

**BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA****RESOLUTION FLOOD PLAIN DEVELOPMENT****Prairie Homes Inc., 12001 East Lake Dr (Lot 15 Villa Springs Replat 1) 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, Prairie Homes Inc. applied for a Flood Plain Development Permit for the placement of fill and grading along the street frontage on the property legally described in the attached Exhibit A; and,

WHEREAS, the Sarpy County Planning Department staff reviewed the Prairie Homes Inc. 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.

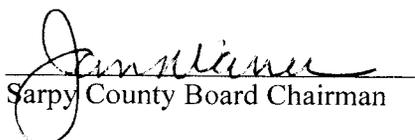
NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT the Flood Plain Development Permit Application for the property legally described in the attached Exhibit A is hereby approved.

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 9<sup>th</sup> day of July 2013.

Attest

SEAL



  
Sarpy County Board Chairman

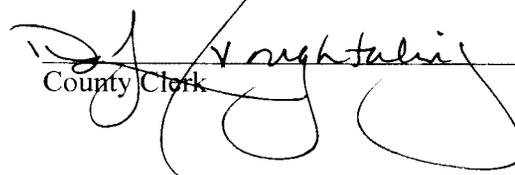
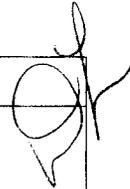
  
County Clerk

EXHIBIT A

Planning Department Report  
Prairie Homes LLC Floodplain Development Permit Application (FDP 13-0014)  
County Board Date: July 9, 2013

Subject	Type	By
Floodplain Development Permit for fill placement and grading on a residential lot in Villa Springs (12001 East Lake Drive - Lot 15 Villa Springs Replat 1)	Resolution	Donna Lynam Zoning Administrator



➤ **Application Overview**

- Request is for the approval of a Floodplain Development Permit (FDP) for the site legally described as Lot 15, Villa Springs Replat 1, (12001 East Lake Drive, Springfield, NE). The FDP is for the placement of fill and grading on a portion of the property along the street frontage.
- Request is to fill and grade ditch on the north and east side of the property.
- Pursuant to a LOMA-F (Letter of Map Amendment) dated October 18, 2002 a portion of this parcel was removed from the SFHA (Special Flood Hazard Area) based on fill. The applicant has been issued a building permit to construct a single-family dwelling on the property and wishes to level and grade the lot along the street frontage.

➤ **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 Villa Springs. (see attached map).
- There are no new structures being approved with this application.
- The BFE (Base Flood Elevation) determined at this location is 1006.1 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 is for grading a portion of lot only. (Area of proposed structure has been removed from the SFHA)

➤ **Recommendation**

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



# SARPY COUNTY PLANNING & BUILDING DEPT.

1210 GOLDEN GATE DRIVE PAPILLION, 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 #: FPP 13-0014

DATE RECEIVED: 6-24-13

APPLICATION FEE: \$ 100.00 RECEIPT NO. 922408

RECEIVED BY: BF

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: PRAIRIE HOMES INC E-MAIL: PRAIRIE HOMES INC @YAHOO.COM

ADDRESS: 23710 HAMPTON RD CITY/STATE/ZIP: ELKHORN NE 68022

MAILING ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
(IF DIFFERENT) C-402-660-9031

PHONE: 402-289-0485 FAX: 402-289-0310

### 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: PRAIRIE HOMES INC E-MAIL: SAME AS ABOVE

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

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

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

**PROJECT DESCRIPTION:** Describe the project in detail, including physical 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.

FILL IN DITCH ON NORTH & EAST SIDE OF PROPERTY.

**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:** 12001 EAST LAKE DRIVE SPRINGFIELD NE 68059

**ASSESSOR'S PARCEL NUMBER:** \_\_\_\_\_ **ADDITIONAL PARCEL NUMBERS** \_\_\_\_\_

**GENERAL LOCATION:** 120 F BUFFALO ROAD - VILLA SPRINGS  
(example 189<sup>th</sup> & Giles Rd - include subdivision name)

**LEGAL DESCRIPTION:** (Describe property to wit:) LOT 15 VILLA SPRINGS Replot 1

**SIZE OF PROPERTY:** 4.21 AC acres/sq. ft. **CURRENT ZONING:** \_\_\_\_\_

**NAME OF ADJACENT WATERWAY:** PLATTE RIVER

**PROPERTY LIES WITHIN:** FLOODWAY: \_\_\_\_\_ FLOOD FRINGE:  FLOOD ZONE DESIGNATION: \_\_\_\_\_

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

**SOURCE OF UTILITY SERVICES:** Water - WELL Sewer - SEPTIC  
Gas - N/A Electric - OPPO

**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

6-24-13  
Date

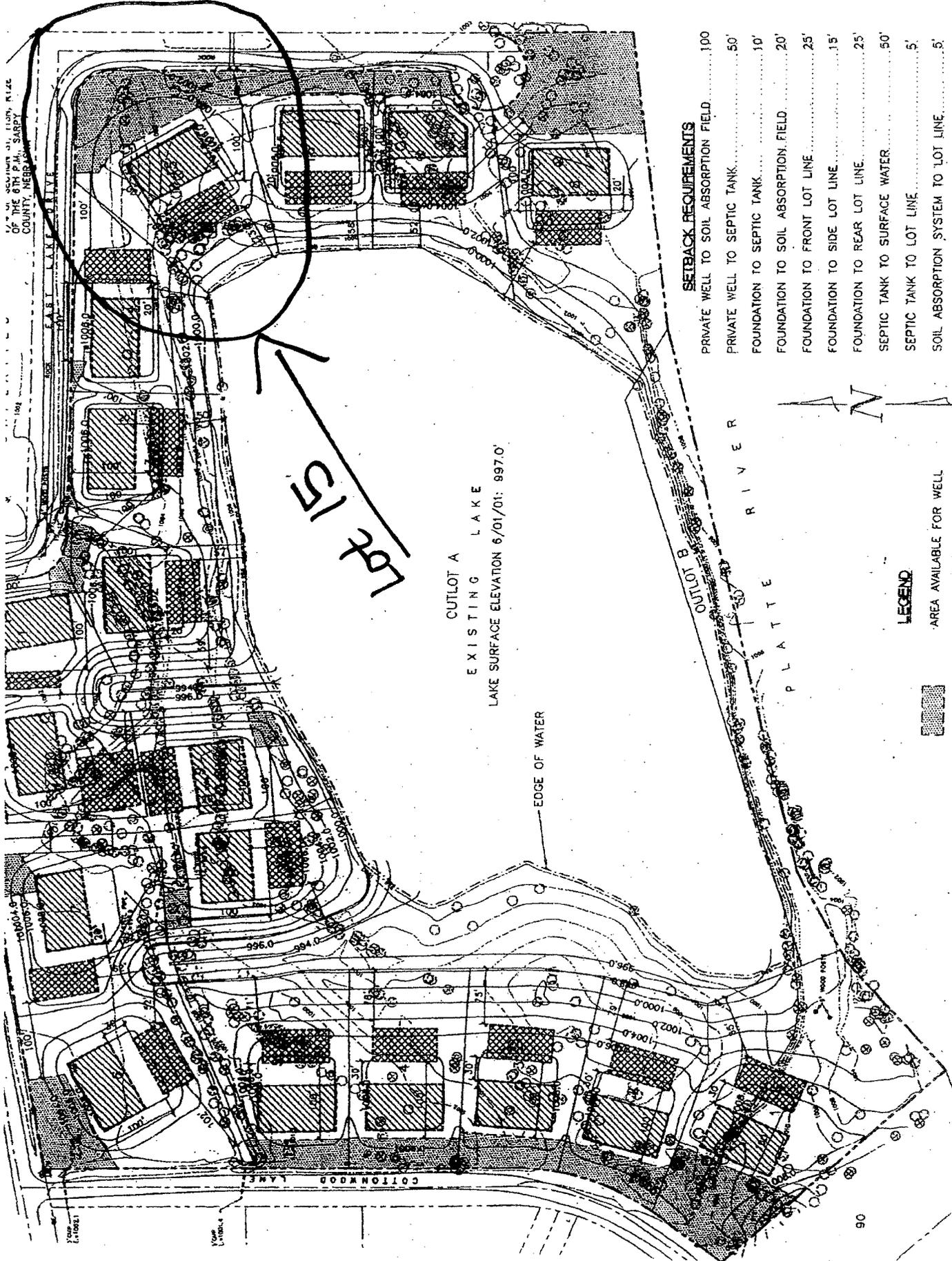
I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process at the Planning Commission and County Board is complete. I further understand the Floodplain Development Permit process as stated above and I authorize Sarpy County staff to enter the property for inspection related to the specific request during this process.

[Signature]  
Owner Signature (or authorized agent)

6-24-13  
Date

\_\_\_\_\_  
Owner Signature (or authorized agent)

\_\_\_\_\_  
Date



Lot 15

CUTLOT A  
EXISTING LAKE  
LAKE SURFACE ELEVATION 6/01/01: 897.0'

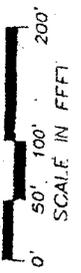
EDGE OF WATER

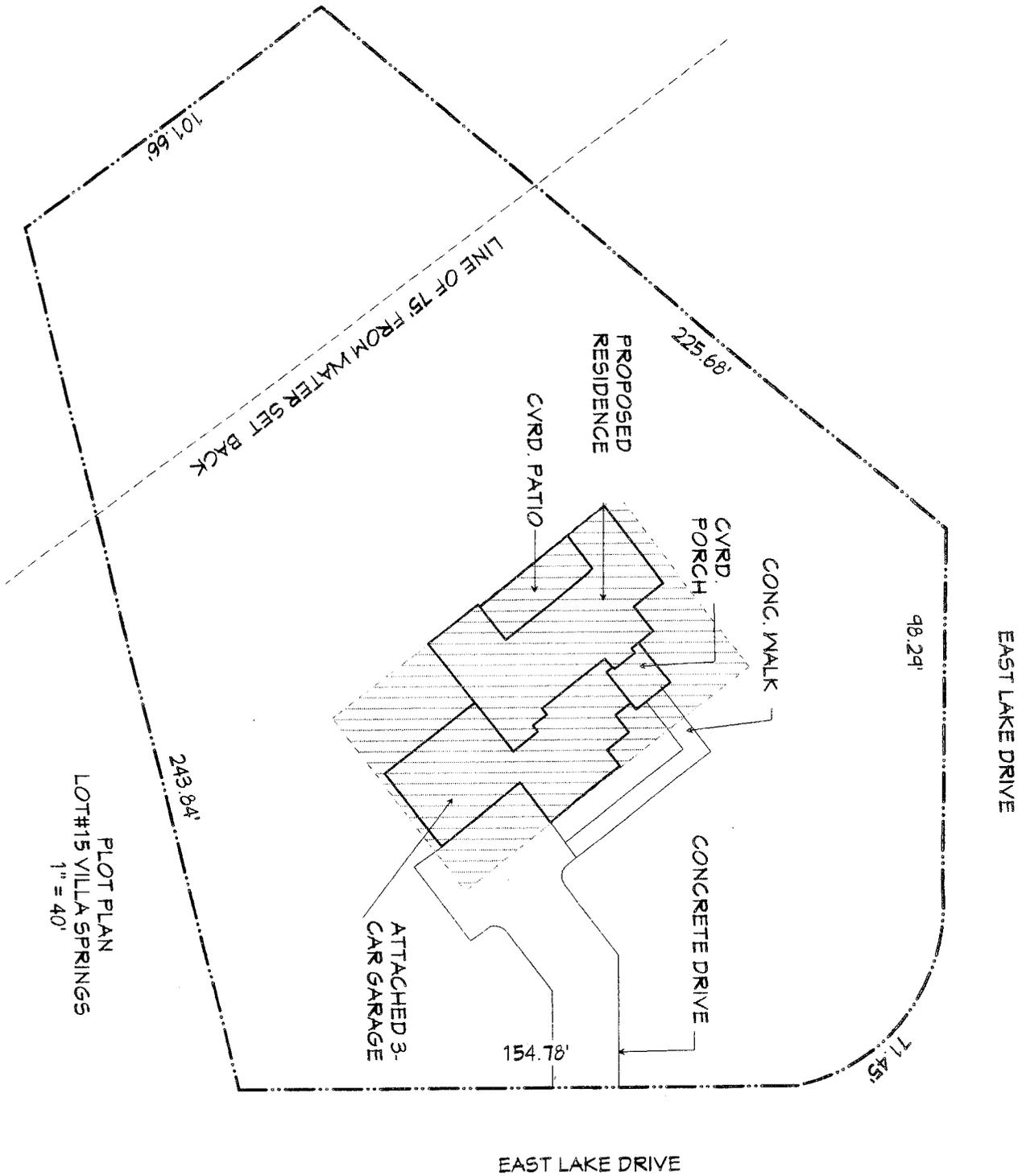
**SETBACK REQUIREMENTS**

PRIVATE WELL TO SOIL ABSORPTION FIELD	100'
PRIVATE WELL TO SEPTIC TANK	50'
FOUNDATION TO SEPTIC TANK	10'
FOUNDATION TO SOIL ABSORPTION FIELD	20'
FOUNDATION TO FRONT LOT LINE	25'
FOUNDATION TO SIDE LOT LINE	15'
FOUNDATION TO REAR LOT LINE	25'
SEPTIC TANK TO SURFACE WATER	50'
SEPTIC TANK TO LOT LINE	5'
SOIL ABSORPTION SYSTEM TO LOT LINE	5'
SOIL ABSORPTION SYSTEM TO SURFACE WATER	50'

**LEGEND**

- AREA AVAILABLE FOR WELL
- BUILDABLE ENVELOPE
- ABSORPTION FIELD





06-06-13 7:13 RCVD



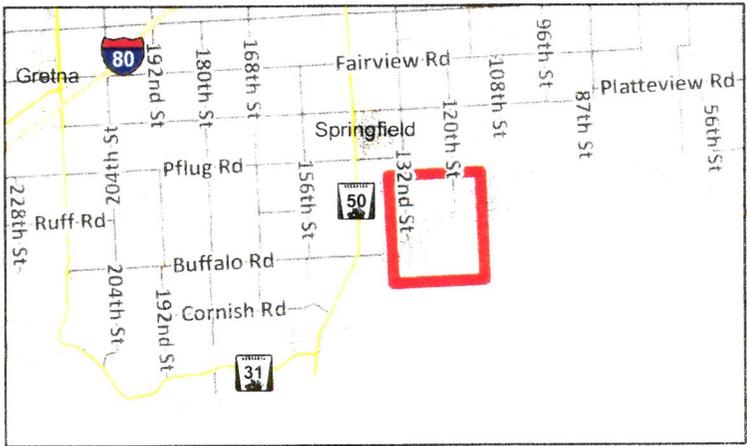
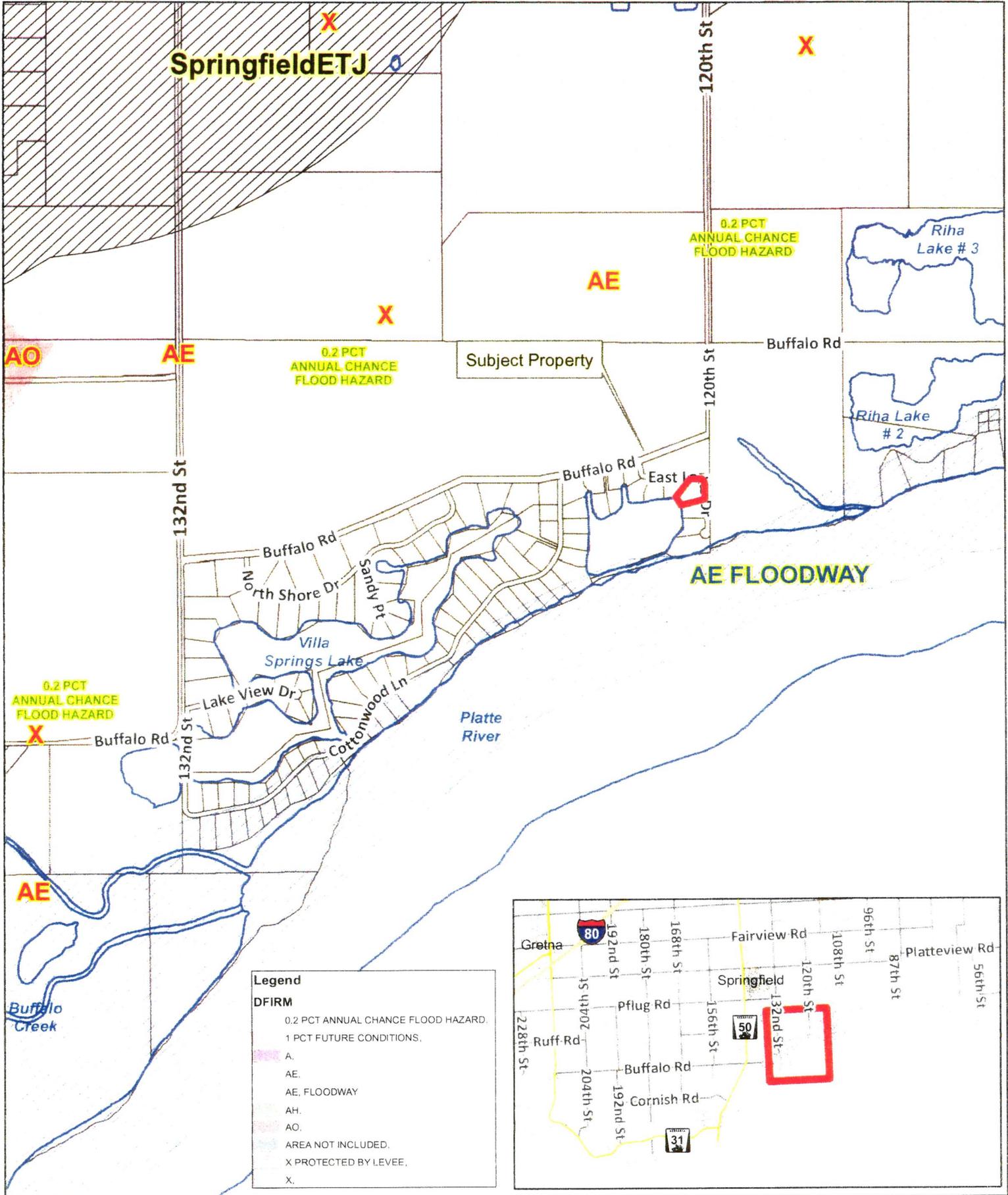
**PRAIRIE HOMES INC.**  
 WWW.PRAIRIEHOMESINC.COM  
 PHONE. (402) 289-0485  
 FAX. (402) 289-0310

**PRELIMINARY DESIGN**  
**PREPARED FOR:**  
**LOT #15**  
**VILLA SPRINGS**

DATE:  
 06.06.13

PRELIM # 7





**Vicinity Map - Flood Zones**  
**12001 East Lake Dr - Lot 15 Villa Springs Replat 1**  
**Prairie Homes Inc. Floodplain Development Permit**



June 28, 2013

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



RE: 12001 East Lake Drive Application for Flood Plain Development Permit

Dear Mr. Fountain:

The District received information concerning grading work on Lot 15 in Villa Springs Replat 1 located at 12001 East Lake Drive 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 approximately 1,006.1 feet (NAVD 1988).

This project is for grading a portion of the lot only. No structures will be built within the floodplain as part of this project. 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\130628-East Lake Dr.docx  
Plat: 884