



DRAFT AGENDA (as of September 4, 2014)

DOUGLAS COUNTY PLANNING COMMISSION
3015 Menke Circle, Omaha, Nebraska 68134
(1 block north of 93rd and Maple)

September 10, 2014

6:00 p.m.

A copy of the "Open Meetings Act" is posted on the north wall of the meeting room

Commission Members: Dave Lanoha – Chair, Bill Bowers, Bob Bruhn – Vice Chair, Luke Janke, Bill Julien, Robert Lanphier, Stephen Lichter, Murray McArdle, Bob Woody

Planning Coordinator certifies publication of the agenda in the Douglas County Post-Gazette and the Omaha Daily Record on Tuesday, August 26, 2014.

The Planning Commission agenda, staff reports and other information regarding the Planning Commission and Planning Department is available at www.dcplanning.org. The agenda, staff reports and other information available on the internet is subject to change and is for convenience purposes only. A copy of the official agenda, staff reports, etc., kept continually current, is available for public inspection at the Douglas County Environmental Services Department, 3015 Menke Circle, Omaha, during normal business hours.

To all applicants: Attend the meeting to present your item to the Commission. Decisions to approve, deny or continue the request for additional information will be made tonight.

The Douglas County Board of Commissioners has the final decision on the items on tonight's agenda. Check the Department's website at www.dcplanning.org for the specific day and time.

COMMISSION ACTION:

1. Roll call of members
2. Approval of July 9, 2014 meeting minutes
4. Approval of agenda

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"Commission members receive staff reports approximately one week prior to the meeting."

PUBLIC HEARINGS

Agenda item #1

A final plat request application for 203rd Plaza LLC c/o Frank Krejci

A final plat request of Forest Glen, a proposed residential subdivision consisting of 21 residential lots and Outlots A and B, in the NE1/4, Section 9-Township 14 North-Range 10 East of the Sixth P.M.

(address/general location: 5455 S. 245th Street – a part of former Catholic Church Camp/Retreat Center property)

- a) recognition of staff report in the Commission's packet
- b) staff presentation
- c) comments from the Commission
- d) Chair opens the public hearing
- e) comments from the floor or in writing

- f) additional comments from the Commission
- g) Chair closes the public hearing
- h) action by Commission to approve, deny or continue (for stated reasons) this final plat request

Agenda item #2

A rezoning request application for 203rd Plaza LLC c/o Frank Krejci

A rezoning request, from AG Agricultural to R-1 Urban Residential Low-Density, of Forest Glen, a residential subdivision consisting of 21 residential lots and Outlots A and B, in the NE1/4, Section 9-Township 14 North-Range 10 East of the Sixth P.M. (address/general location: 5455 S. 245th Street – a part of former Catholic Church Camp/Retreat Center property)

- a) recognition of staff report in the Commission's packet
- b) staff presentation
- c) comments from the Commission
- d) Chair opens the public hearing
- e) comments from the floor or in writing
- f) additional comments from the Commission
- g) Chair closes the public hearing
- h) action by Commission to approve, deny or continue (for stated reasons) this rezoning request

Agenda item #3

Amendment to the Douglas County Comprehensive Plan

Douglas County Environmental Services, applicant

Comprehensive Plan Amendment to designate the Forest Glen Subdivision as Urban Residential

- a) recognition of staff report in the Commission's packet
- b) staff presentation
- c) comments from the Commission
- d) Chair opens the public hearing
- e) comments from the floor or in writing
- f) additional comments from the Commission
- g) Chair closes the public hearing
- h) action by Commission to approve, deny or continue (for stated reasons) this comprehensive plan amendment request

Agenda item #4

ADOPTION OF 2009 INTERNATIONAL ENERGY CONSERVATION CODE

Douglas County Environmental Services, applicant

NOTE: Staff is requesting this item be withdrawn from the agenda

DRAFT
DOUGLAS COUNTY PLANNING COMMISSION MEETING MINUTES

July 9, 2014

3015 Menke Circle, Omaha, Nebraska

6:00 p.m.

All Commission members receive staff reports approximately one week prior to the meeting. The staff reports are posted on the County's web site and are also available at the meeting.

MEMBERS PRESENT

Bill Bowers
Bob Bruhn, Vice-Chair
Luke Janke
Dave Lanoha, Chair
Bob Lanphier

STAFF PRESENT

Doug Cook, Planning Coordinator
Bernie Monbouquette, Deputy County Attorney
Kent Holm, Environmental Services Director

COMMISSION ACTION

Chair Lanoha called the meeting to order at 6:00 p.m.

Chair Lanoha stated this meeting is conducted in accordance with the Open Meetings Act of the State of Nebraska and the provisions of the law are posted in the back of the room.

At time of roll call, members Bob Woody, Stephen Lichter, Murray McArdle and Bill Julien were absent.

With regard to the May 14, 2014 meeting minutes, the following action was taken:

MOTION: Janke
I move the May 14, 2014 minutes be approved as presented.
SECOND: Bowers
VOTE: Aye – Lanphier, Bruhn, Bowers, Lanoha and Janke
Nay – none MOTION CARRIED 5-0

There were no additions or deletions to the agenda.

With regard to election of chair for a one-year term, the following motion was made:

MOTION: Janke
I move Dave Lanoha be elected as Chair.
SECOND: Bowers
VOTE: Aye – Bowers, Bruhn, Janke, Lanoha and Lanphier
Nay – none MOTION CARRIED 5-0

With regard to election of vice-chair for a one-year term, the following motion was made:

MOTION: Bowers
I move Bob Bruhn be elected as Vice-Chair.
SECOND: Lanphier

VOTE: Aye – Janke, Lanoha, Lanphier, Bowers and Bruhn
Nay – none MOTION CARRIED 5-0

PUBLIC HEARINGS

Agenda item #1 (continued from May 2014 meeting)

A final plat request application for Kent and Peggy Merryweather and Edward and Darlene Andersen

A final plat request of Andersen Acres, a proposed residential subdivision consisting of Lots 1 through 4 and Outlot A, in the SE1/4 NE1/4 and the NE1/4 SE1/4, Section 19-Township 15 North-Range 10 East of the Sixth P.M. (general location: 102, 204 and 626 S. 264th Street)

Applicant Peggy Merryweather noted that this matter was delayed due to a question about access to one of the lots. It has now been resolved by staying with the original layout and so the final plat is ready for Commission approval.

Chair Lanoha opened the public hearing. There were no comments from the audience. Chair Lanoha closed the public hearing.

Planning Coordinator Cook reported that the preliminary plat was recommended for approval by the Commission in March and on April 29th the County Commissioners concurred with that recommendation.

He stated that this item has been continued from the May 14th meeting in order to more fully research the driveway for Lot 4. That has been resolved – the final plat as originally proposed.

He then described the details of the subdivision and noted that no additional substantive comments from the notified agencies have been received.

He then explained the unique situation regarding the detached garage along the north property line of Lot 3. At the County Commission hearing, it was suggested that staff research a “waiver” type process whereby the garage would be allowed to stay in place and not have to be “moved” at some point in the future.

He explained that a waiver is defined as “the act of choosing not to require something that is usually required”. Many communities require that the grant of a waiver should not interfere substantially with the Comprehensive Plan/Zoning Regulations. And additionally, that waivers should be granted in cases only where, in the opinion of the Commission and Board, compliance with the regulations would place an unnecessary burden on the applicant. In this detached garage instance, a waiver would be appropriate. There is no public health, safety or welfare issue. There will not be a building constructed in the 25-foot strip of land that provides access to Lot 4 and so there will be no “building-to building” code issues. The garage will remain approximately 35’ from the “parent” property line – the closest adjacent property where a building could be constructed.

MOTION: Janke
I move the final plat request application for Kent and Peggy Merryweather and Edward and Darlene Andersen of Andersen Acres, a proposed residential subdivision consisting of Lots 1 through 4 and Outlot A, in the SE1/4 NE1/4 and the NE1/4 SE1/4, Section 19-Township 15 North-Range 10 East of the Sixth P.M. (general location: 102, 204 and 626 S. 264th Street) be approved as presented.

SECOND: Bowers

VOTE: Aye – Lanphier, Bruhn, Bowers, Lanoha and Janke
Nay – none MOTION CARRIED 5-0

Agenda item #2
ADOPTION OF 2014 NATIONAL ELECTRICAL CODE
Douglas County Environmental Services, applicant

Planning Administrator Cook explained that earlier this year the State adopted the 2014 National Electrical Code. We are currently inspecting under the 2011 NEC (Resolution # 68, adopted 1-24-12).

He then referred to an email received from Randy Anderson, Executive Director, State Electrical Board in which he states that, per State Statute, all governmental entities are required to follow the State lead and adopt the 2014 NEC.

He noted that in the past, the County has adopted the Code as written, and that is the staff recommendation – to adopt the 2014 National Electrical Code as written.

Chair Lanoha opened the public hearing. There were no comments from the audience. Chair Lanoha closed the public hearing.

MOTION: Bowers
I move adoption of the 2014 National Electrical Code as written.

SECOND: Bruhn

VOTE: Aye – Lanphier, Bruhn, Bowers, Lanoha and Janke
Nay - none MOTION CARRIED 5-0



REPORTS FROM STAFF

1. Planning Coordinator Cook reported that Commission member Woody was appointed to the County's Board of Adjustment by the County Commissioners on 06-03-2014 (Res. # 351); term expires 12-31-2014.
2. With regard to the annual review of the Planning Commission By-Laws, Deputy County Attorney Monbouquette stated the By Laws continue in existence unless changed. The Commission had no comments or changes.
3. Cook briefly reported on recent happenings in the Planning/Inspection Division including new building permit forms, the ability to accept credit card payments and other cost saving and efficiency efforts. He also noted that it has been five years since the County building permit fees were revised. He stated he will be revisiting the fee structure. Janke stated he would prefer that Omaha's fees be used.

In response to a question from Bowers, Kent Holm stated that any fee revisions would need to cover the Department's costs. He noted that general County taxpayers should not be subsidizing the Department's building permit expenses. Holm continued that both the cost side and revenue side will be researched, along with any administrative issues based on the staff structure. The Commission agreed that Omaha and Sarpy County's fee structures would be good comparisons.

ADJOURNMENT

The meeting was adjourned at 6:20 p.m.

Dave Lanoha, Chair

September 10, 2014
Agenda Item 1 – Forest Glen
Final Plat

REQUEST: Final Plat of Forest Glen, a 21-lot residential subdivision

PETITIONER: 203rd Plaza LLC c/o Frank Krejci

PURPOSE: To create a 21-lot residential subdivision, with green space (Outlot)

LEGAL DESCRIPTION: Proposed Forest Glen Subdivision – Lots 1-21 and Outlot A, in the
NE1/4, Section 9-Township 14 North-Range 10 East of the Sixth P.M.

ADDRESS: (a part of) 5455 South 245th Street - former Catholic Church Camp/Retreat Center

SURVEYOR: E & A Consulting Group, Omaha

PRESENT ZONING: AG, Agricultural

PROPOSED ZONING: R-1, Urban Residential Low-Density

SIZE: 33.35 acres

EXISTING LAND USE: former Catholic Church Camp/Retreat Center

SUBDIVISION REFERENCE: Subdivision Regulations, Section XIII – Application Requirements and
Process

SURROUNDING ZONING:

North: AG, Agricultural

South: " " & RR-2

East: R-1 & RR-2 Rural Residential with Ind. Services

West: AG, Agricultural & RR-2

USE OF ADJOINING PROPERTIES:

Q Street, forest and residential subdivision

cropland and residential subdivision

forest and residential subdivision

245th Street, Elkhorn River, forest, cropland

CONFORMANCE WITH COMPREHENSIVE PLAN: Preserve and Environmentally Constrained
(refer to agenda item #3)

PHYSICAL CHARACTERISTICS: Rolling to moderately hilly to steep

UTILITIES: MUD water and tie-in to South Hamptons central sewer system (with individual lot grinder
pumps)

COMMENTS:

Both the Planning Commission and County Commissioners have approved the preliminary plat.

The proposed Forest Glen Subdivision consists of 21 residential lots and 1 Outlot.

This is a part of the former Catholic Church Camp/Retreat Center. The numerous buildings of the
former camp are south of, and across the ravine from, this proposed residential subdivision.

The County's Zoning Regulations require that a development with an average lot size of less than one
house per three acres be served by municipal waste water.

Information:

- * access through the subdivision is from an extension of South 239th Street from the South Hamptons Subdivision
- * there is no access from either Q Street or South 245th Street
- * all lots have access to dedicated public streets (with 50-foot right-of-ways)
- * the roads are on the ridge line, thereby minimizing cut and fill soil disturbance
- * all residential lots will be served by MUD water and the South Hamptons public sewer system
- * each home will have a grinder sewage pump installed in each house so there will not be a central pumping station (hence no Outlot B). The grinders will all be installed by one contractor.
- * there is no designated flood plain on the property
- * the Conservation Design regulations require a minimum of 30% of the gross area to be in common open space protected from disturbance and future development – Outlot A contains 13.6 acres which exceeds the 30% requirement (10 acres)
- * lots meet/exceed the 10,000 square foot minimum lot size as required by the R-1 zoning district
- * the high point of the property (view-shed) in the northwest corner is in the designated common open space
- * the tree replacement standard of the County is being followed – up to 25% of the tree canopy can be removed in areas proposed for development (street right-of way) and shall be replaced at a 1:2 ratio. *The tree mitigation analysis/plan will be amended to state the kind of trees along with a 5-year maintenance plan.*
- * Outlot A physically abuts the existing common open space areas in South Hamptons both north and south of the existing cul-de-sac (connectivity)
- * the "overall density" of the subdivision is one residence per 1.59 acres (33.59 acres with 21 residential lots), which is in character with the Twin Rivers Vista Subdivision nearby to the southwest
- * there will be no streetlights (Subdivision Agreement)

Attachments:

1. Tree Mitigation Analysis/Plan (*to be amended*) and map
2. Comment letter from the County Engineer's Office
3. Comment letter from MAPA (attached)
4. Comment letter from the County Emergency Management Agency
5. Noxious Weed Plan approval letter from Mike Reed, County Weed Superintendent
6. Email regarding archaeological study
7. Letter from Omaha Fire Department
8. Preliminary Grading Plan
9. Preliminary Road Profiles
10. Final Plat

With regard to stormwater, the County's Stormwater Management Policies document states: "...in new development, no net increase in stormwater is allowed" and additionally the County's Stormwater Management Regulation states "...and maintain after development, as nearly as possible, the pre-development runoff characteristics."

Attached is a draft of the Stormwater Management Plan. *A revised one is being prepared. It was not available at the time packets were mailed. It will be emailed to the Commission and posted on the County's website when provided.*

With regard to stormwater, the applicant is providing:

- * the rural section street (no curb and gutter, no storm sewers, no point discharge locations) minimizes soil disturbance and point source water discharge;
- * each home will have a grinder sewage pump and the property will not be disturbed to create a lift station (one outlot has been eliminated);
- * each home driveway will have pervious brick paving in selected locations;
- * within the right-of-way Best Management Practice turf will be installed and the soil amended with the application of OmahaGro along the road right-of-way and partially into the lots;

- * there will be silt-fence type product installed in four locations (refer to preliminary grading plan);
- * staff has requested that the "revised" Stormwater Management Plan is an attachment to the Subdivision Agreement and that the "revised" Stormwater Management Plan is attached to the Covenants (and cannot be changed);
- * the Covenants must specifically allow Low Impact Development (LID) Practices, including, but not limited to: cisterns, green roofs, permeable brick paving, rain barrels, rain gardens, vegetative swales, etc.

As of press time, a revised Subdivision Agreement was not available; it will be posted on the web site when received.

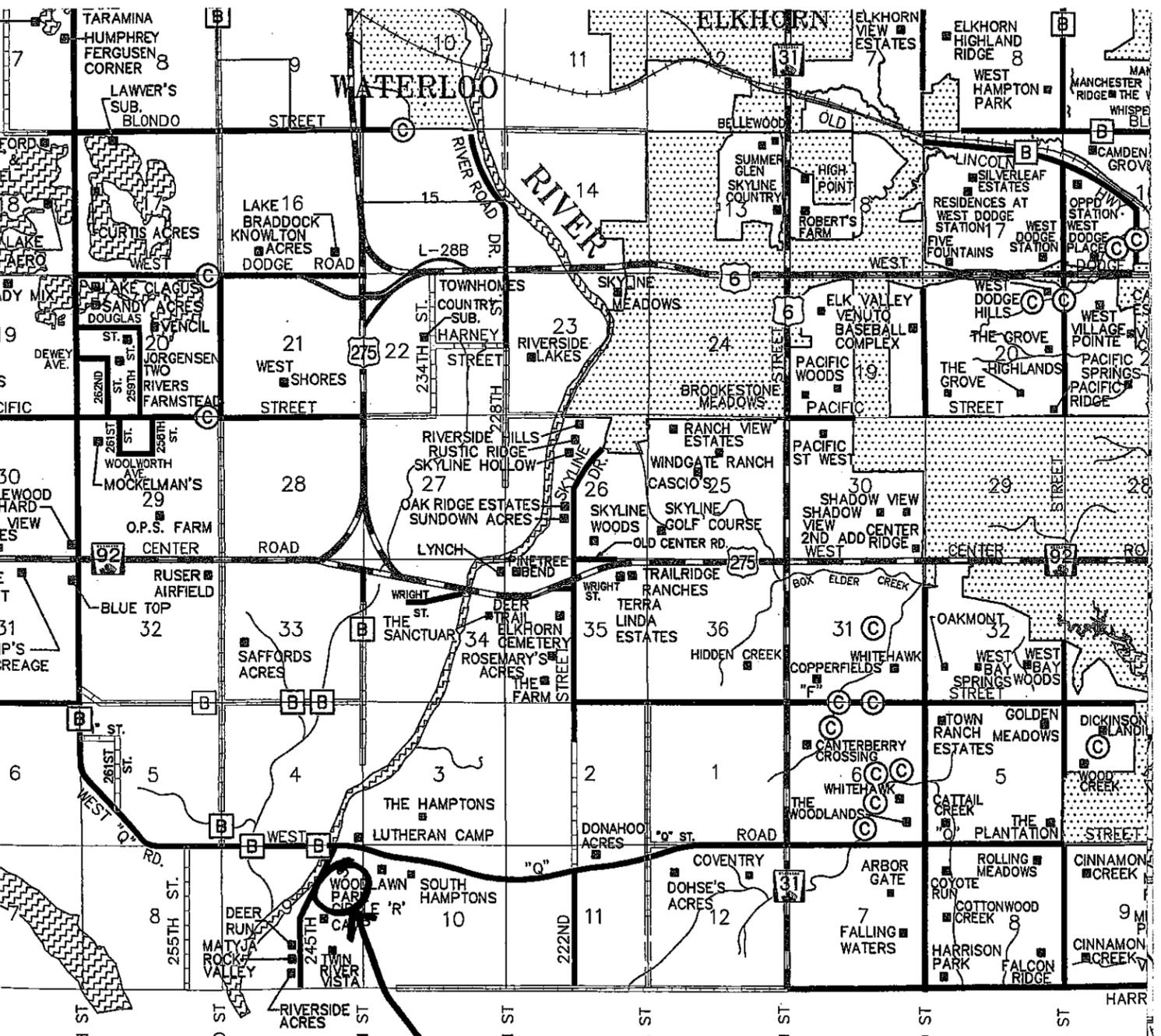
As of press time, covenants were not available; they will be posted on the web site when received.

The applicant is requesting a waiver to the Subdivision Regulations (March 27, 2014 letter [modified 09-02-14] attached) to exceed the maximum cul-de-sac length of 600'. Refer to July 21, 2014 letter from the Omaha Fire Department expressing no objection to the cul-de-sac length.

On a matter regarding land/water not a part of this subdivision, but regarding a topic that was discussed at prior meetings, the owner has contacted the NRD about the donation of river/river frontage land along the west side of South 245th Street. Staff is in receipt of correspondence between the applicant and the NRD stating the NRD is interested in that donation. Due to tax implications on the applicant, however, such action cannot take place until later this year.

As required by the Zoning Regulations, a sign has been posted along South 245th Street at the entrance to the former camp (for maximum public visibility); 180 letters were sent to property owners within 1-mile of the property; and all the appropriate agencies have been notified.

This request appears to meet the County's Subdivision Regulations requirements.



96 92 88 84 80 76 72 68

R-10-E R-

SARPY COUNTY



Engineering Answers

E & A CONSULTING GROUP, INC.

Planning • Engineering • Environmental & Field Services

330 North 117th Street
Omaha, NE 68154-2509

www.eacg.com

Phone: 402.895.4700
Fax: 402.895.3599

March 27, 2014(Modified 9/2/14)

Mr. Doug Cook
Douglas County Planning
3015 Menke Circle
Omaha, NE 68134

Re: Waiver Request for Forest Glen
245th & Q
E&A File P2011.443.001

Dear Doug,

As part of the preliminary and final plat submittal and rezoning requests for the above referenced project please let this letter serve as a formal request for the following waiver to the Douglas County Subdivision Regulations:

Waiver of XIII.E.1.b(2) to allow a cul-de-sac length in excess of 600'.

Justification: There is no feasible second access point for the property. Going to the south would require crossing a major drainage way with a major box culvert or bridge plus significant grading and tree removals. Going to the west to 245th Street or the north to Q Street is not physically possible as the platted area lies 30' to 80' higher than the existing street grade.

Sincerely
E&A Consulting Group

Mark Westergard, P.E.



City of Omaha
Jean Stothert, Mayor

Fire Department

1516 Jackson Street
Omaha, Nebraska 68102-3110
(402) 444-5700
FAX (402) 444-6378

Bernard J. Kanger, Jr.
Fire Chief

July 21, 2014

Mr. James E. Lang
Attorney at Law
11718 Nicholas Street, suite 101
Omaha, Nebraska 68154

RE: Fire truck access for Forest Glen Subdivision- South 245th & Q Street

Dear Mr. Lang

I have reviewed and approve of your proposed fire truck access as shown on exhibit "2" on the preliminary plat.

The 25' single access concrete road with a 100' diameter cul de sac meets the minimum requirements for fire truck access for a subdivision of single family residence for less then 30 single family dwellings.

The Omaha Fire Department wishes to thank you for your concern for life safety. If the Division of Fire Prevention can be of further assistance, please contact us at 402-444-5799 or dgiles@ci.omaha.ne.us

Respectfully,

Daryl Giles

Daryl Giles
Assistant Fire Marshal

Ref: IFC 2003 Fire Apparatus Access Roads section 503 & Appendix D

C: FPD files

RECEIVED
DATE



**Douglas County
Emergency Management Agency**
Paul W. Johnson, Director

August 4, 2014

Mr. Terry Hansen
E & A Consulting Group
330 North 117th St.
Omaha, NE 68154

Subject: Outdoor Warning Siren for Forest Glen subdivision, approximate location southeast of 245th and West Q Streets, Douglas County, Nebraska

In response to your email request dated July 23, 2014, and addressed to me, the Douglas County Emergency Management Agency (DCEMA) has evaluated the existence and requirement for siren coverage for the above-mentioned plat known as Forest Glen residential subdivision.

In accordance with current DCEMA Policy as adopted by the Douglas County Board of Commissioners Resolution, No. 703 on September 25, 2012, it has been determined that installation of a new outdoor warning siren is not required. On occasion, developers and associations inquire as to the option to purchase and install additional outdoor warning sirens. If the developer desires to purchase an additional siren, DCEMA will assist by providing siren requirements to ensure proper purchase, installation and integration within the current activation system. Once the siren is installed DCEMA will be responsible for testing and activating the siren.

If you have any questions, please feel free to contact our office at the phone number listed.

Respectfully,

A handwritten signature in cursive script that reads "Paul W. Johnson".

Paul W. Johnson
Director

Cc: Omaha Parks and Recreation, Pat Slaven
Omaha Planning, Gail Knapp, Cheri Rockwell
Omaha Public Works, Ryan Haas
Douglas County-Omaha GIS, Mike Schonlau
Douglas County Environmental Services, Kent Holm, Doug Cook

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 Bennington
 Boys Town
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 Omaha City Council
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 Waterloo
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 College
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 Pony Creek Drainage District
 Ralston Public Schools
 Valley Fire Protection
 District # 5

METROPOLITAN AREA PLANNING AGENCY
 2222 Cuming Street, Omaha, Nebraska 68102-4328
 Phone: (402) 444-6866 Fax: (402) 342-0949
 www.mapacog.org Email: mapa@mapacog.org



MEMORANDUM

DATE: August 25, 2014

TO: Doug Cook, Douglas County Environmental Services

FROM: Michael Felschow, Transportation and Data Manager

RE: Section 9, Township 14, North Range 10, East of the Sixth P.M.

MAPA has reviewed the plat request for Forest Glen Subdivision (Section 9, Township 14, North Range 10, and East of the Sixth P.M.). MAPA has found no impact to the fiscally constrained projects in the 2035 Long-Range Transportation Plan (LRTP) or the Transportation Improvement Program (TIP) based on the plat's location, layout, and right-of-way. Please note that this subdivision plat is close to the illustrative beltway project in the 2035 LRTP. An illustrative project means the alignment has not been determined and funding for this project has not been identified.

If you have any questions, please contact me at 402-444-6866 ext. 229.



E&A CONSULTING GROUP, INC.
ENGINEERING • PLANNING • FIELD SERVICES

330 North 117th Street
Omaha, Nebraska 68154

www.eacg.com

Phone: (402) 895-4700
FAX: (402) 895-3599

July 23, 2014

Re: Noxious Weed Plan
Preliminary Plat Submittal
"Forest Glen" 5455 S. 245th ST.
E & A File No. P2011.443.002 (Gen.)

Dear: Mr. Cook

Here is the **Noxious Weed Control Plan** for "Forest Glen" 5455 S. 245th ST.

1.0 PRIOR TO GRADING OPERATIONS

1.1 Row crop or cover crop will be planted, maintained and harvested following standard farming practices.

1.2 The site or portion of the site that does not have a row crop or cover crop will be maintained as follows:

1.2.1 The site will be mowed to a maximum 6" height, a minimum of three times during the growing season.

1.2.2 The site will be inspected three times per year for identification of noxious weeds by personnel knowledgeable in the identification of plant materials designated as noxious weeds by the State of Nebraska.

1.2.3 Any areas identified as having noxious weeds on the site will have those areas of weeds controlled either through removal of the plants, mowing or application of a herbicide, using whichever method is appropriate for the site and plant.

(cont. next page)

2.0 DURING SITE GRADING OPERATIONS

2.1 Portions of the site that are bare ground and are undergoing active site grading will not have a noxious weed control program.

2.2 Any portion of the site not undergoing active site grading will have a noxious weed control program as

per Section 1.0.

2.3 Other requirements by Noxious Weed Control Authority pertaining to grading site (if necessary): Make sure Boundary areas receive noxious weed control throughout the grading period.

3.0 AFTER SITE GRADING OPERATIONS

3.1 A noxious weed control program will be instituted and maintained on the site as per Section 1.0

3.2 The noxious weed control program will continue on the site or portions of the site until and through final site development, which shall be considered as 75% of building sites built upon.

4.0 RECORD KEEPING

4.1 The owner shall maintain records of all activities of the noxious weed control program for the site including but not limited to records of crops and farming practices, mowing schedules, inspection reports and weed control measures and methods.

5.0 NOXIOUS WEED CONTROL AUTHORITY NOTES:

5.1 Noxious Weed Infestations- This property has had no past history of any noxious weed infestations. The adjacent "Q" Street RWY has a known history of Noxious Musk thistle. Follow Noxious Weed Control plan to inspect and then control any infestations.

5.2 Because Douglas County Zoning Regulations require that all weeds (noxious & nuisance) on subdivided must remain under 24" tall the mowing and observations are to continue until all of the lots are sold or built upon. The subdivision agreement and the HOA agreement will both contain language referring to the control of noxious weeds.

(6) PROJECT CONTACT:

Developer: 203RD Plaza LLC
1505 N. 203RD ST.
Elkhorn, Ne. 68022

Maintenance: Owner

SID: 566

This plan approved by the Douglas County Noxious Weed Control Authority

Michael D. 720, Supt. Weed Control
Signature Title

7-25-14
Date

TREE MITIGATION ANALYSIS AND PLAN FOR FOREST GLEN

The Forest Glen site is a naturally wooded area containing many native species of trees predominantly cedars and oak trees with some maples, lindens, cottonwoods and others. The development concept is "low impact conservation" and only trees within the street right-of-way will be removed for overlot grading operations. Generally all existing vegetation outside of the right-of-way and the entire Outlot "A" area will be undisturbed. Per Section 7.04 of the Douglas County "Conservation Design Guidelines" up to 25% of tree canopy may be removed. Furthermore, removed tree canopy must be mitigated at a 2:1 ratio with each new overstory tree being credited as 500 SF of canopy.

Check of 25% maximum requirement:

Existing Tree Canopy(Entire Site)	1,393,000 SF
Canopy to be Removed	53,632 SF
% of Canopy Removed	3.85% < 25%

Mitigation Requirement:

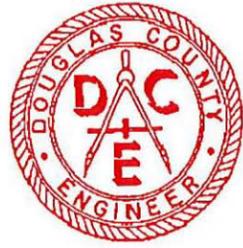
Canopy to be Removed	53,632 SF
2:1 Mitigation	107,264 SF
# New Trees at 500 SF per Tree	215 trees

Mitigation Plan:

This site is already wooded and therefore it is proposed that the mitigation plan be divided between street tree plantings and augmenting the trees in Outlot "A" by plantings in locations where existing trees are sparse or trees have died. It is proposed to plant street trees approximately 50' on center for the entire street frontage and plant the balance of the mitigation trees in Outlot "A".

Street Trees to be Planted: 3,200 LF of Str. Frontage / 50' Centers =
64 trees

Balance of trees to be
planted in Outlot "A" 215 Total Mitigation – 64 Street Trees =
151 Trees



**TOM DOYLE
DOUGLAS COUNTY ENGINEER**

15505 West Maple Road
Omaha, Nebraska 68116-5173
402-444-6372
Fax: 402-444-6244
engineer@douglascounty-ne.gov

August 28, 2014

TO: Mr. Doug Cook, Douglas County Environmental Services
FROM: Jeffrey T. Scherzberg, P.E. Design Engineer
Douglas County Engineer's Office

RE: **REVIEW COMMENTS FOR SEPTEMBER 10, 2014
DOUGLAS COUNTY PLANNING COMMISSION MEETING**

The Douglas County Engineer's Office submits the following review comments regarding the agenda items scheduled for public hearing before the Douglas County Planning Commission on September 10, 2014.

Forest Glen (Final Plat)

1. Final plans and specifications for the proposed sanitary sewer system and pumping facilities must be reviewed and approved by the Douglas County Health Department and other State agencies with jurisdiction over these types of improvements. Copies of the plans and specifications should also be submitted to this office for review and comment.
2. Design of any required storm sewer improvements must comply with the design criteria set forth in the Omaha Metropolitan Area Storm Water Management Design Manual. Scour should be considered at any ditch discharge locations. Design computations, final plans and specifications should be submitted to this office for review and comment.
3. Design of the proposed interior water system improvements must comply with the metropolitan Utility District's design requirements and specifications. The local fire district should review the proposed hydrant placements for the water distribution system and approve the type of hydrant (connection threading) to be installed.
4. The design and construction of the proposed interior street system improvements must meet or exceed Douglas County's minimum design standards for streets. A minimum pavement thickness of 8 inches of asphalt or 7 inches of concrete is required. Traffic calming may be required, if Street "A" exceeds 1,000 feet in length. Plans should be submitted to this office for review. At a minimum, plans should consist of Plan and Profiles, Typical Sections, and drainage conditions.

If you have any questions or desire discussion concerning the above review comment(s), feel free to call me at (402) 444-4203.

FW: Forest Glen Archaeological

Mark Westergard <mwestergard@eacg.com>

Tue, Sep 2, 2014 at 3:45 PM

To: "Douglas E. Cook (DC ENV)" <douglas.cook@douglascounty-ne.gov>

Mark A. Westergard, P.E.***Engineering Answers... by transforming concepts into reality***E & A Consulting Group, Inc. www.eacg.com

330 North 117th Street Omaha, NE 68154 • Ph: 402.895.4700 • Fax: 402.895.3599

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From: Mark Westergard
Sent: Tuesday, July 29, 2014 9:27 AM
To: Doug Cook
Cc: 'James Lang'; Robert Leavell
Subject: Forest Glen Archaeological

Doug,

This email is to update you on the status of progress with the Nebraska State Historical Society on the Forest Glen project. In conjunction with the preliminary plat a review request was submitted to the Nebraska State Historical Society. A response letter was received April 3, 2014 which you received a copy of. In response to the letter the State Historical Society was verbally granted permission to access the site to inspect the property. To our knowledge they have made no further investigations.

The letter references Section 106 of the National Historic Preservation Act of 1966. We have reviewed this law and find that additional inspections as recommended by the letter are only required for projects that require Federal Permits such as a 404 permit. As no Federal permits are required for this project we are recommending to the owner to not proceed with any additional inspections at this time. The State Historical Society used to perform inspection in house but no longer does so. There are no qualified archaeological firms locally and the fees for national firms to perform the work can be in excess of \$25,000. Since very little land is being disturbed by this project and the fact that no Federal permits are required for this project additional inspections will not be completed.

However, the chance still remains that some archeological discoveries would be made during grading. In recognition of this the SWPPP plan contains language that requires the grading contractor to cease work and report finding to the State Historical Society should and artifacts be uncovered during grading operations. We trust inclusion of this provision will cover any concerns of Douglas County regarding archaeological issues.

Mark A. Westergard, P.E.

Engineering Answers... by transforming concepts into reality

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STORMWATER MANAGEMENT PLAN

FOREST GLEN

AUGUST, 2014

Overview

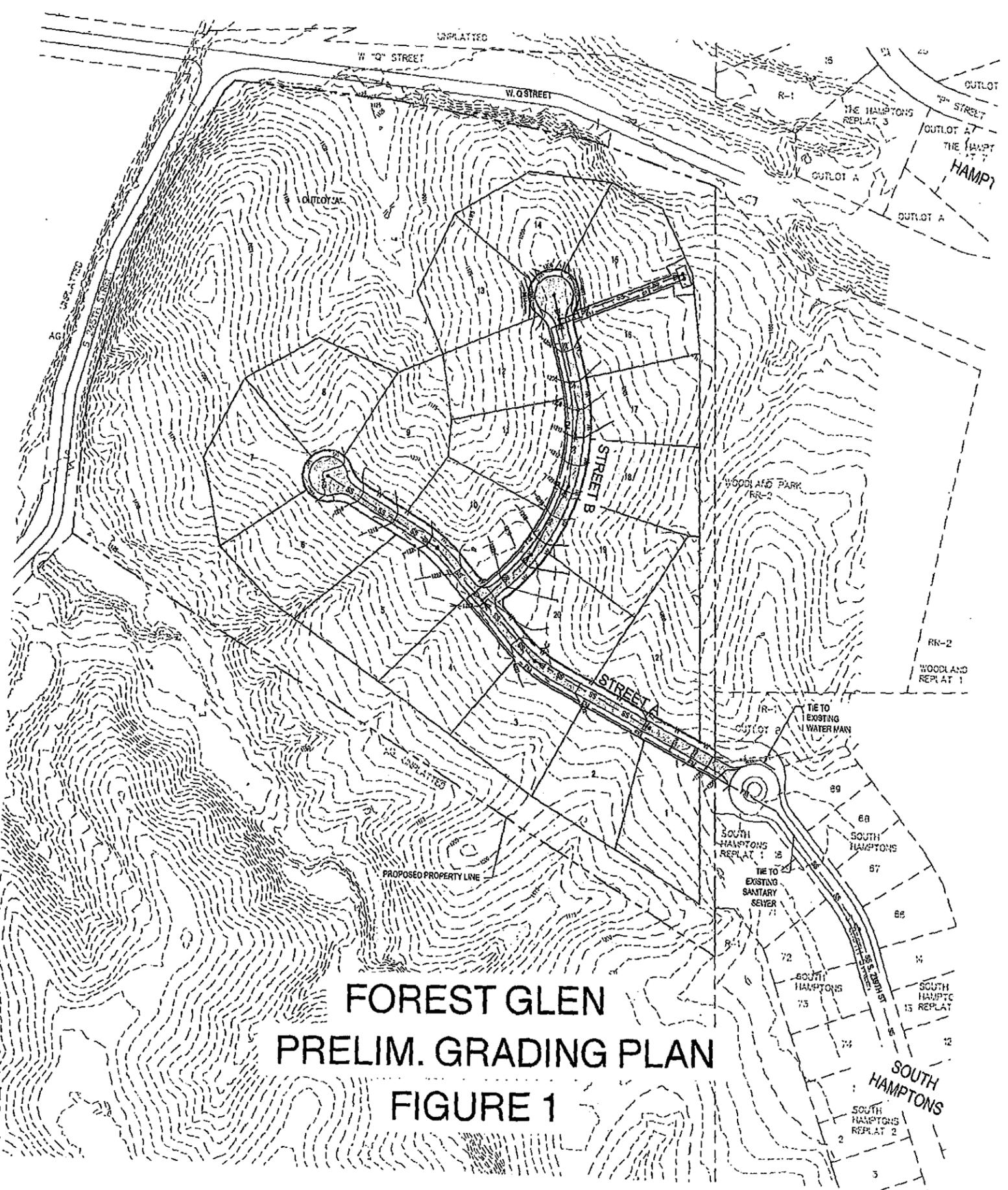
The Forest Glen project is a low impact development featuring 21 large residential lots. The configuration of the subdivision has the streets running along the ridge line and residential lots on each side. The grades of all lots fall away from the streets at varying slopes of between 5% and 15%, see Figure 1, the Preliminary Grading Plan. The site is wooded with both over story mature trees and also significant amounts of smaller bushes and trees. For most of the area under the tree canopy, ground cover is fairly sparse. In most places there is a layer of dead leaves on the ground however, grass, weed and plant growth has had difficulty becoming established because of the tree canopy and lack of sunlight. Overlot grading will be very minimal with existing tree removal and grading be confined as much as possible to the street right-of-way only.

Selection of Best Management Practices(BMP)

Because the site is sloped and wooded, most of the customarily utilized BMP's in the greater Omaha area are simply not appropriate for application at the Forest Glen project. BMP's such as rain gardens, bio-retention swales and detention basins cannot be used efficiently for this project as there is not any point discharge points for collected stormwater in addition to the slopes and trees making construction extremely difficult.

Therefore, three somewhat unconventional BMP's are being proposed for this project:

- 1) Construction of rural section streets without curb & gutter and without storm sewer – effectively eliminating any point discharge points for runoff.
- 2) Turf lawns to reduce runoff coefficients.
- 3) Rain barrels to collect gutter/downspout water.



**FOREST GLEN
PRELIM. GRADING PLAN
FIGURE 1**

Rural Section Streets

Hard surfaced street would certainly not seem to be a Best Management Practice. However, by placing the street locations at the very top of the ridge and constructing streets without curb and gutter the streets function as a BMP by allowing 100% sheet flow off of the paved area and creating no point discharges of stormwater runoff.

Turf Lawns

Sodding lawn areas would generally be considered just normal practice involved in a home's landscaping features. For Forest Glen, however it should be considered a BMP because the installation of sod or turf actually improves the runoff coefficients of the existing ground cover. To determine the applicable runoff coefficients for existing and proposed conditions for this project Table 3.18 as published by the American Concrete Pipe Association was used. The existing characteristics of the Forest Glen terrain would fall towards the lower end of Band 2, "steep forested & steep grass meadows" and the upper portion of Band 3, "timber lands of moderate to steep slope". For existing conditions a runoff coefficient("c") of 0.45 was selected as being representative. Two photos of the existing ground cover are shown in Figure 2.

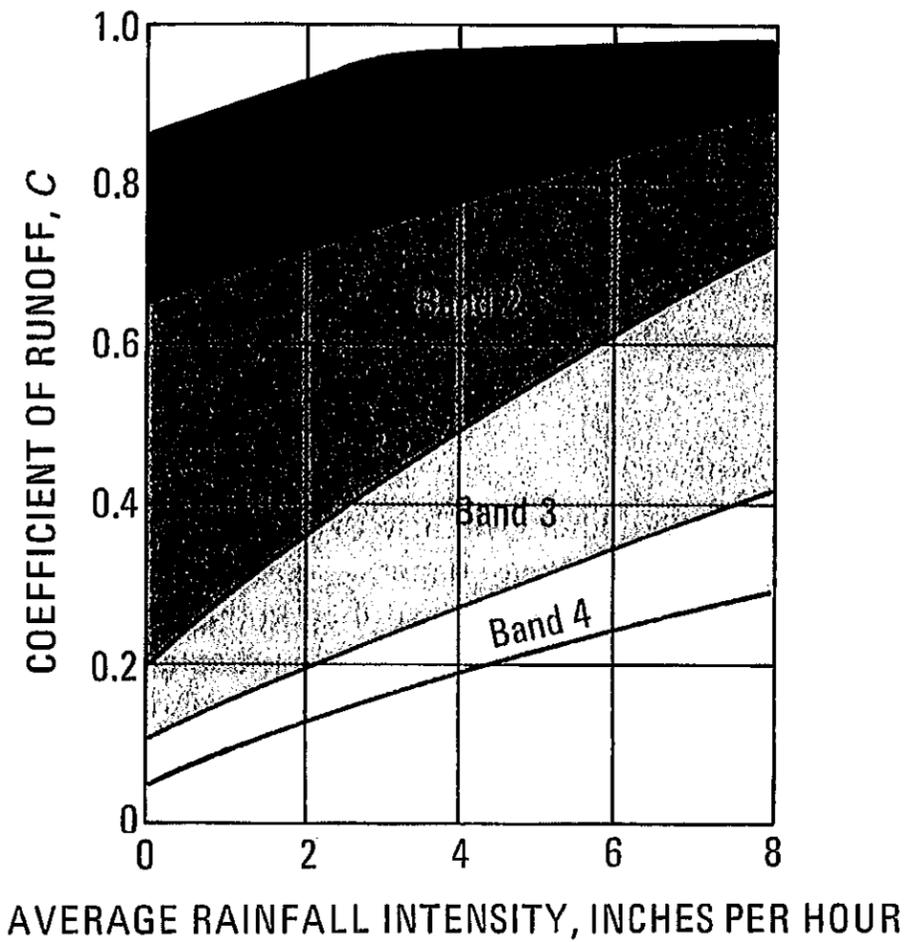
For proposed conditions, multiple ground covers will be present and therefore a weighted "c" factor must be computed. To do this a "c" factor was selected for each type of ground cover:

0.95 for roofs, streets and driveways

0.25 for sodded portions of the lot

0.45 for the undisturbed , rear portion of the lot

Then based on a typical lot size and assumed sizes for the street, the home footprint, the driveway and the area to be sodded calculations were completed to determine a weighted "c" factor for proposed conditions. These calculations are shown on Figure 3. The calculated "c" factor for the proposed conditions is 0.44 which indicates that with the proper use and placement of sod the runoff characteristics of the proposed lot conditions is actually better than the existing runoff conditions of a tree canopy with marginal vegetative growth.



-  Band 1 – steep, barren, impervious surfaces
-  Band 2 – rolling barren in upper band values,
flat barren in lower part of band
steep forested & steep grass meadows
-  Band 3 – timber lands of moderate to steep
slopes, mountainous, farming
-  Band 4 – flat pervious surfaces, flat farmlands,
wooded areas and meadows

Figure 3.18. Runoff Coefficient, C , Related to Rainfall Intensity and Topography.



FIGURE 2

GROUND COVER PHOTO #1



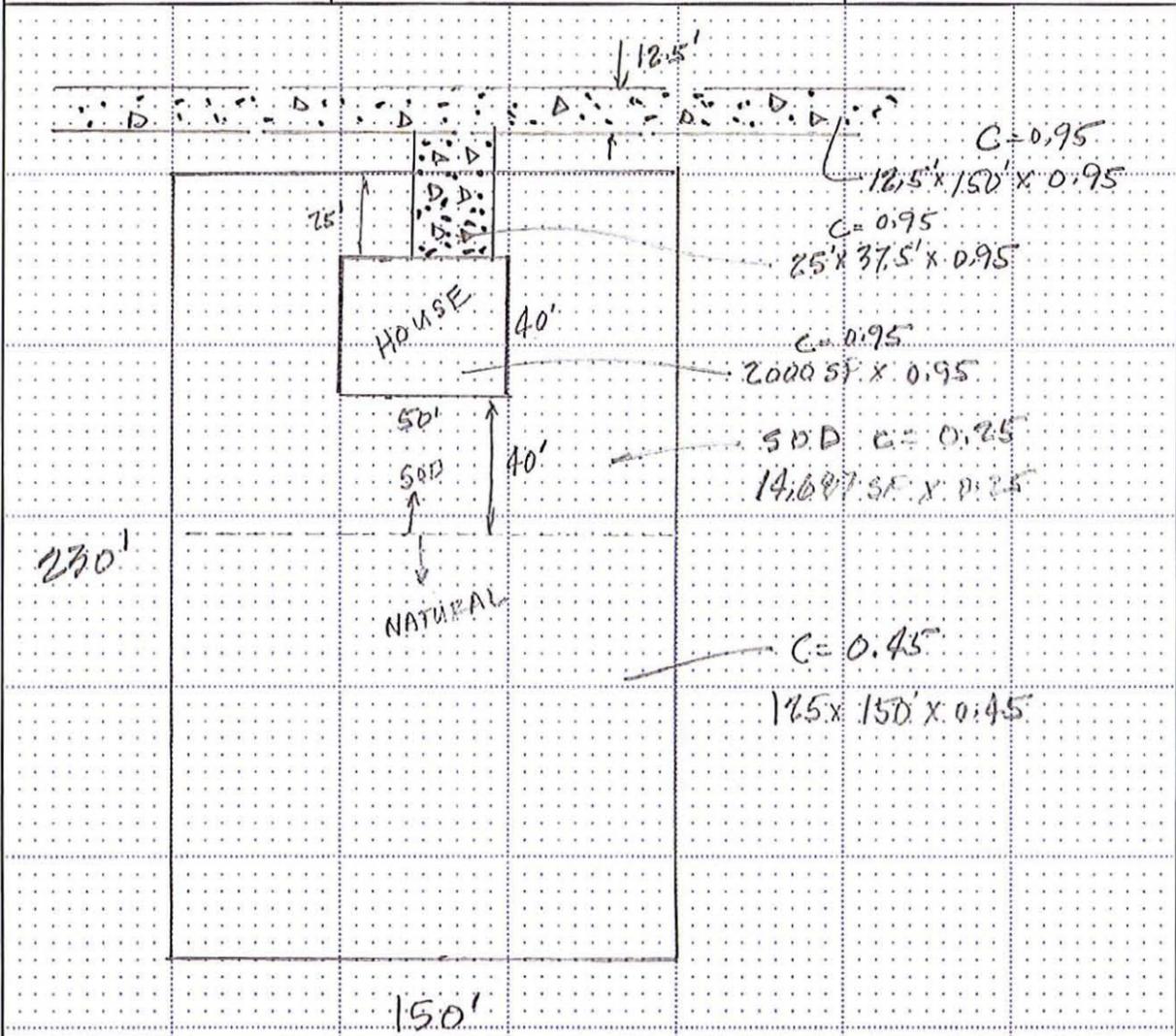
FIGURE 2

GROUND COVER PHOTO #2



E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS

PROJ. NO. _____ DATE 8-17-14 PAGE _____ OF _____
 PROJ. NAME Forest Glen DESIGNED _____
 SUBJECT "C" FACTOR CHECKED _____



PROPOSED CONDITIONS

Weighted "C"

$$= \frac{(4812 \text{ SF} \times 0.95) + (18,750 \text{ SF} \times 0.45) + (14,687 \text{ SF} \times 0.25)}{38,250 \text{ SF}}$$

$$= 0.44 < 0.45 \text{ EXISTING}$$

FIGURE 3 (2 of 2)



E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS

PROJ. NO. _____ DATE 8-12-14

PROJ. NAME Forest Glen

SUBJECT "C" FACTOR

PAGE _____ OF _____

DESIGNED _____

CHECKED _____

FUTURE STREET
150'
25'

230

Timbered, moderate to steep slopes w/ marginal ground cover, "c" = 0.45

AREA =
 $(230+25) \times 150 = 38,250 \text{ SF}$

EXISTING CONDITIONS

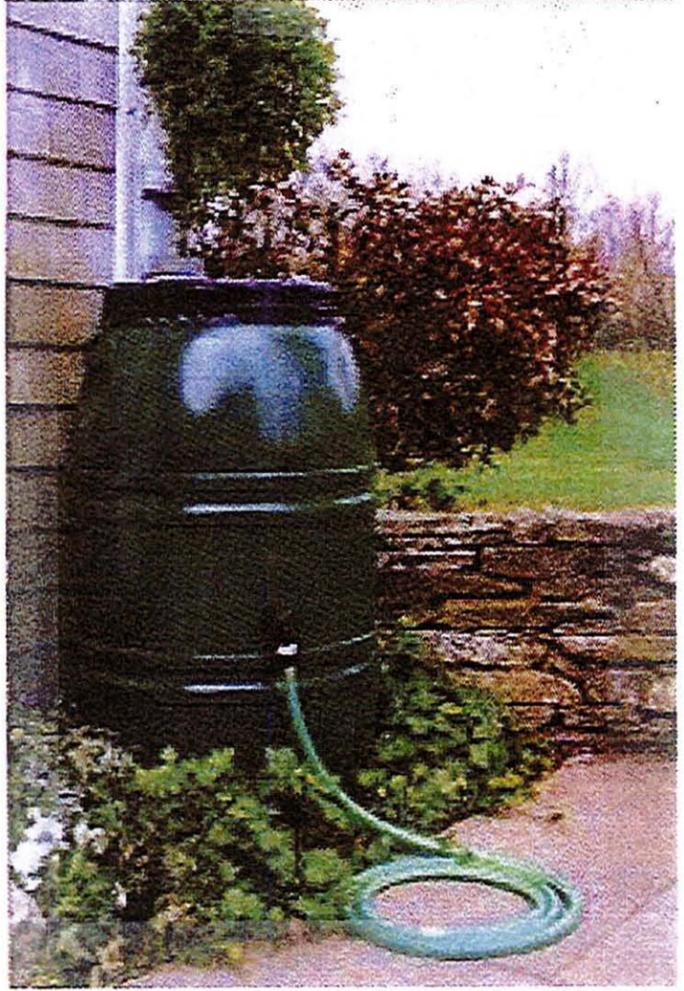
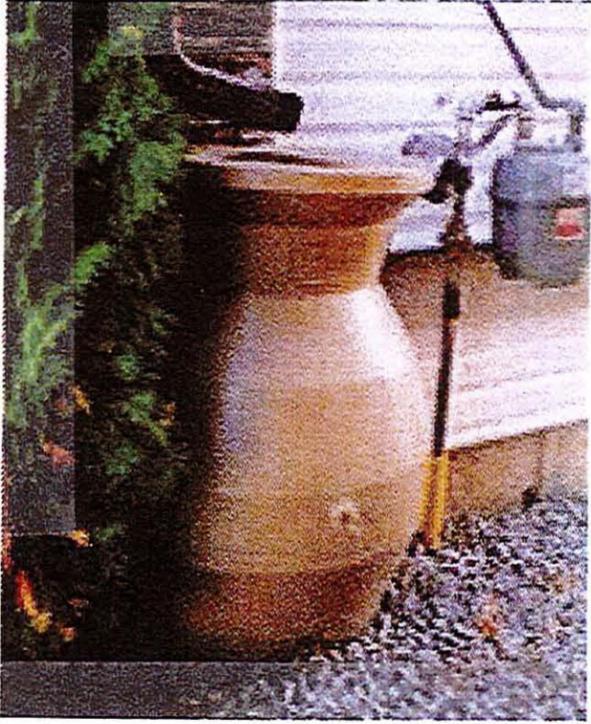
FIGURE 3 (1 of 2)

Rain Barrels

Because all the proposed lots slope away from the street and towards the rear yard, at least the downspouts that drain the rear portion of the home's roof will discharge thru downspouts at the rear of the house. Every home will be different but some owners may choose to leave the back yard in an entirely natural state and install little or no rear yard sod. The use of rain barrels could be an effective BMP to control downspout erosions and to collect rainwater for later use in irrigation of the lawn and plants. The owner and developer have agreed to require rain barrels for each residence and including the requirements in the Covenants and Restrictions to be adopted by the Forest Glen Homeowners Association.

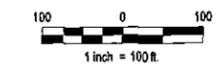
Prepared by,
E&A Consulting Group





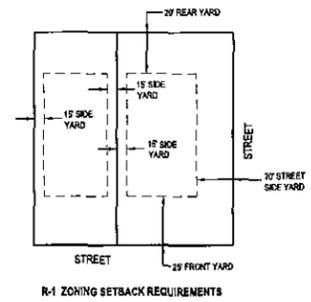
FOREST GLEN

LOTS 1 THRU 21 INCLUSIVE & OUTLOT "A"
A TRACT OF LAND LOCATED IN PART OF THE NE1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4, LOCATED IN THE NE1/4 OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA



LEGEND

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



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, 203RD PLAZA LLC, OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND ENBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS FOREST GLEN (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AVENUES AND CIRCLES, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK COMMUNICATIONS 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 ERCT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER, AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5) WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT-FOOT (8) WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN-FOOT (16) WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE-DESCRIBED ADDITION. SAID SIXTEEN-FOOT (16) WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT (8) WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT, THEIR SUCCESSORS AND ASSIGNS, TO ERCT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5) WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NE1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4, LOCATED IN THE NE1/4 OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NE1/4 OF SECTION 9; THENCE S02°31'47"E, 345.90' (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SECTION 9, SAID LINE ALSO BEING THE WEST LINE OF SECTION 10, SAID LINE ALSO BEING THE WEST LINE OF SOUTH HAMPTONS AND THE SOUTHERLY EXTENSION THEREOF, A SUBDIVISION LOCATED IN SAID SECTION 9, A DISTANCE OF 345.90 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST "Q" STREET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1, WOODLAND PARK, A SUBDIVISION LOCATED IN SAID SECTION 10, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE S02°31'47"E, SAID LINE ALSO BEING THE WEST LINE OF SAID SECTION 9, SAID LINE ALSO BEING THE WEST LINE OF SECTION 10, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 1, WOODLAND PARK, SAID LINE ALSO BEING THE WEST LINE OF SOUTH HAMPTONS AND THE NORTHERLY EXTENSION THEREOF, SUBDIVISION LOCATED IN SAID SECTION 10, A DISTANCE OF 1491.97 FEET; THENCE N56°23'19"W, A DISTANCE OF 1510.27 FEET TO A POINT ON EASTERLY RIGHT-OF-WAY LINE OF 245TH STREET (COUNTY ROAD NO. 88); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF 245TH STREET (COUNTY ROAD NO. 88) ON THE FOLLOWING FOUR (4) COURSES: THENCE N03°50'27"E, A DISTANCE OF 268.22 FEET; THENCE N15°20'27"E, A DISTANCE OF 263.14 FEET; THENCE N07°34'55"E, A DISTANCE OF 145.69 FEET; THENCE N43°58'13"E, A DISTANCE OF 286.11 FEET TO THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF 245TH STREET (COUNTY ROAD NO. 88) AND THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF WEST "Q" STREET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF WEST "Q" STREET ON THE FOLLOWING THREE (3) COURSES: THENCE S85°11'00"E, A DISTANCE OF 236.54 FEET; THENCE S80°54'00"E, A DISTANCE OF 392.51 FEET; THENCE S72°57'22"E, A DISTANCE OF 264.85 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,445,158 SQUARE FEET OR 33.176 ACRES, MORE OR LESS.

ERIC A. SCHABEN LS-608 DATE

203RD PLAZA LLC.

FRANK KREJCI, MANAGING MEMBER DATE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
ON THIS _____ DAY OF _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME FRANK KREJCI, MANAGING MEMBER OF 203RD PLAZA LLC, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC

APPROVAL OF DOUGLAS COUNTY BOARD

THIS PLAT OF FOREST GLEN (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE DOUGLAS COUNTY BOARD.

CHAIRMAN DATE

APPROVAL OF DOUGLAS COUNTY PLANNING COMMISSION

THIS PLAT OF FOREST GLEN (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE DOUGLAS COUNTY PLANNING COMMISSION.

CHAIRMAN DATE

DOUGLAS COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT UPON THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AS APPEARS ON THIS PLAT.

COUNTY TREASURER DATE

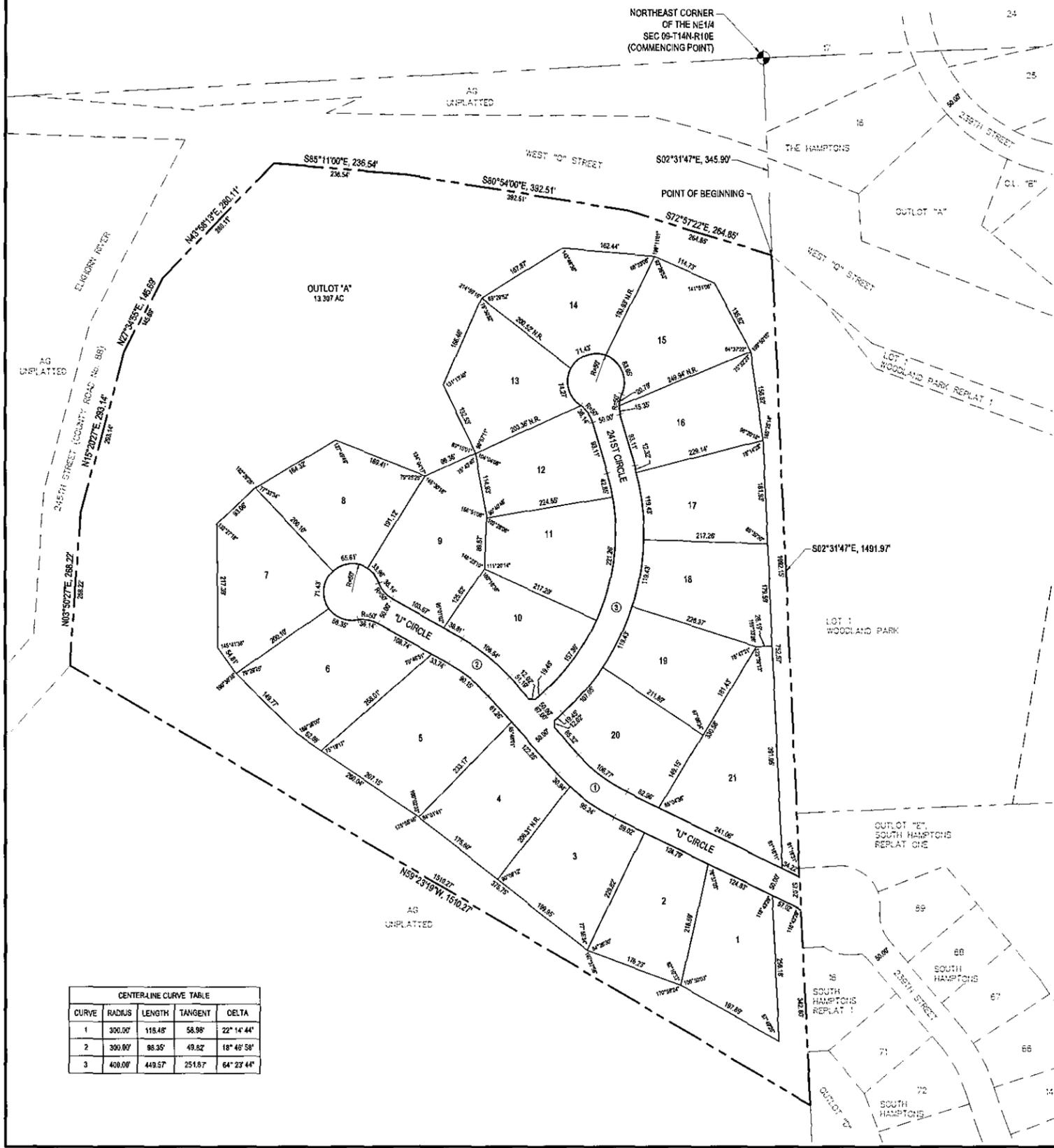
APPROVAL OF DOUGLAS COUNTY ENGINEER

THIS PLAT OF FOREST GLEN (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.

DOUGLAS COUNTY ENGINEER DATE

CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	300.00'	118.48'	58.98'	22° 14' 44"
2	300.00'	86.35'	49.62'	18° 48' 58"
3	400.00'	449.57'	251.87'	64° 23' 44"



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FOREST GLEN
DOUGLAS COUNTY, NEBRASKA

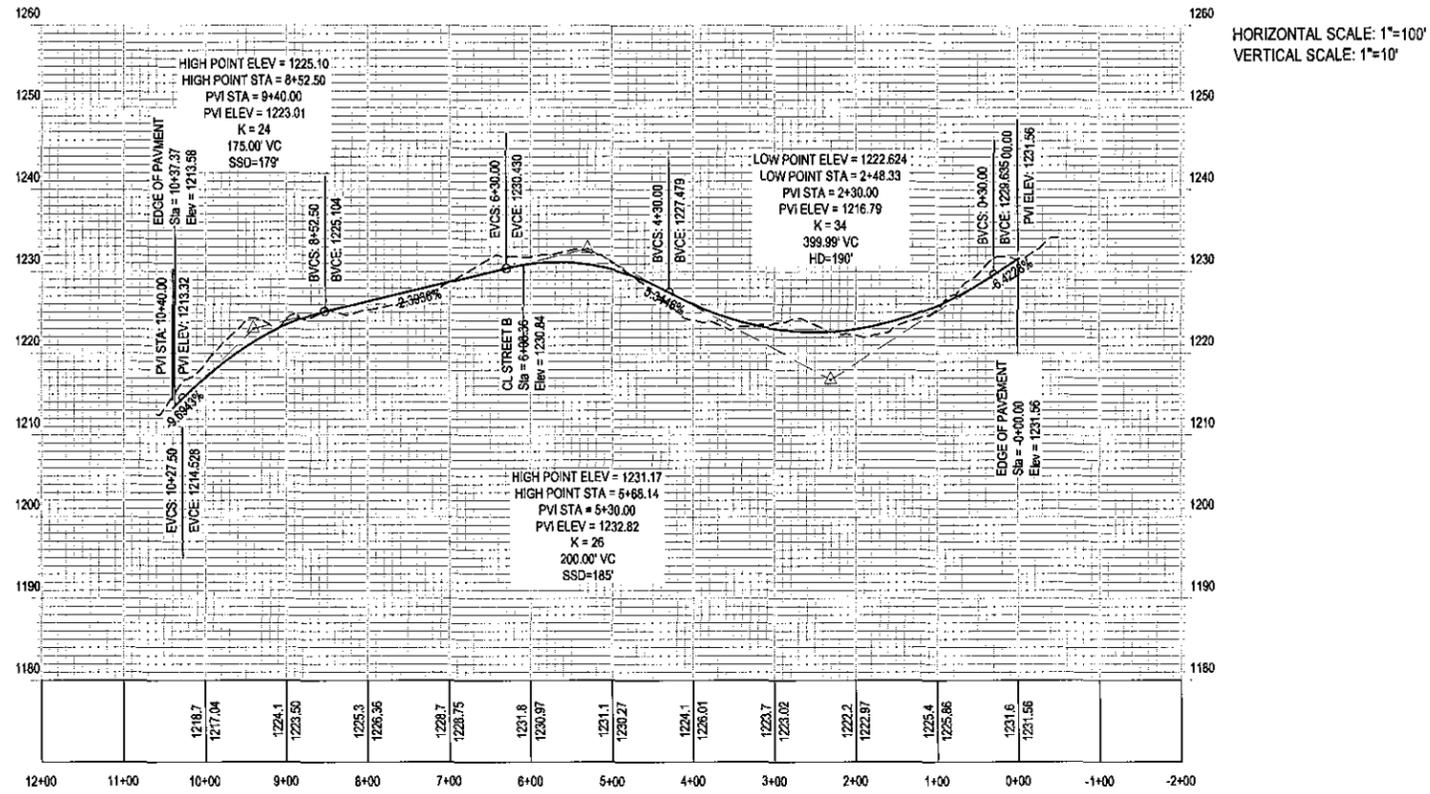
FINAL PLAT

Proj No: 2011.443.002	Revision	Description
Date: 07/27/2014	Date	Date
Designed By: MLW	Drawn By: TBS	Scale: 1"=100'
Sheet: 1	of 1	

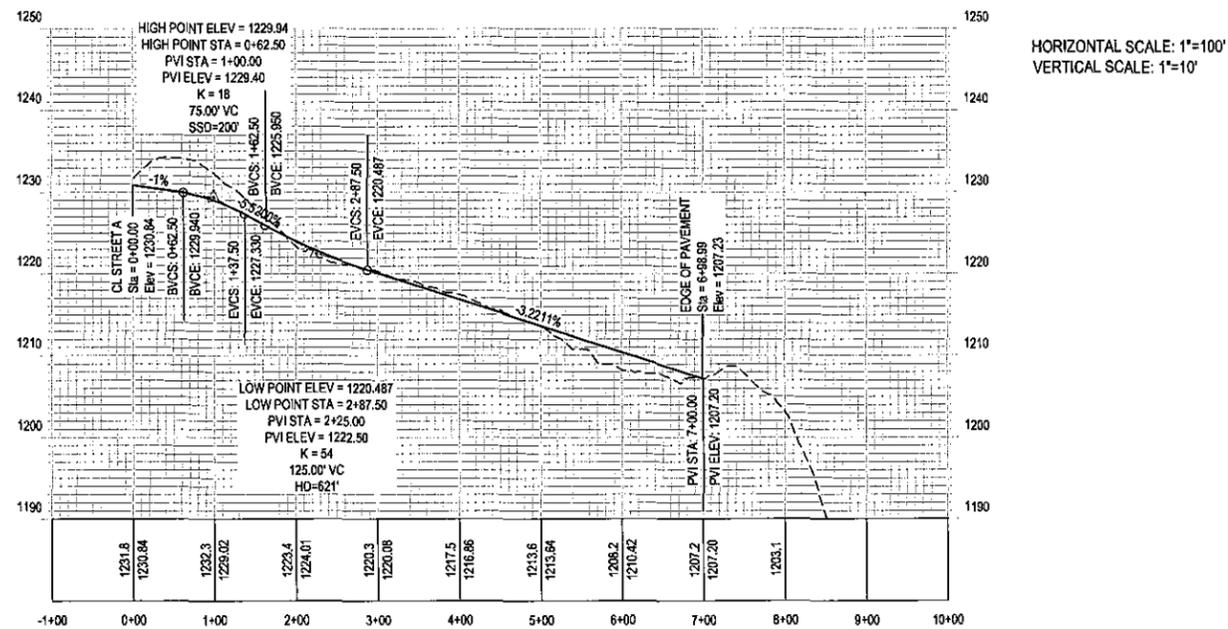
330 North 117th Street
Omaha, NE 68154
Phone: 402.962.9700
Fax: 402.962.3398
www.eaeg.com

8/28/2014 12:28 PM K:\Projects\2011\443\002\Final\Final Plat.dwg PLOT002.dwg

STREET A PROFILE

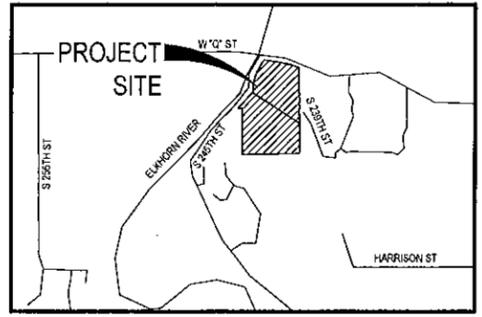


STREET B PROFILE

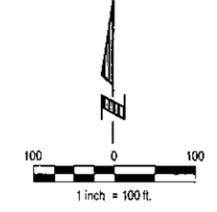


Revisions	Date	Description

Proj No:	P2011.451.006
Date:	3/27/2014
Designed By:	MWJ
Drawn By:	SCC
Scale:	AS NOTED
Sheet:	1 of 1



VICINITY MAP



TREE MITIGATION ANALYSIS AND PLAN FOR FOREST GLEN

The Forest Glen site is a naturally wooded area containing many native species of trees predominantly cedars and oak trees with some maples, lindens, cottonwoods and others. The development concept is "low impact conservation" and only trees within the street right-of-way will be removed for overlot grading operations. Generally all existing vegetation outside of the right-of-way and the entire Outlot "A" area will be undisturbed. Per Section 7.04 of the Douglas County "Conservation Design Guidelines" up to 25% of tree canopy may be removed. Furthermore, removed tree canopy must be mitigated at a 2:1 ratio with each new overstory tree being credited as 500 SF of canopy.

Check of 25% maximum requirement:

Existing Tree Canopy (Entire Site)	1,393,000 SF
Canopy to be Removed	53,632 SF
% of Canopy Removed	3.85% < 25%

Mitigation Requirement:

Canopy to be Removed	53,632 SF
2:1 Mitigation	107,264 SF
# New Trees at 500 SF per Tree	215 trees

Mitigation Plan:

This site is already wooded and therefore it is proposed that the mitigation plan be divided between street tree plantings and augmenting the trees in Outlot "A" by plantings in locations where existing trees are sparse or trees have died. It is proposed to plant street trees approximately 50' on center for the entire street frontage and plant the balance of the mitigation trees in Outlot "A".

Street Trees to be Planted:	3,200 LF of Str. Frontage / 50' Centers = 64 trees
-----------------------------	--

Balance of trees to be planted in Outlot "A"	215 Total Mitigation - 64 Street Trees = 151 Trees
--	--

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300 North 17th Street Omaha, NE 68154
Phone: 402.895.4700 Fax: 402.895.3599
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FOREST GLEN
DOUGLAS COUNTY, NEBRASKA

TREE MITIGATION ANALYSIS
AND PLAN

Revisions	
No.	Description

Proj No: P2011-443-002	Date: 07/25/2014	Designed By: MAM	Drawn By: JPL	Scale: 1"=100'	Sheet: 1 of 1
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18/07/14 10:38 AM A:\Projects\0511\Map\0511\Map\0511\Map\0511.dwg

September 10, 2014
Agenda Item 2 – Forest Glen
Rezoning

REQUEST: Rezoning from AG Agricultural to R-1 Urban Residential Low-Density

PETITIONER: 203rd Plaza LLC c/o Frank Krejci

PURPOSE: To bring Forest Glen subdivision into Zoning Regulation conformity

LEGAL DESCRIPTION: Forest Glen Subdivision – Lots 1-21 and Outlot A in the NE1/4,
Section 9-Township 14 North-Range 10 East of the Sixth P.M.

ADDRESS: (a part of) 5455 South 245th Street - former Catholic Church Camp/Retreat Center

PRESENT ZONING: AG, Agricultural

PROPOSED ZONING: R-1, Urban Residential Low-Density

SIZE: 33.35 acres

EXISTING LAND USE: Vacant

ZONING REFERENCE: Page 13-9, Article 13.05 Amendment Procedures
Page 4-12, Article 4.15 Urban Residential Low-Density

SURROUNDING ZONING:

North: AG, Agricultural

South: " " & RR-2

East: R-1 & RR-2 Rural Residential with Ind. Services

West: AG, Agricultural & RR-2

USE OF ADJOINING PROPERTIES:

Q Street, forest and residential subdivision (Hamptons)

cropland and residential subdivision (Twin River Vista)

forest and residential subdivision (South Hamptons &
Woodland Park)

245th Street, Elkhorn River, forest, cropland

COMPREHENSIVE PLAN: Preserve and Environmentally Constrained (note agenda item # 3)

UTILITIES: MUD water and tie-in to South Hamptons central sewer system (with individual grinder pumps)

PHYSICAL CHARACTERISTICS: Rolling to moderately hilly to steep

COMMENTS: The purpose of this rezoning request is to bring Forest Glen Subdivision into Zoning Regulation conformity.

This rezoning request to R-1 will assign the appropriate zoning classification to the property. As the property is adjacent to residential subdivisions on 2-3 sides (north, east and south), residential zoning is in character with the surrounding development and is a natural extension of the residential development occurring in the area.

The proposed lots meet \ exceed the minimum 10,000 square-foot (1/4 acre) lot size (central water, central sewer) of the R-1 District.

As required by the Zoning Regulations, a sign has been posted along South 245th Street at the entrance to the former Church camp (for maximum public visibility); 180 letters were sent to property owners within 1-mile of the property; and all the appropriate agencies have been notified.

This request appears to meet Zoning Regulation requirements.

September 10, 2014
Agenda Item 3
Comprehensive Plan Amendment

REQUEST: Comprehensive Plan Amendment

PETITIONER: Douglas County Environmental Services

PURPOSE: To designate the Forest Glen Subdivision as Urban Residential on the Comprehensive Plan Land Use Concept Map

ADDRESS: (a part of) 5455 South 245th Street - former Catholic Church Camp/Retreat Center

SIZE: 33.35 acres

COMMENTS: The Comprehensive Plan Land Use Concept Map shows the Forest Glen Subdivision area as Preserve and Environmentally Constrained. This request is to change that designation to Urban Residential.

It is very possible this area was designated "Preserve" as it was the site of the Catholic Church Camp/Retreat Center. However, it has since been sold to a private individual (Frank Krejci).

Page 46 of the Comprehensive Plan has this to say about the Urban Residential District:

** Urban development using municipal services will continue to be a strong market within the county. The county should accommodate this demand within urban service areas while ensuring the environmental and aesthetic qualities of the county.*

** Small portions of this area lend themselves topographically to urban development, but are located just west of the Papillion/Elkhorn River drainage divide. Lift stations can conduct wastewater from these areas over the ridge line to the Papio (wastewater) system.*

** Development in the Urban Residential District should combine urban density with protection of open land character and scenic and environmental values through the required use of conservation development standards.*

COMP PLAN DESIGNATION:

North: Preserve, Ex. Res., Env. Constrained

South: Ex. Res., Env. Constrained

East: Urban Res., Ex. Residential

West: Preserve

USE OF ADJOINING PROPERTIES:

Q Street, forest and residential subdivision (Hamptons)

cropland and residential subdivision (Twin River Vista)

forest and residential subdivision (South Hamptons & Woodland Park)

245th Street, Elkhorn River, forest, cropland

With this subdivision's lots on central water and sewer, individual lot grinder pumps, rural section streets, streets on the ridge line thereby limited grading activity, use of Low Impact Development practices, 13 acres of inter-connected green space, adherence to the County's Conservation Development regulations, and compliance with the tree mitigation program; all these factors meet the intent of the Urban Residential Comprehensive Plan designation.

September 10, 2014
Agenda Item 5
2010 Omaha Plumbing Code

REQUEST: Adoption of 2010 Omaha Plumbing Code

APPLICANT: Douglas County Environmental Services

PURPOSE: To follow Omaha and adopt the 2010 Omaha Plumbing Code

COMMENTS:

The Commission will recall that the County just recently adopted the 2014 National Electrical Code.

This agenda item is similar to that – a request to have the County adopt more recent codes, and codes adopted by Omaha – this one the 2010 Omaha Plumbing Code.

Here is a history of Plumbing Code adoptions by the County:

Omaha Plumbing Code	adopted 12-15-1998
Omaha Plumbing Code	adopted 06-30-2009

The City of Omaha is enforcing the 2010 Omaha Plumbing Code; adoption of this will make us consistent with Omaha and lessen confusion for contractors.

We are currently inspecting plumbing under the 2007 Omaha Plumbing Code.

In the past, the County has adopted the Omaha Plumbing Code as enforced by the City of Omaha, and that is the staff recommendation – to adopt the 2010 Omaha Plumbing Code.