

BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKARESOLUTION FLOOD PLAIN DEVELOPMENT  
Frank Sladek, 11303 Buffalo Road Springfield, 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, Frank Sladek applied for a Flood Plain Development Permit in order to replace a roof on an existing residential structure on the property legally described in the attached Exhibit A; and,

WHEREAS, the Sarpy County Planning Department staff reviewed Frank Sladek'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, the construction is approximately \$10,240 and the value of the structure is approximately \$61,305, per the Sarpy County Assessor records, thus the project is not considered a substantial improvement under Section 30 of the Sarpy County Zoning Regulations; 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. Improvements are calculated cumulatively and the proposed improvements are not yet 50% of the value of the residence, however, limited amounts of improvements may be approved in the future so as not to become a substantial improvement.
2. The proposed improvements must be built according to the plans submitted in the application documents.
3. The attic area under the new roof may be used for storage, but the area may not be used for living space.

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 10<sup>th</sup> day of December, 2013.

  
 Sarpy County Board Chairman

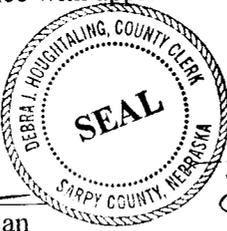
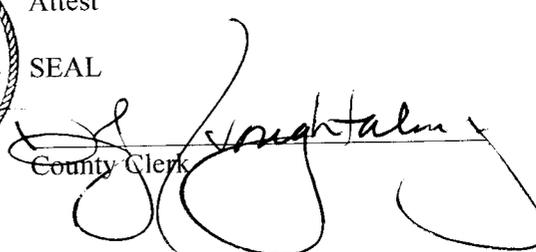

 Attest  
 SEAL  
  
 County Clerk

EXHIBIT A

Planning Department Report  
Sladek Floodplain Development Permit Application (FDP 13-0027)  
County Board Date: December 10, 2013

Subject	Type	Prepared By
Floodplain Development Permit for the construction of a new pitched roof on an existing residential structure at 11303 Buffalo Road, Springfield, NE 68059 (Tax Lot B3, 32-13-12)	Resolution	Bruce Fountain, AICP, EDFP Director, Planning & Building Dept. 

➤ **Application Overview**

The property owner is requesting approval to replace an existing roof which is sagging and in poor repair with a new pitched roof at 11303 Buffalo Road, Springfield, NE 68059 along the Platte River.

➤ **Comprehensive Development Plan**

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

➤ **Zoning / Floodplain Regulations**

- The area is zoned AG (Agricultural Farming District - Floodplain)
- The property is located in an AE Floodway Zone along the Platte River (see attached map).
- The BFE (Base Flood Elevation) indicated on the Elevation Certificate submitted by the applicant for this location is 1005.2 feet (NAVD 1988).
- The existing structure was built in the 1950 according to the Sarpy County Tax Assessor's records.
- The applicant/owner has indicated that the new pitched roof will be constructed over the top of the old roof and then the old roof will be torn off. The new attic area under the pitched roof will not be finished off and may not be converted to livable space in any way in the future.
- The estimated cost of construction including labor is approximately \$10,240 and the estimated value of the structure is \$61,305 based on the 2013 Sarpy County Assessor's records. Therefore the project is not considered to be a substantial improvement (defined as being 50% or more of the market value of the structure) which would require the entire structure to come into compliance with the floodplain regulations.
- The proposed construction is considered a remodel of an existing structure which is a legal non-conforming use within the Floodway. This is an allowable project within the Floodway provided that it is not considered a "substantial improvement" and does not increase the non-conformity. This application meets those criteria.
- 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 comment letter is attached.

➤ **Recommendation**

- For the reasons stated above, staff recommends the Floodplain Development Permit be approved for the replacement of an existing roof with a pitched roof at this location.

December 4, 2013

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



RE: Frank Sladek-11303 Buffalo Road Application for Flood Plain Development

Dear Mr. Fountain:

The District received information concerning the proposed roof replacement on an existing residence located at 11303 Buffalo Road 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 floodway of the Platte River. The base flood elevation (BFE) determined at this location is 1,005.2 feet (NAVD 1988).

Based on a review of an elevation certification prepared by Michael J. Oehme, RLS on October 7, 2011 and drawings for the project, the District offers the following comments:

- This proposed project consists of replacement of a roof on an existing residence. The proposed project will not increase the footprint of the existing structure and will not increase the non-conformity of the structure.

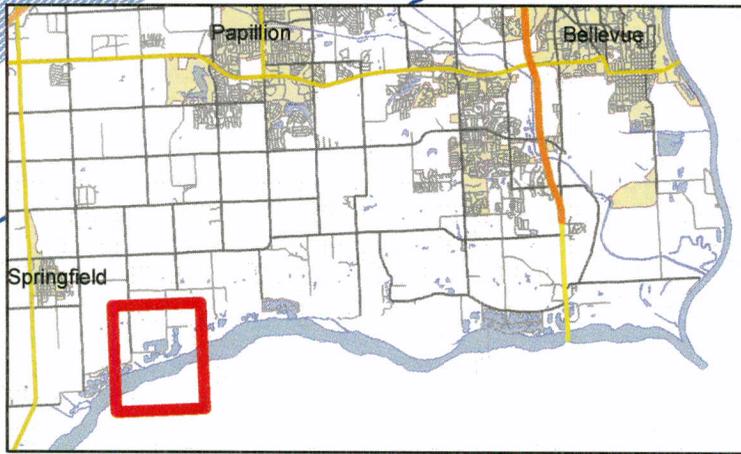
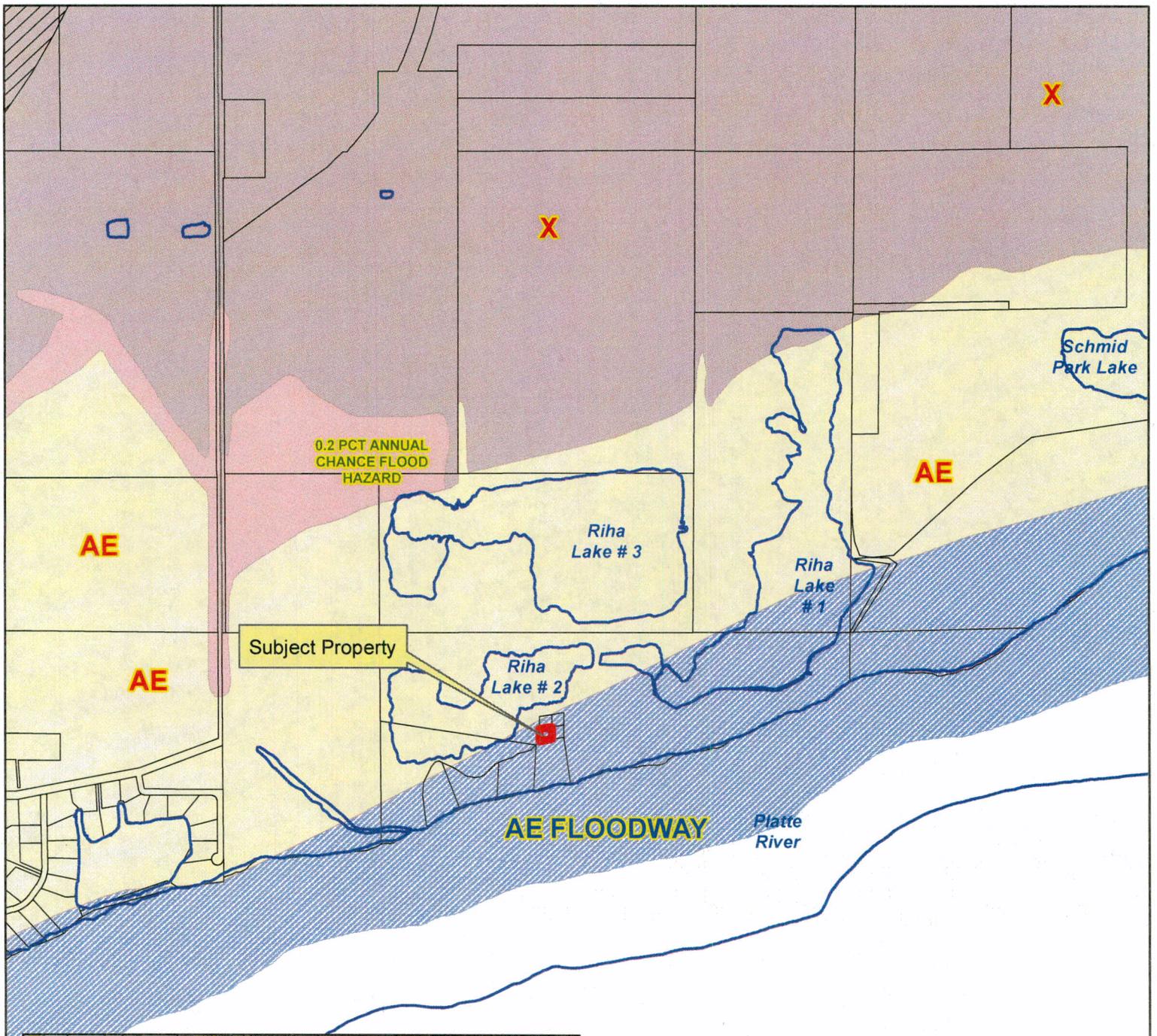
The District has no objections to the project. If you have any questions or concerns, please contact me at (402) 315-1773 or at [llaster@papionrd.org](mailto:llaster@papionrd.org).

Sincerely,

Lori Ann Laster, CFM  
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD

Plat: 706



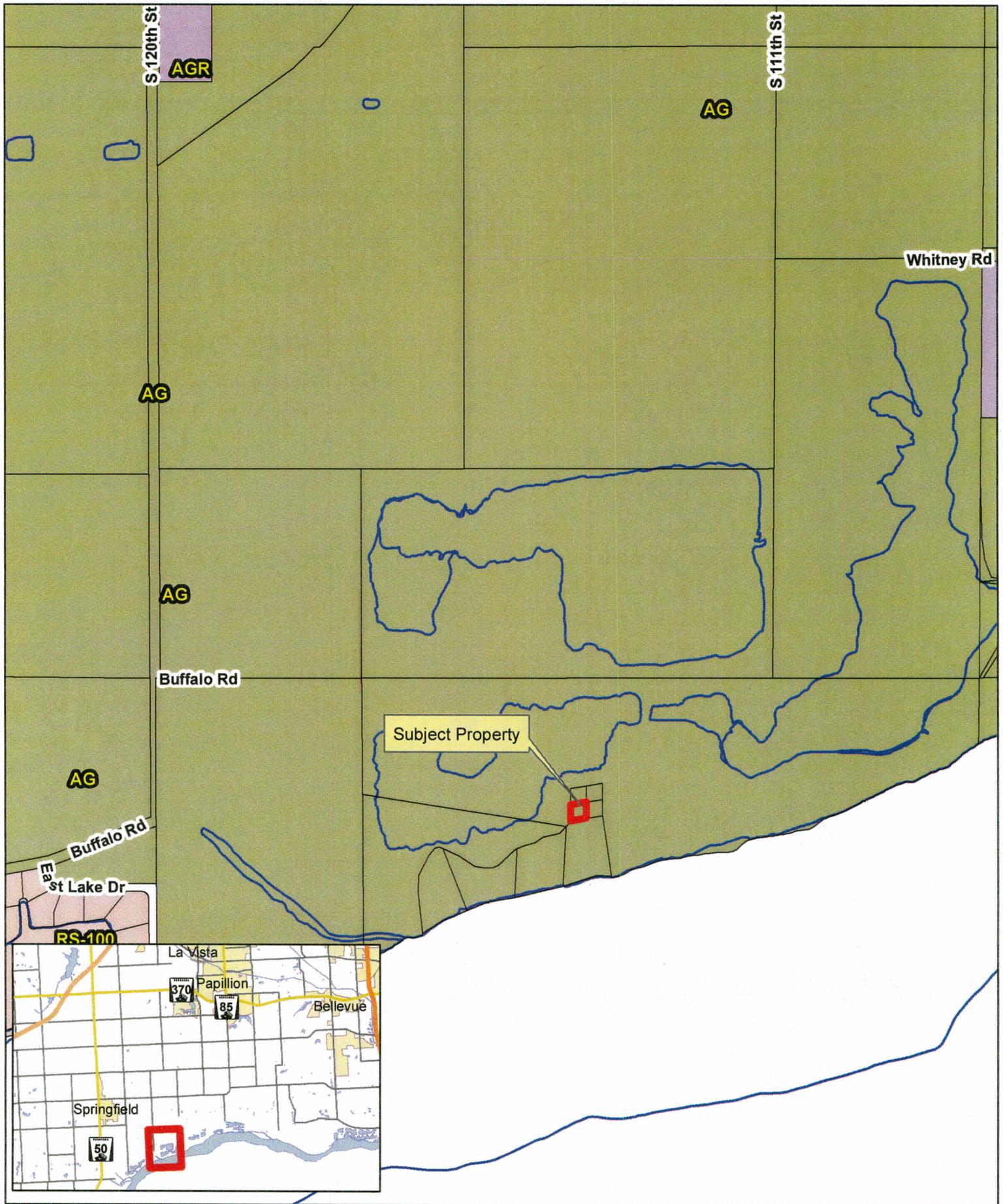
**Legend**

**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**  
 11303 Buffalo Rd - Tax Lot B3, 32-13-12  
 Frank Sladek Flood Plain Development Permit



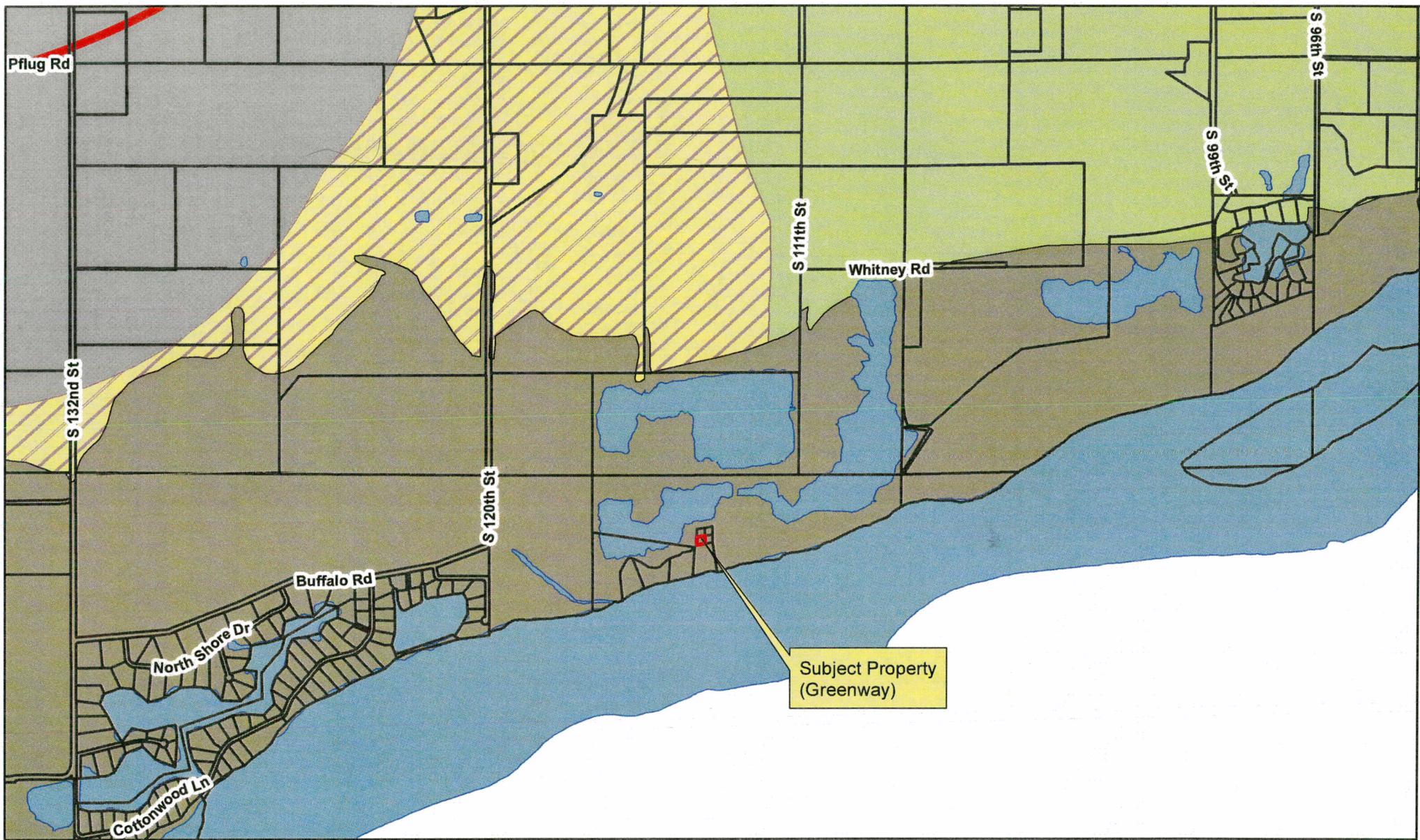


## Vicinity Map - Zoning

Tax Lot B3, 32-13-12

11303 Buffalo Rd





**Current FLU - Sarpy Co**

0 0.125 0.25 0.5 Miles



**11303 Buffalo Rd - Flood Plain Development Permit**

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

**Legend**

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



# 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](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<sup>00</sup> 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 #: FPO 13-0037

DATE RECEIVED: 11-4-13

APPLICATION FEE: \$ 100 RECEIPT NO. 2017

RECEIVED BY: 157

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: FRANK J SLADEK E-MAIL: ssladek at gmail.com

ADDRESS: 11303 Buffalo Rd CITY/STATE/ZIP: Springfield, NE 68059

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

PHONE: 402-339-5341 FAX: \_\_\_\_\_

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

NAME: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

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

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

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

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

NAME: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

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

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

PHONE: \_\_\_\_\_ 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.

Wen Root on Home

**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: 11303 Buffalo Rd

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

GENERAL LOCATION: \_\_\_\_\_  
(example 189<sup>th</sup> & Giles Rd – include subdivision name)

LEGAL DESCRIPTION: (Describe property to wit:) TOT LOT B3 S2-13-12

SIZE OF PROPERTY: 0.23 AC acres/sq. ft. CURRENT ZONING: AB

NAME OF ADJACENT WATERWAY: Platte River

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

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

SOURCE OF UTILITY SERVICES: Water - \_\_\_\_\_ Sewer - \_\_\_\_\_  
Gas - \_\_\_\_\_ Electric - \_\_\_\_\_

**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

11/4/13  
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)

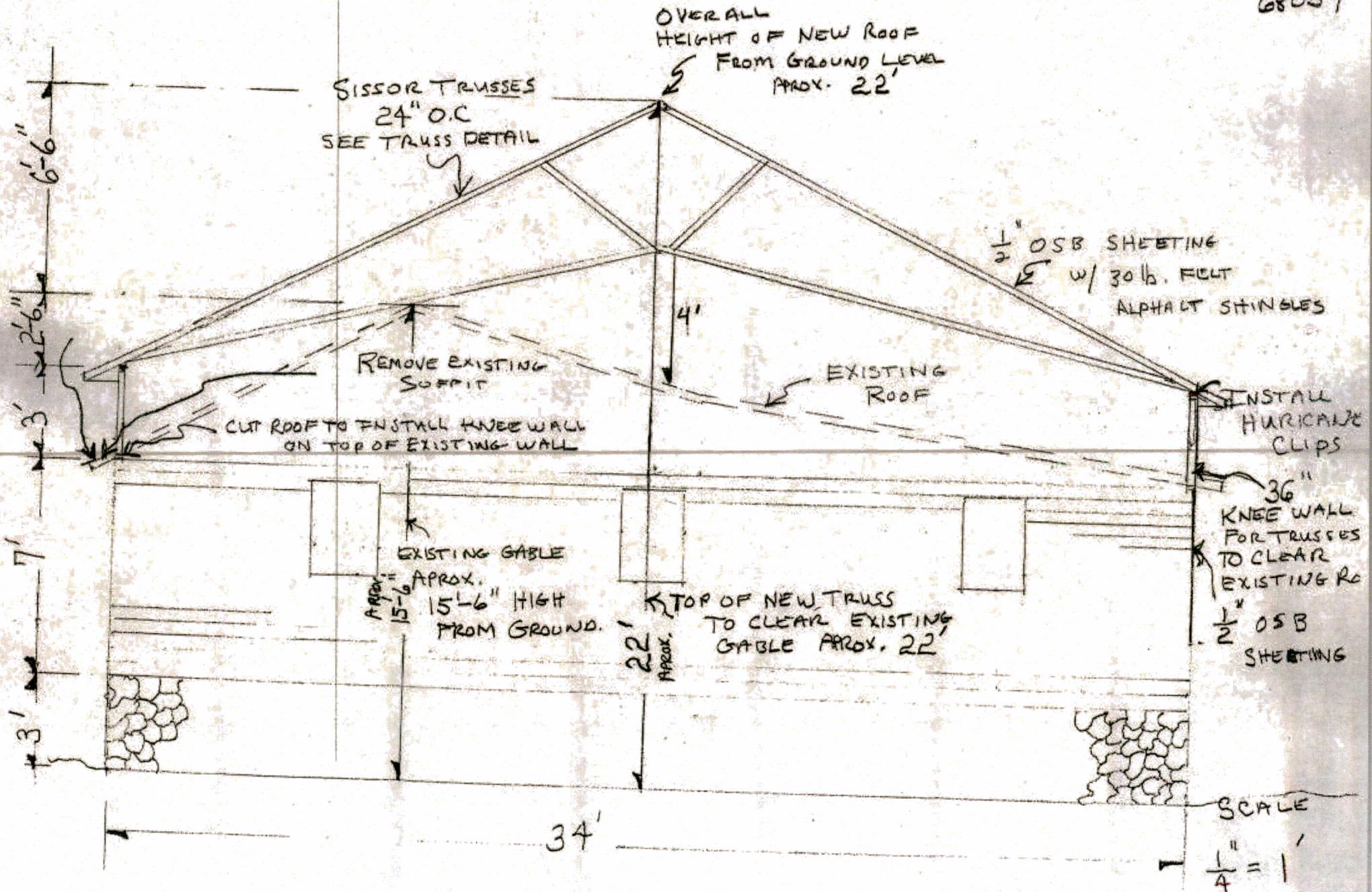
Date

Owner Signature (or authorized agent)

Date

Please note that this project is purely to replace a deteriorating (sagging & leaking) roof and the inside will not be finished or converted into living space.

SLADEK RES,  
11303 BUFFALO RD.  
SPRINGFIELD, NE.  
68059



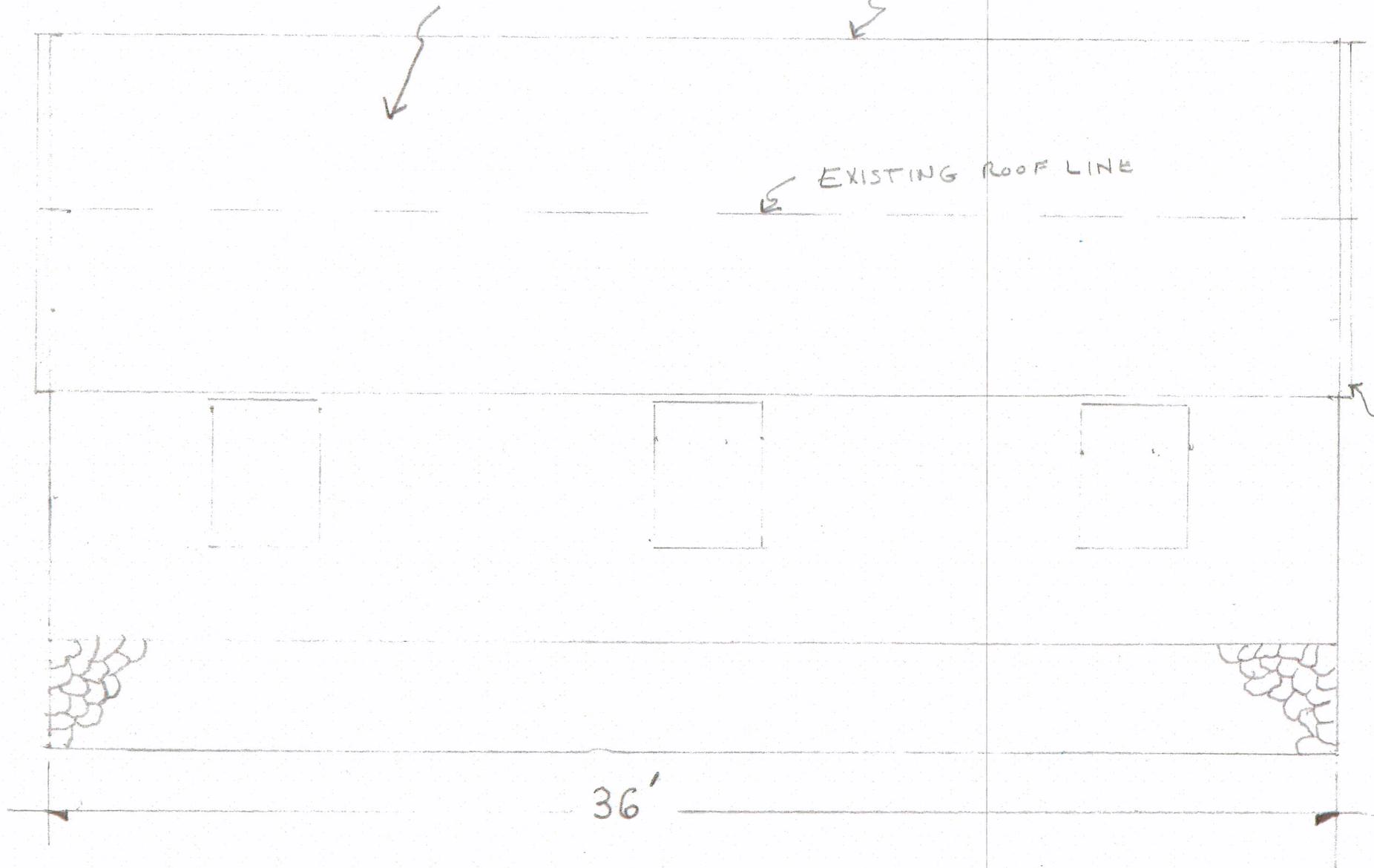
TRUSSES 24" O.C

NEW ROOF LINE

EXISTING ROOF LINE

1' OVER HANG

36'



# ESTIMATE

Date:  
10/31/2013  
Statement #  
2029

Durabillis Homes  
20712 Meredith Cir.  
Elkhorn, NE 68022  
402-616-9774  
rocconstruction@cox.net

To: Frank Sladek  
11303 Buffalo Rd  
Springfield, NE 68059

<i>Item #</i>	<i>Description</i>	<i>Price</i>
Labor for project	Framing & Roofing	\$3,700.00
<b>Total Amount</b>		<b>\$3,700.00</b>

**Note:**

This is an estimate for the labor costs only. This estimate does not include the price of materials.

ESTIMATE  
4894

BUILDERS SUPPLY CO., INC.  
5701 SOUTH 72nd STREET  
OMAHA, NEBRASKA 68127  
(402) 331-4500

ESTIMATE  
4894

DATE 10/31/13

PAGE 1

NAME TERRY HAYES  
CONTRACTOR  
JOB ADDRESS 11303 BUFFALO RD  
PHONE NUMBER

SALESMAN JASON FOOTE

QTY	TYPE	DESCRIPTION	PRICE	BASE	TYPE	SEQ	TOTAL
		( KNEE WALL )				50	
6	EA	2X4-16 SPF/FIR/ESLP #2&BTR	525.00		MBF	60	33.60
45	EA	2X4-10 SPF/FIR/ESLP #2&BTR	510.00		MBF	70	153.00
12	EA	4X8-7/16 OSB SE	355.00		MSF	80	136.32
1	RL	HOUSEWRAP TYVEK 9'X100'	99.00		RL	90	99.00
1	RL	TYVEK TAPE 2''X55YRDS	10.50		RL	100	10.50
1	BX	PLASTIC CAP NAILS 1''	15.75		BX	110	15.75
		( ROOF SHTG )				120	
61	EA	4X8-1/2 OSB SE --FULL 1/2''	400.00		MSF	130	780.80
250	EA	1/2'' PLY CLIPS-PSCL 1/2	.08		EA	140	20.00
		( MOISTURE GUARD & FELT )				150	
5	RL	ATLAS WEATHERMASTER 1SQ/RL	31.00		RL	160	155.00
5	RL	FELT-ATLAS GORILLA GUARD 4SQ	41.00		RL	170	205.00
1	BX	PLASTIC CAP NAILS 1''	15.75		BX	180	15.75
		( GABLE END SHTG )				190	
15	EA	4X8-7/16 OSB SE	355.00		MSF	200	170.40
		( SHINGLES )				210	
1	BD	STARTER-7''ATLAS PRO-CUT 120LF	35.50		BD	220	35.50
58	BD	ATLAS PINN PRISTINE WEATHERED	29.05		BD	230	1,684.90
1	BD	H&R ATLAS PRO-CUT SG WEATHERED	46.00		BD	240	46.00
1	RL	LOMANCO OR-30 OMNIROLL 30 L/F	62.00		RL	250	62.00
60	EA	LIFT CHARGE	.70		EA	260	42.00
		UNDER 8/12					
8	EA	GUTTER APRON BRONZ 3X2-10'	4.75		EA	270	38.00
10	EA	ROOF EDGE BRONZE STYLE 'D'	4.75		EA	280	47.50
		( OH )				290	
11	EA	2X6-16 SPF/FIR/ESLP #2&BTR	505.00		MBF	300	88.88
28	EA	2X4-12 SPF/FIR/ESLP #2&BTR	510.00		MBF	310	114.24
11	EA	7/16X08-16 TEXTURED HB LAP	680.00		MSF	320	79.78
6	EA	7/16X12-16 TEXTURED HB LAP	680.00		MSF	330	65.28
5	EA	4X8-7/16 LP TEX PLAIN HDBD	675.00		MSF	340	108.00
4	EA	SIDING CORNER 7/16X8 TEX	.60		EA	350	2.40
10	EA	SOFFIT VENT 8X16 UND EAVE 618R	2.15		EA	360	21.50
TOTALS FOR FRAMING MATERIAL							4,231.10
2	EA	34' GABLE END SCISSOR TRUSS	154.00		EA	10	308.00
17	EA	34' SCISSOR TRUSS	110.00		EA	20	1,870.00
		7/12 OVER 3.5/12					
24	EA	2X4-14 SPF/FIR/ESLP #2&BTR	510.00		MBF	30	114.24

ESTIMATE  
4894

BUILDERS SUPPLY CO., INC.  
5701 SOUTH 72nd STREET  
OMAHA, NEBRASKA 68127  
(402) 331-4500

ESTIMATE  
4894

DATE 10/31/13

PAGE 2

NAME TERRY HAYES  
CONTRACTOR  
JOB ADDRESS 11303 BUFFALO RD  
PHONE NUMBER

QTY	TYPE	DESCRIPTION	PRICE	BASE	TYPE	SEQ	TOTAL
38	EA	TRUSS ANCHORS H2.5T	.43		EA	40	16.34
TOTALS FOR TRUSSES							2,308.58

ESTIMATE  
4894

BUILDERS SUPPLY CO., INC.  
5701 SOUTH 72nd STREET  
OMAHA, NEBRASKA 68127  
(402) 331-4500

ESTIMATE  
4894

DATE 10/31/13

NAME TERRY HAYES  
CONTRACTOR  
JOB ADDRESS 11303 BUFFALO RD  
PHONE NUMBER

-----  
SUMMARY OF COST ESTIMATE

FRAMING MATERIAL .....	4,231.10
TRUSSES .....	2,308.58
	-----
FINAL ESTIMATE	6,539.68
APPLICABLE TAXES NOT INCLUDED IN TOTALS	

-----  
**PLEASE EXAMINE CAREFULLY**

This Estimate includes only those items, quantities, grades, species, etc., contained here in. Some items may have been provided as an alternate to, and in lieu of those specified.

Material quantities and grades cannot be warranted to satisfy buyers requirements. The buyer is ultimately responsible for verifying his needs and selecting the proper materials.

Laminated beams &/or Headers listed are for pricing purposes only. Sizes and quantities should be determined by an Architect or a Structural Engineer.

All Prehung Doors and window units are quoted with the standard 4-9/16 jamb unless otherwise specified.

All prices are subject to change until agreement between customer and Builders Supply Co., regarding quantities, material, and ship dates.

Clerical errors subject to correction

CHECKED BY \_\_\_\_\_

Job Name: TERRY HAYES

Truss ID: S1

Qty: 10

Drwg:

BRG	X-LOC	REACT	SIZE	REQ'D
1	0-2-0	1960	4.00"	3.07"
2	33-10-0	1960	4.00"	3.07"

TC 2x4 SPF C1650F1.5E  
 BC 2x4 SPF C1650F1.5E  
 WEB 2x4 SPF #2  
 PLT BLK 2x4 SPF #2

IRC/IBC truss plate values are based on testing and approval as required by IBC 1703 and ANSI/TPI and are reported in available documents as ER-1607 and ESR-1118.

Unrestrained horiz. LL deflection = 0.47 "

Designed per ANSI/TPI 1-2002  
 Kcr (creep factor) = 1.50  
 Refer to Joint QC Detail Sheet for Maximum Rotational Tolerance used

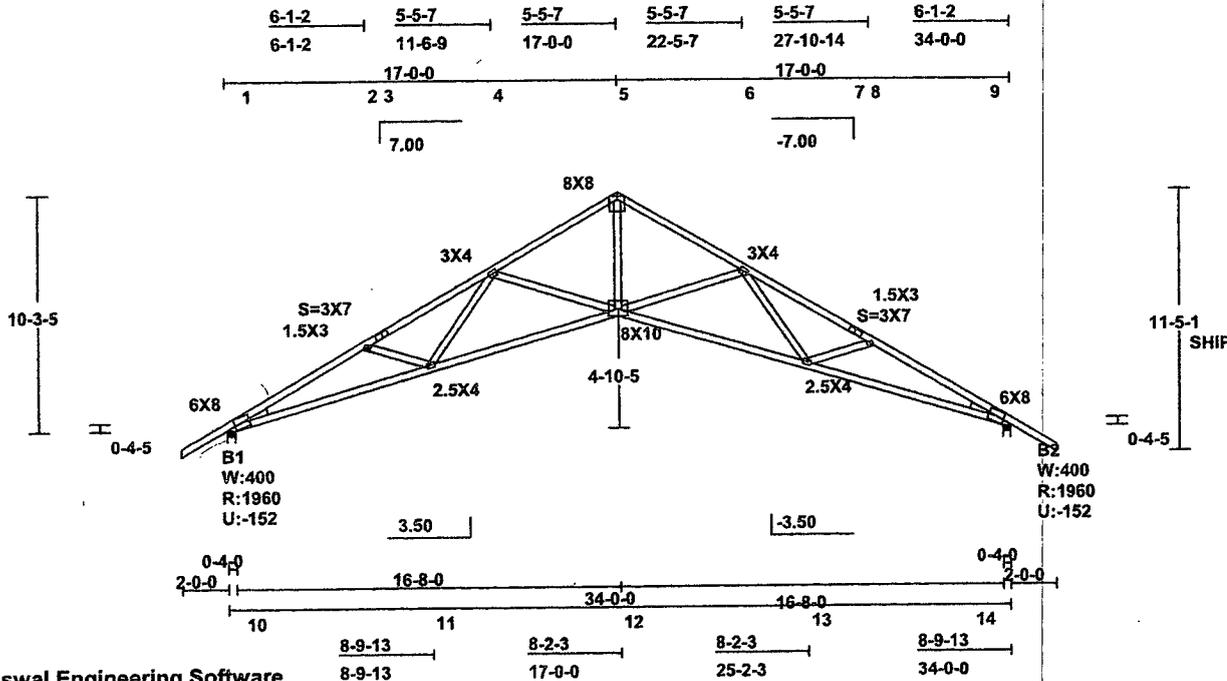
THIS DESIGN IS THE COMPOSITE RESULT OF MULTIPLE LOAD CASES.  
 Loaded for 10 PSF non-concurrent BCLL.  
 ASCE7-05 SNOW LOAD DESIGN CRITERIA:  
 Pg = 20 psf, Ce = 1.0, I = 1.0, Ct = 1.10  
 Pmin = 20 psf  
 20 psf bottom chord live load NOT required on this truss, per IBC/IRC requirements for attics with limited storage.

UPLIFT REACTION(S) :  
 Support C&C Wind Non-Wind  
 1 -152 lb  
 2 -152 lb

HORIZONTAL REACTION(S) :  
 support 1 -279 lb  
 support 2 279 lb

This truss is designed using the ASCE7-05 Wind Specification  
 Bldg Enclosed = Yes, Importance Factor = 1.00  
 Truss Location = End Zone  
 Hurricane/Ocean Line = No, Exp Category = B  
 Bldg Length = 42.00 ft, Bldg Width = 32.00 ft  
 Mean roof height = 15.14 ft, mph = 90  
 ASCE7 II Standard Occupancy, Dead Load = 12.0 psf  
 Designed as Main Wind Force Resisting System  
 - Low-rise and Components and Cladding  
 Tributary Area = 68 sqft

MAX DEFLECTION (span) :  
 L/686 MEM 5-6 (LIVE) LC 1  
 L = -0.59" D = -0.55" T = -1.14"



Trusses Designed Using Truswal Engineering Software

All plates are 20 gauge Truswal Connectors unless preceded by "MX" for HS 20 gauge or "H" for 16 gauge, positioned per Joint Detail Reports available from Truswal software, unless noted.

10/31/2013

Scale: 1/8" = 1'

WHERE QUALITY COSTS LESS-



**BUILDERS  
 SUPPLY CO., INC.**  
 5701 SOUTH 72 STREET  
 OMAHA, NE. 68127-0109  
 (402) 331-4500  
 1-800-642-8944

LUMBER 1 Lumber Wall Panels Trusses  
 Roofing Windows Doors  
 Mouldings Hardware Siding

**WARNING** Read all notes on this sheet and give a copy of it to the Erecting Contractor.

This design is for an individual building component not truss system. It has been based on specifications provided by the component manufacturer and done in accordance with the current versions of TPI and AFPA design standards. No responsibility is assumed for dimensional accuracy. Dimensions are to be verified by the component manufacturer and/or building designer prior to fabrication. The building designer must ascertain that the loads utilized on this design meet or exceed the loading imposed by the local building code and the particular application. The design assumes that the top chord is laterally braced by the roof or floor sheathing and the bottom chord is laterally braced by a rigid sheathing material directly attached, unless otherwise noted. Bracing shown is for lateral support of components members only to reduce buckling length. This component shall not be placed in any environment that will cause the moisture content of the wood to exceed 19% and/or cause connector plate corrosion. Fabricate, handle, install and brace this truss in accordance with the following standards: 'Joint and Cutting Detail Reports' available as output from Truswal software, 'ANSI/TPI 1', 'WTCA 1' - Wood Truss Council of America Standard Design Responsibilities, 'BUILDING COMPONENT SAFETY INFORMATION' - (BCSI) and 'BCSI SUMMARY SHEETS' by WTCA and TPI. The Truss Plate Institute (TPI) is located at 218 N. Lee Street Suite 312, Alexandria, VA 22314. The American Forest and Paper Association (AFPA) is located at 1111 19th Street, NW, Ste 800, Washington, DC 20036.

Chk: RJZ  
 Degrn: RJZ

TC Live	30.00 psf
TC Dead	10.00 psf
BC Live	0.00 psf
BC Dead	10.00 psf
<b>TOTAL</b>	<b>50.00 psf</b>

WO: Q13-1091

Weight: 172lbs

DurFacs L=1.15 P=1.15  
 Rep Mbr Bnd 1.15  
 O.C.Spacing 2-0-0  
 Design Spec IRC-2006  
 Def. Ratio L/240  
 Seqn T6.5.19 - 727462

Notice Date: June 1, 2013

**Parcel Number: 011020067**

Current Owner: SLADEK/FRANK J

Situs: 11303 BUFFALO RD

Legal Description: TAX LOT B3 32-13-12 (.23 AC)

2012 Total Valuation: 75,486

2013 Total Valuation: 69,355

If you have any questions about this change in value, please contact the **County Assessor's** office **FIRST** to review your property record files. Your assigned appraiser can be reached at **(402) 593-2126** or for general questions **(402) 593-2122**.

**SECOND**, if you do not agree with the valuation, you may file a protest with the County Board of Equalization in the office of the **County Clerk** on or before **6/30/2013**. As June 30th falls on Sunday, the Clerk's office will accept protest filings submitted in **PERSON** or **POSTMARKED** on or before July 1st no later than 4:45 PM. Protest forms and hearing process information may be obtained from the County Clerk's office via website: [www.sarpy.com/boe](http://www.sarpy.com/boe) or call (402) 593-2114 or (402) 593-5957 and you may request a form be mailed to you.

[www.sarpy.com](http://www.sarpy.com)

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

## SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name Frank Sladek		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. 11303 Buffalo Road		Company NAIC Number
City Springfield State NE ZIP Code 68059		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Tax Lot B3, located in Sec. 32, T13N, R12E, as surveyed and recorded in Sarpy County, Nebraska		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Accessory (detached garage)</u>		
A5. Latitude/Longitude: Lat. <u>41 03' 27.1"</u> Long. <u>96 05' 25.4"</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):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) _____ sq ft		a) Square footage of attached garage _____ sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____		b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____
c) Total net area of flood openings in A8.b _____ sq in		c) Total net area of flood openings in A9.b _____ sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. FIP Community Name & Community Number Sarpy County Unincorporated Areas 310190		B2. County Name Sarpy		B3. State NE	
B4. Map/Panel Number 31153C0190	B5. Suffix G	B6. FIRM Index Date 12-02-05	B7. FIRM Panel Effective/Revised Date 12-02-05	B8. Flood Zone(s) "AE"	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 1005.2
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 (Describe) _____					
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 (Describe) _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" 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:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
\*A new Elevation Certificate will be required when construction of the building is complete.

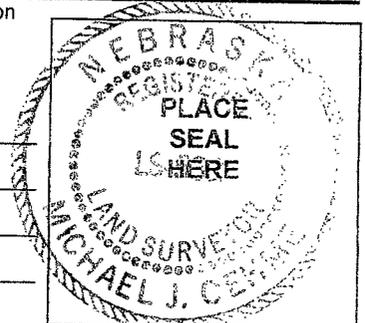
C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.  
Benchmark Utilized MK0825 (gov't. est.) Vertical Datum NAVD 1988  
Conversion/Comments \_\_\_\_\_

		Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>1000.0</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor	<u>1010.7</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only)	_____	<input type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab)	_____	<input type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
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 (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG)	<u>999.8</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG)	<u>1000.0</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	_____	<input type="checkbox"/> feet	<input type="checkbox"/> 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 Michael J. Oehme		License Number LS-532	
Title Land Surveyor	Company Name Boundaryline Surveys		
Address 13514 Discovery Drive	City Omaha	State NE	ZIP Code 68137
Signature	Date Oct 7, 2011	Telephone (402) 334-2032	



<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>	For Insurance Company
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1303 Buffalo Road	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

Item C2(a) - Elevation shown is the finished floor of an existing detached garage.  
 Item C2(b) - Elevation shown is for proposed new second level to existing detached garage.

Signature [Handwritten Signature] Date 10-7-11  Check here if attachments

**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 and G9.

- 1.  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.)
- 2.  A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- 3.  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
-------------------	------------------------	---

- 7. This permit has been issued for:  New Construction  Substantial Improvement
- 8. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_
- 9. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_
- 10. Community's design flood elevation \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments \_\_\_\_\_

Check here if attachments