

MISC 2017052076



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COMP: MJ

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
07/05/2017 15:12:19.00



2017052076

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN MAINTENANCE AGREEMENT AND EASEMENT

WHEREAS, Noddle Bradford VI LLC recognizes that stormwater management facilities (hereinafter referred to as "the facility" or "facilities") must be maintained for the development called Aksarben Village Zone 6 located in the jurisdiction of the City of Omaha, Douglas County, Nebraska; and,

WHEREAS, the Property Owner (whether one of more) is the owner of Lots 1-5, 7-8 and Outlots A-F, (hereinafter referred to as "the Property"), and, Aksarben Village Replat 16

WHEREAS, the City of Omaha (hereinafter referred to as "the City") requires and the Property Owner, and its administrators, executors, successors, heirs, or assigns, agree that the health, safety and welfare of the citizens of the City require that the facilities be constructed and maintained on the property, and,

WHEREAS, the Post Construction Stormwater Management Plan, PCSMP OMA-20161031-39841-P, (hereinafter referred to as "PCSMP"), should be constructed and maintained by the Property Owner, its administrators, executors, successors, heirs, or assigns.

NOW, THEREFORE, in consideration of the foregoing premises, the covenants contained herein, and the following terms and conditions, the property owner agrees as follows:

1. The facility or facilities shall be constructed by the Property Owner in accordance with the PCSMP, which has been reviewed and accepted by the City of Omaha or its designee.
2. The Property Owner must develop and provide the "BMP Maintenance Requirements", attached here to as Exhibit "B", which have been reviewed and accepted by the City of Omaha or its designee. The BMP Maintenance Requirements shall describe the specific maintenance practices to be performed for the facilities and include a schedule for implementation of these practices. The Plan shall indicate that the facility or facilities shall be inspected by a professional qualified in stormwater BMP function and maintenance at least annually to ensure that it is operating properly. A written record of inspection results and any maintenance work shall be maintained and available for review by the City.
3. The Property Owner, its administrators, executors, successors, heirs, or assigns, shall construct and perpetually operate and maintain, at its sole expense, the facilities in strict accordance with the attached BMP Maintenance Requirements accepted by the City of Omaha or its designee.
4. The Property Owner, its administrators, executors, successors, heirs, or assigns hereby grants permission to the City, its authorized agents and employees, to enter upon the property and to inspect the facilities whenever the City deems necessary. The City shall provide the Owner copies of the inspection findings and a directive to commence with the repairs if necessary.

The City will require the Property Owner to provide, within 7 calendar days, a written response addressing what actions will be taken to correct any deficiencies and provide a schedule of repairs within a reasonable time frame. Whenever possible, the City shall provide notice prior to entry. The City shall indemnify and hold the Property Owner harmless from any damage by reason of the City's negligent acts during such entry upon the property.

5. The Property Owner its administrators, executors, successors, heirs, or assigns, agrees that should it fail to correct any defects in the facility or facilities within reasonable time frame agreed to in the response by the Property Owner for corrective actions, or shall fail to maintain the structure in accordance with the attached BMP Maintenance Requirements and with the law and applicable executive regulation or, in the event of an emergency as determined by the City of Omaha or its designee in its sole discretion, the City of Omaha or its designee is authorized to enter the property to make all repairs, and to perform all maintenance, construction and reconstruction as the City of Omaha or its designee deems necessary. Notwithstanding the foregoing, the City shall indemnify and hold the Property Owner harmless from any damage by reason of the City's negligent acts during such entry upon the property.

The City of Omaha or its designee shall have the right to recover from the Property Owner any and all reasonable costs the City of Omaha expends to maintain or repair the facility or facilities or to correct any operational deficiencies subject to the provisions of the immediately preceding sentence relating to negligent acts of the City. Failure to pay the City of Omaha or its designee all of its expended costs, after forty-five days written notice, shall constitute a breach of the agreement. The City of Omaha or its designee shall thereafter be entitled to bring an action against the Property Owner to pay, or foreclose upon the lien hereby authorized by this agreement against the property, or both. Interest, collection costs, and reasonable attorney fees shall be added to the recovery to the successful party.

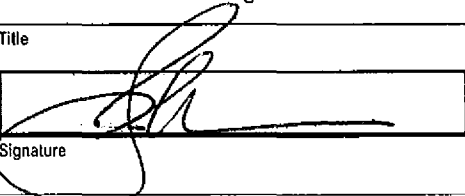
6. The Property Owner shall not obligate the City of Omaha to maintain or repair the facility or facilities, and the City of Omaha shall not be liable to any person for the condition or operation of the facility or facilities.
7. The Property Owner, its administrators, executors, successors, heirs, or assigns, hereby indemnifies and holds harmless the City and its authorized agents and employees for any and all damages, accidents, casualties, occurrences or claims that may arise or be asserted against the City from the construction, presence, existence or maintenance of the facility or facilities by the Property Owner. In the event a claim is asserted against the City, its authorized agents or employees, the City shall promptly notify the Property Owner and the Property Owner shall defend at its own expense any suit based on such claim unless due solely to the negligence of the City in which event the City shall be required to defend any such suit at its own expense. Notwithstanding the foregoing, if any claims are made against both the City of Omaha and the Property Owner, each will be required to defend any such suit or claim against it at its own expense. Each shall be responsible for payment of any recovery to the extent determined in such suit. If any judgment or claims against the City, its authorized agents or employees shall

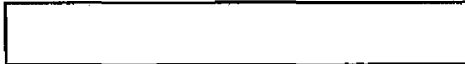
be allowed, the Property Owner shall pay for all costs and expenses in connection herewith except to the extent of the negligent act of the City.


8. The Property Owner shall not in any way diminish, limit, or restrict the right of the City of Omaha to enforce any of its ordinances as authorized by law.
9. This Agreement shall be recorded with the Register of Deeds of Douglas County, Nebraska and shall constitute a covenant running with the land and shall be binding on the Property Owner, its administrators, executors, successors, heirs, or assigns, including any homeowners or business association and any other successors in interest.


IN WITNESS WHEREOF, the Property Owner (s) has/ have executed this agreement this 26 day of June, 20 17.

INDIVIDUAL, PARTNERSHIP and/or CORPORATION

Noddle Bradford VI, LLC
Name of Individual, Partnership and/or Corporation
Jay B. Noddle
Name
Manager
Title

Signature

Name of Individual, Partnership and/or Corporation
Name
Title

Signature

Name of Individual, Partnership and/or Corporation
Name
Title

Signature

Name of Individual, Partnership and/or Corporation
Name
Title

Signature

ACKNOWLEDGMENT

Nebraska)
State _____)

Douglas)
County _____)

On this 26th day of June, 2017 before me, a Notary Public, in and for said County, personally came the above named:

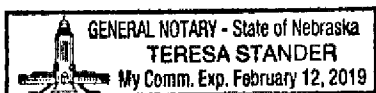
Jay B. Noddle
Manager, Noddle Bradford VI, LLC

who is (are) personally known to me to be the identical person(s) whose name(s) is (are) affixed to the above instrument and acknowledged the instrument to be his, her (their) voluntary act and deed for the purpose therein stated.

WITNESS my hand and Notarial Seal the day and year last above written.

Teresa Stander

Notary Public



Notary Seal

DATE	10/20/2016
PROJECT	OMA-20161031-3841-P
CLIENT	Noodle Companies
DESIGNER	LAMP RYNEARSON
SCALE	AS SHOWN
PROJECT LOCATION	67TH AND FRANCES STREET, DOUGLAS COUNTY, NE

LAMP RYNEARSON
 1713 WEST HEDGE ROAD, SUITE 102, OMAHA, NE 68104
 (402) 496-1616
 WWW.LAMPRYNEARSON.COM

PCSNP
 MAINTENANCE AGREEMENT
 EXHIBIT A

SHEET	1
OF	1

LEGAL DESCRIPTION:

ADDRESS
APPLICANT
PHONE NUMBER

LOTS 1, 2, 3, 4, 5, 7, 8 AND OULOTS A, B, C, D, E, F,
 AKSARBEN VILLAGE REPLAT 16, OMAHA, NEBRASKA
 ZONING COMPLIANCE AND SITE PLAN REVIEW
 67TH AND FRANCES STREET, DOUGLAS COUNTY, NE
 NOODLE COMPANIES
 (402) 496-1616 ZAC GEMAR

OMA-20161031-3841-P

THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO THE APPROVAL OF THE CITY OF OMAHA. THE CITY OF OMAHA IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THIS SITE PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND OFFICIALS.

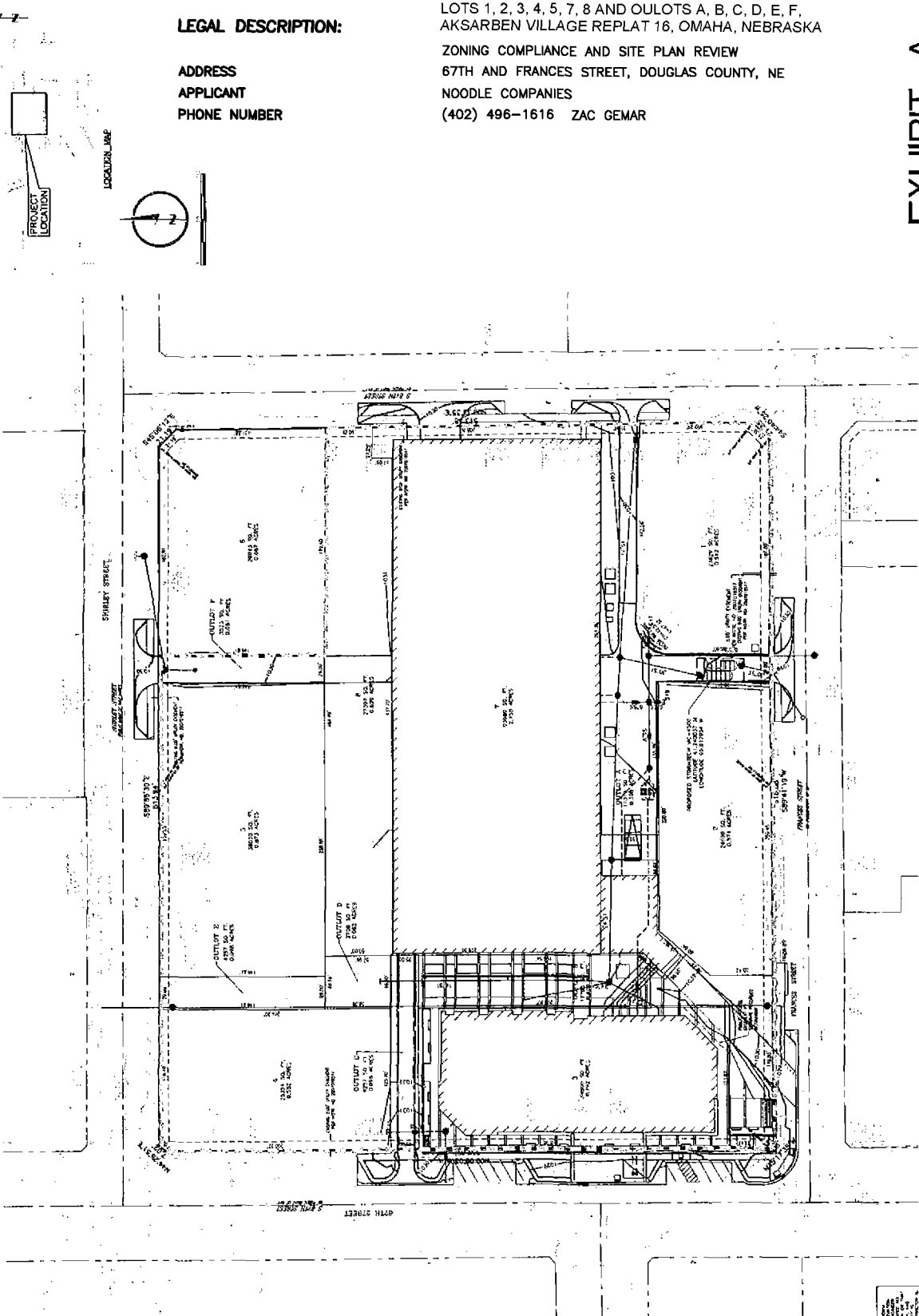


EXHIBIT A

811
 Know what's Below.
 Call before you Dig.

**EXHIBIT "B" ATTACHMENT
BMP MAINTENANCE REQUIREMENTS**

Name and Location

Project Name: Aksarben Village Zone 6
Address: Northwest of S 67th and Frances Streets
PCSMP Project Number: PCSMP OMA-20161031-3841-P
Public Works Project Number: OPW53062

Site Data

Total Study Area: 7.96 Acres
Total Disturbed Area: 7.96 Acres

BMP Information and Maintenance

There is one structures used onsite for Best Mangement Practices (BMPs) for water quality control. The BMP which is part of this Post Construction Stormwater Management Plan is a StormTech MC-4500 for the paving and building runoff. The rest of the disturbed area will be re-vegetated after construction.

PCSMP Information

The Stormtech MC-4500 will be constructed as the primary PCSMP for this site. The StormTech chambers are located in the south central portion of the site at Latitude

STORMTECH CHAMBERS (LAT: N 41.240037, LONG: W 96.012954)	
Task	Schedule
Open system and measure depth of sediment	Bi-annually
Jetvac isolator row if required	Bi-annually
Vacuum structure sump if required	Bi-annually
Close system	Bi-annually

A written record of all inspections and any maintenance work will be maintained for all of the BMPs onsite and will be made available for review by the City if requested.