

BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA**RESOLUTION FLOOD PLAIN DEVELOPMENT****Tim & Mary Ann Thunn, 12416 Cottonwood Lane (Lot 68 Villa Springs) Sarpy County, NE**

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2007), 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 2007), 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 2007); and,

WHEREAS, said Zoning Regulations require the County Board of Commissioners to approve applications for development permits within any Flood Plain District; and

WHEREAS, Tim & Mary Ann Thunn applied for a Flood Plain Development Permit in order to construct an addition and remodel an existing single-family dwelling on the property legally described in the attached Exhibit A; and,

WHEREAS, the Sarpy County Planning Department staff reviewed Tim & Mary Ann Thunn's Flood Plain Development Permit application for compliance with the Zoning Regulations; 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. The applicant must submit an elevation certificate upon completion of the project to ensure that the structure is built according to the proposed plans and permit requirements.

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 19th day of March 2013.


Sarpy County Board Chairman



Attest
SEAL

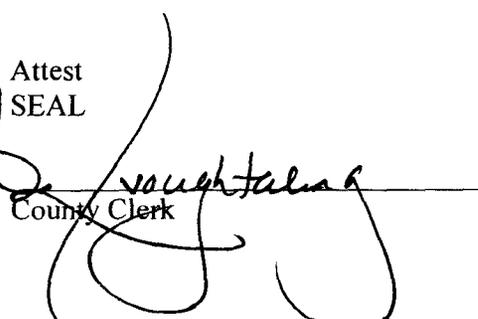

County Clerk

EXHIBIT A

Planning Department Report
Thunn Floodplain Development Permit Application (FDP 13-0002)
County Board Date: March 19, 2013

Subject	Type	By
Floodplain Development Permit for construction of an addition to an existing home (12416 Cottonwood Lane – Lot 68 Villa Springs)	Resolution	Donna Lynam Zoning Administrator 

➤ **Application Overview**

- This request is for the approval of a floodplain development permit (FDP) for the site legally described as Lot 68, Villa Springs, (12416 Cottonwood Lane, Springfield, NE). The FDP is for the construction of an addition and remodel of an existing single-family dwelling.
- The lowest floor elevation of the existing structure is approximately 2.4' above the Base Flood Elevation (BFE) and the lowest finished floor elevation of the proposed addition will be 1.74' above the BFE.

➤ **Comprehensive Development Plan**

- The Sarpy County Comprehensive Plan (Development Structure Plan – Figure 5.1) indicates this area as Urban Residential.

➤ **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. (see attached map).
- The BFE (Base Flood Elevation) determined at this location is 1007.5 feet (NAVD 1988).
- According to the elevation certificate provided, the lowest finished floor of the existing structure is 1009.9 feet (NAVD 1988), which is 2.4 feet above the BFE.
- The plans submitted for this structure indicate the lowest finished floor of the addition will be 1009.24, which is 1.74 feet above the BFE.
- Upon completion of construction, an 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 construction provided it meets the conditions outlined above and in their attached letter.

➤ **Recommendation**

- For the reasons stated above, staff recommends the permit be approved for the construction of an attached garage structure and chain link fence at this location.

March 12, 2013

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



RE: 12416 Cottonwood Lane Application for Flood Plain Development Permit

Dear Mr. Fountain:

The District received information concerning the construction of an addition to an existing residential structure on Lot 68 in Villa Springs located at 12416 Cottonwood Lane 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 1,007.5 feet (NAVD 1988).

The District has the following comments based on a review of an elevation certificate prepared by Richard M. Broyles, R.L.S. on April 25, 2007, and a site plan of the proposed addition:

- The elevation certificate for the existing structure states the lowest floor elevation is 1,009.9 feet (NAVD 1988) which is at least one foot above the BFE. The addition to the home will be constructed eight inches below the existing lowest floor at 1,009.2 feet (NAVD 1988) which is at least one foot above the BFE.
- An as-built elevation certificate should be submitted to the County to ensure the addition was built according to plans.

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

Sincerely,

Lori Ann Laster, CFM
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD

Vlaster\Documents\Floodplain Development Permits\Plat 884\130305-12416 Cottonwood Lane.docx
Plat: 884



SARPY COUNTY PLANNING & BUILDING DEPT.

1210 GOLDEN GATE DRIVE 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 \$100.00 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 #: FDP 13-0002

DATE RECEIVED:

APPLICATION FEE: \$ 100.00 RECEIPT NO. 1967

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: Time Mary Ann Thurn E-MAIL: Time Thurn Construction.com

ADDRESS: 12416 Cottonwood Ln CITY/STATE/ZIP: Springfield

MAILING ADDRESS: CITY/STATE/ZIP: NE 68059

PHONE: 402-253-2771 FAX: 402-896-4204

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL'S INFORMATION:

NAME: T.D.Z. E-MAIL: TDZmail@TDZCo.com

ADDRESS: 10834 Old Mill Rd CITY/STATE/ZIP: Omaha NE

MAILING ADDRESS: CITY/STATE/ZIP: Omaha NE 68154

PHONE: 402-330-8860 FAX: 402-330-5860

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

NAME: Thurn Construction E-MAIL: Tim@ThurnConstruction.com

ADDRESS: 17208 Custer Rd CITY/STATE/ZIP: Omaha

MAILING ADDRESS: CITY/STATE/ZIP: NE 68138

PHONE: 402-896-8913 FAX: 402-896-4204

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.

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: _____

ASSESSOR'S PARCEL NUMBER: _____ ADDITIONAL PARCEL NUMBERS _____

GENERAL LOCATION: _____
(example 189th & Giles Rd – include subdivision name)

LEGAL DESCRIPTION: (Describe property to wit:) Lot 68 Villa Springs

SIZE OF PROPERTY: _____ acres/sq. ft. CURRENT ZONING: _____

NAME OF ADJACENT WATERWAY: Pedette River

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

LOWEST FLOOR ELEVATION IS TO BE 1028.5 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 Sorpy 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.

Jan Shuman _____
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 Sorpy 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

Tim J. Thunn

12416 Cottonwood Lane • Springfield, NE 68059
Phone: (402) 253-2771 • Fax: (402) 896-8913 • E-Mail: tim@thunnconstruction.com

March 12, 2013

Donna Lynam
Sarpy County Planning
1210 Golden Gate Dr
Papillion, NE 68046

RE: 12416 Cottonwood Ln – Springfield, NE

Dear Donna:

This letter shall serve as verification that the finished floor elevation of the first level of the addition at 12416 Cottonwood Ln, Springfield, NE will be at 8" below the existing finished floor elevation of 1009.9 feet. This would put the elevation of the first floor addition at 1009.24 feet, which is 1.74 feet above the current base flood elevation of 1007.5 feet.

Sincerely,



Tim J. Thunn

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name TIMOTHY THUNN		For Insurance Company Use:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 12416 COTTONWOOD LANE		Policy Number
City SPRINGFIELD State NE ZIP Code 68059		Company NAIC Number
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 68, VILLA SPRINGS, A SUBDIVISION IN SARPY COUNTY, NE		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL		
A5. Latitude/Longitude: Lat. 41-03-12 N Long. 96-06-32 W		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 7		
A8. For a building with a crawl space or enclosure(s), provide		A9. For a building with an attached garage, provide:
a) Square footage of crawl space or enclosure(s) 1865 sq ft		a) Square footage of attached garage 630 sq ft
b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade 0		b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade 0
c) Total net area of flood openings in A8.b 0 sq in		c) Total net area of flood openings in A9.b 0 sq in

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number SARPY COUNTY, NE 310190		B2. County Name SARPY COUNTY	B3. State NE
B4. Map/Panel Number 31153C0190	B5. Suffix G	B6. FIRM Index Date 01-19-95	B7. FIRM Panel Effective/Revised Date 12-02-05
		B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 1007.5

310. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
 FIS Profile FIRM Community Determined Other (Describe) _____

311. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other (Describe) _____

312. 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)

1. 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.

2. 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-g below according to the building diagram specified in Item A7.
 Benchmark Utilized _____ Vertical Datum **NAVD 1988**
 Conversion/Comments _____

Check the measurement used.

a) Top of bottom floor (including basement, crawl space, or enclosure floor)	<u>1009.9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor	<u>1019.3</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>NA.NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab)	<u>1016.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments)	<u>1009.9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade (LAG)	<u>1009.9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade (HAG)	<u>1016.3</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)

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.

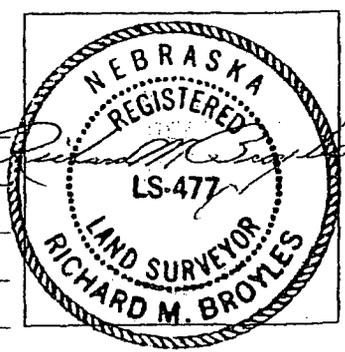
Check here if comments are provided on back of form.

Certifier's Name **RICHARD M BROYLES** License Number **NE RLS #477**

Title **REGISTERED LAND SURVEYOR** Company Name **THOMPSON, DREESSEN & DORNER INC.**

Address **10836 OLD MILL ROAD** City **OMAHA** State **NE** ZIP Code **68154**

Signature *Richard M Broyles* Date **04-25-07** Telephone **402-330-8860**



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. 12416 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 FURNACE AND WATER HEATER ON BASEMENT FLOOR ELEVATION 1009.9.

Signature *Richard M. Brown* Date 04-25-07 Check here if attachments

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, crawl space, or enclosure) is _____ feet meters above or below the HAG.
 b) Top of bottom floor (including basement, crawl space, or enclosure) is _____ feet meters above or below the LAG.

E2. For Building Diagrams 6-8 with permanent flood openings provided in Section A Items 8 and/or 9 (see page 8 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, and G9.

31. 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.)

32. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

33. The following information (Items G4.-G9.) 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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37. This permit has been issued for: New Construction Substantial Improvement

38. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters (PR) Datum _____

39. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters (PR) Datum _____

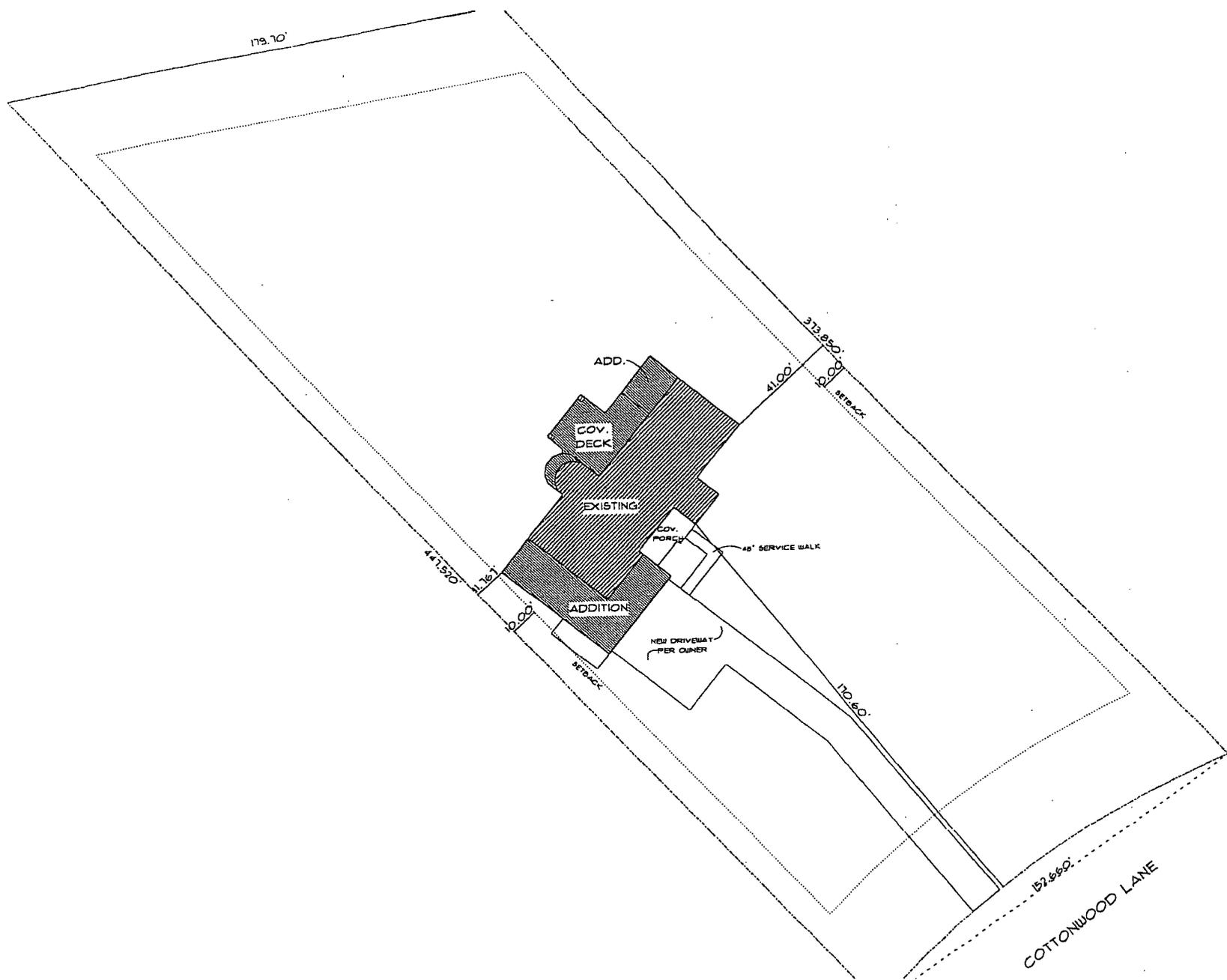
Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature _____ Date _____

Comments _____

Check here if attachments



SITE PLAN DESCRIPTION

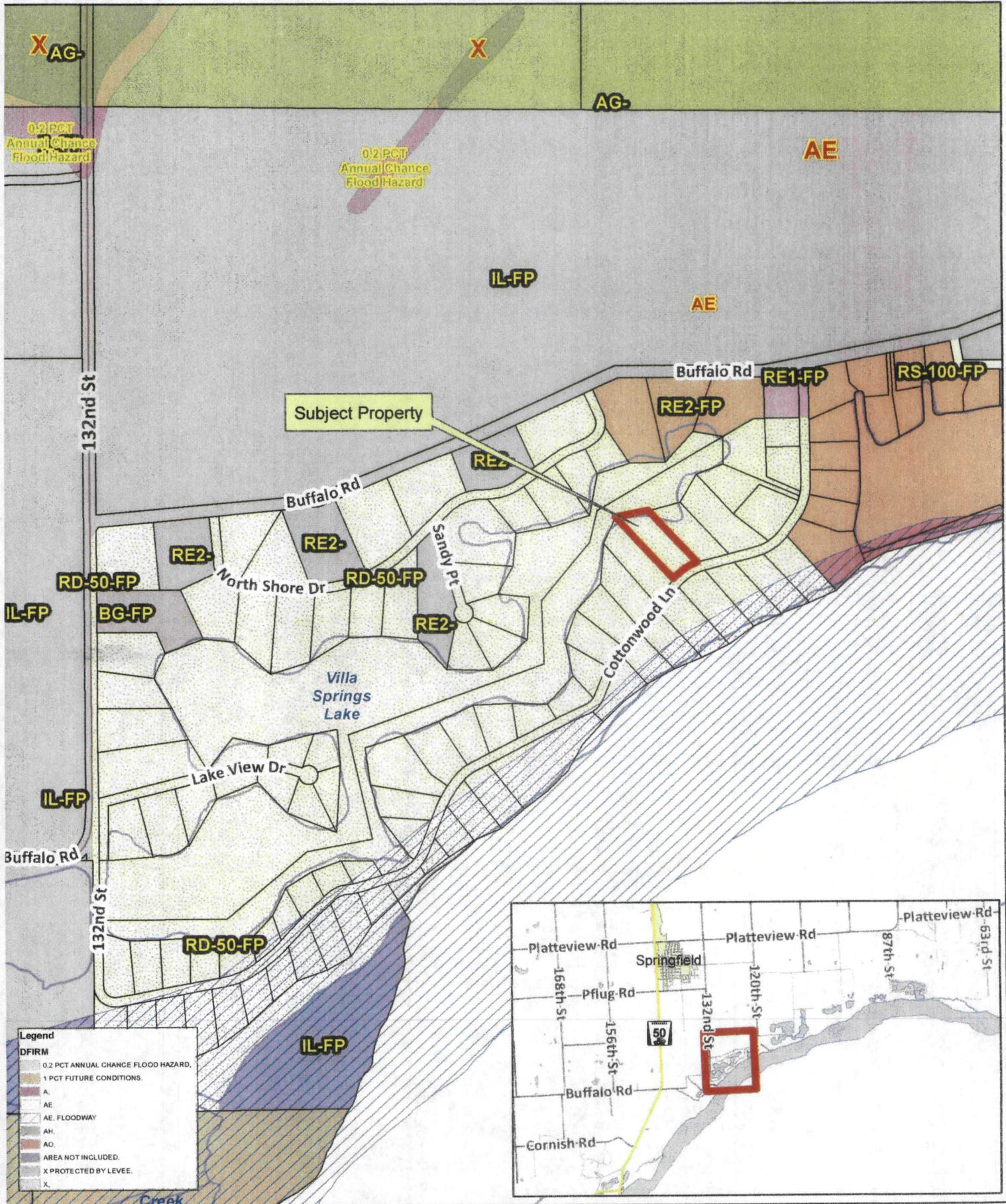
LEGAL LOT NUMBER: 68
 ADDITION: VILLA SPRINGS
 SCALE: 1"=20'
 TYPE OF DRAINAGE: SEWER

STATISTICS

LOT: 61,249 Sq. Ft.
 HOUSE (MAIN): 2,712 Sq. Ft.
 GARAGE: 972 Sq. Ft.
 DRIVEWAY: 2,679 Sq. Ft.

STATISTICS

SERVICE WALK: 119 Sq. Ft.
 PATIO/DECK: 589 Sq. Ft.
 STOOP: 187 Sq. Ft.
 GRASS: 53,991 Sq. Ft.



Vicinity Map - Flood Zones
12416 Cottonwood Ln - Lot 68 Villas Springs
Thunn Flood Plain Development Permit

