City of Bennington
Planning Commission Meeting Agenda
Wednesday, December 17, 2025; 6:00 P.M.
City Office, 15505 Warehouse St.
Bennington, NE
402-238-2375

1. Call to Order – Open Meeting Act – Roll Call

2. Approval of October 29, 2025 Meeting Minutes

3. Consideration of a Revised Final Plat in a Highway Commercial Zoning District for a 27.85 acre development known as Rainwood Square located at 10102 N. 156th Street
    A. Presentation, Staff and Applicant
    B. Public Hearing
    C. Motion

4. Three Year Reappointment Recommendations
    A. Anita Ortiz
        i. Motion
    B. Bob Zaruba
        i. Motion

5. Elections
    A. Motion to Nominate and Elect Chair
    B. Motion to Nominate and Elect Vice-Chair

6. Adjourn

City of Bennington
Planning Commission Meeting Minutes
Wednesday, October 29, 2025; 6:00 P.M.
City Office, 15505 Warehouse St.
Bennington, NE
402-238-2375

Call to Order – Open Meeting Act – Roll Call
Planning Commission Chair James Bartles called the meeting to order at 6:00 p.m. The following members were present: James Bartles, Haime Dias, Karen Hohman, Mike Valasek, Cydell White Jr., and Bob Zaruba. Member Anita Ortiz was absent. City Clerk Mindi Laaker identified the Open Meetings Act location that is available to the public.

Approval of September 24, 2025 Meeting Minutes
Motion by Hohman, second by Bartles to approve the minutes as presented. With Dias abstaining, all voted in favor and the motion carried.

Consideration of a Conditional Use Permit allowing for a Cross Fit Training Facility in a Highway Commercial Zoning District (C-1) located on Lot 2 McGregor Brae,12758 and 12756 N. 158th Street
City Engineer Julie Ogden, Property Owner Geoff McGregor and Applicant Ben Simons presented the Cross Fit Training Facility as a Conditional Use.

Bartles opened a public hearing and there were no comments.

Motion by Zaruba, second by Valasek to recommend approval of the conditional use with the conditions recommended in the City Engineer's comment letter and the Property Owner's requested changes. All voted in favor and the motion carried.

Consideration of a Conditional Use Permit allowing for a Motor Vehicle Collision Facility in a Highway Commercial Zoning District (C-1) located on Lot 2, McGregor Brae Replat 1 (address to be determined)
City Engineer Julie Ogden and Applicant Dave Herbeck presented the Motor Vehicle Collision Facility as a Conditional Use.

Bartles opened a public hearing and there were no comments.

Motion by Dias, second by Zaruba to recommend approval of the conditional use with the conditions recommended in the City Engineer's comment letter. All voted in favor and the motion carried.

Consideration of a Final Plat in a Highway Commercial Zoning District for a 27.85 acre development to be known as Rainwood Square located at 10102 N. 156th Street
City Engineer Julie Ogden and Attorney Larry Jobuen with Fullenkamp, Jobeun, Johnson & Beller presented the Final Plat for Rainwood Square.

Bartles opened a public hearing and there were no comments.

Motion by Valasek, second by Zaruba to recommend approval of the Final Plat with the conditions recommended in the City Engineer's and County Engineer's comment letters. All voted in favor and the motion carried.

Consideration of a Change of Zoning from Medium Density Residential Zoning District (R-3) to include a Clustered/Mix Use Overlay Zoning District (CMD) and Preliminary Plat for a 7.3 acre development to be known as Prairie Ridge located at Lot 1 Bennington Park Plaza

City Engineer Julie Ogden and Caleb Beasley with E & A Consulting presented the Zoning Change and Preliminary Plat.

Bartles opened a public hearing and comments were made regarding drainage and traffic.

Motion by Bartles, second by Valasek to recommend approval of the zoning change and preliminary plat with the conditions recommended in the City Engineer's comment letter. All voted in favor and the motion carried.

Adjourn

Motion by Dias, second by Valasek to adjourn the meeting at 7:24 p.m. All voted in favor and the motion carried.

December 9, 2025

Bennington Planning Commission & City Council
c/o Mindi Laaker, Clerk
15505 Warehouse Street
Bennington, NE 68007

RE: Rainwood Square – Revised Final Plat and associated documents
JEO Project No. 090034

Dear Commission and Council Members:

JEO Consulting Group has received a copy of the REVISED final plat documents for the above referenced subdivision. We have reviewed these documents in accordance with Article 3, Section 5 of the subdivision regulations and would offer the following comments, questions and observations for the Planning Commission's scheduled meeting. Any comments made on the original plat that are yet to be addressed are carried forward in this letter. All other no longer apply or have been satisfactorily addressed.

Revised Final Plat & Subdivision Agreement

1. The revision on this final plat is to relocate the street connection to 156th Street. Since the planning commission meeting where this was considered, the Douglas County Engineers Office has coordinated with the Developer to allow a full access roadway connection at the north property line of the development instead of the right in/right out access previously presented. The majority of the plat remains the same but the street right of way, outlot B and Lot 7 have been adjusted along with areas on lots 5 and 6.
    a. The street name at the property line shall be Thayer Street not Hibbs Street as per prior location.
    b. This was approved with the preliminary plat to be a C-1, Highway Commercial District.
2. The lots appear to meet the minimum width and area for the C-1 zoning district. Setbacks noted match that of the district also except that the street side yard setback is the same as the front yard setback.
3. The City Attorney, Jeff Miller, is working on the subdivision agreement with the Developers Attorney.
    a. The agreement will address the lot owners association for maintenance of outlots.
4. In review of the Source and Use of Funds:
    a. The total general obligation costs are shown at about 5.15%, which is on the higher end but acceptable thus far.
    b. The cost share payments for water main pioneering, sanitary sewer outfall cost share (to Morgan Ridge SID), Rainwood Road cost share (to Douglas County) are included – fees to be updated as the development progresses.

Waiver Request

1. No waivers have been requested with this application.

Utilities (sanitary sewer and water)

1. The water main and natural gas service will be designed and installed by MUD.
2. Coordination with the Morgan Ridge Development on the outfall sanitary sewer should continue and that outfall sewer should be extended to the south property line at the Rainwood Road intersection to allow for future extension to the south.
    a. The outfall sewer is located near the north property line and will be located in the Thayer Street ROW.
    b. The 10" outfall to south property line may require an easement on Outlot C.
3. The internal sanitary sewer (all 8" centered in Bluestem Ave and N 157th Street) will connect to the outfall sewer at Thayer Street.
4. Construction plans for internal and external sanitary sewer shall be submitted to the City Engineer for review and approval prior to construction.

Streets

1. An updated traffic impact study was provided for the development to account for the changes in access location and allowed movements, here are our comments:
    a. The main change is to allow the relocated 156th Street (to the north property line) access to be a full movement location and that a future signal can be planned for at the access point. The updated study shows this change.
    b. All other prior comments have been addressed with the revised study.
    c. It appears that the traffic counts were conducted in early July which does not account for traffic impacts during the school year. When signal warrants are reviewed, the counts should be done during the school year.
    d. How was the 25% pass-by capture rate arrived at? It seams that it may average out depending on final uses but that was not discussed in the study.
    e. The study was completed using the 12th Edition of the Trip Generation Manual. Since the 13th Edition has been released it should be used on future studies. The study can continue to use the 12th Edition since it was the current version when the study started.
    f. The following improvements will be required, by the development, with the initial public improvements, per traffic study recommendations. Coordinate any widening of Rainwood Road With the existing Douglas County project to eliminate additions immediately upon completion of the through lanes.
        i. Right turn lane for westbound Rainwood Road traffic at 158th Street.
        ii. Left Turn lane for eastbound Rainwood Road traffic at 158th Street.
        iii. Right turn lane for southbound 156th Street traffic at Thayer (noted at Hibbs in study) Street.
        iv. Left Turn lane for northbound 156th Street traffic at Thayer Street.
        v. Southbound Right and Northbound Left Turn lane for 156th at Rainwood Road.
        vi. Eastbound Left Turn lane for Rainwood Road at 156th Street.
    g. The development will be required to cost share in the following future improvements:
        i. Traffic signal at 156th Street and Rainwood Road, including any turn lane changes or additions.

ii. Traffic signal at 156th Street and Thayer Street, including any turn lane changes or additions.
iii. 156th Street and Bennington Road Improvements and/or signalization changes.

2. A geotechnical report for the development has been provided with a prior submittal, which outlines the requirements for grading operations and compaction and subgrade preparation under paving. It did not specifically discuss utility trenches and that should be addressed in the project specifications.
    a. The subgrade recommendations noted proof-rolling the subgrade to review compaction and while that would be an acceptable initial test, the city will require compaction testing to the city of Omaha construction standards on the project.
3. Access points to Rainwood Road and 156th Street shall meet County access rules and will require a permit from the county for the connection. As per the note on the plat no lots would have direct access either Rainwood Road or 156th Street.
4. Construction plans for paving improvements shall be submitted to the City Engineer for review and approval prior to construction.
    a. With the paving plans, the curb ramps should be included in the construction plans so that they meet ADA Standards. The city has had issues with lot owners not constructing them to meet standards.

Drainage/Storm Sewer

1. An updated drainage study was provided addressing The changes made to the final plat. The comments JEO has on the drainage study are:
    a. There are three impact points noted but Impact Point 3 is the one that leaves the site which shows a reduction in flow from existing. Impact Point 1 shows an increase due to the re-routing of flows around the commercial lots.
    b. Per the comments at the preliminary plat public hearing, the developer needs to coordinate with the property owner to the north on the storm drainage outlet and flow to the north from the development to make sure that the flow remains in the existing ditch until it reaches the creek.
2. Construction plans for storm sewer and PCSMP Basins shall be submitted to the City Engineer for review and approval prior to construction.
    a. Grading of a ditch north of the Thayer Street ROW may be required to allow flow. The culverts under the driveway to the north appear to be smaller than those under Thayer Street. Will that cause any issues with the driveway?

If you have any questions, comments or concerns with any of the statements, please feel free to contact me at 402.443.4661.

Sincerely,

Julie Ogden, PE
jogden@jeo.com

JAO:jao
Enclosures: final plat documents with comments

cc: Kevin Hand, Bennington City Administrator (PO Box 221, Bennington NE 68007)
Jeff Miller, Young and White Law Offices (8742 Frederick Street, Omaha, NE 68124)
Brett Shald/Joe Foley, Foley-Shald (14503 Grover Street Ste 102, Omaha, NE 68154)

Docusign Envelope ID: 403D713C-D5DB-4537-8598-544E9C7D479E

APPLICATION FOR A FINAL PLAT

City of Bennington, NE

NOTE: Form must be filled out completely before the City will accept this application for processing, please print or type.

OFFICE USE ONLY:
Receipt Number: _____
Fee Paid $_____
Final Plat #: _____

Date: 11/18/2025

SUBDIVIDER:
Name: Terranova Equities I, LLC
Address: 3803 N 153rd Street, suite 201, Omaha, NE
Phone Number: 402-614-9100
E-Mail: gene.graves@gravesdevelopment.com

AGENT (Authorized to act on behalf of Subdivider):
Name: _____
Address: _____
Phone Number: _____
E-Mail: _____

OWNER:
Name: Terranova Equities I, LLC
Address: 3803 N 153rd Street, suite 201, Omaha, NE
Phone Number: 402-614-9100
E-Mail: gene.graves@gravesdevelopment.com

ANY OTHER ASSOCIATES:
Name: _____
Address: _____
Phone Number: _____
E-Mail: _____

LEGAL DESCRIPTION & GENERAL LOCATION:

NW 156th and Rainwood Road

NAME OF FINAL PLAT Rainwood Square NUMBER OF LOTS: 12 + 4 outlots

1. Does the subdivider have any interest in the land surrounding the final plat? Yes ☐ No ■
   If yes, please describe the nature of such interest:

2. Will the final plat require any zoning or other action (rezoning, planned development, conditional use or vacations) to complete the development? Yes ☐ No ■ If yes, please describe the nature of such action:

3. The final plat is based upon the preliminary plat for Rainwood Square approved by the City Council on _____

4. Is the final plat consistent with the approved preliminary plat? Yes ■ No ☐ If not, please explain the proposed change(s) and the reasons for the change:
   This is a revised Final plat, but is consistent with the approved preliminary plat

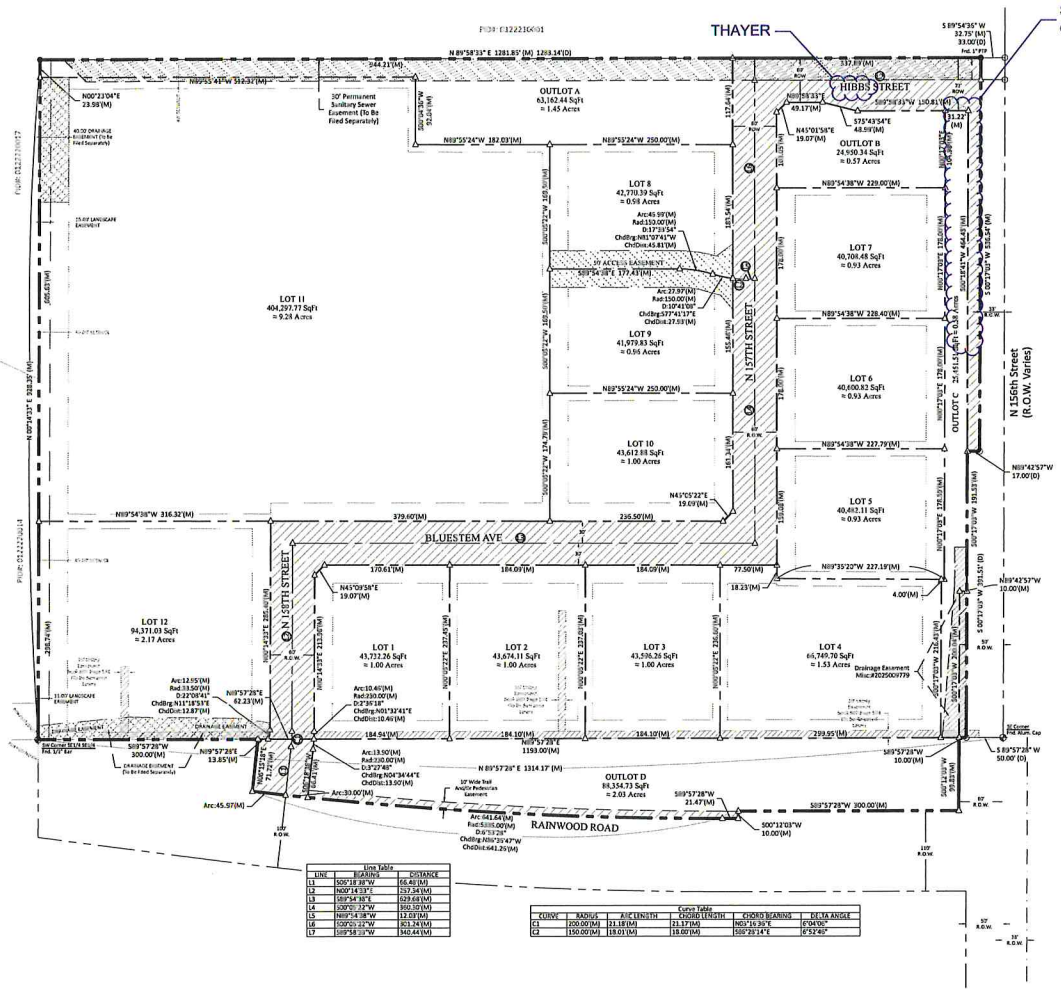
5. Have all the improvements required by the preliminary plat approval been completed? Yes ■ No ☐ (Please check the Planning Commission's letter indicating the approval of the preliminary plat) If not, which improvements have not been completed:

Signature of Owner or Agent: DocuSigned by: Gene Graves 0800963144F1438... Date: 11/18/2025 | 10:16 PST

RAINWOOD SQUARE

LOTS 1 THRU 12 & OUTLOTS "A" THRU "D", FINAL PLAT

IN PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 15 AND ALSO PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 22,
ALL IN T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA



Line Table		
LINE	BEARING	DISTANCE
L1	S00°18'38"W	66.46'(M)
L2	N00°14'33"E	257.34'(M)
L3	S89°54'38"E	629.68'(M)
L4	S00°01'22"W	360.30'(M)
L5	N89°54'38"W	12.07'(M)
L6	S00°01'22"W	301.74'(M)
L7	S89°58'38"W	340.44'(M)

Curve Table					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'(M)	21.18'(M)	21.17'(M)	N01°16'30"E	6°04'06"
C2	150.00'(M)	18.01'(M)	18.00'(M)	S00°28'14"E	6°52'40"

PROPOSED R.O.W.
ACCESS EASEMENT
DRAINAGE EASEMENTS

C-1 ZONING SETBACK TABLE

FRONT YARD	: 25 FEET *
SIDE YARD	: 10 FEET **
STREET SIDE YARD	: 25 FEET
REAR YARD	: 25 FEET

*IF PARKING IS PRESENT IN THE FRONT YARD, FRONT YARD SETBACK IS 50 FT
**SIDE YARD ADJACENT TO RESIDENTIAL ZONED PROPERTIES SHALL BE 40 FT FROM JOINT PROPERTY LINE

SECTION CORNER TIES

Sec. 15 T15N R11E

SE Corner
Fnd. Alum. Cap
W - 31.01' - PK Nail/Washer PP
NE - 157.31' - PK Nail/Washer CMP
E - 31.55' - PK Nail/Washer PP
SE - 114.40' - Copper Plug RCP

SW Corner SE1/4 SE1/4
Fnd. 1/2" Bar
N - 7.52' - PK Nail FP
E - 126.13' - "X" Nails in PP
S - 31.19' - 5/8" Rebar
W - 16.82' - 5/8" Rebar

NOTES:

1) ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS OF A FOOT.
2) ALL DISTANCES ON ARCS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED.
3) ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
4) LOTS 1 THRU 12 ARE ZONED (PROPOSED) C-1 (HIGHWAY COMMERCIAL DISTRICT).
5) OUTLOTS "A", "B", "C", AND "D" ARE FOR STORM WATER MANAGEMENT.
6) HORIZONTAL CONTROL IS BASED ON SAMYF/DOUGLAS LDP. VERTICAL CONTROL IS BASED ON NAVD88.
7) DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO N 156TH STREET OR RAINWOOD ROAD FROM ANY LOTS OR OUTLOTS WITH FRONTAGE ALONG SAID ROADWAYS
8) SET MONUMENTS WILL BE A 5/8" X 2' REBAR WITH LSC #502 UNLESS OTHERWISE NOTED

SURVEYOR'S CERTIFICATE

I, THOMAS B. CATLETT, NEBRASKA REGISTERED LAND SURVEYOR NO. 502 , DULY REGISTERED UNDER THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY DIRECT SUPERVISION; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS, MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT, AND IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR SURVEYS IN NEBRASKA IN EFFECT AT THE TIME OF THIS SURVEY. I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY ON THE PLAT AND THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS

RAINWOOD SQUARE, LOTS 1 THRU 12 AND OUTLOT "A" THRU "C", INCLUSIVE, BEING A PLATTING THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4SE1/4) OF SECTION FIFTEEN (15), TOWNSHIP SIXTEEN (16) NORTH, RANGE ELEVEN (11) EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, AND INCLUDING A TRACT OF LAND OF VACATED RAINWOOD ROAD RIGHT OF WAY, LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION TWENTY TWO (22), TOWNSHIP SIXTEEN (16) NORTH, RANGE ELEVEN (11) EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED BELOW;

BEGINNING AT SW CORNER OF SE 1/4 OF SE 1/4 OF SAID SECTION 15, THENCE N00°14'33"E, ON THE WEST LINE OF SAID SE 1/4 OF SE 1/4 OF SECTION 15, FOR A DISTANCE OF 928.35 FEET TO A POINT; THENCE N89°58'38"E, FOR A DISTANCE OF 1281.85 FEET TO A POINT 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SE 1/4 OF SECTION 15; THENCE S00°17'03"E, AND PARALLEL TO THE EAST LINE OF SAID SE 1/4 OF SECTION 15 FOR A DISTANCE OF 536.54 FEET TO A POINT; THENCE N89°42'57"W, FOR A DISTANCE OF 17.00 FEET TO A POINT PARALLEL TO THE EAST LINE OF SAID SE 1/4 OF SECTION 15; THENCE S00°17'03"W, AND PARALLEL TO THE EAST LINE OF SAID SE 1/4 OF SECTION 15, FOR A DISTANCE OF 391.51 FEET TO THE SOUTH LINE OF SAID SE 1/4 OF SECTION 15 ALSO BEING THE NORTH LINE OF SAID NE 1/4 OF SECTION 22; THENCE S89°57'28"W, ALONG THE NORTH LINE OF SAID NE 1/4 OF SECTION 22, FOR A DISTANCE OF 10.00 FEET TO A POINT; THENCE S00°12'03"W ON A LINE 60.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NE 1/4 OF SECTION 22, FOR A DISTANCE OF 99.83 FEET; THENCE S89°53'35"W AND PARALLEL TO THE NORTH LINE OF SAID NE 1/4 OF SECTION 22, FOR A DISTANCE OF 200.00 FEET; THENCE S00°08'10"W ON A LINE 360.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NE 1/4 OF SECTION 22, FOR A DISTANCE OF 10.00 FEET; THENCE S89°53'35"W, AND PARALLEL TO THE NORTH LINE OF SAID NE 1/4 OF SECTION 22, FOR A DISTANCE OF 21.47 FEET; THENCE ON A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 641.64 FEET, A RADIUS OF 5335.00 FEET, A CHORD BEARING OF N85°39'40"W, AND A CHORD LENGTH OF 641.26 FEET; THENCE N06°11'25"E, FOR A DISTANCE OF 71.72 FEET, TO THE NORTH LINE OF SAID NE 1/4 OF SE 1/4 OF SECTION 22; THENCE S89°57'28"W, ALONG THE SOUTH LINE OF SAID SE 1/4 OF THE SE 1/4 OF SECTION 15 FOR A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

SAID TOTAL PLAT OF RAINWOOD SQUARE HAS AN AREA OF 1,276,569.436 SQUARE FEET, OR 29.315 ACRES MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SIGNED THIS _____ DAY OF _____, 2025.

THOMAS B. CATLETT L.S. #502
CATLETT SURVEYING
13650 S. 150TH COURT
BENNET, NE 68317

APPROVAL OF BENNINGTON PLANNING COMMISSION

THIS PLAT OF RAINWOOD SQUARE, LOTS 1 THRU 12 AND OUTLOTS "A" THRU "D", HAS BEEN SUBMITTED AND APPROVED BY THE BENNINGTON PLANNING COMMISSION

THIS _____ DAY OF _____, 20___

CHAIRMAN, BENNINGTON CITY PLANNING BOARD

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS

_____ DAY OF _____, 20___

DOUGLAS COUNTY TREASURER

APPROVAL OF BENNINGTON CITY COUNCIL

THIS PLAT OF RAINWOOD SQUARE, LOTS 1 THRU 12 AND OUTLOTS "A" THRU "D", WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF BENNINGTON, NEBRASKA

THIS _____ DAY OF _____, 20___

(MAYOR)

ATTEST:_____
(CITY CLERK)

OWNER'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS, THAT "TERRANOVA EQUITIES I, LLC", THE OWNER(S) OF RECORD OF THE REAL ESTATE SHOWN ON THE ACCOMPANYING PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, REPLATTED AND DESIGNATED AS "RAINWOOD SQUARE" (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, IN THE CITY OF BENNINGTON, DOUGLAS COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, REPLATTING, DESIGNATION AND DEDICATED RIGHT OF WAY FOR PUBLIC USE, WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNER. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT (OPPD), COX COMMUNICATIONS, AND CENTURYLINK ACROSS FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. THE SIXTEEN (16) FOOT WIDE EASEMENT MAY BE REDUCED TO EIGHT (8) FEET WIDE WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. THE SUBDIVIDER SHALL GRANT PERPETUAL EASEMENTS TO BLACK HILLS ENERGY, THEIR SUCCESSORS AND ASSIGNS TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, AND OTHER RELATED FACILITIES AND TO EXTEND THERE ON PIPES FOR THE TRANSMISSION OF GAS ON, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN 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 OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, ON THIS _____ DAY OF _____, 2025.

OWNER: TERRANOVA EQUITIES I, LLC

_____
GENE GRAVES: MEMBER/MANAGER FOR
TERRANOVA EQUITIES I, LLC

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

ON THIS _____ DAY OF _____, 2025 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, PERSONALLY CAME TO ME, GENE GRAVES (MEMBER/MANAGER FOR TERRANOVA EQUITIES I, LLC) WHO IS KNOWN TO BE THE IDENTICAL PERSON(S) WHOSE NAME ARE FIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE THEIR VOLUNTARY ACT AND DEED.

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

_____
NOTARY PUBLIC

LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN DEED OF TRUST AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS "RAINWOOD SQUARE" (HEREINAFTER "PLAT"), SAID DEED OF TRUST BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF SARPY COUNTY, NEBRASKA AS INSTRUMENT NO. _____ (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY EASEMENTS, STREETS, ROADS, ACCESS EASEMENTS, AND RELINQUISHMENTS OR ACCESS DEDICATED TO THE PUBLIC, ALL AS SHOWN ON THE PLAT, BUT NOT OTHERWISE. THE UNDERSIGNED CONFIRMS THAT IT IS THE HOLDER OF THE LIEN AND HAS NOT ASSIGNED THE LIEN TO ANY OTHER PERSON.

FOUNDATION ONE BANK (TRUSTEE AND BENEFICIARY) :
1141 N. 156TH STREET, SUITE 103
OMAHA, NE 68116-1440

By:

_____
(LORI BICKFORD, VICE PRESIDENT - COMMERCIAL LENDING, FOUNDATION ONE BANK)

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

ON THIS _____ DAY OF _____, 2025 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON BEHALF OF SAID LORI BICKFORD, VICE PRESIDENT - COMMERCIAL LENDING, FOUNDATION ONE BANK

MY COMMISSION EXPIRES THE _____ DAY OF _____, 20____ ; WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN

_____
NOTARY PUBLIC

APPROVAL OF BENNINGTON CITY ENGINEER

THE PLAT OF RAINWOOD SQUARE, LOTS 1 THRU 12 AND OUTLOTS "A" THRU "D", WAS REVIEWED AND APPROVED BY THE BENNINGTON CITY ENGINEER

_____ _____
CITY ENGINEER DATE

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF RAINWOOD SQUARE, LOTS 1 THRU 12 AND OUTLOTS "A" THRU "D", WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

_____ _____
DOUGLAS COUNTY ENGINEER DATE

CATLETT
LAND SURVEYING
BENNET, NEBRASKA 402-274-2522 - 402-217-5816

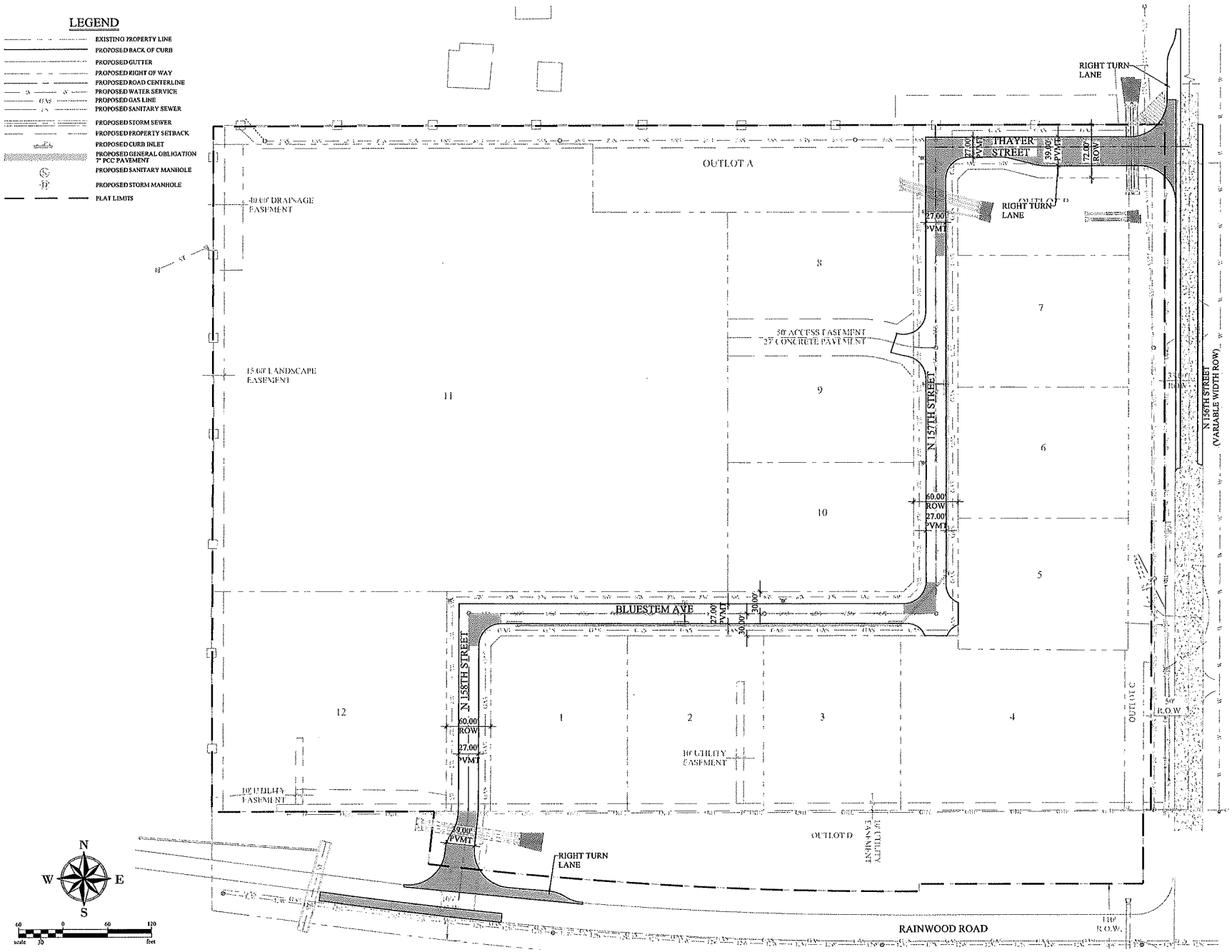
0 80 160

RAINWOOD SQUARE

LOTS 1 THRU 12 & OUTLOTS "A" THRU "D", FINAL PLAT
IN PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 15 AND ALSO PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 22, ALL IN T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

LEGEND
A- SET 5/8"x24" COVERED REBAR (LSC502) CTP- CENTERED TOP PIPE
B- SET MAG NAIL W/ WASHER (LSC502) CTR- CENTERED TOP REBAR
● FOUND SURVEY POINT (AS NOTED) M - MEASURED DISTANCE
O - CALCULATED SURVEY POINT R - RECORDED DISTANCE
BOUNDARY LINE C - CALCULATED DISTANCE

Drawn By: PCJS
Checked By: TCPC
Crew:
Field:
Drawing: 10/18/25
Revised: 11/18/25
Job #: 2025-014
Scale: 1" = 80'



FoleyShal
ENGINEERI
3930 S. 147TH STREET, SUITE 200 | OMAHA, NE

REVISIONS

NUMBER	DATE	DESCRIPTI

Rainwood Square

Bennington, NE

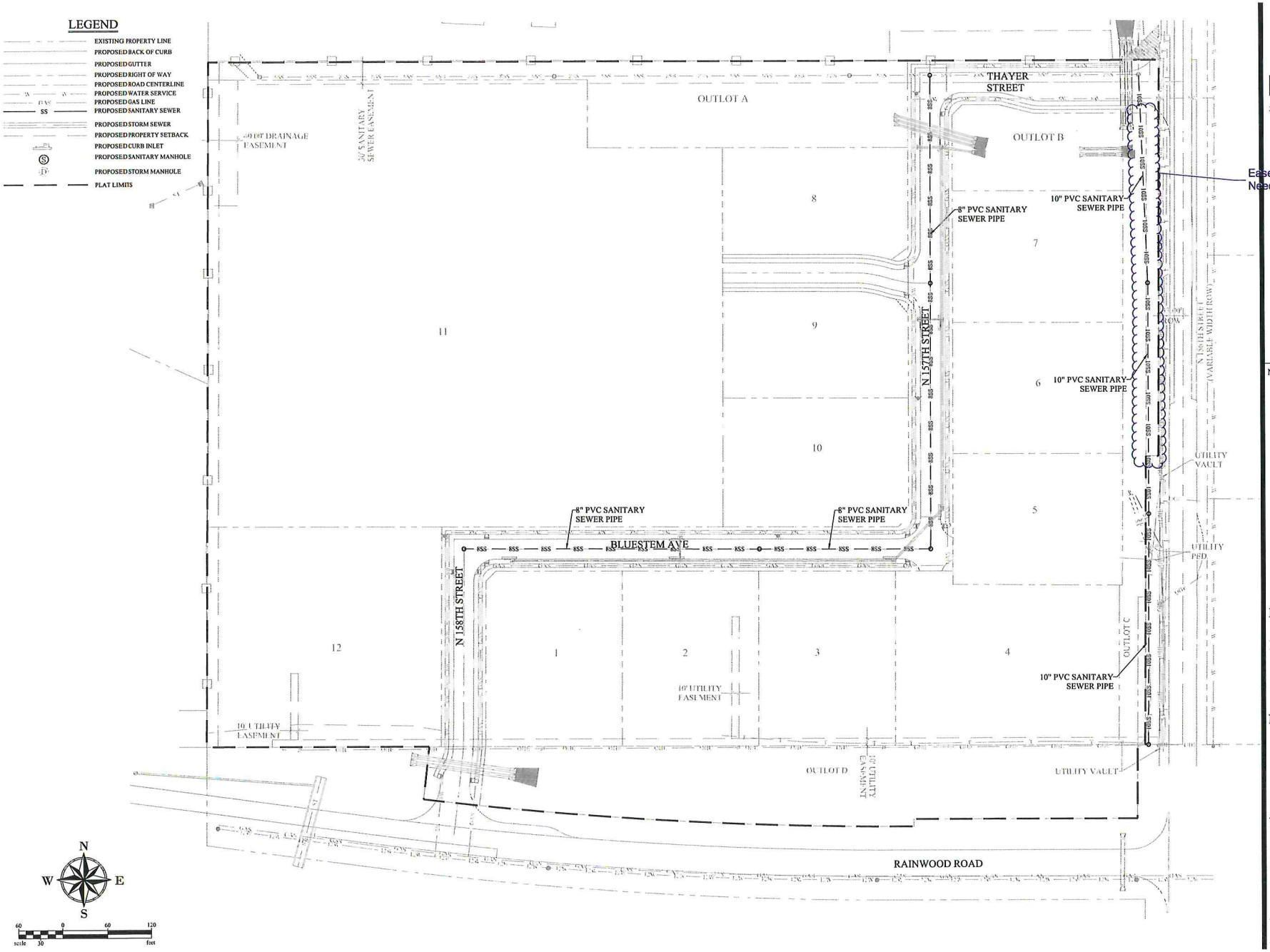
FSE: CA-4197
FSE #: 115.001

November 18, 2025

PRELIMINARY
NOT FOR CONSTRUCTION

Paving Plan

Exhibit C



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REVISIONS

NUMBER	DATE	DESCRIPTI

Rainwood Square

Bennington, NE

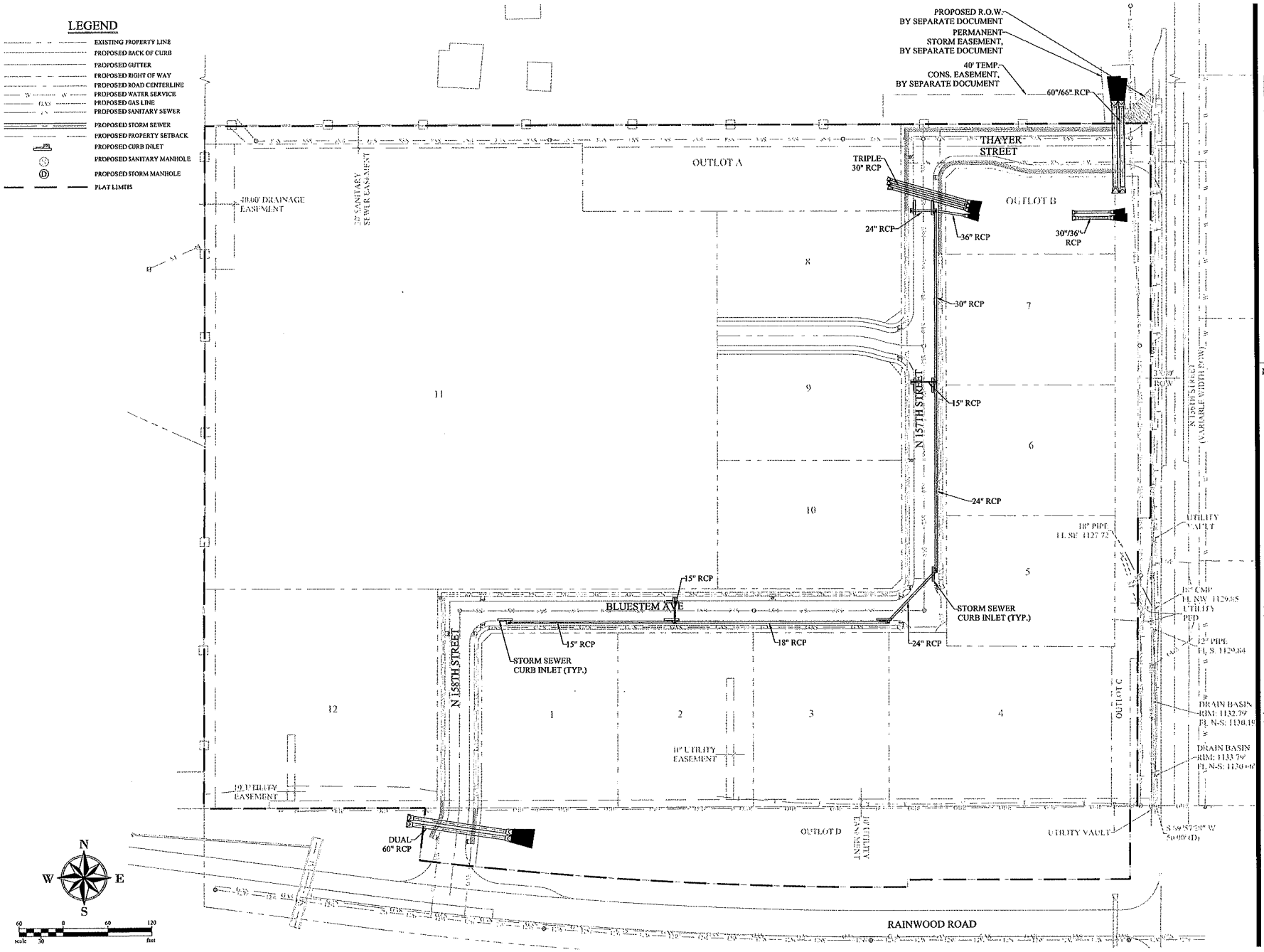
FSE: CA-4197
FSE #: 115.001

November 18, 2025

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Sanitary Sewer Plan

Exhibit D



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REVISIONS

NUMBER	DATE	DESCRIPTI

Rainwood Square

Bennington, NE

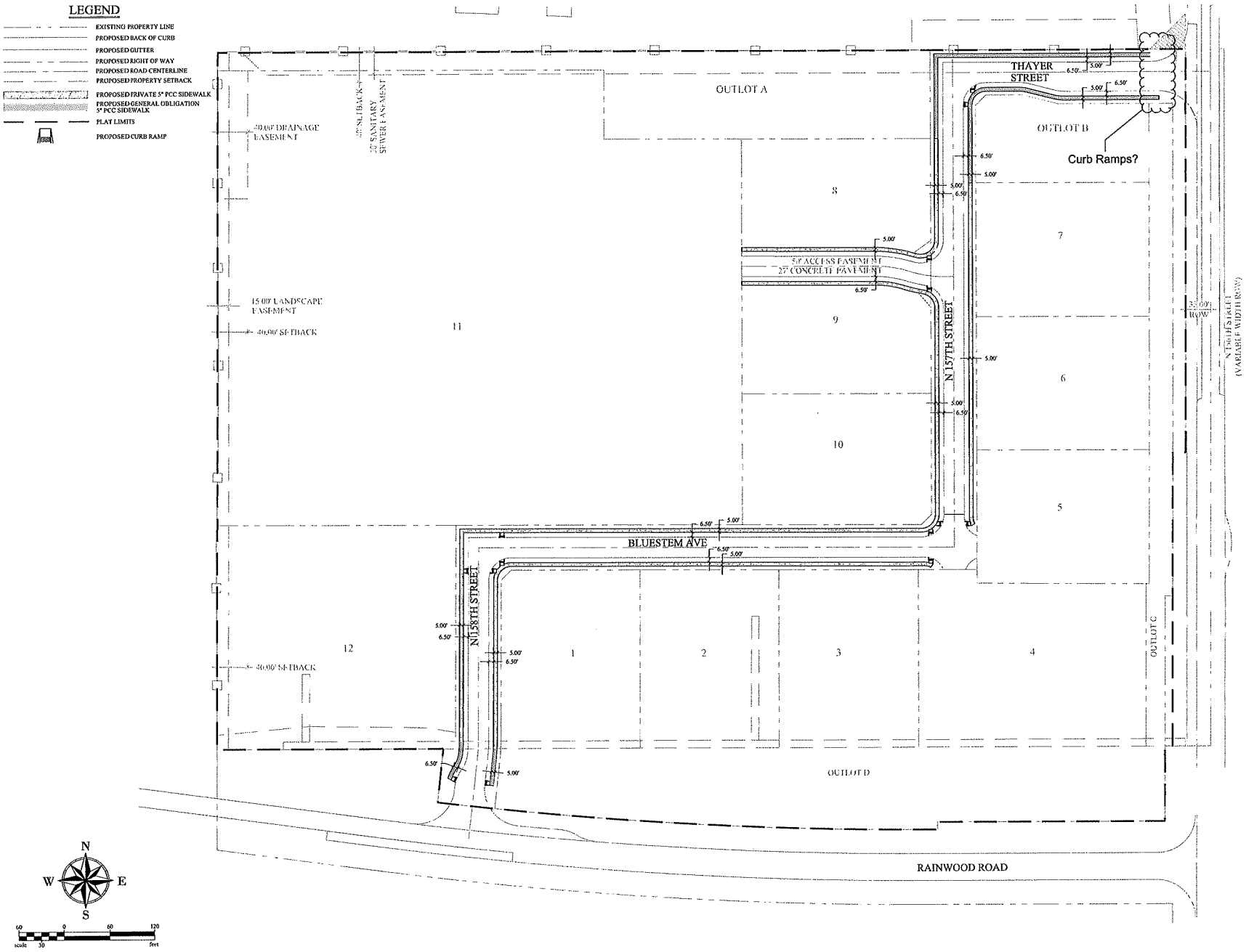
FSE: CA-4197
FSE #: 115.001

November 18, 2025

PRELIMINARY
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Storm Sewer Plan

Exhibit E



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REVISIONS

NUMBER	DATE	DESCRIPTI

Rainwood Square

Bennington, NE

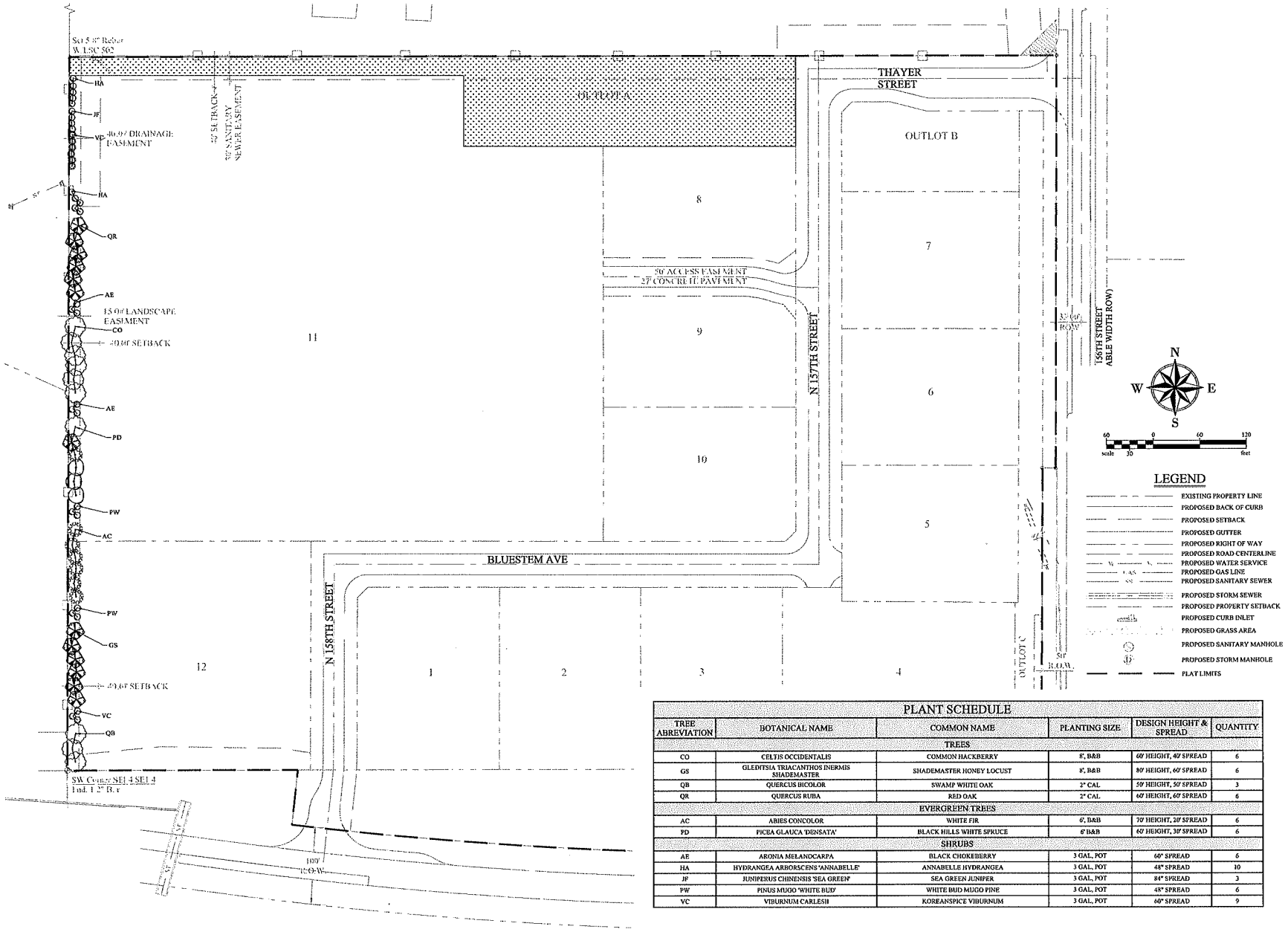
FSE: CA-4197
FSE #: 115.001

November 18, 2025

PRELIMINARY
NOT FOR CONSTRUCTION

Sidewalk Plan

Exhibit F



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED BACK OF CURB
- PROPOSED SETBACK
- PROPOSED GUTTER
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CENTERLINE
- PROPOSED WATER SERVICE
- PROPOSED GAS LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED PROPERTY SETBACK
- PROPOSED CURB INLET
- PROPOSED GRASS AREA
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PLAT LIMITS

PLANT SCHEDULE

TREE ABREVIATION	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	DESIGN HEIGHT & SPREAD	QUANTITY
TREES					
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	8', B&B	60' HEIGHT, 40' SPREAD	6
GS	GLEDITSIA TRIACANTHOS INERMIS SHADEMASTER	SHADEMASTER HONEY LOCUST	8', B&B	80' HEIGHT, 60' SPREAD	6
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL	50' HEIGHT, 50' SPREAD	3
QR	QUERCUS RUBA	RED OAK	2" CAL	60' HEIGHT, 60' SPREAD	6
EVERGREEN TREES					
AC	ABIES CONCOLOR	WHITE FIR	6', B&B	70' HEIGHT, 20' SPREAD	6
PD	PICEA GLAUCA 'DENSATA'	BLACK HILLS WHITE SPRUCE	6' B&B	60' HEIGHT, 30' SPREAD	6
SHRUBS					
AE	ARONIA MELANOCARPA	BLACK CHOKEBERRY	3 GAL, POT	60" SPREAD	6
HA	HYDRANGEA ARBORSCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	3 GAL, POT	48" SPREAD	10
JF	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	3 GAL, POT	84" SPREAD	3
PW	PINUS MUGO 'WHITE BUD'	WHITE BUD MUGO PINE	3 GAL, POT	48" SPREAD	6
VC	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	3 GAL, POT	60" SPREAD	9

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Landscape Buffer

Exhibit G