

BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA**RESOLUTION FLOOD PLAIN DEVELOPMENT**
Chad Henry 14101 Buffalo Road, 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, Chad Henry applied for a Flood Plain Development Permit to construct a 3,600 square foot accessory structure generally located at 14101 Buffalo Road and as legally described in the attached Exhibit A; and,

WHEREAS, the Sarpy County Planning Department staff reviewed Chad Henry'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,

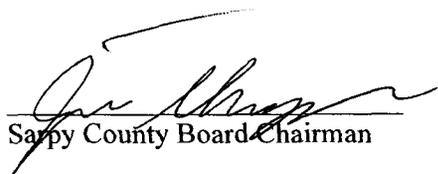
WHEREAS, the Planning Department staff made a recommendation of approval as noted in the attached Exhibit A, which Exhibit A includes the Planning Department report, the Natural Resources District comments, the elevation certificate, and the site plan of the subject property.

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 new construction must meet the minimum setback and all zoning requirements at the time of the building permit application.
2. Upon completion of construction, an as-built 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.

Attest
SEAL


Sarpy County Board Chairman

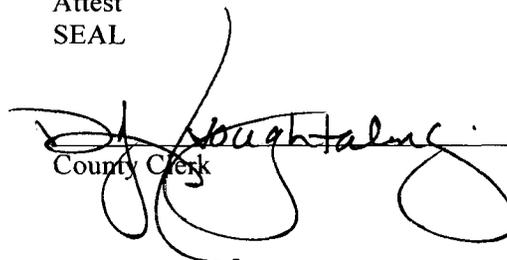

County Clerk



EXHIBIT A

Planning Department Report
Henry Floodplain Development Permit Application (FDP 14-0014)
County Board Date: September 9, 2014

| Subject | Type | By |
|--|------------|---|
| Floodplain Development Permit to construct an accessory structure (14101 Buffalo Road - Tax Lot 4 in Sec 1, Twp 12N, Rng 11E of the 6 th P.M. Sarpy County) | Resolution | Donna Lynam, CFM Assistant Director Planning & Building Dept. |

➤ **Application Overview**

- Chad Henry has requested approval of a floodplain development permit to construct a 3,600 square foot accessory structure at 14101 Buffalo Road (Tax Lot 4 in Sec 1, Twp 12N, Rng 11E of the 6th P.M. Sarpy County).

➤ **Comprehensive Development Plan**

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

➤ **Zoning / Floodplain Regulations**

- The area is zoned AGR/FP (Agricultural Residential District – Flood Plain)
- The property is located in an AE Floodplain Zone adjacent to Buffalo Creek near the Platte River (see attached map).
- The BFE (Base Flood Elevation) determined at this location is 1018.0 feet (NAVD 1988).
- According to the elevation certificate based on construction drawings provided, the lowest floor elevation of the structure will be 1019.0 (NAVD 1988) which is one foot above the BFE.
- Upon completion of construction, an as-built elevation certificate must be submitted to the Sarpy County to verify the structure was built according to plans.
- The new construction must meet the minimum setback and zoning requirements at the time of building permit application.
- The request is in conformance with the Sarpy County Floodplain regulations.

➤ **Natural Resources District**

- The Papio Missouri River Natural Resources District (NRD) has no objections to the proposed project. The NRD recommendation letter is attached.

➤ **Recommendation**

- Staff has reviewed the submittal documents and confirms that the proposed project to construct an accessory structure on Tax Lot 4 in Sec 1, Twp 12N, Rng 11E of the 6th P.M. Sarpy County 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 #: FPD 14-0014
 DATE RECEIVED: 8-14-2014
 APPLICATION FEE: \$ 300 RECEIPT NO. 2395
 RECEIVED BY: _____
 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: CHAD HENRY E-MAIL: CHAD.H@HERMES CORP.COM
 ADDRESS: 14101 BUFFALO ROAD CITY/STATE/ZIP: SPRINGFIELD NE 68059
 MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 PHONE: 402-658-5039 FAX: _____

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL'S INFORMATION:

NAME: TINKAM LAND SURVEY E-MAIL: _____
 ADDRESS: 9910 N 48TH ST STE 208 CITY/STATE/ZIP: OMAHA, NE, 68152
 MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 PHONE: 402-451-2088 FAX: _____

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

NAME: CHAD HENRY E-MAIL: CHAD.H@HERMES CORP.COM
 ADDRESS: 14101 BUFFALO ROAD CITY/STATE/ZIP: SPRINGFIELD NE 68059
 MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 PHONE: 402-658-5039 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.

60'x60' OUT BUILDING 16' CEILING HEIGHT 3-GARAGE DOORS
CONCRETE FLOOR

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: 14101 BUFFALO ROAD SPRINGFIELD NE 68059

ASSESSOR'S PARCEL NUMBER: 011591528 ADDITIONAL PARCEL NUMBERS _____

GENERAL LOCATION: HWY 50 + BUFFALO ROAD
(example 189th & Giles Rd – include subdivision name)

LEGAL DESCRIPTION: (Describe property to wit:) TAX LOT 4,1-12-11

SIZE OF PROPERTY: 5.22 AC acres/sq. ft. CURRENT ZONING: AGR

NAME OF ADJACENT WATERWAY: BUFFALO CREEK

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

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

SOURCE OF UTILITY SERVICES: Water - WELL Sewer - SEPTIC
Gas - NA Electric - OPPD UNDERGROUND

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 ensure 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.

Chad Hys
Applicant Signature

8-7-2014
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.

Chad Hys
Owner Signature (or authorized agent)

8-7-2014
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 Chad Michael Henry

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
 14101 Buffalo Rd.

Company NAIC Number:

City Springfield

State NE

ZIP Code 68059

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
 Part of the N1/2 of the NW1/4 Section 1, T12N, R11E, Sarpy Co., Nebraska

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

A5. Latitude/Longitude: Lat. 41.045047 Long. 96.134428 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 1a

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? Yes No

A9. For a building with an attached garage:

- a) Square footage of attached garage _____ 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? Yes No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
 Nebraska unincorporated 310190

B2. County Name
 Sarpy

B3. State
 Nebraska

B4. Map/Panel Number
 0170

B5. Suffix
 G

B6. FIRM Index Date
 December 2, 2005

B7. FIRM Panel Effective/Revised Date
 December 2, 2005

B8. Flood Zone(s)
 AE

B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
 1018.0

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: W-280

Vertical Datum: NAVD 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) 1019.00 feet meters
- b) Top of the next higher floor n/a feet meters
- c) Bottom of the lowest horizontal structural member (V Zones only) n/a feet meters
- d) Attached garage (top of slab) n/a feet meters
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) n/a feet meters
- f) Lowest adjacent (finished) grade next to building (LAG) 1018.6* feet meters
- g) Highest adjacent (finished) grade next to building (HAG) 1018.9* feet meters
- h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support n/a 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 Gary Tinkham

License Number 365

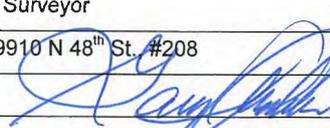
Title Land Surveyor

Company Name Tinkham Land Surveying, Inc.

Address 9910 N 48th St, #208

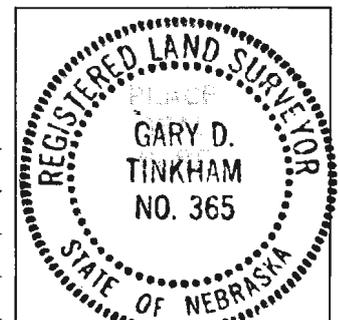
City Omaha

State NE ZIP Code 68152

Signature 

Date 8-13-14 8-20-14

Telephone 402-451-2088



ELEVATION CERTIFICATE, page 2

| | |
|--|----------------------------------|
| 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. 14101 Buffalo Rd. | 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 Find Attached the Legal Description. Proposed building, No photos provided. * This grade is assumed as the building is not in a finished state.

Signature  Date 8-20-14

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 _____ |
|-------------------------|------------------------------|---|

- 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 _____

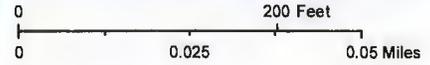
Check here if attachments.

Sarpy County Property Information



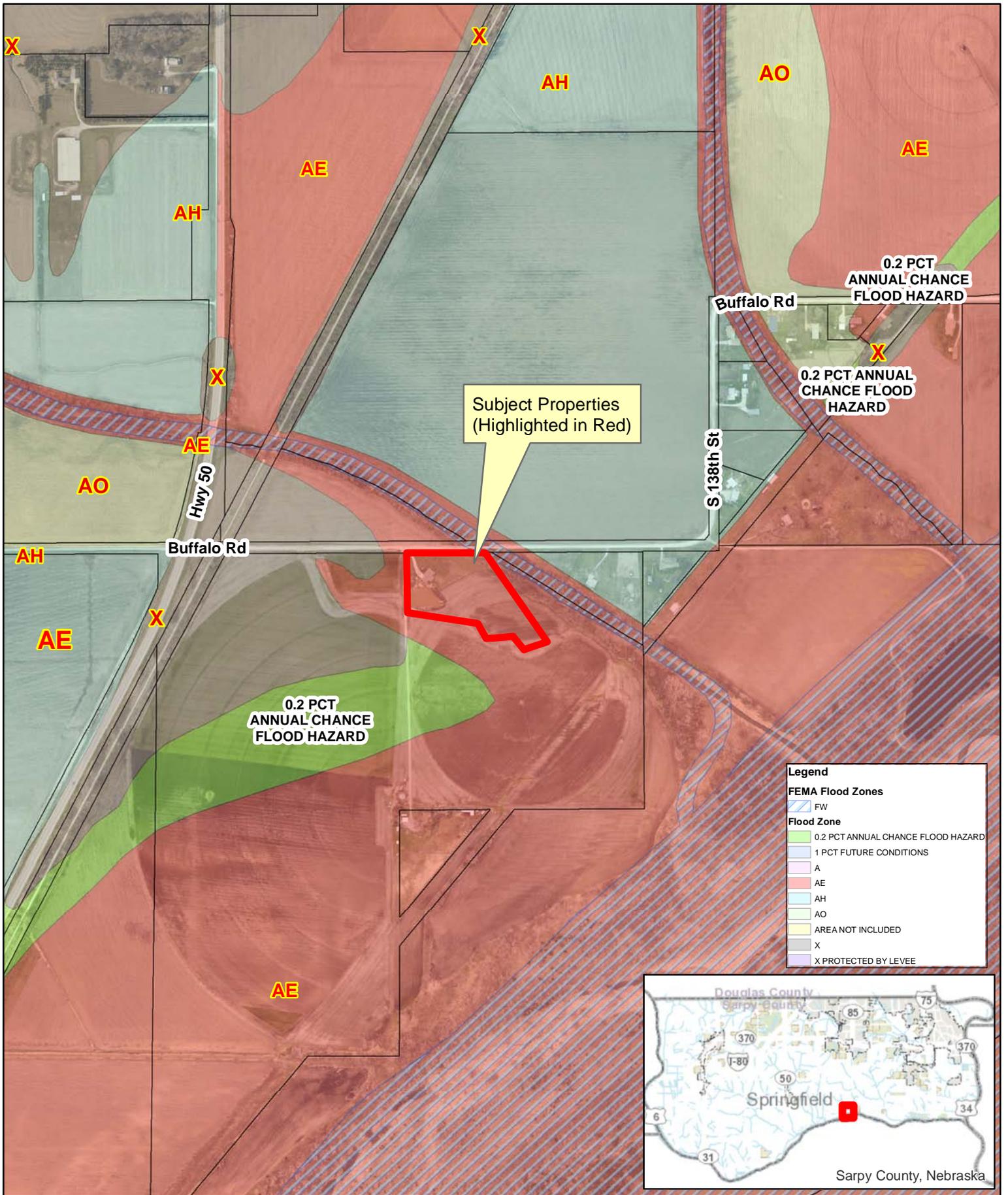
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Sarpy County
GIS



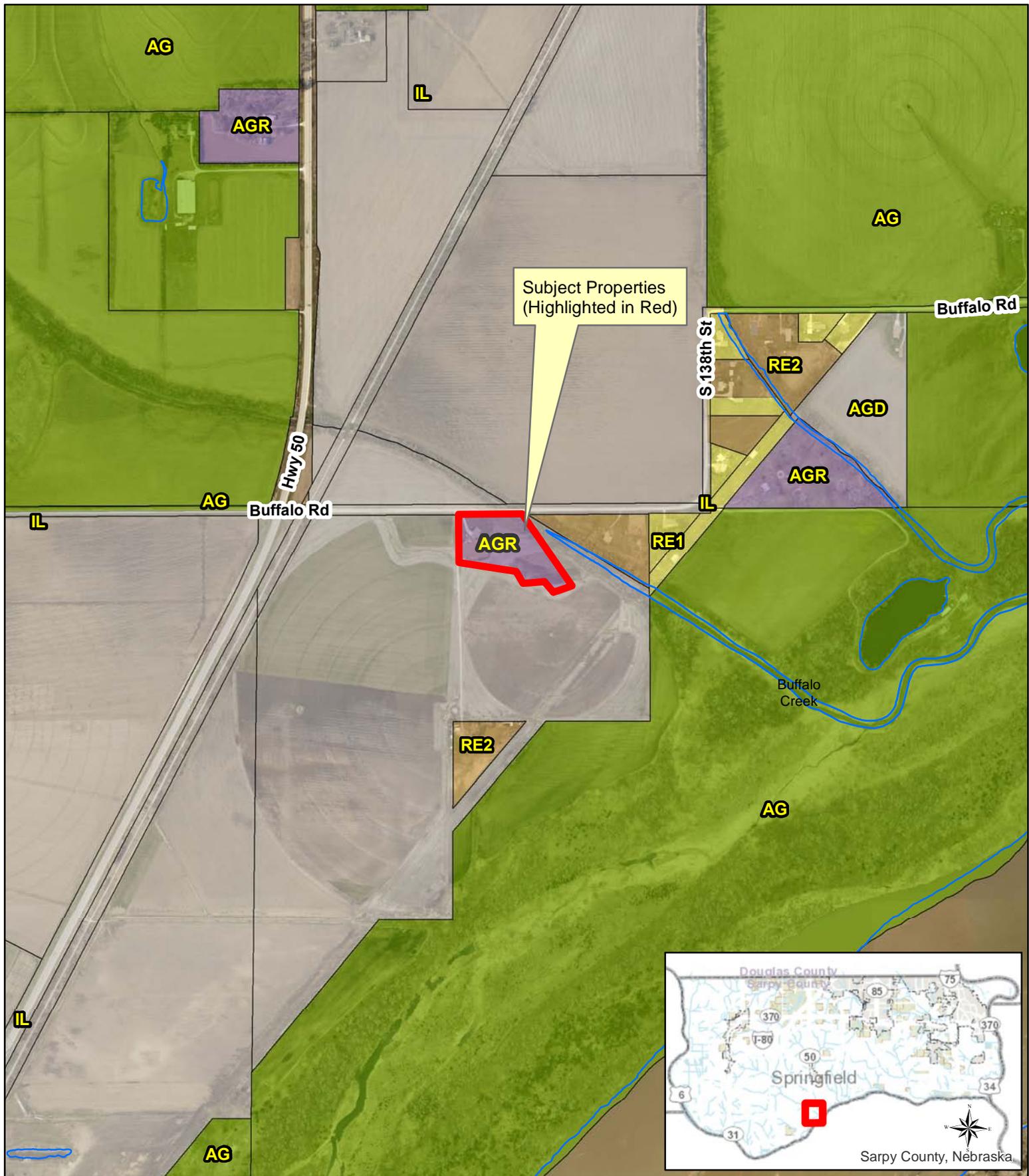
August 7, 2014

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.



Vicinity Map - Flood Zones
 14101 Buffalo Rd - Tax Lot 4, Sec 1, T12N, R11E
 Henry Flood Plain Development Permit





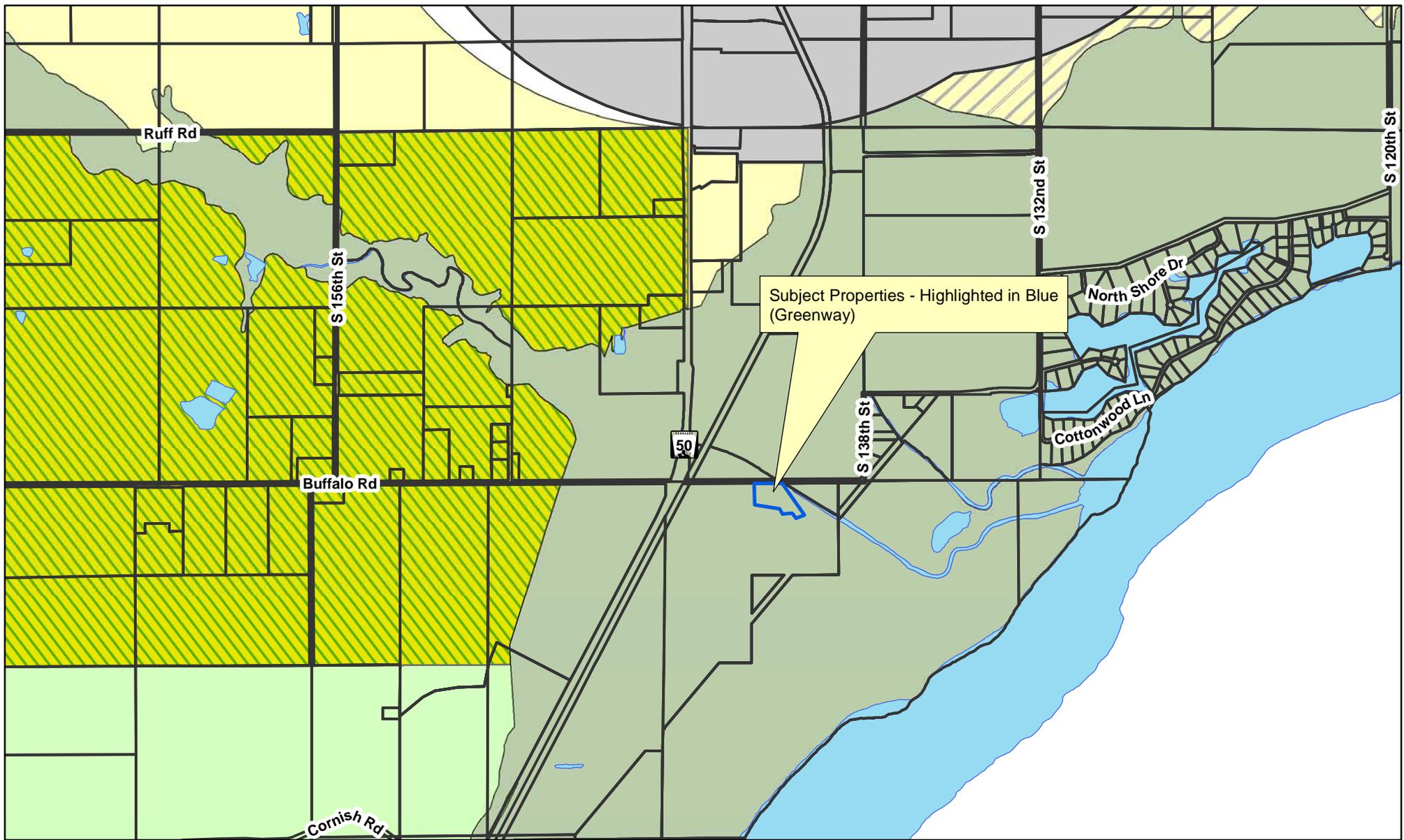
Vicinity Map - Current Zoning

 Sarpy Highway Corridor Overlay

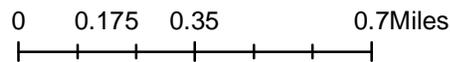
14101 Buffalo Road – Tax Lot 4, Sec 1, T12N, R11E

Henry Flood Plain Development Permit





Current FLU - Sarpy Co



Henry Flood Plain Development Permit

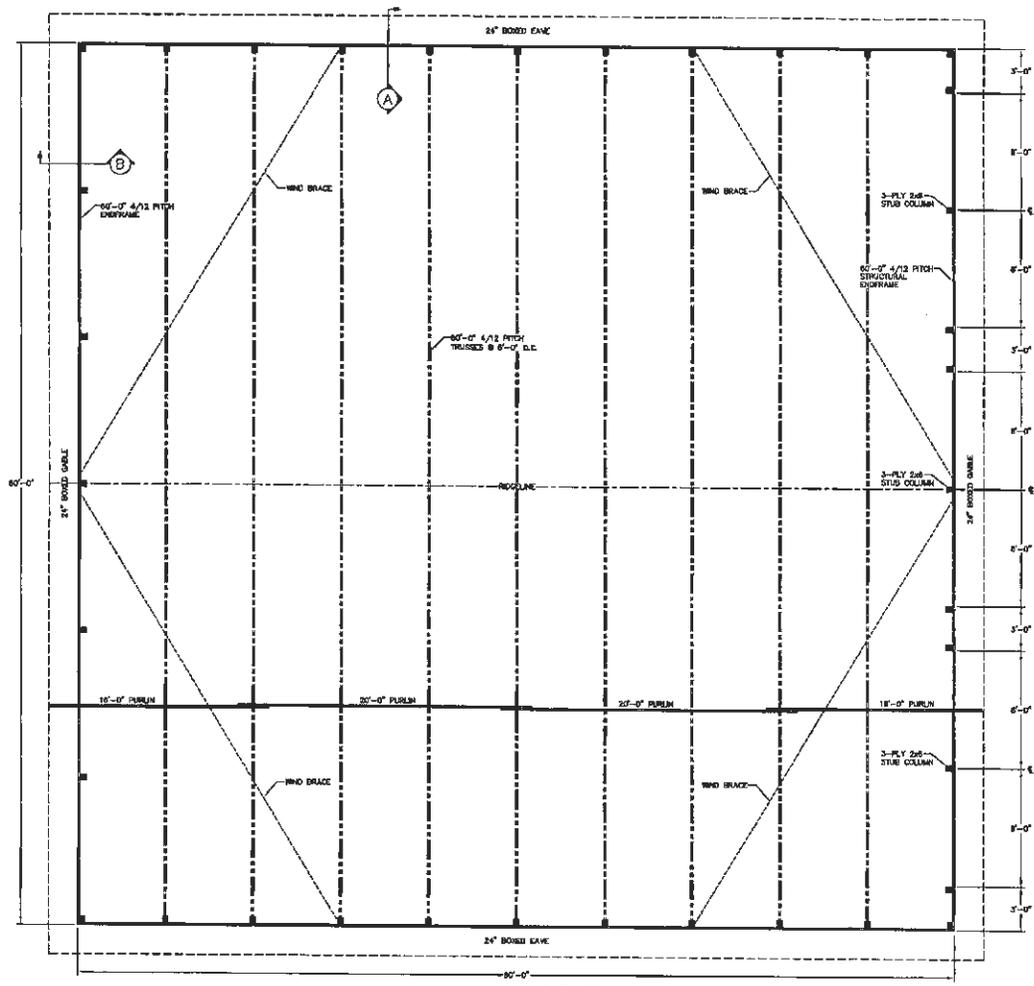


Comprehensive Development Plan
Figure 5.1: Development Structure Plan
 Sarpy County, Nebraska

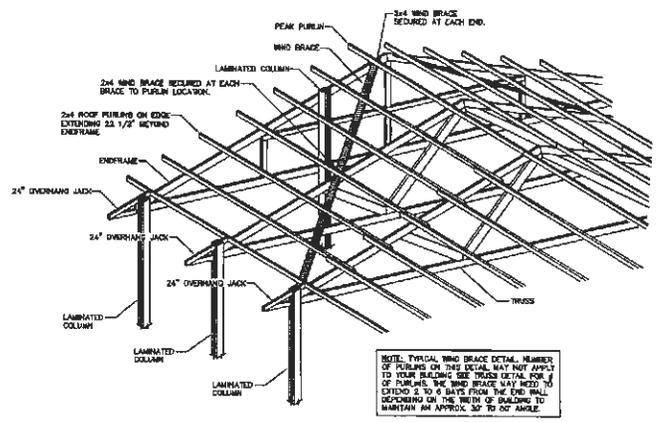
Legend

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

Amended 3-07-2012



ROOF FRAMING PLAN
SCALE 1/4"=1'-0"

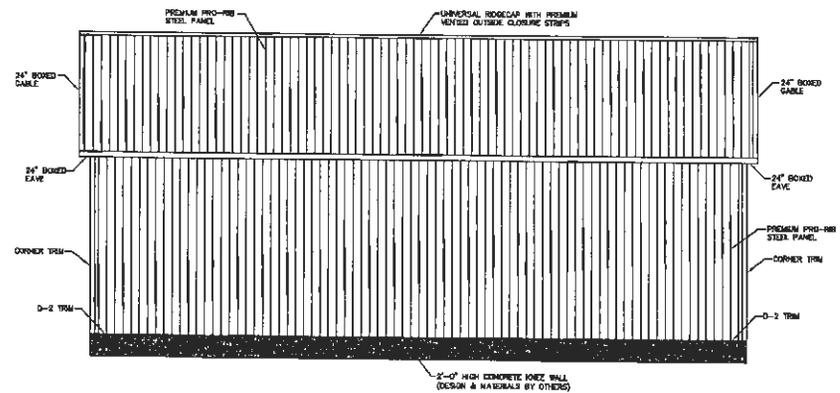
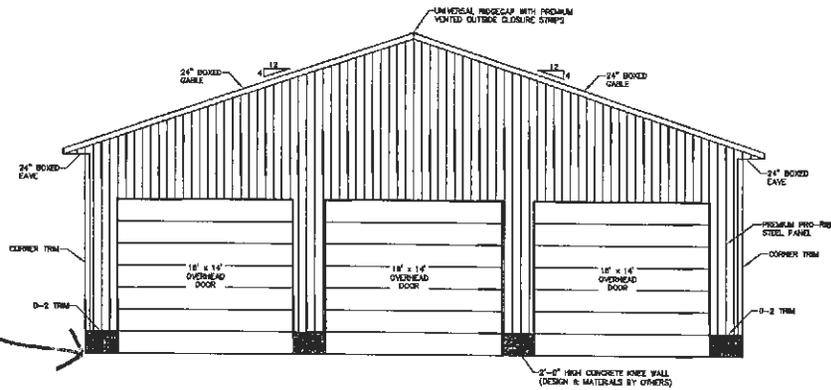
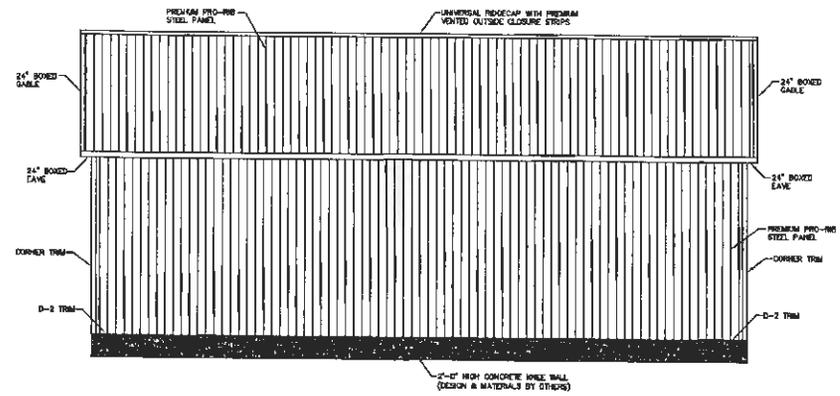
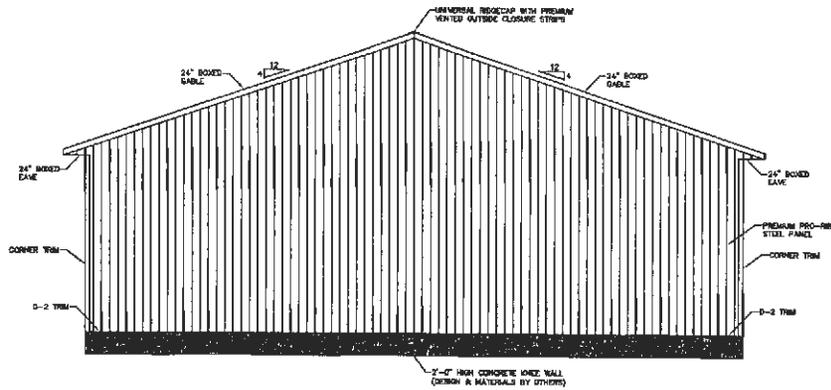


WIND BRACE DETAIL
NOT TO SCALE



DISCLAIMER
WIPROST ENGINEERING SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE ORIGINAL DRAWINGS
MADE BY THE USER OR ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF WIPROST ENGINEERING
068-537832B14

ADAPTATION & UTILIZATION OF THIS PLAN
THIS PLAN IS A GENERAL GUIDE AND SHOULD BE ADAPTED TO THE SPECIFIC REQUIREMENTS OF THE PROJECT
WIPROST ENGINEERING SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE ORIGINAL DRAWINGS
MADE BY THE USER OR ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF WIPROST ENGINEERING



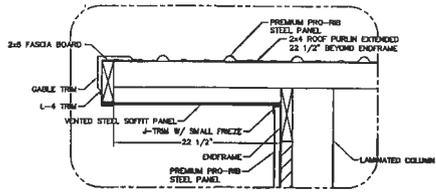
FFE
1019.0

ELEVATIONS
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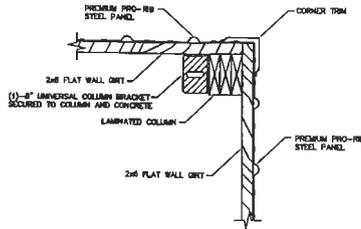


DIMENSIONS
SHOWN ON THIS DRAWING SHALL TAKE PRECEDENCE OVER SCALE DIMENSIONS. DO NOT SCALE DIMENSIONS.
ENGINEER AND ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE STRUCTURE SHOWN ON THIS DRAWING. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STRUCTURE SHOWN ON THIS DRAWING.

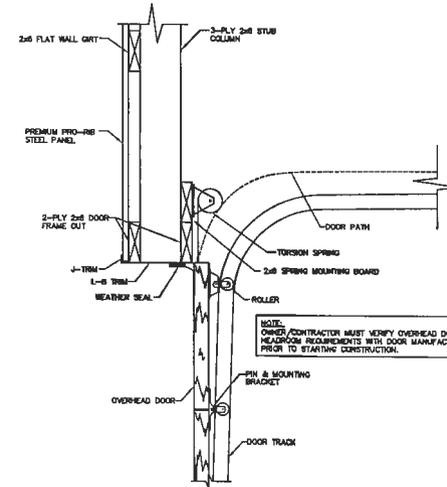
ADAPTATION & UTILIZATION OF THIS PLAN
THIS PLAN IS A GENERAL GUIDE ONLY. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STRUCTURE SHOWN ON THIS DRAWING.



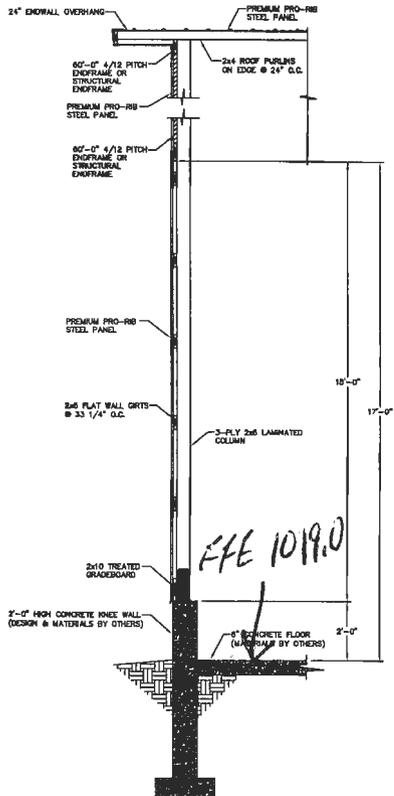
24" BOXED GABLE DETAIL
SCALE: 1 1/2"=1'-0"



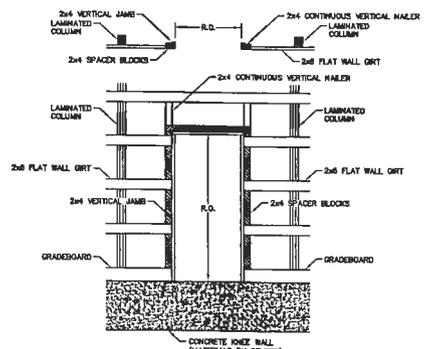
CORNER TRIM DETAIL
SCALE: 1 1/2"=1'-0"



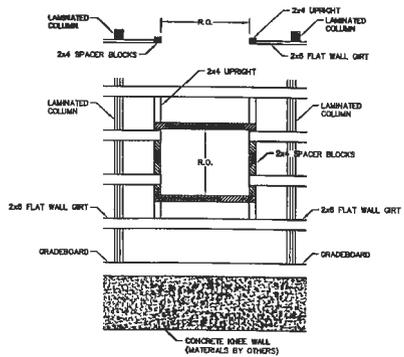
OVERHEAD DOOR FRAME OUT DETAIL
SCALE: 1 1/2"=1'-0"



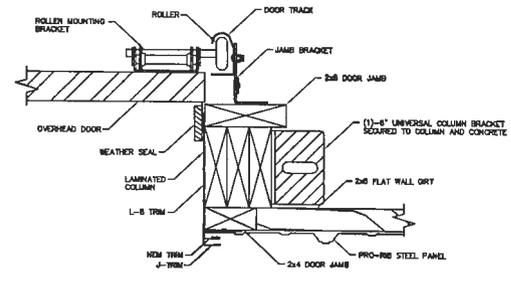
ENDWALL SECTION
SCALE: 1/2"=1'-0"



SERVICE DOOR FRAME-OUT DETAIL
SCALE: 3/8"=1'-0"



WINDOW FRAME-OUT DETAIL
SCALE: 3/8"=1'-0"



OVERHEAD DOOR JAMB DETAIL
SCALE: 3/4"=1'-0"



DIMENSIONS
WITH DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
ERRORS AND OMISSIONS
THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL DIMENSIONS AND MATERIALS LISTED IN THIS DRAWING.
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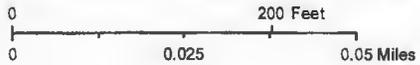
ADAPTATION & UTILIZATION OF THIS PLAN
THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL DIMENSIONS AND MATERIALS LISTED IN THIS DRAWING.
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Sarpy County Property Information



1:1,128

sarpy county
GIS



August 7, 2014

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.

September 2, 2014

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



RE: 14101 Buffalo Road Application for Flood Plain Development

Dear Mr. Fountain:

The District received information concerning the proposed construction of an accessory building at 11305 Buffalo Road in Springfield, Nebraska. According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 0170 G, effective December 2, 2005, this property is located in the Zone AE floodplain of Buffalo Creek. The base flood elevation (BFE) determined at this location is 1,018.0 feet (NAVD 1988).

Based on a review of an elevation certificate based on construction drawings prepared by Gary D. Tinkham, RLS on August 20, 2014 and drawings for the project, the District offers the following comments:

- The proposed lowest floor elevation of the structure is 1,019.0 feet (NAVD 1988) which is at least one foot above the BFE.
- A revised elevation certificated should be submitted to Sarpy County upon completion of construction to ensure the building is constructed according to plan.

If you have any questions or concerns, please contact me at (402) 315-1773 or at llaster@papionrd.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lori Ann Laster", is written over a circular stamp.

Lori Ann Laster, CFM
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD

C:\Users\llaster\Documents\Floodplain Development Permits\Plat 706\140902-14101 Buffalo Rd.docx
Reach: 10-1