

**BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA**  
**RESOLUTION FLOOD PLAIN DEVELOPMENT**

**Alan Hans, 12609 North Shore Dr (Lot 31 Villa Springs) 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, Alan Hans applied for a Flood Plain Development Permit in order to build a new single family residential structure on the property legally described in the attached Exhibit A; and,

WHEREAS, the Sarpy County Planning Department staff reviewed Alan Hans' 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.

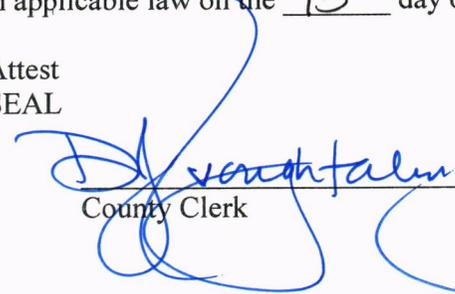
NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT the Flood Plain Development Permit Application for the property legally described in the attached Exhibit A is hereby approved subject to the following conditions:

1. The applicant must submit verification to the planning department that the utility equipment serving the new structure is elevated to one foot above the BFE or flood proofed.
2. An original, as-built elevation certificate will be required to be submitted to the Sarpy County Planning and Building Department at the time of the final inspection to ensure the structure was built according to plans. Further, the original, as-built elevation certificate should reflect that the building diagram (A.7) number is 1A as there is not crawlspace or enclosure proposed below grade.

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 13<sup>th</sup> day of August 2013.

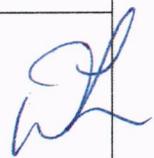
  
 Sarpy County Board Chairman

Attest  
 SEAL

  
 County Clerk



Sarpy County Board of Commissioners  
 EXHIBIT "A"  
 Planning Department Report  
 Alan Hans Floodplain Development Permit Application (FDP 13-0016)  
 County Board Date: August 13, 2013

Subject	Type	By
Floodplain Development Permit to replace an existing residential structure with a new single family home (12609 North Shore Drive - Lot 31 Villa Springs)	Resolution	Donna Lynam Zoning Administrator 

➤ **Application Overview**

- Request is for the approval of a floodplain development permit to build a new single family residence at 12609 North Shore Drive, Springfield, NE (Lot 31, Villa Springs).
- According to the elevation certificate, based on construction drawings provided, the lowest floor elevation of the structure will be at 1008.6 which is one foot above the Base Flood Elevation (BFE)

➤ **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 RS-100 FP (Single-family Residential District – Flood Plain)
- The property is located in an AE Floodplain Zone adjacent to Villa Springs. (see attached map).
- All utility equipment serving the structure should be elevated to one foot above the BFE or flood proofed
- An original as-built elevation certificate will be required to be submitted to the Sarpy County Planning and Building Department at the time of the Final Inspection to ensure the structure was built according to plans.
- The as-built elevation certificate should be changed to reflect that the building diagram (A.7) number is 1A as there is not crawlspace or enclosure proposed below grade.
- The BFE (Base Flood Elevation) determined at this location is 1007.6 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 proposed project.

➤ **Recommendation**

- For the reasons stated above, staff recommends the flood plain development permit be approved for the construction of a new single-family residential structure.



# SARPY COUNTY PLANNING & BUILDING DEPT.

1210 GOLDEN GATE DRIVE PAPPILLION, NE 68046

PHONE: 402-593-1555 FAX: 402-593-1558

E-MAIL: [PLANNING@SARPY.COM](mailto:PLANNING@SARPY.COM)

## FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

In order for your application to be considered **COMPLETE**, please answer all applicable questions and provide the following:

1. Completed Floodplain Development Permit Application
2. Non-refundable fee of \$100.00 made payable to Sarpy County Treasurer
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.

### PLANNING STAFF USE ONLY:

APPLICATION #: FPD 13-0016

DATE RECEIVED: \_\_\_\_\_

APPLICATION FEE: \$ 100.00 RECEIPT NO. 922437

RECEIVED BY: 07-16-13 P02:39 RCVD DL

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: ALAN HANS E-MAIL: alanhans2001@yahoo.com

ADDRESS: 12609 NORTH SHORE DR CITY/STATE/ZIP: Springfield NE 68059

MAILING ADDRESS: 18215 SANDY PT CITY/STATE/ZIP: \_\_\_\_\_  
(IF DIFFERENT)

PHONE: 402 677 6011 FAX: 402 891 9899

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

NAME: TD<sup>2</sup> E-MAIL: \_\_\_\_\_

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

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

PHONE: 330-8860 FAX: \_\_\_\_\_

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

NAME: ADVANTAGE Development inc E-MAIL: \_\_\_\_\_

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

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

PHONE: 402-677-6111 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.

Single family Dwelling

**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: 12609 North Shore Drive

ASSESSOR'S PARCEL NUMBER: 0104374187 ADDITIONAL PARCEL NUMBERS

GENERAL LOCATION:

(example 189<sup>th</sup> & Giles Rd - include subdivision name)

LEGAL DESCRIPTION: (Describe property to wit:) Lot 31 Villa Springs

SIZE OF PROPERTY: 1.344 acres/sq. ft. CURRENT ZONING: RD-50 FP

NAME OF ADJACENT WATERWAY: Platte River

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

LOWEST FLOOR ELEVATION IS TO BE 1008.6 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.

Lowest floor elevation to be 1008.6

**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

Date

I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process at the Planning Commission and County Board is complete. I further 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

# 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 Alan R Hans	Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 12609 North Shore Drive  City Springfield State NE ZIP Code 68059	Company NAIC Number:	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 31, Villa Springs, a subdivision in Sarpy County, Nebraska		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>		
A5. Latitude/Longitude: Lat. <u>41.05426</u> Long. <u>-96.11043</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983		
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>2</u>		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) <u>3423</u> sq ft	a) Square footage of attached garage <u>2311</u> sq ft	
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>	b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>	
c) Total net area of flood openings in A8.b <u>0</u> sq in	c) Total net area of flood openings in A9.b <u>0</u> sq in	
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No	d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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

B1. NFIP Community Name & Community Number Sarpy County 310190		B2. County Name Sarpy	B3. State NE		
B4. Map/Panel Number 31153C0190	B5. Suffix G	B6. FIRM Index Date 05/03/2010	B7. FIRM Panel Effective/Revised Date 12/02/2005	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 1007.6

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: 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>1008.6</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	<u>1018.6</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>1016.6</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>1008.6</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>1008.6</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>1016.6</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>NA.NA</u>	<input 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 David H. Neef	License Number NE RLS #475
Title Registered Land Surveyor	Company Name THOMPSON, DREESSEN & DORNER, INC.
Address 10836 OLD MILL ROAD	City OMAHA State NE ZIP Code 68154
Signature <i>[Signature]</i>	Date 07/29/2013 Telephone 402-330-8860



TD2 #: 1408-114-77

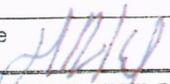
**ELEVATION CERTIFICATE, page 2**

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>	<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 12609 North Shore Drive	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) Lowest machinery or equipment servicing the building will be furnaces and water heaters on the bottom floor at elevation 1008.6

Signature  Date 07/29/2013

**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 \_\_\_\_\_

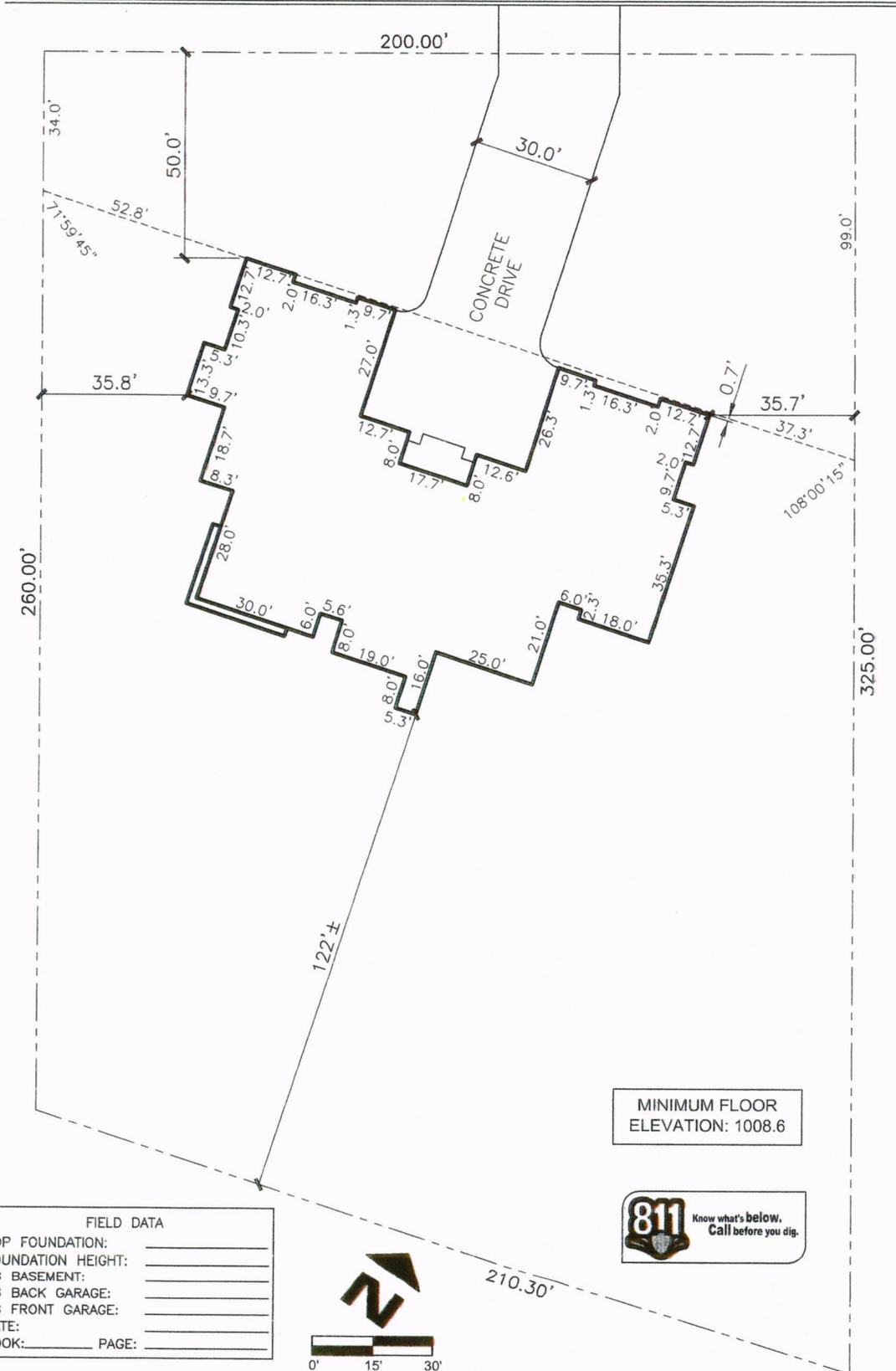
Local Official's Name _____	Title _____
Community Name _____	Telephone _____
Signature _____	Date _____

Comments \_\_\_\_\_

Check here if attachments.

PROPOSED CONSTRUCTION ON:  
 LOT 31, VILLA SPRINGS, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

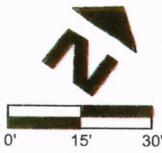
NORTH SHORE DRIVE



MINIMUM FLOOR  
 ELEVATION: 1008.6



FIELD DATA	
TOP FOUNDATION:	_____
FOUNDATION HEIGHT:	_____
SG BASEMENT:	_____
SG BACK GARAGE:	_____
SG FRONT GARAGE:	_____
DATE:	_____
BOOK: _____	PAGE: _____



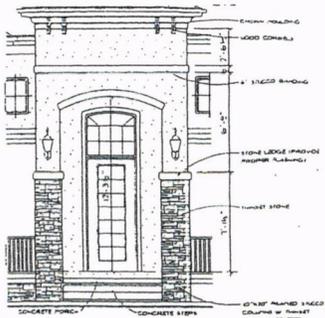
Job Number: 1408-114-77  
 thompson, dresden & dornier, inc.  
 10836 Old Mill Rd  
 Omaha, NE 68154  
 p.402.330.8860 f.402.330.5866  
 td2co.com

Date: JULY 16, 2013  
 Drawn By: RJR  
 Reviewed By: MJS  
 Revision Date:

SITE PLAN

ADVANTAGE DEVELOPMENT

Book  
 Page



**ENTRY DETAIL**

SCALE: 1/4" = 1'-0"



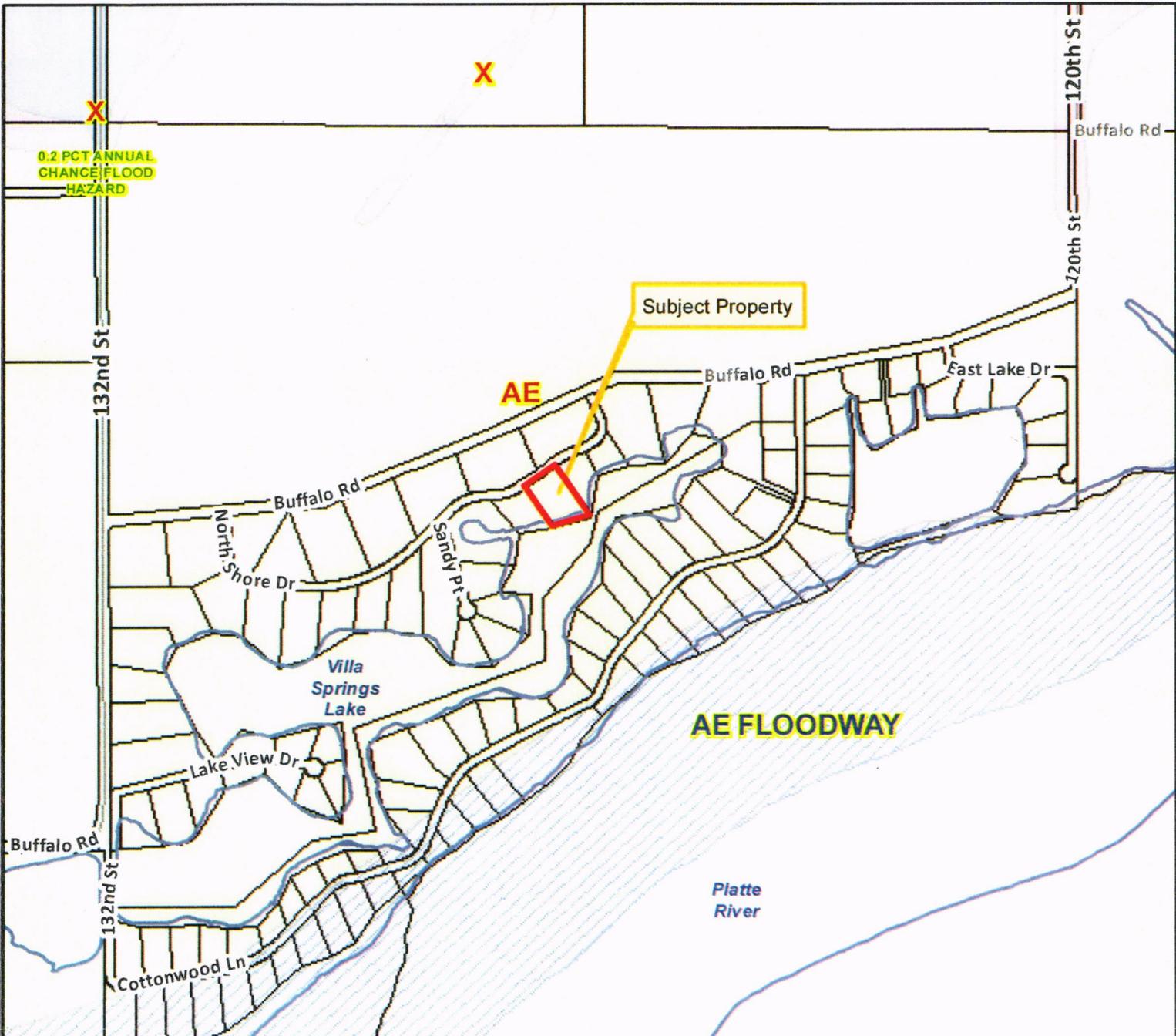
**FRONT ELEVATION**

SCALE: 1/8" = 1'-0"



**REAR ELEVATION**

SCALE: 1/8" = 1'-0"



**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**  
 12609 North Shore Dr - Lot 31, Villa Springs  
 Alan Hans Flood Plain Development Permit



August 7, 2013

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



RE: 12609 North Shore Drive Application for Flood Plain Development Permit

Dear Mr. Fountain:

The District received information concerning the construction of a new residential structure on Lot 31 in Villa Springs located at 12609 North Shore Drive in Springfield, Nebraska. According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 0190 G, effective December 2, 2005, this property is located in the Zone AE floodplain of the Platte River. The base flood elevation (BFE) determined at this location is 1,007.6 feet (NAVD 1988).

The District has the following comments based on a review of an elevation certificate prepared by David H., R.L.S. on July 29, 2013, and construction plans of the proposed structure:

- The lowest floor elevation of the proposed structure is 1,008.6 feet (NAVD 1988), which is at least one foot above the BFE.
- All utility equipment servicing the structure should be elevated or floodproofed to at least one foot above BFE.
- An as-built elevation certificate should be submitted to the County to insure the structure was built according to plans. On the as-built elevation certificate, the building diagram number (item A.7) should be changed to 1A as there is no crawlspace or enclosure proposed below grade.

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](mailto:llaster@papionrd.org).

Sincerely,

Lori Ann Laster, CFM  
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD

\\laster\Documents\Floodplain Development Permits\Plat 884\130807-12609 N. Shore Dr.docx  
Plat: 884