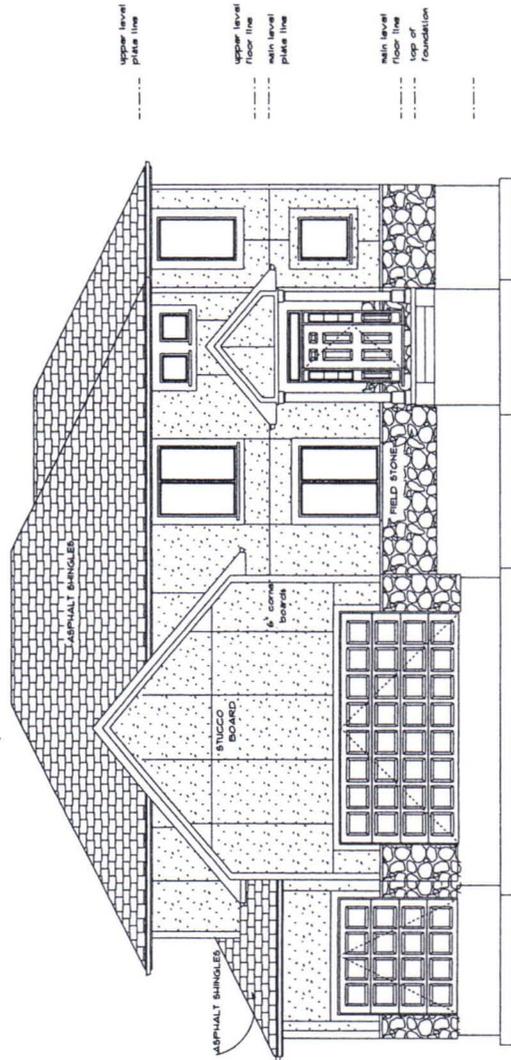


Landmark Performance Homes  
 1822 A Circle  
 Dulles, VA 20146  
 Phone: (703) 255-4113  
 Fax: (703) 255-4123  
 shaw@landmark.com

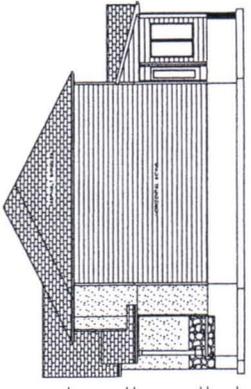
DATE: 5/9/12  
 DRAWN BY:  
 SCALE: 1/4" = 1'

APPROVED:  
 SECTION LETTER  
 CHECKED BY:  
 PAGE NUMBER  
 1 of 4  
 PAGE #:

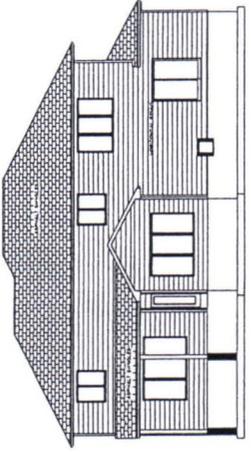
FRONT ELEVATION  
 SCALE: 1/4" = 1'



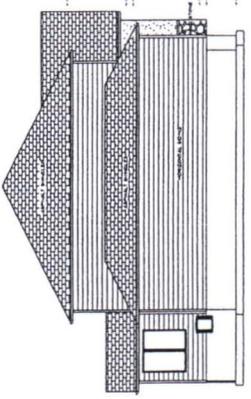
RIGHT ELEVATION  
 SCALE: 1/4" = 1'



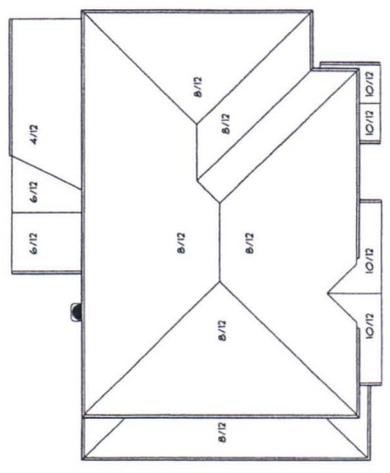
REAR ELEVATION  
 SCALE: 1/4" = 1'



LEFT ELEVATION  
 SCALE: 1/4" = 1'

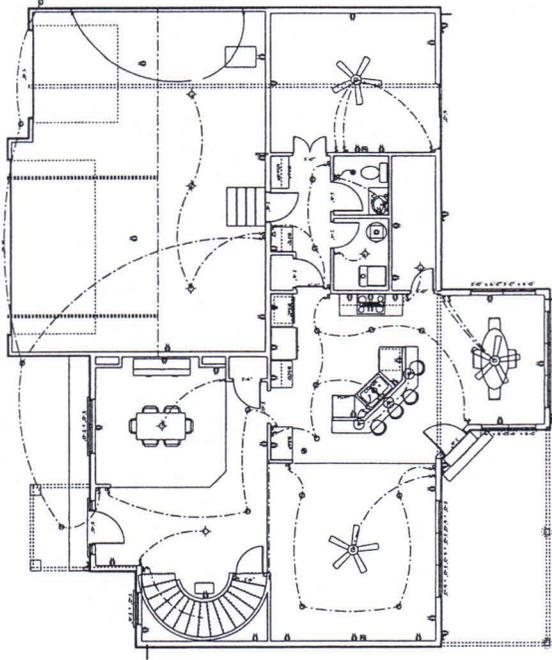


ROOF PLAN  
 SCALE: 1/4" = 1'

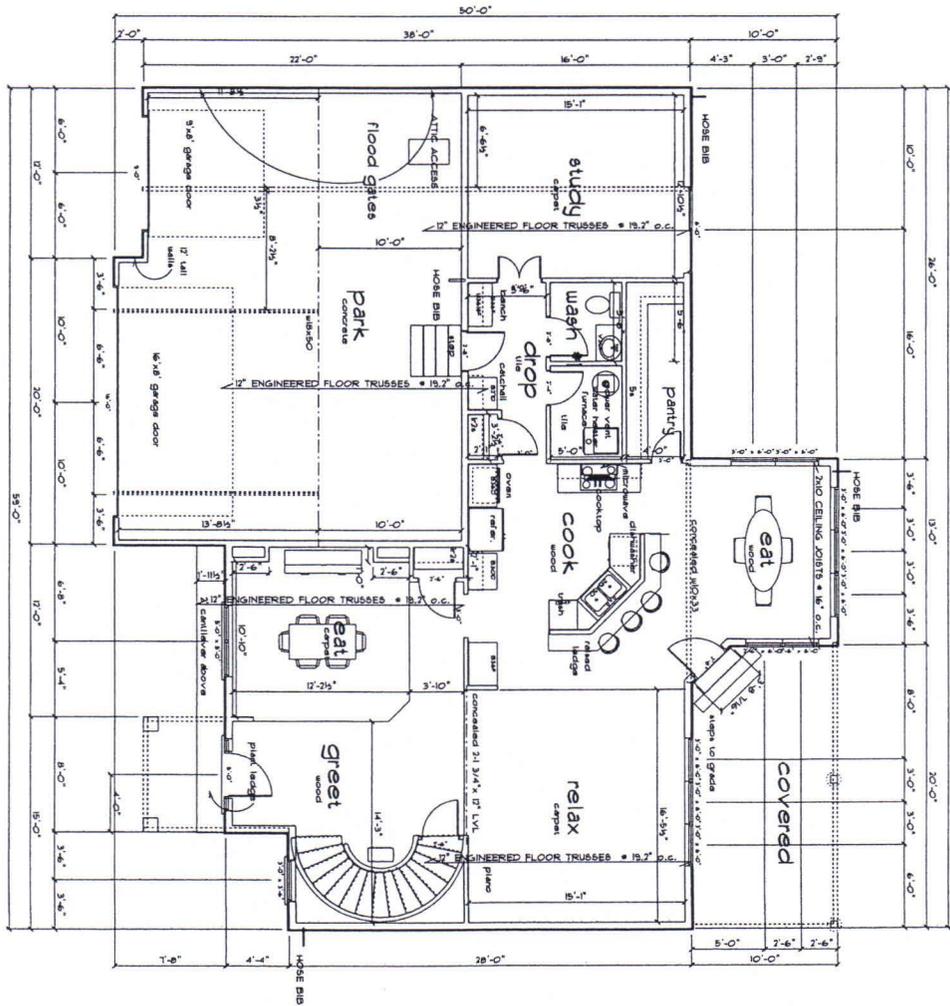




Room	Area	Notes
Living Room	124	
Dining Room	100	
Kitchen	100	
Breakfast Room	70	
Bedroom	110	
Bathroom	50	
Hall	20	
Staircase	10	
Garage	150	
Front Porch	10	
Rear Porch	10	
Back Porch	10	
Deck	10	
Screened Enclosure	10	
Pool	10	
Hot Tub	10	
Laundry Room	10	
Storage	10	
Other	10	
<b>Total</b>	<b>1512</b>	



MAIN FLOOR ELECTRICAL PLAN



MAIN FLOOR PLAN

1512 sq. ft. main level  
1754 sq. ft. upper level  
156 sq. ft. garage

Rogers, Rusty & Diane  
1809 Hanson Drive  
Lot 169, Hanson's Lakes



Landmark Performance Homes  
14922 A Circle Phone: (402) 895-8143  
Omaha Fax: (402) 895-4423  
Nebraska  
58144 steve.fisher@tblslandmark.com

SCALE: 1/4" = 1'  
DRAWN BY:  
DATE: 5/9/12



APPROVED:  
CHECKED BY:

PAGE #:  
3 of 4



**SARPY COUNTY PLANNING & BUILDING DEPARTMENT**  
**Bruce Fountain, AICP, EDFP, Director**  
1210 Golden Gate Drive  
Papillion, Nebraska 68046  
Phone 402.593.1555 Fax 402.593.1558

**PUBLIC HEARING NOTICE**

To: Area Jurisdictions  
From: Bruce Fountain, Director

Notice is hereby given that a meeting of the Sarpy County Planning Commission will be held on Wednesday, August 15, 2012 at 7:00 p.m., followed by a meeting of the Sarpy County Board of Commissioners to be held on Tuesday, August 28, 2012 in the Sarpy County Board Room, Sarpy County Courthouse, Papillion, Nebraska.

**The following amendments will be on the agenda for discussion:**

Sarpy County Planning Department requests approval of text amendments throughout various sections of the Sarpy County Zoning Regulations relating to allowing recreational vehicle uses in agricultural farming districts and other issues pertaining to floodplain districts as well as an amendment correcting the notification requirements for public hearings held by the Board of Adjustment.

Details may be found on the County website at [www.sarpy.com](http://www.sarpy.com) under Boards and Commissions/Planning Commission Agenda.

If you have any questions, please feel free to call me at 593-1555.

Bruce Fountain  
Bruce Fountain, Director

July 31, 2012  
Date

Cass County Clerk  
346 Main Street  
Plattsmouth, NE 68048

Douglas County Clerk  
1819 Farnam Street  
Omaha, NE 68183

Saunders County Clerk  
PO BOX 61  
Wahoo, NE 68066

Mills County Planning Commission  
Chairman  
418 Sharp  
Glenwood, IA 51534

Bellevue City Clerk  
210 W. Mission Avenue  
Bellevue, NE 68005

Gretna City Clerk  
PO BOX 69  
Gretna, NE 68028

La Vista City Clerk  
8116 Park View Blvd  
La Vista, NE 68028

Papillion City Clerk  
122 E. 3<sup>rd</sup> Street  
Papillion, NE 68046

Springfield City Clerk  
P.O. Box 189  
Springfield, NE 68059

Ashland City Clerk  
2304 Silver  
Ashland, NE 68003

Louisville City Clerk  
PO BOX 370  
Louisville, NE 68037

Omaha City Clerk  
1819 Farnam Street, STE LC 1  
Omaha, NE 68183

Plattsmouth City Clerk  
136 N. 5<sup>th</sup> Street  
Plattsmouth, NE 68048

Cedar Creek Village Clerk  
PO BOX 81  
Cedar Creek, NE 68016

South Bend Village Clerk  
PO BOX 68  
South Bend, NE 68058

Pottawattamie County Auditor  
227 S 6<sup>th</sup> Street  
Council Bluffs, IA 51501

Cass County Planning Commission  
Chairman  
346 Main Street  
Plattsmouth, NE 68048

Douglas County Planning Commission  
Chair  
1819 Farnam Street  
Omaha, NE 68183

Saunders County Planning Commission  
Chair  
P.O. Box 61  
Wahoo, NE 68066

Mills County Auditor  
418 Sharp  
Glenwood, IA 51534

Bellevue Planning Commission  
Chair  
210 W. Mission Avenue  
Bellevue, NE 68005

Gretna Planning Commission Chairman  
P.O. Box 309  
Gretna, NE 68028

LaVista Planning Commission  
Chair  
8116 Park View Blvd.  
LaVista, NE 68028

Papillion Planning Commission  
Chair  
122 E. 3<sup>rd</sup> Street  
Papillion, NE 68046

Ashland Planning Commission  
Chair  
2304 Silver  
Ashland, NE 68003

Louisville Planning Commission  
Chair  
P.O. Box 370  
Louisville, NE 68037

City of Omaha  
Planning Commission – Chair  
1819 Farnam St. Ste LC1  
Omaha, NE 68183

Plattsmouth Planning Commission –  
Chair  
136 N. 5<sup>th</sup> Street  
Plattsmouth, NE 68048

Cedar Creek Planning Commission –  
Chair  
P.O. Box 81  
Cedar Creek, NE 68016

South Bend Planning Commission –  
Chair  
P.O. Box 68  
South Bend, NE 68058

Pottawattamie County Planning  
Commission – Chair  
223 South 6<sup>th</sup> Street  
Council Bluffs, IA 51501

Zoning Administrator  
City of Bellevue  
210 W. Mission Avenue  
Bellevue, NE 68005

Zoning Administrator  
City of Gretna  
P.O. Box 69  
Gretna, NE 68028

Zoning Administrator  
City of Papillion  
122 East 3<sup>rd</sup> Street  
Papillion, NE 68046

Zoning Administrator  
City of LaVista  
8116 Park View Blvd.  
LaVista, NE 68028

City of Omaha  
David Fanslau  
1819 Farnam Street, Ste LC1  
Omaha, NE 68183

COUNTER P C.E. P  
VERIFY P D.E. \_\_\_\_\_  
PROOF \_\_\_\_\_  
FEES \$ 45.50  
CHECK# 1493  
CHG \_\_\_\_\_ CASH \_\_\_\_\_  
REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_  
SHORT \_\_\_\_\_ NCR \_\_\_\_\_

*\*Stamped Copy\**

FILED SARPY COUNTY NEBRASKA  
INSTRUMENT NUMBER

2012-26103

08/29/2012 09:35:42 AM

*Lloyd J. Dowding*

REGISTER OF DEEDS



AGREEMENT



**THIS PAGE ADDED  
FOR RECORDING  
INFORMATION.**

**DOCUMENT STARTS ON  
NEXT PAGE.**

**LLOYD J. DOWDING**

SARPY COUNTY REGISTER OF DEEDS  
Steven J. Stastny, Deputy  
1210 GOLDEN GATE DRIVE, STE 1109  
PAPILLION, NE 68046-2895  
402-593-5773

## FLOODPLAIN STRUCTURE NON-CONVERSION AGREEMENT

This Agreement made by and between Rustin S. and Diane D. Rogers ("Owner") and Sarpy County. Owner and Sarpy County are referred to collectively hereinafter as "the Parties" an individually as a "Party".

This Agreement is made in consideration of issuance of a Floodplain Development Permit for construction of improvements on the attached site plan and construction plans on the following described real property:

Lot 169, Hanson's Lakes, Sarpy County, Nebraska.

### WITNESSETH:

WHEREAS, Owner is the record owner of all that real property located at Lot 169, Hanson's Lakes (1809 Hanson Drive Bellevue, NE) in the County of Sarpy, ("Property").

WHEREAS, Sarpy County has duly enacted Sarpy County Zoning Regulations ("Regulations") which includes regulations for land located within the floodplains of Sarpy County, set out at Section 30, Floodplain District within said Regulations as amended.

WHEREAS, Property is located within the AE Floodplain Zone adjacent to Hanson's Lake #2.

WHEREAS, Owner and Sarpy County wish to come to a mutual agreement regarding the Property.

WHEREAS, Owner has applied for a Floodplain Development Permit to construct a structure on the Property which either (1) does not conform, or (2) may be noncompliant by later conversion, to the strict elevation requirements of Section 30, Flood Plain District of the Sarpy County Zoning Regulations ("Regulations").

NOW, THEREFORE, for and in consideration of the foregoing recital and the mutual covenants of the parties hereinafter expressed, the PARTIES hereby acknowledge, covenant, and agree as follows:

1. The Base Flood Elevation determined at this location is 976 feet above mean sea level, National Geodetic Vertical Datum.
2. The attached garage finished floor elevation for the structure on the Property is 974.5 feet (NAVD 1988), which is below the Base Flood Elevation.
3. Enclosed areas below the Base Flood Elevation, including the attached garage, shall be used solely for parking of vehicles, limited storage, or access to the structure on the Property.
4. All interior walls, ceilings and floors below the Base Flood Elevation shall be unfinished or constructed of flood resistant materials.
5. Mechanical, electrical or plumbing devices shall not be installed below the Base Flood Elevation.

6. The walls of the enclosed areas below the Base Flood Elevation shall be equipped and remain equipped with vents.
7. Any alterations or changes from these conditions constitute a violation of this Agreement and may render the Property uninsurable or increase the cost for flood insurance.
8. If Owner violates any provision of this Agreement, the Floodplain Development Permit approved by Resolution No. 2012-268 shall be VOID, the structure on the Property shall be a non-conforming structure under the Sarpy County Zoning Regulations, and Sarpy County may take any and all legal action to correct any violation under the Regulations or law as appropriate.
9. Owner agrees to record this Agreement with the Sarpy County Register of Deeds and certifies, accepts, and declares that the following covenants, conditions, and restrictions are placed on the affected Property as a condition of Sarpy County granting the Floodplain Permit, and affects rights and obligations of the Owner and shall be binding on the Owner, his heirs, personal representatives, successors, and assigns.
10. Owner agrees to notify prospective buyers and or lessees of the existence of this Agreement. It shall be the responsibility of Owner to transfer this Agreement at closing to any new owner.
11. In consideration of the foregoing, Sarpy County shall issue a Floodplain Development Permit for the Property.

IN WITNESS WHEREOF, we the contracting parties, by our respective and duly authorized agents, hereto affix our signatures and seals this 29 day of August, 2012.

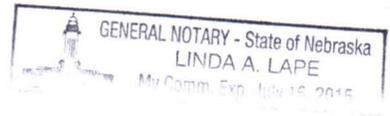
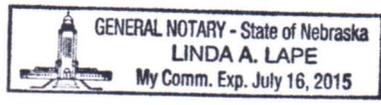
**OWNER:**

Rustin S. Rogers  
 Rustin S. Rogers, Owner  
 NE DL EXP 12-10-2013  
 State of Nebraska )  
 )  
 Sarpy County )

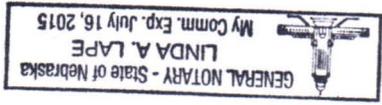
Diane D. Rogers  
 Diane D. Rogers, Owner  
 NE DL EXP 1-14-2013

ss.

The foregoing instrument was acknowledged before me, a Notary Public, this 29 day of August 2012, by Rustin S. Rogers, Owner and Diane D. Rogers, Owner who acknowledged the execution thereof to be their voluntary act and deed.



Linda A. Lape  
 Notary Public



SARPY COUNTY:

Attest  
SEAL

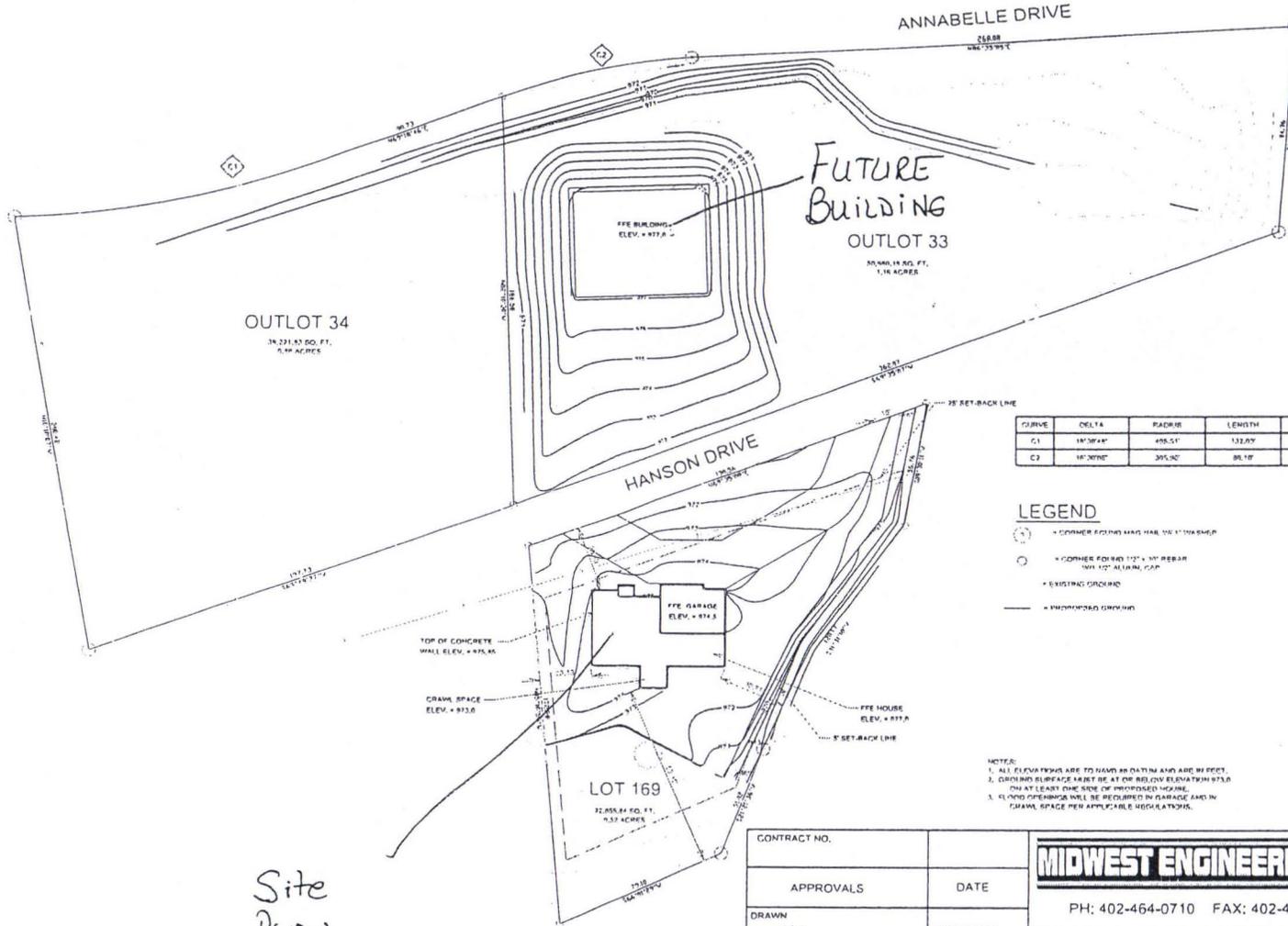


*Russell H. C.* 8/28/12  
Sarpy County Board Chairman

*Debra L. Houghtaling*  
County Clerk

Approved as to form:

*Mark A. P.*  
Sarpy County Attorney



OUTLOT 34  
34,231.87 SQ. FT.  
0.78 ACRES

FUTURE  
BUILDING  
OUTLOT 33  
30,000.16 SQ. FT.  
0.69 ACRES

HANSON DRIVE

LOT 169  
32,855.84 SQ. FT.  
0.75 ACRES

Site  
PLAN

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	18°38'48"	498.51'	132.87'	131.41'	N74°52'24"E
C2	16°30'00"	395.92'	86.18'	87.40'	N77°46'50"E

**LEGEND**

- CORNER FORMED 1/2\"/> 1/2\"/> REBAR
- CORNER FORMED 1/4\"/> 1/4\"/> REBAR
- EXISTING GROUND
- IMPROVED GROUND

- NOTES:
1. ALL ELEVATIONS ARE TO HANGER OR DATUM AND ARE IN FEET.
  2. CURB AND SURFACE ELEVATIONS ARE AT THE BOTTOM ELEVATION UNLESS NOTED OTHERWISE.
  3. CROWN SPACE SHALL BE PROVIDED IN GARAGE AND IN DRIVEWAY SPACE PER APPLICABLE REGULATIONS.



CONTRACT NO.	
APPROVALS	DATE
DRAWN MJM	06/15/12
CHECKED	
	SHEET 1 OF 1

**MIDWEST ENGINEERING, INC.** 5900 N. 58TH STREET  
SUITE 1  
LINCOLN, NEBRASKA 68507

PH: 402-464-0710 FAX: 402-464-0712

DIANE AND RUSTIN ROGERS  
GRADING AND ELEVATION PLAN  
HANSON'S LAKES SUBDIVISION  
SARPY COUNTY, NEBRASKA

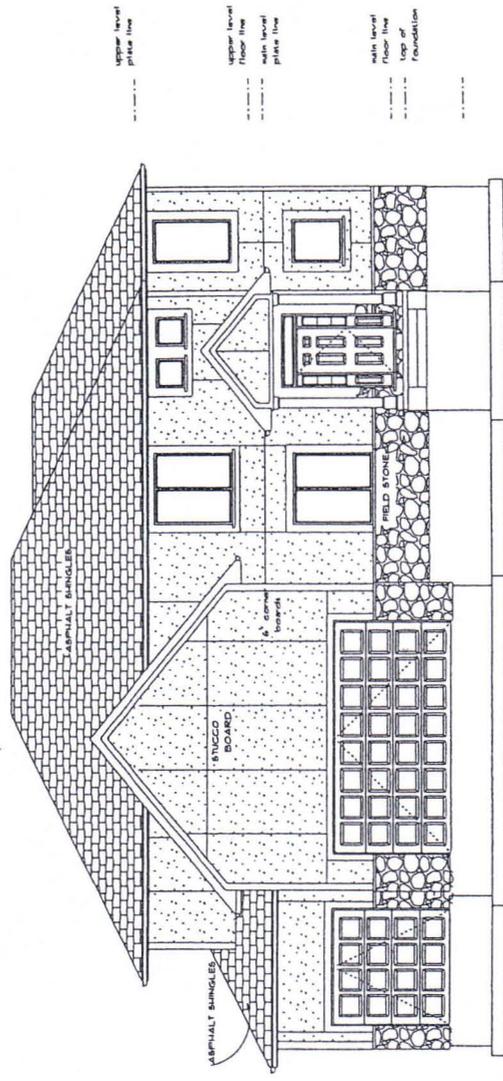
Rogers, Rusty & Diane  
 1809 Hanson Drive  
 Lot 169, Hanson's Lakes



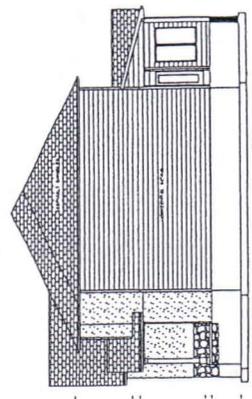
Landmark Performance Homes  
 14822 A Circle  
 Suite 100  
 Norman, OK 73069  
 Phone: (405) 851-8143  
 Fax: (405) 851-8123  
 email: info@landmarkhomes.com

DATE: 5/9/12  
 DRAWN BY:  
 SCALE: 1/4" = 1'  
 SECTION LETTER:  
 CHECKED BY:  
 PAGE NUMBER:  
 APPROVED:

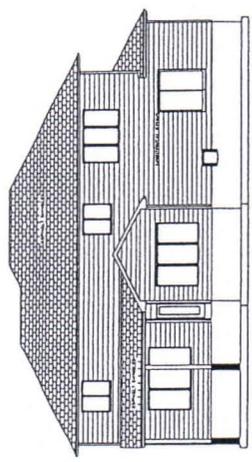
PAGE #: 1 OF 4



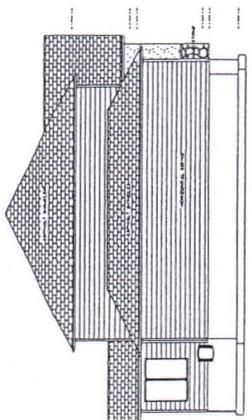
FRONT ELEVATION  
 SCALE: 1/4" = 1'



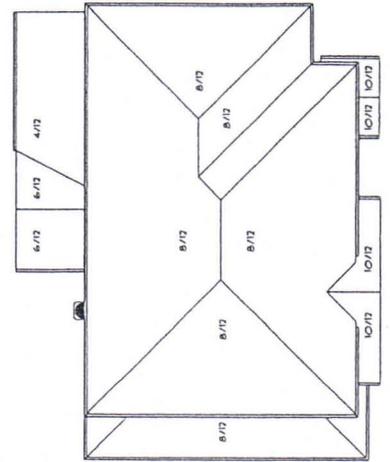
RIGHT ELEVATION  
 SCALE: 1/4" = 1'



REAR ELEVATION  
 SCALE: 1/4" = 1'



LEFT ELEVATION  
 SCALE: 1/4" = 1'

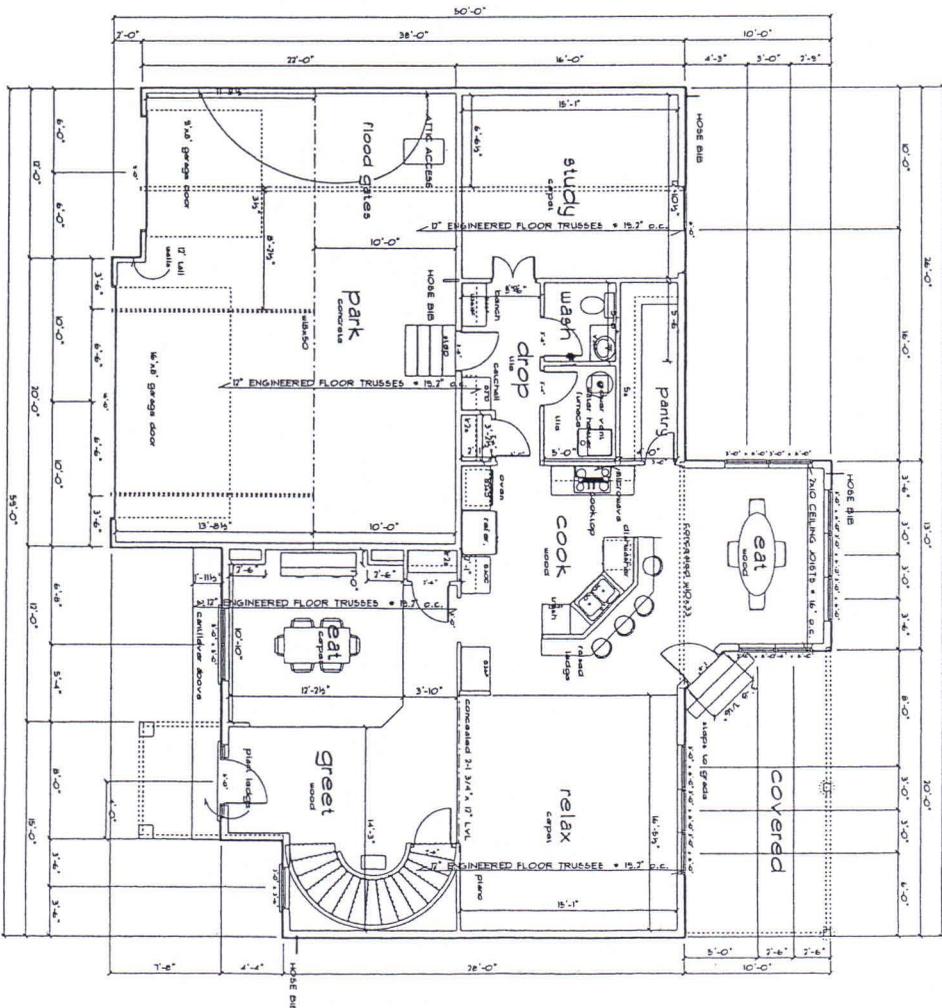
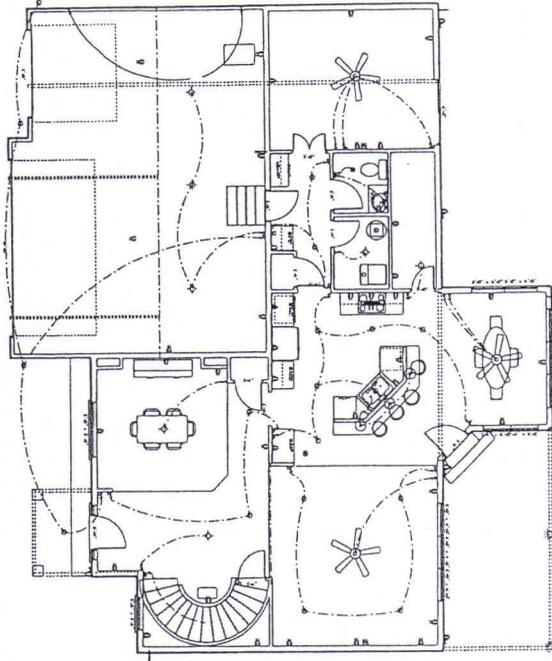


ROOF PLAN  
 SCALE: 1/4" = 1'



Room	Area	Notes
Living Room	12.8	
Dining Room	12.8	
Kitchen	12.8	
Breakfast Room	12.8	
Study	12.8	
Bedroom	12.8	
Bathroom	12.8	
Garage	12.8	
Staircase	12.8	
Entry	12.8	
Front Porch	12.8	
Back Porch	12.8	
Deck	12.8	
Pool	12.8	
Hot Tub	12.8	
Storage	12.8	
Laundry	12.8	
W.C.	12.8	
Handicap	12.8	
Other	12.8	

MAIN FLOOR ELECTRICAL PLAN



MAIN FLOOR PLAN

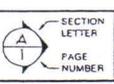
1512 sq. ft. main level  
1754 sq. ft. upper level  
756 sq. ft. garage

Rogers, Rusty & Diane  
1803 Hanson Drive  
Lot 169, Hanson's Lakes



Landmark Performance Homes  
14922 A Circle  
Omaha, Nebraska 68144  
Phone: (402) 895-8143  
Fax: (402) 895-4423  
www.landmark.com

SCALE: 1/4" = 1'  
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DATE: 5/5/10



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