


CITY OF
FREMONT
NEBRASKA PATHFINDERS


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Dodge Co Highway Dept

400 East Military Avenue, Fremont, NE 68025-5141

December 18, 2018

To Whom It May Concern:

Agenda Item # 19d.
Date 1-3-2019

Please be advised that:

A public hearing will be held by the City Council on the 8th of January, 2019, at 7:00 P.M. with Study Session at 6:45 P.M., in the Council Chambers of the Fremont Municipal Building, located at 400 E. Military Ave., Fremont, Nebraska. In consideration of:

A request by Justin Stark on behalf of PCCW, Inc. for a "Poultry Complex" Preliminary Plat on property located north of Hills Farm Road, West of Old Hwy 275, East of S. Main Street (in Inglewood) and south of Cloverly Road, and generally described as:

A tract of land consisting of part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) and the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4); Lot 2R, Block 1, South Fremont Addition to the City of Fremont: Tax Lots 37, 44, 47, 63, 64, 78, 79, and 80, all located in Section 25, Township 17 North, Range 08 East; and part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4), the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4), and the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 26, said Township 17 North, Range 08 East; and Tax Lots 22 through 24; and Tax Lot 44, all located in Section 36, said Township 17 North, Range 08 East of the 6TH P.M., Dodge County, Nebraska, and a Tract of land consisting of Tax Lots 33, 39, 40, 91; Blocks 2 through 7, and 10, South Fremont Addition to the City of Fremont: all of Lots 2, 2A, 4A, 5A, and parts of Lots 3 and 3A, Village of Inglewood; Lots 6 through 12, 13A, 13B, a part of 14A and 14B, and Lot 1, East Inglewood Subdivision, all located in Section 26, Township 17 North, Range 08 East of the 6TH P.M., Dodge County, Nebraska.

If you would like more information, you are encouraged to contact the applicant Justin Stark at 402-458-5697 or jstark@olssonassociates.com, or the Planning Director, Jennifer Dam at 402-727-2636 or jennifer.dam@fremontne.gov.

You may appear at the public hearing to provide your comments or submit them in writing prior to the public hearing to the City Council in care of the City Clerk at 400 E Military Ave, Fremont, NE 68025 or by fax to 402-727-2667.

The City Council staff report and recommendation will be available at the City Clerk's office on Friday, January 4, 2019 after 4:30 PM. The City Council Agenda and staff reports will also be available on the City's website at that time, www.fremontne.gov.

Sincerely,

Tyler Ficken,
City Clerk

ENCLOSURES

POULTRY COMPLEX

PRELIMINARY PLAT

PART OF SECTIONS 36, 25, AND 26, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M.,
DODGE COUNTY, NEBRASKA



PROJECT LOCATION AND VICINITY MAP
NOT TO SCALE

| Sheet Index | |
|-------------|--|
| SHEET | TITLE |
| 1 | COVER SHEET |
| 2 | OVERALL SITE PLAN |
| 3 | HATCHERY SITE PLAN |
| 4 | PROCESSING PLANT SITE PLAN |
| 5 | PROCESSING PLANT SITE PLAN |
| 6 | FEED MILL SITE PLAN |
| 7 | TESTING LAB SITE PLAN |
| 8 | HATCHERY GRADING & DRAINAGE PLAN |
| 9 | PROCESSING PLANT GRADING & DRAINAGE PLAN |
| 10 | FEED MILL GRADING & DRAINAGE PLAN |
| 11 | TESTING LAB GRADING & DRAINAGE PLAN |
| 12 | SITE UTILITY PLAN |
| 13 | HATCHERY LANDSCAPING PLAN |
| 14 | PROCESSING PLANT LANDSCAPING PLAN |
| 15 | PROCESSING PLANT LANDSCAPING PLAN |
| 16 | FEED MILL LANDSCAPING PLAN |

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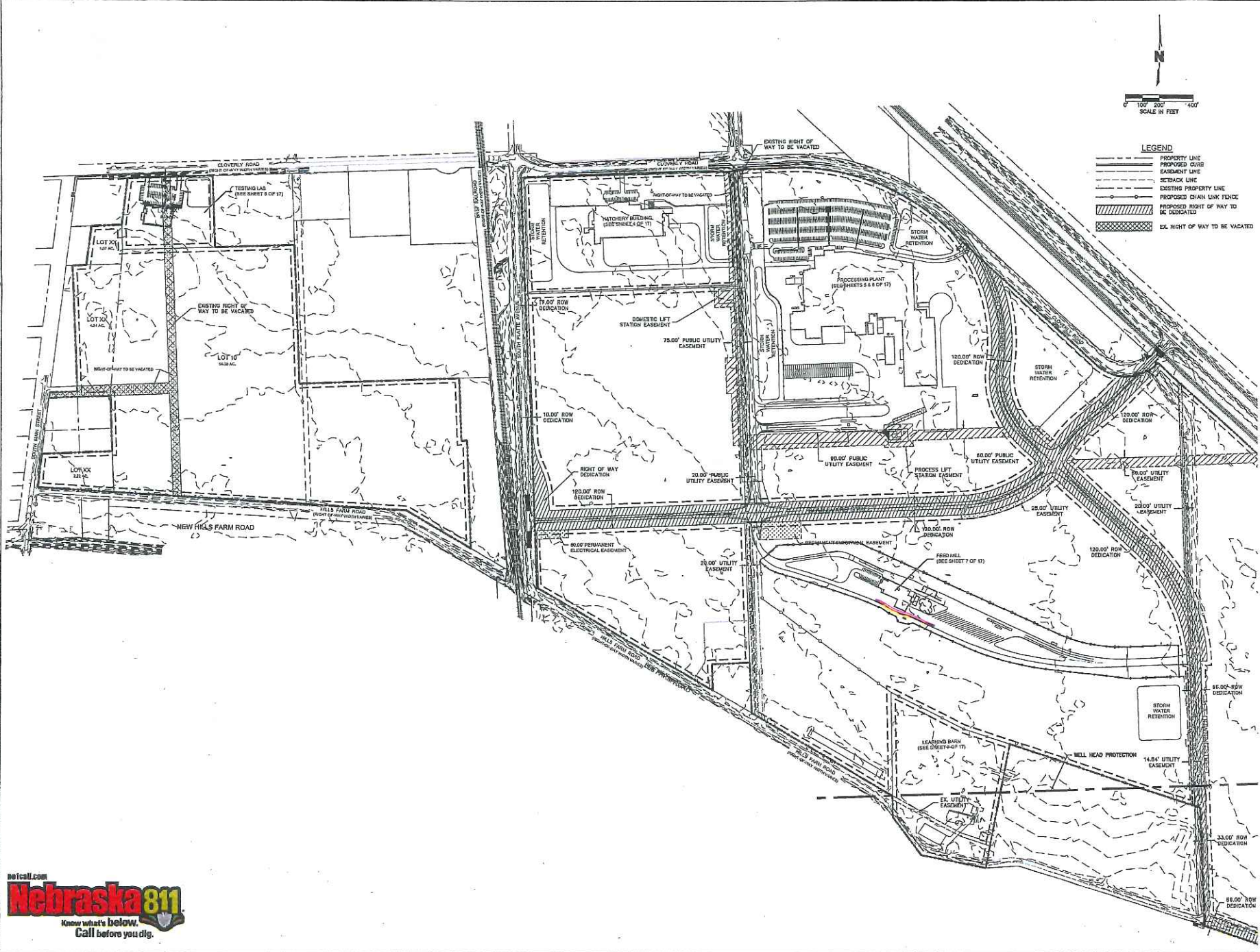
OLSSON
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Lincoln, NE 68502
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| COVER SHEET | 2018 |
| POULTRY COMPLEX PRELIMINARY PLAT | FREMONT, NE. |
| DATE: | DATE: |
| APPROVED BY: | DATE: |
| DRAWN BY: | DATE: |
| PROJECT NO.: | DATE: |
| SCALE: | DATE: |



2018, ALL RIGHTS RESERVED. PREPARED BY: POLSON ASSOCIATES, INC. 1100 S. 17TH AVENUE, SUITE 200, LINCOLN, NE 68502. PROJECT NO. 18-001. SHEET NO. 2 OF 17. DATE: 08/15/2018.



MOLSON ASSOCIATES
 1100 S. 17TH AVENUE, SUITE 200
 LINCOLN, NE 68502
 TEL: 402.441.8111
 FAX: 402.441.8111
 WWW.MOLSONASSOCIATES.COM

LEGEND

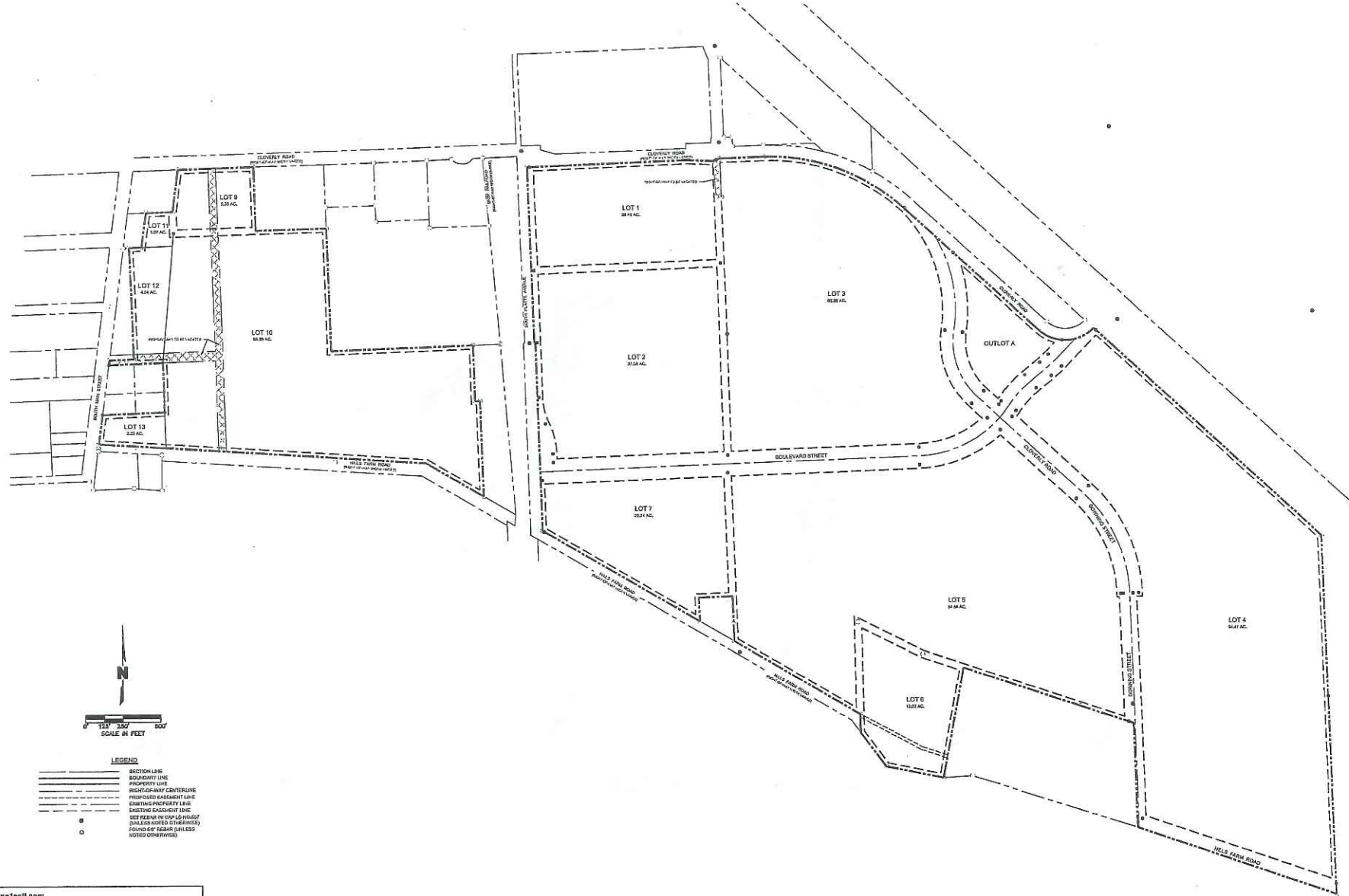
- PROPERTY LINE
- - - PROPOSED CURB
- - - EASEMENT LINE
- - - SETBACK LINE
- - - EXISTING PROPERTY LINE
- - - PROPOSED CHAIN LINK FENCE
- ▨ PROPOSED RIGHT OF WAY TO BE DEDICATED
- ▩ EX. RIGHT OF WAY TO BE VACATED

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OVERALL SITE PLAN
 POULTRY COMPLEX
 PRELIMINARY PLAT
 FREMONT, NE.

2018

SHEET 2 of 17



0' 125' 250' 500'
SCALE IN FEET

LEGEND

- SECTION LINE
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT-OF-WAY CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- SEE PLAN FOR CURVE RADIUS (UNLESS NOTED OTHERWISE)
- FOUND OR SUSPECT (UNLESS NOTED OTHERWISE)

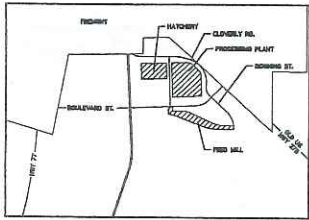


MOLSSON ASSOCIATES
 402 S. 10th Street, Suite 200
 Fremont, NE 68003
 402.476.1111
 www.molssonassociates.com

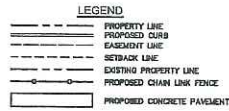
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OVERALL LOT PLAN
 POULTRY COMPLEX
 PRELIMINARY PLAT
 FREMONT, NE.
 2018

SHEET
 3 of 17



VICINITY MAP
NOT TO SCALE

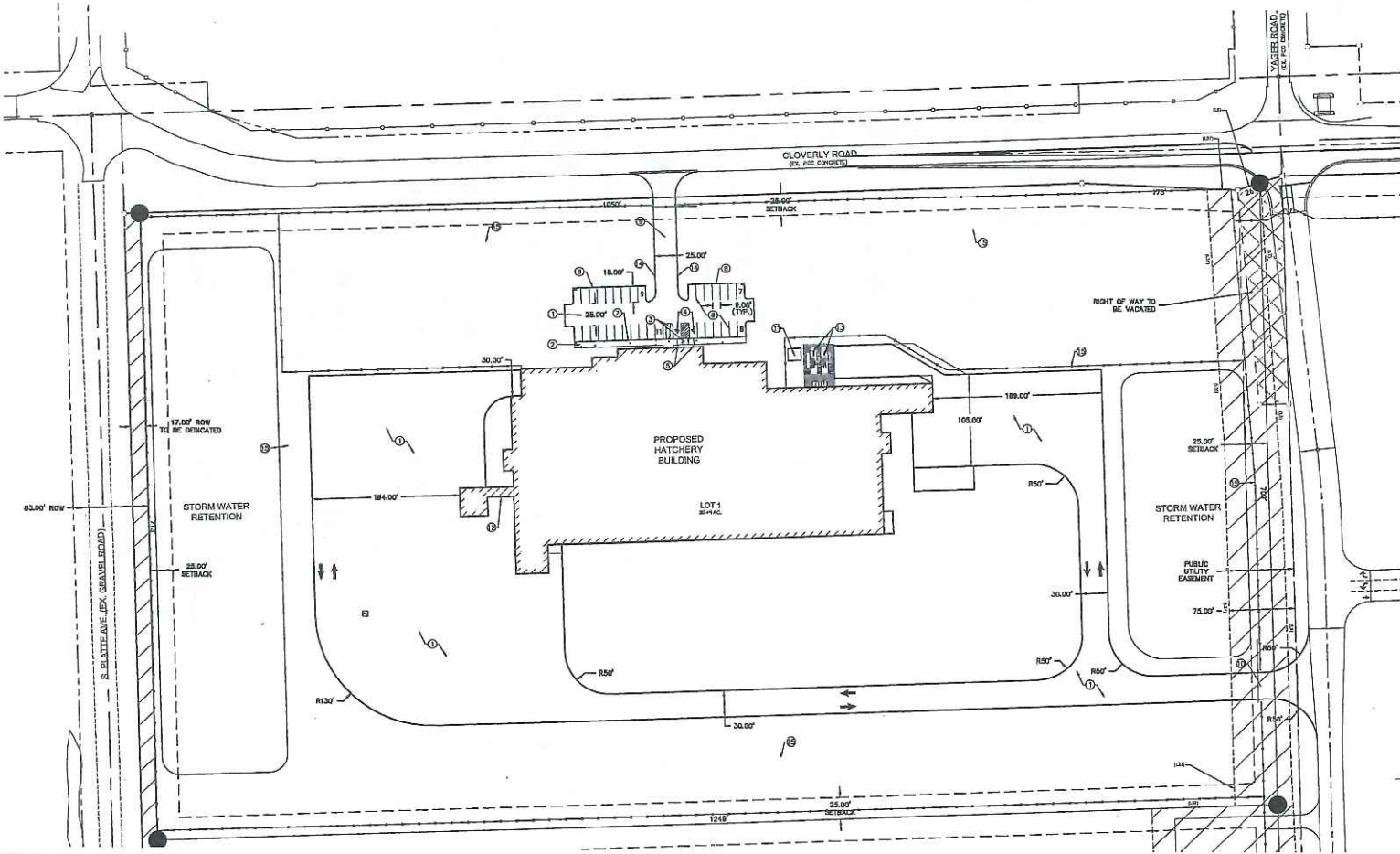


PARKING CALCULATIONS

| USE | SQ. FT. | PROVIDED PARKING | HSY PARKING REQUIREMENTS |
|-----------|---------|------------------|--------------------------|
| WAREHOUSE | 60,000 | 33 | 2 (1 VAN) |

FLAG NOTES

- ① PROPOSED CONCRETE PAVEMENT
- ② PROPOSED 4" CONCRETE SIDEWALK, (2% MAX CROSS-SLOPE)
- ③ PROPOSED ADA CURB RAMP
- ④ ACCESSIBLE PARKING PAVEMENT MARKINGS
- ⑤ HANDICAP PARKING SIGN
- ⑥ PAINT 4" WHITE STRIPE FOR PARKING STALLS
- ⑦ 8" BARRIER CURB, USE WHERE SIDEWALK IS DIRECTLY ADJACENT TO CURB.
- ⑧ 6" INTEGRAL CURB AND CUTTER
- ⑨ PROPOSED 30" DANTLEVER GATE
- ⑩ PROPOSED 36" DANTLEVER GATE
- ⑪ PROPOSED TRANSFORMER LOCATION, REFERENCE ELECTRICAL PLANS FOR EXACT SIZE AND LOCATION.
- ⑫ TRASH DOCK
- ⑬ GENERATOR, REFERENCE MEP PLANS FOR DETAILS
- ⑭ TRANSITION CURB FROM 6" TO 6" HIGH OVER 10 FEET
- ⑮ PROPOSED CHAINLINK FENCE



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REVISIONS

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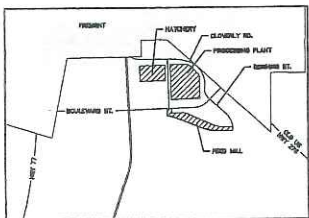
HATCHERY SITE PLAN
 POULTRY COMPLEX
 PRELIMINARY PLAN
 2018
 FREEMONT, NE

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| Drawn by: | |
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SHEET
4 of 17

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. 2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. 3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION AND PROVIDING IT TO THE DESIGNER. 4. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEY INFORMATION AND PROVIDING IT TO THE DESIGNER. 5. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ENGINEERING INFORMATION AND PROVIDING IT TO THE DESIGNER. 6. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ARCHITECTURAL INFORMATION AND PROVIDING IT TO THE DESIGNER. 7. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MECHANICAL INFORMATION AND PROVIDING IT TO THE DESIGNER. 8. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ELECTRICAL INFORMATION AND PROVIDING IT TO THE DESIGNER. 9. 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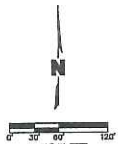




VICINITY MAP
NOT TO SCALE

LEGEND

- PROPERTY LINE
- - - - - PROPOSED CURB
- - - - - EASEMENT LINE
- - - - - SETBACK LINE
- - - - - EXISTING PROPERTY LINE
- PROPOSED CHAINLINK FENCE
- PROPOSED CONCRETE PAVEMENT
- ////// EX. WETLANDS PROTECT IN PLACE



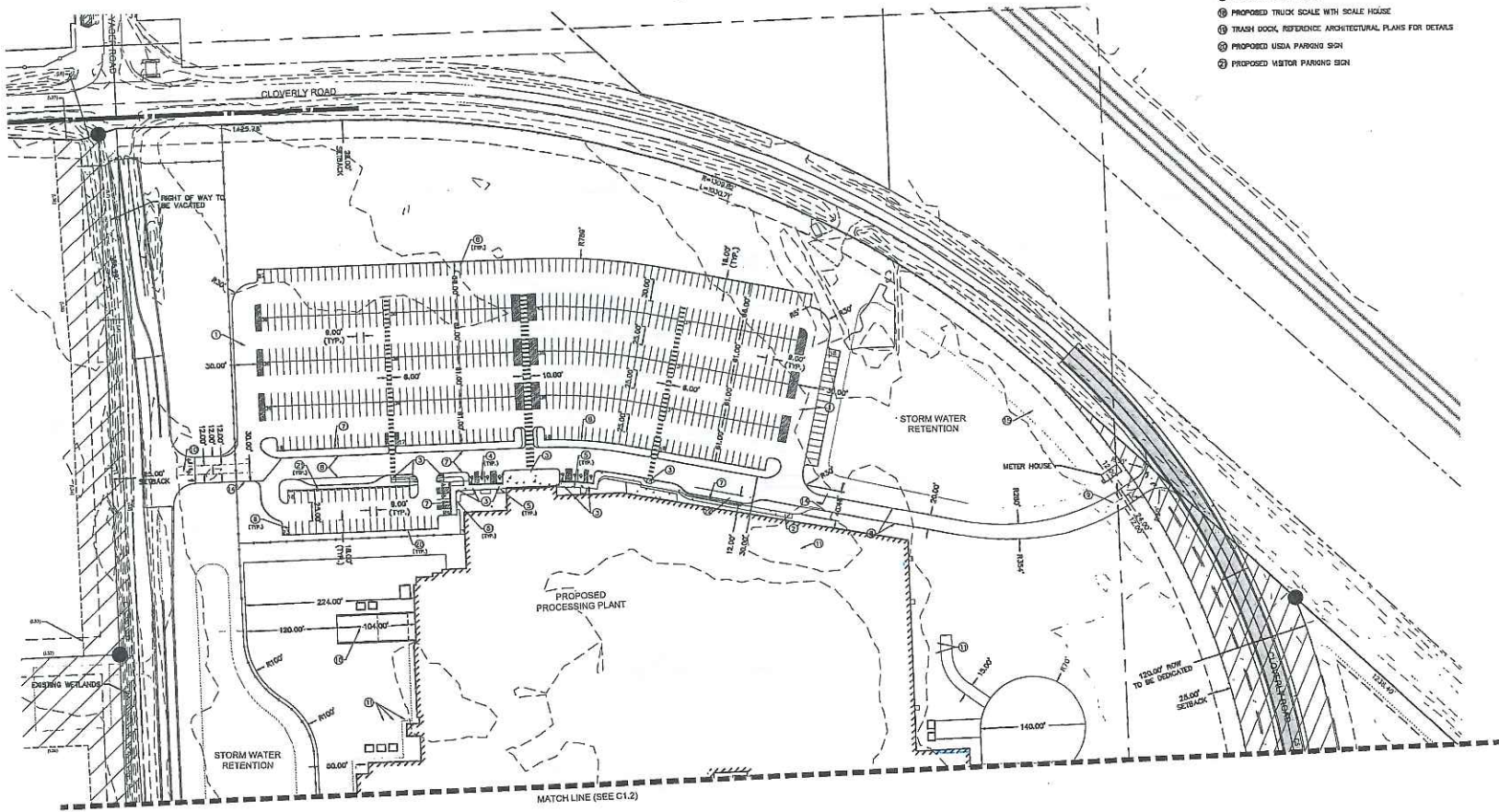
PARKING CALCULATIONS

| USE | PROVIDED PARKING |
|-----------|------------------|
| WAREHOUSE | 689 |

PARKING COUNT

| USE | PROVIDED PARKING |
|--------------|------------------|
| EMPLOYEE | 689 |
| HANDICAP | 12 |
| USDA | 23 |
| VISITOR | 18 |
| TRUCK | 55 |
| TOTAL | 897 |

- FLAG NOTES**
- 1 PROPOSED CONCRETE PAVEMENT
 - 2 PROPOSED 4" CONCRETE SIDEWALK, (2% MAX CROSS-SLOPE) PER CIVIL DETAIL SHEET
 - 3 PROPOSED ADA CURB RAMP, PER CIVIL DETAIL SHEET
 - 4 INSTALL ACCESSIBLE PAVEMENT MARKINGS, PER CIVIL DETAIL SHEET
 - 5 INSTALL HANDICAP PARKING SIGN, PER CIVIL DETAIL SHEET
 - 6 CONTRACTOR TO PAINT 4" WHITE STRIPE FOR PARKING STALLS
 - 7 8" BARRIER CURB, USE WEDGE SIDEWALK IS DIRECTLY ADJACENT TO CURB, PER CIVIL DETAIL SHEET
 - 8 PROPOSED 8" INTEGRAL CURB AND GUTTER, PER CIVIL DETAIL SHEET
 - 9 PROPOSED 30" CANTILEVER GATE
 - 10 PROPOSED 40" CANTILEVER GATE
 - 11 PROPOSED TRANSFORMER LOCATION, REFERENCE ELECTRICAL PLANS FOR EXACT SIZE AND LOCATION.
 - 12 PROPOSED EMPLOYEE DROP-OFF LANE
 - 13 PROPOSED GENERATOR, REFERENCE MEP PLANS FOR DETAILS
 - 14 TRANSITION CURB FROM 0" TO 6" HIGH OVER 10 FEET
 - 15 PROPOSED CHAINLINK FENCE, PER CIVIL DETAIL SHEET
 - 16 PROPOSED 80"-84" HIGH TRUCK LOADING DOCKS
 - 17 PROPOSED GUARD BOOTH
 - 18 PROPOSED TRUCK SCALE WITH SCALE HOUSE
 - 19 TRASH LOCK, REFERENCE ARCHITECTURAL PLANS FOR DETAILS
 - 20 PROPOSED USDA PARKING SIGN
 - 21 PROPOSED VISITOR PARKING SIGN



11/29/2018 10:58:45 AM P:\Projects\2018\20180821_PoultryComplex\DWG\20180821_PoultryComplex_PrelimPlan.dwg
 User: jkennedy
 Plot Date: 11/29/2018 10:58:45 AM
 Plot Scale: 1:1
 Plot Style: P:\Styles\2018\2018.ctb
 Plot Range: Full
 Plot Color: Black
 Plot Lineweight: 0.5
 Plot Font: Arial, 10
 Plot Orientation: Portrait
 Plot Sheet: 5 of 17
 Plot Title: POULTRY COMPLEX PRELIMINARY PLAN



REVISIONS

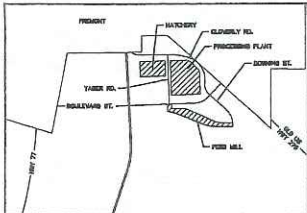
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PROCESSING PLANT SITE PLAN
 POULTRY COMPLEX
 PRELIMINARY PLAN
 2018

PROCESSING PLANT SITE PLAN
 POULTRY COMPLEX
 PRELIMINARY PLAN
 FREMONT, NE.

| DESIGNED BY | DATE | SHEET NO. | TOTAL SHEETS |
|-------------|------------|-----------|--------------|
| jkennedy | 11/29/2018 | 5 | 17 |
| DWG BY | 11/29/2018 | | |
| CHECKED BY | 11/29/2018 | | |
| DATE | 11/29/2018 | | |

SHEET 5 of 17



VICINITY MAP
NOT TO SCALE



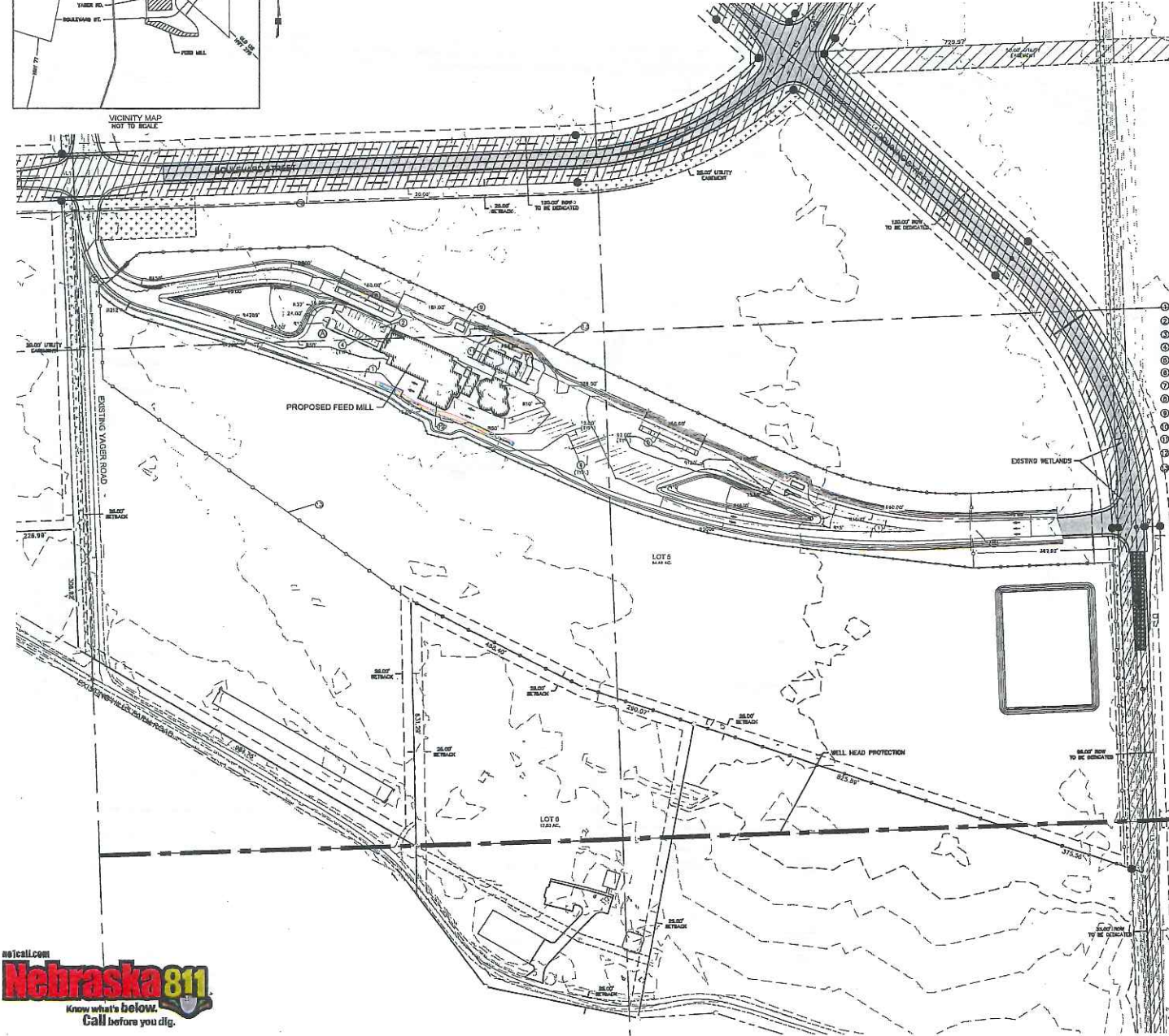
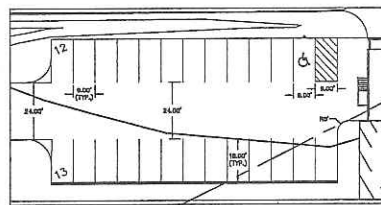
LEGEND

- PROPERTY LINE
- PROPOSED CURB
- EASEMENT LINE
- SETBACK LINE
- EXISTING PROPERTY LINE
- PROPOSED CHAIN LINK FENCE
- PROPOSED CONCRETE PAVEMENT

PARKING TABLE

| USE | TRUCK PARKING | PROVIDED PARKING | TOTAL PARKING (TYPICAL) |
|-----------|---------------|------------------|----------------------------|
| FEED MILL | 24 | 24 | 1 (1 VAD) |

- FLAG NOTES**
- 1 PROPOSED CONCRETE PAVEMENT
 - 2 INSTALL ACCESSIBLE PAVEMENT MARKINGS, PER CIVIL DETAIL SHEET
 - 3 INSTALL HANDICAP PARKING SIGN, PER CIVIL DETAIL SHEET
 - 4 CONTRACTOR TO PAINT 4" WHITE STRIPE FOR PARKING STALLS
 - 5 INBOUND CRAN RECEIVING SCALE WITH SCALE HOUSE, BY OTHERS
 - 6 OUTBOUND CRAN RECEIVING SCALE, BY OTHERS
 - 7 PROPOSED 40' CANTILEVER GATE
 - 8 PROPOSED 50' DOUBLE CANTILEVER GATE
 - 9 PROPOSED TRANSFORMER LOCATION, REFERENCE ELECTRICAL PLANS FOR EXACT SIZE AND LOCATION
 - 10 TRASH ENCLOSURE, REFERENCE ARCHITECTURAL PLANS FOR DETAILS
 - 11 CRAN RECEIVING PIT
 - 12 FEED LOADOUT BUILDING
 - 13 PROPOSED CHAINLINK FENCE, PER CIVIL DETAIL SHEET



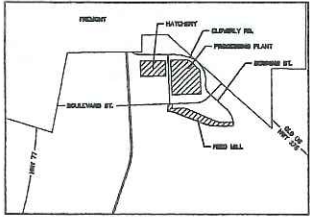
MOLSSON ASSOCIATES
 600 P. Street, Suite 200
 Fremont, NE 68424
 TEL: 402.474.2338
 WWW.MOLSSON.COM

REVISIONS

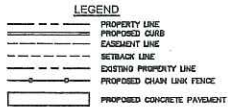
| NO. | DATE | REVISION DESCRIPTION |
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FEED MILL SITE PLAN
 RAILWAY COMPLEX
 PRELIMINARY PLAN
 2018
 SHEET 7 of 17





VICINITY MAP
NOT TO SCALE

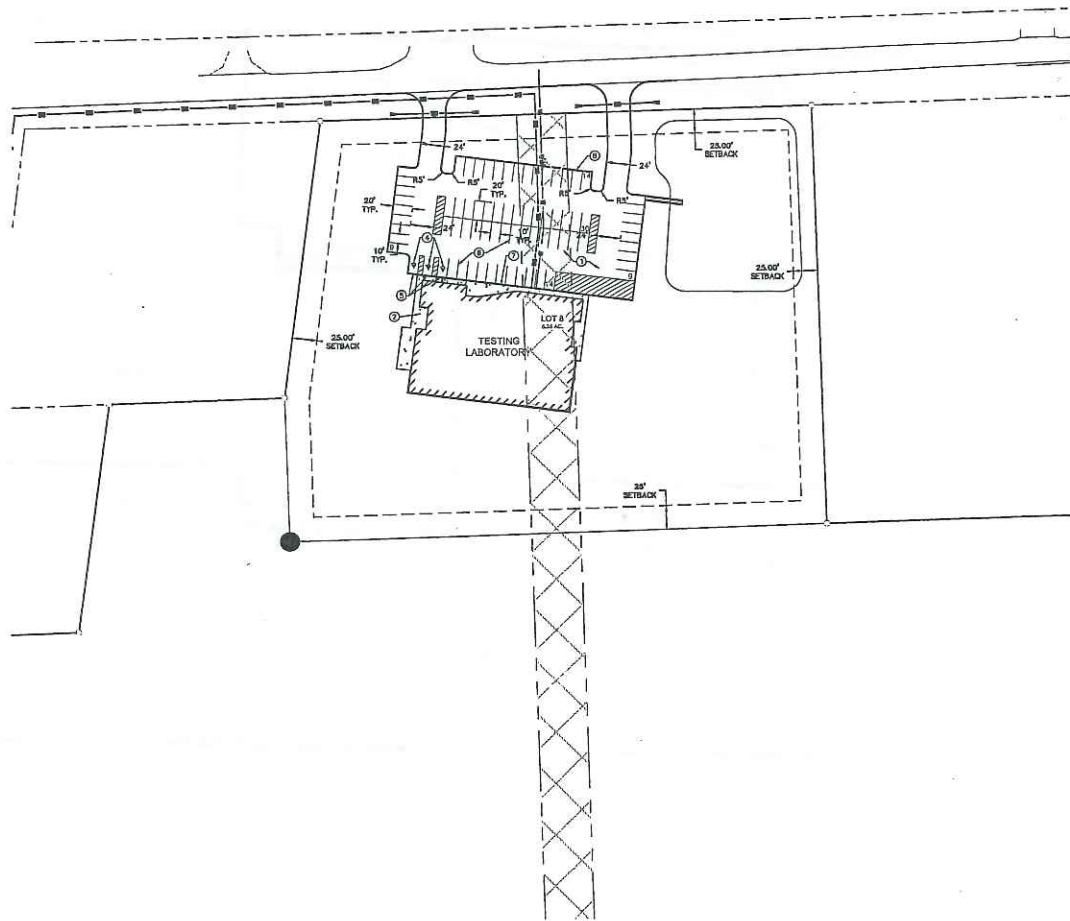


PARKING CALCULATIONS

| LINE | SQ. FT. | PROPOSED PARKING | N.B. PARKING |
|-------------|---------|------------------|--------------|
| TESTING LAB | 20,000 | 42 | 2 (1:144) |

FLAG NOTES

- ① PROPOSED CONCRETE PAVEMENT
- ② PROPOSED 4" CONCRETE SIDEWALK (2% MAX CROSS-SLOPE)
- ③ PROPOSED ADA CURB RAMP
- ④ ACCESSIBLE PARKING PAVEMENT MARKINGS
- ⑤ HANDICAP PARKING SIGN
- ⑥ PAINT 4" WHITE STRIPE FOR PARKING STALLS
- ⑦ 8" BARRIER CURB USE WHERE SIDEWALK IS DIRECTLY ADJACENT TO CURB
- ⑧ 8" INTEGRAL CURB AND GUTTER



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2018

TESTING LAB SITE PLAN
POULTRY COMPLEX
PRELIMINARY PLAN

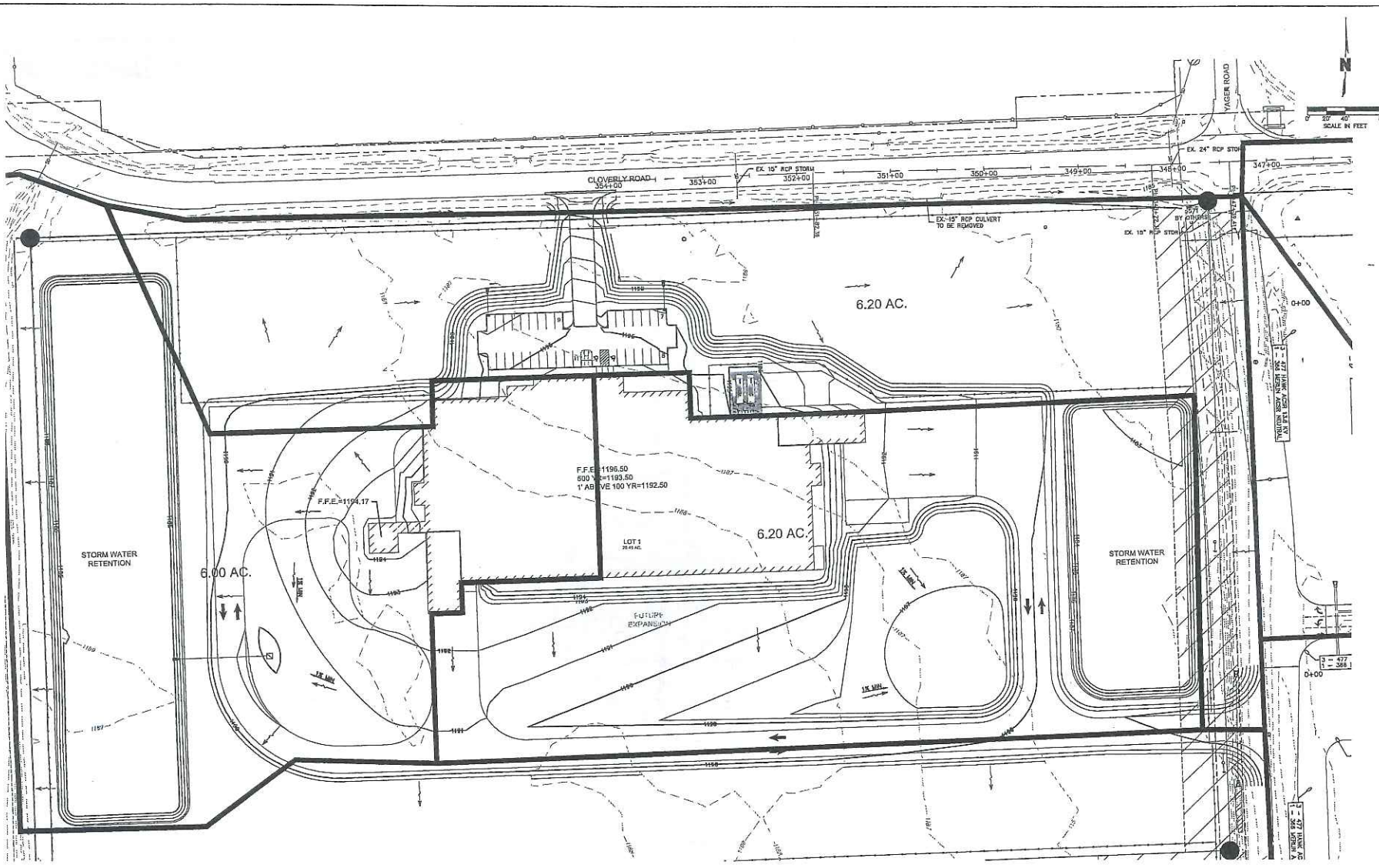
FREMONT, NE.

Drawn by: [blank]
Checked by: [blank]
Designed by: [blank]
Project No.: 618-231
Scale: 1/8" = 1'-0"

SHEET
8 of 17

1. DATE PLOTTED: 11/15/2017 10:58:11 AM 2. PLOTTER: HP DesignJet T1100e 3. PLOT SCALE: 1/8" = 1'-0" 4. PLOT SHEET: 8 OF 17 5. PLOT TITLE: TESTING LAB SITE PLAN 6. PLOT USER: J. MOORE 7. PLOT DEVICE: HP DesignJet T1100e 8. PLOT STATUS: SUCCESS 9. PLOT MESSAGE: PLOTTING COMPLETE





ENTRANCE SITE IN AE FLOODWAY ZONE

LEGEND

- 1190— EXISTING MAJOR CONTOUR
- 1190--- EXISTING MINOR CONTOUR
- 1190— PROPOSED MAJOR CONTOUR
- 1190--- PROPOSED MINOR CONTOUR
- - - - - EXISTING PROPERTY LINE
- → → → DIRECTION OF FLOW



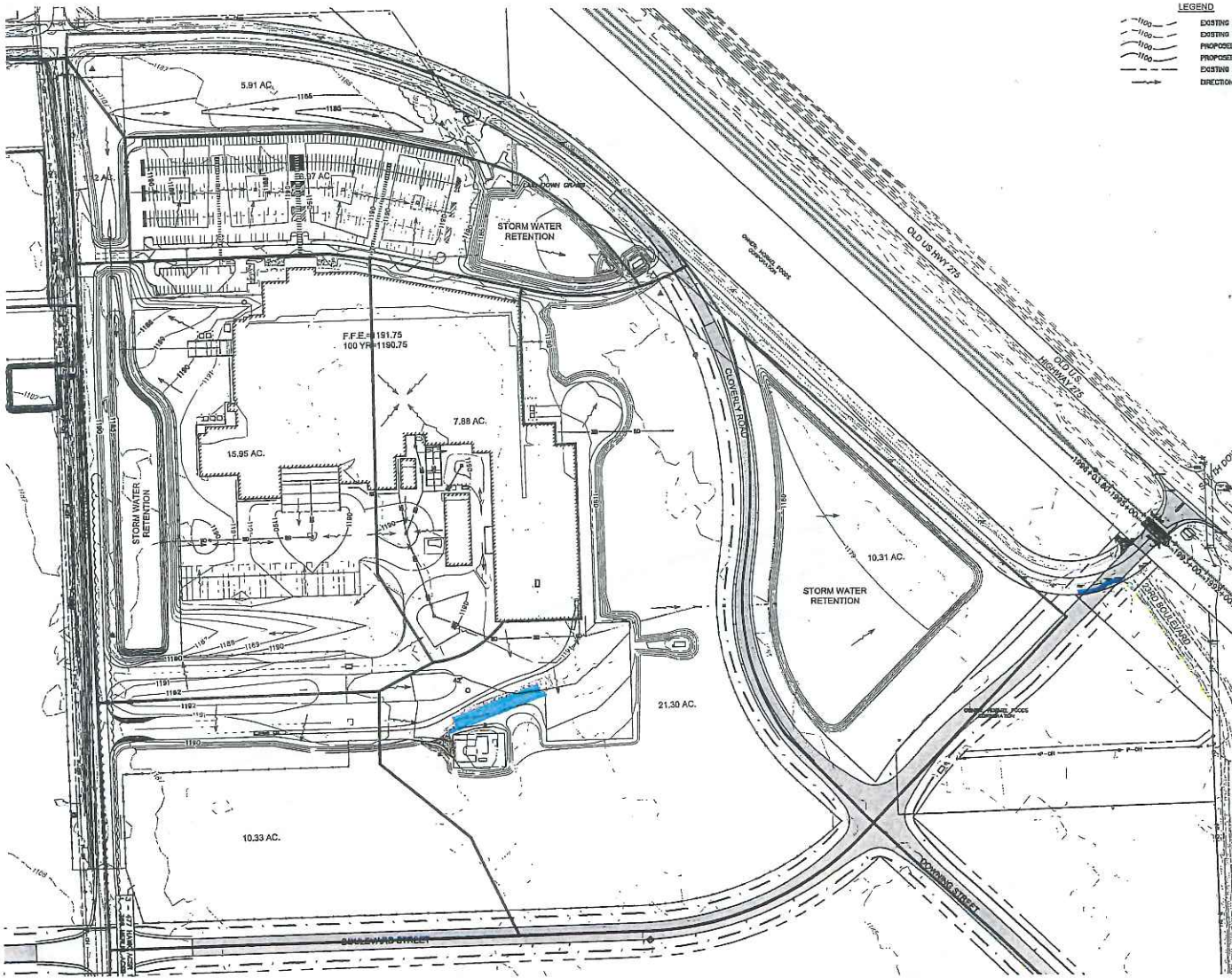
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 1501 W. 10th Street
 Lincoln, NE 68502
 402.421.1111
 www.olssonassociates.com

| NO. | DATE | REVISION/DESCRIPTION |
|-----|---------|----------------------|
| 1 | 2/14/18 | PRELIMINARY PLAN |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
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| 14 | | |
| 15 | | |
| 16 | | |
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| 18 | | |
| 19 | | |
| 20 | | |

HATCHERY GRADING & DRAINAGE PLAN
 POULTRY COMPLEX
 PRELIMINARY PLAN
 2018
 FREMONT, NE.

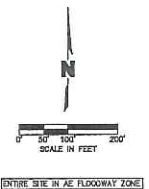
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 CHECKED: [Signature]
 DATE: 2/14/18
 SHEET 9 OF 17

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 Author: J. H. Smith
 Date: 11/15/2018
 Plotted: 11/15/2018
 Plot Size: 36" x 48"
 Scale: 1" = 200'
 Plotter: HP DesignJet T1500
 Plot Style: nebraska811.ctb
 Current User: jsmith
 Current Plot: 180510.dwg
 Current Path: N:\Projects\2018\180510\



LEGEND

- - - - - EXISTING MAJOR CONTOUR
- - - - - EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING PROPERTY LINE
- → → DIRECTION OF FLOW



ENTIRE SITE IN AE FLOODWAY ZONE

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1310 N. PINE STREET, SUITE 200
 LINCOLN, NE 68502
 TEL: 402.494.8111
 FAX: 402.494.8115
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| REVISIONS | | |
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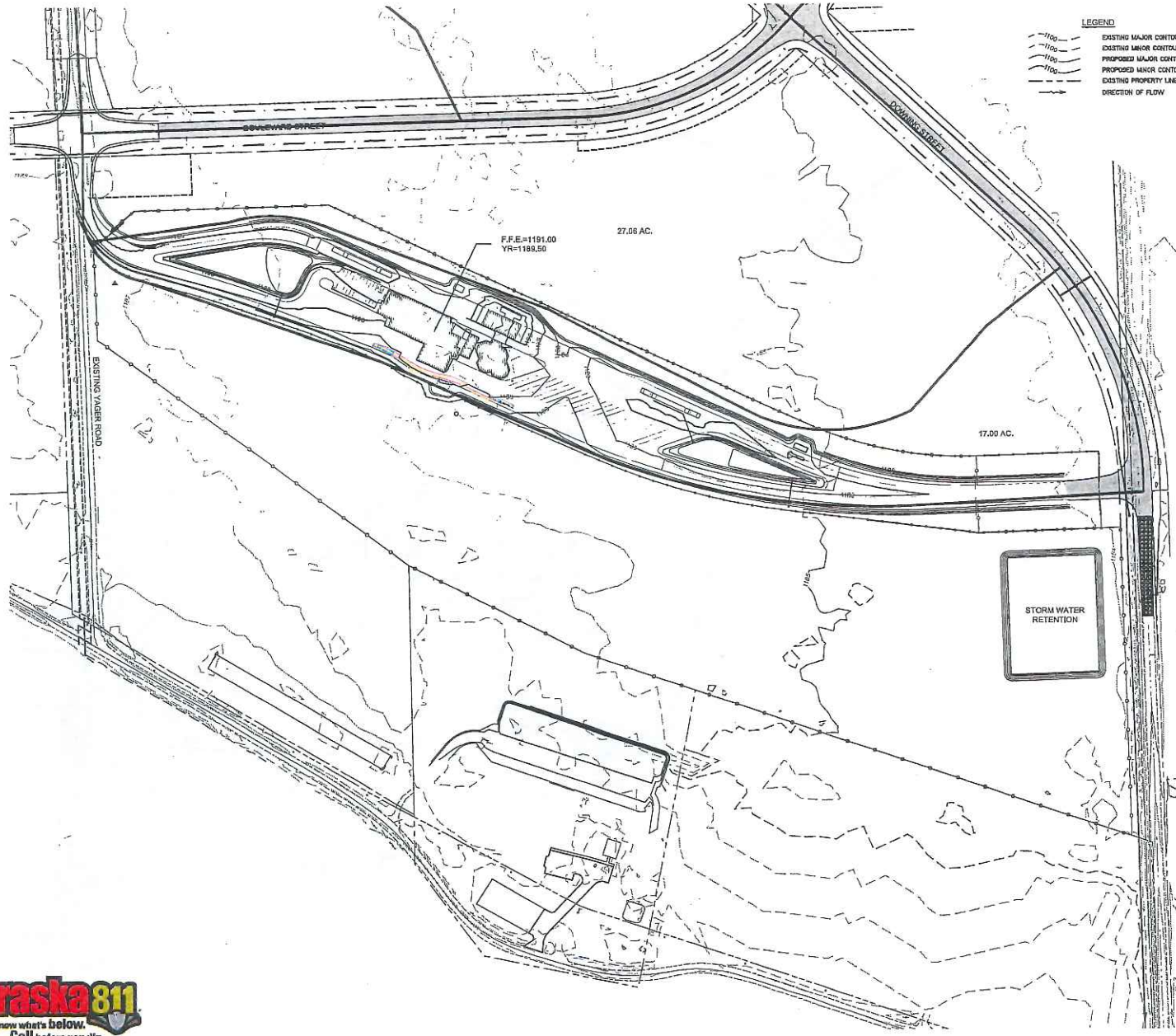
PROCESSING PLANT GRADING & DRAINAGE PLAN
 POULTRY COMPLEX
 PRELIMINARY PLAT

2018
 FREMONT, NE.

Date: 11/15/2018
 Drawn by: J. H. Smith
 Checked by: J. H. Smith
 Date: 11/15/2018

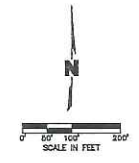
SHEET
10 of 17

11/20/2018 10:58 AM C:\Users\jmorris\OneDrive\Documents\Projects\2018\20180118_PoultryComplex\20180118_PoultryComplex.dwg PLOT DATE: 11/20/2018 10:58 AM PLOT TIME: 11:00 AM PLOT BY: J.MORRIS



LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING PROPERTY LINE
- DIRECTION OF FLOW



ENTIRE SITE IN AE FLOODWAY ZONE



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REVISIONS

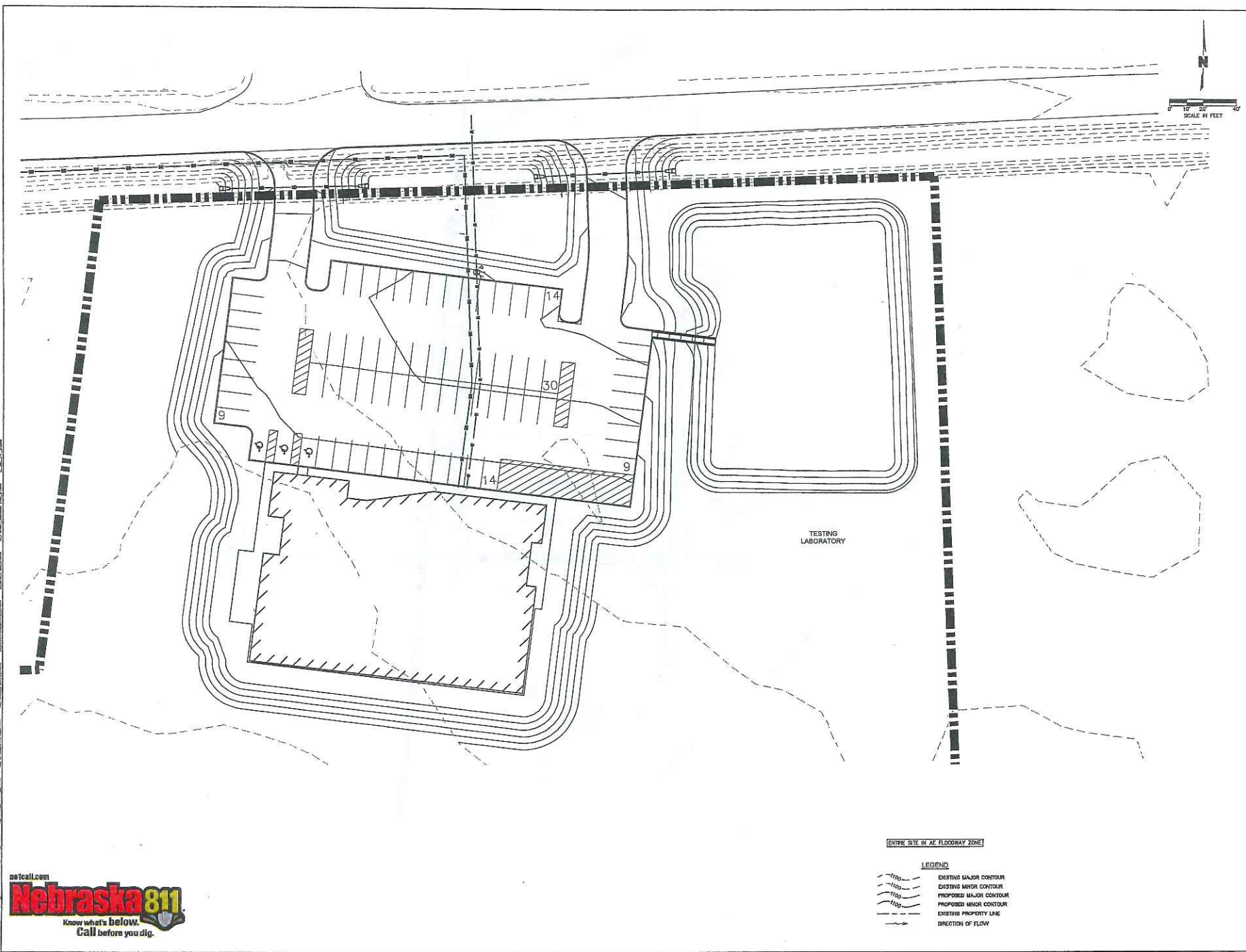
2018

FREMONT, NE.

PROJECT: FEED MILL GRADING & DRAINAGE PLAN
POULTRY COMPLEX
PRELIMINARY PLAN

| | | | | | |
|-------------|----------|------------|-------|------|-------|
| DESIGNED BY | DRAWN BY | CHECKED BY | SCALE | DATE | SHEET |
| | | | | | |

SHEET
11 of 17



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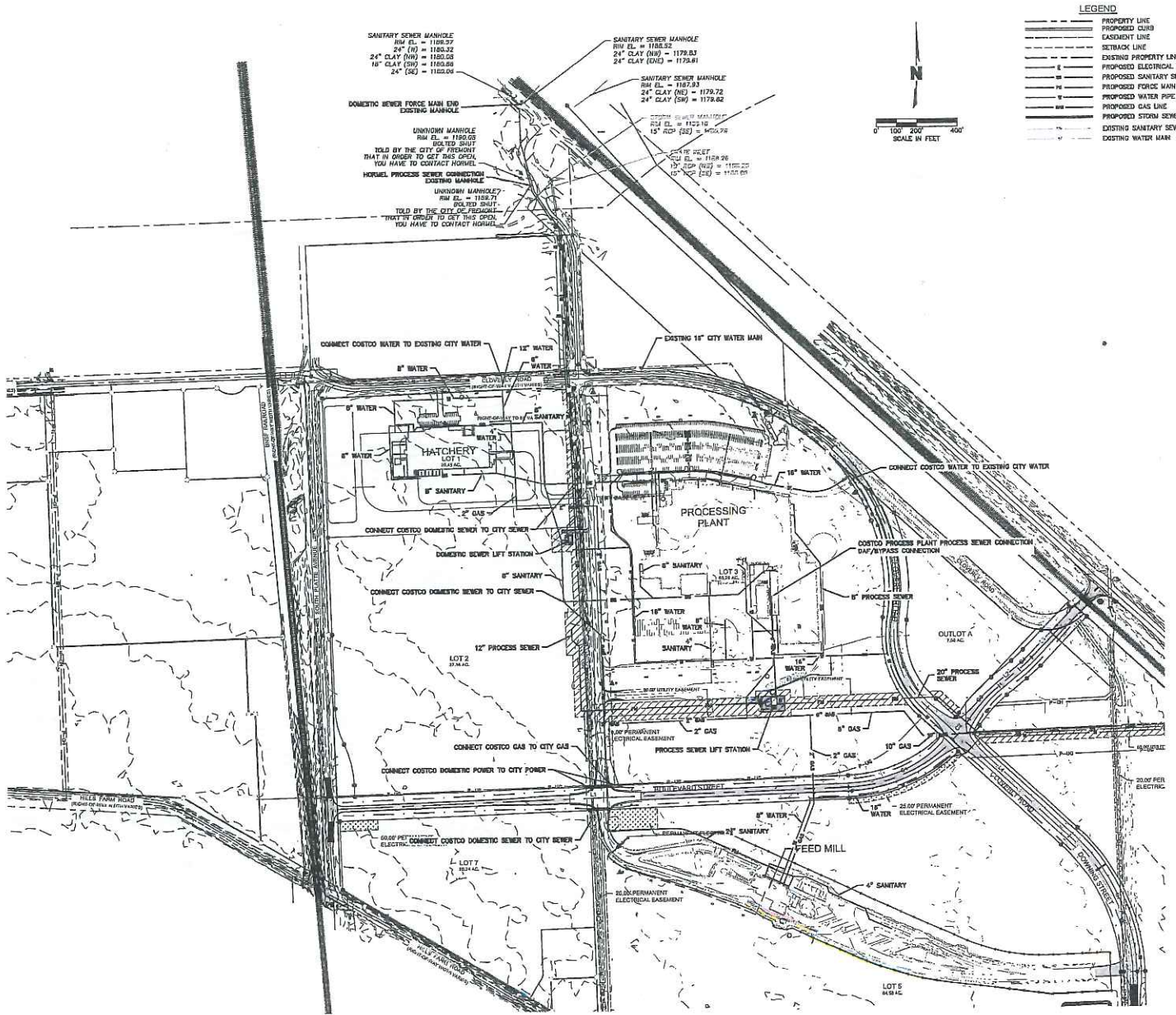
TESTING LAB GRADING & DRAINAGE PLAN
 POULTRY COMPLEX
 PRELIMINARY PLAN
 2010
 FREMONT, NE.

ENTR. SITE IN AC FLOODWAY ZONE

- LEGEND**
- EXISTING MAJOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - EXISTING PROPERTY LINE
 - DIRECTION OF FLOW



DATE: 11/19/2018 11:21:15 AM DRAWN BY: J. H. HARRIS CHECKED BY: J. H. HARRIS DATE: 11/19/2018 11:21:15 AM



REVISIONS

| NO. | DATE | DESCRIPTION |
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SITE UTILITY PLAN
 POULTRY COMPLEX
 PRELIMINARY PLAN

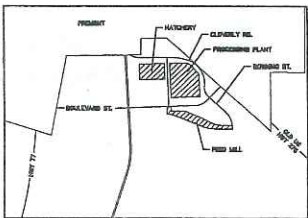
2018

FREMONT, NE.

| | |
|------------|------------|
| DATE | 11/19/2018 |
| DRAWN BY | J. HARRIS |
| CHECKED BY | J. HARRIS |
| DATE | 11/19/2018 |
| SCALE | AS SHOWN |

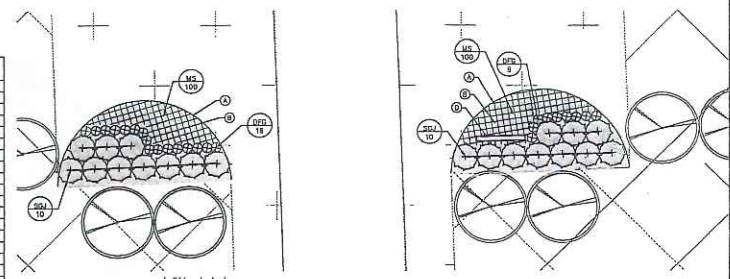
SHEET
 13 of 17



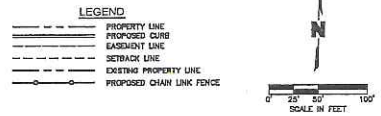
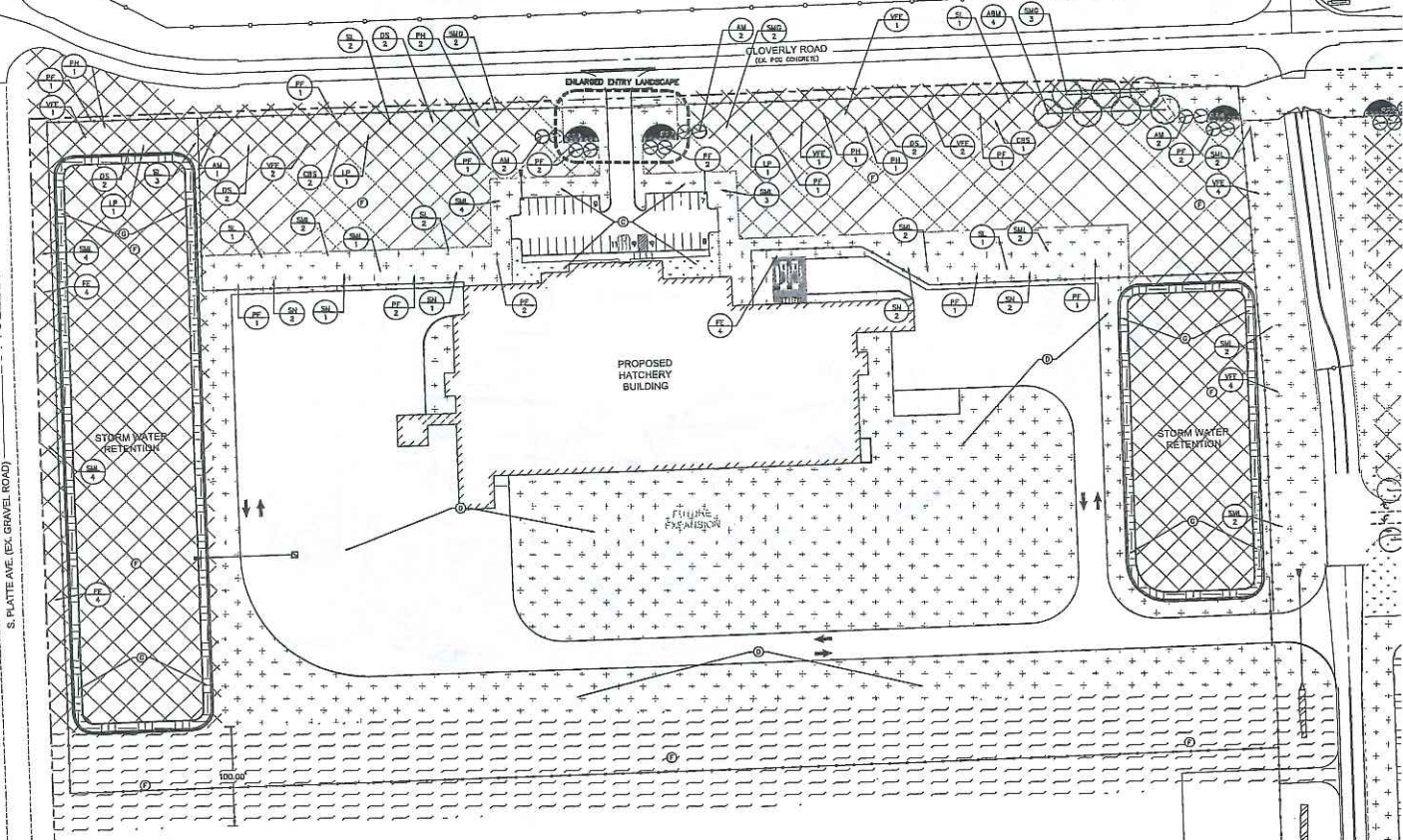


VICINITY MAP
NOT TO SCALE

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | PLANTING METHOD | SIZE @ PLANTING | SPACING | MATURE SPREAD | MATURE HEIGHT | REMARKS |
|----------------------------------|------|----------------|----------------|-----------------|-----------------|----------|---------------|---------------|---------|
| OVERSTORY DECIDUOUS TREES | | | | | | | | | |
| DS1 | 1 | AZALEA | ATLANTIC LAZLE | SAF | 2" GAL. | AS BROWN | 20' | 40' | |
| DS2 | 1 | AGAVE | AGAVE | SAF | 2" GAL. | AS BROWN | 20' | 20' | |
| DS3 | 1 | AGAVE | AGAVE | SAF | 2" GAL. | AS BROWN | 20' | 20' | |
| DS4 | 34 | OLEA | OLIVE | SAF | 2" GAL. | AS BROWN | 20' | 20' | |
| DS5 | 15 | OLEA | OLIVE | SAF | 2" GAL. | AS BROWN | 20' | 20' | |
| DS6 | 15 | OLEA | OLIVE | SAF | 2" GAL. | AS BROWN | 20' | 20' | |
| DS7 | 15 | OLEA | OLIVE | SAF | 2" GAL. | AS BROWN | 20' | 20' | |
| DS8 | 15 | OLEA | OLIVE | SAF | 2" GAL. | AS BROWN | 20' | 20' | |
| DS9 | 15 | OLEA | OLIVE | SAF | 2" GAL. | AS BROWN | 20' | 20' | |
| DS10 | 15 | OLEA | OLIVE | SAF | 2" GAL. | AS BROWN | 20' | 20' | |
| DS11 | 15 | OLEA | OLIVE | SAF | 2" GAL. | AS BROWN | 20' | 20' | |
| UNDERSTORY PERENNIALS | | | | | | | | | |
| DS12 | 3 | AGAVE | AGAVE | SAF | 2" GAL. | AS BROWN | 20' | 20' | |
| DS13 | 3 | AGAVE | AGAVE | SAF | 2" GAL. | AS BROWN | 20' | 20' | |
| DS14 | 3 | AGAVE | AGAVE | SAF | 2" GAL. | AS BROWN | 20' | 20' | |
| DS15 | 3 | AGAVE | AGAVE | SAF | 2" GAL. | AS BROWN | 20' | 20' | |
| COMPANION TREES | | | | | | | | | |
| DS16 | 1 | AGAVE | AGAVE | SAF | 2" GAL. | AS BROWN | 20' | 20' | |
| DS17 | 1 | AGAVE | AGAVE | SAF | 2" GAL. | AS BROWN | 20' | 20' | |
| DS18 | 1 | AGAVE | AGAVE | SAF | 2" GAL. | AS BROWN | 20' | 20' | |
| DS19 | 1 | AGAVE | AGAVE | SAF | 2" GAL. | AS BROWN | 20' | 20' | |
| POSSIBLE TREES | | | | | | | | | |
| DS20 | 1 | AGAVE | AGAVE | SAF | 2" GAL. | AS BROWN | 20' | 20' | |
| DS21 | 1 | AGAVE | AGAVE | SAF | 2" GAL. | AS BROWN | 20' | 20' | |
| DS22 | 1 | AGAVE | AGAVE | SAF | 2" GAL. | AS BROWN | 20' | 20' | |
| DS23 | 1 | AGAVE | AGAVE | SAF | 2" GAL. | AS BROWN | 20' | 20' | |
| DS24 | 1 | AGAVE | AGAVE | SAF | 2" GAL. | AS BROWN | 20' | 20' | |
| DS25 | 1 | AGAVE | AGAVE | SAF | 2" GAL. | AS BROWN | 20' | 20' | |
| DS26 | 1 | AGAVE | AGAVE | SAF | 2" GAL. | AS BROWN | 20' | 20' | |
| DS27 | 1 | AGAVE | AGAVE | SAF | 2" GAL. | AS BROWN | 20' | 20' | |
| DS28 | 1 | AGAVE | AGAVE | SAF | 2" GAL. | AS BROWN | 20' | 20' | |
| DS29 | 1 | AGAVE | AGAVE | SAF | 2" GAL. | AS BROWN | 20' | 20' | |
| DS30 | 1 | AGAVE | AGAVE | SAF | 2" GAL. | AS BROWN | 20' | 20' | |



ENLARGED ENTRY LANDSCAPE
SCALE: 1" = 10'-0"



- LANDSCAPE KEY NOTES**
1. CULTIVATED LANDSCAPE EDGING
 2. HARDWOOD MULCH - DRIP IRRIGATION
 3. INSTALL TURF-TYPE FESCUE SOG - TURF IRRIGATION
 4. INSTALL TURF-TYPE FESCUE SOG - TURF IRRIGATION
 5. ALFAFA
 6. KENTUCKY FESCUE - K31, MOVED AT OWNER'S DISCRETION
 7. HORN LIME TYPE A REFER TO L12, 10' HD HORN STRIP
 8. MOVEMENT SIGN
- NOTE: ALL HARDWOOD MULCH AREAS (KEY NOTE #1) TO HAVE DRIP IRRIGATION. ALL TURF-TYPE FESCUE (KEY NOTES 3 AND 4) TO BE IRRIGATED BY APPROPRIATELY SIZED SPRAY HEAD AND PATTERNS. REFER TO IRRIGATION PERFORMANCE SPECIFICATION SHEET L12.

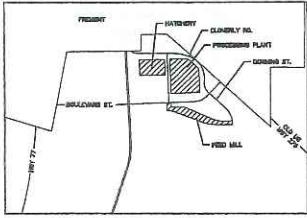
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2801 S. 10th Street, Suite 200
Lincoln, NE 68502
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| REVISIONS | |
|-----------|----------------------|
| NO. | REVISION DESCRIPTION |
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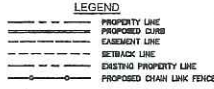
HATCHERY LANDSCAPING PLAN
POULTRY COMPLEX
PRELIMINARY PLAN
FREMONT, NE
2018

SHEET
14 of 17





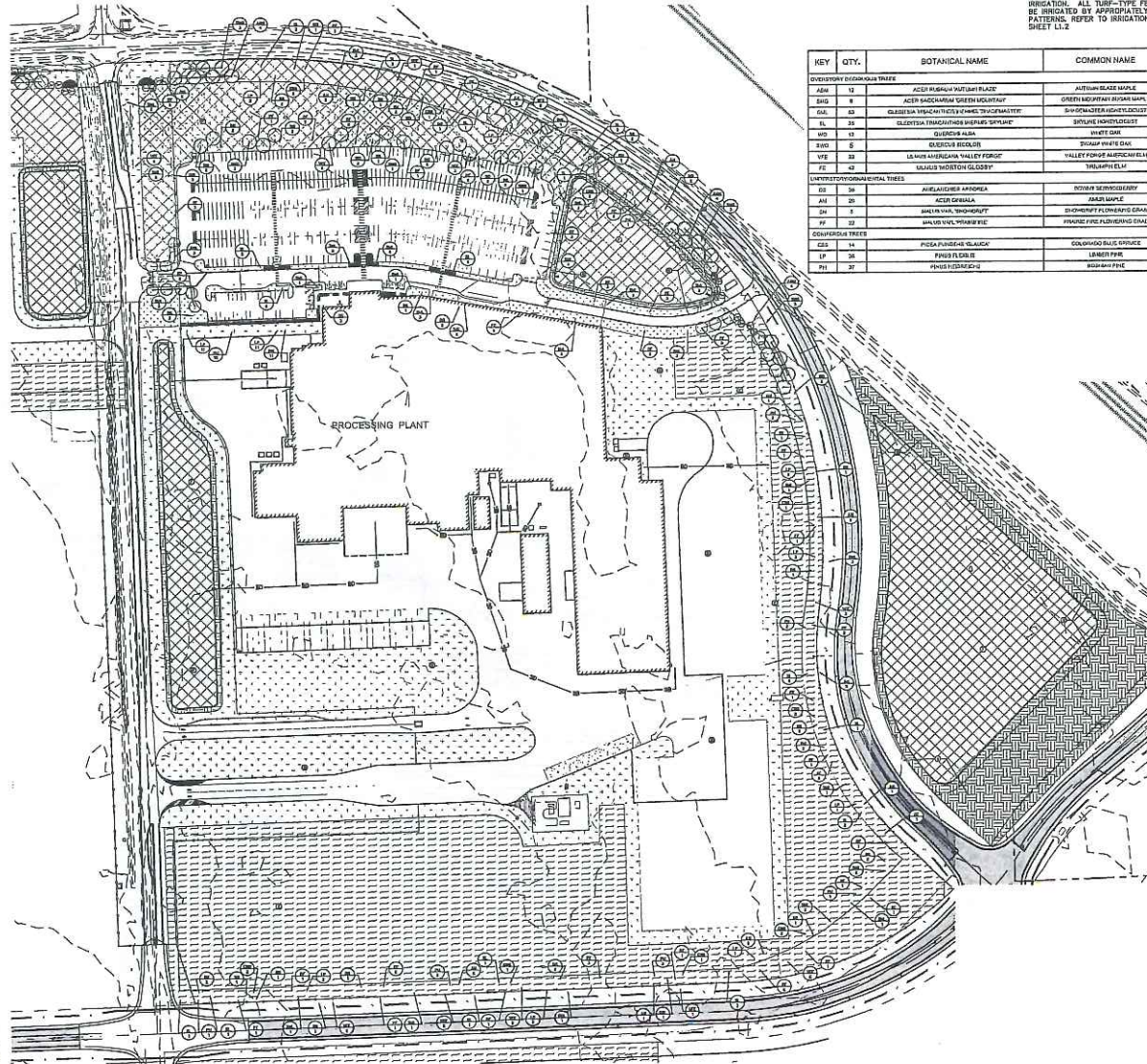
VICINITY MAP
NOT TO SCALE



| LANDSCAPE KEY NOTES | |
|---------------------|---|
| | 1 CULTIVATED LANDSCAPE EDGING |
| | 2 HARDWOOD MULCH - DRIP IRRIGATION |
| | 3 INSTALL TURF-TYPE FESCUE SOD - TURF IRRIGATION |
| | 4 INSTALL TURF-TYPE FESCUE SEED - TURF IRRIGATION |
| | 5 ALFALFA |
| | 6 KENTUCKY FESCUE - K31, MOWED AT OWNER'S DISCRETION |
| | 7 100R MK TYPE A, REFER TO L.I.S. 10' HO NO MOW STRIP |
| | 8 MONUMENT SIGN |

NOTE: ALL HARDWOOD MULCH AREAS (KEY NOTE B) TO HAVE DRIP IRRIGATION. ALL TURF-TYPE FESCUE (KEY NOTES C AND D) TO BE IRRIGATED BY APPROPRIATELY SIZED SPRAY HEAD AND PATTERNS. REFER TO IRRIGATION PERFORMANCE SPECIFICATION SHEET L12.

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | PLANTING METHOD | SIZE @ PLANTING | SPACING | MATURE SPREAD | MATURE HEIGHT | REMARKS |
|--|------|------------------------------------|-----------------------------|-----------------|-----------------|--------------|---------------|---------------|---------|
| OVERSTORY DECIDUOUS TREES | | | | | | | | | |
| AK1 | 12 | ACER FRAXINUM VITIFOLIUM PLAZ | AUTUMN BLAZE MAPLE | 606 | 2" CAL. | 15' @ 10' IN | 30' | 45' | |
| AG1 | 8 | ACER SACCHARINUM GREEN MOUNTAIN | GREEN MOUNTAIN SPIDER MAPLE | 606 | 2" CAL. | 15' @ 10' IN | 30' | 50' | |
| GA1 | 85 | QUERCUS PRINCEPINAE SPERMATOPHYTES | SH-SPINOSA QUERCUS | 606 | 2" CAL. | 15' @ 10' IN | 30' | 40' | |
| TL | 28 | QUERCUS PRINCEPINAE SPERMATOPHYTES | SPERMATOPHYTES | 606 | 2" CAL. | 15' @ 10' IN | 30' | 35' | |
| WS | 12 | QUERCUS ALBA | WHITE OAK | 606 | 2" CAL. | 15' @ 10' IN | 45' | 70' | |
| WSD | 6 | QUERCUS BICOLOR | SHARP WHITE OAK | 606 | 2" CAL. | 15' @ 10' IN | 40' | 50' | |
| VE | 28 | LAURUS AMERICANA VALLEY FESCUE | VALLEY FESCUE | 606 | 2" CAL. | 15' @ 10' IN | 30' | 40' | |
| VE | 42 | LAURUS AMERICANA VALLEY FESCUE | VALLEY FESCUE | 606 | 2" CAL. | 15' @ 10' IN | 30' | 45' | |
| UNDERSTORY/FORMAL DECIDUOUS TREES | | | | | | | | | |
| ES | 28 | AMELANCHIER ALBIFLORA | DOGGWOOD BERRY | 606 | 1.5" CAL. | 15' @ 10' IN | 15' | 30' | |
| AR | 28 | ACER GINNALIA | RED MAPLE | 606 | 1.5" CAL. | 15' @ 10' IN | 20' | 30' | |
| SH | 1 | SHEDDING PALM | SHEDDING PALM | 606 | 1.5" CAL. | 15' @ 10' IN | 15' | 15' | |
| FF | 22 | FRAXINUS VIRGINIANA | RED BELLIED WOODPECKER | 606 | 1.5" CAL. | 15' @ 10' IN | 15' | 30' | |
| CONIFEROUS TREES | | | | | | | | | |
| CS | 14 | PINUS RESINOSA | RESIN PINE | 606 | 1" CAL. | 15' @ 10' IN | 10' | 25' | |
| LP | 28 | PINUS RESINOSA | RESIN PINE | 606 | 1" CAL. | 15' @ 10' IN | 10' | 25' | |
| PI | 27 | PINUS RESINOSA | RESIN PINE | 606 | 1" CAL. | 15' @ 10' IN | 10' | 25' | |

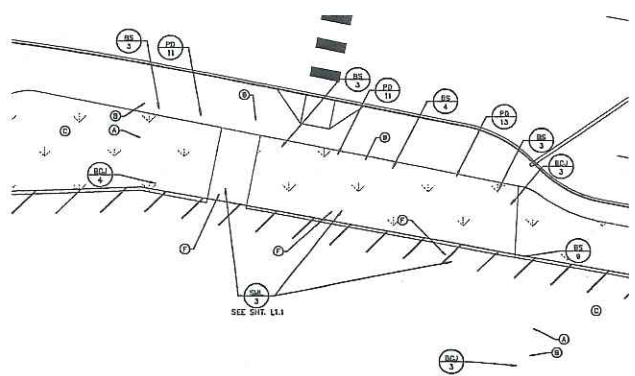


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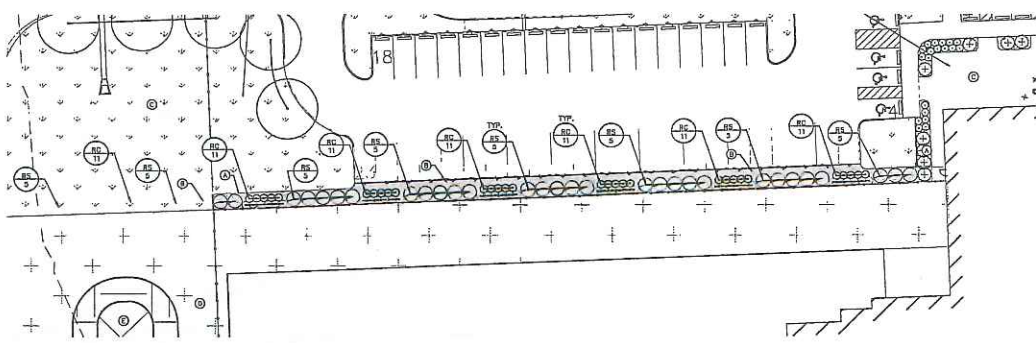
PROCESsing PLANT LANDSCAPING PLAN
 POULTRY COMPLEX
 PRELIMINARY PLAN
 FREMONT, NE.

DATE: 2018
 REVISIONS:

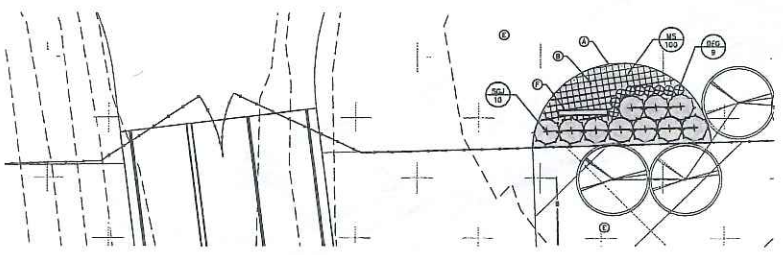
SHEET 15 of 17



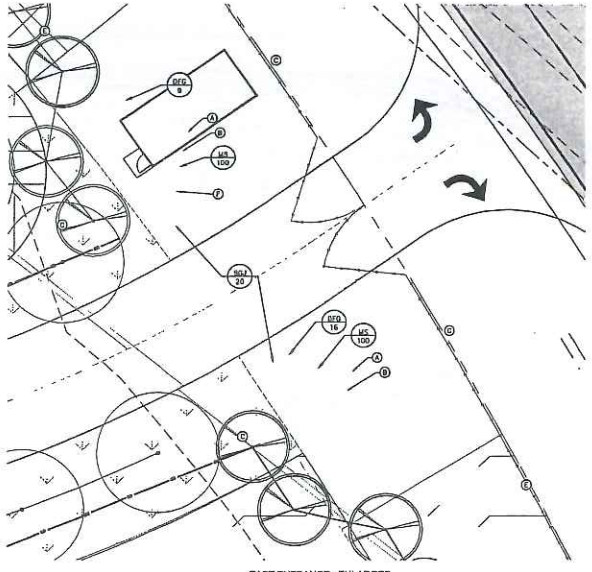
PATIO LANDSCAPE - ENLARGED
 SCALE: 1" = 10'



TRUCK DOCK SCREENING - ENLARGED
 SCALE: 1" = 20'



NORTH ENTRANCE - ENLARGED
 SCALE: 1" = 10'



EAST ENTRANCE - ENLARGED
 SCALE: 1" = 10'

LEGEND

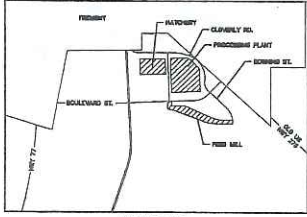
- PROPERTY LINE
- PROPOSED CURB
- EASEMENT LINE
- SETBACK LINE
- - - - EXISTING PROPERTY LINE
- ○ ○ ○ PROPOSED CHAIN LINK FENCE

LANDSCAPE KEY NOTES

- ① CULTIVATED LANDSCAPE EDGING
- ② HARDWOOD MULCH
- ③ INSTALL TURF-TYPE FESCUE SOG
- + + + + INSTALL TURF-TYPE FESCUE SEED
- ④ ALFALFA
- ⑤ KENTUCKY FESCUE -- K31, MOWED AT OWNER'S DISCRETION
- ⑥ DOOR MIX TYPE A. REFER TO L1.2. 1/2" NO MOW STRIP
- ⑦ MONUMENT SIGN

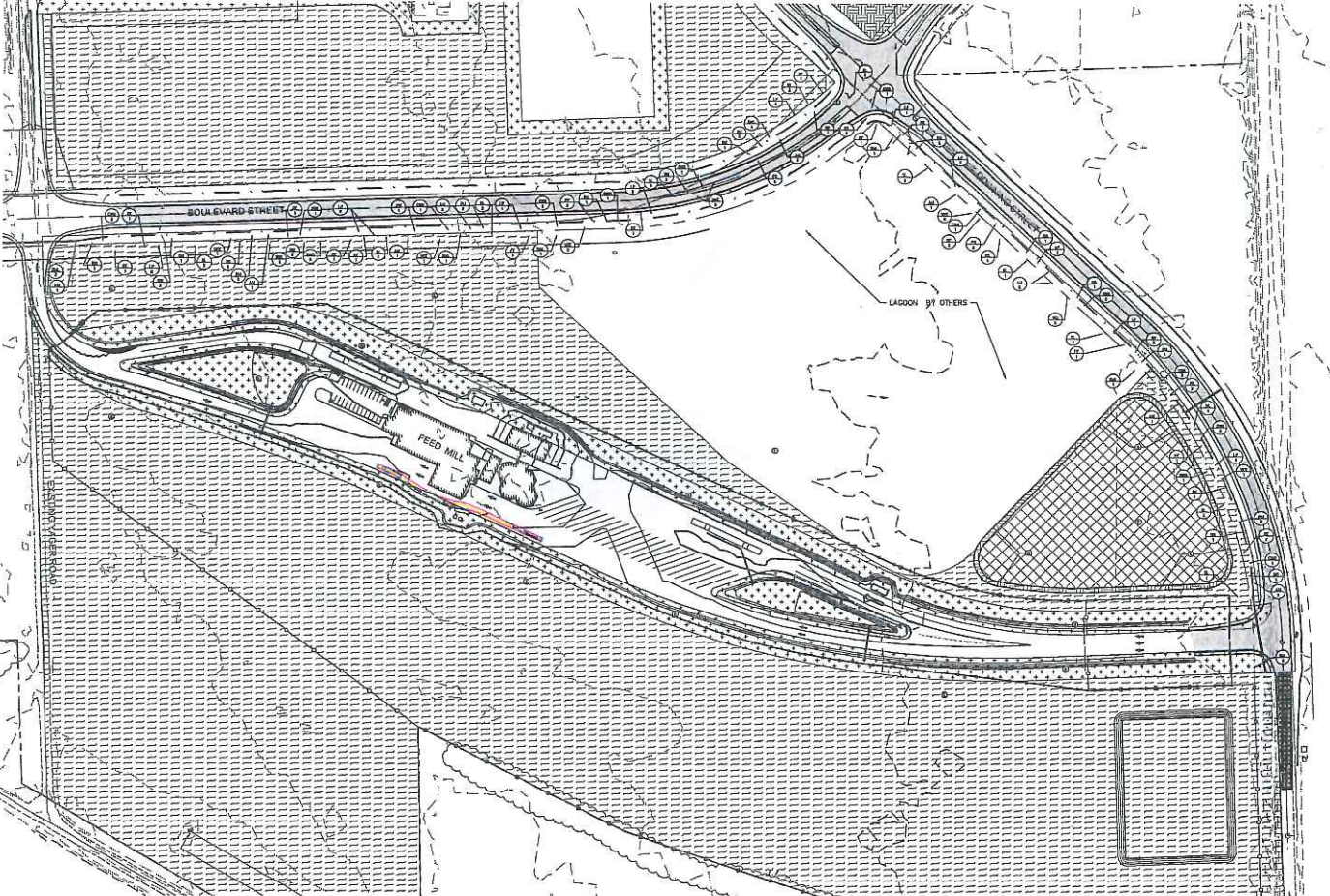
| KEY | QTY. | BOTANICAL NAME | COMMON NAME | PLANTING METHOD | SIZE @ PLANTING | SPACING | MATURE SPREAD | MATURE HEIGHT | REMARKS |
|-------------------------------------|------|-------------------------------------|-----------------------|-----------------|-----------------|---------|---------------|---------------|---------|
| EVERGREEN SHRUBS | | | | | | | | | |
| SDJ | 30 | JANNEY/SPYTHYSSANNA SEA OLEIF | SEA GREEN JAMPER | CONTR. | 6" | 6' O.C. | 7' | 4' | |
| BLJ | 15 | JANNEY/SPYTHYSSANNA BLUE OLEIF | BLUE GRIP JAMPER | CONTR. | 6" | 6' O.C. | 7' | 4' | |
| DECIDUOUS SHRUBS | | | | | | | | | |
| SK | 17 | ANDROMEDA MEDIOMAXILLA LEAVY DECIDU | ACE O-EMBERSHAY | CONTR. | 6" | 6' O.C. | 7' | 7' | |
| RS | 10 | ANDROMEDA MEDIOMAXILLA LEAVY DECIDU | RECENT SERVICESHAY | CONTR. | 6" | 6' O.C. | 7' | 7' | |
| ES | 15 | SPYRADA BETHULIUM TOR | BIRCH BAY SPYRADA | CONTR. | 6" | 6' O.C. | 7' | 7' | |
| PERENNIALS/BIENNIALS/GRASSES | | | | | | | | | |
| LD | 500 | SAVANA MELIPHEOSA VARIEGATE | WEAVER'S SAFF-MAJIGUE | CONTR. | 12" | 12" | 7' | 1' | |
| GRASSES | | | | | | | | | |
| YS | 34 | PERNETHON ALPESZ/ROGOSI VARIEGATE | SWAMP FENNELGRASS | CONTR. | 6" | 6' O.C. | 7' | 7' | |
| PD | 31 | SPYRADA MELIPHEOSA VARIEGATE | WEAVER'S SAFF-MAJIGUE | CONTR. | 12" | 12" | 7' | 1' | |





VICINITY MAP
NOT TO SCALE

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | PLANTING METHOD | SIZE @ PLANTING | SPACING | MATURE SPREAD | MATURE HEIGHT | REMARKS |
|-------------------------------------|------|-------------------------------------|----------------------------------|-----------------|-----------------|----------|---------------|---------------|---------|
| OVERTORY DECIDUOUS TREES | | | | | | | | | |
| DA | 11 | GEORGIA PINE-CANED FERNET SPONEMATE | SHRUBBERY HOLEY/CLUST | BA | 2" CAL. | AS SHOWN | 30' | 30' | |
| DL | 20 | GLAUCOUS WINGED POTENTIAL SYRIAC | BOTHY HOLEY/CLUST | BA | 2" CAL. | AS SHOWN | 20' | 20' | |
| VD | 4 | QUINCY FERN | WEE FERN | BA | 2" CAL. | AS SHOWN | 40' | 30' | |
| DVD | 4 | QUINCY FERN | WEE FERN | BA | 2" CAL. | AS SHOWN | 40' | 30' | |
| VD | 4 | QUINCY FERN | WEE FERN | BA | 2" CAL. | AS SHOWN | 40' | 30' | |
| VV | 3 | LAUREL AMERICAN VALLEY FERN | VALLEY FERN AMERICAN FERN | BA | 2" CAL. | AS SHOWN | 50' | 80' | |
| FE | 17 | GLAUCOUS WINGED POTENTIAL SYRIAC | WEE FERN | BA | 2" CAL. | AS SHOWN | 30' | 30' | |
| IMPROVED ENVIRONMENTAL TREES | | | | | | | | | |
| DS | 8 | HELANDER ANDRACA | JOINTY GINGERBERRY | BA | 1.5" CAL. | AS SHOWN | 10' | 30' | |
| AF | 13 | FLORIDA PALM | FLORIDA PALM | BA | 1.5" CAL. | AS SHOWN | 20' | 30' | |
| SH | 7 | MAHONIA SACHOPF | SHOWY FLOUNDERING CRAB | BA | 1.5" CAL. | AS SHOWN | 10' | 10' | |
| PT | 15 | SHALIM PALM | FLORIDA PALM | BA | 1.5" CAL. | AS SHOWN | 10' | 30' | |
| CONIFEROUS TREES | | | | | | | | | |
| DS | 18 | PIÑA PINE | GLAUCOUS WINGED POTENTIAL SYRIAC | BA | 2" CAL. | AS SHOWN | 10' | 20' | |
| LP | 14 | PINE FERN | SHALIM PALM | BA | 2" CAL. | AS SHOWN | 20' | 40' | |
| PH | 18 | PIÑA PINE | SHALIM PALM | BA | 2" CAL. | AS SHOWN | 20' | 40' | |



LEGEND

- PROPERTY LINE
- PROPOSED CURB
- EXISTING LINE
- SETBACK LINE
- EXISTING PROPERTY LINE
- PROPOSED CHAIN LINK FENCE

LANDSCAPE KEY NOTES

- ① CULTIVATED LANDSCAPE EDGING
- ② HARDWOOD MULCH - DRIP IRRIGATION
- ③ INSTALL TURF-TYPE FESCUE SEED - TURF IRRIGATION
- ④ INSTALL TURF-TYPE FESCUE SEED - TURF IRRIGATION
- ⑤ ALPARGA
- ⑥ KENTUCKY FESCUE - IRL. MOWED AT OWNERS DISCRETION
- ⑦ MOW MIX TYPE A. REFER TO L1.2, 10" MOW STRIP
- ⑧ MONUMENT SIGN

NOTES: ALL HARDWOOD MULCH AREAS (KEY NOTE ②) TO HAVE DRIP IRRIGATION. ALL TURF-TYPE FESCUE (KEY NOTES ③ AND ④) TO BE IRRIGATED BY APPROPRIATELY SIZED SPRAY HEAD AND PATTERNS. REFER TO IRRIGATION PERFORMANCE SPECIFICATION SHEET L1.2.

neotoll.com
Nebraska 811
 Know what's below.
 Call before you dig.

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
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C:\LISC_FEED_81516-L1.8
POULTRY COMPLEX
PRELIMINARY PLAN
 FREMONT, NE.

SHEET
17 of 17

CITY OF
FREMONT
NEBRASKA PATHFINDERS



COPY

2018 DEC 20 PM 11:50
RECEIVED
Dodge Co Highway Dept

400 East Military Avenue, Fremont, NE 68025-5141

December 18, 2018

To Whom It May Concern:

Please be advised that:

A public hearing will be held by the City Council on the 8th of January, 2019, at 7:00 P.M. with Study Session at 6:45 P.M., in the Council Chambers of the Fremont Municipal Building, located at 400 E. Military Ave., Fremont, Nebraska. In consideration of:

A request by Justin Stark on behalf of PCCW, Inc. for a "Poultry Complex" Final Plat on property located north of Hills Farm Road, West of Old Hwy 275, East of S. Main Street (in Inglewood) and south of Cloverly Road, and generally described as:

A tract of land consisting of part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) and the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4); Lot 2R, Block 1, South Fremont Addition to the City of Fremont: Tax Lots 37, 44, 47, 63, 64, 78, 79, and 80, all located in Section 25, Township 17 North, Range 08 East; and part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4), the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4), and the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 26, said Township 17 North, Range 08 East; and Tax Lots 22 through 24; and Tax Lot 44, all located in Section 36, said Township 17 North, Range 08 East of the 6TH P.M., Dodge County, Nebraska, and a Tract of land consisting of Tax Lots 33, 39, 40, 91; Blocks 2 through 7, and 10, South Fremont Addition to the City of Fremont: all of Lots 2, 2A, 4A, 5A, and parts of Lots 3 and 3A, Village of Inglewood; Lots 6 through 12, 13A, 13B, a part of 14A and 14B, and Lot 1, East Inglewood Subdivision, all located in Section 26, Township 17 North, Range 08 East of the 6TH P.M., Dodge County, Nebraska.

If you would like more information, you are encouraged to contact the applicant Justin Stark at 402-458-5697 or jstark@olssonassociates.com, or the Planning Director, Jennifer Dam at 402-727-2636 or jennifer.dam@fremontne.gov.

You may appear at the public hearing to provide your comments or submit them in writing prior to the public hearing to the City Council in care of the City Clerk at 400 E Military Ave, Fremont, NE 68025 or by fax to 402-727-2667.

The City Council staff report and recommendation will be available at the City Clerk's office on Friday, January 4, 2019 after 4:30 PM. The City Council Agenda and staff reports will also be available on the City's website at that time, www.fremontne.gov.

Sincerely,

Tyler Ficken
City Clerk

ENCLOSURES

POULTRY COMPLEX

LOTS 1 THRU 10, INCLUSIVE

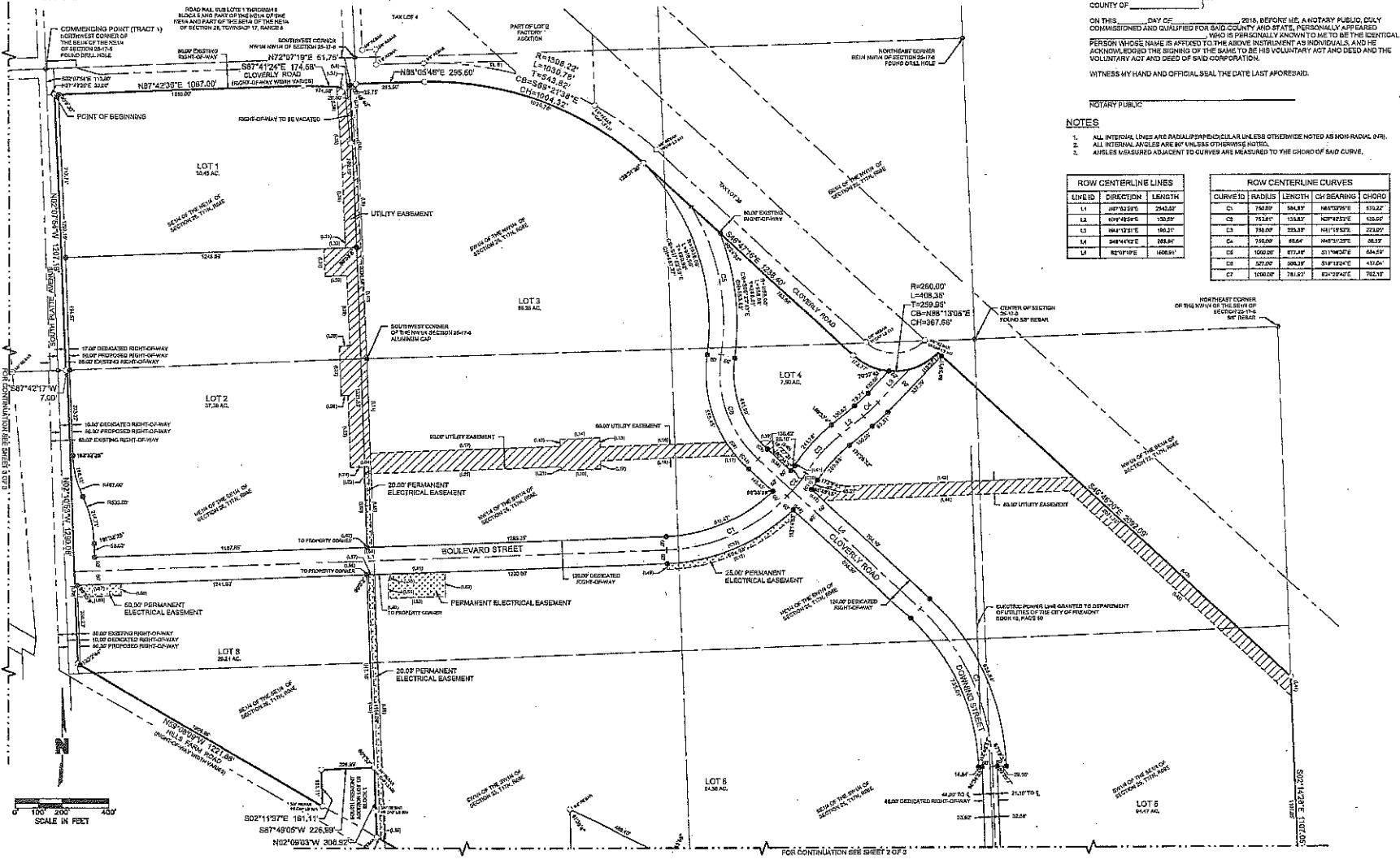
A TRACT OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER, THE NORTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF SECTION 25, TOGETHER WITH A PART OF SECTION 26, AND A PART OF THE NORTH HALF OF SECTION 36, ALL IN TOWNSHIP 17 NORTH, RANGE 8, EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.

LEGEND

- SECTION LINE
- BOUNDARY LINE
- RIGHT-OF-WAY CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- RIGHT-OF-WAY CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- RIGHT-OF-WAY CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE

RIGHT-OF-WAY VACATION

KNOW ALL PERSONS BY THESE PRESENTS THAT THE CITY OF FREMONT VACATES THE RIGHT OF WAY AS DESCRIBED IN THIS PLAN, PURSUANT TO NEB. STAT. SECTIONS 14-119 OR 14-114. THE UNDERSIGNED OWNER, BEING THE OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAN, DOES HEREBY CONSENT TO THE FREMONT CITY COUNCIL'S VACATION PURSUANT TO NEB. STAT. SECTIONS 14-119 OR 14-114, OF THE RIGHT OF WAY AS SHOWN AND DESCRIBED IN THIS PLAN.



OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED ARE OWNERS AND LEADHOLDERS OF THE PROPERTY AS DESCRIBED IN THE SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAN, AND HAVE CAUSED SAID PLAN TO BE SURVEYED INTO LOTS AS SHOWN ON THIS PLAN.

POULTRY, INC., A WASHINGTON CORPORATION
 BY: _____ DATE: _____
 TITLE: _____

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____ } SS
 COUNTY OF _____ }
 ON THIS _____ DAY OF _____, 2016, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUALS, AND HE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.
 WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

NOTARY PUBLIC

NOTES

- ALL INTERNAL LINES ARE RADIAL/PERPENDICULAR UNLESS OTHERWISE NOTED AS NON-RADIAL OR.
- ALL INTERNAL ANGLES ARE BY UNLESS OTHERWISE NOTED.
- ANGLES MEASURED ADJACENT TO CURVES ARE MEASURED TO THE CHORD OF SAID CURVE.

| LINE# | DIRECTION | LENGTH |
|-------|-------------|---------|
| L1 | N87°42'33"E | 2342.67 |
| L2 | N87°42'33"E | 105.57 |
| L3 | N87°42'33"E | 186.37 |
| L4 | S48°14'25"E | 182.87 |
| L5 | S2°01'01"E | 1005.87 |

| CURVE# | RADIUS | LENGTH | CV BEARING | CHORD |
|--------|----------|---------|-------------|---------|
| C1 | 1762.00' | 584.87' | N87°42'33"E | 332.22' |
| C2 | 1732.00' | 552.87' | N87°42'33"E | 315.22' |
| C3 | 1762.00' | 584.87' | N87°42'33"E | 332.22' |
| C4 | 1762.00' | 584.87' | N87°42'33"E | 332.22' |
| C5 | 1000.00' | 317.87' | S11°46'01"E | 164.22' |
| C6 | 1000.00' | 317.87' | S11°46'01"E | 164.22' |
| C7 | 1000.00' | 317.87' | S11°46'01"E | 164.22' |

DWG: F:\2016\1001-1005\1001-1005.dwg
 DATE: Oct 01, 2015 8:00 AM
 USER: dmh@p
 C:\P\101318.dwg
 C:\P\101318.dwg

2141 South 27th Street, Suite 200
 Lincoln, NE 68506
 TEL: 402.251.1155
 FAX: 402.251.8500
 WWW: OLSSON-ASSOCIATES.COM

| REVISION DESCRIPTION | DATE | BY |
|----------------------|------|----|
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2016

FINAL PLAN
 POULTRY COMPLEX
 LOTS 1 THRU 10
 FREMONT, NEBRASKA

| | |
|-----------------------|-------------|
| Drawn by: _____ | DATE: _____ |
| Checked by: _____ | DATE: _____ |
| Approved by: _____ | DATE: _____ |
| Engineer: _____ | DATE: _____ |
| Surveying P.C.: _____ | DATE: _____ |
| Scale: _____ | DATE: _____ |

SHEET
1 of 3

POULTRY COMPLEX LOTS 1 THRU 10, INCLUSIVE

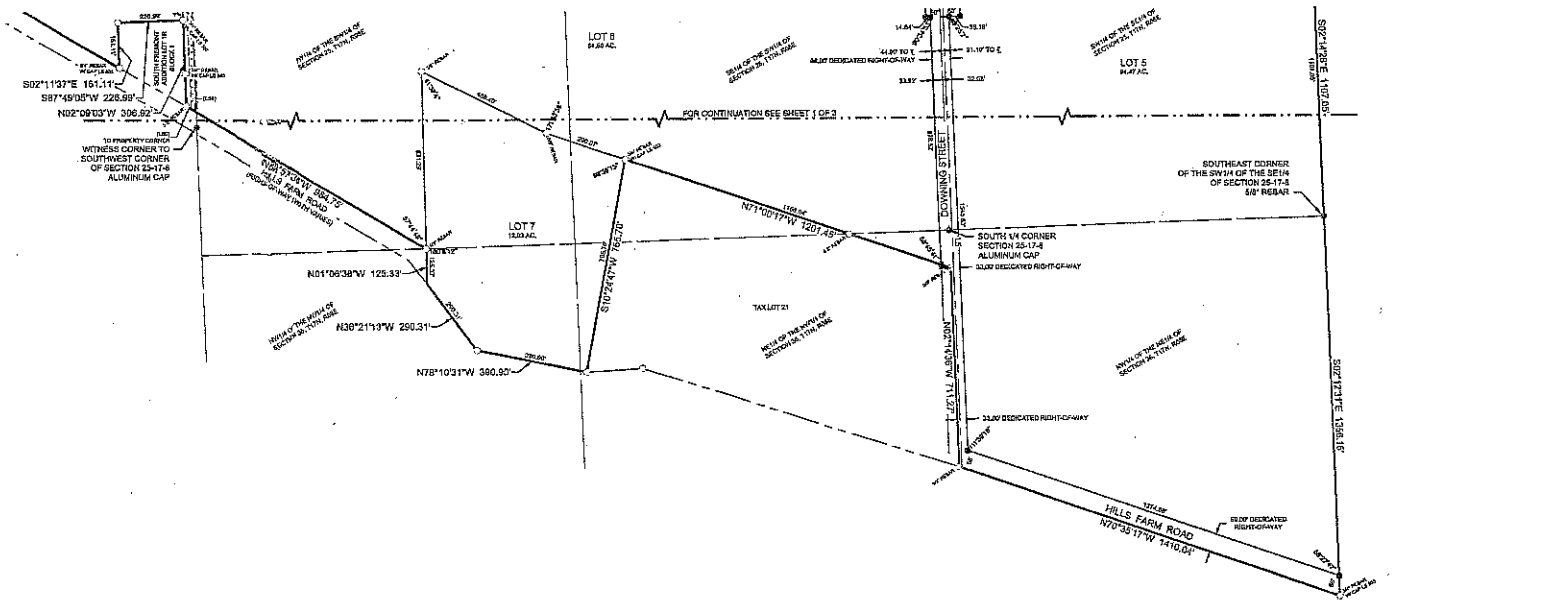
A TRACT OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER, THE NORTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF SECTION 25, TOGETHER WITH A PART OF SECTION 26, AND A PART OF THE NORTH HALF OF SECTION 36, ALL IN TOWNSHIP 17 NORTH, RANGE 8, EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.

LEGEND

- SECTION LINE
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT-OF-WAY CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- SET REBAR 1/2" CAP IS NO. 807 (UNLESS NOTED OTHERWISE)
- FOUND 5/8" REBAR (UNLESS NOTED OTHERWISE)

NOTES

1. ALL INTERNAL LINES ARE RACIAL/PERPENDICULAR UNLESS OTHERWISE NOTED AS NON-RACIAL.
2. ALL INTERNAL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. ANGLES MEASURED ADJACENT TO CURVES ARE MEASURED TO THE CHORD OF SAID CURVE.



| LINE ID | DIRECTION | LENGTH |
|---------|---------------|--------|
| (L1) | N87°51'55\"/> | |

| LINE ID | DIRECTION | LENGTH |
|---------|---------------|--------|
| (L2) | N02°09'03\"/> | |

| LINE ID | DIRECTION | LENGTH |
|---------|---------------|--------|
| (L3) | N87°51'55\"/> | |

| CURVE ID | RADIUS | LENGTH | CH BEARING | CHORD |
|----------|---------|--------|---------------|-------|
| (C1) | 487.86' | 78.84' | S52°25'41\"/> | |

| LINE ID | DIRECTION | LENGTH |
|---------|---------------|--------|
| (L4) | N87°51'55\"/> | |

| CURVE ID | RADIUS | LENGTH | CH BEARING | CHORD |
|----------|---------|---------|---------------|-------|
| (C1) | 780.00' | 244.82' | N62°33'22\"/> | |

OWNER'S CERTIFICATE

I KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED ARE OWNERS AND BENEFICIARIES OF THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.

FOOM, INC., A WASHINGTON CORPORATION

BY: _____ DATE: _____
NAME: _____ TITLE: _____

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2018, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS ABOVE INSTRUMENT AS INDIVIDUALS, AND HE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

RIGHT-OF-WAY VACATION

I KNOW ALL PERSONS BY THESE PRESENTS: THE CITY OF FREMONT VACATES THE RIGHT OF WAY AS DESCRIBED IN THIS PLAT, PURSUANT TO NEB. REV. STAT. SECTIONS 14-115 OR 14-116. THE UNDERSIGNED OWNER, BEING THE OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, DOES HEREBY CONSENT TO THE FREMONT CITY COUNCIL'S VACATION, PURSUANT TO NEB. REV. STAT. SECTIONS 14-115 OR 14-116, OF THE RIGHT OF WAY AS SHOWN AND DESCRIBED IN THIS PLAT.



| REV. NO. | DATE | REVISION DESCRIPTION |
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2018

FREMONT, NEBRASKA

FINAL PLAT
POULTRY COMPLEX
LOTS 1 THRU 10
SHEET
2 of 3

USER: draaipe
DATE: 03/07/2018 10:00AM
FILE: C:\WORK\1584-1585-1586-1587-1588-1589-1590-1591-1592-1593-1594-1595-1596-1597-1598-1599-1600-1601-1602-1603-1604-1605-1606-1607-1608-1609-1610-1611-1612-1613-1614-1615-1616.dwg

CITY OF
FREMONT
NEBRASKA PATHFINDERS



COPY

2018 DEC 20 PM 11:50
RECEIVED
Dodge Co Highway Dept

400 East Military Avenue, Fremont, NE 68025-5141

December 18, 2018

To Whom It May Concern:

You are hereby advised that the City of Fremont has received the following application(s):

A request by Bruce Coffey on behalf of Costco Wholesale / PCCW, Inc., for Voluntary Annexation of a tract of land located in part of the Northeast Quarter of the Southwest Quarter of Section 25, Township 17 North, Range 8 East of The 6th P.M., Dodge County, Nebraska, generally located southwest of Cloverly Rd and Downing Street.

The public hearing on this application will be held before the City of Fremont City Council on the 8th day of January, 2019. The public hearing is your opportunity to appear and speak on the merits of this application, if you so choose. The City Council study session begins at 6:45 PM followed by the formal meeting at 7:00 PM in the Fremont City Council Chambers located on the second floor in the Fremont Municipal Building at 400 East Military Avenue, Fremont, Nebraska.

If you would like more information, you are encouraged to contact the applicant Bruce Coffey at 425-313-6549, or the Planning Director, Jennifer Dam at 402-727-2636 or jennifer.dam@fremontne.gov.

You may appear at the public hearing to provide your comments or submit them in writing prior to the public hearing to the City Council in care of the City Clerk at 400 E Military Ave, Fremont, NE 68025 or by fax to 402-727-2667.

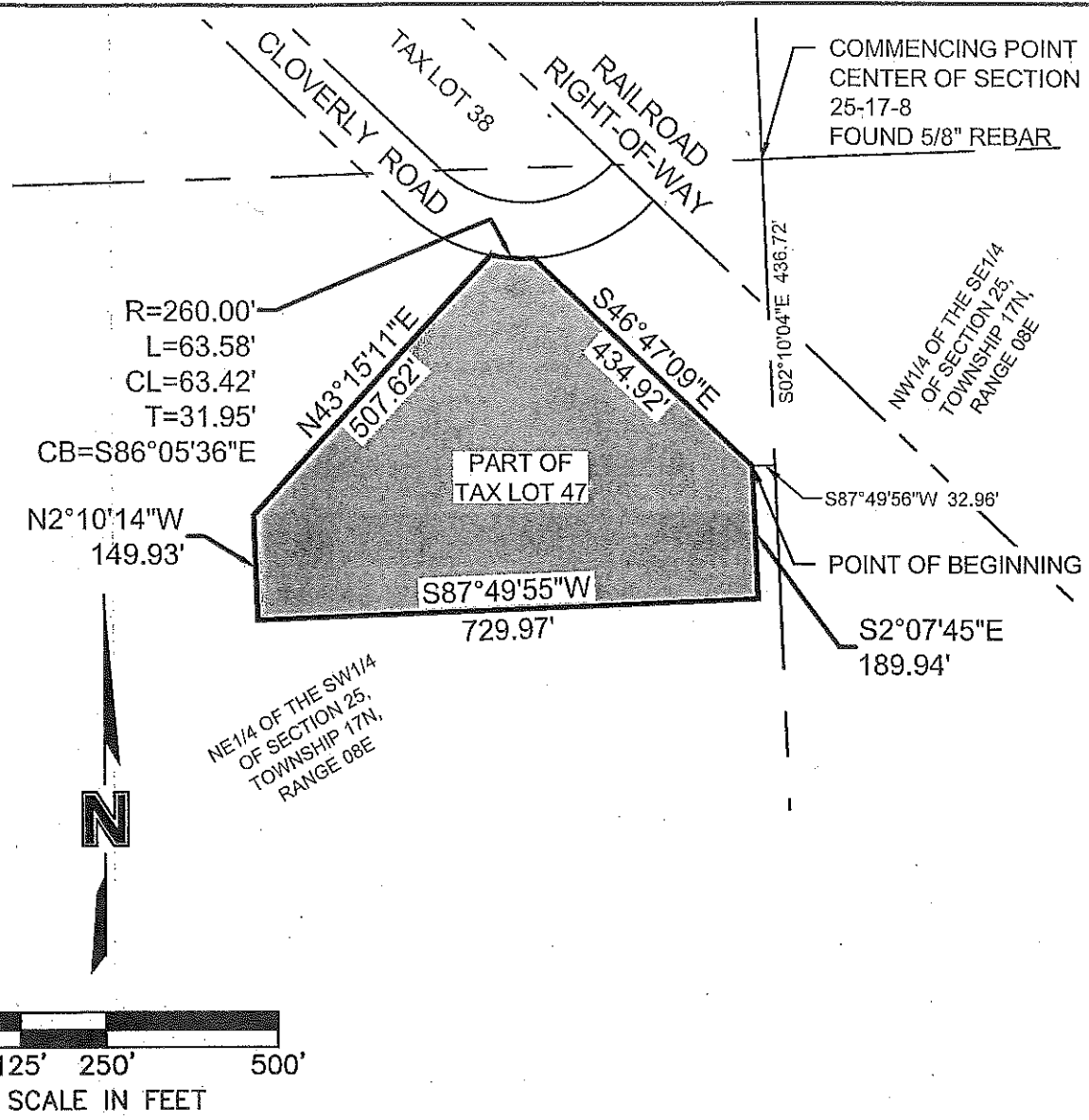
The City Council staff report and recommendation will be available at the City Clerk's office on Friday, January 4, 2019 after 4:30 PM. The City Council Agenda and staff reports will also be available on the City's website at that time, www.fremontne.gov.

Sincerely,

Tyler Ficken,
City Clerk

ENCLOSURES

DWG: F:\2016\1001-1500\016-1316\40-Design\Survey\SRV\Xref\61316_SVY_BNDY_ANNEX.dwg
 DATE: Nov 19, 2018 2:43pm
 XREFS: 61316_SVY_BNDY
 USER: chastings



LEGAL DESCRIPTION

A TRACT OF LAND TO BE ANNEXED INTO THE CITY OF FREMONT, LOCATED IN PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 25; THENCE ON THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER ON AN ASSUMED BEARING OF S02°10'04"E, 436.72 FEET; THENCE S87°49'56"W, 32.96 FEET TO NORTHEAST CORNER OF A PART OF TAX LOT 47, A TAX LOT LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON THE EAST LINE OF SAID PART OF TAX LOT 47, S02°07'45"E, 189.94 FEET TO THE SOUTHEAST CORNER OF SAID PART OF TAX LOT 47; THENCE ON THE SOUTH LINE OF SAID PART OF TAX LOT 47, S87°49'55"W, 729.97 FEET TO THE SOUTHWEST CORNER OF SAID PART OF TAX LOT 47; THENCE ON THE WEST LINE OF SAID PART OF TAX LOT 47, N02°10'14"W, 149.93 FEET TO THE NORTHWEST CORNER OF SAID PART OF TAX LOT 47; THENCE ON THE NORTHWESTERLY LINE OF SAID PART OF TAX LOT 47, N43°15'11"E, 507.62 FEET TO A POINT OF CURVATURE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CLOVERLY ROAD; THENCE ON SAID SOUTHERLY LINE OF CLOVERLY ROAD ON A 260.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 63.58 FEET (LONG CHORD BEARS S86°05'36"E, 63.42 FEET); THENCE ON THE NORTHEASTERLY LINE OF SAID PART OF TAX LOT 47, S46°47'09"E, 434.92 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 255,547.40 SQ. FT. OR 5.867 ACRES MORE OR LESS.

| | | | | |
|----------------------|---------------------------|---------------|--|---------|
| PROJECT NO: 016-1316 | ANNEXATION EXHIBIT | olsson | 2111 South 67th Street, Suite 200 Omaha, NE 68106 TEL. 402.341.1118 FAX 402.341.5895 | EXHIBIT |
| DRAWN BY: DSH | | | | 1 |
| DATE: 11/19/2018 | | | | |

CITY OF
FREMONT
NEBRASKA PATHFINDERS



COPY

2018 DEC 20 PM 11:50
RECEIVED
Dodge Co Highway Dept

400 East Military Avenue, Fremont, NE 68025-5141

December 18, 2018

To Whom it May Concern:

You are hereby advised that the City of Fremont has received the following application(s)

A request by Bruce Coffey on behalf of Costco Wholesale / PCCW, Inc., for the Voluntary Annexation of a tract of land being a part of Lot 1, East Inglewood subdivision, a platted and recorded subdivision in the Southeast Quarter of the Northwest Quarter of Section 26, Township 17 North, Range 8 East of the 6th p.m., Dodge County, Nebraska, generally located 600 feet east of South Main Street on the south side of Cloverly Road.

The public hearing on this application will be held before the City of Fremont City Council on the 8th day of January, 2019. The public hearing is your opportunity to appear and speak on the merits of this application, if you so choose. The City Council study session begins at 6:45 PM followed by the formal meeting at 7:00 PM in the Fremont City Council Chambers located on the second floor in the Fremont Municipal Building at 400 East Military Avenue, Fremont, Nebraska.

If you would like more information, you are encouraged to contact the applicant Bruce Coffey at 425-313-6549, or the Planning Director, Jennifer Dam at 402-727-2636 or jennifer.dam@fremontne.gov.

You may appear at the public hearing to provide your comments or submit them in writing prior to the public hearing to the City Council in care of the City Clerk at 400 E Military Ave, Fremont, NE 68025 or by fax to 402-727-2667.

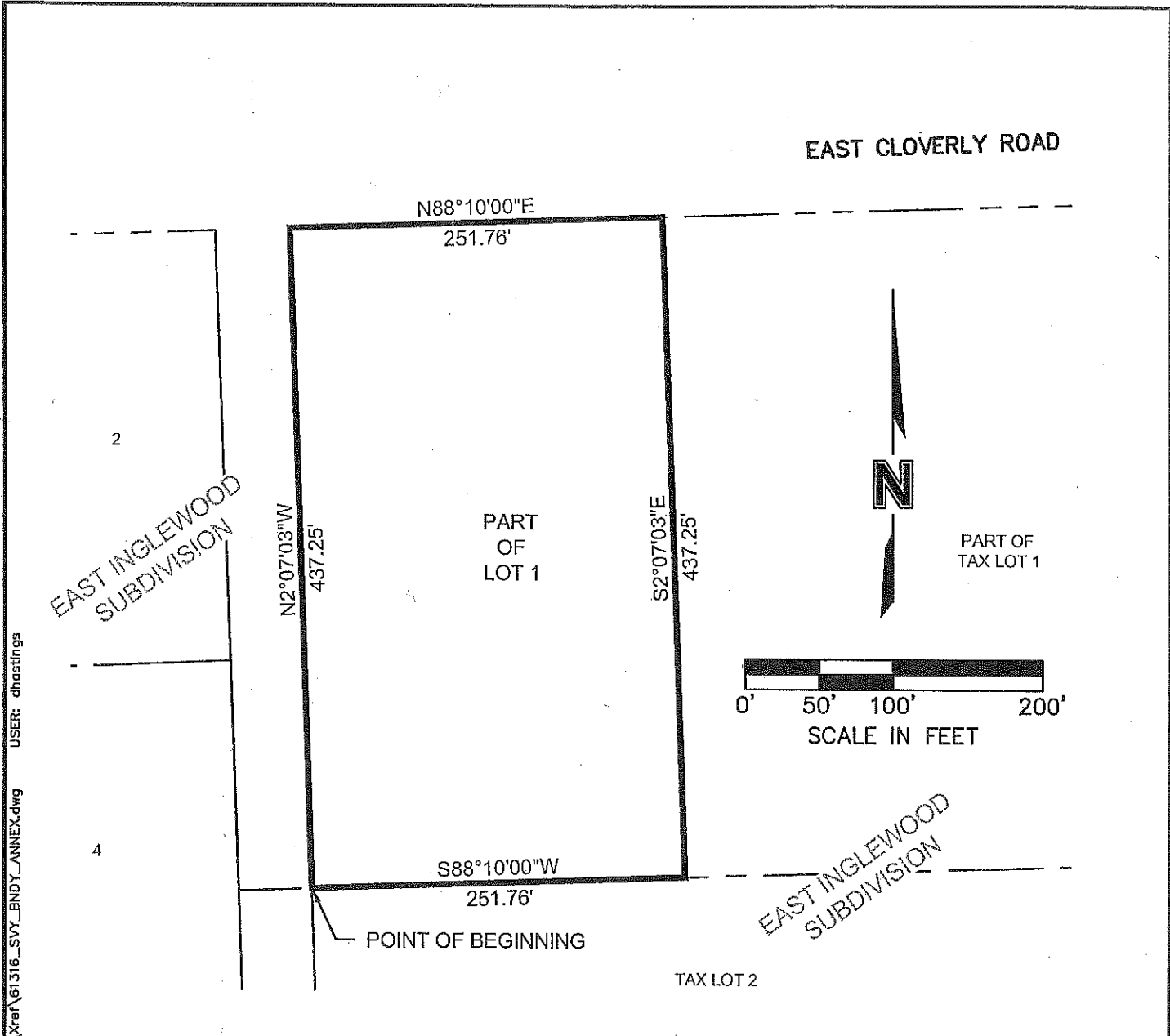
The City Council staff report and recommendation will be available at the City Clerk's office on Friday, January 4, 2019 after 4:30 PM. The City Council Agenda and staff reports will also be available on the City's website at that time, www.fremontne.gov.

Sincerely,

Tyler Ficken,
City Clerk

ENCLOSURES

DWG: F:\2016\1001-1500\016-1316\40-Design\Survey\SRV\Xref\61316_SVY_BNDY_ANNEX.dwg
 USER: dhaastings
 DATE: Oct 02, 2018 3:00pm
 XREFS: 61316_SVY_BNDY



LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF LOT 1, EAST INGLEWOOD SUBDIVISION, A PLATTED AND RECORDED SUBDIVISION IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ON THE WEST LINE OF SAID LOT 1, ON AN ASSUMED BEARING OF N02°07'03"W, 437.25 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID CORNER ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF EAST CLOVERLY ROAD; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE OF EAST CLOVERLY ROAD, N88°10'00"E, 251.76 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE ON THE EAST LINE OF SAID LOT 1, S02°07'03"E, 437.25 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ON THE SOUTH LINE OF SAID LOT 1, S88°10'00"W, 251.76 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 110,082.06 SQUARE FEET OR 2.527 ACRES MORE OR LESS.

| | |
|-------------|----------|
| PROJECT NO: | 016-1316 |
| DRAWN BY: | DSH |
| DATE: | 10/02/18 |

**ANNEXATION-
BOUNDARY EXHIBIT**


 2111 South 67th Street, Suite 200
 Omaha, NE 68106
 TEL 402.341.1116
 FAX 402.341.5895

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| EXHIBIT |
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CITY OF
FREMONT
NEBRASKA PATHFINDERS



COPY

2018 DEC 20 PM 11:50
RECEIVED
Dodge Co Highway Dept

400 East Military Avenue, Fremont, NE 68025-5141

December 18, 2018

RE: Gallery 23 Planned Development Amendment

To Whom it may concern:

You are hereby advised that the City of Fremont has received the following application(s):

A public hearing will be held by the City Council on the 8th of January, 2019, at 7:00 P.M. with Study Session at 6:45 P.M., in the Council Chambers of the Fremont Municipal Building, located at 400 E. Military Ave., Fremont, Nebraska. In consideration of

A request for approval of an amendment to the Gallery 23 PD Planned Development to change the height for commercial zoning from 45' to 60' by Brad Marshall on behalf of Jeremy Guenther, owner of land generally located at the North of County Road U and South of Lincoln Highway, just west of Farmfield Road, and briefly described as Block 6, Lot 33, Gallery 23 East Addition.

The public hearing on this application will be held before the City of Fremont Planning Commission on the 17th day of December, 2018. The public hearing is your opportunity to appear and speak on the merits of this application, if you so choose. The Planning Commission study session begins at 4:30 PM followed by the formal meeting at 5:00 PM in the Fremont City Council Chambers located on the second floor in the Fremont Municipal Building at 400 East Military Avenue, Fremont, Nebraska.

If you would like more information, you are encouraged to contact the applicant Brad Marshall at 402-458-4672 or bmarshall@alssonassociates.com, or the Planning Director, Jennifer Dam at 402-727-2636 or jennifer.dam@fremontne.gov.

You may appear at the public hearing to provide your comments or submit them in writing prior to the public hearing to the City Council in care of the City Clerk at 400 E Military Ave, Fremont, NE 68025 or by fax to 402-727-2667.

The City Council staff report and recommendation will be available at the City Clerk's office on Friday, January 4, 2019 after 4:30 PM. The City Council Agenda and staff reports will also be available on the City's website at that time, www.fremontne.gov.

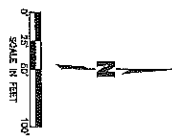
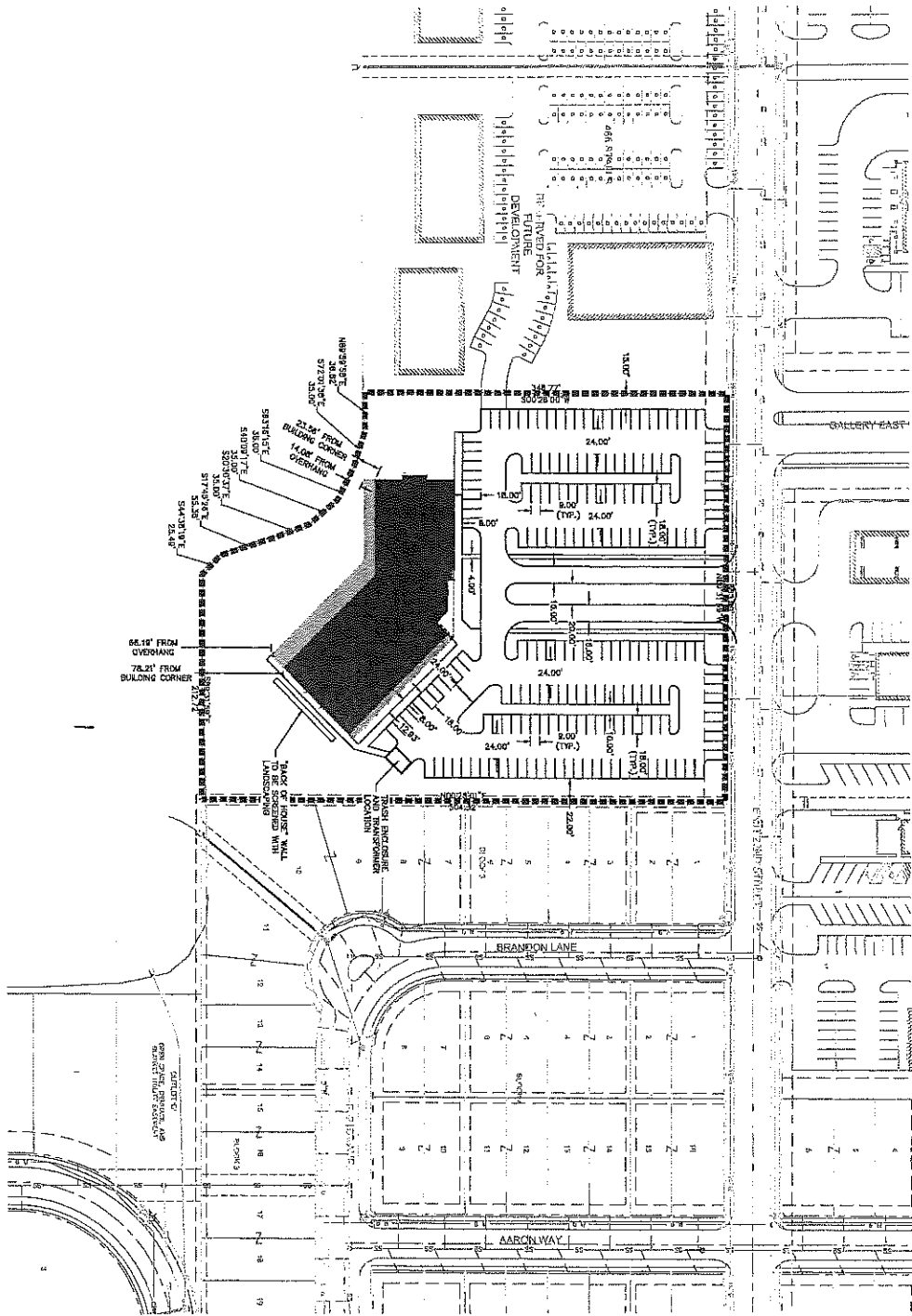
Sincerely,


Tyler Ficken,
City Clerk

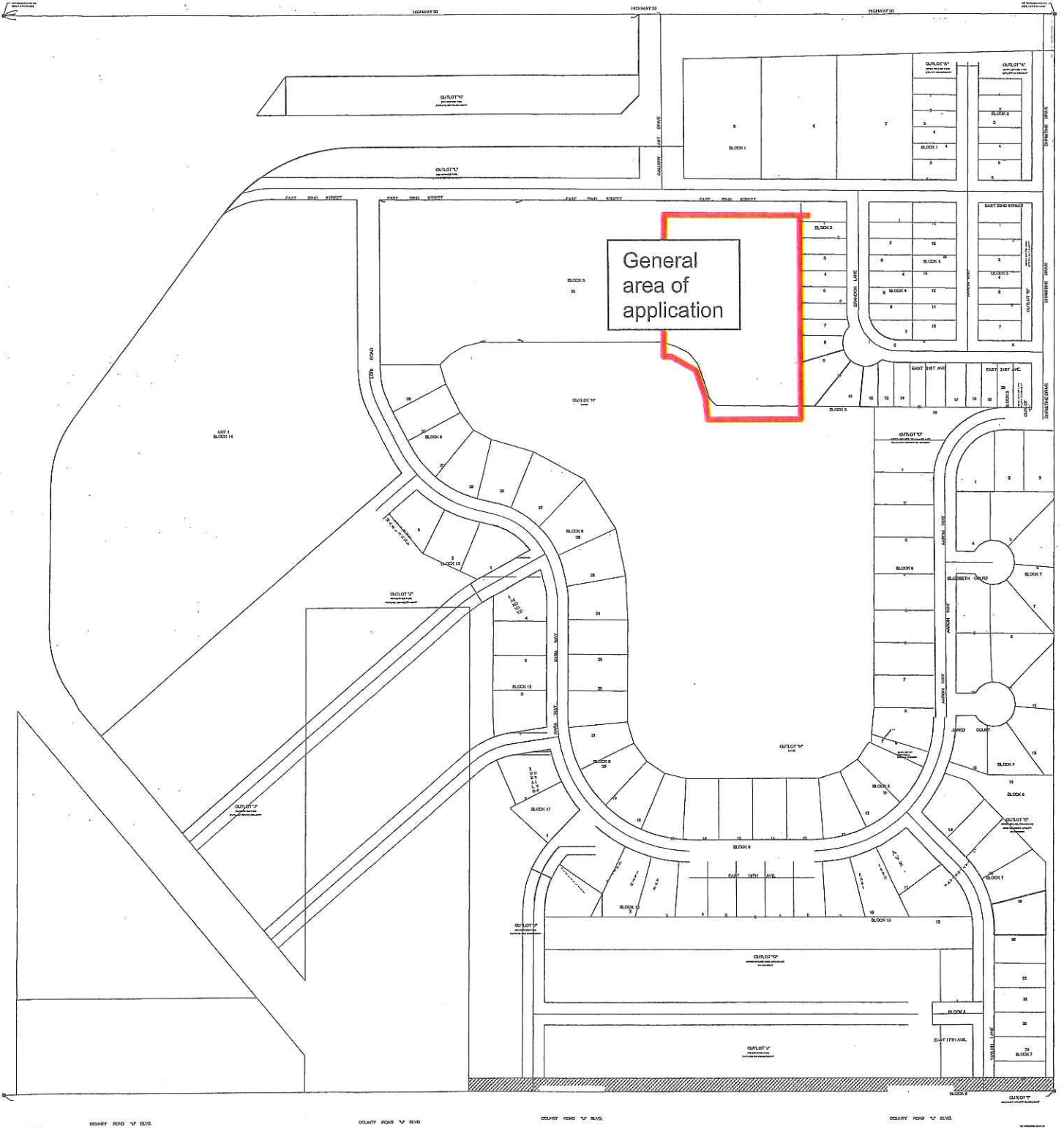
PARKING INFORMATION

| | |
|------------------------|-----|
| ADA PARKING STALLS | 9 |
| SURFACE PARKING STALLS | 200 |
| TOTAL PARKING STALLS | 209 |

RTG MEDICAL BUILDING SITE PLAN



| <p>SHEET 1 of 1</p> <p>REVISIONS</p> <p>DATE: 11/13/18 DRAWN BY: spj CHECKED BY: pjm</p> | <p>SITE PLAN</p> <p>RTG MEDICAL BUILDING</p> | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">REV. NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 85%;">REVISIONS DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | REV. NO. | DATE | REVISIONS DESCRIPTION | | | | | | | | | |  <p>MOLSSON ASSOCIATES</p> <p><small>1611 P Street, Suite 210 P.O. Box 608 Lincoln, NE 68508</small></p> <p><small>TEL: 402.474.5311 FAX: 402.424.2156 www.ahjw.com/lincoln</small></p> |
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| REV. NO. | DATE | REVISIONS DESCRIPTION | | | | | | | | | | | | | |
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| LINCOLN, NE | | 2018 | REVISIONS | | | | | | | | | | | | |



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