

**BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA****RESOLUTION FLOOD PLAIN DEVELOPMENT****Robert & Joan Olander Lot 52 Villa Springs (12902 Cottonwood Lane) Sarpy County, NE**

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2012), 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 2012), 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 2012); and,

WHEREAS, said Zoning Regulations require the County Board of Commissioners to approve applications for development permits within any Flood Plain District; and

WHEREAS, Robert and Joan Olander applied for a Flood Plain Development Permit in order to add fill as part of landscaping and grading work on the property legally described in the attached Exhibit A; and,

WHEREAS, the Sarpy County Planning Department staff reviewed Robert and Joan Olander's application for a Flood Plain Development Permit for compliance with the Zoning Regulations on the property legally described in the attached Exhibit A; and,

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

WHEREAS, the Planning Department staff made a recommendation of approval as noted in the attached Exhibit A, which Exhibit A includes the Planning Department report, the Natural Resources District comments, the elevation certificate, and photos of the subject property.

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

The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 23<sup>rd</sup> day of April 2013.

  
Sarpy County Board Chairman

Attest  
SEAL

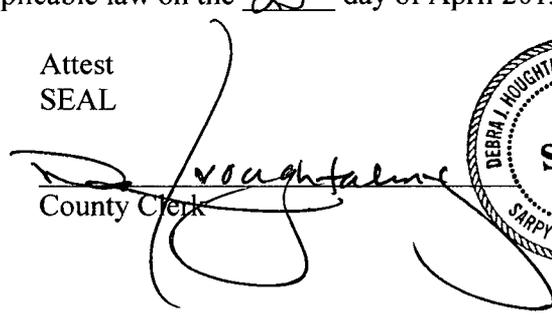
  
County Clerk



EXHIBIT A

Planning Department Report  
Olander Floodplain Development Permit Application (FDP 13-0004)  
County Board Date: April 23, 2013

| Subject   | Type       | By                                  |
|---|------------|-------------------------------------|
| Floodplain Development Permit for fill placement and grading on an improved residential lot in Villa Springs (12902 Cottonwood Lane – Lot 52 Villa Springs) | Resolution | Donna Lynam<br>Zoning Administrator |



➤ **Application Overview**

- This request is for the approval of a floodplain development permit (FDP) for the site legally described as Lot 52 Villa Springs, (12902 Cottonwood Lane, Springfield, NE). The FDP is for the placement of fill and grading of an improved residential lot.
- Parcel was filled with 574 cubic yards of dirt and sand to eliminate a ponding situation in the front yard (south) of the existing residential structure. The engineered drawing computes at total of 24% fill. Some fill material was placed in the right-of-way (on the north slope of Cottonwood Lane) that is not included in the percentage of fill computed.
- The fill placement and grading occurred in 2010. The property owner was contacted by the Sarpy County Planning Department in early 2013, following the receipt of a written complaint from an abutting property owner, advising them that they were in violation of the adopted Flood Plain Regulations for not obtaining a Flood Plain Development Permit prior to the work being done.
- The property owner states that she spoke with Tom Lynam, County Surveyor at the time, and he advised her that a permit was not needed from the County Roads Department. She also states that spoke with Rebecca Horner and Cindy Gilbert in the Planning Department, neither of which said she needed a permit. So the property owner proceeded with having the work completed.

➤ **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 Villa Springs. (see attached map).
- There are no new structures or modifications to existing structures being proposed.
- The BFE (Base Flood Elevation) determined at this location is 1009.8 feet (NAVD 1988).
- 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 application as the project consisted only of landscaping (fill), grading, and installation of sprinkler system.

➤ **Recommendation**

- For the reasons stated above, staff recommends the permit be approved for the placement of fill and grading at this location.

April 10, 2013

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



8901 S. 154th Street  
Omaha, NE 68138-3621  
402-444-6222  
[www.papionrd.org](http://www.papionrd.org)

RE: 12902 Cottonwood Lane Application for Flood Plain Development Permit

Dear Mr. Fountain:

The District received information concerning landscaping and grading work on Lot 68 in Villa Springs located at 12416 Cottonwood Lane in Springfield, Nebraska. According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 0190 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 1,009.8 feet (NAVD 1988).

The project was completed in 2010 however a floodplain development permit was not issued. There were no modifications to existing structures and no new structures were built. The project consisted only of landscaping work including minor grading of the lot and installation of a sprinkler system.

The District has no objections to this application. 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

\\laster\Documents\Floodplain Development Permits\Plat 884\130410-12902 Cottonwood Lane.docx  
Plat: 884



# 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.: FPD 13.0004  
 DATE RECEIVED: 3/5/2012  
 CP DESIGNATION: Greenway  
 ZONING DESIGNATION: R.O.50 EP  
 FEE: \$ 100. RECEIPT NO. 1974  
 RECEIVED BY: \_\_\_\_\_  
 NOTES: \_\_\_\_\_

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

Please check box if attaching separate sheet with owner information.

NAME: Robert & Joan Olander

E-MAIL: j.olander@msn.com

ADDRESS: 12902 Cottonwood Lane

CITY/STATE/ZIP: Springfield, NE 68059

MAILING (IF DIFFERENT)  
ADDRESS: PO Box 144

CITY/STATE/ZIP: Springfield Ne 68059

PHONE: 402-658-0851

FAX: \_\_\_\_\_

### ENGINEER INFORMATION:

NAME: Thompson, Dreessen & Dorner, Inc.

E-MAIL: dsdreessen

ADDRESS: 10836 Old Mill Road

CITY/STATE/ZIP: Omaha, NE 68154

MAILING (IF DIFFERENT)  
ADDRESS: \_\_\_\_\_

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

PHONE: 402-330-8860

FAX: 402-330-5866

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

NAME: Sam Inerra

E-MAIL: dcitrucking@aol.com

ADDRESS: PO Box 146

CITY/STATE/ZIP: Springfield Ne 68059

PHONE: 402-658-1781

FAX: \_\_\_\_\_

**PROPOSED DEVELOPMENT INFORM ON:** (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. The purpose of this submittal is to show the board that the grading that was done in 2010 meets the minimum requirements for fill placement in a flood zone AE.

**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: 12902 Cottonwood Lane, Springfield, NE 68059  
ASSESSOR'S PARCEL NUMBER: 010481281  
SUB DIVISION: Villa Springs LOT: 52  
NAME OF WATERWAY: Platte River  
PROPERTY LIES WITHIN: FLOODWAY \_\_\_\_\_ FLOOD FRINGE: X BFE=1009.8  
LOWEST FLOOR ELEVATION IS TO BE \_\_\_\_\_ FEET ABOVE MEAN SEA LEVEL. (including Basement)

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

Lot 52, Villa Springs, a subdivision in Sarpy County, 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.

Included with this submittal is a site plan showing the existing contours based on a November 2012 survey of the property along with contours from the Sarpy County GIS that show the elevations of the property prior to fill placement in 2010.

**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.

John Alender  
Owner Signature (or authorized agent)

3-5-13  
Date

Robert M. Olsh  
Owner Signature (or authorized agent)

3-5-13  
Date

# ELEVATION CERTIFICATE

1561-272-1 BK 12-31 PG 36-38  
Important: Read the instructions on pages 1-9.

OMB No. 1660-0008  
Expires March 31, 2012

## SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name ROBERT M. & JOAN M. OLANDER

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
12902 COTTONWOOD LANE

City - SPRINGFIELD - State - NE - ZIP Code - 68059

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)  
LOT 52, VILLA SPRINGS, A SUBDIVISION IN SARPY COUNTY, NEBRASKA

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

A5. Latitude/Longitude: Lat. 41.04867 Long. -96.11531 Horizontal Datum:  NAD 1927  NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 7

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

- a) Square footage of crawlspace or enclosure(s) 1236 sq ft
- b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 0
- c) Total net area of flood openings in A8.b 0 sq in
- d) Engineered flood openings?  Yes  No

A9. For a building with an attached garage:

- a) Square footage of attached garage 765 sq ft
- b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0
- c) Total net area of flood openings in A9.b 0 sq in
- d) Engineered flood openings?  Yes  No

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

|   |                 |                                   |   |                         |  |
|---|-----------------|-----------------------------------|---|-------------------------|--|
| B1. NFIP Community Name & Community Number<br>SARPY COUNTY, NE 310190 |                 | B2. County Name<br>SARPY          |   | B3. State<br>NE         |  |
| B4. Map/Panel Number<br>31153C0190                                    | B5. Suffix<br>G | B6. FIRM Index Date<br>05-03-2010 | 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>1009.8 |

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

- FIS Profile  FIRM  Community Determined  Other (Describe) \_\_\_\_\_

B11. Indicate elevation datum used for BFE in Item B9:  NGVD 1929  NAVD 1988  Other (Describe) \_\_\_\_\_

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?  Yes  No  
Designation Date \_\_\_\_\_  CBRS  OPA

## SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.

Benchmark Utilized \_\_\_\_\_ Vertical Datum NAVD 1988

Conversion/Comments \_\_\_\_\_

- Check the measurement used.
- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 1007.7  feet  meters (Puerto Rico only)
  - b) Top of the next higher floor 1012.1  feet  meters (Puerto Rico only)
  - c) Bottom of the lowest horizontal structural member (V Zones only) NA, NA  feet  meters (Puerto Rico only)
  - d) Attached garage (top of slab) 1011.2  feet  meters (Puerto Rico only)
  - e) Lowest elevation of machinery or equipment servicing the building 1010.5  feet  meters (Puerto Rico only)  
(Describe type of equipment and location in Comments)
  - f) Lowest adjacent (finished) grade next to building (LAG) 1007.7  feet  meters (Puerto Rico only)
  - g) Highest adjacent (finished) grade next to building (HAG) 1011.8  feet  meters (Puerto Rico only)
  - h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support 1007.7  feet  meters (Puerto Rico only)

## SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No

Certifier's Name Richard M Broyles

License Number NE RLS # 477

Title Registered Land Surveyor

Company Name Thompson, Dreessen & Dorner, Inc.

Address 10836 Old Mill Road

City Omaha

State NE

ZIP Code 68154

Signature *Richard M Broyles*

Date 12-17-2012

Telephone 402-330-8860



# 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.  
12902 COTTONWOOD LANE

City SPRINGFIELD State NE ZIP Code 68059

For Insurance Company Use:

Policy Number

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.



FRONT VIEW



REAR OF GARAGE AND SIDE OF HOUSE

12-17-2012

# Building Photographs

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
12902 COTTONWOOD LANE

City SPRINGFIELD State NE ZIP Code 68059

For Insurance Company Use:

Policy Number

Company NAIC Number

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



REAR AND SIDE VIEW



REAR VIEW 12-17-2012

3/3/2013

To: Donna Lynam  
Bruce Fountain  
Papio Missouri NRD  
Sarpy County Public Works  
Sarpy County Board of Commisioners

Re: Floodplain Development Permit Application for 12902 Cottonwood Lane

I received notification that I was in violation of a Sarpy county zoning regulation two years after work was done to renovate my yard. I apologize for failing to apply for a permit in 2010. My contractor spoke with Tom Lynam at the county and was misinformed that one was not needed. I also spoke to Cindy in the Planning department on 6/25/10 and sent an email to her and Rebecca Horner on 6/30 (enclosed). Neither informed me of a need for a permit.

The yard had dozens of trees when we bought this property in 1986. The original owner, wanting to preserve the trees, did not have the lot graded as others lots were. We lost or had to remove many trees over the years. The tree work in 2010 was \$9600. The yard deteriorated due to erosion, runoff from the road after it was hard-surfaced and runoff from a neighbor's drains. A drain should have been installed under the road when it was hard-surfaced. The yard had little topsoil and no sprinkler system. Erosion exposed concrete, rocks, and roots in addition to holes, stumps, and crevices.

In 2009-2010 I received three notices telling me to clean up my yard. I was 61 at the time (with multiple physical problems) and could no longer mow it. Sam Inserra (DCI Landscaping and Trucking) was hired to renovate the yard. Heavy rains in June of 2010 (the Platte flooded) and runoff caused a large lake in the front yard. It was a big mosquito pit.

The yard still has some issues that need to be corrected but it can be mowed and is no longer the eyesore that it was. The grading is consistent with other properties along this road. Before the renovation I doubt that I could have sold the house, even for much less than the appraised value. I would like to stay in my home as long as my health permits and need to be able to maintain it. Would this grading have been approved in 1979? Please don't penalize me because it wasn't done then.

Thank-you,



Joan Olander  
PO Box 144  
Springfield, NE 68059  
402-658-0851

Enclosures: Five photos and copy of an email

03-04-13 P05:27 RCVD

**JOAN OLANDER**

**From:** "JOAN OLANDER" <j.olander@msn.com>  
**To:** <j.olander@msn.com>  
**Sent:** Sunday, March 03, 2013 11:35 PM  
**Subject:** Fw: Front yard drainage problem

----- Original Message -----

**From:** JOAN OLANDER  
**To:** [Cindy@sarpy.com](mailto:Cindy@sarpy.com) ; [rhorer@sarpy.com](mailto:rhorer@sarpy.com)  
**Cc:** [dcitrucking](mailto:dcitrucking)  
**Sent:** Wednesday, June 30, 2010 12:07 AM  
**Subject:** Front yard drainage problem

 Photo E-mail

[Play slideshow](#) | [Download images](#)

Cindy --

I talked to you on the phone this past Friday and you asked me to send an email. Sam Inferra, dba DCI Trucking and Landscaping, has accepted the challenge of fixing up my yard. This is lot 52 in Villa Springs (parcel #010481281), 12902 Cottonwood Lane.

My front yard is currently unmowable and unmaintainable. The sides of the gully are too steep to mow without considerable difficulty. It turns into a lake almost any time we get more than a shower which makes it impossible to grow grass. There is a lot of erosion. It's an eyesore and mosquito pit. The front yard used to have many large Cottonwoods but we have been losing or removing 1-2 per year.

My neighbor to the east (right side of photos) is objecting to any grading or fill. He claims "the natural flow of water was decided when both our houses were originally constructed and our yards were originally graded". He owns a bobcat and a front loader and has done a lot of work in his yard and across the road on his river lot. I suspect that he has done some grading in the front to slope his yard so that water runs onto mine but I cannot prove it.

Additionally he has two drainage hoses draining into my front yard. Cottonwood Lane was raised and moved a little when it was "paved" some years ago. I think that also contributed to the amount of water sitting in my yard.

What legal options do we have to remedy this problem that won't cause a legal battle or bankrupt me? Please call if you have any questions. I would appreciate any assistance you can provide.

Thanks,

Joan Olander

Home 253-8293  
 Work 633-5735  
 Cell 658-0851

03-04-13P03:28 RCVD

~~03-05-13P~~

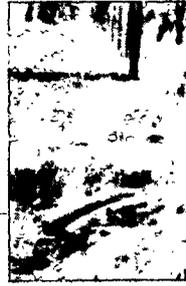
3/3/2013



6/2 - Looking toward road



6/2 - Looking toward house



Joe's Drain hoses



6/14 lake

This MSN Photo E-mail slideshow will be available for 30 days.  
To share high quality pictures with your friends and family using MSN Photo E-mail, [join MSN](#).

## Donna Lynam

---

**From:** Chris Dorner <CDorner@TD2CO.COM>  
**Sent:** Thursday, January 03, 2013 11:12 AM  
**To:** Donna Lynam  
**Cc:** j.olander@msn.com  
**Subject:** Olander - Lot 52 Villa Springs  
**Attachments:** Lot 52 Villa Springs Topography.pdf

Donna,

Attached is revised pdf that shows pre-construction contours from Sarpy County GIS, as-built contours and proposed contours. The drawing also shows the area that was filled along with percentage of the property that was filled (24%). Some fill material was placed in the right-of-way between Olander's South property line and the toe of the slope north of the edge of asphalt to shape the ditch. That area is not included in our percentage of fill computation but is included in the total fill computation of 574 cubic yards shown on the drawing.

I did speak with Sam Inserra, Ms. Olander's grader and he informed me that he brought in 50 loads of dirt & sand at approximately 12 yards per load (600 yards). That number is consistent with the amount of fill we measured on site.

I will revise the application and Ms. Olander will submit it soon.



Chris Dorner, LS

**Thompson, Dreessen & Dorner, Inc.** engineering & surveying

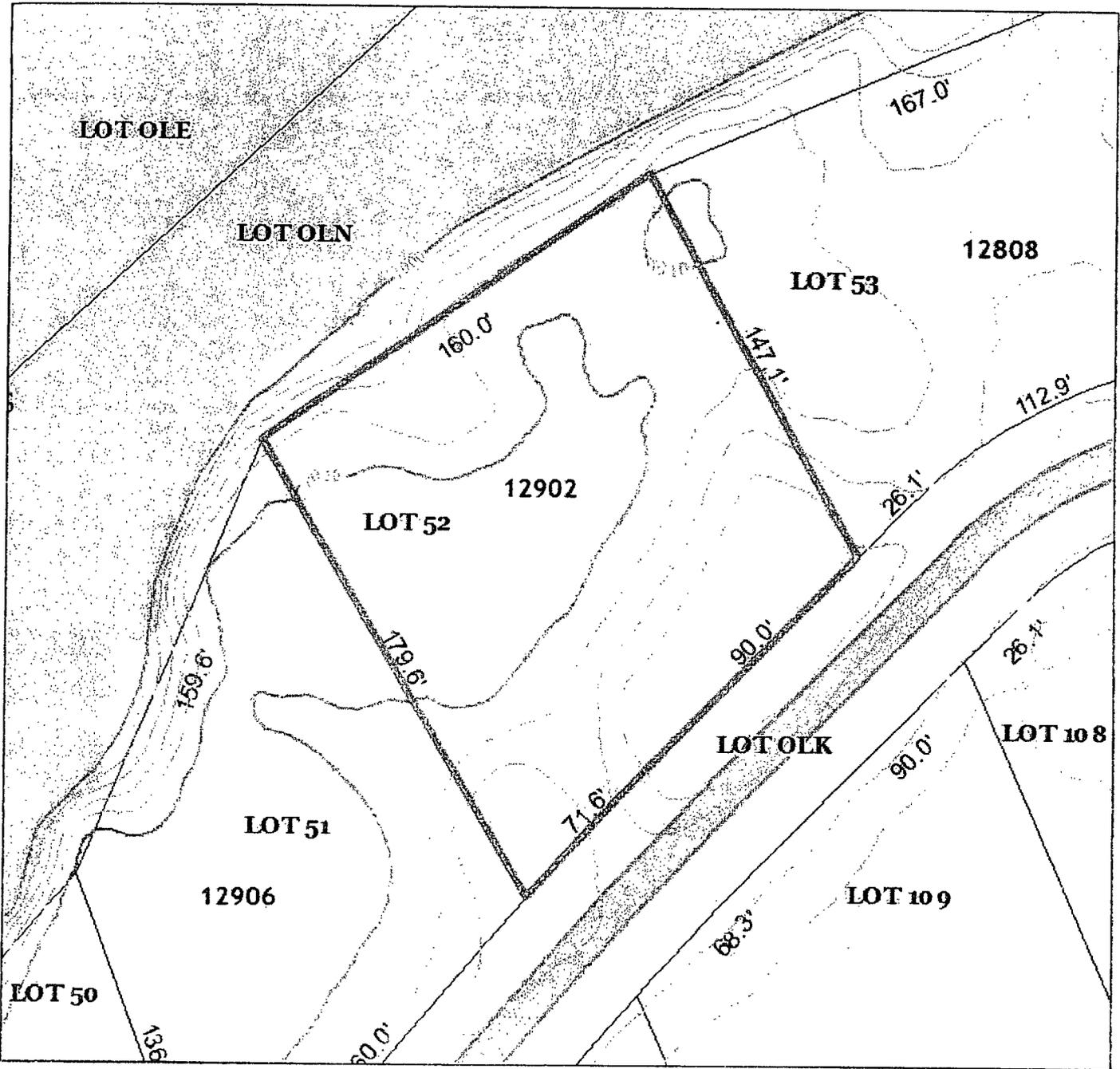
10836 Old Mill Rd | Omaha NE 68154 | P 402.330.8860 | D 402.504.9190

F 402.330.5866 | C 402.677-5170 | G: 41°15'41.90"N 96°04'47.32"W

 please consider the environment before printing this e-mail

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Sarpy County, Nebraska

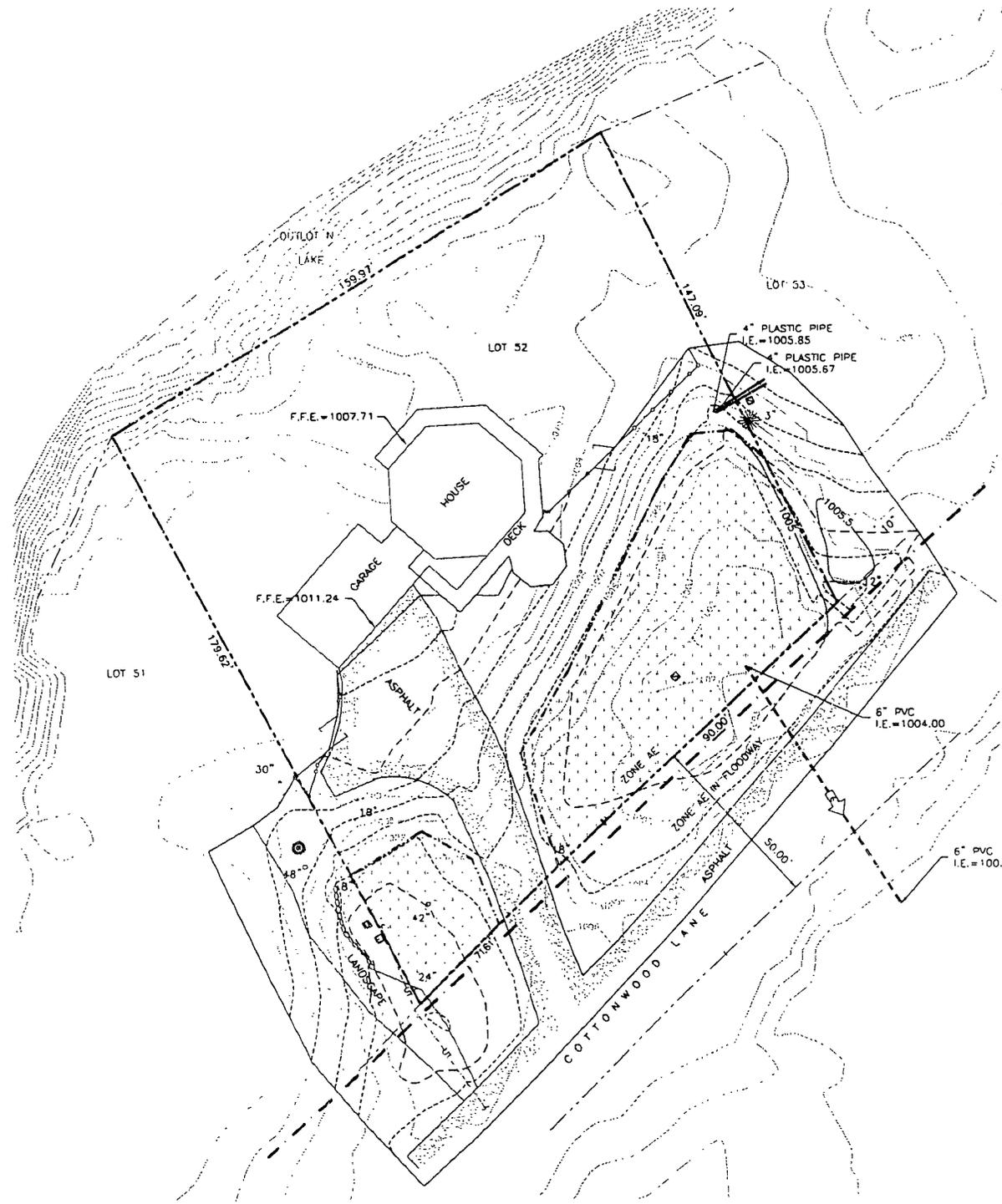


|                          |                            |                           |                |
|--------------------------|----------------------------|---------------------------|----------------|
| <b>Parcel ID Number</b>  | 010481281                  | <b>Property Type</b>      | RES            |
| <b>Owner Name</b>        | OLANDER, ROBERT M & JOAN M | <b>Improvements Value</b> | \$158,107      |
| <b>Mailing Address</b>   | PO BOX 464                 | <b>Land Value</b>         | \$80,000       |
| <b>City State</b>        | SPRINGFIELD NE             | <b>Total Value</b>        | \$238,107      |
| <b>Zip Code</b>          | 68059-0464                 | <b>Estimated Acres</b>    | 0.58865399     |
| <b>Property Address</b>  | 12902 COTTONWOOD LN        | <b>Tax District</b>       | 46016          |
| <b>Legal Description</b> | LOT 52 VILLA SPRINGS       | <b>Snow Ordinance</b>     | County #3-1-01 |
| <b>Neighborhood Code</b> | RVS1                       |                           |                |

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 = 50 feet

12/26/2012



**LEGAL DESCRIPTION**

LOT 52, VILLA SPRINGS, A SUBMISION IN SARPY COUNTY, NEBRASKA.

**BENCHMARK**

DESCRIPTION: THE TOP OF THE SW CORNER OF THE BRICK MAILBOX AT 13102 COTTONWOOD LANE.

ELEVATION: 1012.06 (NAVD 1988)

**NOTES**

1. PHYSICAL ITEMS DESCRIBED IN THE LEGEND ARE NOT DRAWN TO SCALE FOR THE SAKE OF CLARITY AND ARE SUBJECT TO ANY SUBSEQUENT INACCURACIES.
2. THE UTILITY LOCATIONS ON THIS DRAWING WERE DETERMINED BY OBSERVED EVIDENCE AT THE TIME OF SURVEY.
3. THE PROPERTY LIES WITHIN FLOOD ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) PER THE SARPY COUNTY NEBRASKA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP, COMMUNITY/MAP NUMBER 31153C0190G, DATED DECEMBER 2, 2005.

**QUANTITIES**

TOTAL FILL = 574 CU. YDS.  
 PERCENT OF LOT FILLED = 24%



FILL AREA

**LEGEND**

- DECIDUOUS TREE WITH TRUNK SIZE
- STUMP
- UTILITY PEDESTAL
- ⊕ ELECTRICAL PEDESTAL
- ⊞ SPRINKLER CONTROL BOX
- IE INVERT ELEVATION
- FFE FINISHED FLOOR ELEVATION
- - - UT - - - UNDERGROUND TELEPHONE LINE
- CHAIN LINK FENCE
- GATE
- - - FLOOD ZONE DIVISION LINE
- > PIPE SIZE AND DIRECTION OF FLOW
- - - AS-BUILT CONTOUR
- - - PRE CONSTRUCTION CONTOUR FROM SARPY COUNTY GIS
- PROPOSED CONTOUR

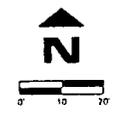


Thompson, Drassan & Dornier, Inc.  
 10836 Old Mill Rd.  
 Omaha NE 68154  
 p 402 330 8450 f 402 330 5866  
 MZco.com

Survey Type  
**TOPOGRAPHIC SURVEY**

Client Name  
**ROBERT & JOAN OLANDER**

Client Name  
**LOT 52, VILLA SPRINGS, SARPY COUNTY, NEBRASKA**



Revision Dates

| No. | Description | MM-DD-YY |
|-----|-------------|----------|
|     |             |          |
|     |             |          |
|     |             |          |

Job No.: 1561-272-1 REV 2  
 Drawn By: MRS  
 Reviewed By: DHN  
 Date: 12/17/2012  
 Book: 12-31  
 Pages: 36-38

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