

AGENDA  
VALLEY CITY COUNCIL  
October 19, 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. REVISIONS TO CITY OF VALLEY ZONING 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. REVISIONS TO CITY OF VALLEY 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.C. REZONING OF LOT 141 VALLEY SHORES FROM C2 (CENTRAL BUSINESS DISTRICT) TO R2 (MEDIUM/HIGH DENSITY RESIDENTIAL)
    - 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. FINAL PLAT - GEIS SUBDIVISION - LOCATED IN THE SE QTR OF THE NE QTR, SEC 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.E. GAVIIDAE REPLAT 2 ( LOTS 1 THRU 3 AND OUTLOTS A THRU C)

- 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. FINAL PLAT - FLATWATER ESTATES (LOTS 201 THRU 306 INCLUSIVE AND OUTLOTS A THRU F INCLUSIVE) - N 288TH AND IDA 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

4. Adjourn

# DOUGLAS COUNTY POST-GAZETTE

News of Douglas County  
www.dcpstgazette.com

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## PROOF OF PUBLICATION

### 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, October 19, 2021 at 4:30 p.m. at Valley City Hall. PUBLIC HEARINGS will be held on the following:

1. Revised City of Valley Zoning Map
2. Revised City of Valley Future Land Use Map
3. Rezoning – Lot 141 Valley Shores, a subdivision in Douglas County Nebraska from C2 (Central Business District) to R2 (Medium/High Density Residential)
4. Final Plat – Geis Subdivision, a subdivision located in the SE quarter of the northeast quarter of section 31, township 16 north, range 10 east of the 6th p.m.
5. Final 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. Final Plat – Flatwater Estates (Lots 201 through 306 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)

An agenda kept continually current shall be available for public inspection at

Valley City Hall.  
Larry Bottger, Chair

October 6 - 44 lns  
ZNEZ

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Dates of Publication  
October 6

Line Count  
44

Cost of Publication  
18.92

Thank you!

# APPLICATION FOR A CHANGE OF ZONING

Valley, Nebraska

Date 9/23/21

Form must be filled out completely before acceptance of this application for processing. Please print.

Applicant's Name Three Points Lake Development LLC Telephone No. 402-493-6165

Applicant's Address 1505 N 203<sup>rd</sup> St, Elkhorn, NE 68022

Present Use of Subject Property Undeveloped land with C2 Zoning

Desired Use of Subject Property Multifamily apartment development with R2 Zoning

Present Zoning C2 Requested Zoning R2

Legal Description of Property Requested to be rezoned: Lot 141 Valley Shores, a subdivision in Douglas County Nebraska.

Area of Subject Property, Square Feet and/or Acres 6.075092 Acres

How are Adjoining Properties Used (Actual Use)

North Residential, Valley Shores neighborhood

South Valmont plant

East Boat storage

West Pines Golf Course

If Exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.)

**Exhibit A:** Rendered conceptual site plan showing future proposed development with a mix of 2 story villas and 3 story apartment buildings and several two story duplex structures. Proposed development would be a second phase of The Harbor at Valley Shores which is a 118 unit Class A apartment development that is to the North East of the subject property. Site would include amenities such as a playground, additional clubhouse space and elevators in one of the larger buildings which overlooks the golf course. This would be a Class A development with corresponding rent prices. Predicted tenant demographic will be upper middle income.

**Exhibit B and C:** Rendering of The Harbor at Valley Shores development that is under construction to be completed in Spring of 2022. Purpose of Exhibits B and C are to convey the style and quality of the proposed development should the council approve a zoning change.

**Exhibit D:** Photo of a project in Minnesota that has similar characteristics to that portion of the proposed development.

**Exhibit E:** Arial photo of the existing lot.

**Exhibit F:** Conceptual site plan showing 115 units and parking counts.

The Zoning Administrator, who may be accompanied by others is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

## **Justification**

You must justify your request. Questions 1 through 4 must be answered completely. Use separate sheet if necessary.

1. What is the general character of the area? Describe. The dominant character of the current area under consideration is residential as it is adjacent to the Valley Shores lake neighborhood to the North of the site and The Harbor at Valley Shores apartment development to the North East. Additionally, the Pines Golf Course to the West affords an excellent atmosphere that would be further augmented by a change of zoning on the subject property to R2 residential. If no zoning change occurs the community is exposed to the risk of more unsightly boat storage or manufacturing facilities being developed on the site (as seen to the East of the property) which would detract from the overall neighborhood development.
2. Can soil conditions support the kinds of development in the proposed zoning district? Yes, based on geotechnical data from adjacent apartment development. What is the soil classification of the area? This site lies between the Platte River and Elkhorn River, within the historic Platte River flood plain. Major drainage ways such as this contain various re-deposited materials collectively

called Alluvium. Alluvium is deposited during and after flood events and can contain local wash or creep slough. The Alluvium can contain sands, silts, or clays in various proportions as part of the historic stream course. At this site, the alluvium explored generally consists of sands, with fine-grained deposits consisting of silts, and clays near the surface. Limestone bedrock is encountered at significant depth in the region.

3. What type of sewer and water system will be used? Existing City utilities to site.
4. How will the proposed Zoning District affect traffic in the area? The proposed zoning will correspond to the normal neighborhood traffic from a residential development. In contrast the current zoning of C2 could result in significant truck traffic on residential streets. Will streets or roads need to be updated for access to the area? No. If yes, what will the requirements be?

Signature of Owner Frank Kryew or Signature of Agent Manager

**OFFICE USE ONLY**

File No. \_\_\_\_\_ Fee paid Yes ( ) No ( ) \_\_\_\_\_  
Date \_\_\_\_\_ Approved \_\_\_\_\_ Disapproved \_\_\_\_\_  
\_\_\_\_\_ Chair, Valley Planning  
Commission.

Date \_\_\_\_\_ Approved \_\_\_\_\_ Disapproved \_\_\_\_\_  
\_\_\_\_\_ Mayor

**APPLICATION FOR FINAL PLAT**

Valley, Nebraska

**LEGAL DESCRIPTION AND GENERAL LOCATION**

Lots 14, 15 and 16, Gaviidae, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska

RECEIPT NO: _____
DATE: _____
FINAL PLAT #: _____
FEE PAID \$ _____

**SUBDIVIDER**

Name: BKM Land Co, LLC

Address: 20460 Ohio Street

Elkhorn, NE 68022

Telephone: (402) 289-2528

**AGENT (Authorized to act on Subdivider's behalf):**

Name: Lamp Rynearson, c/o John Coolidge

Address: 14710 W Dodge Road, Ste. 100

Omaha, NE 68154

Telephone: (402) 496-2498

**OWNER**

Name: SID #547

Address: \_\_\_\_\_

Telephone: ( ) \_\_\_\_\_

**ANY OTHER ASSOCIATES:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: ( ) \_\_\_\_\_

NAME OF FINAL PLAT: Gaviidae Replat 2 NUMBER OF LOTS: 3

- Letter or transmittal and action(s) requested.
- Does the subdivider have any interest in the land surrounding the final plat? Yes\_\_ NoX.  
If yes, please describe the nature of such interest: \_\_\_\_\_  
\_\_\_\_\_
- Will the final plat require any zoning or other action (rezoning, conditional use or vacations) to complete the development? Yes\_\_ NoX. If yes please describe the nature of the action: \_\_\_\_\_  
\_\_\_\_\_
- The final plat is based upon the preliminary plat for Gaviidae Replat 2, approved by the City Council on \_\_\_\_\_, 20\_\_, Resolution No. \_\_\_\_\_
- Is the final plat consistent with the approved preliminary plat? YesX No\_\_. If not, please explain the proposed changes and the reasons therefore:  
\_\_\_\_\_  
\_\_\_\_\_
- Have all the improvements required by the preliminary plat been completed or guaranteed by bond, letter of credit, etc.? Yes No\_\_ (Please check the Planning Commission's letter indicating the approval of the preliminary plat.) If not, which improvements have not been completed:  
\_\_\_\_\_  
\_\_\_\_\_

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# FINAL PLAT APPLICANT'S TECHNICAL CHECKLIST

Valley, Nebraska

NAME OF FINAL PLAT: Gaviidae Replat 2

LOCATION OF SUCH PLAT: North of N 284th Cir & W Meigs St

## REQUIREMENTS OF FINAL PLAT

- Letter or transmittal with action requested.
- Name of subdivision
- Complete drawing on one sheet if possible
- Drawn in ink or photographed on Mylar
- Signatures in black opaque ink
- Blank margin of ½ inch and outline
- Scale of one (1) inch equals ten (10) feet or sufficient to show all required information clearly
- Number and total number of sheets - index sheet if more than two sheets
- Boundary of the subdivision shall be indicated
- Vicinity Map
- Sketch of proposed subdivision sized 8 ½ inches by 14 inches

## CERTIFICATES AND ACKNOWLEDGMENTS

- Owner's acknowledgment and offer of dedication by all parties having titled interest or lien upon the lands
- Surveyor's certificate with legal description written in meets and bounds
- Planning Commission acceptance certificate
- Acknowledgment by Notary
- City Council acceptance and acceptance certificate
- Certificate of acceptance by City Engineer
- Certification of acceptance by the City Enforcement officer, when individual sewage disposal or water systems are to be installed
- Certification by the Mayor and City Clerk that plat is accepted for recording by County Register of Deeds
- Certification that the Subdivider has complied with one of the following alternatives:
  - Improvements have been installed in accordance with requirements of the subdivision ordinance
  - A security bond or certified check filed with the City
  - Subdivision Improvements Agreement along with sufficient surety has been filed
- All affidavits, certificates, acknowledgments, endorsements, dedications, and notarial seals as are required by Law and the provisions of the zoning ordinance and subdivision regulations.

## DATA REQUIRED ON THE FINAL PLAT

- Sufficient data to determine all existing and placed stakes and to locate and retrace all lots, blocks, and parcels, Include:
  - Bearings of lines
  - Radii, arcs and central angles of all curves with dimensions to the nearest second
- All dimensions shall be to the nearest .01 of a foot
- Meets or exceeds the "minimum standards of surveys"
- Location and description of monuments
- Lot numbers, square footage, outlot, block dimensions, and frontage dimensions
- Lot, outlot, and block identification system
- Areas reserved for public use - must clearly identify which are private and which are public
- If park land for use of public, must have an outlot letter and be included in the dedication
- If park land is private, must state so and provide maintenance agreement

## FINAL PLAT APPLICANT'S TECHNICAL CHECKLIST (cont.)

Valley, Nebraska

- Purpose for which other than residential lots are dedicated or reserved
- Minimum building set back lines
- Locations and names of adjoining subdivisions and streets, adjoining unplatted properties with names and addresses of adjoining owners of unplatted properties.
- Abutting streets, cul-de-sacs and alleys, whether public or private, must include the following:
  - Location
  - Names
  - Centerline
  - Centerline radius
  - Length and interior angle of horizontal curves
  - Tangent length
  - Right-of-Way and paving widths (according to sub-division regulations, future land use and transportation plans)
- Location, width and purpose of all easements (according to sub-division regulations)
- Location and identification of all section corners
- Total number of lots, outlots, and total number of acres in subdivision
- Cross-sections, profiles and grades of streets, gutters, curbs and sidewalks; with locations of all "in street utilities" - drawn to City standards
- Protective covenants, when required
- Any interest in the land surrounding the plat
- Changes in zoning that may have been or need to; Submit zoning / rezoning form

### REQUIRED ON EACH SHEET

- Name of Subdivision
- Scale
- North arrow and graphic scale
- Date
- Sheet number and total number of sheet comprising the subdivision
- Location of Subdivision (first sheet only)

### DOCUMENTS REQUIRED

- Tax payment status form
- Special assessment status form
- Certificates of Title or Title Opinion
- Private restrictions or covenants, if necessary
- Prior to approval by the City Council, at least three signed reproducible copies (Mylar) of the final plat (2) 18" x 24", and one full size mylar with two additional signed copies. Copies of the original shall be prepared as specified in this Ordinance.

- City Engineer
- City Council
- City Attorney
- Fire Department
- County Engineer
- County Health Department
- Adjacent jurisdictions
- Papio-Missouri River NRD
- NDOR
- Planning Commission
- Traffic engineering
- OPPD
- Building and safety
- School District
- other

**CONFORMS TO APPROVED PRELIMINARY PLAT**

- Meets and bounds description
- Lot dimensions and configurations
- Street names
- Street alignment
- Reasons for differences

**FINAL PLAT APPLICANT'S TECHNICAL CHECKLIST (cont.)**

Valley, Nebraska

**ANY OTHER INFORMATION OR COMMENTS RELATED TO THE FINAL PLAT:**

(Please use additional sheet if necessary)

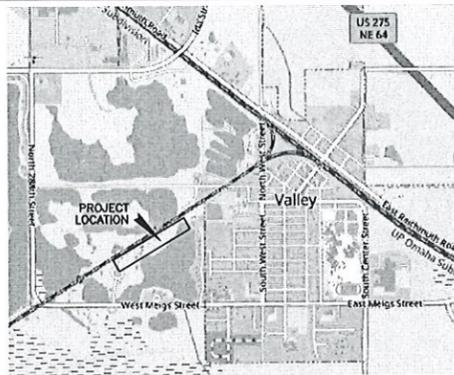
**Applicant's Signature(s):** \_\_\_\_\_

**Date:**

# GAVIDAE REPLAT 2

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

LOCATED IN:  
NE 1/4 SW 1/4 SEC. 36, T18N, R09E  
SE 1/4 SW 1/4 SEC. 36, T18N, R09E  
NW 1/4 SE 1/4 SEC. 36, T18N, R09E  
SW 1/4 SE 1/4 SEC. 36, T18N, R09E



**LAMP RYNEARSON**  
LAMPRYNEARSON.COM  
OMAHA, NEBRASKA  
1412 W. DOUGLAS RD., STE. 100 (402)946-2499  
FORT COLLINS, COLORADO  
1715 BROADWAY DR., STE. 100 (970)228-0342  
KANSAS CITY, MISSOURI  
9001 STATE LINE RD., STE. 200 (816)341-0440

WILLIAM E. KNIGHT  
LS-566

**FINAL PLAT**  
GAVIDAE REPLAT 2, LOTS 1 THROUGH 3 AND OUTLOTS A THROUGH C  
VALLEY, DOUGLAS COUNTY, NEBRASKA

**811**  
Know what's below.  
Call before you dig.  
DESIGNER / DRAFTER  
EAM/RSR  
DATE  
9/15/2021  
PROJECT NUMBER  
77020-00-375  
BOOK AND PAGE  
SHEET  
1 OF 1

PARCEL AREA TABLE		OUTLOT AREA TABLE		CENTERLINE CURVE TABLE					
PARCEL #	AREA (SQ FT)	OUTLOT	AREA (SQ FT)	CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
1	41503	A	31363	C1	150.00'	124.37'	N31°37'31"E	120.84'	47°30'23"
2	44884	B	19089	C2	500.00'	196.59'	N65°58'52"E	195.32'	22°31'38"
3	50583	C	22404	C3	500.00'	116.83'	N17°33'44"E	116.36'	132°17'53"

**APPROVAL OF VALLEY CITY PLANNING COMMISSION**

APPROVAL OF THE PLANNING COMMISSION OF VALLEY, NEBRASKA  
THIS FINAL PLAT OF GAVIDAE REPLAT 2, LOTS 1 THROUGH 3, INCLUSIVE, AND OUTLOTS A THROUGH C, INCLUSIVE, WAS APPROVED BY THE VALLEY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021

SECRETARY, VALLEY PLANNING COMMISSION

**ACCEPTANCE BY VALLEY CITY ENGINEER**

THIS FINAL PLAT OF GAVIDAE 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

**ACCEPTANCE BY VALLEY CITY COUNCIL**

ACCEPTANCE BY VALLEY CITY COUNCIL OF  
THIS FINAL PLAT OF GAVIDAE REPLAT 2, LOTS 1 THROUGH 3, INCLUSIVE, AND OUTLOTS A THROUGH C, INCLUSIVE, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF VALLEY, NEBRASKA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021

MAYOR (CITY OF VALLEY SEAL)

ATTEST CITY CLERK

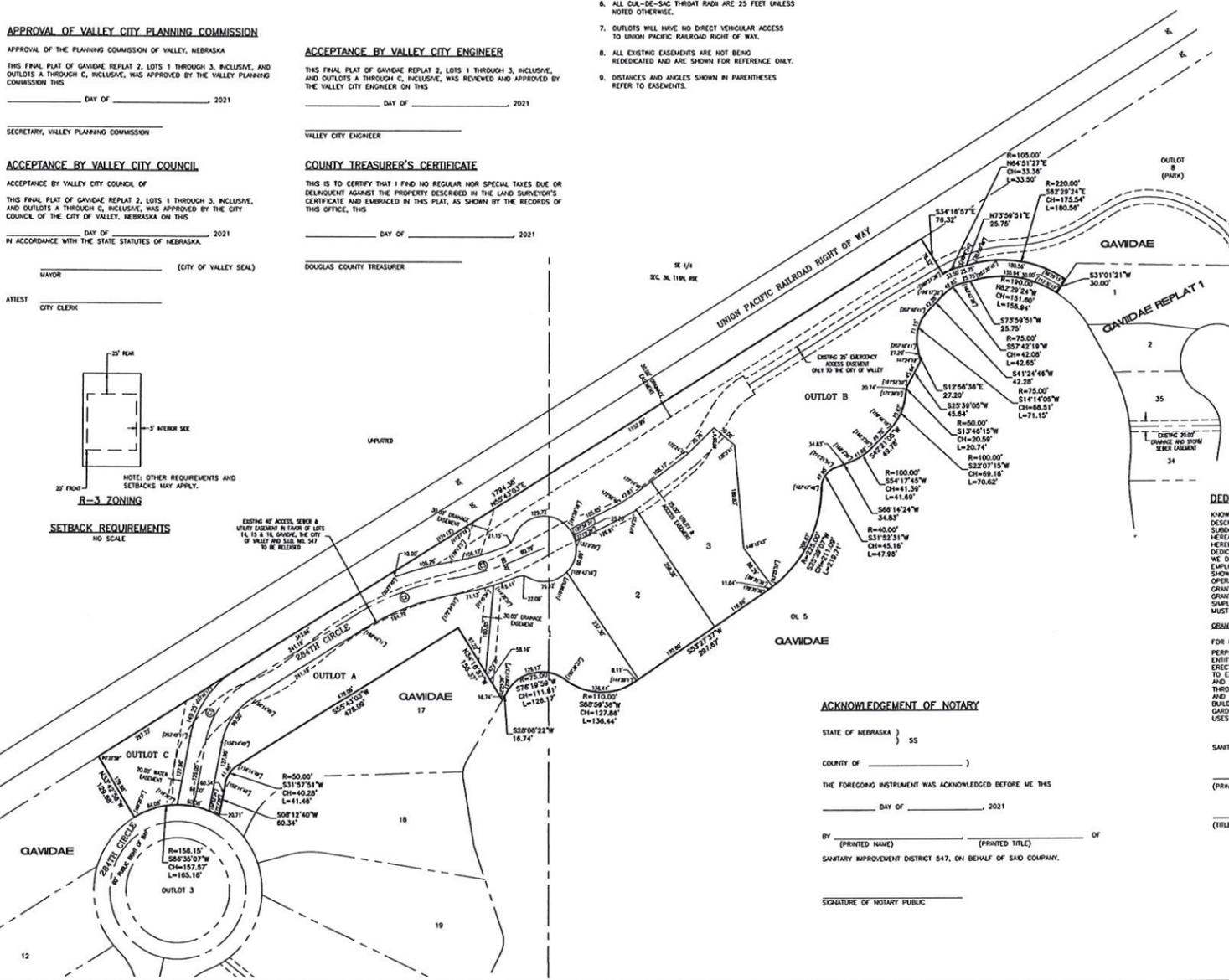
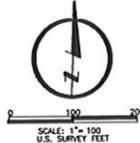
**COUNTY TREASURER'S CERTIFICATE**

THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021

DOUGLAS COUNTY TREASURER

**LEGEND**

- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- SECTION LINE
- EASEMENT



**LAND SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY OF THE PLAT AND THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS GAVIDAE REPLAT 2, LOTS 1 THROUGH 3, INCLUSIVE, AND OUTLOTS A THROUGH C, INCLUSIVE, BEING A REPLATING OF GAVIDAE, LOTS 14, 15 AND 16, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.  
CONTAINS 10.568 ACRES



WILLIAM E. KNIGHT, LS-566

DATE

**DEDICATION**

KNOW ALL PERSONS BY THESE PRESENTS, THAT WE, SANITARY IMPROVEMENT DISTRICT 547, OWNERS OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SURVEYED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS GAVIDAE REPLAT 2, LOTS 1 THROUGH 3, INCLUSIVE, AND OUTLOTS A THROUGH C, INCLUSIVE; DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND WE DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER AND USE, FROM TIME TO TIME, THE EASEMENT AREAS, SHOWN HEREON FOR THE STATED PURPOSE, FOR INGRESS AND EGRESS IN CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES, PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTEE, AND TO THE GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA, THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSTRUED TO PASS, TO THE GRANTEE IN FEE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREAS. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

**GRANTS OF EASEMENTS**

FOR POWER AND COMMUNICATIONS  
PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CABLES, CONDUITS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ADJUTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AND AN EIGHT-FOOT-WIDE STRIP OF LAND ADJUTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHEDS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

SANITARY IMPROVEMENT DISTRICT 547, OWNER

(PRINTED NAME) SIGNATURE

(TITLE)

DOUGLAS COUNTY ENGINEER REVIEW

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA } SS  
COUNTY OF \_\_\_\_\_ )  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021  
BY (PRINTED NAME) (PRINTED TITLE) OF  
SANITARY IMPROVEMENT DISTRICT 547, ON BEHALF OF SAID COMPANY.  
SIGNATURE OF NOTARY PUBLIC

**APPLICATION FOR FINAL PLAT**

Valley, Nebraska

**LEGAL DESCRIPTION AND GENERAL LOCATION**

Part of the North Half of Section 36, Township 16 North, Range 9 East of the 6th P.M., Douglas County, Nebraska (see Plat for full Legal Description) - N 288th and Ida Street

RECEIPT NO: _____
DATE: _____
FINAL PLAT #: _____
FEE PAID \$ _____

**SUBDIVIDER**

Name: Flatwater Lake Estates, LLC  
Address: 4089 S. 84th Street, Ste. 302  
Omaha, NE 68127

Telephone: (402) 540-2255

**AGENT (Authorized to act on Subdivider's behalf):**

Name: Lamp Rynearson, c/o John Coolidge  
Address: 14710 W Dodge Road, Ste. 100  
Omaha, NE 68154

Telephone: (402) 496-2498

**OWNER**

Name: As listed above.  
Address: \_\_\_\_\_

Telephone: ( ) \_\_\_\_\_

**ANY OTHER ASSOCIATES:**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Telephone: ( ) \_\_\_\_\_

NAME OF FINAL PLAT: Flatwater Estates NUMBER OF LOTS: 186

- Letter or transmittal and action(s) requested.
- Does the subdivider have any interest in the land surrounding the final plat? Yes\_\_ No X.  
If yes, please describe the nature of such interest: \_\_\_\_\_  
\_\_\_\_\_
- Will the final plat require any zoning or other action (rezoning, conditional use or vacations) to complete the development? Yes \_\_ No X. If yes please describe the nature of the action: \_\_\_\_\_  
\_\_\_\_\_
- The final plat is based upon the preliminary plat for Flatwater Estates, approved by the City Council on \_\_\_\_\_, 20\_\_, Resolution No. \_\_\_\_\_
- Is the final plat consistent with the approved preliminary plat? Yes\_\_ No\_\_. If not, please explain the proposed changes and the reasons therefore:  
\_\_\_\_\_  
\_\_\_\_\_
- Have all the improvements required by the preliminary plat been completed or guaranteed by bond, letter of credit, etc.? Yes No\_\_ (Please check the Planning Commission's letter indicating the approval of the preliminary plat.) If not, which improvements have not been completed:  
\_\_\_\_\_  
\_\_\_\_\_

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# FINAL PLAT APPLICANT'S TECHNICAL CHECKLIST

Valley, Nebraska

NAME OF FINAL PLAT: Flatwater Estates

LOCATION OF SUCH PLAT: N 288th and Ida Street

## REQUIREMENTS OF FINAL PLAT

- Letter or transmittal with action requested.
- Name of subdivision
- Complete drawing on one sheet if possible
- Drawn in ink or photographed on Mylar
- Signatures in black opaque ink
- Blank margin of ½ inch and outline
- Scale of one (1) inch equals ten (10) feet or sufficient to show all required information clearly
- Number and total number of sheets - index sheet if more than two sheets
- Boundary of the subdivision shall be indicated
- Vicinity Map
- Sketch of proposed subdivision sized 8 ½ inches by 14 inches

## CERTIFICATES AND ACKNOWLEDGMENTS

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- Acknowledgment by Notary
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- Certificate of acceptance by City Engineer
- Certification of acceptance by the City Enforcement officer, when individual sewage disposal or water systems are to be installed
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## DATA REQUIRED ON THE FINAL PLAT

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- Meets or exceeds the "minimum standards of surveys"
- Location and description of monuments
- Lot numbers, square footage, outlot, block dimensions, and frontage dimensions
- Lot, outlot, and block identification system
- Areas reserved for public use - must clearly identify which are private and which are public
- If park land for use of public, must have an outlot letter and be included in the dedication
- If park land is private, must state so and provide maintenance agreement

**FINAL PLAT APPLICANT'S TECHNICAL CHECKLIST (cont.)**

Valley, Nebraska

- Purpose for which other than residential lots are dedicated or reserved
- Minimum building set back lines
- Locations and names of adjoining subdivisions and streets, adjoining unplatted properties with names and addresses of adjoining owners of unplatted properties.
- Abutting streets, cul-de-sacs and alleys, whether public or private, must include the following:
  - Location
  - Names
  - Centerline
  - Centerline radius
  - Length and interior angle of horizontal curves
  - Tangent length
  - Right-of-Way and paving widths (according to sub-division regulations, future land use and transportation plans)
- Location, width and purpose of all easements (according to sub-division regulations)
- Location and identification of all section corners
- Total number of lots, outlots, and total number of acres in subdivision
- Cross-sections, profiles and grades of streets, gutters, curbs and sidewalks; with locations of all "in street utilities" - drawn to City standards
- Protective covenants, when required
- Any interest in the land surrounding the plat
- Changes in zoning that may have been or need to; Submit zoning / rezoning form

**REQUIRED ON EACH SHEET**

- Name of Subdivision
- Scale
- North arrow and graphic scale
- Date
- Sheet number and total number of sheet comprising the subdivision
- Location of Subdivision (first sheet only)

**DOCUMENTS REQUIRED**

- Tax payment status form
- Special assessment status form
- Certificates of Title or Title Opinion
- Private restrictions or covenants, if necessary
- Prior to approval by the City Council, at least three signed reproducible copies (Mylar) of the final plat (2) 18" x 24", and one full size mylar with two additional signed copies. Copies of the original shall be prepared as specified in this Ordinance.
  - City Engineer
  - City Council
  - City Attorney
  - Fire Department
  - County Engineer
  - County Health Department
  - Adjacent jurisdictions
  - Papio-Missouri River NRD
  - NDOR
  - Planning Commission
  - Traffic engineering
  - OPPD
  - Building and safety
  - School District
  - other

**CONFORMS TO APPROVED PRELIMINARY PLAT**

- Meets and bounds description
- Lot dimensions and configurations
- Street names
- Street alignment
- Reasons for differences

**FINAL PLAT APPLICANT'S TECHNICAL CHECKLIST (cont.)**  
Valley, Nebraska

**ANY OTHER INFORMATION OR COMMENTS RELATED TO THE FINAL PLAT:**

(Please use additional sheet if necessary)

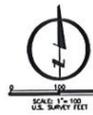
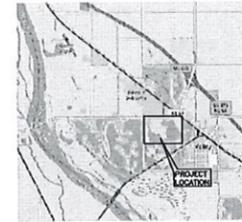
**Applicant's Signature(s):** \_\_\_\_\_

**Date:**

# FLATWATER LAKE ESTATES

LOTS 201 THROUGH 306, INCLUSIVE AND OUTLOTS A THROUGH F, INCLUSIVE BEING A PLATING OF PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 10 NORTH, RANGE 9 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

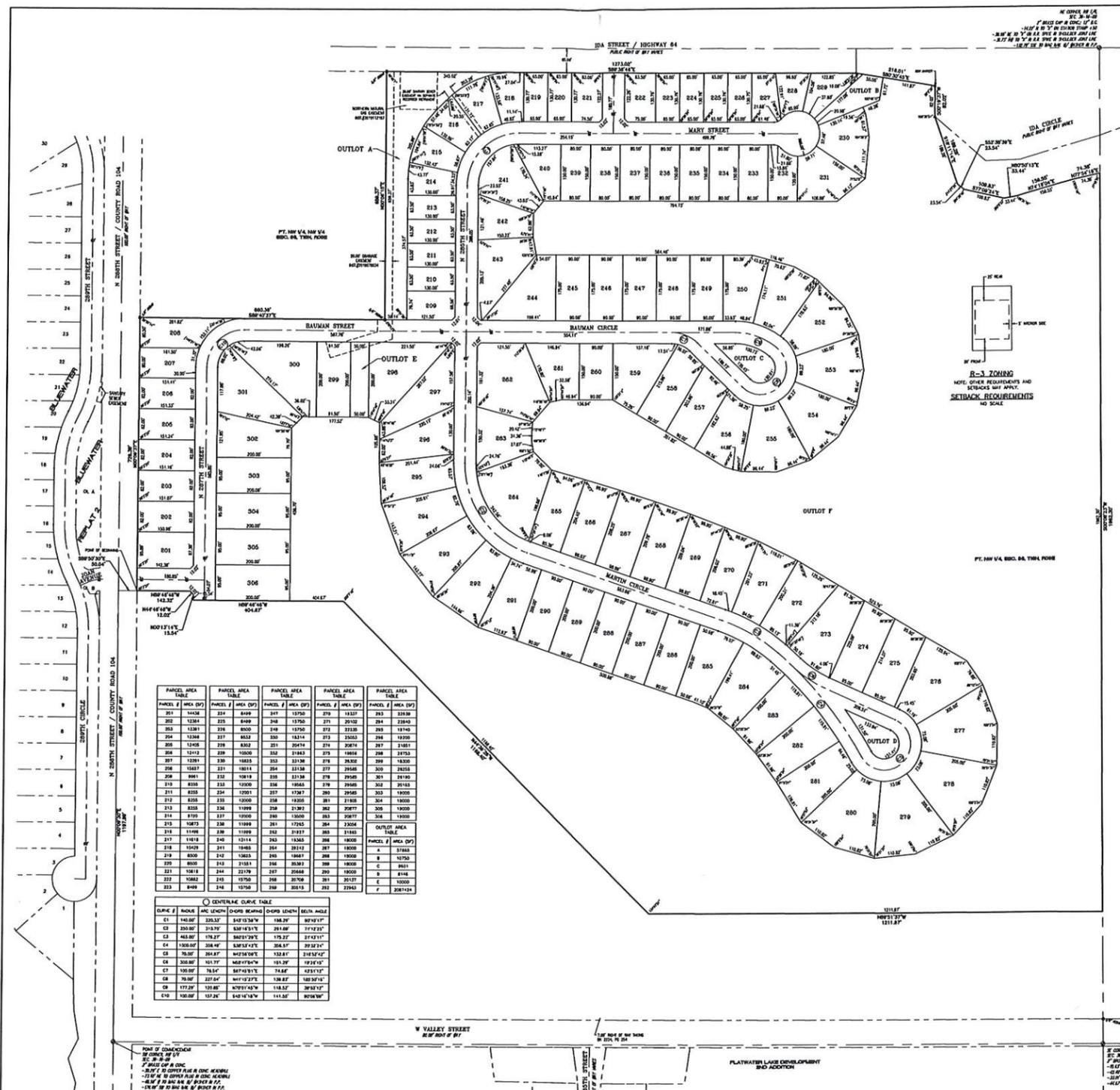
LOCATED IN:  
 NW 1/4 NW 1/4 SEC. 36, T10N, R09E  
 NE 1/4 NW 1/4 SEC. 36, T10N, R09E  
 SW 1/4 NW 1/4 SEC. 36, T10N, R09E  
 SE 1/4 NW 1/4 SEC. 36, T10N, R09E



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

**NOTES**

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. THE CHAMBERS FOR SPOCKS ON CORNER LOTS ARE SET AT 45° FROM THE INTERSECTION OF PROJE OF WAY LINES.
4. CHAMBER ANGLES ARE 135°00'00" UNLESS NOTED.
5. ALL ANGLES ARE BY UNLESS NOTED.
6. ALL LOT LINES ON CURVED BOUNDARIES ARE RADIAL UNLESS OTHERWISE NOTED WITH AN ANGLE ADJACENT TO THE CURVE, MEASURED TO THE CHORD AND SHOWN IN BRACKETS.
7. THE 60'-DE-SAC RIGHTS ON MARTIN STREET IS 60.00 FEET AND THE THROTT WIDTH IS 25.00 FEET.
8. LOTS 218 THROUGH 228, INCLUSIVE, AND OUTLOTS A AND B WILL HAVE NO DIRECT VEHICULAR ACCESS TO 6th STREET/HIGHWAY 64.
9. LOTS 201 THROUGH 306, INCLUSIVE, WILL NOT HAVE DIRECT VEHICULAR ACCESS TO N 28th STREET.
10. ALL EXISTING EASEMENTS ARE NOT BEING REDETERMINED AND ARE SHOWN FOR REFERENCE ONLY.
11. ALL PROPOSED EASEMENTS WILL BE RECORDED VIA SEPARATE REDETERMINED INSTRUMENTS.
12. NEW EASEMENTS SHOWN HEREON MAY BE SUBJECT TO CHANGE. REFER TO THE FINAL EASEMENT RECORDED DOCUMENT FOR THE OFFICIAL LOCATION.



PARCEL #	AREA (SQ FT)								
201	1438.00	214	849.00	227	1375.00	240	1437.00	253	239.00
202	1334.00	215	849.00	228	1375.00	241	1437.00	254	239.00
203	1331.00	216	850.00	229	1375.00	242	1438.00	255	239.00
204	1334.00	217	852.00	230	1375.00	243	1437.00	256	239.00
205	1340.00	218	852.00	231	1375.00	244	1437.00	257	239.00
206	1342.00	219	1300.00	232	1383.00	245	1437.00	258	239.00
207	1329.00	220	1300.00	233	1375.00	246	1437.00	259	239.00
208	1387.00	221	1300.00	234	1375.00	247	1437.00	260	239.00
209	1381.00	222	1300.00	235	1375.00	248	1437.00	261	239.00
210	1381.00	223	1300.00	236	1375.00	249	1437.00	262	239.00
211	1381.00	224	1300.00	237	1375.00	250	1437.00	263	239.00
212	1381.00	225	1300.00	238	1375.00	251	1437.00	264	239.00
213	1381.00	226	1300.00	239	1375.00	252	1437.00	265	239.00
214	1381.00	227	1300.00	240	1375.00	253	1437.00	266	239.00
215	1381.00	228	1300.00	241	1375.00	254	1437.00	267	239.00
216	1381.00	229	1300.00	242	1375.00	255	1437.00	268	239.00
217	1381.00	230	1300.00	243	1375.00	256	1437.00	269	239.00
218	1381.00	231	1300.00	244	1375.00	257	1437.00	270	239.00
219	1381.00	232	1300.00	245	1375.00	258	1437.00	271	239.00
220	1381.00	233	1300.00	246	1375.00	259	1437.00	272	239.00
221	1381.00	234	1300.00	247	1375.00	260	1437.00	273	239.00
222	1381.00	235	1300.00	248	1375.00	261	1437.00	274	239.00
223	1381.00	236	1300.00	249	1375.00	262	1437.00	275	239.00
224	1381.00	237	1300.00	250	1375.00	263	1437.00	276	239.00
225	1381.00	238	1300.00	251	1375.00	264	1437.00	277	239.00
226	1381.00	239	1300.00	252	1375.00	265	1437.00	278	239.00
227	1381.00	240	1300.00	253	1375.00	266	1437.00	279	239.00
228	1381.00	241	1300.00	254	1375.00	267	1437.00	280	239.00
229	1381.00	242	1300.00	255	1375.00	268	1437.00	281	239.00
230	1381.00	243	1300.00	256	1375.00	269	1437.00	282	239.00
231	1381.00	244	1300.00	257	1375.00	270	1437.00	283	239.00
232	1381.00	245	1300.00	258	1375.00	271	1437.00	284	239.00
233	1381.00	246	1300.00	259	1375.00	272	1437.00	285	239.00
234	1381.00	247	1300.00	260	1375.00	273	1437.00	286	239.00
235	1381.00	248	1300.00	261	1375.00	274	1437.00	287	239.00
236	1381.00	249	1300.00	262	1375.00	275	1437.00	288	239.00
237	1381.00	250	1300.00	263	1375.00	276	1437.00	289	239.00
238	1381.00	251	1300.00	264	1375.00	277	1437.00	290	239.00
239	1381.00	252	1300.00	265	1375.00	278	1437.00	291	239.00
240	1381.00	253	1300.00	266	1375.00	279	1437.00	292	239.00
241	1381.00	254	1300.00	267	1375.00	280	1437.00	293	239.00
242	1381.00	255	1300.00	268	1375.00	281	1437.00	294	239.00
243	1381.00	256	1300.00	269	1375.00	282	1437.00	295	239.00
244	1381.00	257	1300.00	270	1375.00	283	1437.00	296	239.00
245	1381.00	258	1300.00	271	1375.00	284	1437.00	297	239.00
246	1381.00	259	1300.00	272	1375.00	285	1437.00	298	239.00
247	1381.00	260	1300.00	273	1375.00	286	1437.00	299	239.00
248	1381.00	261	1300.00	274	1375.00	287	1437.00	300	239.00
249	1381.00	262	1300.00	275	1375.00	288	1437.00	301	239.00
250	1381.00	263	1300.00	276	1375.00	289	1437.00	302	239.00
251	1381.00	264	1300.00	277	1375.00	290	1437.00	303	239.00
252	1381.00	265	1300.00	278	1375.00	291	1437.00	304	239.00
253	1381.00	266	1300.00	279	1375.00	292	1437.00	305	239.00
254	1381.00	267	1300.00	280	1375.00	293	1437.00	306	239.00
255	1381.00	268	1300.00	281	1375.00	294	1437.00		
256	1381.00	269	1300.00	282	1375.00	295	1437.00		
257	1381.00	270	1300.00	283	1375.00	296	1437.00		
258	1381.00	271	1300.00	284	1375.00	297	1437.00		
259	1381.00	272	1300.00	285	1375.00	298	1437.00		
260	1381.00	273	1300.00	286	1375.00	299	1437.00		
261	1381.00	274	1300.00	287	1375.00	300	1437.00		
262	1381.00	275	1300.00	288	1375.00				
263	1381.00	276	1300.00	289	1375.00				
264	1381.00	277	1300.00	290	1375.00				
265	1381.00	278	1300.00	291	1375.00				
266	1381.00	279	1300.00	292	1375.00				
267	1381.00	280	1300.00	293	1375.00				
268	1381.00	281	1300.00	294	1375.00				
269	1381.00	282	1300.00	295	1375.00				
270	1381.00	283	1300.00	296	1375.00				
271	1381.00	284	1300.00	297	1375.00				
272	1381.00	285	1300.00	298	1375.00				
273	1381.00	286	1300.00	299	1375.00				
274	1381.00	287	1300.00	300	1375.00				
275	1381.00	288	1300.00						
276	1381.00	289	1300.00						
277	1381.00	290	1300.00						
278	1381.00	291	1300.00						
279	1381.00	292	1300.00						
280	1381.00	293	1300.00						
281	1381.00	294	1300.00						
282	1381.00	295	1300.00						
283	1381.00	296	1300.00						
284	1381.00	297	1300.00						
285	1381.00	298	1300.00						
286	1381.00	299	1300.00						
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**CENTRAL CURVE TABLE**

CURVE #	SCALE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	BEARINGS
C1	140.00'	220.33'	S47°15'36"W	188.29'	S87°10'17"E
C2	200.00'	210.00'	S67°45'15"W	201.60'	S77°22'27"E
C3	485.00'	178.27'	S80°21'30"E	175.27'	S7°10'11"E
C4	1300.00'	308.49'	S87°57'47"E	308.57'	S9°18'24"E
C5	76.00'	264.37'	N67°26'50"E	132.67'	S10°12'57"E
C6	300.00'	143.77'	N87°45'15"W	132.67'	S10°12'57"E
C7	100.00'	76.34'	N67°45'15"E	74.68'	S21°11'17"E
C8	76.00'	227.64'	N67°10'27"E	138.67'	S80°30'11"E
C9	177.00'	100.80'	N87°10'27"W	118.87'	S80°30'11"E
C10	100.00'	107.26'	S40°18'18"W	111.55'	S80°30'11"E

POINT OF COMMENCEMENT  
 IS CORNER OF 1/4  
 7' BESS OF A CONC. 12" DIA.  
 7' BESS OF A CONC. 12" DIA.

FLATWATER LAKE DEVELOPMENT INC. ACCEPTOR

SE CORNER OF 1/4  
 7' BESS OF A CONC. 12" DIA.  
 7' BESS OF A CONC. 12" DIA.

**LAMP RYNEARSON**  
 LAMP RYNEARSON, CO., INC.  
 1415 W. 20th St. Ste. 100  
 FORT COLLINS, COLORADO 80501  
 KANSAS CITY, MISSOURI 64111  
 MOBILE, ALABAMA 36608

DATE: 11/11/2011

FINAL PLAT  
 FLATWATER LAKE ESTATES, LOTS 201 THROUGH 306, INCLUSIVE AND OUTLOTS A THROUGH F, INCLUSIVE VALLEY, DOUGLAS COUNTY, NEBRASKA

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DOUGLAS COUNTY ENGINEER REVIEW

DATE: 11/11/2011  
 PROJECT NUMBER: 11111111-001  
 BOOK AND PAGE: 1 OF 2

