

BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA**RESOLUTION FLOOD PLAIN DEVELOPMENT****Sarpy County Public Works, 180th Street from Hwy 370 south to Schram Rd and Bridge #146 & #149, 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, the Sarpy County Public Works Department applied for a Flood Plain Development Permit in order to reconstruct 180th Street from Highway 370 south to Schram Road, and the replacement of Bridge #146 (North Wehrspann Creek) and Bridge #149 (Wehrspann Creek) on the property described in the attached Exhibit A; and,

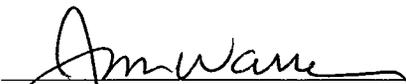
WHEREAS, the Sarpy County Planning Department staff reviewed the Sarpy County Public Works Department's application for a Flood Plain Development Permit for compliance with the Zoning Regulations on the property described in the attached Exhibit A; and,

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 engineering certificate.

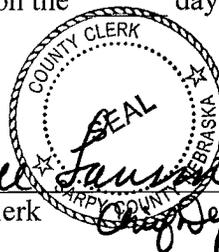
NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT the Flood Plain Development Permit Application for the property described in the attached Exhibit A is hereby approved.

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 _____ day of June 2013.


Sarpy County Board Chairman

Attest
SEAL

County Clerk




County Clerk

EXHIBIT A

Planning Department Report
Sarpy County Floodplain Development Permit Application (FDP 13-0009)
County Board Meeting Date: June 11, 2013

Subject	Type	Prepared By
Floodplain Development Permit for the reconstruction of 180 th Street and two bridge replacements (between Highway 370 and Schram Road) by the Sarpy County Public Works Department	Resolution	Bruce Fountain, AICP, EDFP Director, Planning & Building Dept.

➤ **Application Overview**

- This is a request, made on behalf of the Sarpy County Public Works Department by their consulting engineering firm, Alfred Benesch and Company, is for approval of a floodplain development permit for the reconstruction of 180th Street, from Highway 370 south to Schram Road, with the replacement of Bridge #146 (North Wehrspann Creek) and Bridge #149 (Wehrspann Creek).

➤ **Comprehensive Development Plan**

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

➤ **Zoning / Floodplain Regulations**

- The areas surrounding this project location are zoned AG (Agricultural Farming District) with a Residential Acreage Development (AGR) along the westerly edge of the project. Vala's Pumpkin Patch is located on the southern edge of the project.
- According to the Digital Flood Insurance Rate Map (DFIRM) for Sarpy County, NE, Panel 31153C 0039H, effective June 3, 2010, the project is located in a Zone A flood fringe of North Wehrspann Creek and Wehrspann Creek. Base Flood Elevations (BFE) are not determined in Approximate Zone A.

➤ **Natural Resources District**

- Based on a review of plans, calculations, existing structure analysis, and the Zone A Compliance Certification submitted by Sarpy County's consulting engineering firm, Alfred Benesh and Company, the Papio-Missouri River Natural Resources District (PMNRD) provided the following comments (PMNRD comment letter is attached):
 - The bridges that will be replaced are in an Approximate Zone A. No base flood elevations have been established for these streams.
 - The PMNRD concurs with the Engineering Certification prepared by Stephanie Rathburn, P.E., dated May 8, 2013 that the proposed bridge replacements will not cause an increase during the 1% annual chance storm event greater than 1 foot within the vicinity of the proposed project.
 - The District has no objection to the road reconstruction and bridge replacement.

➤ **Recommendation**

- Staff recommends the Floodplain Development Permit for this project be approved as it is in compliance with the Sarpy County Zoning and Floodplain Regulations and the PMNRD has no objections to the project.

May 31, 2013

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



RE: Sarpy County 180th Street Bridge Replacement – Application for Floodplain Development Permit

Dear Mr. Fountain:

The District received information concerning the proposed bridge replacements along 180th Street between Highway 370 and Schram Road in Sarpy County, Nebraska. According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 0039 H, effective May 3, 2010, this property is located in the Zone A floodplain of North Wehrspann Creek and Wehrspann Creek.

The District has the following comments based on a review of hydraulic report prepared by Benesch, dated May 8, 2013:

- The bridges that will be replaced are in an approximate Zone A. No base flood elevations have been published for these streams.
- The District concurs with the Engineering Certification prepared by Stephanie Rathburn, P.E., dated May 8, 2013 that the proposed bridge replacements will not cause an increase during the 1% annual chance storm event greater than 1 foot within the vicinity of the proposed project.

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

Sincerely,

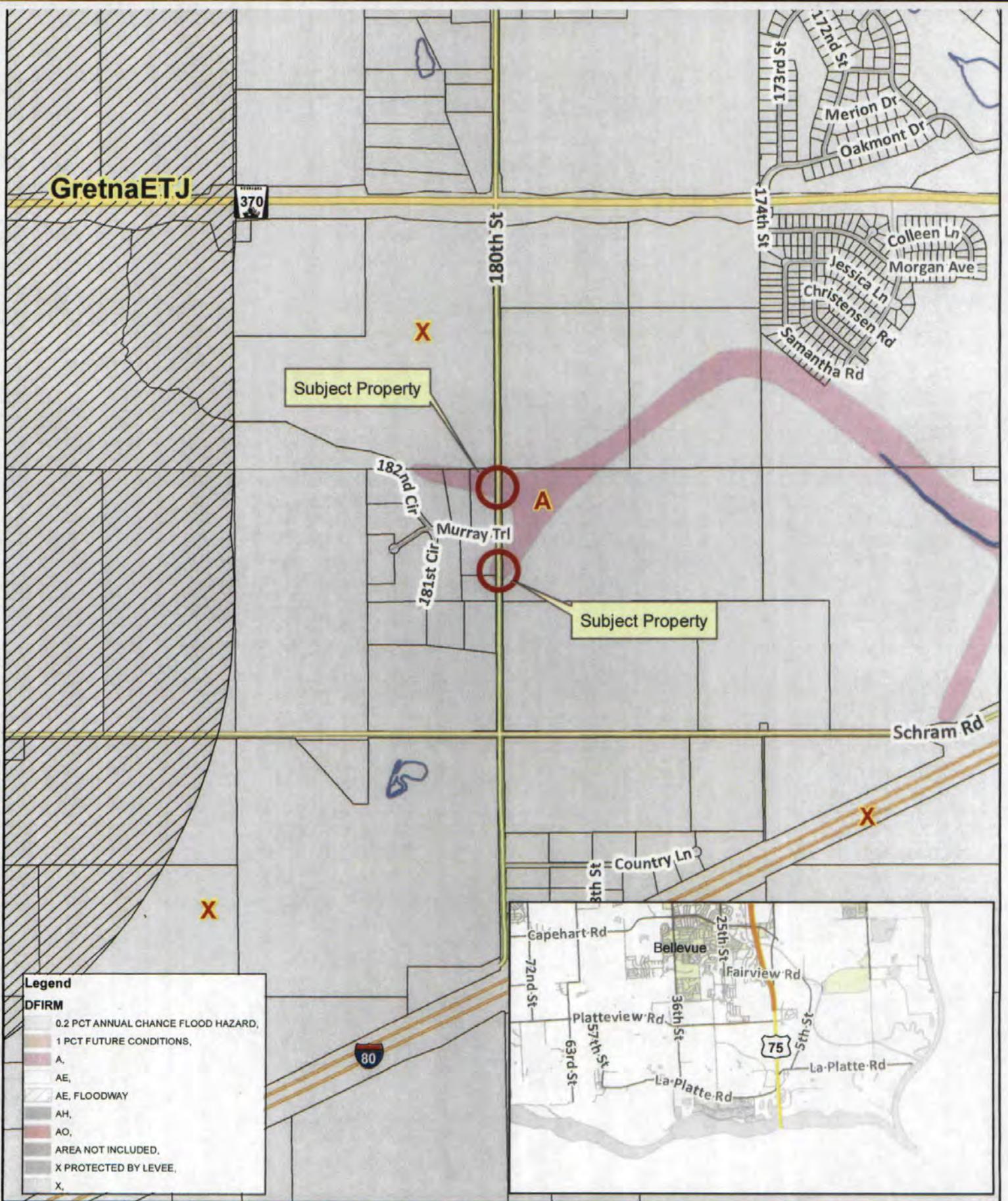
A handwritten signature in black ink, appearing to read "Lori Ann Laster", is written over a horizontal line.

Lori Ann Laster, CFM
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD

\\laster\Documents\Floodplain Development Permits\Reach 8-11\130531-180th St Bridge Replacement.docx
Project: 534 Reach: 8-11

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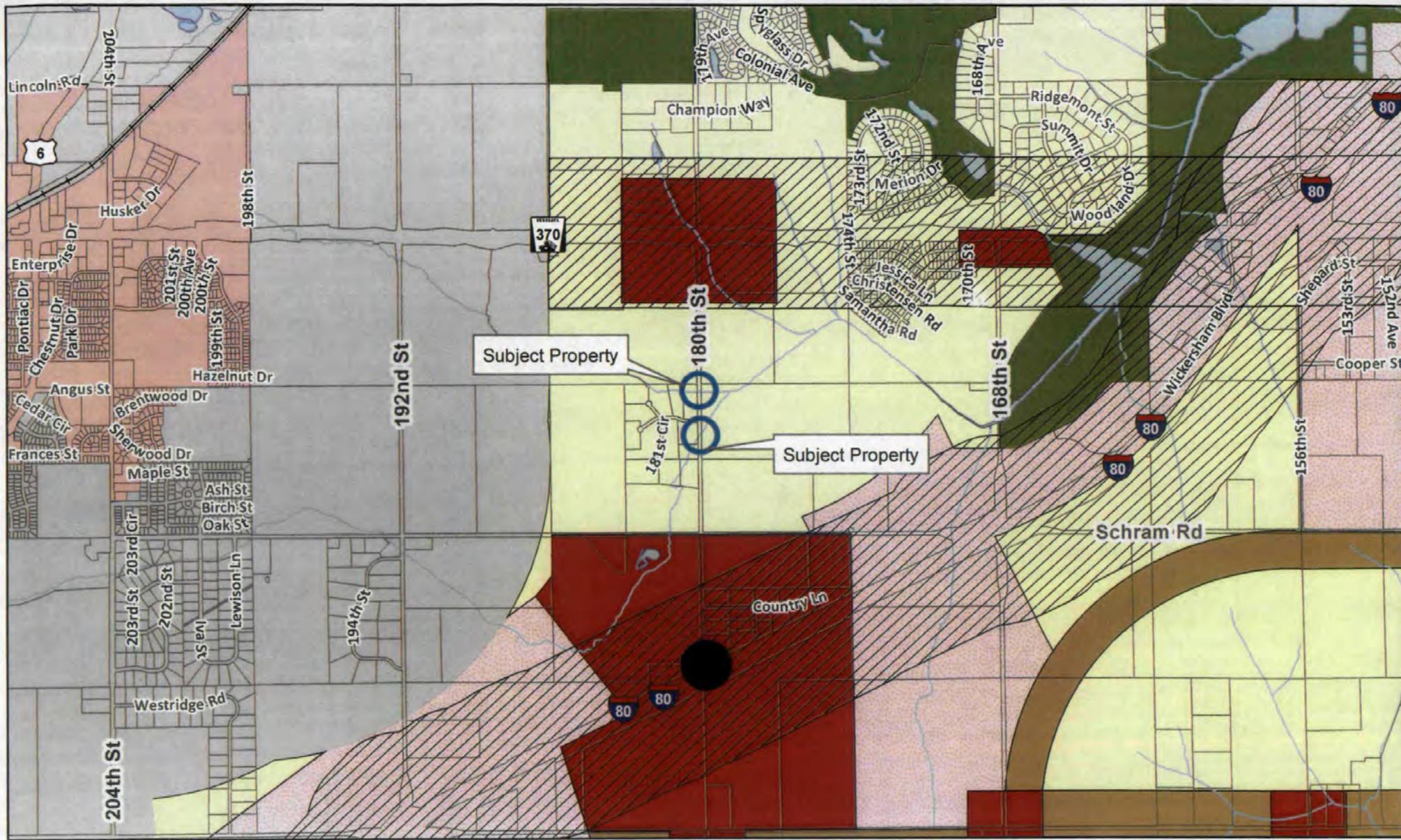


Vicinity Map - Flood Zones

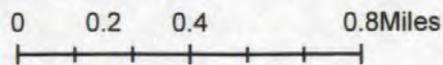
S 180th St - HWY 370 - Schram Rd

Sarpy County Public Works Flood Plain Development Permit





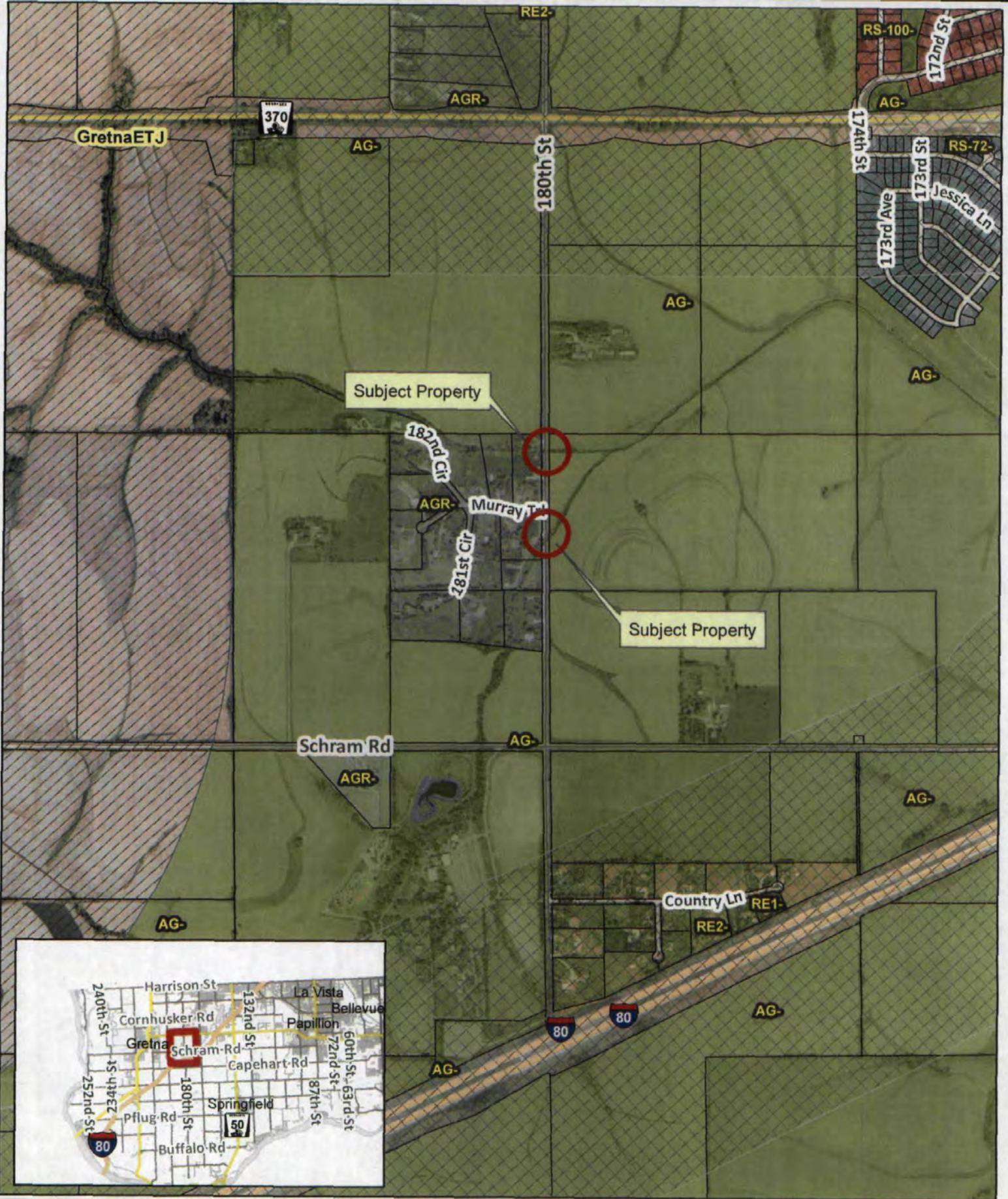
Current FLU - Sarpy Co



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

Legend

- | | | |
|--------------------------|---------------------------------|-----------------------|
| Highway Corridor Overlay | Long Term Residential Growth | Cross County Arterial |
| Bellevue Future Growth | Mixed Use | City Limit |
| Business Park | Mixed Use Center | City ETJ |
| Civic | New Richfield Village | |
| Conservation Residential | Park/School Site | |
| Estate Residential | Plug Interchange Development | |
| Greenway | Residential - Community Systems | |
| Industrial | Urban Residential | |
| Light Industrial/Storage | Urban Residential II | |



Vicinity Map - Zoning

Ruff Rd
 City of Lincoln Water Systems



Sarpy Highway Corridor Overlay





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 13-0009

DATE RECEIVED: 5-9-2013

APPLICATION FEE: \$ 100.00 RECEIPT NO. N/A

RECEIVED BY: RF

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: Sarpy County E-MAIL: _____

ADDRESS: _____ CITY/STATE/ZIP: _____

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

PHONE: _____ FAX: _____

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL'S INFORMATION:

NAME: Stephanie Rathburn, PE / Benesch E-MAIL: srathburn@benesch.com

ADDRESS: 825 J St. CITY/STATE/ZIP: Lincoln, NE 68508

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

PHONE: 402-479-2200 FAX: 402-479-2276

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

NAME: Sarpy County Public Works E-MAIL: _____

ADDRESS: 15100 S. 84th St. CITY/STATE/ZIP: Papillion, NE 68046-4627

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

PHONE: 402-537-6900 FAX: 402-537-6955

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.

Replacement of Bridge #146 (180th St. over North Wehrspann Creek) and Bridge #149 (180th St. over Wehrspann Creek) and reconstruction of 180th St. from Schram Rd. to south of Highway 370.

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: N/A

ASSESSOR'S PARCEL NUMBER: N/A ADDITIONAL PARCEL NUMBERS N/A

GENERAL LOCATION: 180th St, between Schram Rd. and Highway 370
(example 189th & Giles Rd – include subdivision name)

LEGAL DESCRIPTION: (Describe property to wit:) N/A

SIZE OF PROPERTY: N/A acres/sq. ft. CURRENT ZONING: N/A

NAME OF ADJACENT WATERWAY: North Wehrspann Creek & Wehrspann Creek

PROPERTY LIES WITHIN: FLOODWAY: FLOOD FRINGE: X FLOOD ZONE DESIGNATION: Zone A

LOWEST FLOOR ELEVATION IS TO BE N/A FEET ABOVE MEAN SEA LEVEL. (Including Basement)

SOURCE OF UTILITY SERVICES: Water - N/A Sewer - N/A

Gas - N/A Electric - N/A

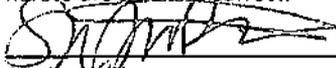
ADDITIONAL INFORMATION: Please use this space to provide any other information you feel is appropriate for Sarpy County to consider during review of your application. Attach extra sheets if necessary.

Roadway & Bridge construction ONLY. Hydraulic Analysis attached. Adjacent Property Owner Information, attached.

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 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.


Applicant Signature

5/8/13
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

Engineering Certification –SFH Zone A Compliance

(for projects located in a mapped Special Flood Hazard Zone A)

This is to certify that I am a duly qualified engineer licensed to practice in

the State of Nebraska
(Name of State)

This further certifies that the attached data supports the fact that the

proposed 180th Street and Bridge #146 & #149 Reconstruction Project
(Name of Development)

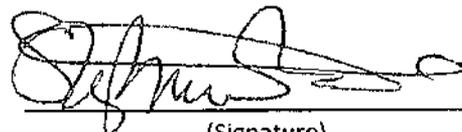
located within the Special Flood Hazard Zone A on N. Wehrspann Creek &
(Name of Stream)

Wehrspann Creek as published in the Flood Insurance study for
(Name of Stream)

Sarpy County dated May 3, 2010 will not increase the
(Name of Community) (Study Date)

100-year event water surface elevation by greater than one foot within the vicinity of the proposed development.

5/8/13
(Date)


(Signature)

Stephanie Rathburn, PE

(Printed Name)

Project Engineer

(Title)

Alfred Benesch & Company

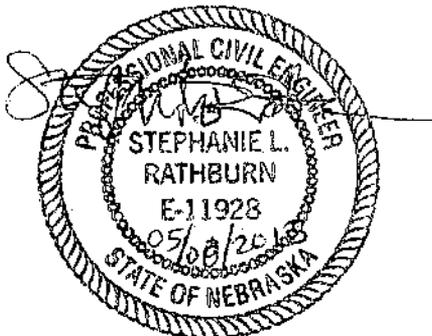
(Organization)

825 J Street

(Address)

Lincoln, NE 68508

Seal:



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Sarpy County, Nebraska



Parcel ID Number	011575740	Property Type	RES
Owner Name	MOORE, DANIEL T & CHRISTINE M	Improvements Value	\$236,959
Mailing Address	18001 MURRAY TR	Land Value	\$81,790
City State	GRETNA NE	Total Value	\$318,749
Zip Code	68028-5505	Estimated Acres	3.18645765
Property Address	18001 MURRAY TR	Tax District	37010
Legal Description	LOT 2 MURRAY'S RUSTY ROSE RANCHETTES REPLAT ONE	Snow Ordinance	County #3-1-01
Neighborhood Code	GHAC		

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 = 200 feet

1/29/2013

Sarpy County, Nebraska



Parcel ID Number	010431578	Property Type	FARM
Owner Name	SIERT, WILLACENE & NORRIS	Improvements Value	\$0
Mailing Address	7341 SW 167TH ST	Land Value	\$210,464
City State	MIAMI FL	Total Value	\$210,464
Zip Code	33157-0000	Estimated Acres	79.32275539
Property Address	S 180TH ST	Tax District	37010
Legal Description	N1/2 SW1/4 33-14-11 (79.32 AC)	Snow Ordinance	County #3-1-01
Neighborhood Code	FRM		

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Map Scale
1 inch = 400 feet

1/29/2013

Sarpy County, Nebraska



Parcel ID Number	010929029	Property Type	RES
Owner Name	ANDREASEN, JAMES D	Improvements Value	\$193,516
Mailing Address	18002 MURRAY TR	Land Value	\$85,255
City State	GRETNA NE	Total Value	\$278,771
Zip Code	68028-	Estimated Acres	3.51154445
Property Address	18002 MURRAY TR	Tax District	37010
Legal Description	LOT 1 MURRAY'S RUSTY ROSE RANCHETTES	Snow Ordinance	County #3-1-01
Neighborhood Code	GHAC		

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Map Scale
1 inch = 200 feet

1/29/2013

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Sarpy County, Nebraska



Parcel ID Number	010929010	Property Type	RES
Owner Name	KENNEDY, MICHELE M	Improvements Value	\$201,411
Mailing Address	18104 MURRAY TR	Land Value	\$81,265
City State	GRETNA NE	Total Value	\$282,676
Zip Code	68028-5506	Estimated Acres	3.11865980
Property Address	18104 MURRAY TR	Tax District	37010
Legal Description	LOT 2 MURRAY'S RUSTY ROSE RANCHETTES	Snow Ordinance	County #3-1-01
Neighborhood Code	GHAC		

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Map Scale
1 inch = 200 feet

1/29/2013

Sarpy County, Nebraska



Parcel ID Number	010929002	Property Type	RES
Owner Name	NAPIORKOWSKI, JESS L	Improvements Value	\$203,446
Mailing Address	18112 MURRAY TR	Land Value	\$92,990
City State	GRETNA NE	Total Value	\$296,436
Zip Code	68028-	Estimated Acres	4.32166258
Property Address	18112 MURRAY TR	Tax District	37010
Legal Description	LOT 3 MURRAY'S RUSTY ROSE RANCHETTES	Snow Ordinance	County #3-1-01
Neighborhood Code	GHAC		

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Map Scale
1 inch = 200 feet

1/29/2013

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Sarpy County, Nebraska



Parcel ID Number	011575739	Property Type	RES
Owner Name	MOORE, DANIEL T & CHRISTINE M	Improvements Value	\$139,559
Mailing Address	18001 MURRAY TR	Land Value	\$69,400
City State	GRETNA NE	Total Value	\$208,959
Zip Code	68028-5505	Estimated Acres	2.00399219
Property Address	11590 S 180TH ST	Tax District	37010
Legal Description	LOT 1 MURRAY'S RUSTY ROSE RANCHETTES REPLAT ONE	Snow Ordinance	County #3-1-01
Neighborhood Code	GHAC		

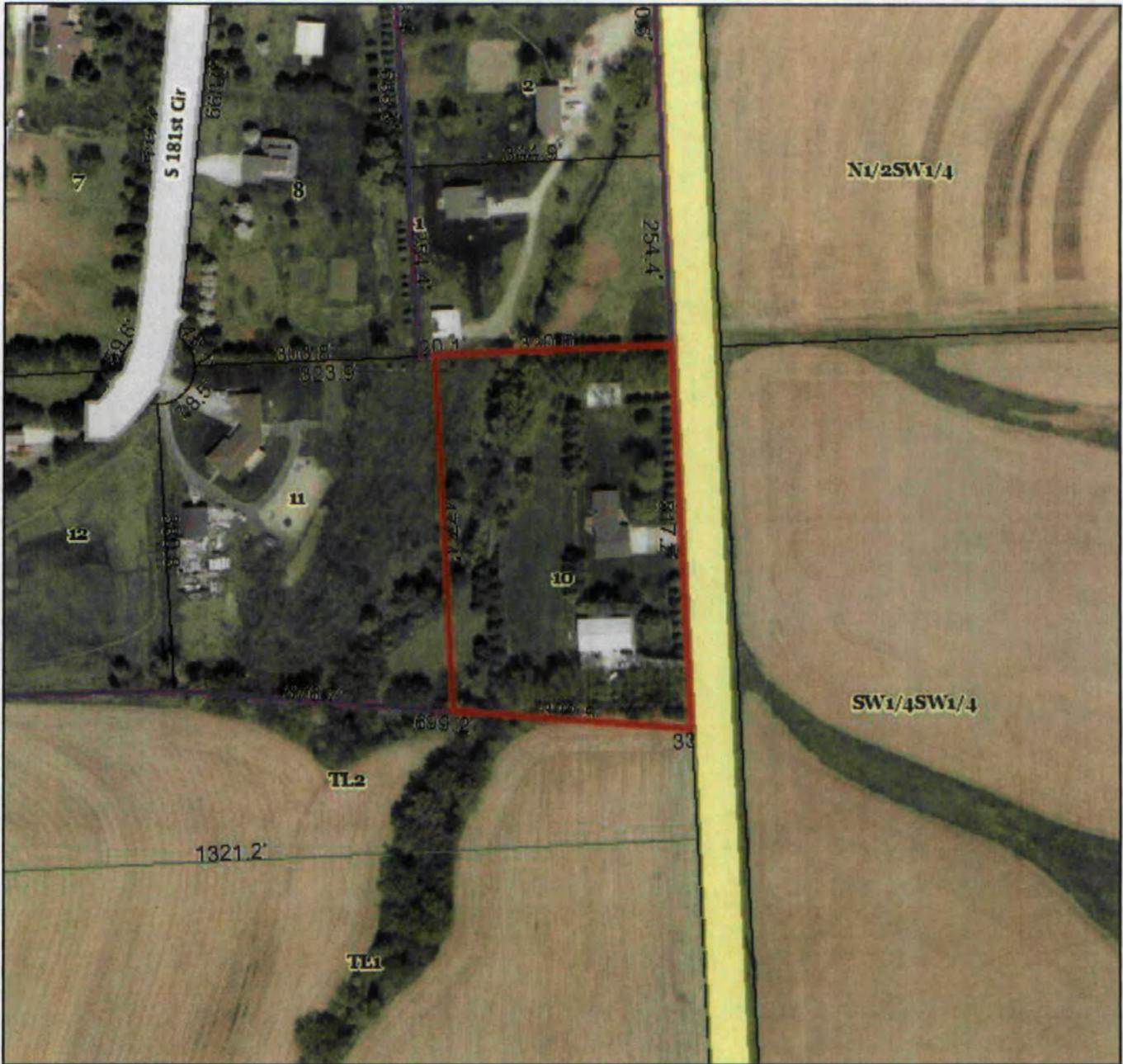
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Map Scale
1 inch = 200 feet

1/29/2013

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Sarpy County, Nebraska



Parcel ID Number	010928936	Property Type	RES
Owner Name	KALHORN III, CARL E	Improvements Value	\$211,234
Mailing Address	11618 S 180TH ST	Land Value	\$86,725
City State	GRETNA NE	Total Value	\$297,959
Zip Code	68028-0000	Estimated Acres	3.66300349
Property Address	11618 S 180TH ST	Tax District	37010
Legal Description	LOT 10 MURRAY'S RUSTY ROSE RANCHETTES	Snow Ordinance	County #3-1-01
Neighborhood Code	GHAC		

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1/29/2013