

**BOARD OF COUNTY COMMISSIONERS**  
**SARPY COUNTY, NEBRASKA**

**RESOLUTION FINAL PLAT – MERIDIAN PARK REPLAT THREE**

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2007), the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. § 23-103 (Reissue 2007), the powers of the County as a body are exercised by the County Board of Commissioners (County Board); and,

WHEREAS, the County Board has the authority to adopt Subdivision Regulations, which shall have the force and effect of law pursuant to Neb. Rev. Stat. § 23-374 (Reissue 2007); and,

WHEREAS, said Subdivision Regulations require the County Board to approve applications for a final plat; and

WHEREAS, the applicant, Hearthstone Homes has applied for approval of a final plat of a subdivision to be known as Meridian Park Replat Three on the following described property, to wit:

Lots 1-8 inclusive, Meridian Portico located in the NW ¼ of Section 22, T 14N,  
R11E of the 6<sup>th</sup> p.m. of Sarpy County, Nebraska.

WHEREAS, Rebecca Horner, Planning Director has reviewed the application for a final plat of a subdivision to be known as Meridian Park Replat Three for compliance with the Subdivision Regulation; and

WHEREAS, the Planning Director has made a recommendation of approval as noted in Exhibit A, attached hereto and incorporated by reference, which Exhibit A includes the Planning Director report, the aerial map of the subject property and a copy of the final plat of the subdivision to be known as Meridian Park Replat Three; and

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT this County Board makes the following findings of fact:

- I. A public hearing regarding the approval of the final plat was held on June 16, 2010 before the Sarpy County Planning Commission. The Planning Commission provided their recommendation to the County Board.
- II. A public hearing regarding the approval of the final plat was held by this County Board.
- III. Notice of each of the public hearings described above was published at least once in the ten (10) day period immediately prior to each respective public hearing.
- IV. Rebecca Horner, Planning Director has recommended approval of the final plat.
- V. The proposed final plat of a subdivision to be known as Meridian Park Replat Three is in conformity with the Zoning Regulations, the Subdivision Regulations and the Sarpy County Comprehensive Plan;

BE IT FURTHER RESOLVED THAT the final plat of a subdivision to be known as Meridian Park Replat Three, as described in the attached Exhibit A is hereby approved.

Dated this 1<sup>st</sup> day of March 2011.

Moved by Jim Warren seconded by Jim Nekuda, that  
the above Resolution be adopted. Carried.

YEAS:

NAYS:

ABSENT:

[Signature]  
[Signature]  
[Signature]  
[Signature]  
[Signature]

none  
\_\_\_\_\_  
\_\_\_\_\_

none  
\_\_\_\_\_  
\_\_\_\_\_

ABSTAIN:

none  
\_\_\_\_\_  
\_\_\_\_\_

Approved as to form:

\_\_\_\_\_  
County Attorney

[Signature]  
County Clerk



# EXHIBIT A

Sarpy County Board of Commissioners Report  
Staff Report Prepared: February 17, 2011  
County Board Meeting Date: March 1, 2011

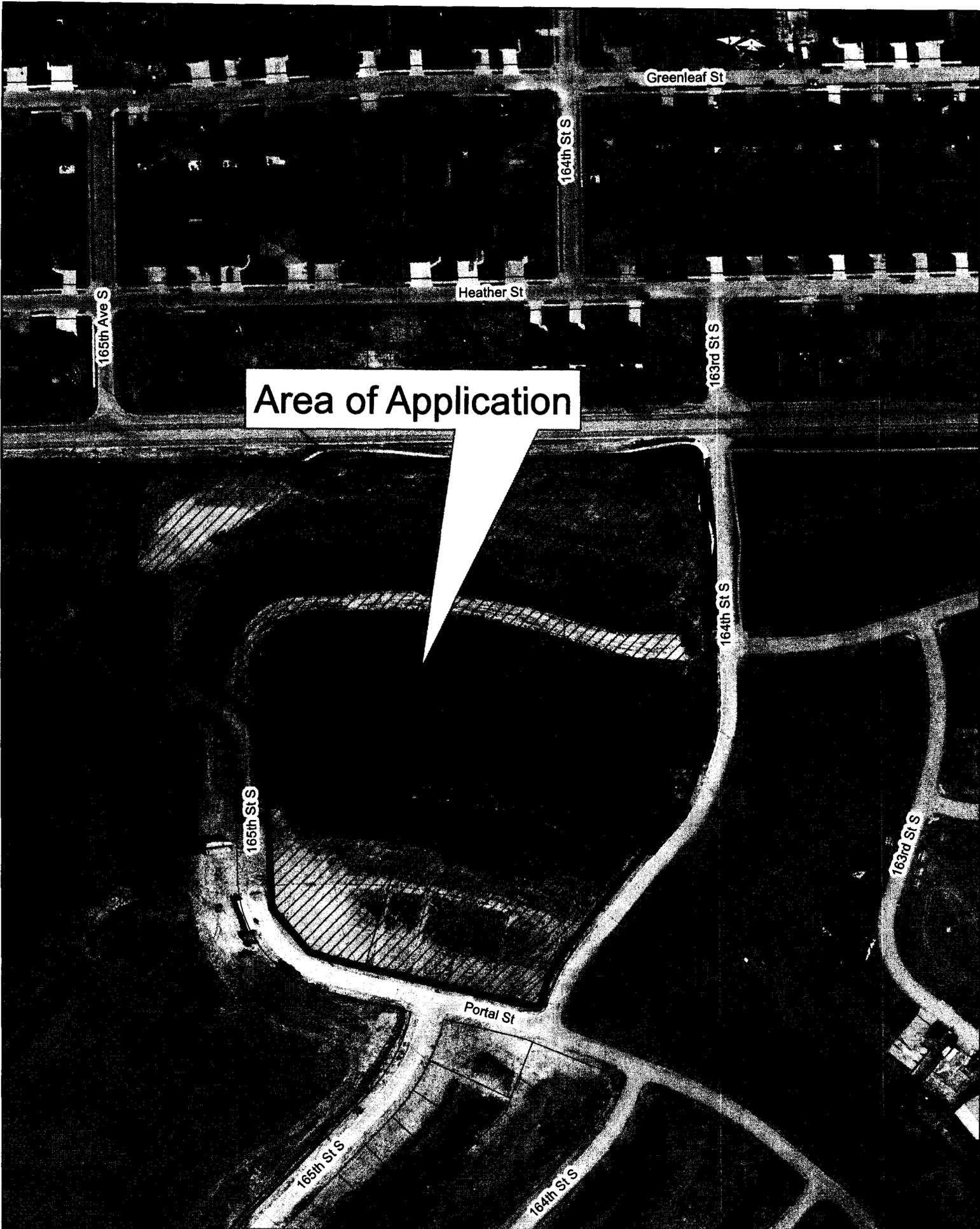
| Subject   | Type                          | By  |
|---|-------------------------------|---|
| Meridian Park Replat Three Plat for 54 single family residential lots on Lots 1-8 inclusive, Meridian Portico located in the NW ¼ of Section 22, T 14N, R11E of the 6 <sup>th</sup> p.m. of Sarpy County. | Resolution and Public Hearing | Rebecca Horner, AICP<br>Planning Director |

This is a request for a final plat for Meridian Park Replat Three for 54 residential lots.

- Comprehensive Development Plan
  - The Sarpy County Development Structure Plan indicates this area as urban residential.
- History
  - The existing zoning of RG-35 PTD, Meridian Portico preliminary and final plat, comprising of eight lots that were each planned to have a four-unit multiple family structure, was approved March 11, 2008.
  - The property owner had a pre-application meeting with department staff and indicated a desire to return to single family lots. The applicant submitted the proposal and was heard by the Planning Commission on June 16, 2010.
  - Meridian Park Replat 3 Preliminary Plat and Change of Zoning were approved by the County Board on September 28, 2010.
- Final Plat
  - The Final Plat is in conformance with the Preliminary Plat and meets all minimum subdivision standards.
  - The lots shown meet all requirements of the RD-50 zoning district.
  - A 20' landscape buffer is shown along Giles Road.
  - Sidewalks are required along both sides of local streets and along the south side of Giles Road. The plat notes this requirement and it is included in the subdivision agreement.
  - Stormwater regulations apply. The applicant provided an exhibit and drainage calculations to show how they meet the stormwater regulations.
  - Water is provided by MUD and sanitary sewer is located at the site.
  - The final plat meets the requirements of the Subdivision Regulations and Comprehensive Plan.
- Planning Commission
  - Planning Commission recommended unanimous approval (9-0) on June 16, 2010. *Bliss moved, seconded by Labart to approve the Final Plat for the subdivision to be known as Meridian Park Replat Three as it meets the Comp Plan, Zoning Regulations and Subdivision Regulations. Ballot: Ayes: Bliss, Fenster, Stuart, Vanek, Labart, Wear, Thompson, Torczon and Whitfield. Nays: None. Abstain: None. Absent: Dunbar and Stuart. Motion carried.*
- Recommendation
  - For the reasons stated above I recommend approval to the request for Meridian Park Replat Three Final Plat on Lots 1-8 inclusive, Meridian Portico located in the NW ¼ of Section 22, T 14N, R11E of the 6<sup>th</sup> p.m. of Sarpy County.

Respectfully submitted by:

  
Rebecca Horner, AICP  
Planning Director



Meridian Park Replat III  
NW 1/4 of Section 22, T 14N, R11E



# **ADDITIONAL INFORMATION**

**SARPY COUNTY BOARD OF COMMISSIONERS**

**March 1, 2011**

**FINAL PLAT**

**MERIDIAN PARK REPLAT 3**

**SARPY COUNTY  
PLANNING COMMISSION  
STAFF REPORT PREPARED JUNE 6, 2010  
PLANNING COMMISSION MEETING: JUNE 16, 2010  
MERIDIAN PARK REPLAT THREE  
CZ 10-0004  
PP 10-0002  
FP 10-0003**

**I. GENERAL INFORMATION**

**A. APPLICANT:**

HearthStone Homes  
810 N. 96<sup>th</sup> Street  
Omaha, NE 68114

**B. PROPERTY OWNER:**

Same

**C. LOCATION:**

165<sup>th</sup> Avenue and Giles Road (southeast corner)

**D. LEGAL DESCRIPTION:**

Lots 1-8, inclusive, Meridian Portico, located in the NW ¼ of Section 22, T14N, R11E

**E. REQUESTED ACTION:**

The applicant requests a change of zoning from RG-35 PTD to RD-50 PD, a preliminary and final plat for 54 residential lots.

**F. EXISTING ZONING AND LAND USE:**

RG-35 PTD, General Residential with a Planned Townhouse Development overlay.

**G. SIZE OF SITE:**

10 acres, more or less

**II. BACKGROUND INFORMATION**

**A. COMPREHENSIVE PLAN SPECIFICATIONS:**

The Comprehensive Plan shows the area as Urban Residential. (Figure 5.1)

**B. EXISTING CONDITION OF SITE: Undeveloped.**

**C. GENERAL VICINITY AND LAND USE:**

BG, General Business, partially developed, to the west.  
RS-72, Single Family, partially developed, to the north.  
RD-50 PD, partially developed, to the south and east.

**D. RELEVANT CASE HISTORY:** Meridian Portico was approved on March 11, 2008 including a change of zone from RD-50 to RG-35 PTD, Special Use Permit, Preliminary and Final Plats for 8 lots. Each lot contained one structure for four dwelling units.

Meridian Park was approved in April 2005 including a change of zone from AG to RD-50, Preliminary and Final Plats.

**E. APPLICABLE REGULATIONS:** Zoning Regulations, Subdivision Regulations and Comprehensive Plan.

### **III. ANALYSIS AND DEVELOPMENT ALTERNATIVES**

#### **STAFF COMMENTS:**

**A. REQUEST:** This is a request to approve a change of zoning from RG-35 to RD-50, and approve a preliminary and final plat for 54 residential lots. The existing layout was designed for multi-family and the applicant proposes to revise the plan to allow for single family lots.

#### **B. LAND USE/COMPREHENSIVE PLAN:**

The Comprehensive Plan shows the area as Urban Residential. (Figure 5.1)

Giles Road is shown in the Transportation Plan as a Minor Arterial. (Figure 6.3)

The change of zoning, preliminary and final plats appear to be in conformance with the Comprehensive Plan.

#### **C. GENERAL:**

##### 1. Change of Zone

- a. The area is shown in the Comprehensive Plan as Urban Residential. Urban Residential represents residential density that is consistent with range of housing types designed in an urban or suburban setting. Typical lot sizes range from 5,000-14,000 square feet.
- b. The RD-50, Two Family Residential district requires a minimum of 5,000 square feet lot area and average minimum lot width of 50'.
- c. The existing zoning is a residential district of a higher density. The request to change the zoning from RG-35 to RD-50 is a downzone to a more restrictive residential zoning.
- d. The applicant requested a Planned Development Overlay
  - i. The PD district is appended to another district to provide for the placement and location of more than one building on a lot in an arrangement to permit more feasible, original and better siting of buildings.
  - ii. It appears that the PD overlay designation is unnecessary. The applicant was informed and requests to remove the request for the PD overlay.
- e. The request for RD-50 zoning will revise the zoning to the originally approved zoning designation and is consistent with adjacent zoning designations. The

RD-50 lots will allow a mix of lots similar to adjacent lots to the north, south and east.

- f. The requested zoning designation is in conformance with the Comprehensive Plan.

2. Preliminary and Final Plat

a. Minimum standards for preliminary and final plats:

- i. Streets and Alleys conform to the minimum standards. Internal street right of ways are shown as 50' width.
- ii. Blocks conform to the maximum length allowed.
- iii. Lots conform to the RD-50 district requirements. Access is provided to all lots. No lots have excessive depths.

b. General:

- i. Primary access points are maintained as originally approved. The property abuts Giles Road and the developer shall contribute their proportionate share to the improvement of Giles Road as necessary which will be addressed the in subdivision agreement.
- ii. A drainage plan was provided. Stormwater regulations apply. The proposed replat is a significant change from the previous plat. The NRD provided comments which are attached. Comments must be resolved prior to scheduling to County Board.
- iii. Landscaping within a 20' buffer is required along Giles Road. The applicant needs to provide a landscape plan showing the required buffer and materials as required by Section 37.3.1.
- iv. Sidewalks are required on both sides of all streets at a minimum width of 4' and placed at least 4' inside from the back of curb. Sidewalks are also required along Giles Road at a minimum width of 5'. Sidewalk requirements will be addressed in the subdivision agreement.
- v. Water is provided by MUD.
- vi. Sanitary sewer is proposed to connect to existing stub lines abutting the site.
- vii. References to the "PD" designation need to be removed from the plat drawings.

c. Final Plat comments:

- i. A Surveyor's Certificate is required. The final plat must be revised to include all required information with the surveyor's certificate. Corners must be found or set on all lot corners.
- ii. Street profiles and paving plans were included. The Sarpy County Surveyor had no comments.
- iii. A block for the County Clerk to attest the County Board signature must be included.

d. Comments from other departments/agencies:

- i. The Sarpy County Surveyor indicated no objection to the request.

- ii. The Papio-Missouri River Natural Resources District indicated several comments that need to be resolved related to post construction storm water management plan, final drainage study, sediment and erosion control plan. Full comments are attached.
  - iii. The Millard School District indicated they have no objection.
  - iv. The Millard Fire District indicated they have no objection.
  - v. The City of La Vista provided comments, which are attached.
3. A subdivision agreement is required and the County Attorney's office is in the process of preparing a draft agreement for review by the applicant. The final plat will not be scheduled to the County Board until the agreement is signed by the applicant.

**IV. RECOMMENDATION:**

Recommend approval to the **Change of Zone from RG-35 PTD to RD-50** for Meridian Park Replat Three as it conforms to the Comprehensive Plan and Zoning Regulations of Sarpy County.

Recommend approval to the **Preliminary Plat** for Meridian Park Replat Three provided that staff comments are resolved prior to scheduling the item to County Board as it conforms to the Comprehensive Plan, Subdivision and Zoning Regulations of Sarpy County.

Recommend approval to the **Final Plat** for Meridian Park Replat Three provided that staff comments are resolved prior to scheduling the item to County Board as it conforms to the Comprehensive Plan, Subdivision and Zoning Regulations of Sarpy County.

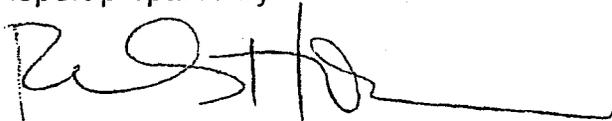
**V. COPIES OF REPORT TO:**

Applicant  
Public upon request

**VI. ATTACHMENTS:**

Application  
Comments  
Aerial Site Plan

Report prepared by:



Rebecca Horner, AICP  
Planning Director



Meridian Park Replat Three



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

330 NORTH 117TH STREET  
OMAHA, NE 68154-2509

[www.eacg.com](http://www.eacg.com)

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

June 7, 2010

Rebecca Horner  
Sarpy County Director of Planning  
1210 Golden Gate Drive  
Papillion, NE 68046

RE: MERIDIAN PARK REPLAT THREE  
PROPOSED ZONING CHANGE  
E&A PROJECT NO. P2004.045.001

Dear Rebecca:

On behalf of the applicant, Hearthstone Homes, Inc. I request that the zoning for the referenced plat be changed from RD-50 PD to RD-50.

Sincerely,

E&A Consulting Group, Inc.

A handwritten signature in black ink, appearing to read 'Jeffrey D. Elliott', is written over a faint, circular stamp or watermark.

Jeffrey D. Elliott, P.E.  
Project Manager



# SARPY COUNTY PLANNING

• 1210 GOLDEN GATE DRIVE PAPILLION, NE 68046  
• PHONE: 402-593-1555 • FAX: 402-593-1558 • E-MAIL: [PLANNING@SARPY.COM](mailto:PLANNING@SARPY.COM)

MAY - 3 2010

## CHANGE OF ZONE APPLICATION

SARPY COUNTY  
PLANNING DEPARTMENT

|  |   |
|--|---|
| <p>In order for your application to be considered <b>COMPLETE</b>, please answer all applicable questions and provide the following:</p> <ol style="list-style-type: none"> <li>1. Submit complete Change of Zone Application</li> <li>2. Submit Non-Refundable Fee of \$ 200 . 00 made payable to Sarpy County Treasurer</li> <li>3. Copy of Deed on file with Register of Deeds (showing applicant as owner)</li> <li>4. 25 full size site plan drawings (folded)</li> <li>5. 1 reduced size sit plan drawing (8.5 x 11)</li> <li>6. Detailed operational plans</li> </ol> | <p><b>PLANNING STAFF USE ONLY:</b></p> <p>APPLICATION NO.: _____</p> <p>DATE RECEIVED: _____</p> <p>CP DESIGNATION: _____</p> <p>ZONING DESIGNATION: _____</p> <p>FEE: \$ _____ RECEIPT NO. _____</p> <p>RECEIVED BY: _____</p> <p>NOTES: _____</p> |
|--|---|

**APPLICANT INFORMATION:**  CHECK BOX IF TEXT AMENDMENT APPLICATION

NAME: HearthStone Homes E-MAIL: \_\_\_\_\_

ADDRESS: 810 N 96th St. CITY/STATE/ZIP: Omaha, NE 68114

MAILING (IF DIFFERENT)  
ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

**PROPERTY OWNER INFORMATION:** (If multiple owners, attach separate sheet)

Please check box if attaching separate sheet with owner information.

NAME: Same E-MAIL: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_

MAILING (IF DIFFERENT)  
ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

**ENGINEER INFORMATION:**

NAME: E & A Consulting Group Inc. E-MAIL: jelliott@eacg.com

ADDRESS: 330 N 117th St. CITY/STATE/ZIP: Omaha, NE 68154

MAILING (IF DIFFERENT)  
ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_

PHONE: 895-4700 FAX: 895-3599

**PROJECT DESCRIPTION:** (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets if necessary.) **PLEASE NOTE:** A detailed project description is essential to the reviewing process of this request.

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**PROJECT SITE INFORMATION:** Complete each section in its entirety. If a question is not applicable to your project, please indicate this to show that each question has been carefully considered.

**ASSESSOR'S PARCEL NUMBER:** \_\_\_\_\_

**ADDITIONAL PARCEL NUMBERS** \_\_\_\_\_

**LEGAL DESCRIPTION:** (Describe property to wit:)

Being a replat of Lots 1 thru 8 inclusive, Meridian Portico, A subdivision located in the NW 1/4 of Section 22, Twp 14N, Rng 11E of the 6th P.M., Sarpy County, Nebraska.

**GENERAL PROPERTY LOCATION:** 165th Giles Road **ACRES:** 10.740

**CURRENT ZONING:** RG-35 PTD **REQUESTED ZONING:** RD-50 PD

**ADDITIONAL INFORMATION:** Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. Attach extra sheets if necessary.

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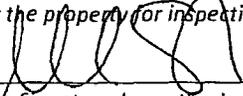
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**PLEASE NOTE THE FOLLOWING PROCEDURES:**

1. The Planning Commission will hold a public hearing and make a recommendation to the County Board.
2. County Board will hold a public hearing and make a final decision on the Change of Zone Permit
3. All necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the Special Use Permit applicant or the property owner.

I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process at the Planning Commission and County Board is complete. I further understand the Special Use Permit process as stated above and I authorize County Staff to enter the property for inspection related to the specific request during this process.

  
\_\_\_\_\_  
Owner Signature (or authorized agent)

5/3/10  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner Signature (or authorized agent)

\_\_\_\_\_  
Date



# SARPY COUNTY PLANNING

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MAY - 3 2010

## PRELIMINARY PLAT APPLICATION

SARPY COUNTY  
PLANNING DEPARTMENT

In order for your application to be considered **COMPLETE**, please answer all applicable questions and provide the following:

1. Submit complete Preliminary Plat Application
2. Submit Non-Refundable Fee of \$ 462.00 made payable to Sarpy County Treasurer
3. 1 reduced size site plan drawing (8.5 x 11)
4. 1 Electronic copy of the plat drawing (PDF)
5. 25 full sized, folded plat drawings
6. Preliminary Drainage Plan
7. 5 copies proposed Post- Construction Storm Water Management Plan

### PLANNING STAFF USE ONLY:

APPLICATION NO.: \_\_\_\_\_  
 DATE RECEIVED: \_\_\_\_\_  
 CP DESIGNATION: \_\_\_\_\_  
 ZONING DESIGNATION: \_\_\_\_\_  
 FEE: \$ \_\_\_\_\_ RECEIPT NO. \_\_\_\_\_  
 RECEIVED BY: \_\_\_\_\_  
 NOTES: \_\_\_\_\_

Please review sections 5 and 6 of the Sarpy County Subdivision Regulations for complete Preliminary Plat process requirements.

### APPLICANT INFORMATION:

NAME: HearthStone Homes

E-MAIL: \_\_\_\_\_

ADDRESS: 810 N 96th St.

CITY/STATE/ZIP: Omaha, NE 68114

MAILING (IF DIFFERENT)  
ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_

FAX: \_\_\_\_\_

### PROPERTY OWNER INFORMATION: (If multiple owners, attach separate sheet)

Please check box if attaching separate sheet with owner information.

NAME: Same

E-MAIL: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

MAILING (IF DIFFERENT)  
ADDRESS: \_\_\_\_\_

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PHONE: \_\_\_\_\_

FAX: \_\_\_\_\_

### ENGINEER INFORMATION:

NAME: E & A Consulting Group Inc.

E-MAIL: jelliott@eacg.com

ADDRESS: 330 N 117th St.

CITY/STATE/ZIP: Omaha, NE 68154

MAILING (IF DIFFERENT)  
ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

PHONE: 895-4700

FAX: 895-3599

**PROJECT DESCRIPTION:** (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets if necessary.) **PLEASE NOTE:** A detailed project description is essential to the reviewing process of this request.

**PLAT INFORMATION:** Complete each section in its entirety. If a question is not applicable to your project, please indicate this to show that each question has been carefully considered.

**PLAT NAME:** Meridian Park Replat Three

**ASSESSOR'S PARCEL NUMBER:** \_\_\_\_\_

**CURRENT ZONING:** RG-35 PTD

**ADDITIONAL PARCEL NUMBERS** \_\_\_\_\_

**GEN. PROP. LOCATION\*:** 165th Giles Road

*\*example 189<sup>th</sup> & Giles Rd*

**LEGAL DESCRIPTION:** (Describe property to wit:)

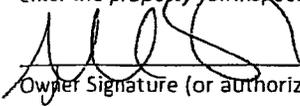
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**ADDITIONAL INFORMATION:** Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. Attach extra sheets if necessary.

**PLEASE NOTE THE FOLLOWING PROCEDURES:**

1. The Planning Commission will hold a public hearing and make a recommendation to the County Board.
2. County Board will hold a public hearing and make a final decision on the Preliminary Plat.
3. All necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the Preliminary Plat applicant or the property owner.

I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process at the Planning Commission and County Board is complete. I further understand the Preliminary Plat process as stated above and I authorize County Staff to enter the property for inspection related to the specific request during this process.

  
Owner Signature (or authorized agent)

8/3/10  
Date

\_\_\_\_\_  
Owner Signature (or authorized agent)

\_\_\_\_\_  
Date



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SARPY COUNTY  
PLANNING DEPARTMENT

## FINAL PLAT APPLICATION

In order for your application to be considered **COMPLETE**, please answer all applicable questions and provide the following:

1. Submit complete Final Plat Application
2. Submit Non-Refundable Fee of \$462.00 made payable to Sarpy County Treasurer
3. 1 reduced size plat drawing (8.5 x 11)
4. 1 Electronic copy of the plat drawing (PDF)
5. 25 full sized, folded plat drawings
6. Please review sections 7 and 8 of the Sarpy County Subdivision Regulations for complete Final Plat process requirements.

### PLANNING STAFF USE ONLY:

APPLICATION NO.: \_\_\_\_\_  
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 ZONING DESIGNATION: \_\_\_\_\_  
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CITY/STATE/ZIP: \_\_\_\_\_

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FAX: \_\_\_\_\_

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E-MAIL: jelliott@eacg.com

ADDRESS: 330 N 117th St.

CITY/STATE/ZIP: Omaha, NE 68154

MAILING (IF DIFFERENT)  
ADDRESS: \_\_\_\_\_

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PHONE: \_\_\_\_\_

FAX: \_\_\_\_\_

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**PLAT NAME:** Meridian Park Replat Three

**ASSESSOR'S PARCEL NUMBER:** \_\_\_\_\_

**CURRENT ZONING:** RG-35 PTD

**ADDITIONAL PARCEL NUMBERS** \_\_\_\_\_

**GEN. PROP. LOCATION\*:** 165th Giles Road  
\*example 189<sup>th</sup> & Giles Rd

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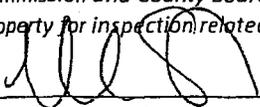
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**ADDITIONAL INFORMATION:** Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. Attach extra sheets if necessary.

**PLEASE NOTE THE FOLLOWING PROCEDURES:**

1. The Planning Commission will hold a public hearing and make a recommendation to the County Board.
2. County Board will hold a public hearing and make a final decision on the Final Plat.
3. All necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the Final Plat applicant or the property owner.
4. Upon approval of the Final Plat, a certification of approval by the Board shall be endorsed thereon by the County Clerk, and eight (8) copies of the Final Plat shall be filed with the Register of Deeds office within 90 days. (3 Mylar and 5 Paper Copies with signatures).

I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process at the Planning Commission and County Board is complete. I further understand the Final Plat process as stated above and I authorize County Staff to enter the property for inspection related to the specific request during this process.

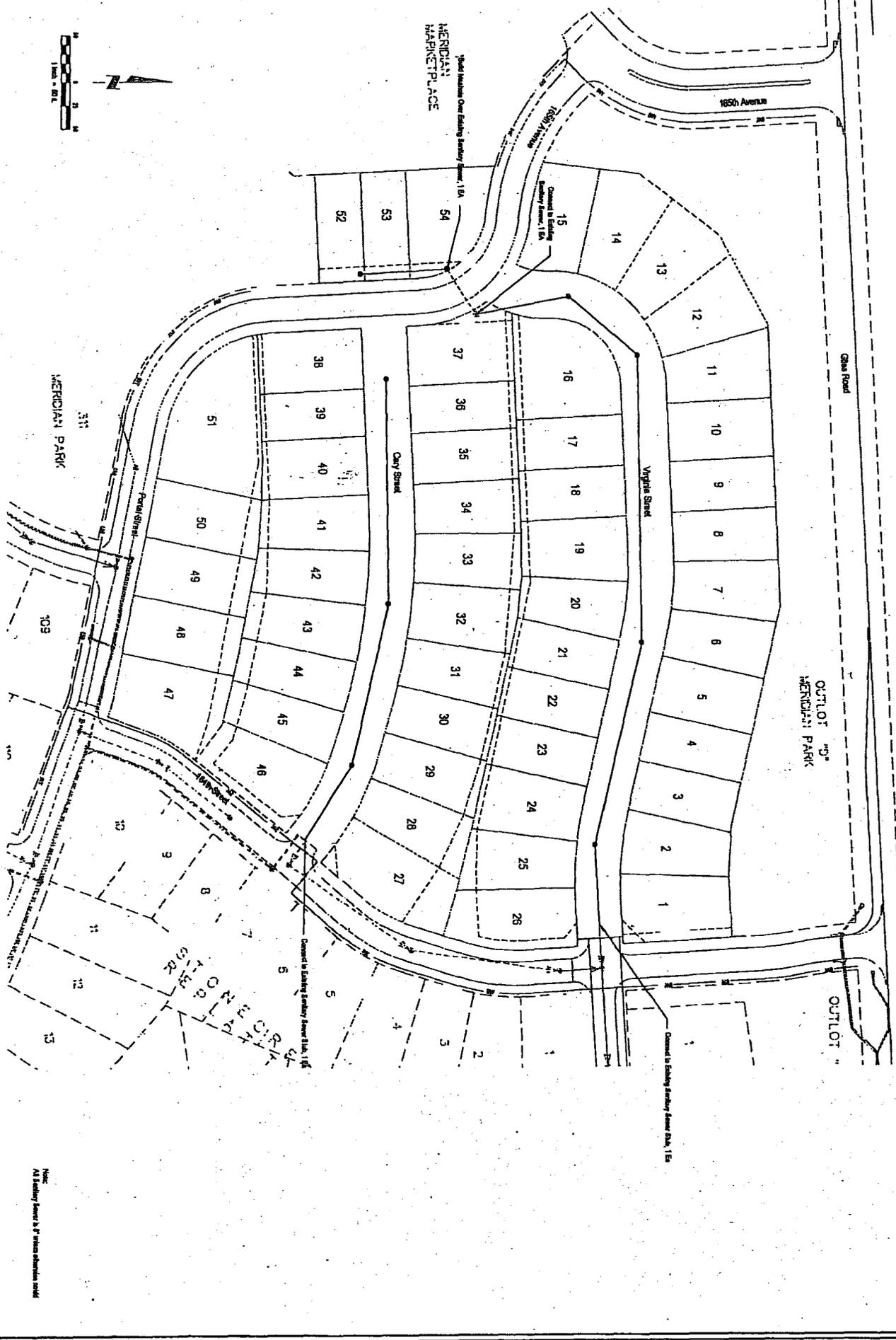
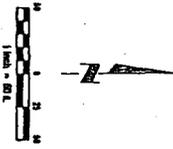
  
Owner Signature (or authorized agent)

5/3/10  
Date

\_\_\_\_\_  
Owner Signature (or authorized agent)

\_\_\_\_\_  
Date





| Proj No.     | Revision | Date    | By | Check |
|--------------|----------|---------|----|-------|
| 721844-03    |          | 4-28-10 |    |       |
| Designed By: |          |         |    |       |
| Drawn By:    |          |         |    |       |
| Checked By:  |          |         |    |       |
| Sheet 1 of 1 |          |         |    |       |

**SANITARY SEWER EXHIBIT 'B'**

**MERIDIAN PARK REPLAT 3**

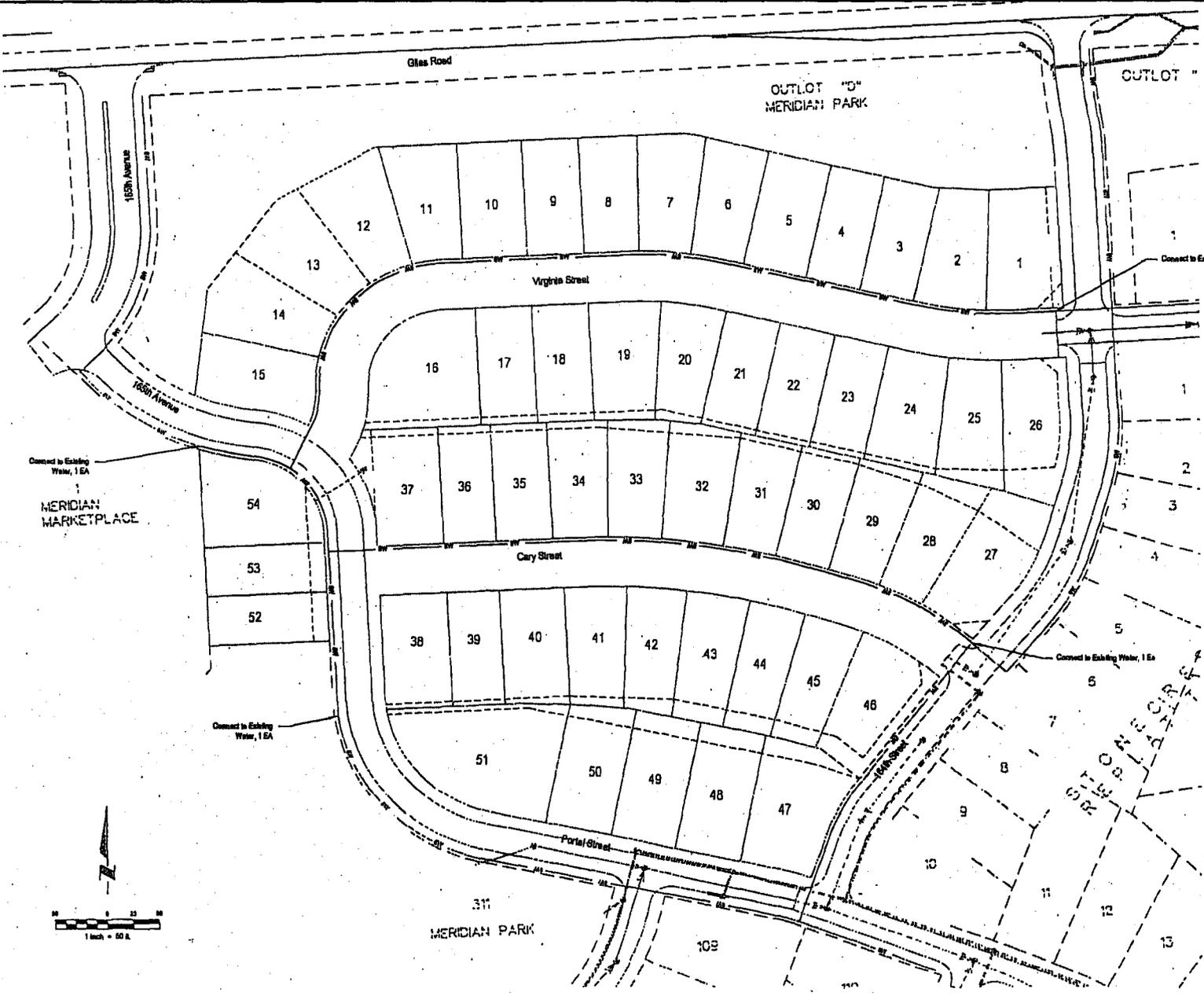
S.A.L. NO. 27  
SARPY COUNTY, NEBRASKA



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

230 BUCKLEY STREET, OMAHA, NE 68104  
PHONE: (402) 486-8800 FAX: (402) 486-8801  
www.eaconsulting.com





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 2500 W. 15th Street, Suite 100, Lincoln, NE 68502  
 Phone: (402) 441-1100 Fax: (402) 441-1101  
 www.eag.com

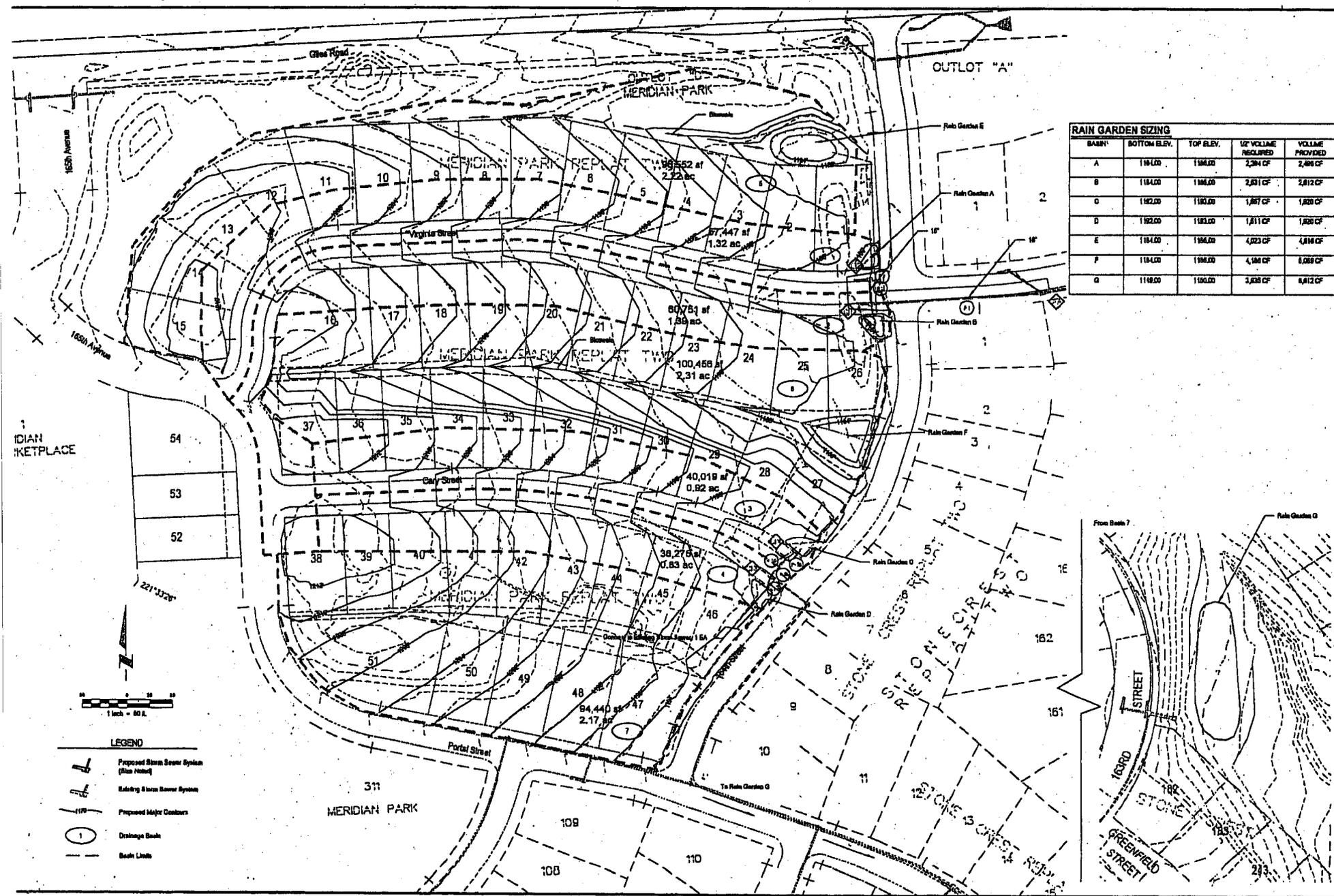
**E&A**

**MERIDIAN PARK REPLAT 3**  
 S.D. No. 27  
 SHERMAN COUNTY, NEBRASKA

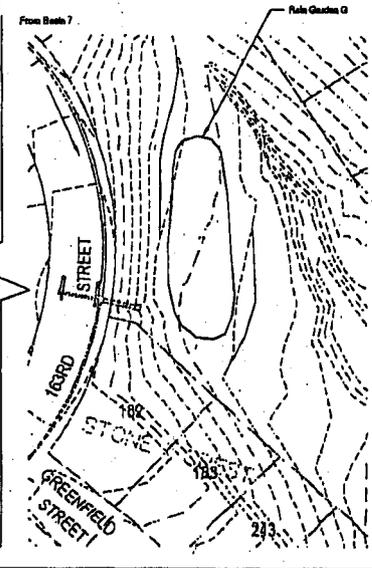
**WATER EXHIBIT 'D'**

|            |          |         |          |
|------------|----------|---------|----------|
| Proj. No.  | 2008-001 | Scale   | As Shown |
| Date       | 10/20/08 | Sheet   | 1 of 1   |
| Drawn by   | JRM      | Checked | JRM      |
| Revised by |          | Checked |          |
| Checked by |          | Checked |          |
| Sheet      | 1 of 1   |         |          |





| RAIN GARDEN SIZING |              |           |                      |                 |
|--------------------|--------------|-----------|----------------------|-----------------|
| Basin              | Bottom Elev. | Top Elev. | 1/2" Volume Required | Volume Provided |
| A                  | 1184.00      | 1186.00   | 2,284 CF             | 2,486 CF        |
| B                  | 1184.00      | 1186.00   | 2,631 CF             | 2,812 CF        |
| C                  | 1182.00      | 1180.00   | 1,867 CF             | 1,820 CF        |
| D                  | 1182.00      | 1183.00   | 1,811 CF             | 1,820 CF        |
| E                  | 1184.00      | 1186.00   | 4,023 CF             | 4,816 CF        |
| F                  | 1184.00      | 1186.00   | 4,186 CF             | 5,289 CF        |
| G                  | 1149.00      | 1190.00   | 3,026 CF             | 6,812 CF        |



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**Meridian Park Replat 3**

DRAINAGE STUDY  
& PCSMP EXHIBIT "F"

|           |          |            |            |             |          |
|-----------|----------|------------|------------|-------------|----------|
| Proj. No. | 163-0000 | Date       | 10/10/2018 | Scale       | As Shown |
| Drawn By  | WJW      | Checked By | WJW        | Project No. | 163-0000 |
| Drawn By  | WJW      | Checked By | WJW        | Project No. | 163-0000 |
| Drawn By  | WJW      | Checked By | WJW        | Project No. | 163-0000 |
| Drawn By  | WJW      | Checked By | WJW        | Project No. | 163-0000 |

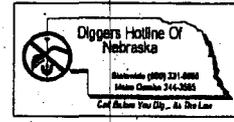
200 BUCKINGHAM STREET, CANAWA, NC 28024  
PHONE: (704) 884-4700 FAX: (704) 884-3300  
www.ecga.com

Improvement Plans for

# MERIDIAN PARK REPLAT THREE

## LOTS 1 THRU 54 INCLUSIVE GRADING PLAN - SECTION I

Located in the NW 1/4 of Section 22, Township 14 North, Range 11 East, of the 6th P.M.



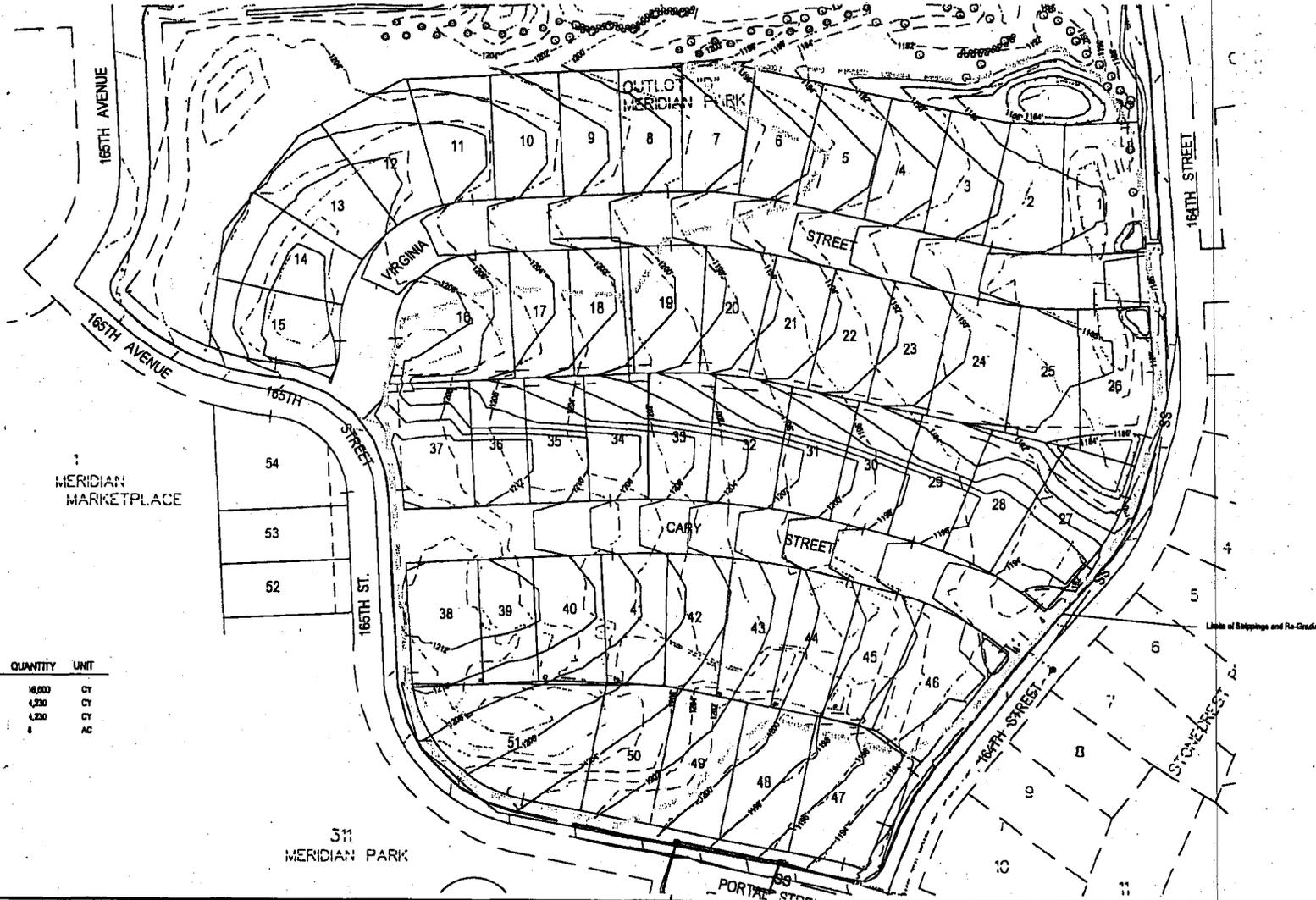
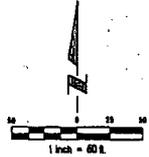
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MERIDIAN PARK REPLAT THREE  
LOTS 1 THRU 54 INCLUSIVE  
GRADING PLAN - SECTION I  
S.M.P. COUNTY, NEBRASKA

EXHIBIT "G"  
GRADING EXHIBIT

|      |    |             |
|------|----|-------------|
| DATE | BY | DESCRIPTION |
|      |    |             |
|      |    |             |
|      |    |             |
|      |    |             |



APPROXIMATE QUANTITIES

| ITEM | DESCRIPTION              | QUANTITY | UNIT |
|------|--------------------------|----------|------|
| 1.   | COMMON EXCAVATION        | 16,000   | CY   |
| 2.   | STRAFFING (10 STOCKPILE) | 4,200    | CY   |
| 3.   | STRAFFING (REBROAD)      | 4,200    | CY   |
| 4.   | SEEDING (TEMPORARY)      | 8        | AC   |

311  
MERIDIAN PARK