RESOLUTION FLOOD PLAIN DEVELOPMENT
Brad and Ann Thrasher, 17318 Micky Drive, (Lot 1 Betty Lake Tri Lakes Addition Replat One)
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, Brad and Ann Thrasher have applied for a Flood Plain Development Permit to remodel the interior, replace windows, roof, and siding and add an outdoor patio cover onto an existing residential dwelling at 17318 Micky Drive, (Lot 1, Betty Lake Tri Lakes Addition Replat One) 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 $95,000 which is less than 50% of the structure’s value of $277,554; 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 30th day of August 2016.

[Signature]
Sarpy County Board Chairman

[Signature]
County Clerk

[Seal]
EXHIBIT A  
Planning Department Report  
Floodplain Development Permit Application (FPD 16-015)  
County Board Date: August 30, 2016

<table>
<thead>
<tr>
<th>Subject</th>
<th>Type</th>
<th>Prepared By</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floodplain Development Permit to remodel interior, replace window, roof and siding and add outdoor patio cover on an existing single-family dwelling at 17318 Micky Drive, (Lot 1, Betty Lake Tri Lakes Addition Replat One)</td>
<td>Resolution</td>
<td>Donna Lynam, CFM Assistant Director Planning &amp; Building Dept.</td>
</tr>
</tbody>
</table>

- **Application Overview**
  Brad and Ann Thrasher have requested approval of a floodplain development permit to remodel interior, replace window, roof and siding and add outdoor patio cover on an existing single-family dwelling at 17318 Micky Drive, (Lot 1, Betty Lake Tri Lakes Addition Replat One).

- **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 Betty Lake and the Platte River. (see attached map).
  - The Base Flood Elevation (BFE) determined at this location is 978.8 (NAVD 1988).
  - The elevation of the lowest floor of the existing structure is below the Base Flood Elevation.
  - According to the Sarpy County Assessor’s Records, the original structure was built on this site in 1970 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 $277,554. Applicant has submitted a proposal showing an estimated cost of $95,000.
  - 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.
  - 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 remodel interior, replace windows, roof and siding, and add outdoor patio cover on an existing single-family dwelling at 17318 Micky Drive, (Lot 1, Betty Lake Tri Lakes Addition Replat One).
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
to email:
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

<table>
<thead>
<tr>
<th>PLANNING STAFF USE ONLY:</th>
</tr>
</thead>
<tbody>
<tr>
<td>APPLICATION #: FPD 14-015</td>
</tr>
<tr>
<td>DATE RECEIVED: 8/2/2014</td>
</tr>
<tr>
<td>APPLICATION FEE: $300</td>
</tr>
<tr>
<td>RECEIPT NO.: 2333</td>
</tr>
<tr>
<td>RECEIVED BY:</td>
</tr>
<tr>
<td>NOTES: FIRM 31153C02056</td>
</tr>
</tbody>
</table>

RECOMMENDATIONS:

PLANNING & BUILDING DEPT: [ ] APPROVAL [ ] DENIAL

SARPY COUNTY BOARD: [ ] APPROVAL [ ] DENIAL

RESOLUTION #: [ ] DATE: [ ]

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

<table>
<thead>
<tr>
<th>NAME:</th>
<th>Brad &amp; Ann Throshee</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADDRESS:</td>
<td>17318 Micky Dr.</td>
</tr>
<tr>
<td>CITY/STATE/ZIP:</td>
<td>BELLEVUE, NE 68012</td>
</tr>
<tr>
<td>PHONE:</td>
<td>402-203-7907</td>
</tr>
<tr>
<td>E-MAIL:</td>
<td><a href="mailto:doodedoo@gmail.com">doodedoo@gmail.com</a>, <a href="mailto:annschwabe@gmail.com">annschwabe@gmail.com</a></td>
</tr>
</tbody>
</table>

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL'S INFORMATION:

<table>
<thead>
<tr>
<th>NAME:</th>
<th>Egeland Consulting Group, Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADDRESS:</td>
<td>19909 Mill Valley Road</td>
</tr>
<tr>
<td>CITY/STATE/ZIP:</td>
<td>Omaha, NE 68144</td>
</tr>
<tr>
<td>PHONE:</td>
<td>(402) 895-4700</td>
</tr>
<tr>
<td>FAX:</td>
<td>(402) 895-3599</td>
</tr>
<tr>
<td>E-MAIL:</td>
<td><a href="mailto:juwland@ecg.com">juwland@ecg.com</a></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>NAME:</th>
<th>McDaniels Wallquist Co.</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADDRESS:</td>
<td>2628 S 87th St</td>
</tr>
<tr>
<td>CITY/STATE/ZIP:</td>
<td>Omaha, NE 68124</td>
</tr>
<tr>
<td>PHONE:</td>
<td>(402) 201-9537</td>
</tr>
<tr>
<td>FAX:</td>
<td>(402) 932-8908</td>
</tr>
<tr>
<td>E-MAIL:</td>
<td><a href="mailto:isaac@mcdanieldwallquist.com">isaac@mcdanieldwallquist.com</a></td>
</tr>
</tbody>
</table>
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.

REMODEL MAIN LEVEL INTERIOR, REPLACE WINDOWS, PARTIALLY REPLACE SIDING & ROOF, ADD OUTDOOR COVERING

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: 17318 MICKY DR. BELLEVUE NE 68123

ASSESSOR'S PARCEL NUMBER: 011582803 ADDITIONAL PARCEL NUMBERS

GENERAL LOCATION: HANSONS LAKES
(example 189th & Giles Rd – include subdivision name)

LEGAL DESCRIPTION: (Describe property to wit:) LOT 1 PETTY LAKE TRI LAKES ADDITION REPLAT One

SIZE OF PROPERTY: 1.33 acres/sq ft CURRENT ZONING: RD-50

NAME OF ADJACENT WATERWAY: Platte River

PROPERTY LIES WITHIN: FLOODWAY: □ FLOOD FRINGE: □ FLOOD ZONE DESIGNATION: A E

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.

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

8/2/2016 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

8/2/2016 Date
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>Bradley A. Thrasher</th>
</tr>
</thead>
<tbody>
<tr>
<td>A2. Building Street Address (including Apt., Unit, Suite, and/or Bidg. No.) or P.O. Route and Box No.</td>
<td>17318 Mickey Drive</td>
</tr>
<tr>
<td>City Bellevue State NE ZIP Code 68123</td>
<td></td>
</tr>
</tbody>
</table>

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Lot 1, Betty Lake TRI LAKES ADDITION REPLAT ONE, Sarpy Co. NE

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

A5. Latitude/Longitude: Lat. 41.06435 N Long. 96.95810 W
Horizontal Datum: NAD 1927 □ NAD 1983

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

A7. Building Diagram Number: 8

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? Yes □ No

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

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

<table>
<thead>
<tr>
<th>B1. NFIP Community Name &amp; Community Number</th>
<th>B2. County Name</th>
<th>B3. State</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sarpy County 310190</td>
<td>Sarpy</td>
<td>Nebraska</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B4. Map/Panel Number</th>
<th>B5. Suffix</th>
<th>B6. FIRM Index Date</th>
<th>B7. FIRM Panel Effective/Revised Date</th>
<th>B8. Flood Zone(e)</th>
<th>B9. Base Flood Elevation(s) (Zone AO, use base flood depth)</th>
</tr>
</thead>
<tbody>
<tr>
<td>31153C0205</td>
<td>G</td>
<td>N/A</td>
<td>December 02, 2005</td>
<td>AE</td>
<td>973.9</td>
</tr>
</tbody>
</table>

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)?
    Designation Date: N/A □ CBRS □ OPA □ Yes □ No

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: NSP 12A Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in Items a) through h) below. NGVD 1929 □ NAVD 1988 □ Other/Source: __________
   Datum used for building elevations must be the same as that used for the BFE.
   Check the measurement used:

   a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 968.4 feet □ meters
   b) Top of the next higher floor 973.00 feet □ meters
   c) Bottom of the lowest horizontal structural member (V Zones only) □ feet □ meters
   d) Attached garage (top of slab) □ feet □ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) □ feet □ meters
   f) Lowest adjacent (finished) grade next to building (LAG) □ feet □ meters
g) Highest adjacent (finished) grade next to building (HAG) □ feet □ meters
   h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support □ feet □ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

☐ Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes □ No

Certifier’s Name John W. Von Dollen License Number NE - 579
Title Land Surveyor Company Name E & A Consulting Group Inc.
Address 10609 Hill Valley Road City Omaha State NE ZIP Code 68154
Signature Date 07/28/2016 Telephone 402-896-4700

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

See reverse side for continuation.
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: Elevations listed were obtained from the existing structure.

Signature: __________________________ Date: 07/28/2016

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/or 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

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.
Thrasher Residence
Main Level Remodel
Hanson Lakes

Sheet Index:
C-1 Title Sheet / Site Plan
D-1 Demolition Plan / Roof Plan
A-1 Main Level Plan / Schedules
A-2 Exterior / Interior Elevations
A-3 Interior Elevation
A-4 Sections / Details
E-1 Electrical Plan
Sarpy County
Unincorporated Areas
310190

FIRM
FLOOD INSURANCE RATE MAP
SARPY COUNTY,
NEBRASKA
AND INCORPORATED AREAS
PANEL 205 OF 255
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
BELLEVUE, CITY OF 310191 0205 G
PAPILLION, CITY OF 318279 0205 G
SARPY COUNTY 310190 0205 G

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
31153C0205G
MAP REVISED
DECEMBER 2, 2005

Federal Emergency Management Agency

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
Owner/Applicant Name: Brad and Ann Thrasher
Address: 17318 Micky Dr, Bellevue NE
Project Type: Remodel/Repair
Parcel #: 011582803
Jurisdiction: Sarpy County

<table>
<thead>
<tr>
<th>Street</th>
<th>Number</th>
<th>Direction</th>
<th>Street Name</th>
<th>Type</th>
<th>Suffix</th>
<th>Apartment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Micky</td>
<td>17318</td>
<td></td>
<td>Dr</td>
<td></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 is for the remodel of an existing residence. No other structures will be built with this project.

This project does not appear to be a substantial improvement.

The District has no objections to this application.

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

Sincerely,
Lori Laster, CFM
Stormwater Management Engineer
Site & Vicinity Map

17318 Micky Drive – Lot 1 Betty Lake Tri Lakes Addition Replat One
Flood Plain Development Permit
Subject Property (Outlined in red)
Vicinity Map - Current Zoning

17318 Micky Drive – Lot 1 Betty Lake Tri Lakes Addition Replat One
Flood Plain Development Permit