

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

AMENDED RESOLUTION FINAL PLAT – WHITETAIL CREEK

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2007), the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. § 23-103 (Reissue 2007), the powers of the County as a body are exercised by the County Board of Commissioners (County Board); and,

WHEREAS, the County Board has the authority to adopt a Subdivision Regulation, which shall have the force and effect of law pursuant to Neb. Rev. Stat. § 23-374 (Reissue 2007); and,

WHEREAS, said Subdivision Regulation requires the County Board to approve applications for a final plat; and

WHEREAS, the applicant, has applied for approval of a final plat of a subdivision to be known as Whitetail Creek on the following described property, to wit:

Tax lots 8 & 9, located in the SW ¼ of Section 17, Township 14N, Range 11E of the 6th P.M. Sarpy County, Nebraska.

WHEREAS, Rebecca Horner, Planning Director has reviewed the application for a final plat of a subdivision to be known as Whitetail Creek for compliance with the Comprehensive Development Plan, the Zoning Regulations and the Subdivision Regulations; and

WHEREAS, the Planning Director has made a recommendation of approval as noted in Exhibit A, attached hereto and incorporated by reference, which Exhibit A includes the Planning Director report and the aerial map of the subject property; and

WHEREAS, Exhibit B is attached hereto and incorporated by reference and includes a copy of the final plat of the subdivision to be known as Whitetail Creek.

NOW, THEREFORE, BE IT RESOLVED BY THE SАРY COUNTY BOARD OF COMMISSIONERS THAT this County Board makes the following findings of fact:

- I. A public hearing regarding the approval of the final plat was held on November 17, 2010 before the Sarpy County Planning Commission. The Planning Commission provided their recommendation to the County Board.
- II. A public hearing regarding the approval of the final plat was held by this County Board.
- III. Notice of each of the public hearings described above was published at least once in the ten (10) day period immediately prior to each respective public hearing.
- IV. Rebecca Horner, Planning Director has recommended approval of the final plat.
- V. The proposed final plat of a subdivision to be known as Whitetail Creek is in conformity with the Zoning Regulation, the Subdivision Regulation and the Sarpy County Comprehensive Plan;

BE IT FURTHER RESOLVED THAT the final plat of a subdivision to be known as Whitetail Creek, as described in the attached Exhibit B is hereby approved upon the condition that Sanitary and Improvement District 291 and the developer, CEDEVCO, Inc. each sign and approve the Subdivision Agreement associated with this final plat.

Dated this 22nd day of March 2011.

Moved by Jim Thompson seconded by Rusty Hike, that
the above Resolution be adopted. Carried.

YEAS:

NAYS:

ABSENT:

Jim Thompson
Rusty Hike
Jim Wynn
Joe Hibel
Tom Richards

none

none

ABSTAIN:

none



Debra Houghtaling
County Clerk

"Exhibit A"

Sarpy County Board of Commissioners Report
Staff Report Prepared: March 4, 2011
County Board Meeting Date: March 22, 2011

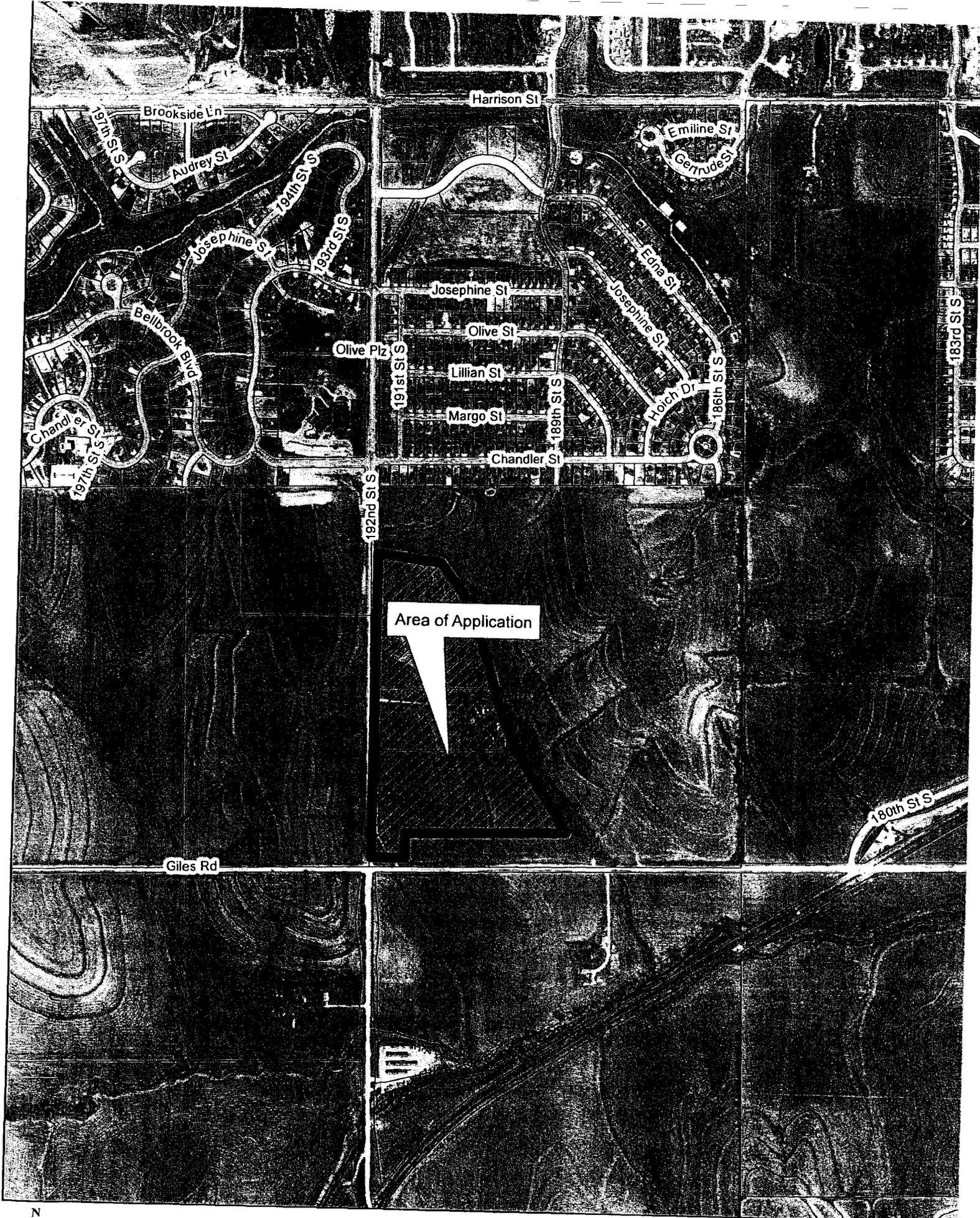
| Subject | Type | By |
|--|-------------------------------|---|
| Whitetail Creek Final Plat for 107 single family residential lots and one outlot on property legally described as Tax Lots 8 and 9 in the SW ¼ of Section 17, T14N, R11E | Resolution and Public Hearing | Rebecca Horner, AICP Planning Director |

This is a request for a final plat for Whitetail Creek for 107 residential lots.

- Comprehensive Development Plan
 - The Sarpy County Development Structure Plan indicates this area as urban residential.
- History
 - Whitetail Creek preliminary plat and Change of Zone to RD-50, comprising of 215 lots was approved by the County Board in May 2009.
 - Whitetail Creek final plat was approved by Planning Commission on November 17, 2010.
 - Gretna elementary school site plan has been determined and is attached.
- Final Plat
 - The final plat is in substantial conformance with the approved Preliminary Plat and meets all minimum subdivision standards.
 - The applicant plans to phase the platting of the property. Phase 1 is currently requested for approval.
 - The final plat is in conformance with the Comprehensive Plan.
 - The lots shown meet all minimum standards of the RD-50 zoning district.
 - A 20' landscape buffer is shown along 192nd street and along Giles Road.
 - Sidewalks are required along both sides of local streets and along the east side of 192nd street.
 - Stormwater regulations apply and the plat is in conformance with the minimum standards required.
- Subdivision Agreement
 - A subdivision agreement is required and included in the requested approvals. A brief summary is included.
 - Landscaping is required along Giles and 192nd Street. Landscaping will be installed as lots develop and immediately along outlots.
 - Four foot width sidewalks are required on the interior of the subdivision and five foot width sidewalks are required along Giles and 192nd Street. Sidewalks will be built as lots develop on the interior of the subdivision. Sidewalks along Giles will be installed when the road is improved and sidewalks along 192nd Street will be immediately installed.
 - The developer will contribute toward the road improvement of Giles Road at such time that the road is improved.
 - The developer will contribute toward the cost of the already improved 192nd Street by reimbursing the SID which originally paid for the road improvements.
- Planning Commission
 - Planning Commission recommended unanimous approval (9-0) on November 17, 2010. *Fenster moved, seconded by Bliss to approve the Final Plat for the subdivision to be known as Whitetail Creek as it meets the Comp Plan, Zoning Regulations and Subdivision Regulations. Ballot: Ayes: Bliss, Fenster, Lichter, Vanek, Thompson, Stuart, Torczon, Labart and Whitfield. Nays: None. Abstain: None. Absent: Dunbar and Wear. Motion carried.*
- Recommendation
 - For the reasons stated above I recommend approval to the request for Whitetail Creek Final Plat on property legally described as Tax Lots 8 and 9 in the SW ¼ of Section 17, T14N, R11E

Respectfully submitted by:


Rebecca Horner, AICP
Planning Director



Area of Application

Giles Rd

180th St S

183rd St S

Edna St

Emiline St
Gerrude St

Harrison St

Brookside Ln

Audrey St

194th St S

Josephine St

193rd St S

Josephine St

Olive St

Lillian St

Margo St

Chandler St

Olive Plz

191st St S

189th St S

Hoich Dr

Josephine St

188th St S

Bellbrook Blvd

Chandler St

197th St S

196th St S

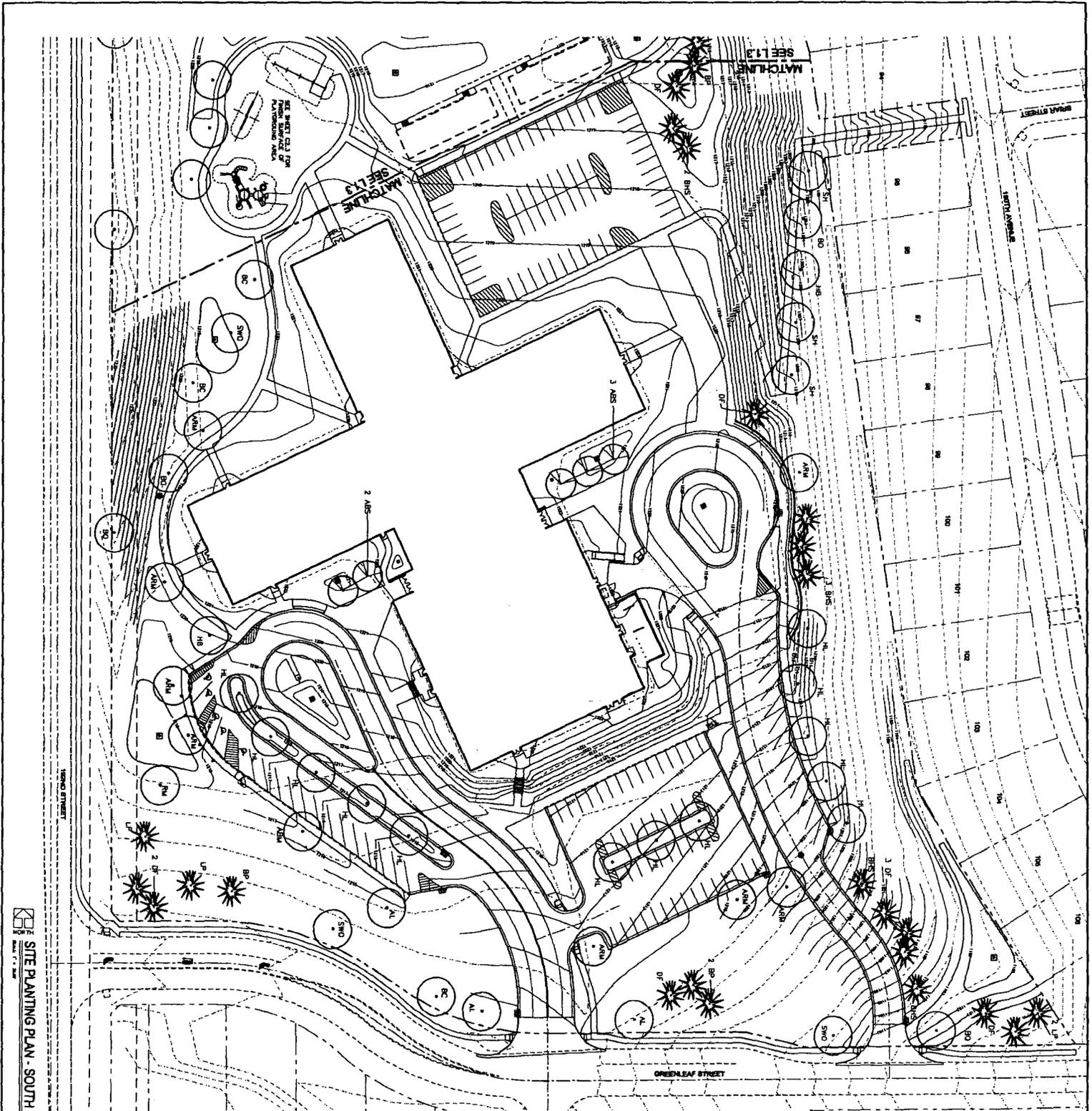
195th St S

196th St S

195th St S



Whitetail Creek Final Plat



SITE PLANTING PLAN - SOUTH

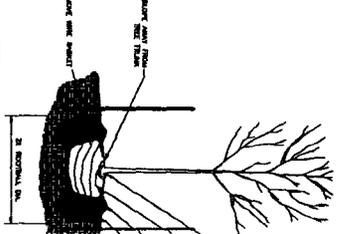
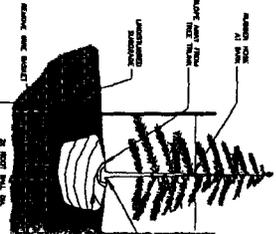
- PLANTING LEGEND**
- - PLANTING LOC.
 - - CONCRETE IN
 - - LOCATION OF
 - - SPECIAL GRASS

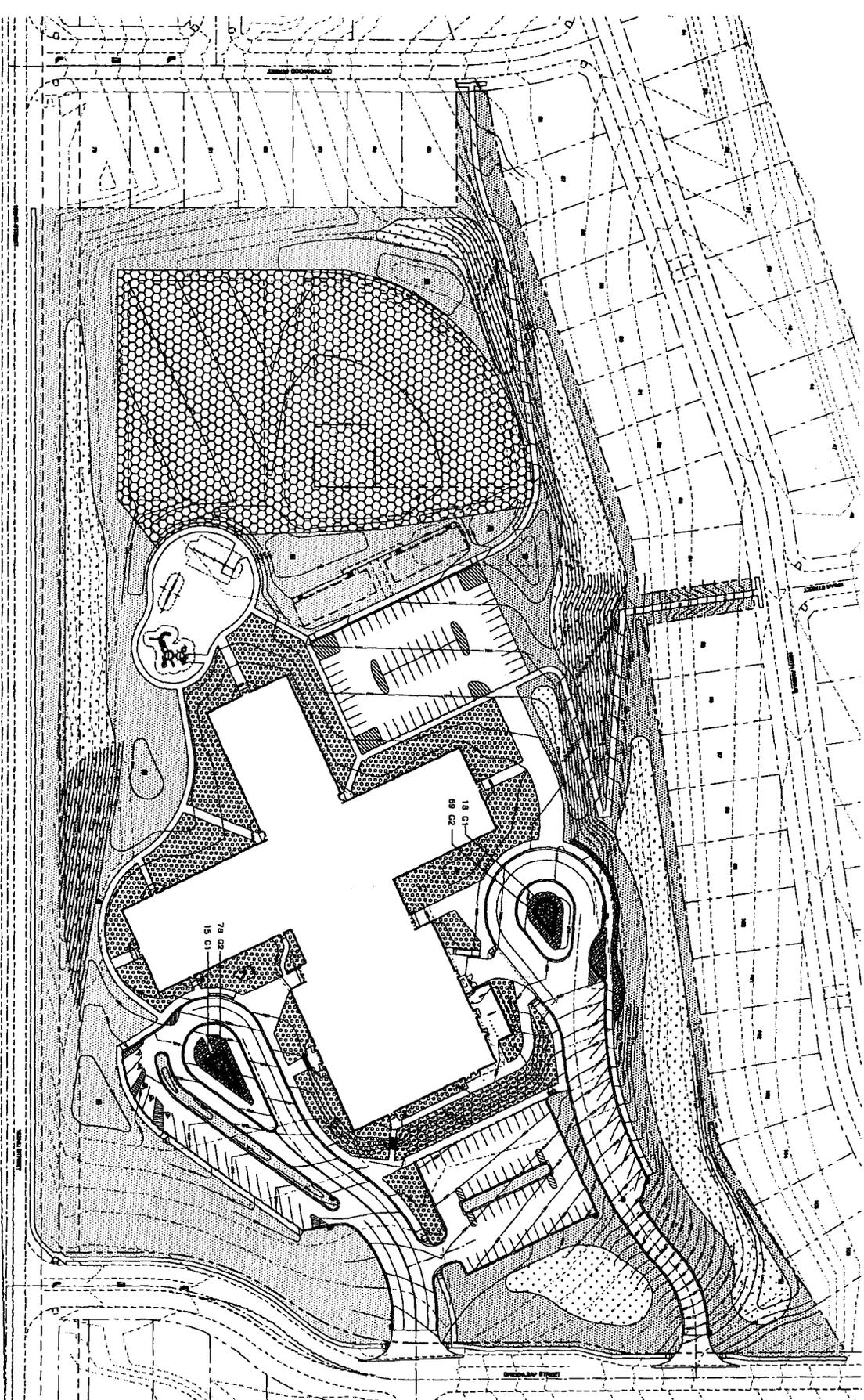
1 **Deciduous Tree Planting**

NOTES:
 1. DO NOT PLANT AND PROTECT TO THE RIGHT AND
 2. IN AREA OF TREE, PLANTING AND SET OF TREE
 TO BE MAINTAINED

2 **Evergreen Tree Planting**

NOTES:
 1. DO NOT PLANT AND PROTECT TO THE RIGHT AND
 2. IN AREA OF TREE, PLANTING AND SET OF TREE
 TO BE MAINTAINED





SPECIEN NATIVE GRASS PLANT SCHEDULE

| NO. | COMMON NAME | SYMBOL | PLANTING RATE | PLANTING QUANTITY |
|-----|---------------|----------|---------------|-------------------|
| 01 | Blue Fescue | [Symbol] | 1 sq. ft. | 117 |
| 02 | Red Top | [Symbol] | 1 sq. ft. | 117 |
| 03 | Yellow Fescue | [Symbol] | 1 sq. ft. | 117 |
| 04 | Red Top | [Symbol] | 1 sq. ft. | 117 |

- TURF PLANTING LEGEND**
- [Symbol] 1. ALL TURF SHALL BE PLANTED AT THE RATE OF 100% PLANTING DENSITY.
 - [Symbol] 2. ALL TURF SHALL BE PLANTED AT THE RATE OF 100% PLANTING DENSITY.
 - [Symbol] 3. ALL TURF SHALL BE PLANTED AT THE RATE OF 100% PLANTING DENSITY.
 - [Symbol] 4. ALL TURF SHALL BE PLANTED AT THE RATE OF 100% PLANTING DENSITY.
 - [Symbol] 5. ALL TURF SHALL BE PLANTED AT THE RATE OF 100% PLANTING DENSITY.
 - [Symbol] 6. ALL TURF SHALL BE PLANTED AT THE RATE OF 100% PLANTING DENSITY.
 - [Symbol] 7. ALL TURF SHALL BE PLANTED AT THE RATE OF 100% PLANTING DENSITY.
 - [Symbol] 8. ALL TURF SHALL BE PLANTED AT THE RATE OF 100% PLANTING DENSITY.
 - [Symbol] 9. ALL TURF SHALL BE PLANTED AT THE RATE OF 100% PLANTING DENSITY.
 - [Symbol] 10. ALL TURF SHALL BE PLANTED AT THE RATE OF 100% PLANTING DENSITY.

- GENERAL PLANTING NOTES**
1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE PLANTING CONTRACTOR.
 2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE PLANTING CONTRACTOR.
 3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE PLANTING CONTRACTOR.
 4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE PLANTING CONTRACTOR.
 5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE PLANTING CONTRACTOR.
 6. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE PLANTING CONTRACTOR.
 7. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE PLANTING CONTRACTOR.
 8. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE PLANTING CONTRACTOR.
 9. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE PLANTING CONTRACTOR.
 10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE PLANTING CONTRACTOR.

- GENERAL PLANTING NOTES (continued)**
11. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE PLANTING CONTRACTOR.
 12. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE PLANTING CONTRACTOR.
 13. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE PLANTING CONTRACTOR.
 14. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE PLANTING CONTRACTOR.
 15. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE PLANTING CONTRACTOR.
 16. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE PLANTING CONTRACTOR.
 17. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE PLANTING CONTRACTOR.
 18. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE PLANTING CONTRACTOR.
 19. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE PLANTING CONTRACTOR.
 20. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE PLANTING CONTRACTOR.

SARPY COUNTY LANDSCAPE ORDINANCE

| STREET AND WALKWAY WIDTHS | REQUIREMENT |
|---------------------------------------|---------------------------------------|
| STREET 1400 LANDSCAPE TREE QUANTITIES | 20 TREES |
| STREET 1400 LANDSCAPE TREE QUANTITIES | 1 TREE PER 40 L.F. (MINIMUM 14 / 40') |
| STREET 1400 LANDSCAPE TREE QUANTITIES | 1 TREE PER 40 L.F. (MINIMUM 14 / 40') |
| STREET 1400 LANDSCAPE TREE QUANTITIES | 1 TREE PER 40 L.F. (MINIMUM 14 / 40') |
| STREET 1400 LANDSCAPE TREE QUANTITIES | 1 TREE PER 40 L.F. (MINIMUM 14 / 40') |
| STREET 1400 LANDSCAPE TREE QUANTITIES | 1 TREE PER 40 L.F. (MINIMUM 14 / 40') |
| STREET 1400 LANDSCAPE TREE QUANTITIES | 1 TREE PER 40 L.F. (MINIMUM 14 / 40') |
| STREET 1400 LANDSCAPE TREE QUANTITIES | 1 TREE PER 40 L.F. (MINIMUM 14 / 40') |
| STREET 1400 LANDSCAPE TREE QUANTITIES | 1 TREE PER 40 L.F. (MINIMUM 14 / 40') |
| STREET 1400 LANDSCAPE TREE QUANTITIES | 1 TREE PER 40 L.F. (MINIMUM 14 / 40') |

**SARPY COUNTY
PLANNING COMMISSION
STAFF REPORT PREPARED NOVEMBER 9, 2010
PLANNING COMMISSION MEETING: NOVEMBER 17, 2010
WHITETAIL CREEK FINAL PLAT
FP Resubmission**

I. GENERAL INFORMATION

A. APPLICANT:

Loren Johnson
CR Investments, Inc
14002 L Street
Omaha, NE 68137

B. PROPERTY OWNER:

Boyer Young Farms, LLC

C. LOCATION:

192nd and Giles (northeast corner)

D. LEGAL DESCRIPTION:

Tax Lots 8 and 9 in the SW ¼ of Section 17, T14N, R11E

E. REQUESTED ACTION:

The applicant requests a final plat for 107 lots including a school and park.

F. EXISTING ZONING AND LAND USE:

RD-50, Two Family Residential (zoning changed with preliminary plat)

G. SIZE OF SITE:

75 acres, more or less

II. BACKGROUND INFORMATION

A. COMPREHENSIVE PLAN SPECIFICATIONS:

The Comprehensive Plan shows the area as Urban Residential, park/school and high density residential.

B. EXISTING CONDITION OF SITE: Undeveloped.

C. GENERAL VICINITY AND LAND USE:

AG, Agricultural to the south and east.
AG, Agricultural, OPPD property to the west
AG, Agricultural, RS-72 property to the north

D. RELEVANT CASE HISTORY: Whitetail Creek Preliminary Plat, Comprehensive Plan Amendment and Change of Zoning to RD-50 were approved in May 2009.

E. APPLICABLE REGULATIONS: Zoning Regulations, Subdivision Regulations and Comprehensive Plan.

III. ANALYSIS AND DEVELOPMENT ALTERNATIVES

STAFF COMMENTS:

A. REQUEST: This is a request to approve a final plat for 107 residential lots, 1 park lot, 1 school lot and one outlot for stormwater detention. The request is the first of a phased development of Whitetail Creek. The applicant requests to phase the final platting of the development. A remaining portion of the preliminary plat is reserved for final platting at a later date.

B. LAND USE/COMPREHENSIVE PLAN:

The Comprehensive Plan shows the area as Urban Residential, park/school and high density residential.

The final plat is in conformance with the Comprehensive Plan.

C. GENERAL:

1. Final Plat

- a. The final plat is in general conformance with the approved preliminary plat.
- b. The remaining portion of TL 8 must be shown and part of the plat unless a re-parceling is done to match the plat with the tax lot boundaries. Staff discussed this with the engineer and they indicated they would reparcel.
- c. Residential lots range in area from approximately 5,940 square feet to 12,146 square feet.
- d. Street names need to be revised to the satisfaction of the Sarpy County Addressing Specialist.
- e. The Sarpy County Surveyor indicated the access points are acceptable.
- f. The Papio-Missouri River Natural Resources District indicated several comments that need to be resolved related to post construction storm water management plan, final drainage study, details on grade control structures, verification of need for a 404 permit, sediment and erosion control plan. Full comments are attached.
- g. The following issues must be addressed on the face of the plat: Lots must be identified in table (1-Park, 2-School, Outlot A-Stormwater), setbacks listed, zoning indicated and setbacks shown on triple frontage lots.
- h. The preliminary plat was approved prior to the adoption of the current updated storm water regulations which require additional runoff control from storm events. The final plat is not required to be subject to the updated storm water regulations. The NRD recommends no-net increase in runoff from the 2-year storm event but does not require that be achieved.

i. Subdivision/Zoning Requirements

j.

i. Lots:

1. 50' minimum average lot width
2. 5,000 minimum lot area
3. Excessive depths over a ratio of three-to-one shall be avoided.
4. Every lot must have access and frontage to a public street.
5. All lot requirements are met with the final plat.

ii. Blocks:

1. Length shall not exceed 800'. In the case of irregular shaped blocks, the requirements may be waived by the Planning Commission.
2. There are existing conditions on the site that prevent a maximum length of 800'. Existing lots platted to the north, the proposed school/park site and drainage-ways on the site create irregular blocks that exceed 800'. One block is approximately 1,200 feet in length and two are approximately 1,000 feet in length.

iii. Pedestrian walks:

1. When block lengths exceed 500' in length, pedestrian walks may be required when essential for pedestrian circulation, access to schools, playgrounds, shopping centers, transportation or other community facilities.
2. The school/park site has pedestrian access at the mid-block point. This provides sufficient pedestrian access to the school.
3. There are two blocks that exceed 500' due to a drainage way. Due to the terrain, pedestrian walks would be difficult in these locations and should not be required. Another block is 600' in length south of the school site. The Planning Commission may require a pedestrian cross walk thru this block, however the configuration appears to be complicated by staggered property lines and a walk may not be feasible.

2. Sidewalks

- a. Sidewalks are required on both sides of all streets at a minimum width of 4' and placed at least 4' inside from the back of curb.
- b. Sidewalks are also required along Giles Road and 192nd Street. Arterial sidewalk construction may be completed at the time of the arterial road improvements.
- c. Sidewalks are addressed in the draft subdivision agreement

3. Roads
 - a. The applicant proposes to phase the construction of and contribution to road improvements on Giles Road and 192nd Street.
 - i. Phase 1 includes contribution to 192nd Street and all interior roads.
 - ii. Phase 2 includes contribution to Giles Road and all remaining interior roads.
 - iii. The required minimum right of way for a local road is 50'. The final plat meets this requirement.
4. Park
 - a. The Source and Use of Funds does not include any park improvements.
 - b. The park will be combined with the school site.
5. Sanitary Sewer
 - a. The applicant proposes to contribute to the outfall sewer and pay applicable connection fees in Phase 1 along with completing necessary interior sewers. Phase 2 includes remaining connection fees and additional interior sewer costs.
6. Water
 - a. Water is to be provided by Metropolitan Utilities District. The applicant will extend water mains to reach the site and install interior water mains to serve the individual lots.
7. Storm Water/Sewer
 - a. The original preliminary plat for Whitetail Creek was approved prior to the adoption of new storm water regulations. The proposed plat meets the storm water requirements that were in place when the preliminary plat was submitted and approved.
 - b. The development is subject to Watershed fee's established by Sarpy County and the Papillion Creek Watershed Partnership for contribution to the regional storm water plan. Fees will be collected at the time of building permit for each lot.
8. A subdivision agreement is required and the County Attorney's office is in the process of revising a draft agreement for review by the applicant. The final plat will not be scheduled to the County Board until the agreement is signed by the applicant.
9. Other department/agency comments are attached.

IV. RECOMMENDATION:

Recommend approval to the **Final Plat** for Whitetail Creek provided that staff comments are resolved prior to scheduling the item to County Board as it conforms to the Comprehensive Plan Subdivision and Zoning Regulations of Sarpy County.

V. COPIES OF REPORT TO:

Applicant

Public upon request

VI. ATTACHMENTS:

Application

Comments

Aerial Site Plan

Report prepared by:

Todd Swirczek, Planner

Rebecca Horner, AICP – Planning Director

November 5, 2010

Rebecca Horner, Director
Sarpy County Planning Department
Papillion, NE 68046



RE: Whitetail Creek Final Plat Application Review

Dear Ms. Horner:

The District has reviewed the revised Final Plat for the Whitetail Creek project located northeast of 192nd Street and Giles Road in Sarpy County, Nebraska, prepared by Lamp Rynearson & Associates, Inc. dated October 1, 2010. The District previously reviewed plans for this project and submitted comments on August 8, 2008, October 22, 2008, March 6, 2009, April 8, 2009, and March 4, 2010. The District provided the following comments on March 4, 2010:

- Please submit the Post Construction Stormwater Management Plan application and all supporting documentation. The application can be found at www.papiopartnership.org.
- Please provide a final drainage study. Include all items as outlined in the Drainage Study Checklist which can be found at www.papiopartnership.org.
- Please provide detailed information for the post construction basins, including inlet and outlet structures.
- Exhibit E to the Final Plat shows grade control structures placed in Whitetail Creek. Please provide detailed plans for the structures.
- Any fill or excavation that will be performed in any waterway or wetland will require a Section 404 permit from the U.S. Army Corps of Engineers. Please contact their office at (402) 896-0723 for more information.
- A sediment and erosion control plan needs to be developed for this project according to guidelines in the Omaha Regional Stormwater Design Manual.
- The District recommends the applicant consider designing the site so as to demonstrate a no-net increase in stormwater runoff from the 2-year storm event.

To date, none of the above comments have been addressed. If you have any questions or concerns, please contact me at 444-6222 or at llaster@papionrd.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Lori Ann Laster", is written over a faint, circular stamp or watermark.

Lori Ann Laster, CFM
Stormwater Management Engineer

Cc: Terry Atkins, Lamp Rynearson & Associates, Inc.
Marlin Petermann, Gerry Bowen, Amanda Grint, P-MRNRD

THOMAS A. LYNAM

SARPY COUNTY SURVEYOR

• 15100 SOUTH 84th STREET • PAVILLION, NEBRASKA 68046 • 402.339.4606 • FAX: 402.339.6555 •

Memo

To: Rebecca Horner, Sarpy County Planning Director

From: Tom Lynam, Sarpy County Surveyor *TAL*

Date: 02/19/2010

Re: *Whitetail Creek*

I have discussed all concerns with the Developer and Engineer regarding the various improvement(s) surrounding the S.I.D. There is an existing Agreement in which the S.I.D. will pay another S.I.D. for the improvement(s) on 192nd Street.

As far as Giles Road Phase I, the S.I.D. does not have access to this road and we have discussed with the Developer that if a future phase is developed they would be required to participate in the cost to improve Giles Road. However it was stated that if land develops on the South side of Giles and the County is ready to make improvements to Giles, then the S.I.D. would participate at that time.

We will work with Gretna School District to develop a Traffic Flow Plan so cars are not stopped and waiting on 192nd Street.

If you have any questions, please feel free to contact me.

Michelle Alfaro

From: Rebecca Horner
Sent: Friday, January 22, 2010 3:37 PM
To: Michelle Alfaro
Subject: FW: Whitetail Creek 192nd & Giles

For the file

Rebecca Horner, AICP
Sarpy County Director of Planning
(402)593-1555

From: Tom Lynam
Sent: Tuesday, January 05, 2010 9:54 AM
To: Rebecca Horner
Subject: RE: Whitetail Creek 192nd & Giles

Rebecca;

I have met with John and others to discuss the access of Whitetail Creek as submitted on the enclosed plat. They are acceptable if the north one line up with the proposed streets on the west side.

Tom Lynam

From: Rebecca Horner
Sent: Monday, January 04, 2010 4:24 PM
To: Tom Lynam
Cc: 'John E. Coolidge'
Subject: FW: Whitetail Creek 192nd & Giles

Good afternoon,

Can you assist me in confirming their access locations are appropriate? Thanks!

Rebecca Horner, AICP
Sarpy County Director of Planning
(402)593-1555

From: John E. Coolidge [mailto:John.Coolidge@LRA-INC.com]
Sent: Monday, January 04, 2010 2:12 PM
To: Rebecca Horner
Subject: Whitetail Creek 192nd & Giles

Hi Rebecca,

In regard to the Whitetail Creek Project at 192nd & Giles. We met with Tom Doyle and he asked that we confirm our north entrances to 192nd Street align with the proposed subdivision and church entrance.

I have attached an exhibit showing are layout and map showing the church parcel. If you have any design information we could use to confirm the entrance locations we would really appreciate it.



SARPY COUNTY PLANNING

• 1210 GOLDEN GATE DRIVE PAPHILLION, NE 68046
•PHONE: 402-593-1555 •FAX: 402-593-1558 • E-MAIL: PLANNING@SARPY.COM

OCT 5 2010

FINAL PLAT APPLICATION

SARPY COUNTY
PLANNING DEPARTMENT

In order for your application to be considered **COMPLETE**, please answer all applicable questions and provide the following:

1. Submit complete Final Plat Application
2. Submit Non-Refundable Fee of Paid made payable to Sarpy County Treasurer
3. 1 Electronic copy of the plat drawing (PDF)
4. 25 full sized, **folded** plat drawings
5. Please review sections 7 and 8 of the Sarpy County Subdivision Regulations for complete Final Plat process requirements.

PLANNING STAFF USE ONLY:

APPLICATION NO.: _____
 DATE RECEIVED: _____
 CP DESIGNATION: _____
 ZONING DESIGNATION: _____
 FEE: \$ _____ RECEIPT NO. _____
 RECEIVED BY: _____
 NOTES: _____

APPLICANT INFORMATION:

NAME: CR Investments, Inc. - Loren Johnson E-MAIL: ljohnson@celebrityhomesomaha.com
 ADDRESS: 14002 L Street CITY/STATE/ZIP: Omaha, NE 68137
 MAILING (IF DIFFERENT)
 ADDRESS: _____ CITY/STATE/ZIP: _____
 PHONE: 402-896-3100 FAX: 402-896-6734

PROPERTY OWNER INFORMATION: (If multiple owners, attach separate sheet)

Please check box if attaching separate sheet with owner information.

NAME: _____ E-MAIL: _____
 ADDRESS: _____ CITY/STATE/ZIP: _____
 MAILING (IF DIFFERENT)
 ADDRESS: _____ CITY/STATE/ZIP: _____
 PHONE: _____ FAX: _____

ENGINEER INFORMATION:

NAME: Lamp, Rynearson & Associates, Inc. - Terry Atkins E-MAIL: Terry.Atkins@Lra-inc.com
 ADDRESS: 14710 West Dodge Road, Suite 100 CITY/STATE/ZIP: Omaha, NE 68154
 MAILING (IF DIFFERENT)
 ADDRESS: _____ CITY/STATE/ZIP: _____
 PHONE: 402-496-22498 FAX: 402-496-2730

PROJECT DESCRIPTION: *(Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. - Attach additional sheets if necessary.) PLEASE NOTE: A detailed project description is essential to the reviewing process of this request.*

Whitetail Creek is a proposed residential subdivision which will include 482 single-family lots, approximately 11 acres of multi-family use, 10 acres for a Gretna elementary school, and a 5 acre park. The site contains a drainage way that runs from the north to the south through most of the site. The majority of it will remain as is except for a new road crossing and also grade stabilization structures at periodic locations. Six water quality ponds will be installed in key locations within the site to allow for treatment of storm water runoff before it leaves the site. The project will be phased with the first phase containing 105 single family lots, the school and the park. Interior improvements will include a gravity sanitary sewer system, storm sewer, 25-foot wide concrete streets, MUD water and gas mains, OPPD power and street lights. Offsite improvements will include a connection to the Gretna Interceptor Sewer and widening of Giles Road to 3-lanes for one-half mile east of 192nd St. Sidewalks will also be installed along the project side of 192nd St. and Giles Road.

PLAT INFORMATION: Complete each section in its entirety. If a question is not applicable to your project, please indicate this to show that each question has been carefully considered.

PLAT NAME: Whitetail Creek

ASSESSOR'S PARCEL NUMBER: 011574735, 010430563 CURRENT ZONING: RD-50, RG-15

ADDITIONAL PARCEL NUMBERS _____ GEN. PROP. LOCATION*: NE of 192nd & Giles
*example 189th & Giles Rd

LEGAL DESCRIPTION: (Describe property to wit :)

Tax Lots 8 and 9, located in SW ¼ of Section 17, Township 14 N, Range 11E of the 6th PM Sarpy County, NE

ADDITIONAL INFORMATION: Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. Attach extra sheets if necessary.

PLEASE NOTE THE FOLLOWING PROCEDURES:

1. The Planning Commission will hold a public hearing and make a recommendation to the County Board.
2. County Board will hold a public hearing and make a final decision on the Final Plat.
3. All necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the Final Plat applicant or the property owner.
4. Upon approval of the Final Plat, a certification of approval by the Board shall be endorsed thereon by the County Clerk, and eight (8) copies of the Final Plat shall be filed with the Register of Deeds office within 90 days. (3 Mylar and 5 Paper Copies with signatures).

I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process at the Planning Commission and County Board is complete. I further understand the Final Plat process as stated above and I authorize County Staff to enter the property for inspection related to the specific request during this process.

[Signature]
Owner Signature (or authorized agent)

10-1-10
Date

Owner Signature (or authorized agent)

Date

OCT 5 2010

SARPY COUNTY PLANNING FINAL PLAT APPLICATION

SARPY COUNTY
PLANNING DEPARTMENT

Source and Use of Funds - Phase I

Whitetail Creek

| Proposed Improvement | Quantity | Unit | Construction Cost | Total Cost | General Obligation | Special | Reimbursable |
|--------------------------------------|----------|------|-------------------|--------------|--------------------|--------------|--------------|
| SANITARY SEWER | | | | | | | |
| Interior | 5,600 | LF | \$242,400.00 | \$345,300.00 | \$14,700.00 | \$330,600.00 | \$0.00 |
| Outfall | 1,800 | LF | \$334,000.00 | \$475,800.00 | \$64,900.00 | \$0.00 | \$410,900.00 |
| Connection Fees | 105 | Lots | \$292,900.00 | \$342,200.00 | \$52,100.00 | \$0.00 | \$290,100.00 |
| STORM SEWER | | | | | | | |
| Storm Sewer | 3,350 | LF | \$313,000.00 | \$442,300.00 | \$398,800.00 | \$0.00 | \$43,500.00 |
| Storm Sewer Land Acquisition | 1.6 | AC | \$38,400.00 | \$46,600.00 | \$46,600.00 | | |
| PAVING | | | | | | | |
| Minor | 17,100 | SY | \$476,000.00 | \$666,900.00 | \$180,000.00 | \$486,900.00 | \$0.00 |
| Major - Giles Road | - | SY | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Major - 192nd Street Contribution | 1 | LS | \$275,000.00 | \$317,600.00 | \$317,600.00 | | |
| Sidewalks | 22,080 | SF | \$22,100.00 | \$29,800.00 | \$29,800.00 | | |
| Handicap Ramps | 18,240 | SF | \$0.00 | \$0.00 | \$0.00 | | |
| PARKS | | | | | | | |
| Acquisition | 4.9 | AC | \$116,600.00 | \$140,200.00 | \$140,200.00 | \$0.00 | \$0.00 |
| Improvements | 1 | LS | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| WATER | | | | | | | |
| Interior | 11,250 | LF | \$390,500.00 | \$500,100.00 | \$0.00 | \$500,100.00 | \$0.00 |
| Off-Site | 3,820 | LF | \$523,700.00 | \$619,100.00 | \$292,100.00 | \$0.00 | \$327,000.00 |
| POWER | | | | | | | |
| | 105 | Lots | \$78,800.00 | \$100,900.00 | \$0.00 | \$100,900.00 | \$0.00 |
| PLAN REVIEW FEE | | | | | | | |
| (No fee per Michelle Alfaro 1-27-10) | - | % | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

| | | | | | |
|-----------------|----------------|----------------|----------------|----------------|----------------|
| SubTotal | \$3,103,400.00 | \$4,026,800.00 | \$1,536,800.00 | \$1,418,500.00 | \$1,071,500.00 |
|-----------------|----------------|----------------|----------------|----------------|----------------|

Specials Paid by School (Lot 2)

\$147,100.00

| | | | | | |
|--------------|----------------|----------------|----------------|----------------|----------------|
| Total | \$3,103,400.00 | \$4,026,800.00 | \$1,536,800.00 | \$1,271,400.00 | \$1,071,500.00 |
|--------------|----------------|----------------|----------------|----------------|----------------|

| | | | | |
|---------------------------------|----|---------|----------------|----------------|
| Residential Home - Garage Under | 40 | Units = | \$150,000.00 = | \$6,000,000.00 |
| Residential Home - Terrace | 20 | Units = | \$175,000.00 = | \$3,500,000.00 |
| Residential Home Walkout | 45 | Units = | \$185,000.00 = | \$8,325,000.00 |
| Multi-Family Unit | 0 | Units = | \$45,000.00 = | \$0.00 |

Total 100% Valuation = \$17,825,000.00

Total 90% Valuation = \$16,042,500.00

DEBT RATIO = 9.58%

Source and Use of Funds - Total Development Whitetail Creek

| Proposed Improvement | Quantity | Unit | Construction Cost | Total Cost | General Obligation | Special | Reimbursable |
|--------------------------------------|----------|------|-------------------|----------------|--------------------|----------------|----------------|
| SANITARY SEWER | | | | | | | |
| Interior | 20,850 | LF | \$959,700.00 | \$1,366,900.00 | \$35,100.00 | \$1,331,800.00 | \$0.00 |
| Outfall | 1,800 | LF | \$329,300.00 | \$469,100.00 | \$64,000.00 | \$0.00 | \$405,100.00 |
| Connection Fees | 482 | Lots | \$1,145,700.00 | \$1,339,600.00 | \$204,200.00 | \$0.00 | \$1,135,400.00 |
| STORM SEWER | | | | | | | |
| Storm Sewer | 9,195 | LF | \$920,400.00 | \$1,300,700.00 | \$1,257,200.00 | | \$43,500.00 |
| Storm Sewer Land Acquisition | 18.6 | AC | \$447,000.00 | \$542,200.00 | \$542,200.00 | | |
| PAVING | | | | | | | |
| Minor | 74,500 | SY | \$2,005,700.00 | \$2,810,200.00 | \$613,000.00 | \$2,197,200.00 | \$0.00 |
| Major - Giles Road | 13,500 | SY | \$1,173,600.00 | \$1,644,300.00 | \$571,800.00 | \$0.00 | \$1,072,500.00 |
| Major - 192nd Street Contribution | 1 | LS | \$275,000.00 | \$317,600.00 | \$317,600.00 | \$0.00 | |
| Sidewalks | 6,400 | SF | \$22,100.00 | \$29,800.00 | \$29,800.00 | | |
| PARKS | | | | | | | |
| Acquisition | 4.9 | AC | \$116,600.00 | \$140,200.00 | \$140,200.00 | \$0.00 | \$0.00 |
| Improvements | 1 | LS | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| WATER | | | | | | | |
| Interior | 25,000 | LF | \$932,900.00 | \$1,194,700.00 | \$0.00 | \$1,194,700.00 | \$0.00 |
| Off-Site | 5,700 | LF | \$981,200.00 | \$1,159,900.00 | \$684,400.00 | \$0.00 | \$475,500.00 |
| POWER | | | | | | | |
| | 482 | Lots | \$361,500.00 | \$463,000.00 | \$0.00 | \$463,000.00 | \$0.00 |
| PLAN REVIEW FEE | | | | | | | |
| (No fee per Michelle Alfaro 1-27-10) | - | % | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

| | | | | | |
|-----------------|----------------|-----------------|----------------|----------------|----------------|
| SubTotal | \$9,670,700.00 | \$12,778,200.00 | \$4,459,500.00 | \$5,186,700.00 | \$3,132,000.00 |
|-----------------|----------------|-----------------|----------------|----------------|----------------|

Specials Paid by School Lot (Lot 2)

\$147,100.00

| | | | | | |
|--------------|----------------|-----------------|----------------|----------------|----------------|
| Total | \$9,670,700.00 | \$12,778,200.00 | \$4,459,500.00 | \$5,039,600.00 | \$3,132,000.00 |
|--------------|----------------|-----------------|----------------|----------------|----------------|

| | | | | |
|---------------------------------|-----|---------|----------------|-----------------|
| Residential Home - Garage Under | 118 | Units = | \$150,000.00 = | \$17,700,000.00 |
| Residential Home - Terrace | 148 | Units = | \$175,000.00 = | \$25,900,000.00 |
| Residential Home Walkout | 216 | Units = | \$185,000.00 = | \$39,960,000.00 |
| Multi-Family Unit | 187 | Units = | \$45,000.00 = | \$8,415,000.00 |

Total 100% Valuation = \$91,975,000.00

Total 90% Valuation = \$82,777,500.00

DEBT RATIO = 5.39%



Office of the County Attorney

Hall of Justice · 1210 Golden Gate Drive · Suite 3147
Papillion, NE 68046-2889
(402) 593-2230 · FAX: (402) 593-4359

L. Kenneth Polikov
Sarpy County Attorney

MEMORANDUM

March 17, 2011

TO: Sarpy County Board
FROM: Nicole O'Keefe, Deputy Sarpy County Attorney
RE: Whitetail Creek Subdivision Agreement

The bulk of the Whitetail Creek subdivision agreement has been completed. However, during this last week when expecting to finalize the subdivision agreement we hit a snag on some language related to road improvement contributions. In an effort to not delay the final plat application, I have provided the County Board with a copy of the subdivision agreement minus the section under discussion. I expect to meet with county personnel and the developer/district representatives on Monday March 21, 2011. I hope to have the language under discussion finalized for presentation at the County Board meeting on Tuesday March 22, 2011. Please contact me with any questions.

STATE OF NEBRASKA }
 } SS.
County of Sarpy }

Being duly sworn, upon oath, Shon Barenklau deposes and says that he is the Publisher or Kirk Hoffman deposes and says that he is the Business Manager of the **Bellevue Leader, Papillion Times, Gretna Breeze and Springfield Monitor**, legal newspapers of general circulation in Sarpy County, Nebraska, and published therein; that said newspaper has been established for more than one year last past; that it has a bona-fide paid subscription list of more than three hundred; that to this personal knowledge, the advertisement, a copy of which is hereto attached, was printed in the said newspaper once each week, the first insertion having been on:

Wednesday, March 9, 2011

Bellevue Leader
Gretna Breeze
Papillion Times
Springfield Monitor

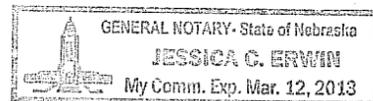
And that said newspaper is a legal newspaper under the statutes of the State of Nebraska. The above facts are within my personal knowledge.

Kirk Hoffman

Shon Barenklau OR Kirk Hoffman
Publisher Business Manager

Today's Date 03-08-2011
Signed in my presence and sworn to before me:

Jessica C. Erwin

Notary Public


Printer's Fee \$ 34.66
Customer Number: 40638
Order Number: 0001349853

MAR 11 2011

SARPY COUNTY
PLANNING DEPARTMENT

AFFIDAVIT OF PUBLICATION

State of Nebraska)

ss.

County of Sarpy)

Being duly sworn, upon oath Shon Barenklau deposes and says that he is the Publisher or Kirk Hoffman that he is the Business Office Manager of the **Bellevue Leader, Papillion Times, Gretna Breeze Springfield Monitor and Ralston Recorder**, a legal newspaper of general circulation in Douglas County, Nebraska, and published therein; that said newspaper has been established for more than one year last past; that it has a bona-fide paid subscription list of more than three hundred; that to this personal knowledge, that the advertisement, a copy of which is hereto attached, was printed in the said newspaper once each week, the first insertion having been on:

Wednesday, February 2nd 2011

And that said newspaper is a legal newspaper under the statutes of the State of Nebraska. The above facts are within my personal knowledge.

Kirk Hoffman

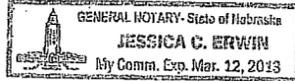
Shon Barenklau, Publisher
Or
Kirk Hoffman, Business Manager

Today's Date: 3-22-2011
Subscribed in my presence and sworn to before me:

Jessica C. Erwin

Notary Public

Printer's Fee \$17.12
Customer #40638
Order# 1337552



SARPY COUNTY
DEPARTMENT OF PLANNING
Sarpy County Courthouse
1210 Golden Gate Drive
Papillion, Nebraska 68046
Phone (402) 593-1555
Fax (402) 593-1558
Rebecca Horner, AICP, Director
NOTICE OF PUBLIC HEARING
SARPY COUNTY PLANNING
COMMISSION
Notice is hereby given that a regular meeting of the Sarpy County Planning Commission will be held on Wednesday, February 16, 2011, at 7:00 P.M. in the Sarpy County Board Room, Sarpy County Administration, Papillion, Nebraska.
Patterson Farms, requests a Conservation and Preservation Easement on property legally known as Tax Lot 7A, located in the NE Quarter of Section 35, Township 13N, Range 10E, of the 6th P.M., Sarpy County, Nebraska, (22305 Ruff Rd., S 1/2 S. of I-80 on Hwy. 31).
Vala's Pumpkin Patch, requests a Special Use Permit for an amendment to the existing special use permit for commercial recreation on property legally known as Tax Lots 7 & 8, located in Section 5, Township 13, Range 11 of the 6th P.M., Sarpy County, Nebraska, (12102 S. 180th St.)
An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department office.
1337552; 2/2

SARPY COUNTY
DEPARTMENT OF PLANNING
Sarpy County Courthouse
1210 Golden Gate Drive
Papillion, Nebraska 68046
Phone (402) 593-1555
Fax (402) 593-1558
Rebecca Horner, AICP, Director
NOTICE OF PUBLIC HEARING
SARPY COUNTY BOARD OF
COMMISSIONERS

An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department office.
1349853; 3/9

Notice is hereby given that a regular meeting of the Sarpy County Board of Commissioners will be held on Tuesday, March 22, 2011, at 3:00 P.M. in the Sarpy County Board Room, Sarpy County Administration, Papillion, Nebraska.

Patterson Farms, requests a Conservation and Preservation Easement on property legally known as:

Parcel 1:
The Northeast Quarter of Section 35, Township 13 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska; EXCEPT that part deeded to the State of Nebraska, Department of Roads by Warranty Deed dated April 25, 1984, recorded August 20, 1984, in Book 159, Page 2318 in the records of Sarpy County, Nebraska more particularly described as follows: Beginning at the Northeast corner of said Quarter Section; thence Southerly a distance of 2,645.04 feet along the East line of said Quarter Section; thence Westerly deflecting 89 degrees 23 minutes 32 seconds right, a distance of 35.85 feet; thence Northerly deflecting 85 degrees 03 minutes 47 seconds right, a distance of 433.23 feet; thence Northerly deflecting 05 degrees 46 minutes 44 seconds right, a distance of 2,131.01 feet; thence West-erly deflecting 72 degrees 00 minutes 40 seconds left, a distance of 258.99 feet to a point on the North line of said Quarter Section; thence Easterly deflecting 161 degrees 22 minutes 18 seconds right, a distance of 315.00 feet along the North line of said Quarter Section to the point of beginning.
Parcel 2:

Tax lot 7a excluding ROW in Section 35, Township 13 North, Range 10 East of the 6th PM in Sarpy County, NE, totaling 25.13 acres.

Vala's Pumpkin Patch, requests a Special Use Permit for expansion of the site plan and additional buildings, on property legally known as Tax Lots 7 & 8, located in Section 5, Township 13, Range 11 of the 6th P.M. Sarpy County, Nebraska (12102 S. 180th St.)

CR Investments, Inc., requests a Final Plat for Whitetail Creek, a subdivi-