

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

APPROVE FINAL PLAT – TIBURON RIDGE
(Lots 1- 50 inclusive and Outlots A-C inclusive)

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2012), 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 2012), 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 Subdivision Regulations, which shall have the force and effect of law pursuant to Neb. Rev. Stat. § 23-374 (Reissue 2012); and,

WHEREAS, said Subdivision Regulations require the County Board to approve applications for final plats; and

WHEREAS, the applicant, JMF LLC has applied for approval of a final plat of a subdivision to be known as Tiburon Ridge on property generally located on the north side of Highway 370 between 174th Street and 180th Street and legally described as follows:

Part of Tax Lots 15A and 16B in the East ½ of the southwest ¼ of Section 28,
Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska.

WHEREAS, Bruce Fountain, Sarpy County Planning Director has reviewed the application of the final plat of a subdivision to be known as Tiburon Ridge for compliance with 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, the aerial map of the subject property and a copy of the final plat of the subdivision to be known as Tiburon Ridge (Lots 1-50 inclusive and Outlots A-C inclusive).

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY 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 April 17, 2013 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. The Planning Director recommends approval.

- V. The County Board previously approved the preliminary plat for Tiburon Ridge at Resolution 2012-358 and the change of zone at Resolution 2012-357. However, the property's legal description within the resolutions stated the tax lots were in Section 28 Township 14North Range 10East rather than Section 28 Township 14North Range 11East. Resolution 2012-358 and 2012-357 contain a clerical error within the property's legal description. The property which was the subject of the approved preliminary plat at Resolution 2012-358 and the change of zone at 2012-357 is the same property, or a portion thereof, which is the subject of the proposed final plat of a subdivision to be known as Tiburon Ridge.
- VI. The proposed final plat of a subdivision to be known as Tiburon Ridge is in conformity with the Zoning Regulations, the Subdivision Regulations and the Sarpy County Comprehensive Plan;

BE IT FURTHER RESOLVED THAT the final plat of a subdivision to be known as Tiburon Ridge, as described in the attached Exhibit A is hereby approved.

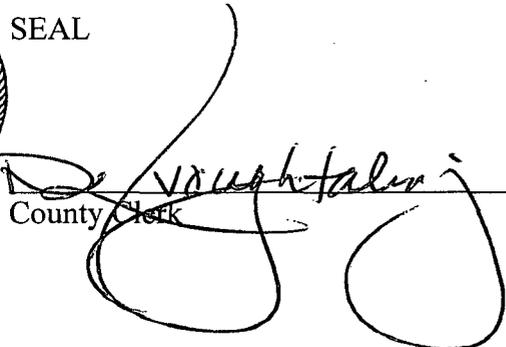
The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 14th day of May, 2013.

Attest


Sarpy County Board Chairman



SEAL


County Clerk

Sarpy County Board of Commissioners
 Exhibit "A"
 Planning Department Report
 County Board Meeting Date: May 14, 2013

Subject	Type	By
Final Plat – Tiburon Ridge, Lots 1 through 50 inclusive and Outlots A through C inclusive	Public Hearings & Resolutions	Bruce Fountain, AICP, EDFP Director, Planning & Building

➤ **Summary and Purpose of Requests:**

- This is for approval of the Final Plat of a residential subdivision to be known as Tiburon Ridge, Lots 1 through 50 inclusive and Outlots A through C inclusive.

➤ **Background and Analysis:**

- The detailed staff report on this application was presented to the Planning Commission at their April 17, 2013 meeting and is attached for your information and review.
- The County Board previously approved the preliminary plat for Tiburon Ridge with Resolution 2012-358 and the change of zone with Resolution 2012-357. However, the property's legal description within the resolutions stated the tax lots were in Section 28, Township 14 North, Range 10 East rather than Section 28, Township 14 North, Range 11 East. Resolution 2012-358 and 2012-357 contain a clerical error within the property's legal description. The property which was the subject of the approved preliminary plat in Resolution 2012-358 and the change of zone in Resolution 2012-357 is the same property, or a portion thereof, which is the subject of the proposed final plat of a subdivision to be known as Tiburon Ridge. The publication for the Preliminary Plat and the Change of Zone contained the correct legal description.

➤ **Staff Recommendation:**

- Staff recommends **APPROVAL** of the proposed Final Plat of a subdivision to be known as Tiburon Ridge, Lots 1 through 50 inclusive and Outlots A through C inclusive. Staff makes this recommendation as the Final Plat meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.

➤ **Planning Commission Recommendation:**

- On April 17, 2013 the Planning Commission voted to recommend **APPROVAL** of the Final Plat for Tiburon Ridge, Lots 1 through 50 inclusive and Outlots A through C inclusive.

MOTION: Lichter moved, seconded by Malmquist, to recommend approval of the Final Plat of a Subdivision to be known as Tiburon Ridge, Lots 1 through 50 inclusive and Outlots A through C inclusive, as it is in compliance with the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** Ayes – Lichter, Ackley, Whitfield, Mohr, Malmquist, Fenster, Torczon and Farrell. Nays – none. Abstain – none. Absent - Bliss, Stuart and Murante. **Motion carried 8-0-3.**



**SARPY COUNTY PLANNING
& BUILDING DEPARTMENT**

RECOMMENDATION REPORT

FINAL PLAT (FP 13-0005)

APPLICANT: JMF LLC – Paul McCune

TIBURON RIDGE

LOTS 1 THROUGH 50 INCLUSIVE AND OUTLOTS A THROUGH C INCLUSIVE

PLANNING COMMISSION HEARING OF: APRIL 17, 2013

I. GENERAL INFORMATION

A. APPLICANT:

JMF LLC – Paul McCune
11550 I Street, Suite 200
Omaha NE 68137

B. PROPERTY OWNERS:

JMF LLC – Paul McCune
11550 I Street, Suite 200
Omaha NE 68137

C. SUBJECT PROPERTY LOCATION: Subject property is located on the north side of Highway 370 between 174th Street and 180th Street.

D. LEGAL DESCRIPTION: part of Tax lots 15A & 16B in the East 1/2 of the Southwest ¼ of Section 28, Township 14N, Range 11E of the 6th P.M. Sarpy County, NE.

E. SUBJECT PROPERTY SIZE: approximately 22.67 acres

F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:

- Future Land Use Designations: Phase I area is designated Urban Residential
- Zoning: rezoning of this phase of the property to RS-100 (Single Family Residential) was approved by the County Board on November 6, 2012; the rezoning of this phase will take affect once this Final Plat is recorded with the County Register of Deeds office.

G. REQUESTED ACTION(S): To approve a Final Plat of the first phase of a subdivision to be known as Tiburon Ridge consisting of 50 single-family lots and 3 outlots

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: Undeveloped

B. GENERAL VICINITY AND LAND USE

- North and East: Acreage Residential and Low Density Residential w/ Golf Course
- South: Undeveloped
- West: Acreage Residential Development on the west side of 180th Street

C. RELEVANT CASE INFORMATION:

- The Preliminary Plat and Change of Zone applications for Tiburon Ridge were approved by the County Board on November 6, 2012.
- This property has been preliminary platted twice in the past by other developers. Those approvals expired for failure to move forward with a final plat.
- Water will be provided by MUD
- Gas will be provided by Black Hills Energy
- Electric power will be provided by OPPD
- Sanitary Sewer will drain by gravity to the existing sewer and lift station on the south side of Pebblebrooke, where it is stored and pumped through the existing force-main system that currently serves the other areas of Pebblebrooke. An existing Wastewater Services Agreement with the City of Gretna will need to be amended between all parties, including Pebblebrooke, as well as several other existing developments, to allow Tiburon Ridge to connect to this system.
- Stormwater runoff from the project will be captured by landscaped stormwater quality basins in key locations where it will be treated before leaving the site
- Proposed access points for this phase are as follows:
 - Highway 370 at 174th Street to the south
 - 176th Street in Tiburon to the north

D. APPLICABLE REGULATIONS:

- Sarpy County Comprehensive Development Plan
- Sarpy County Zoning Regulations:
 - Section 14, RS-100 Single-family Residential District
 - Section 38, Stormwater Regulations
- Sarpy County Subdivision Regulations
 - Section 7, Procedure for Approval of Final Plat
 - Section 8, Final Plat and Required Supplementary Data
 - Section 10, Minimum Design Standards
 - Section 12, Standards for Construction Plans and Specifications
 - Section 17, Guideline Procedures for Public Improvements

III. ANALYSIS / STAFF COMMENTS

A. COMPREHENSIVE PLAN:

- The Comprehensive Plan shows the area as Urban Residential. The proposed development is consistent with this future land use designation.

B. TRAFFIC AND ACCESS:

- Access to the subject property for this phase will include:
 - Full access at Highway 370 at 174th Street (Constructed with Phase 1)
 - Connection to existing access in Tiburon at 176th Street
- Access to future phases connecting to this one will include
 - Connection to 180th Street (constructed with Phase 4)
 - Right in, right out at 177th and Highway 370 (constructed with Phase 5)
- Any street, road or highway improvements required will be the developer's responsibility.

C. LANDSCAPING:

- A landscaping plan for Outlot B must be submitted for review and approval by staff before the County Board public hearing on the project.

D. OTHER AGENCY REVIEW/COMMENTS: The application was sent to the City of Gretna as well as jurisdictional agencies or departments that may have an interest.

- Comments were received from:
 - **Sarpy County Public Works** – see attached comments as submitted
 - **Papio Missouri River Natural Resource District** – Comments include the requirement of a post construction stormwater management plan and the submittal of all documentation to the Papillion Creek Watershed Partnership website (Omaha Permix); and payment of Watershed Management Fees (see attached comments as submitted).

E. GENERAL COMMENTS:

- The Subdivision Agreement for this phase of the development must be finalized and approved by the County Attorney's office before the Final Plat will be scheduled for a hearing before the County Board of Commissioners.
- A staff review comment letter was sent to applicant's engineer/surveyor and items are being addressed or corrected (see attached copy of letter for details).

IV. STAFF RECOMMENDATIONS:

- Staff recommends **APPROVAL** of the proposed Final Plat of a subdivision to be known as Tiburon Ridge, Lots 1 through 50 inclusive and Outlots A through C inclusive. Staff makes this recommendation as the Final Plat meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.

V. PLANNING COMMISSION RECOMMENDATION:

MOTION – Lichter moved, seconded by Malmquist, to recommend approval of the Final Plat of a Subdivision to be known as Tiburon Ridge, Lots 1 through 50 inclusive and Outlots A through C inclusive, as it is in compliance with the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.

Ballot: Ayes – Lichter, Ackley, Whitfield, Mohr, Malmquist, Fenster, Torczon and Farrell. Nays – none. Abstain – none. Absent - Bliss, Stuart and Murante. **Motion carried 8-0-3.**

VI. ATTACHMENTS TO REPORT:

1. Current Zoning Map
2. Current Development Structure Plan – Figure 5.1 of Comprehensive Plan (showing subject property area)
3. Proposed Final Plat as submitted
4. Staff comment letter to applicant's engineer/surveyor
5. Comments received from jurisdictional agencies or departments having an interest.
6. Complete Final Plat Application

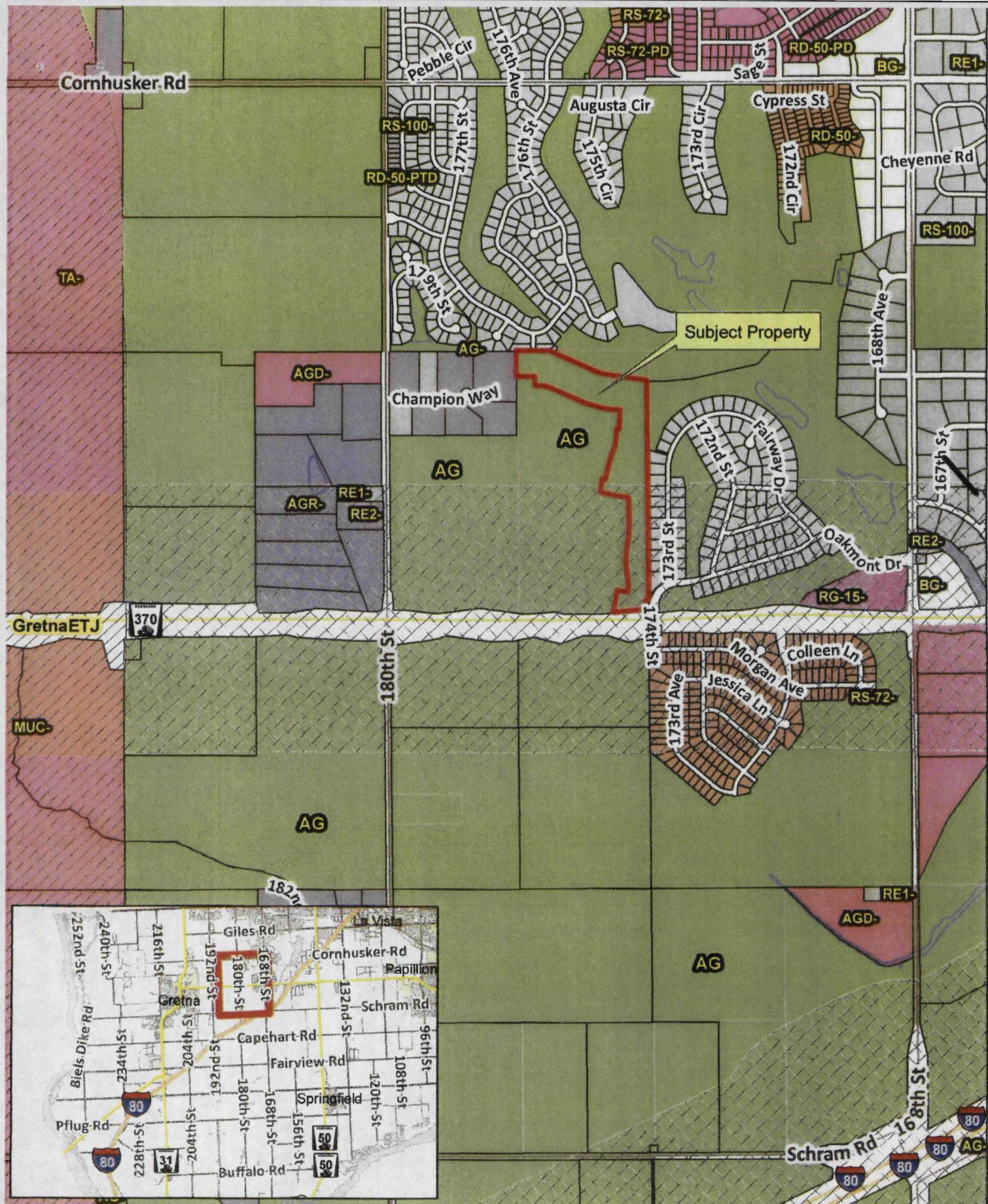
VII. COPIES OF REPORT SENT TO:

1. JFM LLC, Paul McCune (applicant and owner)
2. Scott Loos, Lamp Rynearson & Associates (applicant's engineering consultant)
3. Public Upon Request

Respectfully submitted by:



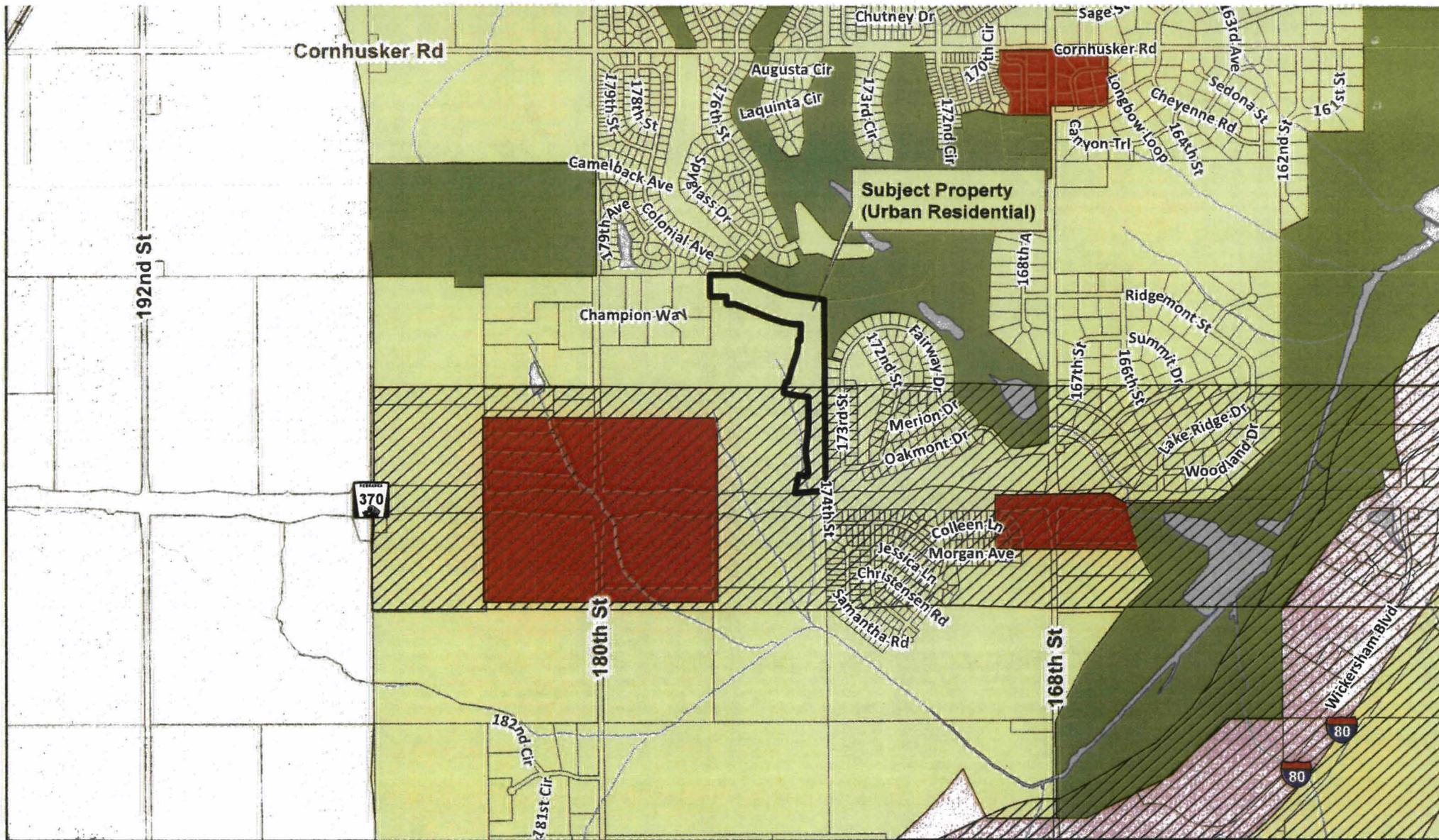
Bruce Fountain, AICP, EDFP
Director, Planning & Building Department



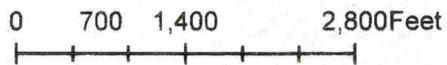
Vicinity Map - Zoning
Tiburon Ridge - Phase 1
Change of Zone - Preliminary Plat

 Sarpy Highway Corridor Overlay





Current FLU - Sarpy Co



Change of Zone - Preliminary Plat

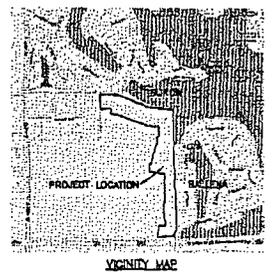
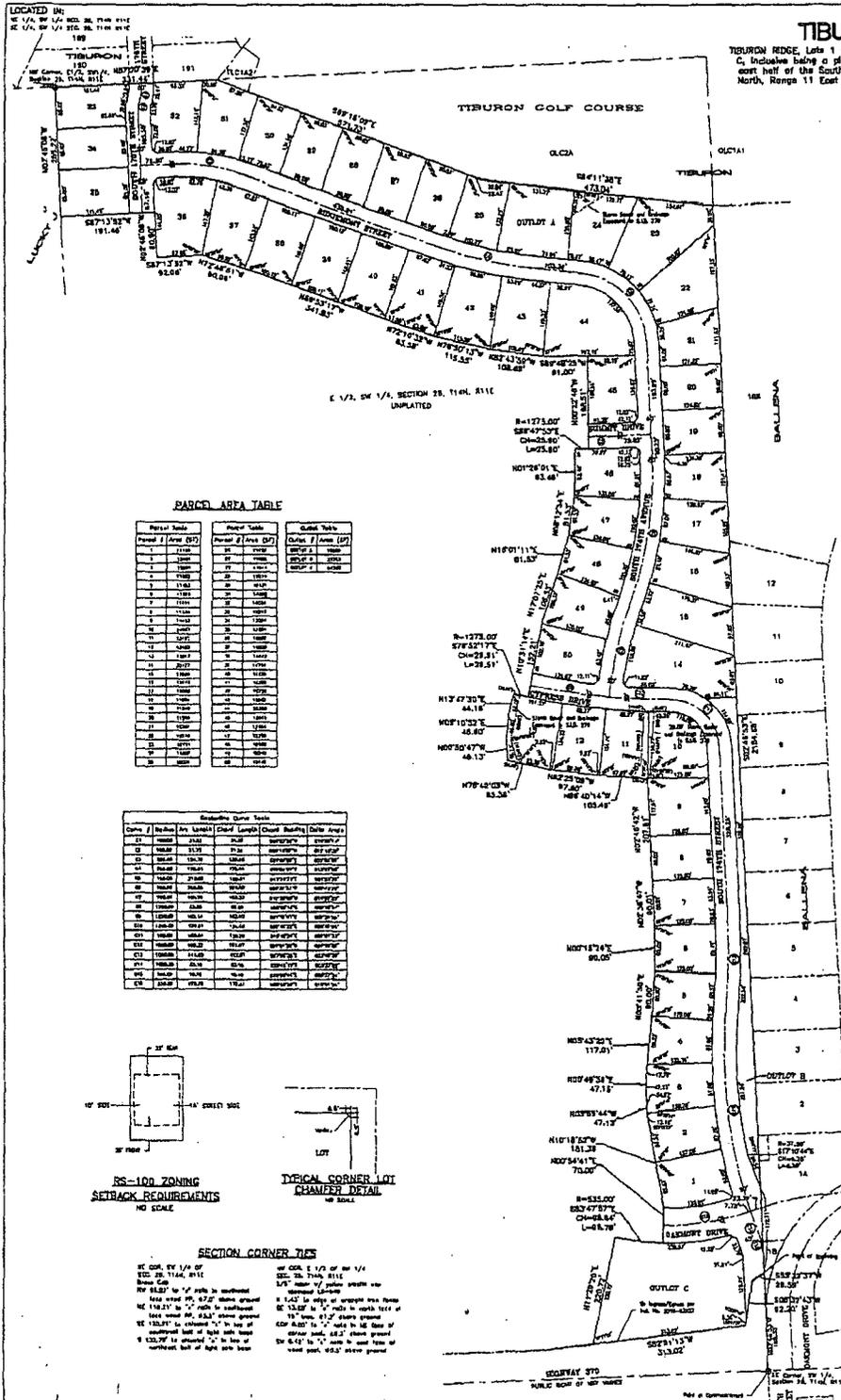
Comprehensive Development Plan
Figure 5.1: Development Structure Plan
 Sarpy County, Nebraska

Legend

- | | | |
|-------------------------------------|---------------------------------|----------------------|
| features.GIS.HighwayCorridorOverlay | Long Term Residential Growth | Cross County Arteria |
| Bellevue Futura Growth | Mixed Use | City Limit |
| Business Park | Mixed Use Center | City ETJ |
| Civic | New Richfield Village | |
| Conservation Residential | Park/School Site | |
| Estate Residential | Pfing Interchange Development | |
| Greenway | Residential - Community Systems | |
| Industrial | Urban Residential | |
| Light Industrial/Storage | Urban Residential II | |

TIBURON RIDGE

TIBURON RIDGE, Lots 1 through 50, Inclusive and Outlots A through C, Inclusive being a platting of that part of Tax Lot 163 in the east half of the Southwest Quarter of Section 28, Township 14 North, Range 11 East of the 9th P.M., Sperry County, Nebraska.



LEGEND

- SECTION LINE
- SECTION CORNER
- EASEMENT LINE
- EASEMENT LINE
- EASEMENT LINE
- CORNERED ACCESS LINE

NOTES

1. As delineated on plans in record file.
2. All distances shown being taken on lot corners not shown otherwise.
3. All areas are 60' unless otherwise noted.
4. All lot lines on corner shown as 60' unless otherwise noted.
5. Easements and encroachments to be maintained as to priorities.
6. Easements and encroachments to be maintained as to priorities.
7. Public C will be shown as to utility easements to Highway 270.
8. Public C will be shown as to utility easements.
9. All 'L' lines are shown as utility easements to Highway 270.

COUNTY TREASURER'S CERTIFICATE

I, the undersigned, County Treasurer of Sperry County, Nebraska, do hereby certify that the plat of Tiburon Ridge, Lots 1 through 50, Inclusive and Outlots A through C, Inclusive, being a platting of that part of Tax Lot 163 in the east half of the Southwest Quarter of Section 28, Township 14 North, Range 11 East of the 9th P.M., Sperry County, Nebraska, is correct and true to the original plat on file in my office, and that the same has been duly recorded in my office.

REVIEW BY SPERRY COUNTY PUBLIC WORKS

This plat of Tiburon Ridge, Lots 1 through 50, Inclusive and Outlots A through C, Inclusive, was approved and accepted by the Sperry County Public Works Commission on this day of _____, 2013.

APPROVAL OF COUNTY PLANNING COMMISSION

This plat of Tiburon Ridge, Lots 1 through 50, Inclusive and Outlots A through C, Inclusive, was approved and accepted by the County Planning Commission on this day of _____, 2013.

APPROVAL OF COUNTY BOARD OF COMMISSIONERS

This plat of Tiburon Ridge, Lots 1 through 50, Inclusive and Outlots A through C, Inclusive, was approved and accepted by the Board of Commissioners on this day of _____, 2013.

APPROVAL OF COUNTY PLANNING DIRECTOR

This plat of Tiburon Ridge, Lots 1 through 50, Inclusive and Outlots A through C, Inclusive, was approved and accepted by the County Planning Director on this day of _____, 2013.

LAND SURVEYOR'S CERTIFICATE

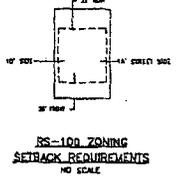
I, the undersigned, a duly licensed and sworn Land Surveyor of the State of Nebraska, do hereby certify that the plat of Tiburon Ridge, Lots 1 through 50, Inclusive and Outlots A through C, Inclusive, being a platting of that part of Tax Lot 163 in the east half of the Southwest Quarter of Section 28, Township 14 North, Range 11 East of the 9th P.M., Sperry County, Nebraska, is correct and true to the original plat on file in my office, and that the same has been duly recorded in my office.



PARCEL AREA TABLE

Parcel No.	Area (SQ FT)	Acres (APX)
1	11,111	.254
2	11,111	.254
3	11,111	.254
4	11,111	.254
5	11,111	.254
6	11,111	.254
7	11,111	.254
8	11,111	.254
9	11,111	.254
10	11,111	.254
11	11,111	.254
12	11,111	.254
13	11,111	.254
14	11,111	.254
15	11,111	.254
16	11,111	.254
17	11,111	.254
18	11,111	.254
19	11,111	.254
20	11,111	.254
21	11,111	.254
22	11,111	.254
23	11,111	.254
24	11,111	.254
25	11,111	.254
26	11,111	.254
27	11,111	.254
28	11,111	.254
29	11,111	.254
30	11,111	.254
31	11,111	.254
32	11,111	.254
33	11,111	.254
34	11,111	.254
35	11,111	.254
36	11,111	.254
37	11,111	.254
38	11,111	.254
39	11,111	.254
40	11,111	.254
41	11,111	.254
42	11,111	.254
43	11,111	.254
44	11,111	.254
45	11,111	.254
46	11,111	.254
47	11,111	.254
48	11,111	.254
49	11,111	.254
50	11,111	.254

Corner	Direction	Distance	Area (SQ FT)	Area (Acres)
1	N 111° 11' 11" W	111.11	11,111	.254
2	S 111° 11' 11" W	111.11	11,111	.254
3	E 111° 11' 11" W	111.11	11,111	.254
4	N 111° 11' 11" W	111.11	11,111	.254
5	S 111° 11' 11" W	111.11	11,111	.254
6	E 111° 11' 11" W	111.11	11,111	.254
7	N 111° 11' 11" W	111.11	11,111	.254
8	S 111° 11' 11" W	111.11	11,111	.254
9	E 111° 11' 11" W	111.11	11,111	.254
10	N 111° 11' 11" W	111.11	11,111	.254
11	S 111° 11' 11" W	111.11	11,111	.254
12	E 111° 11' 11" W	111.11	11,111	.254
13	N 111° 11' 11" W	111.11	11,111	.254
14	S 111° 11' 11" W	111.11	11,111	.254
15	E 111° 11' 11" W	111.11	11,111	.254
16	N 111° 11' 11" W	111.11	11,111	.254
17	S 111° 11' 11" W	111.11	11,111	.254
18	E 111° 11' 11" W	111.11	11,111	.254
19	N 111° 11' 11" W	111.11	11,111	.254
20	S 111° 11' 11" W	111.11	11,111	.254
21	E 111° 11' 11" W	111.11	11,111	.254
22	N 111° 11' 11" W	111.11	11,111	.254
23	S 111° 11' 11" W	111.11	11,111	.254
24	E 111° 11' 11" W	111.11	11,111	.254
25	N 111° 11' 11" W	111.11	11,111	.254
26	S 111° 11' 11" W	111.11	11,111	.254
27	E 111° 11' 11" W	111.11	11,111	.254
28	N 111° 11' 11" W	111.11	11,111	.254
29	S 111° 11' 11" W	111.11	11,111	.254
30	E 111° 11' 11" W	111.11	11,111	.254
31	N 111° 11' 11" W	111.11	11,111	.254
32	S 111° 11' 11" W	111.11	11,111	.254
33	E 111° 11' 11" W	111.11	11,111	.254
34	N 111° 11' 11" W	111.11	11,111	.254
35	S 111° 11' 11" W	111.11	11,111	.254
36	E 111° 11' 11" W	111.11	11,111	.254
37	N 111° 11' 11" W	111.11	11,111	.254
38	S 111° 11' 11" W	111.11	11,111	.254
39	E 111° 11' 11" W	111.11	11,111	.254
40	N 111° 11' 11" W	111.11	11,111	.254
41	S 111° 11' 11" W	111.11	11,111	.254
42	E 111° 11' 11" W	111.11	11,111	.254
43	N 111° 11' 11" W	111.11	11,111	.254
44	S 111° 11' 11" W	111.11	11,111	.254
45	E 111° 11' 11" W	111.11	11,111	.254
46	N 111° 11' 11" W	111.11	11,111	.254
47	S 111° 11' 11" W	111.11	11,111	.254
48	E 111° 11' 11" W	111.11	11,111	.254
49	N 111° 11' 11" W	111.11	11,111	.254
50	S 111° 11' 11" W	111.11	11,111	.254



SECTION CORNER TIES

SECTION CORNER TIES: This plat is a part of the original plat of Tiburon Ridge, Lots 1 through 50, Inclusive and Outlots A through C, Inclusive, being a platting of that part of Tax Lot 163 in the east half of the Southwest Quarter of Section 28, Township 14 North, Range 11 East of the 9th P.M., Sperry County, Nebraska, and is subject to the same conditions and restrictions as the original plat.

FINAL PLAT

TIBURON RIDGE (Lot 1 through 50, Inclusive and Outlots A through C, Inclusive)
SPERRY COUNTY, NEBRASKA

LAMP RYNEARSON & ASSOCIATES
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68134-2027
www.lra-inc.com

Job Number: 12-3-12
Date: 12-3-12
Sheet: 1 of 1



Sarpy County Planning & Building Department

Bruce Fountain, AICP, EDFP – Director

1210 Golden Gate Drive
Papillion, NE 68046
Phone: 402-593-1555
Fax: 402-593-1558
www.sarpy.com/planning

April 9, 2013

Lamp, Rynearson and Associates, Inc.
Scott Loos, P.E.
14710 W Dodge Road, Suite 100
Omaha, NE 68154

RE: TIBURON RIDGE FINAL PLAT SUBMITTAL

The application for a Final Plat for "Tiburon Ridge" has been reviewed by the Planning Department staff and we have the following comments:

- A copy of the Final Draft of a Subdivision Agreement must be submitted with Final Plat application
- Need clarification on 174th Street and Oakmont Drive ROW dedication as Part of Lot 1A, Ballena Addition is not included in the legal description
- Symbol description for the water main is incorrectly labeled. Description should be "Proposed Water Main" or similar.
- A copy of any private restrictions or covenants affecting the subdivision should be included with the submittal, for reference, as required by Sarpy County Subdivision Regulations 8.2.3.17.

We would like to have the above issues resolved prior to April 15, 2013. Please forward your response to dlynam@sarpy.com at your earliest convenience.

Please contact Bruce Fountain, Planning Director, or myself at 402-593-1555 if you have any questions.

Respectfully,

Donna Lynam
Zoning Administrator/Code Enforcement
Sarpy County Planning

cc Bruce Fountain, Planning Director
File



SARPY COUNTY

Dennis L. Wilson, P.E., PhD
Sarpy County Engineer

PUBLIC WORKS DEPARTMENT
15100 South 84th Street • Papillion, NE 68046-2895
Phone (402) 537-6900 • FAX (402) 537-6955 • www.sarpy.com

MEMO

TO: Donna Lynam, Zoning Administrator / Code Enforcement

FROM: Patrick M. Dowse, P.E., Engineering Manager *PM*

DATE: April 2, 2013

RE: Final Plat Review – Tiburon Ridge Phase I

Sarpy County Public Works has reviewed the March 1, 2013 submittal by JMF LLC - Paul McCune in regards to the Final Plat application for Phase I of the Tiburon Ridge development. After review, Public Works has the following comments:

PLAT DEDICATION:

Part of Lot 1A, Ballena Addition - **No Legal Description attached.**

EXHIBIT F – WATER PLAN:

The symbol description for the water main is incorrectly labeled. Description should be "Proposed Water Main" or similar.

Please let me know if you have any further questions.



April 9, 2013

Mr. Bruce Fountain, Director
Sarpy County Planning Department
1210 Golden Gate Drive
Papillion, Nebraska 68046

RE: Tiburon Ridge – Final Plat Application

Dear Mr. Fountain:

The District has reviewed the final plat application for Tiburon Ridge, northwest of 174th Street and Highway 370 in Sarpy County. The District provided the following comments on the preliminary plat on September 28, 2012:

- A post construction stormwater management plan demonstrating on-site control of the first one-half inch of stormwater runoff and no-net increase in peak runoff from a 2-year storm event must be submitted for this project. An application and all supporting documentation must be submitted to the Omaha Permix website at <http://www.omahapermix.com/pcsmmp/applicant/login.php>.
- A development agreement was not provided for review; however, as stated in the Papillion Creek Watershed Partnership Interlocal Agreement adopted by the County in 2009, Watershed Management Fees are to be collected for all new development or significant redevelopment.

The final plat submittal packet received by the District did not address the comments above. If you have any questions or concerns, I can be contacted at (402) 444-6222 or at llaster@papionrd.org.

Sincerely,

Lori Ann Laster, CFM
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD



**LAMP RYNEARSON
& ASSOCIATES**
ENGINEERS | SURVEYORS | PLANNERS

14710 W. Dodge Rd., Ste. 100
Omaha, Nebraska 68154
[P] 402.496.2498
[F] 402.496.2730
www.LRA-inc.com

March 1, 2013

Mr. Bruce Fountain
Sarpy County Planning Department
1210 Golden Gate Drive
Papillion, NE 68046

REFERENCE: S.I.D. No. 278 (Tiburon Ridge)
Final Plat
LRA Job No. 0107018.01-003

Dear Mr. Fountain:

Submitted herewith are application materials for the Final Plat of the Tiburon Ridge development located at the northwest corner of 174th Street and Highway 370. Documents enclosed are as follows:

1. Final Plat Application.
2. A check in the amount of \$459 (\$300 + (50 lots + 3 outlots) x \$3/lot) for the Final Plat Application Fee.
3. Reduced copy of the Final Plat (8 1/2" x 11") -1 copy.
4. Full-size drawing of the Final Plat - 2 copies.
5. Final Plat Exhibits-2 copies:
 - a. Exhibit A: Final Plat
 - b. Exhibit B: Sanitary Sewer and Paving Plan
 - c. Exhibit C: Storm Sewer Plan
 - d. Exhibit D: Sidewalk Plan
 - e. Exhibit E: Post Construction Stormwater Management Plan
 - f. Exhibit F: Water Plan
6. Drainage Study (For purpose of compliance to PCSMP) - 1 copy.
7. Street Plan and Profiles - 2 copies.
8. Project Source and Use of Funds.
9. CD of pdf copies of submittal drawings.

Please call if you have any questions or concerns regarding this submittal.

Sincerely,

LAMP, RYNEARSON & ASSOCIATES, INC.


Scott R. Loos, P.E.
Senior Project Manager

Enclosures

c w/enc: Bob Huck
Paul McCune

mm\L:\Engineering\07018\ADMIN\XMTL Fountain 130301.docx

Leaving a Legacy of Enduring Improvements to Our Communities - PURPOSE STATEMENT

ENGINEERS SURVEYORS PLANNERS



SARPY COUNTY PLANNING

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

FINAL PLAT APPLICATION

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 \$ **459.00** 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.: FP 13-0005
 DATE RECEIVED: 3/1/2013
 CP DESIGNATION: Urban Residential
 ZONING DESIGNATION: RS-100 upon recording of plat
 FEE: \$459 RECEIPT NO. 1972
 RECEIVED BY: _____
 NOTES: _____

APPLICANT INFORMATION:

NAME: JMF LLC-Paul McCune E-MAIL: paul@mccunedevelopment.com
 ADDRESS: 11550 I Street, Suite 200 CITY/STATE/ZIP: Omaha, NE 68137
 MAILING (IF DIFFERENT)
 ADDRESS: _____ CITY/STATE/ZIP: _____
 PHONE: 402-715-5206 FAX: 402-558-1998

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

Please check box if attaching separate sheet with owner information.

NAME: JMF LLC-Paul McCune E-MAIL: paul@mccunedevelopment.com
 ADDRESS: 11550 I Street, Suite 200 CITY/STATE/ZIP: Omaha, NE 68137
 MAILING (IF DIFFERENT)
 ADDRESS: _____ CITY/STATE/ZIP: _____
 PHONE: 402-715-5206 FAX: 402-558-1998

ENGINEER INFORMATION:

NAME: Lamp, Rynearson & Associates, Inc. - Scott Loos E-MAIL: Scott.Loos@Lra-inc.com
 ADDRESS: 14710 West Dodge Road, Suite 100 CITY/STATE/ZIP: Omaha, NE 68154
 MAILING (IF DIFFERENT)
 ADDRESS: _____ CITY/STATE/ZIP: _____
 PHONE: 402-496-2498 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.

Tiburon Ridge is a proposed subdivision located northwest of Hwy 370 and 174th Street. The first phase will be single-family lots. The sanitary sewer will drain by gravity to the existing sewer and lift station on the south side of Pebblebrooke, where it is stored and pumped through the existing force-main system that currently serves the others areas of Pebblebrooke. An existing Wastewater Services Agreement will need to be amended between all parties, including Pebblebrooke, as well as several other existing developments, to allow Tiburon Ridge to connect to this system. Storm water runoff from the project will be captured in landscaped storm water quality basins in key locations where it will be treated before leaving the site. The project will have MUD water, BHE gas, OPPD power and street lights.

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: Tiburon Ridge

ASSESSOR'S PARCEL NUMBER: 010919880 CURRENT ZONING: AG

ADDITIONAL PARCEL NUMBERS 011246553 GEN. PROP. LOCATION*: NW of 174th & HWY 370
*example 189th & Giles Rd

LEGAL DESCRIPTION: (Describe property to wit :)

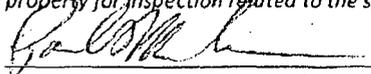
Taxlot 16B in the east half of southwest quarter of Section 28, Township 14 North, Range 11 East of the 6th P.M. Sarpy County, Nebraska

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.

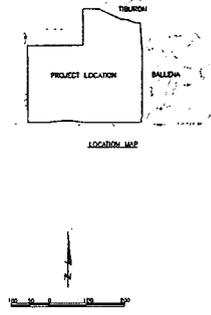
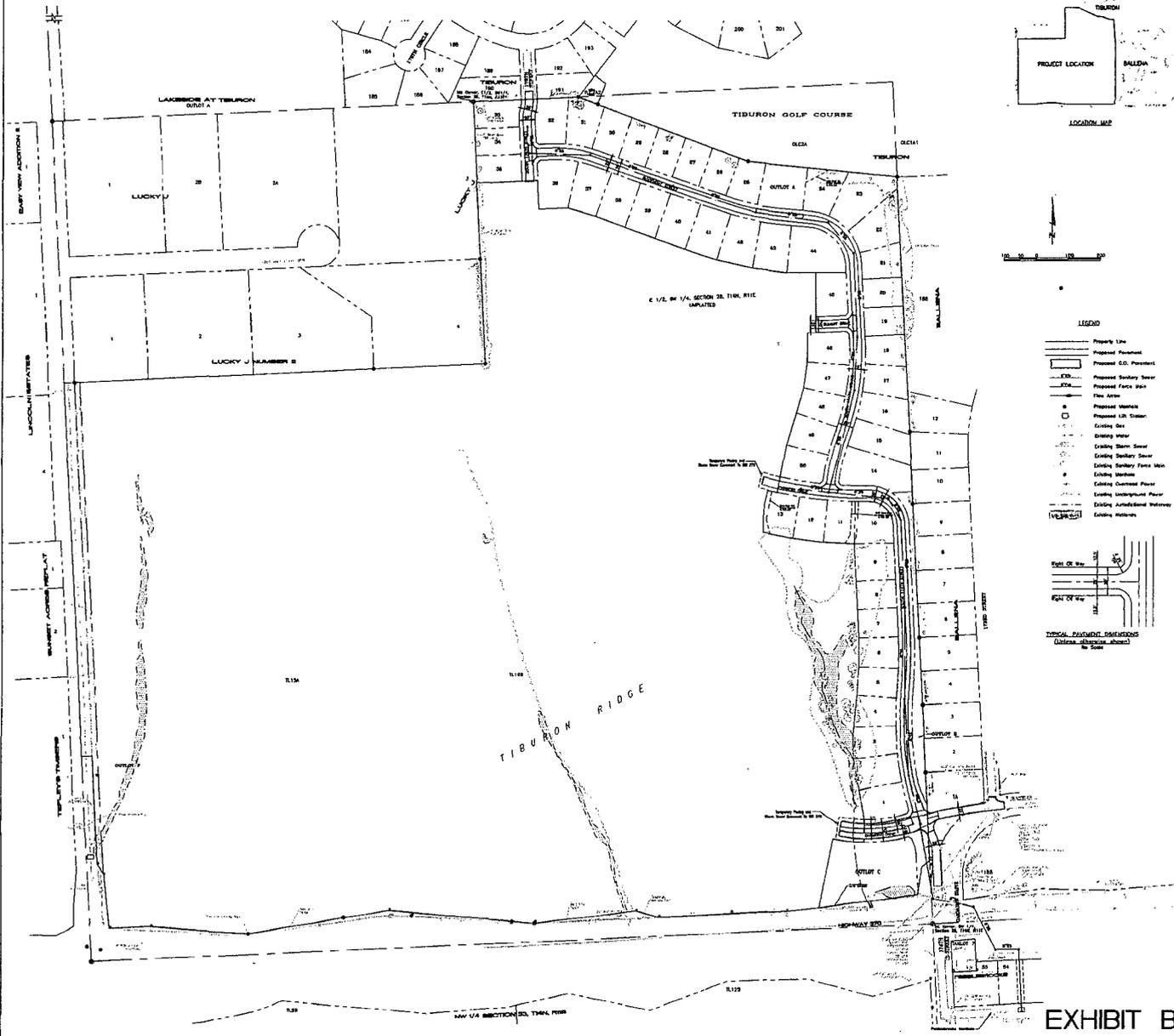

Owner Signature (or authorized agent)

2-28-13
Date

Owner Signature (or authorized agent)

Date

SANITARY AND IMPROVEMENT DISTRICT NO. 278, SАРY COUNTY, NEBRASKA
TIBURON RIDGE

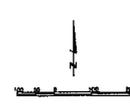
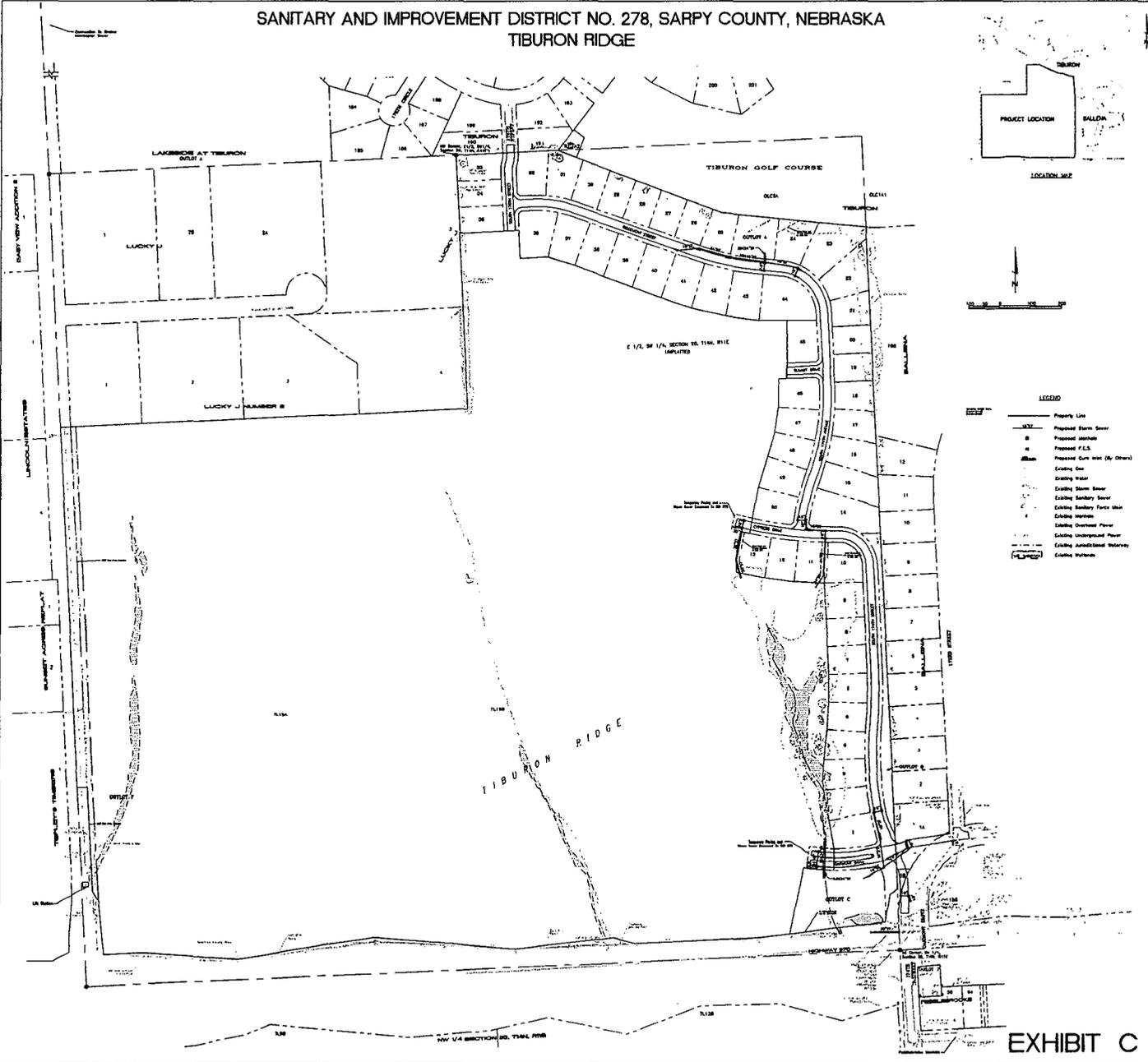


- LEGEND
- Property Line
 - Proposed Pavement
 - Proposed C.O. Pavement
 - Proposed Sanitary Sewer
 - Proposed Force Main
 - Fire Alarm
 - Proposed Manhole
 - Proposed L.R. Station
 - Existing Box
 - Existing Manhole
 - Existing Storm Sewer
 - Existing Sanitary Sewer
 - Existing Sanitary Force Main
 - Existing Manhole
 - Existing Curved Power
 - Existing Intermittent Power
 - Existing Sanitary Sewer
 - Existing Manhole



LAMP RYNEARSON
 12710 West Dodge Road, Suite 100
 Omaha, NE 68127
 www.lampryneason.com
 SАРY COUNTY, NEBRASKA
 SANITARY SEWER AND PAVING PLAN
 EXHIBIT B

SANITARY AND IMPROVEMENT DISTRICT NO. 278, SARPY COUNTY, NEBRASKA
TIBURON RIDGE



LEGEND

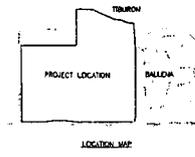
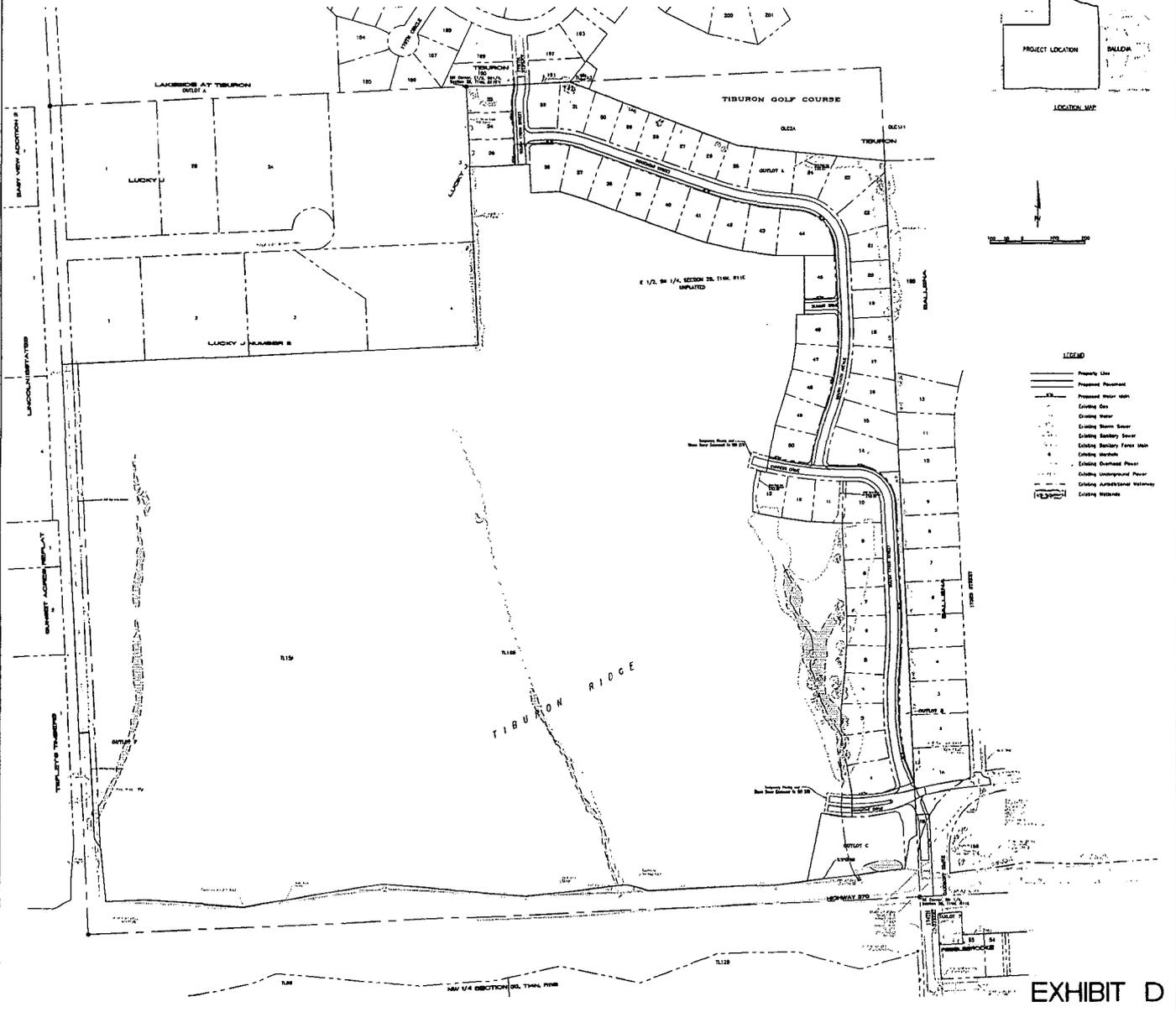
---	Property Line
---	Proposed Storm Sewer
---	Proposed Sanitary
---	Proposed F.L.S.
---	Proposed Curb with (by Owner)
---	Existing Gas
---	Existing Water
---	Existing Storm Sewer
---	Existing Sanitary Sewer
---	Existing Sanitary Force Main
---	Existing Sewer
---	Existing Overhead Power
---	Existing Underground Power
---	Existing Additional Waterway
---	Existing Sidewalk

LAMP RYNEARSON
14110 West Dodge Road, Suite 100
Omaha, Nebraska 68134-0227
402.336.2700
www.lamprynearson.com

STORM SEWER PLAN

EXHIBIT C

SANITARY AND IMPROVEMENT DISTRICT NO. 278, SARPY COUNTY, NEBRASKA
TIBURON RIDGE



- LEGEND
- Property Line
 - Proposed Pavement
 - Proposed Water Main
 - Existing Gas
 - Existing Water
 - Existing Storm Sewer
 - Existing Sanitary Sewer
 - Existing Sanitary Force Main
 - Existing Manhole
 - Existing Overhead Pole
 - Existing Underground Pole
 - Existing Intersection
 - Existing Sidewalk

1170 West Dodge Road, Suite 100
Lincoln, NE 68502
TEL: 402.441.1007
WWW.LAMPBYNEARSON.COM

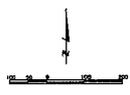
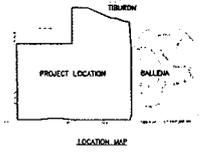
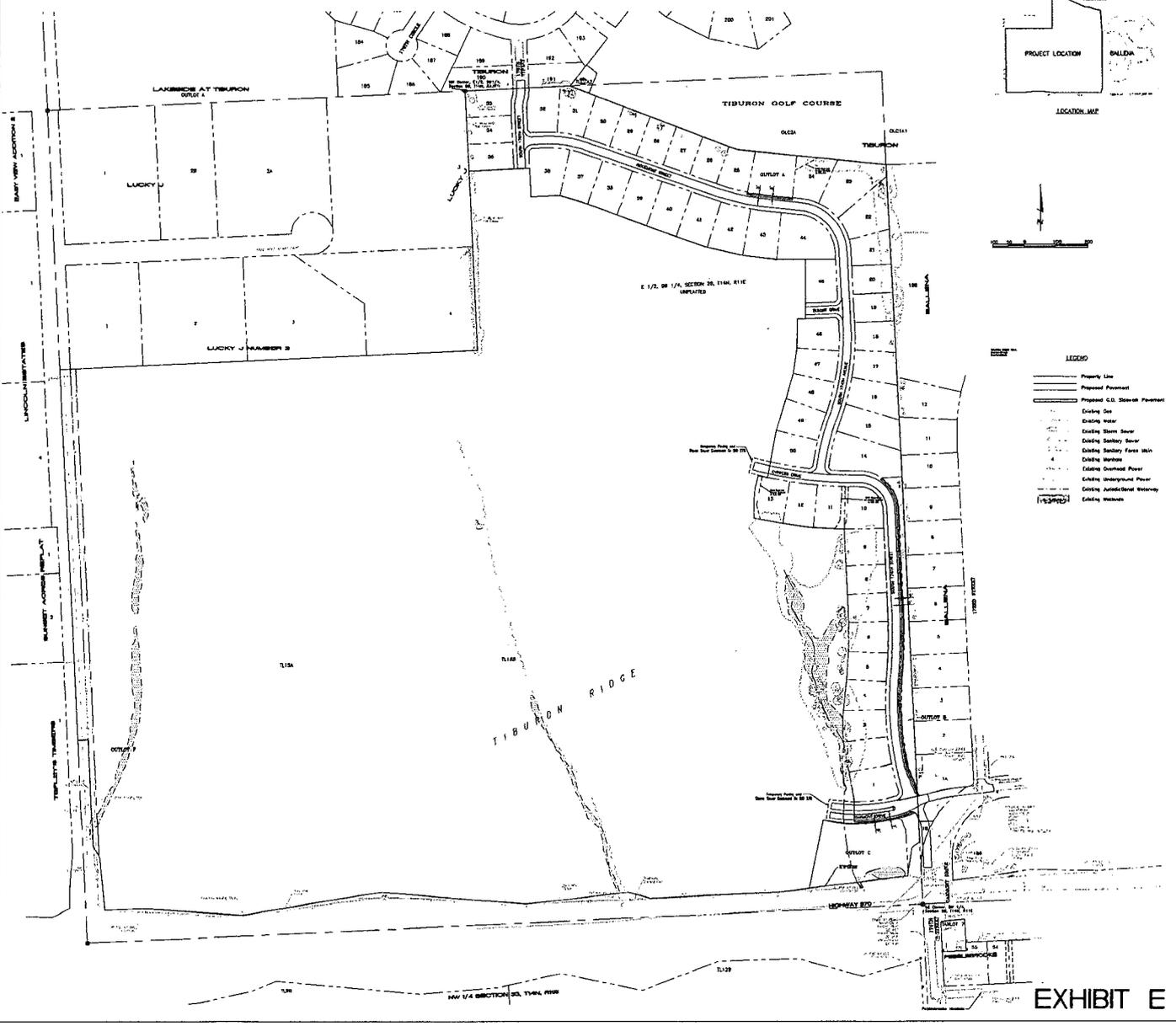
LAMP BYNEARSON
TIBURON RIDGE
SARPY COUNTY, NEBRASKA

WATER PLAN

EXHIBIT D

1 of 1

**SANITARY AND IMPROVEMENT DISTRICT NO. 278, SARPY COUNTY, NEBRASKA
TIBURON RIDGE**



LEGEND

	Property Line
	Proposed Sewer
	Existing Sewer
	Existing Storm Sewer
	Existing Sanitary Sewer
	Existing Sanitary Force Main
	Existing Manhole
	Existing Overhead Power
	Existing Intersecting Power
	Existing Underground Intersecting
	Existing Structure

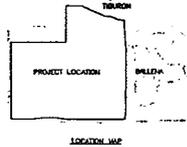
LAMP RYNGARSON
 17710 West Dodge Road, Suite 100
 Omaha, Nebraska 68130-9227
 (402) 498-2700
 Fax: (402) 498-2701
 www.lamp-ryngarson.com

SDRAWN PLAN

EXHIBIT E

DATE: 11/11/2010
 DRAWN BY: [Name]
 CHECKED BY: [Name]

SANITARY AND IMPROVEMENT DISTRICT NO. 278, SARDY COUNTY, NEBRASKA
TIBURON RIDGE



- LEGEND**
- Property Line
 - Proposed Pavement
 - Existing Gas
 - Existing Water
 - Existing Storm Sewer
 - Existing Sanitary Sewer
 - Existing Sanitary Force Main
 - Existing Telephone
 - Existing Overhead Power
 - Existing Underground Power
 - Existing Jurisdictional Reference
 - Existing Lotlines

PLANT SCHEDULE

PLANT SYMBOL	PLANT	QUANTITY	DATE	BY

LAMP RYNCARSON 1715 West Dodge Road, Suite 100, Omaha, NE 68102
 402.426.2888
 Fax: 402.426.2887
 www.lamp.com

TIBURON RIDGE
 SARDY COUNTY, NEBRASKA

LANDSCAPE PLAN

EXHIBIT F

DATE: 08/15/2011
 DRAWN BY: [Name]
 CHECKED BY: [Name]

ORDER OF MAGNITUDE COST ESTIMATE

PHASE 1-SOURCE AND USE OF FUNDS

Proposed Improvement	Quantity	Unit	Construction Cost	Total Cost	General Obligation	Special	Reimbursable
SANITARY SEWER							
Interior	3275	LF	\$197,900.00	\$289,500.00	\$47,500.00	\$242,000.00	\$0.00
Outfall-Pebblebrooke Connection	1140	LF	\$171,500.00	\$257,000.00	\$257,000.00	\$0.00	\$0.00
Connection Fees-Gretna	50	Lots	\$84,900.00	\$100,200.00	\$15,300.00	\$0.00	\$84,900.00
Connection Fees-Tiburon	23	AC	\$36,400.00	\$43,000.00	\$43,000.00	\$0.00	\$0.00
STORM SEWER							
Interior	1480	LF	\$129,500.00	\$192,500.00	\$192,500.00	\$0.00	\$0.00
PAVING							
Minor	13390	SY	\$416,700.00	\$599,500.00	\$269,500.00	\$330,000.00	\$0.00
Major-Highway 370	2000	SY	\$87,900.00	\$130,800.00	\$130,800.00	\$0.00	\$0.00
SIDEWALKS							
	3285	SF	\$30,300.00	\$43,200.00	\$43,200.00	\$0.00	\$0.00
PARKS							
Acquisition	2.10	AC	\$58,600.00	\$67,900.00	\$67,900.00	\$0.00	\$0.00
Improvements	1	LS	\$26,400.00	\$37,700.00	\$37,700.00	\$0.00	\$0.00
WATER							
Interior	1	LS	\$281,100.00	\$398,000.00	\$52,800.00	\$345,400.00	\$0.00
Off-Site	1	LS	\$102,900.00	\$125,400.00	\$97,800.00	\$0.00	\$27,600.00
POWER							
	50	Lots	\$37,500.00	\$53,100.00	\$0.00	\$53,100.00	\$0.00
PLAN REVIEW FEE							
	1	%	\$10,600.00	\$11,900.00	\$11,900.00	\$0.00	\$0.00
Total			\$1,672,200.00	\$2,349,700.00	\$1,266,700.00	\$970,500.00	\$112,500.00

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 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, April 3, 2013 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.

Handwritten signature of Kirk Hoffman

Shon Barenklau OR Kirk Hoffman
Publisher Business Manager

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, April 17, 2013, at 7:00 P.M. in the Sarpy County Board Room, Sarpy County Administration, Papillion, Nebraska. Heather Kreager, DVM, owner of Chalco Hills Animal Hospital, has submitted an application for consideration of a Special Use Permit to allow non-medical boarding of animals at the property commonly addressed 10208 South 168th Avenue, Suite 800, and legally described as Lot 12, Tiburon Village, as surveyed, platted and recorded, Sarpy County, NE. Property owners Wade and Susan Wickey have submitted an application for

Today's Date 04-02-2013
Signed in my presence and sworn to before me:

Handwritten signature of Laura Estep Bronk

Notary Public

GENERAL NOTARY - State of Nebraska
LAURA ESTEP BRONK
My Comm. Exp. Oct. 21, 2013

Printer's Fee \$ 24.08
Customer Number: 40638
Order Number: 0001621824

consideration of a Special Use Permit to allow a home-based internet firearms business to be known as American Heritage Firearms at their property commonly addressed as 9905 South 176th Street, and legally described as Lot 226, Tiburon, as surveyed, platted and recorded, Sarpy County, NE. New Cingular Wireless PCS, LLC d/b/a AT&T Mobility requests approval of a Special Use Permit to collocate and modify their existing facility on a cell tower to include replacing 6 existing antennas at the same elevation and location on the tower, adding a remote radio head behind 3 antennas, replacing RET cable, and adding a surge suppressor system on the following described property to wit: Tax Lot 4 Section 23 Township 14N Range 10E Sarpy County, Nebraska. Generally located at 218th & Giles Rd. JMF LLC - Paul McCune has submitted an application for a Final Plat of a subdivision to be known as Tiburon Ridge, Phase 1, being a platting of part of Tax lots 15A & 16B in the East 1/2 of the Southwest 1/4 of Section 28, Township 14N, Range 11E of the 6th P.M. Sarpy County, NE. Generally located Northwest of 174th and Hwy 370. An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department office. 1621824; 4/3

AFFIDAVIT OF PUBLICATION

STATE OF NEBRASKA }
 } SS.
County of Sarpy }

I, 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 herein; 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, May 1, 2013
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.

Shon Barenklau OR Kirk Hoffman
publisher Business Manager

Date 04-30-2013
Signed in my presence and sworn to before me:

Notary Public

Printer's Fee \$ 14.19
Customer Number: 40638
Order Number: 0001631566

NOTICE OF PUBLIC HEARING
SARPY COUNTY BOARD OF
COMMISSIONERS

Notice is hereby given that a regular meeting of the Sarpy County Board of Commissioners will be held on Tuesday, May 14, 2013, at 3:00 P.M. in the Sarpy County Board Room, Sarpy County Administration Bldg., Papillion, NE.

Heather Kreager, DVM, owner of Chalco Hills Animal Hospital, has submitted an application for consideration of a Special Use Permit to allow non-medical boarding of animals at the property commonly addressed 10208 South 168th Avenue, Suite 800, and legally described as Lot 12, Tiburon Village, as surveyed, platted and recorded, Sarpy County, NE.

JMF LLC - Paul McCune has submitted an application for a Final Plat of a subdivision to be known as Tiburon Ridge, Phase 1, being a platting of part of Tax lots 15A & 16B in the East 1/2 of the Southwest 1/4 of Section 28, Township 14N, Range 11E of the 6th P.M. Sarpy County, NE. Generally located Northwest of 174th and Hwy 370.

An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department office: 1631566/51