RESOLUTION FLOOD PLAIN DEVELOPMENT
Rex Twedt Sr. 17310 Hanson Drive, (Lot 162 Hanson’s Lakes) 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, Mr. Rex Twedt Sr has applied for a Flood Plain Development Permit to install a heat pump system for an existing family dwelling at 17310 Hanson Drive (Lot 162 Hanson’s Lakes) 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 $10,982 which is less than 50% of the structure’s value of $107,390; 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 27th day of September 2016.

[Signature]
Sarpy County Board Chairman

[Signature]
County Clerk

[Seal]
EXHIBIT A
Planning Department Report
Floodplain Development Permit Application (FPD 16-018)
County Board Date: September 27, 2016

<table>
<thead>
<tr>
<th>Subject</th>
<th>Type</th>
<th>Prepared By</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floodplain Development Permit to install a Heat Pump system for an existing residential structure at 17310 Hanson Drive, (Lot 162 Hanson’s Lakes)</td>
<td>Resolution</td>
<td>Donna Lynam, CFM Assistant Director Planning &amp; Building Dept.</td>
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</table>

- **Application Overview**
  Rex Twedt Sr. has submitted an application requesting approval of a floodplain development permit to install a Heat Pump system for an existing residential structure at 17310 Hanson Drive, Lot 162 Hanson’s Lakes.

- **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 RD-50/FP (General Residential District - Floodplain)
  - The property is located in an AE Flood Zone adjacent to the Platte River. (see attached map).
  - According to the Sarpy County Assessor’s Records, the original structure was built on this site in 1956 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 $107,390. Applicant has submitted a proposal showing an estimated cost, including materials and labor, totaling $10,982.
  - 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 Floodplain and Zoning Regulations.

- **Natural Resources District**
  This Papio Missouri River Natural Resources District (NRD) has no objections to the proposed application. The NRD recommendation letter is attached.

- **Recommendation**
  Staff has reviewed the submittal documents and for the reasons stated above, we recommend the Floodplain Development Permit be approved to install a Heat Pump system for an existing residential structure at 17310 Hanson Drive, Lot 162 Hanson’s Lakes.
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 $100 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.

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

<table>
<thead>
<tr>
<th>NAME:</th>
<th>Ray Tweddle Sr</th>
<th>E-MAIL:</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADDRESS:</td>
<td>17310 Hanson Dr</td>
<td>CITY/STATE/ZIP:</td>
</tr>
<tr>
<td>MAILING ADDRESS:</td>
<td>17310 Hanson Dr</td>
<td>CITY/STATE/ZIP:</td>
</tr>
<tr>
<td>PHONE:</td>
<td>(402) 233-1444</td>
<td>FAX:</td>
</tr>
</tbody>
</table>

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL'S INFORMATION:

<table>
<thead>
<tr>
<th>NAME:</th>
<th></th>
<th>E-MAIL:</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADDRESS:</td>
<td></td>
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<td>PHONE:</td>
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CONSTRUCTION INFORMATION: (This individual/company is responsible for meeting building code regulations.)

<table>
<thead>
<tr>
<th>NAME:</th>
<th>SOS Highley</th>
<th>E-MAIL:</th>
<th>georcesandvdc.com</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADDRESS:</td>
<td>8314 Maple St</td>
<td>CITY/STATE/ZIP:</td>
<td>Omaha NE 68131</td>
</tr>
<tr>
<td>MAILING ADDRESS:</td>
<td>8314 Maple St</td>
<td>CITY/STATE/ZIP:</td>
<td>Omaha NE 68131</td>
</tr>
<tr>
<td>PHONE:</td>
<td>(402) 391-2326</td>
<td>FAX:</td>
<td>(402) 391-8160</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.

So is replacing a climate master split-system open loop geothermal unit with a Bosch split-system open loop geothermal unit.

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: 17310 Hanson Drive, Plattsmouth, NE 68023

ASSESSOR’S PARCEL NUMBER: Lot 162

ADDITIONAL PARCEL NUMBERS: 0107 52064

GENERAL LOCATION: Hanson Lake #2

(Example 180th & Giles Rd - Include subdivision name)

LEGAL DESCRIPTION: (Describe property to wit: See Attached) Lot 162, Hanson’s Lake

SIZE OF PROPERTY: 2781 sq ft. CURRENT ZONING: RD-50 FP

NAME OF ADJACENT WATERWAY: Platte

PROPERTY LIES WITHIN: FLOODWAY: Flood Fringe: Flood Zone Designation: AE, 0.2 FET annual chance flood hazard

LOWEST FLOOR ELEVATION IS TO BE: 9.743 FEET ABOVE MEAN SEA LEVEL (Including Basement)


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

Date

I, the undersigned, understand the Floodplain Development Permit process as stated above and authorize Sarpy County staff to enter the property for inspection related to the specific request during this process.

Property Owner Signature

Date

Property Owner Signature

Date
That part of Lot 162, HANSON'S LAKES, a subdivision, as surveyed, platted, and recorded in Sarpy County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of said Lot 162; thence (bearings based on Hanson's Lakes Plat) S 10° 09' 10" E for 60.77 feet along the East line of said Lot 162; thence S 22° 34' 10" W for 16.97 feet along the East line of said Lot 162 to the true point of beginning; thence S 22° 34' 10" W for 5.34 feet along said East line; thence S 48° 48' 13" W for 46.17 feet along the Southeasterly line of said Lot 162; thence S 82° 31' 24" W for 4.25 feet along the Southerly line of said Lot 162; thence N 48° 48' 13" E for 54.49 feet to the True Point of Beginning.
PROPOSAL AND CONTRACT

phone: 391-2336/598-5818 (jon cell)
fax: 391-8180
address: 8314 Maple St
Omaha, NE 68134
www.soshvac.com
jstuehm@soshvac.com

"Your trustworthy company since 1950"

Date: 9-7-16
Submitted To: Rex Twedt  Job Location: 17310 Hanson Dr
Bellevue, NE
Phone: 402-690-6376

Install BOSCH 4 TON 2 STAGE Closed Loop Watersource Heat Pump with desuperheater.
15KW Backup Electric Heat, 11 year parts, 11 year labor warranty, 5 year coil, 5 year labor warranty
Electrical to system, flow control, water filter, hose kit, and base.

Programmable Digital Thermostat
Proposed installation price including removal of existing equipment,
sheet metal alterations including plenum modifications to match up with existing supply air and return air boot to connect
existing ductwork with new unit, base, labor, and tax.
**Excludes Well System**

**Cash/Check Price $11,682**
OPPD Rebate $-700
PROJECTED TAX CREDIT $-3,505

$10,982
$7,478

RESPECTFULLY SUBMITTED,

JON STUEHM
SOS HEATING AND COOLING

THIS BID WILL BE HONORED FOR 30 DAYS FROM THE ABOVE REFERENCE DATE TERMS:

A 25% Down Payment is Required in order to schedule the job. Balance is due and payable within 30 days of invoice.
If terms not met a 1.5% monthly finance charge will accrue. All accessories (humidifiers, strip heat, electronic air cleaners, thermostats, txvs, uv air cleaners, etc.) have a 5 year
limited warranty provided by manufacturer. All tax credits, dealer and utility rebates subject to availability. Limited warranty extends only to the original consumer purchaser and is nontransferable.
Warranty work is paid by manufacturer of equipment. SOS will provide the service but in the unlikely event manufacture terminates consumer will be held liable.
Full warranty information will be included with final invoice.

Upon acceptance of this proposal via signature or down payemt one will be held liable for cancellation fees in the event job has been ordered and/or ductwork made, and/or permits pulled

ACCEPTANCE OF PROPOSAL
The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as
specified. Payment to be made as specified above. I understand this contract excludes bonding and grounding of existing flexible CSST gas pipe.
I would like to waive my rights to the 72 hour cancelation policy for the HVAC system. By waiving this policy, SOS is allowed to immediately begin the installation process.

Signature___________________________________________________________Date ____________
Name (Please Print)___________________________________________________
Application for Floodplain Development Permit
9/21/2018

Owner/Applicant Name: Rex Twedd Sr
Address: 11315 Frances St, Omaha NE
Project Type: Remodel/Repair
Parcel #: 010752064
Jurisdiction: Sarpy County

Addresses:

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Type</th>
<th>Suffix</th>
<th>Apartment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hansen Drive</td>
<td>17310</td>
<td>Number</td>
<td>Direction</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 replacement of a heat pump on an existing residential structure. No other construction will take place as part of this project.

The District has no objections to this application.

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

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

17310 Hanson Drive – Lot 162 Hanson’s Lakes
Flood Plain Development Permit
Vicinity Map - Current Zoning

17310 Hanson Drive – Lot 162 Hanson’s Lakes
Flood Plain Development Permit
Vicinity Map - Flood Zones

17310 Hanson Drive – Lot 162 Hanson’s Lakes
Flood Plain Development Permit
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 0205G
PAPILLION, CITY OF 315275 0205G
SARPY COUNTY 310190 0205G

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.