RESOLUTION FLOOD PLAIN DEVELOPMENT

Walter and Linda Wolverton 12718 Cottonwood Lane (Lot 55, 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, Walter and Linda Wolverton have applied for a Flood Plain Development Permit to replace the deck of an existing residential structure at 12718 Cottonwood Lane (Lot 55, 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 $5,000 which is less than 50% of the structure's value of $163,611; 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 22nd day of March 2016.

Sarpy County Board Chairman

Attest

SEAL

County Clerk

SEAL
EXHIBIT A
Planning Department Report
Floodplain Development Permit Application (FPD 16-001)
County Board Date: March 22, 2016

<table>
<thead>
<tr>
<th>Subject</th>
<th>Type</th>
<th>Prepared By</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floodplain Development Permit to replace a</td>
<td>Resolution</td>
<td>Donna Lynam, CFM</td>
</tr>
<tr>
<td>deck on an existing residential structure at</td>
<td></td>
<td>Assistant Director</td>
</tr>
<tr>
<td>12718 Cottonwood Lane, (Lot 55, Villa Springs)</td>
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<td>Planning &amp; Building Dept.</td>
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</table>

- **Application Overview**
  Walter and Linda Wolverton have requested approval of a floodplain development permit to replace a deck on an existing residential structure at 12718 Cottonwood Lane, (Lot 55, Villa Springs).

- **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 RD-50 FP (Two Family Residential District - Floodplain)
  - The property is located in an AE Flood Zone in the Villa Springs area which is adjacent to the Platte River. (see attached map).
  - The BFE (Base Flood Elevation) determined at this location is 1011.8 (NAVD 1988).
  - The elevation of the existing lowest floor of the structure is below the BFE.
  - According to the Sarpy County Assessor’s Records, the original structure was built on this site in 1987 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 $163,611. Applicant has submitted a proposal showing an estimated cost of $5,000.
  - 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 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**
  For the reasons stated above, staff recommends the Floodplain Development Permit be approved to replace a deck on an existing residential structure at 12718 Cottonwood Lane, Lot 55, Villa Springs.
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

PLANNING STAFF USE ONLY:
APPLICATION #: EPO 16-001
DATE RECEIVED: 2/18/16
APPLICATION FEE: $100 RECEIPT NO. 0563
RECEIVED BY: Lisa Zinky

RECOMMENDATIONS:
PLANNING & BUILDING DEPT: □ APPROVAL □ DENIAL
SARPY COUNTY BOARD: □ APPROVAL □ DENIAL
RESOLUTION #: ___ DATE: ___

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

NAME: WALTER WOLVERTON E-MAIL: WALIND94@MSN.COM
ADDRESS: 12718 COTTONWOOD LANE CITY/STATE/ZIP: SPRINGFIELD, NE 68062
MAILING ADDRESS: _____________________________ CITY/STATE/ZIP: _____________________________
(IF DIFFERENT)
PHONE: 402-706-3522 FAX: _____________________________

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL'S INFORMATION:

NAME: _____________________________ E-MAIL: _____________________________
ADDRESS: _____________________________ CITY/STATE/ZIP: _____________________________
MAILING ADDRESS: _____________________________ CITY/STATE/ZIP: _____________________________
(IF DIFFERENT)
PHONE: _____________________________ FAX: _____________________________

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

NAME: WALTER WOLVERTON E-MAIL: WALIND94@MSN.COM
ADDRESS: 12718 COTTONWOOD LN CITY/STATE/ZIP: SPRINGFIELD, NE 68062
MAILING ADDRESS: _____________________________ CITY/STATE/ZIP: _____________________________
(IF DIFFERENT)
PHONE: 402-706-3522 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.

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REPLACING DECK

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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: 12718 Cottonwood Lane Springfield, NE 68059

ASSESSOR’S PARCEL NUMBER: 010481338

ADDITIONAL PARCEL NUMBERS

GENERAL LOCATION:

PROPERTY LIES WITHIN:

LEGAL DESCRIPTION:

SIZE OF PROPERTY: 0.7594 acres

CURRENT ZONING: RD-50

NAME OF ADJACENT WATERWAY: Platte River

PROPERTY LIES WITHIN:

FLOODWAY:

FLOOD FRINGE:

FLOOD ZONE DESIGNATION: AF

LOWEST FLOOR ELEVATION IS TO BE 1011.5 FEET ABOVE MEAN SEA LEVEL (Including Basement)

SOURCE OF UTILITY SERVICES:

Water - SEPTIC

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.

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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.

Applicant 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.

Owner Signature (or authorized agent)

Date

Owner Signature (or authorized agent)

Date
# Federal Emergency Management Agency National Flood Insurance Program

## Elevation Certificate

This form is to be used for: 1) New/Emergency Program construction in Special Flood Hazard Areas; 2) Pre-FIRM construction after September 30, 1982; 3) Post-FIRM construction; and, 4) Other buildings rated as Post-FIRM rules.

### Building Owners

**NAME:** Walker and Linda Wellington  
**ADDRESS:** 1906 Cottonwood Lane, Springfield, Mo. 65809  
**LOT #:** 65, Villa Springs

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 punished by fine or imprisonment under 18 U.S. Code, Section 1001.

### Section I: Eligibility/Certification

(Certified by Local Community Permit Official or a Registered Professional Engineer)

#### Community No.: Panel No.: Subdivision: Date of Firm Zones Date of Construction Base Flood Elev. (NGVD) Building Is...  

<table>
<thead>
<tr>
<th>Community No.</th>
<th>Panel No.</th>
<th>Subdivision</th>
<th>Date of Firm Zones</th>
<th>Date of Construction</th>
<th>Base Flood Elev. (NGVD)</th>
<th>Building Is...</th>
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<tbody>
<tr>
<td>310910</td>
<td>0128</td>
<td></td>
<td>8/16/81</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

**YES** ☐ No ☐  
It is intended that the building described above will be constructed in compliance with the community's flood plain ordinance. The certifier may rely on community records. The lowest floor (including basement) will be at an elevation of 100.0 ft. NGVD. Failure to construct the building at this elevation may place the building in violation of the community's flood plain management ordinance.

**YES** ☐ No ☐  
The building described above has been constructed in compliance with the community's flood plain management ordinance.  
If NO is checked, attach copy of variance issued by the community.

**YES** ☐ No ☐  
The mobile home located at the address described above has been tied down (anchored) in compliance with the community's flood plain management ordinance, or in compliance with the NFIP Specifications.

### Section II: Elevation Certification

(Certified by a Local Community Permit Official or a Registered Professional Engineer, Architect, or Surveyor)

**NAME:** CARRELL & ASSOC., INC.  
**ADDRESS:** 6550 S. 84TH ST., STE. 2006  
**ZIP:** 68127

**SIGNATURE:** Clarence Roger Carrell  
**DATE:** 8/25/87  
**PHONE:** (402) 331-2333

#### Section II: Elevation Certification

(Certified by a Local Community Permit Official or a Registered Professional Engineer)

**Firm Zone A1-A30:** I certify that the building at the property location described above has the lowest floor (including basement) at an elevation of 100.0 ft. NGVD (mean sea level) and the average grade at the building site is at an elevation of 100.0 ft. NGVD.

**Firm Zones V, VI-X30:** I certify that the building at the property location described above has the lowest floor elevation of feet. NGVD. The average grade at the building site is at an elevation of feet. NGVD.

**Firm Zones A1-A30, VI-X30, AH and Emergency Program:** I certify that the building at the property location described above has the lowest floor elevation of feet. NGVD. The elevation of the highest adjacent grade next to the building is feet. NGVD.

### Section III: Floodproofing Certification

(Certification by a Registered Professional Engineer or Architect)

**CERTIFICATION IS FOR:**  
Both Sections II and III (Check One)

**CERTIFIER'S NAME:**  
Clarence Roger Carrell  
**COMPANY NAME:** CARRELL & ASSOC., INC.  
**LICENSE NO. (or Affix Seal):** 15-306

**ADDRESS:** 6550 S. 84TH ST., STE. 2006  
**ZIP:** 68127

**SIGNATURE:**  
Clarence Roger Carrell  
**DATE:** 8/25/87  
**PHONE:** (402) 331-2333

The individual(s) who signed this certificate acknowledge that the original copy of the completed form in the Flood Insurance Policy application, the second copy should be submitted to the underwriter and the third copy retained by the insured.
Construction Cost Estimate for Deck Replacement using Existing Footings

12718 Cottonwood lane
Lot 55 Villa Springs

Materials and labor estimated cost for the replacement of
an existing deck using existing 12’ diameter, 42” deep footings $5,000.00
Existing Footings
12" Dia  42" Deep
Ledger attached to house with 4" x 5" concrete anchors 16" on center and staggered.
Warning and Important Instructions: This is not a final design plan or estimate. EDGENET, INC. assumes no responsibility for the correct use or output of this program. All information contained on this page is subject to the terms in the disclaimer located at the end of this document.

Advertencia e instrucciones importantes: Esto no es un plan ni una estimación final del diseño. EDGENET, INC. no asume ninguna responsabilidad del uso o de la salida correcto de este programa. Toda la información contenida en esta página está conforme a los términos en la negación, situada en el extremo de este documento.
Description of Benchmark
Designation (V 280)
State: Nebraska
County: Sarpy
Nearest Town: Richfield
Elevation: 1005.681 USGS Datum

I, the undersigned registered Land Surveyor, do hereby certify that the elevations on this drawing are shown as I found them to be on the 1st day of August 1986.

[Signature]
REGISTERED LAND SURVEYOR LS-308
JAMES D. WARNER
Owner/Applicant Name: Walter and Linda Wolverton
Address: 12718 Cottonwood Lane, Springfield NE
Project Type: Remodel/Repair
Parcel #: 010481338
Jurisdiction: Sarpy County

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 an existing deck. No buildings will be constructed with 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
Vicinity Map - Flood Zones
Vicinity Map – Flood Zones
12718 Cottonwood Lane – Lot 55, Villa Springs
Flood Plain Development Permit
Site Plan
12718 Cottonwood Lane – Lot 55, Villa Springs
Flood Plain Development Permit