

AGENDA
VALLEY CITY COUNCIL
Tuesday, October 17, 2023
City Hall
203 North Spruce
Valley, NE 68064
4:30 PM

1. **ROLL CALL**
2. **CALL TO ORDER**
3. **PROOF OF PUBLICATION**
4. **PUBLIC HEARINGS**
 - 4.A. Valley Landing - 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
 - 4.B. Valley View - Preliminary Plat
 - 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.C. Valley Lakes Business Park - Preliminary Plat
 - Open Public Hearing
 - Public comments: proponents and opponents
 - Close public hearing
 - Discussion and questions by Planning Commission Members
 - Vote on recommendation to City Council

The City Council reserves the right to enter into an executive session at any time during the meeting, in accordance with the Nebraska Open Meetings Act, even though the closed session may not be indicated on the agenda.

It is the intention of the City Council to take up the items on the agenda in sequential order. However, the City Council reserves the right to take up matters in a different order to accommodate the schedules of the City Council members, persons having items on the agenda, and the public.

5. Adjourn

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**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 17, 2023, at 4:30 p.m.** at Valley City Hall. PUBLIC HEARINGS will be held on the following:

1. Valley Landing - Amendment to Future Land Use Map. The future land use designation for the following legal described parcels shall be amended from General Industrial to Commercial and Residential.

LANDS SEC-TWN-RGE 06-15-10 EXT STS & IRREG E 35.41 W 68.41 S 1310.07 N 1342.46 FT & IRREG S 1283.23 W 1066.08 FT - IRREG PT NE ¼ BEING SW OF 264 ST.

2. Valley View - Preliminary Plat - Part of the Northwest ¼ of Section 32, in Township 16 North, Range 10 East of the 6th P.M., Douglas County Nebraska. Lots 1 thru 269 and Out lots A-1, generally located at East of 264th Street, South of Ida Street, West of 252nd Street and North of Meigs Street.

3. Valley Lakes Business Park - Preliminary Plat - A tract of land located in part of the NE1/4 of the NE1/4, Section 6, Township 15 North, Range 10 East of the 6th P.M. Douglas County, Nebraska. Lots 1 thru 6 inclusive, East Meigs and N. 264th St. intersection

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

Larry Bottger, Chair
City of Valley, Planning Commission

10/5 _____ ZNEZ

**THE DAILY RECORD
OF OMAHA
JASON W. HUFF, Publisher
PROOF OF PUBLICATION**

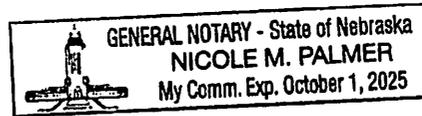
UNITED STATES OF AMERICA,
The State of Nebraska,
District of Nebraska,
County of Douglas,
City of Omaha

} ss.

JASON W. HUFF and/or JOSIE CHARRON, being duly sworn, deposes and say that they are the PUBLISHER and/or MANAGING EDITOR of THE DAILY RECORD, of Omaha, a legal newspaper, printed and published daily in the English language, having a bona fide paid circulation in Douglas County in excess of 300 copies, and a general circulation in Sarpy, Lancaster, Cass and Dodge Counties, printed in Omaha, in said County of Douglas, Nebraska for more than fifty-two weeks last past; that the printed notice here-to attached was published in THE DAILY RECORD, of Omaha, for 1 consecutive weeks on:

10/5/23

That said Newspaper during that time was regularly published and in general circulation in the County of Douglas, and State of Nebraska.



Publisher's Fee \$39.33
Additional Copies \$ _____
Filing Fee \$ _____
Total \$39.33

Jason W Huff
Subscribed in my presence and sworn to before me this OCTOBER 05 2023

Nicole M Palmer
Notary Public in and for Douglas County, State of Nebraska

DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
OFFICE OF THE ASSISTANT ATTORNEY GENERAL

UNITED STATES OF AMERICA
The State of Nevada
County of Clark
City of Las Vegas

THE STATE OF NEVADA, County of Clark, City of Las Vegas, do hereby certify that the following is a true and correct copy of the original as the same appears in the public records of the County of Clark, Nevada, to-wit:

EXHIBIT

This is to certify that the foregoing is a true and correct copy of the original as the same appears in the public records of the County of Clark, Nevada, to-wit:

RECORDED IN BOOK 11, PAGE 111
MAY 11 1968

[Handwritten signatures and text]

APPLICATION FOR A CHANGE OF FUTURE LAND USE MAP

Set up a request for a pre-application conference with City Staff prior to submittal. Email (buildinginspector@valleyne.org)

Date: 07/11/2023 Time: 12:00 pm

Additional Material Required

1. Site Plan with all pertinent details to amend the Future Land Use Map
 - A. Schematic lay out, proposed lots, roadway layout, etc.
2. Does the proposed map change result in an excessive or burdensome use of public facilities such as streets, schools, transportation facilities or utilities?
3. Additional information deemed necessary by City Staff to conduct a thorough analysis of the application, which may include, but not limited to stormwater analysis, sanitary sewer analysis, traffic impact study, or environmental study.
4. Ownership record.

Project Narrative: Valley Landing is a mixed-use development project. The developer intends to construct the project in two phases. Phase I shall be within Lots 1-9 with all required improvements, with Phase II being within Lots 10-15 with Outlot A and all necessary improvements. The development as a whole will consist of 15 lots with an Outlot A. Outlot A is intended to be a lake that is dredged in order to bring the rest of the development site up to an elevation that meets the requirements of building in a Flood Fringe. The lake is proposed to be 22 feet in depth with an area of 14.924 acres.

Signature of Owner  or Signature of Agent _____

I hereby state that that the information submitted on this application is accurate and correct. I recognize that the issuance of this application shall not grant approval to violate any of the provisions of the building codes or zoning ordinances enforced by this jurisdiction, state or federal law; and that this application shall not prevent the building official from requiring site to be in compliance with all applicable code provisions during field inspections.

Responses

1. Preliminary site plan indicating proposed land use is provided.
2. Proposed map change is consistent with adjacent development. Interior road network and utilities to be provided to accommodate change of use.
3. Draft traffic study and Waters of the U.S. executive summary included with preliminary plat submittal.
4. Ownership record is provided.



Return To:
 Ambassador Title Services
 331 Village Points Plaza, Ste 102
 Omaha, NE 68118

SPECIAL WARRANTY DEED

G.F. Pesek, Inc., a Nebraska corporation

Grantor, whether one or more, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm unto, Grantee,

OSC Valley Meigs 1, LLC, a Nebraska limited liability company, as to an undivided 64.75% interest; and

OSC Valley Meigs 2, LLC, a Nebraska limited liability company, as to an undivided 27.75% interest; and

Omicorp Valley, LLC, a Nebraska limited liability company, as to an undivided 7.50% interest

whether one or more, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Douglas County, Nebraska, more particularly described as follows;

SEE EXHIBIT A

Grantor covenants (jointly and severally, if more than one) with the Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except easements, covenants and restrictions of record, if any;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons claiming the same or any part thereof by, through, or under Grantor.

Executed this 9th day of Sept., 2022

G.F. Pesek, Inc., a Nebraska corporation

By: Gerald Pesek, Pres.
 Gerald Pesek, President

State of NE
 County of Douglas

The foregoing instrument was acknowledged before me on this 9th day of Sept., 2022 by Gerald Pesek as President of G.F. Pesek, Inc, a Nebraska Corporation.

[Signature]
 Notary Public

My commission Expires: 11-13-24

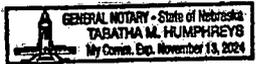


EXHIBIT A

That part of Government Lots One (1) & Two (2) and the South Half of the Northeast Quarter (S1/2 NE1/4) of Section 6, Township 15 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of the Northeast Quarter (NE1/4) of said Section 6; thence South 89°57'17" East (bearings referenced to the Douglas County Low Distortion Coordinate System) for 1322.62 feet along the North line of the NE1/4 of said Section 6; thence South 00°05'48" East for 61.84 feet; thence North 89°41'45" East for 506.20 feet to the West right of way of N. 264th Street; thence South 22°24'34" East for 260.02 feet; thence South 35°10'41" East for 260.24 feet; thence South 45°23'58" East for 358.07 feet; thence on a curve to the Right (having a radius of 944.88 feet and a long chord bearing South 20°54'58" East for 706.56 feet) for an arc length of 724.15 feet; thence South 01°02'22" West for 251.41 feet; thence South 88°57'38" East for 39.86 feet to the East line of the NE1/4 of said Section 6; thence South 01°00'14" West for 933.29 feet along the East line of the NE1/4 of said Section 6 to the Southeast corner thereof; thence South 89°38'11" West for 1554.64 feet along the South line of the NE1/4 of said Section 6; thence North 01°03'27" East for 1279.63 feet; thence South 89°50'42" West for 1065.90 feet; thence North 01°01'59" East for 1310.31 feet; thence South 90°00'00" West for 35.41 feet; thence South 01°05'58" West for 1310.43 feet; thence South 89°45'52" West for 33.10 feet to the West line of the NE1/4 of said Section 6; thence North 01°06'12" East for 1343.63 feet along the West line of the NE1/4 of said Section 6 to the Point of Beginning, subject to road right of ways.

APPLICATION FOR PRELIMINARY PLAT

Valley, Nebraska

LEGAL DESCRIPTION AND GENERAL LOCATION

Part of the NW 1/4 of Section 32, In Township 16 North, Range 10 East of the 6th PM, Douglas County, Nebraska.

Generally location E of 264th Street, S of Ida Street, W of 252nd, N of Meigs.

SUBDIVIDER

Name: Valley Development LLC

Address: 16255 Woodland Drive
Omaha, NE 68136

Telephone: () 402-895-3288

OWNER

Name: Elkhorn Athletic Association

Address: 1402 N. 203rd Street
Omaha, NE 68022

Telephone: () 402-289-8358

CITY USE ONLY

RECEIPT NO: _____

DATE: _____

PRELIMINARY PLAT #: _____

FEE PAID \$ _____

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

Name: _____

Address: _____

Telephone: () _____

ANY OTHER ASSOCIATES:

Name: FoleyShald Engineering, LLC

Address: 14503 Grover Street, Suite 102
Omaha, NE 68144

Telephone: () 402-80 4-39 9 3

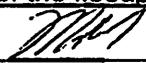
NAME OF PRELIMINARY PLAT: Valley View NUMBER OF LOTS: 269

- 1. Letter or transmittal and action(s) requested.
- 2. Does the subdivider have any interest in the land surrounding the preliminary plat? Yes___ No X. If yes, please describe the nature of such interest: _____

- 3. Will the preliminary plat require any zoning or other action (rezoning, conditional use, or vacations) to complete the development? Yes X No__. If yes, please describe the nature of the action:
The property is currently zoned as Transitional Agricultural. The proposed zoning for lots 2-269 is Clustered/Mixed Use Development, and Lot 1 is proposed to remain Transitional Agricultural.

- 4. Does the preliminary plat deviate from the requirements of the Subdivision Regulations of the City of Valley or the City's Design Standards? YesX No__. If yes, please state each deviation, how the proposal meets the intent of the subdivision ordinance and why the proposal should be accepted (additional sheets may be added): Deviation and waiver requests are listed directly on the preliminary plat. Overall the intent of the subdivision ordinance has been met, some modifications to allow for a variety of housing types and increased density.

- 5. Is any part of the land within the preliminary plat within a flood plain? YesX No__. If yes, please include the following information: Hydrological and grade information to determine frequency and extent of inundation of flood waters; location of proposed use and type of use; areas of habitation and employment to include location, size and floor elevation of any structures, location and elevation of parking areas, use, location and elevation of open space; all plans and other information conform to Development Standards; limits of the flood plain; amount of Fill Material brought into the flood plain; a certificate that grading will not result in any increase in the flood plain. (additional sheets may be added).
Discussion of the floodplain and the proposed mitigation is included in the submitted drainage study.

Applicant's Signature: 

Date: 9-15-23

PRELIMINARY PLAT APPLICANT'S TECHNICAL CHECKLIST

Valley, Nebraska

NAME OF PRELIMINARY PLAT: Valley View

LOCATION OF SUCH PLAT: Northeast of Highway 275 and Meigs Streets

REQUIREMENTS OF PRELIMINARY PLAT

- Letter or transmittal with action requested.
- Name of Subdivision on each sheet
- Names and addresses of owners/applicants
- Names of adjacent property owners
- Name of engineer or surveyor
- Names of utility companies to be involved
- North arrow and graphic scale (according to sub-division regulations' specs)
- Date prepared
- A vicinity sketch at a scale no greater than one (1) inch = four hundred (400) feet and no smaller than one (1) inch = two thousand (2000) feet
- Sheet number and total number of sheets
- Contour lines (within and adjacent to subdivision, not greater than 2 feet intervals)
- Boundary lines of area to be subdivided and their bearings and distances, lot lines and lot numbers
- Is proposed use of preliminary plat in accordance with permitted City's zoning? Is a zoning action required?
- Existing and proposed streets or access easements to include:
 - R.O.W. width (according to future land use and transportation plans)
 - Paving width (according to future land use and transportation plans)
 - Approximate grades
 - Tangent length
 - Curve data and interior angle
 - Angle of Intersection
 - Name or number
- Sketch of future street system outside of plat where subdivision owns abutting land
- Utilities on and adjacent to the tract showing proposed connections to existing utilities. Rear easements for utility poles and wires shall be required whenever possible. All easements shall meet regulations set forth in subdivision regulations.
- Lot lines and dimensions; curvilinear should be noted as arc or chord
- Lot, block and outlot designation and total acreage of land to be subdivided and square feet in each lot
- Public areas for schools, parks, playgrounds or any other public uses
- All existing and proposed easements with locations, widths and distances
- All existing and proposed sidewalks, pedestrian ways and bikeways
- Location of all existing buildings and structures, easements, roads and major natural features on or within one hundred (100) feet of the boundaries of, within/adjacent to on or within one hundred (100) feet of the proposed subdivision. Any other interest in land surrounding the preliminary plat?
- Minimum building set back lines
- Erosion and sediment control plan
- Certified accurate survey by engineer or professional land surveyor
- All plans and other information conform to the City's General Requirements and Minimum Standards of Design
- Sketch of proposed subdivision sized 8 ½ inches by 14 inches

PRELIMINARY PLAT APPLICANT'S TECHNICAL CHECKLIST (cont.)

Valley, Nebraska

ADDITIONAL INFORMATION (to be shown on Preliminary Plat or on accompanying sheets)

- Four (4) copies of Preliminary Plat and required supplementary material filed with City Clerk
- Submit plat thirty (30) days prior to the meeting of the Planning commission
- Copy of application, site plan, preliminary plat, etc to proper agencies and authorities for review
 - City Engineer
 - City Council
 - City Attorney
 - Fire Department
 - County Engineer
 - County Health Department
 - Adjacent jurisdictions
 - Papio-Missouri River NRD
 - NDOR
 - FEMA
 - Planning Commission
 - Traffic engineering
 - OPPD
 - Building and safety
 - School District
- Any required landscape screens
- Copies of proposed Deed Restrictions, if any
- Sketch plan of larger tract and future concepts of development, if part of a larger tract that will be subdivided in the future

IF PLAT IS LOCATED WITHIN THE FLOOD PLAIN

- Hydrological and grade information to determine frequency and extent of inundation of flood waters
- Location of proposed use and type of use
- Areas of habitation and employment to include:
 - Location size and floor elevation of any structures
 - Location and elevation of parking areas
 - Use, location and elevation of open space
- Limits of the flood plain
- Amount of Fill Material brought into the flood plain
- A certificate that grading will not result in any increase in the flood plain

ANY OTHER INFORMATION OR COMMENTS RELATED TO THE PRELIMINARY PLAT:

(Please use additional sheet if necessary)

Section 3.03 Preliminary Plat Specifications.

The Preliminary Plat shall be drawn to a scale of at least one inch to 100 feet with a sheet size not to exceed 42"x30" and shall be plainly marked "Preliminary Plat" and shall include, show, or be accompanied by the following information:

- 3.03.01 A location map showing the general location of the proposed subdivision in relation to surrounding developments with a north arrow, scale and legend.
- 3.03.02 Both existing and proposed grades shall be shown.
- 3.03.03 Phasing lines shall be delineated on the plat and a phasing schedule, if developed in phases.
- 3.03.04 The proposed name of the subdivision which must not be as similar to that of an existing subdivision as to cause confusion. The developer shall verify the name with Douglas County.
- 3.03.05 The proposed names and addresses of the owner and subdivider; the engineer, surveyor, or landscape architect responsible (all of which are licensed to practice in Nebraska) for the subdivision layout.
- 3.03.06 The legal description of the area being platted, and boundary line (accurate in scale) and dimensions, and the location of monuments found or set, section lines, existing and the approximate acreage of the proposed development. All work shall be certified by a Registered Land Surveyor in the State of Nebraska.

- 3.03.07 Width and location of platted streets and alleys within 200 feet of the property; physical features of the property, including location of water courses, ravines, bridges, culverts, present structures and other features affecting the subdivision; contours with intervals of five feet or less; the location of all existing utilities with their sizes indicated, as well as flow lines; elevations of existing sanitary and storm sewer, the outline of wooded areas (the location of important individual trees may be required).
- 3.03.08 Location and name(s) of adjoining subdivision(s) or undeveloped land and owners and persons having ownership interest within 300 feet of the subject property (not including streets and right-of-ways). This should be submitted in list form and as mailing labels.
- 3.03.09 The proposed lot layout, lot and block numbers and approximate lot dimensions and square footage and grounds proposed to be dedicated for public use, such as schools, parks, pathways, playgrounds and streets.
- 3.03.10 The location and width of proposed streets, all easements including buffer easements, building setback lines, Rights of Way, corner radii, pavement width, thickness and type, sidewalks, alleys, location of all proposed improvements including: sanitary sewers, water mains, storm water drainage and other features and improvements required by this ordinance.
- 3.03.11 Easements for public utility and rights-of-way purposes. The book and page number of existing easements shall be labeled on the plan and any private easements should be labeled as such.
- 3.03.12 Both existing and proposed grades shall be shown.
- 3.03.13 All established floodway, floodway-fringe, and flood plain overlay lines.
- 3.03.14 The existing zoning classification and proposed uses of land within the proposed subdivision shall also be designated.
- 3.03.15 Three copies of a draft erosion control plan. Grading activities shall not proceed until said plan has been approved by the State of Nebraska and the Papio-Missouri River Natural Resources District and a copy of said approvals have been submitted to the City.
- 3.03.16 Three copies of a draft erosion control plan. Grading activities shall not proceed until said plan has been approved by the State of Nebraska and the Papio-Missouri River Natural Resources District and a copy of said approval has been submitted to the City.
- 3.03.17 Signature block indicating approval of the Planning Commission per Section 10.03
- 3.03.18 Signature block indicating approval of the City Engineer per Section 10.07
- 3.03.19 Requests for waivers of design standards.
- 3.03.20 Traffic impact analysis study may be required by the City Engineer.
- 3.03.21 Four copies of the following to the City for review at the time of pre-plat submittal :
 1. A preliminary sanitary sewer plan.
 2. A preliminary drainage study, within the subdivision.
 3. A preliminary street profile plan with a statement of proposed street improvements.

Applicant's Signature(s):



9-15-23

Date:

APPLICATION FOR PRELIMINARY PLAT

Valley, Nebraska

*** LEGAL DESCRIPTION AND GENERAL LOCATION**

See attached sheet

CITY USE ONLY

RECEIPT NO:

DATE: 09/23/2023

PRELIMINARY PLAT #:

FEE PAID \$ 150⁰⁰ - NW# 1229

SUBDIVIDER

Name: Bailey Property Investments LLC

Address: 23902 Cedar Hollow Mall

Waterloo, NE 68069

Telephone: () _____

OWNER

Name: Same as subdivider

Address: _____

Telephone: () _____

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

Name: E & A Consulting Group, Inc. (Agent Rick Onnen)

Address: 10909 Mill Valley Rd., Suite 100

Omaha, NE 68154

Telephone: () 402.895.4700

ANY OTHER ASSOCIATES:

Name: _____

Address: _____

Telephone: () _____

NAME OF PRELIMINARY PLAT: Valley Lakes Business Park NUMBER OF LOTS: _____

1. Letter or transmittal and action(s) requested.
2. Does the subdivider have any interest in the land surrounding the preliminary plat? Yes__ No__. If yes, please describe the nature of such interest:

3. Will the preliminary plat require any zoning or other action (rezoning, conditional use, or vacations) to complete the development? Yes__ No__. If yes, please describe the nature of the action:

4. Does the preliminary plat deviate from the requirements of the Subdivision Regulations of the City of Valley or the City's Design Standards? Yes__ No__. If yes, please state each deviation, how the proposal meets the intent of the subdivision ordinance and why the proposal should be accepted (additional sheets may be added):

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Applicant's Signature: _____

Date: 9/26/2023

PRELIMINARY PLAT APPLICANT'S TECHNICAL CHECKLIST

Valley, Nebraska

NAME OF PRELIMINARY PLAT: Valley Lakes Business Park

LOCATION OF SUCH PLAT: SE corner of E Meigs Street and N 264th Street

REQUIREMENTS OF PRELIMINARY PLAT

- Letter or transmittal with action requested.
- Name of Subdivision on each sheet
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Valley, Nebraska

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 - Papio-Missouri River NRD other
- Any required landscape screens
- Copies of proposed Deed Restrictions, if any
- Sketch plan of larger tract and future concepts of development, if part of a larger tract that will be subdivided in the future

IF PLAT IS LOCATED WITHIN THE FLOOD PLAIN

- Hydrological and grade information to determine frequency and extent of inundation of flood waters
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- Areas of habitation and employment to include:
 - Location size and floor elevation of any structures
 - Location and elevation of parking areas
 - Use, location and elevation of open space
- Limits of the flood plain
- Amount of Fill Material brought into the flood plain
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ANY OTHER INFORMATION OR COMMENTS RELATED TO THE PRELIMINARY PLAT:
(Please use additional sheet if necessary)

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- 3.03.02 Both existing and proposed grades shall be shown.
- 3.03.03 Phasing lines shall be delineated on the plat and a phasing schedule, if developed in phases.
- 3.03.04 The proposed name of the subdivision which must not be as similar to that of an existing subdivision as to cause confusion. The developer shall verify the name with Douglas County.
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- 3.03.06 The legal description of the area being platted, and boundary line (accurate in scale) and dimensions, and the location of monuments found or set, section lines, existing and the approximate acreage of the proposed development. All work shall be certified by a Registered Land Surveyor in the State of Nebraska.

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- 3.03.09 The proposed lot layout, lot and block numbers and approximate lot dimensions and square footage and grounds proposed to be dedicated for public use, such as schools, parks, pathways, playgrounds and streets.
- 3.03.10 The location and width of proposed streets, all easements including buffer easements, building setback lines, Rights of Way, corner radii, pavement width, thickness and type, sidewalks, alleys, location of all proposed improvements including: sanitary sewers, water mains, storm water drainage and other features and improvements required by this ordinance.
- 3.03.11 Easements for public utility and rights-of-way purposes. The book and page number of existing easements shall be labeled on the plan and any private easements should be labeled as such.
- 3.03.12 Both existing and proposed grades shall be shown.
- 3.03.13 All established floodway, floodway-fringe, and flood plain overlay lines.
- 3.03.14 The existing zoning classification and proposed uses of land within the proposed subdivision shall also be designated.
- 3.03.15 Three copies of a draft erosion control plan. Grading activities shall not proceed until said plan has been approved by the State of Nebraska and the Papio-Missouri River Natural Resources District and a copy of said approvals have been submitted to the City.
- 3.03.16 Three copies of a draft erosion control plan. Grading activities shall not proceed until said plan has been approved by the State of Nebraska and the Papio-Missouri River Natural Resources District and a copy of said approval has been submitted to the City.
- 3.03.17 Signature block indicating approval of the Planning Commission per Section 10.03
- 3.03.18 Signature block indicating approval of the City Engineer per Section 10.07
- 3.03.19 Requests for waivers of design standards.
- 3.03.20 Traffic impact analysis study may be required by the City Engineer.
- 3.03.21 Four copies of the following to the City for review at the time of pre-plat submittal :
 1. A preliminary sanitary sewer plan.
 2. A preliminary drainage study, within the subdivision.
 3. A preliminary street profile plan with a statement of proposed street improvements.

Applicant's Signature(s):

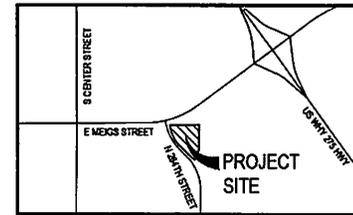


Date: 9/26/2023

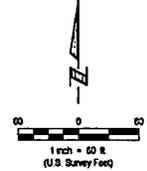
VALLEY LAKES BUSINESS PARK

LOTS 1 THRU 6 INCLUSIVE

A TRACT OF LAND LOCATED IN PART OF THE NE 1/4, SECTION 6, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA



VICINITY MAP



LEGEND

- DOUGLAS COUNTY LOW DISTORTION PROJECTION
- NAD 83 DATUM
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- EXIST. SECTION CORNER
- EXIST. SECTION LINES
- EXIST. PROPERTY LINES
- SETBACK LINE
- BUILDING
- POWER RISER
- POWER POLE
- OUT WIRE
- LIGHT POLE
- TELEPHONE RISER
- CABLE TV RISER
- FIBER OPTIC RISER
- FIRE HYDRANT
- UTILITY VALVE (WATER)
- MANHOLE
- FLARED END SECTION (SIZE NOTED)
- CURB INLET
- UTILITY VALVE (GAS)
- SEWER
- FENCE LINE
- OS LINE
- WATER LINE
- POW - POW - POWER LINE (OVERHEAD)
- POW - UCP - POWER LINE (UNDER GROUND)
- UTY - UTY - COMMUNICATION LINE (TELEPHONE, TV)
- SS - SS - SANITARY SEWER LINE
- ST - ST - STORM SEWER LINE
- FO - FO - FIBER OPTIC LINE

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NE 1/4, SECTION 6, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH-EAST CORNER OF SAID SECTION 6; THENCE S61°00'00"W (PLUS OF BEARINGS DOUGLAS COUNTY LOW DISTORTION PROJECTION) ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 542.23 FEET; THENCE N67°12'51"W, A DISTANCE OF 46.20 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 36TH STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH 36TH STREET ON THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) THENCE S07°00'00"W, A DISTANCE OF 181.71 FEET; (2) THENCE S88°00'00"W, A DISTANCE OF 82.25 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH 36TH STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF NORTH 36TH STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF NORTH 36TH STREET ON THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) THENCE N44°27'17"W, A DISTANCE OF 879.28 FEET; (2) THENCE N03°00'00"W, A DISTANCE OF 168.00 FEET; (3) THENCE S81°40'00"W, A DISTANCE OF 322.28 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF NORTH 36TH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST MEADOWS STREET; THENCE NORTH ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF EAST MEADOWS STREET, A DISTANCE OF 193.78 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 6; THENCE S87°57'25"E ALONG SAID NORTH LINE OF THE SECTION 6, A DISTANCE OF 478.25 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 252.154 SQUARE FEET OR 0.577 ACRES, MORE OR LESS.

DEVELOPER/OWNER	ENGINEER	LAND SURVEYORS
BALLY PROPERTY INVESTMENTS LLC 7322 CEDAR HOLLOW HALL WATERLOO, NE 68081	ROCK COPEN E & A CONSULTING GROUP, INC. 1000 HILL VALLEY ROAD, STE 100 OMAHA, NE 68154	WILLIAM THOMAS & SONS CONSULTING GROUP, INC. 1000 HILL VALLEY ROAD, STE 100 OMAHA, NE 68154

EXISTING	PROPOSED	TOTAL AREA
12	52 LOTS 1 THRU 6 7.278 ACRES	8.107 ACRES
	PROPOSED RIGHT-OF-WAY 0.282 ACRES	

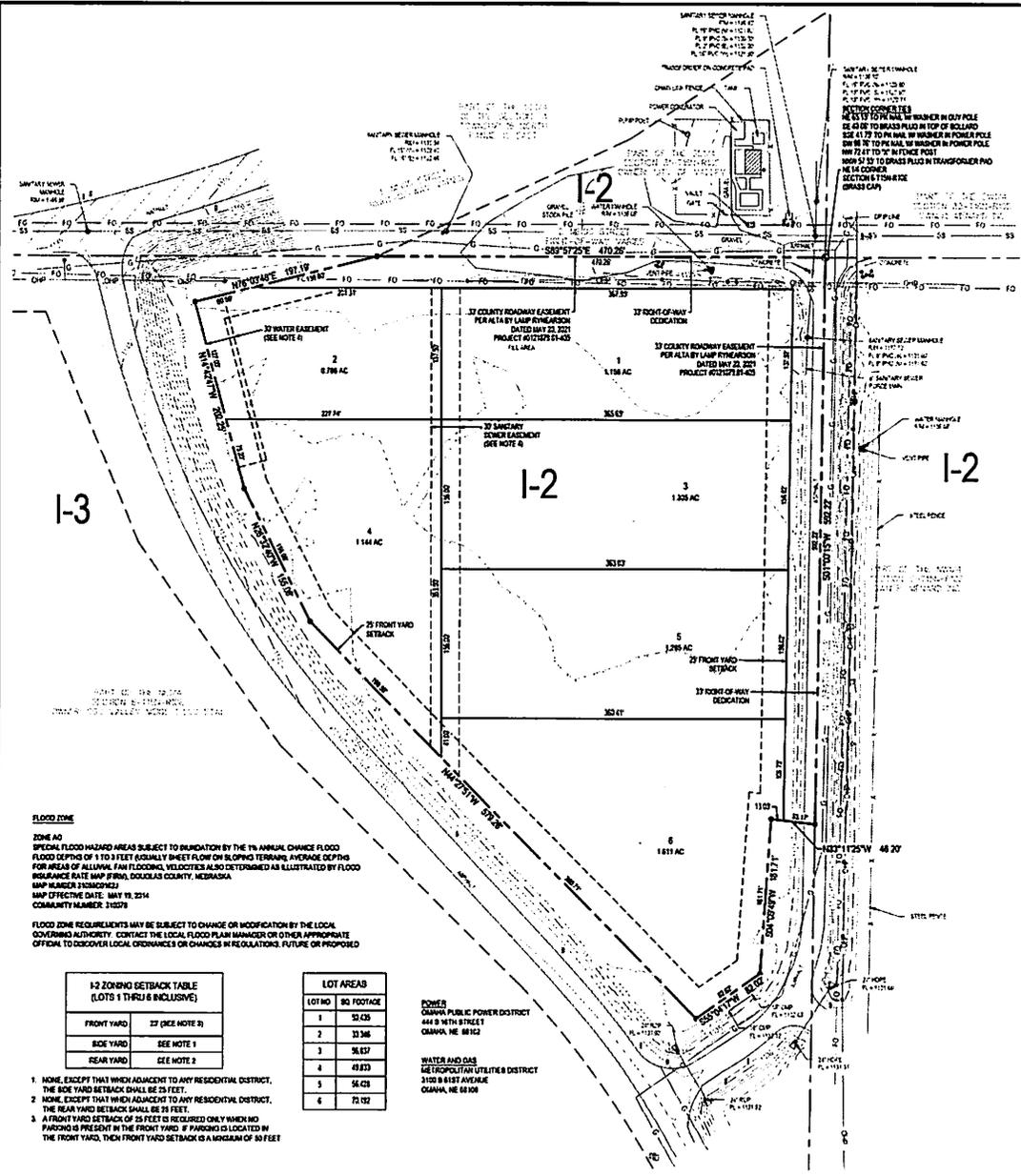
- NOTES:**
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO N 36TH STREET OR E MEADOWS STREET FROM ANY LOTS ADJUTING SAID STREET.
 - TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED AT ALL DEAD-END STREETS.
 - TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAT.
 - ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
 - A PERMANENT RECIPROCAL EGRESS AND FOREST, AND PEDESTRIAN EASEMENT IS GRANTED TO THE CORNERS OF LOTS 1 THRU 6 AND THEIR OUTLETS AND INLETES OVER ALL OF SAID LOTS 1 THRU 6 EXCEPT THOSE PARTS OF SAID LOTS 1 THRU 6 WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED.
 - A CROSSING EASEMENT IS GRANTED TO THE OWNERS OF LOTS 1 THRU 6 AND THEIR OUTLETS AND INLETES OVER ALL OF SAID LOTS 1 THRU 6 EXCEPT THOSE PARTS OF SAID LOTS 1 THRU 6 WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED. THE TOTAL OVERALL DEVELOPMENT SHALL COMPLY WITH THE REQUIREMENTS OF THE TOTAL DEVELOPMENT FLOOR AREA CONSTRUCTED.

APPROVAL OF VALLEY PLANNING COMMISSION
THIS PRELIMINARY PLAT OF VALLEY LAKES BUSINESS PARK (LOTS 1 THROUGH 6) AS SHOWN WAS APPROVED BY THE VALLEY PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

CHAIRPERSON, VALLEY PLANNING COMMISSION

APPROVAL OF THE VALLEY CITY ENGINEER
THIS PRELIMINARY PLAT OF VALLEY LAKES BUSINESS PARK WAS REVIEWED AND APPROVED BY THE VALLEY CITY ENGINEER ON THIS _____ DAY OF _____, 20____.

VALLEY CITY ENGINEER



FLOOD ZONE

ZONE A0
SPECIAL FLOOD HAZARD AREAS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD
FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN, AVERAGE DEPTHS
FOR AREAS OF ALLUVA. FAN FLOODING, VELOCITIES ALSO DETERMINED AS ILLUSTRATED BY FLOOD
INSURANCE RATE MAP (FIRM), DOUGLAS COUNTY, NEBRASKA
MAP NUMBER 130300022
EFFECTIVE DATE: MAY 19, 2014
COMMITTEE NUMBER: 110279

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

FRONT YARD	33' (SEE NOTE 1)
SIDE YARD	SEE NOTE 1
REAR YARD	SEE NOTE 2

LOT NO	SQ FOOTAGE
1	52,025
2	33,346
3	36,627
4	49,823
5	54,028
6	72,132

POWER
OMAHA PUBLIC POWER DISTRICT
444 S 16TH STREET
OMAHA, NE 68102

WATER AND GAS
METROPOLITAN UTILITIES DISTRICT
3102 S 61ST AVENUE
OMAHA, NE 68108

- NONE, EXCEPT THAT WHEN ADJACENT TO ANY RESIDENTIAL DISTRICT, THE SIDE YARD SETBACK SHALL BE 25 FEET.
- NONE, EXCEPT THAT WHEN ADJACENT TO ANY RESIDENTIAL DISTRICT, THE REAR YARD SETBACK SHALL BE 25 FEET.
- A FRONT YARD SETBACK OF 50 FEET IS REQUIRED ONLY WHEN NO PARKING IS PRESENT IN THE FRONT YARD. IF PARKING IS LOCATED IN THE FRONT YARD, THEN FRONT YARD SETBACK IS A MINIMUM OF 30 FEET.

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
1000 Hill Valley Road, Suite 100, Omaha, NE 68154
Phone: 402.541.1700 • Fax: 402.541.2800
www.eandagroup.com



VALLEY LAKES BUSINESS PARK
LOTS 1 THRU 6 INCLUSIVE
VICINITY, NEBRASKA

PRELIMINARY PLAT

DATE	DESCRIPTION	BY	DATE

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NE1/4 OF THE NE1/4, SECTION 6, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE S01°00'15"W (BASIS OF BEARINGS: DOUGLAS COUNTY LOW DISTORTION PROJECTION) ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 592.22 FEET; THENCE N83°11'25"W, A DISTANCE OF 46.20 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 264TH CIRCLE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH 264TH CIRCLE ON THE FOLLOWING TWO (2) DESCRIBED COURSES; (1) THENCE S04°09'49"W, A DISTANCE OF 161.71 FEET; (2) THENCE S55°04'17"W, A DISTANCE OF 82.02 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH 264TH CIRCLE AND THE EASTERLY RIGHT-OF-WAY LINE OF NORTH 264TH STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF NORTH 264TH STREET ON THE FOLLOWING THREE (3) DESCRIBED COURSES; (1) THENCE N44°27'51"W, A DISTANCE OF 579.26 FEET; (2) THENCE N26°32'40"W, A DISTANCE OF 155.08 FEET; (3) THENCE N14°42'47"W, A DISTANCE OF 202.25 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF NORTH 264TH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST MEIGS STREET; THENCE N76°03'48"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF EAST MEIGS STREET, A DISTANCE OF 197.19 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 6; THENCE S89°57'25"E ALONG SAID NORTH LINE OF THE SECTION 6, A DISTANCE OF 470.26 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 353,158 SQUARE FEET OR 8.107 ACRES, MORE OR LESS.