RESOLUTION Flood Plain Development
Terry Methe 17210 Chalet Drive (Lot 13, Chris Lake) 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, Terry Methe has applied for a Flood Plain Development Permit to replace the HVAC system of an existing residential structure at 17210 Chalet Drive (Lot 13, Chris Lake) 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 $20,500 which is less than 50% of the structure's value of $180,495; 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.

Don Kelley
Sarpy County Board Chairman

Attest

J. O. Houghtaling
County Clerk
EXHIBIT A
Planning Department Report
Floodplain Development Permit Application (FPD 16-002)
County Board Date: March 22, 2016

<table>
<thead>
<tr>
<th>Subject</th>
<th>Type</th>
<th>Prepared By</th>
</tr>
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<tbody>
<tr>
<td>Floodplain Development Permit to replace HVAC System for an existing residential structure at 17210 Chalet Drive, (Lot 13, Chris Lake)</td>
<td>Resolution</td>
<td>Donna Lynam, CFM Assistant Director Planning &amp; Building Dept.</td>
</tr>
</tbody>
</table>

- **Application Overview**
  Terry Methe has requested approval of a floodplain development permit to replace HVAC System for an existing residential structure at 17210 Chalet Drive, (Lot 13, Chris Lake).

- **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 Chris Lake area which is adjacent to the Platte River. (see attached map).
  - The BFE (Base Flood Elevation) determined at this location is 977.3 (NAVD 1988).
  - The elevation of the existing lowest floor of the structure 973.2 (NAVD 1988) which is below the BFE.
  - According to the Sarpy County Assessor’s Records, the original structure was built on this site in 1968 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 $180,495. Applicant has submitted a proposal showing an estimated cost of $20,500.
  - 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 HVAC System for an existing residential structure at 17210 Chalet Drive, Lot 13, Chris Lake.
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 #: FPD 16-002
DATE RECEIVED: 2/25/16
APPLICATION FEE: $100
RECEIVED BY: [Signature]
NOTES:

RECOMMENDATIONS:
PLANNING & BUILDING DEPT: [Approval / Denial]
SARPY COUNTY BOARD: [Approval / Denial]
APPLICATION FILING FEES - see Sarpy County Master Fee Schedule for the Planning and Building Department
RESOLUTION #: __________________ DATE: __________________

PROPERTY OWNER INFORMATION: (If multiple owners, please attach separate sheet)
NAME: Terry Methe
ADDRESS: 17210 Chalet Dr
CITY/STATE/ZIP: Bellevue NE 68123
E-MAIL: Terry.Methe@CenturyLink.com
PHONE: 402-881-7667
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: Wichita Heating Cooling
ADDRESS: 5088 S 107TH ST
CITY/STATE/ZIP: Omaha NE 68127
E-MAIL: bill@WichitaHeating.com
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.

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: 17210 Chief Drive Bellevue, NE

ASSessor'S PARCEL NUMBER: 00958215 ADDITIONAL PARCEL NUMBERS __________________________

GENERAL LOCATION: Chris Lake

LEGAL DESCRIPTION: (Describe property to wit: ) Lot 13 Chris Lake

SIZE OF PROPERTY: 140 acres/sq. ft. CURRENT ZONING: RD50

NAME OF ADJACENT WATERWAY: Platte River

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

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

SOURCE OF UTILITY SERVICES: Water - ________ Pump ________ Sewer - ________ OPPD ________

Gas - ________ Electric - ________

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] 2/25/16

Property Owner/Applicant Signature

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] 2/25/16

Property Owner Signature

[Signature] 2/25/16

Property Owner Signature

[Signature] 2/25/16

Property Owner Signature
ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

SECTION A – PROPERTY INFORMATION

A1. Building Owner's Name TERRY METHE

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
17210 CHALET DRIVE

City BELLEVUE State NE ZIP Code 68123

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
LOT 13, CHRIS LAKE, SARPY COUNTY, NEBRASKA

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL


A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1A

A8. For a building with a crawlspace or enclosure(s):
   a) Square footage of crawlspace or enclosure(s) N/A sq ft
   b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A
   c) Total net area of flood openings in A8.1b N/A sq in
   d) Engineered flood openings? Yes No

A9. For a building with an attached garage:
   a) Square footage of attached garage 873 sq ft
   b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade NONE
   c) Total net area of flood openings in A9.1b N/A sq in
   d) Engineered flood openings? Yes No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number SARPY COUNTY, UNINCORPORATED, 310150
B2. County Name SARPY
B3. State NEBRASKA

B4. Map/Panel Number 31553G0205
B5. Suffix G
B6. FIRM Index Date 12/02/2005
B7. FIRM Panel Effective/Revised Date 12/02/2005
B8. Flood Zone(s) AE
B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 977.3

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
   - FIS Profile YES No
   - FIRM YES No
   - Community Determined NO
   - Other/Source: ______

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)?
   - CBRS NO
   - OPA NO

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings Building Under Construction Finished Construction
   *A new Elevation Certificate will be required when construction of the building is complete.


   Benchmark Utilized: USGS Vertical Datum: NAVD88

   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.

   a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 973.2
   b) Top of the next higher floor 982.3
   c) Bottom of the lowest horizontal structural member (V Zones only) N/A
   d) Attached garage (top of slab) 973.1
   e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) N/A
   f) Lowest adjacent (finished) grade next to building (LAG) 972.8
   g) Highest adjacent (finished) grade next to building (HAG) 973.1
   h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support 982.3

   Check the measurement used:

   - feet
   - meters

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.C. Code, Section 1001.

☐ Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a
☐ Check here if attachments. licensed land surveyor? Yes No

Certifier’s Name RONALD D HILL
License Number 373

Title REGISTERED SURVEYOR Company Name HILL-FARRELL ASSOCIATES, INC.
Address 2815 CRYSTAL DRIVE City BELLEVUE State NE ZIP Code 68123

Signature
Date 01/15/2016 Telephone 402 291-6100

FEMA Form 086-0-33 (7/12) See reverse side for continuation. Replaces all previous editions.
SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

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

Comments

Signature ____________________________ Date 01/15/2016

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 8–9 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's or Owner's Authorized Representative's Name

Address ____________________________ City ______ State ______ ZIP Code ______

Signature ____________________________ Date ______ Telephone ______

Comments

☐ Check here if attachments.

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.

G4. Permit Number ____________________________ G5. Date Permit Issued ______ G6. Date Certificate Of Compliance/Occupancy Issued ______

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

☐ Check here if attachments.

FEMA Form 086-0-33 (7/12) Replaces all previous editions.

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

17210 CHALET DRIVE

City BELLEVUE State NE ZIP Code 68123

Policy Number: Company NAIC Number:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
17210 CHALET DRIVE

FOR INSURANCE COMPANY USE
Policy Number:

City BELLEVUE
State NE
ZIP Code 68123
Company NAIC Number:

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.
Comfort Proposal

FOR
Terry Methe
17210 Chalet Drive
Bellevue, NE 68123

Carrier
turn to the experts
Description of Proposed Work:

Pre-Installation
- All equipment is sized using Manual J sizing and industry standards, with design conditions for the Omaha, NE area consisting of: Outdoor temperatures of 96 °F summer and -15 °F winter and indoor temperatures of 75 °F summer and 72 °F winter.
- New installed equipment is guaranteed to operate to specifications. If the equipment does not perform due to incorrect sizing, we will install the proper capacity equipment at no charge.
- We will pre-measure existing dimensions and custom manufacture any new ductwork in our own sheet metal shop to ensure the most efficient and professional installation possible.
- Existing equipment will be shut down, disconnected, and carefully removed from the premises and recycled.
- We will clean non-accessible installation areas while equipment has been removed.
- All refrigerant will be recovered and recycled in accordance with EPA guidelines.
- We will cover all carpeted floor areas to prevent any tracking through your home.

New Equipment
FAN COIL 1: Carrier Comfort Series™ 3 ton multi-poise fan coil, with 36,000 BTU capacity corrosion resistant evaporator coil and Performance ECM multi-speed blower MD# FB4CNP036L00
FAN COIL 2: Carrier Comfort Series™ 2.5 ton multi-poise fan coil, with 30,000 BTU capacity corrosion resistant evaporator coil and Performance ECM multi-speed blower MD# FB4CNP030L00
HEAT PUMP 1: Carrier Comfort 14 Series™ 3.0 Ton / 36,000 BTU Puron® heat pump with Seasonal Energy Efficiency Ratio (SEER) up to 14.0 SEER. The Comfort 14 Series™ heat pump employs a Scroll™ compressor with environmentally friendly R-410A refrigerant and WeatherArmor™ full hail guard. MD#25HCE436A003
HEAT PUMP 2: Carrier Comfort 14 Series™ 2.5 Ton / 30,000 BTU Puron® heat pump with Seasonal Energy Efficiency Ratio (SEER) up to 14.0 SEER. The Comfort 14 Series™ heat pump employs a Scroll™ compressor with environmentally friendly R-410A refrigerant and WeatherArmor™ full hail guard. MD#25HCE430A003
(2) STRIP HEATER: Carrier 15 KW 230V electric strip heater with fused circuit protection MD# KFCEH3001F15
(2) THERMOSTAT: Carrier Comfort Series Thermostat- deluxe digital programmable heat pump temperature control MD# TC-PH
Ductwork & Installation Items
- Design & install upper floor duct system with existing rough-in branch ducts
- Install new fan coil & heat pump for upper floor system with secondary drain pan and overflow safety
- Install new fan coil & heat pump for main floor system with secondary drain pan and overflow safety
- Install return duct to each new fan coil unit with 1" standard sized slide-in filter rack
- Insulate exposed supply duct on main floor system, modify duct as needed
- Cut access holes as necessary for installation of equipment and duct system
- Wire all low voltage control wiring to the furnace, condensing unit, and thermostat
- Set and level 3" support pad for each outdoor condensing unit
- Install new copper refrigeration lines for upper system
- Flush and evacuate/replace existing lines for main floor as needed
- Install 3/4" PVC condensate drain lines for each system
- Seal around new piping out of the house with weather-proof sealant
- Install Air Knight air purifier system (provided by owner)
- Not included: Line voltage wiring, drywall patching, Flood plain certification

Additional Items
- All applicable mechanical permits are included
- All work will be performed by certified technicians according to applicable codes. If any new equipment installed by Wichita Heating & Cooling does not pass inspection by a city or utility company inspector, we will make any necessary modifications to bring equipment installation up to code at no additional cost.
- Upon completion of installation, we will thoroughly clean all work areas and return work area to original condition.
- We will perform an initial start-up and operations check to ensure all new equipment is operating properly and within manufacturer specifications.
- We will explain the use and maintenance of your new comfort system and answer any questions you may have about the equipment operation.
- We will provide and fill out all utility company and manufacturer rebate and warranty paperwork.

Warranty*
- 10 Years Parts
- 1 Year Labor
- 10 Years Labor with Service Plan**

*Warranty does not apply to damage or malfunction due to lack of normal maintenance, improper installation, or damage by an outside force. Warranty labor applies to repairs during regular business hours.

Wichita Heating & Cooling and Wichita Heating & Cooling will warrant parts and labor to repair or replace any defective parts or labor for the following items for up to 10 years. Warranty applies to all parts of an air conditioning system by Wichita Heating & Cooling within one year of date of installation. Warranty is void if maintenance plan is not renewed. Diagnostic services are not covered by this labor period.

www.wichitahaling.com
733-2589
Methe 3
YOUR INVESTMENT IN COMFORT...

<table>
<thead>
<tr>
<th>Indoor Units</th>
<th>Thermostats</th>
<th>Outdoor Units</th>
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<tr>
<td>Desc</td>
<td>Comfort Series™</td>
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Payment Terms:
We hereby propose to completely furnish the job specified above for the sum of twenty thousand five hundred dollars and no cents ($20,500.00). No down payment required. Payment in full is due upon completion of work.

Billing on time & material basis, not to exceed $20,500 Total*

*For equipment as specified. Does not include additional accessories, filter or equipment upgrades
Owner/Applicant Name: Terry Methe  
Address: 17210 Chalet Dr, Bellevue NE  
Project Type: Remodel/Repair  
Parcel #: 010958215  
Jurisdiction: Sarpy County  

Addresses:

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<tbody>
<tr>
<td>Chalet Dr</td>
<td>Dr</td>
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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/repair of the HVAC system in an existing residence. No other construction is 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
Vicinity Map - Flood Zones

17210 Chalet Drive – Lot 13, Chris Lake
Flood Plain Development Permit
Site Plan
17210 Chalet Drive – Lot 13, Chris Lake
Flood Plain Development Permit