PLANNING COMMISSION HEARING OF: February 20, 2018
The applicant has withdrawn their previous Final Plat submittal for Phase 3 that was tabled at the January 16, 2018 Planning Commission meeting.

I. GENERAL INFORMATION

A. APPLICANT:
   River Oaks Development, LLC
   12040 McDermott Plaza, Suite 200
   La Vista, NE 68127

B. PROPERTY OWNERS:
   River Oaks Development, LLC
   12040 McDermott Plaza, Suite 200
   La Vista, NE 68127

C. SUBJECT PROPERTY LOCATION: Subject property is located south of the existing River Oaks Development at 184th and Harrison Streets.

D. LEGAL DESCRIPTIONS: Tax Lot 1, located in part of the SE1/4 and part of the SE1/4 of the NE1/4, Section 17, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, NE.

E. SUBJECT PROPERTY SIZE: Revised Preliminary Plat 35.859 acres, Final Plat 18.44 acres.

F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:
   ▪ Future Land Use Designation: Low to Medium Density Residential

G. REQUESTED ACTION(S): To approve a Revised Preliminary Plat and a Final Plat of Phase 3 of a subdivision known as River Oaks, Lots 193 – 239 and Outlot O and P.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: Undeveloped; graded for future residential development.
B. GENERAL VICINITY – FUTURE LAND USE (FLU) AND CURRENT ZONING (CZ)

<table>
<thead>
<tr>
<th>DIRECTION FROM SUBJECT PROPERTY</th>
<th>FUTURE LAND USE DESIGNATION (reference attached map)</th>
<th>CURRENT ZONING DESIGNATION (reference attached map)</th>
<th>SURROUNDING DEVELOPMENT</th>
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</thead>
<tbody>
<tr>
<td>NORTH</td>
<td>Urban Residential</td>
<td>RD-50/PD</td>
<td>River Oaks (Phase I and 2) &amp; Sunridge West single-family residential subdivisions</td>
</tr>
<tr>
<td>SOUTH</td>
<td>Urban Residential</td>
<td>RS-72</td>
<td>Garden Oaks single-family residential subdivisions</td>
</tr>
<tr>
<td>EAST</td>
<td>Urban Residential</td>
<td>RD-50 &amp; RS-72</td>
<td>Sunridge &amp; Garden Oaks single-family residential subdivisions</td>
</tr>
<tr>
<td>WEST</td>
<td>Urban Residential</td>
<td>RD-50 &amp; RS-72</td>
<td>Sugar Creek Addition &amp; Whitetail Creek single-family residential subdivisions</td>
</tr>
</tbody>
</table>

RD-50 = Two-family residential (5,000 sq. ft. minimum lot size)
RS-72 = Single-family residential (7,200 sq. ft. minimum lot size)
PD = Planned District Overlay (allows for a decrease in setback requirements of some lots)

C. RELEVANT CASE INFORMATION

- A Change of Zone application from AG (agricultural) to RD-50 PD (Two family residential Planned Development) was approved with Resolution 2015-272 to become effective with the filing of the applicable Final Plat.
- The original Preliminary Plat, approved in 2015, had three phases with a total of 283 single-family residential lots and 20 outlots set aside for creek channels, drainage stormwater management areas and to provide trail amenities.
- The revised preliminary plat application maintains the 283 lots while proposing adjustments to the 3:1 plus 20 feet and 3:1 plus 50 feet creek set back requirements. The developer is proposing to add an additional phase to the subdivision, completing the development in four phases rather than three.
- Development will be served with utilities as follows: water by MUD, natural gas by Black Hills Energy, sanitary sewer by City of Gretna, and electrical power by OPPD.

III. APPLICABLE REGULATIONS

A. SARPY COUNTY COMPREHENSIVE PLAN

CHAPTER 3: Land Use & Growth Management
- Future Land Use – Map 12 Future Land Use Map classifies this site as Low to Medium Density Residential. The Low to Medium Density Residential land use area is intended for typical suburban scale residential development densities. This category represents one of the most common residential land use types, and is located in areas that are experiencing growth and have an established transportation network and infrastructure. Generally uses within this area include single-family residential in accordance with appropriate zoning districts, neighborhood commercial, public and quasi-public uses, parks/recreation/open space, and associated accessory uses.
Appendix A: Zoning Relationship to the Future Land Use Plan lists the proposed
zoning for this site, RD-50, as a compatible zoning district under the Low to Medium Density Residential use designation.

- Future Land Use – Growth Management – Map 13 Growth Management Zones designates this site as being within the Urban Development Zone. This zone is intended to provide opportunity for immediate investment and development. These are the areas of the County that are best able to support urban and suburban-scale densities with corresponding infrastructure extensions.

- Development Density – Figure 19 Residential Development Decision Matrix allows densities of less than 10,000 square feet per unit up to 1 acre per unit with municipal water and sanitary sewer utilities being provided. The proposed River Oaks subdivision meets this criteria.

- Conservation Provisions – Map 14 Environmentally Sensitive Areas identifies portions of this site as Environmentally Sensitive. Environmentally sensitive areas include:
  - Water bodies and watercourses
  - Wetlands
  - 100 year floodplains
  - Tree canopy, individual specimen trees, or small stands of significant trees
  - Aquifer recharge areas and areas with highly permeable (“excessively drained”) soils
  - Significant wildlife habitat areas
  - Historic, archaeological or cultural features listed (or eligible to be listed) on the National Register of Historic Places, or on inventories developed by the Nebraska State Historical Society
  - Slopes of a gradient higher than 15%
  - Land with soils that do not support residential development
  - Native or original growth prairie

Areas of concern with this site include the watercourse running diagonally in a north-south direction through the site. These areas are being set aside in outlots which do not allow development.

- Developments within the Urban Development Zone that are proposed on sites identified on Map 14 Environmentally Sensitive Areas, must provide a minimum amount of open space conservation area as follows:
  - 100% of the designated environmentally sensitive areas shall be protected as a platted outlot when the sensitive area comprises 15% or more of the site. Or, subdivisions may designate at least 40% of the total site area as a protected outlot; whichever is less.
  - In order to be exempt from this requirement, the applicant must provide evidence that less than 15% of the site contains environmentally sensitive areas of the nature identified above.
  - The preliminary plat for the River Oaks Subdivision was approved prior to the recently adopted Sarpy County Comprehensive Plan. A large percentage of those environmentally sensitive areas along the watercourse were put into outlots for drainage and environmental protection.

CHAPTER 4 – Infrastructure
- The site of this proposed project is located within MUD’s water service area and the City of Gretna’s sanitary sewer district.
- An approved Wastewater Service Agreement with the City of Gretna must be submitted to the County prior to approval of the Final Plat for the project.
- Wellhead Protection Area – *Map 16 Sarpy County Wellhead Protection Areas* does not indicate any wellhead protection areas on this site.

CHAPTER 5 – Transportation
- Federal Roadway Functional Classification – *Map 17 Sarpy County Federal Roadway Functional Classification* identifies Harrison Street as a Minor Arterial roadway, with 180th Street and Giles Road as Major Collector roadways.
- Anticipated Full Buildout Street Network – *Map 21 Sarpy County Anticipated Full Buildout Street Network* shows Harrison Street and Giles Road as future 4-lane divided roadways with 100’ right-of-way and 180th Street as being realigned as a 4-lane divided roadway with 120’ of right-of-way where possible.
- Implement a Through-Route Policy to set standards to allow direct and continuous neighborhood access to adjacent arterial streets. Each mile section should have three through local or collector routes in the north/south and east/west direction generally at the ½ and ¼ mile points.

Local roadways should also be designed to provide connection and access to adjacent developments through subdivision regulations.

- This preliminary plat addresses these policies as best as is possible given natural constraints of the property as well as needing to align streets with adjacent developments.
- Proposed access points to the subdivision are as follows:
  - 184th Street (existing access into River Oaks Phase 1)
  - Briar and Willow Streets (existing streets in River Oaks Phase 2 and Whitetail Creek to the west)
  - Redwood and Black Walnut Streets (connections into Garden Oaks to the east)
  - S. 184th Terrace, S. 184th Avenue, and S. 184th Street (connections into River Oaks Phase 2 and Garden Oaks to the south)

B. SARPY COUNTY ZONING REGULATIONS

SECTION 16, RD-50/PD (Two-Family Residential – 5,000 sq. ft. minimum lot size)
- 16.1.4 – Single family dwellings, as proposed by this application, are a Principal Permitted Use
- 16.4.1 – Single family dwelling development must meet the following minimum requirements:
  - Lot Area – 5,000 square feet
  - Lot Width – 50 foot (measured at the front yard setback line)
  - Front Yard Setback – 25 feet
  - Side Yard Setback – 5 feet
  - Side Yard Street Setback – 15 feet
  - Rear Yard Setback – 25 feet
  - Maximum Height – 35 feet

SECTION 28, PD (Planned Development District)
- The applicant has requested a reduction in the rear yard setback to allow for minimum 15 foot rear yard requirement on certain lots within the proposed development. We have requested an exhibit identifying those lots to which the PD Overlay applies.
C. SARPY COUNTY SUBDIVISION REGULATIONS

SECTION 6, PRELIMINARY PLAT AND SUPPLEMENTAL DATA
- A Preliminary Plat shall at a minimum meet the design standards set forth in these regulations and provide all necessary information shown thereon. Please see Staff Comments to Engineer dated February 2, 2018 attached.

SECTION 8, FINAL PLAT AND SUPPLEMENTAL DATA
- Following the approval of the preliminary plat by the Planning Commission and the County Board, the subdivider shall prepare a final plat that is consistent with the approved preliminary plat and submit for consideration. Please see Staff Comments to Engineer dated February 2, 2018 and Public Works Project Comment Form attached.
  
  • 6.2.12 – A preliminary drainage plan of the area in which the preliminary plat is located must be submitted indicating the Revised Phasing Plan identifying future phases of the development.
  • Exhibit showing those sidewalks that will be constructed by the developer on publicly owned lots abutting dedicated right-of-ways. (Applicant needs to provide this information)
  • Update on the status of the construction of the Lillian Street creek crossing. (Applicant needs to provide this information)
  • As was discussed with Phase II, streambank stabilization is of great concern in this area. We requested that the following be provided:
    1) An analysis of the stream stability in the area including stream grade and bank stability.
    2) Double check the actual field geometry of the channel (vs. the LiDAR interpretation) to ensure that plotted bottom of channel extents (and subsequent 3:1+20/50 lines) are shown in the right spot.
    3) Incorporate any additional measures to help with stream stability possible with the design of the Lillian Street culvert.
    4) Additionally, if the analysis of the stream stability shows that some preventive measures are appropriate at this time, we will require that they be noted and implemented at the appropriate time during construction of this phase of the development.
    5) The Papio-Missouri NRD has recommended that all proposed lots be located outside of the 3:1 + 50 feet setback for Beadle Creek due to known erosion and channel stability issues in this area. The proposed setbacks meet the 3:1 + 20 feet setback as required by current zoning regulations.
  • An approved Waste Water Service Agreement with the City of Gretna and a signed Subdivision Agreement with Sarpy County must be submitted before application will be submitted for consideration by County Board.
  • Post-Construction Stormwater Plan must be submitted to Permix website for review and approval.
  • Sarpy County Public Works submitted additional comments with regards to the proposal. Those comments are attached on the Sarpy County Public Works Project Comment Form and are considered to be a part of this report.
  • City of Gretna Engineer, Steve Perry, has provided a number of comments regarding the city’s sanitary sewer line, easements and grading review in the area. Those comments are attached and are considered to be a part of this report.
IV. ANALYSIS

A. COMPREHENSIVE PLAN POLICY STATEMENTS: This development application, and the requirements placed on it, support the following policies of the Sarpy County Comprehensive Plan (see Comprehensive Plan Chapter 9 Goals & Implementation):

Land Use and Growth Management

- 1.a  An Urban Development Zone will be established to facilitate urban-scale growth in areas that can be served immediately by public utility extensions prior to, or in conjunction with, new development.

  The Urban Development Zone is to be created to facilitate the urban growth demands of Sarpy County. These zones are established in accordance with the South Sarpy County Sanitary Sewer Study and represent areas currently served by urban services. By guiding urban scale growth to these areas, the County is promoting compact, contiguous growth and the most efficient provision of infrastructure and utilities.

- 2.c  Sarpy County should not approve a development or subdivision that is:
  • inconsistent with the County’s adopted Comprehensive Plan, detailed area plans, infrastructure and utility plans, or long-range transportation corridor plans or studies;
  • inconsistent with the County’s right-of-way standards, or standards established in long-range transportation corridor plans or studies;
  • lacking necessary local paved road plans, approved by the County, to serve the subdivision or development within a timeframe consistent with development, or does not conform to roadway policies;
  • lacking adequate sanitary sewer and potable water capabilities;
  • lacking adequate storm water drainage, storm water treatment facilities, or storm water management either within the development site or downstream;
  • inconsistent with any other standards addressed in adopted zoning regulations, subdivision regulations, or design standards;
  • inconsistent with other adopted decision criteria;
  • inconsistent with the Comprehensive Plan unless the proposed development or subdivision furthers another more important Comprehensive Plan objective. In which case, the County should, for good planning purposes, allow development that is different than the Comprehensive Plan might call for in certain areas.
  • inconsistent with the Comprehensive Plan unless there have been substantial legal, physical, or infrastructure changes that formed the basis for the Comprehensive Plan, in which case the Comprehensive Plan should be amended so as to allow for an support the change.

  The County shall maintain clear standards for approval of development and subdivision plans in order to implement the vision of its Comprehensive Plan.

- 3.b  Promote land use development within the zoning jurisdictions of municipalities and the Urban Development Zone.

  Infrastructure service should be implemented in cooperation with appropriate entities to ensure the efficient utilization of resources and local control of the built environment.

- 3.d  The cost of extending infrastructure and increasing capacities should be shared by the development generating the need for such improvements. Funding mechanisms should be established relating to a fee structure of sharing costs proportionately by development(s) that benefit from facility improvements relating to: Parks; Stormwater Management; and Transportation.
The expense of servicing new development should not fall solely on required due to the increase in demand and use of public facilities. Over-builds are often an important policy for staged infrastructure investments, which can be recouped with development fees. Over-building is a phasing process by which a single subdivision will build excess infrastructure capacity to facilitate the development of future subdivisions along the served route. The cost of the excess infrastructure is then reimbursed via a fee or other financial mechanisms, paid by adjacent developments and the County.

- 5. Developments should be built and designed in a manner that contributes to and enhances the quality of life in Sarpy County.

- 5.a Ensure that Sarpy County, along with local jurisdictions within, provide diverse options in relation to lot size, density, and type for all land uses.

Sarpy County and the municipalities located within the county represent a primary area of residential growth for the Omaha-Council Bluffs MSA. However, a public priority lies in preserving the unique environmental resources found in the area, including agriculture production. Offering a range of development options in a managed fashion will result in a more diverse, well-balanced, and prosperous region.

- 5.c Development should be designed in a manner that identifies the infrastructure of adjacent development and provides continuation and connectivity of those facilities throughout the immediate area.

Coordinating the development of public infrastructure and facilities will enhance the overall connectivity and continuity of public amenities, thereby creating comprehensive systems available throughout the county. The infrastructure and amenity systems that should be connected include:

- Trails
- Parks
- Roadways and transportation access
- Utilities
- Stormwater management

- 5.f County Subdivision Regulations should reflect standards for development and grading along waterways to allow the waterway to meander and erode; or for man-made stabilization techniques to be installed. These standards should allow for a maintenance access easement.

Subdivision Regulations should prevent development too close to waterways to protect the natural amenity as well as the development itself. To best protect these areas, a minimum easement/right-of-way should be considered which provides the wider of the 100-year flow, or the width determined by a 3H:1V slope plus 50 feet on each side of the channel projected up from the lowest point in the channel to the overbank ground surface.

Transportation

- 2.e Local roadways should also be designed to provide connection and access to adjacent developments through subdivision regulations.

- 2.f Sarpy County should not approve a development or subdivision that is:
  • inconsistent with the County’s right-of-way standards, or standards established in long-range transportation corridor plans or studies;
  • lacking a necessary local paved roads plan to serve the subdivision or development within the Urban Development Zone.

Environmental Resources & Recreation

- 1.d Managing storm-water runoff on site will be a requirement of development, implemented through subdivision regulations.

- 1.e Protect all water supplies and aquifers from development activities that may affect the quality and/or quantity of water. Development with the potential for adverse effects on
water sources should not be approved.

- 1.f Promote best land management practices through the development of erosion control design standards for subdivision development.

B. OTHER AGENCY REVIEW/COMMENTS: The applications were sent to various jurisdictional agencies and departments within Sarpy County that may have an interest. Comments received are attached for your review. Should any additional comments be received, they will be provided to you at the public hearing.

V. STAFF COMMENTS AND RECOMMENDATION

Staff recommends **APPROVAL** of the application for a Revised Preliminary Plat (Lots 193-283 and Outlots O through R of a proposed subdivision to be known as River Oaks, subject to the comments and attachments in this staff report as the proposal is consistent with the Sarpy County Comprehensive Plan and complies with the requirements of the Sarpy County Zoning and Subdivision Regulations.

Staff further recommends **APPROVAL** of the application for a Final Plat of a Subdivision to be known as River Oaks Lots 193-239 and Outlots O and P inclusive, subject to the comments and attachments in this staff report and the finalization of a Subdivision Agreement prior to the submittal for County Board consideration, as the proposal is consistent with the Sarpy County Comprehensive Plan and complies with the requirements of the Sarpy County Zoning and Subdivision Regulations.

VI. PLANNING COMMISSION RECOMMENDATION

**MOTION: REVISED PRELIMINARY PLAT**

**MOTION: FINAL PLAT**

VII. ATTACHMENTS TO REPORT

1. Revised Preliminary Plat exhibit
2. Final Plat exhibit
3. Comments received
   - Sarpy County Public Works
   - Papio-Missouri NRD
   - City of Gretna
4. Current Zoning Map (showing subject property area)
5. Future Land Use Map of the Sarpy County Comprehensive Plan (showing subject property area)

VIII. COPIES OF REPORT SENT TO

1. Peter Katt, River Oaks Development, LLC (applicant)
2. Kyle Vohl, E & A Consulting Group, Inc. (Applicant’s Agent)
3. Public Upon Request
Legend:
- Properties: Land
- Streets: Roads
- Easements: Right of Way
- Utilities: Sewer, Storm, Power
- Zoning: Residential

Description:
- A tract of land herein contains 1,562,025 square feet (35.859 acres), more or less.
- The tract is to be used for residential purposes.
- The development is subject to the local zoning laws and regulations.

Note:
- Typical utility easements will be dedicated with the final plat.
- Storm sewers and drainage easements are provided for all streets.
- Right of way for utilities and roads shall be according to the Nebraska Revised Statutes, 2008. Easements and utility access will not be allowed to block street frontage.

Lot Areas:

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<th>Lot</th>
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Note:
- The project site is located on S 184th Avenue, west of Harrison Street.
- The area is served by the city utilities.
- The development is subject to the Nebraska Revised Statutes, 2008.

For further information, please contact:
E & A Consulting Group, Inc.
10909 Mill Valley Road, Suite 100
Omaha, NE 68154
Phone: 402.895.4700
Fax: 402.895.3599
www.eacg.com
REFERENCES NOTES
RN 1 Twin 8' x 8' Box Culvert To Be Designed By Structural Engineer
RN 2 Sheet Pile To Be Designed By Structural Engineer
RN 3 Riprap Apron To Be Designed By Structural Engineer
RN 4 Headwall and Wingwalls To Be Designed By Structural Engineer
RN 5 3:1 + 20 Line
RN 6 3:1 Line
February 2, 2018

Kyle Vohl
E and A Consulting Group
10909 Mill Valley Road, Suite 100
Omaha, NE 68154

RE: REVISED PRELIMINARY PLAT RIVER OAKS LOTS 193-283 OUTLOT O-R AND FINAL PLAT RIVER OAKS LOTS 193-239 AND OUTLOTS O AND P (PHASE III) SUBMITTALS

The recent submittal of the Revised Preliminary Plat of River Oaks Lots 193-283 and Outlot O-R and Final Plat of River Oaks Lots 193-239 and Outlots O and P (Phase III) have been reviewed and we have the following comments:

Revised Preliminary Plat -

- We would ask that you submit a written request to withdraw your previous submittal known as Final Plat of River Oaks Lots 193-236 and Outlot O and P, dated August 31, 2017 to move forward with the new submittal of a Revised Preliminary Plat and Final Plat for the River Oaks Development.

Final Plat -

- We would ask that you add a 25 foot rear yard setback line along the rear of Lots 193, 194 and Lots 204-217 thereby showing where the 3:1+50 Line runs in comparison with the setback line. It is our intention to show that the 3:1+50 creek setback falls with the require rear yard setback on the majority of the lots.
- We would further ask that you submit an exhibit showing those lots that you are requesting reduced setbacks as allowed by the PD zoning for the current phase. We would suggest that you look at a reduced front yard setback to 20 feet as allowed by Section 28.4.3 C on Lots 206-208 due to the 3:1+50 creek setback encroachment on these lots.
- One final note for the future, we would request that the Surveyors Certificate, required as a part of the building permit submittal, include the easements as shown on the approved final plat.

These are comments following the review of the Planning Department only. We have routed the submittal for review and will forward any additional comments that may be brought to our attention as soon as we receive them. Please submit your response to the items noted above to our office at your earliest convenience.

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

Respectfully,

Donna Lynam
Assistant Director
Sarpy County Planning and Building

cc       Bruce Fountain, Planning Director
File
## Project Comment Form

### Project/S&ID Name and Number: River Oaks

**Project Contact Information:** Kyle Vohl E&A 402-895-4700  
**Project Submittal Level:** Preliminary Plat  
**Review Date:** 1/30/18

<table>
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<tr>
<th>Nº</th>
<th>Reference (e.g. Art, §)</th>
<th>Reviewer's Comments, Questions, Proposals</th>
<th>Author</th>
<th>Correction or justification (by the consultant)</th>
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<tr>
<td>1</td>
<td>Revised preliminary Plat</td>
<td>Tangent between curves 7 and 8 is less than 100 feet</td>
<td>GZ</td>
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<td>2</td>
<td>Profiles Sheet 3 of 3</td>
<td>Willow Street – S 185th street - what is the proposed grade of Willow St. in SID to the west? Show</td>
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<td>3</td>
<td>Profiles Sheet 3 of 3</td>
<td>Willow Street – S 185th street - need Vertical curve between -8.0323 and -5.6414%</td>
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<td>Profiles Sheet 3 of 3</td>
<td>Willow Street – S 185th street – Street grade of -5.641 through intersection of Redwood (see 10.2.17)</td>
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<td>Profiles Sheet 3 of 3</td>
<td>Willow Street – Does that show a cross slope of 2.45%</td>
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<td>6</td>
<td>Page 4</td>
<td>The “Proposed Lillian Street Culvert” analysis summary has been provided. In this summary, a box culvert was sized based on 50-year design storm and the details are provided for a 50-year design storm. However, per Section 4.5.2 of the Omaha Regional Design Manual and in compliance with the National Flood Insurance Program, it is necessary to consider the 100-year flood frequency. The culvert does not need to be sized to pass the 100-year flood, provided the capacity of the culvert plus flow by-passing the culvert, is sufficient to accommodate the 100-year flood without raising the associated water surface elevation more than floodplain regulations or adjacent property elevations allow for that location. Confirm that the proposed box culvert will comply with these requirements.</td>
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<td>Page 4</td>
<td>In the table title “Summary of Proposed Lillian Street Culvert” it has been noted that outlet velocities of 15.10 fps are proposed. Per Section 4.5.3 of the Omaha Regional Design Manual, the maximum velocity should be consistent with channel stability requirements at the culvert outlet. During final design provide details and</td>
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<td>In the Drainage Report there are two pages number 5 and 6, which have similar information (i.e. 4. Conclusions, 5. Limitations 6. References), review and determine if one sheet has been included in error. Additionally, this page provides a summary of the 2-year storm event for “Basins.” Per Section 2.4.2 of the Omaha Regional Design Manual, storage facilities should be designed to provide sufficient storage and release rates to manage the 2-, 10-, and 100-year design storms. Provide a summary, as well as back up calculations of the required storm events for the storage facilities.</td>
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<td>In the Drainage Report on a drawing labelled “PCSMP” a typical section of the Bio-Retention Basin has been provided. This typical section shows 3:1 maximum slope, however, per Section 6.4.4.1 of the Omaha Regional Design Manual requires that storage facilities have side slopes no steeper than 4:1.</td>
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<td>Generally, this drainage report has been reviewed based on the drainage area delineated on the drawings. It appears additional phases of this subdivision have been previously platted or will be platted in the future. It should be noted that any previous plats have not been reviewed for compliance and prior to platting of future phases an additional drainage report should be submitted.</td>
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Kelly Jeck

From: Steven Perry <SteveP@olmstedperry.com>
Sent: Friday, January 19, 2018 10:20 AM
To: Kelly Jeck
Cc: kris@cityofgretna.com
Subject: RE: Planning Review - River Oaks Revised Preliminary Plat and Final Plat

Kelly

The following are our comments:

1. The City of Gretna’s municipal interceptor sewer is located in an existing 30 foot easement within the new S 186th Ave right-of-way. This easement impacts the frontage of Lots 204-207. The standard dedication language conflicts with the permitted use of this area by private utilities.

2. The sewer’s connection to the City’s Interceptor system to the northwest is between Lots 216 and 217. The connection to the southeast is thru Outlot “O”. No fences or other utilities are allowed to occupy this easement between the lots.

3. The City will need to review the grading and sanitary sewer plans for the subdivision within the 184th Ave corridor.

4. The proposed water main in 184th Ave is not permitted to occupy the city’s sanitary sewer easement along the frontage of Lots 204-207.

5. The proposed 30” diameter storm sewer in 184th Ave is in conflict with the city’s ability to maintain their sanitary sewer along the frontage of Lots 223-225.

6. The storm water basin on Outlot “O” encroaches on the existing 30 foot sanitary sewer easement. The grading needs to be respect the easement line.

7. The City requests a set of grading and storm sewer plans to review the storm/sanitary sewer crossings at the intersection of 184th Ave and Lillian Street. The invert elevation of the existing sanitary sewer is approximately 1121’ in this area. The proposed 54” RCP will be located under the City’s interceptor sewer.

8. The subdivision will require an amendment to River Oaks wastewater service agreement with the City.

Please contact this office if you have any questions regarding the above.

Steve

From: Kelly Jeck [mailto:kjeck@sarpy.com]
Sent: Wednesday, January 17, 2018 11:14 AM
To: Dan Hains; Scott Bovick; Nikki Lampe; Denny Wilson; Pat Dowse; Nicole Spitzenberger; Jeff Davis; Greg London; Lynn Marshall; Steven Perry; Michael Helgerson; Jeff Schovanec - MUD; 'sfanslau@oppd.com' (sfanslau@oppd.com); llaster@papionrd.org; Grint, Amanda; 'Williams, Eric'; Dan Gittinger; 'James Sutfin'; Daryl Giles
Cc: Bruce Fountain; Donna Lynam
Subject: Planning Review - River Oaks Revised Preliminary Plat and Final Plat

River Oaks Development LLC has submitted applications for consideration of a Revised Preliminary Plat for River Oaks, Lots 193 - 283 and Outlots O - R, and a Final Plat (Phase 3) of a subdivision to be known as River Oaks, Lots 193 - 239 and Outlots O and P inclusive, for a tract of land being part of Tax Lot 1, a Tax Lot located in part of the NW1/4 of the NE1/4 and also part of the SW1/4 of the NE1/4, and also part of the NW1/4 of the SE1/4 of Section 17, all located in Township 14 North, Range 11 East, of the 6th P.M., Sarpy County, NE. Generally located south of 186th and Harrison Streets.

This application is slated for a February 20, 2018 Public Hearing before the Sarpy County Planning Commission, therefore we would like to have any comments back prior to January 26, 2018. Note: if additional information is needed to complete your review, please contact our office to request.
January 30, 2018

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

RE: River Oaks – Revised Preliminary and Final Plat Applications

Dear Mr. Fountain:

The District has reviewed the applications for River Oaks, located southwest of 180th and Harrison Streets in Sarpy County and offers the following comments:

- As shown on the drawings sent for review, the proposed lots are outside of the required 3:1 + 20 feet setback requirement for Beadle Creek. Due to known erosion and channel stability issues in this area, the District recommends that the lots be completely outside of the 3:1 + 50 feet setback areas.

If you have any questions or concerns, I can be contacted at 444-6222 or at llaster@papionrd.org.

Sincerely,

[Signature]

Lori Ann Laster, CFM
Stormwater Management Engineer
Current FLU - Sarpy Co

Subject Property Outlined in blue (Low to Medium Density Residential)

Legend

- Agriculture
- Residential Estates
- Low to Medium Density Residential
- Medium to High Density Residential
- Mixed Use Area
- General Commercial
- Business Park
- Light Industrial
- Heavy Industrial
- Parks, Recreation, and Open Space

Future Land Use
Sarpy County, Nebraska

Revised Preliminary Plat, Lots 193 – 283 & Outlots O – R
Final Plat – Lots 193 – 239 & Outlots O – P
River Oaks (Phase 3)

Amended 9-12-2017
Vicinity Map - Current Zoning
Revised Preliminary Plat, Lots 193 – 283 & Outlots O – R
Final Plat – Lots 193 – 239 & Outlots O – P
River Oaks (Phase 3)