



CITY OF LA VISTA
PLANNING DIVISION

RECOMMENDATION REPORT

CASE NUMBER: PRP-18-0001

For Hearing of:
Report Prepared on:

April 20, 2018
April 9, 2018

I. GENERAL INFORMATION

A. APPLICANT:

Pipers Plus Company LLC
8506 S 117th Street
La Vista, NE 68128

B. PROPERTY OWNER:

Pipers Plus Company LLC
8506 S 117th Street
La Vista, NE 68128

C. LOCATION: Northeast of 120th Street and Portal Road.

D. LEGAL DESCRIPTION: Lot 1 Brook Valley II Business Park Replat 2, The N 280 of the W 80ft of Lot 2 Brook Valley II Business Park Replat 2

E. REQUESTED ACTION(S):

- Replat to consolidate two lots into one lot for the purpose of development.

F. EXISTING ZONING AND LAND USE:

- I-2 Heavy Industrial; Vacant

G. PURPOSE OF REQUEST: To allow for the construction of a warehouse for industrial uses and associated parking.

H. SIZE OF SITE: 7.62 Acres

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: Both lots are currently vacant with assorted construction materials to be removed at the time of development. The topography of the lots are relatively flat with an increasing downward slope to the northern property line which follows the centerline of a creek.

B. GENERAL NEIGHBORHOOD/AREA ZONING AND LAND USES:

1. **North:** C-3 Highway Commercial/Office Park District with the Gateway Corridor District (Overlay District); Vacant.

2. **East:** I-2 Heavy Industrial; Eyman Plumbing, Omnicare, Standard Heating and Air Conditioning.
3. **South:** I-2 Heavy Industrial; Republic National Distributing Company
4. **West:** I-2 Heavy Industrial; The Volleyball Academy

C. RELEVANT CASE HISTORY:

1. A deed split conducted on April 14, 2009 created the lot described as, the N 280 of the W 80ft of Lot 2 Brook Valley II Business Park Replat 2. Deed splits are not allowed as per the Subdivision Regulations and therefor the lot is not a legal lot of record. The proposed replat will alleviate such issues.

D. APPLICABLE REGULATIONS:

1. Section 5.14 of the Zoning Regulations – I-2 Heavy Industrial District
2. Section 3.07 of the Subdivision Regulations – Replats

III. ANALYSIS

A. COMPREHENSIVE PLAN: The Future Land Use Map of the Comprehensive Plan currently designates the lots for industrial uses.

B. OTHER PLANS: Not applicable.

C. TRAFFIC AND ACCESS:

1. The proposed plat designates an access point to Portal Road. An access easement will allow cross access between the subject property and Lot 10 Brook Valley II Business Park (Eyman Plumbing).
2. The proposed use of industrial flex space is intended for permitted uses under the existing heavy industrial zoning and does not create a higher intensity of traffic than originally anticipated with the development of this subdivision. Hence, it was determined that a traffic impact analysis was not necessary for this application.

D. UTILITIES:

1. The property has access to water, gas, power and communication utilities.

IV. REVIEW COMMENTS:

1. Prior to City Council action an acceptable subdivision agreement will be needed. This would include recognition of tract sewer connection fees and storm water management fees being due on the proposed Lot 1. It would also need to address permission to reconstruct or relocate the existing public storm sewer inlet on Portal Road, and would need to address any shared, private infrastructure such as

shared access with Lot 10, Brook Valley II Business Park (Eyman Plumbing).

V. STAFF RECOMMENDATION – REPLAT:

Staff recommends approval of the replat, contingent on the finalization of a subdivision agreement prior to City Council review, as the request is consistent with the Subdivision Regulations and the Comprehensive Plan.

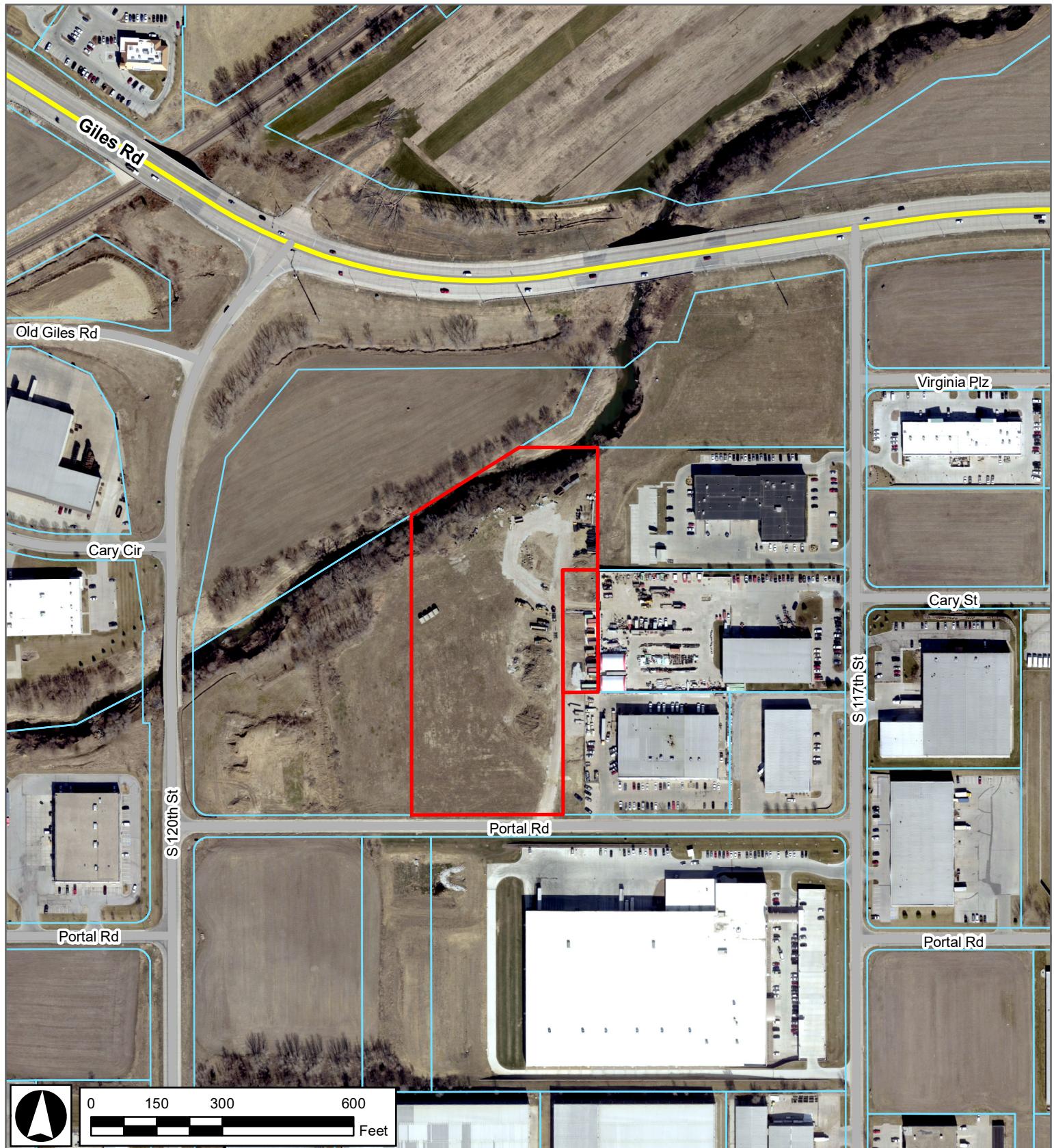
VI. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. Staff Review and Applicant Response Letters
3. Replat Maps

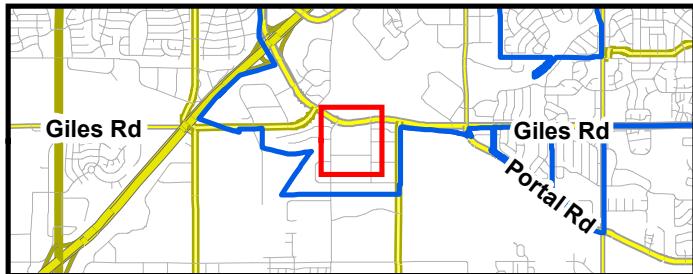
VIII. COPIES OF REPORT SENT TO:

1. Tom Eyman, Pipers Plus, LLC
2. Paul Gonzalez, E & A Consulting Group
3. Public Upon Request


Prepared by
 4-9-18
Community Development Director Date



Project Vicinity Map



**Brook Valley II Business Park
Replat 5**
4/9/2018

JMC





March 19, 2018

Mr. Christopher Solberg
City Planner
City of La Vista
8116 Park View Blvd
La Vista, NE 68128

RE: Brook Valley II Business Park Replat Five
City Engineer Initial Review of Replat Submittal

Chris:

I have reviewed the application materials that I received from you in a transmittal dated March 5, 2018 for the above-referenced project. Based on the requirements for preliminary and final plats in the La Vista Subdivision Regulations, I offer the following comments:

Preliminary Plat:

1. On the Preliminary Plat drawing please add an index listing the other sheets that were submitted that comprise all the preliminary plat information. This would be the Site Utility Plan and the Site Grading Plan.
2. The Site Grading Plan indicates that there will be a vehicular connection to Lot 10, Brook Valley II Business Park. That raises the possibility of Lot 10 and proposed Lot 1 being in different ownerships in the future and potential issues with reciprocal access. There needs to be an easement addressing ingress/egress between these lots which would address rights and responsibilities.
3. Relative to Article 3.03.11, please submit information that makes a preliminary delineation of the jurisdictional wetlands and waterways that exist on the site and information on how they will be avoided or whether work will have to be permitted in such areas.
4. Several items are being addressed through the grading plan review in Permix. These include the floodplain/floodway development permit and the erosion control plan, Articles 3.03.13 and 3.03.16.
5. In regards to Article 3.03.19, I do not find that a traffic impact analysis is necessary. The proposed use of industrial flexspace is a permitted use under the existing zoning and does not create a higher intensity of traffic than originally anticipated with the development of this subdivision for industrial uses.

City Hall
8116 Park View Blvd.
La Vista, NE 68128-2198
p: 402-331-4343
f: 402-331-4375

Community Development
8116 Park View Blvd.
p: 402-593-6400
f: 402-593-6445

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9110 Giles Rd.
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f: 402-932-6352

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7701 South 96th St.
p: 402-331-1582
f: 402-331-7210

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9900 Portal Rd.
p: 402-331-8927
f: 402-331-1051

Recreation
8116 Park View Blvd.
p: 402-331-3455
f: 402-331-0299

6. Relative to Article 3.03.20, the drainage and post-construction water quality information has been submitted in Permix and is under review there. The drainage study will need to identify whether any runoff from Lot 10 is anticipated or proposed to be directed onto proposed Lot 1. If so, there will need to be provisions made to accommodate that runoff. The manner in which runoff from Lot 10 is addressed needs to be shown on the existing condition drainage map.

Final Plat:

7. Prior to City Council action an acceptable subdivision agreement will be needed. This would include recognition of tract sewer connection fees and storm water management fees being due on the proposed Lot 1. It would also need to address permission to reconstruct or relocate the existing public storm sewer inlet on Portal Road, and would need to address any shared, private infrastructure such as shared access with Lot 10, Brook Valley II Business Park (see comment #2 above).

I recommend that you send a copy to the Sarpy County Surveyor after Planning Commission approval.

Please feel free to contact me if you have questions about these comments.



John M. Kottmann, P.E.
City Engineer



E & A CONSULTING GROUP, INC.

Engineering Answers

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154-3950
P 402.895.4700 • F 402.895.3599
www.eacg.com

March 26, 2018

Christopher Solberg
Community Development
8116 Park View Blvd.
La Vista, NE 68128

RE: Brook Valley II Business Park Replat Five – Preliminary & Final Plat Application

Dear Mr. Solberg,

The attached resubmittal package is for Brook Valley II Business Park Replat Five, all documents included are listed on the attached transmittal. Below are our responses to the City letter dated March 19th, 2018.

1. *On the Preliminary Plat drawing please add an index listing the other sheets that were submitted that all the preliminary plat information. This would be the Site Utility Plan and the Site Grading Plan.*

Response: The preliminary plat has added a sheet index to the drawing.

2. *The Site Grading Plan indicates that there will be a vehicular connection to Lot 10, Brook Valley II Business Park. That raises the possibility of Lot 10 and the proposed Lot 1 being in different ownerships in the future and potential issues with reciprocal access. There needs to be an easement addressing ingress/egress between these lots which would address right and responsibilities.*

Response: We acknowledge the need to address the ingress/egress concerns between the two lots and we will provide a draft agreement for city staff to review at a later date.

3. *Relative to Article 3.03.11, please submit information that makes a preliminary delineation of the jurisdictional wetlands and waterways that exist on the site and information on how they will be avoided or whether work will have to be permitted in such areas.*

Response: A preliminary wetlands evaluation has been provided for the site.

4. *Several items are being addressed through the grading plan review in Premix. These include the floodplain/floodway development permit and the erosion control plan, Articles 3.03.13 and 3.03.16.*

Response: We acknowledge that several items are being addressed through the Premix process and we will address any concerns or questions when they come back through.

5. *In regards to Article 3.03.19, I do not find that a traffic impact analysis is necessary. The proposed use of industrial flexspace is a permitted use under the existing zoning and does not create a higher intensity of traffic than originally anticipated with the development of this subdivision for industrial uses.*

Response: We acknowledge and agree with the assessment of not having to complete a traffic impact analysis for this project.

6. *Relative to Article 3.03.20, the drainage and post-construction water quality information has been submitted in Permix and is under review there. The drainage study will need to identify whether any runoff from Lot 10 is anticipated or proposed to be directed onto proposed Lot 1. If so, there will need to be provisions made to accommodate that runoff. The manner in which runoff from Lot 10 is addressed needs to be shown on the existing condition drainage map.*

Response: With this submittal we have revised the drainage study to address these concerns.

7. *Prior to City Council action an acceptable subdivision agreement will be needed. This would include recognition of tract sewer connection fees and storm water management fees being due on the proposed Lot 1. It would also need to address permission to reconstruct or relocate the existing public storm sewer inlet on Portal Road, and would need to address any shared, private infrastructure such as shared access with Lot 10, Brook Valley II Business Park (see comment #2 above).*

Response: We acknowledge the need for a subdivision agreement prior to any City Council action and we will provide a draft subdivision agreement for city staff to review at a later date.

If you have any questions regarding the application, please contact me at 402-895-4700.

Sincerely,

A handwritten signature in black ink, appearing to read "JS".

Jeff Stoll
E&A Consulting Group, Inc.



April 5, 2018

Paul Gonzalez
E & A Consulting Group, Inc.
10909 Mill Valley Road, Suite 100
Omaha, NE 68154

RE: Replat Application – 2nd Review
Brook Valley II Business Park Replat 5

Mr. Gonzalez,

We have reviewed the revised documents submitted for the above-referenced application. Based on the elements for consideration set forth in the applicable section of the Subdivision Regulations for the replats, the City believes the submittal to be in substantial conformance with the regulations.

In order for the replat to be considered for review at the April 19th Planning Commission meeting, copies of the revised set of documents need to be provided for the Planning Commission packets. Please submit 14 full-size copies of the Preliminary Plat, Stormwater Pollution Prevention Plan, Post Construction Stormwater Management Plan, Site Utility Plan, and the Site Grading Plan by noon on April 11, 2018 to ensure that the application stays on track for review by the Planning Commission.

In addition, please have someone in attendance at the Planning Commission meeting at 7pm on April 19, 2018 to present the replat to the Planning Commission and to be available to answer questions as requested.

If you have any questions regarding these comments please feel free to contact me at any time.

Thank you,

Christopher Solberg, AICP
City Planner

cc: Ann Birch, Community Development Director
John Kottmann, City Engineer
Tom Eyman, Pipers Plus Company LLC
File

City Hall
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p: 402-331-4748
f: 402-331-0410

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8305 Park View Blvd.
p: 402-339-9147

Library
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p: 402-537-3900
f: 402-537-3902

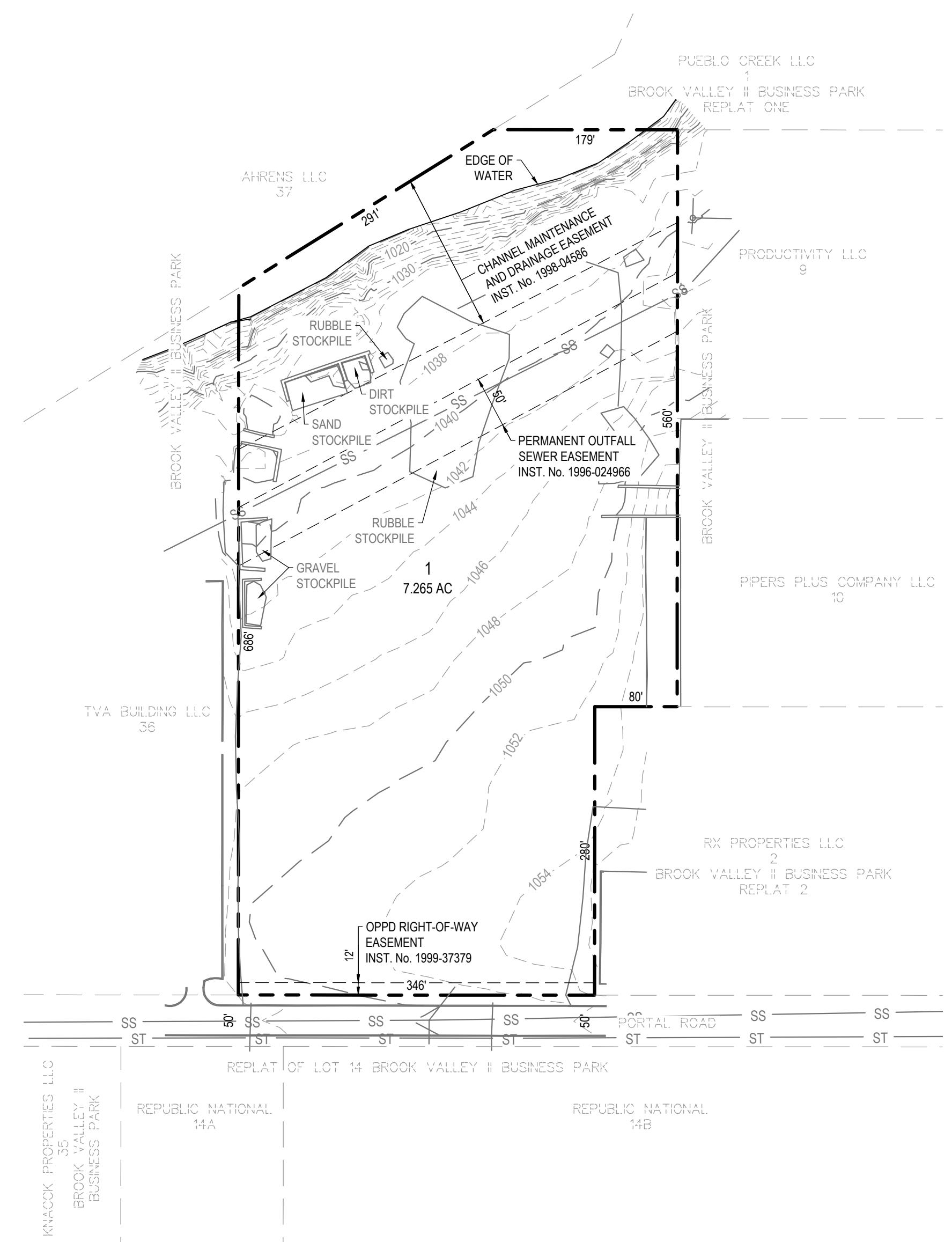
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info@cityoflavista.org

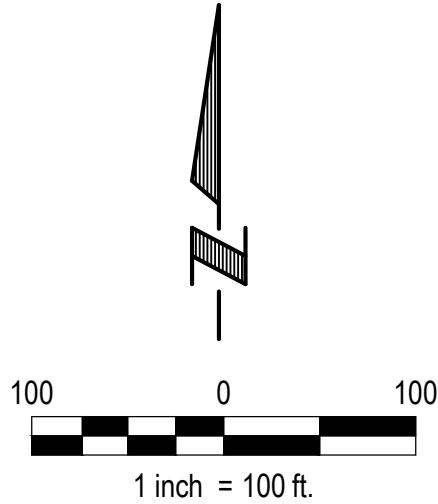


INDEX OF SHEETS

SHEET No.	DESCRIPTION
1	PRELIMINARY PLAT
2	SITE GRADING PLAN
3	SITE UTILITIES EXHIBIT
4	POST CONSTRUCTION STORM WATER MANAGEMENT PLAN
5	STORMWATER POLLUTION PREVENTION PLAN

LEGEND

- - - - - BOUNDARY LINE
- - - - - EASEMENTS
- - 1120 - - EXIST. MAJOR CONTOURS
- - 1122 - - EXIST. MINOR CONTOURS
- ST — EXIST. STORM SEWER
- SS — EXIST. SANITARY SEWER



LEGAL DESCRIPTION

BEING A REPLATTING OF LOT 1, AND PART OF LOT 2, BROOK VALLEY II BUSINESS PARK REPLAT 2, A SUBDIVISION LOCATED IN PART OF THE NW1/4 OF THE NW1/4 OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS 316,459 SQUARE FEET OR 7.265 ACRES, MORE OR LESS.

DEVELOPER / OWNER

PIPER PLUS COMPANY LLC
8506 S 117TH STREET
LA VISTA, NE 68128

ZONING:

EXISTING I-2
PROPOSED: I-2, LOT 1

NOTES:

1. TYPICAL UTILITY EASEMENTS WILL BE DEDICATED ON FINAL PLAT.

PRELIMINARY PLAT

BROOK VALLEY II BUSINESS PARK
REPLAT FIVE
LOT 1
LA VISTA, NEBRASKA



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.eaca.com

GENERAL GRADING NOTES

GENERAL

1. The contractor shall have complete responsibility for damage caused by blowing dust from his construction activities.
2. Topsoil and vegetation shall be stripped to a depth of 6" in areas to be graded; however, areas of both deeper and shallower stripping could be encountered.
3. Topsoil obtained from stripping operations shall be stockpiled in an approved location and re-spread on areas finish graded to receive topsoil.
4. Rubble and waste materials from site clearing and demolition shall be removed from the site and lawfully disposed, salvaged, or recycled. Where fence posts are removed, their concrete bases shall be excavated and completely removed. Waste materials shall not be buried on site.
5. Existing fill soils within proposed building footprints including a 5 foot offset of the proposed building footprint shall be excavated a minimum depth of 12 inches, backfilled and compacted as structural fill.
6. All fill and backfill shall be low plasticity, cohesive soil that are free of organic material or debris. Structural fill materials shall have a liquid limit less than 45 and a plasticity index less than 20. Excavated moderately plastic site soils will generally be suitable for use as structural fill in the building area at depths of a least 1' below the floor slab subgrade elevation. Pavements shall be underlain by at least 8" of structural fill.
7. Fill compaction requirements:
 - 7.1. Finished pavement subgrade.
 - 7.1.1. Areas to receive fill shall be scarified to a minimum depth of 8". Fill shall be placed in lifts not to exceed 8" in loose thickness, 4" to 6" in loose thickness when hand-guided equipment is used. Structural fill shall be compacted to a minimum of 95% of the maximum dry density (ASTM D-698, Standard Proctor) at a moisture content between -1 and +3% of optimum. geotechnical engineer shall observe and test bearing soils exposed in all foundation excavations.
 - 7.2. All other locations
 - 7.2.1. Areas to receive fill shall be scarified to a minimum depth of 8". Fill shall be placed in lifts not to exceed 8" in loose thickness, 4" to 6" in loose thickness when hand-guided equipment is used. structural fill shall be compacted to a minimum of 95% of the maximum dry density (ASTM D-698, Standard Proctor) at a moisture content between -1 and +3% of optimum.
8. PCC pavements: Prepare subgrade below pavements prior to paving operations by scarifying and compacting upper 8" a minimum of 98% of the maximum dry density (ASTM D-698, Standard Proctor) at a moisture content between -1 and +3% of optimum. subgrade preparation shall extend a minimum of 2 feet beyond the back of curb.
9. For sidewalks, the upper 8" of subgrade shall be compacted to a minimum of 95% of the maximum dry density (ASTM D-698, Standard Proctor) at a moisture content between -1 and +3% of optimum. Sidewalk subgrades shall extend at least 6" laterally beyond the edge of the new sidewalk.
10. Backfill soils around foundations, basement walls and retaining walls shall be compacted to a minimum of 95% of the maximum dry density ASTM D-698, Standard Proctor) at a moisture content between -1% and +3% of optimum.
11. Backfill soils in utility trenches shall be compacted to a minimum of 95% of the maximum dry density at a moisture content between -1% and +3% of optimum (ASTM D-698, Standard Proctor). Lift thickness shall be appropriately matched to the equipment used. Granular backfill shall not be used in exterior trenches. Backfill placed within a zone of subgrade preparation shall be compacted to the requirements of the subgrade for the full depth of the backfill. A "trench plug" shall be constructed to a distance 5 feet from face of building exteriors. The plug material shall consist of cementitious flowable fill or lean clay that extends at least 5 feet of from the face of the building. The clay fill should be placed to completely surround the utility line and compacted as described above.
12. Imported material, if required, shall be free of organic matter and debris, and shall be a clean, inorganic silt or lean clay with a liquid limit less than 45 and a plasticity index less than 20. Borrow material shall not contain any foreign material with a dimension greater than 3".
13. Any excess material shall be disposed of off-site at a location determined by the contractor.
14. Unless noted, all spot elevations shown are top of curb (TC), top of slab (P) or finished grade (G).
15. The subgrade of the floor slab shall be reworked and compacted as structural fill prior to concrete placement. Upper 8 inches shall be compacted to a minimum of 98% of the maximum dry density as a moisture content between -1% and +3% of optimum (ASTM D698, Standard Proctor). 12 inches of imported, low-plasticity cohesive fill shall be placed as an aggregate base on top of the structural fill. Floor slab shall be rough graded and proof rolled prior to fine grading and placing aggregate base.
16. If unstable soils are encountered in the bottom of shallow foundations or subgrade areas, implement over excavation and structural backfill.
17. Exposed project site soils shall be stabilized as shown in the sediment and erosion control plan and landscaping plan.
18. The recommendations of the Geotechnical Engineering Report shall control in all instances where subgrade preparation, backfill and compaction are concerned. Please refer reference Terracon's "Geotechnical Engineering Report Eyman Plumbing, Omaha, Nebraska" dated November 3, 2017. Terracon Project Number 05175036.
19. A surcharge or preload shall be placed in accordance with the Geotech report and the Surcharge Plan. See Surcharge Sheet for details.

The logo for Nebraska 811. It features the word "Nebraska" in a large, bold, black, sans-serif font. To the right of "Nebraska" is the number "811" in a large, bold, black, sans-serif font. Below the "Nebraska" text, the slogan "know what's below." is written in a smaller, black, sans-serif font. To the right of the slogan is a black silhouette of a shovel digging into the ground, with three wavy lines extending from the base of the shovel to the right, representing soil or water. At the bottom left, there is a small, partially visible text "811" and a small "©" symbol.

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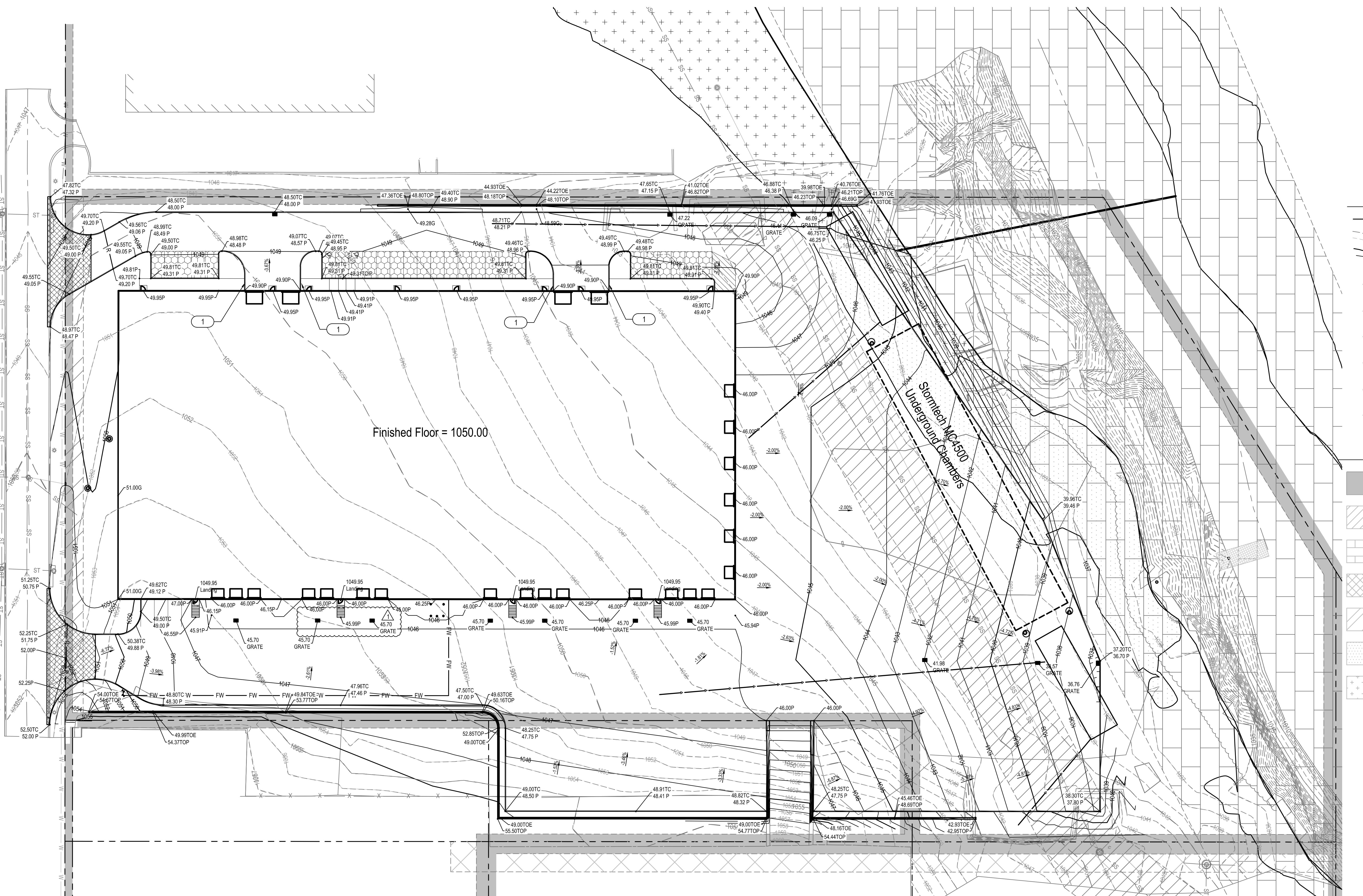
909 Mill Valley Road Suite 100 Omaha NE 68154

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Phone: 402.895.4700 Fax: 402.895.3599

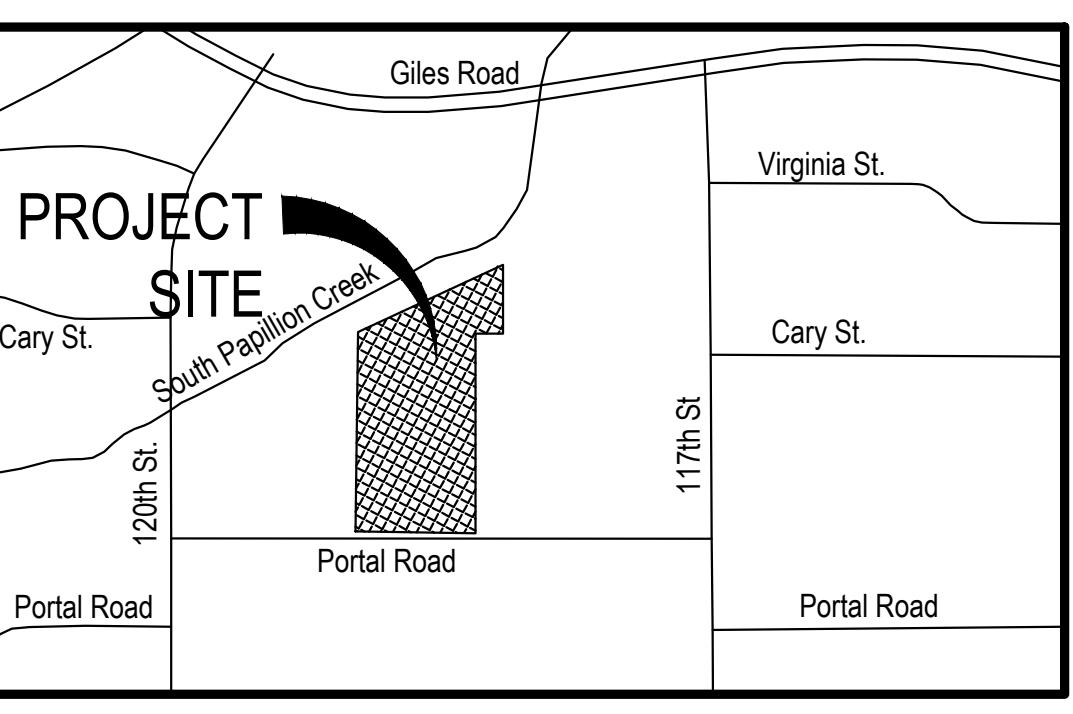
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11 of 11

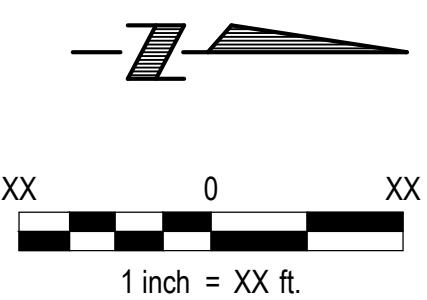
11850 POR AL RD
LA VISTA, NEBRASKA



Date:	11/30/2017	Z-5	
Designed By:	PJB	△	Stormwater Utilities
Drawn By:	DAS / BJW		
Scale:	NA		
Sheet:	2 of 5		
			K:\Projects\2017077\p01\Plans\SITE-PIPER-PLUS-000.dwg
Jeff Stoll		3/24/2018 8:05 AM	



VICINITY MAP

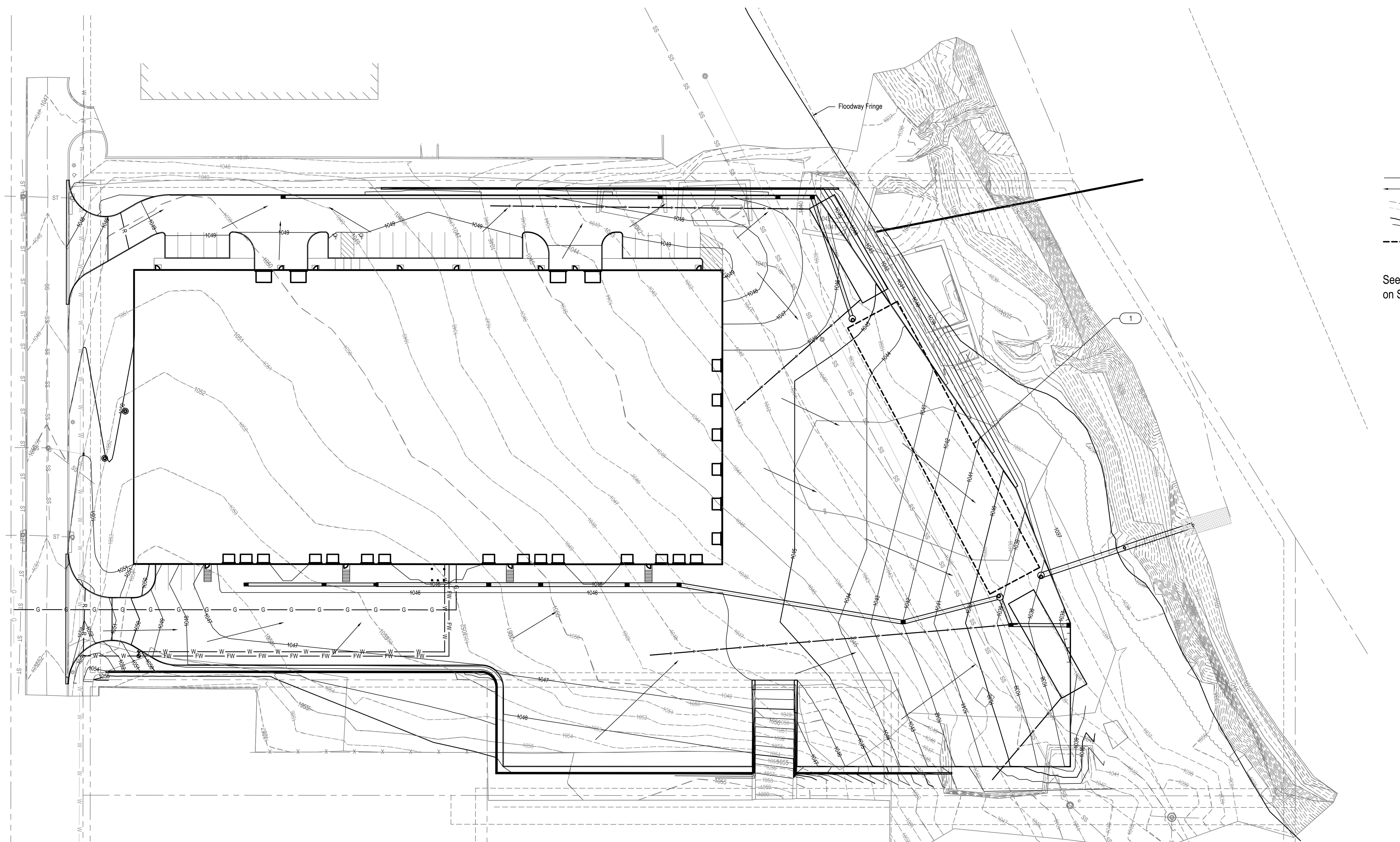


**BROOK VALLEY II
BUSINESS PARK REPLAT 5**
11850 PORTAL RD
LA VISTA, NEBRASKA

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Page: 1 of 1



X	BMP TABLE	
BMP ID	DESCRIPTION	LOCATION
1	Stormtech MC4500 Underground Chambers	41.174881°, -96.097887°

BENCHMARK:

BENCHMARK #1: NORTH RIM SANITARY MANHOLE, 3RD SANITARY MANHOLE EAST OF 120TH ST, APPROXIMATE CENTERLINE OF PORTAL ROAD.

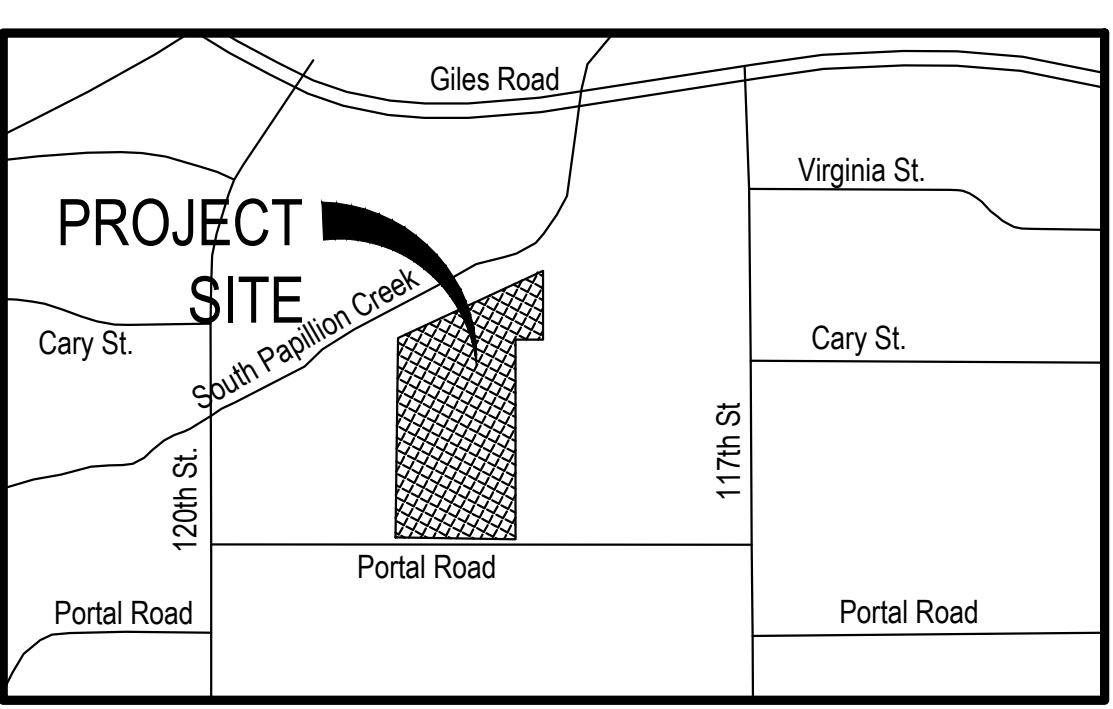
ELEV: 1050.18'

BENCHMARK #2 – NORTH LIM SANITARY SANITARY MANHOLE LOCATED NEAR

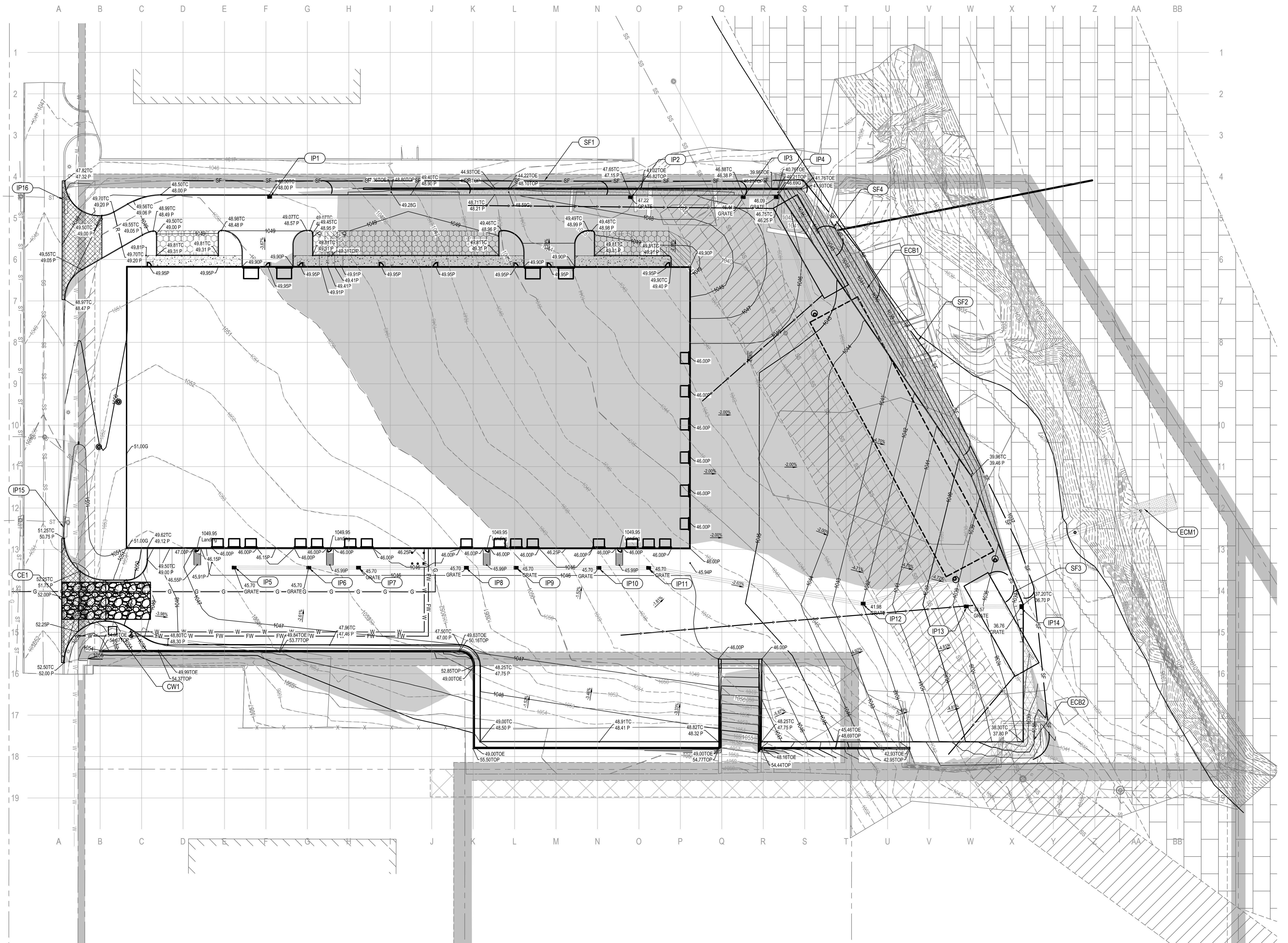
BENCHMARK #2: NORTH RIM SANITARY SANITARY MANHOLE LOCATED NEAR NORTHEAST CORNER OF PROPERTY

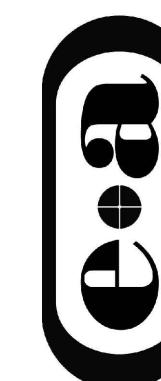
ELEV: 1045.23'

AV-20171211-4254-P



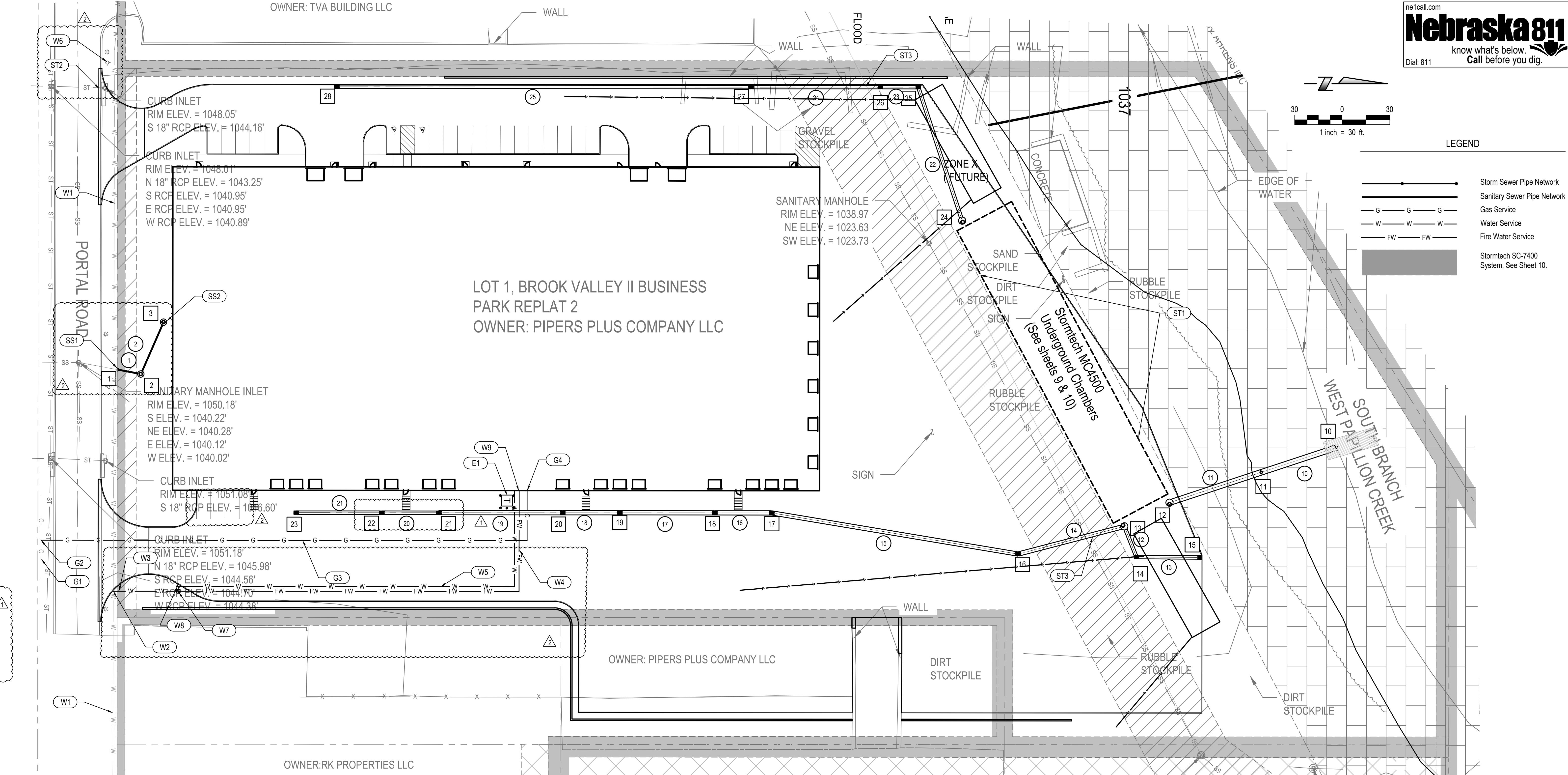
VICINITY MAP





E & A Consulting Group, Inc.
Engineering Answers

CONSTRUCT STORM SEWER STRUCTURE	
NO.	DESCRIPTION
10	End of Pipe Invert +/- 2' Above Normal Water Elevation, Rim = 1022.40 FL (30" In) = 1018.57
11	Construct Vertical Bend See detail on this sheet, Rim = 1023.07 FL (30" In) = 1019.57 FL (30" Out) = 1019.57
12	54" City of Omaha Storm Sewer MH See detail on Sheet 10 for continuation to Stormtech Chamber System, Rim = 1037.99 FL (30" In) = 1030.30
13	30" ADS Nyloplast Drain Basin See detail on Sheet 10 for continuation to Stormtech Chamber System, Rim = 1039.12 FL (18" In) = 1030.00 FL (24" In) = 1030.00
14	18" ADS Nyloplast Drain Basin With 2x3 Great Top Inlet, Rim = 1038.57 FL (18" In) = 1030.42 FL (18" Out) = 1030.42
15	18" ADS Nyloplast Drain Basin With 2x3 Great Top Inlet, Rim = 1036.76 FL (18" Out) = 1031.21
16	24" ADS Nyloplast Drain Basin With 2x3 Great Top Inlet, Rim = 1041.98 FL (24" Out) = 1033.78 FL (24" In) = 1033.78
17	24" ADS Nyloplast Drain Basin With 2x3 Great Top Inlet, Rim = 1045.70 FL (24" In) = 1038.50 FL (24" Out) = 1038.50
18	24" ADS Nyloplast Drain Basin With 2x3 Great Top Inlet, Rim = 1045.70 FL (24" In) = 1038.68 FL (24" Out) = 1038.68
19	24" ADS Nyloplast Drain Basin With 2x3 Great Top Inlet, Rim = 1045.70 FL (24" In) = 1038.98 FL (24" Out) = 1038.98
20	24" ADS Nyloplast Drain Basin With 2x3 Great Top Inlet, Rim = 1045.70 FL (24" In) = 1039.16 FL (24" Out) = 1039.16
21	24" ADS Nyloplast Drain Basin With 2x3 Great Top Inlet, Rim = 1045.70 FL (24" In) = 1040.05 FL (24" Out) = 1039.55
22	18" ADS Nyloplast Drain Basin With 2x3 Great Top Inlet, Rim = 1045.70 FL (18" In) = 1040.23 FL (18" Out) = 1040.23
23	18" ADS Nyloplast Drain Basin With 2x3 Great Top Inlet, Rim = 1045.70 FL (18" Out) = 1040.50
24	30" ADS Nyloplast Drain Basin See detail on Sheet 10 for continuation to Stormtech Chamber System, Rim = 1045.43 FL (18" In) = 1030.00
25	24" ADS Nyloplast Drain Basin With 2x3 Great Top Inlet, Rim = 1046.09 FL (18" In) = 1038.06 FL (18" Out) = 1038.06
26	24" ADS Nyloplast Drain Basin With 2x3 Great Top Inlet, Rim = 1046.44 FL (18" In) = 1040.34 FL (18" Out) = 1040.34
27	24" ADS Nyloplast Drain Basin With 2x3 Great Top Inlet, Rim = 1047.22 FL (18" Out) = 1041.32 FL (18" In) = 1041.32
28	City of Omaha Grate Top Inlets, Rim = 1048.04 FL (18" Out) = 1042.62



CONSTRUCT STORM SEWER PIPE						
ID	Start Structure	End Structure	Dia.	Length	Slope	Remarks
10	11	10	30"	50.00	2.00%	See detail. Aluminized Type 2 CMP, Gauge 14
11	12	11	30"	60.95	16.95%	See detail. Aluminized Type 2 CMP, Gauge 14
12	14	13	18"	20.84	2.00%	
13	15	14	18"	39.72	2.00%	
14	16	13	24"	69.24	5.46%	
15	17	16	24"	157.45	3.00%	
16	18	17	24"	36.00	0.50%	
17	19	18	24"	59.90	0.50%	
18	20	19	24"	36.00	0.50%	
19	21	20	24"	78.10	0.50%	
20	22	21	18"	36.00	0.50%	
21	23	22	18"	54.00	0.50%	
22	25	24	18"	88.57	9.10%	
23	26	25	18"	23.87	9.53%	
24	27	26	18"	81.66	1.20%	
25	28	27	18"	261.18	0.50%	

Install all storm drain pipe in accordance with manufacturers recommendations.

CONSTRUCT SANITARY SEWER MANHOLE					
NO.	DESCRIPTION				
1	E&A San Sewer Collar Rim = 1051.00 FL (6" In) = 1042.00				
2	City of Omaha Sanitary MH Rim = 1050.08 FL (6" In) = 1043.29 FL (6" Out) = 1043.29				
3	City of Omaha Sanitary MH Rim = 1050.18 FL (6" In) = 1044.24 FL (6" Out) = 1044.40 +/-				

SS SANITARY SEWER REFERENCE NOTES

SS1 Utilize existing stub is possible. Full pavement panel removal and replacement is required if stub is not useable. Pavement shall be 9" min. with drilled and grouted tie bars at 30" O.C. At lease one lane of traffic shall be maintained. Barriaging shall comply with MUTCD Standards and City of Omaha Barriaging Manual.

SS2 Sanitary sewer service line from building shall connect to sanitary sewer manhole 3. See Mechanical / Plumbing plans for continuation.

ST STORM SEWER REFERENCE NOTES

ST1 Stormtech MC4500 Underground Chambers. See Sheet 10 for details.

ST2 Convert existing curb inlet to "Saddle Creek" type inlet.

ST3 Contractor shall field verify exact horizontal and vertical location of sanitary sewer trunk. Maintain minimum vertical clearance between storm and sanitary pipes.

G GAS REFERENCE NOTES

G1 Assumed existing gas line location. Field verify exact location and size of main.

G2 Tap existing gas line. Coordinate tap with local gas utility.

G3 Construct 340 LF of 1.5" gas line.

G4 See Mechanical/Plumbing plans for continuation.

W WATER REFERENCE NOTES

W1 Existing water line. Contractor shall field verify location and size of main.

W2 Tap existing water line. Coordinate tap with local water utility.

W3 Furnish and install valve, valve box, and cover.

W4 Construct 8" fire water line.

W5 Construct 2" domestic water service line

W6 Existing fire hydrant

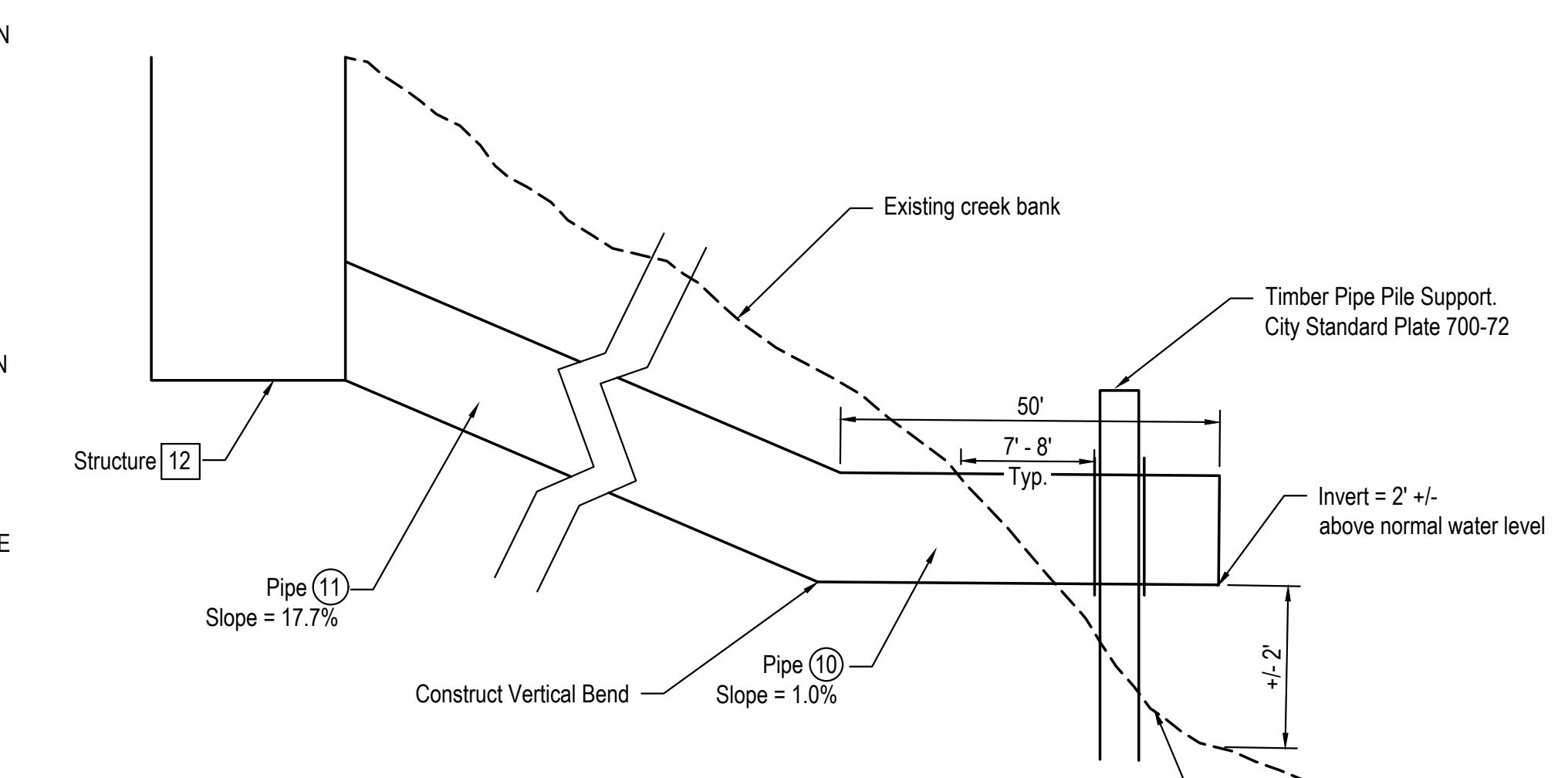
W7 Construct PIV

W8 Construct Domestic Service Line Shutoff Valve

W9 See Mechanical/Plumbing plans for continuation.

E ELECTRICAL REFERENCE NOTES

E1 Transformer Location. Coordinate with Electrical Plans and OPPD.



BROKEN-BACK STORM DRAIN OUTFALL PIPE PROFILE

NOT TO SCALE

Revisions	Date	Description
	11/30/2017	Stormwater Utilities
	2/7/2018	