

BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKARESOLUTION FLOOD PLAIN DEVELOPMENTTom Bernady 17522 Park Circle, Bellevue, 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, Tom Bernady applied for a Flood Plain Development Permit in order to replace roofing shingles with new roofing material an existing residential structure on the property legally described in the attached Exhibit A; and,

WHEREAS, the Sarpy County Planning Department staff reviewed Tom Bernady'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, and the site plan of the subject property.

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

The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 14th day of May 2013.

Attest

SEAL




Sarpy County Board Chairman

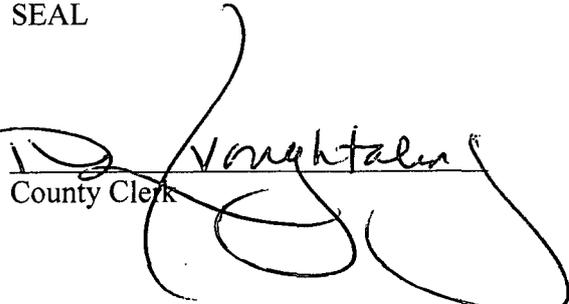

County Clerk

EXHIBIT A

Planning Department Report
Bernady Floodplain Development Permit Application (FDP 13-0007)
County Board Date: May 14, 2013

Subject	Type	Prepared By
Floodplain Development Permit for re-roofing of and existing residential structure and adding ice an water shield as required by code (17522 Park Circle – Lot 231 Hanson's Lake)	Resolution	Donna Lynam, Zoning Administrator Planning & Building Dept.

➤ **Application Overview**

ARAC Experts, on behalf of Tom Bernady, has requested approval of a floodplain development permit to re-roof an existing residential structure at 17522 Park Circle in the Hanson's Lakes area.

➤ **Comprehensive Development Plan**

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

➤ **Zoning / Floodplain Regulations**

- The area is zoned RD-50 FP (Two Family Residential District - Floodplain)
- The property is located in an AE Floodway Zone in the Hanson's Lakes area which requires a Floodplain Development Permit for any building construction (see attached map).
- The BFE (Base Flood Elevation) determined at this location is 976.1 feet (NAVD 1988).
- The proposed construction is considered to repair and/or maintenance of an existing structure therefore an elevation certificate is not required.
- This request as proposed is in conformance with the Sarpy County Floodplain and Zoning Regulations.

➤ **Natural Resources District**

- The Papio Missouri River Natural Resources District (NRD) has no objections to the proposed application. The NRD recommendation letter is attached.

➤ **Recommendation**

- For the reasons stated above, staff recommends the Floodplain Development Permit be approved for the re-roofing of an existing residential structure at this location.



SARPY COUNTY PLANNING & BUILDING DEPT.

1210 GOLDEN GATE DRIVE PAPPILLION, NE 68046

PHONE: 402-593-1555 FAX: 402-593-1558

E-MAIL: PLANNING@SARPY.COM

FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

In order for your application to be considered **COMPLETE**, please answer all applicable questions and provide the following:

1. Completed Floodplain Development Permit Application
2. Non-refundable fee of \$100.00 made payable to Sarpy County Treasurer
3. Two (2) full size site/construction plan drawings
4. Two (2) reduced size site/construction plan drawings (8.5 x 11)
5. One (1) electronic copy of the site/construction plan drawings in PDF form
6. A completed FEMA National Flood Insurance Program (NFIP) Elevation Certificate certified, signed and sealed by land surveyor, engineer, or architect authorized by law to certify elevation information.

PLANNING STAFF USE ONLY:

APPLICATION #: 04-30-13A10:23 RCVD

DATE RECEIVED: FPO 13-0007

APPLICATION FEE: \$ 100.00 RECEIPT NO. CASH #1991

RECEIVED BY: 112

NOTES: _____

RECOMMENDATIONS:

PLANNING & BUILDING DEPT: APPROVAL DENIAL

SARPY COUNTY BOARD: APPROVAL DENIAL

RESOLUTION #: _____ DATE: _____

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

NAME: Tom Bernady E-MAIL: _____

ADDRESS: 17522 Park circle CITY/STATE/ZIP: BelleVue Ne 68123

MAILING ADDRESS: SAME CITY/STATE/ZIP: _____
(IF DIFFERENT)

PHONE: 402-689-0121 FAX: _____

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL'S INFORMATION:

NAME: _____ E-MAIL: _____

ADDRESS: _____ CITY/STATE/ZIP: _____

MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
(IF DIFFERENT)

PHONE: _____ FAX: _____

CONSTRUCTION INFORMATION: (This individual/company is responsible for meeting building code regulations.)

NAME: ARAC Experts E-MAIL: TBrandtarc@gmail.com

ADDRESS: 130 W Broadway suite #23 CITY/STATE/ZIP: Council Bluffs IA 51503

MAILING ADDRESS: SAME CITY/STATE/ZIP: SAME
(IF DIFFERENT)

PHONE: 402-269-0158 Tom FAX: _____

PROJECT DESCRIPTION: 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.

Re-roofing of existing residential structure -
tearing off shingles + ckg sheathing replacing w/ ice + water

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: 17522 Park circle Bellevue Ne, 68123

ASSESSOR'S PARCEL NUMBER: 010757319 **ADDITIONAL PARCEL NUMBERS** _____

GENERAL LOCATION: _____
(example 189th & Giles Rd - include subdivision name)

LEGAL DESCRIPTION: *(Describe property to wit:)* Lot 231 Hamson's Lake

SIZE OF PROPERTY: .74 ac acres/sq. ft. **CURRENT ZONING:** RD-50

NAME OF ADJACENT WATERWAY: Platte River

PROPERTY LIES WITHIN: FLOODWAY: _____ FLOOD FRINGE: X FLOOD ZONE DESIGNATION: AE

LOWEST FLOOR ELEVATION IS TO BE _____ **FEET ABOVE MEAN SEA LEVEL.** (Including Basement)

SOURCE OF UTILITY SERVICES: Water - _____ Sewer - _____
Gas - _____ Electric - _____

ADDITIONAL INFORMATION: Please use this space to provide any other information you feel is appropriate for Sarpy County to consider during review of your application. Attach extra sheets if necessary.

PLEASE NOTE THE FOLLOWING PROCEDURES:

1. The Planning Department will review the application material along with other appropriate departments and/or agencies and provide a recommendation report to the County Board.
2. County Board will hold a public hearing and make a final decision on the Floodplain Development Permit.
3. Prior to the final building inspection a Finished Construction Elevation Certificate or other verification will be required to be submitted to the Planning & Building Department to assure compliance with the Floodplain Development Permit.

The applicant (or authorized agent) has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true and correct.

[Signature]
Applicant Signature

4-29-13
Date

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 Floodplain Development Permit process as stated above and I authorize Sarpy County staff to enter the property for inspection related to the specific request during this process.

Owner Signature (or authorized agent)

Date

Owner Signature (or authorized agent)

Date

May 3, 2013

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



RE: 17522 Park Circle Application for Flood Plain Development Permit

Dear Mr. Fountain:

The District received information concerning the proposed re-roofing of an existing residence at 17522 Park Circle in Hanson's Lake in Bellevue, Nebraska. According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 0215 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 approximately 976.0 feet (NAVD 1988).

The District has the following comments based on review of the floodplain development permit application:

- This application is for the replacement of roof shingles with new roofing material. No other construction will be completed as part of this application.

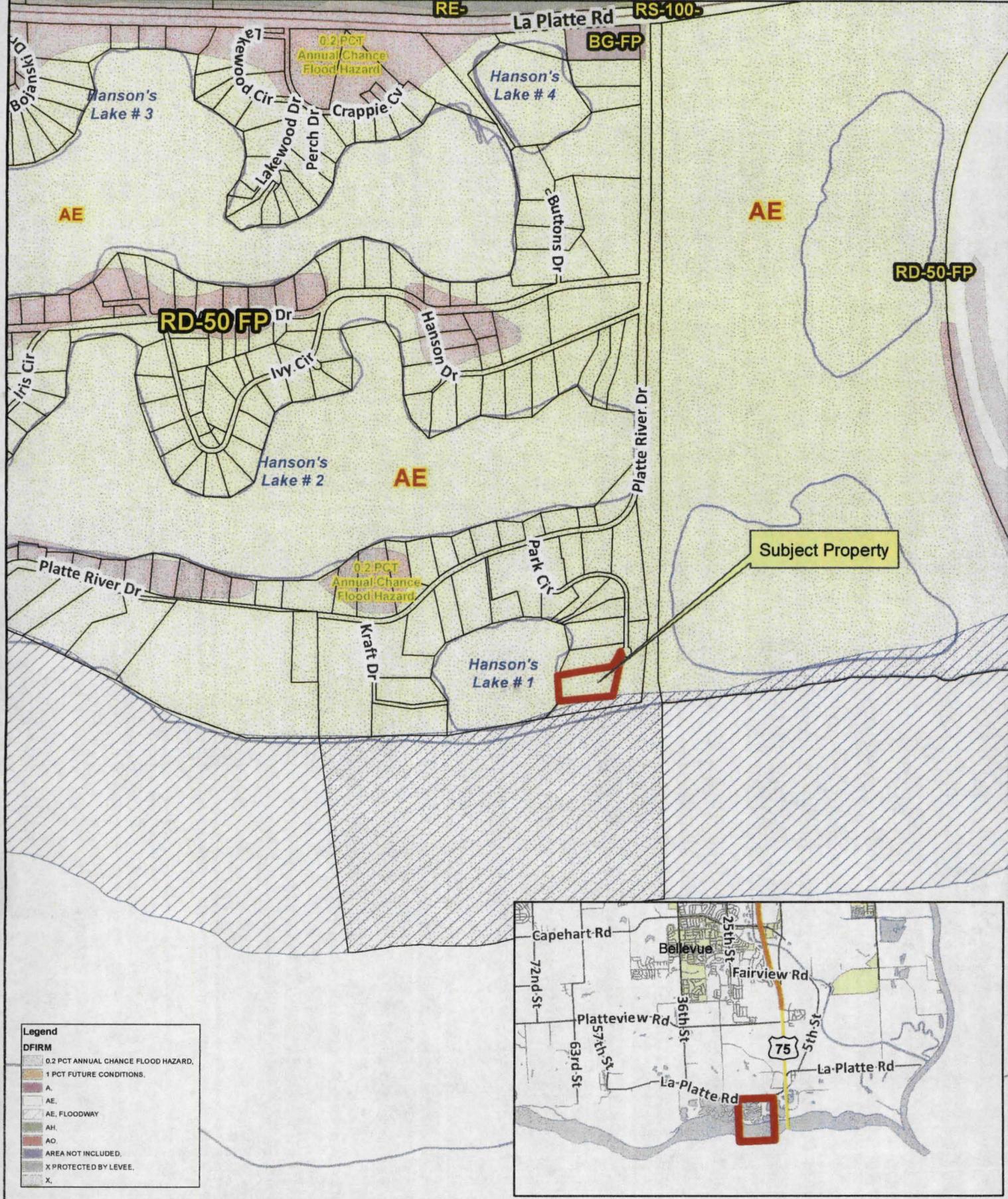
The District has no objections to this application. If you have any questions or concerns, please contact me at (402) 444-6222 or at llaster@papionrd.org.

Sincerely,

Lori Ann Laster, CFM
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD

\\laster\Documents\Floodplain Development Permits\Plat 865\130503-17522 Park Circle.docx
Project: 534 Plat: 865



Legend

DFIRM

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD.
- 1 PCT FUTURE CONDITIONS.
- A.
- AE.
- AE, FLOODWAY
- AH.
- AO.
- AREA NOT INCLUDED.
- X PROTECTED BY LEVEE.
- X.



Vicinity Map - Flood Zones
 17522 Park Cir Lot 231 Hanson's Lakes
 White Knights Prop. LLC Flood Plain Development Permit

