BOARDS OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA

RESOLUTION FLOOD PLAN DEVELOPMENT

Steve Singleton 17111 Paradise Road (Lot 38, Chris Lake) 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, Steve Singleton has applied for a Flood Plain Development Permit to construct a slab on grade screened porch attached to an existing residence at 17111 Paradise Road, (Lot 38, Chris Lake) 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 $9,300 which is less than 50% of the structure's value of $141,516; 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 9th day of August, 2016.

[Signatures]
Sarpy County Board Chairman

Attest
County Clerk

[Seal]
Application Overview
Steve Singleton has submitted an application requesting a floodplain development permit to construct a slab on grade screened porch attached to an existing residence at 17111 Paradise Road, (Lot 38, Chris Lake).

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

Zoning / Floodplain Regulations
- The area is zoned RD50-FP (General Residential District - Floodplain)
- The property is located in an AE Flood Zone adjacent to Chris Lake and the Platte River. (see attached map).
- The Base Flood Elevation (BFE) determined at this location is 978.8 (NAVD 1988).
- The Elevation Certificate indicates that the structure will be built at an elevation of 973.4 NAVD 1988
- The estimated cost of the project submitted by the applicant is $9,300. and is not considered to be a substantial improvement as it is not over 50% of the value of the existing structure which is $141,516.
- This request, as proposed, is in conformance with the Sarpy County 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 to construct a slab on grade screened porch attached to an existing residence at 17111 Paradise Road, (Lot 38, Chris Lake).
SARPY COUNTY PLANNING & BUILDING DEPT.
1210 GOLDEN GATE DRIVE, #1240
PAPILLON, 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 $300.00 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

PLANNING STAFF USE ONLY:
APPLICATION #: FP0 14-008
DATE RECEIVED: 6-27-16
APPLICATION FEE: $300.00 RECEIPT NO. 2311
RECEIVED BY: Kim Simich
NOTES: FIRM 31153C02056

RECOMMENDATIONS:
PLANNING & BUILDING DEPT: [ ] APPROVAL [ ] DENIAL
SARPY COUNTY BOARD: [ ] APPROVAL [ ] DENIAL
RESOLUTION #: __________ DATE: ________

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

NAME: Steven Singleton
ADDRESS: 17111 Paradise Road
CITY/STATE/ZIP: Bellevue, NE 68123
E-MAIL: bassfishingpro@msn.com

MAILING ADDRESS: ____________________________
(CITY/STATE/ZIP: ____________________________)
PHONE: 402-450-1573
FAX: ____________________________

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL’S INFORMATION:

NAME: Dennis L. Whitfield
ADDRESS: 2915 Sheridan Road
CITY/STATE/ZIP: Bellevue, NE 68123
E-MAIL: dwslandsurveying.com

MAILING ADDRESS: ____________________________
(CITY/STATE/ZIP: ____________________________)
PHONE: 402-292-1221
FAX: ____________________________

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

NAME: Scott Norton/NCH inc.
ADDRESS: 3307 Chandler Rd.
CITY/STATE/ZIP: Bellevue, NE 68147
E-MAIL: scottcnch@gmail.com

MAILING ADDRESS: ____________________________
(CITY/STATE/ZIP: ____________________________)
PHONE: 402-306-3337
FAX: 402-731-5026

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.

Screened Porch 13'0" x 11'0" on slab attached to house.

Porch will be at the same elevation as existing patio

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: 17111 Paradise Road Bellevue, NE 68123

ASSESSOR'S PARCEL NUMBER: 010457944 ADDITIONAL PARCEL NUMBERS

GENERAL LOCATION: South of La Platte Rd. on Chris Lake West
(example 189th & Giles Rd – include subdivision name)

LEGAL DESCRIPTION: (Describe property to wit:) Lot 38 Chris Lake

SIZE OF PROPERTY: 25 acres CURRENT ZONING: RQ-50

NAME OF ADJACENT WATERWAY: Platte River

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

LOWEST FLOOR ELEVATION IS TO BE 973.4 FEET ABOVE MEAN SEA LEVEL. (Including Basement)

SOURCE OF UTILITY SERVICES: Water - Well on site Sewer - Neighborhood Septic System

Gas - None Electric - OPPD

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 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 6/24/16 Date

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 6/25/16 Date
ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

SECTION A – PROPERTY INFORMATION

A1. Building Owner’s Name: Steven Singleton

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 1711 Paradise Road

City: Bellevue
State: NE
ZIP Code: 68123

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.):
Lot 38, CHRISS LAKE, Sarpy County, Nebraska

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

A5. Latitude/Longitude: Lat. 41-04-00-52E Long. 95-57-40.796

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number: 1A

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

A9. For a building with an attached garage:
   a) Square footage of attached garage 607.5 sq ft
   b) Number of permanent flood openings in the attached garage 0
   c) Total net area of flood openings in A9.b N/A sq in

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number: Sarpy County 310190

B2. County Name: Sarpy

B3. State: NE

B4. Map/Panel Number: 31153C0205

B5. Suffix: G

B6. FIRM Index Date: 01-19-1995

B7. FIRM Panel Effective/Revised Date: 12-02-2005

B8. Flood Zone(s): AE

B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 978.8

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)?
   ☑ CBRS ☑ OPA
   Designation Date: ___

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.


Benchmark Utilized: NE DNR #1293

Vertical Datum: NAVD88

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) 973.6 feet 973.6 meters
   b) Top of the next higher floor N/A
   c) Bottom of the lowest horizontal structural member (V Zones only) N/A
   d) Attached garage (top of slab) 973.5 feet 973.5 meters
   e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) 973.6 feet 973.6 meters
   f) Lowest adjacent (finished) grade next to building (LAG) 973.1 feet 973.1 meters
   g) Highest adjacent (finished) grade next to building (HAG) 973.4 feet 973.4 meters
   h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support N/A

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: Dennis L. Whitfield

Title: President
Company Name: DWS Land Surveying
License Number: NE - 449

Address: 2916 Sheridan Road
City: Bellevue
State: NE
ZIP Code: 68123

Signature: __________________________
Date: 6-15-16
Telephone: 402-292-1221

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 of C2.e located on main slab at elevation of 973.6.
Addition will sit on existing patio slab at elevation of 973.4.

Signature: [Signature]
Date: 6-15-15

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 HAG].

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 6–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _______ _______ [feet] [meters] [above or below the HAG].

E3. Attached garage (top of slab) is _______ _______ [feet] [meters] [above or below the HAG].

E4. Top of platform of machinery and/or equipment servicing the building is _______ _______ [feet] [meters] [above or below the HAG].

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? [ ] Yes [ ] No [ ] Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER’S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

[ ] Check here if attachments.

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

G1. [ ] The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. [ ] A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. [ ] The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number

G5. Date Permit Issued

G6. Date Certificate Of Compliance/Occupancy Issued

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

Policy Number:

Company NAIC Number:

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.,
17111 Paradise Road

City  Bellevue  State  NE  ZIP Code  68123

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
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.
17111 Paradise Road

City Bellevue  State NE  ZIP Code 68123

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
This is a report of an inspection made for loan purposes and title inspection purposes only. The work illustrated hereon does not constitute a boundary survey and is subject to any inaccuracies that a boundary survey may disclose. If a boundary survey with lot corners located and marked is requested, then additional charges will accrue.

THIS IS AN APPROXIMATION ONLY. NOT FOR CONSTRUCTION.

This drawing is prepared for use only by the mortgage lender or title company. It does not present information sufficient for a landowner to install or determine the location of fences, sheds, walks, detached buildings, driveways, etc., and if any are shown hereon, they are approximate only as to their actual position. Property corners found are noted hereon and no property corners were set and Boundaryline Surveys does not extend any warranty to present or future owners or occupants. (Linear and angular values shown are based on record or deed information)
For:  Steve and Didi Singleton                        April 4, 2016
17111 Paradise Road
Bellevue, NE 68123
(402) 489-5789 Home
(402) 450-1573 Cell

Project 2 – Screened in Patio, approximately 13’ wide and 11’ deep
Specifications:

1. Footings to be 12” or 14” diameter, 42” deep concrete pier footings. Assumed 1500 PSF.
2. Rafters to be 2” x 6” 24” on center with Treated Lumber
3. Deck to be open rafter lumber design with 5/4” treated decking under 7/16 OSB sheathing.
4. Center Ridge beam to be a double 2 x 12 treated.
5. Shingles to match the house with step flashing on the North slope.
6. Wall top and bottom plate to be 4 x 6 green treated for ground contact.
7. Wall studs to be 4 x 4 treated with a flat 2 x 4 approximately 36” high and an open gable
   either side of the ridge support.
8. Concrete floor to be 4” thick with a light broom finish.
9. Heavy duty screen door to swing out over existing sidewalk.
10. Screen to be charcoal color fiberglass screen with 1 ½” x ½” lattice trim.
11. Posts to be attached to footing with “Z” rated brackets.
12. Eave and gable facia to be 2 x 8 with drip edge flashings.
13. The four corner posts to be 6 x 6 treated.
Kelly Jeck

From: Scott Norton <scottnch@gmail.com>
Sent: Monday, June 27, 2016 5:43 PM
To: Kelly Jeck
Subject: Re: FloodPlain Development Permit - 17111 Paradise Road

Kelly Jeck, the cost of building the screened porch at 17111 Paradise Road Bellevue Nebraska is $9,300. Thank you, Scott Norton

On Jun 27, 2016 12:24 PM, "Kelly Jeck" <kjeck@sarpy.com> wrote:

Scott,

In order to complete the above application submittal, please provide a written cost estimate for the work to be done at 17111 Paradise Road, Lot 38 Chris Lake.

Thank you,

Kelly Jeck

Planning & Zoning Assistant

Sarpy County Planning Department

1210 Golden Gate Drive

Papillion, NE 68046

kjeck@sarpy.com
Double 2"x12 Ridge TSYP

2x6 rafters 24" OC TSYP

Asphalt Shingles & felt over 7/16" decking and 7/16" OSB

4x6 Header TSYP

2x8 Facia

4x6 Bottom Plate Treated GC

12"x42" concrete footing

6x6 corner posts TSYP

2 rated brackets bolted to footing

* 1500 PSF assumed
Existing House

Screen Porch
4" Concrete floor

8 - 12" x 42" Pier footing

6 x 6 Corner Posts
Bolted to footings

1 - 14" x 42" Pier footing

Footing Plan

Rafters ledger lock fastened to house and flashed at siding.

South Slope to be a continuation of house roof.

4x4 wall stud bolted to footings

1' roof overhang

13'
Owner/Applicant Name: Steven Singleton
Address: 17111 Paradise Road, Bellevue NE
Project Type: Remodel/Repair
Parcel #: 010957944
Jurisdiction: Sarpy County

Addresses:  

<table>
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<tr>
<th># Number</th>
<th>Street Name</th>
<th>Type</th>
<th>Suffix</th>
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<td>Paradise</td>
<td>Road</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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 screened porch 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
Site & Vicinity Map
Aerial of Site
17111 Paradise Road – Lot 38, Chris Lake
Flood Plain Development Permit
Vicinity Map - Flood Zones

Vicinity Map – Flood Zones
17111 Paradise Road – Lot 38, Chris Lake
Flood Plain Development Permit