

BELLEVUE PLANNING COMMISSION

Thursday, January 23, 2025 6:00 PM

Bellevue City Hall

1500 Wall Street

Bellevue, NE 68005

1. CALL TO ORDER:

a. Pledge of Allegiance

b. Roll Call

c. The Open Meetings Act location

d. Approve Minutes of November 21, 2024 Regular Meeting

e. Accept into the record all staff reports, attachments, memos, and handouts regarding each application.

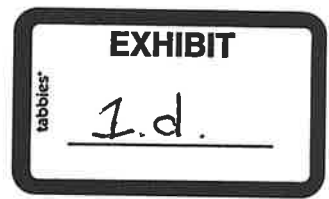
2. CONSENT AGENDA/PUBLIC HEARINGS:

3. PUBLIC HEARINGS:

a. Request to rezone Lots 1 through 6, and Outlots A and B, Quail Crossing, being a replat of Lot 1, Katherine Addition and Part of the Northeast ¼ of the Southwest 1/4 north of the road, all located in the Southwest ¼ of Section 32, T14N, R13E of the 6th P.M., Sarpy County, Nebraska, from AG to BG and RG-20-PS for the purpose of commercial and multi-family residential development; and preliminary plat Lots 1 through 6, and Outlots A and B, Quail Crossing. Applicant: Quail Crossing, LLC. General location: South 45th Street and Hwy 370 . Case #'s: Z-2406-06, S-2406-09.

4. CURRENT BUSINESS

5. ADJOURNMENT



MINUTE RECORD

Bellevue Planning Commission Meeting, November 21, 2024, Page 1

The Bellevue Planning Commission held a regular meeting on Thursday, November 21, 2024, at 6:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners, Sims, Taylor-Jones, Hankins, Ackley, Lasenburg, Bennett, and Perrin. Absent was Commissioner Aerni. Also present was Tammi Palm, Planning Director and Angela Curry, Assistant Planning Manager.

Notice of this meeting was given in advance thereof by publication in the Sarpy County Times and posting in two public places and was also given to the Chairperson and members prior to the meeting. These minutes were written and available for public inspection within ten days of the meeting.

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

Motion was made by Taylor-Jones, seconded by Ackley, to approve the minutes of the October 24, 2024, regular meeting as presented. Upon roll call, all present voted yes. Motion carried unanimously.

Hankins asked if there were any updates or additions to staff reports. Palm advised there were no updates.

Motion was made by Ackley, seconded by Taylor-Jones, to accept into the record all staff reports, attachments, memos, and handouts regarding each application. Upon roll call, all present voted yes. Motion carried unanimously.

Hankins explained the public hearing procedures.

PUBLIC HEARING was held on a request to rezone Lots 1 and 2, Perez Addition Replat Two, being a replat of Lot 1, Perez Addition Replat One and Lot 4, Perez Addition, all located in the Northwest ¼ of Section 28, T14N, R13E of the 6th P.M., Sarpy County, Nebraska, from RE-PS and RE to RE-PS and RE with site plan approval, for the purpose of single-family residential development; and small subdivision plat Lots 1 and 2, Perez Addition Replat Two. Applicant: Jonathan Revis. General location: 10711 Old 36th Street. Case #'s: Z-2410-11, S-2410-17.

Hankins asked staff for updates. Palm stated there were no updates and gave a brief summary of the request.

Palm stated this applicant was before the Commission earlier this year for a small subdivision plat and rezoning of this property. She said the applicant desires to construct a single-family residence on the property. Palm stated this property is in the APZ II (Accident Potential Zone II) of Offutt Air Force Base and because of that a site plan approval was done and approved by Offutt AFB and the City Council. Palm stated since the original application was approved the applicant has decided to move the location of the proposed home and needed to rezone and replat again. She said this replat includes a portion of his cousin's property to facilitate the construction of the home. Palm stated staff is recommending approval of the request and Offutt AFB has no issue with the new proposal because the home is located outside of the APZ II.

Jonathan Revis, 10707 Old 36th Street, Bellevue, NE, stated the previous proposed site plan for the home was on the west side, the lowest area of the land, and because of drainage issues not an ideal location for the home. He said the other location on the east side ran too close to the OPPD (Omaha Public Power District) access clearance area. Revis said the new proposal will take a portion of his cousin's land and allow more room for the home, the best location to build on the property, and also remains out of the APZ II zone.

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

MOTION was made by Taylor-Jones, seconded by Lasenburg to recommend APPROVAL a request to rezone Lots 1 and 2, Perez Addition Replat Two, being a replat of Lot 1, Perez Addition Replat One and Lot 4, Perez Addition, all located in the Northwest ¼ of Section 28, T14N, R13E of the 6th P.M., Sarpy County, Nebraska, from RE-PS and RE to RE-PS and RE with site plan approval, for the purpose of single-family residential development; and small subdivision plat Lots 1 and 2, Perez Addition Replat Two. Applicant: Jonathan Revis. General location: 10711 Old 36th Street. Case #'s: Z-2410-11, S-2410-17. APPROVAL based upon conformance with the Zoning Ordinance and Subdivision Regulations, and lack of perceived negative impact upon the surround area. Upon roll call, all present voted yes. MOTION carried unanimously.

MINUTE RECORD

Bellevue Planning Commission Meeting, November 21, 2024, Page 2

This item will proceed to City Council for PUBLIC HEARING on December 17, 2024.

Meeting adjourned at 6:10 p.m.



Dianna Van Horn
Planning Secretary

CITY OF BELLEVUE PLANNING DEPARTMENT

3.a

RECOMMENDATION REPORT # 1

CASE NUMBERS: Z-2406-06
S-2406-09

FOR HEARING OF:
REPORT #1: January 23, 2025

I. GENERAL INFORMATION

A. APPLICANT:

Quail Crossing, LLC
Attn: Austin Alff
6860 S 118th Street
Omaha, NE 68137

B. PROPERTY OWNERS:

Autin Alff & Scott Alff, Co-owners
c/o Austin Alff
16602 Longbow Loop
Omaha, NE 68136

C. GENERAL LOCATION:

Southeast of South 45th Street and Hwy 370

D. LEGAL DESCRIPTION:

Lots 1 through 6, and Outlots A and B, Quail Crossing, being a replat of Lot 1, Katherine Addition, and Part of Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ North of Road, located in the Southwest $\frac{1}{4}$ of Section 32, T14N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTIONS:

1. Rezone Lots 1 through 6, and Outlots A and B, Quail Crossing from AG and RE to BG and RG-20-PS.
2. Preliminary plat Lots 1 through 6, and Outlots A and B, Quail Crossing.

F. EXISTING ZONING AND LAND USE:

AG, Agriculture/Agriculture accessory structures

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain approval of a rezoning and preliminary plat to enable commercial and multi-family residential development.

H. SIZE OF SITE:

The site is approximately 16 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The site is developed with a single-family residential building and a 3,750-square-foot pole barn.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

- 1. **North:** Single-Family Residential (across Hwy 370), RS-72
- 2. **East:** Commercial (across South 42nd Street), BG and BGH-PCO
- 3. **South:** Agriculture (across Maass Road), AG
- 4. **West:** Commercial (across South 45th Street), BG-PCO

C. RELEVANT CASE HISTORY:

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

D. APPLICABLE REGULATIONS:

- 1. Section 5.14, Zoning Regulations, regarding RG-20 uses and requirements.
- 2. Section 5.17, Zoning Regulations, regarding Planned Subdivision District uses and requirements.
- 3. Chapter 3, Subdivision Regulations, regarding Preliminary Plats.
- 4. Chapter 6, Subdivision Regulations, regarding Minimum Design Standards.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

The Future Land Use Map of the Comprehensive Plan designates this area as Single and Multi-family residential.

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. The 2020 MAPA traffic data indicates 27,204 vehicles per day along Highway 370 near the intersection of South 48th Street. The data indicates 4,519 vehicles per day along South 48th Street near the intersection of Highway 370.
2. Access is proposed from three newly created points: off South 45th Street, South 44th Street off Maass Road, and Shannon Drive off South 42nd Street.

D. UTILITIES:

All utilities are available or will be constructed to serve this development.

E. ANALYSIS:

1. Jeff Stoll, on behalf of Quail Crossing, LLC, has submitted a request to preliminary plat Lots 1 through 6, and Outlots A and B, Quail Crossing, for the purpose of commercial and multi-family residential development.
2. The applicant is also requesting a change of zone from RE and AG to BG and RG-20-PS for the purpose of commercial and multi-family residential development.

The applicant is proposing moderately high-density multi-family residential.

The RG-20 (General Residential) zoning districts are intended to permit moderately high-density development and uses that are typical and compatible in the operation of apartment houses.

The -PS zoning overlay allows for the construction of multiple buildings on one lot, in addition to encouraging the creative design of new living areas. Site plan approval is not being requested at this time.

The intent of the BG district is to provide for a wide range of retail and service establishments.

Proposed Lots 1 through 5, would be constructed with commercial/retail space.

Proposed Lot 6 would be developed with multi-family residential.

3. The BG (General Business District) development proposal on Lots 1 through 4 will be for future commercial/retail development. Lot 5 would be developed with

a four-story, 124-room extended-stay hotel. The site plan shows 106 parking stalls in addition to five ADA spaces, for a total of 111 parking spaces.

The number of parking spaces exceeds the minimum required by ordinance.

4. The RG-20 (General Residential) development proposal on Lot 6 consists of 90 apartment units.

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

6. Per Section 8.12, Zoning Ordinance, the apartment buildings must meet the city's design standards. Compliance with these regulations will be reviewed as part of the building permit process.

7. A draft Development Agreement has been submitted and is under review by the City Attorney.

8. Bellevue Public Works Department requested a temporary sidewalk waiver for the west side of Sout 42nd Street north of Shannon Drive to Highway 370. The proposed street section of South 42nd Street will be partly a rural section with drainage provided by roadside ditches in some locations.

9. This application was sent out to the following departments for review: Public Works, Permits and Inspections, Chief of Police, Offutt Air Force Base, Fire Inspector, Sarpy County Public Works, Metropolitan Utilities District, Cox Cable, Black Hills Energy, CenturyLink, Sarpy County GIS/911, OPPD, MAPA, Papio-Missouri River NRD, and the Papillion LaVista Public School District. The cover letter indicated a deadline to send comments back to the Planning Department and also stated if the requested department did not have comments pertaining to the application, no response was needed.

Bellevue Public Works Engineering Manager John Krager requested technical revisions to the preliminary grading study to show the proposed grading for the 42nd Street improvements. Public Works requested minor revisions to the paving plan for the South 42nd Street and Highway 370 Street improvements, South 42nd Street and Shannon Drive. These revisions have been addressed by the applicant's engineer.

Sarpy County Surveyor Mike Sharp requested minor revisions to the plat. These revisions have been addressed by the applicant's engineer.

Metropolitan Utilities District (MUD) Main Extension Coordinator requests the developer submit a water and gas main application with MUD to coordinate construction for available water and gas mains at South 42nd Street and Maass Road.

No other comments were received on this case.

10. A traffic study was required by Public Works and submitted with this application. City Staff reviewed the traffic study conducted by E&A Consulting Group, Inc. and concurred with its findings.

As part of this development, a northbound left-turn lane and left-turn signal would be included at the intersection of Highway 370 and South 42nd Street. This intersection will need to be signalized. Other improvements would include a northbound left-turn lane at Shannon Drive and South 42nd Street, sidewalk and ADA curb ramp will be added along the north side of Maass Road from South 44^t Street to South 42nd Street and along the east side of South 45th Street to the cul-de-sac.

11. Based on the number of acres, this development will require a contribution to the Park Fund in the amount of \$15,289.10. This fee must be paid prior to the filing of the final plat.

12. Staff believes this development is compatible with the surrounding area.

F. TECHNICAL DEFICIENCIES:

1. The site plan shows 126 parking stalls and 33 garage spaces, for a total of 159 parking spaces. The applicant indicates the construction of a 90-unit apartment complex. Required parking is two (2) spaces for each dwelling unit. The applicant must verify the types of units (studio, one-bedroom, two-bedroom) to prove an adequate number of parking spaces would be provided.

2. The developer has not indicated how the recreation needs of the residents would be provided (e.g., clubhouse, rec room, community space).

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon conformance with the Zoning Ordinance, Subdivision Regulations, and lack of perceived negative impact upon the surrounding area; contingent upon receipt of the items listed as technical deficiencies.

V. PLANNING COMMISSION RECOMMENDATION

· Under Review

VI. ATTACHMENTS TO REPORT

1. Vicinity map/Zoning Map
2. GIS aerial photo of the property
3. Zoning justification letter received
4. Preliminary plat received January 13, 2025
5. Conceptual Site Plan January 13, 2025
6. Landscape Plan Received January 13, 2025

VII. COPIES OF REPORT TO:

1. Quail Crossing, LLC. (Attn: Austin Alff)
2. E & A Consulting Group, Inc. (Attn: Jeff Stoll)
3. Austin Alff & Scott Alff
4. Public Upon Request


Assistant Planning Manager 1/19/25
Date of Report



E & A CONSULTING GROUP, INC.

Engineering Answers

RECEIVED
JUN 21 2024
PLANNING DEPT.

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

June 21, 2024

Tammi Palm, Manager
City of Bellevue Planning Department
1510 Wall Street
Bellevue, NE 68005

RE: Quail Crossing - Planned Subdivision District Zoning Justification Letter
E&A File: P2023.157.001

Dear Tammi,

On behalf of our client, Quail Crossing, LLC, please allow this letter serve as the Planned Subdivision District justification letter per Section 5.17 of the City of Bellevue's Zoning Ordinance.

5.17.03(1): The proposed modification of the primary district regulations as to platting of lots and space limits will be in the public interest and in harmony with the purpose of this ordinance, and will not adversely affect nearby properties.

Response: The proposed development plan fits within the mixed use designation of the City's Future Land Use. The proposed site will have a mix of commercial and residential uses. Due to the location of the site, most traffic movement will be directed towards Highway 370.

5.17.03 (2): The configuration, topography, vegetation, drainage, or other natural feature of the parcel is such that the normal lot arrangement would not be appropriate, and the natural state of the parcel can best be preserved by application of the Planned Subdivision District classification.

Response: The designation of the Planned Subdivision for the residential use of the property would allow for the future user to better fit the topography and space limitations on the proposed lot. Due to the existing natural gas line located through the middle of the property, it creates a narrow buildable area. The gas line will limit the amount of fill area over the existing easement area and limit where any proposed structure can be placed.

5.17.03 (3): The owner will utilize new and innovation planning methods to develop a subdivision of sound character and in the public interest, and the planned subdivision will be superior to a conventional subdivision.

Response: The future user will create a unique site plan that will utilize the existing natural gas easement to their advance.

5.17.03 (4): The request for PS, Planned Subdivision District classification is not solely for purposes of convenience, profit, or caprice.

Response: The intent of the Planned Subdivision District request is not for the purpose of convenience, profit or caprice. The intent is to create a unique development that fits within the future land use designation and is aimed at developing a workable product within the physical restraints of the site.

If you have any questions regarding this justification letter, please contact me at 402-895-4700 or by email at jstoll@eacg.com.

Sincerely,
E & A Consulting Group, Inc.

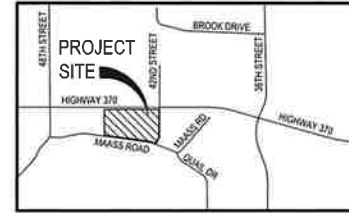


Jeff Stoll
Platting Services Assistant Manager

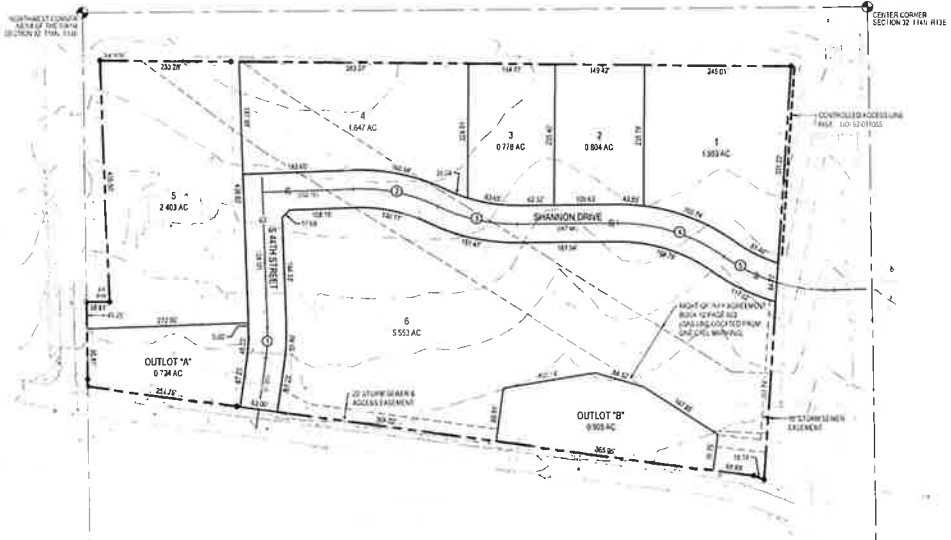
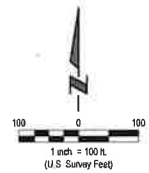
QUAIL CROSSING

LOTS 1 THRU 6 INCLUSIVE & OUTLOTS "A" AND "B"

A TRACT OF LAND BEING ALL OF LOT 1, KATHERINE ADDITION, A SUBDIVISION LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 32, AND ALSO TOGETHER WITH PART OF SAID NE 1/4 OF THE SW 1/4 OF SECTION 32, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA



VICINITY MAP



CURVE	RADIUS
1	300.00'
2	300.00'
3	300.00'
4	300.00'
5	300.00'

FRONT YARD	NONE
INTERIOR SIDE YARD	5'
STREET SIDE YARD	NONE
REAR YARD	10'

FRONT YARD	25'
INTERIOR SIDE YARD	5'
STREET SIDE YARD	10'
REAR YARD	10'

- LEGEND**
- MONUMENTS FOUND (5" REBAR UNLESS NOTED)
 - MONUMENTS SET (5" REBAR W/ CAP LS-578)
 - BOUNDARY LINE
 - RIGHT OF WAY LINE
 - LOT LINE
 - EASEMENTS
 - ⊙ EXIST' SECTION CORNER
 - EXIST' SECTION LINES
 - EXIST' PROPERTY LINES
 - (PTP) PUNCHED TOP PIPE
 - Power Riser Symbols: POWER RISER, POWER POLE, GUY WIRE, LIGHT POLE, TELEPHONE RISER, CABLE TV RISER, FIRE HYDRANT, UTILITY VALVE (WATER), MANHOLE, CURB INLET, UTILITY VALVE (GAS), SIGN
 - X-X- FENCE LINE
 - G-G- GAS LINE
 - W-W- WATER LINE
 - OHP-OHP- POWER LINE (OVERHEADS)
 - LSP-LSP- POWER LINE (UNDER GROUND)
 - 600-600- COMMUNICATION LINE (UNDER GROUND)
 - SS-SS- SANITARY SEWER LINE
 - ST-ST- STORM SEWER LINE
 - FO-FO- FIBER OPTICS LINE

LEGAL DESCRIPTION

A TRACT OF LAND BEING ALL OF LOT 1, KATHERINE ADDITION, A SUBDIVISION LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 32, AND ALSO TOGETHER WITH PART OF SAID NE 1/4 OF THE SW 1/4 OF SECTION 32, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA

SAID TRACT OF LAND CONTAINS AN AREA OF 702,367 SQUARE FEET OF 16.188 ACRES, MORE OR LESS.

DEVELOPER: QUAIL CROSSING, LLC
6860 S 119TH STREET
OMAHA, NE 68137

OWNER: SCOTT ALFF
1602 LONGGROW LOOP
OMAHA, NE 68136

ZONING:

EXISTING	RC-20-PS	7.853 AC
PROPOSED	RC-20-PS LOT 6 AND OUTLOT "B"	6.458 AC
	RIGHT-OF-WAY	1.821 AC
TOTAL		16.132 AC

NOTES:

- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO STATE HIGHWAY NO. 370 MAASS ROAD, S 45TH STREET AND S 42ND STREET FROM ANY LOTS ADJUTING SAID STREETS
- CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT TWELVE AND HALF FEET (12.5) RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES
- ALL DIMENSIONS SHOWN WITH PARENTHESSES ARE FOR THE LOCATION OF CENTERLINE.
- TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAN.
- A STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOTS "A" AND "B".

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

15033 M44th Street, Suite 100 • Omaha, NE 68134
Phone: 402.491.4224 • Fax: 402.491.2700
State of NE Certificate of Registration: 000009

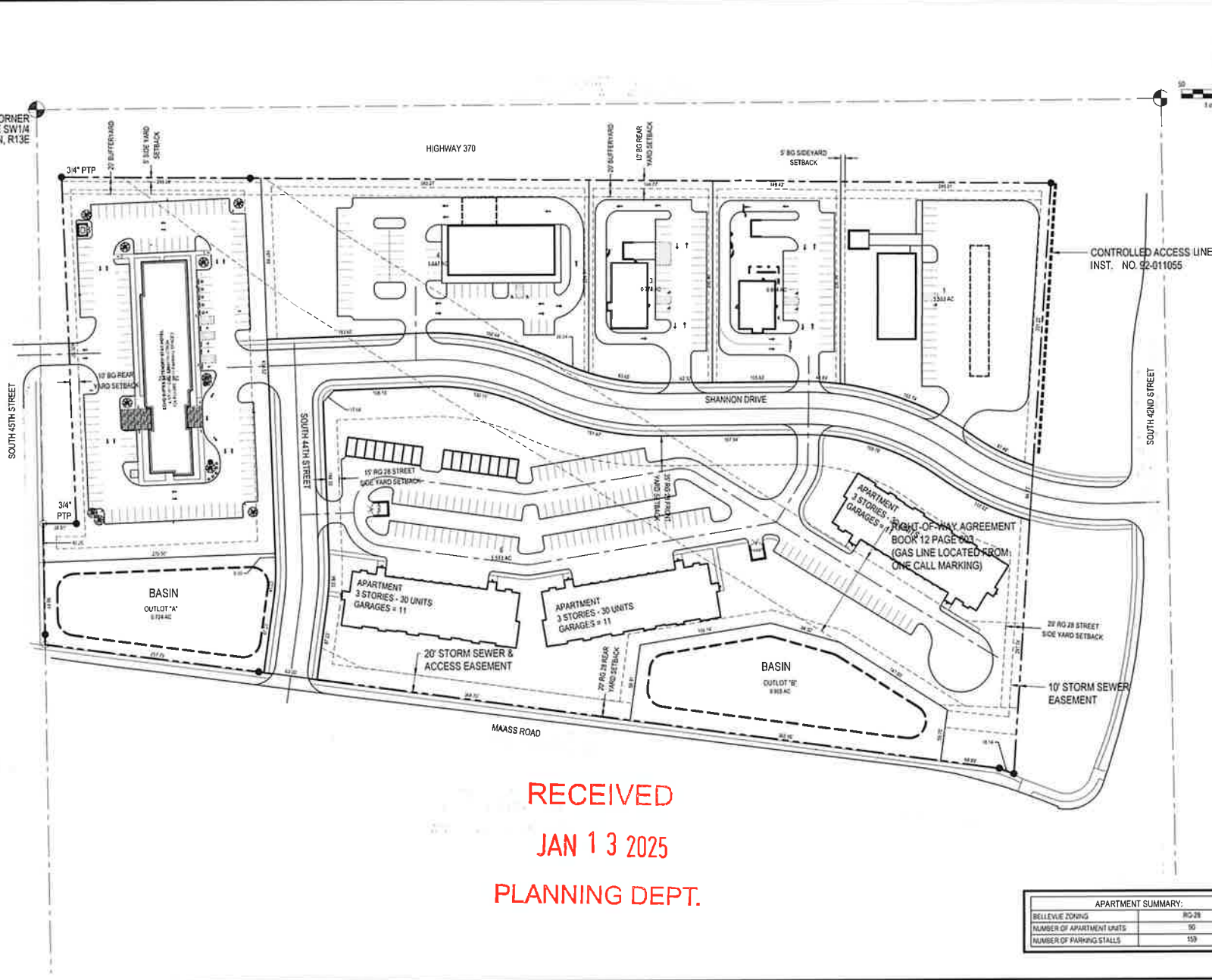
QUAIL CROSSING
LOTS 1 THRU 6 INCLUSIVE & OUTLOTS "A" AND "B"
BELLEVUE, NEBRASKA

PRELIMINARY PLAN

Date	Description
05/13/2022	ASST
05/13/2022	ENR
07/11/2022	1. of 1

RECEIVED
JAN 13 2025
PLANNING DEPT.

NORTHWEST CORNER
NE1/4 OF THE SW1/4
SECTION 32, T14N, R13E



RECEIVED
JAN 13 2025
PLANNING DEPT.

APARTMENT SUMMARY:	
BELLEVUE ZONING	RD-2B
NUMBER OF APARTMENT UNITS	90
NUMBER OF PARKING STALLS	159

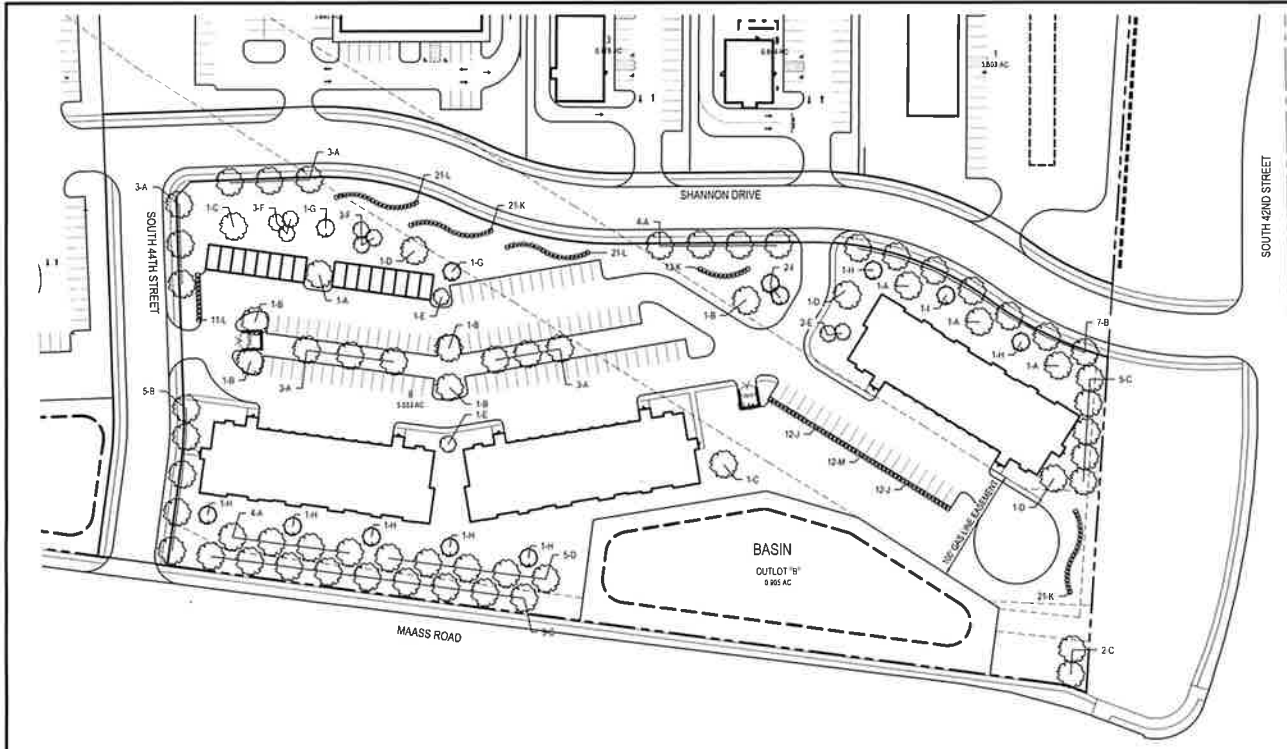
E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
17005 MA Valley Road, Suite 105 • Omaha, NE 68134
Phone: 402.933.1000 • Fax: 402.933.1099
Date of I&C Certificate of Authorization: 04/2008



QUAL CROSSING
42ND & 370
BELLEVUE
SAPY COUNTY, NEBRASKA

CONCEPTUAL SITE PLAN

Date	By	Description
02/13/2025	ALJ	Final
02/13/2025	ALJ	Final
02/13/2025	ALJ	Final
02/13/2025	ALJ	Final
02/13/2025	ALJ	Final

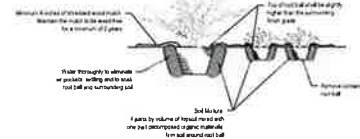


PLANT SCHEDULE

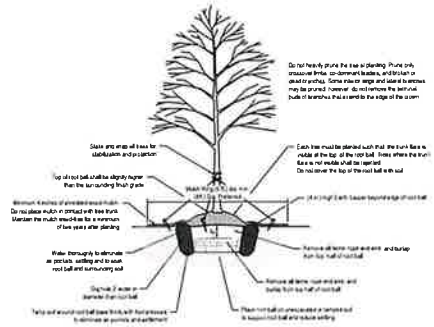
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
A	24	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2"	B&B
B	17	Acer freemanii 'Jeffersred'	Autumn Blaze Maple	2"	B&B
C	18	Quercus rubrum	Red Oak	2"	B&B
D	8	Celtis occidentalis	Hackberry	2"	B&B
E	4	Malus 'Spring Snow'	Spring Snow Crabapple	2"	B&B
F	5	Malus x 'Pranfire'	Pranfire Crabapple	2"	B&B
G	2	Pinus buxilis 'Vanderwolf Pyramid'	Vanderwolf Pine	7'-8"	B&B
H	7	Picea pungens 'Glauca'	Colorado Blue Spruce	7'-8"	B&B
I	3	Picea abies	Norway Spruce	7'-8"	B&B
J	24	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 Gal.	Cont.
K	55	Viburnum lantana 'Mohican'	Mohican Viburnum	3 Gal.	Cont.
L	53	Eunymus alatus compactus	Dwarf Burning Bush	3 Gal.	Cont.
M	24	Spiraea japonica 'Walburna'	Magic Carpet Spiraea	3 Gal.	Cont.

TREE NOTE:
Landscape contractor must coordinate with all utilities and general contractor to field verify all utility locations that may conflict with all proposed tree planting locations on the project site.

RECEIVED
JAN 13 2025
PLANNING DEPT.



SHRUB & PERENNIAL PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL - B & B TREE
NOT TO SCALE

LANDSCAPE NOTES

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

IRRIGATION NOTES

- Irrigation to include meter pit and MUD fees.
- Prepare all sodded areas.
- Irrigation controller to be mounted in a steel utility box with hump for pad lock.
- Irrigation system to be guaranteed for 1 year. Written guarantee to be supplied prior to final payment.
- Irrigation contractor responsible to wireline system one time.
- Irrigation contractor to furnish as-built drawing of the system and catalogue cuts of the installed equipment prior to final payment.
- Irrigation contractor to provide owner and engineer with an irrigation plan stop drawing and equipment catalog cuts for approval prior to installation.
- Contractor to coordinate work with other amenities contractors.

SEEDING NOTES

- Seeding shall be SuperTurf II no-rye (fast grower) lateral spread tall fescue Kentucky bluegrass mixture from United Seeds. Inc. Planting method and seeding rate shall be 10 lbs per 1,000 sq ft. Seeding dates: March-June dormant seeding December-March.
- Mulching shall be installed over all seeding areas (S75 - NAG Single NH Straw Matting OR EQUIVALENT).

SODDING NOTES

- The contractor shall notify the architect at least forty-eight hours in advance of the time he intends to begin sodding and shall not proceed with such work until permission to do so has been granted. No frozen sod shall be placed. No sodding shall be done on frozen earth.
- Cuts shall be over-cast at all times to retain the native soil and the roots of the sod during the process of transplanting. Dumping from vehicles will not be permitted. The sod shall be planted within eighteen (18) hours from the time it is dug or rolled or stored in a satisfactory manner. All sod or stacks shall be kept moist and shall be protected from exposure to the sun and from freezing. No storage longer than three (3) days will be permitted. Sod which becomes dried or does not meet the specifications will be rejected.
- There shall be a minimum of six inches' after tamping of topsoil under all sod. Excavations or trenching shall be made to a sufficient depth below the finished grade of the sod to accommodate the depth of topsoil as specified and the thickness of sod as specified. Fertilizer shall be applied at a rate to provide 100 pounds of nitrogen per acre unless fertilizer has been applied under another item in this contract to the topsoil in the sod bed. Fertilizer applied under this item shall be incorporated to a depth of at least two inches before the sod is laid unless otherwise specified or approved. Incorporation shall be accomplished by disking, harrowing, chiseling, raking or other approved means.
- The sod on which the sod is laid shall be reasonably moist and shall be watered if so directed. The sod shall be laid strictly edge to edge and all openings shall be plugged with sod immediately after the sod is laid. It shall be pressed firmly into contact with the sod bed by tamping, rolling, or by other approved methods so as to eliminate all air pockets. Provide true and even surfaces, secure tamping and protect all exposed soil edges but without displacement of the sod or deterioration of the surface of the sodded areas and watered at the rate of one gallon per square yard of sodded area unless otherwise directed.
- The contractor shall take care of the sodded areas until all work on the entire contract has been completed, and sod has been mowed twice and then acceptable. Such care shall consist of providing protection against traffic by approved warning signs or barricades and the mowing of grass to the height of two inches when the grass attains a maximum height of four inches.
- Sod shall also be watered. When the sod is watered sufficient water shall be applied to wet the sod at least two inches deep in the sod bed. Watering shall be done in a manner which will not cause erosion or other damage to the finished surfaces. Any surfaces which become gullied or otherwise damaged shall be repaired to reestablish the grade and conditions of the soil prior to sodding and shall then be re-kerolized and re-sodded as specified under this item.
- In drainage ways or slopes, the sod shall be laid with their longest dimensions parallel to the contours. Such sodding shall begin at the bottom of slopes or grades and the sodding progress in continuous parallel rows moving upward. Vertical joints between such sodding shall be staggered. All sod shall be laid to the grades specified and the grades formed with special care at the junction of grade-ways.
- Sod shall be laid in place by stakes in all drainage ways, on all slopes steeper than 4:1 and elsewhere when specified or as directed. Pugging shall be done immediately after tamping. At least one stake shall be driven through each sod to be staked and the stakes shall not be more than two feet apart. Stakes shall have the flat sides against the slope and be driven flush. Stakes for pugging sod shall be of wood approximately one inch by two inches and of sufficient length to penetrate the sod, the topsoil and to a minimum depth of two inches of subsoil. The contractor shall keep all sodded areas thoroughly watered for a period of forty (40) calendar days after the final laying and as often as required thereafter until soil has been fully established (two mowings) and accepted by the engineer and owner. Contractor to supply all necessary hoses, fittings and sprinklers for all watering needs.
- All sod must be fully established (two mowings) and growing at the time of inspection and acceptance.

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QUAL CROSSING
42ND & 370
IRREGULAR
SHERY COUNTY, NEBRASKA

PLANNED SUBDIVISION
LANDSCAPE PLAN

DATE	REVISION	DESCRIPTION

Project No. 2024-001, 2024-002, 2024-003, 2024-004, 2024-005, 2024-006, 2024-007, 2024-008, 2024-009, 2024-010, 2024-011, 2024-012, 2024-013, 2024-014, 2024-015, 2024-016, 2024-017, 2024-018, 2024-019, 2024-020, 2024-021, 2024-022, 2024-023, 2024-024, 2024-025, 2024-026, 2024-027, 2024-028, 2024-029, 2024-030, 2024-031, 2024-032, 2024-033, 2024-034, 2024-035, 2024-036, 2024-037, 2024-038, 2024-039, 2024-040, 2024-041, 2024-042, 2024-043, 2024-044, 2024-045, 2024-046, 2024-047, 2024-048, 2024-049, 2024-050, 2024-051, 2024-052, 2024-053, 2024-054, 2024-055, 2024-056, 2024-057, 2024-058, 2024-059, 2024-060, 2024-061, 2024-062, 2024-063, 2024-064, 2024-065, 2024-066, 2024-067, 2024-068, 2024-069, 2024-070, 2024-071, 2024-072, 2024-073, 2024-074, 2024-075, 2024-076, 2024-077, 2024-078, 2024-079, 2024-080, 2024-081, 2024-082, 2024-083, 2024-084, 2024-085, 2024-086, 2024-087, 2024-088, 2024-089, 2024-090, 2024-091, 2024-092, 2024-093, 2024-094, 2024-095, 2024-096, 2024-097, 2024-098, 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