BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA

RESOLUTION FLOOD PLAIN DEVELOPMENT
Dan Bundy parcels 010403132 and 011592302, 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, Dan Bundy applied for a Flood Plain Development Permit for a grading project for the placement of fill to elevate two parcels (010403132 and 011592302) out of the floodway on property generally located south of Highway 6, east of 255th 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 objections to the proposed placement of fill, but specifically states that any subsequent plans for development of the parcels shall require additional review and approvals; 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, the Natural Resources District letter 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 with the following conditions:

1. The applicant must file an application with FEMA for a final Letter of Map Revision (LOMR) within 90 days of completion of the fill project.

2. The applicant shall provide the following documents to Sarpy County Planning Department before Sarpy County officials sign a Community Acknowledgment Form for the LOMR:
   a. A specific development plan for the area so that Sarpy County may review and approve.
b. A Building Restriction Agreement for the development plan to ensure that all future development conforms to the County Floodplain Management Regulations regardless of the floodplain designation.

3. All future structures shall be constructed at least one foot above the Base Flood Elevation.

4. Applicant shall file an as-built elevation certificate or an approved LOMR once the project is complete.

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

[Signature]

County Clerk

[Signature]
EXHIBIT A
Planning Department Report
Floodplain Development Permit Application (FPD 16-016)
County Board Date: September 13, 2016

<table>
<thead>
<tr>
<th>Subject</th>
<th>Type</th>
<th>By</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floodplain Development Permit for a grading project for the placement of fill to elevate the property out of the floodway on a parcel generally located south of Highway 6, east of 255th Street.</td>
<td>Resolution</td>
<td>Donna Lynam, CFM Assistant Director Planning &amp; Building Dept.</td>
</tr>
</tbody>
</table>

- **Application Overview**
  - Dan Bundy is requesting approval of a Flood Plain Development Permit for a grading project for the placement of fill to elevate the property out of the floodway on a parcel generally located south of Highway 6, east of 255th Street. FEMA has granted conditional approval of the project with CLOMR-F FEMA Case #16-07-1667R for the placement of fill with requirement that an application be submitted for a follow-up LOMR with required data pursuant to CLOMR comment document dated July 8, 2016. Copy attached.

- **Comprehensive Development Plan**
  - The Sarpy County Development Structure Plan (Future Land Use Map) indicates this area as Greenway (see attached map).

- **Zoning / Floodplain Regulations**
  - The area is zoned AG FW (Agricultural - Floodway)
  - The property is located in an AE Flood Zone in the Floodway adjacent to the Platte River (see attached map).
  - The Base Flood Elevation (BFE) determined on this property ranges from 1063.0 to 1064.0 feet (NAVD 1988).
  - The grade of the property will be filled to an elevation of 1066.0 feet (NAVD 1988).

- **Staff Comments / Recommendations**
  - The applicant must file an application with FEMA for a final LOMR within 90 days of completion of the fill project
  - Prior to the signing of the Community Acknowledgment Form for the final LOMR, the applicant shall provide the following to the Sarpy County Planning Department:
    - A definitive development plan for the area for review and approval by Sarpy County.
    - Building Restriction Agreement executed for the development plan to ensure that all future development conforms to the County Floodplain Management Regulations regardless of the floodplain designation.
  - All future structures should be constructed at least one foot above the BFE.
  - The request is in conformance with the Sarpy County Floodplain regulations.
  - An as-built elevation certificate or an approved LOMR will be required once the project is complete as verification that the project is in compliance with the regulations.

- **Natural Resources District**
  - The application information was sent to the Papio-Missouri River Natural Resources District (NRD) for review. Please see their comments attached.
**Recommendation**

- FEMA has granted conditional approval of the project with CLOMR-F FEMA Case #16-07-1667R for the placement of fill with the requirement that an application be submitted for a follow-up LOMR with required data pursuant to comments in the CLOMR-F document.

- Staff has reviewed the submittal documents and recommends APPROVAL of a Flood Plain Development Permit for a grading project for the placement of fill to elevate property out of the floodway on a parcel generally located south of Highway 6, east of 255th Street subject to staff comments and recommendations noted above. This request is in compliance with Sarpy County Zoning and Flood Plain Regulations.
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

PLANNING STAFF USE ONLY:
APPLICATION #: EPO 16-016
DATE RECEIVED: 7-22-14
APPLICATION FEE: $300 RECEIPT NO. 2344
RECEIVED BY: ________________________________________
NOTES: ________________________________________________

RECOMMENDATIONS:
PLANNING & BUILDING DEPT: ☐ APPROVAL ☐ DENIAL
SARPY COUNTY BOARD: ☐ APPROVAL ☐ DENIAL
RESOLUTION #: ___________ DATE: ___________

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

NAME: Dan Bundy
ADDRESS: 16906 S. 255th Street
Gretna, NE 68028
E-MAIL: DRBFarms@gmail.com
CITY/STATE/ZIP: ____________________________
PHONE: 402-430-6779
FAX: ____________________________

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL’S INFORMATION:

NAME: Joe Flaxbeard
ADDRESS: 14710 W. Dodge Rd., Suite 100
Omaha, NE 68154
E-MAIL: joe.flaxbeard@LRA-INC.com
CITY/STATE/ZIP: ____________________________
PHONE: 402-496-2498
FAX: 402-496-2730

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

NAME: TBD
ADDRESS: ____________________________
CITY/STATE/ZIP: ____________________________
MAILING ADDRESS: ____________________________
CITY/STATE/ZIP: ____________________________
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.

This is a grading project that will bring in fill to the property to raise the grade out of the floodway. This proposed grading has been approved by CLMOR-F FEMA Case # 16-07-1667R (see the attached).

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: Highway 6 and 255th Street

ASSessor’s PARCEL NUMBER: 010403132 ADDITIONAL PARCEL NUMBERS 011592302

GENERAL LOCATION: South of Highway 6, East of 255th Street
(example 189th & Giles Rd – include subdivision name)

LEGAL DESCRIPTION: (Describe property to wit:) PT NW 1/4 lying south and east of HWY 6 together with N 1/2 SW 1/4 28-13-10;
PT of SEC 29 lying south of HWY 6 and east of 255th Street, EX Ruff Rd ROW ~29-13-10

SIZE OF PROPERTY: 337.47 acres/sq. ft CURRENT ZONING: AG

NAME OF ADJACENT WATERWAY: Platte River

PROPERTY LIES WITHIN: FLOODWAY: ☒ FLOOD FRINGE: ☐ FLOOD ZONE DESIGNATION: CLMOR-F approved by FEMA

LOWEST FLOOR ELEVATION IS TO BE 1066 FEET ABOVE MEAN SEA LEVEL. (Including Basement)

SOURCE OF UTILITY SERVICES: Water - n/a Sewer - n/a
Gas - n/a Electric - n/a

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.

CLMOR-F approved by FEMA to allow proposed grading (FEMA Case # 16-07-1667R)

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.

Robert L. Randy Family Ltd. Property Owner/Applicant Signature 7-15-16 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 7-16-16 Date
U.S. DEPARTMENT OF HOMELAND SECURITY  
Federal Emergency Management Agency  
National Flood Insurance Program

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.

<table>
<thead>
<tr>
<th>SECTION A – PROPERTY INFORMATION</th>
<th>FOR INSURANCE COMPANY USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1. Building Owner's Name</td>
<td>Policy Number:</td>
</tr>
<tr>
<td>Don Bundo</td>
<td></td>
</tr>
<tr>
<td>A2. Building Address</td>
<td>Company NAIC Number:</td>
</tr>
<tr>
<td>HWY G x S. 255th St</td>
<td></td>
</tr>
<tr>
<td>City</td>
<td>ZIP Code:</td>
</tr>
<tr>
<td>Coralia</td>
<td>68028</td>
</tr>
<tr>
<td>State</td>
<td></td>
</tr>
<tr>
<td>NE</td>
<td></td>
</tr>
<tr>
<td>Tax Parcels</td>
<td></td>
</tr>
<tr>
<td>010403132 + 01592302</td>
<td></td>
</tr>
<tr>
<td>A3. Property Description</td>
<td></td>
</tr>
<tr>
<td>Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.</td>
<td></td>
</tr>
<tr>
<td>A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Earthwork</td>
<td></td>
</tr>
<tr>
<td>A5. Latitude/Longitude: Lat. 41° 4' 12.64&quot;  Long. 96° 18' 26.23&quot;</td>
<td>Horizontal Datum: NAD 1927 X NAD 1983</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 N/A</td>
<td></td>
</tr>
<tr>
<td>A8. For a building with a crawlspace or enclosure(s):</td>
<td></td>
</tr>
<tr>
<td>a) Square footage of crawlspace or enclosure(s) sq ft</td>
<td></td>
</tr>
<tr>
<td>b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade</td>
<td></td>
</tr>
<tr>
<td>c) Total net area of flood openings in A8.b sq in</td>
<td></td>
</tr>
<tr>
<td>d) Engineered flood openings? Yes No</td>
<td></td>
</tr>
<tr>
<td>A9. For a building with an attached garage:</td>
<td></td>
</tr>
<tr>
<td>a) Square footage of attached garage sq ft</td>
<td></td>
</tr>
<tr>
<td>b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade</td>
<td></td>
</tr>
<tr>
<td>c) Total net area of flood openings in A9.b sq in</td>
<td></td>
</tr>
<tr>
<td>d) Engineered flood openings? Yes No</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>B1. NFIP Community Name &amp; Community Number</td>
</tr>
<tr>
<td>Sarpy County 310190</td>
</tr>
<tr>
<td>B4. Map/Panel Number</td>
</tr>
<tr>
<td>31157C01506</td>
</tr>
<tr>
<td>B8. Flood Zone(s)</td>
</tr>
<tr>
<td>AE, X, FW</td>
</tr>
<tr>
<td>1063 - 1064</td>
</tr>
<tr>
<td>B10. Indicate the source of the Base Flood Elevation (BFE) date or base flood depth entered in Item B9:</td>
</tr>
<tr>
<td>X FIS Profile X FIRM X Community Determined X Other/Source: FEMA study</td>
</tr>
<tr>
<td>B11. Indicate elevation datum used for BFE in Item B9:</td>
</tr>
<tr>
<td>X NGVD 1929 X NAVD 1988 X Other/Source:</td>
</tr>
<tr>
<td>B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No</td>
</tr>
<tr>
<td>Designation Date:</td>
</tr>
<tr>
<td>CBRS X OPA</td>
</tr>
</tbody>
</table>

FEMA Form 086-0-33 (7/15) Replaces all previous editions. Form Page 1 of 6
ELEVATION CERTIFICATE

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

FOR INSURANCE COMPANY USE
Policy Number:

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
Hwy C + S. 255th St.

City
Gretna
State NE
ZIP Code 68028

Company NAIC Number

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.

Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: GIS CLOAR DATA Vertical Datum: NAVD 88

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) [1066.00] ☐ feet ☑ meters
b) Top of the next higher floor

c) Bottom of the lowest horizontal structural member (V Zones only)

d) Attached garage (top of slab)

e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments)

f) Lowest adjacent (finished) grade next to building (LAG)

g) Highest adjacent (finished) grade next to building (HAG)

h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support

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? ☑ Yes ☐ No

Certifier's Name
Joseph T. Flytheard
License Number E-14004
Title Project Manager
Company Name Lamp Rynearson
Address 14710 W. Dodge Rd., Suite 100
City Omaha
State NE
ZIP Code 68154

Signature
Joseph T. Flytheard
Date 07/22/2016
Telephone 402-446-2998

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

For insurance company use only. Comments are not required for the FEMA Form 086-0-33 (7/15) only.

This elevation certificate covers the earthwork fill operation.

FEMA Form 086-0-33 (7/15)
Replaces all previous editions.
ELEVATION CERTIFICATE

FOR INSURANCE COMPANY USE

Policy Number: 

Expiration Date: November 30, 2018

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 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 or Owner's Authorized Representative's Name

Address 16906 S. 255th Street City Gretna State NE ZIP Code 68028

Signature __________________________ Date __________ Telephone __________________________

Comments

☐ Check here if attachments.

FEMA Form 086-0-33 (7/15) Replaces all previous editions.

Form Page 3 of 6
### Section A - Building Information

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

14W 16 & S. 25514 St.

**City**

Gates

**State**

NE

**ZIP Code**

18028

**FOR INSURANCE COMPANY USE**

**Policy Number:**


### Section B - Insurance Information

**Company NAIC Number**


### Section C - Elevation Information

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

**City State ZIP Code**


### 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>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</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

**G9.** BFE or (in Zone AO) depth of flooding at the building site:

- [ ] feet
- [ ] meters

**G10.** Community's design flood elevation:

- [ ] feet
- [ ] meters

**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.
<table>
<thead>
<tr>
<th>Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.</th>
<th>FOR INSURANCE COMPANY USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>HWY 6 &amp; S. 255th Street</td>
<td></td>
</tr>
<tr>
<td>City</td>
<td>State</td>
</tr>
<tr>
<td>Gretna</td>
<td>NE</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Photo One Caption</th>
</tr>
</thead>
<tbody>
<tr>
<td>Photo One</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Photo One Caption</th>
</tr>
</thead>
<tbody>
<tr>
<td>Photo One</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Photo Two Caption</th>
</tr>
</thead>
<tbody>
<tr>
<td>Photo Two</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Photo Two Caption</th>
</tr>
</thead>
<tbody>
<tr>
<td>Photo Two</td>
</tr>
</tbody>
</table>
### Building Photographs

**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.

<table>
<thead>
<tr>
<th>City</th>
<th>State</th>
<th>ZIP Code</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>NE</td>
<td>68028</td>
</tr>
</tbody>
</table>

**For Insurance Company Use**

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

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.

<table>
<thead>
<tr>
<th>Photo One Caption</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Photo One Caption</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Photo Two Caption</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Photo Two Caption</td>
<td></td>
</tr>
</tbody>
</table>
July 8, 2016

Mr. Don Kelly
Chairman, Sarpy County Board of Commissioners
1210 Golden Gate Drive, #1250
Papillion, NE 68046-2894

Dear Mr. Kelly:

We are providing our comments with the enclosed Conditional Letter of Map Revision (CLOMR) on a proposed project within your community that, if constructed as proposed, could revise the effective Flood Insurance Study report and Flood Insurance Rate Map for your community.

If you have any questions regarding the floodplain management regulations for your community, the National Flood Insurance Program (NFIP) in general, or technical questions regarding this CLOMR, please contact the Director, Mitigation Division of the Federal Emergency Management Agency (FEMA) Regional Office in Kansas City, MO, at (816) 283-7002, or the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at http://www.fema.gov/nfip.

Sincerely,

Patrick “Rick” Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

List of Enclosures:
Conditional Letter of Map Revision Comment Document

cc: Mr. Bruce Fountain, AICP, EDFP
Sarpy County Planning and Building Director

Mr. Mitch Paine, CFM
Nebraska Department of Natural Resources

Mr. Dan Bundy
DRB Farms

Mr. Mike McIntosh, P.E.
Lamp Rynearson and Associates

Mr. Joseph Flaxbeard, P.E., ENV, SP
Lamp Rynearson and Associates
**CONDITIONAL LETTER OF MAP REVISION**

**COMMENT DOCUMENT**

<table>
<thead>
<tr>
<th>COMMUNITY INFORMATION</th>
<th>PROPOSED PROJECT DESCRIPTION</th>
<th>BASIS OF CONDITIONAL REQUEST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sarpy County</td>
<td>FILL</td>
<td>HYDRAULIC ANALYSIS</td>
</tr>
<tr>
<td>Nebraska</td>
<td></td>
<td>FLOODWAY</td>
</tr>
<tr>
<td>(Unincorporated Areas)</td>
<td></td>
<td>NEW TOPOGRAPHIC DATA</td>
</tr>
</tbody>
</table>

| COMMUNITY NO.: 310190   |

| IDENTIFIER              | Bundy Properties             |
|                        | APPROXIMATE LATITUDE & LONGITUDE: 41.058, -96.329 |
|                        | SOURCE: USGS QUADRANGLE      |
|                        | DATUM: NAD 83                |

| AFFECTED MAP PANELS    |
| TYPE: FIRM*            |
| NO.: 31153C0150G       |
| DATE: December 2, 2005 |
| * FIRM - Flood Insurance Rate Map |

| FLOODING SOURCE(S) AND REACH DESCRIPTION |
| Platte River - From approximately 17,650 feet downstream of Highway 6 to approximately 21,360 feet upstream of Highway 6 |

| PROPOSED PROJECT DESCRIPTION |
| Flooding Source             |
| Platte River                |
| Proposed Project            |
| Fill                        |
| Location of Proposed Project|
| At Highway 6 to approximately 1,280 feet downstream of Highway 6 |

<p>| SUMMARY OF IMPACTS TO FLOOD HAZARD DATA |</p>
<table>
<thead>
<tr>
<th>Flooding Source</th>
<th>Effective Flooding</th>
<th>Proposed Flooding</th>
<th>Increases</th>
<th>Decreases</th>
</tr>
</thead>
<tbody>
<tr>
<td>Platte River</td>
<td>Zone AE</td>
<td>Zone X (shaded)</td>
<td>None</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>Zone AE</td>
<td>Zone AE</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>Floodway</td>
<td>Floodway</td>
<td>None</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>BFEs*</td>
<td>BFEs</td>
<td>Yes</td>
<td></td>
</tr>
</tbody>
</table>

* BFEs - Base (1-percent-annual-chance) Flood Elevations

**COMMENT**

This document provides the Federal Emergency Management Agency's (FEMA's) comment regarding a request for a CLOMR for the project described above. This document is not a final determination; it only provides our comment on the proposed project in relation to the flood hazard information shown on the effective National Flood Insurance Program (NFIP) map. We reviewed the submitted data and the data used to prepare the effective flood hazard information for your community and determined that the proposed project meets the minimum floodplain management criteria of the NFIP. Your community is responsible for approving all floodplain development and for ensuring that all permits required by Federal or State/Commonwealth law have been received. State/Commonwealth, county, and community officials, based on their knowledge of local conditions and in the interest of safety, may set higher standards for construction in the Special Flood Hazard Area (SFHA), the area subject to inundation by the base flood. If the State/Commonwealth, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

This comment is based on the flood data presently available. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on the FEMA website at http://www.fema.gov/nfip.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration
To determine the changes in flood hazards that will be caused by the proposed project, we compared the hydraulic modeling reflecting the proposed project (referred to as the proposed conditions model) to the hydraulic modeling used to prepare the Flood Insurance Study (FIS) (referred to as the effective model). If the effective model does not provide enough detail to evaluate the effects of the proposed project, an existing conditions model must be developed to provide this detail. This existing conditions model is then compared to the effective model and the proposed conditions model to differentiate the increases or decreases in flood hazards caused by more detailed modeling from the increases or decreases in flood hazards that will be caused by the proposed project.

The table below shows the changes in the BFEs:

<table>
<thead>
<tr>
<th>Flooding Source: Platte River</th>
<th>BFE Change (feet)</th>
<th>Location of maximum change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing vs. Effective</td>
<td>Maximum increase</td>
<td>0.0</td>
</tr>
<tr>
<td></td>
<td>Maximum decrease</td>
<td>0.2</td>
</tr>
<tr>
<td>Proposed vs. Existing</td>
<td>Maximum increase</td>
<td>0.0</td>
</tr>
<tr>
<td></td>
<td>Maximum decrease</td>
<td>0.0</td>
</tr>
<tr>
<td>Proposed vs. Effective</td>
<td>Maximum increase</td>
<td>0.0</td>
</tr>
<tr>
<td></td>
<td>Maximum decrease</td>
<td>0.1</td>
</tr>
</tbody>
</table>

This comment is based on the flood data presently available. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on the FEMA website at http://www.fema.gov/nfip.

Patrick "Rick" F. Saccibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration
Upon completion of the project, your community must submit the data listed below and request that we make a final determination on revising the effective FIRM and FIS report. If the project is built as proposed and the data below are received, a revision to the FIRM and FIS report would be warranted.

- Form 1, entitled “Overview & Concurrence Form”. Detailed application and certification forms must be used for requesting final revisions to the maps. Therefore, when the map revision request for the area covered by this letter is submitted, Form 1 must be included. If as-built conditions differ from the proposed plans, please submit new forms, which may be accessed at http://www.fema.gov/plan/prevent/firm/dl_lnt-2.shtml, or annotated copies of the previously submitted forms showing the revised information.

- Form 2, entitled "Riverine Hydrology & Hydraulics Form"
- Form 3, entitled "Riverine Structures Form"

- Hydraulic analyses, for as-built conditions, of the base flood; the 10-percent, 2-percent, and 0.2 percent annual chance floods; and the regulatory floodway, together with a topographic work map shewing the revised floodplain [and floodway] boundaries. Please ensure that the revised information ties in with the current effective information at the downstream and upstream ends of the revised reach.

- Annotated copy of the FIRM, at the scale of the effective FIRM, that shows the revised floodplain and floodway boundary delineations shown on the submitted work map and how they tie into the floodplain and floodway boundary delineations shown on the current effective FIRM at the downstream and upstream ends of the revised reach.

- As-built plans, certified by a registered professional engineer, of all proposed project elements

- A copy of the public notice distributed by your community, stating its intent to revise the regulatory floodway, or a signed statement by your community that it has notified all affected property owners and affected adjacent jurisdictions

- Documentation of the individual legal notices sent to property owners who will be affected by any widening/shifting of the base floodplain and/or any BFE increases along Platte River

- Evidence that your community has, prior to approval of the proposed encroachment, adopted floodplain management ordinances that incorporate the increased BFEs and revised floodway boundary delineations to reflect the post-project conditions, as stated in Paragraph 65.12(b)

This comment is based on the flood data presently available. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on the FEMA website at http://www.fema.gov/nfip.

Patrick "Rick" F. Sacchibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration
COMMUNITY INFORMATION (CONTINUED)

- A letter stating that your community will adopt and enforce the modified regulatory floodway, OR, if the State/Commonwealth has jurisdiction over either the regulatory floodway or its adoption by your community, a copy of your community’s letter to the appropriate State/Commonwealth agency notifying it of the modification to the regulatory floodway and a copy of the letter from that agency stating its approval of the modification

- FEMA’s fee schedule for reviewing and processing requests for conditional and final modifications to published flood information and maps may be accessed at http://www.fema.gov/plan/prevent/fhm/frm_fees.shtm. The fee at the time of the map revision submittal must be received before we can begin processing the request. Payment of this fee can be made through a check or money order, made payable in U.S. funds to the National Flood Insurance Program, or by credit card (Visa or MasterCard only). Please forward the payment, along with the revision application, to the following address:

  LOMC Clearinghouse
  847 South Pickett Street
  Alexandria, VA 22304-4605

After receiving appropriate documentation to show that the project has been completed, FEMA will initiate a revision to the FIRM and Flood Insurance Study (FIS) Report. Because the flood hazard information (i.e., base flood elevations, base flood depths, SFHAs, zone designations, and/or regulatory floodways) will change as a result of the project, a 90-day appeal period will be initiated for the revision, during which community officials and interested persons may appeal the revised flood hazard information based on scientific or technical data.

Patrick "Rick" F. Sacbbit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

This comment is based on the flood data presently available. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2827 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on the FEMA website at http://www.fema.gov/nfip.
COMMUNITY REMINDERS

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Mr. Michael R. Scott
Director, Mitigation Division
Federal Emergency Management Agency, Region VII
9221 Ward Parkway
Kansas City, MO 64114
(816) 283-7002

This comment is based on the flood data presently available. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional information about the NFIP is available on the FEMA website at http://www.fema.gov/nfip.

Patrick "Rick" F. Sacbibi, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration
Parcels #010403132 and #011592302, S of Hwy 6 and E of S 255th St.
Flood Plain Development Permit
Subject Properties Outlined in Blue (Greenway)

Current FLU - Sarpy Co

Parcels #010403132 and #011592302, S of Hwy 6 and E of S 255th St. Flood Plain Development Permit
Vicinity Map - Flood Zones

Parcels #010403132 and #011592302, S of Hwy 6 and E of S 255th St.
Flood Plain Development Permit
Application for Floodplain Development Permit
9/8/2016

Owner/Applicant Name: Dan Bundy
Address: 16908 8 255th Street, Gretna NE

Project Type:
A grading project that will bring in fill to the property to raise the grade out of the floodway which has been approved by CLOMR-F FEMA Case#18-07-1667R

Parcel #:010403132, 011592302

Jurisdiction: Sarpy County
Intersections:
NW: 255th and HWY 6
SW: 255th and Ruff Road
SE: Ruff Road and I-80

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 application is for placement of fill only. No other construction has been reviewed. Any subsequent plans for this property will require further permitting and review.

The applicant must file an application with FEMA for a final LOMR within 90 days of completion of the fill project.

Prior to signing the Community Acknowledgement Form for the final LOMR application the applicant should provide and the County approve an ultimate development plan for this area.

Prior to signing the Community Acknowledgement Form the County should require a building restriction agreement be executed for this project to ensure that any future development conforms to the County floodplain management regulations, regardless of its floodplain designation. All future buildings should be constructed 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 laster@papionrd.org

Sincerely,
Lori Laster, CFM
Stormwater Management Engineer