

**BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA****RESOLUTION APPROVE FLOOD PLAIN DEVELOPMENT PERMIT & NON-  
CONVERSION AGREEMENT AND AUTHORIZE CHAIR TO SIGN SAME  
Robert and Cindy Sedlak, Lot16 Chris Lake; 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, on June 19, 2012, the County Board approved a flood plain development permit for Robert and Cindy Sedlak (Resolution 2012-183) so that they could build a detached garage and a chain link fence. However, the survey work showed that raising the concrete floor of the garage to the required one foot above the Base Flood Elevation would likely cause major water run-off onto neighboring property because the existing elevation would increase by approximately four feet; and,

WHEREAS, the Zoning Regulations were recently amended to allow construction of an attached garaged at an elevation below the Base Flood Elevation provided the owner execute a Non-Conversion Agreement with Sarpy County which restricts the use of the attached garage to the parking of vehicles, limited storage, or access to the structure; and

WHEREAS, Bruce Fountain, Planning Director has reviewed Robert 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, 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 signed 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.

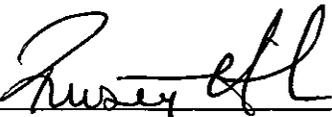
WHEREAS, said Non-Conversion Agreement allows the applicant to build an attached garage on the property but restricts the use of the attached garage to the parking of vehicles, limited storage, or access to the structure.

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.

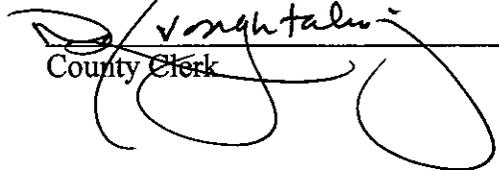
Proof of such filing must be delivered to the Sarpy County Clerk for filing with this Resolution before any building permit is approved or issued.

BE IT FURTHER RESOLVED THAT all parts of Resolution 2012-183 permitting the construction of a detached garage are hereby repealed and further, 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 23<sup>rd</sup> day of October 2012.

  
\_\_\_\_\_  
Sarpy County Board Chairman



  
\_\_\_\_\_  
County Clerk

2012-35360

11/09/2012 4:18:09 PM

*Lloyd J. Dowding*

REGISTER OF DEEDS



|          |              |        |            |
|----------|--------------|--------|------------|
| COUNTER  | <u>P</u>     | C.E.   | <u>P</u>   |
| VERIFY   | <u>P</u>     | D.E.   | <u>P</u>   |
| PROOF    | <u>P</u>     |        | <u>ant</u> |
| FEEES \$ | <u>30.50</u> |        |            |
| CHECK#   | <u>8835</u>  |        |            |
| CHG      |              | CASH   |            |
| REFUND   |              | CREDIT |            |
| SHORT    |              | NCR    |            |



**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

*Revd  
Robert + Cindy Sedlak*

*Ret:  
Chris - County  
Clerk*

A

## FLOODPLAIN STRUCTURE NON-CONVERSION AGREEMENT

This Agreement made by and between Robert and Cindy Sedlak (“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 16, Chris Lake, Sarpy County, Nebraska.

### WITNESSETH:

WHEREAS, Owner is the record owner of all that real property located at Lot 16, Chris Lake (2812 Annabelle 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 Chris Lake.

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 977.9 feet above mean sea level, National Geodetic Vertical Datum.
2. The attached garage finished floor elevation for the structure on the Property is 976.3 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.

B

- 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. 2012-337 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 on the dates indicated below.

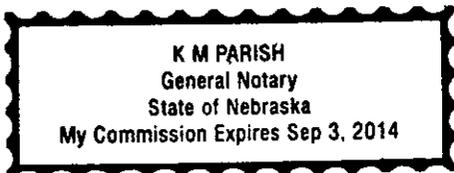
**OWNER:**

Robert Sedlak      10-27-12  
 Robert Sedlak, Owner      Date

Cindy Sedlak      10-27-12  
 Cindy Sedlak, Owner      Date

State of Nebraska    )  
                                   )  
 Sarpy County        )      ss.

The foregoing instrument was acknowledged before me, a Notary Public, this 27<sup>th</sup> day of Oct, 2012, by Robert Sedlak, Owner and Cindy Sedlak, Owner who acknowledged the execution thereof to be their voluntary act and deed.



K M Parish  
 Notary Public



C

SARPY COUNTY:

*Russell Hinch*  
Sarpy County Board Chairman

10/23/12  
Date



*Debra J. Houghtaling*  
County Clerk

Approved as to form:

*Nicole O'Kane*  
Sarpy County Attorney

**BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA**

**RESOLUTION APPROVE FLOOD PLAIN DEVELOPMENT PERMIT & NON-  
CONVERSION AGREEMENT AND AUTHORIZE CHAIR TO SIGN SAME**  
**Robert and Cindy Sedlak, Lot16 Chris Lake; 2812 Annabelle Drive, Bellevue, NE**

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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, on June 19, 2012, the County Board approved a flood plain development permit for Robert and Cindy Sedlak (Resolution 2012-183) so that they could build a detached garage and a chain link fence. However, the survey work showed that raising the concrete floor of the garage to the required one foot above the Base Flood Elevation would likely cause major water run-off onto neighboring property because the existing elevation would increase by approximately four feet; and,

WHEREAS, the Zoning Regulations were recently amended to allow construction of an attached garaged at an elevation below the Base Flood Elevation provided the owner execute a Non-Conversion Agreement with Sarpy County which restricts the use of the attached garage to the parking of vehicles, limited storage, or access to the structure; and

WHEREAS, Bruce Fountain, Planning Director has reviewed Robert 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, 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 signed 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 an attached garage 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 all parts of Resolution 2012-183 permitting the construction of a detached garage are hereby repealed and further, 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 23<sup>rd</sup> day of October 2012.

[Signature]  
Sarpy County Board Chairman



[Signature]  
County Clerk

## EXHIBIT A

Sarpy County Board of Commissioners Report  
Staff Report Prepared: October 16, 2012  
County Board Date: October 23, 2012

| Subject  | Type       | By  |
|--|------------|---|
| Floodplain Development Permit for construction of an attached garage, covered breezeway and chain link fence – Lot 16, Chris Lake (2812 Annabelle Dr., Bellevue, NE) | Resolution | Bruce Fountain, AICP, EDFP<br>Planning Director |

### ➤ **Application Overview**

- This is a request for approval of a revised floodplain development permit (FDP) for the site legally described as Lot 16, Chris Lake (2812 Annabelle Dr., Bellevue, NE). The original FDP was approved by the Board on June 19, 2012 to build a new detached garage and chain link fence across the front yard.
- When the applicant began survey work on the project, they realized that raising the concrete floor of the garage to be 1' above the Base Flood Elevation as required would mean raising the existing elevation almost 4' total and that would cause major water run-off onto their neighbor's property. Therefore, they are submitting a new application for a FDP for an attached garage. The garage will be attached to the existing house on the site by a covered breezeway. Under recent amendments to the County Floodplain Development Regulations, an attached garage may be constructed at an elevation below the Base Flood Elevation provided that the owner signs a Non-Conversion Agreement with the County stating that the garage will never be converted to living space. The applicant has agreed to execute such a Non-Conversion Agreement.

### ➤ **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 attached garage's finished floor elevation will be 976.3 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 BFE 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 plans submitted for this structure indicate it will have 6 total flood vents located on two separate walls. These flood vents will each be 8" x 16" in size for a total size of openings of 768 square inches. A total of 750 square inches is required by regulations.

- Upon completion of construction, an elevation certificate must be submitted to the Sarpy County to verify the structure was built according to plans. The flood vent information should also be recorded on the elevation certificate at that time.
- 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.

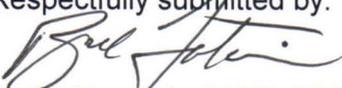
➤ **Natural Resources District**

- The Papio Missouri River Natural Resources District (NRD) has no objections to the proposed project construction provided it meets the conditions outlined above and in their attached letter.

➤ **Recommendation**

- For the reasons stated above, staff recommends the permit be approved for the construction of an attached garage structure and chain link fence at this location.

Respectfully submitted by:

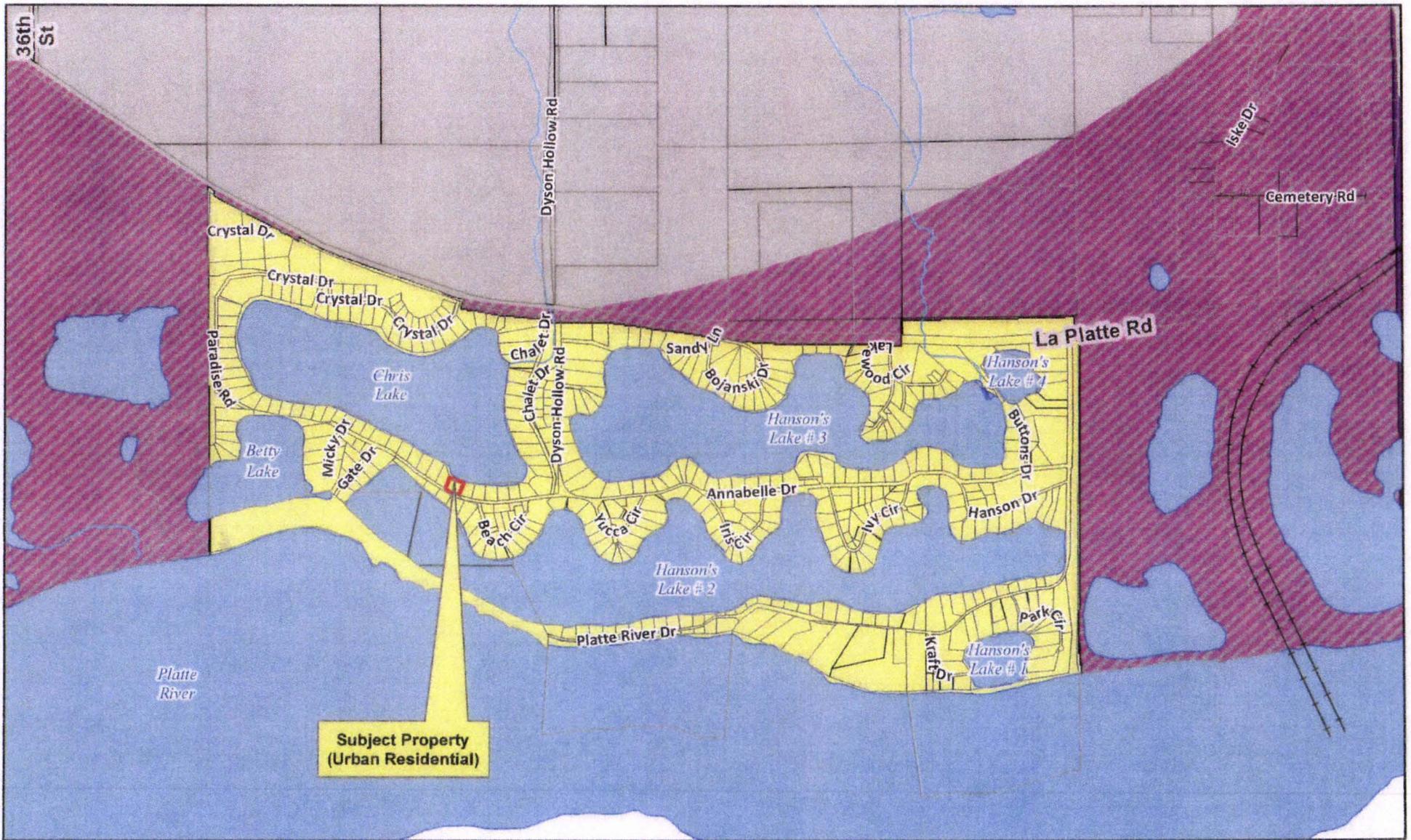


Bruce Fountain, AICP, EDFP  
Planning Director

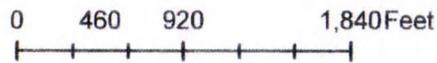


**Vicinity Map**  
 2812 Annabelle Dr - Lot 16 Chris Lake  
 Flood Plain Development Permit





**Current FLU - Sarpy Co**



**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           | Plug 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 = 72 feet

5/4/2012



# SARPY COUNTY PLANNING

• 1210 GOLDEN GATE DRIVE PAPILLION, NE 68046  
• PHONE: 402-593-1555 • FAX: 402-593-1558 • E-MAIL: [PLANNING@SARPY.COM](mailto:PLANNING@SARPY.COM)

## FLOOD PLAIN DEVELOPMENT PERMIT APPLICATION

|  |   |
|--|---|
| <p>In order for your application to be considered <b>COMPLETE</b>, please answer all applicable questions and provide the following:</p>   | <p><b>PLANNING STAFF USE ONLY:</b></p>  |
| <ol style="list-style-type: none"> <li>1. Submit complete Flood Plain Development Permit Application</li> <li>2. Submit Non-Refundable Fee of \$100.00 made payable to Sarpy County Treasurer</li> <li>3. 2 full size site/construction plan drawing</li> <li>4. 6 reduced size site/construction plan drawings (8.5 x 11)</li> <li>5. A Construction Drawing Elevation Certificate (From registered professional engineer or architect.)</li> </ol> | <p>APPLICATION NO.: _____<br/>         DATE RECEIVED: <u>10/10/12</u><br/>         CP DESIGNATION: _____<br/>         ZONING DESIGNATION: _____<br/>         FEE: \$ _____ RECEIPT NO. _____<br/>         RECEIVED BY: <u>[Signature]</u><br/>         NOTES: _____</p> |

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

Please check box if attaching separate sheet with owner information.

NAME: Robert Sedlak E-MAIL: robosed@google.com  
 ADDRESS: 2812 Annabelle Drive CITY/STATE/ZIP: Bellevue, NE 68123  
 MAILING (IF DIFFERENT)  
 ADDRESS: 2815 Annabelle Drive CITY/STATE/ZIP: Bellevue, NE 68123  
 PHONE: 402-250-0752 FAX: 402-572-5359

**ENGINEER INFORMATION:**

NAME: Boundaryline Surveys E-MAIL: \_\_\_\_\_  
 ADDRESS: 13514-Discovery Drive CITY/STATE/ZIP: Omaha, NE  
 MAILING (IF DIFFERENT)  
 ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
 PHONE: (mike) 402 - 334-2032 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 an attached garage as shown in attached plot plan.

**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 Drive - Bellevue, NE 68103

ASSESSORS PARCEL NUMBER(S) 010958185

SUB DIVISION: CHRIS LAKES

LOT: 16

NAME OF WATERWAY: Chris Lake

PROPERTY LIES WITHIN: FLOODWAY: \_\_\_\_\_

FLOOD FRINGE:

LOWEST FLOOR ELEVATION IS TO BE 976.35 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. Seidel  
Owner Signature (or authorized agent)

10-10-12  
Date

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

\_\_\_\_\_  
Date

# 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 Robert Sedlak   |  | 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.<br>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.)<br>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<br>Sarpy County 31153 |                 | B2. County Name<br>Sarpy          |   | B3. State<br>NE           |  |
| B4. Map/Panel Number<br>31153C0205                               | B5. Suffix<br>G | B6. FIRM Index Date<br>12-02-2005 | B7. FIRM Panel Effective/Revised Date<br>12-02-2005 | B8. Flood Zone(s)<br>"AE" | B9. Base Flood Elevation(s) (Zone AO, use base flood depth)<br>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"

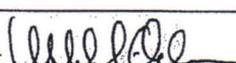
Check the measurement used.

|  |  |  |
|--|--|--|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>976.3</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 |



|   |                                   |
|---|-----------------------------------|
| <b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>                                     | <b>For Insurance Company Use:</b> |
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.<br>2812 Annabelle Drive | Policy Number                     |
| City Bellevue State NE ZIP Code 68123   | Company NAIC Number               |

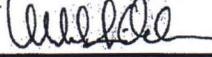
**SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)**

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

Elevation of finished floor at 2812 Annabelle Drive is 976.35

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 |
|-------------------|------------------------|---|

- 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

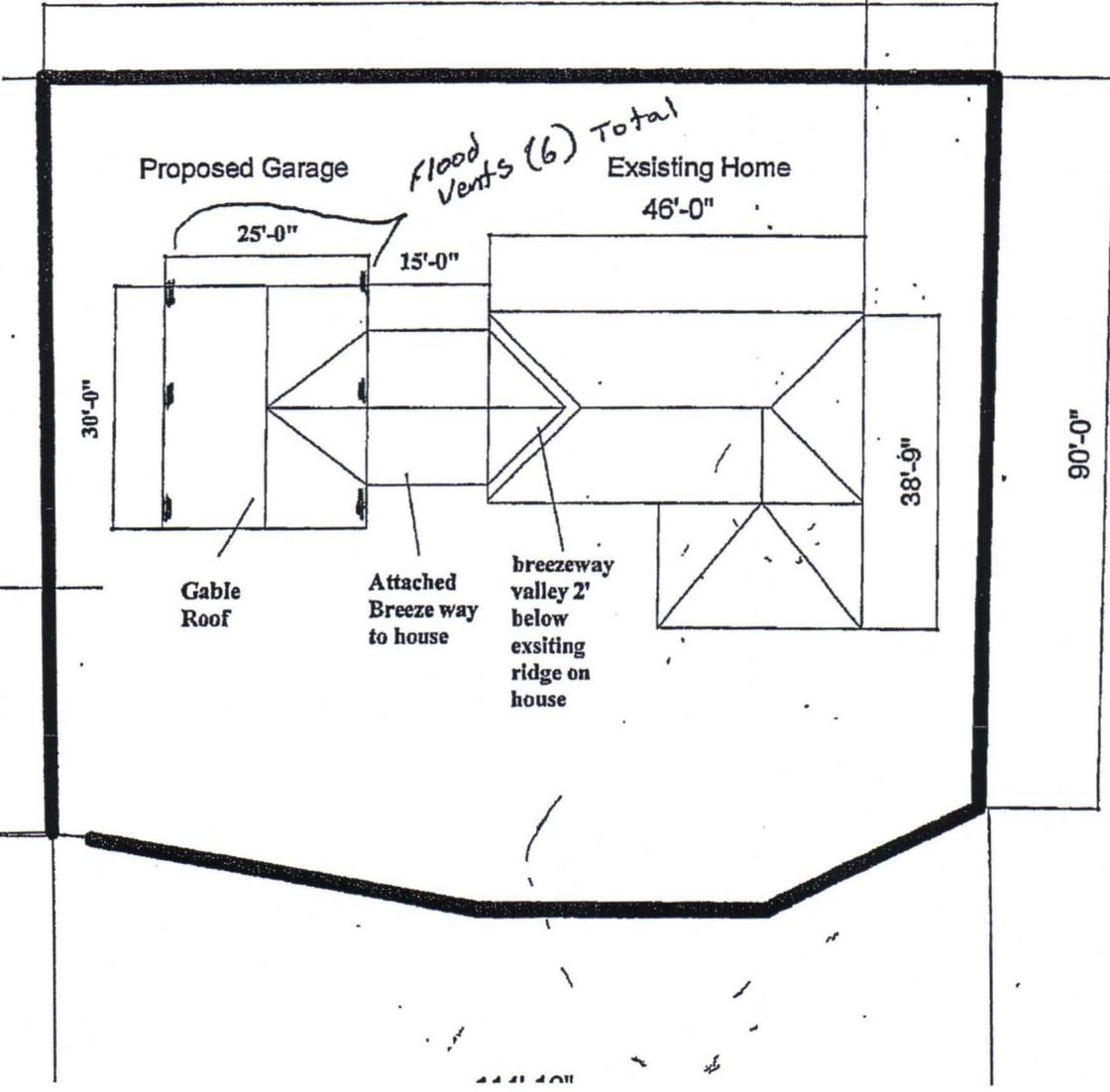
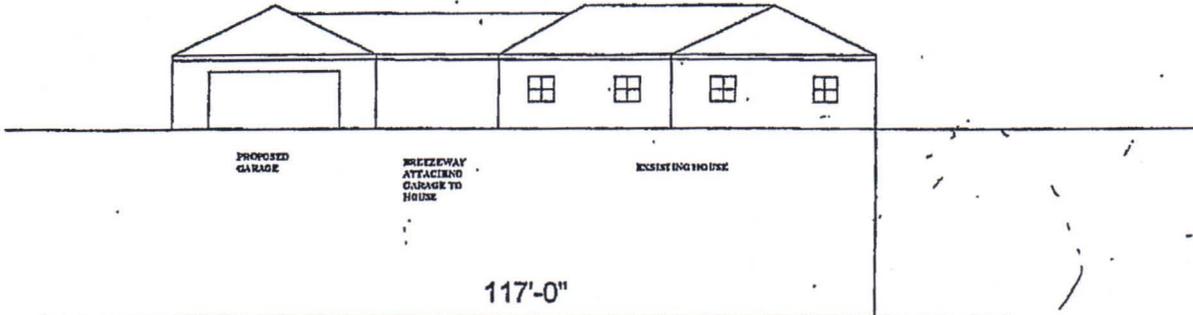
Check here if attachments

## Building Photographs

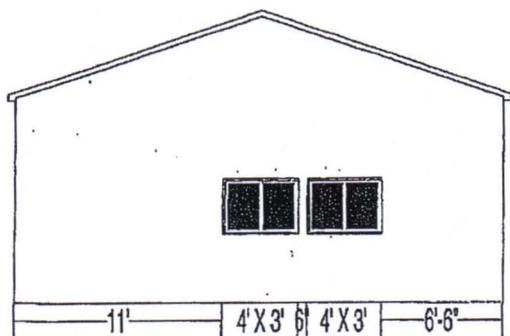
See Instructions for Item A6.

|  |       |          |                            |
|--|-------|----------|----------------------------|
|  |       |          | For Insurance Company Use: |
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  |       |          | Policy Number              |
| City   | State | ZIP Code | Company NAIC Number        |
| <p>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.</p> |       |          |                            |

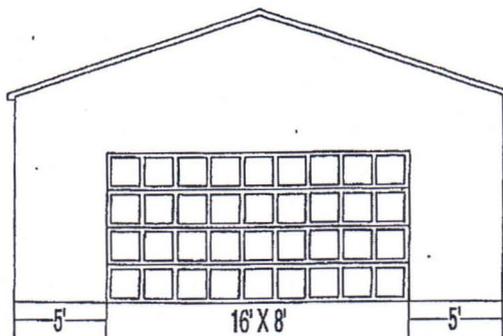
NOTE:  
 ROOF SLOPES NOTE ACCURATE  
 BREEZEWAY WILL ATTACH TO  
 HOUSE AND MAINTAIN SAME  
 PITCH AND SOFFIT HEIGHT



SEDLAK

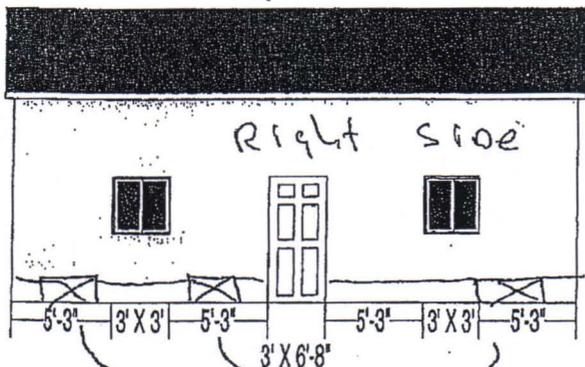


Gable Front View  
 (2) - 48X36 VINYL SLIDER CLEAR GLASS



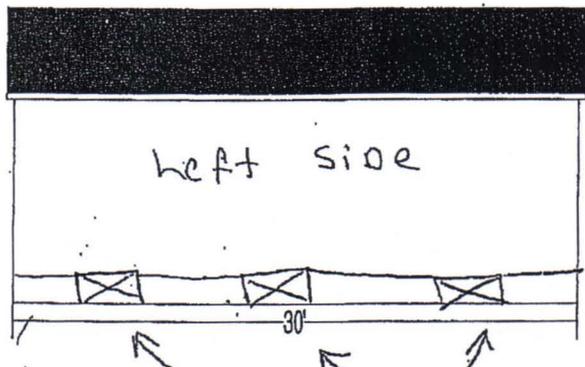
FLOOD vent Depiction  
 (1) - POLY MDP68U 16' X 8' EXTSN

2812 Annabelle Drive  
 Proposed Garage Side Views



Right Side View  
 (1) - 36X36 VINYL SLIDER CLEAR GLASS  
 (1) - CM-1 6-PANEL STEEL DOOR 36X80 LH PH  
 (1) - 36X36 VINYL SLIDER CLEAR GLASS

Flood vents  
 8" X 16" each



Left Side View

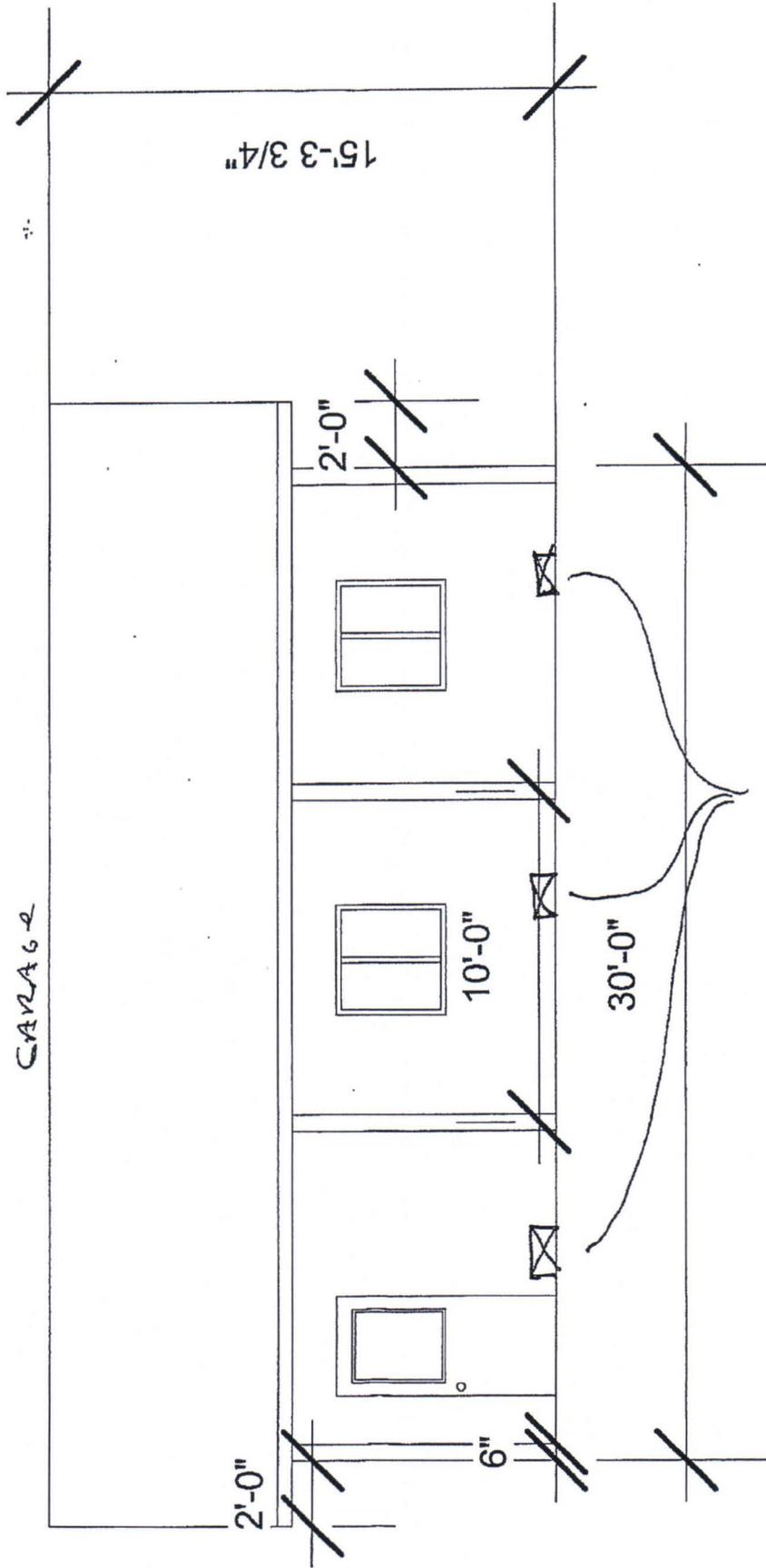
Proposed FLOOD vents  
 (6) TOTAL 8" X 16" each  
 TOTAL 768 sq. ft. of opening  
 750 sq" required

Building Size: 26 feet wide X 30 feet long X 10 feet high  
 Approximate Peak Height (includes 1 row of concrete blocks): 15 feet 4 inches (184 inches)

Materials provided material estimates are intended as a general construction aid and have been calculated using typical construction methods. Because of the wide variable in codes and site restrictions, all final plans and material lists must be verified with your local zoning office, architect and/or builder for building design and code compliance. Sedlak is a supplier of construction materials and does not assume liability for design, engineering or the completeness of any material lists provided. Underground electrical, phone and gas lines should be located and marked before your building plans are finalized. Remember to use safety equipment including dust masks and sight and hearing protection during construction to ensure a positive building experience.

Bob + Cindy  
SEDLAK  
2812 Annabelle Dr.  
Depiction of flood vent placements

East Elevation  
GARAGE



Flood Vents (6) Total  
3 on each of (2) sides  
750 sq." of opening required  
768 sq." of opening depicted