

BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA**RESOLUTION FLOOD PLAIN DEVELOPMENT****Kevin Ludwig, 17002 S 99th Street (Lot 9N, Schmid Park) 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, Kevin Ludwig has applied for a Flood Plain Development Permit to construct exterior walls with a pitched roof to enclose an existing elevated deck/floor structure generally located at 17002 S 99th Street, Papillion, NE and as legally described in the attached Exhibit A; and,

WHEREAS, the Sarpy County Planning Department staff reviewed Kevin Ludwig'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 structure will be one-story with a restroom, kitchenette, and a small open area. The structure will be served with plumbing and electricity only, no furnace or A/C. The total enclosed area will be 622 square feet.
2. Upon completion of construction, an elevation certificate must be submitted to the Sarpy County Planning and Building Department to verify the structure was built according to plans.

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 9th day of September 2014.


Sarpy County Board Chairman

Attest
SEAL

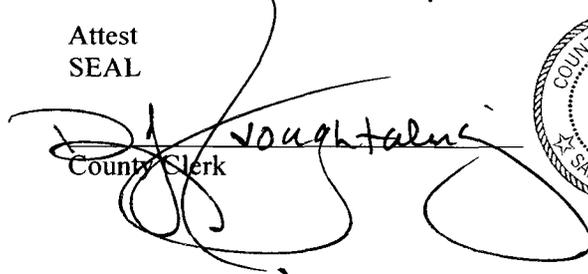

County Clerk



EXHIBIT A

Planning Department Report
Ludwig Floodplain Development Permit Application (FDP 14-0009)
County Board Date: September 9, 2014

Subject	Type	By
Floodplain Development Permit to construct exterior walls and roof to enclose an existing elevated deck/floor structure located at 17002 S 99 th Street, Papillion, NE (Lot 5E, Schmid Park)	Resolution	Dona Lynam, CFM Assistant Director Planning & Building Dept.

➤ **Application Overview**

- Kevin Ludwig has submitted an application requesting approval of a floodplain development permit to construct exterior walls with a pitched roof to enclose an existing elevated deck/floor structure located at 17002 S 99th Street, Papillion, NE (Lot 9N, Schmid Park)
- Applicant leased the property known as 5E, Schmid Park, with the existing structure as shown in the attached pictures. He plans to remove the dilapidated structure that is currently sitting on elevated surface and enclose the existing deck/floor structure with exterior walls and a pitched roof for use as a day cabin.
- The cabin will be a one-story structure with a restroom, kitchenette and a small open area. Total enclosed area will be 622 square feet.
- The structure will be served with plumbing and electricity only. It will not have a furnace or a/c as they plan to winterize at the end of the season.

➤ **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 AG FP (Agricultural District – Flood Plain)
- The property is located in an AE Floodplain Zone adjacent to Schmid Park Lake and the Platte River. (See attached map).
- The BFE (Base Flood Elevation) determined at this location is 998.4 feet (NGVD 1988).
- According to the elevation certificate provided, the lowest finished floor of the existing structure is 1001.42 feet (NGVD 1988) which is one foot or more above the BFE as required by the County's Floodplain Regulations.
- Land owner, Schmid Farms Inc., has submitted signed statement approving the construction.
- 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 project provided it meets the conditions outlined above and in their attached letter.

➤ **Recommendation**

- Staff has reviewed the submittal documents and confirms that the proposed project to construct exterior walls and a pitched roof to enclose an existing elevated deck/floor structure for use as a day cabin is in compliance with Sarpy County Zoning and Flood Plain Regulations.



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 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 14-0009
 DATE RECEIVED: 6-12-14
 APPLICATION FEE: \$300 RECEIPT NO. 2353
 RECEIVED BY: Lisa Dink
 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: Kevin Ludwig E-MAIL: hairmom07@gmail.com
 ADDRESS: 6819 Maple St. CITY/STATE/ZIP: Omaha Ne ~~68104~~ 68104
 MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 PHONE: 402-812-1856 FAX: _____

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: _____ E-MAIL: _____
 ADDRESS: _____ CITY/STATE/ZIP: _____
 MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 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.

See attached

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: 17002 South 99th St. E-5 Site SE
Schmid Park

ASSESSOR'S PARCEL NUMBER: 010609067 ADDITIONAL PARCEL NUMBERS 011268062 ?

GENERAL LOCATION: 99th Platteview rd.
(example 189th & Giles Rd – include subdivision name)

LEGAL DESCRIPTION: (Describe property to wit:) Pt Govt Lot 2 Lying S of Tax Lot 5 of Tax Lots M1, M2, D P Q, S1, T1A, T2, & Z & ACCR Ground
ADJ 28-13-12 (140.41 AC)

SIZE OF PROPERTY: 100ft acres/sq. ft. CURRENT ZONING: AG

width 200ft deep Platte river

NAME OF ADJACENT WATERWAY: _____

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

LOWEST FLOOR ELEVATION IS TO BE 1001.422 FEET ABOVE MEAN SEA LEVEL. (Including Basement)

SOURCE OF UTILITY SERVICES: Water - Sand point Sewer - holding tank
Gas - _____ 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.

Kenn Ludwig
Applicant Signature

10-12-14
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

In January of 2014 we purchased a cabin to fix up. We purchased 5E 28-13-12 located on parcel # 010609067 parcel ID 011268662 at Schmid Park. We plan on using this cabin for recreational use only. We have a flood plane certificate and hand drawn prints.

Our plans are to put up walls for a kitchen and put in a restroom with an above ground holding tank. We have plans to put two bedrooms upstairs. We also have plans to put in new windows and flooring throughout.

Kevin Ludwig 6-12-2014

Melissa Olson 6-12-2014

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
 KEVIN LUDWIG

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
 17002 SOUTH 99TH STREET E-5

Company NAIC Number:

City PAPILLION

State NE

ZIP Code

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
 LEASED AREA 5E, TAX PARCEL NUMBER 010609067

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

A5. Latitude/Longitude: Lat. 41.0638 Long. -96.0699 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 5

A8. For a building with a crawlspace or enclosure(s):

- a) Square footage of crawlspace or enclosure(s) N/A sq ft
 b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A
 c) Total net area of flood openings in A8.b N/A sq in
 d) Engineered flood openings? Yes No

A9. For a building with an attached garage:

- a) Square footage of attached garage N/A sq ft
 b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A
 c) Total net area of flood openings in A9.b N/A sq in
 d) Engineered flood openings? Yes No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
 SARPY COUNTY - 310190

B2. County Name
 SARPY COUNTY

B3. State
 NEBRASKA

B4. Map/Panel Number
 31153C0180

B5. Suffix
 G

B6. FIRM Index Date
 12/2/05

B7. FIRM Panel Effective/Revised Date
 12/2/05

B8. Flood Zone(s)
 AE

B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
 998.4

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: _____

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, 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: _____ Vertical Datum: 1988

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) 1001.422 feet meters
 b) Top of the next higher floor _____ feet meters
 c) Bottom of the lowest horizontal structural member (V Zones only) _____ feet meters
 d) Attached garage (top of slab) _____ feet meters
 e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) _____ feet meters
 f) Lowest adjacent (finished) grade next to building (LAG) 994.346 feet meters
 g) Highest adjacent (finished) grade next to building (HAG) 994.606 feet meters
 h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support _____ feet 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 CLARENCE ROGER CARRELL

License Number 306

Title LAND SURVEYOR

Company Name CARRELL & ASSOCIATES, INC

Address 6640 SOUTH 91ST STREET

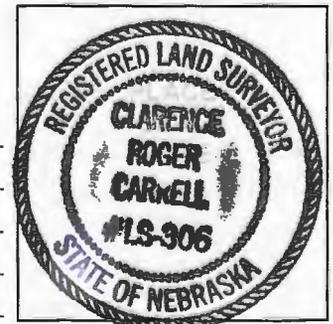
City OMAHA

State NE

ZIP Code 68127

Signature Clarence Roger Carrell Date 6/10/14

Telephone 402-331-2333



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. 17002 SOUTH 99 TH STREET E-5			Policy Number:
City PAPILLION	State NE	ZIP Code	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

Clarence Rogy Council

Signature

Date 6/10/14

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.

Building Photographs

See Instructions for Item A6.

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.
17002 SOUTH 99TH STREET E-5

Policy Number:

City PAPILLION

State NE

ZIP Code

Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

FRONT VIEW – 6/10/14



SIDE VIEW – 6/10/14



Building Photographs

Continuation Page

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.
17002 SOUTH 99TH STREET E-5

Policy Number:

City PAPILLION

State NE

ZIP Code

Company NAIC Number:

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

REAR VIEW - 6/10/14



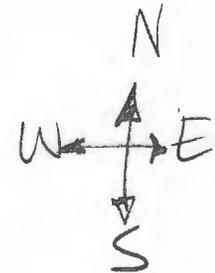
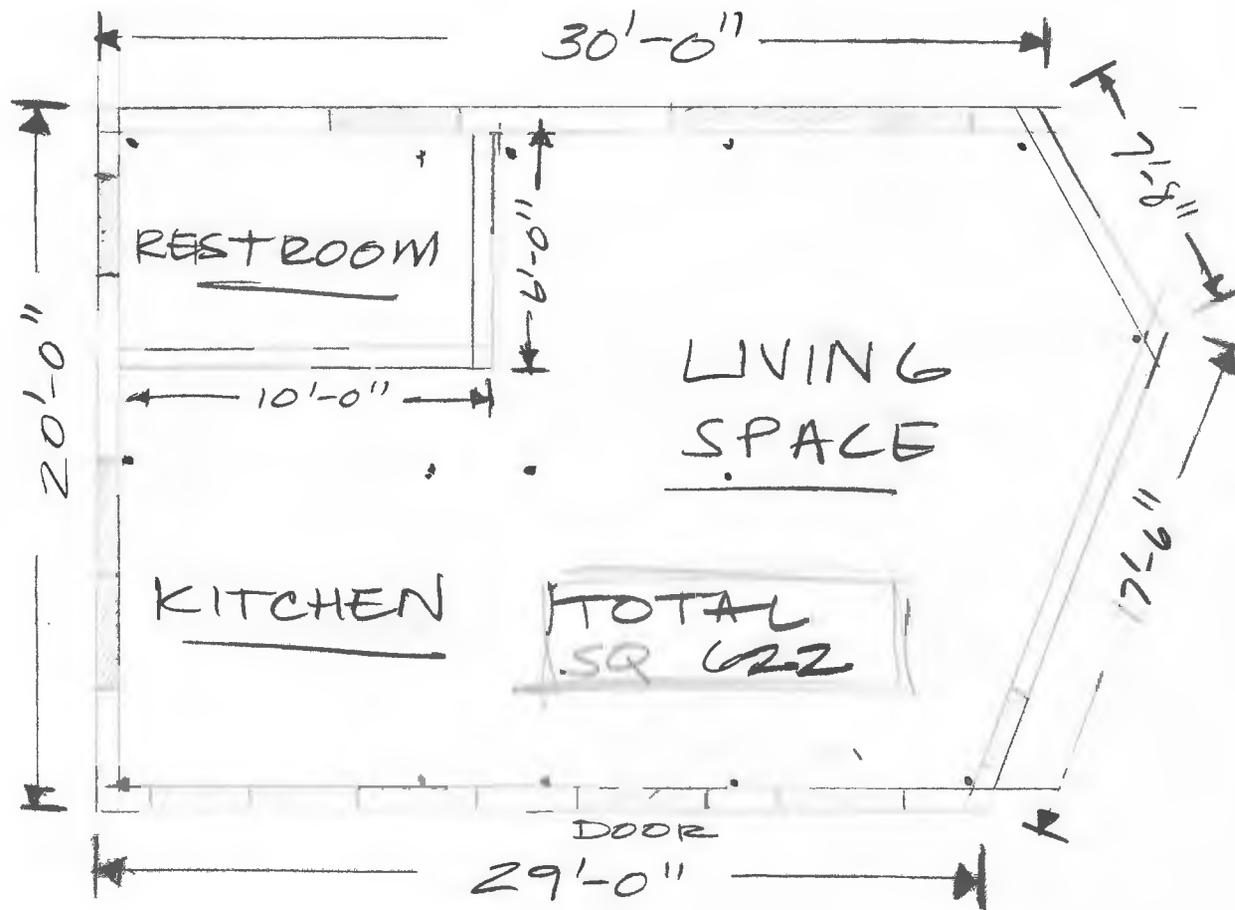
SIDE VIEW - 6/10/14



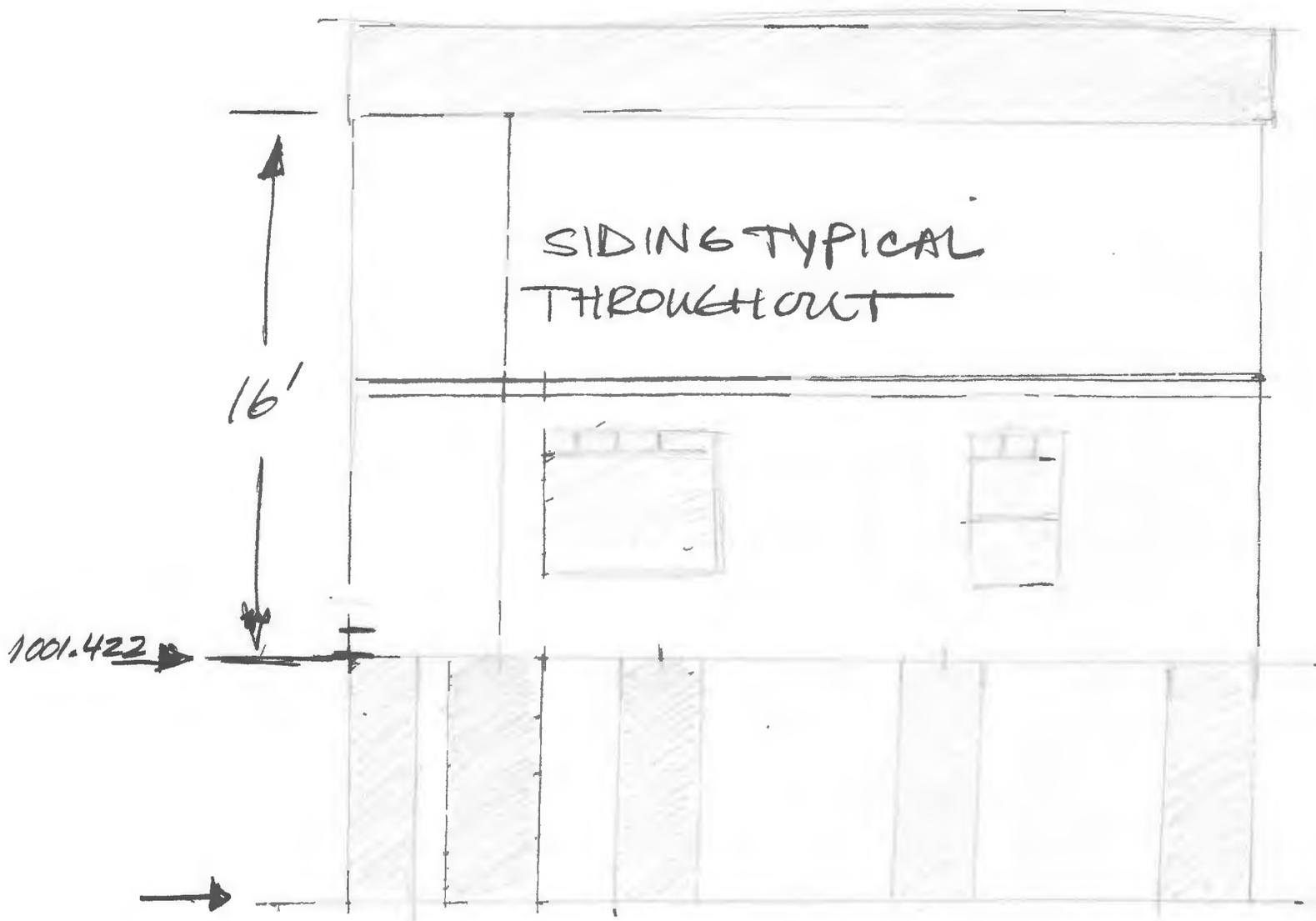
PLAN VIEW

REDS CABIN

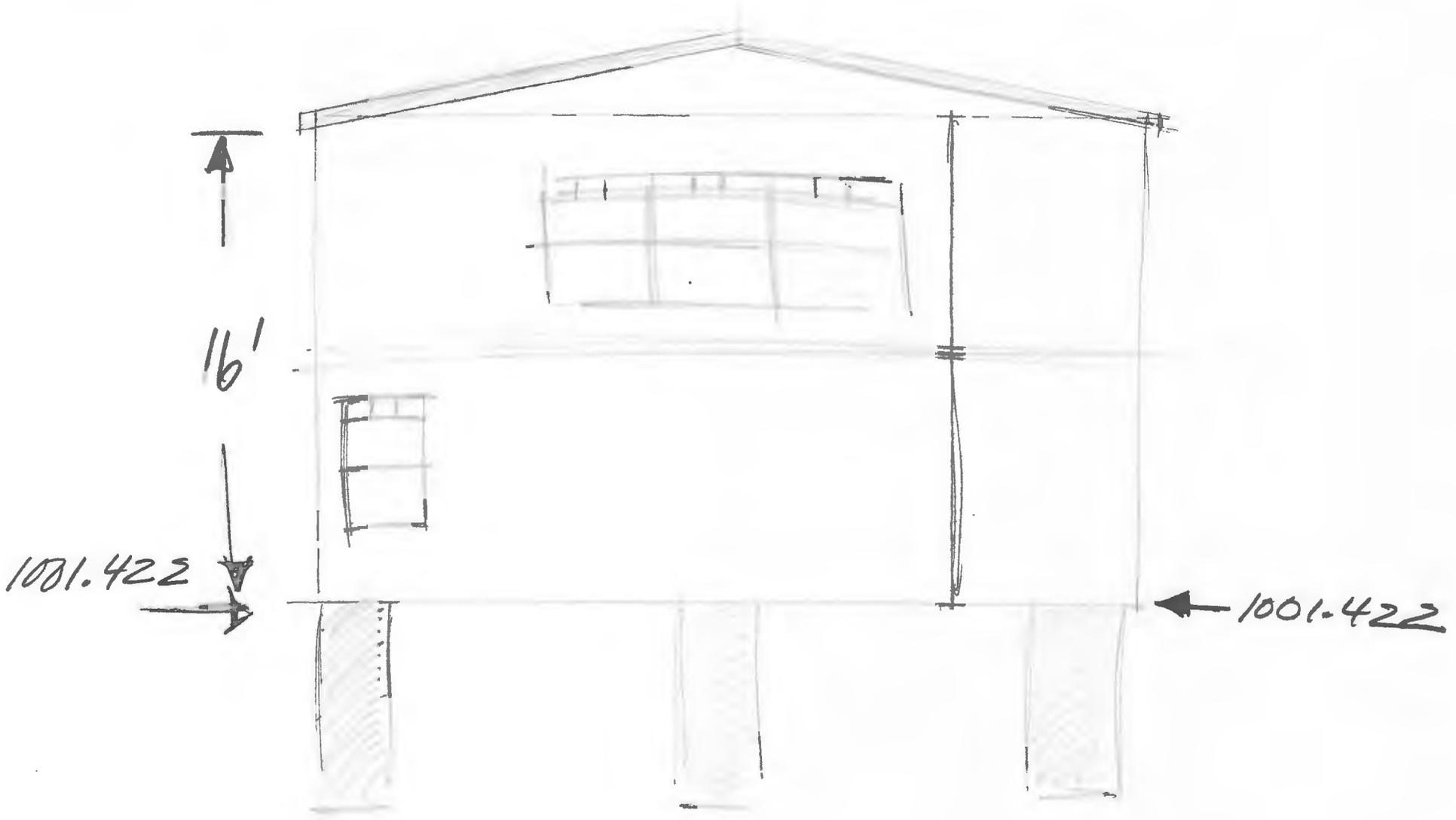
↳ MELISSA



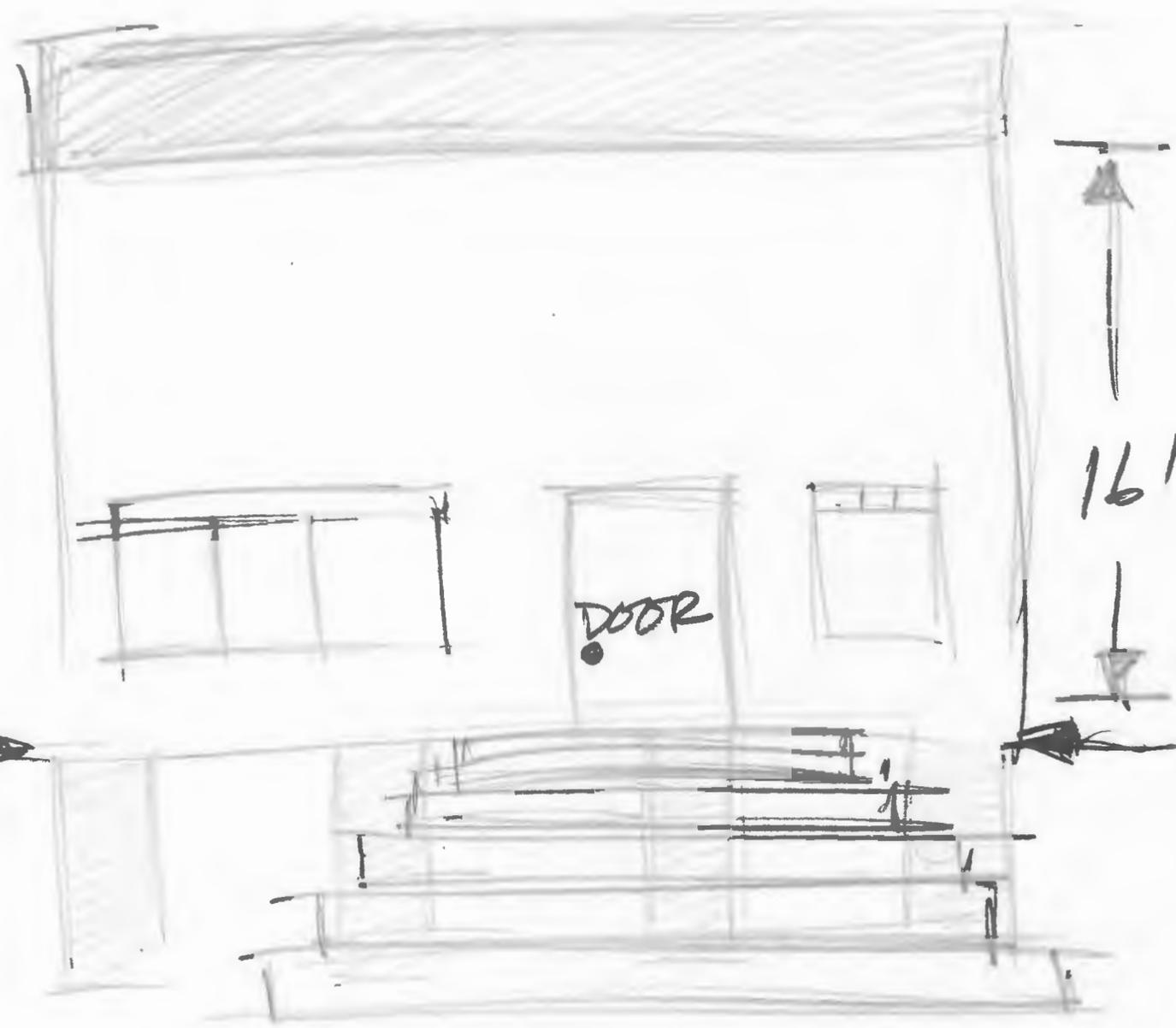
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



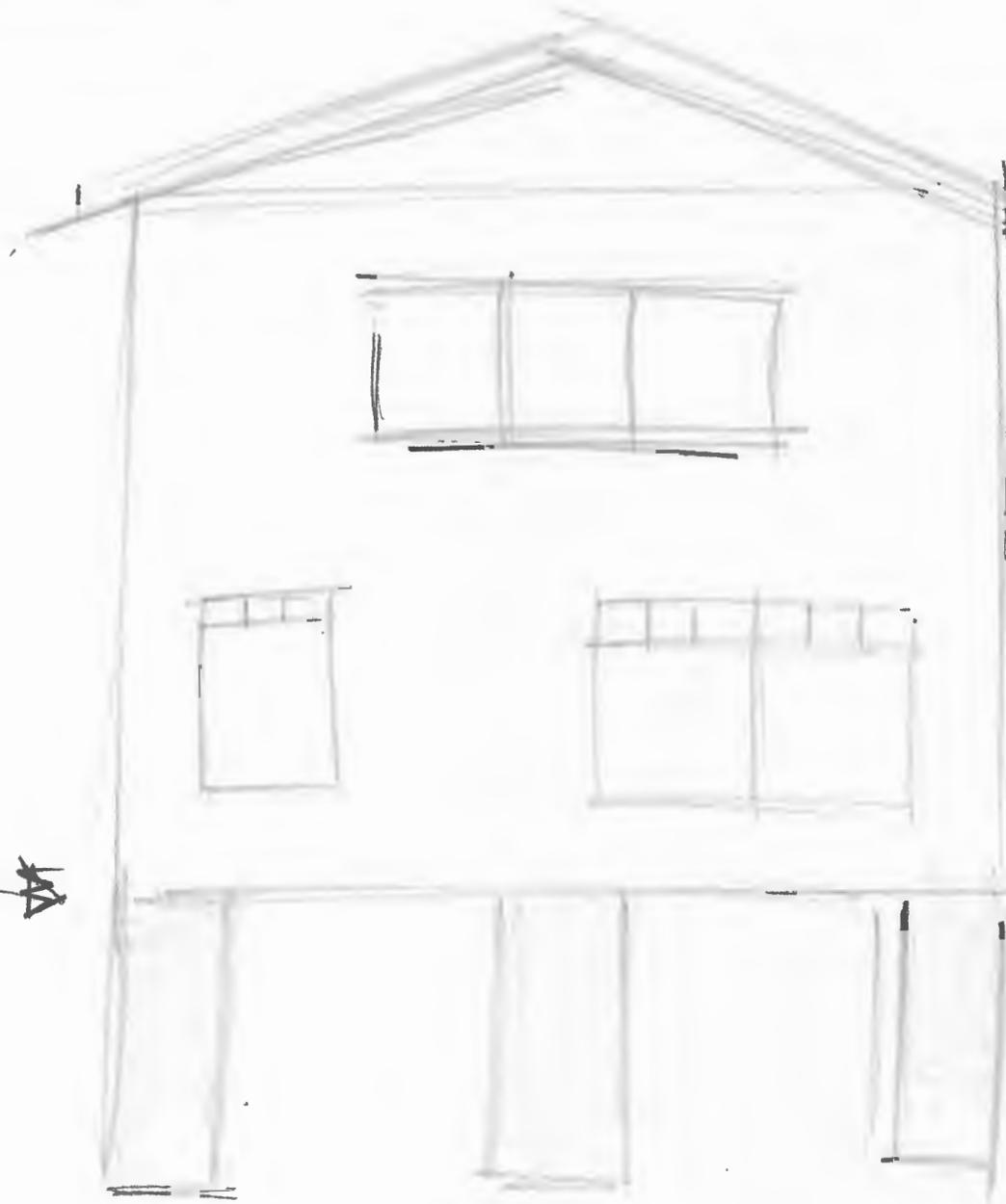
16'

DOOR

1001.422

1001.422

WEST ELEVATION



1001.422



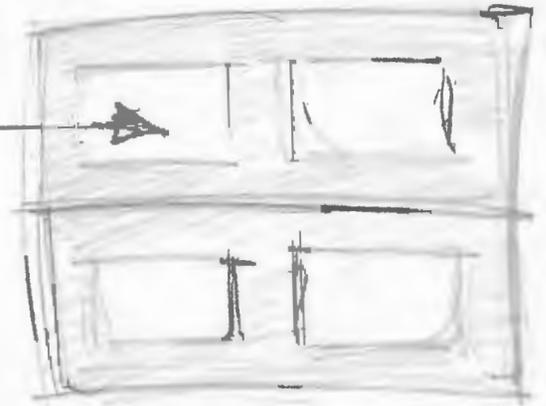
16'

1001.422



FOOTING PLAN

FULLY
SLUGGED
CMU.



FOOTING DETAIL

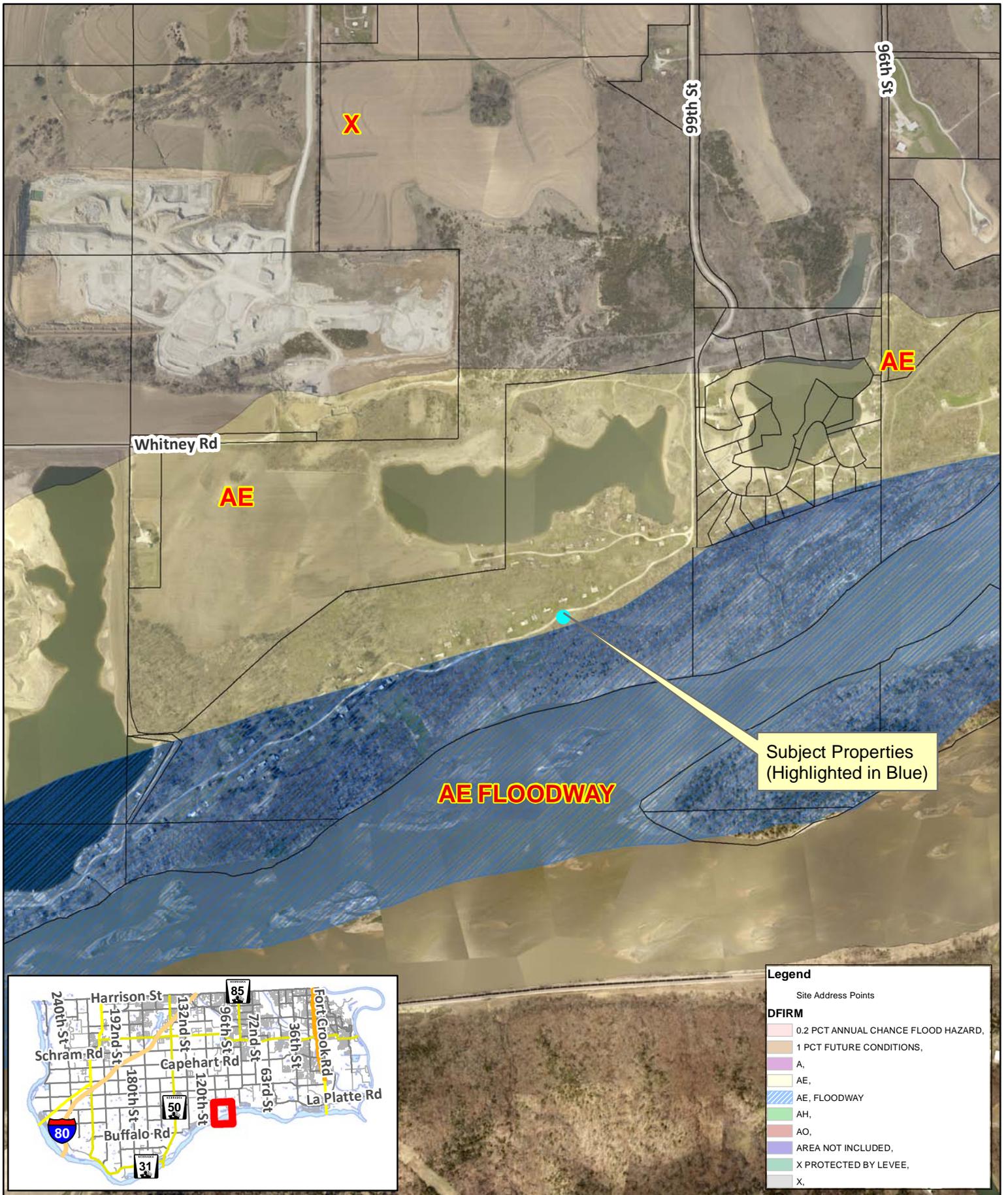


SUBJECT PROPERTY
LUDWIG FLOOD PLAIN
DEVELOPMENT PERMIT

FW

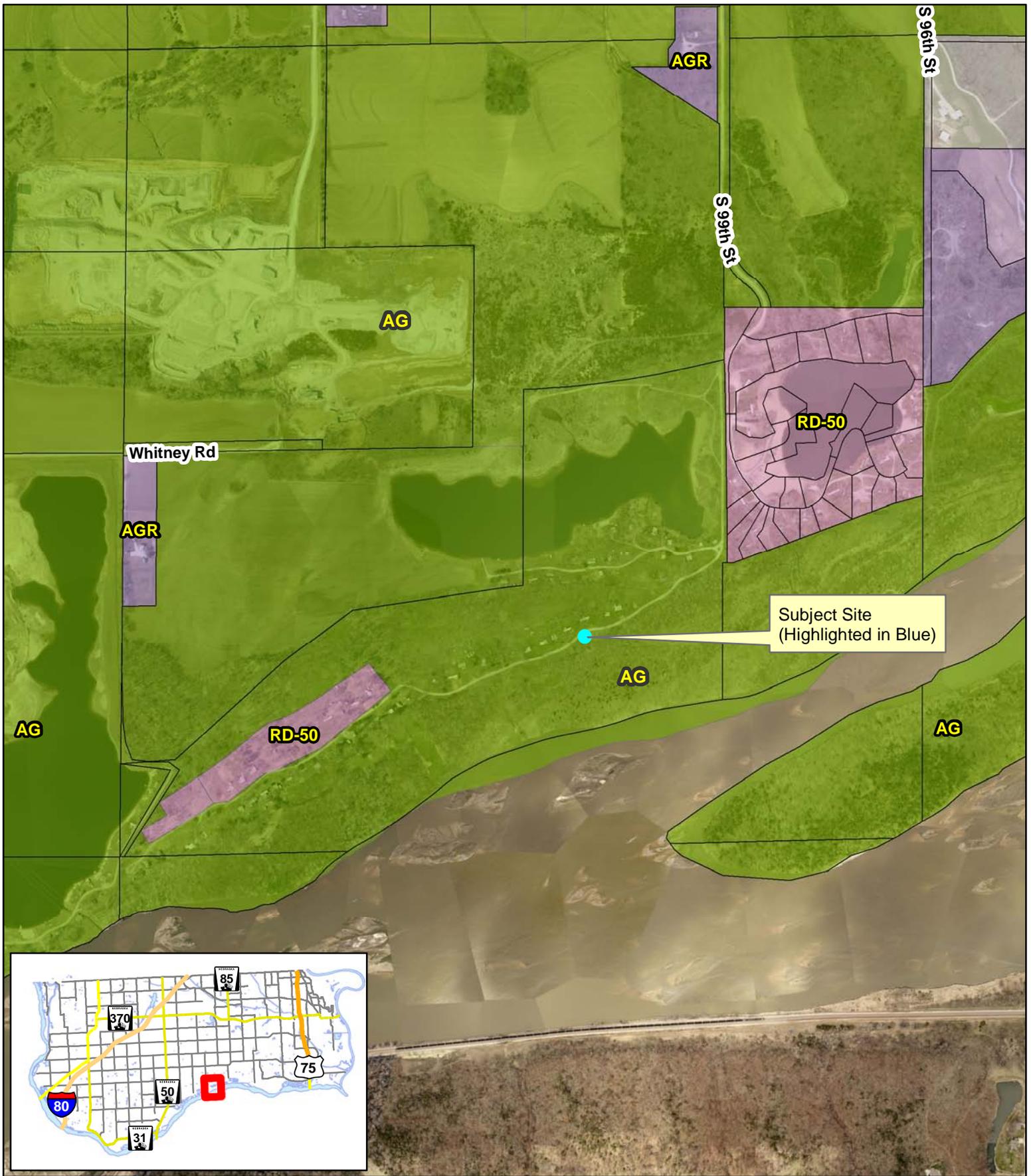
AE





Vicinity Map - Flood Zones
17002 S 99th St - Site 5E Schmid Park
Kevin Ludwig Flood Plain Development Permit



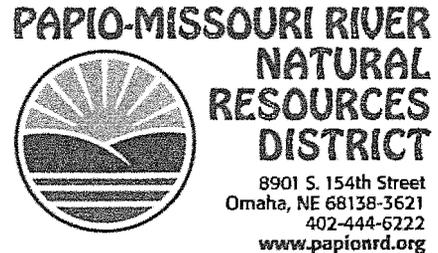


Vicinity Map - Current Zoning
17002 S 99th St - Site 5E Schmid Park
Kevin Ludwig Flood Plain Development Permit



June 26, 2014

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



RE: 5E Schmid Park Application for Floodplain Development Permit

Dear Mr. Fountain:

The District received information concerning the proposed remodeling of an existing residence located on Lot 5E Schmid Park in Sarpy County. According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 0180 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 998.4 feet (NAVD 1988).

The District has reviewed an elevation certificate prepared by Clarence Roger Carrell, R.L.S., dated June 10, 2014, as well as drawings of the proposed addition and offers the following comments:

- According to the elevation certificate the existing residence lowest floor elevation is 1,001.4 feet (NAVD 1988) which is at least one foot above the BFE.
- All improvements shown on the drawings will be constructed at an elevation of 1,001.4 feet (NAVD 1988) which is at least one foot above the BFE.

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

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Reach: 10-5