RESOLUTION FLOOD PLAIN DEVELOPMENT
Todd Lavigne, 7858 S 240th Street 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, Todd Lavigne has applied for a Flood Plain Development Permit to fill and grade property and construct a single family dwelling at 7858 S 240th Street 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.

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.

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.

[Signature]
Sarpy County Board Chairman

[Signature]
County Clerk
Application Overview
Todd Lavigne has submitted an application requesting approval of a floodplain development permit to fill and grade property and construct a single-family dwelling at 7858 S 240th Street, (IRR N 244.40 W 770.20 E 790.20 FT SW1/4 SE1/4 & IRR E 1913.55 S 638.48 FT N1/2 SE1/4 EXC TAXLOT 4 & EXC S 25 W 1103.52 E 1312.26 FT 16-14-10 (29.74 AC).

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

Zoning / Floodplain Regulations
• The area is zoned AG-FP (Agricultural District - Floodplain)
• The property is located in an AE Flood Zone adjacent to the Elkhorn River. (see attached map).
• The Base Flood Elevation (BFE) determined at this location is 1100.0 (NAVD 1988).
• The building plans indicate that the structure will be built at an elevation of 1102.0 NAVD 1988 which meets the minimum requirements of one foot above the BFE.
• 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 fill and grade property and construct a single-family dwelling at 7858 S 240th Street, (IRR N 244.40 W 770.20 E 790.20 FT SW1/4 SE1/4 & IRR E 1913.55 S 638.48 FT N1/2 SE1/4 EXC TAXLOT 4 & EXC S 25 W 1103.52 E 1312.26 FT 16-14-10.
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 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

APPLICATION #: FPD 16-005
DATE RECEIVED: MAY 2, 2016
APPLICATION FEE: $300
RECEIPT NO.: 2264

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

NAME: Todd Lavigne
ADDRESS: 6727 Pine Ridge Rd
MAILING ADDRESS: 15225 Industrial Rd
PHONE: 402.669.0554
E-MAIL: t.lavigne@americafence.com
CITY/STATE/ZIP: Omaha, NE 68022

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL’S INFORMATION:

NAME: Boundaryline Surveys
ADDRESS: 13514 Discovery Dr
MAILING ADDRESS:
PHONE: 402.334.2032
E-MAIL: surveyor@boundarylinessurveys.com
CITY/STATE/ZIP: Omaha, NE 68137

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

NAME: Steven Ginn Architects
ADDRESS: 6173 Center St
MAILING ADDRESS:
PHONE: 402.991.1599
E-MAIL: steven@stevenginn.com
CITY/STATE/ZIP: Omaha, NE 68106
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.

A single family home and pond with access road.

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: Not Assigned 7858 S 240 Street

ASSESSOR'S PARCEL NUMBER: #011590405 ADDITIONAL PARCEL NUMBERS

GENERAL LOCATION: North Sarpy County along the Elkhorn River
(examples 189th & Giles Rd - include subdivision name)

LEGAL DESCRIPTION: (Describe property to wit:) IRR N 244.40 W 770.20 E 790.20 FT SW1/4 SE1/4 & IRR E 1913.55 S 638.48 FT N1/2 SE1/4 EXC TAXLOT 4 & EXC S 25 W 1103.52 E 1312.26 FT 16-14-10 (29.74 AC)

SIZE OF PROPERTY: 30 acres/sq. ft CURRENT ZONING: AG

NAME OF ADJACENT WATERWAY: Elkhorn River

PROPERTY LIES WITHIN: FLOODWAY: X FLOOD FRINGE: NO FLOOD ZONE DESIGNATION: AE

LOWEST FLOOR ELEVATION IS TO BE 1102 FEET ABOVE MEAN SEA LEVEL. (Including Basement)

SOURCE OF UTILITY SERVICES: Water - Well Sewer - Septic Field Gas - Propane Tank 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.

The lowest finished floor will meet flood insurance requirements

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

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

Property Owner Signature

04-28-16

04-28-16

04-28-16
ELEVATION CERTIFICATE

Important: Read the instructions on pages 1–9.

SECTION A – PROPERTY INFORMATION

A1. Building Owner's Name: Todd Lavigne
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
Not Assigned
City Gretna State NE ZIP Code 68028

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Sarpy County Parcel #011590405

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential
A5. Latitude/Longitude: Lat. 41°10'49.3" N Long. 96°17'42.3"W

A6. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Sarpy County Parcel #011590405

A7. Building Diagram Number:

A8. For a building with a crawlspace or enclosure(s):
   a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 1102.0 feet 0 meters
   b) Top of the next higher floor 1114.0 feet 0 meters
   c) Bottom of the lowest horizontal structural member (V Zones only) __________ feet __________ meters
   d) Attached garage (top of slab) 1103.5 feet 0 meters
   e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) 1102.0 feet 0 meters
   f) Lowest adjacent (finished) grade next to building (LAG) 1102.0 feet 0 meters
   g) Highest adjacent (finished) grade next to building (HAG) 1114.0 feet 0 meters
   h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support __________ feet __________ meters

A9. For a building with an attached garage:
   a) Square footage of attached garage 1372 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 3688 sq in
   d) Engineered flood openings? Yes No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Number & Community Name
City of Gretna #310375

B2. County Name SARPY

B3. State NE

B4. Map/Panel Number 31183C0025
B5. Suffix C
B6. FIRM Index Date 12/02/2005
B7. FIRM Panel Effective/Revised Date
B8. Flood Zone(s) AE
B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 1100

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:
   Designation Date:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? No 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.


   Benchmark Utilized: NGS (N300 Reset) Vertical Datum: NAVD 1988

   Indicate elevation datum used for the elevations in Items a) through h) below. No 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) 1102.0 feet 0 meters
   b) Top of the next higher floor 1114.0 feet 0 meters
   c) Bottom of the lowest horizontal structural member (V Zones only) __________ feet __________ meters
   d) Attached garage (top of slab) 1103.5 feet 0 meters
   e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) 1102.0 feet 0 meters
   f) Lowest adjacent (finished) grade next to building (LAG) 1102.0 feet 0 meters
   g) Highest adjacent (finished) grade next to building (HAG) 1114.0 feet 0 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 licensed land surveyor? Yes No

Certifier’s Name Steven Ginn License Number 3001

Title Architect Company Name Steven Ginn Architects
Address 6173 Center Street City Omaha State NE ZIP Code 68116
Signature Date 04.28.2016 Telephone 402.991.1569

Replaces all previous editions. See reverse side for continuation.
ELEVATION CERTIFICATE, page 2

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

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

Attachment A: Site Survey
Attachment B: Site Grading Plan; All elevations utilize the same elevation datum as the Site Survey (Attachment A)
Attachment C: Construction Documents. Architecutral Elevation 100'-0" corresponds to elevation 1114'-0" on the Site Survey (Attachment A)

Signature ___________________________ Date 04.28.2016

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 9 (see pages 8-9 of instructions), the next higher floor (elevation C2b 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 Todd Lavigne

Address 15225 Industrial Road City Omaha State NE ZIP Code 68144

Signature ___________________________ Date 04-28-16 Telephone 402-896-6722

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 G9-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

Signature

Comments

Check here if attachments

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

Revision Date: 7/12/2013
ELEVATION CERTIFICATE, page 3

Building Photographs
See Instructions for Item A6.

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

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FOR INSURANCE COMPANY USE

Policy Number:

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.

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

MAY 2 2016
## Building Photographs

**Continuation Page**

**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. |
| City | State | ZIP Code |

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.

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FEMA Form 086-0-33 (7/12)

Replaces all previous editions.

MAY 2016
The property is zoned "AG" (Agricultural Forming District) and is subject to the following site development regulations:

- The average (general) elevation of the property surveyed is 1096 +/-.
- As the surveyed elevation is approximately 4' lower than the 1% Annual Chance Flood Elevation, the 1% Annual Chance Flood Elevation contour (1100) cannot be depicted hereon.

Note:
- Residence: Other Permitted Uses:
- Accessory Buildings:

Elevations shown are based on NAVD88 datum and were established from a National Geodetic Survey benchmark (N300 reset).

Lot Area Lot Length
20 acres 200'
50 acres 500'

Front Yard Side Yard
50' 25' 35' 50' 25' 65' 15' 15' 25'

Date of Survey: January 29, 2016

February 12, 2016
Michael J. Oehme - LS-532

This property is subject to regulatory flood insurance requirements as per the Federal Emergency Management Agency (FEMA), and the 1% and 2% Annual Chance Flood Elevations are 1100 and 1102, respectively.

The approximate location of the 25-year flood elevation contour is as shown on F.R.M. Map Number 31153C0025G, dated 12/02/05.

THIS IS TO CERTIFY THAT THIS MAP OR SURVEY OR REPORT AND THE TOPOGRAPHIC FEATURES AS SHOWN ARE AN ACCURATE REPRESENTATION OF A FIELD SURVEY MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AS REQUIRED BY SECTIONS 81-8108 TO 81-8127 OF THE NEBRASKA STATE STATUTES, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

Michael J. Oehme - LS-532
February 12, 2016

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**DOOR SCHEDULE**
Application for Floodplain Development Permit
7/25/2016

Owner/Applicant Name: Todd Lavigne
Address: 3727 Pine Ridge Road, Omaha NE
Project Type: New Construction
Parcel #: 011590405
Jurisdiction: Sarpy County

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<td>7858</td>
<td>S</td>
<td>240th St</td>
<td></td>
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</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 is for the construction of a new residential building. The proposed lowest floor of the structure is 1,102.0 feet (NAVD 1988) which is at least one foot above the BFE.

The following items should be corrected on the as-built elevation certificate:

Box B6 has an incorrect FIRM Index Date.
Box B9 must report the BFE to the nearest tenth of a foot.
Section F does not apply to this project and does not need to be completed.

The District has no objections to this application.

If you have any questions or concerns, please contact me at (402) 315-1773 or at lstester@papionrd.org

Sincerely,
Lori Lester, CFM
Stormwater Management Engineer
Subject Property (Outlined in Red)

Vicinity Map - Flood Zones
7858 S 240th Street (Parcel #011590405)
Flood Plain Development Permit
Vicinity Map - Current Zoning

7858 S 240th Street (Parcel #011590405)
Flood Plain Development Permit