

BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA**RESOLUTION FLOOD PLAIN DEVELOPMENT****Greg Ryba, 17301 Ivy Circle (Outlot 1, Ryba's Addition) 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, Greg Ryba applied for a Flood Plain Development Permit in order to build a 35' X 80' pole barn to be utilized for extra garage space and personal storage on the property legally described in the attached Exhibit A; and,

WHEREAS, the Sarpy County Planning Department staff reviewed Greg Ryba's application for a Flood Plain Development Permit for compliance with the Zoning Regulations on the property legally described in the attached Exhibit A; and,

WHEREAS, said application is in compliance with Section 30, Flood Plain District of the Zoning Regulations and further, the Natural Resources District has no objection to the development permit; and,

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

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

1. The proposed building is not to be used for operation of any commercial business.
2. All utility equipment servicing the building must be constructed at least one foot above the Base Flood Elevation.
3. 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

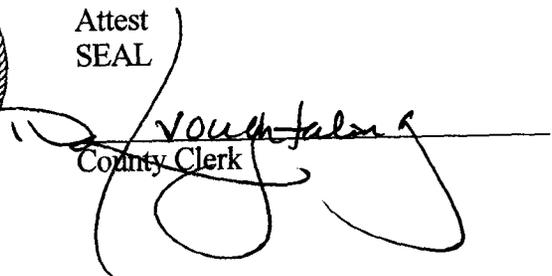

County Clerk

EXHIBIT A

Planning Department Report
Ryba Floodplain Development Permit Application (FDP 13-0003)
County Board Date: March 19, 2013

Subject	Type	Prepared By
Floodplain Development Permit for construction of a 35' x 80' pole barn garage and storage space. (17301 Ivy Circle – Outlot 1, Ryba's Addition)	Resolution	Bruce Fountain, AICP, EDFP Director, Planning & Building Dept. 

➤ **Application Overview**

Greg Ryba has requested approval of a floodplain development permit to construct of a 35' x 80' pole barn on his property at 17301 Ivy Circle in the Hanson's Lakes area. The building is to be utilized for extra garage space and storage for his personal boat and camper.

➤ **Comprehensive Development Plan**

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

➤ **Zoning / Floodplain Regulations**

- The area is zoned RD-50 FP (Two Family Residential District - Floodplain)
- The property is located partially in an AE Floodway Zone in the Hanson's Lakes area which requires a Floodplain Development Permit for any building construction (see attached map).
- The BFE (Base Flood Elevation) determined at this location is 976.0 feet (NAVD 1988).
- The proposed floor elevation of the new building is 977.2 feet (NAVD 1988) which is at least one foot above the BFE as required.
- 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 and permit requirements.
- The building is not to be utilized in any way related to the operation of any commercial type business.
- This request as proposed is in conformance with the Sarpy County Floodplain and Zoning Regulations.

➤ **Natural Resources District**

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

➤ **Recommendation**

- For the reasons stated above, staff recommends the Floodplain Development Permit be approved for the construction of a pole barn for personal storage at this location.

March 5, 2013

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



RE: 17301 Ivy Circle Application for Flood Plain Development Permit

Dear Mr. Fountain:

The District received information concerning the proposed construction of a pole barn at 17301 Ivy Circle 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 Jon Leslie Carrell, RLS dated February 20, 2013:

- The proposed floor elevation of the new barn is 977.2 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\Documents\Floodplain Development Permits\Plat 865\130305-17301 Ivy Circle.docx
Project: 534 Plat: 865



SARPY COUNTY PLANNING & BUILDING DEPT.

1210 GOLDEN GATE DRIVE PAPIILLION, 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 13-0003

DATE RECEIVED: 2/25/2013

APPLICATION FEE: \$ 100.00 RECEIPT NO. 1970

RECEIVED BY: BF

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: Greg Ryba E-MAIL: Ryba I P Cox.net

ADDRESS: Ryba's Addition outlot 2 CITY/STATE/ZIP: Bellevue NE 68123

MAILING ADDRESS: 17302 Ery cir. CITY/STATE/ZIP: Bellevue NE 68123
(IF DIFFERENT)

PHONE: 402-321-2828 FAX: _____

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL'S INFORMATION:

NAME: Carrell and Associates Inc. E-MAIL: _____

ADDRESS: 5004 S. 110th st. CITY/STATE/ZIP: Omaha NE 68137

MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
(IF DIFFERENT) 402-331-2333

PHONE: ~~402-331-2333~~ FAX: _____

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

NAME: Astro Buildings E-MAIL: Roger 5964@gmail.com

ADDRESS: 1109 5019 st CITY/STATE/ZIP: Omaha NE 68108

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

PHONE: 402-679-5964 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.

Building a 35' x 80' pole barn for extra garage space and personal boat and camper storage

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: Ryba's addition outlot 1 17301 Joy Circle

ASSESSOR'S PARCEL NUMBER: 011592825 **ADDITIONAL PARCEL NUMBERS** _____

GENERAL LOCATION: Annabelle Dr. and Joy cir, Hanson's Lake 2
(example 189th & Giles Rd - include subdivision name)

LEGAL DESCRIPTION: (Describe property to wit:) SW 1/4 Section 27, T13 N R13
E of 6th pm Sarpy county NE

SIZE OF PROPERTY: 10,226 acres (sq. ft.) **CURRENT ZONING:** out lot

NAME OF ADJACENT WATERWAY: Hanson's Lakes 2+3

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

LOWEST FLOOR ELEVATION IS TO BE 927.2 **FEET ABOVE MEAN SEA LEVEL.** (Including Basement)

SOURCE OF UTILITY SERVICES: Water - well Sewer - none

Gas - propane Electric - oppo

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 see attached Drainage detail

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 [Signature]

Date 2/16/13

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) [Signature]

Date 2/16/13

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
 RYBA CONSTRUCTION INC

Policy Number: _____

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

Company NAIC Number: _____

City BELLEVUE

State NE

ZIP Code 68123

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
 OUTLOT 1, RYBA' ADDITION - TAX PARCEL NUMBER 011592825

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

A5. Latitude/Longitude: Lat. 41.0638 Long. -95.9440 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 1

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) 2,800 sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____

c) Total net area of flood openings in A8 b _____ sq in

d) Engineered flood openings? Yes No

A9. For a building with an attached garage:

a) Square footage of attached garage _____ sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____

c) Total net area of flood openings in A9 b _____ sq in

d) Engineered flood openings? Yes No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
 SARPY COUNTY - 310190

B2. County Name
 SARPY COUNTY

B3. State
 NEBRASKA

B4. Map/Panel Number
 0205

B5. Suffix
 G

B6. FIRM Index Date

B7. FIRM Panel Effective/Revised Date
 12/2/2005

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: _____ 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: 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) 977.2 feet meters

b) Top of the next higher floor _____ feet meters

c) Bottom of the lowest horizontal structural member (V Zones only) _____ feet meters

d) Attached garage (top of slab) _____ feet meters

e) Lowest elevation of machinery or equipment servicing the building _____ feet meters

(Describe type of equipment and location in Comments)

f) Lowest adjacent (finished) grade next to building (LAG) _____ feet meters

g) Highest adjacent (finished) grade next to building (HAG) _____ feet meters

h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support _____ 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

Check here if attachments. licensed land surveyor? Yes No

Certifier's Name JON LESLIE CARRELL

License Number 693

Title LAND SURVEYOR

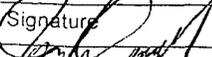
Company Name CARRELL & ASSOCIATES

Address 6640 SOUTH 91ST STREET

City OMAHA

State NE

ZIP Code 68127

Signature 

Date 2/20/13

Telephone 402-331-2333



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. ANNABELLE DRIVE	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 _____

Signature _____ Date _____

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.

- 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–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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- 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 Datum _____
- 39. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____
- 40. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

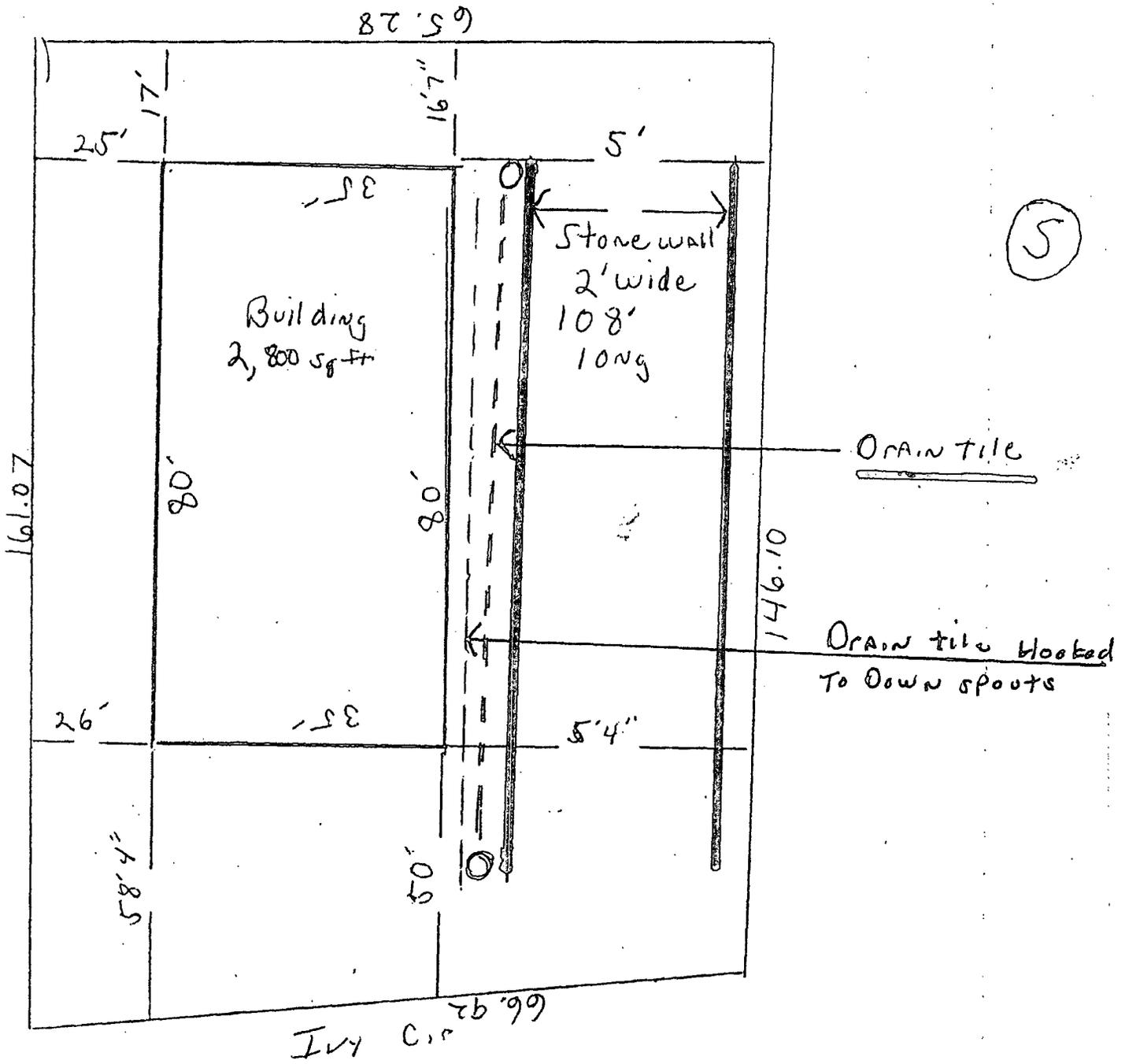
Signature _____ Date _____

Comments _____ Check here if attachments.

02-25-13A09:45 RCVD

(E)

Gutters on south side
of building to hook
to Drain tile

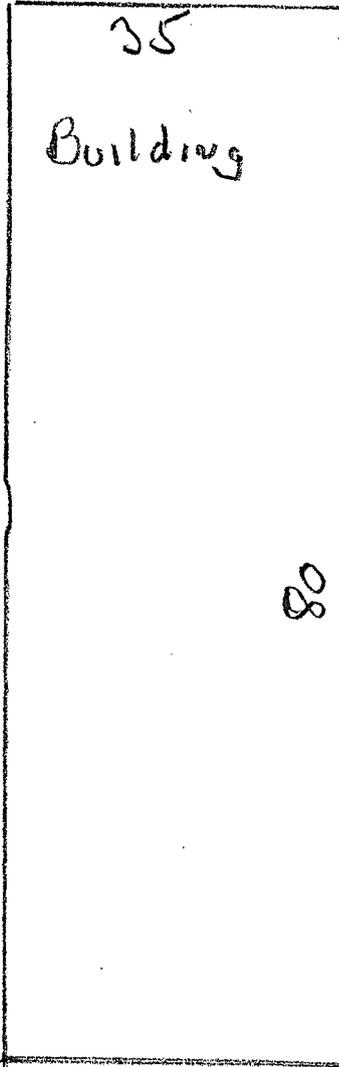


(5)

(W)

Down spouts

(E)



35
Building

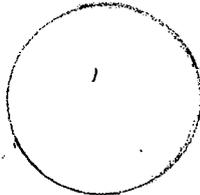
80

6' long 2' wide
2' high
solid stones

(S)

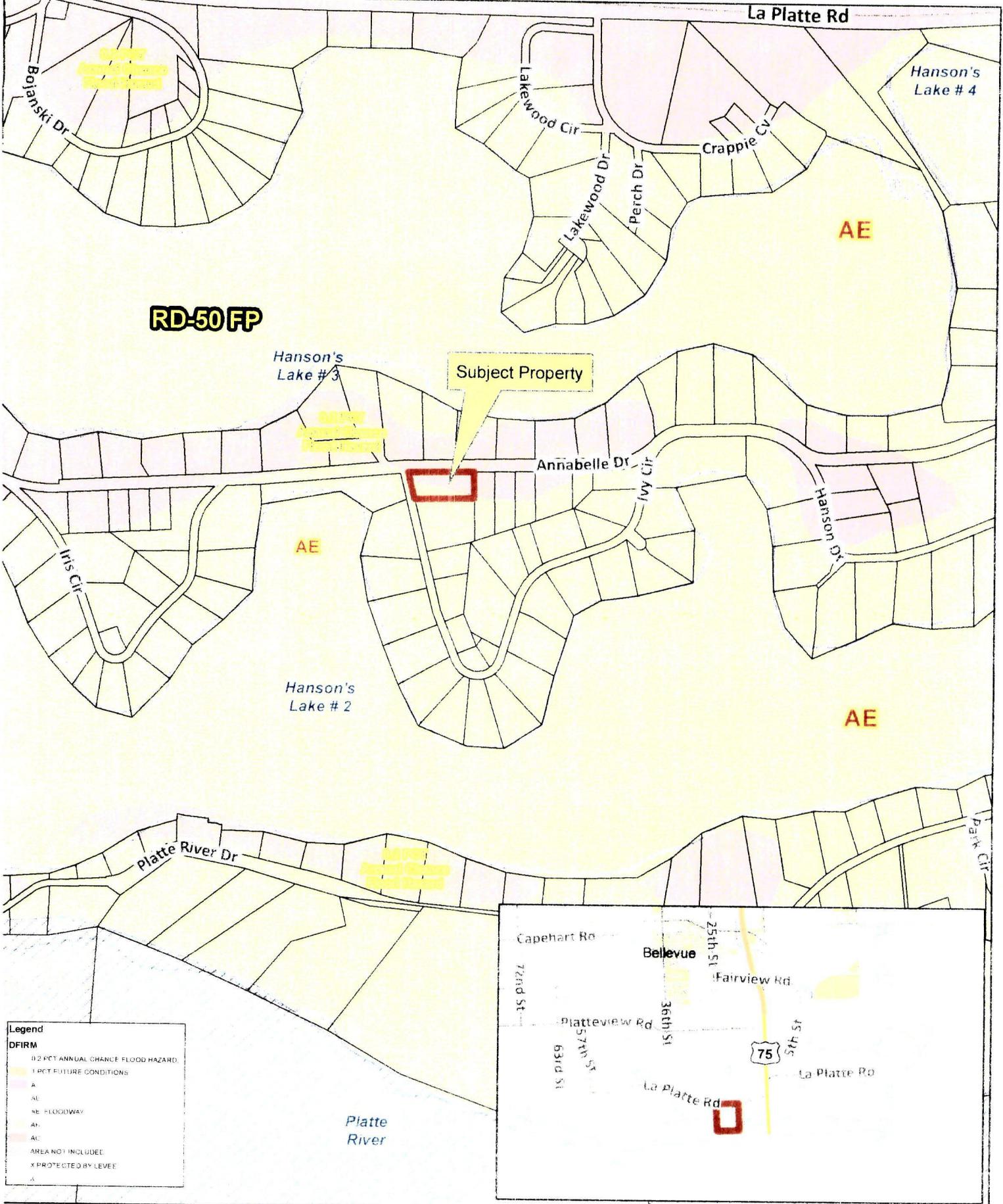
Non Perforated
Drain tile to
Down spouts

Perforated
Drain tile
with granular fill



Grate Runs
To Lake

IVY Cir



Vicinity Map - Flood Zones
17302 Ivy Cir - Outlot 1 Ryba's Addition
Ryba Flood Plain Development Permit

