

**BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA**

8

**RESOLUTION APPROVE A PORTION OF FLOOD PLAIN DEVELOPMENT PERMIT  
and NON-CONVERSION AGREEMENT, AUTHORIZE CHAIR TO SIGN SAME,  
DENY A PORTION OF FLOOD PLAIN DEVELOPMENT PERMIT AND RESCIND****RESOLUTION No. 2014-41****John Larson Jr and Maureen G. Larson, 17304 Iris Circle (Lot 129 Hanson's Lake), Sarpy  
County, Nebraska**

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 to approve Non-Conversion Agreements in limited circumstances; and

WHEREAS, the County Board previously approved a portion of the Larson Flood Plain Development Permit at Resolution 2014-41, but there was legal description error within the Resolution and the Non-Conversion Agreement. The errors have been corrected and the application with amended reports and documentation are set out below; and,

WHEREAS, the Planning Department staff has reviewed John and Maureen Larson'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, so long as the applicants sign the attached Non-Conversion Agreement, said application to construct an addition to an existing single-family dwelling is in compliance with Section 30, Flood Plain District of Zoning Regulations and further, the Natural Resources District has no objection to the development permit for construction of an addition to an existing single-family dwelling with a signed Non-Conversion Agreement; and,

WHEREAS, applicant also applied for a Flood Plain Development Permit to construct a detached garage, which the Planning Department finds to be noncompliant with the Sarpy County Zoning Regulations and recommends denial of that portion of the Flood Plain Development Permit Application; and,

WHEREAS, the Planning Department has made a recommendation of approval for construction of an addition to an existing single-family dwelling as noted in the attached Exhibit A, which Exhibit A includes the Planning Department report, the elevation certificate, the Natural Resources District comments, the site plan of the subject property and the proposed Non-Conversion Agreement.

## FLOODPLAIN STRUCTURE NON-CONVERSION AGREEMENT

This Agreement made by and between John Charles Larson Jr. and Maureen G. Larson, ("Owner") and Sarpy County. Owner and Sarpy County are referred to collectively hereinafter as "the Parties" an individually as a "Party".

This Agreement is made in consideration of issuance of a Floodplain Development Permit for construction of improvements, namely the construction of an addition to the existing residential structure, as shown on the attached site plan and construction plans on the following described real property:

Lot 129, Hanson's Lakes, Sarpy County, Nebraska.

### WITNESSETH:

WHEREAS, Owner is the record owner of all that real property located at Lot 129, Hanson's Lakes (17304 Iris Circle Bellevue, NE) in the County of Sarpy, ("Property").

WHEREAS, Sarpy County has duly enacted Sarpy County Zoning Regulations ("Regulations") which includes regulations for land located within the floodplains of Sarpy County, set out at Section 30, Floodplain District within said Regulations as amended.

WHEREAS, Property is located within the AE Floodplain Zone adjacent to Hanson's Lake #2.

WHEREAS, Owner and Sarpy County wish to come to a mutual agreement regarding the Property.

WHEREAS, Owner has applied for a Floodplain Development Permit to construct an addition to an existing structure on the Property which either (1) does not conform, or (2) may be noncompliant by later conversion, with the strict elevation requirements of Section 30, Flood Plain District of the Sarpy County Zoning Regulations ("Regulations").

NOW, THEREFORE, for and in consideration of the foregoing recital and the mutual covenants of the parties hereinafter expressed, the PARTIES hereby acknowledge, covenant, and agree as follows:

1. The Base Flood Elevation determined at this location is 976.3 feet (NAVD 1988).
2. The attached garage finished floor elevation for the structure on the Property is 975.4 feet (NAVD 1988), which is below the Base Flood Elevation.
3. Enclosed areas below the Base Flood Elevation, including the attached garage, shall be used solely for parking of vehicles, limited storage, or access to the structure on the Property.
4. All interior walls, ceilings and floors below the Base Flood Elevation shall be unfinished or constructed of flood resistant materials.
5. Mechanical, electrical or plumbing devices shall not be installed below the Base Flood Elevation.
6. The walls of the enclosed areas below the Base Flood Elevation shall be equipped and remain equipped with engineered flood vents.

WHEREAS, said Non-Conversion Agreement allows the applicant to construct an addition to an existing single-family dwelling on the property but requires the following:

1. Enclosed areas below the Base Flood Elevation, including the attached garage, shall be used solely for parking of vehicles, limited storage, or access to the structure on the Property;
2. All interior walls, ceilings and floors below the Base Flood Elevation shall be unfinished or constructed of flood resistant materials;
3. Mechanical, electrical or plumbing devices shall not be installed below the Base Flood Elevation; and,
4. The walls of the enclosed areas below the Base Flood Elevation shall be equipped and remain equipped with engineered flood vents.

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT the Flood Plain Development Permit Application for construction of an addition to an existing single-family dwelling on the property legally described in the attached Exhibit A is hereby approved subject to the following conditions:

1. The applicant sign the Non-Conversion Agreement and file same with the Sarpy County Register of Deeds. Proof of such filing must be delivered to the Sarpy County Clerk for filing with this Resolution before any building permit is approved or issued.
2. The new construction must meet the minimum setback and zoning requirements at the time of the building permit application.
3. 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.

BE IT FURTHER RESOLVED THAT the portion of the Flood Plain Development Permit application requesting approval of a detached garage is hereby DENIED as the proposed detached garage is not compliant with the Sarpy County Zoning Regulations.

BE IT FURTHER RESOLVED THAT the Chair and the Clerk are hereby authorized to sign the Non-Conversion Agreement.

BE IT FINALLY RESOLVED THAT Resolution 2014-41 is hereby rescinded.

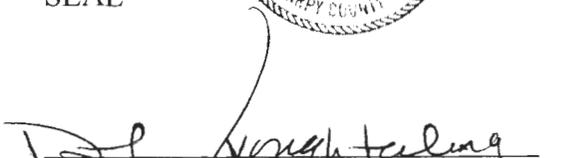
The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 25<sup>th</sup> day of February, 2014.

Attest

SEAL



  
Sarpy County Board Chairman

  
County Clerk

COUNTER P C.E. P  
 VERIFY P D.E. P  
 PROOF \_\_\_\_\_  
 FEES \$ N/C  
 CHECK# \_\_\_\_\_  
 CHG \_\_\_\_\_ CASH \_\_\_\_\_  
 REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_  
 SHORT \_\_\_\_\_ NCR \_\_\_\_\_

FILED SARPY COUNTY NEBRASKA  
 INSTRUMENT NUMBER

2014-03999

02/27/2014 11:46:27 AM

*Lloyd J. Dowding*

REGISTER OF DEEDS



**THIS PAGE ADDED  
 FOR RECORDING  
 INFORMATION.**

**DOCUMENT STARTS ON  
 NEXT PAGE.**

**LLOYD J. DOWDING**

SARPY COUNTY REGISTER OF DEEDS  
 Steven J. Stastny, Deputy  
 1210 GOLDEN GATE DRIVE, STE 1109  
 PAPIILLION, NE 68046-2895  
 402-593-5773

*RJK  
 Sarpy Co. Clerk  
 Attn: Chris Vance*

## FLOODPLAIN STRUCTURE NON-CONVERSION AGREEMENT

This Agreement made by and between John Charles Larson Jr. and Maureen G. Larson. ("Owner") and Sarpy County. Owner and Sarpy County are referred to collectively hereinafter as "the Parties" an individually as a "Party".

This Agreement is made in consideration of issuance of a Floodplain Development Permit for construction of improvements, namely the construction of an addition to the existing residential structure, as shown on the attached site plan and construction plans on the following described real property:

Lot 129, Hanson's Lakes, Sarpy County, Nebraska.

### WITNESSETH:

WHEREAS, Owner is the record owner of all that real property located at Lot 129, Hanson's Lakes (17304 Iris Circle Bellevue, NE) in the County of Sarpy, ("Property").

WHEREAS, Sarpy County has duly enacted Sarpy County Zoning Regulations ("Regulations") which includes regulations for land located within the floodplains of Sarpy County, set out at Section 30, Floodplain District within said Regulations as amended.

WHEREAS, Property is located within the AE Floodplain Zone adjacent to Hanson's Lake #2.

WHEREAS, Owner and Sarpy County wish to come to a mutual agreement regarding the Property.

WHEREAS, Owner has applied for a Floodplain Development Permit to construct an addition to an existing structure on the Property which either (1) does not conform, or (2) may be noncompliant by later conversion, with the strict elevation requirements of Section 30, Flood Plain District of the Sarpy County Zoning Regulations ("Regulations").

NOW, THEREFORE, for and in consideration of the foregoing recital and the mutual covenants of the parties hereinafter expressed, the PARTIES hereby acknowledge, covenant, and agree as follows:

1. The Base Flood Elevation determined at this location is 976.3 feet (NAVD 1988).
2. The attached garage finished floor elevation for the structure on the Property is 975.4 feet (NAVD 1988), which is below the Base Flood Elevation.
3. Enclosed areas below the Base Flood Elevation, including the attached garage, shall be used solely for parking of vehicles, limited storage, or access to the structure on the Property.
4. All interior walls, ceilings and floors below the Base Flood Elevation shall be unfinished or constructed of flood resistant materials.
5. Mechanical, electrical or plumbing devices shall not be installed below the Base Flood Elevation.
6. The walls of the enclosed areas below the Base Flood Elevation shall be equipped and remain equipped with engineered flood vents.

7. Any alterations or changes from these conditions constitute a violation of this Agreement and may render the Property uninsurable or increase the cost for flood insurance.
8. If Owner violates any provision of this Agreement, the Floodplain Development Permit approved by Resolution No. 67 shall be VOID, the structure on the Property shall be a non-conforming structure under the Sarpy County Zoning Regulations, and Sarpy County may take any and all legal action to correct any violation under the Regulations or law as appropriate.
9. Owner agrees to record this Agreement with the Sarpy County Register of Deeds and certifies, accepts, and declares that the following covenants, conditions, and restrictions are placed on the affected Property as a condition of Sarpy County granting the Floodplain Permit, and affects rights and obligations of the Owner and shall be binding on the Owner, his heirs, personal representatives, successors, and assigns.
10. Owner agrees to notify prospective buyers and or lessees of the existence of this Agreement. It shall be the responsibility of Owner to transfer this Agreement at closing to any new owner.
11. In consideration of the foregoing, Sarpy County shall issue a Floodplain Development Permit for the Property.

IN WITNESS WHEREOF, we the contracting parties, by our respective and duly authorized agents, hereto affix our signatures and seals this 15 day of February, 2014.

**OWNER:**

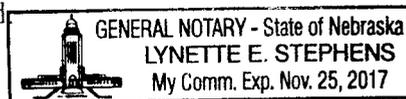
John C Larson Jr.  
John Charles Larson Jr., Owner

Maureen G. Larson  
Maureen G. Larson, Owner

State of Nebraska )  
Douglas ) ss.  
~~Sarpy County~~ )

The foregoing instrument was acknowledged before me, a Notary Public, this 15 day of February, 2014, by John Charles Larson Jr., Owner and Maureen G. Larson, Owner who acknowledged the execution thereof to be their voluntary act and deed.

Lynette Stephens  
Notary Public



**SARPY COUNTY:**

Attest  
SEAL



[Signature] 2-25-14  
Sarpy County Board Chairman

[Signature]  
County Clerk

Approved as to form:  
[Signature]  
Sarpy County Attorney

EXHIBIT A

Planning Department Report  
Larson Floodplain Development Permit Application (FDP 13-0006) **AMENDED**  
County Board Date: February 25, 2014

Subject	Type	By
<b>AMENDED</b> Floodplain Development Permit for construction of an addition to an existing home (17304 Iris Circle – Lot 129 Hanson’s)	Resolution	Donna Lynam, CFM Zoning Administrator Planning & Building Dept 

➤ **Application Overview**

- John Larson, Jr. has requested approval of a floodplain development permit to construct of an addition to an existing single-family dwelling and as well as a new detached garage located at 17304 Iris Circle, Bellevue, NE (Lot 129 Hanson’s). **AMENDED due to clerical error on legal description.**

➤ **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 of the Plate River adjacent to Hanson’s Lake. (see attached map).
- The BFE (Base Flood Elevation) determined at this location is 976.3 feet (NAVD 1988).
- According to the elevation certificate provided, the lowest floor of the existing structure is 975.4 feet (NAVD 1988), which is 0.9 feet below the BFE.
- The construction plans submitted with the application propose an addition with a lowest floor of 977.4 feet (NAVD 1988), which is at least one foot above the BFE as required.
- According to the elevation certificate provided, the existing attached garage floor elevation for this structure is 975.4 feet (NAVD 1988), which is below the BFE. Pursuant to Section 30.9(C) of the Sarpy County Floodplain Regulations, enclosed areas below the BFE used solely for parking of vehicles and storage of removable items with engineered flood openings are permitted with the filing of a non-conversion agreement to assure that the space is not converted to another use in the future.
- A non-conversion agreement has been drafted for this situation and will be required to be signed by the applicant prior to the issuance of a building permit. Upon approval, the applicant also will be required to file the signed non-conversion agreement with the County Register of Deeds.
- With the non-conversion agreement on file, the structure will be in compliance with current Sarpy County Flood Plain Regulations and the 50% of market value limitation would not be applicable, therefore cost estimates are not necessary.
- Upon completion of construction, an elevation certificate must be submitted to the Sarpy County to verify the structure was built according to plans.
- The proposed detached garage would not be in compliance with current Sarpy County Regulations and therefore cannot be approved at this time.

- 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 addition provided it meets the conditions outlined above. They recommend removing the request for a detached garage structure to be located below the BFE from this Flood Plain Development Permit application.

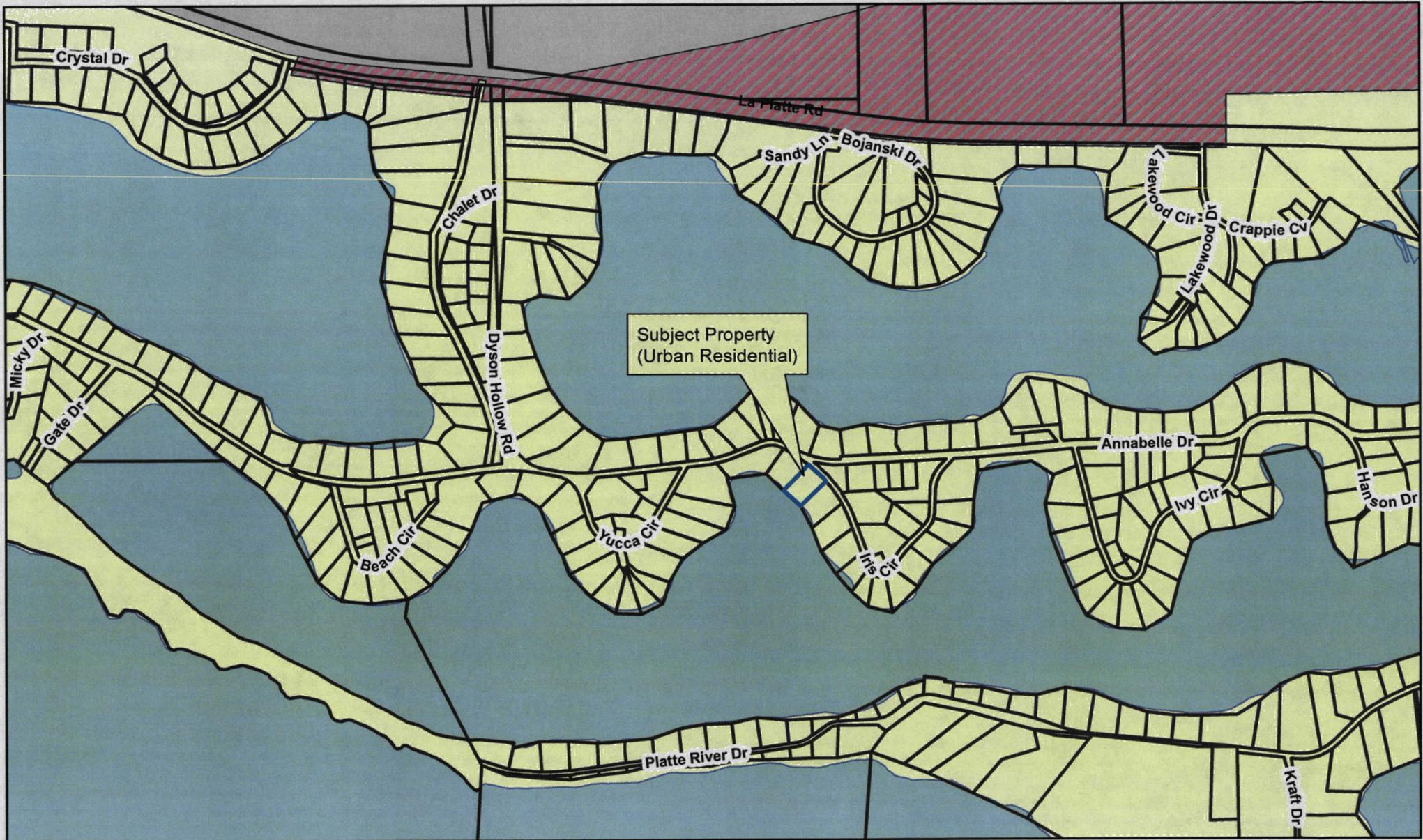
➤ **Recommendation**

- Staff recommends rescinding Resolution 2014-41 and approving the new resolution with the correct legal description as attached.



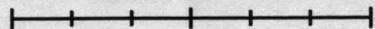
**Vicinity Map - Flood Zones**  
**17304 Iris Cir**  
**Lot 129 Hanson's Lake**





### Current FLU - Sarpy Co

0 0.0425 0.085 0.17 Miles



Lot 129 Hanson's Lake

Comprehensive Development Plan  
**Figure 5.1: Development Structure Plan**  
 Sarpy County, Nebraska

#### Legend

- |                          |                                 |                       |
|--------------------------|---------------------------------|-----------------------|
| Highway Corridor Overlay | Long Term Residential Growth    | Cross County Arterial |
| <b>Land Use Proposed</b> | Mixed Use                       | City Limit            |
| Bellevue Future Growth   | Mixed Use Center                | City ETJ              |
| Business Park            | New Richfield Village           |                       |
| Civic                    | Park/School Site                |                       |
| Conservation Residential | Pflug Interchange Development   |                       |
| Estate Residential       | Residential - Community Systems |                       |
| Greenway                 | Urban Residential               |                       |
| Industrial               | Urban Residential II            |                       |
| Light Industrial/Storage |                                 |                       |

April 15, 2013

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



RE: 17304 Iris Circle Application for Flood Plain Development Permit

Dear Mr. Fountain:

The District received information concerning the proposed addition to an existing residence and construction of detached garage at 17304 Iris 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 976.3 feet (NAVD 1988).

The District has the following comments based on review of the floodplain development permit application and an elevation certificate prepared by Richard M. Broyles, RLS dated December 9, 2011:

- The proposed lowest floor elevation of the addition to the residence is 977.4 feet (NAVD 1988) which is at least one foot above BFE.
- A cost estimate for the addition should be submitted to Sarpy County to ensure that the addition does not qualify as a substantial improvement (i.e., the cost of the addition is greater than 50% of the market value of the existing structure). If the project is deemed to be a substantial improvement, the entire residence must comply with current floodplain regulations.
- The proposed floor elevation of the new garage is 975.5 feet (NAVD 1988) which is below the BFE. The applicant has indicated that he intends to floodproof the garage. However, the garage is an accessory to a residential structure. Floodproofing is only acceptable for non-residential structures.

While the proposed addition to the existing residence meets current Sarpy County Floodplain Regulations, the proposed detached garage does not. The application should be modified to elevate or remove the garage. 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



# SARPY COUNTY PLANNING

• 1210 GOLDEN GATE DRIVE PAPILLION, NE 68046  
• PHONE: 402-593-1555 • FAX: 402-593-1558 • E-MAIL: [PLANNING@SARPY.COM](mailto:PLANNING@SARPY.COM)

## FLOOD PLAIN DEVELOPMENT PERMIT APPLICATION

<p>In order for your application to be considered <b>COMPLETE</b>, please answer all applicable questions and provide the following:</p> <ol style="list-style-type: none"> <li>1. Submit complete Flood Plain Development Permit Application</li> <li>2. Submit Non-Refundable Fee of \$100.00 made payable to Sarpy County Treasurer</li> <li>3. 2 full size site/construction plan drawing</li> <li>4. 6 reduced size site/construction plan drawings (8.5 x 11)</li> <li>5. A Construction Drawing Elevation Certificate (From registered professional engineer or architect.)</li> </ol>	<p><b>PLANNING STAFF USE ONLY:</b></p> <p>APPLICATION NO.: <u>FPD 13-0006</u>  DATE RECEIVED: <u>3/22/2013</u>  CP DESIGNATION: _____  ZONING DESIGNATION: <u>RD-50 FP</u>  FEE: \$ <u>100</u> RECEIPT NO. <u>1980</u>  RECEIVED BY: _____  NOTES: _____</p> <p style="text-align: right;">03-22-13A09:47 RCVD. <i>WJ</i></p>
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### PROPERTY OWNER INFORMATION: (If multiple owners, attach separate sheet)

Please check box if attaching separate sheet with owner information.

NAME: JOHN C LARSON JR E-MAIL: jmlarson@tconl.com  
ADDRESS: 17304 IRIS CIRCLE CITY/STATE/ZIP: BELLEVUE, NE 68123  
MAILING (IF DIFFERENT)  
ADDRESS: 13791 PIERCE ST. CITY/STATE/ZIP: OMAHA, NE 68144  
PHONE: 402-334-5776 FAX: 402-991-5394

### ENGINEER INFORMATION:

NAME: RICHARD BROYLES E-MAIL: \_\_\_\_\_  
ADDRESS: TD2 - 10836 OLD MILL RD. CITY/STATE/ZIP: OMAHA, NE 68154  
MAILING (IF DIFFERENT)  
ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

### CONSTRUCTION INFORMATION: This individual/company is responsible for meeting construction standards.

NAME: \_\_\_\_\_ E-MAIL: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

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.  
PLEASE SEE ATTACHED: 2 FULL SIZE DRAWING, 2 HALF SIZE N.T.S. DRAWINGS, ELEVATION CERTIFICATE, SITE PLAN, LAND SURVEYORS CERTIFICATE AND MEMO OF ADDITIONAL INFORMATION

**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: 17304 IRIS CIRCLE BELLEVUE NE 68123  
ASSESSORS PARCEL NUMBER(S) 010752412  
SUB DIVISION: HANSON'S LAKES REPLAT 1 LOT: 129  
NAME OF WATERWAY: HANSON'S LAKE 2  
PROPERTY LIES WITHIN: FLOODWAY: X FLOOD FRINGE: \_\_\_\_\_  
LOWEST FLOOR ELEVATION IS TO BE 977.4' FEET ABOVE MEAN SEA LEVEL. (Including Basement)  
NEW CONST.

LEGAL DESCRIPTION: (Describe property to wit:)  
LOT 129 HANSON'S LAKES, A SUBDIVISION OF SARPY COUNTY NEBRASKA

**ADDITIONAL INFORMATION:** Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. Attach extra sheets if necessary.

**PLEASE NOTE THE FOLLOWING PROCEDURES:**

1. County Board will hold a public hearing and make a final decision on the Flood Plain Development Permit.
2. After the Flood Plain Permit Approval please provide a signed resolution to the Building Department to begin the Building Permit Process. **PLEASE NOTE** prior to the final inspection a Finished Construction Elevation Certificate will be required by the Building Department.

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 Special Use Permit process as stated above and I authorize County Staff to enter the property for inspection related to the specific request during this process.

Mark C. Laska Sr.  
Owner Signature (or authorized agent)

3/21/2013  
Date

\_\_\_\_\_  
Owner Signature (or authorized agent)

\_\_\_\_\_  
Date

**SECTION A - PROPERTY INFORMATION**

A1. Building Owner's Name <b>JOHN C. LARSON JR</b>		For Insurance Company Use:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <b>17304 IRIS CIRCLE</b>		Policy Number	
City <b>BELLEVUE</b> State <b>NE</b> ZIP Code <b>68123</b>		Company NAIC Number	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <b>LOT 129, HANSON'S LAKES</b>			
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <b>RESIDENTIAL</b>			
A5. Latitude/Longitude: Lat. <b>41.0636 N</b> Long. <b>-95.9478 W</b> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input 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 <b>Z</b>			
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) <b>672</b> sq ft		a) Square footage of attached garage <b>0</b> sq ft	
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <b>0</b>		b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <b>0</b>	
c) Total net area of flood openings in A8.b <b>0</b> sq in		c) Total net area of flood openings in A9.b <b>0</b> 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 <b>SARPY COUNTY, NE 310190</b>		B2. County Name <b>SARPY</b>		B3. State <b>NE</b>	
B4. Map/Panel Number <b>31153C0205</b>	B5. Suffix <b>G</b>	B6. FIRM Index Date <b>01-16-1981</b>	B7. FIRM Panel Effective/Revised Date <b>12-02-2005</b>	B8. Flood Zone(s) <b>AE</b>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <b>976.3</b>
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input checked="" type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date _____ <input type="checkbox"/> CBRS <input type="checkbox"/> 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. Use the same datum as the BFE.  
Benchmark Utilized \_\_\_\_\_ Vertical Datum **NAVD 1988**  
Conversion/Comments \_\_\_\_\_

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <b>975.4</b>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor <b>984.8</b>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) <b>NA.NA</b>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab) <b>NA.NA</b>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) <b>NA.NA</b>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) <b>975.4</b>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) <b>981.4</b>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support <b>975.2</b>	<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. Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No

Certifier's Name <b>Richard M Broyles</b>		License Number <b>NE RLS # 477</b>	
Title <b>Registered Land Surveyor</b>	Company Name <b>Thompson, Dreesen &amp; Dorner, Inc.</b>		
Address <b>10836 Old Mill Road</b>	City <b>Omaha</b>	State <b>NE</b>	ZIP Code <b>68154</b>
Signature <i>Richard M Broyles</i>	Date <b>12-09-2011</b>	Telephone <b>402-330-8860</b>	



**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.

17304 IRIS CIRCLE

City BELLEVUE State NE ZIP Code 68123

For Insurance Company Use:

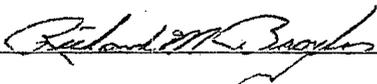
Policy Number

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 GARAGE IS PART OF BASEMENT SQUARE FOOTAGE.

Signature 

Date 12-09-2011

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, 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 and G9.

- 1.  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.)
- 2.  A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- 3.  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
-------------------	------------------------	---

- 4. This permit has been issued for:  New Construction  Substantial Improvement
- 5. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_
- 6. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_
- 7. Community's design flood elevation \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_

Local Official's Name Title

Community Name Telephone

Signature Date

Comments

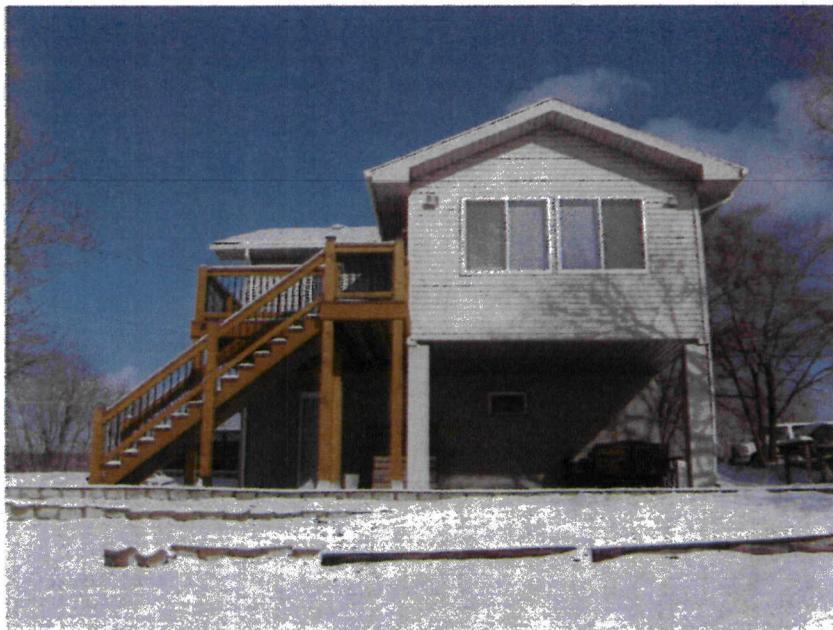
Check here if attachments

# Building Photographs

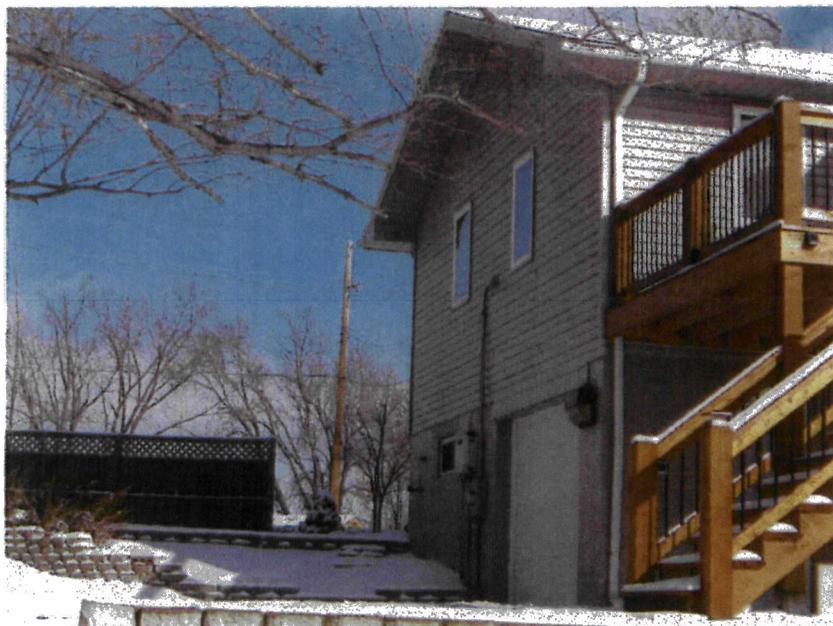
Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 17304 IRIS CIRCLE	For Insurance Company Use: Policy Number
City BELLEVUE State NE ZIP Code 68123	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."



REAR VIEW



RIGHT SIDE VIEW  
12-09-2011

# Building Photographs

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
17304 IRIS CIRCLE

City BELLEVUE State NE ZIP Code 68123

For Insurance Company Use:

Policy Number

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two 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." If submitting more photographs than will fit on this page, use the Continuation Page, following.



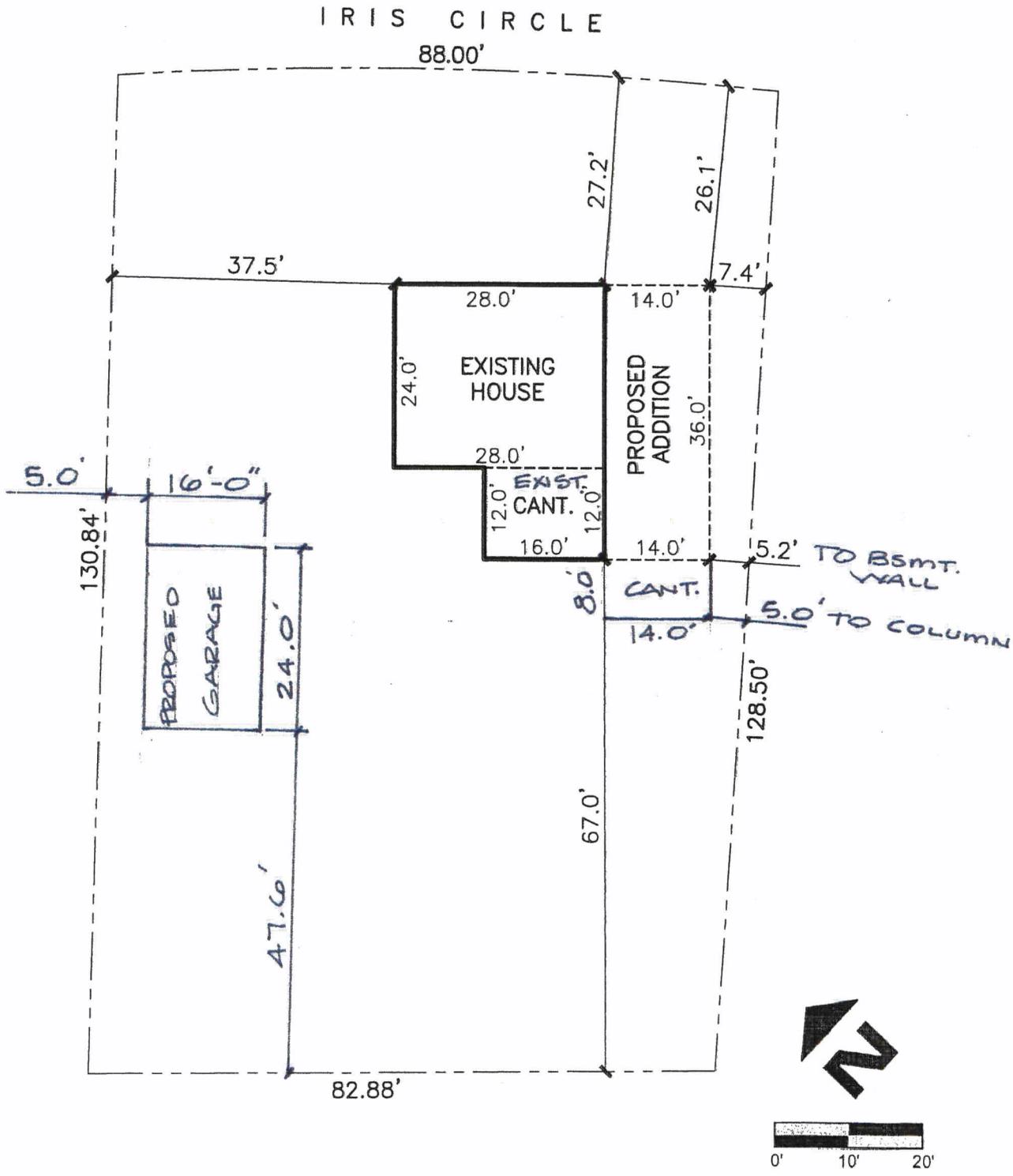
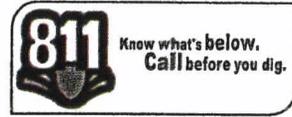
FRONT VIEW



LEFT SIDE VIEW

12-09-2011

PROPOSED ADDITION ON:  
LOT 129, HANSON'S LAKES, A  
SUBDIVISION IN SARPY COUNTY,  
NEBRASKA.



Job Number: 1561-235-1  
thompson, dreessen & dorner, inc.  
10836 Old Mill Rd  
Omaha, NE 68154  
p.402.330.8860 f.402.330.5866  
td2co.com

Date: 12/9/2011  
Drawn By: MRS  
Reviewed By: RMP  
Revision Date:

# SITE PLAN

JOHN LARSON

Book 11-16  
Page 62

To: Sarpy County Planning Department  
From: John C. Larson Jr.  
CC:  
Date: 3/21/2013  
Re: Flood Plain Development Permit Application for Proposed Development at  
17304 Iris Circle  
Bellevue Nebraska 68123

Proposed Development Additional Information

Proposed  
Development  
Additional  
Information:

1. Dwelling:
  - A. The addition to the existing dwelling is two stories.
  - B. The addition's lower level finished floor elevation is above the BFE +1 elevation.
  - C. See sheet A4.1, indicating elevations on the dwelling addition's section.
2. Detached Garage (not a "structure for human habitation"):
  - A. Referencing Section 30 Flood Plain District: 30.6.8 When flood proofing is utilized.; 30.8.4 A ... anchorage to prevent flotation, collapse or lateral movement, and 30.8.4 C materials that are resistant to flood damage, the garage is submitted as follows:
    1. The garage's finished floor elevation is submitted at 975.5', to match the existing grade at the garage door location. 975.5' is 1.75' below the BFE + 1' elevation.
    2. The construction below BFE + 1' will use cast in place concrete footings and foundation. (Resistant to flood damage)
    3. The construction below BFE + 1' will also include steel doors (garage and man doors). (Resistant to flood damage)
    4. Above the BFE + 1' elevation, the construction will use sill to studs steel sheet metal connections and sill to foundation plate steel oversized washers on foundation anchor bolts. (anchorage to prevent flotation)
    5. Three screened openings will be provided in the foundation wall above 975.5' to automatically equalize hydrostatic flood forces.
  - B. Referencing 30.8.4 D:
    1. The garage will not have heating, ventilation, plumbing, or air conditioning. Electrical receptacles and light switches will be located at 3'-0" above the BFE + 1' elevation.

Thank you for your considerations. JCL

03-22-13A09:48 RCVD