RESOLUTION FLOOD PLAIN DEVELOPMENT
Michael & Kathryn Gripp 13106 Cottonwood Lane, (Lot 46, Villa Springs) 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, Michael and Kathryn Gripp have applied for a Flood Plain Development Permit to remodel an existing garage to finished living area and construct an attached garage addition on an existing single-family dwelling at 13106 Cottonwood Lane, (Lot 46, Villa Springs), 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 $77,792 which is less than 50% of the structure’s value of $168,105; 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. 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 September 2016.

Sarpy County Board Chairman

Attest

County Clerk
Application Overview
Michael and Kathryn Gripp have requested approval of a floodplain development permit to remodel existing garage to finished living area and construct an attached garage addition on an existing single-family dwelling at 13106 Cottonwood Lane, (Lot 46, Villa Springs).

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 RD50-FP (General Residential District - Floodplain)
- The property is located in an AE Flood Zone adjacent to Villa Springs and the Platte River. (see attached map).
- The Base Flood Elevation (BFE) determined at this location is 1009.9 (NAVD 1988).
- The lowest floor (basement) of the existing structure is below the base flood elevation and the elevation of the newly finished area and attached garage addition will be 1013.6.
- According to the Sarpy County Assessor’s Records, the original structure was built on this site in 1979 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 $168,105. Applicant has submitted house plans indicating that 628 square feet will be converted to finished living space and an 832 square foot attached garage will be constructed with an estimated project valuation of $77,792. Based on Sarpy County Building Valuation Data table.
- The estimated project valuation 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 Floodplain and 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 existing garage to finished living area and construct an attached garage addition on an existing single-family dwelling at 13106 Cottonwood Lane, (Lot 46, Villa Springs).
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 $200, 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 format
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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**PLANNING STAFF USE ONLY:**

<table>
<thead>
<tr>
<th>APPLICATION #:</th>
<th>FP-D 16-017</th>
</tr>
</thead>
<tbody>
<tr>
<td>DATE RECEIVED:</td>
<td>7/27/16</td>
</tr>
<tr>
<td>APPLICATION FEE: $200</td>
<td>RECIPT NO. 2327</td>
</tr>
<tr>
<td>RECEIVED BY:</td>
<td>Randi J. Allen</td>
</tr>
<tr>
<td>NOTES:</td>
<td>FIRM 31153601906</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)

- **NAME:** Michael J. Kathryn Zipp
- **ADDRESS:** 1310 E Cottonwood Lane
- **E-MAIL:** lampshop@cox.net
- **CITY/STATE/ZIP:** Springfield, NE 68054
- **MAILING ADDRESS:** 
- **CITY/STATE/ZIP:** 
- **PHONE:** 402-250-5057
- **FAX:**

---

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

- **NAME:** Thompson Dreesen Doreen
- **ADDRESS:** 10836 Old Mill Rd
- **E-MAIL:** dneef@tdzco.com
- **CITY/STATE/ZIP:** Omaha, NE 68154
- **MAILING ADDRESS:** 
- **CITY/STATE/ZIP:** 
- **PHONE:** 402-330-8860
- **FAX:**

---

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

- **NAME:**
- **ADDRESS:** 
- **CITY/STATE/ZIP:**
- **MAILING ADDRESS:** 
- **CITY/STATE/ZIP:** (IF DIFFERENT)
- **PHONE:**
- **FAX:**
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.

add 3 car garage to front of exiting garage make master bedroom bath from exiting garage

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: 13106 Cottonwood Lane Springfield NE 68058

ASSessor's PARCEL NUMBER: Lot 46 ADDITIONAL PARCEL NUMBERS

GENERAL LOCATION: 132nd + Buffalo Villa Springs
(example 189th & Giles Rd – include subdivision name)

LEGAL DESCRIPTION: (Describe property to wit:)
Lot 46, Villa Springs, A Subdivision in Sarpy County, NE

SIZE OF PROPERTY: 1 acres/sq. ft. CURRENT ZONING: residential R0 - 50

NAME OF ADJACENT WATERWAY: Platte River

PROPERTY LIES WITHIN: FLOODWAY: [ ] FLOOD FRINGE: [ ] FLOOD ZONE DESIGNATION: AE

LOWEST FLOOR ELEVATION IS TO BE 10.99 FEET ABOVE MEAN SEA LEVEL. (Including Basement)

SOURCE OF UTILITY SERVICES: Water - well Sewer - septic
Gas - N/A 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.

[Signature]
Property Owner/Applicant Signature

[Signature]
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.

[Signature]
Property Owner Signature

[Signature]
Date
**ELEVATION CERTIFICATE**

** Important: Follow the instructions on pages 1–9. **

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

### SECTION A – PROPERTY INFORMATION

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1. Building Owner’s Name</td>
<td>Michael M &amp; Kathryn L. Grigg</td>
</tr>
<tr>
<td>A2. Building Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.</td>
<td>13108 Cottonwood Lane</td>
</tr>
<tr>
<td>City</td>
<td>Springfield</td>
</tr>
<tr>
<td>State</td>
<td>Nebraska</td>
</tr>
<tr>
<td>ZIP Code</td>
<td>68059</td>
</tr>
<tr>
<td>A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)</td>
<td>Lot 46, Villa Springs, a subdivision in Sarpy County, Nebraska</td>
</tr>
<tr>
<td>A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)</td>
<td>Garage Addition</td>
</tr>
<tr>
<td>A5. Latitude/Longitude: Lat.</td>
<td>41.048</td>
</tr>
<tr>
<td>Long.</td>
<td>-96.118</td>
</tr>
<tr>
<td>Horizontal Datum</td>
<td>□ NAD 1927</td>
</tr>
<tr>
<td>A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.</td>
<td></td>
</tr>
<tr>
<td>A7. Building Diagram Number</td>
<td>1A</td>
</tr>
<tr>
<td>A8. For a building with a crawlspace or enclosure(s):</td>
<td></td>
</tr>
<tr>
<td></td>
<td>a) Square footage of crawlspace or enclosure(s)</td>
</tr>
<tr>
<td></td>
<td>b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade</td>
</tr>
<tr>
<td></td>
<td>c) Total net area of flood openings in A8.b</td>
</tr>
<tr>
<td></td>
<td>d) Engineered flood openings?</td>
</tr>
<tr>
<td>A9. For a building with an attached garage:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>a) Square footage of attached garage</td>
</tr>
<tr>
<td></td>
<td>b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade</td>
</tr>
<tr>
<td></td>
<td>c) Total net area of flood openings in A9.b</td>
</tr>
<tr>
<td></td>
<td>d) Engineered flood openings?</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
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</thead>
<tbody>
<tr>
<td>B1. NFIP Community Name &amp; Community Number</td>
<td>Sarpy County 310190</td>
</tr>
<tr>
<td>B2. County Name</td>
<td>Sarpy</td>
</tr>
<tr>
<td>B3. State</td>
<td>Nebraska</td>
</tr>
<tr>
<td>B4. Map/Panel Number</td>
<td>311353C0190</td>
</tr>
<tr>
<td>B5. Suffix</td>
<td>G</td>
</tr>
<tr>
<td>B6. FIRM Index Date</td>
<td>05/03/2010</td>
</tr>
<tr>
<td>B7. FIRM Panel Effective/Revised Date</td>
<td>12/02/2005</td>
</tr>
<tr>
<td>B8. Flood Zone(s)</td>
<td>AE</td>
</tr>
<tr>
<td>B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)</td>
<td>1009.9</td>
</tr>
<tr>
<td>B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:</td>
<td></td>
</tr>
<tr>
<td>☐ FIS Profile</td>
<td>☒ FIRM</td>
</tr>
</tbody>
</table>

### 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)? |
| ☐ Yes | ☒ No |
| Designation Date: | | ☐ CBRS | ☐ OPA |
ELEVATION CERTIFICATE

FOR INSURANCE COMPANY USE
Policy Number:

City: Springfield
State: Nebraska
ZIP Code: 68059

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: [X] Construction Drawings* [ ] Building Under Construction* [ ] Finished Construction

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


Benchmark Utilized: MK 1819
Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in Items a) through h) below.
[ ] NGVD 1929 [X] NAVD 1988 [ ] Other/Source:

Datum used for building elevations must be the same as that used for the BFE.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 1013.6 [X] feet [ ] meters
b) Top of the next higher floor N/A N/A [ ] feet [ ] meters
c) Bottom of the lowest horizontal structural member (V Zones only) N/A N/A [ ] feet [ ] meters
d) Attached garage (top of slab) N/A N/A [ ] feet [ ] meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) N/A N/A [ ] feet [ ] meters
f) Lowest adjacent (finished) grade next to building (LAG) 1013.6 [X] feet [ ] meters
g) Highest adjacent (finished) grade next to building (HAG) 1013.6 [X] feet [ ] meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support N/A N/A [ ] feet [ ] meters

Check the measurement used.

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.

Were latitude and longitude in Section A provided by a licensed land surveyor? [X] Yes [ ] No [ ] Check here if attachments.

Certifier's Name: David H. Neef
License Number: NE RLS # 475

Title: Registered Land Surveyor
Company Name: Thompson, Dreesen & Doran, Inc.
Address: 10836 Old Mill Road
City: Omaha
State: Nebraska
ZIP Code: 68154

Signature: __________________________ Date: 07/28/2016
Telephone: (402) 330-8860

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), If applicable):
This Elevation Certificate if for a garage addition on the front of the existing house.
ELEVATION CERTIFICATE

Building Street Address (Including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
13106 Cottonwood Lane

City
Springfield
State
Nebraska
ZIP Code
68059

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 1–2 of Instructions), the next higher floor (elevation C2.b in the diagram) 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 or Owner’s Authorized Representative’s Name

Address

City

State

ZIP Code

Signature

Date

Telephone

Comments

☐ Check here if attachments.

FEMA Form 086-0-33 (7/15) Replaces all previous editions. Form Page 3 of 6
### ELEVATION CERTIFICATE

**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.
13106 Cottonwood Lane

City
Springfield

State
Nebraska

ZIP Code
68059

Company NAIC Number

FOR INSURANCE COMPANY USE
Policy Number:

**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.

<table>
<thead>
<tr>
<th>G4. Permit Number</th>
<th>G5. Date Permit Issued</th>
<th>G6. Date Certificate of Compliance/Occupancy Issued</th>
</tr>
</thead>
</table>

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 (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

FEMA Form 086-0-33 (7/15) Replaces all previous editions. Form Page 4 of 6
ZONING: (RD-50 TWO-FAMILY RESIDENTIAL)

SETBACKS:
- FRONT: 25 FEET
- SIDE: 5 FEET
- REAR: 25 FEET

(SARPY COUNTY ZONING)

LOT SIZE: 4,470 SQUARE FEET

LEGAL DESCRIPTION: LOT 45
VILLA SPRINGS
SARPY COUNTY, NEBRASKA

13095 COTTONWOOD CIRCLE
SPRINGFIELD, NE
Application for Floodplain Development Permit
9/7/2016

Owner/Applicant Name: Mike and Kathy Gripp
Address: 13106 Cottonwood Lane, Springfield NE
Project Type: New Construction
Parcel #: 010481214
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>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>13106</td>
<td></td>
<td>Cottonwood</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 an addition to an existing residential structure.

The lowest floor elevation of the proposed addition is 1,013.6 feet (NAVD 1988) which is at least one foot above the base flood elevation.

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

13106 Cottonwood Lane – Lot 46 Villa Springs
Flood Plain Development Permit
13106 Cottonwood Lane – Lot 46 Villa Springs
Flood Plain Development Permit
Subject Property (Outlined in red)