

BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA
RESOLUTION FLOOD PLAIN DEVELOPMENT
Karri Plummer 12407 Cottonwood Lane (Lot 91 Villa Springs) 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, Karri Plummer applied for a Flood Plain Development Permit in order to build a 720 square foot detached garage on the property legally described in the attached Exhibit A; and,

WHEREAS, the Sarpy County Planning Department staff reviewed Karri Plummer'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 conditions:

1. The applicant must submit verification to the planning department that the utility equipment serving the new structure is elevated to one foot above the BFE or flood proofed.
2. An original, as-built elevation certificate will be required to be submitted to the Sarpy County Planning and Building Department at the time of the final inspection to ensure the structure was built according to plans.
3. The new construction must meet the minimum setback and zoning requirements at the time of the building permit application.

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 8th day of October 2013.


Sarpy County Board Chairman

Attest
SEAL

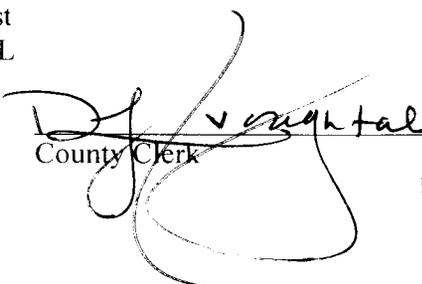
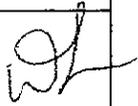

County Clerk



EXHIBIT A

Planning Department Report
Plummer Floodplain Development Permit Application (FDP 13-0022)
County Board Date: October 8, 2013

Subject	Type	By
Floodplain Development Permit for construction of a detached garage at 12407 Cottonwood Lane, Springfield, NE (Lot 91, Villa Springs)	Resolution	Dona Lynam Zoning Administrator Planning & Building Dept. 

➤ **Application Overview**

- Karri Plummer has requested approval of a floodplain development permit for the construction of a 720 square foot detached garage at 12407 Cottonwood Lane, Springfield, NE (Lot 91, Villa Springs).

➤ **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 RD-50 FP (Single-Family Residential District – Flood Plain)
- The property is located in an AE Floodplain Zone adjacent to Villa Springs Lake and the Platte River. (See attached map).
- The BFE (Base Flood Elevation) determined at this location is 1007.0 feet (NGVD 1988).
- According to the elevation certificate provided, the lowest finished floor of the new structure will be 1009.4 feet (NGVD 1988), which is one foot or more above the BFE as required by the County's Floodplain Regulations.
- Upon completion of construction, an elevation certificate must be submitted to the Sarpy County to verify the structure was built according to plans.
- All utility equipment servicing the structure should be elevated or flood proofed to at least one foot above the BFE.
- 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 detached garage 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 the detached garage.

September 30, 2013

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



RE: 12407 Cottonwood Lane Application for Flood Plain Development Permit

Dear Mr. Fountain:

The District received information concerning the construction of a new detached garage on Lot 91 in Villa Springs located at 12407 Cottonwood Lane 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 1,007.0 feet (NAVD 1988).

The District has the following comments based on a review of an elevation certificate prepared by Rex F. Heiden, R.L.S. on July 8, 2013, and construction plans of the proposed structure:

- The lowest floor elevation of the proposed structure is 1,009.4 feet (NAVD 1988), which is at least one foot above the BFE.
- All utility equipment servicing the structure should be elevated or floodproofed to at least one foot above BFE.
- An as-built elevation certificate should be submitted to the County to insure the structure was built according to plans.

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\My Documents\Floodplain Development Permits\Plat 884\130930-12407 Cottonwood Lane.docx
Plat: 884



SARPY COUNTY PLANNING & BUILDING DEPT.

1210 GOLDEN GATE DRIVE, #1240
PAPILLION, 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 \$300.00 made payable to Sarpy County
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.

APPLICATION FILING FEES – see Sarpy County Master Fee Schedule for the Planning and Building Department

PLANNING STAFF USE ONLY:

APPLICATION #: 2013 13 007 1
 DATE RECEIVED: 9-12-2013
 APPLICATION FEE: \$ 300.00 RECEIPT NO. RCVD 922183
 RECEIVED BY: [Signature]
 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: Kerri A. Plummer E-MAIL: Kerriaplummer@yahoo.com
 ADDRESS: 12407 Cottonwood Ln CITY/STATE/ZIP: Springfield Ne 68059
 MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 PHONE: 402-250-3955 FAX: _____

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL'S INFORMATION:

NAME: Heiden Surveying / Rex Heiden E-MAIL: rhssurveying@windstream.net
 ADDRESS: 402 Strickler St CITY/STATE/ZIP: Waco NE 68406
 MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 PHONE: WORK: 402-728-5427 FAX: Cell: 402-363-3283

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

NAME: Sandhills Construction / Rick Beach E-MAIL: _____
 ADDRESS: PO Box 301 CITY/STATE/ZIP: Ogallala NE 69153
 MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 PHONE: 308-726-5585 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.

Pole wood constructed; metal covered - 24' x 30' w/ 9' sidewall
1- 16' x 7' 6" garage door & 1 8' x 7' garage door; 1 3' wide walk-in door & 1
30" x 30" window; 1- 24" x 24" vent cupola; Trusses 3-12' pitch 4' on center

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: 12407 Cottonwood Lane

ASSESSOR'S PARCEL NUMBER: 010481729 **ADDITIONAL PARCEL NUMBERS**

GENERAL LOCATION: 124th & Buffalo - Villa Springs
(example 189th & Giles Rd – include subdivision name)

LEGAL DESCRIPTION: (Describe property to wit:) Lot 91 - Villa Springs

SIZE OF PROPERTY: 1.75 acres/sq. ft. **CURRENT ZONING:** Residential RD-50 FP

NAME OF ADJACENT WATERWAY: Platte River

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

LOWEST FLOOR ELEVATION IS TO BE 1009.4 **FEET ABOVE MEAN SEA LEVEL.** (Including Basement)

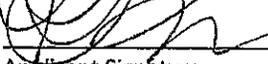
SOURCE OF UTILITY SERVICES: Water - Well Sewer - Septic system
Gas - N/A Electric - OPPD

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

9.17.13
Date

I, the undersigned, 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)

9.17.13
Date

Owner Signature (or authorized agent)

Date

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

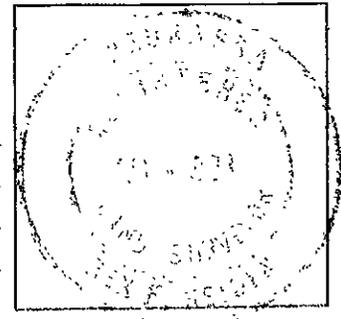
OMB No. 1660-0008
 Expiration Date: July 31, 2015

SECTION A – PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name <u>Kerri A. Plummer</u>	Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>12407 Cottonwood Lane</u> City <u>Springfield</u> State <u>NE</u> ZIP Code <u>68059</u>	Company NAIC Number:
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <u>Lot 91, Villa Springs, Sarpy County, NE Section 31, T13N, R12E 6th P.M.</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Non-Residential (Garage)</u>	
A5. Latitude/Longitude: Lat. <u>41 03'11.24"</u> Long. <u>-096 06'23.12"</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> 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 <u>1A</u>	
A8. For a building with a crawlspace or enclosure(s): a) Square footage of crawlspace or enclosure(s) _____ sq ft b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____ c) Total net area of flood openings in A8.b _____ sq in d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No	A9. For a building with an attached garage: a) Square footage of attached garage <u>720</u> sq ft b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____ c) Total net area of flood openings in A9.b _____ sq in d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number <u>Sarpy County</u>		B2. County Name <u>Sarpy</u>		B3. State <u>NE</u>	
B4. Map/Panel Number <u>31153C0190G</u>	B5. Suffix <u>G</u>	B6. FIRM Index Date <u>12/02/2005</u>	B7. FIRM Panel Effective/Revised Date <u>12/02/2005</u>	B8. Flood Zone(s) <u>AE</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>1007.0</u>
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)	
C1. Building elevations are based on: <input checked="" type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input type="checkbox"/> 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. In Puerto Rico only, enter meters. Benchmark Utilized: <u>NGS W 280 (MK0827)</u> Vertical Datum: <u>NGVD 29</u> Indicate elevation datum used for the elevations in items a) through h) below. <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> 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>1009.4</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	_____ <input type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	_____ <input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	_____ <input 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)	_____ <input type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>1009.4</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>1009.4</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	_____ <input 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.			
<input type="checkbox"/> Check here if comments are provided on back of form.	Were latitude and longitude in Section A provided by a licensed land surveyor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<input type="checkbox"/> Check here if attachments			
Certifier's Name <u>Rex Heiden</u>	License Number <u>L.S.361</u>		
Title <u>Land Surveyor</u>	Company Name <u>Heiden Surveying</u>		
Address <u>402 Strickler St</u>	City <u>Waco</u>	State <u>NE</u>	ZIP Code <u>68460</u>
Signature _____	Date <u>July 8, 2013</u>	Telephone <u>402-728-5427</u>	



IMPORTANT: In these spaces, copy the corresponding information from Section A.		FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 12407 Cottonwood Lane		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

Signature _____ Date _____

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 |
|-------------------|------------------------|---|

- 37. This permit has been issued for: New Construction Substantial Improvement
- 38. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____
- 39. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____
- 310. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name _____ Title _____

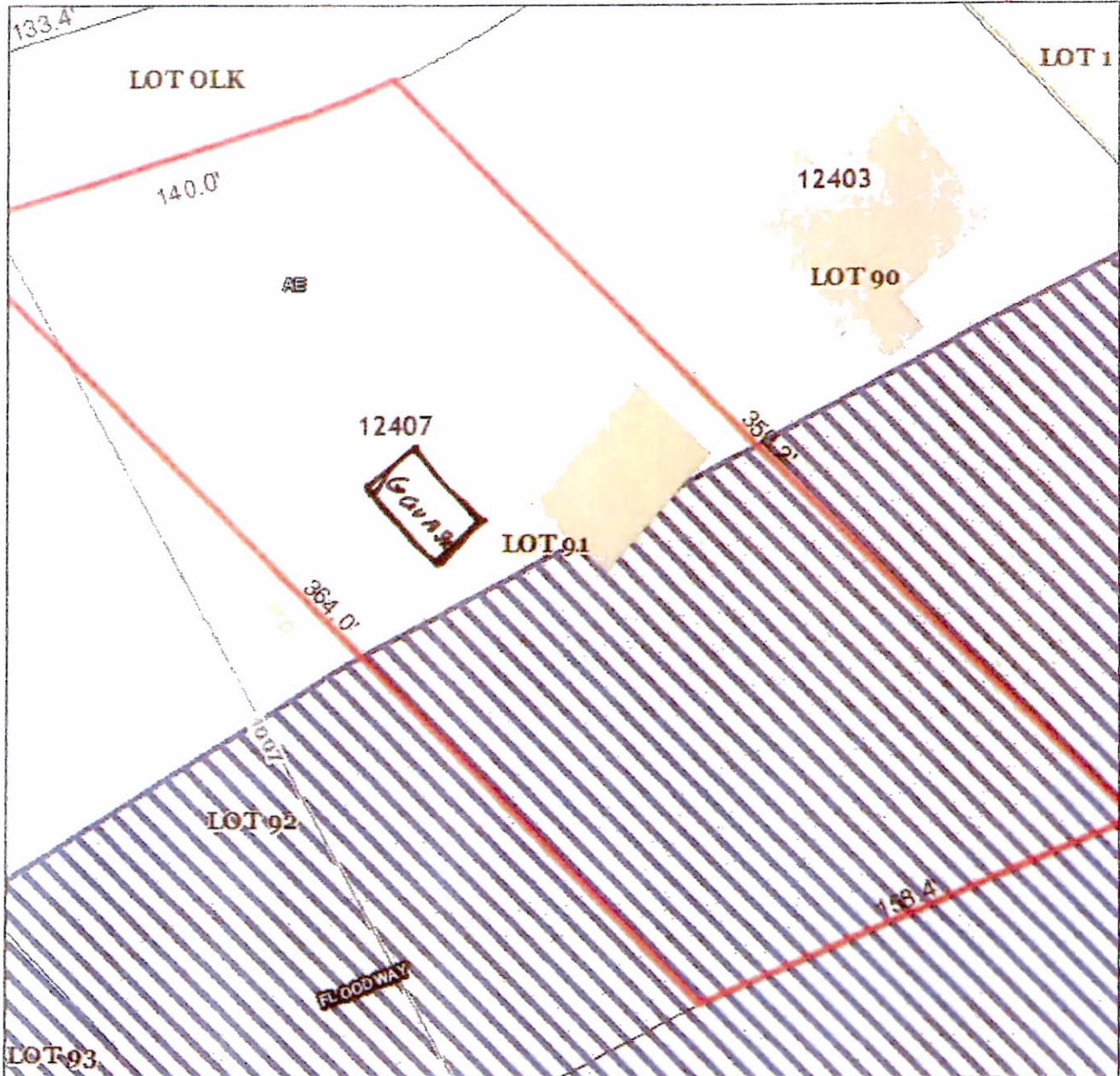
Community Name _____ Telephone _____

Signature _____ Date _____

Comments _____

Check here if attachments.

Sarpy County, Nebraska



Parcel ID Number	010481729	Property Type	RES
Owner Name	PLUMMER, KERRI A	Improvements Value	\$130,157
Mailing Address	12407 COTTONWOOD LN	Land Value	\$70,000
City State	SPRINGFIELD NE	Total Value	\$200,157
Zip Code	68059-	Estimated Acres	1.18077977
Property Address	12407 COTTONWOOD LN	Tax District	46016
Legal Description	LOT 91 VILLA SPRINGS	Snow Ordinance	County #3-1-01
Neighborhood Code	RVS1		

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 = 50 feet

9/19/2013

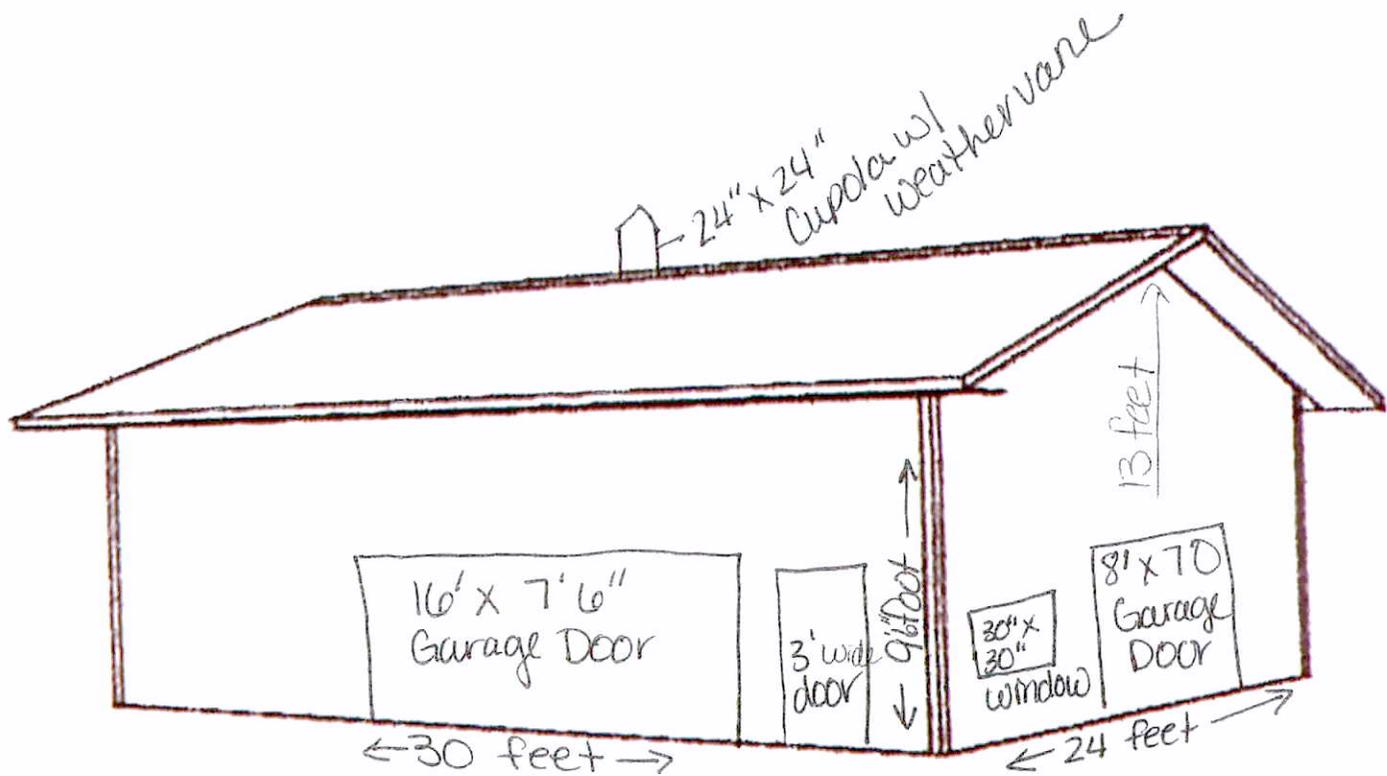
SITE INSPECTION LOT 91, VILLA SPRINGS, ELEVATION FOR PROPOSED GARAGE

Section 31 Township 13 North, Range 12 EAST of the 6th Principal Meridian.

Date JULY 6, 2013

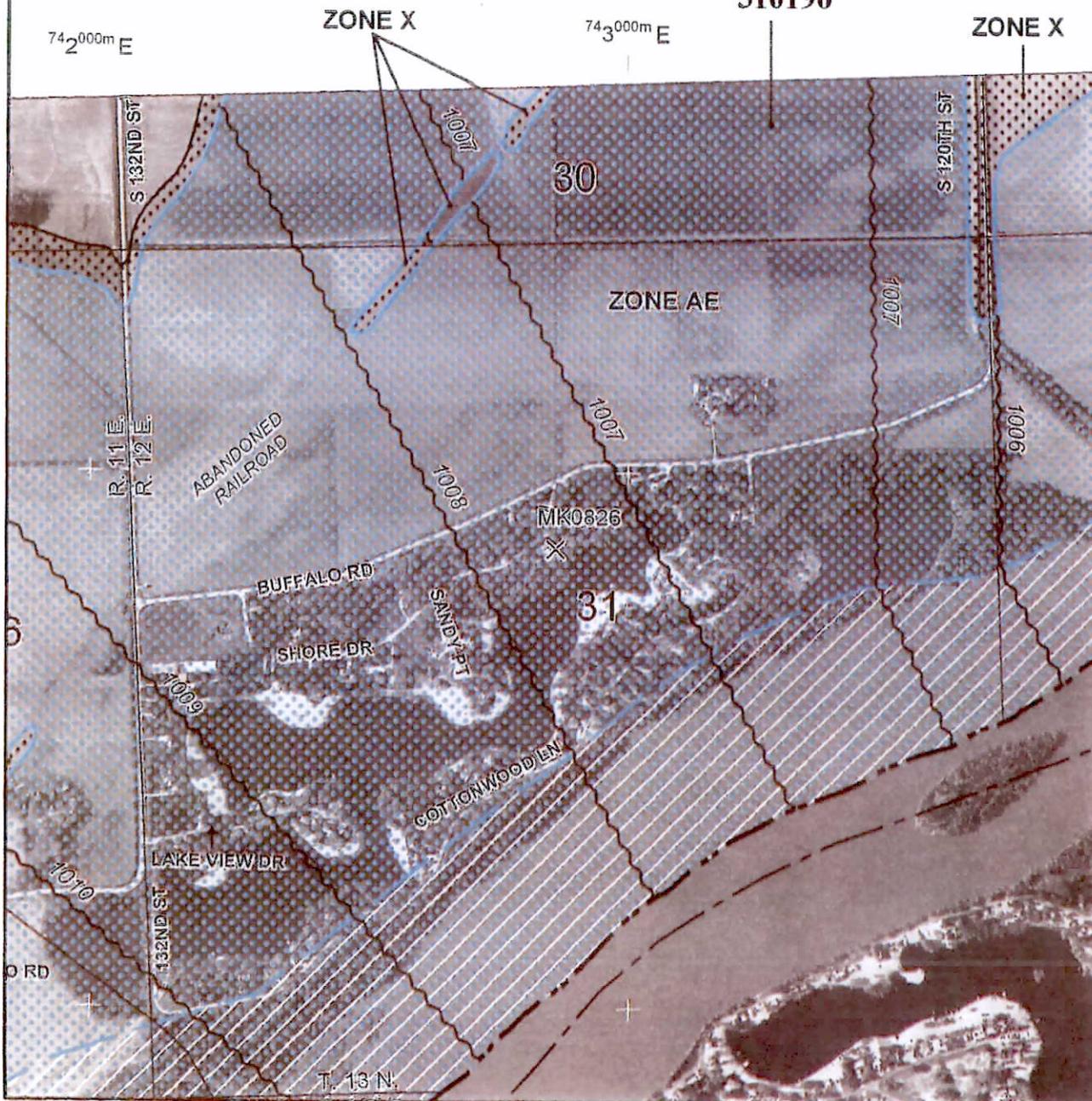
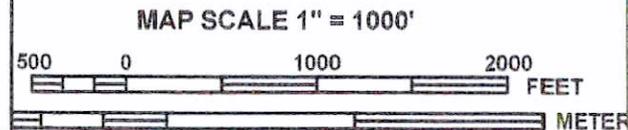


NOTE: ELVATIONS FROM NGS BENCH MARK "W 280" NGVD 29 ELEVATION 1010.79
BASE FLOOD ELEVATION 1007 FOR LOT 91



- Wall structure (section)
- Write dimensions

Sarpy County
Unincorporated Areas
310190



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0190G

FIRM

FLOOD INSURANCE RATE MAP

SARPY COUNTY,
NEBRASKA
AND INCORPORATED AREAS

PANEL 190 OF 255

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SARPY COUNTY	310190	0190	G

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
31153C0190G

MAP REVISED
DECEMBER 2, 2005

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov