



Jim Pillen, Governor

## Project Review

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DATE: September 18, 2024  
TO: Christopher Lenz, Mesner Development Co.  
FROM: John Miller, NeDNR  
SUBJECT: Benjamin Villas, Norfolk, NE

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### Comments

As requested, the Nebraska Department of Natural Resources (NeDNR) has reviewed the proposed project for potential impacts to jurisdictional dams, floodplain management, registered groundwater wells, stream gages, and surface water rights, and has listed the comments below:

### Floodplain Management

See comments on separate page.

### Closing

The review did not identify any potential impacts to jurisdictional dams, registered groundwater wells, stream gages or surface water rights. If you have any questions about this review, please feel free to contact me at (402) 471-3969 or [john.j.miller@nebraska.gov](mailto:john.j.miller@nebraska.gov).

Enclosure

# NEBRASKA

Good Life. Great Water.

## DEPT. OF NATURAL RESOURCES

To: Christopher Lenz  
Mesner Development Co.

From: Erin Wendt  
Outreach Coordinator, Floodplain Management Division  
Nebraska Department of Natural Resources

Date: September 10, 2024

Subject: Mesner Development Co. – Benjamin Villas, Norfolk, NE

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Portions of the proposed project are located within an unregulated 1% annual chance and unregulated 0.2% annual chance Flood Awareness Area (FAA). These areas are viewable via the [Nebraska Floodplain Management Interactive Map](#). Please also see the attached map.

Flood Awareness Areas are identified on NeDNR Work Maps, which are created to provide floodplain administrators with the best available flood hazard information. NeDNR Work Maps are also created with the intent of *becoming* regulated floodplains; therefore, it is recommended that all floodplain management regulations be followed in areas identified as Flood Awareness Areas.

The proposed development is subject to the provisions of Executive Order 11988, Floodplain Management, as amended (24 CFR Part 55), and referred to as the Federal Flood Risk Management Standard (FFRMS). The project must comply with HUD's rules regarding the implementation of the FFRMS. When not practicable to locate a project outside the floodplain, potential harm to or within the floodplain must be reduced to the smallest amount possible (24 CFR 55.20(e)(2)). Minimization techniques include the use of permeable surfaces natural landscape enhancements that maintain or restore natural hydrology (24 CFR 55.20(e)(2)(i)) and adjusting the project's footprint to minimize impermeable surfaces and other impacts—such as channel constriction—in the floodplain (24 CFR 55.20(e)(2)(ii)).

Once the maps become effective, this project is subject to the provisions of Nebraska Administrative Code Title 455 Chapter 1, "Minimum Standards for Floodplain Management," which can be found on the Nebraska Department of Natural Resources' Floodplain Management Division's website. Note NAC Title 455 Chapter 1 §004.01-004.07 and 004.15, which address building standards for new construction and residential structures within special flood hazard areas (SFHAs) and the storage of materials during construction in the SFHA.

If you have any questions concerning floodplain management and permitting, please contact the local floodplain administrator:

**City of Norfolk**  
Valerie Grimes  
Director of Planning and Development  
309 North 5<sup>th</sup> Street

Jesse Bradley, P.G., Interim Director

### Department of Natural Resources

245 Fallbrook Blvd., Suite 201 OFFICE 402-471-2363  
Lincoln, Nebraska 68521 FAX 402-471-2900

[dnr.nebraska.gov](http://dnr.nebraska.gov)

Norfolk, NE 68701  
(402) 844 2280  
vgrimes@norfolkne.gov

For questions regarding the information contained within this memo, please contact the NeDNR Floodplain Management Division at (402) 471-2363 or <https://dnr.nebraska.gov/floodplain/contact>.

