

BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA**RESOLUTION FLOOD PLAIN DEVELOPMENT****Mr. Looby 13004 Cottonwood Lane, (Lot 49 Villa Springs) Springfield, 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, Mr. Looby applied for a Flood Plain Development Permit to construct a replacement deck for an existing residence at 13004 Cottonwood Lane, Springfield, NE (Lot 49 Villa Springs) and legally described in the attached Exhibit A; and,

WHEREAS, the Sarpy County Planning Department staff reviewed Mr. Looby'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, and the site plan of the subject property. The Planning Department Report notes that the estimated cost of construction is approximately \$15,000 which is less than 50% of the structure's value of \$177,431; thus the project is not considered a substantial improvement under Section 30 of the Sarpy County Zoning Regulations. However, improvements are calculated cumulatively and limited amounts of future renovations may be permitted upon approval of this flood plain development permit.

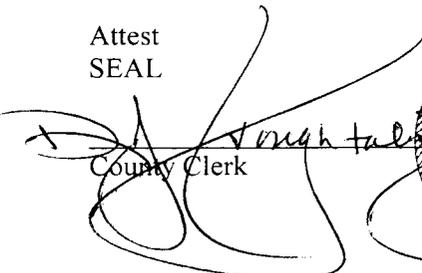
NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT the Flood Plain Development Permit Application for the property legally described in the attached Exhibit A is hereby approved subject to the following condition:

1. Improvements are calculated cumulatively and as 50% of the value of the structure is reached for improvement costs, limited amounts of future renovations may be permitted.

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 4th day of November 2014.


Sarpy County Board Chairman

Attest
SEAL


County Clerk

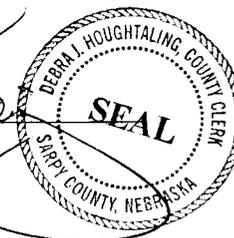


EXHIBIT A

Planning Department Report
Looby Floodplain Development Permit Application (FDP 14-0019)
County Board Date: November 4, 2014

Subject	Type	By
Floodplain Development Permit for the construction of a replacement deck for an existing residence at 13004 Cottonwood Lane, Springfield, NE (Lot 49 Villa Springs)	Resolution	Donna Lynam, CFM Assistant Director

➤ **Application Overview**

- This request is for the approval of a floodplain development permit (FDP) for the construction of a replacement deck for an existing residence at 13004 Cottonwood Lane, Springfield, NE (Lot 49 Villa Springs)
- The lowest floor of the existing structure is at 1005.8 feet (NAVD 1988) which is below the base flood elevation (BFE).
- Proposed construction does not constitute a substantial improvement as the estimated cost does not exceed 50% of the market value of the structure. Applicant has submitted a cost estimate of \$15,000 to complete the construction of a replacement deck and the structure is valued at \$177,431 per the Sarpy County Assessors records. The footprint of the deck will not be increased.

➤ **Comprehensive Development Plan**

- The Sarpy County Comprehensive Plan (Development Structure Plan – Figure 5.1) indicates this area to be Greenway.

➤ **Zoning / Floodplain Regulations**

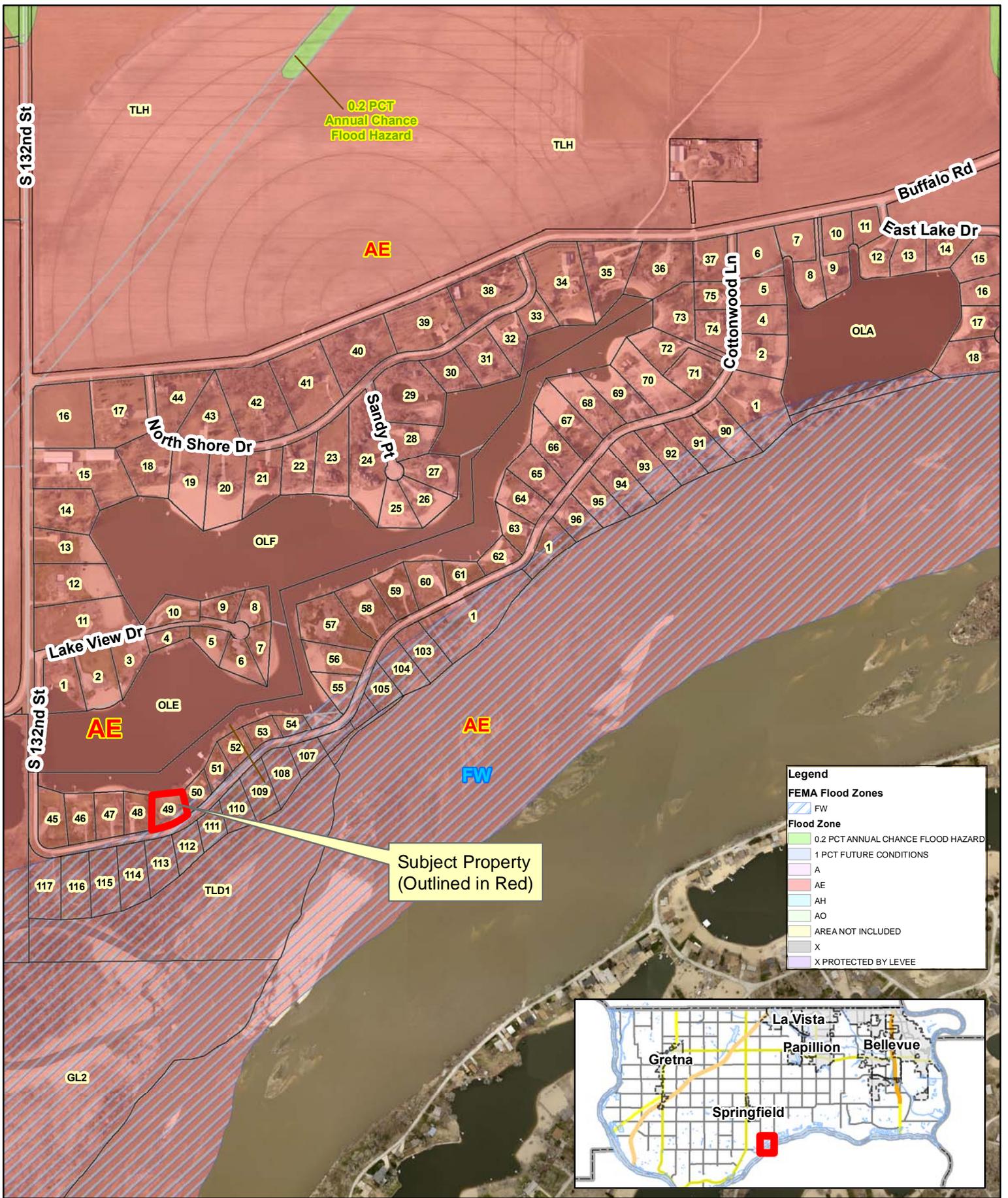
- The area is zoned RD-50 FP (Two-Family Residential District – Flood Plain)
- The property is located in an AE Floodplain Zone adjacent to Villa Springs and the Platte River. (see attached map).
- The BFE (Base Flood Elevation) determined at this location is 1009.9 feet (NAVD 1988).
- The request is in conformance with the Sarpy County Floodplain regulations.

➤ **Natural Resources District**

- The Papio Missouri River Natural Resources District (NRD) has no objections to the application.

➤ **Recommendation**

- For the reasons stated above, staff recommends a FPD be approved for the construction of a replacement deck for an existing residence at 13004 Cottonwood Lane, Springfield, NE



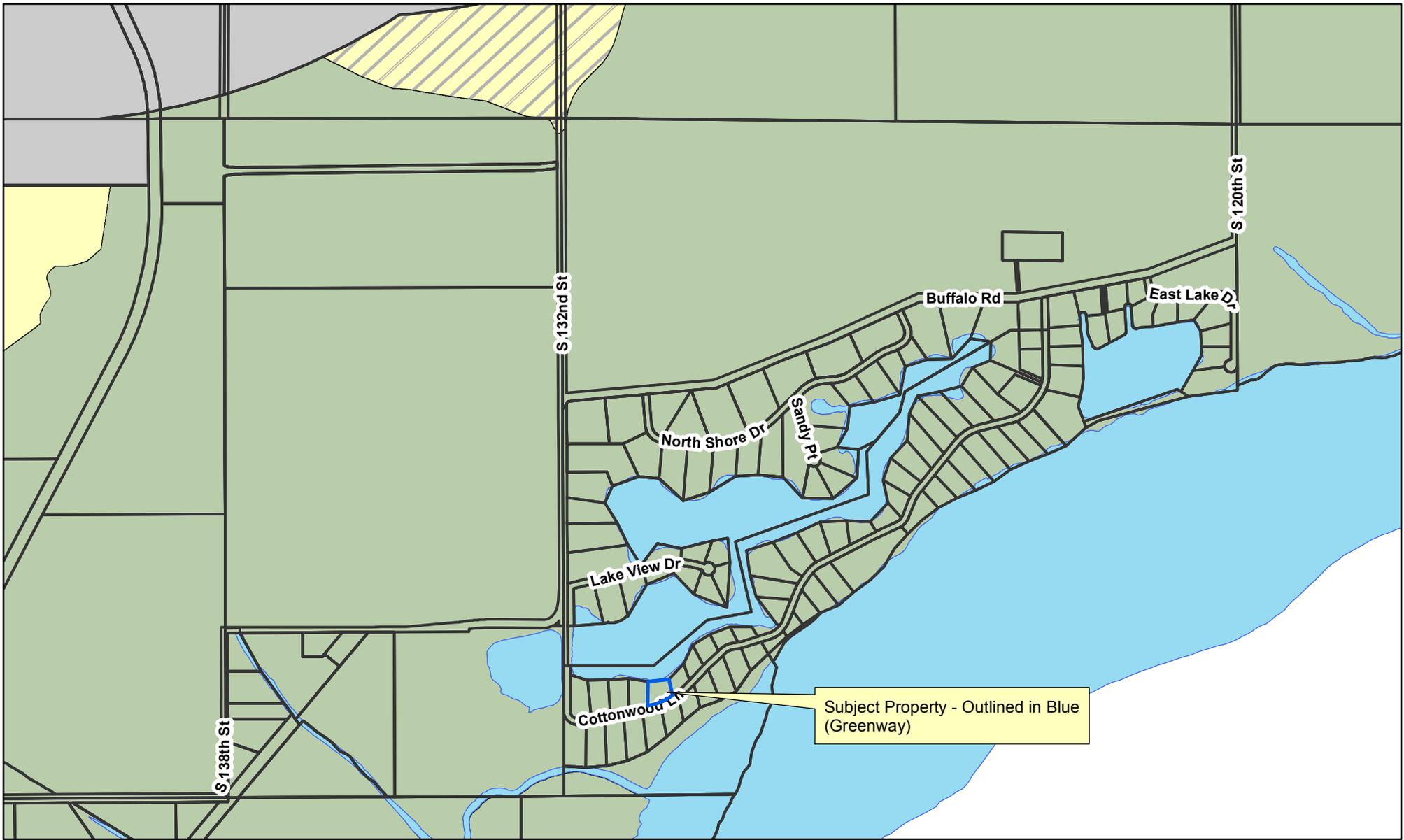
Vicinity Map - Flood Zones
 13004 Cottonwood Lane – Lot 49, Villa Springs
 Henry Looby Flood Plain Development Permit



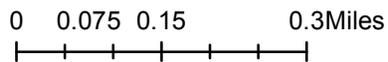


Vicinity Map - Current Zoning
13004 Cottonwood Lane – Lot 49, Villa Springs
Henry Looby Flood Plain Development Permit





Current FLU - Sarpy Co



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		



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 \$100 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 14-0019

DATE RECEIVED: 10-20-14

APPLICATION FEE: \$100 RECEIPT NO. 2672

RECEIVED BY: Lisa Smith

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: Henry Looby E-MAIL: wh11@cox.net

ADDRESS: 13004 Cottonwood Lane CITY/STATE/ZIP: Springfield, NE 68059

MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
(IF DIFFERENT)

PHONE: 402-346-2020 FAX: 402-345-0840

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL'S INFORMATION:

NAME: TD2 Engineering's Surveying E-MAIL: cdorner@td2co.com

ADDRESS: 10836 Old Mill Road CITY/STATE/ZIP: Omaha, NE 68154

MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
(IF DIFFERENT)

PHONE: 402-330-8860 FAX: 402-330-5866

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

NAME: Precision Enterprises E-MAIL: lawe@precisionenterprise.com

ADDRESS: 13951 Valley Ridge Dr. CITY/STATE/ZIP: Omaha, NE 68138

MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
(IF DIFFERENT)

PHONE: 402-592-3323 FAX: 402-592-2827

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.

Replace existing deck with a new cedar deck
in the same layout

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: 13004 Cottonwood Lane, Springfield, NE 68059

ASSESSOR'S PARCEL NUMBER: 010481249 ADDITIONAL PARCEL NUMBERS

GENERAL LOCATION: 132nd & Cottonwood Lane - Villa Springs
(example 189th & Giles Rd – include subdivision name)

LEGAL DESCRIPTION: (Describe property to wit:) Lot 49 Villa Springs

SIZE OF PROPERTY: .5 acres/sq. ft. CURRENT ZONING: RP-50

NAME OF ADJACENT WATERWAY:

PROPERTY LIES WITHIN: FLOODWAY: FLOOD FRINGE: FLOOD ZONE DESIGNATION: AE (deck area)

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

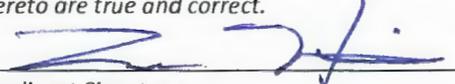
SOURCE OF UTILITY SERVICES: Water - Sewer -
Gas - Electric -

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:

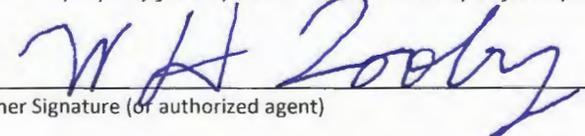
1. The Planning Department will review the application material along with other appropriate departments and/or agencies and provide a recommendation report to the County Board.
2. County Board will hold a public hearing and make a final decision on the Floodplain Development Permit.
3. Prior to the 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

10-18-2014
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.


Owner Signature (or authorized agent)

10-18-14
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
 Policy Number:
 Company NAIC Number:

A1. Building Owner's Name W Henry Looby
 A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
13004 Cottonwood Lane
 City Springfield State NE ZIP Code 68059

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Lot 49, Villa Springs, a subdivision in Sarpy County, Nebraska

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential
 A5. Latitude/Longitude: Lat. 41.0477 Long. -96.1166 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 7
 A8. For a building with a crawlspace or enclosure(s):
 a) Square footage of crawlspace or enclosure(s) 2312 sq ft
 b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 0
 c) Total net area of flood openings in A8.b 0 sq in
 d) Engineered flood openings? Yes No
 A9. For a building with an attached garage:
 a) Square footage of attached garage 1278 sq ft
 b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0
 c) Total net area of flood openings in A9.b 0 sq in
 d) Engineered flood openings? Yes No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number <u>Sarpy County 310190</u>		B2. County Name <u>Sarpy</u>		B3. State <u>NE</u>	
B4. Map/Panel Number <u>31153C0190</u>	B5. Suffix <u>G</u>	B6. FIRM Index Date <u>05/03/2010</u>	B7. FIRM Panel Effective/Revised Date <u>12/02/2005</u>	B8. Flood Zone(s) <u>AE</u> AE(Floodway)	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>1009.9</u>

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 NAVO 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: MK1819 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)	<u>1005.8</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
b) Top of the next higher floor	<u>1014.7</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>NA.NA</u>	<input type="checkbox"/> feet	<input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>1012.3</u>	<input checked="" 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)	<u>1005.8</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>1005.7</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>1013.4</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>1005.6</u>	<input checked="" 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.
 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 <u>David H. Neef</u>	License Number <u>NE RLS #475</u>
Title <u>Registered Land Surveyor</u>	Company Name <u>THOMPSON, DREESSEN & OORNER, INC.</u>
Address <u>10836 OLD MILL ROAD</u>	City <u>OMAHA</u> State <u>NE</u> ZIP Code <u>68154</u>
Signature <u>[Signature]</u>	Date <u>10/14/2014</u> Telephone <u>402-330-8860</u>



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. 13004 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 C2e) The lowest equipment servicing the building are furnace & water heater on the bottom floor.

Signature 	Date 10/14/2014
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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			
<input type="checkbox"/> 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	
<input type="checkbox"/> 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.

Policy Number:

13004 Cottonwood Lane

City Springfield

State NE

ZIP Code 68059

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 & Right Side View 10/14/2014



Right Side & Rear View 10/14/2014

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.
13004 Cottonwood Lane

Policy Number:

City Springfield

State NE

ZIP Code 68059

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 & Left Side View 10/14/2014



Left Side & Front View 10/14/2014



Rebuild deck in same layout as existing.

13004 Cottonwood Ln.
Springfield, NE 68059

CONTRACTOR
Precision Enterprises
13951 Valley View
Omaha, NE 68134
Ph: 402-592-3333
Email: lane@precisionent.com
Contact: Lane

Cottonwood Lane

OLK

185.2'

60' +

25.0'

187.8'

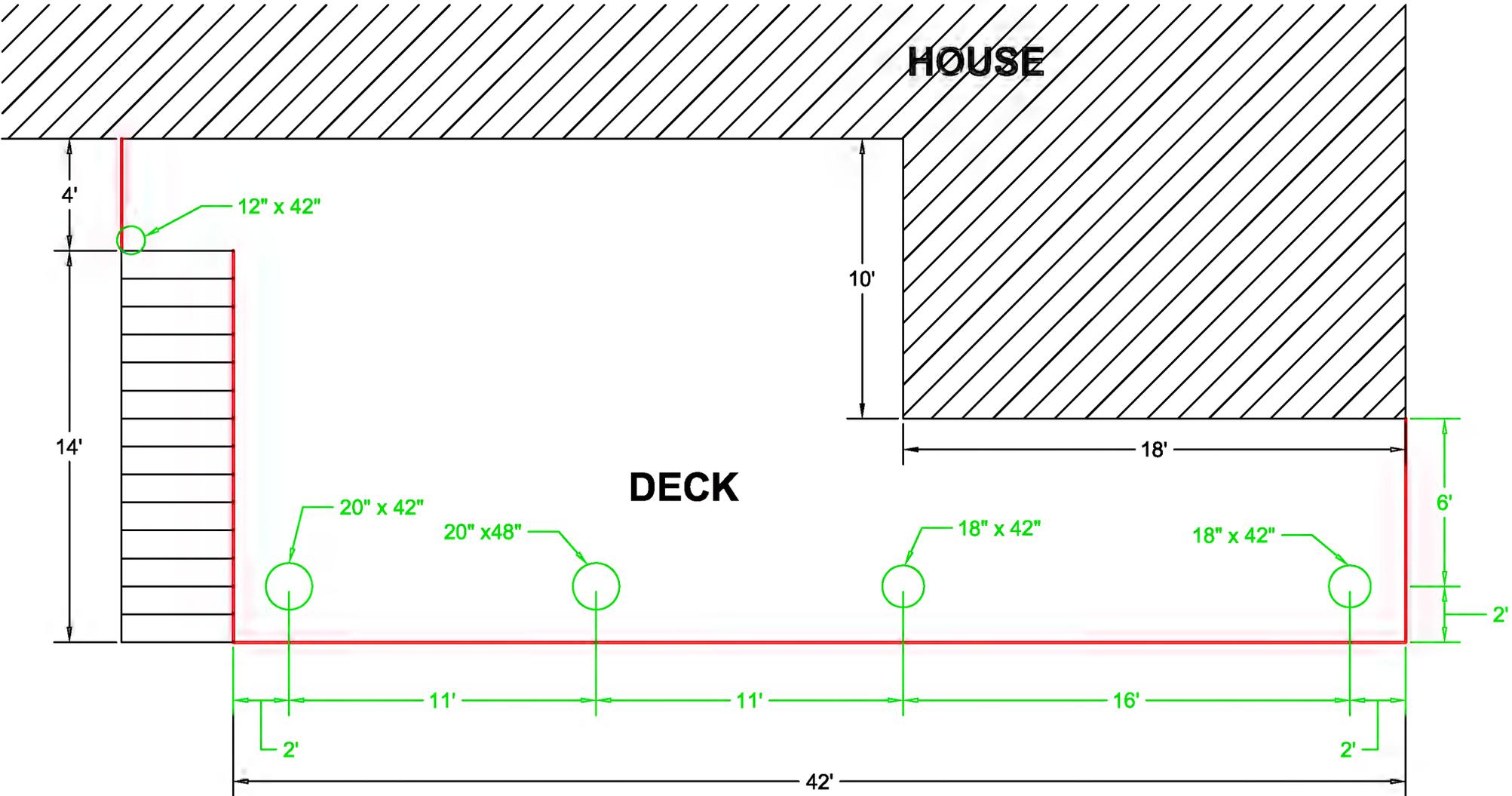
164.3'

128.1'

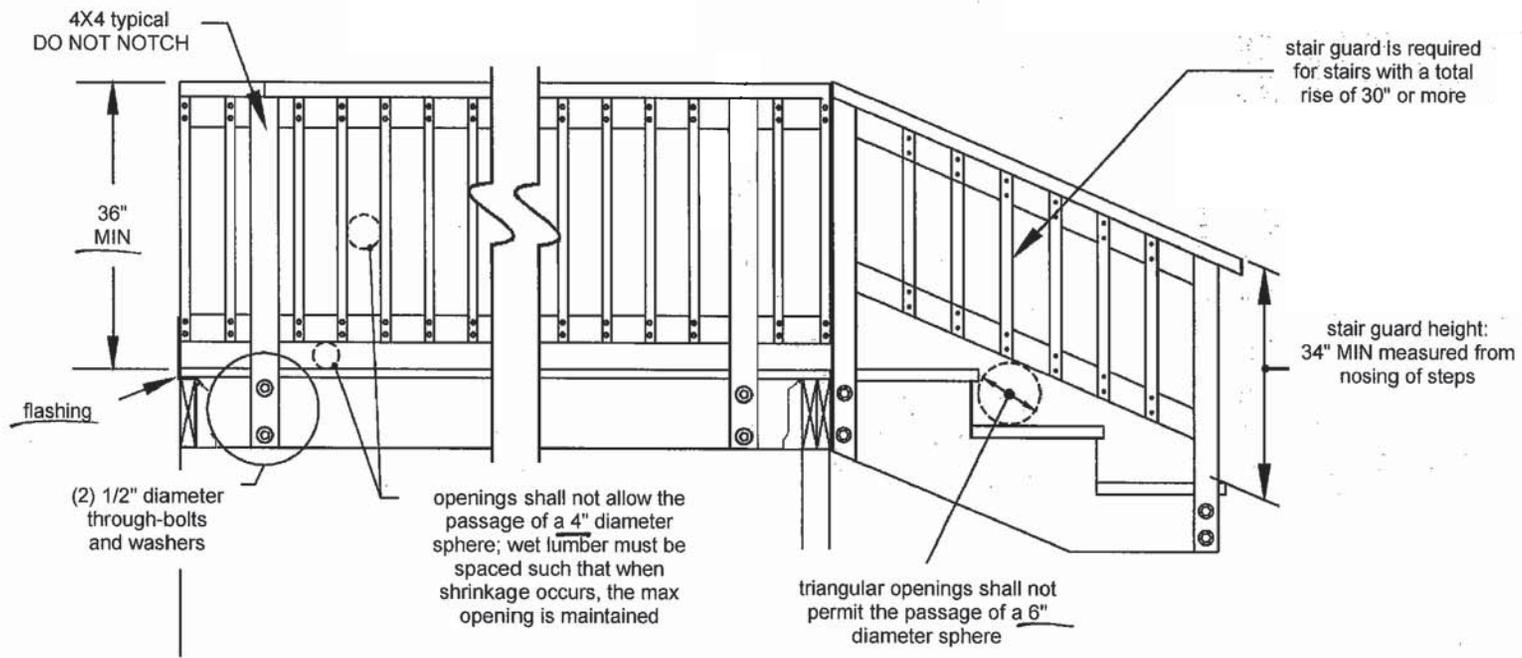
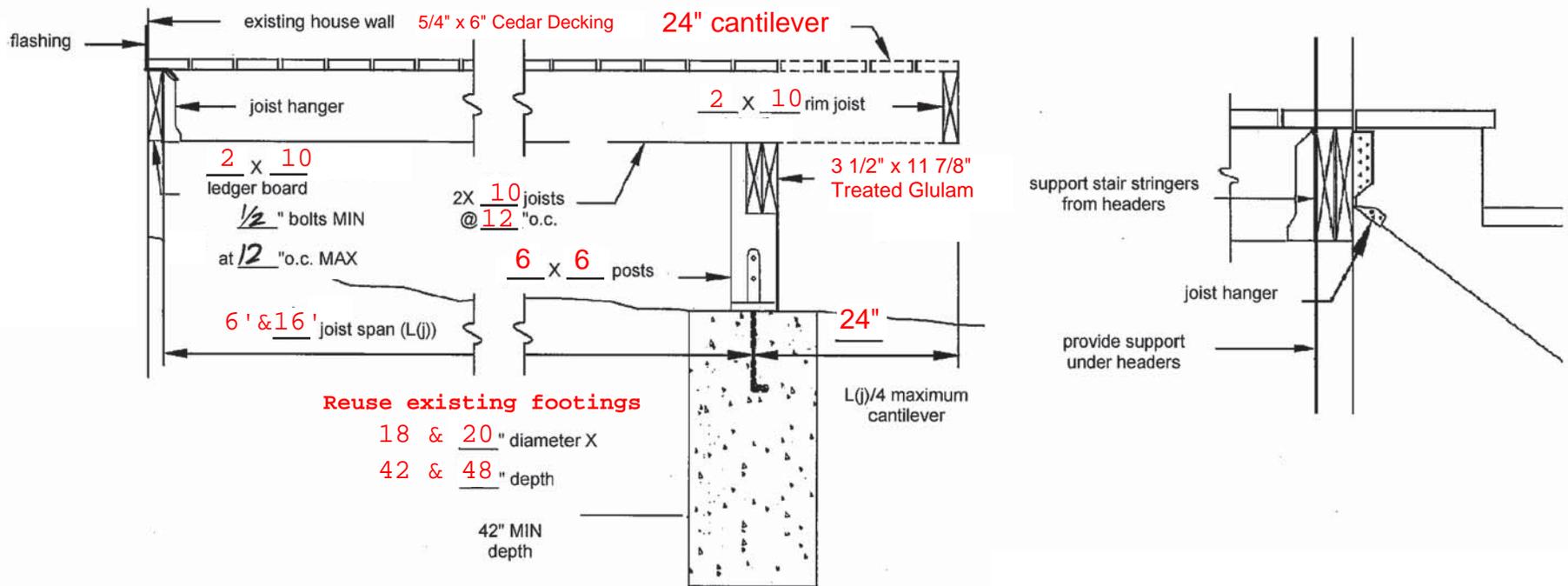
158.8'

50

49



FOOTING DETAIL





13951 Valley Ridge Drive Omaha, NE 68138

Ph: 402-592-3323 Fax: 402-592-2827

Deck Replacement

Looby - 13004 Cottonwood Lane, Springfield, NE 68059

DETAILS

Remove and haul away existing deck

Construct a new cedar deck in same layout as existing with new footings as required by building code

Framing material will all be treated lumber

Deck will be properly flashed and attached to the house

Support posts will be 6x6 cedar

Handrail will be 36" high around entire deck

TOTAL:

\$15,000.00