Omaha City Planning Department

APPLICATION
SUBDIVISION PLAT

Name of Addition Copper Creek Replat One

☐ Preliminary  ☑ Revised Preliminary  ☑ Final

Property Owner(s) CC Military, LLC
Name 15950 W Dodge Rd. #200 Omaha, NE 68118
Address

Applicant Same as owner
Name
Address

Contact E & A Consulting Group, Inc.
Name 10909 Mill Valley Rd. Ste. 100 Omaha NE 68154
Address 402.895.4700

General Location/Address Southeast of 168th & Military Road

Total Area 3.915 (Acres) Total Lots 5

Existing Zoning AG

Development Plans:

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<tr>
<th>Lot#s</th>
<th>Zoning</th>
<th>Total Lots</th>
<th>Acres</th>
<th>Residential (No. of Units)</th>
<th>Office/Commercial (Square Feet)</th>
<th>Value/Price (w/Improvements)</th>
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Yes ☐ No ☑ A property owners' association is to be formed. If yes, attach copies of covenants.

Yes ☐ No ☑ Exceptions to the standard form subdivision agreement are proposed. If yes, attach a statement of changes.

Yes ☐ No ☑ Waivers to design standards, improvements or plat certifications are proposed. If yes, attach a request letter.

This subdivision will be processed as a series of phased final plats. If yes, include phase boundaries on the preliminary plat. Changes in boundaries will require a revised preliminary.

If you have any questions about this application form or submission dates, please contact the Current Planning Division at 444-3426.

Signature

Owner's Signature

Applicant Signature (If not the property owner, the applicant certifies with this signature to be the authorized agent of the property owner.)

04/08/19 Kyle Vohl - Agent for Owner
Date Submitted
Print or Type Name of Applicant
A TRACT OF LAND BEING ALL OF LOTS 39, 46, 47, OUTLOTS "C" AND "D", COPPER RIDGE, A
SUBDIVISION LOCATED IN PART OF THE NW1/4 OF SECTION 22; ALONG WITH PART OF THE
SW1/4 OF THE NW1/4 OF SAID SECTION 22; AND PART OF 166TH AVENUE AND COPPER CREEK
DRIVE RIGHT-OF-WAYS; ALL LOCATED IN TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH
P.M., DOUGLAS COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT "D", COPPER RIDGE, SAID POINT
ALSO BEING THE NORTHWEST CORNER OF OUTLOT "E", SAID COPPER RIDGE, SAID POINT ALSO
BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MILITARY ROAD; THENCE ALONG
THE EASTERLY LINE OF SAID OUTLOT "D", COPPER RIDGE, SAID LINE ALSO BEING THE
WESTERLY LINE OF SAID OUTLOT "E", COPPER RIDGE ON THE FOLLOWING THREE (3)
DESCRIBED COURSES: (1) THENCE S36°56'12"W (ASSUMED BEARING), A DISTANCE OF 173.06
FEET; (2) THENCE S28°37'00"W, A DISTANCE OF 85.60 FEET, (3) THENCE S18°40'01"W, A
DISTANCE OF 118.26 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "D", COPPER RIDGE,
SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID OUTLOT "E", COPPER RIDGE, SAID
POINT ALSO BEING A POINT ON THE NORTHIER RIGHT-OF-WAY LINE OF SAID COPPER CREEK
DRIVE; THENCE ALONG THE SOUTHERLY LINES OF SAID OUTLOT
"C" AND LOT 47, COPPER RIDGE AND ITS WESTERLY EXTENSION THEREOF, SAID LINE ALSO
BEING SAID NORTHIER RIGHT-OF-WAY LINE OF COPPER CREEK DRIVE ON THE FOLLOWING
THREE (3) DESCRIBED COURSES: (1) THENCE N38°01'01"W, A DISTANCE OF 22.40 FEET; (2)
THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 225.00 FEET, A
DISTANCE OF 93.58 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N49°55'57"W, A
DISTANCE OF 92.91 FEET; (3) THENCE N61°50'53"W, A DISTANCE OF 207.51 FEET; THENCE
S27°02'45"W, A DISTANCE OF 50.01 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE
OF SAID COPPER CREEK DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF
COPPER CREEK DRIVE ON THE FOLLOWING THREE (3) COURSES: (1) THENCE S28°09'07"W, A
DISTANCE OF 12.02 FEET; (2) THENCE N15°24'58"W, A DISTANCE OF 12.32 FEET; (3) THENCE
NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 43.02 FEET, SAID CURVE HAVING
A LONG CHORD WHICH BEARS N57°33'12"W, A DISTANCE OF
6.08 FEET; THENCE N33°13'14"E, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY
LINE OF SAID LOT 39, COPPER RIDGE, SAID LINE ALSO BEING SAID NORTHIER RIGHT-OF-WAY
LINE OF COPPER CREEK DRIVE; THENCE ALONG SAID SOUTHERLY LINE OF LOT 39, COPPER
RIDGE, SAID LINE ALSO BEING SAID NORTHIER RIGHT-OF-WAY LINE OF COPPER CREEK DRIVE
ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE NORTHWESTERLY ON A CURVE
TO THE RIGHT WITH A RADIUS OF 175.00 FEET, A DISTANCE OF 43.02 FEET, SAID CURVE HAVING
A LONG CHORD WHICH BEARS N49°44'13"W, A DISTANCE OF 42.91 FEET; (2) THENCE
N42°41'39"W, A DISTANCE OF 98.77 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 39,
COPPER RIDGE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 38, SAID COPPER
RIDGE; THENCE NO2°32'14"W ALONG THE WEST LINE OF SAID LOT 39, COPPER RIDGE, SAID LINE
ALSO BEING THE EAST LINE OF SAID LOT 38, COPPER RIDGE, A DISTANCE OF 13.97 FEET TO
THE NORTHWEST CORNER OF SAID LOT 39, COPPER RIDGE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 40, COPPER RIDGE; THENCE N78°25'26"E ALONG THE NORTHERLY LINE OF SAID LOT 39, COPPER RIDGE, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOT 40, COPPER RIDGE, A DISTANCE OF 119.77 FEET TO THE NORTHEAST CORNER OF SAID LOT 39, COPPER RIDGE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 40, COPPER RIDGE, SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID 166TH AVENUE; THENCE S11°34'34"E ALONG THE EASTERLY LINE OF SAID LOT 39, COPPER RIDGE, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF 166TH AVENUE, A DISTANCE OF 34.74 FEET; THENCE N78°25'26"E, A DISTANCE OF 50.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID OUTLOT "C", COPPER RIDGE, SAID LINE ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF SAID 166TH AVENUE; THENCE ALONG SAID WESTERLY LINE OF OUTLOT "C", COPPER RIDGE, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF 166TH AVENUE ON THE FOLLOWING FIVE (5) DESCRIBED COURSES: (1) THENCE N11°34'34"W, A DISTANCE OF 77.56 FEET; (2) THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FEET, A DISTANCE OF 11.83 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N07°03'24"W, A DISTANCE OF 11.82 FEET; (3) THENCE N02°32'14"W, A DISTANCE OF 138.37 FEET; (4) THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FEET, A DISTANCE OF 46.11 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N15°04'36"W, A DISTANCE OF 45.39 FEET; (5) THENCE N32°41'27"E, A DISTANCE OF 17.54 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "C", COPPER RIDGE, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID EASTHERLY RIGHT-OF-WAY LINE OF 166TH AVENUE AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF MILITARY ROAD; THENCE S57°21'11"E ALONG THE NORTHERLY LINE OF SAID OUTLOTS "C" AND "D", COPPER RIDGE, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF MILITARY ROAD, A DISTANCE OF 521.33 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 170,555 SQUARE FEET OR 3.915 ACRES, MORE OR LESS.
April 8, 2019

Robert Laroco
City of Omaha Planning Department
1819 Farnam Street, Suite 1100
Omaha, NE 68183

RE: Copper Creek Replat One – Minor Plat Submittal

Robert,

On behalf of E & A Consulting Group, Inc. and our client, CC Military, LLC, we hereby submit a minor plat application for the above referenced project. This submittal resolves requirements from the Corps of Engineers during the 404 permitting process regarding wetland mitigation, buffering and 3:1+20 channel setbacks resulting from the Copper Creek Drive culvert impacts. These items will also lead to a Revised Preliminary Plat Submittal for future Phases 2 and 3.

The Phase 1 final plat was approved by City Council on March 5th, 2019. On-going conversations with the Corps to establish an acceptable wetland mitigation, buffer and creek setbacks within Outlot “B” has forced the shift of the adjacent lots and 166th Street ROW westerly. The minor plat overall changes are to the 166th Avenue right-of-way, the PCSMP Outlot and 3 residential lots. With this submittal, we are requesting a partial right-of-way vacation of 166th Avenue, as shown in the attached submittal. Please let us know if we need to provide any additional information regarding the right-of-way vacation.

All documents included are listed on the attached transmittal. If you have any questions regarding this application, please contact me at 402-895-4700.

Sincerely,

Kyle Vohl, PE
E & A Consulting Group, Inc.
COPPER CREEK REPLAT ONE

LOTS 1 THRU 3 INCLUSIVE & OUTLOTS "A" & "B"

BEING A REPLATTING OF ALL OF LOTS 39, 46, 47, OUTLOTS "C" AND "D", COPPER RIDGE, A SUBDIVISION LOCATED IN PART OF THE NW1/4 OF THE NW1/4 OF SECTION 22; ALONG WITH PART OF THE SW1/4 OF THE NW1/4 OF SAD SECTION 22; AND PART OF 166TH AVENUE AND COPPER CREEK DRIVE RIGHT-OF-WAYS, ALL LOCATED IN TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

LEGAL DESCRIPTION

BEING A REPLATTING OF ALL OF LOTS 39, 46, 47, OUTLOTS "C" AND "D", COPPER RIDGE, A SUBDIVISION LOCATED IN PART OF THE NW1/4 OF THE NW1/4 OF SECTION 22; ALONG WITH PART OF THE SW1/4 OF THE NW1/4 OF SAD SECTION 22; AND PART OF 166TH AVENUE AND COPPER CREEK DRIVE RIGHT-OF-WAYS, ALL LOCATED IN TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

Said tract of land contains 1,755.374 square feet or 3.915 acres, more or less.

DEVELOPER / OWNER

CC MILITARY, LLC
15950 WEST DODGE RD #200
OMAHA, NE 68118

ZONING:

EXISTING
AG

PROPOSED
R5, LOTS 1 THRU 3
DR, OUTLOTS "A" & "B"

NOTES:

1. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO COPPER CREEK DRIVE FROM LOTS 1 & 2, COPPER CREEK REPLAT ONE. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED MILITARY ROAD FROM OUTLOTS "A" & "B", COPPER CREEK REPLAT ONE.


3. ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF CENTERLINE.

4. OUTLOT "A" SHALL BE RESERVED FOR A PERMANENT PCSMP BASIN.

5. OUTLOT "B" SHALL BE DESIGNATED AS STORM AND DRAINAGE.
NOTES:

1. All exterior lines of all interior lots, and the exterior lines of a plat shall be true to the nearest possible distance, but may vary as shown on the survey.

2. The City Engineer or an officer of the City Engineer, shall have the right to require the property owner to perform any work not completed at the time of dedication of the plat, which may be necessary for the proper use of the plat. This work may be completed at any time after the plat is recorded in the City Engineer's office.

3. The City Engineer or an officer of the City Engineer, shall have the right to require the property owner to install any improvements necessary for the proper use of the plat. This work may be completed at any time after the plat is recorded in the City Engineer's office.

4. All exterior and interior lines of all interior lots, and the exterior lines of a plat shall be true to the nearest possible distance, but may vary as shown on the survey.

5. The City Engineer or an officer of the City Engineer, shall have the right to require the property owner to install any improvements necessary for the proper use of the plat. This work may be completed at any time after the plat is recorded in the City Engineer's office.

6. All exterior and interior lines of all interior lots, and the exterior lines of a plat shall be true to the nearest possible distance, but may vary as shown on the survey.

7. The City Engineer or an officer of the City Engineer, shall have the right to require the property owner to install any improvements necessary for the proper use of the plat. This work may be completed at any time after the plat is recorded in the City Engineer's office.

8. All exterior and interior lines of all interior lots, and the exterior lines of a plat shall be true to the nearest possible distance, but may vary as shown on the survey.

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24. All exterior and interior lines of all interior lots, and the exterior lines of a plat shall be true to the nearest possible distance, but may vary as shown on the survey.