

BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA

RESOLUTION FLOOD PLAIN DEVELOPMENT

Diane and Rustin Rogers 1810 Hanson Dr, (Outlot 33, Hanson's Lakes), 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, Diane and Rustin Rogers have applied for a Flood Plain Development Permit to construct a 3,645 square foot accessory structure at 1810 Hanson Drive (Out Lot 33, Hanson's Lakes) as legally described in the attached Exhibit A; and,

WHEREAS, the Sarpy County Planning Department staff reviewed Diane and Rustin Rogers' 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 zoning requirements at the time of the building permit application.
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 28th day of January, 2014.


Sarpy County Board Chairman

Attest
SEAL


County Clerk

EXHIBIT A

Planning Department Report
Rogers Floodplain Development Permit Application (FDP 14-0001)
County Board Date: January 28, 2014

Subject	Type	By
Floodplain Development Permit to construct an accessory structure (Out Lot 33, Hanson's Lakes – 1810 Hanson Dr.)	Resolution	Donna Lynam, CFM Zoning Administrator Planning & Building Dept.

➤ **Application Overview**

- Diane and Rustin Rogers have requested approval of a floodplain development permit to construct a 3,645 square foot accessory structure at 1810 Hanson Drive (Out Lot 33, Hanson's Lakes):

➤ **Comprehensive Development Plan**

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

➤ **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 Hanson's Lake #2 and the Platte River (see attached map).
- The BFE (Base Flood Elevation) determined at this location is 976.0 feet (NAVD 1988).
- According to the elevation certificate based on construction drawings provided, the lowest floor elevation of the structure will be 977.0 (NAVD 1988) which is at least 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**

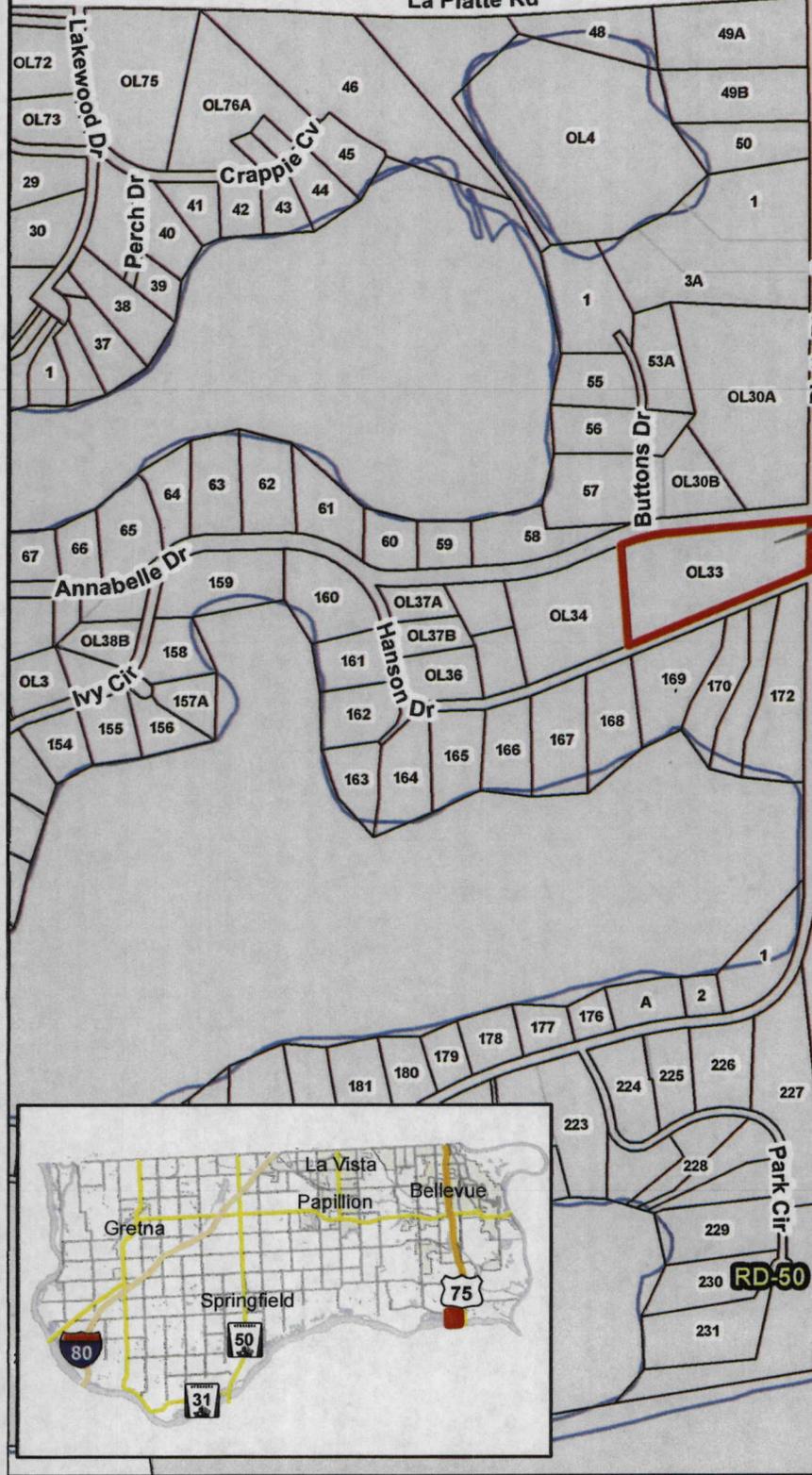
- Staff has reviewed the submittal documents and confirms that the proposed project to construct an accessory structure on Out Lot 33, Hanson's Lake is in compliance with Sarpy County Zoning and Flood Plain Regulations.

RE2

RS-100

TL13

La Platte Rd

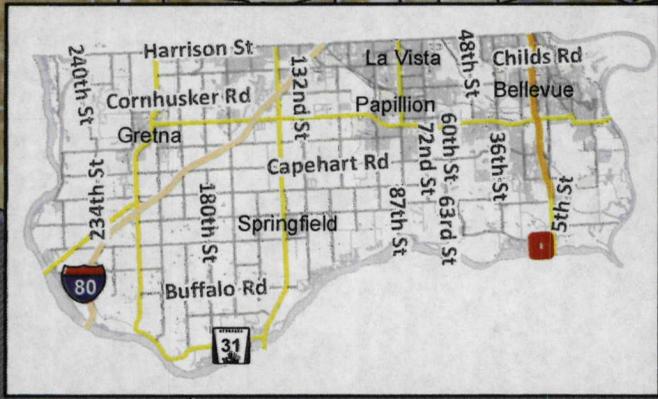


Subject Property



Vicinity Map - Zoning
 Outlot 33, Hanson's Lakes
 Rustin & Diane Rogers Flood Plain Development Permit





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
Outlot 33, Hanson's Lake
Rustin & Diane Rogers Flood Plain Development Permit



January 17, 2014

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



RE: 1809 Hanson Drive Application for Flood Plain Development Permit

Dear Mr. Fountain:

The District received information concerning the proposed construction of a pole barn at 1809 Hanson Drive in Hanson's Lake in Bellevue, Nebraska. According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 0205 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 976.0 feet (NAVD 1988).

The District has the following comments based on review of the floodplain development permit application and an elevation certificate prepared by Matthew T. Manning, P.E. dated January 8, 2014:

- The proposed floor elevation of the new barn is 977.0 feet (NAVD 1988) which is at least one foot above the BFE.
- All utility equipment servicing the building must also be constructed at least one foot above the BFE.
- The applicant must submit an elevation certificate upon completion of the project to ensure that the structure is built according to plans.

The District has no objections to this project as planned. If you have any questions or concerns, please contact me at (402) 444-6222 or at llaster@papionrd.org.

Sincerely,

Lori Ann Laster, CFM
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD

\\laster\My Documents\Floodplain Development Permits\Plat 865\140117-1809 Hanson Dr.docx
Project: 534 Plat: 865

01-21-14A11:40 RCVD



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 14-0001
 DATE RECEIVED: 12/27/13
 APPLICATION FEE: \$ 300 RECEIPT NO. 2041
 RECEIVED BY: RF
 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: Rusty Rogers E-MAIL: rustyrogers@nmccat.com
 ADDRESS: 1809 Hanson Drive CITY/STATE/ZIP: Bellevue, Ne 68123
 MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 PHONE: 402-657-1022/402-505-9631 FAX: _____

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL'S INFORMATION:

NAME: Midwest Engineering E-MAIL: mmaning@midweste.com
 ADDRESS: 5900 N. 58th St suite 1 CITY/STATE/ZIP: Lincoln, Ne 68507
 MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 PHONE: 402-464-0710 FAX: 402-464-0712

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

NAME: Astro Buildings Inc. E-MAIL: roger5964@gmail.com
 ADDRESS: 1109 South 19th St CITY/STATE/ZIP: Omaha, Ne 68108
 MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 PHONE: 800-822-7876 FAX: 402-292-9802

PROJECT DESCRIPTION: Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets if necessary.

PLEASE NOTE: A detailed project description is essential to the reviewing process of this request.

Pole building used for storage of personal items

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: Outlot 33 Hanson's Lakes

ASSESSOR'S PARCEL NUMBER: 010751033 **ADDITIONAL PARCEL NUMBERS** _____

GENERAL LOCATION: Outlot 33 Hanson Dr Hanson Lake SFD 101
(example 189th & Giles Rd – include subdivision name)

LEGAL DESCRIPTION: (Describe property to wit:) Outlot 33 Hanson's lakes
Tax Parcel No. 010251033, Sec. 22-T13N-R13E, Sarpy County

SIZE OF PROPERTY: 50,549.5 acres/sq. ft. **CURRENT ZONING:** ~~AE~~ RD-50

NAME OF ADJACENT WATERWAY: Platte River

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

LOWEST FLOOR ELEVATION IS TO BE 977 **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.

[Signature]
Applicant Signature

12/27/13
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.

[Signature]
Owner Signature (or authorized agent)

12/27/13
Date

Owner Signature (or authorized agent)

Date

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

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

SECTION A - PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name Diane D. & Rustin S. Rogers

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
 1809 Hanson Drive (Outlot 33 of Hanson's Lakes)

Company NAIC Number:

City Bellevue

State NE

ZIP Code 68123

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
 Outlot 33, Hanson's Lakes, Tax Parcel No. 010751033, Sec. 27-T13N-R13E, Sarpy County

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

A5. Latitude/Longitude: Lat. 41 Deg. 03' 50.2" N Long. 95 Deg. 56' 19.2" W

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) 0 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 0 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
 Sarpy County 310190

B2. County Name
 Sarpy - Unincorporated Area

B3. State
 Nebraska

B4. Map/Panel Number
 31153C0205

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)
 976.0

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: NA 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: USGS X 277 & USGS Y 277

Vertical Datum: NAVD 88

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) 977.0 feet meters
- b) Top of the next higher floor NA feet meters
- c) Bottom of the lowest horizontal structural member (V Zones only) NA feet meters
- d) Attached garage (top of slab) NA feet meters
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) 977.0 feet meters
- f) Lowest adjacent (finished) grade next to building (LAG) 977.0 feet meters
- g) Highest adjacent (finished) grade next to building (HAG) 977.0 feet meters
- h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support 977.0 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 Matthew T. Manning, PE

License Number E-10336

Title President

Company Name Midwest Engineering, Inc.

Address 5900 N. 58th Street, Ste. 1

City Lincoln

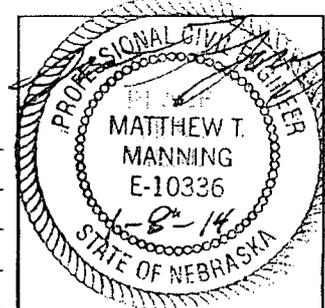
State NE

ZIP Code 68507

Signature *Matthew T. Manning*

Date January 8, 2014

Telephone 402-464-0710



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. 1809 Hanson Drive (Outlot 33 of Hanson's Lakes)	Policy Number:
City Bellevue State NE ZIP Code 68123	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 Proposed grading and future slab on grade outbuilding is contemplated at this time.

Signature Matthew T. Manning, PE  Date January 8, 2014

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 NA feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is NA 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 NA feet meters above or below the HAG.
- E3. Attached garage (top of slab) is NA feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is NA 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.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1809 Hanson Drive (Outlot 33 of Hanson's Lakes)		FOR INSURANCE COMPANY USE Policy Number:
City Bellevue	State NE ZIP Code 68123	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.

NOTE: FUTURE BUILDING IS PROPOSED, THUS NO CURRENT STRUCTURE TO PHOTOGRAPH. 1/8/2014.

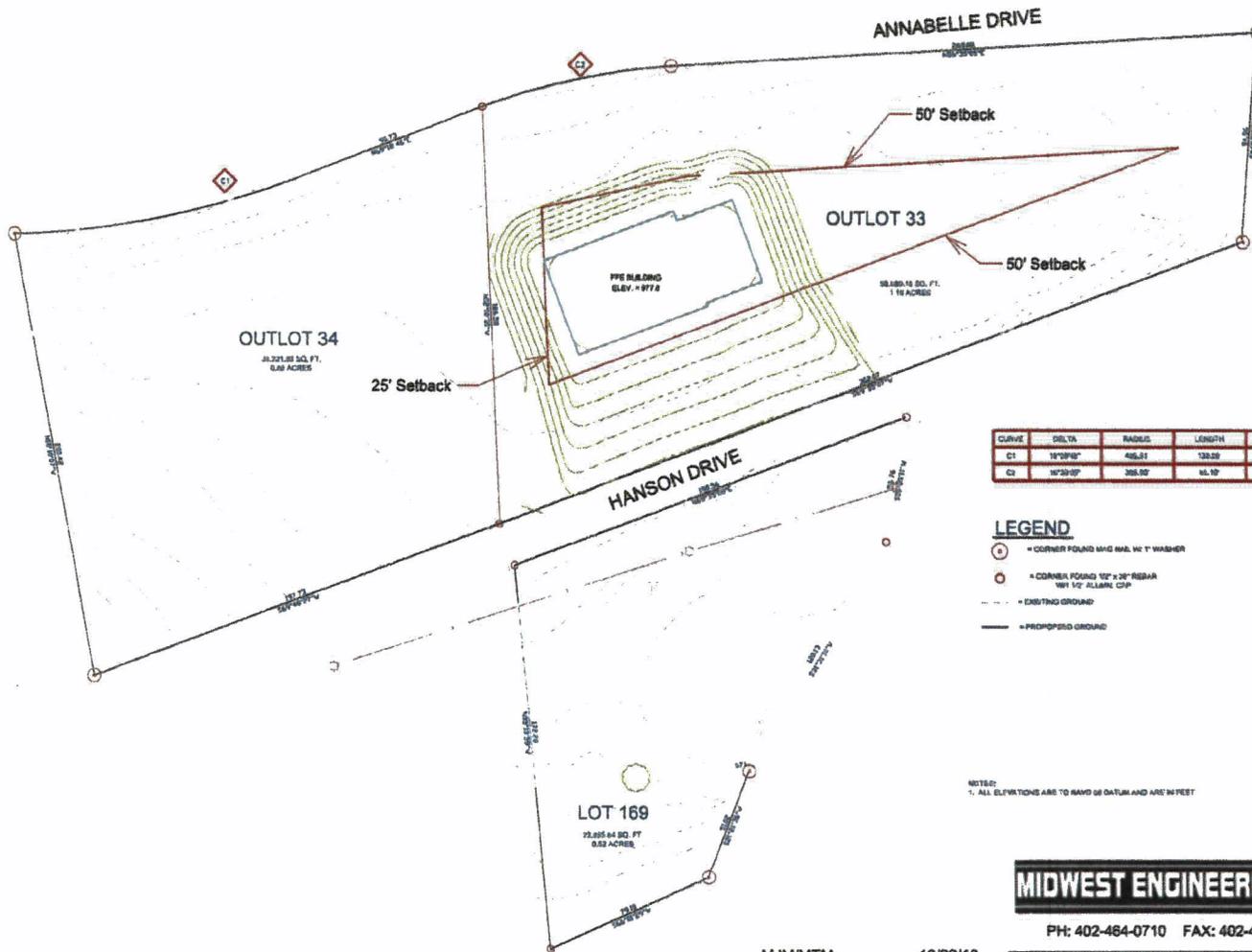
Building Photographs

Continuation Page

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.	FOR INSURANCE COMPANY USE
City State ZIP Code	Policy Number
	Company NAIC Number

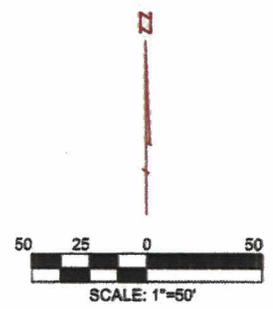
If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative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



CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	18°29'00"	456.21	132.25	121.47	109°32'21"E
C2	16°20'00"	265.97	81.97	87.89	107°47'50"E

- LEGEND**
- = CORNER FOUND 1/2" x 1/2" x 1" WASHER
 - = CORNER FOUND 10" x 20" REBAR WITH 1/2" ALUMINUM CAP
 - - - = EXISTING GROUND
 - = PROPOSED GROUND

NOTES:
1. ALL ELEVATIONS ARE TO BOUND OF DATUM AND ARE IN FEET



MIDWEST ENGINEERING, INC. 5900 N. 58TH STREET
SUITE 1
LINCOLN, NEBRASKA 68507

PH: 402-464-0710 FAX: 402-464-0712

MJM/MTM 12/22/13

DIANE AND RUSTIN ROGERS
OUTLOT 33 LAYOUT PLAN
HANSON'S LAKES SUBDIVISION
SARPY COUNTY, NEBRASKA