

**BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA****RESOLUTION FLOOD PLAIN DEVELOPMENT****Cherie Johnson, 12103 East Lake Drive Springfield, 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, Cherie Johnson applied for a Flood Plain Development Permit in order to construct a custom built home with 1,940 sq. ft. on the main level, 1,403 sq. ft. on the lower level, and a three car garage on the property legally described in the attached Exhibit A; and,

WHEREAS, the Sarpy County Planning Department staff reviewed Cherie Johnson'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 2nd day of July 2013.

Attest

SEAL



  
 Sarpy County Board Chairman

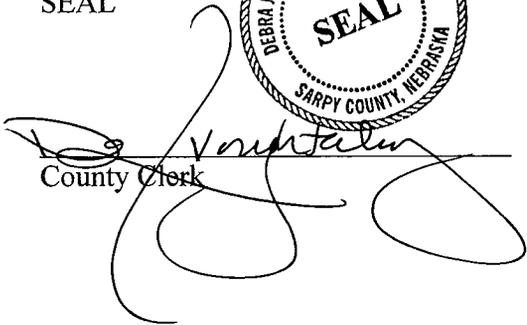
  
 County Clerk

EXHIBIT A

Planning Department Report  
Johnson Floodplain Development Permit Application (FDP 13-0012)  
County Board Date: July 2, 2013

Subject	Type	By
Floodplain Development Permit for construction of a custom built home located at 12103 East Lake Drive, Springfield, NE (Lot 13, Villa Springs Replat 1)	Resolution	Bruce Fountain, AICP, EDFP Director, Planning & Building Dept.

➤ **Application Overview**

- Cherie Johnson has requested approval of a floodplain development permit to construct a custom built home with 1,940 sq. ft. on the main level and 1,403 sq. ft. on the lower level. The home will also include a three car garage. The home site is located at 12103 East Lake Drive, Springfield, NE (Lot 13, Villa Springs Replat 1).

➤ **Comprehensive Development Plan**

- The Sarpy County Comprehensive Plan (Development Structure Plan – Figure 5.1) designates this area as Greenway.

➤ **Zoning / Floodplain Regulations**

- The area is zoned RS-100 FP (Single-Family Residential District – Flood Plain)
- The property is located in an AE Floodplain Zone adjacent to East Villa Springs Lake and the Platte River. (see attached map).
- The BFE (Base Flood Elevation) determined at this location is 1007.4 feet (NGVD 1929).
- According to the elevation certificate provided, the lowest finished floor (including the basement or crawlspace) of the new structure will be 1008.4 feet (NGVD 1929) or 1008.50 (NAVD 1988), which is one foot or more above the BFE as required by the County's Floodplain Regulations.
- It is noted that utilities are located in the lowest floor which is at least one foot above the BFE.
- Upon completion of construction, an elevation certificate must be submitted to the Sarpy County to verify the structure was built according to plans.
- 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 addition 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 this custom built home.

June 21, 2013



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

RE: Floodplain Development Permit Application for 12103 East Lake Drive

Dear Mr. Fountain:

The District received information concerning the construction of a new single family residence on Lot 13, Villa Springs Replat 1, Sarpy County, Nebraska. According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 0190G, effective December 2, 2005, this property is located in the Zone AE floodplain of the Platte River however, a LOMR-F has been recorded for the property under case number 02-07-1131A which was revalidated in 2005. The base flood elevation (BFE) for the remainder of this property is approximately 1006.8 ft (NAVD 1988).

The District has reviewed the floodplain development application, elevation certificate and construction plans prepared by Belt Construction dated May 22, 2013, and offers the following comments:

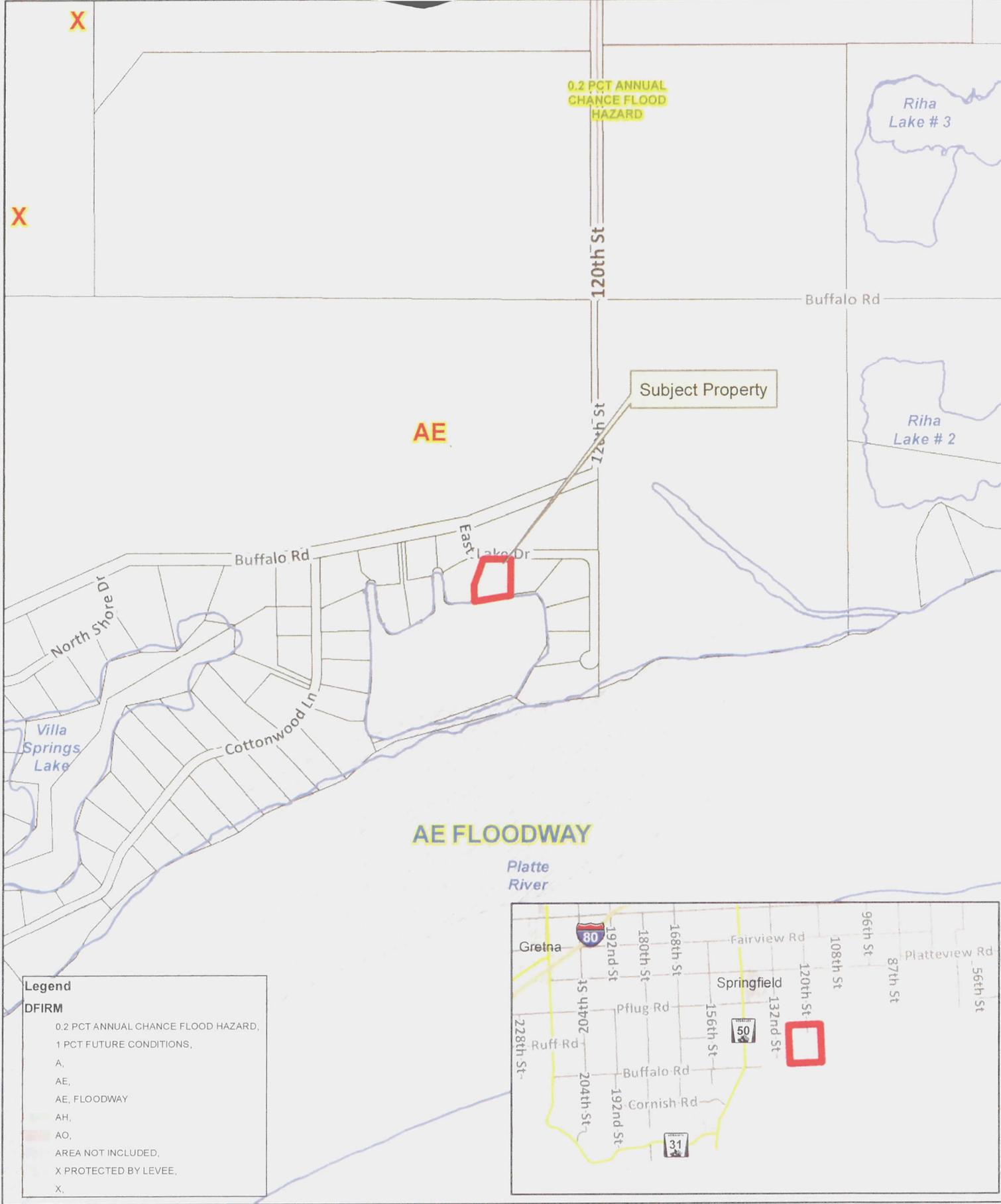
- The lowest floor elevation of the new residence will be 1008.4 ft (NGVD 29) or 1008.50 (NAVD 1988) which is at least one foot above the BFE.
- It is noted that utilities are located in the lowest floor which is one foot above the BFE.
- An elevation certificate should be submitted to Sarpy County once construction has been completed to verify that the residence was elevated according to the plans.

The District has no objections to this project as planned. If you have any questions or concerns, please contact me at 402-315-1722 or [agrint@papionrd.org](mailto:agrint@papionrd.org).

Sincerely,

Amanda Grint, PE, CFM  
Water Resources Engineer

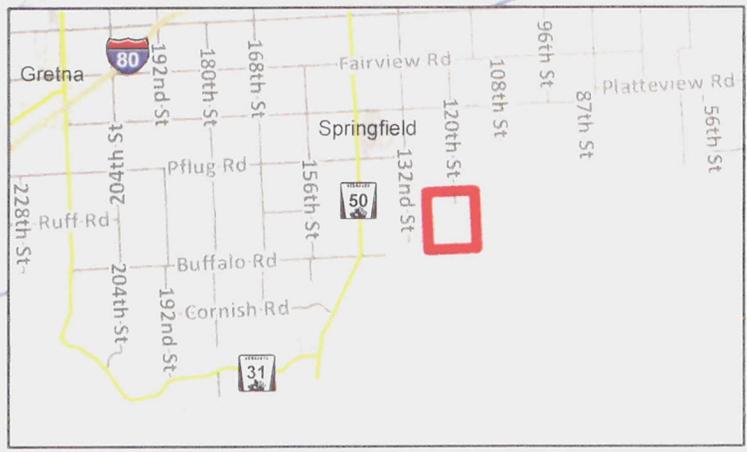
Cc: Marlin Petermann and Lori Laster, PMRNRD



**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

12103 East Lake Dr - Lot 13 Villa Springs Replat 1  
 Johnson Floodplain Development Permit





# 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](mailto: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 13-0012

DATE RECEIVED: 06-06-13A10:57 RCVD

APPLICATION FEE: \$ 100.00 RECEIPT NO. 922402

RECEIVED BY: BT

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: Cherie Johnson E-MAIL: sailingmyship@gmail.com

ADDRESS: 14700 S. 72nd St CITY/STATE/ZIP: Papillion NE 68046

MAILING ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: 1  
(IF DIFFERENT)

PHONE: 402-677-4394 FAX: \_\_\_\_\_

### ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL'S INFORMATION:

NAME: TDZ Mike Smith E-MAIL: msmith@tdzco.com  
Chris Dorman

ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: Omaha NE

MAILING ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
(IF DIFFERENT)

PHONE: 402-330-8860 FAX: \_\_\_\_\_

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

NAME: Belt Construction Inc E-MAIL: allanbelt@msn.com

ADDRESS: 7883 Hidden Valley Dr CITY/STATE/ZIP: Papillion NE 68046

MAILING ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
(IF DIFFERENT)

PHONE: 402-690-1000 FAX: 402-339-4008

**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.

Construct a custom built home. This home will be 1940 fsq ft on the main level + 1403 fsq ft in the lower level, 3 car garage.

**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: 12103 EAST LAKE DRIVE SPRINGFIELD

ASSESSOR'S PARCEL NUMBER: 011575659 ADDITIONAL PARCEL NUMBERS

GENERAL LOCATION: 132nd + Buffalo Road  
(example 189th & Gilles Rd - Include subdivision name)

LEGAL DESCRIPTION: (Describe property to wit:) Lot 13, Villa Springs Replat 1, a subdivision as surveyed, platted and recorded in Sarpy County Nebraska

SIZE OF PROPERTY: .86 Acres or 37,368 sq ft. CURRENT ZONING: RS-100 FP

NAME OF ADJACENT WATERWAY: PLATTE RIVER

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

LOWEST FLOOR ELEVATION IS TO BE 1008.4 FEET ABOVE MEAN SEA LEVEL (including Basement)

SOURCE OF UTILITY SERVICES: Water - Well Sewer - Septic 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.

**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.

Applicant Signature: [Signature] Date: 6-4-13

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): [Signature] Date: 6/4/13

Owner Signature (or authorized agent) Date

U.S. DEPARTMENT OF HOMELAND SECURITY  
FEDERAL EMERGENCY MANAGEMENT AGENCY  
National Flood Insurance Program

# ELEVATION CERTIFICATE

1271-115-45

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008  
Expiration Date: July 31, 2015

## SECTION A - PROPERTY INFORMATION

FOR INSURANCE COMPANY USE  
Policy Number  
Company NAIC Number

A1. Building Owner's Name Belt Construction Company, Inc.

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
12103 EAST LAKE DR  
City Springfield State NE ZIP Code 68059

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)  
Lot 13, Villa Springs Replat 1, A Subdivision in Sarpy, County, Nebraska

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

A5. Latitude/Longitude: Lat. 41.0559 Long. 98.1024 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) 1940 sq ft  
b) Number 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 736 sq ft  
b) Number 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 <u>Sarpy County, NE 310190</u>		B2. County Name <u>Sarpy</u>		B3. State <u>NE</u>	
B4. Map/Panel Number <u>31153C0190</u>	B5. Suffix <u>G</u>	B6. FIRM Index Date <u>05-03-2010</u>	B7. FIRM Panel Effective/Revised Date <u>12-02-2005</u>	B8. Flood Zone(s) <u>X (shaded)</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>1007.4</u>

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/Source: FEMA LOMR/F See Comments

B11. Indicate elevation datum used for BFE in Item B9:  NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

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, ARA, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: \_\_\_\_\_ Vertical Datum: \_\_\_\_\_  
Indicate elevation datum used for the elevations in items a) through h) below.  NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_  
Datum used for building elevations must be the same as that used for the BFE.

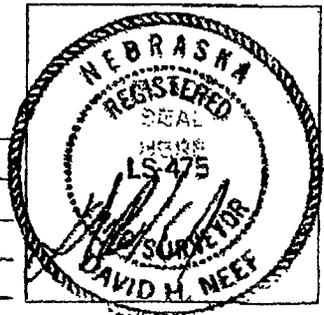
		Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>1008.4</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
b) Top of the next higher floor	<u>1018.4</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>NA,NA</u>	<input type="checkbox"/> feet	<input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>1012.4</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>1008.4</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>1008.4</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>1012.3</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>1008.0</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters

## 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  
 Check here if attachments.

Certifier's Name David H. Neef License Number NE RLS #475  
Title Registered Land Surveyor Company Name THOMPSON, DREESSEN & DORNER, INC.  
Address 10836 OLD MILL ROAD City OMAHA State NE ZIP Code 68154  
Signature [Signature] Date 06/04/2013 Telephone 402-330-8860



<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. 12103 EAST LAKE DR		Policy Number:	
City Springfield	State NE	ZIP Code 68059	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 The building portion of the lot has been released from the Special Flood Hazard Area by FEMA LOMR/F, Case No. 02-07-1131A dated 10-18-2002 and revalidated by Case No. 06-07-0145V dated 12-03-2005. The remainder of the property is in Flood Zone AE with a Base Flood Elevation of 1007.4. The lowest equipment will be water heater and furnace on lowest floor.

Signature [Handwritten Signature] Date 06/4/2013

**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–G10. In Puerto Rico only, enter meters.

- 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–G10) is provided for community floodplain management purposes.

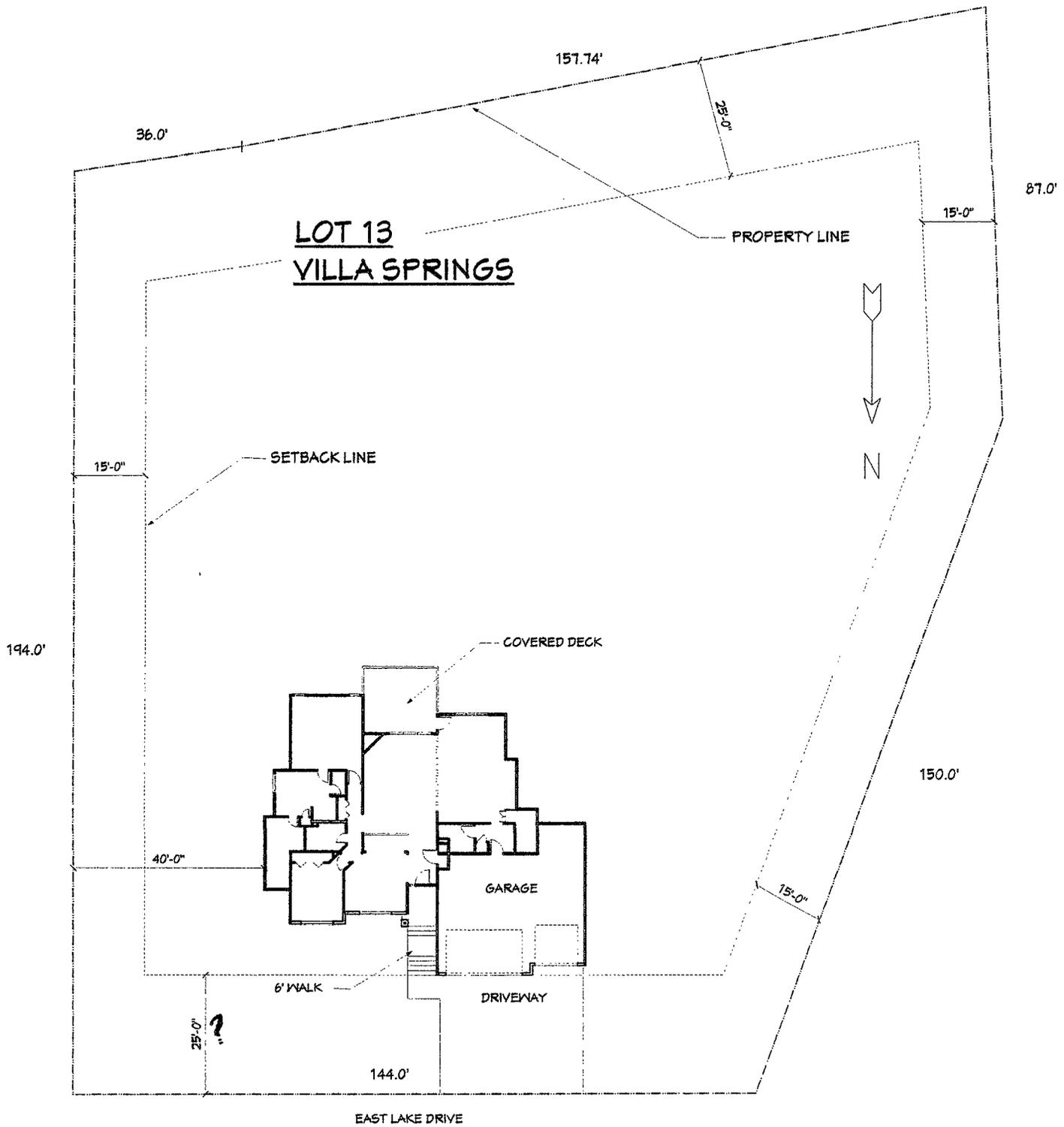
G4. Permit Number _____	G5. Date Permit Issued _____	G6. Date Certificate Of Compliance/Occupancy Issued _____
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- G7. This permit has been issued for:  New Construction  Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_
- G9. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_
- G10. Community's design flood elevation: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_

Local Official's Name _____	Title _____
Community Name _____	Telephone _____
Signature _____	Date _____

Comments \_\_\_\_\_

Check here if attachments.



**SITE PLAN**

SCALE: 1"=30.0'