RESOLUTION FLOOD PLAIN DEVELOPMENT
Richard Huss 7812 Maui Circle (Lot 130 Hawaiian Village) Sarpy County, NE

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104, 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, 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; and,

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

WHEREAS, Richard Huss has applied for a Flood Plain Development Permit to replace the deck and patio of an existing residential structure at 7812 Maui Circle (Lot 130 Hawaiian Village) as described in the attached Exhibit A; and,

WHEREAS, the Sarpy County Planning Department staff reviewed the 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, and the site plan of the subject property. The Planning Department Report notes that the estimated cost of construction is approximately $16,200 which is less than 50% of the structure's value of $213,392; thus the project is not considered a substantial improvement under Section 30 of the Sarpy County Zoning Regulations. However, improvements are calculated cumulatively and limited amounts of future renovations may be permitted upon approval of this flood plain development permit.

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 improvements must be built in compliance with the Sarpy County Zoning Regulations and the building codes.
2. The construction must meet the minimum setback and zoning requirements at the time of building permit application.
3. Improvements are calculated cumulatively and as 50% of the value of the structure is reached for improvement costs, limited amounts of future renovations may be permitted

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 13th day of July, 2016.
Application Overview
Richard Huss has requested approval of a floodplain development permit to replace a deck and patio for an existing structure at 7812 Maui Circle, Lot 130, Hawaiian Village.

Comprehensive Development Plan
The Sarpy County Development Structure Plan (Future Land Use Map) designates this area as Greenway.

Zoning / Floodplain Regulations
- The area is zoned RD-50 FP (Two Family Residential District - Floodplain)
- The property is located in an AE Flood Zone in the Hawaiian Village area which is adjacent to the Platte River. (see attached map).
- The BFE (Base Flood Elevation) determined at this location is 995.0 (NAVD 1988).
- According to the Elevation Certificate submitted with the application, the lowest floor of the existing structure is 987.96 (NAVD 1988) which is below the BFE.
- According to the Sarpy County Assessor’s Records, the original structure was built on this site in 1992 and is considered to be a legal non-conforming structure.
- Pursuant to Sarpy County Flood Plain Regulations, 50% of the value of a non-conforming structure can be put into the structure without bringing it into compliance with the one foot above the BFE regulation.
- Sarpy County Assessor records indicate that the value of the structure is $213,392. Applicant has submitted a proposal showing an estimated cost, including materials and labor, totaling $16,200.
- The proposal submitted is less than 50% of the assessed value of the structure and does not appear to be a substantial improvement. The request is within the allowance of the regulations for a non-conforming structure.
- Any new construction must meet the minimum setback and zoning requirements at the time of building permit application.
- This request, as proposed, is in conformance with the Sarpy County Floodplain and Zoning Regulations.

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

Recommendation
Staff has reviewed the submittal documents and for the reasons stated above, we recommend the Floodplain Development Permit be approved to replace the deck and patio for an existing residential structure at 7812 Maui Circle, Lot 130, Hawaiian Village.
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 made payable to Sarpy County
3. Two (2) full size site/construction plan drawings
4. Two (2) reduced size site/construction plan drawings (8.5 x 11)
5. One (1) electronic copy of the site/construction plan drawings in PDF form
6. A completed FEMA National Flood Insurance Program (NFIP) Elevation Certificate certified, signed and sealed by land surveyor, engineer, or architect authorized by law to certify elevation information.

**APPLICATION FILING FEES** — see Sarpy County Master Fee Schedule for the Planning and Building Department

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**PROPERTY OWNER INFORMATION:** (If multiple owners, please attach separate sheet)

**NAME:** Richard Huss  
**ADDRESS:** 7812 Maui Cir.  
**CITY/STATE/ZIP:** Papillion, NE 68046

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

**NAME:** Carrell & Associates  
**ADDRESS:** 5004 S. 110th St.  
**CITY/STATE/ZIP:** Omaha, NE 68137

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

**NAME:** Precision Enterprises  
**ADDRESS:** 13951 Valley Ridge Dr.  
**CITY/STATE/ZIP:** Omaha, NE 68138

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**PLANNING STAFF USE ONLY:**

**APPLICATION #:** EDP 16-007  
**DATE RECEIVED:** 6/23/16  
**APPLICATION FEE:** $100  
**RECEIVED BY:**  
**RECEIPT NO.:** 2309  
**NOTES:** FORM # 31153C02006  
**RECOMMENDATIONS:**

**PLANNING & BUILDING DEPT:**  
**SARPY COUNTY BOARD:**

**RESOLUTION #:** DATE: 

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**APPLICATION FILING FEES** — see Sarpy County Master Fee Schedule for the Planning and Building Department
**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.

20' x 12' Composite Deck and concrete patio

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**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:** 7812 Maui Circle

**ASSESSOR’S PARCEL NUMBER:** 010436383

**ADDITIONAL PARCEL NUMBERS**

**GENERAL LOCATION:** Hawaiian Village Subdivision

*(example 189th & Giles Rd – include subdivision name)*

**LEGAL DESCRIPTION:** (Describe property to wit:) Lot 130 Hawaiian Village

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**SIZE OF PROPERTY:** 10,934 acres/ sq. ft. **CURRENT ZONING:** R0-50

**NAME OF ADJACENT WATERWAY:** Platte River

**PROPERTY LIES WITHIN:** FLOODWAY: ☑ Flood Fringe: ☐ Flood Zone Designation: AE

**LOWEST FLOOR ELEVATION IS TO BE** 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.

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**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.

Property Owner/Applicant Signature: [Signature]
Date: 6/23/2016

I, the undersigned, understand the Floodplain Development Permit process as stated above and I authorize Sarpy County staff to enter the property for inspection related to the specific request during this process.

Property Owner Signature: [Signature]
Date: 6/23/2016

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Property Owner Signature: [Signature]
Date: [Signature]

## ELEVATION CERTIFICATE

### Important: Read the instructions on pages 1-9.

#### SECTION A – PROPERTY INFORMATION

<table>
<thead>
<tr>
<th>A1. Building Owner’s Name</th>
<th>A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>7812 MAUI CIRCLE</td>
</tr>
<tr>
<td></td>
<td>City PAPILLON State NE ZIP Code 68045</td>
</tr>
</tbody>
</table>

| A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------|
| LOT 130 HAWAIIAN VILLAGE - TAX PARCEL NUMBER 01063833                                         |

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

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>41.0716</td>
<td>-96.0344</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>A7. Building Diagram Number Z</th>
</tr>
</thead>
<tbody>
<tr>
<td>Z1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>A8. For a building with a crawlspace or enclosure(s):</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Square footage of crawlspace or enclosure(s) 1819 sq ft</td>
</tr>
<tr>
<td>b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A</td>
</tr>
<tr>
<td>c) Total net area of flood openings in A8.b N/A sq in</td>
</tr>
<tr>
<td>d) Engineered flood openings? Yes No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>A9. For a building with an attached garage:</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Square footage of attached garage 744 sq ft</td>
</tr>
<tr>
<td>b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A</td>
</tr>
<tr>
<td>c) Total net area of flood openings in A9.b N/A sq in</td>
</tr>
<tr>
<td>d) Engineered flood openings? Yes No</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>B1. NFIP Community Name &amp; Community Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>SARPY COUNTY - 310190</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B2. County Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>SARPY COUNTY</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B3. State</th>
</tr>
</thead>
<tbody>
<tr>
<td>NEBRASKA</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B4. Map/Panel Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>31153C0200</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B5. Suffix</th>
</tr>
</thead>
<tbody>
<tr>
<td>G</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B6. FIRM Index Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>12/209</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B7. FIRM Panel Effective/Revised Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>12/205</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B8. Flood Zone(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>AE</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B9. Base Flood Elevation(s) (Zone AO, use base flood depth)</th>
</tr>
</thead>
<tbody>
<tr>
<td>995.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in item B9.</th>
</tr>
</thead>
<tbody>
<tr>
<td>FIS Profile FIRM Community Determined Other/Source:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B11. Indicate elevation datum used for BFE in Item B9.</th>
</tr>
</thead>
<tbody>
<tr>
<td>NGVD 1929 NAVD 1988 Other/Source:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Designation Date:</td>
</tr>
<tr>
<td>CBRS OPA</td>
</tr>
</tbody>
</table>

#### SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

<table>
<thead>
<tr>
<th>C1. Building elevations are based on:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Drawings Building Under Construction Finished Construction</td>
</tr>
</tbody>
</table>

* A new Elevation Certificate will be required when construction of the building is complete.

|---------------------------------------------------------------------------------------------------------------|

<table>
<thead>
<tr>
<th>C2.a</th>
<th>C2.b</th>
<th>C2.c</th>
<th>C2.d</th>
<th>C2.e</th>
<th>C2.f</th>
<th>C2.g</th>
<th>C2.h</th>
</tr>
</thead>
<tbody>
<tr>
<td>Top of bottom floor (including basement, crawlspace, or enclosure floor)</td>
<td>987.988</td>
<td>feet</td>
<td>987.988</td>
<td>feet</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Top of the next higher floor</td>
<td>987.988</td>
<td>feet</td>
<td>987.988</td>
<td>feet</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bottom of the lowest horizontal structural member (V Zones only)</td>
<td>988.0</td>
<td>feet</td>
<td>988.0</td>
<td>feet</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Attached garage (top of slab)</td>
<td>988.0</td>
<td>feet</td>
<td>988.0</td>
<td>feet</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)</td>
<td>988.0</td>
<td>feet</td>
<td>988.0</td>
<td>feet</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lowest adjacent (finished) grade next to building (LAG)</td>
<td>987.988</td>
<td>feet</td>
<td>987.988</td>
<td>feet</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Highest adjacent (finished) grade next to building (HAG)</td>
<td>986.327</td>
<td>feet</td>
<td>986.327</td>
<td>feet</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lowest adjacent grade at lowest elevation of deck or stairs, including structural support</td>
<td>987.79</td>
<td>feet</td>
<td>987.79</td>
<td>feet</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>C3. Datum used for building elevations must be the same as that used for the BFE.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Check the measurement used.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>C4. Check here if comments are provided on back of form.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Were latitude and longitude in Section A provided by a licensed land surveyor?</td>
</tr>
<tr>
<td>Check here if comments are provided on back of form.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>C5. Certification Name CLARENCE ROGER CARRELL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company Name CARRELL &amp; ASSOCIATES, INC</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>C6. Address 5111 S 45TH STREET</th>
</tr>
</thead>
<tbody>
<tr>
<td>Omaha Wyoming State NE ZIP Code 68137</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>C7. Signature CLARENCE ROGER CARRELL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Telephone 402-331-2333</td>
</tr>
</tbody>
</table>

FEMA Form 086-0-33 (7/12) See reverse side for continuation. Replaces all previous editions.
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: EQUIPMENT SERVICING THE BUILDING IS THE WATER HEATER

Signature: ___________________________ Date: 6/16/16

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 to 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 diagram 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.


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.

FEMA Form 086-0-33 (7/12) Replaces all previous editions.
Building Photographs

See Instructions for Item A6.

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

FOR INSURANCE COMPANY USE

<table>
<thead>
<tr>
<th>Policy Number:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company NAIC Number:</td>
</tr>
</tbody>
</table>

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

City PAPILLION  State NE  ZIP Code 68046

7812 MAUI CIRCLE

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken: "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

FRONT VIEW –

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

Building Street Address (including Act., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
7812 MAUI CIRCLE

City PAPILLION State NE ZIP Code 68046

Company NAIC Number:

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

REAR VIEW

SIDE VIEW
Existing House

- Footing (4) 14' x 48" or 18' x 42"
- Carriage Beam 11" x 3.5" treated glue laminated (4)
- Double 2x8 Joist (4)
- Double 2x8 Joist (2)
- 8" x 42" Footing (4)
CONTRACTOR:
Precision Enterprises, Inc.
13951 Valley Ridge Dr.
Omaha, NE 68138
402-592-3323
tlane@precisionenterprise.com

JOB ADDRESS:
Richard Huss
7812 Maui cir
Papillion NE 68046

existing house wall
optional cantilever
joist hanger
3 1/2 x 11 7/8 beam
2x 8 joists @ 16" OnC.
5 x 6 posts
24"

14 x or 18" diameter x
48 42" depth
42" MIN depth

beam support stair stringers
from headers
joist hanger

provide support under headers

(2) 1/2" diameter
through-bolts
and washers

openings shall not allow
the passage of a 4" diameter
sphere; wet timber must be
spaced such that when
shrinkage occurs, the max
opening is maintained

4x4 typical
DO NOT NOTCH

36" MIN

stair guard is required
for stairs with a total
rise of 30" or more

stair guard height;
34" MIN measured from
nosing of steps

(2) 1/2" diameter
through-bolts
and washers

openings shall not allow
the passage of a 4" diameter
sphere; wet timber must be
spaced such that when
shrinkage occurs, the max
opening is maintained

triangular openings shall not
permit the passage of a 6"

diameter sphere
Huss - 7812 Maui Circle, Papillion, NE 68046

DETAILS

Tear down and haul away existing deck
Construct a new deck as shown in drawings using Envisions Spiced Teak decking
New frost footings will be installed as required by building code - 4 for the deck, 4 for the landing
Two treated glu-lam carriage beams will be installed as shown in drawing
Framing of deck will be treated lumber substructure and treated lumber stair stringers
Railing will be installed around entire deck using Textured Bronze Westbury Tuscany style aluminum railing
Railing will include 4x4 posts with lighted post caps as noted in drawing and drink rail for main deck area
Perimeter of deck, landing, and stair risers will be covered using composite fascia to match decking
Support posts for deck and landing will be 6x6 cedar attached to footings using stand-off plates
Cost of permit is not included in project

TOTAL: $16,200.00
Owner/Applicant Name: Richard Huss
Address: 7812 Maui Cir, Papillion NE
Project Type: Remodel/Repair
Parcel #: 010436383
Jurisdiction: Sarpy County

<table>
<thead>
<tr>
<th>Addresses:</th>
<th>Street # Number</th>
<th>Direction</th>
<th>Street Name</th>
<th>Type</th>
<th>Suffix</th>
<th>Apartment</th>
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</thead>
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Flood Plain Name: Platte River
Flood Zone: Zone AE
Base Flood Elevation: NAVD 1988

The District has the following comments based on review of the submitted documentation:
This project consists of construction of a deck on an existing residential structure. No other construction will be completed with this project.
The District has no objections to this application.
If you have any questions or concerns, please contact me at (402) 315-1773 or at llaster@papionrd.org

Sincerely,
Lori Laster, CFM
Stormwater Management Engineer
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov
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Vicinity Map - Flood Zones

7812 Maui Circle – Lot 130 Hawaiian Village
Flood Plain Development Permit