Omaha City Planning Department

APPLICATION

SUBDIVISION PLAT

Name of Addition  National Subdivision Replat 1

Preliminary  ☐ Revised Preliminary  ☑ Final

Property

Owner(s)  Ermanno LLC  444 Regency Parkway, Suite 100  68114

Applicant  Elliott Equipment Company  4427 S. 76th Circle  68127  402.932.9492

Contact  E & A Consulting Group, Inc.  10909 Mill Valley RD #100 Omaha, NE  68154  402.895.4700

General Location/Address  4427 S 76th Circle

(Attach Legal Description)

Total Area  4.211  (Acres)  Total Lots  2

Existing Zoning  Industrial  Projected Total Taxable Valuation$

Development Plans:

<table>
<thead>
<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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<td>4.211</td>
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<td>4.211</td>
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Total 2

Yes ☐  No ☑  A property owners’ association is to be formed. If yes, attach copies of covenants.

☐ ☑ Exceptions to the standard form subdivision agreement are proposed. If yes, attach a statement of changes.

☐ ☑ 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.

Owner’s Signature

[Signature]

Date Submitted  3/16/2020

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

Jeff Stoll - As Agent for Owner

Print or Type Name of Applicant
Source and Use of Funds: (Provide a separate sheet for the preliminary plat and for each final plat phase.)

<table>
<thead>
<tr>
<th>Proposed Improvements</th>
<th>Financing (2)</th>
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<tbody>
<tr>
<td></td>
<td>General Obligation</td>
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<td>Storm Sewer</td>
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<td>Sanitary Sewer</td>
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<td>Interceptor</td>
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<td>Outfall</td>
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<td>Interior</td>
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<td>Paving</td>
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<td>Minor</td>
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<td>Collector</td>
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<td>Major</td>
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<td>Sidewalks</td>
<td></td>
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<td>Parks</td>
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<td>Acquisition</td>
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<td>Improvements</td>
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<td>Water</td>
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<td>Interior</td>
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<td>Off-Site</td>
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<td>Gas</td>
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<td>Interior</td>
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<td>Off-Site</td>
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<td>Electricity (3)</td>
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<td>Total</td>
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(1) Total cost includes the addition of legal, engineering, and fiscal fees, and interest.
(2) Attach a statement of assumptions used as a basis for preliminary projections.
(3) Indicate any need to relocate on- or off-site lines.

Date ____________________________
LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NE1/4 OF THE NE1/4, PART OF THE SE1/4 OF THE NE1/4, PART OF THE SW1/4 OF THE NE1/4 AND PART OF THE NW1/4 OF THE NE1/4 OF SECTION 02, ALONG WITH ALL OF LOT 1, NATIONAL SUBDIVISION, A SUBDIVISION LOCATED IN SAID NE1/4 OF SECTION 02, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, NATIONAL SUBDIVISION, SAID POINT ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 76TH CIRCLE; THENCE N89°55'29"E (ASSUMED BEARING) ALONG THE NORTHERLY LINE OF SAID LOT 1, NATIONAL SUBDIVISION, A DISTANCE OF 346.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, NATIONAL SUBDIVISION, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD; THENCE S00°14'57"E ALONG THE EASTERLY LINE OF SAID LOT 1, NATIONAL SUBDIVISION, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD, A DISTANCE OF 210.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, NATIONAL SUBDIVISION; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE S00°20'47"E, A DISTANCE OF 276.94 FEET; (2) THENCE S02°07'50"E, A DISTANCE OF 42.79 FEET; THENCE S89°57'33"W, A DISTANCE OF 348.03 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH 76TH CIRCLE; THENCE N00°14'57"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH 76TH CIRCLE, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 1, NATIONAL SUBDIVISION, A DISTANCE OF 529.49 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 183,435 SQUARE FEET OR 4.211 ACRES, MORE OR LESS.
March 6, 2020

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

RE: National Subdivision Replat 1 – Minor Plat
E & A File: P2019.337.001

Robert,

On behalf of our client, Elliott Equipment Company, we hereby submit an application for the above referenced project. The subject property is located near 76th Circle and F Street. 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,

[Signature]

Jeff Stoll
E & A Consulting Group, Inc.
NATIONAL SUBDIVISION REPLAT 1
LOTS 1 AND 2


LEGAL DESCRIPTION


DEVELOPER / OWNER
ERMANCO LLC
444 REGENCY PARKWAY
OMAHA, NE 68114

ZONING:
EXISTING: GI
PROPOSED: GI, LOTS 1 AND 2 4.211 AC

NOTES:
1. TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAT.

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
10301 Old Mill Road, Suite 100 • Omaha, NE 68114
Phone: 402.895.4700 • Fax: 402.895.3999
www.eag.com
NATIONAL SUBDIVISION REPLAT 1
LOTS 1 AND 2

DESCRIPTION:

NARRATIVE CERTIFICATION:
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, THE OWNERS OF THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

COUNTY TREASURER

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

ERIC A. SCHABEN LS-608

3. KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, THE OWNERS OF THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

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