

**AGENDA ITEM 4D**

**Replat—Echo Hills Replat Five  
—West Management, LLC**





**CITY OF LA VISTA  
PLANNING DIVISION  
RECOMMENDATION REPORT**

CASE NUMBERS: PRP22-0001;

FOR HEARING ON: MARCH 3, 2022

REPORT PREPARED ON: FEBRUARY 22, 2022

**I. GENERAL INFORMATION**

**A. APPLICANT(S):**

West Management, LLC  
Attn: Brett West  
129 N 10<sup>th</sup> Street, #106  
Lincoln, NE 68508

**B. PROPERTY OWNERS:**

Vandelay Investments, LLC  
Attn: Brett West  
PO Box 22151  
Lincoln, NE 68542

Echo Hills Apartments, LLC  
Attn: Brett West  
129 N 10<sup>th</sup> Street, #106  
Lincoln, NE 68508

**C. LOCATION:** 7631 S 146<sup>th</sup> Street, La Vista, NE 68138, generally located northwest of the intersection of 144<sup>th</sup> Street and Chandler Road.

**D. LEGAL DESCRIPTION:** Lots 2-4 Echo Hills Replat Four.

**E. REQUESTED ACTION(S):** Approval of a replat to combine Lots 2-4 Echo Hills Replat Four, being replatted as Lot 1 Echo Hills Replat Five to accommodate the Echo Park Apartment complex on one lot.

**F. EXISTING ZONING AND LAND USE:** C-1 Shopping Center Commercial, Planned Unit Development (Overlay District), and Gateway Corridor District (Overlay District). This property is currently vacant.

**G. PURPOSE OF REQUEST:** Applicant is seeking to construct an additional apartment building as part of the Echo Park Apartments complex (building #5). The building would include 71 units, 16 tuck-under garages, and an 1,800 square foot retail space for a coffee shop user on the first floor on the westernmost edge of the building. With the construction of proposed building #5, the Echo Park Apartments would have a total of 281 units.

H. **SIZE OF SITE:** Approximately 8.65 acres.

## II. **BACKGROUND INFORMATION**

### A. **GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**

<b><u>Direction From Subject Property</u></b>	<b><u>Future Land Use Designation</u></b>	<b><u>Current Zoning Designation</u></b>	<b><u>Surrounding Development</u></b>
North	Medium-Density Residential and High-Density Residential	RS-72 Single-Family Residential (Sarpy County Zoning); R-3 High-Density Residential, PUD, and Gateway Corridor District (Overlay District)	Echo Hills Neighborhood and Echo Hills Assisted Living and Memory Care
East	Commercial	C-1 Shopping Center Commercial and Gateway Corridor District (Overlay District).	Dino's Storage
South	Industrial	I-1 Light Industrial and Gateway Corridor District (Overlay District).	Vacant
West	Medium-Density Residential	RS-72 Single-Family Residential (Sarpy County Zoning)	Echo Hills Neighborhood

### B. **RELEVANT CASE HISTORY:**

1. On February 4, 2020 the City Council of the City of La Vista approved a Comprehensive Plan Future Land Use Map amendment, rezoning, planned unit development site plan, and replat for Lot 3 Echo Hills (replatted as Lots 1 through 4 Echo Hills Replat Four) for the development of an assisted living and memory care facility, apartments, and commercial development. Shortly thereafter, conditional use permits were approved for the apartments and assisted living facilities.
2. On May 26, 2020 the applicant requested an amendment to the PUD Site Plan relating to the amount and configuration of the provided off-street parking. Further design of the buildings necessitated a reduction in the number of provided stalls from 352 stalls on Lot 2 to 337 stalls in addition to the removal of one stall on Lot 1. Since the proposed number of parking stalls still greatly exceeded the number required by the La Vista Zoning Ordinance, this change was considered minor, qualified for administrative approval, and was approved by the City Administrator.

3. An additional amendment to the PUD Site Plan relating to the off-street parking was requested by the applicant on July 14, 2020. This request removed 28 stalls from the parking count on Lot 2 Echo Hills Replat Four. The space for these stalls still exists, but the stalls would not be striped or counted in the total parking count to reduce confusion and the likelihood that parked cars would block access to the attached parking garages in apartment buildings #1 and #2. Like the previous request, the updated proposed number of parking stalls still exceeded the number required by the La Vista Zoning Ordinance. As a minor change, this request qualified for administrative approval, and was approved by the City Administrator.
4. On September 15, 2020, City Council approved an amendment to the PUD site plan that allowed for alternative parking stall dimensions for the 91 stalls in the underground parking garage under apartment building #3 on Lot 2. Standard configurations for 90-degree parking stalls, per Section 7.09 of the La Vista Zoning Ordinance are 9' wide by 18' deep with an isle width of 24' for two-way traffic. The revised, approved dimensions for the underground garage stalls include a 22'-4" drive isle width (a 1'6" reduction), and some stalls with a depth of 17' (a 1' reduction). Other stalls in the garage will have a depth of 19'-6" (an increase of 1'-6").
5. Construction has been completed on the Echo Hills Assisted Living and Memory Care facility and the Echo Park Apartments buildings #1 and #2. Construction on the Echo Park Apartments buildings #3 and #4 is underway.

**C. APPLICABLE REGULATIONS:**

1. Section 5.08 of the City of La Vista Zoning Ordinance – R-3 High Density Residential
2. Section 5.10 of the City of La Vista Zoning Ordinance – C-1 Shopping Center Commercial
3. Section 5.15 of the City of La Vista Zoning Ordinance – PUD Planned Unit Development District (Overlay District)
4. Section 5.17 of the City of La Vista Zoning Ordinance – Gateway Corridor District (Overlay District)
5. Article 6 of the City of La Vista Zoning Ordinance – Conditional Use Permits
6. La Vista Subdivision Regulations.



### **III. ANALYSIS**

#### **A. COMPREHENSIVE PLAN:**

1. The Future Land Use Map of the La Vista Comprehensive Plan designates this property for commercial development. This application is contingent on the approval of the proposed amendment to the Future Land Use Map of the Comprehensive Plan that would change the designation from commercial to high-density residential.

#### **B. OTHER PLANS: N/A.**

#### **C. TRAFFIC AND ACCESS:**

1. A traffic impact analysis prepared by Felsburg, Holt & Ullevig (FHU) was submitted and reviewed through the approval process for Phase 1 of the Echo Hills Apartments and the Echo Hills Assisted Living and Memory Care facilities. As a result of this study and the subdivision agreement approved by the La Vista City Council on July 10, 2020, the applicant has made the following street signal improvements at the intersection of 144<sup>th</sup> Street and Chandler Road:
  - i. Added a permissive/protected phase to the northbound left turn lane with a 4-section signal head to include a flashing yellow arrow; and
  - ii. Modification to 3-section signal heads, with a flashing yellow arrow, to all other left turning lane signal head as to be consistent with signals in the vicinity.
2. A trip generation comparison was completed by Felsburg, Holt & Ullevig (FHU) to explore the traffic generation differences between the previously approved PUD site plan and commercial development concept for Lots 3 and 4 Echo Hills Replat Four and the proposed revised PUD site plan and multi-family residential development. A memo containing this analysis, dated December 29, 2021, concludes "based on the trip generation analysis results, no significant impact is anticipated to traffic conditions with the proposed changes in land uses and quantities."
3. The trip generation comparison memo mentioned above has been reviewed by the Nebraska Department of Transportation and they expressed no comments or concerns. The memo is currently under review by Sarpy County, and the applicant will be required to take any action(s) required as a result of their review, per the existing and revised subdivision agreement.
4. As part of the Echo Park Apartments phase 1 development to mitigate the potential negative impacts of increased traffic to the neighborhood, the applicant installed a speed table and pedestrian crossing on 146th Street, a speed hump on Echo

Hills Drive, a fence along the east edge of Echo Hills Park along 146th Street, additional on-street parking stalls for Echo Hills park, and an improved sidewalk connection to the park from the neighborhood.

**D. UTILITIES:**

1. The property has access to all necessary utilities.

**E. PARKING REQUIREMENTS:**

1. The minimum off-street parking stall requirements for the proposed development per Section 7.06 of the La Vista Zoning Ordinance and the number of proposed parking stalls for each lot in the development are as follows:

<u>Lot #</u>	<u>Use</u>	<u>Required Stalls</u>	<u>Provided Stalls</u>
Lot 1	Assisted Living & Memory Care	80 + 24 Employees	82
Proposed Lot 1 Echo Hills Replat Five	Multi-Family with one commercial bay with a drive-through	385	422

2. With the approval of the original PUD Site Plan, the applicant was granted a reduction in the required parking stall count for the assisted living and memory care facility and Lot 1 Echo Hills Replat Four based on historical data from the operating history of similar projects. The applicant anticipates that only 5 assisted living residents will operate vehicles, and that no memory care residents will be operating a vehicle, greatly reducing the need for parking. This reduction of parking for this facility was approved.
3. The proposed number of provided off-street parking stalls for Lot 2-4 Echo Hills Replat Four (proposed Lot 1 Echo Hills Replat Five) exceeds the minimum number of stalls required by Section 7.06 of the La Vista Zoning Ordinance.
4. Per Section 7.05.09, multi-family housing developments shall provide a minimum of 0.5 enclosed garages per unit, but these garages may count toward the total number of parking spaces required. With 281 units, this requirement for the Echo Park Apartments is to provide a minimum of 141 garage stalls. This proposal includes 153 garage stalls (88 stalls in the garage under apartment building #3, and 65 single garages under apartment buildings #1, #2, #4, and #5).

**IV. REVIEW COMMENTS:**

1. Per Section 5.15.02.04 of the La Vista Zoning Ordinance, land uses not permitted in the underlying zoning district may be allowed by City Council through a Planned Unit Development Overlay District



to promote mixed-use development. The development proposal related to this application includes a coffee/shop (commercial) use on the property which is not currently permitted in the underlying R-3 High Density Residential Zoning District, but will be permitted through the PUD ordinance if approved by City Council.

2. The applicant has requested an allowance for a reduction in the lot area minimum requirement for the R-3 High-Density Residential Zoning District from 3,000 square feet for the first four units and 1,500 square feet for each additional unit to 3,000 square feet for the first four units and 1,316 square feet for each additional unit. This represents an 11% reduction in the lot area requirement for the multi-family housing on proposed Lot 1 Echo Hills Replat Five. A formal request letter for this allowance was submitted and is attached to the staff report for the PUD application. Allowances for this lot area requirement may be granted by City Council through the Planned Unit Development process, per Section 5.15.02.04 of the La Vista Zoning Ordinance.
3. The building design for the Echo Park Apartments Building #5 is currently under review by the City's third-party Design Review Architect. This design review process must be substantially complete prior to application for building permits.
4. The landscaping plan is currently under review by the City's third-party Design Review Architect and must be approved prior to City Council review.
5. Through the PUD ordinance, limitations will be placed on the commercial or coffee shop user proposed for the 1,800 square foot space on the west side of apartment building #5, to ensure that the user is one that can regularly maintain a drive through stacking queue of 5 cars or fewer (or such amount that the City Engineer deems appropriate for the location) to ensure that vehicles in the proposed drive-through do not stack out onto the public street.
6. The amended subdivision agreement has been drafted and is under City review. It will need to be approved prior to City Council approval of the Final Plat. It addresses items including but not limited to: public and private improvements, maintenance of common areas, staking bonds, guarantees and performance bonds, etc.

**V. STAFF RECOMMENDATION – REPLAT:**

Staff recommends approval of the replat for Lots 2-4 Echo Hills Replat Four, being replatted as Lot 1 Echo Hills Replat Five, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of amendments to the Future Land Use Map of La Vista's Comprehensive Plan, the Official Zoning Map, the Planned Unit Development Site Plan, and the Conditional Use Permit.

**VI. ATTACHMENTS TO REPORT:**

- A. Review and response letters
- B. Preliminary Plat plan set
- C. Final Plat

**VII. COPIES OF REPORT SENT TO:**

- A. Brett West, West Management, LLC
- B. Joe Dethlefs, Thompson, Dreessen & Dorner, Inc.
- C. Public Upon Request



Prepared by: Assistant Planner



Deputy Community Development Director Date

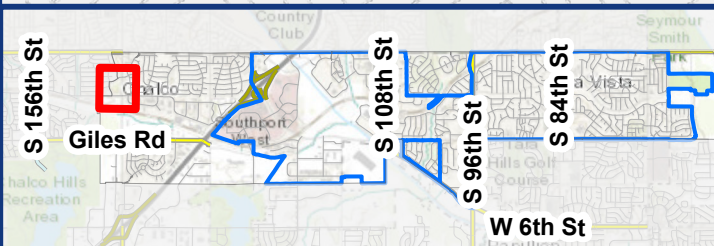


Combine Lots 2-4 Echo Hills Replat Four, proposed to be replatted as Lot 1 Echo Hills Replat Five



S. 144th Street

Chandler Road

## Echo Hills Replat Five Area Exhibit - West Management, LLC



### Legend

-  TaxParcel
-  Proposed Replat Area







January 25, 2022

Joe Dethlefs  
Thompson, Dreessen & Dorner, Inc.  
10836 Old Mill Road  
Omaha, NE 68154

RE: Echo Hills Replat Five – Initial Review Letter

Mr. Dethlefs,

We have reviewed the documents submitted for the above-referenced application. Based on the elements for consideration set forth in the applicable sections of the Subdivision Regulations, the City has the following comments:

1. Please include phasing lines on the preliminary plat to delineate what work has been completed, what is proposed, and/or if phasing is contemplated for the remaining work, per Section 3.03.02 of La Vista's Subdivision Regulations.
2. The updated traffic impact analysis that was submitted is currently under review. This TIA will need to be reviewed by the Nebraska Department of Transportation for the intersections along 14<sup>th</sup> Street (HWY 50), and by Sarpy County Public Works for the intersections along Chandler Road.
3. A revised grading plan and Post Construction Stormwater Management Plan (PCSMP) will need to be completed for this project to encapsulate the changes in grading and stormwater runoff associated with the change in land use. Final plans and drainage study will need to be submitted through the PERMIX website at the time of building permit.

**City Hall**  
8116 Park View Blvd.  
La Vista, NE 68128-2198  
402.331.4343 P  
402.331.4375 F

**Community Development**  
8116 Park View Blvd.  
402.593.6400 P  
402.593.6445 F

**Library**  
9110 Giles Rd.  
402.537.3900 P  
402.537.3902 F

**Police**  
7701 S. 96th St.  
402.331.1582 P  
402.331.7210 F

**Public Works**  
9900 Portal Rd.  
402.331.8927 P  
402.331.1051 F

**Recreation**  
8116 Park View Blvd.  
402.331.3455 P  
402.331.0299 F



4. Please confirm that the notarization block is consistent with Section 10.01 of the Subdivision regulations. The final statement is missing from the block on the final plat.
5. Please provide financial data showing costs of all required public improvements proposed and yet to be completed.
6. The submitted, revised subdivision agreement is currently under review. We will notify you in the near future of any necessary changes.

Please resubmit 2 paper copies of the revised Preliminary and Final Plats (along with electronic copies) to the City for further review. A timeline for review by the Planning Commission and City Council will be determined based on the timing of the resubmittal and the extent to which the issues noted this review have been sufficiently addressed. If you have any questions regarding these comments, please feel free to contact me at any time.

Thank you,

A handwritten signature in black ink, appearing to read "Cale Brodersen", with a long horizontal flourish extending to the right.

Cale Brodersen, AICP  
Assistant Planner  
City of La Vista  
[cbrodersen@cityoflavista.org](mailto:cbrodersen@cityoflavista.org)  
(402) 593-6405

cc:

Brett West - West Management, LLC  
Bruce Fountain, Community Development Director – City of La Vista  
Christopher Solberg, Deputy Community Development Director – City of La Vista  
Pat Dowse, City Engineer – City of La Vista

January 27, 2022

Cale Brodersen  
City of La Vista  
8116 Park View Boulevard  
La Vista, NE 68128

RE: Echo Hills Replat Five – Initial Review Letter Response

Mr. Brodersen,

Below are responses to the comments on the Echo Hills Replat Five initial review letter dated January 25, 2022, for the proposed development at Echo Hills Replat Five. The City comments are listed below followed by our response in bold.

1. Please include phasing lines on the preliminary plat to delineate what work has been completed, what is proposed, and/or if phasing is contemplated for the remaining work, per Section 3.03.02 of La Vista's Subdivision Regulations.  
**Phasing lines have been added to the Preliminary Plat.**
2. The updated traffic impact analysis that was submitted is currently under review. This TIA will need to be reviewed by the Nebraska Department of Transportation for the intersections along 14<sup>th</sup> Street (HWY 50), and by Sarpy County Public Works for the intersections along Chandler Road.  
**TD2 acknowledges. The TIA will be reviewed by NDOT and Sarpy County Public Works.**
3. A revised grading plan and Post Construction Stormwater Management Plan (PCSMP) will need to be completed for this project to encapsulate the changes in grading and stormwater runoff associated with the change in land use. Final plans and drainage study will need to be submitted through the PERMIX website at the time of building permit.  
**TD2 acknowledges. A revised grading plan and PCSMP will be submitted as part of the building permit process.**
4. Please confirm that the notarization block is consistent with Section 10.01 of the Subdivision regulations. The final statement is missing from the block on the final plat.  
**The final plat has been updated to be consistent with Section 10.01.**



5. Please provide financial data showing costs of all required public improvements proposed and yet to be completed.  
**Section 3 of the Subdivision Agreement outlines the proposed public improvements and the responsibility of payment.**
6. The submitted, revised subdivision agreement is currently under review. We will notify you in the near future of any necessary changes.  
**TD2 acknowledges.**

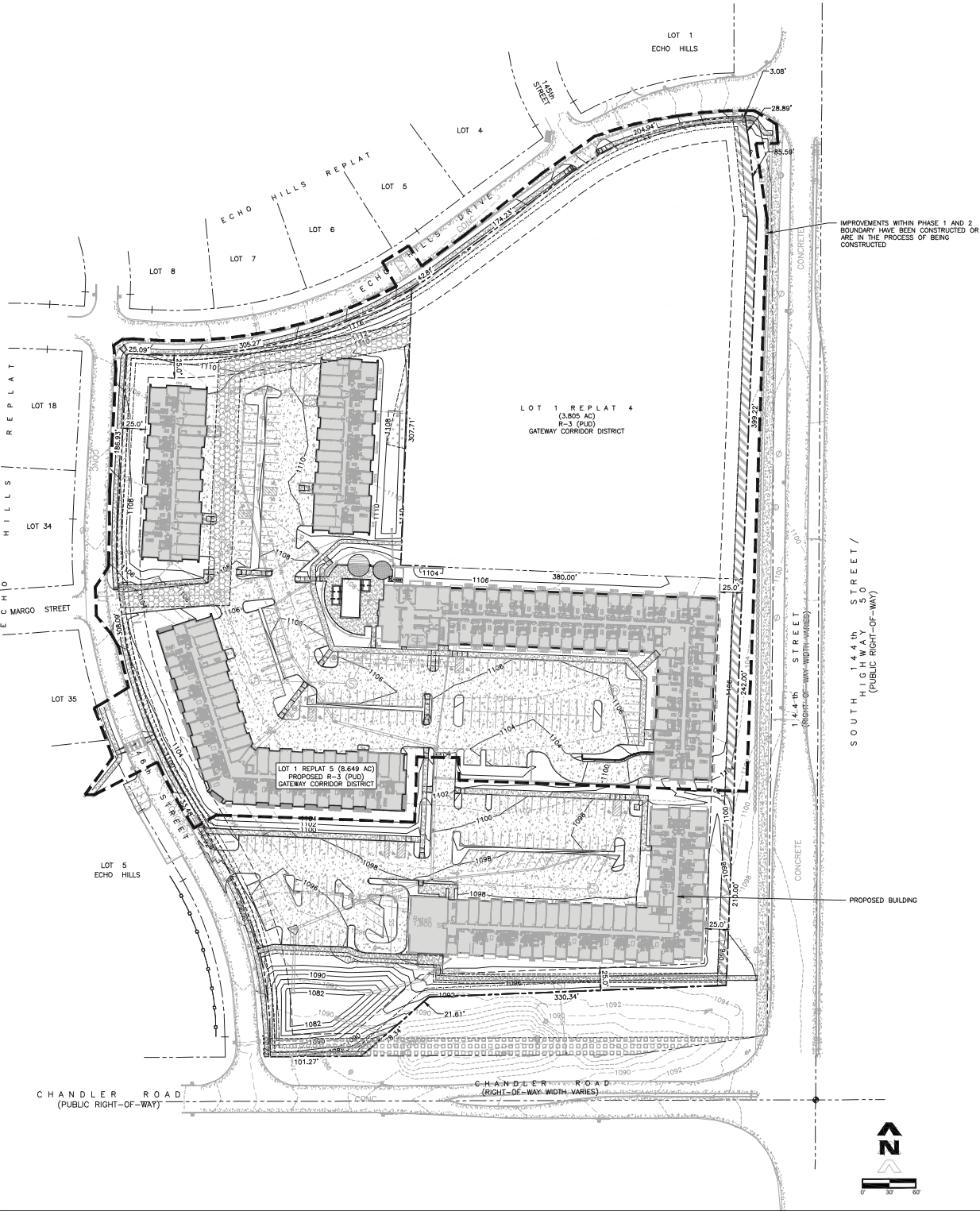
We appreciate the City's effort in preparing this review. We would like to continue working with the City to address any unresolved items. Please contact our office with any questions or concerns.

Respectfully submitted,

THOMPSON, DREESSEN & DORNER, INC.

A handwritten signature in black ink, appearing to read 'T. Veskrna', with a long horizontal flourish extending to the right.

Trevor Veskrna, E.I.



# ECHO HILLS REPLAT 5

## LOT 1

### SARPY COUNTY, NEBRASKA



#### VICINITY MAP

#### NOTES

- EXISTING ZONING IS GENERAL COMMERCIAL AND HIGH DENSITY RESIDENTIAL (C-1 AND R-3 GATEWAY CORRIDOR). PROPOSED ZONING IS R-3 PUD GATEWAY CORRIDOR.
- EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT. INTERVALS.
- WATER SHALL BE PROVIDED BY METROPOLITAN UTILITIES DISTRICT.
- GAS SHALL BE PROVIDED BY THE BLACK HILLS ENERGY.
- POWER SHALL BE PROVIDED FROM THE OMAHA PUBLIC POWER DISTRICT.
- TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAT.
- LOT 1, ECHO HILLS REPLAT 5, BEING A REPLATING OF LOTS 2, 3, AND 4, ECHO HILLS REPLAT 4, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

#### PROPERTY OWNER

ECHO HILLS APARTMENTS LLC  
129 N 10TH STREET UNIT 106  
LINCOLN, NE 68508  
PHONE: 402-826-9393

#### SUBDIVIDER

ECHO HILLS APARTMENTS LLC  
129 N 10TH STREET UNIT 106  
LINCOLN, NE 68508  
PHONE: 402-826-9393

#### ENGINEER

THOMPSON, DREESSEN & DORNER  
10836 OLD MILL ROAD  
OMAHA, NEBRASKA 68154  
PHONE: 402-330-8860

#### LEGAL DESCRIPTION

LOT 1, ECHO HILLS REPLAT 5, BEING A REPLATING OF LOTS 2, 3, AND 4, ECHO HILLS REPLAT 4, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

#### LEGEND

EXISTING CONTOURS		PERMANENT SANITARY SEWER EASEMENT AS SHOWN ON THE FINAL PLAT OF ECHO HILLS.
PROPOSED CONTOURS		
PROPOSED STORM SEWER		UTILITY EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT AND NORTHWESTERN BELL TELEPHONE COMPANY IN THE FINAL PLAT DEDICATION OF ECHO HILLS.
PROPOSED SANITARY SEWER		
PROPOSED WATER MAIN		
PROPOSED 7" P.C.C. PAVEMENT (9" P.C.C. IN R.O.W.)		EASEMENT AND RIGHT-OF-WAY GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA RECORDED AS INSTRUMENT NO. 98-022243 OF THE SARPY COUNTY RECORDS.
PROPOSED 4" P.C.C. SIDEWALK (9" P.C.C. IN R.O.W.)		
BUILDING SETBACK		PROPOSED SIDEWALK EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT
LANDSCAPE SETBACK		SANITARY SEWER EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT
		STORM SEWER EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT

Client Name

Echo Hills  
Apartments LLC

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
1	Initial Issue	02-25-22
2	Revised	02-25-22
3	Revised	02-25-22
4	Revised	02-25-22
5	Revised	02-25-22
6	Revised	02-25-22
7	Revised	02-25-22
8	Revised	02-25-22
9	Revised	02-25-22
10	Revised	02-25-22
11	Revised	02-25-22
12	Revised	02-25-22
13	Revised	02-25-22
14	Revised	02-25-22
15	Revised	02-25-22
16	Revised	02-25-22
17	Revised	02-25-22
18	Revised	02-25-22
19	Revised	02-25-22
20	Revised	02-25-22
21	Revised	02-25-22
22	Revised	02-25-22
23	Revised	02-25-22
24	Revised	02-25-22
25	Revised	02-25-22
26	Revised	02-25-22
27	Revised	02-25-22
28	Revised	02-25-22
29	Revised	02-25-22
30	Revised	02-25-22
31	Revised	02-25-22
32	Revised	02-25-22
33	Revised	02-25-22
34	Revised	02-25-22
35	Revised	02-25-22
36	Revised	02-25-22
37	Revised	02-25-22
38	Revised	02-25-22
39	Revised	02-25-22
40	Revised	02-25-22
41	Revised	02-25-22
42	Revised	02-25-22
43	Revised	02-25-22
44	Revised	02-25-22
45	Revised	02-25-22
46	Revised	02-25-22
47	Revised	02-25-22
48	Revised	02-25-22
49	Revised	02-25-22
50	Revised	02-25-22

Drawn By: TDV Reviewed By: JAD  
Job No.: 2142-103 Date: 02-25-22

Sheet Title

Preliminary Plat

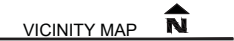
Sheet Number

Ex. A

LOT 1  
SARPY COUNTY, NEBRASKA



## Echo Hills Replat 5



1. EXISTING ZONING IS GENERAL COMMERCIAL AND HIGH DENSITY RESIDENTIAL (C-1 AND R-3 GATEWAY CORRIDOR). PROPOSED ZONING IS R-3 PUD GATEWAY CORRIDOR.
2. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT. INTERVALS.
3. WATER SHALL BE PROVIDED BY METROPOLITAN UTILITIES DISTRICT.
4. GAS SHALL BE PROVIDED BY THE BLACK HILLS ENERGY.
5. POWER SHALL BE PROVIDED FROM THE OMAHA PUBLIC POWER DISTRICT.
6. TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL LOT.
7. LOT 1 REPLAT 4 IS NOT INCLUDED IN THIS REPLAT AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

ECHO HILLS APARTMENTS LLC  
129 N 10TH STREET UNIT 106  
LINCOLN, NE 68508  
PHONE: 402-826-9393

ECHO HILLS APARTMENTS LLC  
129 N 10TH STREET UNIT 106  
LINCOLN, NE 68508  
PHONE: 402-826-9393

THOMPSON, DREESSEN & DORNER  
10836 OLD MILL ROAD  
OMAHA, NEBRASKA 68154  
PHONE: 402-330-8860

LOT 1, ECHO HILLS REPLAT 5, BEING A REPLATTING OF LOTS 2, 3, AND 4, ECHO HILLS REPLAT 4, A SUBDMISION IN SARPY COUNTY, NEBRASKA.

Drawn By: TDV      Reviewed By: JAD  
Job No.: 2142-103      Date: 02-25-22

# Preliminary Plat Grading & Erosion Control Plan

## Ex. B

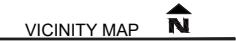




LOT 1  
SARPY COUNTY, NEBRASKA



## Echo Hills Replat 5



1. EXISTING ZONING IS GENERAL COMMERCIAL AND HIGH DENSITY RESIDENTIAL (C-1 AND R-3 GATEWAY CORRIDOR). PROPOSED ZONING IS R-3 PUD GATEWAY CORRIDOR.
2. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT. INTERVALS.
3. WATER SHALL BE PROVIDED BY METROPOLITAN UTILITIES DISTRICT.
4. GAS SHALL BE PROVIDED BY THE BLACK HILLS ENERGY.
5. POWER SHALL BE PROVIDED FROM THE OMAHA PUBLIC POWER DISTRICT.
6. TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL LOT.
7. LOT 1 REPLAT 4 IS NOT INCLUDED IN THIS REPLAT AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

ECHO HILLS APARTMENTS LLC  
129 N 10TH STREET UNIT 106  
LINCOLN, NE 68508  
PHONE: 402-826-9393

ECHO HILLS APARTMENTS LLC  
129 N 10TH STREET UNIT 106  
LINCOLN, NE 68508  
PHONE: 402-826-9393

THOMPSON, DREESSEN & DORNER  
10836 OLD MILL ROAD  
OMAHA, NEBRASKA 68154  
PHONE: 402-330-8860

LOT 1, ECHO HILLS REPLAT 5, BEING A REPLATTING OF LOTS 2, 3, AND 4, ECHO HILLS REPLAT 4, A SUBDMISION IN SARPY COUNTY, NEBRASKA.

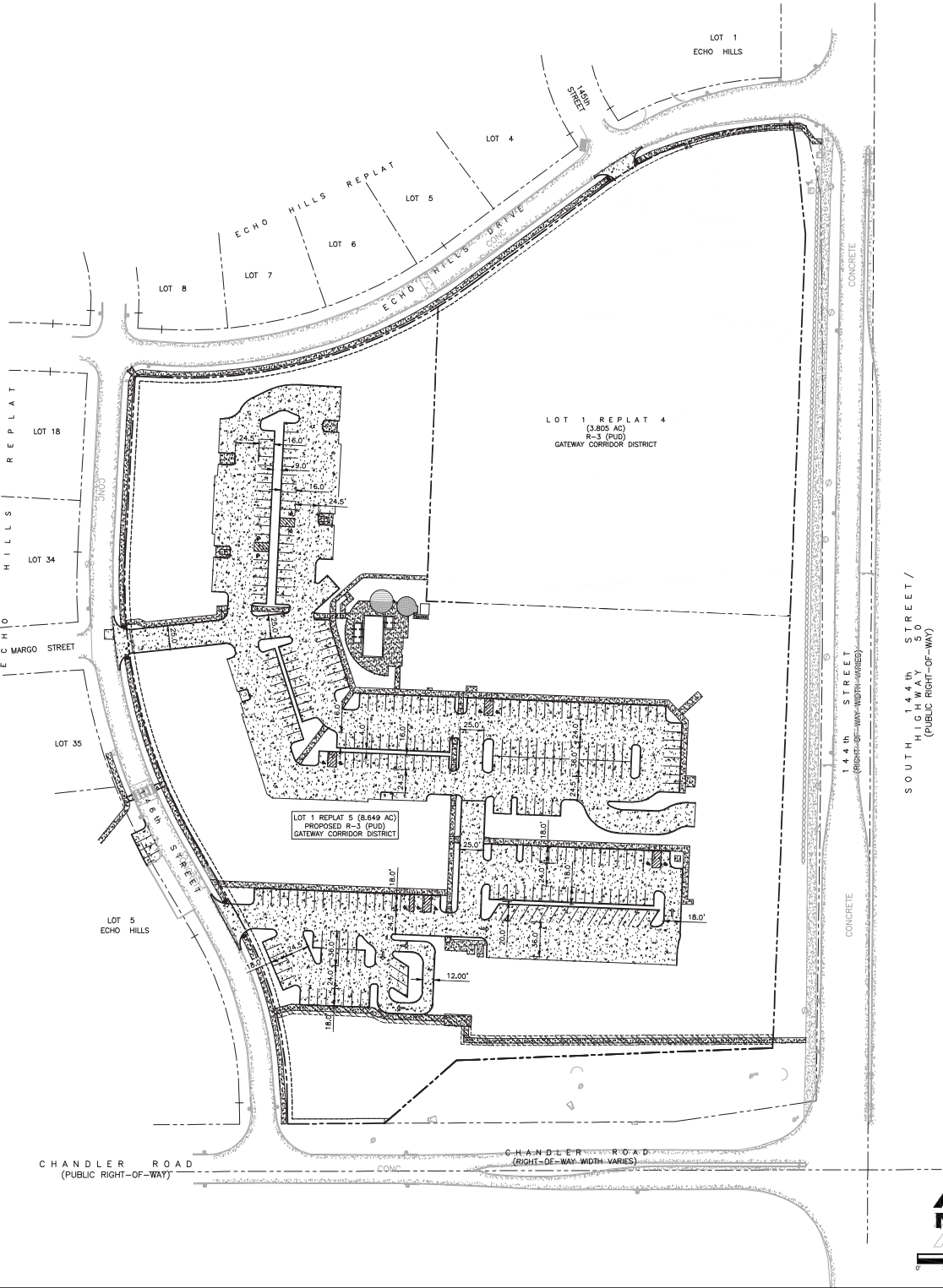
	PROPOSED SANITARY SEWER
	PROPOSED WATER MAIN
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	PROPOSED FIRE HYDRANT
	PROPOSED PIV VALVE
	EXISTING FIRE HYDRANT

Drawn By: TDV      Reviewed By: JAD  
Job No.: 2142-103      Date: 02-25-22

# Preliminary Plat Utility Plan

## Ex. C





# ECHO HILLS REPLAT 5

## LOT 1

### SARPY COUNTY, NEBRASKA



#### VICINITY MAP

#### NOTES

- EXISTING ZONING IS GENERAL COMMERCIAL AND HIGH DENSITY RESIDENTIAL (C-1 AND R-3 GATEWAY CORRIDOR). PROPOSED ZONING IS R-3 PUD GATEWAY CORRIDOR.
- EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT. INTERVALS.
- WATER SHALL BE PROVIDED BY METROPOLITAN UTILITIES DISTRICT.
- GAS SHALL BE PROVIDED BY THE BLACK HILLS ENERGY.
- POWER SHALL BE PROVIDED FROM THE OMAHA PUBLIC POWER DISTRICT.
- TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAT.
- LOT 1, REPLAT 4 IS NOT INCLUDED IN THIS REPLAT AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

#### PROPERTY OWNER

ECHO HILLS APARTMENTS LLC  
129 N 10TH STREET UNIT 106  
LINCOLN, NE 68508  
PHONE: 402-826-9393

#### SUBDIVIDER

ECHO HILLS APARTMENTS LLC  
129 N 10TH STREET UNIT 106  
LINCOLN, NE 68508  
PHONE: 402-826-9393

#### ENGINEER

THOMPSON, DREESSEN & DORNER  
10836 OLD MILL ROAD  
OMAHA, NEBRASKA 68154  
PHONE: 402-330-8860

#### LEGAL DESCRIPTION

LOT 1, ECHO HILLS REPLAT 5, BEING A REPLATING OF LOTS 2, 3, AND 4, ECHO HILLS REPLAT 4, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

#### LEGEND

- PROPOSED 7" P.C.C. PAVEMENT
- PROPOSED 4" P.C.C. SIDEWALK, 5" P.C.C. IN RIGHT OF WAY
- PROPOSED SIDEWALK EASEMENT
- EXISTING PAVEMENT



thompson, dreessen & dornier, inc.  
10836 Old Mill Rd  
Omaha, NE 68154  
p.402.330.8860 www.td2co.com

Project Name

Echo Hills Replat 5

Client Name

Echo Hills  
Apartments LLC

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
1	Initial Plat	02-25-22
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		

Drawn By:TDV Reviewed By: JAD  
Job No.: 2142-103 Date: 02-25-22

Sheet Title

Preliminary Plat  
Paving  
Improvements

Sheet Number

Ex. D



# ECHO HILLS REPLAT 5

## LOT 1

### SARPY COUNTY, NEBRASKA



#### VICINITY MAP

#### NOTES

- EXISTING ZONING IS GENERAL COMMERCIAL AND HIGH DENSITY RESIDENTIAL (C-1 AND R-3 GATEWAY CORRIDOR). PROPOSED ZONING IS R-3 PUD GATEWAY CORRIDOR.
- EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT. INTERVALS.
- WATER SHALL BE PROVIDED BY METROPOLITAN UTILITIES DISTRICT.
- GAS SHALL BE PROVIDED BY THE BLACK HILLS ENERGY.
- POWER SHALL BE PROVIDED FROM THE OMAHA PUBLIC POWER DISTRICT.
- TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAT.
- LOT 1 REPLAT 4 IS NOT INCLUDED IN THIS REPLAT AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

#### PROPERTY OWNER

ECHO HILLS APARTMENTS LLC  
129 N 10TH STREET UNIT 106  
LINCOLN, NE 68508  
PHONE: 402-826-9393

#### SUBDIVIDER

ECHO HILLS APARTMENTS LLC  
129 N 10TH STREET UNIT 106  
LINCOLN, NE 68508  
PHONE: 402-826-9393

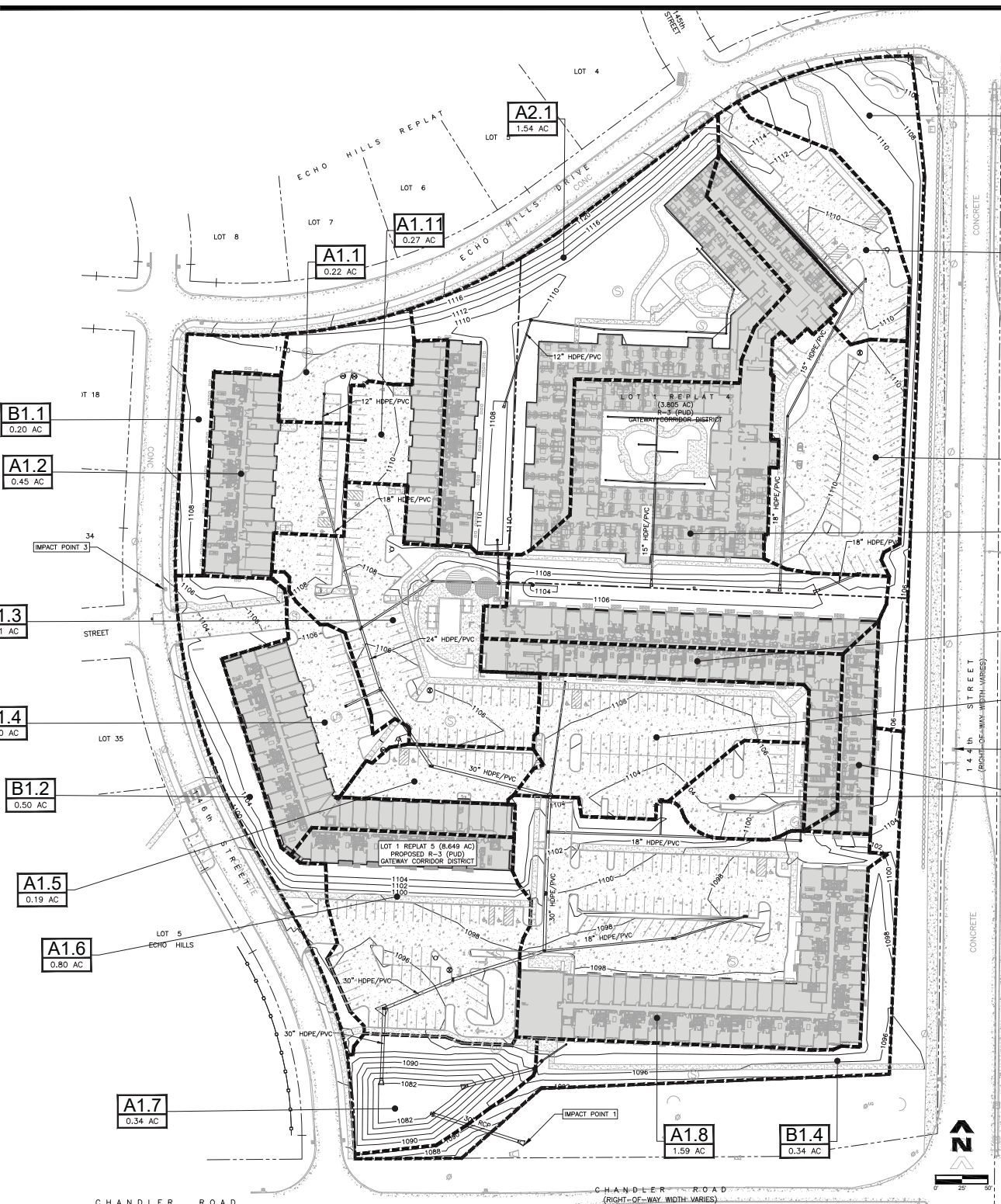
#### ENGINEER

THOMPSON, DREESSEN & DORNER  
10836 OLD MILL ROAD  
OMAHA, NEBRASKA 68154  
PHONE: 402-330-8860

#### LEGAL DESCRIPTION

LOT 1, ECHO HILLS REPLAT 5, BEING A REPLATING OF LOTS 2, 3, AND 4, ECHO HILLS REPLAT 4, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

COMPUTATION FORM									
FOR THE DRAINAGE DISTRICT DESIGN BY THE RATIONAL METHOD									
No.	Area (Ac)	Length (Ft)	Flow (CFS)	Velocity (FPS)	Time (Min)	Loss (Ft)	Head (Ft)	Power (HP)	Remarks
1	0.20	100	0.00	0.00	0.00	0.00	0.00	0.00	
2	0.45	100	0.00	0.00	0.00	0.00	0.00	0.00	
3	0.81	100	0.00	0.00	0.00	0.00	0.00	0.00	
4	0.60	100	0.00	0.00	0.00	0.00	0.00	0.00	
5	0.50	100	0.00	0.00	0.00	0.00	0.00	0.00	
6	0.19	100	0.00	0.00	0.00	0.00	0.00	0.00	
7	0.80	100	0.00	0.00	0.00	0.00	0.00	0.00	
8	0.34	100	0.00	0.00	0.00	0.00	0.00	0.00	
9	1.59	100	0.00	0.00	0.00	0.00	0.00	0.00	
10	0.34	100	0.00	0.00	0.00	0.00	0.00	0.00	



thompson, dreessen & dornier, inc.  
10836 Old Mill Rd  
Omaha, NE 68154  
p.402.330.8860 www.td2co.com

Project Name

Echo Hills Replat 5

Client Name

Echo Hills  
Apartments LLC

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

Drawn By: TDV Reviewed By: JAD  
Job No.: 2142-103 Date: 02-25-22

Sheet Title

Preliminary Plat  
Drainage Study

Sheet Number

Ex. E



thompson, dreessen & dornier, inc.  
10836 Old Mill Rd  
Omaha, NE 68154  
p.402.330.8860 www.td2co.com

Project Name

Echo Hills Replat 5

Client Name

Echo Hills  
Apartments LLC

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

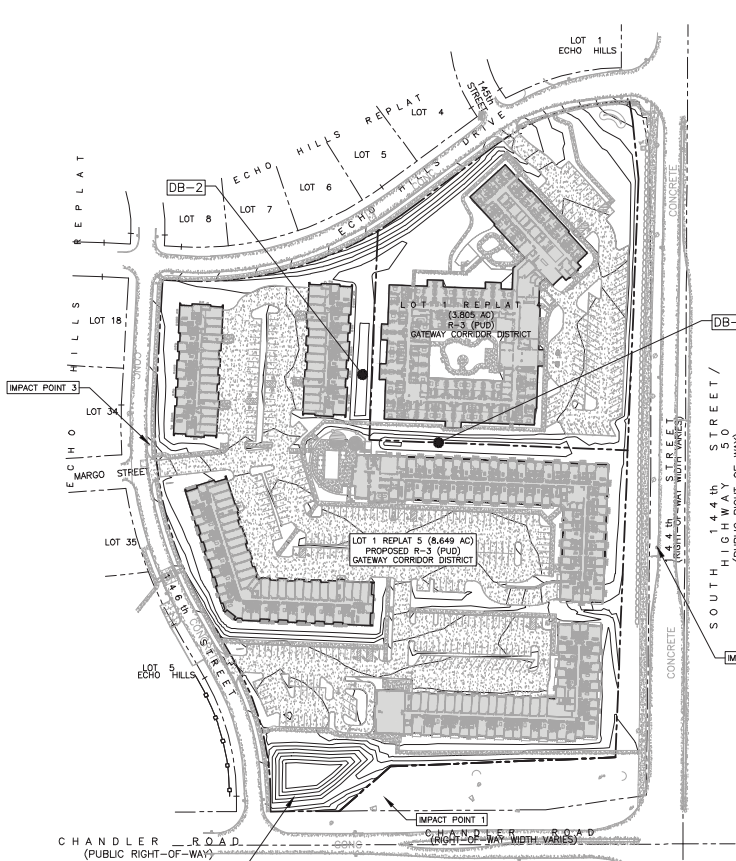
Drawn By:TDV Reviewed By: JAD  
Job No.: 2142-103 Date: 02-25-22

Sheet Title

Preliminary Plat  
PCSMP Plan

Sheet Number

Ex. F



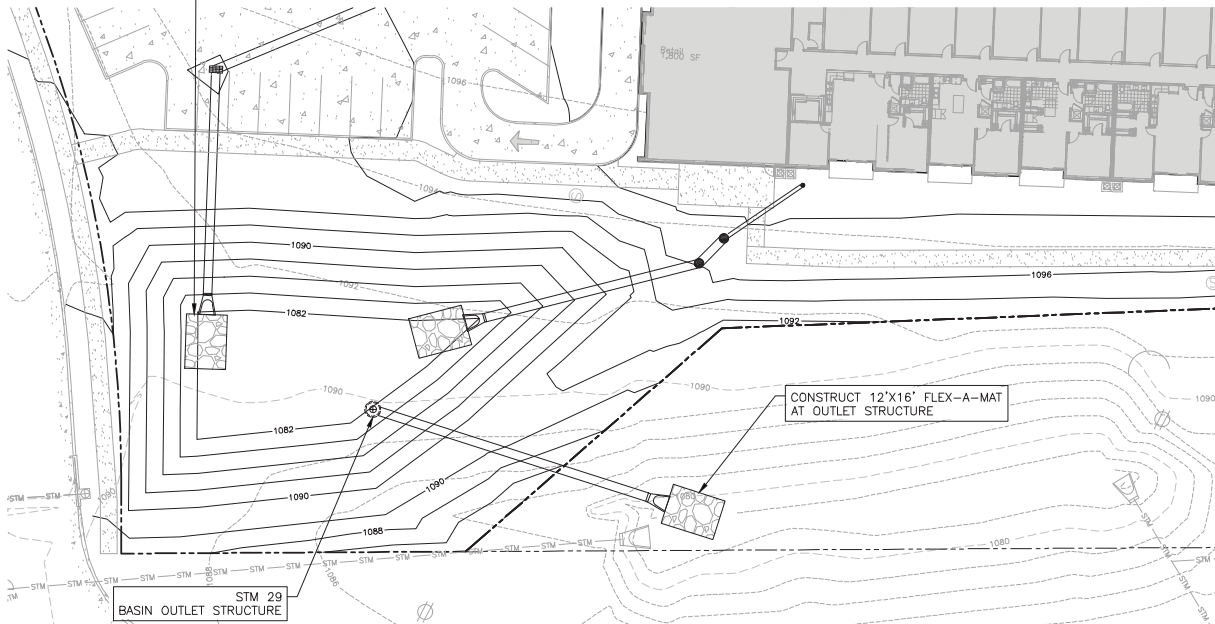
EDDB-1  
EXTENDED DRY DETENTION BASIN

**PCSMP CONSTRUCTION NOTES:**

- CONTRACTOR MUST NOTIFY ENGINEER A MINIMUM OF 48 HOURS PRIOR TO STARTING CONSTRUCTION OF PCSMP ELEMENTS IN ORDER TO PROVIDE ENGINEER WITH OPPORTUNITY TO OBSERVE CONSTRUCTION. CONTRACTOR'S FAILURE TO PROVIDE PROPER NOTICE AND COORDINATION WITH ENGINEER MAY RESULT IN DELAYS IN OBTAINING CITY MANDATED PCSMP "CERTIFICATION", WHICH MAY IMPACT CONTRACTOR/OWNER'S ABILITY TO OBTAIN BUILDING CERTIFICATION OF OCCUPANCY.
- PRIOR TO FINAL APPROVAL OF PCSMP AND OWNER ACCEPTANCE OF PROJECT, THE CONTRACTOR SHALL REMOVE ALL SILT, DEBRIS, AND/OR OTHER MATERIALS FROM ALL ON-SITE STORM SEWER INLETS, PIPE, AND PCSMP ELEMENTS. PHOTOGRAPHIC/VIDEO DOCUMENTATION OF THE CLEANED SYSTEM IS STRONGLY RECOMMENDED.

PRE. VS. POST CONSTRUCTION RUNOFF (IMPACT POINT 1)			
STORM EVENT	2 YEAR (CFS)	10 YEAR (CFS)	
EXISTING	24.55	45.50	
PROPOSED	24.33	41.92	
PRE. VS. POST CONSTRUCTION RUNOFF (IMPACT POINT 2)			
STORM EVENT	2 YEAR (CFS)	10 YEAR (CFS)	
EXISTING	8.17	15.15	
PROPOSED	0.86	1.91	
PRE. VS. POST CONSTRUCTION RUNOFF (IMPACT POINT 3)			
STORM EVENT	2 YEAR (CFS)	10 YEAR (CFS)	
EXISTING	0.53	0.99	
PROPOSED	0.31	0.69	

CONSTRUCT 12'X16' FLEX-A-MAT  
AT OUTLET STRUCTURE



**BMP SPECIFICATIONS**

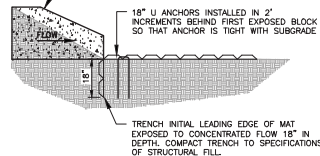
**DETENTION BASIN SEED MIXTURE AND PLANTINGS**

- DRY AREA:** AREAS ABOVE THE BASIN'S OVER-FLOW ELEVATION  
**GRASSES:** UNITED SEED "LOW GRASS MIX" (OR APPROVED EQUAL)  
RATE = 1 PLS LBS/2,700 SQ. FT.  
**WILDFLOWERS:** UNITED SEED "NOT TOO TALL WILDFLOWER MIX" (OR APPROVED EQUAL)  
RATE = 1 PLS LBS/1,800 SQ. FT.
- WET AREA:** AREAS BELOW THE BASIN'S OVER-FLOW ELEVATION  
**GRASSES:** FOX SEDGE (DEEP CELL PLUS) - RATE = 1 PLUG/20 S.F.  
PLANS OVAL SEDGE (DEEP CELL PLUS) - RATE = 1 PLUG/20 S.F.  
**WILDFLOWERS:** WILD BENJAMIN, SWAMP MILKWEED, BLACKEYED SUSAN, MARSH BLAZING STAR, BLUE VERVAIN, JOE PEE WEEDSEED  
RATE 0.5 LBS/1,000 SQ. FT.

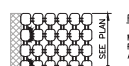
CONTRACTOR SHALL COORDINATE WITH LOCAL LANDSCAPE COMPANIES TO ENSURE THAT PROPER SEEDS ARE USED FOR THE PROJECT.

THE CONTRACTOR SHALL SEED, BLANKET THE BASIN (5150), AND BLANKET THE OVERFLOW CHANNEL (P300) PRIOR TO PLANTING.

FLARED END SECTION (SIZE  
VARIES, VERIFY WITH PLANS)



**PROFILE VIEW**



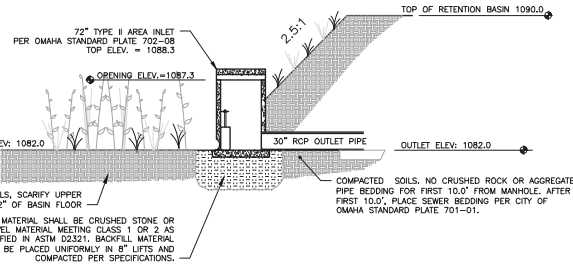
**PLAN VIEW**

**FLEX-A-MAT CONSTRUCTION NOTES:**

- ALL SUBGRADE SURFACES PREPARED FOR PLACEMENT OF MATS SHALL BE SMOOTH AND FREE OF ALL ROCKS, STICKS, ROOTS, OTHER PROTRUSIONS, OR DEBRIS OF ANY KIND. THE PREPARED SURFACE SHALL PROVIDE A FIRM UNYIELDING FOUNDATION FOR THE MATS WITH NO SHARP OR ABRUPT BREAKS IN THE GRADE. SUBGRADE UNDER MAT SHALL BE COMPACTED TO REQUIREMENTS OF STRUCTURAL FILL.
- APPLY SEED DIRECTLY TO THE PREPARED SOIL PRIOR TO FLEXAMAT INSTALLATION. USE SEED PER PROJECT SPECIFICATIONS.
- INSTALL FLEXAMAT ROLLS. FLEXAMAT FOR THIS PROJECT SHALL BE 10' WIDE.
- THE INITIAL LEADING EDGE OF FLEXAMAT EXPOSED TO CONCENTRATED FLOWS SHALL BE EMBEDDED 18" VERTICALLY INTO THE SUBGRADE TO SERVE AS AN ANCHOR TRENCH. THE TRENCH SHALL BE FILLED AND COMPACTED TO THE SPECIFICATIONS OF STRUCTURAL FILL. SEE SPECIFICATIONS.
- INSTALL 18" U ANCHORS IN 24" INCREMENTS ACROSS THE FLEXAMAT SECTION. INSTALL ANCHORS DIRECTLY BEHIND FIRST, EXPOSED ROW OF BLOCKS. U ANCHORS CONSISTS OF #2 REBAR U ANCHORS WITH 18" LEGS.

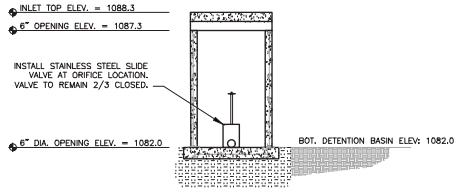
**TYPICAL FLEX-A-MAT DETAIL**

NOT TO SCALE



**EXTENDED DRY DETENTION BASIN SECTION**

NOT TO SCALE



**STM 29 - TYPE II AREA INLET SECTION**

NOT TO SCALE

POST CONSTRUCTION BMP'S			
BMP IDENTIFIER	TYPE OF BMP	LONGITUDE/LATITUDE	CONTRIBUTING AREA
EDDB-1	EXTENDED DRY DETENTION BASIN	N41.183944° W96.140897°	10.76 AC
DB-2	DETENTION BASIN	N41.18553° W96.140630°	1.54 AC
EDDB-1	EXTENDED DRY DETENTION BASIN	N41.18513° W96.139860°	2.69 AC



# ECHO HILLS REPLAT FIVE

LOT 1

BEING A REPLATTING OF LOTS 2, 3 AND 4, ECHO HILLS REPLAT FOUR, A SUBDIVISION IN THE SE 1/4 OF THE NE 1/4 OF SECTION 14, T14N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

## ACCEPTANCE BY LA VISTA COUNCIL

THIS PLAT OF ECHO HILLS REPLAT FIVE WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

MAYOR

ATTEST  
CITY CLERK

## REVIEW BY SARPY COUNTY PUBLIC WORKS

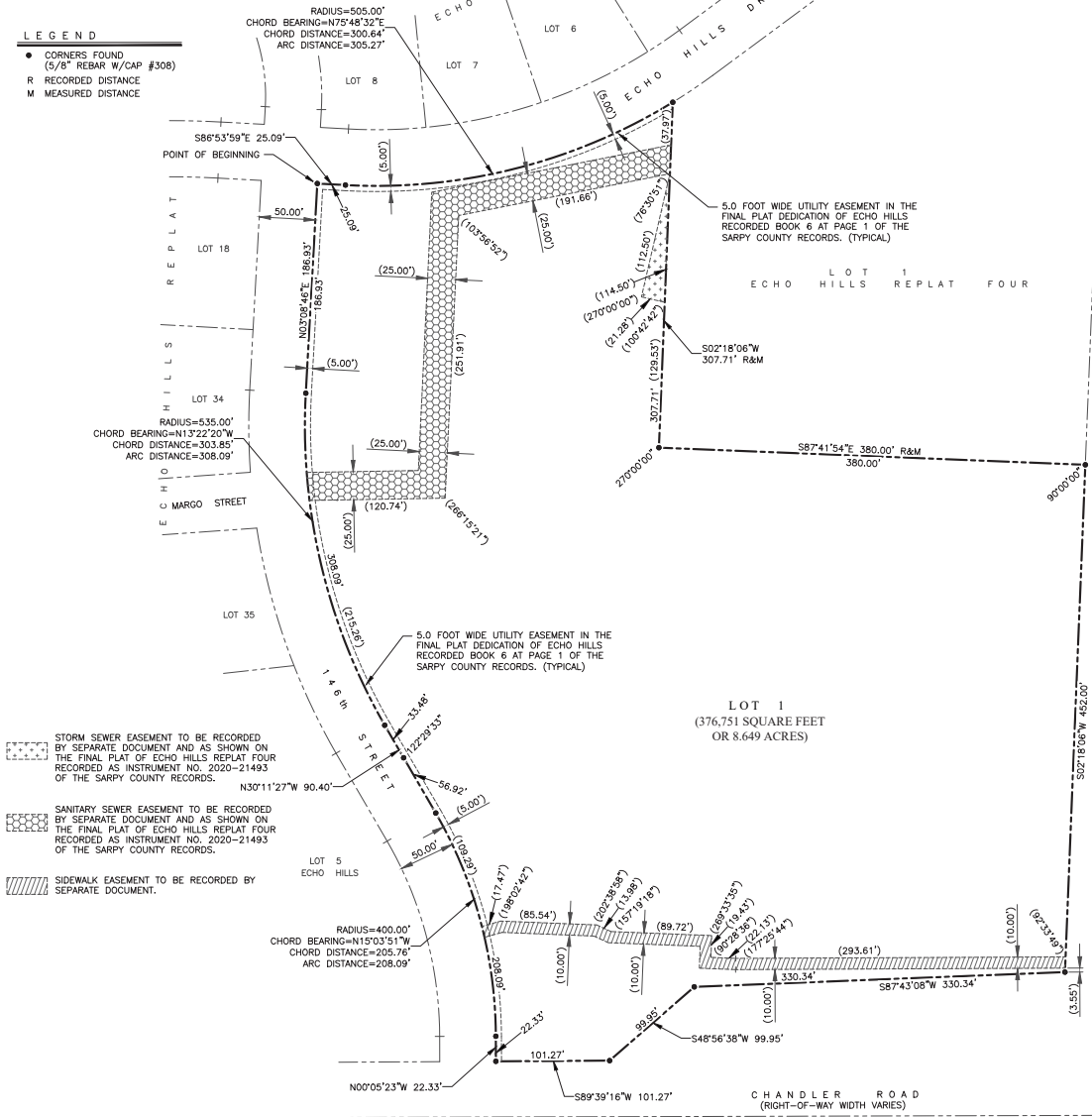
THIS PLAT OF ECHO HILLS REPLAT FIVE WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

## NOTE:

- DIMENSIONS AND ANGLES IN PARENTHESES PERTAIN TO EASEMENTS.
- THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO 144th STREET OVER THE EAST LINE OF LOT 1.

## LEGEND

- CORNERS FOUND (5/8" REBAR W/CAP #308)
- R RECORDED DISTANCE
- M MEASURED DISTANCE



144th STREET  
(RIGHT-OF-WAY WIDTH VARIES)

(HIGHWAY 50)

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, AND THAT THIS PLAT MEETS OR EXCEEDS THE "MINIMUM STANDARDS FOR SURVEYS" ADOPTED BY THE NEBRASKA STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. FURTHER, I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN THE SUBDIVISION TO BE KNOWN AS ECHO HILLS REPLAT FIVE, LOT 1, BEING A REPLATTING OF LOTS 2, 3 AND 4, ECHO HILLS REPLAT FOUR, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOW, BEGINNING AT THE NW CORNER OF SAID LOT 2;

THENCE S86°53'59"E (ASSUMED BEARING) 25.09 FEET ON THE NORTH LINE OF SAID LOT 2;  
THENCE NORTH-EASTERLY ON THE NORTH LINE OF SAID LOT 2 ON A 505.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N75°48'32"E, CHORD DISTANCE 300.64 FEET; AN ARC DISTANCE OF 305.27 FEET TO THE NE CORNER THEREOF;  
THENCE S02°18'06"W 307.71 FEET ON THE EAST LINE OF SAID LOT 2;  
THENCE S87°41'54"E 380.00 FEET ON THE NORTH LINE OF SAID LOT 2 TO THE WEST LINE OF SOUTH 144TH STREET (HIGHWAY 50);  
THENCE S02°18'06"W 452.00 FEET ON THE WEST LINE OF SOUTH 144TH STREET (HIGHWAY 50) TO THE NORTH LINE OF CHANDLER ROAD;  
THENCE S87°43'08"W 330.34 FEET ON THE NORTH LINE OF CHANDLER ROAD;  
THENCE S48°56'38"W 99.95 FEET ON THE NORTH LINE OF CHANDLER ROAD TO THE SOUTH LINE OF SAID LOT 4;  
THENCE S89°39'16"W 101.27 FEET ON THE NORTH LINE OF CHANDLER ROAD AND ON THE SOUTH LINE OF SAID LOT 4 TO THE SW CORNER THEREOF;  
THENCE N00°05'23"W 22.33 ON THE WEST LINE OF SAID LOT 4;  
THENCE NORTH-WESTERLY ON THE WEST LINE OF SAID LOT 4 ON A 400.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N15°03'51"W, CHORD DISTANCE 205.76 FEET, AN ARC DISTANCE OF 208.09 FEET;  
THENCE N30°11'27"W 90.40 FEET ON THE WEST LINES OF SAID LOT 2 AND 4;  
THENCE NORTH-WESTERLY ON THE WEST LINE OF SAID LOT 2 ON A 535.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N13°22'20"W, CHORD DISTANCE 303.85 FEET, AN ARC DISTANCE OF 308.09 FEET;  
THENCE N03°08'46"E 186.93 FEET ON THE WEST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

CONTAINING 8.649 ACRES MORE OR LESS

DECEMBER 28, 2021  
DATE:



JAMES D. WARNER  
NEBRASKA RLS 308

## OWNER'S CERTIFICATE

WE THE UNDERSIGNED ECHO HILLS APARTMENTS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OUT, PLATTED AND SUBDIVIDED, SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS ECHO HILLS REPLAT FIVE,

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED.

THERE ARE STRIPS OF GROUND SHOWN OR DESCRIBED ON THIS PLAT AND MARKED EASEMENT, RESERVED FOR THE USE OF PUBLIC UTILITIES AND SUBJECT TO THE PARAMOUNT RIGHT OF UTILITY OR CITY TO INSTALL, REPAIR, REPLACE AND MAINTAIN ITS INSTALLATIONS.

ECHO HILLS APARTMENTS, LLC  
A NEBRASKA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
KEVIN JAMES, MANAGER

ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA  
COUNTY OF SARPY

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AFORESAID COUNTY PERSONALLY APPEARED KEVIN JAMES, MANAGER OF ECHO HILLS APARTMENTS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED ON BEHALF OF SAID COMPANY.

WITNESS MY HAND AND NOTARIAL SEAL THIS DAY AND YEAR LAST ABOVE MENTIONED

NOTARY PUBLIC

## COUNTY TREASURER'S CERTIFICATIONS

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

COUNTY TREASURER'S

DATE

TREASURER'S SEAL

## APPROVAL OF THE PLANNING COMMISSION OF LA VISTA, NEBRASKA

THIS PLAT OF ECHO HILLS REPLAT FIVE WAS APPROVED BY THE LA VISTA PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CHAIRPERSON, LA VISTA PLANNING COMMISSION



thompson, dreessen & dörner, inc.  
10836 Old Mill Rd  
Omaha, NE 68154  
p.402.330.8860 f.402.330.5866  
td2co.com

ECHO HILLS REPLAT FIVE  
LOT 1



## Revision Dates

No.	Description	MM-DD-YY
--	--	--
--	--	--
--	--	--
--	--	--

Job No.: A2142-103A  
Drawn By: RJR  
Reviewed By: JDW  
Date: DECEMBER 28, 2021  
Book: 19/25  
Pages: 33-35

Sheet Title

CITY OF LA VISTA  
FINAL PLAT

Sheet Number

SHEET 1 OF 1