City of Bennington
Planning Commission Meeting Agenda
Wednesday, May 27, 2026; 6:00 P.M.
City Office, 15505 Warehouse St.
Bennington, NE
402-238-2375

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

2. Approval of April 29, 2026 Meeting Minutes

3. Consideration of a Final Plat in a Medium Density Residential Zoning District for Morgan Ridge Replat 3 located south of Kempten Creek Drive, north of Bennington Boulevard and between North 158-159 Streets
    A. Applicant and Staff Reports
    B. Public Hearing
    C. Motion

4. Adjourn

City of Bennington
Planning Commission Meeting Minutes
Wednesday, April 29, 2026; 6:00 P.M.
City Office, 15505 Warehouse St.
Bennington, NE
402-238-2375

Call to Order – Open Meeting Act – Roll Call

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

Approval of February 25, 2026 Meeting Minutes

Motion by Zaruba, second by Bartels to approve the minutes as presented. With Dias abstaining, all voted in favor and the motion carried.

Proposed Prairie Ridge Townhomes Redevelopment Project pursuant to the Nebraska Community Development Law which involves partial funding known as Tax Increment Financing, by BPW Smart Development, LLC on Lot 1 of the Bennington Park Plaza Subdivision, City of Bennington, Douglas County, Nebraska, generally located east of North 160th Street and north of North Fourth Street, City of Bennington, Nebraska

Brent Beller with Fullenkamp, Jobeun, Johnson & Beller and Applicant Ryan Schwarz presented the Redevelopment Project.

City Attorney Jeff Miller explained that the Redevelopment Plan must comply with the Community Development Law and be in conformance with the general plan for the development of the City as a whole. This includes conformance with the Comprehensive Plan, Zoning, Subdivision and Building Code Regulations.

Bartles opened a public hearing and there were no comments.

Motion by Dias, second by Ortiz to recommend approval of the Redevelopment Plan to the Community Development Agency as being in conformance with the general plan for the development of the City as a whole. All voted in favor and the motion carried.

Adjourn

Motion by Zaruba, second by Ortiz to adjourn the meeting at 6:24 p.m. All voted in favor and the motion carried.

May 15, 2026

Bennington Planning Commission & City Council
c/o Mindi Laaker
PO Box 221
Bennington, NE 68007

RE: Morgan Ridge, Replat 3 (Lots 5-8, 17-34, & 41-44) –Final Plat
Bennington, NE
JEO Project No. 090034

Dear Commission and Council Members:

JEO Consulting Group has received a copy of the final plat for a replat of some of the duplex/single family attached lots in the above referenced subdivision. Based on a review of the plat and supporting documents, all specifications as outlined in Article 3, Section 5 of the subdivision regulations have been met in regard to the submittal documents. We have reviewed these documents and would offer the following comments, questions and observations.

Final Plat

1. The proposed plat is to replat as noted above in Morgan Ridge, into 26 lots.
    a. The total number of lots remains the same. The purpose of this replat is to adjust some of the interior lot lines to better match the structures being built on the lots.
    b. The outlot for the mid-block sidewalk remains the same.
2. All lots meet the minimum width and area requirements.
3. The Street Right of Way is not changing with the replat.
4. A copy of a draft subdivision agreement, if required, will be provided for review by the City Attorney.

Public Improvements

1. The Sanitary Sewer Mains and Service lines have been constructed. An exhibit was provided showing their location as it relates to the updated lot lines. It appears that a sewer easement will be required for lots 2/3, 14/15 & 16/17 to allow access to the service connection.
    a. If it is determined that other lots require an easement during construction of the buildings, the easements should be recorded at that time to allow access for construction and maintenance of the line by the property owner.
2. A drainage memo was provided for this change to review if the replat would impact any of the prior stormwater improvements (storm sewer and detention). The memo noted that this replat does not impact any prior stormwater improvements or findings in approved reports.
3. A revised exhibit showing minimum lot (first floor) elevations to comply with flood plain regualtions should be provided to the City clerk upon approval of this plat.

If you have any questions, comments or concerns with any of the statements, please feel free to contact me at 402.443.7483.

Sincerely,

Julie Ogden, PE
jogden@jeo.com

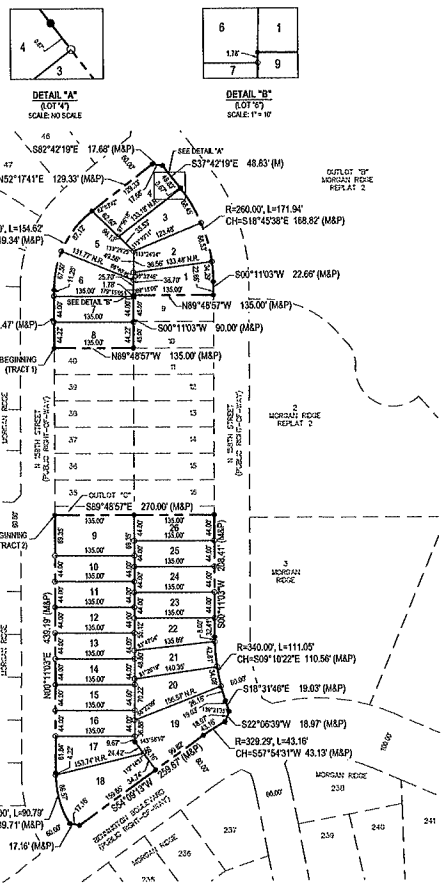
JAO:jao

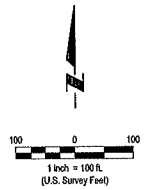
cc: Jeff Stoll, E&A Consulting Group (10909 Mill Valley Rd, Omaha, NE 68154)
Jeff Miller, Young and White Law Offices (8742 Frederick Street, Omaha, NE 68124)

MORGAN RIDGE REPLAT 3

LOTS 1 THRU 26 INCLUSIVE

A TRACT OF LAND BEING ALL OF LOTS 5 THRU 8, 17 THRU 34, AND 41 THRU 44, MORGAN RIDGE, A SUBDIVISION LOCATED IN PART OF NE1/4 OF SECTION 15, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.





LEGEND

BASIS OF BEARING:	DOUGLAS COUNTY LOW DISTORTION PROJECTION
○	MONUMENTS SET (5/8" REBAR W/CAP PLS-608)
●	MONUMENTS FOUND (5/8" REBAR W/CAP PLS-608)
	BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EXIST. PROPERTY LINES
(P)	PLATTED DISTANCE
(M)	MEASURED DISTANCE

LOT AREAS	
LOT NO.	SQ. FOOTAGE
1	6,430
2	6,698
3	6,623
4	8,447
5	7,980
6	7,106
7	5,940
8	5,970
9	9,363
10	5,940
11	5,940
12	5,940
13	5,940

LOT AREAS	
LOT NO.	SQ. FOOTAGE
14	5,940
15	5,940
16	5,940
17	9,855
18	10,870
19	11,729
20	7,485
21	6,273
22	6,449
23	5,940
24	5,940
25	5,940
26	5,940

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
3. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT TWELVE AND HALF FEET (12.5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.

APPROVAL OF BENNINGTON CITY COUNCIL

THIS PLAT OF MORGAN RIDGE REPLAT 3 WAS APPROVED BY THE CITY COUNCIL OF BENNINGTON, THIS _____ DAY OF _____, _____.

_____
MAYOR

ATTEST _____
CITY CLERK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, HUBBELL REALTY COMPANY, AN IOWA CORPORATION, ITS SOLE OWNER AND MANAGER OF HRC MORGAN RIDGE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, THE OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR CERTIFICATION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS MORGAN RIDGE REPLAT 3 (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AVENUES AND CIRCLES, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT (OPPD), COX COMMUNICATIONS, CENTURYLINK AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER, AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT-FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN-FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE-DESCRIBED ADDITION. SAID SIXTEEN-FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS AND ALONG ALL STREET FRONTAGES OF ALL LOTS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

HRC MORGAN RIDGE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY
BY: HUBBELL REALTY COMPANY, AN IOWA CORPORATION, ITS SOLE OWNER AND MANAGER

_____
DAVE VOGTMAN — DATE
ASSISTANT VICE PRESIDENT
AND ASSISTANT SECRETARY

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)

COUNTY OF DOUGLAS)

ON THIS _____ DAY OF _____, _____ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME DAVE VOGTMAN ASSISTANT VICE PRESIDENT AND ASSISTANT SECRETARY OF HRC MORGAN RIDGE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BY HUBBELL REALTY COMPANY, AN IOWA CORPORATION, ITS SOLE OWNER AND MANAGER, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

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

_____
NOTARY PUBLIC

APPROVAL OF BENNINGTON PLANNING COMMISSION

THIS PLAT OF MORGAN RIDGE REPLAT 3 HAS BEEN SUBMITTED TO AND APPROVED BY THE BENNINGTON PLANNING COMMISSION THIS _____ DAY OF _____, _____.

_____
CHAIR, PLANNING COMMISSION

APPROVAL OF BENNINGTON CITY ENGINEER

THIS PLAT OF MORGAN RIDGE REPLAT 3 WAS APPROVED BY THE CITY OF BENNINGTON, NEBRASKA ON THIS _____ DAY OF _____, _____.

_____
BENNINGTON CITY ENGINEER

COUNTY TREASURER'S CERTIFICATE

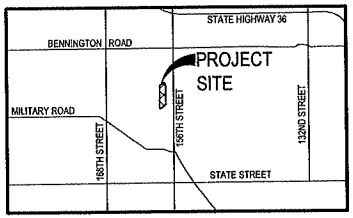
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

_____
COUNTY TREASURER — DATE

REVIEW OF DOUGLAS COUNTY ENGINEER

THIS PLAT OF MORGAN RIDGE REPLAT 3 (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.

_____
DOUGLAS COUNTY ENGINEER — DATE



VICINITY MAP

SURVEYORS CERTIFICATION

I, ERIC A. SCHABEN, NEBRASKA PROFESSIONAL LAND SURVEYOR NO. PLS-608, DULY LICENSED UNDER THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY DIRECT SUPERVISION; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR SURVEYS IN NEBRASKA IN EFFECT AT THE TIME OF THIS SURVEY.

LEGAL DESCRIPTION

A TRACT OF LAND BEING ALL OF LOTS 5 THRU 8, 17 THRU 34, AND 41 THRU 44, MORGAN RIDGE, A SUBDIVISION LOCATED IN PART OF NE1/4 OF SECTION 15, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(TRACT 1)
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 41, MORGAN RIDGE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 40, SAID MORGAN RIDGE, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH 156TH STREET; THENCE ALONG THE WESTERLY LINE OF SAID LOTS 41 THRU 44, MORGAN RIDGE, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 5, MORGAN RIDGE, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF NORTH 156TH STREET, SAID LINE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID NORTH 156TH STREET ON THE FOLLOWING FOUR (4) DESCRIBED COURSES: (1) THENCE N00°11'03"E (BASIS OF BEARING: DOUGLAS COUNTY LOW DISTORTION PROJECTION), A DISTANCE OF 99.47 FEET; (2) THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 170.00 FEET, A DISTANCE OF 154.62 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N26°14'22"E, A DISTANCE OF 149.34 FEET; (3) THENCE N52°17'41"E, A DISTANCE OF 129.33 FEET; (4) THENCE S82°42'19"E, A DISTANCE OF 17.68 FEET TO THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF NORTH 156TH STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 156TH STREET; THENCE ALONG THE EASTERLY LINE OF SAID LOTS 5 THRU 8, MORGAN RIDGE, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH 156TH STREET ON THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) THENCE S37°42'19"E, A DISTANCE OF 48.63 FEET; (2) THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 260.00 FEET, A DISTANCE OF 171.94 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S18°45'36"E, A DISTANCE OF 168.82 FEET; (3) THENCE S00°11'03"W, A DISTANCE OF 22.66 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8, MORGAN RIDGE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 9, SAID MORGAN RIDGE; THENCE N89°48'57"W ALONG THE SOUTHERLY LINE OF SAID LOT 8, MORGAN RIDGE, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 9, MORGAN RIDGE, A DISTANCE OF 135.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8, MORGAN RIDGE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 9, MORGAN RIDGE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 42, MORGAN RIDGE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 43, MORGAN RIDGE; THENCE S00°11'03"W ALONG THE EASTERLY LINE OF SAID LOTS 41 AND 42, MORGAN RIDGE, SAID LINE ALSO BEING THE WESTERLY LINE OF LOTS 9 AND 10, SAID MORGAN RIDGE, A DISTANCE OF 90.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 41, MORGAN RIDGE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 10, MORGAN RIDGE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 11, SAID MORGAN RIDGE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 40, MORGAN RIDGE; THENCE N89°48'57"W ALONG THE SOUTHERLY LINE OF SAID LOT 41, MORGAN RIDGE, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 40, MORGAN RIDGE, A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT 1 CONTAINS 54,773 SQUARE FEET OR 1.257 ACRES, MORE OR LESS.

TOGETHER WITH

(TRACT 2)
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 34, MORGAN RIDGE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF OUTLOT "C", SAID MORGAN RIDGE, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH 156TH STREET; THENCE S89°48'57"E (BASIS OF BEARING: DOUGLAS COUNTY LOW DISTORTION PROJECTION) ALONG THE NORTHERLY LINE OF SAID LOTS 17 AND 34, MORGAN RIDGE, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID OUTLOT "C", MORGAN RIDGE, A DISTANCE OF 270.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 17, MORGAN RIDGE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID OUTLOT "C", MORGAN RIDGE, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 156TH STREET; THENCE ALONG THE EASTERLY LINE OF SAID LOTS 17 THRU 24, MORGAN RIDGE, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH 156TH STREET ON THE FOLLOWING FOUR (4) DESCRIBED COURSES: (1) THENCE S00°11'03"W, A DISTANCE OF 208.41 FEET; (2) THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 340.00 FEET, A DISTANCE OF 111.05 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S09°10'22"E, A DISTANCE OF 110.56 FEET; (3) THENCE S18°31'46"E, A DISTANCE OF 19.03 FEET; (4) THENCE S22°06'39"W, A DISTANCE OF 18.97 FEET TO THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH 156TH STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF BENNINGTON BOULEVARD; THENCE ALONG THE SOUTHERLY LINE OF SAID LOTS 24 AND 25, MORGAN RIDGE, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF BENNINGTON BOULEVARD ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 329.29 FEET, A DISTANCE OF 43.16 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S57°54'31"W, A DISTANCE OF 43.13 FEET; (2) THENCE S54°08'15"W, A DISTANCE OF 259.67 FEET TO THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF BENNINGTON BOULEVARD AND SAID EASTERLY RIGHT-OF-WAY LINE OF NORTH 156TH STREET; THENCE ALONG THE WESTERLY LINE OF SAID LOTS 25 THRU 34, MORGAN RIDGE, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF NORTH 156TH STREET ON THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) THENCE N79°11'01"W, A DISTANCE OF 17.16 FEET; (2) THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 170.00 FEET, A DISTANCE OF 90.79 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N15°06'53"W, A DISTANCE OF 89.71 FEET; (3) THENCE N00°11'03"E, A DISTANCE OF 439.19 FEET TO THE POINT OF BEGINNING.

SAID TRACT 2 CONTAINS 124,363 SQUARE FEET OR 2.855 ACRES, MORE OR LESS.

SAID TOTAL TRACT OF LAND CONTAINS 179,136 SQUARE FEET OR 4.112 ACRES, MORE OR LESS.

_____
ERIC A. SCHABEN PLS-608 — DATE

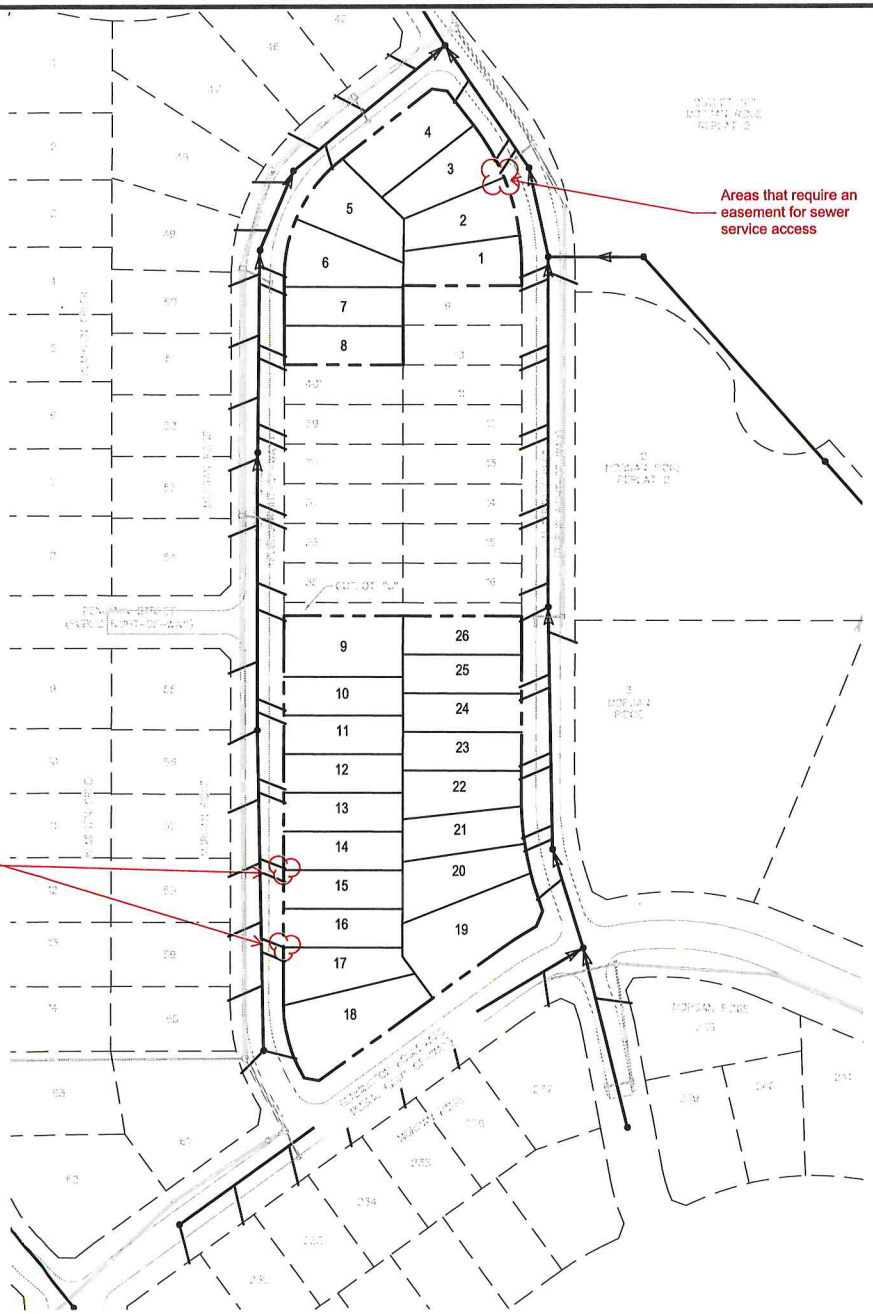
E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
10909 Mill Valley Road, Suite 100 • Omaha, NE 68154
Phone: 402.895.4700 • Fax: 402.895.3599
www.eacg.com
State of NE Certificate of Authorization #CA0008

E & A CONSULTING GROUP, INC.
Engineering Answers.

MORGAN RIDGE REPLAT 3
LOTS 1 THRU 26
BENNINGTON, NEBRASKA

FINAL PLAT

Proj No:	P2021.021.000	Revisions		
Date:	04/27/2026	No.	Date	Description
Designed By:	JPS			
Drawn By:	MJH			
Scale:	1" = 100'			



100 0 100

1 inch = 100 ft.
(U.S. Survey Feet)

Proj No:	P2021.321.009
Date:	4/30/2026
Designed By:	TRH
Drawn By:	TRH
Scale:	1" = 100'
Sheet:	1 of 1

Revisions		
No.	Date	Description

SEWER LOCATION EXHIBIT

MORGAN RIDGE REPLAT 3
BENNINGTON, NEBRASKA

E & A CONSULTING GROUP, INC.
Engineering Answers

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
10909 Mill Valley Road, Suite 100 • Omaha, NE 68154
Phone: 402.895.4700 • Fax: 402.895.3599
www.eacg.com
State of NE Certificate of Authorization #CA0008

Jeff Stoll 4/30/2025 11:43 AM K:\Projects\2021\321\p01\Planning & Platting\Platting\Exhibits\Existing Conditions - Replat 3-000.dwg

E & A CONSULTING GROUP, INC.
Engineering Answers

10909 Mill Valley Rd, Ste 100 | Omaha, NE 68154
402.895.4700
eacg.com

DRAINAGE MEMORANDUM
MORGAN RIDGE REPLAT 3
APRIL 30, 2026
E&A PROJECT NO. P2021.321.009

This drainage memorandum is regarding Morgan Ridge Replat 3, which is a replatting of Lots 5-8, 17-34, and 41-44, Morgan Ridge. The original lots and the replatted lots each number 26 lots and both the original plat and the replat intend for duplexes to be built on these lots. The only difference is some movement of lot lines with each change being less than 10 feet. The replat is necessary so that the buildable footprint of the intended duplex product will fit on all lots.

Since there is no change to the number of lots or product type, the curve number and all other variables used in stormwater calculations are unchanged. Therefore, there is no change is needed for the drainage report approved with the original plat for Morgan Ridge Phase 1, the subsequent revised drainage report approved with the Morgan Ridge Phase 2 plat, or the final drainage report approved with the Storm Sewer and Paving – Section I project.

Sincerely,

Caleb Beasley

Caleb W. Beasley, P.E.
Project Manager
Engineer for SID 623, Morgan Ridge

Beacon™ Douglas County, NE

