BELLEVUE PLANNING COMMISSION

Thursday, March 28, 2019 7:00 PM
Bellevue City Hall
1500 Wall Street
Bellevue, NE 68005

1. CALL TO ORDER:
   a. Pledge of Allegiance
   b. Roll Call
   c. The Open Meetings Act location
   d. Approve Minutes of February 28, 2019 Regular Meeting
   e. Accept into the record all staff reports, attachments, memos, and handouts regarding each application.
2. CONSENT AGENDA/PUBLIC HEARINGS:
   a. Request to final plat Lots 1 through 121, and Outlots A through G, Belle Lago South, being a replat of Lots 20 through 22, and Outlots B, G, and H, Belle Lago, and platting of the Southwest ¼ of the Northwest ¼, all located in Section 8, T13N, R13E of the 6th P.M., Sarpy County, Nebraska. Applicant: HRC Belle Lago, LLC. General Location: Southeast of 48th Street and Capehart Road. Case #: S-1902-02.

3. PUBLIC HEARINGS:
   a. Request to approve the Olde Towne Redevelopment Project Plan. Location: 204 - 210 West Mission Avenue (Lots 1 and 3, Civic Center Plaza) and 2216 - 2218 Franklin Street (Lots 4, 5, and 6, Block 181, Bellevue). Applicant: 1st City Development, LLC.
   b. ANNEXATION AREA #1
   Request to annex Lot 2, Daniell's Farm Addition except that portion lying west of Quail Drive; Lots 4 and 5, Daniell's Farm Addition; Lot 2, Daniell's Farm Addition Replat 1; Lots 1 and 2, Chadwick Apartments Addition; Lot 1, Katherine Addition; Tax Lots 13 and 26, Section 32, Township 14 North, Range 13 East of the 6th P.M.; part of the northeast quarter of the southeast quarter, north of road, Section 32, Township 14 North, Range 13 East of the 6th P.M.; part of Tax Lot 17A1A, lying east of 40th Street, Section 5, Township 13 North, Range 13 East of the 6th P.M.; Tax Lots 16B, 17A1B, 17A2, 17B, and 18B, Section 5, Township 13 North, Range 13 East of the 6th P.M.; and all abutting county road rights-of-way. Applicant: City of Bellevue.

   c. ANNEXATION AREA #2
   Request to annex Lots 1 and 2, Watson's Replat II; Lots 1, 2, and 3, Mr. T's Addition; Lot 1, Cornelius Addition; Lot 1 and the north 100' of Lot 3, Dvorsky's Commercial Industrial Subdivision #II; Lot 1, Bellevue Cable Television Company Replat; Tax Lots 30C and 30D, Section 20, Township 14 North, Range 13 East of the 6th P.M.; Tax Lots E, F1A1, F2, F1A2, and F1B, Section 28, Township 14 North, Range 13 East of the 6th P.M.; part of the northeast quarter of the northwest quarter, west of railroad, (Parcel # 010609733), Section 28, Township 14 North, Range 13 East of the 6th P.M.; and all abutting county road rights-of-way. Applicant: City of Bellevue.
   d. ANNEXATION AREA #3
   Request to annex Lots 1 through 32 and vacated 37th Avenue, Barretts Subdivision; Lots 1 through 6, 9 through 20, 21B, and 24 through 30, Evening Vue; Lots 1 and 2, Evening Vue

Replat 1; Lots 1 and 2, Evening Vue Replat 2; Lot 1, Clausen Acres; Lots 1 and 2, Paige Hill; Lots 1, 2, and 3, Loftus First Addition; Lot 1, Potter & George Replat 1; Lots 6, 7, and 8, Block 4, Potter & George Company's Subdivision; Lots 2, 3, 4, 5A, 5B, 6, 7A, 7B, 8B, 8A2, 9A2, and 9B, Block 3, Potter & George Company's Subdivision; Lots 1, 2, and 3, Syslo Addition; Lot 1, Boganowski Subdivision; Lot 1, Davis Subdivision; Tax Lots 1, 2A, 2B, F, and G, Section 21, Township 14 North, Range 13 East of the 6th P.M,; and all abutting county road rights-of-way. Applicant: City of Bellevue.

e. ANNEXATION AREA #4

Request to annex Lots 1 through 7, Edward Warren Addition; Lots 1 and 2, Denny's Subdivision; Lots 1, 2, and 3, Norton's First Addition; Lots 1 and 2, Cornelison Addition; Lots 1 through 5, Pleasant Valley; Lot 1, J&J Addition; Lot 1, Goers Addition; Lots 1 through 24 and vacated alley, Block 2, Pennington Heights; Lot 1, Armbrust Addition; Lot 2, Lucy's Acres; Lot 2, Lucy's Acres Replat; Lots 17A, 18A, 18B1A, 18B2, 19B, 19C, 19D, 20A2, 20A3, 20A4, 20B2, 20B3, 20B4, 20B5, 20E, 20F2, 21 except east 30', north half of Lot 22, 24A, 25, 26, 27, north 15' of Lot 28, south 75' of the south half of Lot 28, and 31A1 west of railroad, Pleasant Hill or Martin's Subdivision; Lots 31C1A and 31D, Pleasant Hill Replat; Tax Lots H2, J1, J2, K1, K2, L1, L2, M, N, O1, O2, P1, P2, Q1, Q2, R1, R2, R3, T1, T2, U, V1B1, north 65' of Tax Lot I-2, and south 75' of Tax Lot I-2, Section 16, Township 14 North, Range 13 East of the 6th P.M., and all abutting county road rights-of-way. Applicant: City of Bellevue.

f. ANNEXATION AREA #6

Request to annex Tax Lots 2A, 3B, 4E, and 4F, Section 27, Township 14 North, Range 13 East of the 6th P.M.; Tax Lot C and part of the northwest quarter of the northeast quarter east of Cedar Island Road and north of Cornhusker Road, Section 28, Township 14 North, Range 13 East of the 6th P.M.; and all abutting county road rights-of-way. Applicant: City of Bellevue.

4. CURRENT BUSINESS
   a. Approval of revised 2019 Uniform Review Schedule
   b. Discussion of By-Laws
5. ADJOURNMENT

EXHIBIT
1d.

MINUTE RECORD

The Bellevue Planning Commission held a regular meeting on Thursday, February 28, 2019 at 7:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Cain, Aerni, Jacobson, Ackley, Cutsforth, Ritz, and Smith. Absent were Commissioners Casey and Perrin. Also present were Chris Shewchuk, Planning Director, and Tammi Palm, Land Use Planner.

Notice of this meeting was given in advance thereof by publication in the Bellevue Leader and posting in two public places, and was also given to the Chairperson and members prior to the meeting. These minutes were written and available for public inspection within ten days of the meeting.

Jacobson announced a copy of the Open Meetings Act was posted in the entry to the City Council Chambers.

Motion was made by Cutsforth, seconded by Cain, to approve the minutes of the January 24, 2019 regular meeting as presented. Upon roll call, all present voted yes. Motion carried unanimously.

Shewchuk mentioned an email was received regarding Item 3a.

Motion was made by Cain, seconded by Aerni, to accept into the record all staff reports, attachments, memos, and handouts regarding each application. Upon roll call, all present voted yes. Motion carried unanimously.

Jacobson explained the public hearing procedures

PUBLIC HEARING was held on a request to approve the Olde Towne Redevelopment Plan. Location: 204 – 210 West Mission Avenue (Lots 1 and 3, Civic Center Plaza) and 2216 – 2218 Franklin Street (Lots 4, 5, and 6, Block 181, Bellevue). Applicant: 1st City Development LLC.

Shewchuk advised an email was received from Brent Beller, attorney for the applicant, requesting a continuance to the March 28, 2019 Planning Commission meeting.

There was no one present to speak in favor of, or in opposition to this request.

MOTION was made by Ackley, seconded by Cutsforth, to CONTINUE to the March 28, 2019 Planning Commission a request to approve the Olde Towne Redevelopment Plan. Location: 204 – 210 West Mission Avenue (Lots 1 and 3, Civic Center Plaza) and 2216 – 2218 Franklin Street (Lots 4, 5, and 6, Block 181, Bellevue. Applicant: 1st City Development LLC. Upon roll call, all present voted yes. MOTION carried unanimously.

This item will be CONTINUED to PLANNING COMMISSION for PUBLIC HEARING on March 28, 2019.

Motion made by Ackley, seconded by Cain, to approve the revised 2019 Uniform Review Schedule. Upon roll call, all present voted yes.

Meeting adjourned at 7:12 p.m.

Shirley R. Harbin

Shirley R. Harbin
Planning Assistant

CITY OF BELLEVUE
PLANNING DEPARTMENT

RECOMMENDATION REPORT # 1

CASE NUMBERS: S-1902-02

FOR HEARING OF:
REPORT #1: March 28, 2019

I. GENERAL INFORMATION

A. APPLICANT:

HRC Belle Lago, LLC
Attn: Dave Vogtman
6900 Westown PKWY
West Des Moines, IA 50266

B. PROPERTY OWNER:

HRC Belle Lago, LLC
Attn: Dave Vogtman
6900 Westown PKWY
West Des Moines, IA 50266

C. GENERAL LOCATION:

Southeast of 48th Street and Capehart Road

D. LEGAL DESCRIPTION:

Lots 1 through 121, and Outlots A through G, Belle Lago South, being a replat of Lots 20 through 22, and Outlots B, G, and H, Belle Lago, and a platting of the Southwest ¼ of the Northwest ¼ , all located in Section 8, T13N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTIONS:

1. Final plat Lots 1 through 121, and Outlots A through G, Belle Lago.

F. EXISTING ZONING AND LAND USE:

AG, Vacant

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain final plat approval to enable single family residential development.

H. SIZE OF SITE:

The site is approximately 65 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The site is presently vacant and most recently used agriculturally.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** Single Family Residential (Belle Lago), RG-50-PS
2. **East:** Vacant, AG
3. **South:** Single Family Residential, RS-72-PS
4. **West:** Vacant, AG

C. REVELANT CASE HISTORY:

1. On March 23, 2017, the Planning Commission recommended approval of a request to rezone Lots 1 through 75, and Outlots A through F, Belle Lago, being a platting of Tax Lot 15, except the irregular 400; located in the Northwest ¼ of Section 8, T13N, R13E of the 6th P.M., Sarpy County, Nebraska from AG to RG-50; and preliminary plat Lots 1 through 75, and Outlots A through F, Belle Lago. On April 24, 2017 the City Council approved the aforementioned request.

2. On August 24, 2017, the Planning Commission recommended approval of a request to rezone Lots 1 through 107, and Outlots A through H, Belle Lago, being a platting of Tax Lot 14 and Tax Lot 15, located in part of the North ½ of the Northwest ¼, Section 8, T13N, R13E of the 6th P.M., Sarpy County, Nebraska from AG to RE, RG-50-PS, and RG-28-PS; site plan approval for the purpose of single family residential and multi-family residential development; and preliminary plat Lots 1 through 107, and Outlots A through H, Belle Lago. On October 9, 2017, the City Council approved the aforementioned request.

3. On October 19, 2017, the Planning Commission recommended approval of a request to final plat Lots 1 through 81, and Outlots A through H, Belle Lago, being a platting of Tax Lots 14 and 15, located in the Northwest ¼ of Section 8, T13N, R13E of the 6th P.M., Sarpy County, Nebraska. On November 13, 2017, the City Council approved the aforementioned request.

4. On December 20, 2018, the Planning Commission recommended approval of a request to rezone Lots 1 through 121, and Outlots A through G, Belle Lago South, being a replat of Lots 20 through 22, and Outlots B, G, and H, Belle Lago, and a platting of the Southwest ¼ of the Northwest ¼, all located in Section 8, T13N, R13E of the 6th P.M., Sarpy County, Nebraska from AG to RG-50-PS to RG-50-PS for residential development; and preliminary plat Lots 1 through 121, and Outlots A through G, Belle Lago South. On February 11, 2019, the City Council approved the aforementioned request.

D. APPLICABLE REGULATIONS:

1. Chapter 4, Subdivision Regulations, regarding Final Plats.

5. Chapter 7, Subdivision Regulations, regarding Capital Improvements.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

The Future Land Use Map of the Comprehensive Plan designates this area as medium density residential.

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. There are approximately 1,400 vehicles per day near the intersection of 48th Street and Capehart Road per the 2014 MAPA Traffic Count data. This is the most current traffic information available for this area.

2. Access will be from South 44th Avenue, as well as extensions of South 42nd Avenue, South 44th Street, and South 45th Street.

D. UTILITES:

All utilities are available or will be constructed to serve this development.

E. ANALYSIS:

1. Dave Vogtman, on behalf of HRC Belle Lago, LLC, has submitted a request to final plat Lots 1 through 121, and Outlots A through G, Belle Lago South.

2. RG-50-PS zoning was previously requested for the development. This zoning will take effect upon filing of the final plat.

3. This application was sent out to the following departments/individuals for review: Public Works, Permits and Inspections, Offutt Air Force Base, Sarpy County Planning Director, Sarpy County Public Works Director, Bellevue Public School District, and the Springfield Platteview School District. The cover letter indicated a deadline to send comments back to the Planning Department, and also stated if the requested department did not have comments pertaining to the application, no response was needed.

Public Works Engineer Matt Knight had minor technical comments pertaining to the plat. The applicant's engineer has since made the necessary revisions.

No other comments were received on this case.

4. As of the date of this report, the applicant's attorney indicates the applicant has "an agreement in principle" with the adjacent property owner in regards to the right-of-way necessary for a connection to South 45th Street.

5. The final plat is in conformance with the approved preliminary plat.

6. The applicant submitted a Subdivision Agreement which has been reviewed by the City Attorney.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon conformance with the preliminary plat.

V. PLANNING COMMISSION RECOMMENDATION

Under Review

VI. ATTACHMENTS TO REPORT

1. Zoning Map
2. 2018 GIS aerial photo of the property
3. Final plat received March 18, 2019
4. Subdivision Agreement received March 18, 2019

VII. COPIES OF REPORT TO:

1. HRC Belle Lago, LLC (Dave Vogtman)
2. E & A Consulting Group, Inc. (Mark Westergard)
3. Fullenkamp, Doyle, and Jobeun (Larry Jobeun)
4. Fitzgerald Schorr PC (Paul R. Elofson)
5. Public Upon Request

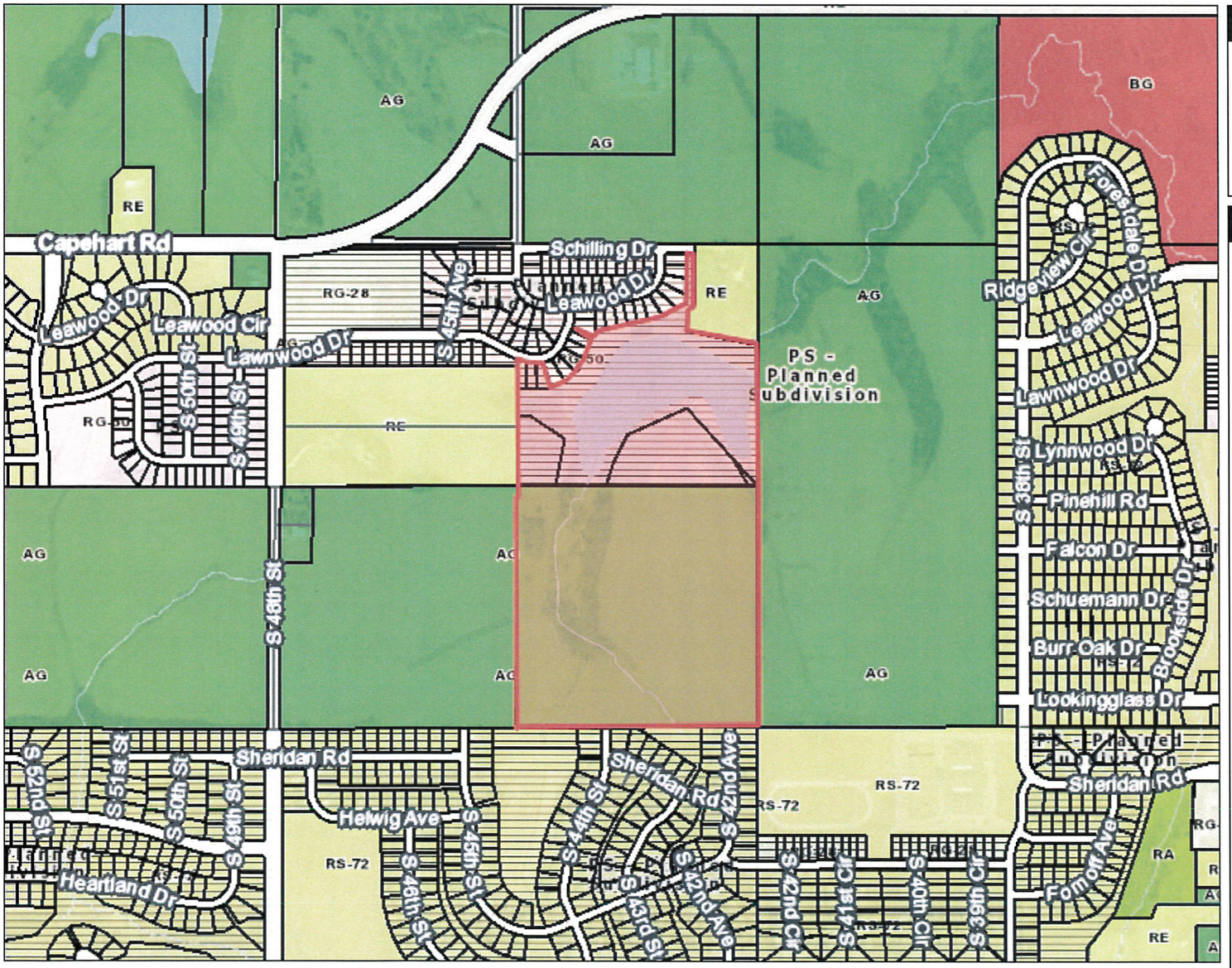
Tammi Palm

Prepared by:

3/22/19

Planning Director Date of Report

Belle Lago South Zoning Map



Location

Legend

Road Centerlines

2018 Aerial Photo

- Red: Band_1
- Green: Band_2
- Blue: Band_3

N

1: 9,600

0 400 800 1600

Feet

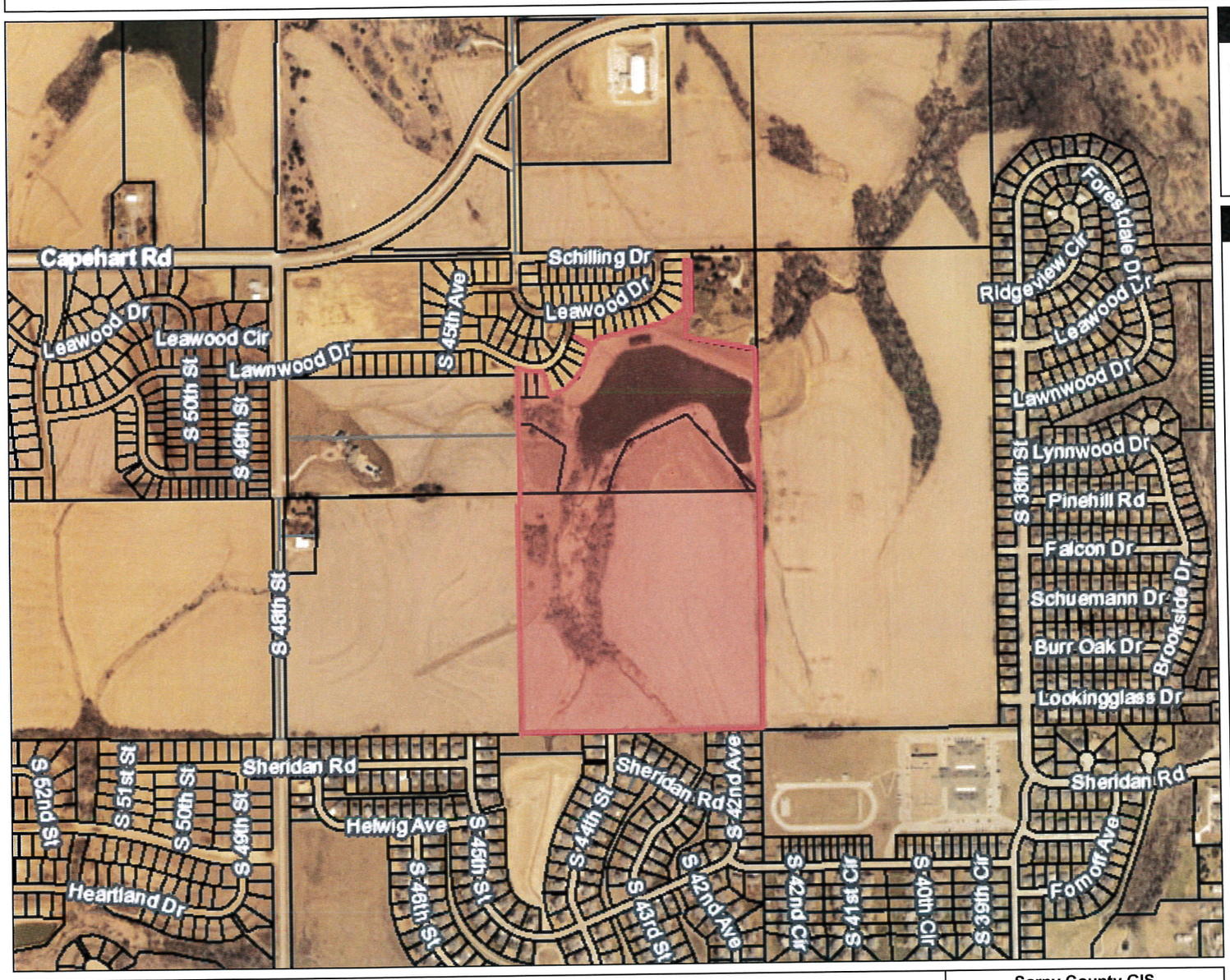
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.

Sarpy County GIS

sarpy county GIS

1210 Golden Gate Dr.
Suite 1130
Papillion, NE 68046
maps.sarpy.com

Belle Lago South



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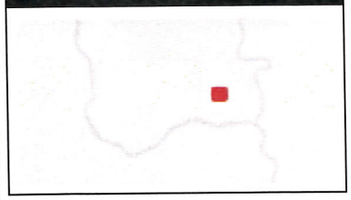

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Sarpy County GIS

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1210 Golden Gate Dr.
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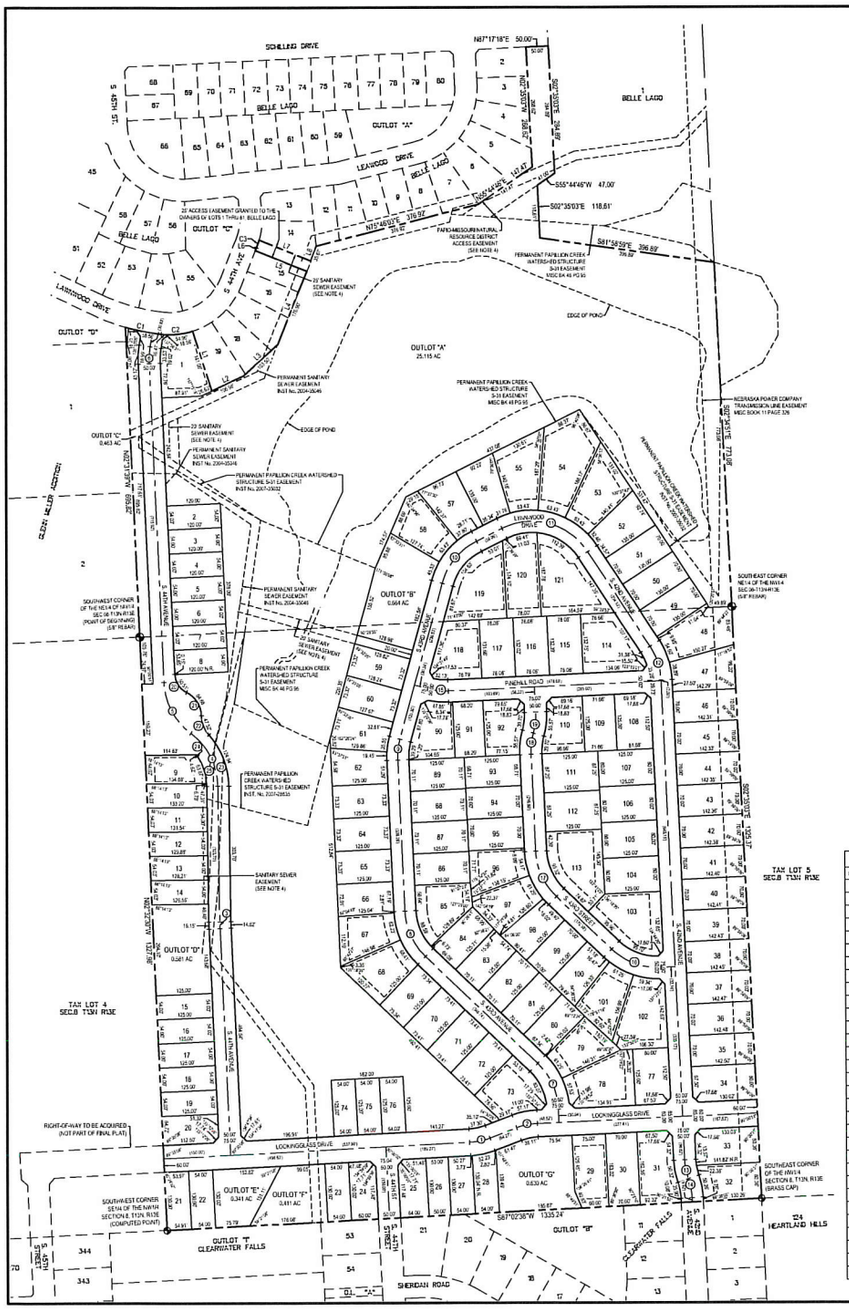
RECEIVED
MAR 18 2019
PLANNING DEPT.

BELLE LAGO SOUTH

LOTS 1 THRU 121 & OUTLOTS "A" THRU "G" INCLUSIVE

A TRACT OF LAND LOCATED IN LOTS 20 THRU 22, OUTLOTS "B", "D" AND "H", BELLE LAGO, A SUBDIVISION LOCATED IN PART OF THE NW1/4 OF SECTION 08, TOGETHER WITH A TRACT OF LAND LOCATED IN THE SE1/4 OF THE NW1/4 OF SECTION 08, ALL LOCATED IN TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
L1	S17°28'21"E	141.06'
L2	N64°43'39"E	80.35'
L3	N47°28'25"E	102.50'
L4	N21°46'34"E	176.90'
L5	N67°58'10"W	124.22'
L6	N22°01'50"E	7.12'
L7	S67°58'10"E	125.02'
L8	N21°46'34"E	35.87'

BOUNDARY CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	415.00'	82.53'	S19°36'12"E	82.53'
C2	125.00'	71.47'	N64°13'14"E	70.53'
C3	125.00'	17.91'	N19°05'57"E	17.90'

CENTER LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	150.00'	40.63	22.50'	17°45'42"
2	150.00'	47.54	24.00'	18°15'51"
3	500.00	15.38	7.69'	1°45'47"
4	150.00'	137.15	73.79'	52°23'12"
5	150.00'	132.57	70.07'	50°38'16"
6	200.00'	38.33'	19.22'	10°58'46"
7	150.00'	114.38'	60.13'	43°41'25"
8	150.00'	114.38'	60.13'	43°41'25"
9	150.00'	47.15	23.77'	18°00'31"
10	150.00'	125.60'	66.96'	48°00'02"
11	150.00'	218.16'	133.48	83°18'52"
12	150.00'	80.14'	41.05'	30°36'35"
13	150.00'	43.13	21.72'	16°28'33"
14	150.00'	43.08'	21.69'	16°27'18"
15	150.00'	47.15	23.77'	18°00'31"
16	150.00'	121.24	64.15'	46°18'35"
17	150.00'	114.38'	60.13'	43°41'25"
18	150.00'	47.63	24.02'	18°11'42"
19	150.00'	47.63	24.02'	18°11'42"

RIGHT-OF-WAY CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
20	47.50'	50.66'	28.04	61°08'24"
21	59.50'	54.68'	30.90	52°11'13"
22	87.50'	47.52	24.74	31°07'01"
23	175.00'	124.94	65.23'	40°54'21"
24	87.50'	4.62'	2.31'	3°15'15"
25	125.00'	70.57'	36.20	32°20'49"

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- EXIST. SECTION CORNER
- EXIST. SECTION LINES
- EXIST. PROPERTY LINES
- EXIST EASEMENTS

100 0 100
1 inch = 100 ft.

RG-50-PS ZONING SETBACK TABLE	
FRONT YARD	25'
SIDE YARD	5'
STREET SIDE YARD	15'
REAR YARD	20'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, HRC BELLE LAGO, LLC BY HRC DEVELOPMENT, LLC OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS BELLE LAGO SOUTH (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AVENUES AND CIRCLES AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT (OPPD), COX COMMUNICATIONS, AND CENTURYLINK ACROSS FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS, THE TERM EXTERIOR LOTS IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. THE SIXTEEN (16) FOOT WIDE EASEMENT MAY BE REDUCED TO EIGHT (8) FEET WIDE WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE APPLICABLE RIGHTS HEREIN GRANTED.

HRC BELLE LAGO, LLC
BY: HRC DEVELOPMENT, LLC

DAVID VOOTMAN, ASSISTANT VICE PRESIDENT AND ASSISTANT SECRETARY DATE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

ON THIS _____ DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME DAVID VOOTMAN, ASSISTANT VICE PRESIDENT AND ASSISTANT SECRETARY OF HRC BELLE LAGO, LLC BY HRC DEVELOPMENT, LLC WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

_____
NOTARY PUBLIC

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

THIS PLAT OF BELLE LAGO SOUTH (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE BELLEVUE CITY PLANNING COMMISSION.

_____
CHAIRMAN OF CITY PLANNING COMMISSION DATE

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN BELLE LAGO SOUTH (THE LOTS NUMBERED AS SHOWN), A TRACT OF LAND LOCATED IN LOTS 20 THRU 22, OUTLOTS "B", "D" AND "H", BELLE LAGO, A SUBDIVISION LOCATED IN PART OF THE NW1/4 OF SECTION 08 ALSO WITH THE SE1/4 OF THE NW1/4 OF SECTION 08, ALL LOCATED IN TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SE1/4 OF THE NW1/4 OF SECTION 08, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 2, GLENN MILLER ADDITION, A SUBDIVISION LOCATED IN SAID NW1/4 OF SECTION 08, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID OUTLOT "G", BELLE LAGO; THENCE N42°31'30"W (ASSUMED BEARING) ALONG THE WEST LINE OF THE NE1/4 OF THE NW1/4 OF SECTION 08, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 22, OUTLOTS "B" AND "G", BELLE LAGO, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 2, MILLER ADDITION, SAID LINE ALSO BEING THE EAST LINE OF LOT 1, SAID MILLER ADDITION. SAID LINE ALSO BEING THE EAST LINE OF OUTLOT "D", SAID BELLE LAGO, A DISTANCE OF 1656.82 FEET TO THE NORTHWEST CORNER OF SAID LOT 22, BELLE LAGO; SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID OUTLOT "D", BELLE LAGO. SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LEAWOOD DRIVE. THENCE ALONG THE NORTHERLY LINE OF SAID LOTS 20 THRU 22, BELLE LAGO, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF LEAWOOD DRIVE ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 415.00 FEET, A DISTANCE OF 82.53 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S19°36'12"E, A DISTANCE OF 82.53 FEET; (2) THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 125.00 FEET, A DISTANCE OF 71.47 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N64°13'14"E, A DISTANCE OF 70.53 FEET TO THE NORTHEAST CORNER OF SAID LOT 20, BELLE LAGO; SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 19, SAID BELLE LAGO; THENCE S17°28'21"E ALONG THE EASTERLY LINE OF SAID LOT 20, BELLE LAGO, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 19, BELLE LAGO, A DISTANCE OF 141.06 FEET TO THE SOUTHEAST CORNER OF SAID LOT 20, BELLE LAGO, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 19, BELLE LAGO, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF SAID OUTLOT "B", BELLE LAGO; THENCE ALONG SAID NORTHERLY LINE OF OUTLOT "B", BELLE LAGO, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOT 19, BELLE LAGO, SAID LINE ALSO BEING THE EASTERLY LINE OF LOTS 15 THRU 18, SAID BELLE LAGO ON THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) THENCE N64°43'39"E, A DISTANCE OF 80.35 FEET; (2) THENCE N47°28'25"E, A DISTANCE OF 102.50 FEET; (3) THENCE N21°46'34"E, A DISTANCE OF 176.90 FEET TO THE NORTHEAST CORNER OF SAID LOT 15, BELLE LAGO; THENCE N67°58'10"W ALONG SAID NORTHERLY LINE OF OUTLOT "B", SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 15, BELLE LAGO, A DISTANCE OF 124.22 FEET TO THE NORTHWEST CORNER OF SAID LOT 15, BELLE LAGO, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 44TH AVENUE. THENCE ALONG SAID NORTHERLY LINE OF SAID OUTLOT "B", BELLE LAGO, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH 44TH AVENUE ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE N22°01'50"E, A DISTANCE OF 7.12 FEET; (2) THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 175.00 FEET, A DISTANCE OF 17.91 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N19°05'57"E, A DISTANCE OF 17.90 FEET TO THE SOUTHWEST CORNER OF LOT 14, SAID BELLE LAGO; THENCE S67°58'10"E ALONG SAID NORTHERLY LINE OF OUTLOT "B", BELLE LAGO, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOT 14, BELLE LAGO, A DISTANCE OF 125.02 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14, BELLE LAGO; THENCE ALONG SAID NORTHERLY LINE OF OUTLOT "B", BELLE LAGO, SAID LINE ALSO BEING THE SOUTHERLY LINE OF LOTS 6 THRU 13, SAID BELLE LAGO, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 5, LOTS 2 THRU 4, SAID BELLE LAGO ON THE FOLLOWING FOUR (4) DESCRIBED COURSES: (1) THENCE N22°01'50"E, A DISTANCE OF 35.87 FEET; (2) THENCE N75°46'03"E, A DISTANCE OF 216.32 FEET; (3) THENCE N55°44'48"E, A DISTANCE OF 142.47 FEET; (4) THENCE N42°31'30"W, A DISTANCE OF 268.62 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, BELLE LAGO; SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SCHILLING DRIVE; THENCE N87°17'18"E ALONG SAID NORTHERLY LINE OF OUTLOT "B", BELLE LAGO, SAID LINE ALSO BEING SAID SOUTH RIGHT-OF-WAY LINE OF SCHILLING DRIVE, A DISTANCE OF 50.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 1, SAID BELLE LAGO, THENCE ALONG SAID NORTHERLY LINE OF OUTLOT "B", BELLE LAGO, SAID LINE ALSO BEING SAID WESTERLY LINE OF LOT 1, BELLE LAGO, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOT 1, BELLE LAGO ON THE FOLLOWING FOUR (4) DESCRIBED COURSES: (1) THENCE S02°35'03"E, A DISTANCE OF 284.89 FEET; (2) THENCE S55°44'48"W, A DISTANCE OF 47.00 FEET; (3) THENCE S17°28'21"E, A DISTANCE OF 118.61 FEET; (4) THENCE S81°58'58"E, A DISTANCE OF 206.89 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BELLE LAGO; SAID POINT ALSO BEING ON THE EAST LINE OF SAID OUTLOT "B", BELLE LAGO, SAID POINT ALSO BEING ON THE EAST LINE OF SAID NE1/4 OF THE NW1/4 OF SECTION 08, SAID LINE ALSO BEING THE WEST LINE OF TAX LOT 5 A TRACT LOCATED IN THE NE1/4 OF SAID SECTION 08; THENCE S02°35'03"E ALONG SAID EAST LINE OF OUTLOT "B", BELLE LAGO, SAID LINE ALSO BEING SAID EAST LINE OF THE NE1/4 OF THE NW1/4 OF SECTION 08, SAID LINE ALSO BEING SAID WEST LINE OF SAID TAX LOT 5, A DISTANCE OF 773.84 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "B", SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID SE1/4 OF THE NW1/4 OF SECTION 08; THENCE S02°35'03"E ALONG THE EAST LINE OF SAID SE1/4 OF THE NW1/4 OF SECTION 08, SAID LINE ALSO BEING SAID WEST LINE OF TAX LOT 5, A DISTANCE OF 1,330.37 FEET TO THE SOUTHEAST CORNER OF SAID NW1/4 OF SECTION 08, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TAX LOT 5, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 124, HEARTLAND HILLS, A SUBDIVISION LOCATED IN THE SE1/4 OF SAID SECTION 08. SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1, CLEAR WATER FALLS, A SUBDIVISION LOCATED IN THE SW1/4 OF SAID SECTION 08; THENCE S87°52'38"W ALONG THE SOUTH LINE OF SAID SE1/4 OF THE NW1/4 OF SECTION 08, SAID LINE ALSO BEING THE NORTH LINE OF SAID CLEARWATER FALLS, A DISTANCE OF 1,335.24 FEET TO THE SOUTHWEST CORNER OF SAID SE1/4 OF THE NW1/4 OF SECTION 08; THENCE N02°37'30"W ALONG THE WEST LINE OF SAID SE1/4 OF THE NW1/4 OF SECTION 08, A DISTANCE OF 1,327.88 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 2,854,135 SQUARE FEET OR 65.522 ACRES, MORE OR LESS.

_____
ERIC A. SCHABEN LS-668 DATE

BELLEVUE CITY COUNCIL APPROVAL

THIS PLAT OF BELLE LAGO SOUTH (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF BELLEVUE ON THIS _____ DAY OF _____, _____. APPROVAL OF THIS FINAL PLAT SHALL BECOME NULL AND VOID NINETY (90) DAYS FROM THE DATE OF CITY COUNCIL APPROVAL IF THIS FINAL PLAT IS NOT FILED WITH THE REGISTER OF DEEDS AS PROVIDED IN SECTION 4-10 OF THE CITY OF BELLEVUE SUBDIVISION REGULATIONS.

_____
MAYOR

ATTEST _____

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

_____
COUNTY TREASURER DATE

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF BELLE LAGO SOUTH WAS REVIEWED BY THE THE SARPY COUNTY SURVEYOR'S OFFICE THIS _____ DAY OF _____, 20_____.

_____
COUNTY SURVEYOR / ENGINEER

LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS	
LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
1	13,238	32	10,604	63	9,166	94	8,750
2	8,480	33	11,373	64	9,166	95	8,750
3	8,480	34	11,323	65	9,166	96	12,836
4	8,480	35	9,974	66	8,875	97	11,437
5	8,480	36	9,973	67	11,371	98	9,249
6	8,480	37	9,972	68	12,956	99	8,750
7	8,480	38	9,971	69	9,166	100	9,204
8	8,480	39	9,970	70	9,417	101	11,796
9	8,106	40	9,968	71	9,417	102	10,968
10	7,227	41	9,967	72	9,417	103	17,258
11	7,148	42	9,966	73	13,254	104	10,000
12	7,058	43	9,965	74	8,750	105	10,000
13	8,968	44	9,964	75	8,750	106	10,000
14	8,879	45	9,962	76	8,750	107	10,000
15	8,790	46	9,961	77	9,822	108	12,132
16	8,750	47	11,684	78	10,605	109	8,807
17	8,750	48	14,175	79	11,169	110	10,792
18	8,750	49	9,450	80	8,828	111	12,806
19	8,750	50	9,450	81	8,763	112	12,808
20	7,956	51	9,450	82	8,763	113	17,313
21	7,077	52	10,843	83	8,769	114	13,230
22	7,020	53	14,108	84	9,214	115	10,066
23	7,020	54	21,560	85	12,750	116	10,058
24	7,722	55	14,664	86	8,763	117	10,031
25	8,242	56	10,609	87	8,763	118	13,165
26	8,500	57	11,111	88	8,763	119	17,564
27	7,020	58	12,308	89	8,763	120	14,437
28	7,221	59	9,424	90	11,114	121	18,843
29	11,600	60	9,361	91	8,525		
30	11,369	61	10,387	92	10,985		
31	13,573	62	9,708	93	8,580		

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
3. ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF CENTERLINE.
4. ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
5. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT TWELVE AND HALF FEET (12.5) FADE FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
6. A PERMANENT STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOTS "A", "D", "E" & "G". OUTLOTS "A", "D", "E" & "G" SHALL BE OWNED BY THE SANITARY AND IMPROVEMENT DISTRICT & SHALL BE TRANSFERRED TO THE HOMEOWNERS ASSOCIATION PRIOR TO ANNEXATION.
7. OUTLOTS "B", & "F" ARE TO BE USED FOR A PERMANENT PSCMP BASIN, A PERMANENT STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOTS "B", & "F". OUTLOTS "B", & "F" SHALL BE OWNED BY THE SANITARY AND IMPROVEMENT DISTRICT & SHALL BE TRANSFERRED TO THE HOMEOWNERS ASSOCIATION PRIOR TO ANNEXATION.
8. OUTLOT "C" SHALL BE USED AS A GRADING & BUFFER EASEMENT. OUTLOT "C" SHALL BE OWNED BY THE DEVELOPER.
9. LOT 1 DRIVEWAY SHALL ONLY HAVE ACCESS TO LEAWOOD DRIVE.
10. LOT 20 DRIVEWAY SHALL ONLY HAVE ACCESS TO S. 44TH AVENUE.
11. LOTS 24, 25, 31, AND 77 DRIVEWAYS SHALL ONLY HAVE ACCESS TO LOCKINGGLASS DRIVE.
12. LOTS 33, 34, AND 103 DRIVEWAYS SHALL ONLY HAVE ACCESS TO S. 42ND AVENUE.
13. LOTS 73 AND 78 DRIVEWAYS SHALL ONLY HAVE ACCESS TO S. 43RD AVENUE.
14. LOTS 90, 92, 108, 110, 114, AND 118 DRIVEWAYS SHALL ONLY HAVE ACCESS TO PINEHILL ROAD.
15. LOT 122 DRIVEWAY SHALL ONLY HAVE ACCESS TO S. 43RD STREET.
16. NO ON-STREET PARKING WILL BE ALLOWED ON EITHER SIDE OF S. 44TH AVENUE.

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
10836 Old Mill Road, Suite 300 Omaha, NE 68154
Phone: 402.895.4700 Fax: 402.895.7311
www.eacg.com
E & A CONSULTING GROUP, INC.
Engineering Answers

BELLE LAGO SOUTH
LOTS 1 THRU 121 & OUTLOTS "A" THRU "G" INCLUSIVE
BELLEVUE, NEBRASKA

FINAL PLAT

Job No.	F2018.000.00	Revision	
Date	03-20-2018	Date	Description
Designed By	MKB		
Drawn By	TPG		
Scale	1" = 100'		
Sheet	1 of 3		

SCHEMATIC FILE NAME: G:\Projects\2018\F2018.000.00 Belle Lago South\Final Plat\F2018.000.00.dwg

FIRST AMENDMENT TO SUBDIVISION AGREEMENT OF BELLE LAGO

This First Amendment to Subdivision Agreement ("Amendment") is made this _____ day of _____, 2019 ("Effective Date"), by and among HRC Belle Lago, Inc., a Nebraska corporation ("Developer"), Sanitary and Improvement District No. 325 of Sarpy County, Nebraska, a Nebraska political subdivision ("District"), and The City of Bellevue, a municipal corporation of the first class ("City").

W I T N E S S E T H:

WHEREAS, the Parties hereto entered into a Subdivision Agreement ("Agreement") for the Belle Lago subdivision on the ____ day of _____, 2019,

WHEREAS, the District and Developer desire to plat additional property adjacent to Belle Lago to be known as Lots 1-121 and Outlots "A" through "G", Belle Lago South. SID 325 shall annex Belle Lago South into the existing boundary of SID 325. District and Developer shall construct, install and locate certain public improvements within the development area; and

WHEREAS, the development area is outside the incorporated limits of City but within the City's zoning and platting jurisdiction thereby necessitating City's review and approval of the desired improvements.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, THE PARTIES HERETO AGREE AS FOLLOWS:

1. The Agreement shall be amended by adding to the following exhibits, to-wit:

Exhibit "A-1", Final Plat, Belle Lago South
Exhibit "B" Paving Exhibit
Exhibit "B-1", Storm Sewer Exhibit
Exhibit "B-2", Trail Exhibit
Exhibit "B-3", Water Exhibit
Exhibit "C", Sanitary Sewer Exhibit

2. Developer shall contribute $ 55,693.70 to the Park Development Fund for Belle Lago South calculated as 65.522 acres x $850 per acre prior to the filing of the final plat. A trail credit shall be refunded in the amount of $19,656.60 to the developer from the city upon installation of the trails as per Exhibit "B-2."

3. District shall pay to the City $ 26,379 , calculated as 1% of the estimated public improvement costs, concurrent with the City's approval of the plans and specifications for the Public Improvements of Belle Lago South, as reimbursement for any costs incurred by the City for review of this Agreement and all actions undertaken by the City in connection with the adoption of this agreement and the development contemplated thereby; provided, however, District shall not be

permitted to generally obligate, in the aggregate, an amount exceeding thirty percent (30%) of the fee paid.

4. The construction of a trail along Lookingglass Drive and S 44th Avenue shall be constructed at the same time as the initial public improvements. The trail along S 44th Avenue may be indicated in either option included in Exhibit "B-2". The trails shall comply with all planning requirements as indicated on Exhibit "B-2". The cost of said improvement may be a general obligation of the District.

5. The construction of trail within Outlot 'A' shall be constructed within two years of the initial public improvements as outlined herein. The cost of said improvement may be a general obligation of the District.

6. The cost of the acquisition of the right-of-way for the extension of Lookingglass Drive to the west and S. 45th Street to the south may be a general obligation of the District.

7. In the event that an agreement cannot be completed with Maalreo, LLC, landowner to the west, for the property required for the construction of Lookingglass Drive to the west and S 45th Street to the south, the District shall proceed with the acquisition of the ground through process of eminent domain in accordance with all applicable laws, statutes and ordinances. The City shall not be responsible or liable for any fees or costs associated with this process.

8. The City of Bellevue shall not issue building permits within Belle Lago South until such time as the connection to S 45th Street is under contract and bonded.

9. Developer agrees that no on street parking will be allowed on either side of S. 44th Avenue.

10. Developer shall provide to the City Engineer along with the final plat GIS deliverables for the area to be developed conforming to the requirements of the Sarpy County GIS Department. All pertinent GIS information for storm and sanitary sewer infrastructure shall be provided including, but not limited to: manhole type, diameter, rim and invert elevations, inlet type, size, rim/intake and invert elevations, pipe type, size, invert elevations, slope, and stubout locations, etc. Once the construction of the infrastructure is complete, as-built information shall be provided including mylars, CAD drawings, Adobe PDF files, and updated GIS information.

All other terms and conditions of the Agreement shall remain in full force and effect.

CITY OF BELLEVUE

Date: _____

By:_____
Mayor

ATTEST:

APPROVED AS TO FORM:

_____
City Clerk

By:_____
Attorney for City of Bellevue

SANITARY AND IMPROVEMENT DISTRICT NO. 325 OF SARPY COUNTY, NEBRASKA

Date: _____

By:_____
Chairman

ATTEST:

APPROVED AS TO FORM:

_____
Clerk

By:_____
Attorney for SID #325

THE HOME COMPANY, INC.

Date: _____

By:_____
Dave Vogtman, Managing Member

APPROVED AS TO FOR

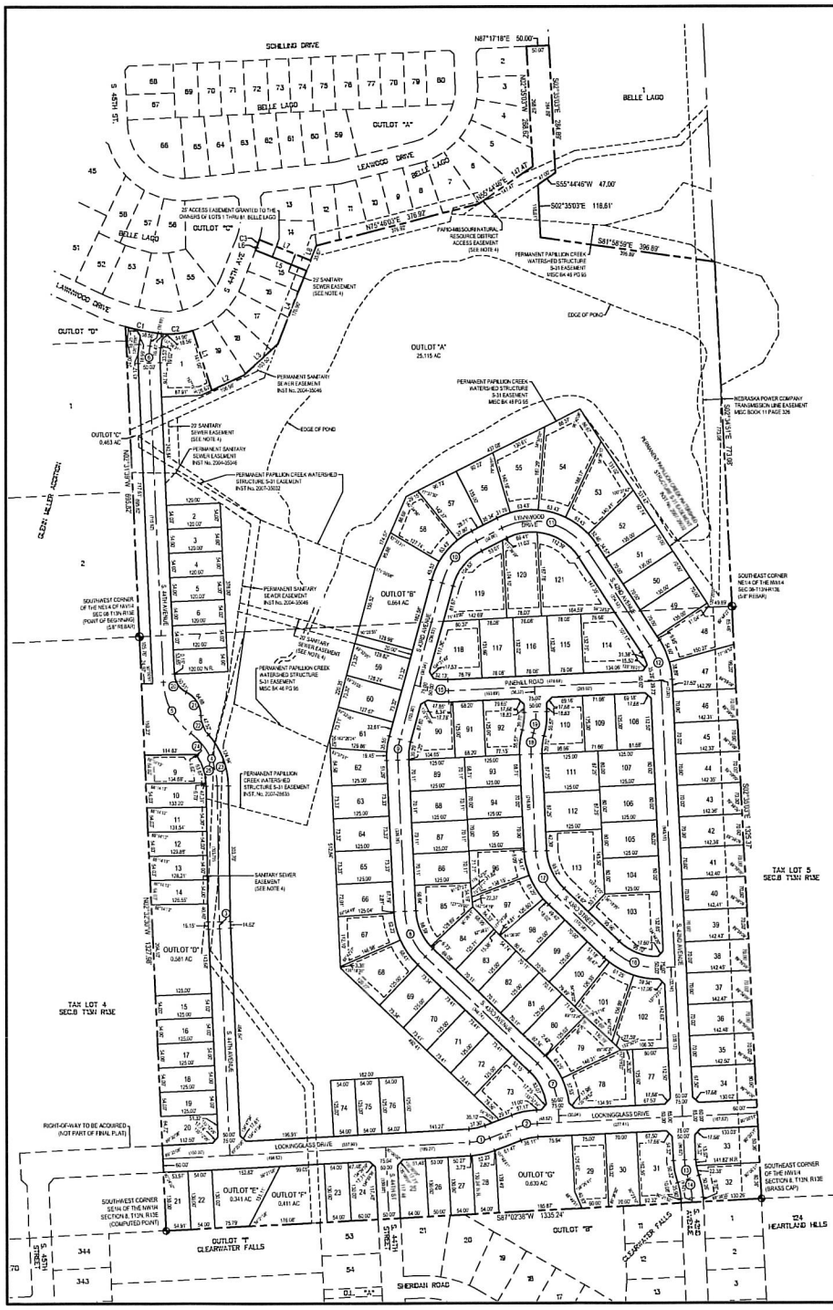
By:_____

Attorney for Developer

BELLE LAGO SOUTH

LOTS 1 THRU 121 & OUTLOTS "A" THRU "Q" INCLUSIVE

A TRACT OF LAND LOCATED IN LOTS 20 THRU 22, OUTLOTS "B", "G" AND "H", BELLE LAGO, A SUBDIVISION LOCATED IN PART OF THE NW1/4 OF SECTION 08, TOGETHER WITH A TRACT OF LAND LOCATED IN THE SE1/4 OF THE NW1/4 OF SECTION 08, ALL LOCATED IN TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
L1	S37°28'21"E	141.06'
L2	N64°43'39"E	80.35'
L3	N47°28'25"E	103.50'
L4	N21°46'34"E	176.90'
L5	N67°58'10"W	124.22'
L6	N02°01'50"E	7.17'
L7	S67°58'10"E	125.00'
L8	N21°46'34"E	39.87'

BOUNDARY CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	415.00'	82.53'	S19°00'10"E	82.53
C2	125.00'	71.43'	N64°13'16"E	70.93
C3	125.00'	17.91'	N19°05'55"E	17.90'

CENTERLINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	150.00'	46.62	23.50'	17°48'42"
2	150.00'	47.64	24.02'	18°11'54"
3	500.00	15.38	7.69'	1°45'47"
4	150.00'	137.15	73.79'	52°37'12"
5	150.00'	132.57	70.91'	50°38'16"
6	200.00'	38.33'	19.22'	11°58'46"
7	150.00'	114.38	60.13'	43°41'25"
8	150.00'	114.38	60.13'	43°41'25"
9	150.00'	47.15	23.77'	18°00'31"
10	150.00'	125.80	66.96'	48°03'02"
11	150.00'	218.16'	133.48'	83°19'52"
12	150.00'	80.14'	41.05'	30°36'30"
13	150.00'	43.13	21.72	16°28'33"
14	150.00'	43.08	21.69'	16°27'18"
15	150.00'	47.15	23.77'	18°00'31"
16	150.00'	121.24	64.15	46°18'35"
17	150.00'	114.38	60.13	43°41'25"
18	150.00'	47.63	24.02	18°11'42"
19	150.00'	47.63	24.02	18°11'42"

RIGHT-OF-WAY CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
20	47.50'	50.66'	28.04'	61°08'24"
21	59.50'	64.68'	35.90'	62°17'13"
22	67.50'	47.52	24.73'	40°20'11"
23	175.00'	124.94	65.27'	40°54'21"
24	67.50'	4.62'	2.31'	3°55'15"
25	125.00'	70.57'	36.25'	32°20'49"

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- EXIST. SECTION CORNER
- EXIST. SECTION LINES
- EXIST. PROPERTY LINES
- EXIST. EASEMENTS

100 0 100

1 inch = 100 ft.

RG-55-PS ZONING SETBACK TABLE	
FRONT YARD	25'
SIDE YARD	5'
STREET SIDE YARD	15'
REAR YARD	30'

LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS	
LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
1	13,236	32	10,804	63	9,996	94	8,750
2	8,480	33	11,373	64	9,998	95	8,750
3	8,480	34	11,323	65	9,998	96	10,636
4	8,480	35	9,974	66	8,875	97	11,437
5	8,480	36	9,973	67	11,371	98	9,249
6	8,480	37	9,972	68	12,556	99	8,750
7	8,480	38	9,971	69	9,158	100	8,204
8	8,480	39	9,910	70	9,157	101	11,196
9	8,136	40	9,908	71	9,177	102	15,968
10	7,237	41	9,967	72	9,177	103	17,258
11	7,148	42	9,966	73	13,254	104	10,000
12	7,058	43	9,965	74	8,750	105	10,000
13	6,968	44	9,964	75	8,750	106	10,000
14	6,879	45	9,962	76	8,750	107	10,000
15	6,750	46	9,961	77	9,822	108	10,132
16	6,750	47	11,884	78	15,665	109	8,957
17	6,750	48	14,175	79	11,169	110	10,782
18	6,750	49	9,450	80	8,828	111	12,906
19	6,750	50	9,450	81	8,763	112	12,906
20	7,306	51	9,450	82	8,763	113	17,813
21	7,027	52	10,843	83	8,769	114	15,230
22	7,020	53	14,758	84	9,214	115	12,086
23	7,020	54	21,580	85	12,700	116	12,056
24	7,722	55	14,664	86	8,763	117	10,031
25	8,242	56	10,809	87	8,763	118	13,165
26	8,500	57	11,111	88	8,763	119	17,564
27	7,020	58	12,308	89	8,763	120	14,437
28	7,201	59	9,424	90	11,444	121	19,840
29	11,990	60	9,381	91	8,515		
30	11,269	61	10,287	92	10,698		
31	13,573	62	9,708	93	8,569		

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, HRC BELLE LAGO, LLC BY HRC DEVELOPMENT, LLC OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN. SAID SUBDIVISION TO BE HEREAFTER KNOWN AS BELLE LAGO SOUTH (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AVENUES AND CIRCLES AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE: OMAHA PUBLIC POWER DISTRICT (OPPD), COX COMMUNICATIONS, AND CENTURYLINK ACROSS FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION, THE SIXTEEN (16) FOOT WIDE EASEMENT MAY BE REDUCED TO EIGHT (8) FEET WIDE WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID OR RIGHTS HEREIN GRANTED.

HRC BELLE LAGO, LLC
BY: HRC DEVELOPMENT, LLC

DAVID VOOTMAN, ASSISTANT VICE PRESIDENT AND ASSISTANT SECRETARY DATE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

ON THIS _____ DAY OF _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME DAVID VOOTMAN, ASSISTANT VICE PRESIDENT AND ASSISTANT SECRETARY OF HRC BELLE LAGO, LLC BY HRC DEVELOPMENT, LLC WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

_____
NOTARY PUBLIC

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

THIS PLAT OF BELLE LAGO SOUTH (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE BELLEVUE CITY PLANNING COMMISSION.

_____
CHAIRMAN OF CITY PLANNING COMMISSION DATE

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
3. ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF CENTERLINE.
4. ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
5. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT TWELVE AND HALF FEET (12.5) FADE FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
6. A PERMANENT STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOTS "A", "D", "E", & "G". OUTLOTS "A", "D", "E" & "G" SHALL BE OWNED BY THE SANITARY AND IMPROVEMENT DISTRICT & SHALL BE TRANSFERRED TO THE HOMEOWNERS ASSOCIATION PRIOR TO ANNEXATION.
7. OUTLOTS "B", & "F" ARE TO BE USED FOR A PERMANENT PCSMP BASIN, A PERMANENT STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOTS "B", & "F". OUTLOTS "B", & "F" SHALL BE OWNED BY THE SANITARY AND IMPROVEMENT DISTRICT & SHALL BE TRANSFERRED TO THE HOMEOWNERS ASSOCIATION PRIOR TO ANNEXATION.
8. OUTLOT "C" SHALL BE USED AS A GRADING & BUFFER EASEMENT. OUTLOT "C" SHALL BE OWNED BY THE DEVELOPER.
9. LOT 1 DRIVEWAY SHALL ONLY HAVE ACCESS TO LANWOOD DRIVE.
10. LOT 20 DRIVEWAY SHALL ONLY HAVE ACCESS TO S. 44TH AVENUE.
11. LOTS 24, 25, 31, AND 77 DRIVEWAYS SHALL ONLY HAVE ACCESS TO LOCKING GLASS DRIVE.
12. LOTS 33, 34, AND 103 DRIVEWAYS SHALL ONLY HAVE ACCESS TO S. 42ND AVENUE.
13. LOTS 73 AND 76 DRIVEWAYS SHALL ONLY HAVE ACCESS TO S. 43RD AVENUE.
14. LOTS 90, 92, 108, 110, 119, AND 118 DRIVEWAYS SHALL ONLY HAVE ACCESS TO PINEHILL ROAD.
15. LOT 102 DRIVEWAY SHALL ONLY HAVE ACCESS TO S. 43RD STREET.
16. NO ON-STREET PARKING WILL BE ALLOWED ON EITHER SIDE OF S. 44TH AVENUE.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE PLAT AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN BELLE LAGO SOUTH (THE LOTS NUMBERED AS SHOWN), A TRACT OF LAND LOCATED IN LOTS 20 THRU 22, OUTLOTS "B", "G" AND "H", BELLE LAGO, A SUBDIVISION LOCATED IN PART OF THE NW1/4 OF SECTION 08 ALONG WITH THE SE1/4 OF THE NW1/4 OF SECTION 08, ALL LOCATED IN TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SE1/4 OF THE NW1/4 OF SECTION 08, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 2, GLENN MILLER ADDITION, A SUBDIVISION LOCATED IN SAID NW1/4 OF SECTION 08; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID OUTLOT "D", BELLE LAGO; THENCE N02°31'31"W (ASSUMED BEARING) ALONG THE WEST LINE OF THE NE1/4 OF THE NW1/4 OF SECTION 08, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 22, OUTLOTS "F" AND "D", BELLE LAGO, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 2, MILLER ADDITION, SAID LINE ALSO BEING THE EAST LINE OF LOT 1, SAID MILLER ADDITION, SAID LINE ALSO BEING THE EAST LINE OF OUTLOT "D", SAID BELLE LAGO, A DISTANCE OF 895.82 FEET TO THE NORTHWEST CORNER OF SAID LOT 22, BELLE LAGO, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID OUTLOT "D", BELLE LAGO; SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LANWOOD DRIVE; THENCE ALONG THE NORTHERLY LINE OF SAID LOTS 20 THRU 22, BELLE LAGO, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF LANWOOD DRIVE ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 475.00 FEET, A DISTANCE OF 82.53 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S19°00'10"E, A DISTANCE OF 82.53 FEET; (2) THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 175.00 FEET, A DISTANCE OF 71.43 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N64°13'16"E, A DISTANCE OF 70.93 FEET TO THE NORTHEAST CORNER OF SAID LOT 20, BELLE LAGO, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 18, SAID BELLE LAGO; THENCE S17°28'21"E ALONG THE EASTERLY LINE OF SAID LOT 20, BELLE LAGO, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 18, BELLE LAGO, A DISTANCE OF 141.06 FEET TO THE SOUTHEAST CORNER OF SAID LOT 20, BELLE LAGO, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 18, BELLE LAGO, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF SAID OUTLOT "B", BELLE LAGO; THENCE ALONG SAID NORTHERLY LINE OF OUTLOT "B", BELLE LAGO, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOT 18, BELLE LAGO, SAID LINE ALSO BEING THE EASTERLY LINE OF LOTS 15 THRU 18, SAID BELLE LAGO ON THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) THENCE N64°43'39"E, A DISTANCE OF 80.35 FEET; (2) THENCE N47°28'25"E, A DISTANCE OF 103.50 FEET; (3) THENCE N21°46'34"E, A DISTANCE OF 176.90 FEET TO THE NORTHEAST CORNER OF SAID LOT 15, BELLE LAGO; THENCE N67°58'10"W ALONG SAID NORTHERLY LINE OF OUTLOT "B", SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 15, BELLE LAGO, A DISTANCE OF 124.22 FEET TO THE NORTHWEST CORNER OF SAID LOT 15, BELLE LAGO, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 44TH AVENUE; THENCE ALONG SAID NORTHERLY LINE OF SAID OUTLOT "B", BELLE LAGO, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH 44TH AVENUE ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE N02°01'50"E, A DISTANCE OF 7.17 FEET; (2) THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 175.00 FEET, A DISTANCE OF 17.91 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N19°05'55"E, A DISTANCE OF 17.90 FEET TO THE SOUTHWEST CORNER OF LOT 14, SAID BELLE LAGO; THENCE S67°58'10"E ALONG SAID NORTHERLY LINE OF OUTLOT "B", BELLE LAGO, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOT 14, BELLE LAGO, A DISTANCE OF 125.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14, BELLE LAGO; THENCE ALONG SAID NORTHERLY LINE OF OUTLOT "B", BELLE LAGO, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 14, BELLE LAGO, SAID LINE ALSO BEING THE SOUTHERLY LINE OF LOT 13, SAID BELLE LAGO, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOTS 5, LOTS 2 THRU 4, SAID BELLE LAGO ON THE FOLLOWING FOUR (4) DESCRIBED COURSES: (1) THENCE N21°46'34"E, A DISTANCE OF 39.87 FEET; (2) THENCE N11°49'07"E, A DISTANCE OF 39.82 FEET; (3) THENCE N01°44'45"E, A DISTANCE OF 161.47 FEET; (4) THENCE N02°31'03"W, A DISTANCE OF 306.42 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, BELLE LAGO, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SCHILLING DRIVE; THENCE N87°17'18"E ALONG SAID NORTHERLY LINE OF OUTLOT "B", BELLE LAGO, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF SCHILLING DRIVE, A DISTANCE OF 50.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 1, SAID BELLE LAGO, THENCE ALONG SAID NORTHERLY LINE OF OUTLOT "B", BELLE LAGO, SAID LINE ALSO BEING SAID WESTERLY LINE OF LOT 1, BELLE LAGO, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOT 1, BELLE LAGO ON THE FOLLOWING FOUR (4) DESCRIBED COURSES: (1) THENCE S02°35'03"E, A DISTANCE OF 118.61 FEET; (2) THENCE S55°44'46"W, A DISTANCE OF 47.00 FEET; (3) THENCE S37°28'21"E, A DISTANCE OF 118.61 FEET; (4) THENCE S87°58'59"E, A DISTANCE OF 306.89 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BELLE LAGO, SAID POINT ALSO BEING ON THE EAST LINE OF SAID OUTLOT "B", BELLE LAGO, SAID POINT ALSO BEING ON THE EAST LINE OF SAID NE1/4 OF THE NW1/4 OF SECTION 08; SAID LINE ALSO BEING THE WEST LINE OF TAX LOT 5, A TAX LOT LOCATED IN THE NE1/4 OF SAID SECTION 08; THENCE S02°35'03"E ALONG SAID EAST LINE OF OUTLOT "B", BELLE LAGO, SAID LINE ALSO BEING SAID EAST LINE OF THE NE1/4 OF THE NW1/4 OF SECTION 08, SAID LINE ALSO BEING SAID WEST LINE OF SAID TAX LOT 5, A DISTANCE OF 773.09 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "B", SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID SE1/4 OF THE NW1/4 OF SECTION 08; THENCE S02°35'03"E ALONG THE EAST LINE OF SAID SE1/4 OF THE NW1/4 OF SECTION 08, SAID LINE ALSO BEING SAID WEST LINE OF TAX LOT 5, A DISTANCE OF 1,335.37 FEET TO THE SOUTHEAST CORNER OF SAID NW1/4 OF SECTION 08, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TAX LOT 5, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 124, HEARTLAND HILLS, A SUBDIVISION LOCATED IN THE SE1/4 OF SAID SECTION 08; SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1, CLEAR WATER FALLS, A SUBDIVISION LOCATED IN THE SW1/4 OF SAID SECTION 08; THENCE S87°02'36"W ALONG THE SOUTH LINE OF SAID SE1/4 OF THE NW1/4 OF SECTION 08, SAID LINE ALSO BEING THE NORTH LINE OF SAID CLEARWATER FALLS, A DISTANCE OF 1,335.24 FEET TO THE SOUTHWEST CORNER OF SAID SE1/4 OF THE NW1/4 OF SECTION 08; THENCE N02°32'20"W ALONG THE WEST LINE OF SAID SE1/4 OF THE NW1/4 OF SECTION 08, A DISTANCE OF 1,327.38 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 2,654,135 SQUARE FEET OR 60.922 ACRES, MORE OR LESS.

_____
ERIC A. SCHABEN LS-468 DATE

BELLEVUE CITY COUNCIL APPROVAL

THIS PLAT OF BELLE LAGO SOUTH (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF BELLEVUE ON THIS _____ DAY OF _____, _____ APPROVAL OF THIS FINAL PLAT SHALL BECOME NULL AND VOID NINETY (90) DAYS FROM THE DATE OF CITY COUNCIL APPROVAL IF THIS FINAL PLAT IS NOT FILED WITH THE REGISTER OF DEEDS AS PROVIDED IN SECTION 4-18 OF THE CITY OF BELLEVUE SUBDIVISION REGULATIONS.

_____
MAYOR

_____
ATTEST

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

_____
COUNTY TREASURER DATE

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF BELLE LAGO SOUTH WAS REVIEWED BY THE THE SARPY COUNTY SURVEYOR'S OFFICE THIS _____ DAY OF _____, 20_____.

_____
COUNTY SURVEYOR / ENGINEER

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
10909 Mill Valley Road, Suite 100 Omaha, NE. 68154
(402) 895-4700 Fax: (402) 895-6211
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E & A CONSULTING GROUP, INC.
Engineering Answers

BELLE LAGO SOUTH
LOTS 1 THRU 121 & OUTLOTS "A" THRU "Q" INCLUSIVE
BELLEVUE, NEBRASKA

EXHIBIT "A"
FINAL PLAT

Proj. No:	2013-0.00-1.00	Revision	Date	Description
Date:	03-25-2014			
Designed By:	MAR			
Drawn By:	TRV			
Scale:	1" = 100'			
Sheet:	1 of 3			

2013-0.00-1.00 A - H:\Projects\2013 Projects\2013-0.00-1.00 Belle Lago South\Exhibit A.dwg

NOTE

1. On street parking is to be restricted on S 44th Avenue.
2. ADA compliant curb ramps will be required at each intersection with a minimum of one pair of ramps crossing the through street and one crossing the stop street.
3. All radii shall be 25' unless otherwise noted.

LEGEND

- 9" - Pavement
- 9" - General Obligation Pavement
- 7" - Pavement
- 7" - General Obligation Pavement
- 5" - Sidewalk
- 10 - Trail
- Double ramp location
- Single ramp location

Proj No:	P2018.090.001
Date:	11/15/2018
Designed By:	MMV
Drawn By:	BMV
Scale:	A5 SHOWN
Sheet:	1 of 1

Revisions		
No.	Date	Description

EXHIBIT B
PAVING

BELLE LAGO SOUTH
BELLEVUE, NEBRASKA

E & A CONSULTING GROUP, INC.
Engineering Answers

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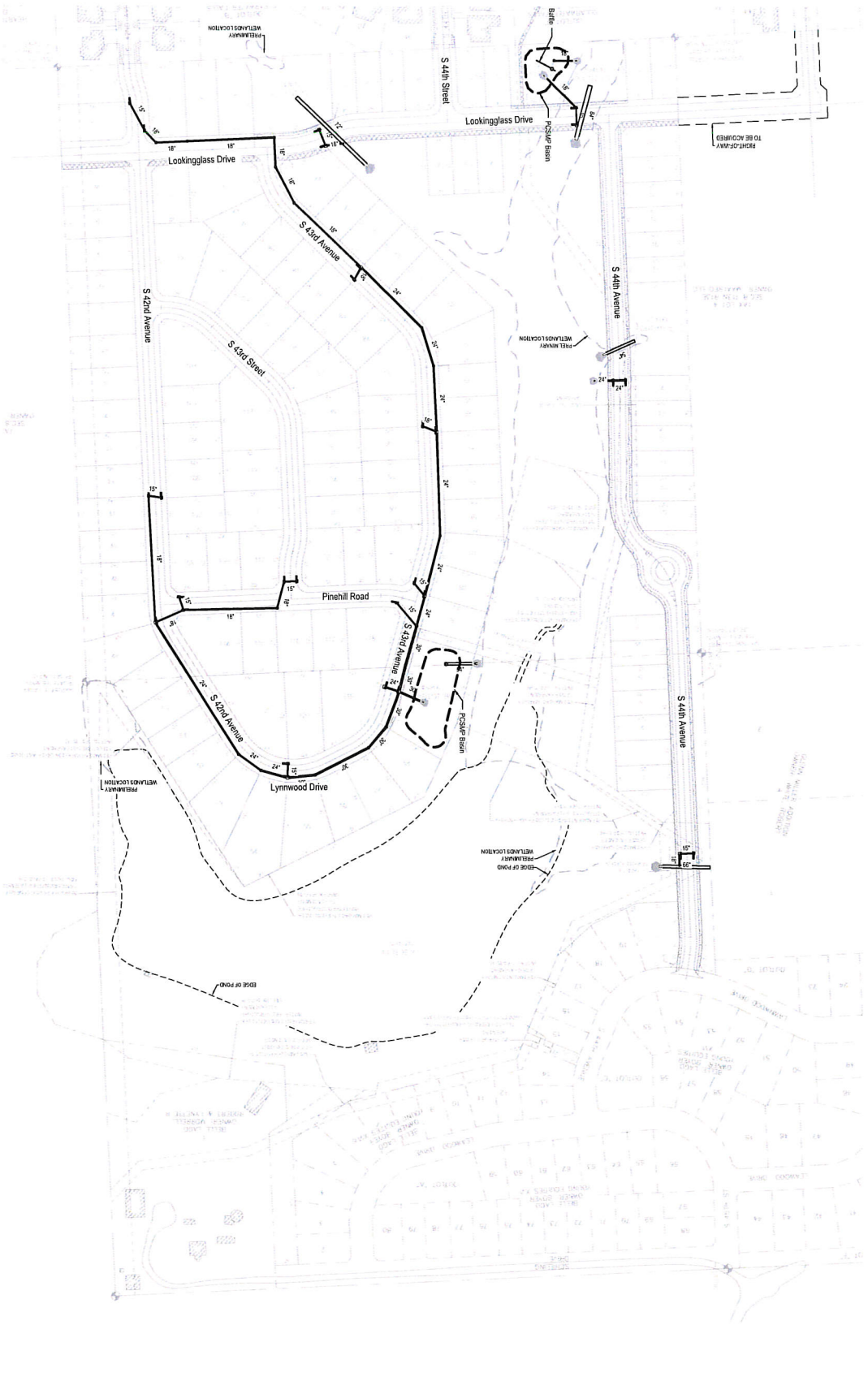

Proj No: P2018.000.001	Revisions		
Date: 11/16/2018	Date	Description	
Designed By: MAW	Date	Description	
Drawn By: BRW			
Scale: AS SHOWN			
Sheet: 1 of 1			

EXHIBIT B-1
STORM SEWER

BELLE LAGO SOUTH

BELLEVUE, NEBRASKA

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Plotted: 11/16/2018 1:10 PM

Proj No.	P2018 090.001
Date	12/19/2018
Designed By	MMW
Drawn By	ASB
Scale	AS SHOWN
Sheet	1 of 1

Revisions		
Mark	Date	Description
1	1/7/2019	Added alternative alignment
2	1/24/2019	Removed note related to O.L.C

EXHIBIT B-2
TRAIL EXHIBIT

BELLE LAGO SOUTH
BELLEVUE, NEBRASKA

E & A CONSULTING GROUP, INC.
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LEGEND

- 10' - Trail at lot frontage
- 10' - Trail at outlot frontage
- 8' - Alternative Trail Location
- 8' - Trail, Desired location
- 5' - Sidewalk

NOTE

1. 10' trail at lot frontage shall be paid 1/2 by lot owner and 1/2 by the S.I.D.

Note: All water mains shall be designed and constructed in accordance with Metropolitan Utilities District Specifications and The Ten State Standards.

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Engineering Answers

BELLE LAGO SOUTH
BELLEVUE, NEBRASKA

EXHIBIT B-3
WATER

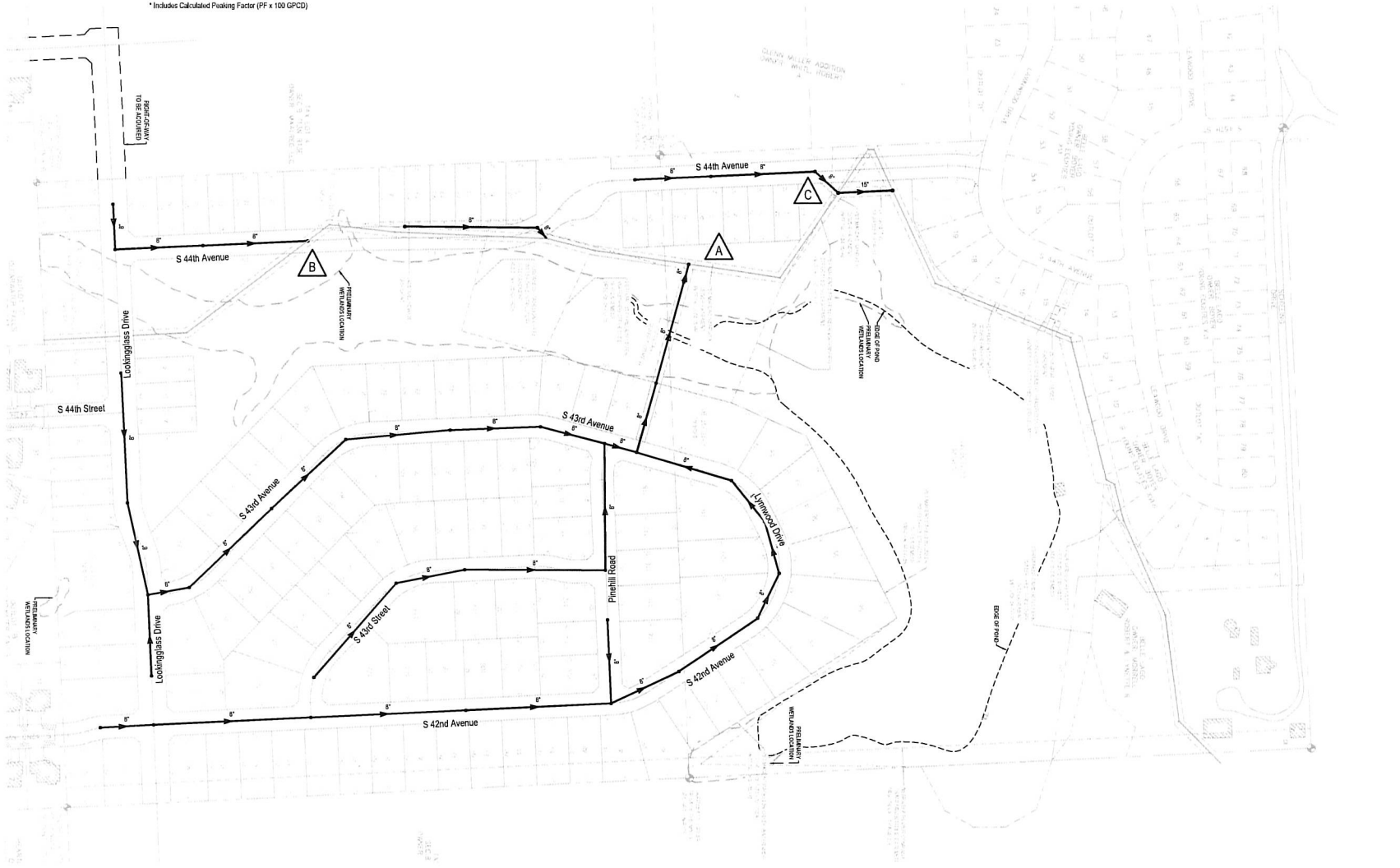
Proj No:	P2018.050.001	Revisions		
Date:	11/12/2018	△	Date	Description
Designed By:	MMV		Date	Description
Drawn By:	BBV			
Scale:	AS SHOWN			
Sheet:	1 of 1			

Plotted: 11/12/2018 1:57 PM I:\Projects\2018\050\01\Engineering\Civil\Exhibits\Exhibit B-3 Water\Exhibit B-3 Water.dwg

SANITARY SEWER IMPACT TABLE

IMPACT POINT	CONTRIBUTING AREA TYPE	AC.	UNITS	CAPITA	BASELINE FLOW (GPCD)	PEAKING FACTOR	PEAK FLOW* (GPCD)	PEAK FLOW* (GPD)	TOTAL PEAK FLOW (CFS)	COMMENTS
A 1			100	267	124	3.30	409.01	109,206	0.169	
B	Lots 15-21 and 2.5 Acres Future Development		15	40	124	3.81	472.43	18,897	0.029	
C			7	19	124	3.86	478.72	9,096	0.014	

* Includes Calculated Peaking Factor (PF x 100 GPCD)



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E & A CONSULTING GROUP, INC.
Engineering Answers

BELLE LAGO SOUTH
BELLEVUE, NEBRASKA

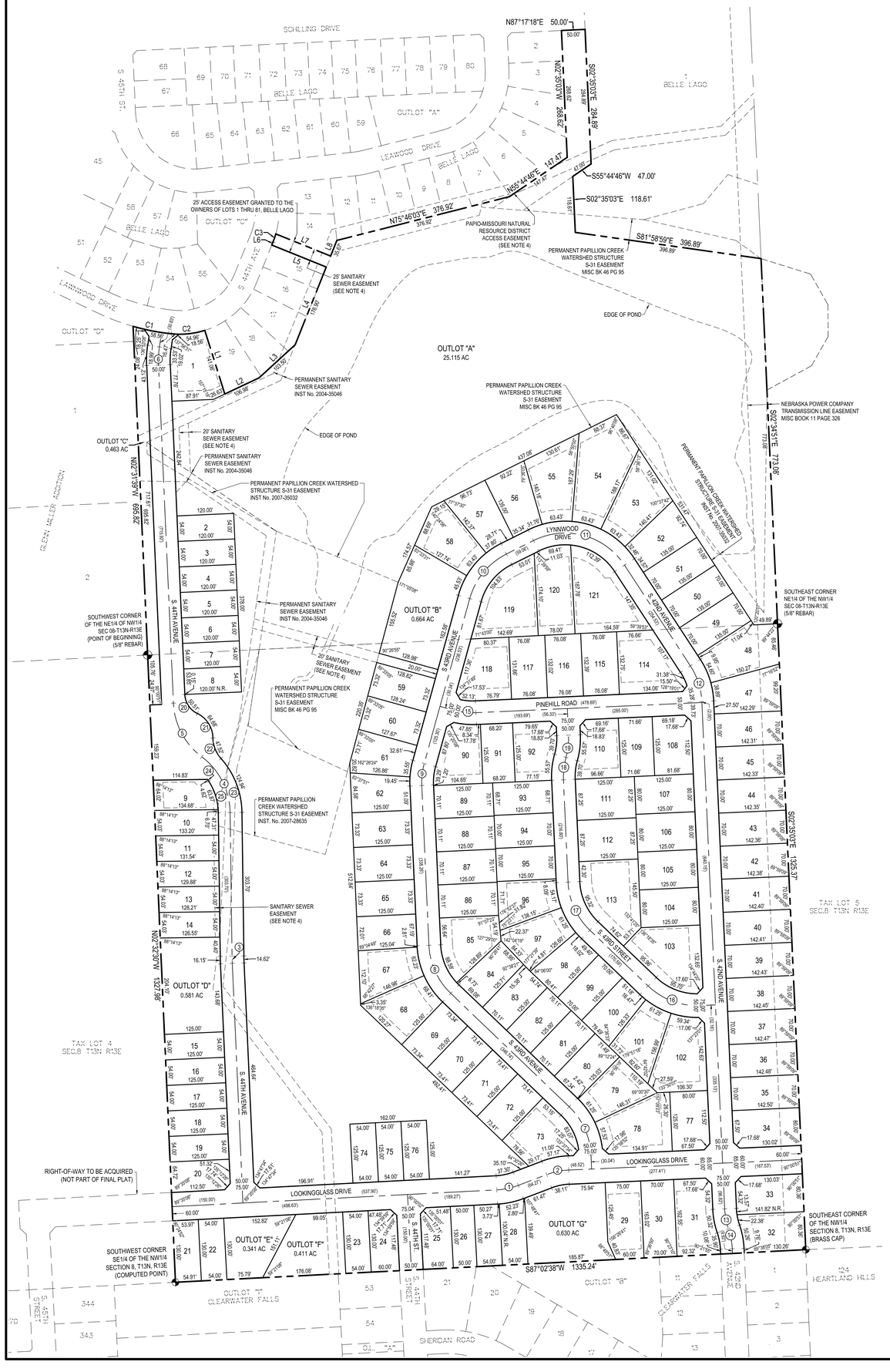
EXHIBIT C
SANITARY SEWER

Proj. No.	P2018.093.001	Revisions	
Date:	11/15/2018	Date	Description
Designed By:	MAW	Date	Description
Drawn By:	BRW		
Scale	AS SHOWN		
Sheet	1 of 1		

BELLE LAGO SOUTH

LOTS 1 THRU 121 & OUTLOTS "A" THRU "G" INCLUSIVE

A TRACT OF LAND LOCATED IN LOTS 20 THRU 22, OUTLOTS "B", "G" AND "H", BELLE LAGO, A SUBDIVISION LOCATED IN PART OF THE NW1/4 OF SECTION 08; TOGETHER WITH A TRACT OF LAND LOCATED IN THE SE1/4 OF THE NW1/4 OF SECTION 08; ALL LOCATED IN TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
L1	S17°28'21"E	141.06'
L2	N64°43'39"E	80.35'
L3	N47°28'25"E	103.50'
L4	N21°46'34"E	176.90'
L5	N67°58'10"W	124.22'
L6	N22°01'50"E	7.12'
L7	S67°58'10"E	125.02'
L8	N21°46'34"E	35.67'

BOUNDARY CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	475.00'	82.63'	41.42'	9°58'04"
C2	175.00'	71.43'	36.22'	23°23'09"
C3	175.00'	17.91'	8.96'	5°51'47"

CENTERLINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	150.00'	46.63'	23.50'	17°48'42"
2	150.00'	47.64'	24.02'	18°11'51"
3	500.00'	15.38'	7.69'	1°45'47"
4	150.00'	137.15'	73.79'	52°23'12"
5	150.00'	132.57'	70.97'	50°38'16"
6	200.00'	38.33'	19.22'	10°58'46"
7	150.00'	114.38'	60.13'	43°41'25"
8	150.00'	114.38'	60.13'	43°41'25"
9	150.00'	47.15'	23.77'	18°00'31"
10	150.00'	125.80'	66.86'	48°03'02"
11	150.00'	218.16'	133.48'	83°19'52"
12	150.00'	80.14'	41.05'	30°36'35"
13	150.00'	43.13'	21.72'	16°28'33"
14	150.00'	43.08'	21.69'	16°27'18"
15	150.00'	47.15'	23.77'	18°00'31"
16	150.00'	121.24'	64.15'	46°18'35"
17	150.00'	114.38'	60.13'	43°41'25"
18	150.00'	47.63'	24.02'	18°11'42"
19	150.00'	47.63'	24.02'	18°11'42"

RIGHT-OF-WAY CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
20	47.50'	50.66'	28.04'	61°06'24"
21	59.50'	64.68'	35.95'	62°17'10"
22	67.50'	47.52'	24.79'	40°20'11"
23	175.00'	124.94'	65.27'	40°54'21"
24	67.50'	4.62'	2.31'	3°55'15"
25	125.00'	70.57'	36.25'	32°20'49"

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- EXIST. SECTION CORNER
- EXIST. SECTION LINES
- EXIST. PROPERTY LINES
- EXIST.EASEMENTS

100 0 100

1 inch = 100 ft.

RG-50-PS ZONING SETBACK TABLE	
FRONT YARD	25'
SIDE YARD	5'
STREET SIDE YARD	15'
REAR YARD	20'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, HRC BELLE LAGO, LLC BY: HRC DEVELOPMENT, LLC; OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS BELLE LAGO SOUTH (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AVENUES AND CIRCLES AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT (OPPD), COX COMMUNICATIONS, AND CENTURYLINK ACROSS FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. THE SIXTEEN (16) FOOT WIDE EASEMENT MAY BE REDUCED TO EIGHT (8) FEET WIDE WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID OR RIGHTS HEREIN GRANTED.

HRC BELLE LAGO, LLC
BY: HRC DEVELOPMENT, LLC

_____
DAVID VOGTMAN, ASSISTANT VICE PRESIDENT AND ASSISTANT SECRETARY DATE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

ON THIS _____DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME DAVID VOGTMAN, ASSITANT VICE PRESIDENT AND ASSITANT SECRETARY OF HRC BELLE LAGO, LLC BY: HRC DEVELOPMENT, LLC WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

_____
NOTARY PUBLIC

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

THIS PLAT OF BELLE LAGO SOUTH (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE BELLEVUE CITY PLANNING COMMISSION.

_____
CHAIRMAN OF CITY PLANNING COMMISSION DATE

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
3. ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF CENTERLINE.
4. ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
5. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT TWELVE AND HALF FEET (12.5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
6. A PERMANENT STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOTS "A", "D", "E" & "G". OUTLOTS "A", "D", "E" & "G SHALL BE OWNED BY THE SANITARY AND IMPROVEMENT DISTRICT & SHALL BE TRANSFERRED TO THE HOMEOWNERS ASSOCIATION PRIOR TO ANNEXATION.
7. OUTLOTS "B", & "F" ARE TO BE USED FOR A PERMANENT PSCMP BASIN. A PERMANENT STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOTS "B", & "F". OUTLOTS "B", & "F" SHALL BE OWNED BY THE SANITARY AND IMPROVEMENT DISTRICT & SHALL BE TRANSFERRED TO THE HOMEOWNERS ASSOCIATION PRIOR TO ANNEXATION.
8. OUTLOT "C" SHALL BE USED AS A GRADING & BUFFER EASEMENT. OUTLOT "C" SHALL BE OWNED BY THE DEVELOPER.
9. LOT 1 DRIVEWAY SHALL ONLY HAVE ACCESS TO LAWNWOOD DRIVE.
10. LOT 20 DRIVEWAY SHALL ONLY HAVE ACCESS TO S. 44TH AVENUE.
11. LOTS 24, 25, 31, AND 77 DRIVEWAYS SHALL ONLY HAVE ACCESS TO LOOKING GLASS DRIVE.
12. LOTS 33, 34, AND 103 DRIVEWAYS SHALL ONLY HAVE ACCESS TO S. 42ND AVENUE.
13. LOTS 73 AND 78 DRIVEWAYS SHALL ONLY HAVE ACCESS TO S. 43RD AVENUE.
14. LOTS 90, 92, 108, 110, 114, AND 118 DRIVEWAYS SHALL ONLY HAVE ACCESS TO PINEHILL ROAD.
15. LOT 102 DRIVEWAY SHALL ONLY HAVE ACCESS TO S. 43RD STREET.
16. ON STREET PARKING IS TO BE RESTRICTED ON EITHER SIDE OF S. 44TH AVENUE.

LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS	
LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
1	13,238	32	10,854	63	9,166	94	8,750
2	6,480	33	11,373	64	9,166	95	8,750
3	6,480	34	11,323	65	9,166	96	10,636
4	6,480	35	9,974	66	8,875	97	11,457
5	6,480	36	9,973	67	11,371	98	9,249
6	6,480	37	9,972	68	12,556	99	8,750
7	6,480	38	9,971	69	9,168	100	9,204
8	6,480	39	9,970	70	9,177	101	11,796
9	8,198	40	9,968	71	9,177	102	15,968
10	7,237	41	9,967	72	9,177	103	17,038
11	7,148	42	9,966	73	13,254	104	10,000
12	7,058	43	9,965	74	6,750	105	10,000
13	6,968	44	9,964	75	6,750	106	10,000
14	6,879	45	9,962	76	6,750	107	10,000
15	6,750	46	9,961	77	9,922	108	10,132
16	6,750	47	11,884	78	15,605	109	8,957
17	6,750	48	14,175	79	11,169	110	10,792
18	6,750	49	9,450	80	8,828	111	10,906
19	6,750	50	9,450	81	8,763	112	10,906
20	7,956	51	9,450	82	8,763	113	17,913
21	7,077	52	10,843	83	8,769	114	15,230
22	7,020	53	14,758	84	9,214	115	10,086
23	7,020	54	21,580	85	12,700	116	10,058
24	7,722	55	14,694	86	8,763	117	10,031
25	8,242	56	10,809	87	8,763	118	13,165
26	6,500	57	11,111	88	8,763	119	17,564
27	7,020	58	12,308	89	8,763	120	14,437
28	7,201	59	9,424	90	11,444	121	19,840
29	11,960	60	9,381	91	8,525		
30	11,395	61	10,387	92	10,698		
31	13,523	62	9,708	93	8,589		

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN BELLE LAGO SOUTH (THE LOTS NUMBERED AS SHOWN). A TRACT OF LAND LOCATED IN LOTS 20 THRU 22, OUTLOTS "B", "G" AND "H", BELLE LAGO, A SUBDIVISION LOCATED IN PART OF THE NW1/4 OF SECTION 08 ALONG WITH THE SE1/4 OF THE NW1/4 OF SECTION 08, ALL LOCATED IN TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SE1/4 OF THE NW1/4 OF SECTION 08, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 2, GLENN MILLER ADDITION, A SUBDIVISION LOCATED IN SAID NW1/4 OF SECTION 08, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID OUTLOT "C", BELLE LAGO, THENCE N02°31'39"W (ASSUMED BEARING) ALONG THE WEST LINE OF THE NE1/4 OF THE NW1/4 OF SECTION 08, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 22, OUTLOTS "B" AND "G", BELLE LAGO, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 2, MILLER ADDITION, SAID LINE ALSO BEING THE EAST LINE OF LOT 1, SAID MILLER ADDITION, SAID LINE ALSO BEING THE EAST LINE OF OUTLOT "D", SAID BELLE LAGO, A DISTANCE OF 695.82 FEET TO THE NORTHWEST CORNER OF SAID LOT 22, BELLE LAGO, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID OUTLOT "D", BELLE LAGO, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LAWNWOOD DRIVE; THENCE ALONG THE NORTHERLY LINE OF SAID LOTS 20 THRU 22, BELLE LAGO, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF LAWNWOOD DRIVE ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 475.00 FEET, A DISTANCE OF 82.63 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S79°06'10"E, A DISTANCE OF 82.53 FEET; (2) THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 175.00 FEET, A DISTANCE OF 71.43 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N84°13'14"E, A DISTANCE OF 70.93 FEET TO THE NORTHEAST CORNER OF SAID LOT 20, BELLE LAGO, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 19, SAID BELLE LAGO; THENCE S17°28'21"E ALONG THE EASTERLY LINE OF SAID LOT 20, BELLE LAGO, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 19, BELLE LAGO, A DISTANCE OF 141.06 FEET TO THE SOUTHEAST CORNER OF SAID LOT 20, BELLE LAGO, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 19, BELLE LAGO, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF SAID OUTLOT "B", BELLE LAGO; THENCE ALONG SAID NORTHERLY LINE OF OUTLOT "B", BELLE LAGO, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOT 19, BELLE LAGO, SAID LINE ALSO BEING THE EASTERLY LINE OF LOTS 15 THRU 18, SAID BELLE LAGO ON THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) THENCE N64°43'39"E, A DISTANCE OF 80.35 FEET; (2) THENCE N47°28'25"E, A DISTANCE OF 103.50 FEET; (3) THENCE N21°46'34"E, A DISTANCE OF 176.90 FEET TO THE NORTHEAST CORNER OF SAID LOT 15, BELLE LAGO; THENCE N67°58'10"W ALONG SAID NORTHERLY LINE OF OUTLOT "B", SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 15, BELLE LAGO, A DISTANCE OF 124.22 FEET TO THE NORTHWEST CORNER OF SAID LOT 15, BELLE LAGO, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 44TH AVENUE; THENCE ALONG SAID NORTHERLY LINE OF SAID OUTLOT "B", BELLE LAGO, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH 44TH AVENUE ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE N22°01'50"E, A DISTANCE OF 7.12 FEET; (2) THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 175.00 FEET, A DISTANCE OF 17.91 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N19°00'57"E, A DISTANCE OF 17.90 FEET TO THE SOUTHWEST CORNER OF LOT 14, SAID BELLE LAGO; THENCE S67°58'10"E ALONG SAID NORTHERLY LINE OF OUTLOT "B", BELLE LAGO, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOT 14, BELLE LAGO, A DISTANCE OF 125.02 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14, BELLE LAGO; THENCE ALONG SAID NORTHERLY LINE OF OUTLOT "B", BELLE LAGO, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 14, BELLE LAGO, SAID LINE ALSO BEING THE SOUTHERLY LINE OF LOTS 5 THRU 12, SAID BELLE LAGO, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 5, LOTS 2 THRU 4, SAID BELLE LAGO ON THE FOLLOWING FOUR (4) DESCRIBED COURSES: (1) THENCE N21°46'34"E, A DISTANCE OF 35.67 FEET; (2) THENCE N75°46'03"E, A DISTANCE OF 376.92 FEET; (3) THENCE N55°44'46"E, A DISTANCE OF 147.47 FEET; (4) THENCE N02°35'03"W, A DISTANCE OF 268.62 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, BELLE LAGO, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SCHILLING DRIVE; THENCE N87°17'18"E ALONG SAID NORTHERLY LINE OF OUTLOT "B", BELLE LAGO, SAID LINE ALSO BEING SAID SOUTH RIGHT-OF-WAY LINE OF SCHILLING DRIVE, A DISTANCE OF 50.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 1, SAID BELLE LAGO, THENCE ALONG SAID NORTHERLY LINE OF OUTLOT "B", BELLE LAGO, SAID LINE ALSO BEING SAID WESTERLY LINE OF LOT 1, BELLE LAGO, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOT 1, BELLE LAGO ON THE FOLLOWING FOUR (4) DESCRIBED COURSES: (1) THENCE S02°35'03"E, A DISTANCE OF 284.89 FEET; (2) THENCE S55°44'46"W, A DISTANCE OF 47.00 FEET; (3) THENCE 02°35'03"E, A DISTANCE OF 118.61 FEET; (4) THENCE S81°58'59"E, A DISTANCE OF 396.89 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BELLE LAGO, SAID POINT ALSO BEING ON THE EAST LINE OF SAID OUTLOT "B", BELLE LAGO, SAID POINT ALSO BEING ON THE EAST LINE OF SAID NE1/4 OF THE NW1/4 OF SECTION 08, SAID LINE ALSO BEING THE WEST LINE OF TAX LOT 5, A TAX LOT LOCATED IN THE NE1/4 OF SAID SECTION 08; THENCE S02°34'51"E ALONG SAID EAST LINE OF OUTLOT "B", BELLE LAGO, SAID LINE ALSO BEING SAID EAST LINE OF THE NE1/4 OF THE NW1/4 OF SECTION 08, SAID LINE ALSO BEING SAID WEST LINE OF TAX LOT 5, A DISTANCE OF 773.08 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "B", SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID SE1/4 OF THE NW1/4 OF SECTION 08; THENCE S02°35'03"E ALONG THE EAST LINE OF SAID SE1/4 OF THE NW1/4 OF SECTION 08, SAID LINE ALSO BEING SAID WEST LINE OF TAX LOT 5, A DISTANCE OF 1,325.37 FEET TO THE SOUTHEAST CORNER OF SAID NW1/4 OF SECTION 08, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TAX LOT 5, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 124, HEARTLAND HILLS, A SUBDIVISION LOCATED IN THE SE1/4 OF SAID SECTION 08, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1, CLEAR WATER FALLS, A SUBDIVISION LOCATED IN THE SW1/4 OF SAID SECTION 08; THENCE S87°02'38"W ALONG THE SOUTH LINE OF SAID SE1/4 OF THE NW1/4 OF SECTION 08, SAID LINE ALSO BEING THE NORTH LINE OF SAID CLEARWATER FALLS, A DISTANCE OF 1,335.24 FEET TO THE SOUTHWEST CORNER OF SAID SE1/4 OF THE NW1/4 OF SECTION 08; THENCE N02°32'30"W ALONG THE WEST LINE OF SAID SE1/4 OF THE NW1/4 OF SECTION 08, A DISTANCE OF 1,327.98 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 2,854,135 SQUARE FEET OR 65.522 ACRES, MORE OR LESS.

_____
ERIC A. SCHABEN LS-608 DATE

BELLEVUE CITY COUNCIL APPROVAL

THIS PLAT OF BELLE LAGO SOUTH (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF BELLEVUE ON THIS _____DAY OF _____, _____, APPROVAL OF THIS FINAL PLAT SHALL BECOME NULL AND VOID NINETY (90) DAYS FROM THE DATE OF CITY COUNCIL APPROVAL IF THIS FINAL PLAT IS NOT FILED WITH THE REGISTER OF DEEDS AS PROVIDED IN SECTION 4-10 OF THE CITY OF BELLEVUE SUBDIVISION REGULATIONS.

_____
MAYOR

ATTEST_____

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

_____
COUNTY TREASURER DATE

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF BELLE LAGO SOUTH WAS REVIEWED BY THE THE SARPY COUNTY SURVEYOR'S OFFICE THIS _____ DAY OF _____, 20_____.

_____
COUNTY SURVEYOR / ENGINEER

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
10959 Mill Valley Road, Suite 100 Omaha, NE 68154
Phone: 402.895.4700 Fax: 402.895.3999
www.eacg.com
E & A CONSULTING GROUP, INC.
Engineering Answers

BELLE LAGO SOUTH
LOTS 1 THRU 121 & OUTLOTS "A" THRU "G" INCLUSIVE
BELLEVUE, NEBRASKA

FINAL PLAT

Revisions		
	Date	Description

Proj No:	P2018.090.001
Date:	02-20-2019
Designed By:	MAW
Drawn By:	TRH
Scale:	1" = 100'
Sheet:	1 of 1

3/15/2019 2:03 PM K:\Projects\2018\090\p01\Planning & Platting\Platting\Final Plat\FP-Layout-000.dwg
jeff Stoll

3.a.

MEMORANDUM

TO: Planning Commission
FROM: Tammi Palm, Land Use Planner
DATE: March 22, 2019
RE: Proposed Redevelopment Plan for Olde Towne

Attached for your review and recommendation is the Redevelopment Plan for 1st City Development, LLC. This plan proposes the redevelopment of the portion of Olde Towne Bellevue generally located at 2216 - 2218 Franklin Street, and 204 - 210 West Mission Avenue. This area was designated as blighted and substandard by the City Council. Approval of the Redevelopment Plan is the next step in the redevelopment process.

The existing buildings on the proposed redevelopment site are owned by the city. The applicant is presently working with the city in order to purchase the property. A Letter of Intent was approved by the City Council on March 11, 2019. The existing buildings were most recently used as city hall/city offices; however, they are currently vacant. The applicant is proposing to demolish all existing buildings on this site. The redevelopment plan states repurposing the existing buildings is "cost prohibitive, and is contrary to the Applicant's revitalization goals" for the Olde Towne area.

The applicant is proposing to construct three buildings: 1) a 14,000 square foot building which could potentially be utilized for a grocery store or similar use, 2) a 15,000 square foot retail/office building, and 3) a 16,300 square foot retail/multifamily residential building. New streetscape, as well as commons/plaza areas are also proposed. The cost of the proposed buildings is $8,700,000, while the streetscape and commons areas are estimated to cost $150,000. Total project costs are estimated at $10,247,000.

Since the existing buildings have been city-owned and have not had a tax valuation, the applicant has worked with the Sarpy County Assessor's Office and is using the base valuation of $125,000 for the purpose of calculating the tax increment. The applicant is estimating the property's valuation to be $11,000,000 upon completion of the redevelopment project.

The Redevelopment Plan states there is approximately $1,547,000 of Tax Increment Financing (TIF) eligible redevelopment costs associated with the project. The breakdown of costs and data supporting the payback of TIF expenditures is attached to the Redevelopment Plan for your review.

The Planning Department believes this project will be a benefit to the city through the improvement of a blighted and substandard area. The Comprehensive Plan designates this area as an activity center. The purpose of an activity center is to create a pedestrian scale village that allows community members to work, shop, live, and enjoy the outdoors all within close proximity.

The applicant's proposed site plan would create this type of space for Olde Towne. The property is presently zoned BGM (Metropolitan General Business), which would further facilitate the construction of these types of uses.

The Redevelopment Plan meets the requirements of Section 18-2111 of Nebraska State Statutes with respect to required plan contents. As required by Nebraska State Statutes, the Planning Department advertised the public hearing on this application twice in the Bellevue Leader, and sent notification to the governing bodies of Sarpy County, the Papio-Missouri River NRD, Metropolitan Community College, ESU #3, and the Bellevue Public School District.

PLANNING DEPARTMENT RECOMMENDATION:

The Planning Department recommends approval of the 1st City Development LLC Redevelopment Plan based on conformance with the Comprehensive Plan, elimination of a blighted and substandard area, conformance with the requirements of the State Statutes, and the opportunity for redevelopment in Olde Towne.

OLDE TOWN BELLEVUE
REDEVELOPMENT PROJECT PLAN

BELLEVUE, NEBRASKA

February __, 2019

Submitted by:

Applicant:
1st City Development, LLC
101 W Mission Ave
Bellevue, Nebraska 68005

Attorneys for Applicant:
Brent W. Beller
Fullenkamp, Jobeun, Johnson & Beller LLP
11440 West Center Road
Omaha, Nebraska 68144
(402) 334-0700

RECEIVED
MAR 26 2019
PLANNING DEPT.

Introduction:

The attached redevelopment plan proposes to redevelop Olde Towne Bellevue, generally located at 2216-2218 Franklin St, Bellevue, Nebraska (Parcel 1), and 204-210 West Mission Avenue, Bellevue, Nebraska (Parcel 2), into a new mixed use area which could include a mix of residential apartments (market rate), commercial and retail uses, as well office uses. The plan encompasses the former City Hall, Annex and former Police Department Criminal Investigations Bureau for the City of Bellevue. The redevelopment project site includes all of the abutting and adjacent rights-of -way that will receive improvement as may be required by the City of Bellevue, Nebraska, which plan will include the installation of a more pedestrian oriented streetscape with accompanying landscaping, which will add vibrancy to the Olde Town Bellevue area.

Site History:

The proposed redevelopment site is land currently owned by the City of Bellevue, upon which various City offices were located. The site is bounded by Washington Street on the West, West Mission Avenue on the South, and extends East until Franklin Street. The site is bounded on the North by an alleyway, as further depicted on the Site Plan attached hereto. All buildings and improvements located within the redevelopment site will be demolished. Repurposing the currently existing buildings is cost prohibitive, and is contrary to the Applicant's revitalization goals for Olde Towne Bellevue area. Leaving the buildings vacant and unused could cause negative consequences for the site itself, and the many businesses and residential uses that neighbor the site. The costs associated with the demolition, softs costs, and site work for the project will cost approximately $1,351,000. The Applicant is proposing to purchase the redevelopment site from the City for $60,000.

As depicted on the attached Site Plan attached as Exhibit B (the "Site Plan"), the Applicant proposes to construct (1) a 14,000 square foot building that could be utilized for grocery store type uses, (2) a 15,000 square foot retail/office building, and (3) a 16,300 retail square foot retail/multifamily building, which buildings will collectively cost approximately $8,700,000. Mixed in with the proposed buildings will be various community gathering areas and plazas that will be blended into the new streetscape that will be installed along the public rights-of-ways that border the redevelopment site. The approximate costs for the public gathering areas and plazas, and the new streetscape is $150,000. The total project costs will be approximately $10,247,000. Accordingly, the tax increment financing ("TIF") eligible costs are in the amount of $1,547,000. The itemized breakdown of TIF eligible costs is attached hereto as Exhibit A. The approval of the redevelopment plan will facilitate the rehabilitation and reuse of the proposed project site by creating the opportunity for TIF to be used as a financing mechanism to cover some of the TIF eligible costs. Because the redevelopment site was owned by the City the current base value is $0.00, however, the Applicant will use the price of $125,000 as its base value for purposes of calculating TIF Incremental value. The proposed valuation upon full build-out of the site is expected to be approximately $11,000,000, Exhibit B is the Site Plan for the proposed redevelopment site, which reflects the boundaries of the site and the current zoning and use of the site (Note: all lots located North of the existing alleyway, as referenced on the Site Plan, are not a part of this Redevelopment Plan.

In its present condition, the site would remain as an economic liability to this area and a detriment to the redevelopment of this area within the City. With the utilization of TIF, new vibrancy will most likely be brought to this important and historical part of the City of Bellevue. This area of the City has not experienced the level of growth as demonstrated in other areas of the City and will not experience growth

unless the City takes an aggressive approach to assist in the redevelopment of the site and area by utilizing all the economic tools available, most notably TIF.

Substandard and Blighted:

The property is located within a community redevelopment area, which has been determined by the City of Bellevue, Nebraska, to be blighted and substandard in accordance with Neb. Rev. Stat. §18-2103.

Land Use/Zoning/Site Redevelopment:

The site is currently zoned Metropolitan General Business (BGM). The Applicant will work with the City Planning Department regarding any and all land use approvals that may be required for the proposed redevelopment. Notwithstanding that the project plans to enhance the streetscape of the various public rights-of-ways, the proposed redevelopment will not result in any material modification to the street layout, street levels or grades, or building codes and ordinances of the site.

Utilities/Infrastructure:

Currently, utility services are located in public right-of-ways adjacent to the site and which may be required to be moved in connection with the redevelopment of the site and as required by the City. Additional utility services and public facilities will be added as may be necessary or required by the redevelopment of the site and as required by the City. The Applicant will work with the City regarding any plaza area enhancements which may affect any public rights-of-ways, alleys or sidewalk areas.

The redevelopment provides the mechanism to fund the public improvement costs through the use of TIF. The costs of the redevelopment and public infrastructure improvements are estimated to be $10,247,000 (See Exhibit A).

TIF Compliance:

The request meets the necessary requirements for consideration under the Nebraska Community Development Law. The project will provide new employment opportunities in the City. It is anticipated that 50 new jobs will be created in connection with the project, and upwards of 100 construction jobs will be created in connection with the project development. The TIF proceeds will be used to cover all public improvement costs with the remaining balance of the TIF to be used for site specific TIF eligible costs. The project will have a positive economic growth to the City of Bellevue. Further, as set forth on Exhibit C attached hereto, the up-front costs associated with the acquisition and rehabilitation of the proposed site would be prohibitively high without TIF. As such, the Applicant requests TIF to help offset these costs such that the proposed redevelopment is feasible.

Financing:

The estimated assessed value of the project upon full build-out is estimated to be $11,000,000. Accordingly, the project will support the TIF request in the principal amount of $1,547,000, plus interest at the rate of six (6%) percent per annum. The amortization schedule is attached hereto as Exhibit D. The remaining project costs will be paid through equity and debt financing.

TIF Cost Benefit Analysis:

The project provides for the continued redevelopment in an area of the City that has been

traditionally used for City purposes, but is now ripe for general retail, office, and residential uses, which will add new vibrancy to the Olde Towne Bellevue area. Accordingly, it is necessary to implement innovative financing approaches to be used to encourage redevelopment and to support the potential growth that will occur because of this and other improvements that are likely to follow within the surrounding area. The following benefits will result from the redevelopment of this area through the use of TIF:

(1) The use of TIF will not result in tax shifts. By using the base value of $125,000, the various public authorities will gain some level of new property tax valuation, and only the increased value of revenues resulting from the improvements will be applied to the cost of the improvements through the use of TIF.

(2) No community public service needs will be generated as a result of this project. The proposed TIF will be used, in part, to offset public infrastructure costs that are eligible for TIF.

(3) The development of this site will allow for the continued growth of an expanding industry within the community, which will be accompanied by new employment opportunities. Additionally, the revitalization of the site will have a positive impact on the employers and employees in the immediate area outside the site. Specifically, the redevelopment will continue to add viability to the surrounding area, and will make the site more aesthetically pleasing, which will result in a positive impact on the foot traffic of the surrounding businesses. Olde Town Bellevue will become a destination for the citizens of Bellevue, and the other areas of the Omaha Metropolitan area, to visit and enjoy.

(4) The development of this site will continue to provide additional goods available in this part of the City.

(5) The long-term benefits resulting from the elimination of the substandard and blight conditions and the increase in the tax base resulting from the development are other valid justifications for the use of TIF for this project.

The project site meets the requirements of the City' s Comprehensive Development Plan and City Ordinances as well as the Nebraska Community Redevelopment Law that establishes the process and requirements for the approval of this Redevelopment Plan.

Based upon the forgoing, the applicant respectfully requests the principal amount of TIF equal to $1,547,000.

Respectfully Submitted

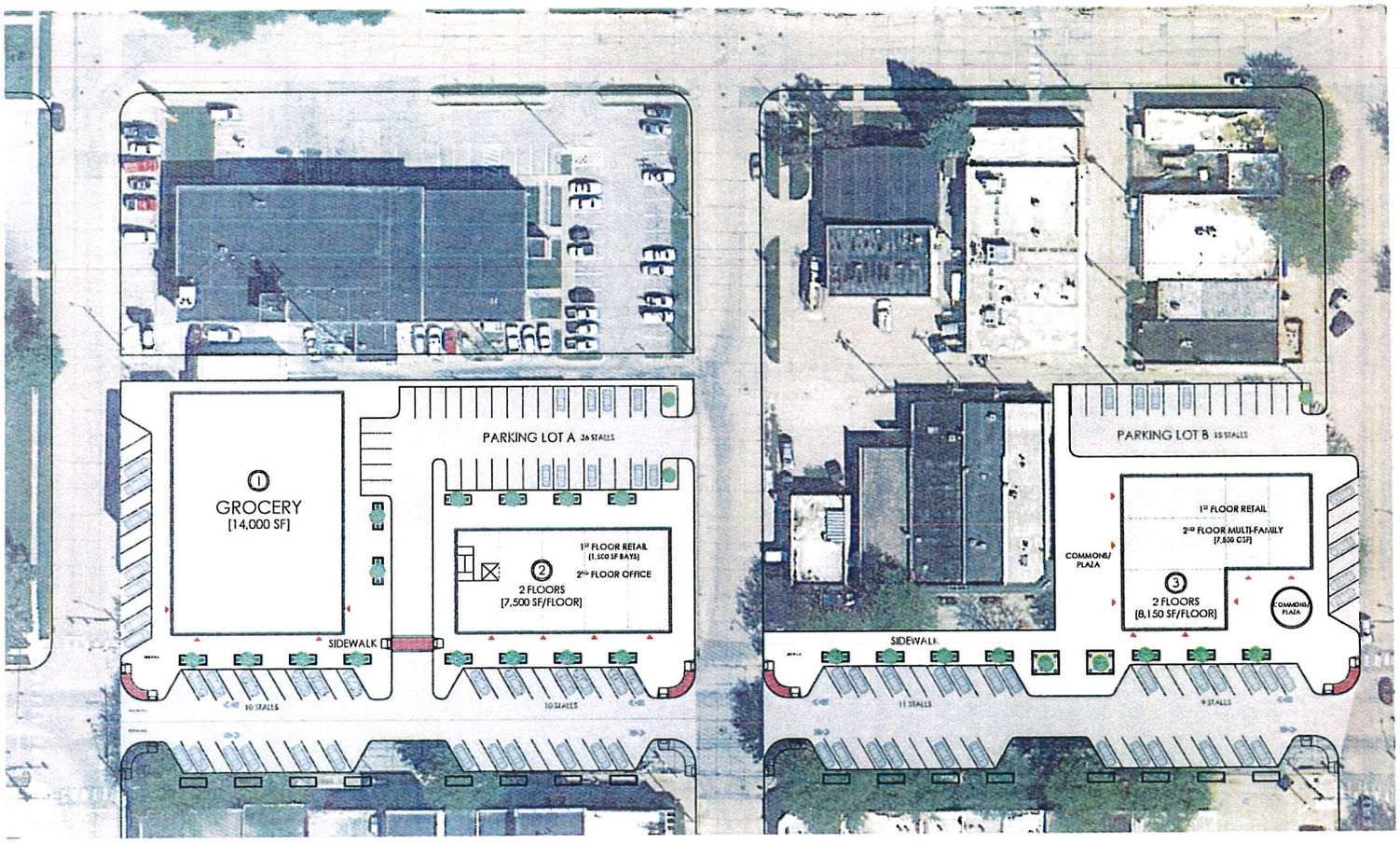
By: _____

Brent W. Beller on behalf of the Applicant
Fullenkamp, Jobeun, Johnson, & Beller LLP
11440 West Center Road
Omaha, Nebraska 68144
(402) 334-0700

Exhibit A

TIF ELIGIBLE COSTS

Demo	$350,000.00
Purchase	$60,000.00
Sidewalks/Streetscape	$275,000.00
Engineering	$125,000.00
Grading & Landscaping	$135,000.00
Sewer & Water	$80,000.00
Architect	$522,000.00
Net Costs	**$1,547,000.00**



SITE STATISTICS

ZONING : BGM
Metropolitan General Business
- This zone is designed to provide a general business zone which will take into account the spacial characteristics of the Central Commercial Area.

SPACE LIMITS

Minimum lot area:	None
Minimum lot width:	None
Maximum height of building:	No restrictions except by gross floor area ratio
Minimum front yard:	None
Minimum rear yard:	None
Minimum side yard:	None
Minimum side yard on street side:	None
Maximum gross floor area ratio:	12.0
Maximum ground coverage:	100%

PARKING

Off-Street parking not required under BGM
On-Street

West Mission N	40
West Mission S	40
Washington St	12
Lot A	36
Lot B	15
Total:	143

BUILDING STATISTICS

Building 1 - Grocery	14,000 SF
Building 2 - Retail/Office	7,500 SF/FLOOR
Building 3 - Retail/M.F.	8,150 SF/FLOOR

DEVELOPMENT PLAN | OPTION A

0 60' 120'

Project	Location	Client	Firm		Project #	P13107
DOWNTOWN BELLEVUE REVITALIZATION	BELLEVUE, NE	1ST CITY DEVELOPMENT	HBA HOLLAND BASHAM ARCHITECTS	SD SCHEMATIC DESIGN	PRELIMINARY NOT FOR CONSTRUCTION	Date 02/26/2019
						Sheet # 9

Exhibit C
PROFORMA

Demo	$350,000.00			
Purchase	$60,000.00			
Sidewalks ect.	$275,000.00			
Engeneering	$125,000.00			
Grading & Landscaping	$135,000.00			
Sewer & Water	$80,000.00			
Architect	$522,000.00			
Net Costs	$1,547,000.00			
		20 yr @ 6%		
Construction	$8,700,000.00	Without TIF	With TIF	
		$67,625.66	$57,416.15	Monthly
Total	$10,247,000.00	$811,507.92	$688,993.80	Annually

Exhibit D

AMORTIZATION SCHEDULE

Applicant: Olde Towne

DATE	Total Taxable Valuation	Less Pre-Development Base	TIF Taxable Valuation	Tax Levy	Tax Revenues	Treasurer's 1% Collection Fee	Revenues Available For TIF Loan	Debt Service Payments: Principal	Debt Service Payments: Interest at 6.00%	Debt Service Payments: Total	Loan Balance	Capitalized Interest
0											$1,547,000	
0.5	0		0	2.16991	0	0	0	$0	$0	$0	$1,593,410	46410
1	0		0	2.16991	0	0	0	$0	$0	$0	$1,641,212	47802
1.5	0		0	2.16991	0	0	0	$0	$0	$0	$1,690,448	49236
2	0		0	2.16991	0	0	0	$0	$0	$0	$1,741,161	50713
2.5	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	$65,272	$52,235	$117,507	$1,675,889	0
3	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	$67,230	$50,277	$117,507	$1,608,659	0
3.5	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	$69,247	$48,260	$117,507	$1,539,412	0
4	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	$71,325	$46,182	$117,507	$1,468,087	0
4.5	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	$73,464	$44,043	$117,507	$1,394,623	0
5	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	$75,668	$41,839	$117,507	$1,318,955	0
5.5	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	$77,938	$39,569	$117,507	$1,241,017	0
6	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	$80,276	$37,231	$117,507	$1,160,741	0
6.5	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	$82,685	$34,822	$117,507	$1,078,056	0
7	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	$85,165	$32,342	$117,507	$992,891	0
7.5	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	$87,720	$29,787	$117,507	$905,171	0
8	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	$90,352	$27,155	$117,507	$814,819	0
8.5	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	$93,062	$24,445	$117,507	$721,757	0
9	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	$95,854	$21,653	$117,507	$625,903	0
9.5	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	$98,730	$18,777	$117,507	$527,173	0
10	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	$101,692	$15,815	$117,507	$425,481	0
10.5	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	$104,743	$12,764	$117,507	$320,738	0
11	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	$107,885	$9,622	$117,507	$212,853	0
11.5	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	$111,121	$6,386	$117,507	$101,732	0
12	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	$114,455	$3,052	$117,507	$0	0
12.5	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	$0	$0	$0	$0	0
13	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	$0	$0	$0	$0	0
13.5	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	$0	$0	$0	$0	0
14	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	$0	$0	$0	$0	0
14.5	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	$0	$0	$0	$0	0
15	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	$0	$0	$0	$0	0
	========	========	========		---	---	---	---	---	---	==========	---
					$3,086,044	$30,862	$3,055,182	$1,753,884	$596,256	$2,350,140		$194,161
					==========	==========	==========	==========	==========	==========		==========

NOTE: This information is provided to assist in analyzing the specific request to the TIF committee. This information is subject to change based on actual tax assessments. This schedule assumes a 90% real estate valuation and a 1.0 debt coverage ratio. The actual TIF amount available to fund site specific project cost will change based on the cost of public improvements.

Original Loan Amount	$1,547,000
Capitalized Interest	$194,161
Loan Balance Remaining	$0

	$1,741,161
	==========

ASSUMPTIONS: (F9 = calculate)

1. Assume No Pre-Development Base
2. Loan Amount: $1,547,000
3. Interest Rate: 6.00%
4. Project Hard Costs: $10,247,000
5. Increment Base: 60,000

SITE STATISTICS

ZONING : BGM

Metropolitan General Business
- This zone is designed to provide a general business zone which will take into account the spacial characteristics of the Central Commercial Area.

SPACE LIMITS

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Lot A	36
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Total:	143

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Building 3 - Retail/M.F.	8,150 SF/FLOOR

DEVELOPMENT PLAN | OPTION A

0 60' 120'

Project :	Location :	Client :		Phase :		
DOWNTOWN BELLEVUE REVITALIZATION	BELLEVUE, NE	1ST CITY DEVELOPMENT	HBA HOLLAND BASHAM ARCHITECTS	SD SCHEMATIC DESIGN	PRELIMINARY NOT FOR CONSTRUCTION	Project # P13107 Date 02/26/2019 Sheet # 9

City of Bellevue
Office of the Planning Department

Agenda items 3b, 3c, 3d, 3e, and 3f

To: Planning Commission
From: Chris Shewchuk, Planning Director CMS
Date: March 25, 2019
Subject: City of Bellevue annexation proposal

As a result of its recent Strategic Planning session, the City is taking the position that it is in its best interest to annex areas adjacent to the existing city limits; it is also part of the natural growth and development of a city. The City of Bellevue is proposing to annex a large number of unincorporated lots adjacent or close to the existing city limits. We have divided the lots into nine geographical areas and have labeled them as Annexation Areas 1 through 9. The proposal currently before the Planning Commission is the annexation of Areas 1, 2, 3, 4, and 6, as shown on the attached maps, comprised of 180 parcels. The other four areas will be presented to the Planning Commission at its April meeting. In some cases, residents are already receiving the benefits of city services, such as snow removal and fire protection; in other cases, the City is restricted in providing needed services, such as Code Enforcement, to areas that are outside the city limits,

Unlike with the annexation of Sanitary and Improvement Districts, the City does not assume any debt with the annexation of these unincorporated areas. The City will, however, begin receiving property tax revenue from these areas beginning in 2020. The current assessed value of the properties in this annexation proposal is $33,821,438. Based upon the City's current levy, the increase in property tax receipts for the City would be $206,310.77; this figure will change in the future based upon changes in assessed valuation and the City's property tax rate.

The properties involved in this annexation will see an increase in their tax levy in future years as a result of the City's levy being added to the tax bill; each property will also see the elimination of the levy assessed by its corresponding fire district. The properties involved in this annexation are in four different school districts and three different fire districts, resulting in six different total property tax levies across all the lots in this proposal. The following chart shows the current levies, based on school and fire districts:

School	Fire	Current levy	Future levy	Increase
Bellevue	Eastern Sarpy	1.77401	2.198227	0.424217
Bellevue	Papillion	1.723936	2.198227	0.474291
Omaha	Good Luck	1.848242	2.318495	0.470253
Omaha	Eastern Sarpy	1.894278	2.318495	0.424217
Papillion	Papillion	1.904194	2.378485	0.474291
Springfield	Papillion	1.625369	2.099660	0.474291

The annexation will affect the tax levy by removing the fire district levy and adding the City of Bellevue levy, currently 0.61. The annexation will not affect the levies of the other taxing jurisdictions. For a property valued at $150,000, the change in property tax would be:

School	Fire	Current tax	Future tax	Increase
Bellevue	Eastern Sarpy	$2,661.02	$3,297.34	$636.32
Bellevue	Papillion	$2,585.90	$3,297.34	$711.44
Omaha	Good Luck	$2,772.36	$3,477.74	$705.38
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Springfield	Papillion	$2,438.05	$3,149.49	$711.44

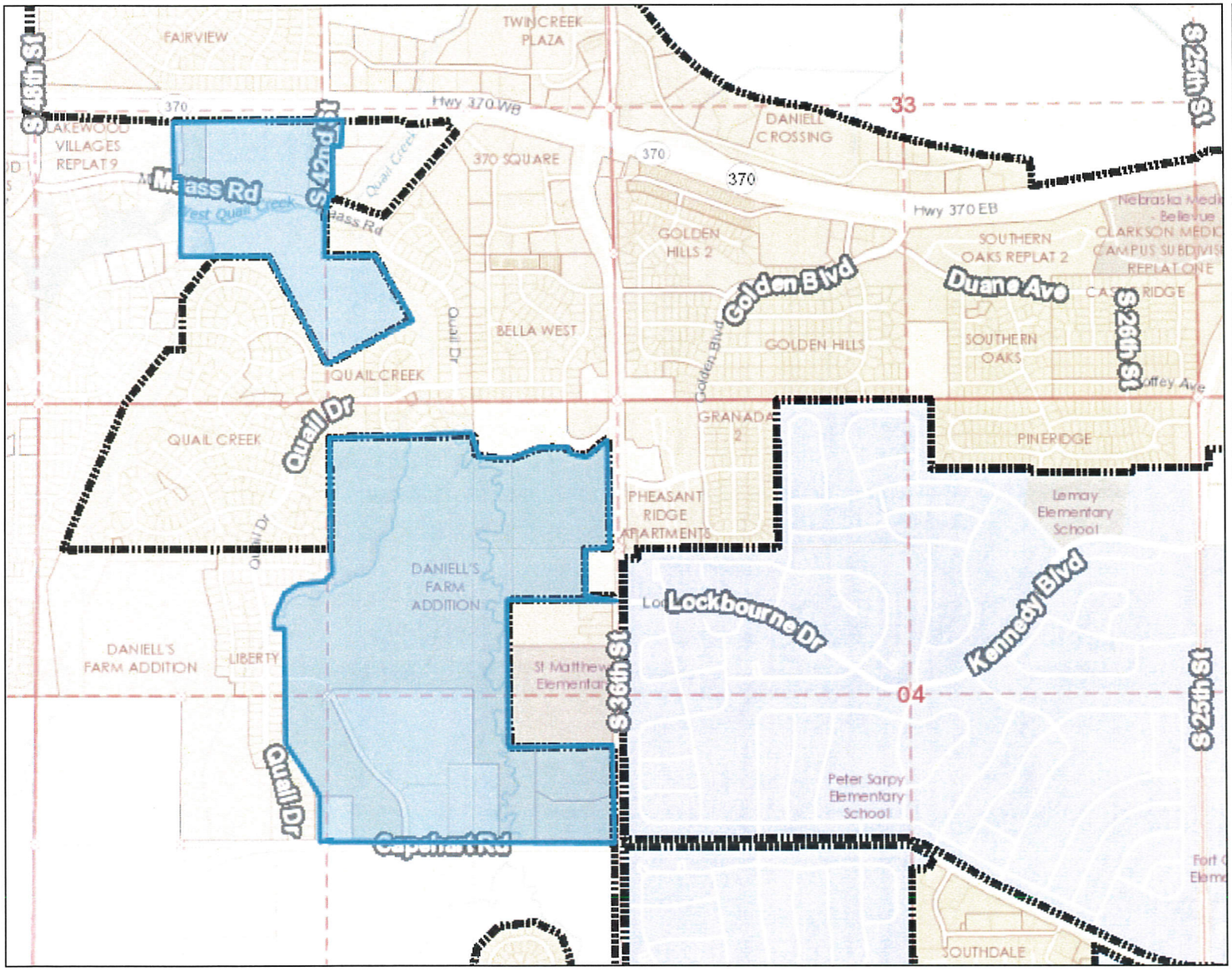
The figures shown on these two charts reflect the current tax levy; levies and assessed valuations are subject to change.

This annexation proposal was distributed to other departments for review with a request to determine what additional resources they would require, in terms of manpower and equipment, to deliver services to the residents of these areas. While some departments indicated the ability to serve these areas with existing resources, the Police Department indicated the need for one additional Code Enforcement Officer to handle the expected increase in workload. As of this writing, there are some departments I have not received responses from due to the flooding and the immediate need to respond to that situation.

DEPARTMENT RECOMMENDATION

None at this time. I expect to have more complete information regarding the cost to provide services to future residents at the Planning Commission meeting. At that time, I will update the Commission and provide the Planning Department's recommendation.

Annexation Area # 1



Location

Legend

- Road Centerlines
- Municipal Boundaries

N

1: 15,840

0 660 1320 2640

Feet

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Sarpy County GIS

sarpy county GIS

1210 Golden Gate Dr.
Suite 1130
Papillion, NE 68046
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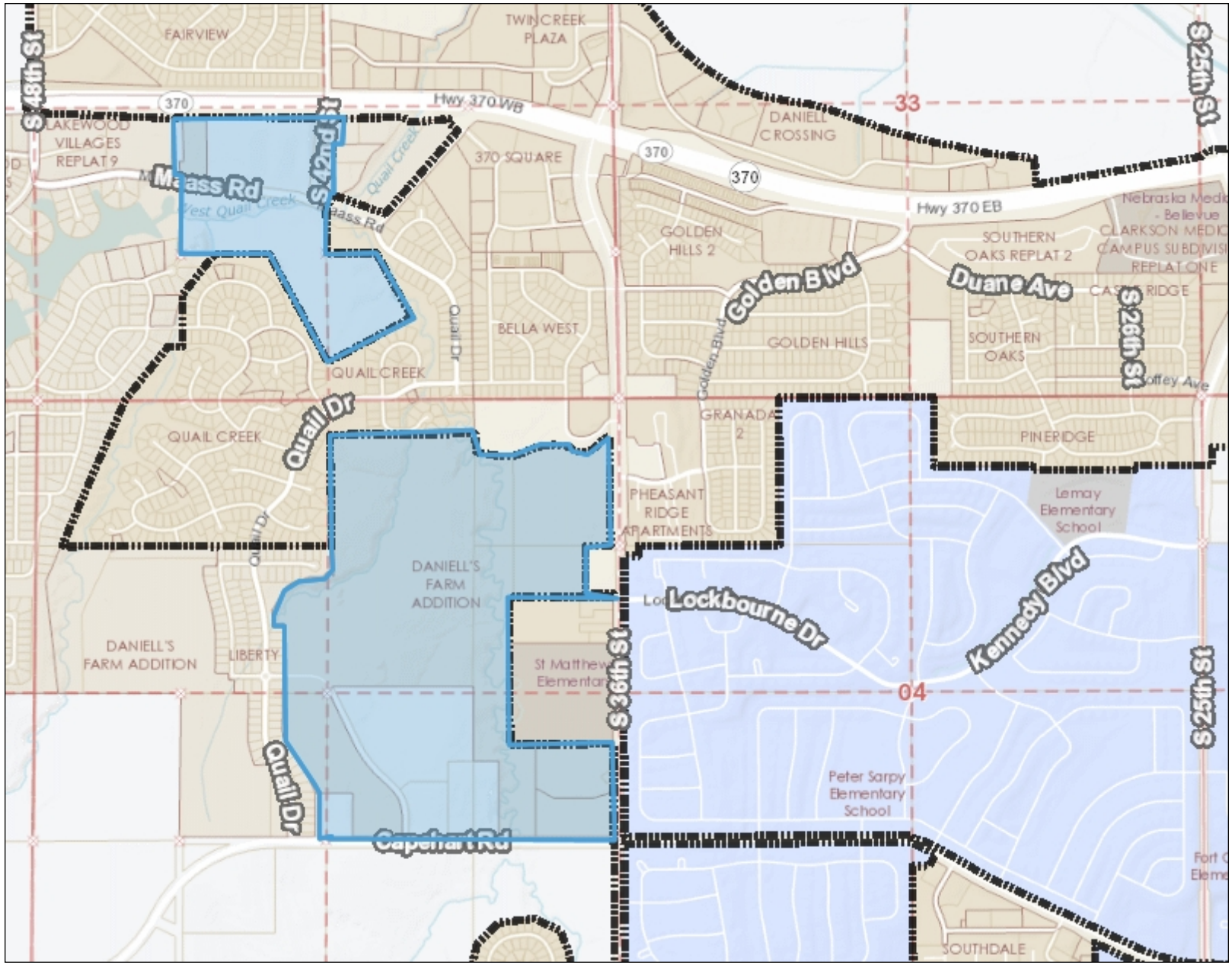
Annexation Area # 1



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City of Bellevue
Office of the Planning Department

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Date: March 25, 2019
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DEPARTMENT RECOMMENDATION

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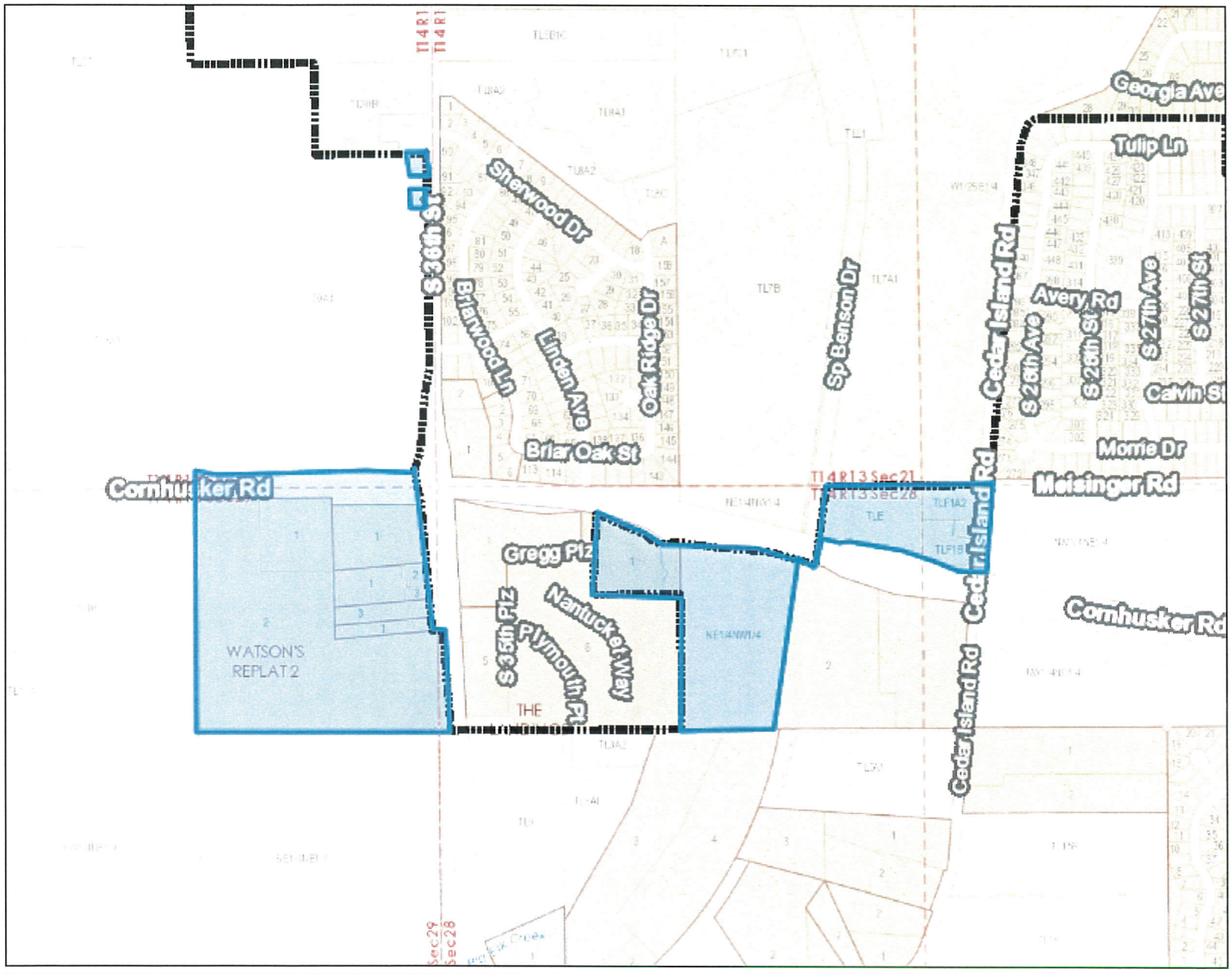
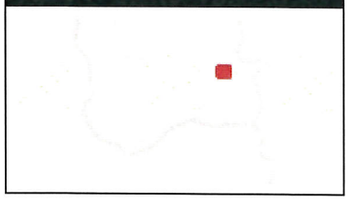


Location



Legend

Road Centerlines

Municipal Boundaries

N

1: 9,600

0 400 800 1600

Feet

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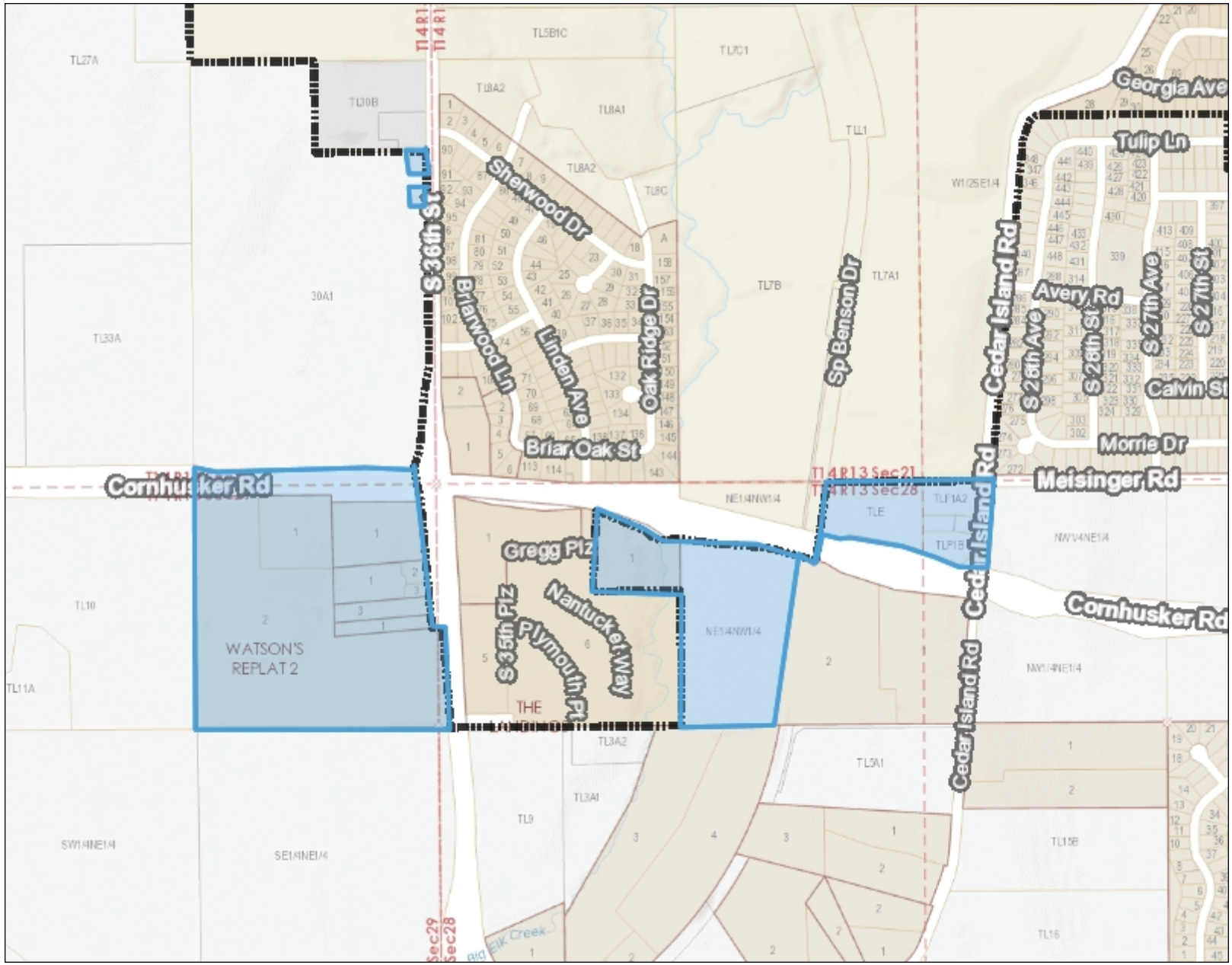

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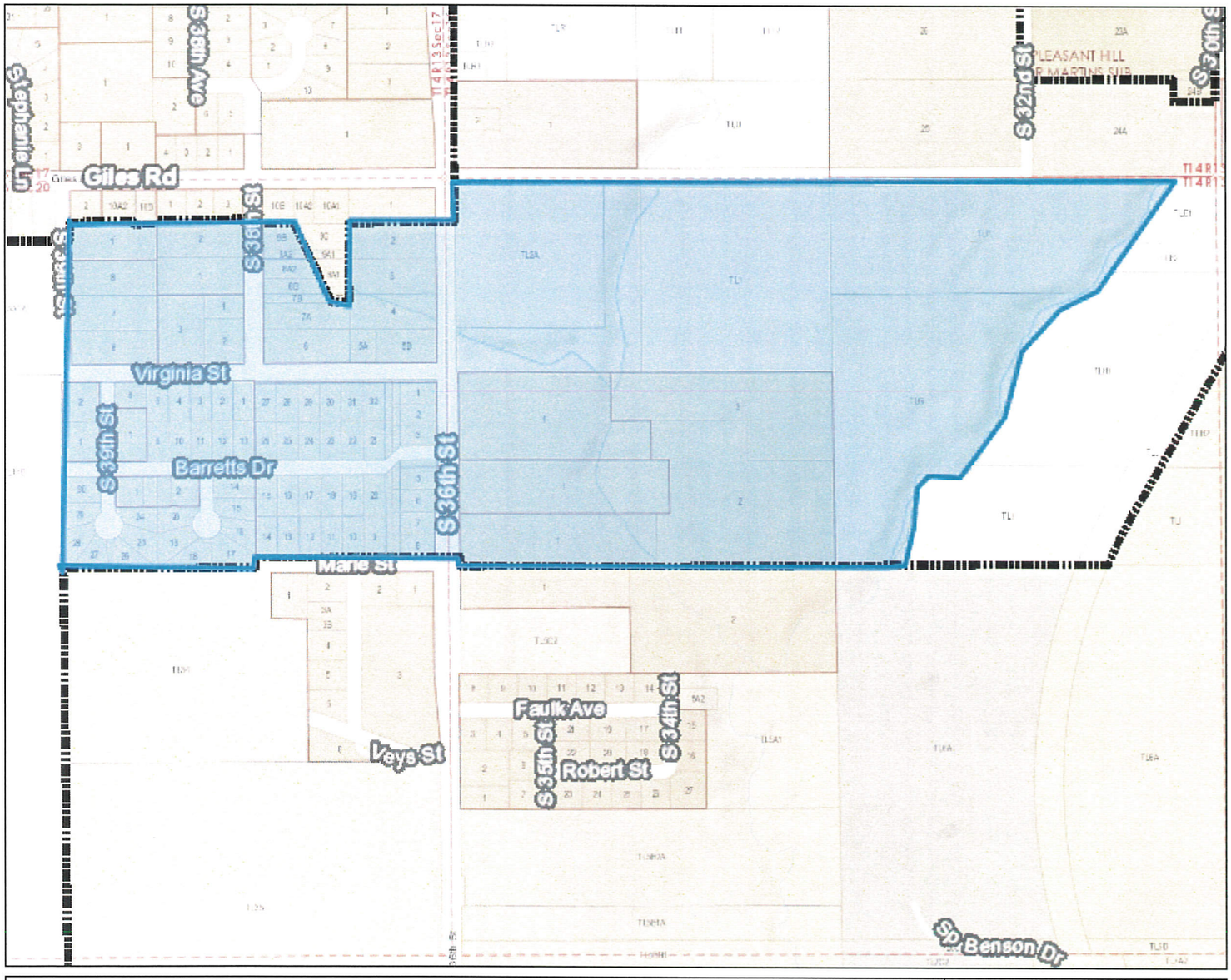
DEPARTMENT RECOMMENDATION

None at this time. I expect to have more complete information regarding the cost to provide services to future residents at the Planning Commission meeting. At that time, I will update the Commission and provide the Planning Department's recommendation.

Annexation Area # 3



Location

Legend

- Road Centerlines
- Municipal Boundaries

N

1: 6,000

0 250 500 1000

Feet

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Sarpy County GIS

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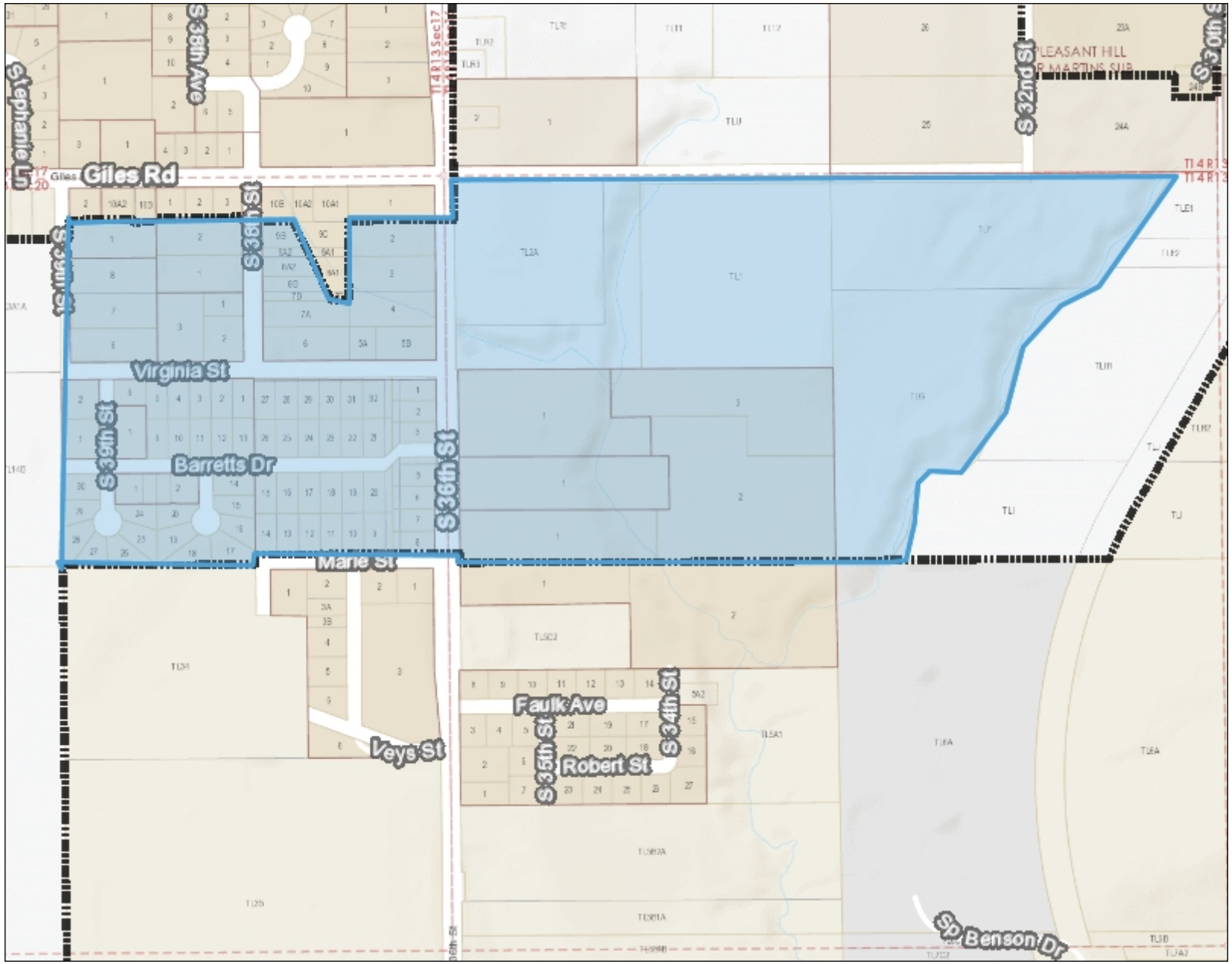
Annexation Area # 3



Location

Legend

Road Centerlines

Municipal Boundaries

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City of Bellevue
Office of the Planning Department

Agenda items 3b, 3c, 3d, 3e, and 3f

To: Planning Commission
From: Chris Shewchuk, Planning Director CMS
Date: March 25, 2019
Subject: City of Bellevue annexation proposal

As a result of its recent Strategic Planning session, the City is taking the position that it is in its best interest to annex areas adjacent to the existing city limits; it is also part of the natural growth and development of a city. The City of Bellevue is proposing to annex a large number of unincorporated lots adjacent or close to the existing city limits. We have divided the lots into nine geographical areas and have labeled them as Annexation Areas 1 through 9. The proposal currently before the Planning Commission is the annexation of Areas 1, 2, 3, 4, and 6, as shown on the attached maps, comprised of 180 parcels. The other four areas will be presented to the Planning Commission at its April meeting. In some cases, residents are already receiving the benefits of city services, such as snow removal and fire protection; in other cases, the City is restricted in providing needed services, such as Code Enforcement, to areas that are outside the city limits,

Unlike with the annexation of Sanitary and Improvement Districts, the City does not assume any debt with the annexation of these unincorporated areas. The City will, however, begin receiving property tax revenue from these areas beginning in 2020. The current assessed value of the properties in this annexation proposal is $33,821,438. Based upon the City's current levy, the increase in property tax receipts for the City would be $206,310.77; this figure will change in the future based upon changes in assessed valuation and the City's property tax rate.

The properties involved in this annexation will see an increase in their tax levy in future years as a result of the City's levy being added to the tax bill; each property will also see the elimination of the levy assessed by its corresponding fire district. The properties involved in this annexation are in four different school districts and three different fire districts, resulting in six different total property tax levies across all the lots in this proposal. The following chart shows the current levies, based on school and fire districts:

School	Fire	Current levy	Future levy	Increase
Bellevue	Eastern Sarpy	1.77401	2.198227	0.424217
Bellevue	Papillion	1.723936	2.198227	0.474291
Omaha	Good Luck	1.848242	2.318495	0.470253
Omaha	Eastern Sarpy	1.894278	2.318495	0.424217
Papillion	Papillion	1.904194	2.378485	0.474291
Springfield	Papillion	1.625369	2.099660	0.474291

The annexation will affect the tax levy by removing the fire district levy and adding the City of Bellevue levy, currently 0.61. The annexation will not affect the levies of the other taxing jurisdictions. For a property valued at $150,000, the change in property tax would be:

School	Fire	Current tax	Future tax	Increase
Bellevue	Eastern Sarpy	$2,661.02	$3,297.34	$636.32
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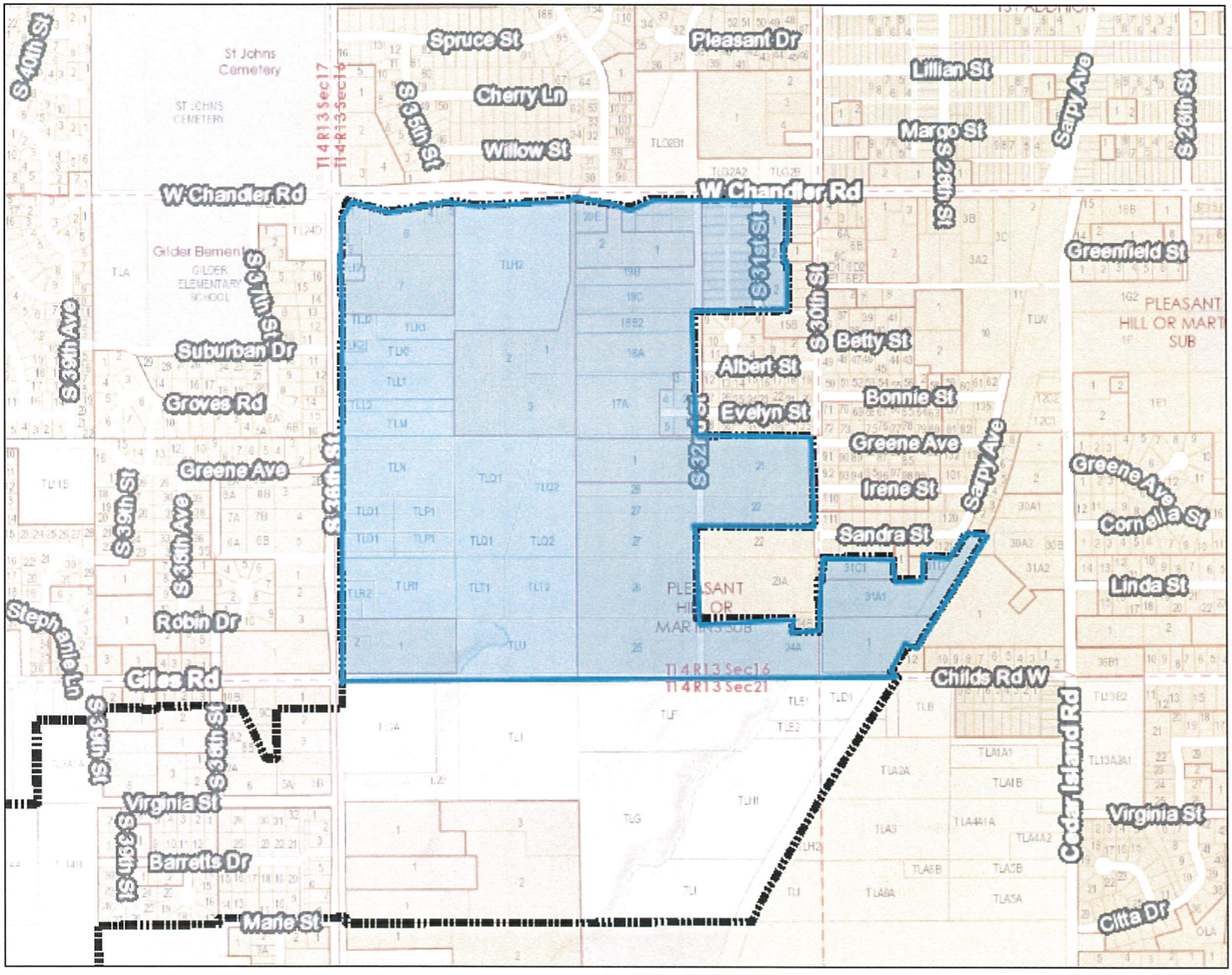
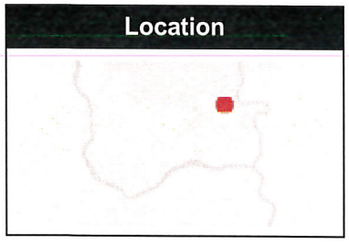


Location



Legend

- Road Centerlines
- Municipal Boundaries

N

1: 9,600

0 400 800 1600

Feet

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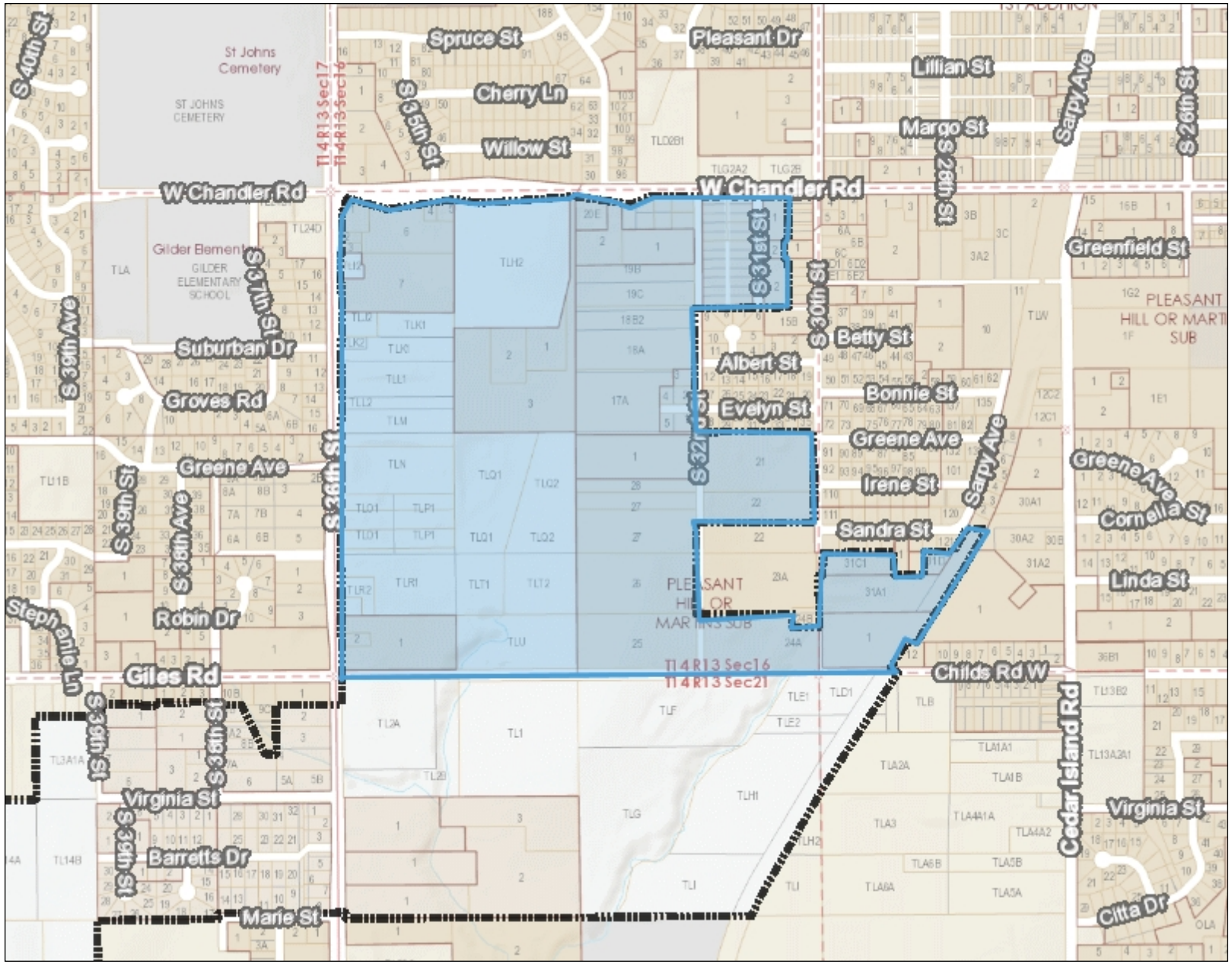
Annexation Area # 4



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City of Bellevue
Office of the Planning Department

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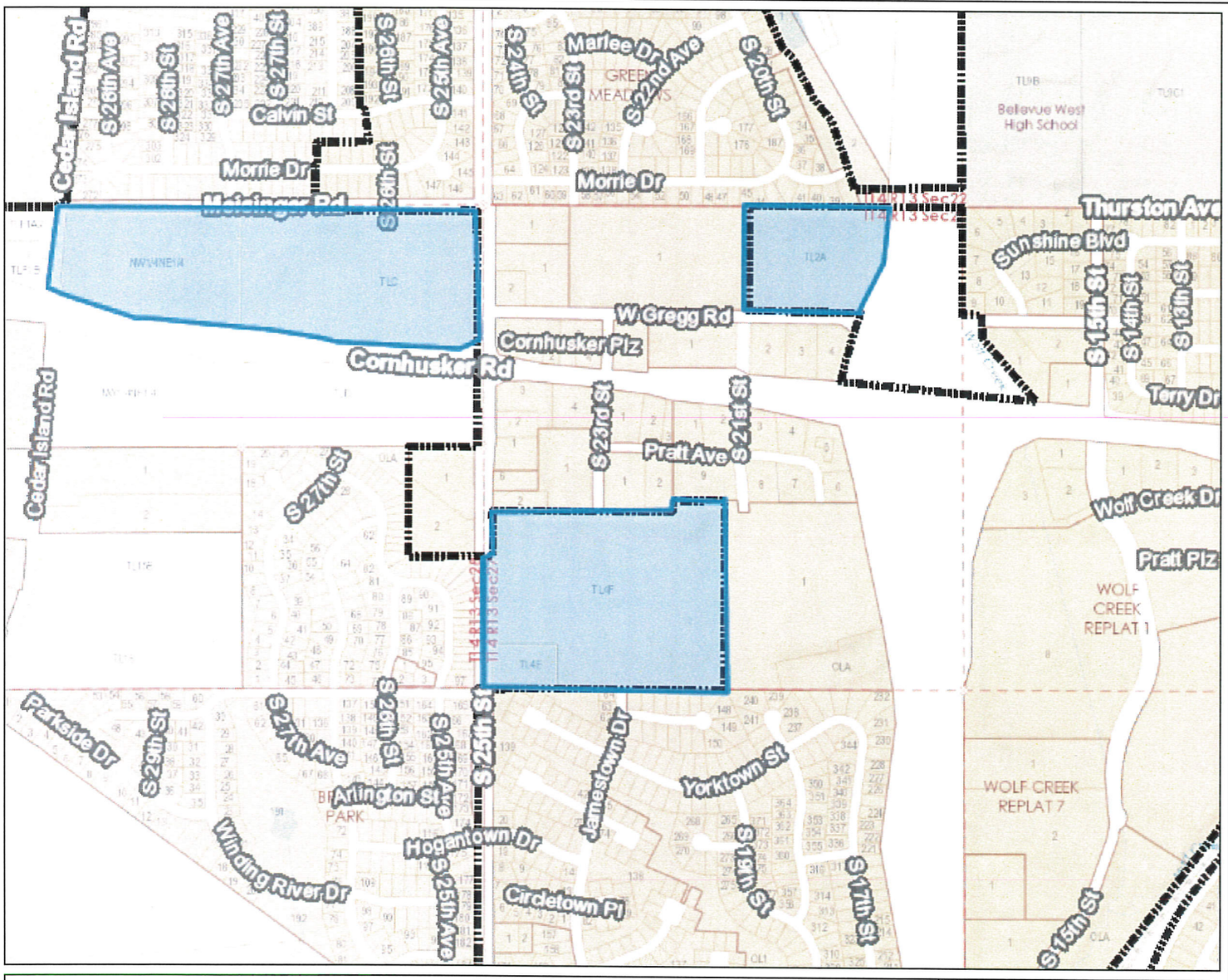
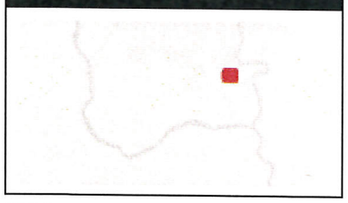


Location



Legend

Road Centerlines

Municipal Boundaries

N

1: 9,600

0 400 800 1600

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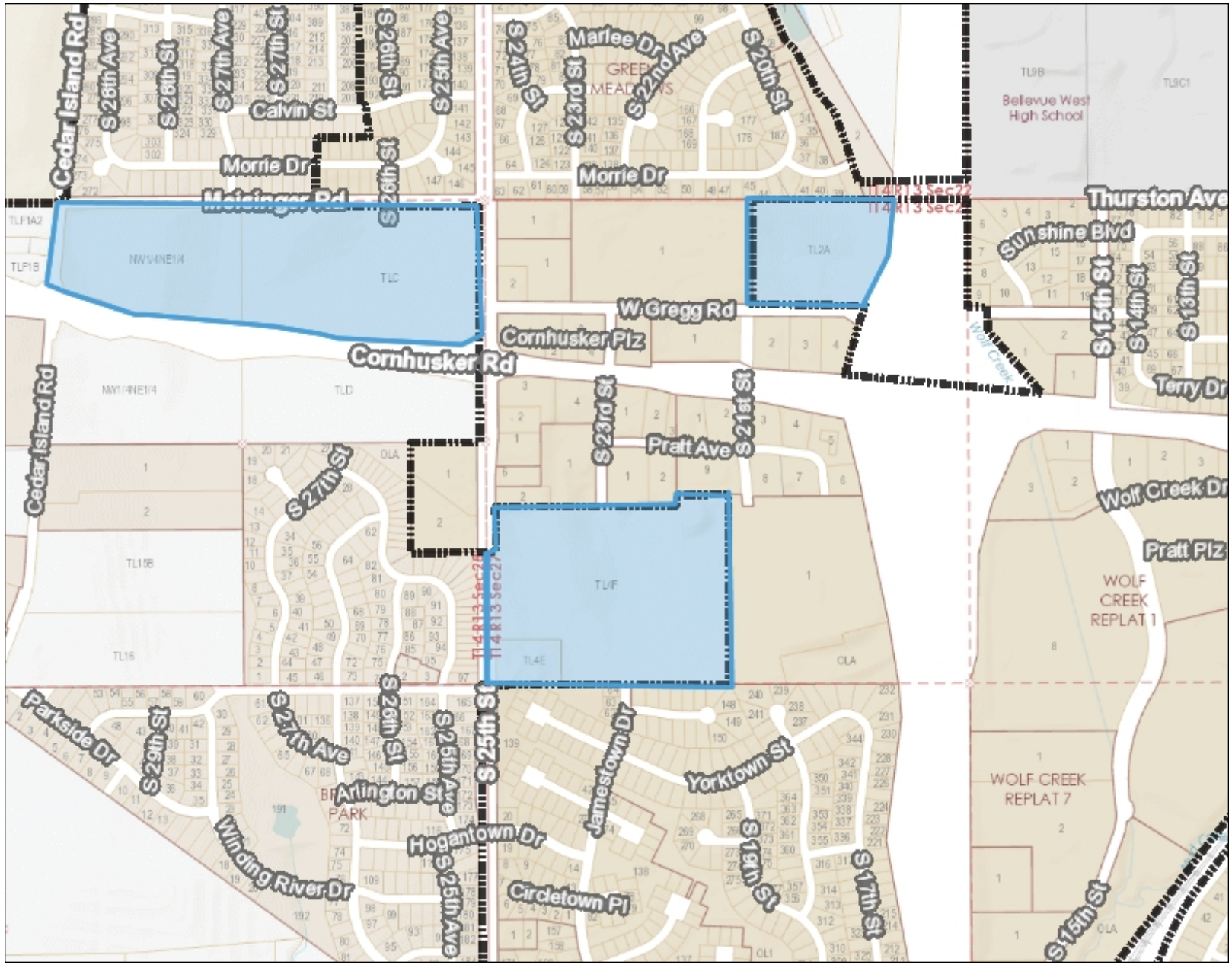

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PLANNING COMMISSION

Uniform Review Schedule – 2019

SUBMITTAL[1,2] DEADLINE FOR ALL APPLICATIONS	FINAL REVISIONS DEADLINE	PLANNING COMMISSION PUBLIC HEARING	CITY COUNCIL[3] APPLICATIONS NOT INVOLVING ZONING ACTION	CITY COUNCIL[3] ZONING APPLICATIONS
December 21, 2018	January 15, 2019	January 24, 2019	February 11, 2019	February 25, 2018
January 25, 2019	February 19, 2018	February 28, 2019	March 11, 2019	March 25, 2019
February 22, 2019	March 19, 2019	March 28, 2019	April 8, 2019	April 22, 2019
March 22, 2019	April 16, 2019	April 25, 2019	May 7, 2019	May 21, 2019
April 19, 2019	May 14, 2019	May 23, 2019	June 4, 2019	June 18, 2019
May 17, 2019	June 11, 2019	*June 20, 2019	July 2, 2019	July 16, 2019
June 21, 2019	July 16, 2019	July 25, 2019	August 6, 2019	August 20, 2019
July 19, 2019	August 13, 2019	August 22, 2019	September 3, 2019	September 17, 2019
August 23, 2019	September 17, 2019	September 26, 2019	October 1, 2019	October 15, 2019
September 20, 2019	October 15, 2019	October 24, 2019	November 5, 2019	November 19, 2019
October 18, 2019	November 12, 2019	*November 21, 2019	December 3, 2019	January 13, 2020
November 15, 2019	December 10, 2019	*December 19, 2019	January 7, 2020	January 21, 2020
December 20, 2019	January 14, 2020	January 23, 2020	February 4, 2020	February 18, 2020

Approved by the Bellevue Planning Commission

Chairman Date

*Please note meeting dates reflect the third Thursday of the month

[1] A preapplication meeting with the Planning Department Staff is required PRIOR to the submission of an application for a preliminary plat.
[2] Preliminary plats shall be scheduled on the Planning Commission agenda upon submittal of revised plans in accordance to Section 3-6 (3) of the Subdivision Regulations
[3] Dates shown for City Council hearings are shown as a guide for planning purposes only.