

BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKARESOLUTION FLOOD PLAIN DEVELOPMENT
Mike King 3019 Crystal Drive, (Lot 48 Chris Lake), 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, Mike King applied for a Flood Plain Development Permit in order install a high efficiency heat pump and HVAC system with minor framing for the system on an existing residential structure on the property legally described in the attached Exhibit A; and,

WHEREAS, the Sarpy County Planning Department staff reviewed Mike King'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 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 subject to the following condition:

1. The applicant must submit verification to the planning department that the new equipment is installed as stated in the application and is at least one foot above the BFE.

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

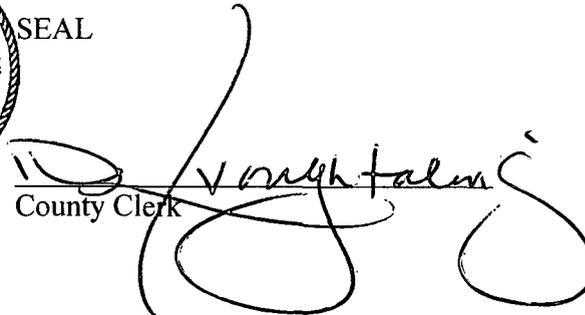
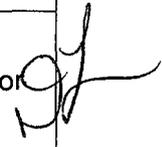

County Clerk

EXHIBIT A

Planning Department Report
King Floodplain Development Permit Application (FDP 13-0008)
County Board Date: May 14, 2013

Subject	Type	Prepared By
Floodplain Development Permit for installation of High Efficiency Heat Pump and HVAC System with minor framing for system housing/support. (3019 Crystal Drive – Lot 48 Chris Lake)	Resolution	Donna Lynam, Zoning Administrator Planning & Building Dept. 

➤ **Application Overview**

Mike King has requested approval of a floodplain development permit for the installation of High Efficiency Heat Pump and HVAC System with minor framing for the system housing and support at 3019 Crystal Drive in the Chris Lake 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 978.8 feet (NAVD 1988).
- The proposed construction is considered to be repair and/or maintenance of an existing structure; however, the mechanical and/or electrical equipment, including duct work and wiring, must be at least one foot above the BFE.
- The proposed floor elevation of the new system is 979.8 feet (NAVD 1988) which is at least one foot above the BFE as 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 PAPIILLION, 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 #: FPO 13-0008
05-02-13 AUG. 13 RCVD

DATE RECEIVED: _____

APPLICATION FEE: \$ 100.00 RECEIPT NO. _____

RECEIVED BY: DL

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: MIKE KING E-MAIL: _____

ADDRESS: 3019 CRYSTAL DR CITY/STATE/ZIP: BELLEVUE, NE 68123

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

PHONE: 402-216-1945 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: AARON HOLT - IDEAL LLC E-MAIL: AARONHOLT@COX.NET

ADDRESS: 2832 S. 165th AVE CITY/STATE/ZIP: OMAHA, NE 68130

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

PHONE: 402-578-5080 FAX: _____

John Rypbensky 402-690-6450

PROJECT DESCRIPTION: Describe the project in detail, including physical features of the site, 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.

INSTALLATION OF A COMPLETE HIGH EFFICIENCY HEAT PUMP + HVAC SYSTEM. MINOR FRAMING, + DRYWALL + PAINT

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: 3019 CRYSTAL DR. BELLEVUE, NE 68123

ASSESSOR'S PARCEL NUMBER: NOT SURE **ADDITIONAL PARCEL NUMBERS** NOT SURE

GENERAL LOCATION: DYSON HOLLOW + LA PLATTE ROAD
(example 189th & Giles Rd - include subdivision name)

LEGAL DESCRIPTION: (Describe property to wit:) Lot 48 Chris Lake

SIZE OF PROPERTY: _____ acres/sq. ft. **CURRENT ZONING:** RD-50 FP

NAME OF ADJACENT WATERWAY: _____

PROPERTY LIES WITHIN: FLOODWAY: _____ **FLOOD FRINGE:** _____ **FLOOD ZONE DESIGNATION:** _____

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

SOURCE OF UTILITY SERVICES: Water - WELL Sewer - SID
Gas - N/A Electric - OPPD

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.

Sec 30.9.2 (D)

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

4-30-13
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

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name MICHAEL and MELISSA KING	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. 3019 CRYSTAL DRIVE City BELLEVUE State NE ZIP Code 68123	Company NAIC Number

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
LOT 48. CHRIS LAKE. SARPY COUNTY, NEBRASKA

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL
A5. Latitude/Longitude: Lat. 41°04'02"N Long. 95°57'48"W 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 1A

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

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

A9. For a building with an attached garage:

- a) Square footage of attached garage 540 sq ft
- b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A
- c) Total net area of flood openings in A9.b N/A sq in
- d) Engineered flood openings? Yes No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number SARPY COUNTY, UNINCORPORATED	B2. County Name SARPY	B3. State NEBRASKA
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B4. Map/Panel Number 31553C0205	B5. Suffix G	B6. FIRM Index Date 12/02/2005	B7. FIRM Panel Effective/Revised Date 12/02/2005	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 978.8
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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 USGS Vertical Datum NAVD88

Conversion/Comments _____

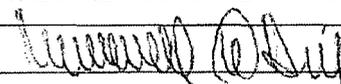
Check the measurement used.

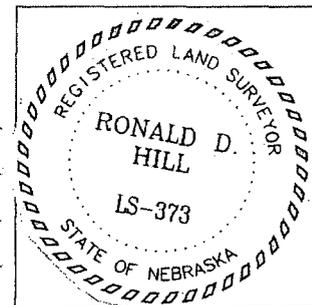
- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 974.0 feet meters (Puerto Rico only)
- b) Top of the next higher floor _____ feet meters (Puerto Rico only)
- c) Bottom of the lowest horizontal structural member (V Zones only) _____ feet meters (Puerto Rico only)
- d) Attached garage (top of slab) 973.7 feet meters (Puerto Rico only)
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) 974.0 feet meters (Puerto Rico only)
- f) Lowest adjacent (finished) grade next to building (LAG) 973.4 feet meters (Puerto Rico only)
- g) Highest adjacent (finished) grade next to building (HAG) 974.0 feet meters (Puerto Rico only)
- h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support _____ 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 RONALD D. HILL	License Number 373
Title REGISTERED LAND SURVEYOR	Company Name HILL-FARRELL ASSOCIATES, INC
Address 1502 JF KENNEDY DRIVE	City BELLEVUE State NE ZIP Code 68005
Signature 	Date 5/07/2013 Telephone 402 291-6100



IMPORTANT: In these spaces, copy the corresponding information from Section A. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 3019 CRYSTAL 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 ALL NEW HVAC EQUIPMENT INSTALLED SHALL BE AT AN ELEVATION OF 979.8 OR HIGHER.

Signature	Date 5/7/2013	<input type="checkbox"/> Check here if attachments
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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 0.0 feet meters above or below the HAG.
 b) Top of bottom floor (including basement, crawlspace, or enclosure) is 0.2 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 0.0 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.

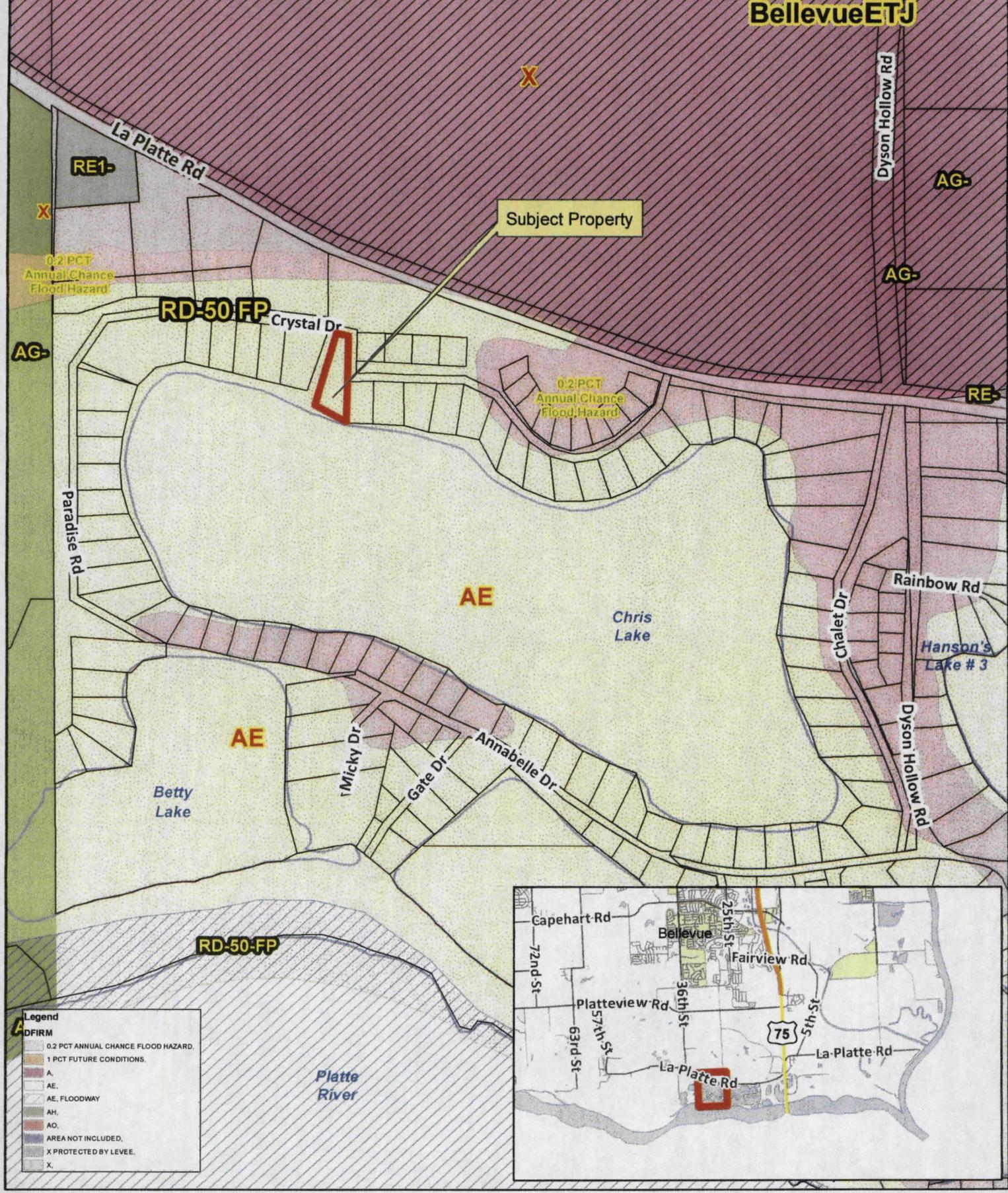
- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community 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



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
3019 Crystal Dr Lot 48 Chris Lake
King Flood Plain Development Permit

