

AGENDA
VALLEY CITY COUNCIL
August 17, 2021 4:30 PM

Anyone desiring to speak on any item on the Agenda is invited to do so, but will be limited to three minutes. After being recognized by the Mayor, please state your name and address for the record. Anyone desiring to speak for a longer period of time should make arrangements with the City Clerk prior to the meeting.

--A copy of the Open Meetings Act is located on the north wall of the Council Chamber--

The Mayor and Council reserve the right to adjourn into executive session on any agenda item per Nebraska Revised Statutes 84-1410.

One copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

1. CALL TO ORDER

2. PROOF OF PUBLICATION

3. PUBLIC HEARINGS

3.A. AMENDMENT TO FUTURE LAND USE MAP

- Open Public Hearing
- Public comments: proponents and opponents
- Close public hearing
- Discussion and questions by Planning Commission Members
- Vote on recommendation to City Council

3.B. AMENDMENT TO SECTION 4.12.08 OF THE ZONING REGULATIONS

- Open Public Hearing
- Public comments: proponents and opponents
- Close public hearing
- Discussion and questions by Planning Commission Members
- Vote on recommendation to City Council

3.C. AMENDMENT TO SECTION 4.12.12 OF THE ZONING REGULATIONS

- Open Public Hearing
- Public comments: proponents and opponents
- Close public hearing
- Discussion and questions by Planning Commission Members
- Vote on recommendation to City Council

3.D. AMENDMENT TO ZONING MATRIX

- Open Public Hearing
- Public comments: proponents and opponents
- Close Public Hearing
- Discussion and questions by Planning Commission Members
- Vote on recommendation to City Council

3.E. PRELIMINARY PLAT - GAVIIDAE RE-PLAT 2

- Open Public Hearing
- Public comments: proponents and opponents
- Close Public Hearing
- Discussion and questions by Planning Commission Members
- Vote on recommendation to City Council

3.F. PRELIMINARY PLAT - FLAT WATER ESTATES

- Open Public Hearing
- Public comments: proponents and opponents
- Close Public Hearing
- Discussion and questions by Planning Commission Members
- Vote on recommendation to City Council

3.G. REZONING - 223 W MEIGS STREET

- Open Public Hearing
- Public comments: proponents and opponents
- Close Public Hearing
- Discussion and questions by Planning Commission Members
- Vote on recommendation to City Council

3.H. REZONING - SOUTH THIRD (S 1/3) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 31, TOWNSHIP 16 NORTH, RANGE 10 EAST, OF THE 6TH P.M. FROM TA TO C3

- Open Public Hearing
- Public comments: proponents and opponents
- Close Public Hearing
- Discussion and questions by Planning Commission Members
- Vote on recommendation to City Council

3.I. REZONING - THE SOUTH THIRD (S 1/3) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 31, TOWNSHIP 16 NORTH, RANGE 10 EAST, OF THE 6TH P.M.

- Open Public Hearing
- Public comments: proponents and opponents
- Close Public Hearing
- Discussion and questions by Planning Commission Members

- Vote on recommendation to City Council

3.J. REZONING - LOT 2 POLLY'S SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY LOCATED IN SECTION 31, TOWNSHIP 16 NORTH, RANGE 10 EAST OF THE 6TH P.M.

- Open Public Hearing
- Public comments: proponents and opponents
- Close Public Hearing
- Discussion and questions by Planning Commission Members
- Vote on recommendation to City Council

4. Adjourn

Douglas County Post-Gazette

P.O. Box 677
Elkhorn, NE 68022
402-289-2329

INVOICE - AFFIDAVIT OF PUBLICATION

INVOICE #	204979	DUE DATE	9/3/2021
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THE STATE OF NEBRASKA } ss. Darren P. Ivy, being duly sworn,
County of Douglas } says that he is the publisher of

DOUGLAS COUNTY POST-GAZETTE News of Douglas County,

a legal newspaper which is published and is in general circulation in Douglas County, Nebraska, and is printed in the English Language weekly at its office in Elkhorn, Nebraska; that said newspaper has been so published for more than fifty-two successive weeks prior to the publication of the annexed notice, and has a bona fide circulation of more than three hundred copies each issue. That to affiant's personal knowledge, the annexed notice was published in said newspaper:

BILL TO
City of Valley P.O. Box 682 Valley, NE 68064

NOTICE OF MEETING PLANNING COMMISSION CITY OF VALLEY, NEBRASKA

Notice is hereby given that a meeting of the City of Valley Planning Commission will be held on Tuesday, August 17, 2021 at 4:30 p.m. at Valley City Hall. PUBLIC HEARINGS will be held on the following:

1. Amendment to Future Land Use Map- The future land use designation for the following legally described parcels shall be amended from Downtown Commercial to Highway Commercial:

THE SOUTH THIRD (S 1/3) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 31, TOWNSHIP 16 NORTH, RANGE 10 EAST, OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

THE SOUTH THIRD (S 1/3) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 31, TOWNSHIP 16 NORTH, RANGE 10 EAST, OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

LOT 2 POLLY'S SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY LOCATED IN SECTION 31, TOWNSHIP 16 NORTH, RANGE 10 EAST, OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

2. Amendment to Section 4.12.08 of the Zoning Regulations to provide for

I	Successive Week(s)
Beginning with the issue of:	8/4/2021
and ending with the issue of:	8/4/2021
Publisher's fee at Legal Rate is:	\$44.60

Darren P. Ivy

Darren P. Ivy, Publisher

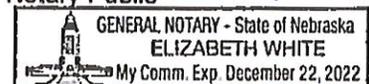
Summary Information	Weekly Cost
City of Valley - Planning Commission August 17 - August 4	44.60

Subscribed and sworn before me, this 14th day of

August, 20 21

[Signature]

Notary Public



the ability to apply for a conditional use permit for an accessory building larger than 2,500 square feet.

3. Amendment to Section 4.12.12 of the Zoning Regulations to provide that the requirements of Section 4.12.12 may be modified through a conditional use permit for accessory buildings larger than 2,500 square feet.

4. Amendment to Zoning Matrix to conform to proposed amendments to Section 4.12.08 and 4.12.12 of the Zoning Regulations.

5. Preliminary Plat - Gaviidae Replat 2 (Lots 1 through 3 and Outlots A through C (previously Lots 14, 15 & 16 Gaviidae). A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

6. Preliminary Plat - Flatwater Estates (Lots 201 through 386 inclusive and Outlots A through F inclusive) - PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 16 NORTH, RANGE 9 EAST OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA (N 288th AND IDA STREET)

7. Rezoning - 223 W. Meigs Street (WALDRON ACRES ADDITION LOT 1 BLOCK O IRREGULAR 4 28 ACRES) from RM (Mobile Home Residential) to R2 (Medium/High Density Residential)

8. Rezoning - THE SOUTH THIRD (S 1/3) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 31, TOWNSHIP 16 NORTH, RANGE 10 EAST, OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA from TA (Transitional Agriculture) to C3 (Highway Commercial)

9. Rezoning - THE SOUTH THIRD (S 1/3) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 31, TOWNSHIP 16 NORTH, RANGE 10 EAST, OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

10. Rezoning - LOT 2 POLLY'S SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY LOCATED IN SECTION 31, TOWNSHIP 16 NORTH, RANGE 10 EAST, OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

An agenda kept continually current shall be available for public inspection at Valley City Hall.

Larry Bottger, Chair

August 4 - 106 Ins

ZNEZ

DRAFT

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE CITY OF VALLEY; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE, PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA, AS FOLLOWS:

Section 1. The Future Land Use Map of the City of Valley is hereby amended so that the future land use designation for the following legally described parcels is amended from Downtown Commercial to Highway Commercial:

THE SOUTH THIRD (S 1/3) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 31, TOWNSHIP 16 NORTH, RANGE 10 EAST, OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

THE SOUTH THIRD (S 1/3) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 31, TOWNSHIP 16 NORTH, RANGE 10 EAST, OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

LOT 2 POLLY'S SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY LOCATED IN SECTION 31, TOWNSHIP 16 NORTH, RANGE 10 EAST, OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

Section 2. This Ordinance shall take effect and be in force after its passage and approval, as provided by law.

Section 3. If any section, clause, provision or part or portion of any section, clause or provision of this ordinance or the application thereof to any person or circumstance is held unconstitutional, such invalidity or unconstitutionality shall not affect the validity or application of any other section, clause, provision or part or portion of this ordinance.

Section 4. All ordinances, sections, or parts thereof in conflict herewith are hereby repealed.

PASSED AND APPROVED THIS _____ DAY OF SEPTEMBER, 2021

CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA

DRAFT

Cindy Grove, Mayor

ATTEST:

Cheryl Eckerman, City Clerk

DRAFT

ORDINANCE NO. _____

AN ORDINANCE TO AMEND EXISTING SECTIONS OF THE CITY OF VALLEY ZONING REGULATIONS RELATING TO ACCESSORY BUILDINGS; TO AMEND THE ZONING MATRIX TO CONFORM TO THE AMENDMENTS RELATING TO ACCESSORY BUILDINGS; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE, PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA, AS FOLLOWS:

Section 1. That existing Section 4.12.08 of the City of Valley Zoning Regulations is hereby repealed.

Section 2. That a new Section 4.12.08 is added to the City of Valley Zoning Regulations as follows:

4.12.08 Accessory Buildings. No more than two accessory buildings shall be permitted for residential use whose combined total area shall not exceed the following size limitations:

Lot Size	Maximum Building Size
0 to 10,000 square feet	720 square feet
10,001 to 20,000 square feet	960 square feet
20,001 to 30,000 square feet	1,200 square feet
30,001 to 40,000 square feet	1,440 square feet
40,001 square feet to 2 acres	1,680 square feet
2.01 acres to 3 acres	2,500 square feet

Larger than 3.01 acres may need to be rezoned or may apply for a Conditional Use Permit.

The size of the residential lot will determine the maximum size of the residential accessory building. Buildings exceeding the maximum size indicated on parcels less than 20 acres are non-residential and would require consideration for rezoning for the anticipated commercial or industrial use or may apply for a Conditional Use Permit.

Section 3. That existing Section 4.12.12 of the City of Valley Zoning Regulations is hereby repealed.

Section 4. That a new Section 4.12.12 is added to the City of Valley Zoning Regulations as follows:

4.12.12 Detached private garages and outbuildings in the Residential Districts within the corporate limits of Valley for automobiles and/or storage use and other structures customary and appurtenant to the permitted uses and detached accessory garages shall be constructed of materials customarily used in residential construction and meet the following:

1. Be constructed of materials that are in good repair,
2. The sidewalls of said building shall not exceed 10 feet in height,
3. Garages shall have an overhang of at least six inches,

DRAFT

4. Garages shall have a maximum width of 36 feet,
5. Garages shall be constructed and finished in materials customary to residential construction.
6. These requirements may be modified through a Conditional Use Permit for accessory buildings larger than 2,500 square feet.

Section 5. That the Land Use Categories/Matrix be amended to conform to the amendments to Sections 4.12.08 and 4.12.12.

Section 6. This Ordinance shall take effect and be in force after its passage and approval, as provided by law.

Section 7. If any section, clause, provision or part or portion of any section, clause or provision of this ordinance or the application thereof to any person or circumstance is held unconstitutional, such invalidity or unconstitutionality shall not affect the validity or application of any other section, clause, provision or part or portion of this ordinance.

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DRAFT

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CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA

Cindy Grove, Mayor

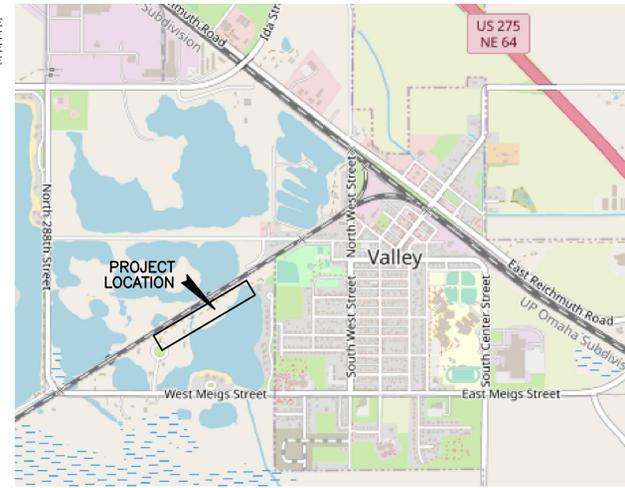
ATTEST:

Cheryl Eckerman, City Clerk

GAVIIDAE REPLAT 2

LOTS 1 THROUGH 3, INCLUSIVE AND OUTLOTS A THROUGH C, INCLUSIVE BEING A REPLATING OF LOTS 14, 15 AND 16, GAVIIDAE, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA

LOCATED IN:
NE 1/4 SW 1/4 SEC. 36, T16N, R09E
SE 1/4 SW 1/4 SEC. 36, T16N, R09E
NW 1/4 SE 1/4 SEC. 36, T16N, R09E
SW 1/4 SE 1/4 SEC. 36, T16N, R09E



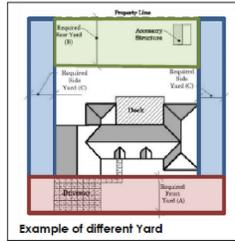
VICINITY MAP

5.11.06 Height and Lot Requirements:

The height and minimum lot requirements shall be as follows:

Use	Lot Area (Sq. Ft.)	Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)	Lakeside Setback (ft. from water)	Max. Height (feet)	Max. Building Coverage (%)	Max. Impervious Coverage (%)
Single-family dwelling (7)	8,000	50	20	25 (3)	5 (2)	20	35	35	60
Single-family attached/townhouses (7)	2,500/unit	25/unit	20	25 (3)	(1) (8)	20	35	35	60
Two-family dwelling/duplex (7)	8,000	60	20	25 (3)	5 (2)	20	35	35	60
Other Permitted Uses	8,000	50	20	25 (3)	5 (2)	20	35	50	60
Conditional Uses	8,000	50	20	25 (3)	5 (2)	20	35	50	60
Accessory Structures (8)	-	20	5	5	5	20 (5)	17	15 (4)	15

- The side yard along the common wall shall be 0 feet. The common wall shall be along the adjoining lot line.
- See Section 4.09.06 of this Ordinance.
- See Section 4.12.08.
- Boat slips or docks (unattached to buildings/structures) shall have no setback required when in water.
- Exterior lots shall be a minimum of 30 feet in width.
- On Corner Lots, the following criteria apply to setbacks. In existing developed areas, the Street Side Yard setback may conform to existing setbacks of existing single-family structures and two-family structures along that street. In new developments, the Street Side Yard setback shall be equal to the Front Yard setback.
- Accessory uses including but not limited to structures, driveways, patios and other impervious surfaces highly resistant to infiltration by water.
- All interior units may be a minimum of 20 feet wide per unit; while, all exterior units shall have a minimum of 30 feet of width per unit.



Example of different Yard

NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- ALL CUL-DE-SAC RADII ARE 60 FEET UNLESS NOTED OTHERWISE.
- ALL CUL-DE-SAC THROAT RADII ARE 25 FEET UNLESS NOTED OTHERWISE.
- LOTS AND OUTLOTS WILL HAVE NO DIRECT VEHICULAR ACCESS TO UNION PACIFIC RAILROAD RIGHT OF WAY.
- OUTLOTS ARE GREEN SPACE.
- ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
- ALL PROPOSED EASEMENTS WILL BE RECORDED VIA SEPARATE RECORDED INSTRUMENTS.

LEGEND

- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- SECTION LINE
- EASEMENT
- FEMA BASE FLOOD ELEVATION



PARCEL AREA TABLE		OUTLOT AREA TABLE		CENTERLINE CURVE TABLE					
PARCEL #	AREA (SF)	OUTLOT	AREA (SF)	CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
1	41503	A	51363	C1	150.00'	124.37'	N31°57'51"E	120.84'	47°30'23"
2	44684	B	190989	C2	500.00'	196.59'	N66°58'52"E	195.32'	22°31'38"
3	50583	C	22404	C3	500.00'	116.63'	N71°33'44"E	116.36'	13°21'53"

FLOOD ZONE

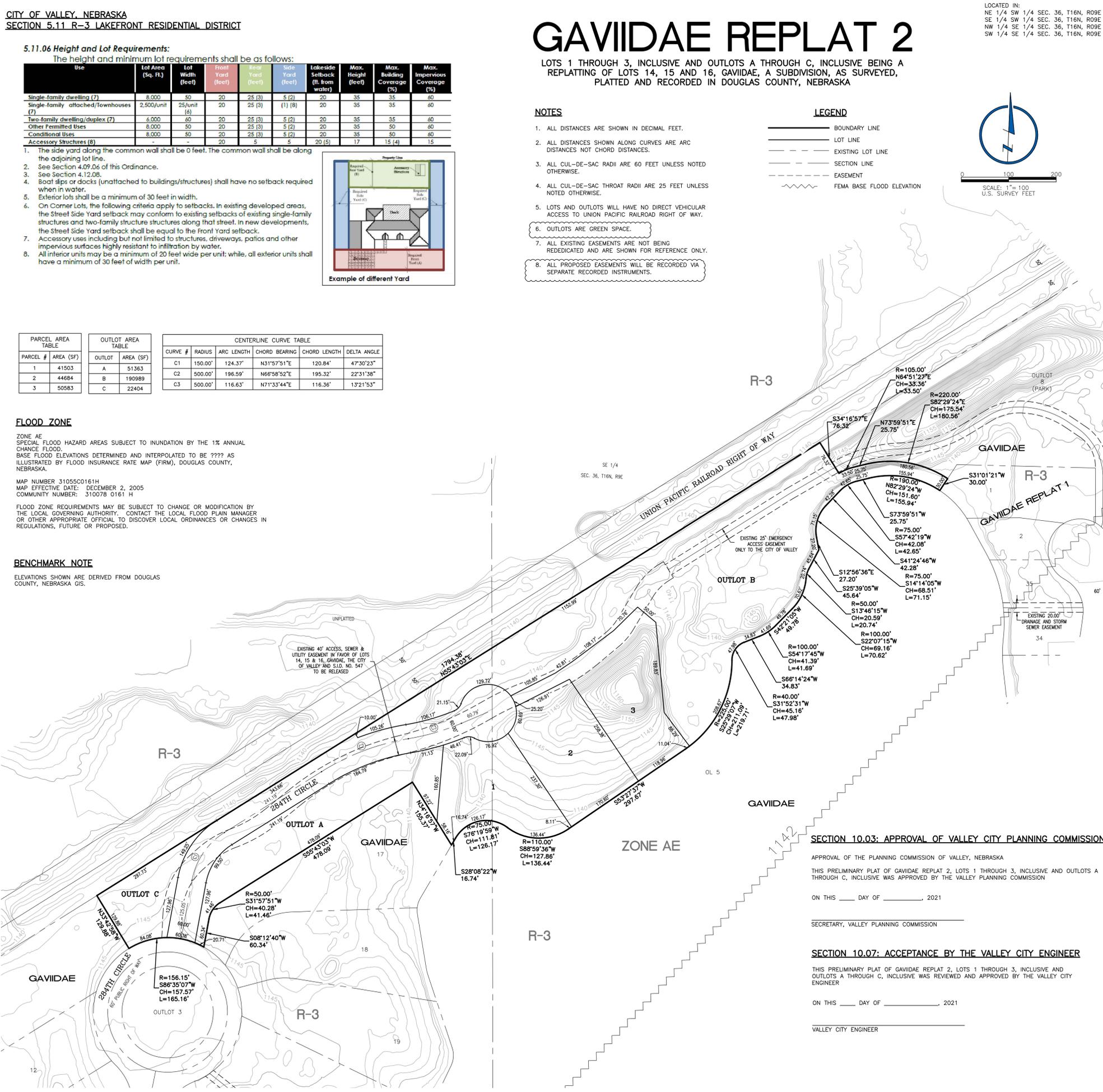
ZONE AE
SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.
BASE FLOOD ELEVATIONS DETERMINED AND INTERPOLATED TO BE ???? AS ILLUSTRATED BY FLOOD INSURANCE RATE MAP (FIRM), DOUGLAS COUNTY, NEBRASKA.

MAP NUMBER 3105500161H
MAP EFFECTIVE DATE: DECEMBER 2, 2005
COMMUNITY NUMBER: 310078 0161 H

FLOOD ZONE REQUIREMENTS MAY BE SUBJECT TO CHANGE OR MODIFICATION BY THE LOCAL GOVERNING AUTHORITY. CONTACT THE LOCAL FLOOD PLAN MANAGER OR OTHER APPROPRIATE OFFICIAL TO DISCOVER LOCAL ORDINANCES OR CHANGES IN REGULATIONS, FUTURE OR PROPOSED.

BENCHMARK NOTE

ELEVATIONS SHOWN ARE DERIVED FROM DOUGLAS COUNTY, NEBRASKA GIS.



LEGAL DESCRIPTION

LOTS 14, 15 AND 16, GAVIIDAE, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA

OWNER / APPLICANT

BKM LAND CO., LLC
P.O. BOX 501
ELKHORN, NEBRASKA 68022

ENGINEER

LAMP RYNEARSON
14710 WEST DODGE ROAD, SUITE 100
OMAHA, NEBRASKA 68154-2027

ZONING

EXISTING: R-3
PROPOSED: R-3
TOTAL AREA - 10.598 ACRES

UTILITY	COMPANY ADDRESS	CONTACT	PHONE
STREETS & GENERAL:	CITY OF VALLEY P.O. BOX 682 VALLEY, NE 68064-0682	MICHAEL BURNS KEN GRIMM	(402) 359-2251 (402) 510-0845
COUNTY ROADS:	DOUGLAS COUNTY HIGHWAY DEPT.	MIKE DESELM	(402) 444-6372
POWER:	OMAHA PUBLIC POWER DISTRICT 444 SOUTH 16TH STREET MALL OMAHA, NE 68102-2247	STEVE FANSLAU	(402) 636-3330
WATER & SEWER:	PEOPLES SERVICE 501 WEST 6TH STREET, SUITE B PAPILLION, NE 68046	DUANE GRASHORN NATE TAYLOR	(402) 677-3781 (402) 677-0575
GAS:	AQUILA 501 WEST 6TH STREET PAPILLION, NE 68046	KENT ROBERTS	(402) 670-0944
TELEPHONE:	QWEST MCI	JACK DODENDORF BOB WORMAN	(402) 572-5814 (402) 573-2043
CABLE TV:	COX GALAXY CABLEVISION	DAVE VANCE WEWEL	(402) 933-2000 (402) 362-3332

SECTION 10.03: APPROVAL OF VALLEY CITY PLANNING COMMISSION

APPROVAL OF THE PLANNING COMMISSION OF VALLEY, NEBRASKA
THIS PRELIMINARY PLAT OF GAVIIDAE REPLAT 2, LOTS 1 THROUGH 3, INCLUSIVE AND OUTLOTS A THROUGH C, INCLUSIVE WAS APPROVED BY THE VALLEY PLANNING COMMISSION
ON THIS ____ DAY OF _____, 2021
SECRETARY, VALLEY PLANNING COMMISSION

SECTION 10.07: ACCEPTANCE BY THE VALLEY CITY ENGINEER

THIS PRELIMINARY PLAT OF GAVIIDAE REPLAT 2, LOTS 1 THROUGH 3, INCLUSIVE AND OUTLOTS A THROUGH C, INCLUSIVE WAS REVIEWED AND APPROVED BY THE VALLEY CITY ENGINEER
ON THIS ____ DAY OF _____, 2021
VALLEY CITY ENGINEER

LAMP RYNEARSON

LAMP RYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD., STE. 100 (402)496-2498
FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970)228-0342
KANSAS CITY, MISSOURI
8001 STATE LINE RD., STE. 200 (816)351-0440

WILLIAM E. KNIGHT
LS-566

PRELIMINARY PLAT

GAVIIDAE REPLAT 2, LOTS 1 THROUGH 3 AND OUTLOTS A THROUGH C
VALLEY, DOUGLAS COUNTY, NEBRASKA

REVISIONS

NO.	DATE	DESCRIPTION

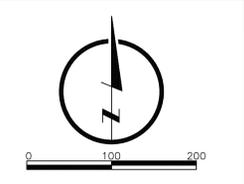
DESIGNER / DRAFTER
EAM
DATE
7-15-2021
PROJECT NUMBER
77020.90-375
BOOK AND PAGE

APPROXIMATE QUANTITIES

- 1. 1,092 LF OF 24" WIDE 7" PCC STREET PAVEMENT 3,344 SY
- 2. 2,634 LF OF 6" WIDE 5" PCC TRAIL PAVEMENT 1,760 SY



LAMP RYNEARSON
 14710 W. DODGE RD, STE. 100
 OMAHA, NE 68154
 402.496.2498
 LampRyNearson.com



**PROPOSED REPLAT
 CONCEPTUAL LOT LAYOUT
 APRIL 12, 2021**

**TIMBER SHORES SID 547
 VALLEY, NE**

811
 Know what's below.
 Call before you dig.

REVISIONS
####
####
####
####

DESIGNER / DRAFTER
 M. SHARP
DATE
 02/08/2021
PROJECT NUMBER
 017702030-375
BOOK AND PAGE

MISSOURI AUTHORIZATION NUMBER

SHEET
 1 OF 1

U:\Projects\71702030\Drawings\BASE\MO6151702030-375-7.dwg, 4/12/2021 2:48:48 PM, JOHN COULDS, LAMP RYNEARSON

FLATWATER ESTATES

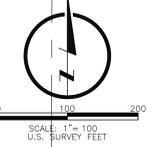
LOTS 201 THROUGH 386, INCLUSIVE AND OUTLOTS A THROUGH F, INCLUSIVE BEING A PLATING OF PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 16 NORTH, RANGE 9 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH LOT 1, VALLEY PLANT, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA

LOCATED IN:
 NW 1/4 NW 1/4 SEC. 36, T16N, R09E
 NE 1/4 NW 1/4 SEC. 36, T16N, R09E
 SW 1/4 NW 1/4 SEC. 36, T16N, R09E
 SE 1/4 NW 1/4 SEC. 36, T16N, R09E
 NW 1/4 NE 1/4 SEC. 36, T16N, R09E
 SW 1/4 NE 1/4 SEC. 36, T16N, R09E



VICINITY MAP

- NOTES**
1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
 2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
 3. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT 6.5' RADII FROM THE INTERSECTION OF RIGHT OF WAY LINES.
 4. LOTS AND OUTLOTS WILL HAVE NO DIRECT VEHICULAR ACCESS TO IDA STREET/ HIGHWAY 64 OR N 28TH STREET/ HIGHWAY 104.
 5. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.



LEGEND

—	BOUNDARY LINE	⊙	POWER POLE
---	LOT LINE	⊙	ROW MARKER
---	EXISTING LOT LINE	+	SIGN
---	SECTION LINE	⊙	STOP SIGN
---	EASEMENT	⊙	STORM PIPE END
---	BASE FLOOD ELEVATION LINE	⊙	TREE DECIDUOUS
CA	CABLE	⊙	WATER MANHOLE
G	GAS	⊙	WATER METER
OHP	OVERHEAD POWER	⊙	WATER VALVE
X	FENCE	⊙	MONUMENT FOUND
---	GRAVEL AND DIRT EDGE	⊙	MONUMENT SET (5/8" REBAR W/ 1 1/4" YPC STAMPED LS-692)
---	WATERS EDGE	⊙	SECTION CORNER
⊙	BOLLARD	M	MEASURED DIMENSION
⊙	CABLE PEDESTAL	R	RECORD DIMENSION
⊙	CONTROL POINT	P	PLAT DIMENSION
⊙	DECIDUOUS TREE	D	DEED DIMENSION
⊙	ELECTRIC METER	PT	PINCHED TOP PIPE
⊙	FLARED END SECTION	YPC	YELLOW PLASTIC CAP
⊙	FIRE HYDRANT	FES	FLARED END SECTION
⊙	GAS WARNING SIGN	FL	FLOWLINE
⊙	GUY	MH	MANHOLE
⊙	LIGHT POLE	CMP	CORRUGATED METAL PIPE
⊙	GATE KEY PAD	RCP	REINFORCED CONCRETE PIPE

SECTION 10.03: APPROVAL OF VALLEY CITY PLANNING COMMISSION

APPROVAL OF THE PLANNING COMMISSION OF VALLEY, NEBRASKA
 THIS PRELIMINARY PLAT OF FLATWATER ESTATES, LOTS 201 THROUGH 386, INCLUSIVE AND OUTLOTS A THROUGH F, INCLUSIVE WAS APPROVED BY THE VALLEY PLANNING COMMISSION
 ON THIS ___ DAY OF _____, 2021

SECTION 10.07: ACCEPTANCE BY THE VALLEY CITY ENGINEER

THIS PRELIMINARY PLAT OF FLATWATER ESTATES, LOTS 201 THROUGH 386, INCLUSIVE AND OUTLOTS A THROUGH F, INCLUSIVE WAS REVIEWED AND APPROVED BY THE VALLEY CITY ENGINEER
 ON THIS ___ DAY OF _____, 2021

CONTROL NOTE

- HORIZONTAL DATUM IS BASED ON THE DOUGLAS COUNTY LOW DISTORTION COORDINATE SYSTEM.
- VERTICAL DATUM IS BASED ON NAVD83 (GEOID-12A).

UTILITY NOTES

1. THIS DRAWING INCLUDES OBSERVED EVIDENCE OF SERVICES AND UTILITIES EVIDENT AT THE TIME OF SURVEY ONLY. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE FAILURE TO SHOW ANY BURIED SERVICE AND/OR UTILITIES LINES EVEN THOUGH THEY MAY EXIST. CONTACT "ONE CALL" (811) PRIOR TO ANY EXCAVATION ON THIS SITE.

FLOOD ZONE

ZONE AE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED AND INTERPOLATED TO BE 1143-1150.6 AS ILLUSTRATED BY FLOOD INSURANCE RATE MAP (FIRM), DOUGLAS COUNTY, NEBRASKA. MAP NUMBER 31055C0153H. MAP EFFECTIVE DATE: DECEMBER 2, 2005. COMMUNITY NUMBER: 310078

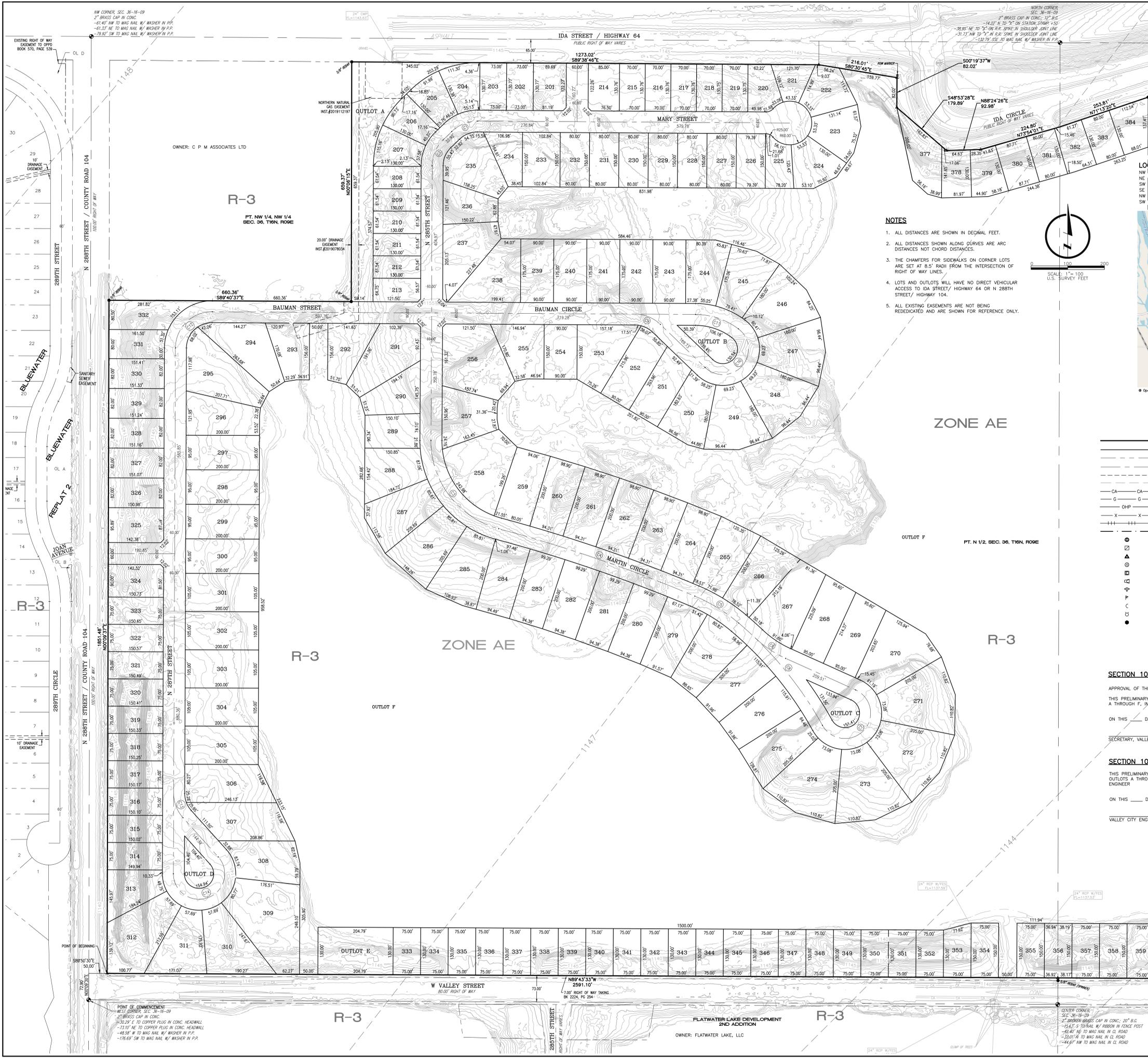
FLOOD ZONE REQUIREMENTS MAY BE SUBJECT TO CHANGE OR MODIFICATION BY THE LOCAL GOVERNING AUTHORITY. CONTACT THE LOCAL FLOOD PLAIN MANAGER OR OTHER APPROPRIATE OFFICIAL TO DISCOVER LOCAL ORDINANCES OR CHANGES IN REGULATIONS, FUTURE OR PROPOSED.

PRELIMINARY PLAT

FLATWATER ESTATES, LOTS 201 THROUGH 386, INCLUSIVE AND OUTLOTS A THROUGH F, INCLUSIVE
 VALLEY, DOUGLAS COUNTY, NEBRASKA

811
 Know what's below. Call before you dig.
 REVISIONS

DESIGNER / DRAFTER	
EAM	
DATE	7-18-2021
PROJECT NUMBER	0121038-01-003
BOOK AND PAGE	
SHEET	1 OF 2



NW CORNER, SEC. 36-16-09
 2" BRASS CAP IN CONC.
 -61.42' N TO MAG NAIL W/ WASHER IN P.P.
 -61.31' NE TO MAG NAIL W/ WASHER IN P.P.
 -79.82' SW TO MAG NAIL W/ WASHER IN P.P.

NORTH CORNER, SEC. 36-16-09
 2" BRASS CAP IN CONC.
 -14.22' N TO 3" Ø STATION STAMP Y-50
 -38.95' NE TO 2" Ø OR R.R. SPUR IN SHOULDER (LOT LINE)
 -31.72' NW TO 2" Ø OR R.R. SPUR IN SHOULDER (LOT LINE)
 -123.73' SE TO MAG NAIL W/ WASHER IN P.P.

POINT OF COMMENCEMENT
 WEST CORNER, SEC. 36-16-09
 2" BRASS CAP IN CONC.
 -10.29' E TO COPPER PLUG IN CONC. HEADWALL
 -23.10' NE TO COPPER PLUG IN CONC. HEADWALL
 -65.88' W TO MAG NAIL W/ WASHER IN P.P.
 -176.69' SW TO MAG NAIL W/ WASHER IN P.P.

CORNER CORNER, SEC. 36-16-09
 2" BRASS CAP IN CONC.
 -15.63' S TO MAG NAIL W/ WASHER IN CONC. POST
 -48.40' NE TO MAG NAIL IN CL ROAD
 -33.07' N TO MAG NAIL IN CL ROAD
 -44.97' NW TO MAG NAIL IN CL ROAD

L:\Projects\0121038-01-003-Flatwater Estates\Drawings\0121038-01-003-Flatwater Estates.dwg
 User: Matt Rynearson
 Date: 7/18/2021 11:34:43 AM
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 Plot Date: 7/18/2021 11:34:43 AM
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 Plot Size: 11x17"

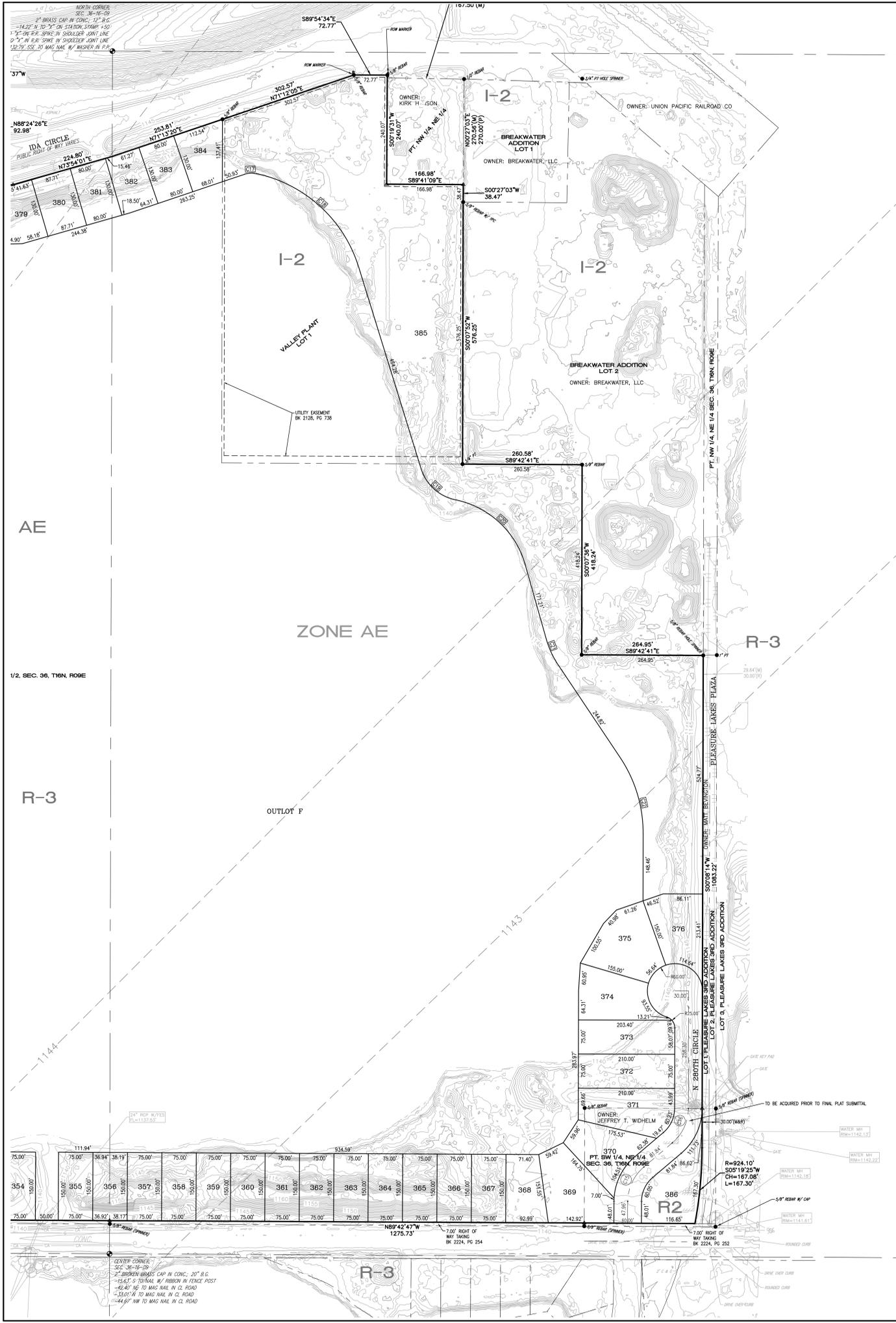
FLATWATER ESTATES

LOTS 201 THROUGH 386, INCLUSIVE AND OUTLOTS A THROUGH F, INCLUDING BEING A PLATTING OF PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 16 NORTH, RANGE 9 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH LOT 1, VALLEY PLANT, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA

MATTHEW R. THAMMAM
 LS-692

PRELIMINARY PLAT

FLATWATER ESTATES, LOTS 201 THROUGH 386, INCLUSIVE AND OUTLOTS A THROUGH F, INCLUSIVE VALLEY, DOUGLAS COUNTY, NEBRASKA



LEGEND

—	BOUNDARY LINE	⊙	POWER POLE
---	LOT LINE	⊙	ROW MARKER
- - - -	EXISTING LOT LINE	⊙	SIGN
- - - -	SECTION LINE	⊙	STOP SIGN
- - - -	EASEMENT	⊙	STORM PIPE END
- - - -	BASE FLOOD ELEVATION LINE	⊙	TREE DECIDUOUS
— CA —	CABLE	⊙	WATER MANHOLE
— G —	GAS	⊙	WATER METER
— OHP —	OVERHEAD POWER	⊙	WATER VALVE
— X —	FENCE	⊙	MONUMENT FOUND
— H —	GRAVEL AND DIRT EDGE	⊙	MONUMENT SET (5/8" REBAR W/ 1 1/4" YPC STAMPED LS-692)
— W —	WATERS EDGE	⊙	SECTION CORNER
○	BOLLARD	M	MEASURED DIMENSION
□	CABLE PEDESTAL	R	RECORD DIMENSION
△	CONTROL POINT	P	PLAT DIMENSION
⊙	DECIDUOUS TREE	D	DEED DIMENSION
⊙	ELECTRIC METER	PT	PINCHED TOP PIPE
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⊙	FIRE HYDRANT	FES	FLARED END SECTION
⊙	GAS WARNING SIGN	FL	FLOWLINE
⊙	GUY	MH	MANHOLE
⊙	LIGHT POLE	CMP	CORRUGATED METAL PIPE
⊙	GATE KEY PAD	RCP	REINFORCED CONCRETE PIPE

OWNER/ APPLICANT
 HAMPTON DEVELOPMENT SERVICES
 4089 SOUTH 84TH STREET, SUITE 307
 OMAHA, NEBRASKA 68127

ENGINEER
 LAMP RYNEARSON
 14710 WEST DODGE ROAD, SUITE 100
 OMAHA, NEBRASKA 68154-2027

ZONING
 EXISTING: R-2, R-3, I-2
 PROPOSED: LOTS 201 THROUGH 384 AND OUTLOTS A THROUGH F - R-3
 LOTS 385 AND 386 - I-2

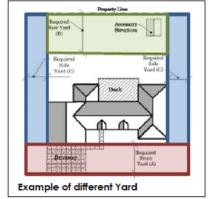
UTILITY	COMPANY ADDRESS	CONTACT	PHONE
STREETS & GENERAL:	CITY OF VALLEY P.O. BOX 682 VALLEY, NE 68064-0682	MICHAEL BURNS KEN GRIMM	(402) 359-2251 (402) 510-0845
COUNTY ROADS:	DOUGLAS COUNTY HIGHWAY DEPT.	MIKE DESELM	(402) 444-6372
POWER:	OMAHA PUBLIC POWER DISTRICT 444 SOUTH 16TH STREET MALL OMAHA, NE 68102-2247	STEVE FANSLAU	(402) 636-3330
WATER & SEWER:	PEOPLES SERVICE (402) 677-0575	DIANE GRASHORN 11902 ELM STREET, SUITE B NATE	(402) 677-3781
GAS:	AQUILA 501 WEST 6TH STREET PAPILLION, NE 68046	KENT ROBERTS	(402) 670-0944
TELEPHONE:	QWEST	JACK DODENDORF BOB WORMAN	(402) 573-5814 (402) 573-2043
CABLE TV:	COX GALAXY CABLEVISION	DAVE VANCE WEWEL	(402) 933-2000 (402) 362-3332

**CITY OF VALLEY, NEBRASKA
 SECTION 5.11 R-3 LAKEFRONT RESIDENTIAL DISTRICT**

5.11.06 Height and Lot Requirements:
 The height and minimum lot requirements shall be as follows:

Use	Lot Area (Sq. Ft.)	Lot Width (Feet)	Front Yard (Feet)	Side Yard (Feet)	Lakeside Setback (ft. from water)	Max. Height (Feet)	Max. Building Coverage (%)	Max. Impervious Coverage (%)
Single-family dwelling (7)	8,000	20	25 (3)	5 (2)	20	35	35	60
Single-family attached/townhouses (7)	2,500/Unit	25/Unit	20	25 (3)	1 (1) (8)	20	35	60
Two-family dwelling/duplex (7)	6,000	60	20	25 (3)	5 (2)	20	35	60
Other Permitted Uses	8,000	50	20	25 (3)	5 (2)	20	35	60
Accessory Structures (8)	-	-	20	5	5	20 (5)	17	15 (4)

- The side yard along the common wall shall be 0 feet. The common wall shall be along the adjoining lot line.
- See Section 4.09.06 of this Ordinance.
- See Section 4.12.08.
- Roof slips or docks (unattached to buildings/structures) shall have no setback required when in water.
- Exterior lots shall be a minimum of 30 feet in width.
- On Corner Lots, the following criteria apply to setbacks. In existing developed areas, the Street Side Yard setback may conform to existing setbacks of existing single-family structures and two-family structure structures along that street. In new developments, the Street Side Yard setback shall be equal to the Front Yard setback.
- Accessory uses including but not limited to structures, driveways, patios and other impervious surfaces highly resistant to infiltration by water.
- All interior units may be a minimum of 20 feet wide per unit; while, all exterior units shall have a minimum of 30 feet of width per unit.



LEGAL DESCRIPTION

PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 16 NORTH, RANGE 9 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH LOT 1, VALLEY PLANT, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA THE ENTIRE PARCEL IS DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 36;
 THENCE NORTH 07°09'30" EAST (BEARINGS REFERENCED TO THE DOUGLAS COUNTY LOW DISTORTION COORDINATE SYSTEM) FOR 72.80 FEET ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36;
 THENCE SOUTH 89°50'30" EAST FOR 50.00 FEET TO THE EAST RIGHT OF WAY LINE OF NORTH 288TH STREET AND THE TRUE POINT OF BEGINNING;
 THENCE NORTH 07°06'15" EAST FOR 659.37 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 64;
 THENCE ON SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING 7 COURSES:
 1. THENCE SOUTH 89°38'46" EAST FOR 1273.02 FEET;
 2. THENCE SOUTH 80°30'45" EAST FOR 216.01 FEET;
 3. THENCE SOUTH 00°19'37" WEST FOR 82.02 FEET;
 4. THENCE SOUTH 48°53'28" EAST FOR 179.89 FEET;
 5. THENCE NORTH 88°24'26" EAST FOR 92.98 FEET;
 6. THENCE NORTH 73°54'01" EAST FOR 224.80 FEET;
 7. THENCE NORTH 71°13'20" EAST FOR 253.81 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, VALLEY PLANT;
 THENCE ON THE NORTH AND EAST BOUNDARY LINES OF SAID LOT 1, VALLEY PLANT THE FOLLOWING 6 COURSES:
 1. THENCE NORTH 71°12'05" EAST FOR 302.57 FEET;
 2. THENCE NORTH 89°54'34" EAST FOR 72.77 FEET;
 3. THENCE SOUTH 00°19'31" WEST FOR 240.07 FEET;
 4. THENCE SOUTH 89°41'09" EAST FOR 166.98 FEET;
 5. THENCE SOUTH 00°27'03" WEST FOR 38.47 FEET;
 6. THENCE SOUTH 00°07'52" WEST FOR 578.26 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, VALLEY PLANT;
 THENCE SOUTH 89°42'41" EAST FOR 260.58 FEET ON THE WEST LINE OF LOT 2, BREAKWATER ADDITION, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA;
 THENCE SOUTH 00°07'36" WEST FOR 418.24 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;
 THENCE SOUTH 89°42'41" EAST FOR 264.95 FEET CONTINUING ON THE SOUTH LINE OF SAID LOT 2, BREAKWATER ADDITION TO THE WEST LINE OF LOT 1, PLEASURE LAKE 3RD ADDITION, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA;
 THENCE SOUTH 00°08'14" WEST FOR 1083.22 FEET ON SAID WEST LINE;
 THENCE ON A CURVE TO THE RIGHT (HAVING A RADIUS OF 924.10 FEET AND A LONG CHORD BEARING SOUTH 05°19'25" WEST FOR 167.08 FEET) FOR AN ARC LENGTH OF 167.30 FEET CONTINUING ON SAID WEST LINE TO THE NORTH RIGHT OF WAY LINE OF WEST VALLEY STREET;
 THENCE NORTH 89°42'47" WEST FOR 1275.73 FEET ON SAID NORTH RIGHT OF WAY LINE;
 THENCE NORTH 89°43'33" WEST FOR 2591.10 FEET CONTINUING ON SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING
 CONTAINS 196.995 ACRES.

PARCEL #	AREA (SF)												
201	11893	231	12000	261	13003	291	24299	321	11290	351	9750	381	10400
202	9546	232	12000	262	13003	292	15827	322	11296	352	9750	382	10370
203	9546	233	15427	263	13003	293	14869	323	11301	353	10500	383	10400
204	11488	234	10908	264	13003	294	22582	324	13533	354	11250	384	11738
205	11136	235	20908	265	20902	295	27121	325	14436	355	11250	385	359782
206	11078	236	13825	266	21902	296	19856	326	12384	356	11267	386	17509
207	11505	237	21551	267	25053	297	19000	327	12391	357	11250		
208	8000	238	22179	268	20874	298	19000	328	12398	358	11250		
209	8000	239	15750	269	19856	299	19000	329	12405	359	11250		
210	8000	240	15750	270	28302	300	19000	330	12412	360	11250		
211	8000	241	15750	271	29585	301	21000	331	12281	361	11250		
212	8000	242	15750	272	29585	302	21000	332	15657	362	11250		
213	8403	243	15750	273	29585	303	21000	333	9750	363	11250		
214	11079	244	18344	274	29585	304	21000	334	9750	364	11250		
215	9153	245	19687	275	21865	305	21000	335	9750	365	11250		
216	9153	246	22718	276	20877	306	23622	336	9750	366	11250		
217	9153	247	23138	277	20877	307	24173	337	9750	367	11250		
218	9153	248	23138	278	22828	308	20474	338	9750	368	12329		
219	9153	249	23138	279	21095	309	38363	339	9750	369	19953		
220	10224	250	19585	280	19396	310	23277	340	9750	370	15948		
221	8482	251	17397	281	19396	311	20637	341	9750	371	18824		
222	14420	252	19205	282	19396	312	28356	342	9750	372	15750		
223	14631	253	21392	283	19396	313	16011	343	9750	373	15715		
224	14350	254	13500	284	19322	314	11248	344	9750	374	16504		
225	9736	255	17285	285	23459	315	11254	345	9750	375	19648		
226	11908	256	31927	286	23569	316	11254	346	9750	376	17036		
227	12000	257	19366	287	23116	317	11266	347	9750	377	16130		
228	12000	258	29333	288	19366	318	11272	348	9750	378	10444		
229	12000	259	19545	289	13977	319	11278	349	9750	379	11249		
230	12000	260	19303	290	15741	320	11284	350	9750	380	11402		

○ CENTERLINE CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	100.00'	78.19'	S67°57'12"W	76.21'	44°47'53"
C2	100.00'	79.19'	S22°52'03"W	77.14'	45°22'24"
C3	250.00'	328.04'	S37°16'04"E	305.01'	75°10'53"
C4	4080.00'	565.98'	S70°53'04"E	565.52'	7°56'53"
C5	465.00'	141.37'	S58°12'02"E	140.83'	17°25'11"
C6	300.00'	101.77'	N55°47'04"W	101.29'	19°28'15"
C7	70.00'	264.97'	N42°56'09"E	132.81'	216°52'42"
C8	100.00'	364.18'	S39°03'28"E	362.17'	205°1'57"
C9	100.00'	76.54'	S67°45'01"E	74.68'	43°51'12"
C10	70.00'	228.44'	N40°41'00"E	139.74'	186°59'00"
C11	195.00'	125.48'	N71°14'31"W	123.33'	36°52'12"
C12	100.00'	157.26'	S45°16'18"W	141.55'	90°08'09"
C13	100.00'	73.18'	N20°44'36"W	71.56'	41°55'40"
C14	70.00'	271.14'	N69°15'24"E	130.73'	221°55'41"
C15	100.00'	85.78'	N24°51'41"E	83.18'	49°08'56"
C16	100.00'	86.04'	N24°47'12"E	83.41'	49°17'56"

□ BOUNDARY CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C17	50.00'	27.29'	S86°51'23"W	26.95'	31°16'07"
C18	300.00'	316.63'	N47°16'25"W	302.14'	60°28'22"
C19	100.00'	106.73'	S47°36'50"E	101.74'	61°09'12"
C20	200.00'	218.23'	N46°55'51"W	207.57'	62°31'09"
C21	200.00'	62.36'	S24°36'50"E	62.10'	175°14'40"
C22	300.00'	176.31'	N16°41'56"W	173.78'	33°40'19"

CONVEY CORNER: S1/4 SEC. 36-16-29
 2" BRONZE BRASS CAP IN CONC., 20" D.G.
 15.61' S TO CORNER W/ RIBBON IN FENCE POST
 42.40' NS TO MAG NAIL IN CL ROAD
 23.01' N TO MAG NAIL IN CL ROAD
 44.60' NW TO MAG NAIL IN CL ROAD

811
 Know what's below.
 Call before you dig.

DESIGNER / DRAFTER
 EAM
 DATE
 7-18-2021
 PROJECT NUMBER
 0121038-01-003
 BOOK AND PAGE
 SHEET

FLATWATER ESTATES

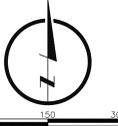
LOTS 201 THROUGH 386, INCLUSIVE AND OUTLOTS A THROUGH F, INCLUSIVE BEING A PLATTING OF PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 16 NORTH, RANGE 9 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH LOT 1, VALLEY PLANT, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA



VICINITY MAP

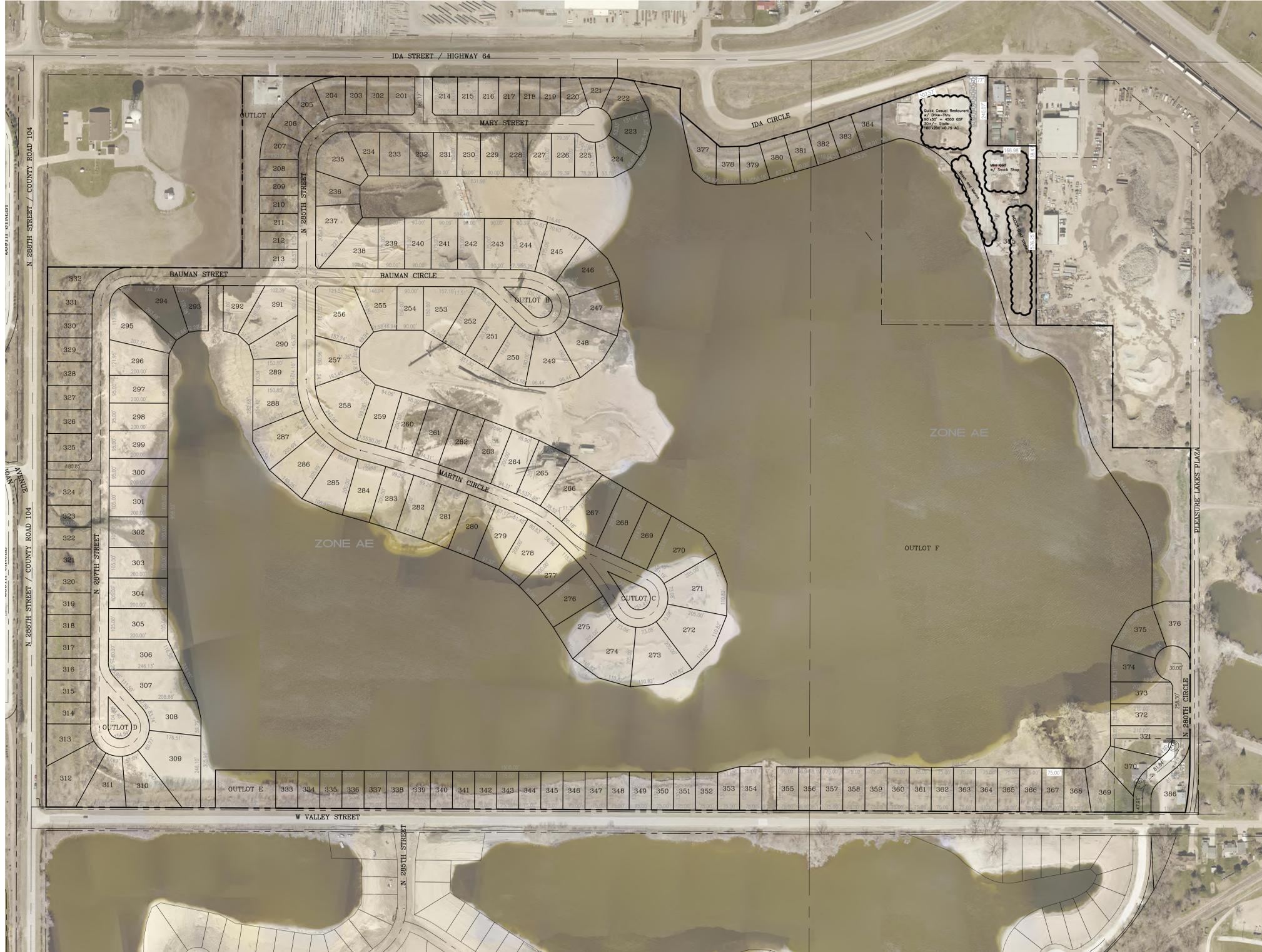
LAMP RYNEARSON

14710 W. DODGE RD., STE. 100
OMAHA, NE 68154
402.496.2498
LampRynearson.com



PRELIMINARY

NOT RELEASED FOR CONSTRUCTION
ROB VANDERVEEN



- LEGEND**
- PROPERTY LINE
 - - - SECTION LINE
 - LOT LINE
 - EXISTING LOT LINE
 - - - EASEMENT LINE

PRELIMINARY PLAT WITH AERIAL AND COMMERCIAL LOT SCHEMATIC EXHIBIT

FLATWATER ESTATES
VALLEY, DOUGLAS COUNTY, NEBRASKA



Know what's below. Call before you dig.

REVISIONS

DESIGNER / DRAFTER
JOE HOFERER
DATE
07/19/2021
PROJECT NUMBER
0121038.01
BOOK AND PAGE

SHEET

L:\Projects\0121038 - Flatwater Estates - Prelim Plat - Aerial and Commercial Lot Schematic Exhibit - 17/07/2021 9:38:33 AM - Joe Hoferer, Lamp Rynearson