

Fred Mytty

From: Dave R Forrest (DC ENV) <dave.forrest@douglascounty-ne.gov>
Sent: Wednesday, March 30, 2022 3:48 PM
To: cityclerk@cityofomaha.org; Fred Mytty; clerk@washingtoncountyne.org; countyclerk@co.saunders.ne.us; Daniel A. Esch (DC Clerk); Elizabeth R. O'Connor (DC Atty Civil); Eric Englund (Plng); Jeffrey T. Scherzberg (Eng); Jim Kuester; Jon Ruff (DCHD); Lori Lasiter; Mindi Laaker; mjohnson@waterloone.com; Paul Johnson (DC EMA); Renee Lansman; sfanslau@oppd.com; Stacy Spinar; Thomas Wheeler; Tim Weander, District Engineer; Travis Harlow; Kent Holm (DC ENV)
Subject: Notice of Douglas County Planning Commission Hearing - Two-Parcel Subdivision
Attachments: Hearing Notice Subdivision 4.13.2021.doc; REVISED Subdivision Application (1).pdf; REVISED Two Rivers Farmsteads Replat Five Preliminary Plat-A1436-22-7P (1).pdf; REVISED Two Rivers Farmsteads Replat Five Final Plat-A1436-22-7A (2).pdf

See attached notice of hearing along with application and preliminary and final plats.

Dave Forrest
Douglas County Environmental Services
Planning and Zoning Coordinator
15335 West Maple Road, Suite 201
Omaha, NE 68116

402-444-3531

 COPY

2022 MAR 31 AM 10:10
RECEIVED
Douglas County Highway Dept

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING

You are hereby notified that a public hearing will be held before the Douglas County Planning Commission at 6:00 p.m. on Wednesday, April 13, 2022 in the Douglas Room, first floor, 15335 West Maple Road.

1. Tyrone Scott – Scott Real Estate Services, Inc., applicant –preliminary and final plat of proposed of Two Rivers Farmsteads Replat Five, a subdivision located at Two Rivers Farmstead, LOT 4 BLOCK 0, E 670 FT, 7.69 AC, Douglas County, Nebraska; parcel number 2332610004; address 25902 Douglas Street, Omaha, NE 68069.

This is a public meeting and all are welcome to attend. Documentation on this item and the full agenda will be available at the Douglas County Environmental Services webpage at www.dcplanning.org.

Dave Forrest, Douglas County Planning and Zoning Coordinator
402-444-3531

DOUGLAS COUNTY PLANNING AND ZONING
15335 W. Maple Rd, Suite 201 Omaha, Nebraska 68116
(402) 444-3531

Subdivision Application (page 1)

Preliminary Plat X Final Plat X

Owner's Name: Tyrone Scott - Scott Real Estate Services, Inc.

Address: 322 N. 248th Circle

City: Waterloo State: NE Zip: 68069

Telephone Numbers: 402-996-0001

Engineer's Name: Thompson, Dreessen & Dorner, Inc.

Address: 10836 Old Mill Road

City: Omaha State: NE Zip: 68154

Telephone Numbers: 402-330-8860

General Location of the Property: Douglas Street & South 259th Street

Address of Subject Property: 25902 Douglas Street

Legal Description (parcel #) of Subject Property: THE EAST 670 FEET OF LOT 4, TWO RIVERS FARMSTEADS, DOUGLAS COUNTY, NEBRASKA

Present Zoning: RR Proposed Zoning: RR

Purpose of Request: The applicant is requesting a preliminary and final plat to separate the existing lot located at 25902 Douglas Street into two lots for the purpose of single family residential.

Present Use of Subject Property: Single family detached

Proposed Use of Subject Property: Single family detached

School District and Address: DC West, 401 Pine St. PO Box 378, Valley, NE 68064

Fire District and Address: Waterloo, 405 7th St., Waterloo, NE 68069

Zoning / Actual Use of Adjoining Properties:

North: AG / Agriculture

South: RR/DR-FF / Single Family Residential

East: AG-FF / Agriculture

West: RR / Single Family Residential

The Planning & Zoning Coordinator, or authorized representatives of Douglas County are hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposal.

Signature of Owner: _____ Date: _____

Owner Name (printed): _____

Subdivision Application (page 2)

Signature of Authorized Agent: _____ Date: _____

Authorized Agent (printed): _____

Address & phone number: _____

1. Name of subdivision: Two Rivers Farmsteads Replat Five

2. Subdivision size: Gross Acres: 7.566 ac. Lots: 4 Blocks: 0

3. Brief description of the proposed subdivision: The existing lot is proposed to be replatted into two lots, with each lot having an outlot, for a total of 4 lots, for the purpose of constructing a single family house on Lot 2.

4. Brief description of the anticipated public improvements associated with this subdivision:

No public improvements are associated with this replat. Lot 1 will use the existing well and septic system. Lot 2 will construct a new well and septic system at the time of construction.

5. Estimated cost of public improvements: N/A - no public improvements are associated with this replat

6. Other Owners:

Signature of Owner: _____ Date: _____

Owner Name (printed): _____

Signature of Owner: _____ Date: _____

Owner Name (printed): _____

Signature of Owner: _____ Date: _____

Owner Name (printed): _____

Signature of Owner: _____ Date: _____

Owner Name (printed): _____

Subdivision Application (page 3)

Signature of Authorized Agent: _____ Date: _____

Authorized Agent (printed): _____

Address & phone number: _____

Date Received: _____ Fee Received: _____ Received By: _____

(rev 04/2013)

Subdivision Application (page 4)

SUBDIVISION DATA CHECKLIST

Land Characteristics:

Slopes
Flood Plain
Soils
Elevation (high to low
Drainage directions
Vegetation

Land Use:

Single-family attached
Single-family detached
Duplexes
Townhouses
Other multi-family
Typical lot size

Utilities:

Private community water system
Public system
Individual wells
Sanitary Improvement District
Fire hydrants
Community sewerage system
Septic system
Percolation tests

Streets:

Type of surfacing proposed
Nearest public road type of surfacing
Access to a public road
Curb and gutter
Public right-of-way dedication & width
Non-access easement onto County road

Non-Buildable Assets:

Walking trails
Dedicated public park land
Equestrian trails
Active \ passive playground
Green space (and percentage

Covenants:

Copy provided

Provide a brief narrative that describes the proposed subdivision, covering all the above topics and any other information that will help the County in reviewing \ understanding your request.



Thompson, Dreesen & Dorner, Inc.
10336 Old Mill Rd
Omaha, NE 68154
p. 402.330.6500 f. 402.330.5506
td2ca.com

TWO RIVERS FARMSTEADS REPLAT FIVE
LOTS 1 AND 2 AND OUTLOTS "A" & "B"



Revision Data		
No.	Description	MM/DD-YY

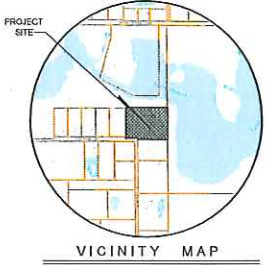
Job No.: A1436-22-7P
Drawn By: RJR
Reviewed By: JDW
Date: MARCH 17, 2022
Book: 2203
Pages: 56

DOUGLAS COUNTY
PRELIMINARY PLAT

Sheet Number
SHEET 1 OF 1

TWO RIVERS FARMSTEADS REPLAT FIVE

LOTS 1 AND 2 AND OUTLOTS "A" & "B"

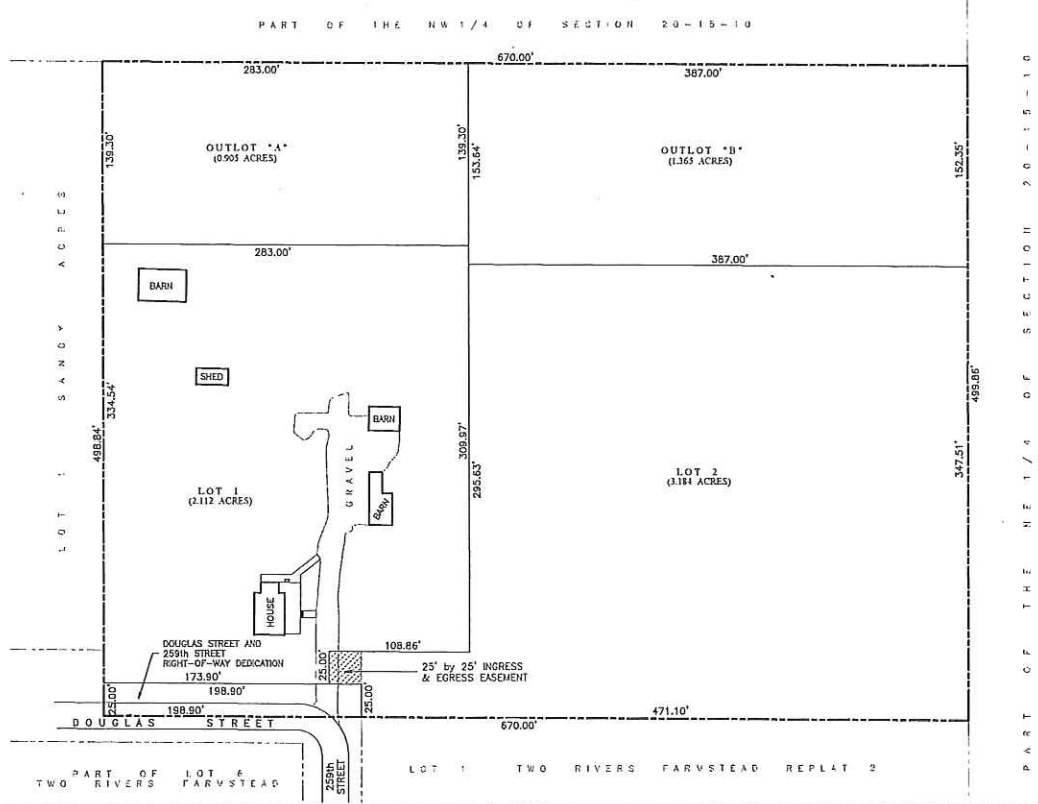


SUBDIVIDER
SCOTT REAL ESTATE SERVICES, INC.
322 NORTH 246TH CIRCLE
WATERLOO, NEBRASKA, 68069

ENGINEER
THOMPSON, DREESSEN & DORNER, INC.
10335 OLD MILL ROAD
OMAHA NEBRASKA, 68154

LEGAL DESCRIPTION
THE EAST 670 FEET OF LOT 4, TWO RIVERS FARMSTEADS, DOUGLAS COUNTY, NEBRASKA.

- NOTES**
- NO CONTOURS ARE SHOWN AS NO GRADING IS PROPOSED.
 - EXISTING ZONING IS RR. PROPOSED ZONING IS RR.
 - LOT 1 HAS AN EXISTING WATER WELL & SEPTIC SYSTEM.
 - LOT 2 WILL BE SERVED BY A PRIVATE WATER WELL & A SEPTIC SYSTEM.
 - OUTLOTS "A" AND "B" SHALL BE RESERVED FOR THE CONSERVATION DESKIN REGULATIONS. OUTLOTS "A" AND "B" WILL BE OWNED AND MAINTAINED BY THE ADJACENT LAND OWNER IN LOTS 1 & 2.



PLAT FILED BY THE COUNTY CLERK OF DOUGLAS COUNTY, NEBRASKA, ON MARCH 17, 2022, AT 10:00 AM. THE TOTAL NUMBER OF SHEETS IS 56. THIS IS SHEET 1 OF 1.

TWO RIVERS FARMSTEADS REPLAT FIVE

LOTS 1 AND 2 AND OUTLOTS "A" AND "B"

BEING A REPLATING OF THE EAST 670 FEET OF LOT 4, TWO RIVERS FARMSTEADS, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.

APPROVAL OF DOUGLAS COUNTY PLANNING COMMISSION
THIS PLAN OF TWO RIVERS FARMSTEADS REPLAT FIVE WAS APPROVED BY THE DOUGLAS COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, 2022.

APPROVAL OF THE DOUGLAS COUNTY BOARD
THIS PLAN OF TWO RIVERS FARMSTEADS REPLAT FIVE WAS APPROVED BY THE DOUGLAS COUNTY BOARD ON THIS _____ DAY OF _____, 2022.

REVIEW BY DOUGLAS COUNTY ENGINEER
THIS PLAN OF TWO RIVERS FARMSTEADS REPLAT FIVE WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER THIS _____ DAY OF _____, 2022.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN WAS MADE UNDER MY DIRECT PERSONAL SUPERVISION AND THAT PERMANENT MARKERS WERE FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS TWO RIVERS FARMSTEADS REPLAT FIVE, LOTS 1 AND 2 AND OUTLOTS A AND B, BEING A REPLATING OF THE EAST 670.00 FEET OF LOT 4, TWO RIVERS FARMSTEADS, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NE CORNER OF SAID LOT 4;

THENCE S06°04'03"E (ASSUMED BEARING) 499.66 FEET ON THE EAST LINE OF SAID LOT 4 TO THE SE CORNER THEREOF;

THENCE N89°32'51"W 670.00 FEET ON THE SOUTH LINE OF SAID LOT 4 TO THE SW CORNER OF THE EAST 670.00 FEET OF SAID LOT 4;

THENCE N00°06'06"W 428.84 FEET ON THE WEST LINE OF THE EAST 670.00 FEET OF SAID LOT 4 TO THE NORTH LINE THEREOF;

THENCE S89°38'04"E 670.00 FEET ON THE NORTH LINE OF SAID LOT 4 TO THE POINT OF BEGINNING.

CONTAINING 7.680 ACRES



MARCH 17, 2022
DATE

JAMES D. WARNER
NEBRASKA REG. #15-308

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, SCOTT REAL ESTATE SERVICES, INC., A NEBRASKA CORPORATION, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND ENRANCED WITHIN THIS PLAN, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, LOTS AND OUTLOTS TO BE NAMED, NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS TWO RIVERS FARMSTEADS REPLAT FIVE, AND WE DO HEREBY RAISE AND APPROVE OF THE DEDICATION OF OUR PROPERTY AS SHOWN ON THIS PLAN AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS AS SHOWN HEREON, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, 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, CROSSARMS, DOWN GUYES AND ANCHORS, CABLES, CONDENSERS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEIPT THEREOF, 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 LOT LINES SAID FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LOT LINES OF ALL EXTERIOR LOTS. THIS TERM EXTERIOR LOT IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION. SAID SIXTEEN (16) FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FOOT WIDE STRIP OF LAND WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16) FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER.

PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, AND THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, FITTINGS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER OIL, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL STREET FRONTS OF ALL LOTS.

NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT ZONES, BUT THE SAME MAY BE USED FOR GARDENS, CURBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEM OR LATER INTERFERE WITH THE APPOINTED USES OR RIGHTS THEREIN GRANTED.

SCOTT REAL ESTATE SERVICES, INC.,
A NEBRASKA CORPORATION

By: TYRONE JAY SCOTT, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022 BY TYRONE JAY SCOTT, PRESIDENT OF SCOTT REAL ESTATE SERVICES INC., A NEBRASKA CORPORATION ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC

DOUGLAS COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR BELONGING AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND ENRANCED WITHIN THIS PLAN AS SHOWN ON THE RECORDS OF THIS OFFICE THIS _____ DAY OF _____, 2022.

DOUGLAS COUNTY TREASURER

TREASURER'S SEAL

NOTES:

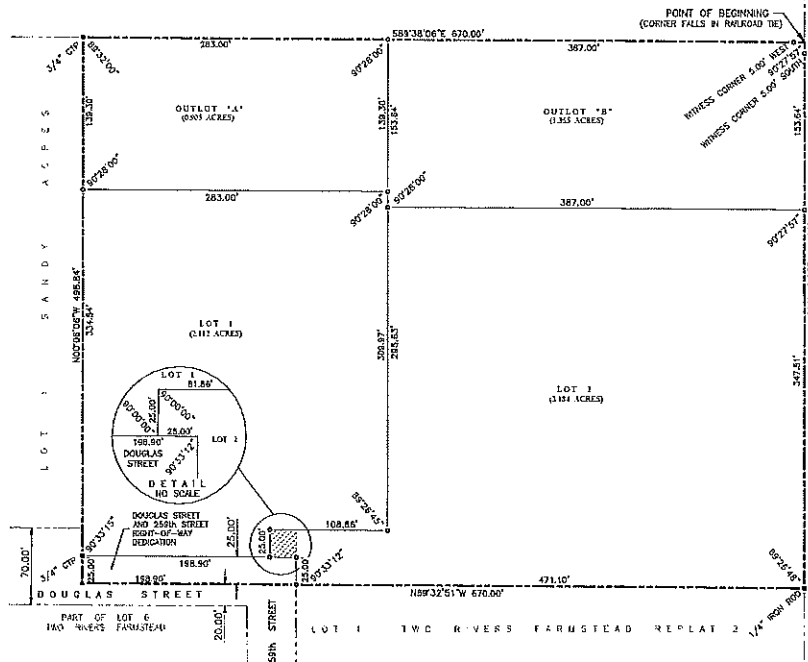
1. OUTLOTS "A" AND "B" SHALL BE RESERVED FOR THE CONSERVATION DESIGN REGULATIONS. OUTLOTS "A" AND "B" WILL BE OWNED AND MAINTAINED BY THE ADJACENT OWNER IN LOTS 1 AND 2.

25 FOOT WDC BY 25 FOOT WIDE INGRESS AND EGRESS EASEMENT GRANTED TO THE OWNER OF LOT 1 TO BE RECORDED BY SEPARATE DOCUMENT.

LEGEND

- CORNERS FOUND
- CORNERS SET (6" P REBAR W/CAP #308)
- ▲ TEMPORARY POINT
- R RECORDED DISTANCE
- M MEASURED DISTANCE
- CTP CRUMPED TOP PIPE

PART OF THE NW 1/4 OF SECTION 20-15-10



PART OF THE NW 1/4 OF SECTION 20-15-10

Professional, Geomatics & Surveying, Inc.
10820 CHIMNEY
CITY OF NEBRASKA
P.O. BOX 88880 | 68138-3880
67829

TWO RIVERS FARMSTEADS REPLAT FIVE
LOTS 1 AND 2 AND OUTLOTS "A" AND "B"



No.	Description	M/D/YY

Job No.: A1436-22-7A
Drawn By: RJR
Reviewed By: JDW
Date: MARCH 17, 2022
Book: 2283
Page: 56

Sheet Title:
DOUGLAS COUNTY FINAL PLAT

Drawn By:
SHEET 1 OF 1

Fred Mytty

From: Dave R Forrest (DC ENV) <dave.forrest@douglascounty-ne.gov>
Sent: Wednesday, March 30, 2022 2:27 PM
To: cityclerk@cityofomaha.org; Fred Mytty; clerk@washingtoncountyne.org; countyclerk@co.saunders.ne.us; Daniel A. Esch (DC Clerk); Elizabeth R. O'Connor (DC Atty Civil); Jim Kuester; Jon Ruff (DCHD); Linda Claycomb; Lori Lasiter; Louis Kologenski; Mindi Laaker; mjohnson@waterloone.com; Paul Johnson (DC EMA); Renee Lansman; sfanslau@oppd.com; Stacy Spinar; Thomas Wheeler; Tim Weander , District Engineer; Travis Harlow; Kent Holm (DC ENV)
Subject: Douglas County Planning Commission Hearing Notice
Attachments: Hearing Notice Cell Tower 4.13.2022.doc

Please see the attached hearing notice concerning the addition of new equipment to an existing cell tower.

Dave Forrest
Douglas County Environmental Services
Planning and Zoning Coordinator
15335 West Maple Road, Suite 201
Omaha, NE 68116

402-444-3531



2022 MAR 31 AM 10:10
RECEIVED
Douglas County Highway Dept

<https://dodgecounty.nebraska.gov/sites/dodgecounty.nebraska.gov/files/doc/2020EarlyVoterRequest.pdf>

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING

You are hereby notified that a public hearing will be held before the Douglas County Planning Commission at 6:00 p.m. on Wednesday, April 13, 2022 in the Douglas Room, first floor, 15335 West Maple Road.

1. AmericanTower/ANG Technology Investment Group dba Nextlink (Lessee), applicant, 95 Parker Oaks Lane, Hudson Oaks, Texas – a special use permit to install new internet equipment to an existing tower, parcel # 0100920000, address 317988 Pawnee Road, Valley, NE 68064.

This is a public meeting and all are welcome to attend. Documentation on this item and the full agenda will be available at the Douglas County Environmental Services webpage at www.dcplanning.org approximately one week prior to the meeting.

Dave Forrest, Douglas County Planning and Zoning Coordinator
402-444-3531