

BELLEVUE PLANNING COMMISSION

Thursday, December 19, 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 November 21, 2019 Regular Meeting
- e. Accept into the record all staff reports, attachments, memos, and handouts regarding each application.

2. CONSENT AGENDA/PUBLIC HEARINGS:

3. PUBLIC HEARINGS:

a. Request to rezone Lots 1 and 2, Whispering Timber Estates Replat 6, being a replat of Lots 103A, 103B, 124A, the West 22 feet of Lot 127, and Lot 128, Whispering Timber Estates; Lots 6, part of Lot 7B, 8A2A, part of Lot 9 except the South 155 feet, and part of Lot 10B1, except the South 30 feet, Fair Hill Addition, from AG, RE and RS-84 to RE and RS-84 for the purpose of Single Family Residential; and Small Subdivision Plat Lots 1 and 2, Whispering Timber Estates Replat 6. Applicants: Nick Brim and Megan Crain. Location: 1606 Camp Gifford Road. Case #: Z-1911-07, S-1911-10.

b. Request to rezone Lot 2, Twin Valley Church Replat 1 Addition, from RG-28 to RG-28-PS for the purpose of Multi Family Residential Development, with site plan approval. Applicant: Encompass Design Inc. General Location: Fort Crook Rd and Grenoble Dr. Case #: Z-1906-05.

4. CURRENT BUSINESS

5. ADJOURNMENT

MINUTE RECORD

Bellevue Planning Commission Meeting, November 21, 2019, Page 1

Bellevue Planning Commission Meeting, November 21, 2019, Page 1

The Bellevue Planning Commission held a regular meeting on Thursday, November 21, 2019 at 7:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Casey, Perrin, Cain, Aerni, Ritz, Hankins, Cutsforth and Jacobson. Absent was Commissioner Ackley. Also present was Tammi Palm, Planning Department Manager.

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 are available for public inspection within ten days of the meeting.

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

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

Palm advised staff received an amendment to item 3.b. which she would address during public hearing.

Motion was made by Jacobson seconded by Cain, 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.

Ritz explained the public hearing procedures.

PUBLIC HEARING was held on a request to rezone Lot 2, Twin Valley Church Replat 1 Addition from RG-28 to RG-28-PS for the purpose of Multi Family Residential Development, with site plan approval. Applicant: Encompass Design Inc. General Location: Ft Crook Rd & Grenoble Dr. Case#: Z-1906-05.

Palm advised there were no updates and as submitted in the packet provided to the Commissioners, the developer has requested a continuance to the December 19, 2019 Planning Commission meeting. Palm stated an amended site plan was received from the developer and is currently under review by staff.

There was no one present to speak in favor of, or in opposition to this request. Subsequently, Ritz closed the public hearing.

Aerni asked staff if they felt a significant effort has been made by the developer to gain approval. He asked at what point the Commission should suggest continuing the case indefinitely. Palm stated the developer presented a new site plan and she believes the applicant will be present at the December 19, 2019 meeting. Palm recommended the Commission grant the 30 day extension.

MOTION was made by Jacobson, seconded by Aerni, to CONTINUE to the December 19, 2019 Planning Commission meeting a request to rezone Lot 2, Twin Valley Church Replat 1 Addition, from RG-28 to RG-28-PS for the purpose of Multi Family Residential Development, with site plan approval. Applicant: Encompass Design Inc. General Location: Ft Crook Rd & Grenoble Dr. Case#: Z-1906-05. Upon roll call, all present voted yes. MOTION carried unanimously.

MINUTE RECORD

Bellevue Planning Commission Meeting, November 21, 2019, Page 2

This item will be continued to PLANNING COMMISSION for PUBLIC HEARING on December 19, 2019.

PUBLIC HEARING was held on a request to approve the Fiscal Year 2020-2025 Capital Improvement Plan. Applicant: City of Bellevue.

Palm advised the CIP was amended Wednesday, November 20, 2019. Changes were made as a result of a meeting held Tuesday, November 19, 2019 with the Finance Director and budget committee. Changes included the following:

1. Fiscal Year 2020

- a. Library - removal of \$100,000 for parking lot and sidewalk repair. It was determined repairs will coincide with the future renovation plan.
- b. Police Department - removal of \$95,000 turning target system. The City is currently considering other options for the range due to flooding in 2019.
- c. Lookingglass Park - \$400,000 (Phase 1) for Southwest Bellevue splashpad and restroom.

2. Fiscal Year 2021

- a. Lookingglass Park - \$700,000 (Phase 2) for Southwest Bellevue splashpad and restroom.

There was no one present to speak in favor of, or in opposition to this request. Subsequently, Ritz closed the public hearing.

Jacobson asked staff to elaborate on the City's plan for funding and acquisition of new equipment and hardware that will be needed to support the newly annexed areas. Palm stated all annexation packages are complete for the year with the inclusion of several areas and residences. Compensation for this is in the CIP, with the largest compensation being plow trucks for the street department and a new truck for the fire department. Palm stated to better serve the additional areas, new vehicles are budgeted for the Police Department and Code Enforcement. Cutsforth asked about the Hwy 75 trail project in fiscal year 2020-2021, and if the money allocated for this project will be used to connect the path that goes across the bridge connecting to Cass County. Palm said the funds were previously approved for this project and are now being allocated.

Ritz asked for a motion to reopen public hearing.

MOTION made by Cain, seconded by Jacobson, to reopen public hearing.

Abigail Stoffel, 2205 Scenic Hill Trail, Richfield, WI, expressed concerns with the purchase of new fire trucks and the possibility of them sitting idle due to lack of training. Palm stated the fire trucks in Bellevue are driven daily and will not sit idle due to lack of training.

There was no one else present to speak in favor of, or in opposition to this request. Subsequently, Ritz closed the public hearing.

Jacobson voiced concerns regarding the library renovation. He suggested allocating \$4 million in fiscal year 2021-2022 for planning, contracts, and preliminary engineering. He said cash flow for the project might be challenged if the \$9 million is not spread out over several years.

MINUTE RECORD

Bellevue Planning Commission Meeting, November 21, 2019, Page 3

Aerni noted \$242,000 has been approved by SID boards for ongoing street repairs in the newly annexed areas.

Ritz asked if monies were allocated for needed repairs at Haworth Park, to include playgrounds and campgrounds. Cain stated page 11 shows plans to resurface Payne Drive and River Drive. Palm stated repairs have been discussed and the City will be in talks with FEMA to determine proper allocation of those funds.

Cain asked if the City has plans to begin LB 840 Infrastructure improvements. Palm stated LB 840 is fully funded each year of the plan, but the City does not have a specific project at this time.

MOTION made by Jacobson, seconded by Hankins, to recommend APPROVAL of the proposed Fiscal Year 2020-2025 City of Bellevue Capital Improvement Plan as presented. Applicant: City of Bellevue. Upon roll call, all present voted yes. Motion carried unanimously.

This item will proceed to CITY COUNCIL for PUBLIC HEARING on December 17, 2019.

PUBLIC HEARING was held on a request to amend Sections 5.22, 5.23, and 5.24, City of Bellevue Zoning Ordinance regarding permitted uses in the BG, BGM, and BGH zoning districts. Applicant: City of Bellevue.

Palm advised there were no updates and provided a summary of the request. She reminded the Commission of a previous amendment to the BN and BNH zoning districts where the language was changed to include "general office uses" as a permitted use. Palm stated the same language used in the BN and BNH zoning districts referencing "general office uses" as a permitted use is being carried over to the BG, BGM, and BGH districts. She added BG and BGH zoning districts currently have language permitting the use of printing jobs but limiting it to 4 employees or persons engaged in operating in equipment. To allow for more variety of use, the amendment will allow for 15 employees to operate equipment. Palm stated to avoid drastically changing the Olde Towne area, the language in the BGM zoning district will not be amended as such. She said the change in language creates consistency in the BN, BNH, BG, BGM and BGH zoning districts.

There was no one present to speak in favor of, or in opposition to this request. Subsequently, Ritz closed the public hearing.

Cain asked if the language for printing is included in the amended language. Palm said the language is included and will affect the BG and BGH districts only; not BGM.

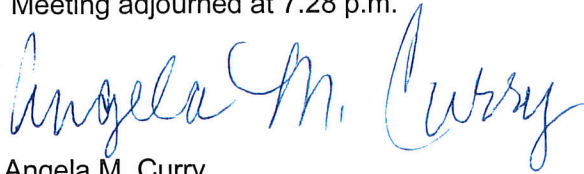
MOTION made by Casey, seconded by Cain, to recommend APPROVAL of the request to amend Sections 5.22, 5.23, and 5.24, City of Bellevue Zoning Ordinance regarding permitted uses in the BG, BGM, and BGH zoning districts as presented. Applicant: City of Bellevue. Upon roll call, all present voted yes. Motion carried unanimously.

This item will proceed to CITY COUNCIL for PUBLIC HEARING on December 03, 2019.

MINUTE RECORD

Bellevue Planning Commission Meeting, November 21, 2019, Page 4

Meeting adjourned at 7.28 p.m.

A handwritten signature in blue ink that reads "Angela M. Curry". The signature is written in a cursive, flowing style.

Angela M. Curry
Assistant Planning Manager

3.a.

CITY OF BELLEVUE PLANNING DEPARTMENT

RECOMMENDATION REPORT # 1

CASE NUMBERS: Z-1911-07
S-1911-10

FOR HEARING OF:
REPORT #1: December 19, 2019

I. GENERAL INFORMATION

A. APPLICANTS:

Nick Brim and Megan Crain
1508 Camp Gifford Road
Bellevue, NE 68005

B. PROPERTY OWNERS:

Nick Brim
1508 Camp Gifford Road
Bellevue, NE 68005

Todd Santoro
1606 Camp Gifford Road
Bellevue, NE 68005

C. GENERAL LOCATION:

1606 Camp Gifford Road

D. LEGAL DESCRIPTION:

Lots 1 and 2, Whispering Timber Estates Replat 6, being a replat of Lots 103A, 103B, 124A, the West 22' of Lot 127, and Lot 128, Whispering Timber Estates; Lots 6, part of Lot 7B, 8A2A, part of Lot 9 except the South 155', and part of Lot 10B1 except the South 30', Fair Hill Addition.

E. REQUESTED ACTIONS:

1. Rezone Lots 1 and 2, Whispering Timber Estates Replat 6, from AG, RE, and RS-84 to RE and RS-84.

2. Small Subdivision plat Lots 1 and 2, Whispering Timber Estates Replat 6.

F. EXISTING ZONING AND LAND USE:

AG, RE, and RS-84, Single Family Residential/Vacant

G. PURPOSE OF REQUEST:

The applicant owns a storage shed which is not currently on his property; thus the reason for this request.

H. SIZE OF SITE:

The site is approximately 9.7 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

Proposed Lot 1 is developed with a single family residence built in 1978. Proposed Lot 2 is developed with a single family residence constructed in 1979 and a storage shed. Currently, this shed is not on the applicant's property, which is the reason for the rezoning and small subdivision plat request.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** Single Family Residential, RS-84
2. **East:** Single Family Residential, RS-84
3. **South:** Single Family Residential, RS-84
4. **West:** Single Family Residential, RS-84

C. REVELANT CASE HISTORY:

There have been no recent requests to rezone or replat this property.

D. APPLICABLE REGULATIONS:

1. Section 5.07, Zoning Ordinance, regarding RE uses and requirements.
2. Section 5.09, Zoning Ordinance, regarding RS-84 uses and requirements.
3. Chapter 5, Subdivision Regulations, regarding small subdivisions.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

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

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. There is no traffic data information available for this area.
2. The property has access via private drives off of Camp Gifford Road.

D. UTILITIES:

All utilities are available to this property.

E. ANALYSIS:

1. Nick Brim and Megan Crain have submitted a request to small subdivision plat Lots 1 and 2, Whispering Timber Estates Replat 6. They are making this request because they have a storage shed that is on their neighbor's property. This request will allow their shed to be on their property with their existing single family residence.

2. The applicants are also requesting to rezone Lots 1 and 2, Whispering Timber Estates Replat 6. Currently, these properties have three different zonings: AG, RE, and RS-84. The AG properties are non conforming.

The applicants are requesting RE zoning for proposed Lot 1, while Lot 2 be zoned RS-84.

3. The proposed zoning will not change the current development on the property. Proposed Lots 1 and 2 each have an existing single family residence.

4. The proposed lots meet the minimum requirements for their intended zoning districts. Several of the existing platted lots are land-locked and do not have adequate access. The proposed plat will resolve this issue.

5. This application was sent out for review by the following departments and individuals: Public Works, Permits and Inspections, Chief of Police, Offutt Air Force Base, Fire Inspector, Sarpy County Planning Director, Sarpy County Public

Works Department, and the Bellevue Public 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 requested minor technical revisions to the plat. These revisions have since been made by the applicant's surveyor.

No other comments were received in this case.

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

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon conformance with the Zoning Ordinance and Subdivision Regulations, as well as lack of perceived negative impact upon the surrounding area.

V. PLANNING COMMISSION RECOMMENDATION

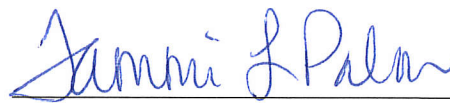
Under Review

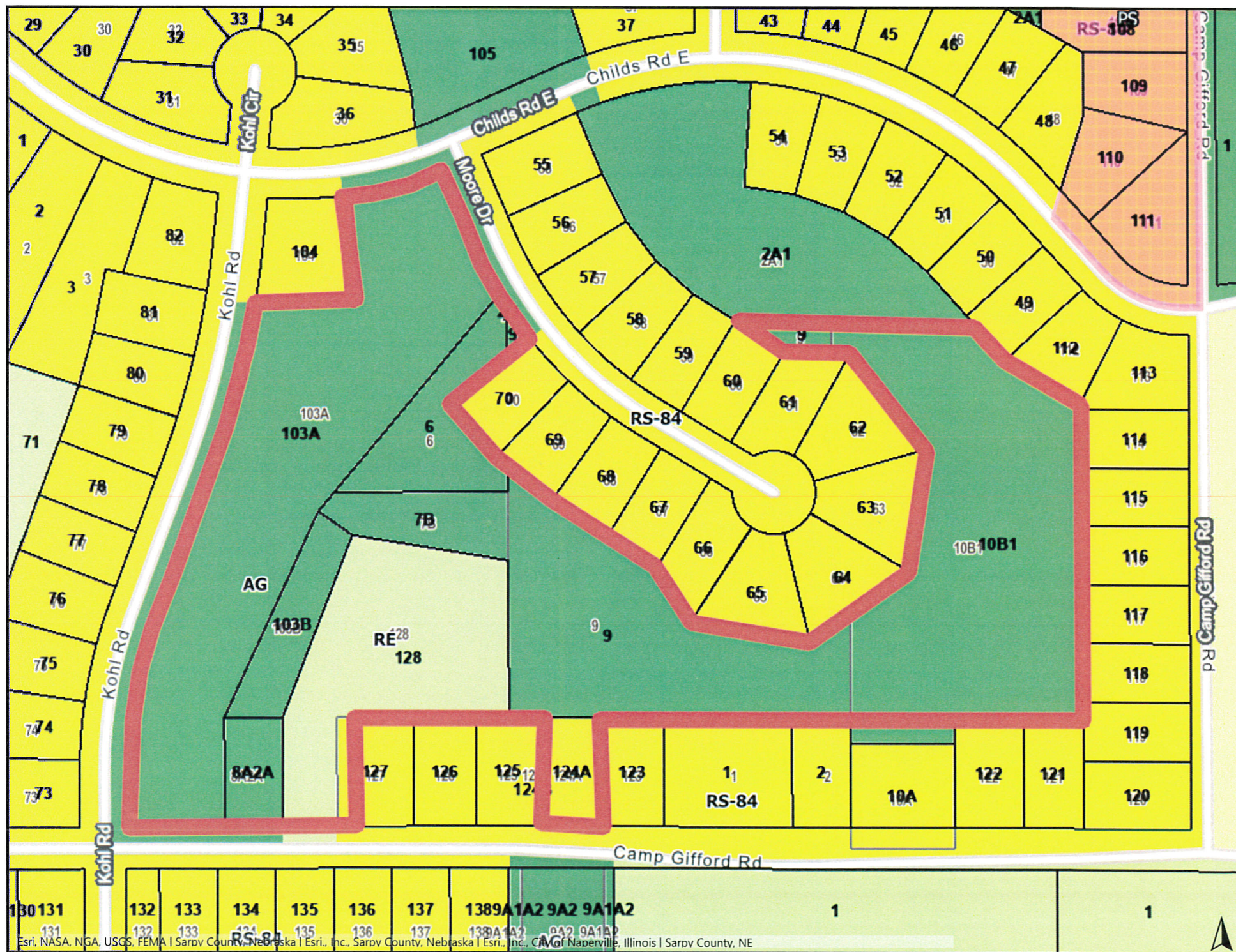
VI. ATTACHMENTS TO REPORT

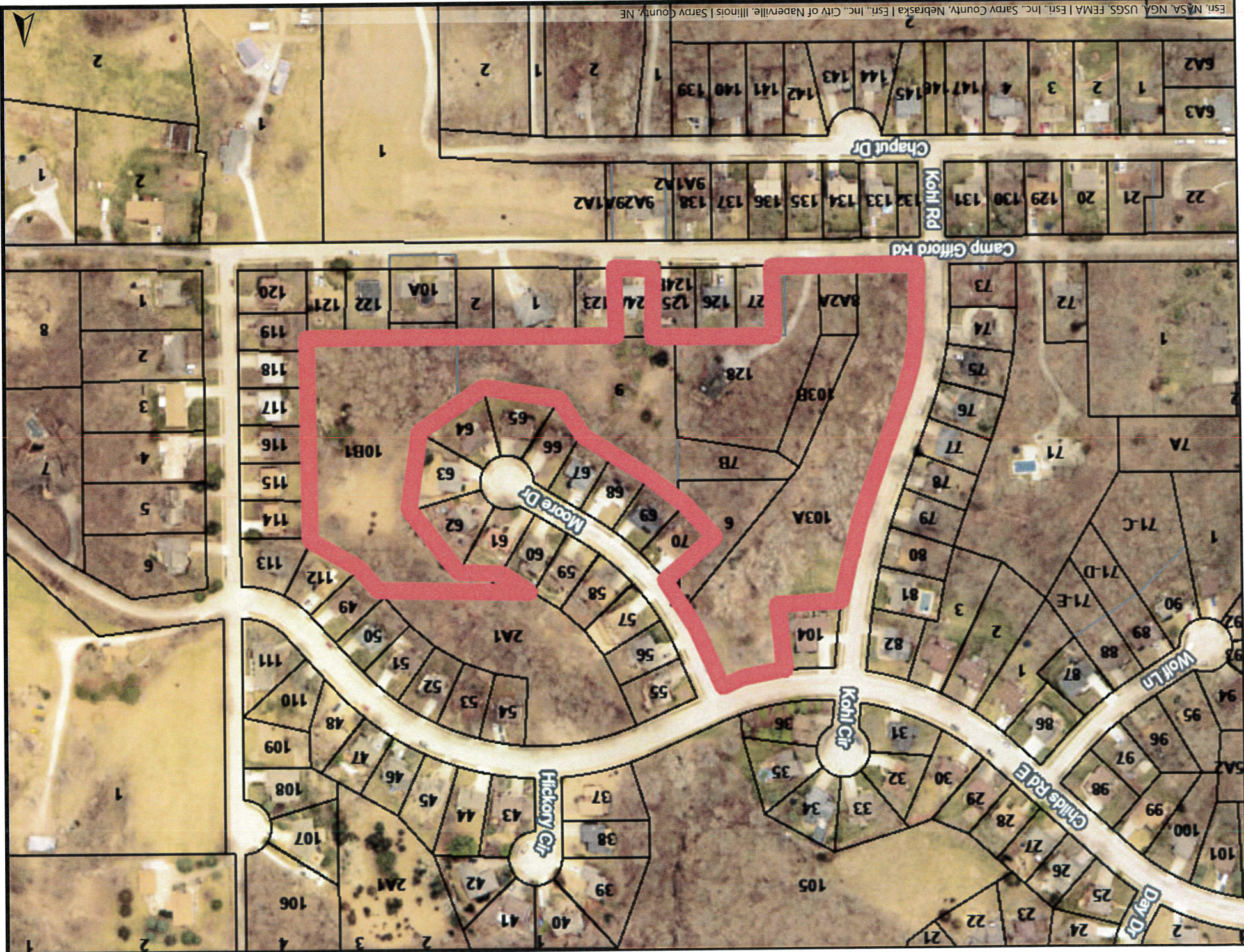
1. Zoning Map
2. 2018 GIS aerial photo of the property
3. Small Subdivision plat received December 12, 2019
4. Letter from the applicant received October 23, 2019

VII. COPIES OF REPORT TO:

1. Nick Brim and Megan Crain
2. Todd Santoro
3. Doug Hill, Hill-Farrell Associates, Inc.
4. Public Upon Request

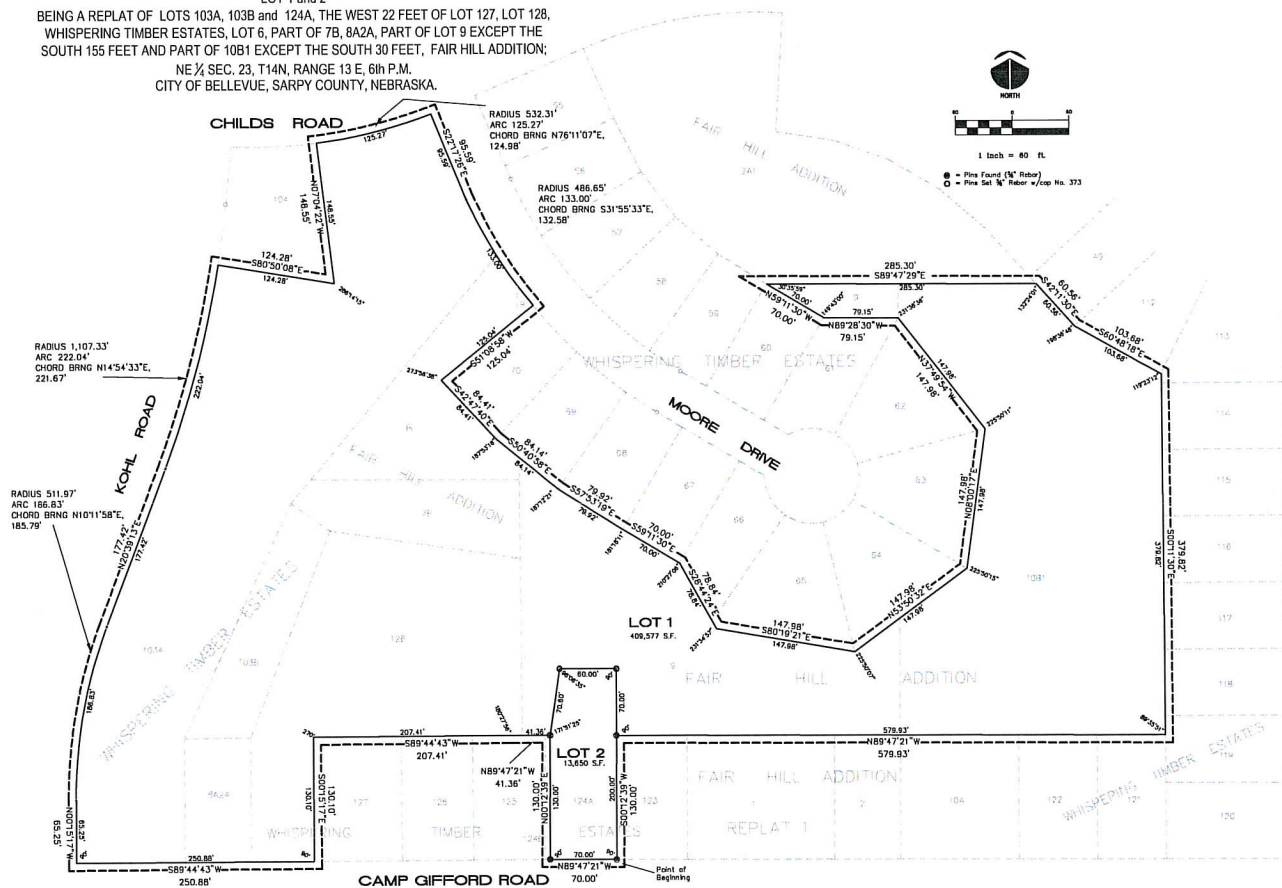
 12/12/19
Prepared by: Date of Report





WHISPERING TIMBER ESTATES REPLAT 6

LOT 1 and 2
BEING A REPLAT OF LOTS 103A, 103B and 124A, THE WEST 22 FEET OF LOT 127, LOT 128,
WHISPERING TIMBER ESTATES, LOT 6, PART OF 7B, 8A2A, PART OF LOT 9 EXCEPT THE
SOUTH 155 FEET AND PART OF 10B1 EXCEPT THE SOUTH 30 FEET, FAIR HILL ADDITION;
NE 1/4 SEC. 23, T14N, RANGE 13 E, 6th P.M.
CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA.



RECEIVED
DEC 12 2019
PLANNING DEPT.

SURVEYOR'S CERTIFICATE

I, RONALD D. HILL, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAKED WITH IRON PINS THE CORNERS AS SHOWN IN "WHISPERING TIMBER ESTATES REPLAT 6", BEING A REPLAT OF LOT 103A, LOT 103B, LOT 124A, WEST 22 FEET OF LOT 127, AND LOT 128, WHISPERING TIMBER ESTATES, LOT 6, PART OF LOT 7B, LOT 8A2A, PART OF LOT 9 EXCEPT THE SOUTH 155 FEET AND PART OF LOT 10B1 EXCEPT THE SOUTH 30 FEET, FAIR HILL ADDITION, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE SOUTHEAST CORNER OF LOT 124A, WHISPERING TIMBER ESTATES, THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 124A, WHISPERING TIMBER ESTATES, BEING ALSO THE NORTH RIGHT-OF-WAY OF CAMP GIFFORD ROAD, N 88°47'21" W, 70.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 124A; THENCE N 001°23'39" E, 130.00 FEET TO THE NORTHEAST CORNER OF LOT 124B, WHISPERING TIMBER ESTATES; THENCE N 89°47'21" W, 41.36 FEET TO THE SOUTHWEST CORNER OF LOT 9, FAIR HILL ADDITION; THENCE S 88°44'42" W, 207.41 FEET TO THE NORTHWEST CORNER OF LOT 127, WHISPERING TIMBER ESTATES; THENCE S 001°51'17" E, 130.10 FEET TO THE SOUTHWEST CORNER OF LOT 127, WHISPERING TIMBER ESTATES; THENCE S 88°44'42" W, 250.00 FEET TO THE SOUTHWEST CORNER OF LOT 103A, WHISPERING TIMBER ESTATES; THENCE NORTHERLY ALONG THE EASTERLY RIGHT-OF-WAY OF KOHL ROAD ALONG THE FOLLOWING 4 COURSES:
1.) N001°51'17" W, 65.25 FEET 2.) NORTHERLY ALONG A CURVE TO THE RIGHT RADIUS 511.97 FEET, ARC 186.83 FEET, CHORD BEARING N101°58'E, 185.79 FEET 3.) N203°30'13"E, 177.42 FEET 4.) NORTHERLY ALONG A CURVE TO THE LEFT RADIUS 1107.33 FEET, ARC 222.04 FEET, CHORD BEARING N154°33'E, 221.67 FEET TO THE SOUTHWEST CORNER OF LOT 104, WHISPERING TIMBER ESTATES; THENCE S80°50'08"E, 124.28 FEET TO THE SOUTHEAST CORNER OF LOT 104, WHISPERING TIMBER ESTATES; THENCE N07°04'22" W, 148.55 FEET TO THE NORTHEAST CORNER OF LOT 104, WHISPERING TIMBER ESTATES; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY OF CHILD'S ROAD ALONG A CURVE TO THE LEFT RADIUS 532.31 FEET, ARC 125.27 FEET, CHORD BEARING N76°11'07"E, 124.88 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF MOORE DRIVE; THENCE SOUTHERLY ALONG THE WEST RIGHT-OF-WAY OF MOORE DRIVE ALONG THE FOLLOWING 2 COURSES: 1.) S22°12'29"E, 95.59 FEET 2.) SOUTHERLY ALONG A CURVE TO THE LEFT RADIUS 486.65 FEET, ARC 133.00 FEET, CHORD BEARING S33°55'33"E, 132.58 FEET TO THE NORTHWEST CORNER OF LOT 70, WHISPERING TIMBER ESTATES; THENCE S51°08'58"W, 125.04 FEET TO THE SOUTHWEST CORNER OF LOT 70, WHISPERING TIMBER ESTATES; THENCE S42°47'40"E, 84.41 FEET TO THE SOUTHEAST CORNER OF LOT 70, WHISPERING TIMBER ESTATES; THENCE S20°05'08"E, 84.14 FEET TO THE SOUTHEAST CORNER OF LOT 6B, WHISPERING TIMBER ESTATES; THENCE S 57°53'10" E, 79.92 FEET TO THE SOUTHEAST CORNER OF LOT 6B, WHISPERING TIMBER ESTATES; THENCE S 59°10'07" W, 70.00 FEET TO THE SOUTHEAST CORNER OF LOT 67, WHISPERING TIMBER ESTATES; THENCE S 28°44'24" E, 78.84 FEET TO THE SOUTHEAST CORNER OF LOT 66, WHISPERING TIMBER ESTATES; THENCE S 01°29'21" E, 147.38 FEET TO THE SOUTHEAST CORNER OF LOT 65, WHISPERING TIMBER ESTATES; THENCE N 53°05'32" E, 147.38 FEET TO THE SOUTHEAST CORNER OF LOT 64, WHISPERING TIMBER ESTATES; THENCE N00°00'17"E, 147.88 FEET TO THE NORTHEAST CORNER OF LOT 63, WHISPERING TIMBER ESTATES; THENCE N37°48'54"W, 147.88 FEET TO THE NORTHEAST CORNER OF LOT 62, WHISPERING TIMBER ESTATES; THENCE N89°28'30"W, 79.15 FEET TO THE NORTHEAST CORNER OF LOT 61, WHISPERING TIMBER ESTATES; THENCE N09°15'30"W, 70.00 FEET TO THE NORTHWEST CORNER OF LOT 60, WHISPERING TIMBER ESTATES; THENCE S80°27'25"E, 285.30 FEET TO A POINT ON THE WEST LINE OF LOT 49, WHISPERING TIMBER ESTATES, BEING ALSO THE SOUTHEAST CORNER OF LOT 3A1, FAIR HILL ADDITION; THENCE S42°13'07"E, 60.56 FEET TO THE SOUTHEAST CORNER OF LOT 49, WHISPERING TIMBER ESTATES; THENCE S80°48'18"E, 103.68 FEET TO THE SOUTHEAST CORNER OF LOT 112, WHISPERING TIMBER ESTATES; THENCE S00°11'30"E, 379.82 FEET TO THE NORTHEAST CORNER OF LOT 121, WHISPERING TIMBER ESTATES; THENCE N 88°47'21" W, 579.93 FEET TO THE NORTHWEST CORNER OF LOT 123, WHISPERING TIMBER ESTATES; THENCE S 001°23'39" E, 130.00 FEET TO THE POINT OF BEGINNING, DESCRIBED TRACT CONTAINS 423,227 SQUARE FEET OR 9.716 ACRES MORE OR LESS.

DATE: 10/21/2019

RONALD D. HILL R.L.S. NEBR. REG. NO. 373

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, NICHOLAS JAY BRUN AND TODD A. SANTORO, BEING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND DUBBED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE REPLATED INTO A LOT TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREINAFTER KNOWN AS "WHISPERING TIMBER ESTATES REPLAT 6", AND WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND CENTURYLINK COMMUNICATIONS INTERNATIONAL, INC. AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CROSS ARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREON, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LINES, AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS, NO PERMANENT BUILDING WALL OR FENCE SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THREATEN OR INTERFERE WITH THE AFORESAID USES OF RIGHTS HEREIN GRANTED. IN WITNESS WHEREOF WE DO HEREBY SET OUR HANDS THIS _____ DAY OF _____, 2019.

NICHOLAS JAY BRUN

TODD A. SANTORO

ACKNOWLEDGMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF SARPY) SS

ON THIS _____ DAY OF _____, 2019, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ONLY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED NICHOLAS JAY BRUN, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES APPEAR ON THIS PLAT AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF SARPY) SS

ON THIS _____ DAY OF _____, 2019, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ONLY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TODD A. SANTORO, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES APPEAR ON THIS PLAT AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF "WHISPERING TIMBER ESTATES REPLAT 6" WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE ON THIS _____ DAY OF _____, 2019.

SARPY COUNTY SURVEYOR/ENGINEER

COUNTY TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE _____

COUNTY TREASURER

APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF "WHISPERING TIMBER ESTATES REPLAT 6" WAS APPROVED BY THE BELLEVUE CITY COUNCIL THIS _____ DAY OF _____, 2019. THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN NINETY (90) DAYS OF THE ABOVE DATE.

ATTEST: CITY CLERK _____ MAYOR _____

APPROVAL OF BELLEVUE PLANNING COMMISSION

THIS PLAT OF "WHISPERING TIMBER ESTATES REPLAT 6" WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION THIS _____ DAY OF _____, 2019.

BELLEVUE PLANNING COMMISSION

SURVEY: DCH/AB
DRAWN: FCH
DATE: 09/20/2019
09/30/2019
10/21/2019
12/05/2019
12/12/2019

WHISPERING TIMBER ESTATES REPLAT 6

SMALL SUBDIVISION PLAT

NE 1/4 SEC. 23, T14N, R13E, OF THE 6th P.M.
SARPY COUNTY, NEBRASKA.

HILL-FARRELL ASSOCIATES, INC.
Land Surveyors
14402 Hylan Lewis Road, Bellevue, NE 68005 (402) 291-6100

PROJECT NO.
19/WHISPERING
TIMBER
REPLAT

9/18/2019

CITY OF BELLEVUE PLANNING DEPARTMENT

1510 WALL STREET, BELLEVUE, NE 68005


To whom this may concern,

I am seeking your approval to rezone approximately 4500 square feet of agriculture zoned land behind my house at the address 1508 Camp Gifford Rd, Bellevue, NE 68005. I wish to rezone this plat to single family and conjoin with my current lot.

When we purchased our home in 2015, we had a shed that came with our house but is not currently on our lot. In our purchase agreement, this land was stated to be community property for the neighborhood use. Since this time, this parcel has been purchased by our neighbor Todd Santoro. Todd has agreed to sell the piece directly behind our property to allow our shed to lie on my property assuming city approval to sub-divide and rezone.

We have no plans to build any structures on this land. We only wish to own the land our shed sits on. We kindly request your approval for to rezone and extend our lot.

SINCERELY,

A handwritten signature in black ink, appearing to read 'Nick Brim and Megan Crain', written in a cursive style.

NICK BRIM AND MEGAN CRAIN

RECEIVED

OCT 23 2019

PLANNING DEPT.

3.b.

CITY OF BELLEVUE PLANNING DEPARTMENT

RECOMMENDATION REPORT # 2

CASE NUMBER: Z-1906-05

FOR HEARING OF:

REPORT #1: July 25, 2019

REPORT #2: December 19, 2019

I. GENERAL INFORMATION

A. APPLICANT:

Encompass Design Inc.
1535 Liberty Lane, Suite 110B
Missoula, MT 59808

B. PROPERTY OWNER:

Twin Valley Evangelical Free Church
1908 Lloyd Street
Bellevue, NE 68005

C. GENERAL LOCATION:

Fort Crook Road and Grenoble Drive

D. LEGAL DESCRIPTION:

Lot 2, Twin Valley Church Replat 1 Addition, located in the Southwest ¼ of Section 14, T13N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTIONS:

1. Rezone Lot 2, Twin Valley Church Replat 1 Addition, from RG-28 to RG-28-PS with site plan approval.

F. EXISTING ZONING AND LAND USE:

RG-28, Vacant

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain approval of a rezoning and site plan for the construction of a 75 unit multi-family residential development.

H. SIZE OF SITE:

The site is approximately 11.8 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The site is presently vacant and covered in vegetation.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

- 1. North:** Self Storage Facility, BGH (across Grenoble Drive)
- 2. East:** Duplex Residential, RG-28-PS
- 3. South:** Single Family Residential/Agricultural, AG (across Normandy Blvd)
- 4. West:** Highway 75 right-of-way

C. REVELANT CASE HISTORY:

1. On August 23, 2007, the Planning Commission recommended approval of a request to rezone Lots 1 through 184, and Outlots A-C, Villages at Normandy Hills, from RG-28 to RG-20-PS, for the purpose of a multi-family residential townhome development; and preliminary plat Lots 1 through 184, and Outlots A-C, Villages at Normandy Hills. The City Council approved the aforementioned request on October 8, 2007.
2. On July 25, 2019, the Planning Commission continued to September 26, 2019 a request to rezone Lot 2, Twin Valley Church Replat 1 Addition, from RG-28 to RG-28-PS with site plan approval, for the purpose of multi family residential development.
3. On September 26, 2019, the Planning Commission continued to October 24, 2019 a request to rezone Lot 2, Twin Valley Church Replat 1 Addition, from RG-28 to RG-28-PS with site plan approval, for the purpose of multi family residential development.
4. On October 24, 2019, the Planning Commission continued to November 21, 2019 a request to rezone Lot 2, Twin Valley Church Replat 1 Addition, from RG-28 to RG-28-PS with site plan approval, for the purpose of multi family residential development.

5. On November 21, 2019, the Planning Commission continued to December 19, 2019 a request to rezone Lot 2, Twin Valley Church Replat 1 Addition, from RG-28 to RG-28-PS with site plan approval, for the purpose of multi family residential development.

D. APPLICABLE REGULATIONS:

1. Section 5.13, Zoning Ordinance, regarding RG-28 uses and requirements.
2. Section 5.17, Zoning Ordinance, regarding the Planned Subdivision District.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

The Future Land Use Map of the Comprehensive Plan shows this area as multi-family residential.

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. There is no traffic data available for this specific area.
2. The property will have access from two points: one along Grenoble Drive, and another from Normandy Boulevard.

D. UTILITIES:

All utilities are available to this property.

E. ANALYSIS:

1. Hope Fisher, on behalf of Encompass Design Inc., has submitted a request for a rezoning for Lot 2, Twin Valley Church Replat 1 Addition, from RG-28 to RG-28-PS, for the purpose of a multi-family residential development.
2. The property is presently zoned RG-28. The intent of this district is to permit low rise, medium density development that will be compatible when located near and among lower density types of housing, including single-family and two-family on small lots.

The -PS zoning overlay allows for the construction of multiple buildings on one lot, in addition to encouraging the creative design of new living areas.

3. In conjunction with the change of zone, the applicant is also requesting site plan approval for the apartment buildings.

4. The proposal consists of 75 units in eight buildings. The buildings are a mix of three and four-bedroom units. The applicant has indicated the three-bedroom apartments will be a minimum of 1,250 square feet in size, while the four-bedroom units will be a minimum of 1,500 square feet.

Under the property's current zoning of RG-28, the site could support a density of approximately 180 units based on its size.

5. The site plan shows 152 surface parking stalls for the development. The ordinance requires a minimum of 152 parking stalls.

6. The applicant is proposing a clubhouse with a 600 square foot community room. The development will also include a community garden (as shown on the site plan) with a designated water source paid for by the development owner. The garden will be sufficient in size for every unit to grow vegetables and/or ornamentals.

7. The landscape plan has been reviewed by staff and meets the minimum requirements of the zoning ordinance.

8. Per Section 8.11, Zoning Ordinance, the apartment buildings will need to meet the city's design standards. Compliance with these regulations will be reviewed as part of the building permit process.

9. This application was sent out to the following departments for review: Public Works, Streets Department, Permits and Inspections, Chief of Police, Offutt Air Force Base, Fire Inspector, Nebraska Department of Transportation, and the Bellevue Public 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.

Engineering Manager Dean Dunn had technical comments regarding the site plan. These comments have since been satisfied.

Don Gifford, Bellevue Fire Department, had comments regarding fire hydrant placement. The applicant's engineer has been in contact with Mr. Gifford. This item will be addressed as part of the building permit process.

Karl Burns, Project Manager Nebraska Department of Transportation, commented a drainage study will need to be submitted to NDOT for review/approval of drainage outlets within the state right-of-way. In addition, NDOT permits will need to be obtained for this infrastructure. The applicant's engineer has indicated they understand and will comply with all NDOT requirements.

No other comments were received on this case.

10. Since the public hearing on July 25, 2019, discussions have taken place between the applicant's engineer, Sarpy County Public Works, as well as NDOT to discuss secondary access to the Normandy Hills subdivision.

With the Highway 75 expansion project, NDOT has constructed the access road that connects with Fort Crook Road to the north. With annexation of the Normandy Hills SID pending, Sarpy County Public Works does not have any immediate plans for the area.

The city is actively pursuing development near the Highway 34/Platteview Road interchange. At such time development occurs, it is the city's plan to include an access from the Normandy Hills area south to Highway 34.

11. The developer has amended the site plan over the past several months in an attempt to address the neighbors' concerns raised at the July 25, 2019 public hearing:

- The proposed buildings along the eastern border of the property have been moved farther west to provide a larger buffer near the existing townhomes.
- The grading plan has been adjusted so as to preserve as many existing trees as possible.
- The interior drive was modified to streamline traffic through the development and minimize impact to the existing neighborhood.

A copy of the previous site plan is attached for reference.

12. The Future Land Use Map of the Comprehensive Plan shows this area as multi-family residential.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon compatibility with the surrounding neighborhood, lack of perceived negative impact, and conformance with the Zoning Ordinance and Comprehensive Plan.

V. PLANNING COMMISSION RECOMMENDATION

Under Review

VI. ATTACHMENTS TO REPORT

1. Zoning Map

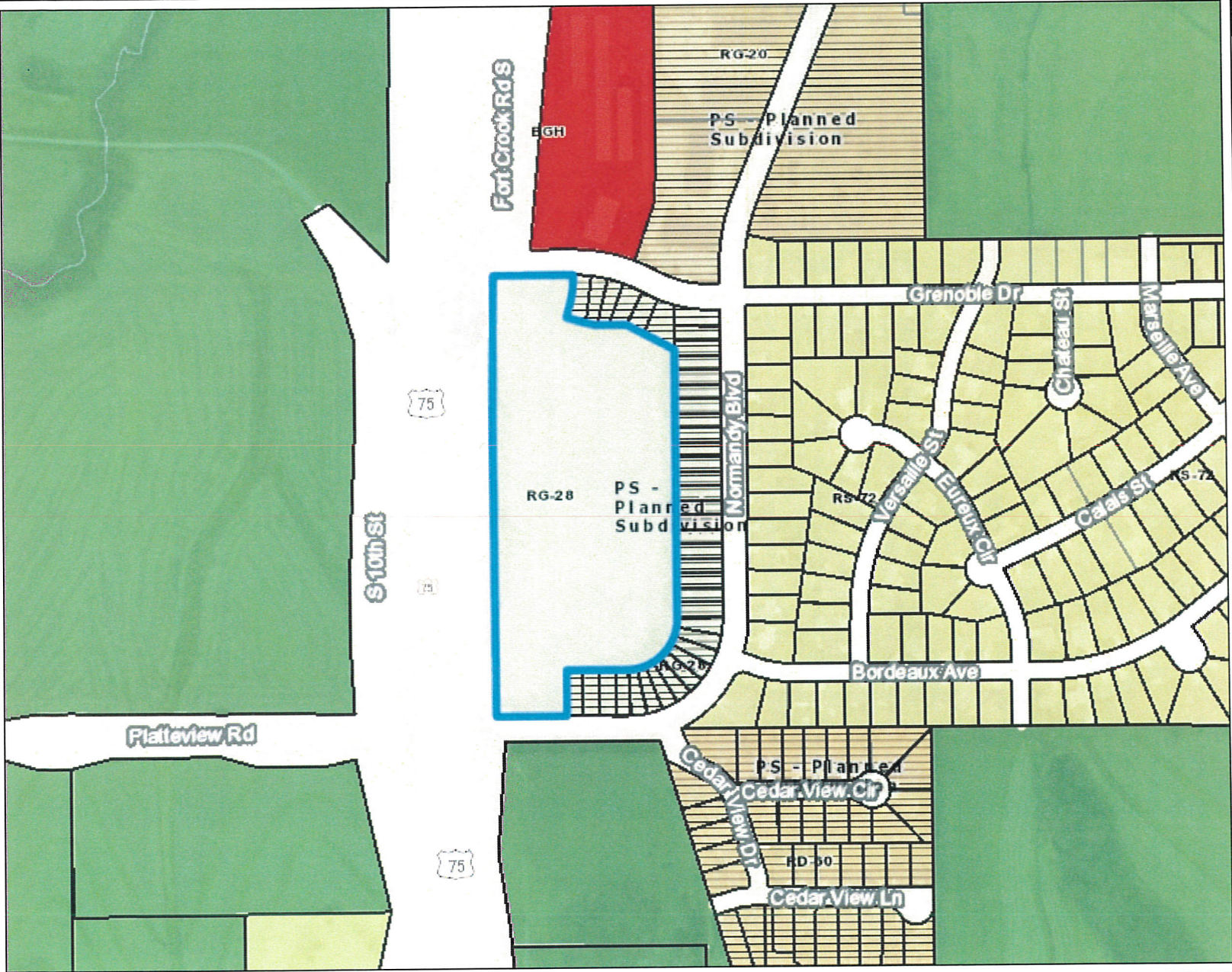
2. 2018 GIS aerial photo of the property
3. Justification letter received from Kyle Haase on June 21, 2019
4. Site plan received December 10, 2019
5. Landscape plan received December 10, 2019
6. Prior site plan received July 16, 2019.
7. Letter from Rusty Snow received July 16, 2019 regarding the proposed amenities

VII. COPIES OF REPORT TO:

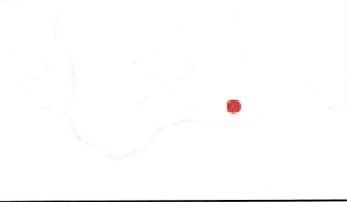
1. Encompass Design Inc.
2. Belle Plaine Apartments LP
3. E & A Consulting Group Inc.
4. Public Upon Request


Prepared by: _____ Date of Report

Belle Plaine Apts Zoning Map

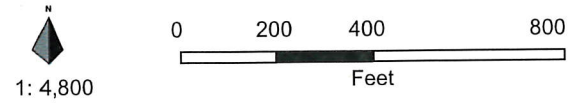


Location



Legend

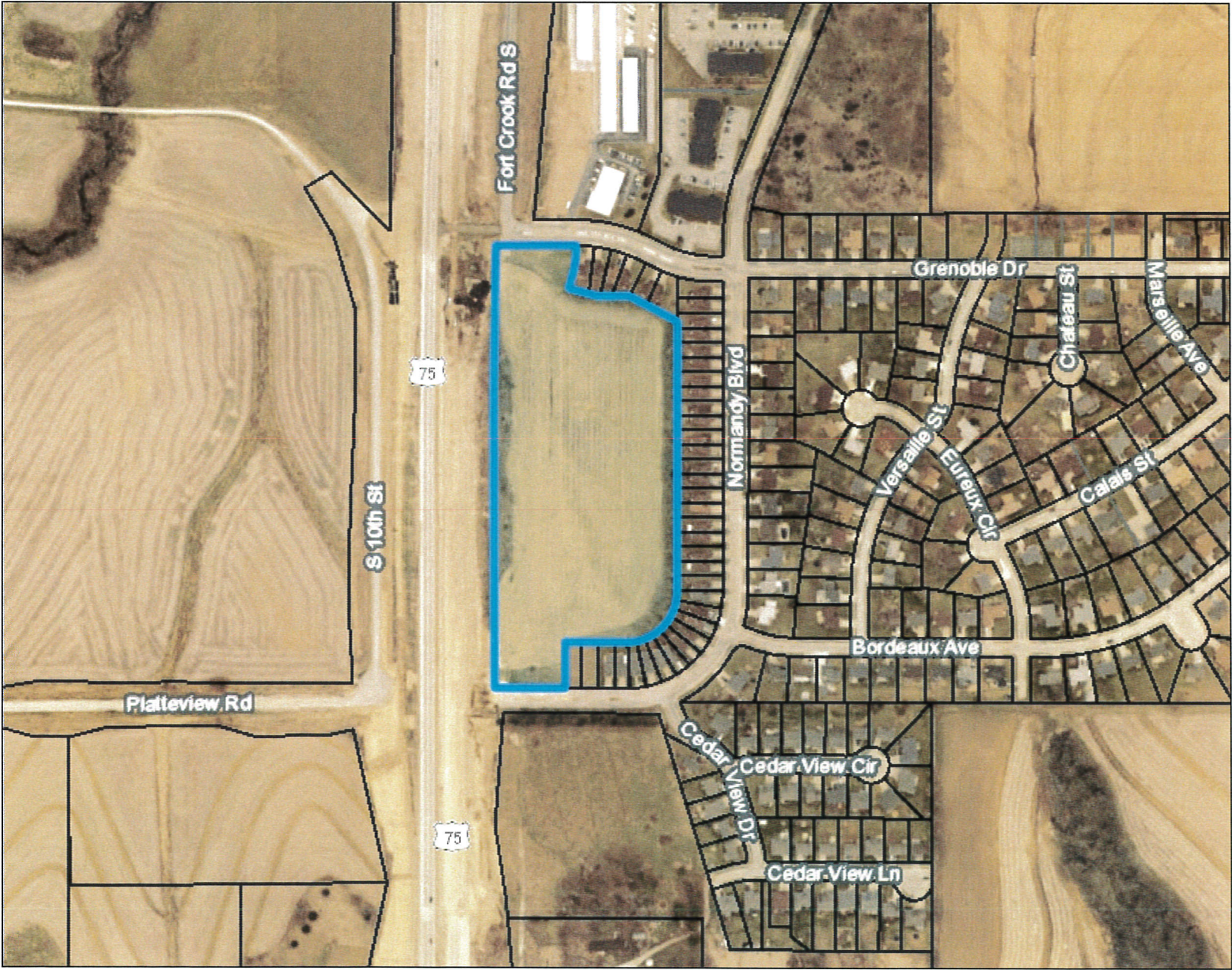
- Road Centerlines
2018 Aerial Photo
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3



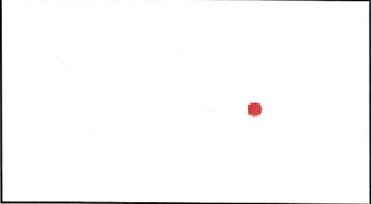
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.

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

Belle Plaine Apts



Location

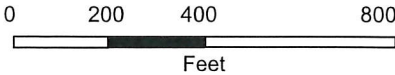


Legend

- Road Centerlines
2018 Aerial Photo
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3



1: 4,800



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



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



E & A CONSULTING GROUP, INC.

Engineering Answers

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154-3950
P 402.895.4700 • F 402.895.3599
www.eacg.com

June 21, 2019

Tammi Palm
City of Bellevue
1510 Wall Street
Bellevue, NE 68005

Re: Belle Plaine Apartments – Site Plan and Rezoning
E & A Project: #P2019.127.001

Tammi,

We are submitting the attached documents on behalf of E & A Consulting Group, Inc. client, Encompass Design, Inc. for the purposes of site plan approval and rezoning from RG-28 to RG-28-PS. The site plan includes 76 units with a mix of 3- and 4-bedroom units.

In advance, thank you for your time and consideration to our application. If you have any questions please feel free to contact me at 402-895-4700.

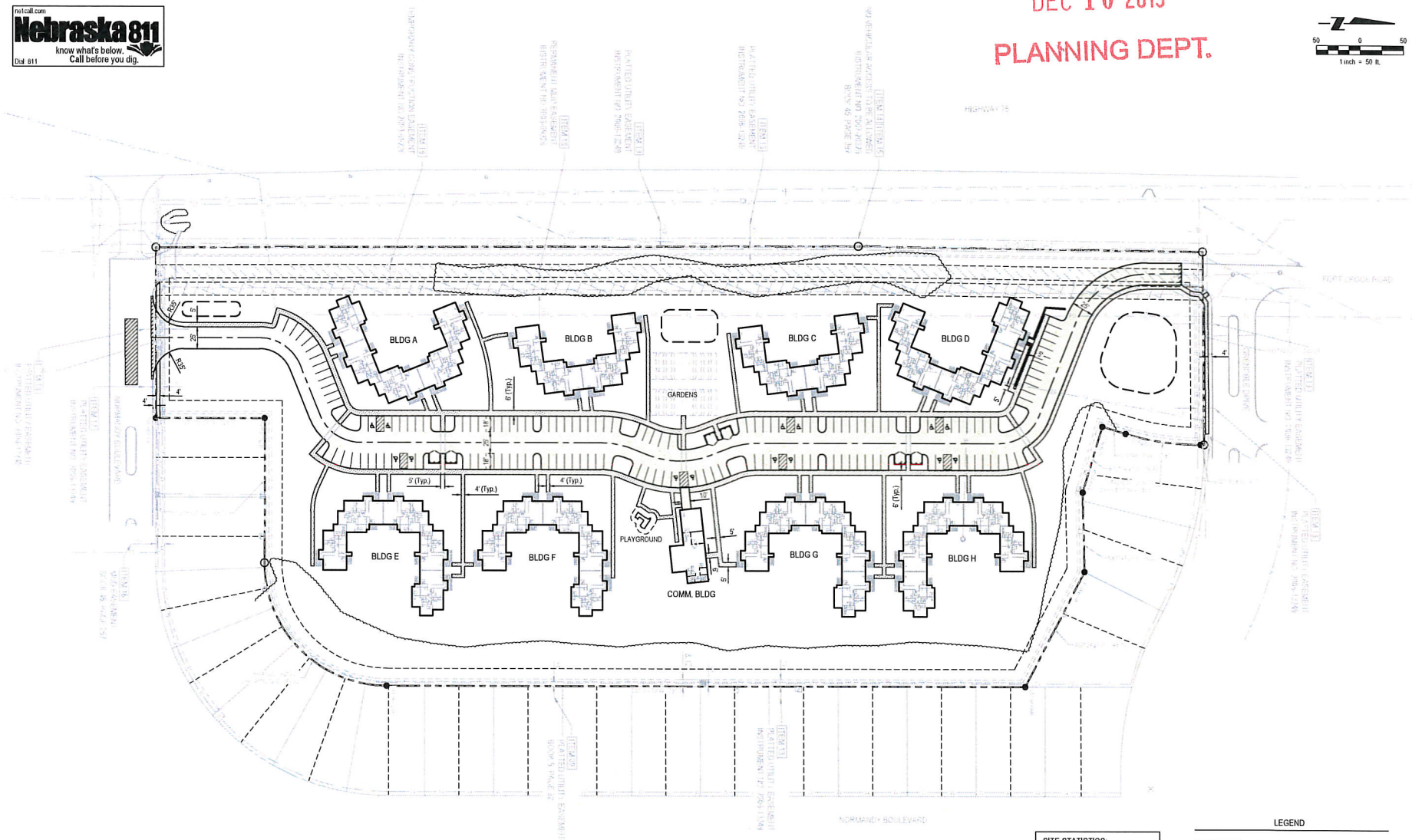
Sincerely,

Kyle Haase
E&A Consulting Group

RECEIVED
JUN 21 2019
PLANNING DEPT.



RECEIVED
DEC 10 2019
PLANNING DEPT.



SITE STATISTICS:
75 TOTAL UNITS
152 TOTAL PARKING STALLS

LEGEND	
	7' PCC With Integral Curb and Gutter
	4' PCC Sidewalk
	Sawcut Full Depth and Remove Existing Pavement
	PCSMP Basin Limits
	Retaining Wall



E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
15005 148 Valley Road, Suite 100 • Omaha, NE 68154
Phone: 402.895.8700 • Fax: 402.895.3599
www.eacg.com



A MULTIFAMILY APARTMENT COMPLEX FOR:
BELLE PLAINE APARTMENTS
BELLEVUE, NEBRASKA

SITE PLAN
APPROVAL SET - 7.16.2019
SITE PLAN
EXHIBIT
RMB/CT: December 9, 2019

sheet 108 of 108

C1.1



LANDSCAPE NOTES

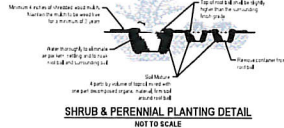
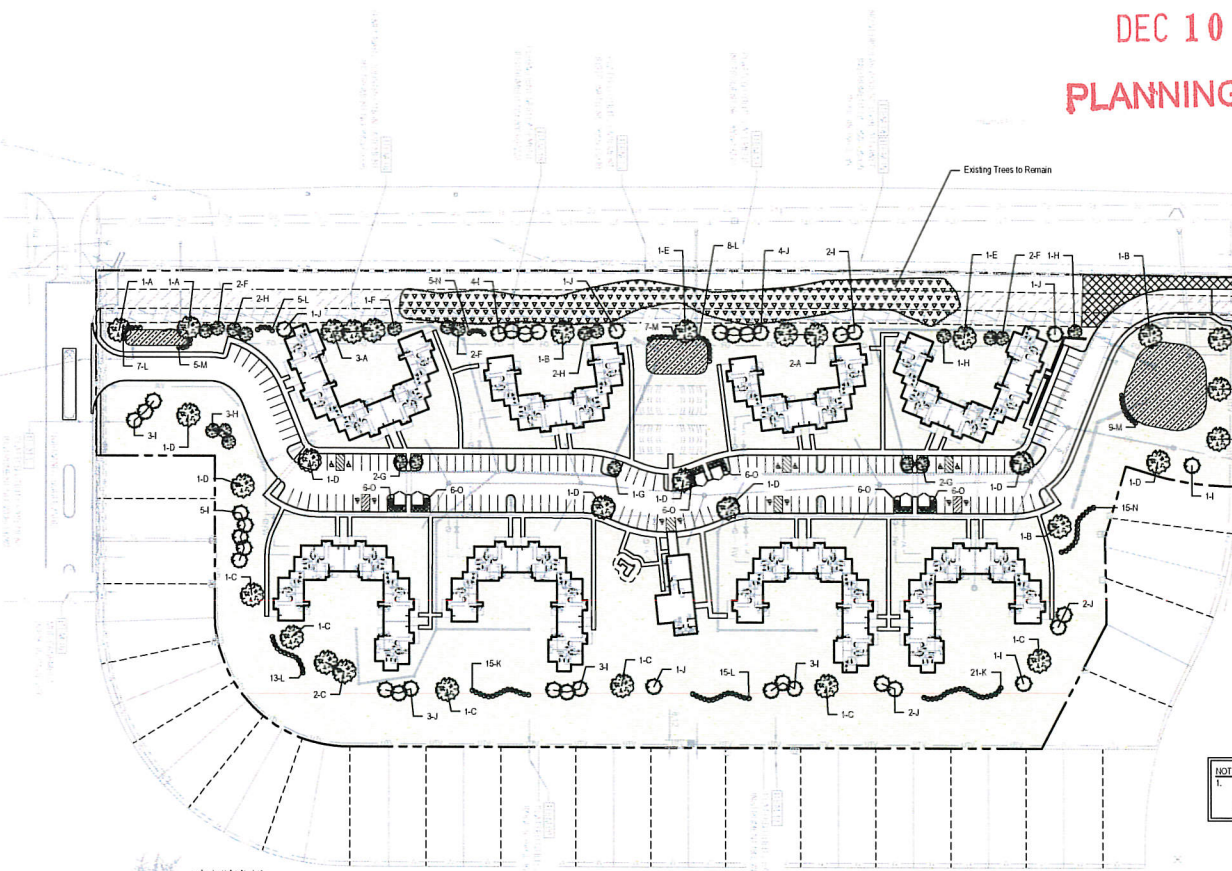
1. Locate and verify the location of all underground utilities prior to the start of any construction. Care should be taken not to disturb any existing utilities during construction. Any damage to utilities or other improvements caused by the Contractor will be repaired at no cost to the Owner.
2. All plant material shall be of good quality and sizes shall meet required size specifications.
3. All plants are to be watered in immediately after planting and then watered and maintained once a week for a period of one month from time of planting.
4. All plant material shall be guaranteed to be in a live and healthy growing condition for two full growing seasons (trees) and one full growing season (perennials & shrubs) after final project acceptance or shall be replaced free of charge with the same grade and species including labor.
5. Verify all dimensions and conditions prior to starting construction. The location of plant material is critical and shall be installed as indicated on plans. Field adjustments may be necessary based on field conditions (i.e., root ball and drop/ribs conflict). All adjustments must be approved by the landscape architect.
6. The Landscape Contractor shall remove all construction debris and materials injurious to plant growth from planting pits and beds prior to backfilling with planting mix. All planting areas shall be free of weeds and debris prior to any work.
7. Provide locally available shredded hardwood mulch on all trees and in all planting beds to a 3-4 inch minimum depth unless otherwise noted. Mulch ring to extend 1'-0" minimum beyond planting pit. Minor site grading to be included if needed.
8. All trees are to be staked for a period of not less than one year from time of planting.
9. Contractor to coordinate work with other amenities contractors.

IRRIGATION NOTES

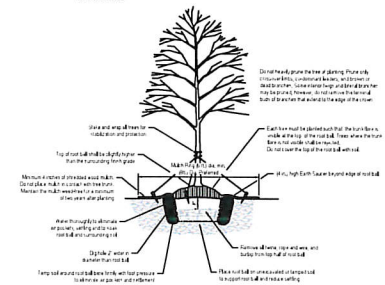
1. Irrigation bid to include meter pit and city utility fees.
2. Irrigate all sodded areas.
3. Irrigation controller to be mounted in a steel utility box with keypad for pad lock.
4. Irrigation system to be guaranteed for 1 year. Written guarantee to be supplied prior to final payment.
5. Irrigation contractor responsible to winterize system one time.
6. Irrigation contractor to furnish as-built drawing of the system and catalogue cuts of the installed equipment prior to final payment.
7. Irrigation contractor to provide owner and engineer an irrigation plan shop drawing and equipment catalogue cuts for approval prior to installation.
8. Contractor to coordinate work with other amenities contractors.

SOODING NOTES

1. The contractor shall notify the architect at least forty-eight hours in advance of the time he intends to begin sodding and shall not proceed with such work until permission to do so has been granted. No frozen sod shall be placed. No sodding shall be done on frozen earth.
2. Care shall be exercised at all times to retain the native soil on the roots of the sod during the process of transplanting. Dumping from vehicles will not be permitted. The sod shall be planted within eighteen (18) hours from the time it is harvested unless it is tightly rolled or stored rock-to-roots in a satisfactory manner. All sod in stacks shall be kept moist and shall be protected from exposure to the sun and from freezing. No storage longer than three (3) days will be permitted. Sod which becomes dried out or does not meet the specifications will be rejected.
3. There shall be a minimum of six inches, after tamping of topsoil under all sod. Excavations or trenching shall be made to a sufficient depth below the finished grade of the sod to accommodate the depth of topsoil as specified and the thickness of sod as specified. Fertilizer shall be applied at a rate to provide 100 pounds of nitrogen per acre unless fertilizer has been applied under another item in this contract to the topsoil in the sod bed. Fertilizer applied under this item shall be incorporated with the topsoil to a depth of at least two inches before the sod is laid, unless otherwise specified or approved. Incorporation shall be accomplished by disk, harrow, drilling, raking or other approved means.
4. The sod on which the sod is laid shall be reasonably moist and shall be watered, if so directed. The sod shall be laid smoothly, edge to edge, and all openings shall be plugged with sod. Immediately after the sod is laid, it shall be pressed firmly into contact with the sod bed by tamping, rolling, or by other approved methods so as to eliminate all air pockets, provide true and even surfaces, insure tamping and protect all exposed sod edges but without displacement of the sod or deformation of the surface of the sodded areas and watered at the rate of five gallons per square yard of sodded area unless otherwise directed.
5. The contractor shall take care of the sodded areas until all work on the entire contract has been completed, and sod has been mowed twice and then accepted. Such care shall consist of providing protection against traffic by approved warning signs or barricades and the mowing of grass to the height of two inches when the growth attains a maximum height of four inches.
6. Sod shall also be watered. When the sod is watered, sufficient water shall be applied to wet the sod at least two inches deep in the sod bed. Watering shall be done in a manner which will not cause erosion or other damage to the finished surface. Any surfaces which become gullied or otherwise damaged shall be repaired to reestablish the grade and conditions of the sod prior to sodding and shall then be re-fertilized and re-sodded as specified under this item.
7. In drainage ways or slopes, the sod shall be laid with its longest dimensions parallel to the contours. Such sodding shall begin at the base of slopes or grades and the sodding progress in continuous parallel rows working upward. Vertical joints between such sodding shall be staggered. All sod shall be laid to the grades specified and the grades formed with special care at the junction of drainage ways.
8. Sod shall be held in place by stakes in all drainage ways, on all slopes steeper than 4:1 and elsewhere where specified or as directed. Pegging shall be done immediately after tamping. At least one stake shall be driven through each sod to be staked, and the stakes shall not be more than two feet apart. Stakes shall have their flat sides against the slope and be driven flush. Stakes for pegging sod shall be of wood, approximately one inch by two inches and of sufficient length to penetrate the sod, the topsoil and to a minimum depth of two inches of subsoil.
9. The contractor shall keep all sodded areas thoroughly watered for a period of thirty (30) calendar days after the initial laying and as often as required hereafter until sod has been fully established (two mowings) and accepted by the engineer and owner. Contractor to use temporary irrigation for the watering of the sod. Contractor to supply all necessary hoses, fittings and sprinklers for all watering needs.
10. All sod must be fully established (two mowings) and growing at the time of inspection and acceptance.



SHRUB & PERENNIAL PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL - B & B TREE
NOT TO SCALE

PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
A	7	Quercus bicolor	Swamp White Oak	2"	B&B
B	3	Acer x freemanii	Autumn Blaze Maple	2"	B&B
C	8	Platanus occidentalis	Sycamore	2"	B&B
D	7	Gleditsia triacanthos	Skyline Honeylocust	2"	B&B
E	5	Betula nigra	River Birch	2"	B&B
F	7	Acer ginnala	Amur Maple	2"	B&B
G	5	Pyrus calleryana	Chanticleer Pear	2"	B&B
H	9	Malus 'Spring Snow'	Spring Snow Crabapple	2"	B&B
I	22	Picea pungens	Colorado Blue Spruce	7'-8'	B&B
J	15	Picea glauca 'Densata'	Black Hills Spruce	7'-8'	B&B
K	27	Euonymus alatus	Dwarf Burning Bush	3 Gal.	Cont.
L	48	Viburnum dentatum 'Christom'	Blue Muffin Viburnum	3 Gal.	Cont.
M	21	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 Gal.	Cont.
N	20	Juniperus x media 'Old Gold'	Old Gold Juniper	3 Gal.	Cont.
O	36	Taxus x media 'Hickii'	Hicks Yew	3 Gal.	Cont.

LEGEND	
- 289,010 SF - Areas to be installed with sod & irrigation	
- 3,800 SF - Areas to be installed with Superfurf II Seed (United Seeds) & NAG SC150BN Rotted Erosion Control Blanket	
- Existing Tree to Remain	
- PCSMP Basins	

RECEIVED

DEC 10 2019

PLANNING DEPT.



A MULTIFAMILY APARTMENT COMPLEX FOR:
BELLE PLAINE APARTMENTS
BELLEVUE, NEBRASKA

SITE PLAN
APPROVAL SET - 7/18/2019
**PRELIMINARY
LANDSCAPE
EXHIBIT**

DATE: December 9, 2019

DATE: July 18, 2019



E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services

10099 14th Valley Road, Suite 100 • Omaha, NE 68154
Phone: 402.895.4700 • Fax: 402.895.3559
WWW.EAG-CON.COM

P2019.127.001

L1.1



A MULTIFAMILY APARTMENT COMPLEX FOR:
BELLE PLAINE APARTMENTS
BELLEVUE, NEBRASKA

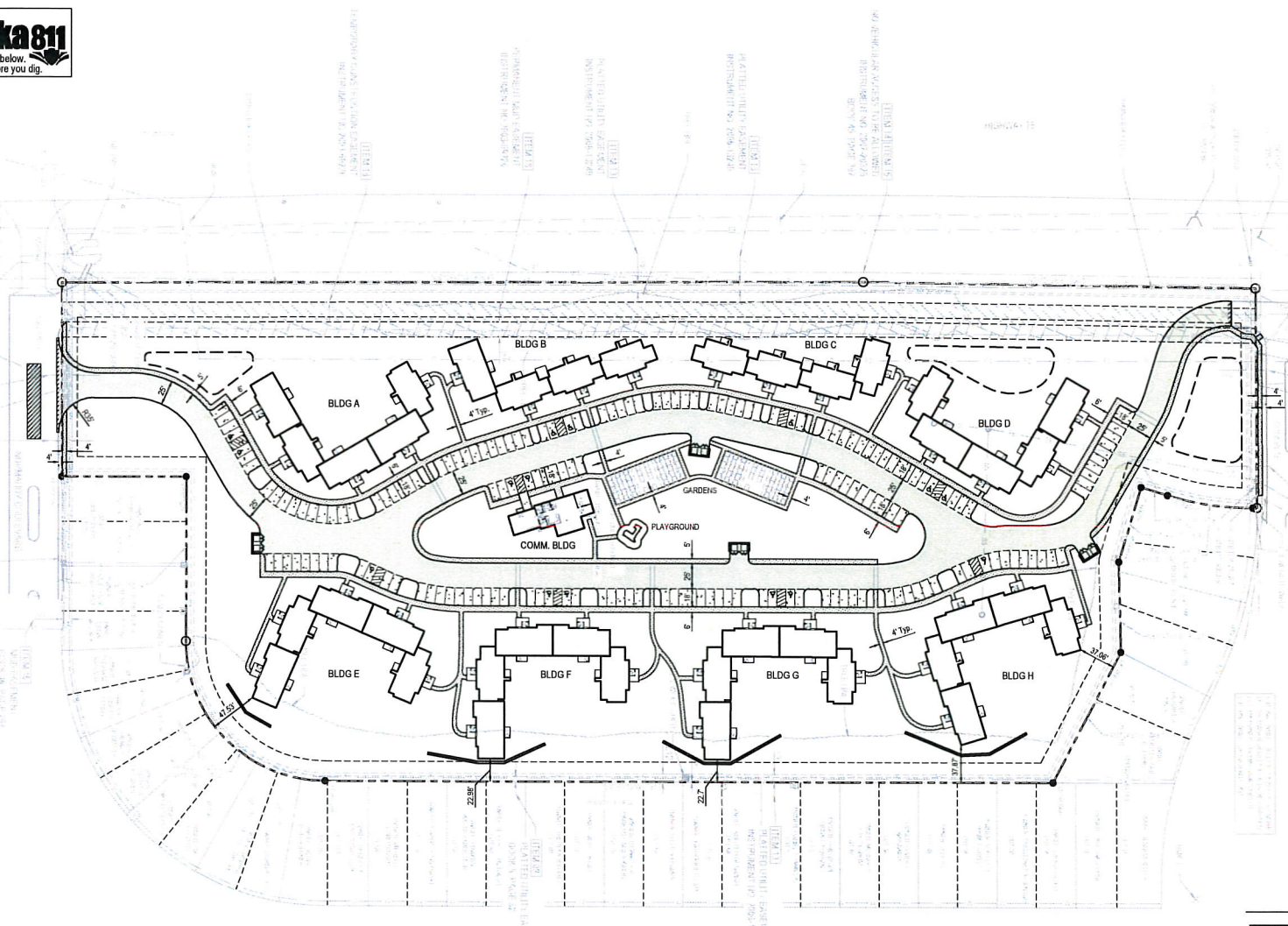
SITE PLAN
APPROVAL SET - 7.16.2019

**SITE PLAN
EXHIBIT**

PRINTED: July 16, 2019

Job # 19-121

C1.1



SITE STATISTICS:
76 TOTAL UNITS
38 UNITS = 3-BEDROOM UNIT
38 UNITS = 4-BEDROOM UNIT
6.4 UNITS PER ACRE

174 TOTAL STALLS
2.3 STALLS PER UNIT

LEGEND	
	7' PCC With Integral Curb and Gutter
	5' PCC With Integral Curb and Gutter
	4' PCC Sidewalk
	Sawcut Full Depth and Remove Existing Pavement
	PCSMF Basin Limits
	Retaining Wall

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Phone: 402.855.4700 • Fax: 402.855.3599
www.eagroup.com

P2019.137.001

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JUL 16 2019
PLANNING DEPT.



encompass
design

March 25, 2018

Mr. Rusty Snow, President
Summit Housing Group, Inc.
283 W Front Street, Suite 1
Missoula, MT 59802

RE: Exhibit 207 – Amenities – Belle Plaine Apartments

As you know, we are presently providing conceptual design services for the Belle Plaine Apartments which will be constructed on the NE corner of Normandy Blvd. and Hwy. 75 in Bellevue, Nebraska. As such, this letter is to confirm that the project will include the following amenities:

- 1) On-site furnished community room with a minimum of 600 square feet.
- 2) Washer and dryer installed and maintained in each unit.
- 3) A community garden with designated water source that is paid for by the development owner, sufficient in size for every unit to grow vegetables and/or ornamentals.
- 4) Designated exterior playground area or exercise equipment with sufficient equipment for usage by tenants in all units.

Sincerely,

Jenn Clary, President
encompass design inc

J. Kate Sutherland, Project Architect
encompass design inc

RECEIVED
JUL 16 2019
PLANNING DEPT.

encompass design inc

1535 liberty lane suite 110b missoula mt 59808
O: 406.540.4437

LANDSCAPE NOTES:

1. Locate and verify the location of all underground utilities prior to the start of any construction. Care should be taken not to disturb any existing utilities during construction. Any damage to utilities or other improvements caused by the Contractor will be repaired at no cost to the Owner.
2. All plant material shall be of good quality and sizes shall meet required size specifications.
3. All plants are to be watered in immediately after planting and then watered and maintained once a week for a period of one month from time of planting.
4. All plant material shall be guaranteed to be in a live and healthy growing condition for two full growing seasons (trees) and one full growing season (perennials & shrubs) after final project acceptance or shall be replaced free of charge with the same grade and species including labor.
5. Verify all dimensions and conditions prior to starting construction. The location of plant material is critical and shall be installed as indicated on plans. Field adjustments may be necessary based on field conditions (i.e., root ball and drop inlet conflict). All adjustments must be approved by the landscape architect.
6. The Landscape Contractor shall remove all construction debris and materials injurious to plant growth from planting pits and beds prior to backfilling with planting mix. All planting areas shall be free of weeds and debris prior to any work.
7. Provide locally available shredded hardwood mulch on all trees and in all planting beds to a 3-4 inch minimum depth unless otherwise noted. Mulch ring to extend 1'-0" minimum beyond planting pit. Minor site grading to be included if needed.
8. All trees are to be staked for a period of not less than one year from time of planting.
9. Contractor to coordinate work with other amenities contractors.

IRRIGATION NOTES:

1. Irrigation bid to include meter pit and city utility fees.
2. Irrigate all sodded areas.
3. Irrigation controller to be mounted in a steel utility box with hasp for pad lock.
4. Irrigation system to be guaranteed for 1 year. Written guarantee to be supplied prior to final payment.
5. Irrigation contractor responsible to winterize system one time.
6. Irrigation contractor to furnish as built drawing of the system and catalogue cuts of the installed equipment prior to final payment.
7. Irrigation contractor to provide owner and engineer an irrigation plan shop drawing and equipment catalog cuts for approval prior to installation.
8. Contractor to coordinate work with other amenities contractors.

SODDING NOTES:

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2. Care shall be exercised at all times to retain the native soil on the roots of the sod during the process of transplanting. Dumping from vehicles will not be permitted. The sod shall be planted within eighteen (18) hours from the time it is harvested unless it is tightly rolled or stored roots-to-roots in a satisfactory manner. All sod in stacks shall be kept moist and shall be protected from exposure to the sun and from freezing. No storage longer than three (3) days will be permitted. Sod which becomes dried out or does not meet the specifications will be rejected.
3. There shall be a minimum of six inches, after tamping, of topsoil under all sod. Excavations or trenching shall be made to a sufficient depth below the finished grade of the sod to accommodate the depth of topsoil as specified and the thickness of sod as specified. Fertilizer shall be applied at a rate to provide 100 pounds of nitrogen per acre unless fertilizer has been applied under another item in this contract to the topsoil in the sod bed. Fertilizer applied under this item shall be incorporated with the topsoil to a depth of at least two inches before the sod is laid, unless otherwise specified or approved. Incorporation shall be accomplished by disking, harrowing, drilling, raking or other approved means.
4. The soil on which the sod is laid shall be reasonably moist and shall be watered, if so directed. The sod shall be laid smoothly, edge to edge, and all openings shall be plugged with sod. Immediately after the sod is laid, it shall be pressed firmly into contact with the sod bed by tamping, rolling, or by other approved methods so as to eliminate all air pockets, provide true and even surfaces, insure knitting and protect all exposed sod edges but without displacement of the sod or deformation of the surface of the sodded areas and watered at the rate of five gallons per square yard of sodded area unless otherwise directed.
5. The contractor shall take care of the sodded areas until all work on the entire contract has been completed, and sod has been mowed twice and then accepted. Such care shall consist of providing protection against traffic by approved warning signs or barricades and the mowing of grass to the height of two inches when the growth attains a maximum height of four inches.
6. Sod shall also be watered. When the sod is watered, sufficient water shall be applied to wet the sod at least two inches deep in the sod bed. Watering shall be done in a manner which will not cause erosion or other damage to the finished surfaces. Any surfaces which become gullied or otherwise damaged shall be repaired to reestablish the grade and conditions of the soil prior to sodding and shall then be re-fertilized and re-sodded as specified under this item.
7. In drainage-ways or slopes, the sod shall be laid with their longest dimensions parallel to the contours. Such sodding shall begin at the base of slopes or grades and the sodding progress in continuous parallel rows working upward. Vertical joints between such sodding shall be staggered. All sod shall be laid to the grades specified and the grades formed with special care at the junction of drainage-ways.
8. Sod shall be held in place by stakes in all drainage-ways, on all slopes steeper than 4:1 and elsewhere where specified or as directed. Pegging shall be done immediately after tamping. At least one stake shall be driven through each sod to be staked, and the stakes shall not be more than two feet apart. Stakes shall have their flat sides against the slope and be driven flush. Stakes for pegging sod shall be of wood, approximately one inch by two inches and of sufficient length to penetrate the sod, the topsoil and to a minimum depth of two inches of subsoil.
9. The contractor shall keep all sodded areas thoroughly watered for a period of thirty (30) calendar days after the initial laying and as often as required thereafter until sod has been fully established (two mowings) and accepted by the engineer and owner. Contractor to use temporary irrigation for the watering of the sod. Contractor to supply all necessary hoses, fittings and sprinklers for all watering needs.
10. All sod must be fully established (two mowings) and growing at the time of inspection and acceptance.

