

CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
OCTOBER 16, 2018 AGENDA

Subject:	Type:	Submitted By:
APPLICATION FOR PUD SITE PLAN – LOT 2, SOUTHPORT EAST REPLAT NINE (EAST OF SOUTHPORT PKWY & S 123 RD PLZ. INTERSECTION)	◆ RESOLUTION ORDINANCE RECEIVE/FILE	CHRISTOPHER SOLBERG CITY PLANNER

SYNOPSIS

A public hearing has been scheduled and a resolution prepared to approve a PUD Site Plan Amendment to allow for the construction of a two-story multi-tenant office building, located on approximately 1.569 acres east of the intersection of Southport Parkway and south 123rd Plaza.

FISCAL IMPACT

None.

RECOMMENDATION

Approval.

BACKGROUND

A public hearing has been scheduled to consider an application submitted Advance Design & Construction for a PUD Site Plan Amendment to allow for the construction of a two-story office building, for approximately 1.569 acres platted as Lot 2, Southport East Replat Nine. The site is located east of the intersection of Southport Parkway and south 123rd Plaza (adjacent to the Hampton Inn).

A PUD Site Plan and PUD Ordinance were originally approved for this property on August 7, 2007. An amendment was approved on December 19, 2017. The property lies within the Gateway Corridor Overlay District as well as Southport East and is subject to the design review process. The applicant has submitted the building design for staff review, which is ongoing. Design review must be completed prior to the issuance of a building permit.

A detailed staff report is attached.

The Planning Commission held a public hearing on September 20, 2018 and unanimously voted to recommend approval of the PUD Site Plan Amendment, contingent on satisfactory amendments to the recorded common area installation and maintenance agreement and the finalization of adjustments to the PUD plan set as required by city staff prior to City Council approval, as the PUD Site Plan Amendment request is consistent with the Comprehensive Plan and the Zoning Ordinance.

RESOLUTION NO. ____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, DETERMINING CONDITIONS FOR APPROVAL OF A PLANNED UNIT DEVELOPMENT (PUD) SITE PLAN AMENDMENT FOR LOT 2, SOUTHPORT EAST REPLAT NINE, LOCATED IN THE SE 1/4 OF SECTION 18, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

WHEREAS, the applicant, Advance Design & Construction, has made an application for approval of a PUD Site Plan Amendment for Lot 2, Southport East Replat Nine; and

WHEREAS, the City Planner and the City Engineer have reviewed the PUD Site Plan Amendment; and

WHEREAS, the La Vista Planning Commission has reviewed the application and recommends approval.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of La Vista, Nebraska, that the PUD Site Plan Amendment for Lot 2, Southport East Replat Nine, located in the Southeast 1/4 of Section 18, T14N, R12E of the 6th P.M., Sarpy County, Nebraska, generally located east of the intersection of Southport Parkway and South 123rd Plaza, be, and hereby is, approved.

PASSED AND APPROVED THIS 16TH DAY OF OCTOBER 2018.

CITY OF LA VISTA

ATTEST:

Douglas Kindig, Mayor

Pamela A. Buethe, CMC
City Clerk



**CITY OF LA VISTA
PLANNING DIVISION**

RECOMMENDATION REPORT

CASE NUMBER: PPUD-18-0004

For Hearing of: October 16, 2018
Report Prepared on: October 9, 2018

I. GENERAL INFORMATION

A. APPLICANT: Advance Design & Construction

B. PROPERTY OWNER(S):

Premium Building Group, LLC
15002 A Circle
Omaha, NE 68144

C. LOCATION: East of the Southport Parkway and South 123rd Plaza intersection

D. LEGAL DESCRIPTION: Lot 2 Southport East Replat Nine

E. REQUESTED ACTION(S):

Planned Unit Development (PUD) Site Plan amendment to allow for the development of a two-story office building.

F. EXISTING ZONING AND LAND USE:

C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District); the property is currently vacant.

G. PROPOSED USES: Developer wishes to construct a two-story multi-tenant office building.

H. SIZE OF SITE: 1.569 Acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The existing site is vacant ground. There is a gradual downward grade to the east.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

- 1. North:** Securities America; C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District)
- 2. West:** MyPlace and Lot 2 Southport East Replat Fourteen (vacant); C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District)

3. **South:** Hampton Inn, Southport Center strip commercial building, and Lots 3 & 5 Southport East Replat Six (vacant); C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District)
4. **East:** Lots 1 and 3 Southport East Replat 9- Vacant; C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District)

C. RELEVANT CASE HISTORY:

1. A PUD Site Plan and Ordinance amendment was approved for Lots 14-A and 15-A, Southport East Replat Eight and Lots 1-4, Southport East Replat Nine on December 19, 2017.
2. A PUD Site Plan and Ordinance was originally approved for Southport East Replat Nine on August 7, 2007.

III. ANALYSIS

A. COMPREHENSIVE PLAN: The Future Land Use Map of the Comprehensive Plan designates this property for commercial uses.

B. OTHER PLANS: N/A

C. TRAFFIC AND ACCESS:

1. An earlier traffic analysis for the study area intersections included anticipated development such as the proposed two-story office building. The increase in GFA from the initial PUD plan will have a minimal impact on Level of Service (LOS) (between the 2040 Background and 2040 Build scenarios) at the intersections within the study during the peak traffic hours for the study horizon year of 2040. This conclusion assumes improvements to Giles Road and the Exit 442 interchange recommended by other recent traffic studies occur by 2040.
2. Due to this development, along with anticipated surrounding growth, some movements at the Giles Road intersections between 120th and the I-80 ramps will operate at LOS "F" at peak hours in both the 2020 and 2040 study years, even with improvements. Tenants will need to anticipate peak hour congestion or alter their schedules to avoid the peak periods.

D. UTILITIES: All utilities are available to the site.

E. PARKING REQUIREMENTS:

1. Based on information provided from the applicant regarding the proposed uses, staff determined that utilizing a minimum parking ratio of 4.5 stalls per 1,000 square feet of gross leasable floor area of multi-tenant flex buildings, as dictated within the December 2017 PUD

Ordinance is sufficient. This would reduce the minimum parking requirement to 94 stalls.

F. LANDSCAPING:

1. The landscape plan is currently under review by the City's Design Review Architect as part of the overall building and site design package. The design review process is required to be fully completed prior to issuance of a building permit.

G. BUILDING DESIGN:

1. The building design has been reviewed as part of the design review process that is required for developments within the Southport East as per the Southport East Design Guidelines. The design review process is required to be fully completed prior to issuance of a building permit.

IV. REVIEW COMMENTS:

1. Comments from the Fire Marshall regarding this application have not been provided. The Fire Marshall will conduct reviews as necessary, at the time of building permit.

V. STAFF RECOMMENDATION – PUD SITE PLAN AMENDMENT:

Approval of the PUD Site Plan for an office development, as the PUD Site Plan request is consistent with the Comprehensive Plan and the Zoning Ordinance.

VI. PLANNING COMMISSION RECOMMENDATION – PUD SITE PLAN AMENDMENT:

The Planning Commission held a meeting on September 20, 2018 and unanimously voted to recommend approval of the PUD Site Plan Amendment, contingent on satisfactory amendments to the recorded common area installation and maintenance agreement and the finalization of adjustments to the PUD plan set as required by city staff prior to City Council approval, as the PUD Site Plan request is consistent with the Comprehensive Plan and the Zoning Ordinance.

VII. ATTACHMENTS TO REPORT:

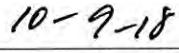
1. Vicinity Map
2. Staff Review and Consultant Response Letters
3. Draft PUD Site Plan Map Set

VIII. COPIES OF REPORT TO:

1. Mike Sassen, Premium Building Group, LLC
2. Austin Abboud, Advance Design and Construction, Inc.
3. David Harnisch, E & A Consulting Group, Inc.
4. Public Upon Request

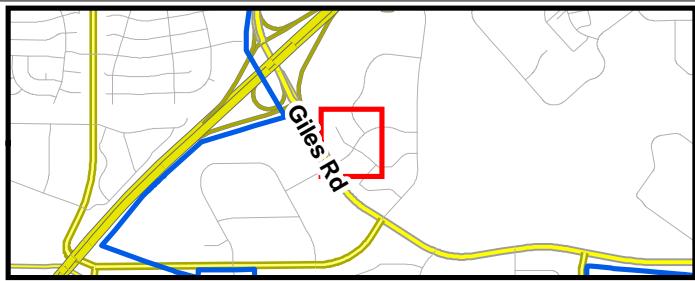


Prepared by:

 
Am Brink 10-9-18
Community Development Director Date



Project Vicinity Map



Lot 2, Southport East Replat Nine PUD Amendment

9/13/18
CRB



June 21, 2018



Austin Abboud
Advance Design & Construction, Inc.
15002 A Circle
Omaha, NE 68144

RE: Planned Unit Development (PUD) Site Plan Amendment
Initial Review
Lot 2, Southport East, Replat 9

Mr. Abboud,

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 Zoning Ordinance, the City has the following comments:

As an administrative note, the application to amend the PUD is required to be signed by at least 51 percent of the property owners of the original PUD.

1. Article 5.15.04.01: The applicant needs to submit a proposed schedule of construction that is compliant with this article.
2. Article 5.15.04.02: A copy of the recorded common area installation and maintenance agreement needs to be provided along with a statement identifying what entities are building the shared, private infrastructure. The easement areas need to be labelled and referenced to the recorded instrument on the Site Layout Plan. A particular item to be addressed is the installation of the sanitary sewer across Lot 2 to serve Lot 1 in the future which would be very difficult to construct at a later date.
3. Article 5.15.04.03: The proposed development on Lot 2 will result in over 21,000 square feet of gross floor area whereas the current PUD plan anticipated 6,720 square feet of gross floor area. If the proposed development remains compliant with the criteria for amount of greenspace (not less than 20% of lot area) and the parking requirement is met, then the City Engineer does not recommend requiring a new traffic impact study. The previous study for Lot 3 was not based on a particular trip generation for Lot 2. The applicant should expect that there will be congestion at peak hours at intersections serving this project, particularly intersections connecting to Giles Road. Occupants of this facility could avoid delays and frustration by adjusting arrival and departure times and should consider this option.
4. Article 5.15.04.04: Comments have not been received from the Papillion Fire Department regarding the application. If the Fire Marshall has any comments regarding the PUD, those will be forwarded upon receipt.

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Fire
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Golf Course
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p: 402-339-9147

Library
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f: 402-331-0299

5. Article 5.15.04.05: See initial comment about the amendment of the PUD requiring at least 51% of the PUD property owners.
6. Article 5.15.04.06: The development proposal remains compliant with the PUD plan approved in December of 2017 in regards to access locations and drainage patterns.
7. Article 5.15.04.07: The plans indicate approximately 21,000 square feet of building area. The zoning regulations would require 1 stall per 200 square feet or 105 stalls, but this Article allows the PUD to reduce the requirement if parking is to be shared by more than one land use or business. The PUD approved in December 2017 has language that says parking shall comply with Section 7.06 of the Zoning regulations, or “the ratio of 4.5 stalls per 1,000 square feet of gross leasable floor area of multi-tenant flex buildings”. The applicant needs to provide data/explanations supporting the proposed 99 parking spaces in conformance with Section 7.06 or the language set forth in the current PUD as noted.
8. Articles 5.15.04.08: The landscape area along the south side of Lot 2 does not appear to be compliant with Section 7.17.03.02 (3) of the Zoning Ordinance, which requires a minimum of one (1) tree planted per 40 lineal feet of frontage. The landscaped area along Southport Pkwy on the west side of Lot 2 would need to be 20 feet wide instead of 15 feet wide as shown. Also, the site plan needs to contain data showing compliance with the minimum requirement of 20% greenspace set forth in the current PUD for this property. The grading plan submitted does not depict the required berthing of the landscaped areas along Southport Parkway as required per the Southport East Design Guidelines. The landscape plan is currently under review by the City's Design Review Architect as part of the overall building and site design package. A separate design review letter will be forwarded once the initial review has been completed. The design review process needs to be substantially complete prior to proceeding through the Planning Commission and City Council approval process.
9. Article 5.15.04.09: Building setbacks are not dimensioned on the Southport Parkway or 123rd Plaza sides of the building.
10. Article 5.15.04.10: Building coverage does not appear to be an issue, but data should be set forth on the Site Layout Plan.
11. Article 5.15.04.11: Not applicable
12. Article 5.15.04.12: While there is not specifically common open space, there is shared, private infrastructure. The applicant should be aware of the requirement to participate in the operation and maintenance of such facilities.
13. Article 5.15.04.13: Not applicable
14. Article 5.15.04.14: The plan is compliant with the access requirements of this section as proposed.
15. Article 5.15.04.15: The sidewalk along Southport Parkway needs to be 8 feet wide, 5 inches thick, which was required in the current PUD. The sidewalk along 123rd Plaza can be 5 feet wide as shown. A corner streetscape feature is

required at the northwesterly corner of Lot 2 in accordance with the Southport East Design Guidelines. There will need to be consideration of pedestrian connectivity from the building on Lot 2 to the perimeter sidewalk system.

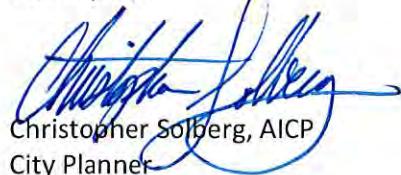
16. Article 5.15.04.16: Not applicable
17. Articles 5.15.04.17-21: The building and site design is currently under review by the City's Design Review Architect. A separate design review letter will be forwarded once the initial review has been completed. The design review process needs to be substantially complete prior to proceeding through the Planning Commission and City Council approval process.
18. Article 5.15.05.03: Provide information on Site Layout Plan for Items 1, 3, 4, and 7 in this article. Specifically these items are:
 1. Net area in square feet or acres. (Note: Net area does not include land dedicated or necessary to be dedicated for public street right-of-way. If more than one parcel is proposed, designate net area by parcel as well as total net area.)
 3. Building coverage of the net area of the planned unit development by individual parcel or total development.
 4. The percentage of the development plan provided for common open space as defined by this regulation.
 7. Gross floor area proposed for commercial buildings.
19. Article 5.15.05.04: Provide a statements on the PCSMP plan sheet that the Stormtech system will be sized to address first one-half of storm water runoff for water quality and to limit peak storm water runoff flows for 2-year events to pre-development levels.
20. Article 5.15.05.05: Was satisfactorily addressed in the submittal
21. Article 5.15.05.06: A vicinity map was provided on the PCSMP plan sheet.

The proposed development will need to obtain FFA approval prior to building permit issuance. Also, there may be private, protective covenants recorded against the property that the applicant should review.

Please submit 4 full size copies (along with electronic copies) of the revised documents. A timeline for review by Planning Commission and City Council will be determined after review of the revised documents.

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
File



ADC
www.adcomaha.com

ADVANCE DESIGN & CONSTRUCTION
CREATING UNIQUE COMMERCIAL SPACES

August 13, 2018

City of La Vista
Attn: Christopher Stolberg, AICP, City Planner
8116 Park View Blvd.
La Vista, NE, 68128-2198

RE: PREMIUMS BUILDING GROUP, LLC
Lot #1, Southport East Replat Nine
Parking Spaces Data/ Explanation
La Vista, NE

Mr. Solberg,

On behalf of the Owner/ Developer, we are submitting this letter as a response to the parking spaces data/ explanation reduction. When developing this project, we took information from Proposed Tenants on current & potential future employment to develop the building along with sitework including the required parking stalls to meet the demands of tenant users leasing space. The number of parking spaces needed to meet the maximum working shift of tenants is described below.

The proposed Property is designed and setup for three tenants which will be occupying three separate areas of the building with current Employee number listed below:

-First Tenant – Entire Second Floor approximately 10,334 rentable square feet of space – Approximately 50 Employees on Largest Shift.

-Second Tenant – First (Ground) Floor approximately 7,000 rentable square feet of space – Approximately 23 Employees On Largest Shift.

-Third Tenant – First (Ground) Floor approximately 2,896 rentable square feet of space – Approximately 9 Employees on the Largest Shift.

Total Number of Employees of Largest Shift: 82 Parking Spaces Required, 99 Parking Spaces Provided.

Please let us know if you require additional information or have any further questions.

Sincerely,
Austin Abboud
Advance Design & Construction, Inc.
DesignTech Construction, Inc.
15002 "A" Circle, Omaha, Ne, 68135
Austin@adchomes.com
Cell Phone: 402.689.7365
Office: 402.861.0484
Fax: 402.891.9668

402.861.0484

15002 A Circle, Omaha, NE 68144

www.adcomaha.com



ADC
www.adcomaha.com

ADVANCE DESIGN & CONSTRUCTION
CREATING UNIQUE COMMERCIAL SPACES

August 14, 2018

City of La Vista
Attn: Christopher Stolberg, AICP, City Planner
8116 Park View Blvd.
La Vista, NE, 68128-2198

RE: PREMIUMS BUILDING GROUP, LLC
Lot #2, Southport East Replat Nine
Parking Spaces Data/ Explanation
La Vista, NE

Mr. Solberg,

On behalf of the Owner/ Developer, we are submitting this letter as a response to the PUD site plan amendment initial review letter for Lot 2, Southport East, Replat 9 regarding item number 12 in that letter. Related to Article 5.15.04.12 that the owner of Lot #2, PREMIUMS BUILDING GROUP, LLC, is aware of the requirement to participate in the the operation and maintenance of the shared, private infrastructure facilities.

Please let us know if you require additional information or have any further questions.

Sincerely,
Austin Abboud
Advance Design & Construction, Inc.
DesignTech Construction, Inc.
15002 "A" Circle, Omaha, Ne, 68135
Austin@adchomes.com
Cell Phone: 402.689.7365
Office: 402.861.0484
Fax: 402.891.9668



August 30, 2018

Austin Abboud
Advance Design & Construction, Inc.
15002 A Circle
Omaha, NE 68144

RE: Planned Unit Development (PUD) Site Plan Amendment
2nd Review
Lot 2, Southport East, Replat 9

Mr. Abboud,

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 Zoning Ordinance, the City has the following comments:

1. Article 5.15.04.01: The applicant has submitted a proposed schedule of construction. However, that schedule is incorrect as it does not reflect final approval of the PUD at the proposed City Council review date of October 16, 2018.
2. Article 5.15.04.02: Proposed revisions to the recorded common area installation and maintenance agreement needs to be provided along with a statement identifying proposed changes. Additional documentation needs to be provided stating the approval of the other owners in the PUD of the proposed changes.
3. Article 5.15.04.04: Comments have not been received from the Papillion Fire Department regarding the application. If the Fire Marshall has any comments regarding the PUD, those will be forwarded upon receipt.
4. Article 5.15.04.05: The application to amend the PUD requires the signatures of at least 51% of the PUD property owners. This has not been provided.
5. Article 5.15.04.07: Applicant and provided sufficient additional information to conclude that utilizing a minimum ratio of 4.5 stalls per 1,000 square feet of gross leasable floor area of multi-tenant flex buildings, as dictated within the December 2017 PUD Ordinance is sufficient. This would reduce the minimum parking requirement to 94 stalls.
6. Article 5.15.04.08: The landscape area along the south side of Lot 2 does not comply with the requirement of a minimum of one (1) tree planted per 40 lineal feet of frontage. Although it has been argued that the abutting road is not a dedicated street, the City has consistently held this requirement for developments along public easement roadways as the intent of the landscaping is the same.

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The PUD ordinance for this property requires a minimum greenspace requirement of 20%. The site plan provided depicts a greenspace percentage of 18.9%. Adjustments to the PUD site plan need to be made to increase this to the required 20%. Through rough calculations it is determined that this can be achieved by reducing the depth of the exterior-facing parking stalls along the NW, SW, and SE lot lines by two feet as per Section 7.17.05.05 (second paragraph). It appears that it can also be achieved by reducing the parking stalls to the minimum requirement of 94 stalls as noted in issue #5 above. Or some combination thereof.

The landscape plan is currently under review by the City's Design Review Architect as part of the overall building and site design package. A separate design review letter will be forwarded once the initial review has been completed. The design review process needs to be substantially complete prior to City Council approval.

7. Article 5.15.04.09: Building setbacks are not dimensioned on the 123rd Plaza side of the building.
8. Article 5.15.04.15: As noted in the previous letter, the sidewalk along Southport Parkway needs to be 8 feet wide, 5 inches thick, which was required in the current PUD. The sidewalk along 123rd Plaza can be 5 feet wide as shown. Also as note in the initial review, a corner streetscape feature is required at the northwesterly corner of Lot 2 in accordance with the Southport East Design Guidelines. Please see the attached exhibit noting the locations of the planned corner landscape locations in relation to your proposed development.
As noted in the initial review letter, there will need to be consideration of pedestrian connectivity from the building on Lot 2 to the perimeter sidewalk system.
9. Articles 5.15.04.17-21: The building and site design is currently under review by the City's Design Review Architect. A separate design review letter will be forwarded once the initial review has been completed. The design review process needs to be substantially complete prior to City Council approval.
10. Article 5.15.05.03: The gross floor area stated on the Site Layout Plan needs to be recalculated to include the floor area of both floors.

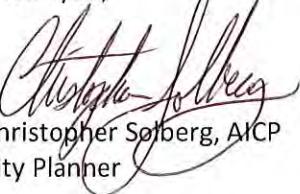
Please note that this letter signifies a partial review of the documents submitted on August 30, 2018 to determine eligibility for inclusion on the September 20, 2018 Planning Commission meeting. Further review comments/clarification may be forwarded upon completion of a full review.

Additionally, It has been determined that this application, dependent on the resolution of the aforementioned issues, is ready for review by the Planning Commission. Please submit 14 full size copies of the PUD exhibits for the Planning Commission packet preparation by noon on Wednesday, September 12, 2018.

The next Planning Commission meeting is Thursday, September 20, 2018 at 7:00pm. Please have someone in attendance at the meeting to provide a short presentation of the project to the Planning Commission and to answer questions as necessary.

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

Thank you,

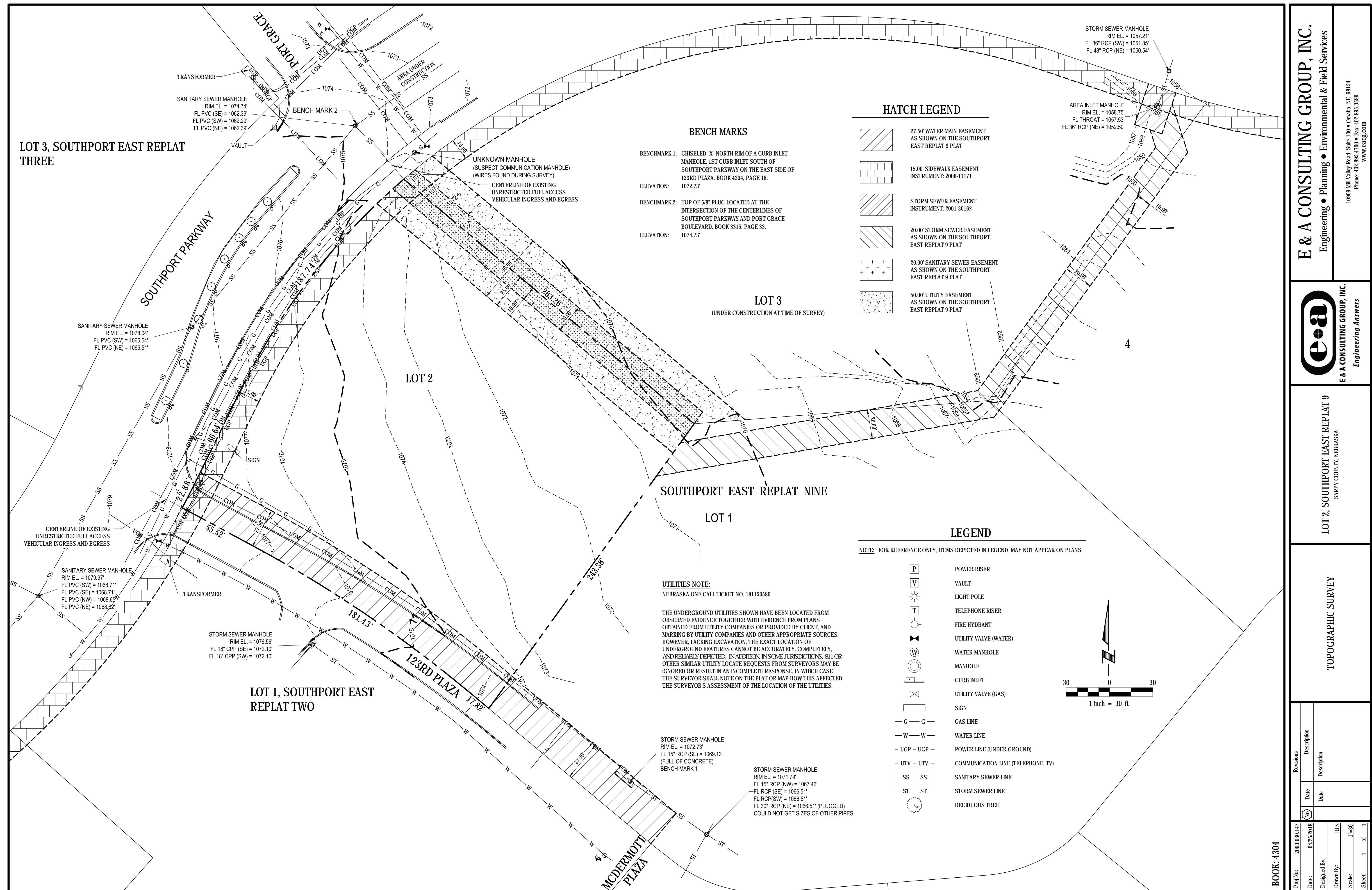


Christopher Solberg, AICP
City Planner

Attachment

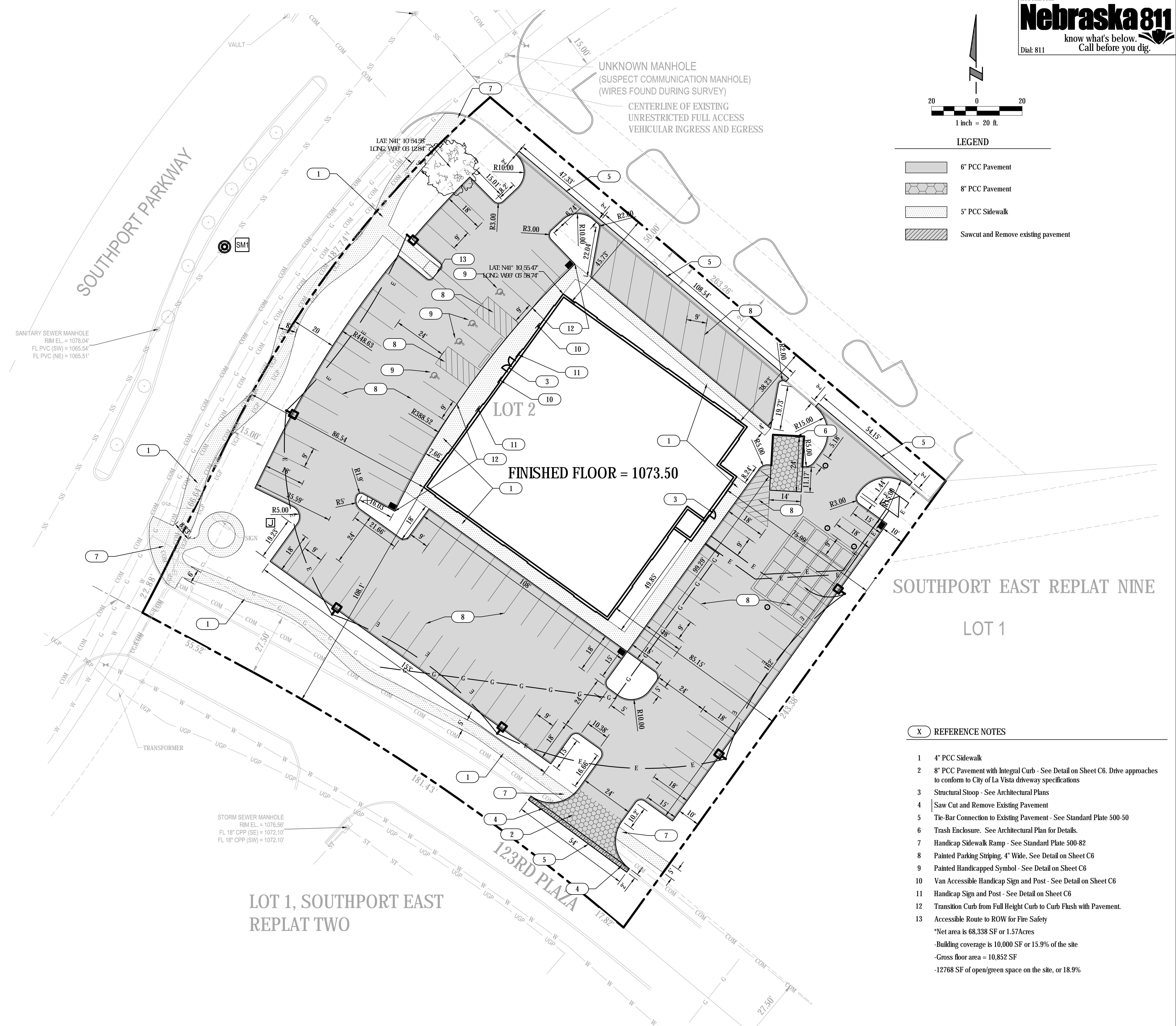
cc: Ann Birch, Community Development Director
John Kottmann, City Engineer
File





PAVEMENT CONSTRUCTION NOTES

- Pavement subgrade shall be prepared and compacted in accordance with City of Omaha Specifications for Public Works Construction.
- Concrete for the pavement slab shall be concrete class #1 air-entrained concrete made from Type I Portland Cement in accordance with the City of Omaha Specifications for Public Works Construction unless otherwise shown on plans.
- All integral curbs shall be type "A" in accordance with City of Omaha Standard Plate 500-52 unless otherwise shown on plans.
- Water-reducing admixture shall be added to all hand-placed and finished concrete.
- Paving widths shall be as shown on plans. All dimensions shown are back of curb to back of curb.
- A diamond edge saw blade shall be used for cutting all required contraction and longitudinal pavement joints.
- The CONTRACTOR shall construct, with the INSPECTORS assurance of conformity, ADA compliant curb ramps at all intersection returns where new sidewalk is constructed, as well as where existing sidewalk has been removed. All ADA compliant curb ramps shall conform to the City of Omaha Public Works Department Standard Plate # 500-82 and Curb Ramp Design Guideline (Special Detail # 1082), and any additions thereto. Truncated Domes shall be selected from the list of approved products and shall be "RED BRICK" in color. The aforementioned publication can be found at <http://www.cityofomaha.org/pw/index.php/contractors-consultants/contractors>
- Within one (1) hour the concrete pavement shall be cured using a white pigmented liquid membrane-forming curing compound that has been approved by the State of Nebraska Department of Roads. Apply liquid membrane-forming curing compound at the concentration and application rate recommended by the manufacturer.
- Subgrade Preparation includes the adjustment of the subgrade under all areas to be surfaced including driveways, intersections, and the area 48 inches beyond the longitudinal edges of the pavement or the backs of curbs for proper placing of the pavement slab. The Contractor shall scarify and recompact the subgrade to a depth of one foot. The top 12" of subgrade as described shall be compacted to 90% maximum dry density as determined in accordance with the most current edition of ASTM D1557 (Modified Method) with moisture limits of 3% to 4% optimum. Recommendations of the Geotechnical Report for Subgrades shall control.
- All intersections shall be warped as directed by the Engineer in the field to ensure positive drainage.
- Thickened Edges per City of Omaha Standard Plate No. 500-50 and 500-60 are required at locations where proposed paving ties into existing paving. Dowel joints will be required as directed by the Engineer.
- Curb drops to accommodate the future construction of wheelchair ramps shall be constructed at all radius returns per Standard Plate No. 500-82. No separate payment shall be made for drop curbs, but said work shall be subsidiary to those items for which payment is made.
- All pavement removals shall be sawcut full depth. Pavement shall be removed in complete panels. Pavement removal limits may be adjusted in the field to match existing joints.
- Longitudinal slope on sidewalks shall not exceed that of adjacent streets, cross slope on sidewalks shall not exceed 2.0%.



GENERAL GRADING NOTES

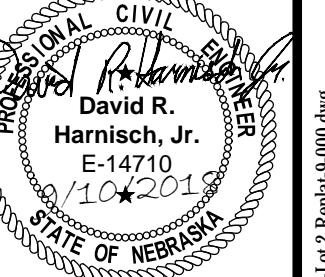
- The Contractor Shall have Complete Responsibility For Damage Caused by Blowing Dust from his Construction Activities.
- Topsoil and Vegetation Shall be Stripped to a Depth of 4" to 6" in Areas to be Graded.
- Topsoil Obtained from Stripping Operations Shall be Stockpiled in an Approved Location and Re-spread on Areas Finish Graded to Receive Topsoil.
- 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.
- 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 Site Soils Will Generally be Suitable for Use as Structural Fill.
- Fill Compaction Requirements:
 - Footing Foundations.
 - Areas to Receive Fill Shall be Scarified to a Minimum Depth of 6". Fill Shall be Placed in Lifts Not to Exceed 8" in Loose Thickness. 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 -3 and +4% of Optimum.
 - All Other Locations
 - Areas to Receive Fill Shall be Scarified to a Minimum Depth of 6". Fill Shall be Placed in Lifts Not to Exceed 8" in Loose Thickness. 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 -3 and +4% of Optimum.
- Surfaces to receive fill shall be scarified and recompacted to all new fill to bond to the existing soils. Slopes steeper than 3H:1V shall be benchered before placing fill.
- PCC Pavements: Prepare Subgrade Below Pavements Prior to Paving Operations by Compacting Upper 9" a Minimum of 98% of the Maximum Dry Density (ASTM D-698 Standard Proctor) at a Moisture Content Between -3 and +4% of Optimum. Subgrade Preparation shall Extend a Minimum of 2 feet Beyond the Back of Curb.
- For Sidewalks, the Upper 6" 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 -3 and +4% of Optimum. Sidewalk Subgrades Shall Extend at Least 6" Laterally Beyond the Edge of the New Sidewalk.
- 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 -3% and +4% of Optimum. Granular Backfill shall Not be used Around Foundation Elements.
- Backfill Soils in Utility Trenches shall be Compacted to a Minimum of 95% of the Maximum Dry Density at a Moisture Content Between -3% and +4% 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
- 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".
- Any Excess Material shall be Disposed of Off-Site at a Location Determined by the Contractor.
- Unless Noted, all Spot Elevations in paved areas are Match Existing (ME), Top of Slab (P), Sidewalk (SW) or Gutter/Flow Line (FL). Add 0.5' to FL Determine Top of Curb Elevations.
- The Subgrade of the Floor Slab Shall be Reworked and Compacted as Structural Fill Prior to Concrete Placement. Upper 6 Inches Shall be Compacted to a Minimum of 95% of the Maximum Dry Density as a Moisture Content Between -3% and +4% of Optimum (ASTM D-698, Standard Proctor).
- Exposed Project Site Soils Shall be Stabilized as Shown in the Sediment and Erosion Control Plan and Landscaping Plan.
- A Geotechnical Exploration Report has been prepared for this Project and is incorporated herein by reference. All recommendations of said report shall be followed in all Phases of Construction and shall control.
- Geotechnical engineer shall be called upon to inspect the base and walls of the footing excavations prior to reinforcement and concrete placement. Unstable or unsuitable soil conditions will require over excavation, moisture conditioning, and recompaction to desired grade. Footing excavations may be extended below unsuitable material if suitable material is present.

20
0
20
1 inch = 20 ft.

LEGEND

- Existing Contours
- Proposed Contours
- Proposed Spot Elevations
- Inverted Crown Line
- Ridgeline

GRADING PLAN



**LOT 1, SOUTHPORT EAST
REPLAT TWO**

LAV-20180601-4581-GP

GENERAL WATER NOTES:

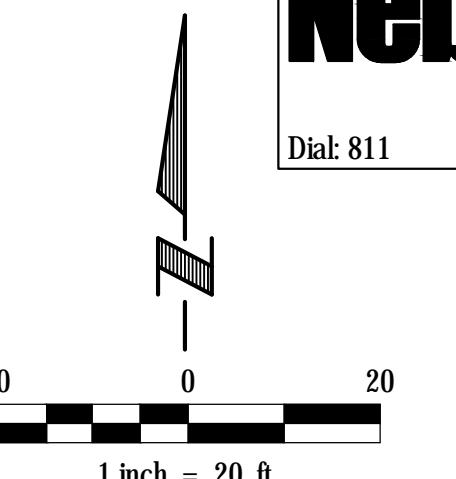
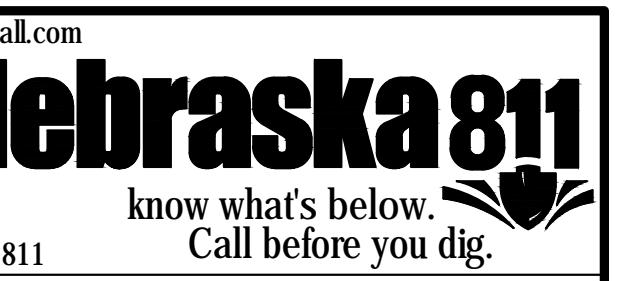
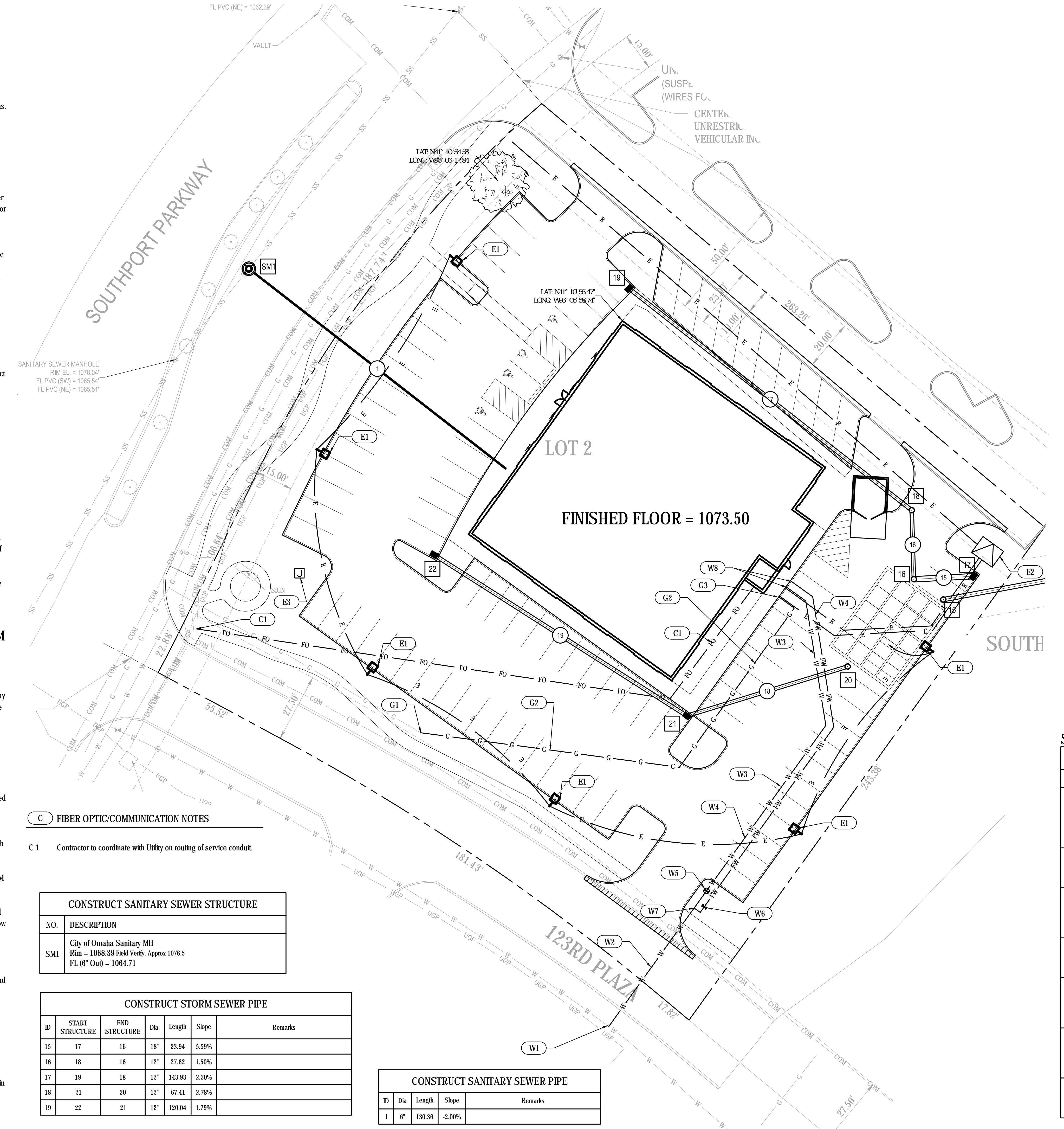
1. This work shall be in accordance with the Metropolitan Utilities District's (hereinafter referred to as District) "Water Rules and Regulations," current edition, the special and technical provisions, and these plans for the referenced project.
2. Water mains and service lines shall have a minimum cover of five feet and shall be installed in accordance with the water rules and regulations.
3. The horizontal distance between the sewer and water lines shall be 10 feet min. and the vertical distance shall be two feet min. The sanitary sewer pipe material shall be ductile iron pipe 10 feet each side of the water main when the vertical distance is less than 2 feet.
4. Contractor shall maintain all valves at connection points in the fully closed position until chlorination testing and approval of proposed water lines are complete, except that said valves may be opened to fill lines for use in the chlorination process.
5. Type "K" copper water service of the sizes and quantities shown, shall be constructed to all buildings shown of this development in accordance with the specifications and details shown on the plans. The contractor shall record tap and valve locations of each water service installed and provide such records to the owner upon completion of construction.
6. Contractor shall field verify all potential utility line crossing conflicts. Contractor shall notify engineer of conflicts and adjust horizontal and vertical alignments of proposed utilities only at the direction of the engineer.
7. Remove and replace full pavement panels where necessary to construct new water main tap off main and for fire hydrant construction.

GENERAL GAS NOTES:

1. This work shall be in accordance with the Metropolitan Utilities District's (hereinafter referred to as District) "Natural Gas Rules and Regulations," current edition, the special and technical provisions, and these plans for the referenced project.
2. The design of the gas service, including size, type, and line and grade will be determined by the District.
3. The District shall install all gas services. Prior to installation, the owner, contractor or applicant shall establish the finished landscaping grade. If the District relocates a gas service due to a change in the finished landscaping grade, the owner shall pay the cost of the relocation. No other pipe, conduit or electrical conductor shall be installed in the same trench as the gas service pipe or within 12 inches of the gas service pipe.

GENERAL NOTE FOR SANITARY AND STORM SEWER CONSTRUCTION

1. Sanitary Sewer Service Materials: The following storm drain pipe materials may be used. The 6 inch (Solid Wall) sanitary sewer pipe may be ABS (SDR 26), PVC (SDR 26 or Schedule 40), or Vitrified Clay Pipe (VCP).
2. Storm Drain Pipe Materials. The following storm drain pipe materials may be used:
3. Reinforced Concrete Pipe (RCP), conforming to ASTM C76 (Class III unless otherwise indicated). Materials and installation shall conform to City of Omaha Standard Specifications. RCP pipe shall be manufactured by an American Concrete Pipe Association QCast Certified Plant. All RCP pipe shall have a QCast stamp.
4. PVC pipe with smooth interior and corrugated exterior, such as Contech A-2000, or equal. Pipe and fittings shall conform to ASTM F949. Installation shall conform to ASTM D 2321. Gasketed joints shall be used, and shall show no leakage when tested in accordance with ASTM D 3212. All joints shall be water-tight.
5. PVC pipe, SDR 35, in accordance with ASTM D 3034. Installation shall conform to ASTM D 2321. Gasketed joints shall be used, and shall show no leakage when tested in accordance with ASTM D 3212. All joints shall be water-tight.
6. High Density Polyethylene (HDPE) pipe, with smooth interior and corrugated exterior, such as ADS N-12, Hancor HI-Q, or equal. Pipe and fittings shall conform to AASHTO M-252 and M-294. Installation shall conform to ASTM D 2321. Joints shall be made with split couplings, corrugated to engage the pipe corrugations, and shall engage a minimum of 2 corrugations on each side of the pipe joint. A neoprene gasket, per the manufacturer's recommendations, shall be used for all joints to ensure a soil-tight connection. Class IV soils shall not be used for bedding or backfill of N-12 pipe.
7. Curb inlets and grate inlets (types and materials) shall be as identified in the "Construct Storm Sewer Structure" table.
8. Any referenced City of Omaha Standard Plates are further identified in the General Notes for Construction.



E & A CONSULTING GROUP, N.C.

Engineering • Planning • Environmental & Field Services

CONSULTING GROUP, INC.

Engineering • Planning • Environmental & Field Services





E+G
A CONSULTING GROUP, INC.

See Mechanical/ Plumbing Plans for Continuation.

STRUCTURAL STORM SEWER STRUCTURE

CONSTRUCT STORM SEWER STRUCTURE	
SCRIPTION	
Nyloplast Drain Basin	nt Structure for MC-3500 Chamber System
	e PCSMP Plan for Details, Rim = 1071.18
(12" In) = 1063.10	
(18" In) = 1063.10	
Nyloplast Drain Basin with	3' Curb and Grate Inlet Top, Rim = 1070.62
(18" Out) = 1064.44	
Nyloplast Drain Basin	h Standard Grate, Rim = 1071.60
(12" In) = 1063.51	
(12" Out) = 1063.51	
Nyloplast Drain Basin with	3' Curb and Grate Inlet Top, Rim = 1072.40
(12" Out) = 1066.68	
Nyloplast Drain Basin	nt Structure for MC-3500 Chamber System
	e PCSMP Plan for Details, Rim = 1071.23
(12" In) = 1063.10	
Nyloplast Drain Basin with	3' Curb and Grate Inlet Top, Rim = 1072.07
(12" In) = 1064.98	
(12" Out) = 1064.98	
Nyloplast Drain Basin with	3' Curb and Grate Inlet Top, Rim = 1072.77
(12" Out) = 1067.12	

GENERAL WATER NOTES:

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- The horizontal distance between the sewer and water lines shall be 10 feet min. and the vertical distance shall be two feet min. The sanitary sewer pipe material shall be ductile iron pipe 10 feet each side of the water main when the vertical distance is less than 2 feet.
- Contractor shall maintain all valves at connection points in the fully closed position until chlorination testing and approval of proposed water lines are complete, except that said valves may be opened to fill lines for use in the chlorination process.
- Type "K" copper water service of the sizes and quantities shown, shall be constructed to all buildings shown of this development in accordance with the specifications and details shown on the plans. The contractor shall record tap and valve locations of each water service installed and provide such records to the owner upon completion of construction.
- Contractor shall field verify all potential utility line crossing conflicts. Contractor shall notify engineer of conflicts and adjust horizontal and vertical alignments of proposed utilities only at the direction of the engineer.
- Remove and replace full pavement panels where necessary to construct new water main tap of main and for fire hydrant construction.

GENERAL GAS NOTES:

- This work shall be in accordance with the Metropolitan Utilities Districts (hereinafter referred to as District) "Natural Gas Rules and Regulations," current edition, the special and technical provisions, and these plans for the referenced project.
- The design of the gas service, including size, type, and line and grade will be determined by the District.
- The District shall install all gas services. Prior to installation, the owner, contractor or applicant shall establish the finished landscaping grade. If the District relocates a gas service due to a change in the finished landscaping grade, the owner shall pay the cost of the relocation. No other pipe, conduit or electrical conductor shall be installed in the same trench as the gas service pipe or within 12 inches of the gas service pipe.

GENERAL NOTE FOR SANITARY AND STORM SEWER CONSTRUCTION

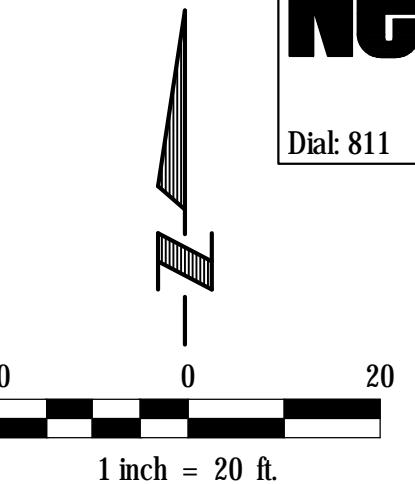
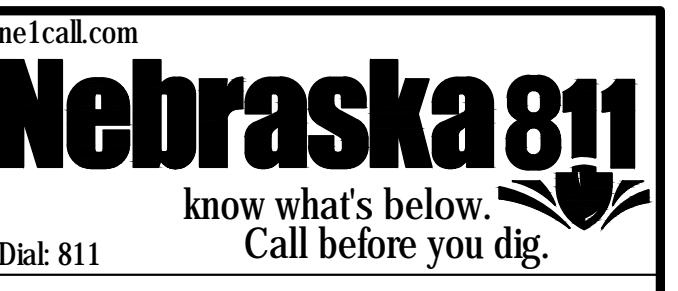
- Sanitary Sewer Service Materials: The following storm drain pipe materials may be used. The 6 inch (Solid Wall) sanitary sewer pipe may be ABS (SDR 26), PVC (SDR 26 or Schedule 40), or Vitrified Clay Pipe (VCP).
- Storm Drain Pipe Materials. The following storm drain pipe materials may be used:
- Reinforced Concrete Pipe (RCP), conforming to ASTM C76 (Class III unless otherwise indicated). Materials and installation shall conform to City of Omaha Standard Specifications. RCP pipe shall be manufactured by an American Concrete Pipe Association QCast Certified Plant. All RCP pipe shall have a QCast stamp.
- PVC pipe with smooth interior and corrugated exterior, such as Contech A-2000, or equal. Pipe and fittings shall conform to ASTM F949. Installation shall conform to ASTM D 2321. Gasketed joints shall be used, and shall show no leakage when tested in accordance with ASTM D 3212. All joints shall be water-tight.
- PVC pipe, SDR 35, in accordance with ASTM D 3034. Installation shall conform to ASTM D 2321. Gasketed joints shall be used, and shall show no leakage when tested in accordance with ASTM D 3212. All joints shall be water-tight.
- High Density Polyethylene (HDPE) pipe, with smooth interior and corrugated exterior, such as ADS N-12, Hancor III-Q, or equal. Pipe and fittings shall conform to AASHTO M-252 and M-294. Installation shall conform to ASTM D 2321. Joints shall be made with split couplings, corrugated to engage the pipe corrugations, and shall engage a minimum of 2 corrugations on each side of the pipe joint. A neoprene gasket, per the manufacturer's recommendations, shall be used for all joints to ensure a soil-tight connection. Class IV soils shall not be used for bedding or backfill of N-12 pipe.
- Curb inlets and grate inlets (types and materials) shall be as identified in the "Construct Storm Drain Structure" table.
- Any referenced City of Omaha Standard Plates are further identified in the General Notes for Construction.

CONSTRUCT STORM SEWER PIPE						
ID	START STRUCTURE	END STRUCTURE	Dia.	Length	Slope	Remarks
11	12	11	30"	30.78	2.44%	
12	13	12	30"	216.32	2.04%	
13	14	13	24"	50.00	2.14%	
14	15	14	15"	198.77	2.14%	

See Sheet 4 for Continuation of Storm Drain Network

CONSTRUCT STORM SEWER STRUCTURE	
NO.	DESCRIPTION
11	Existing Area Inlet Field Verify Size, Invert, and Location, Rim = 1058.75 FL (30" In) = 1052.50
12	30" Nyloplast Drain Basin With Solid Cover, Rim = 1058.70 FL (30" In) = 1053.25 FL (30" Out) = 1053.25
13	30" Nyloplast Drain Basin With Solid Cover, Rim = 1064.63 FL (24" In) = 1057.67 FL (30" Out) = 1057.67
14	30" Nyloplast Drain Basin With Solid Cover, Rim = 1061.07 FL (15" In) = 1058.74 FL (24" Out) = 1058.74
15	30" Nyloplast Drain Basin Outlet Structure for MC-3500 Chamber System See PC SMP Plan for Details, Rim = 1070.77 FL (15" Out) = 1063.00

See Sheet 4 for Continuation of Storm Drain Network



STORM SEWER MANHOLE
RIM EL. = 1057.21
FL 36" RCP (SW) = 1051.85'
FL 48" RCP (NE) = 1050.54'

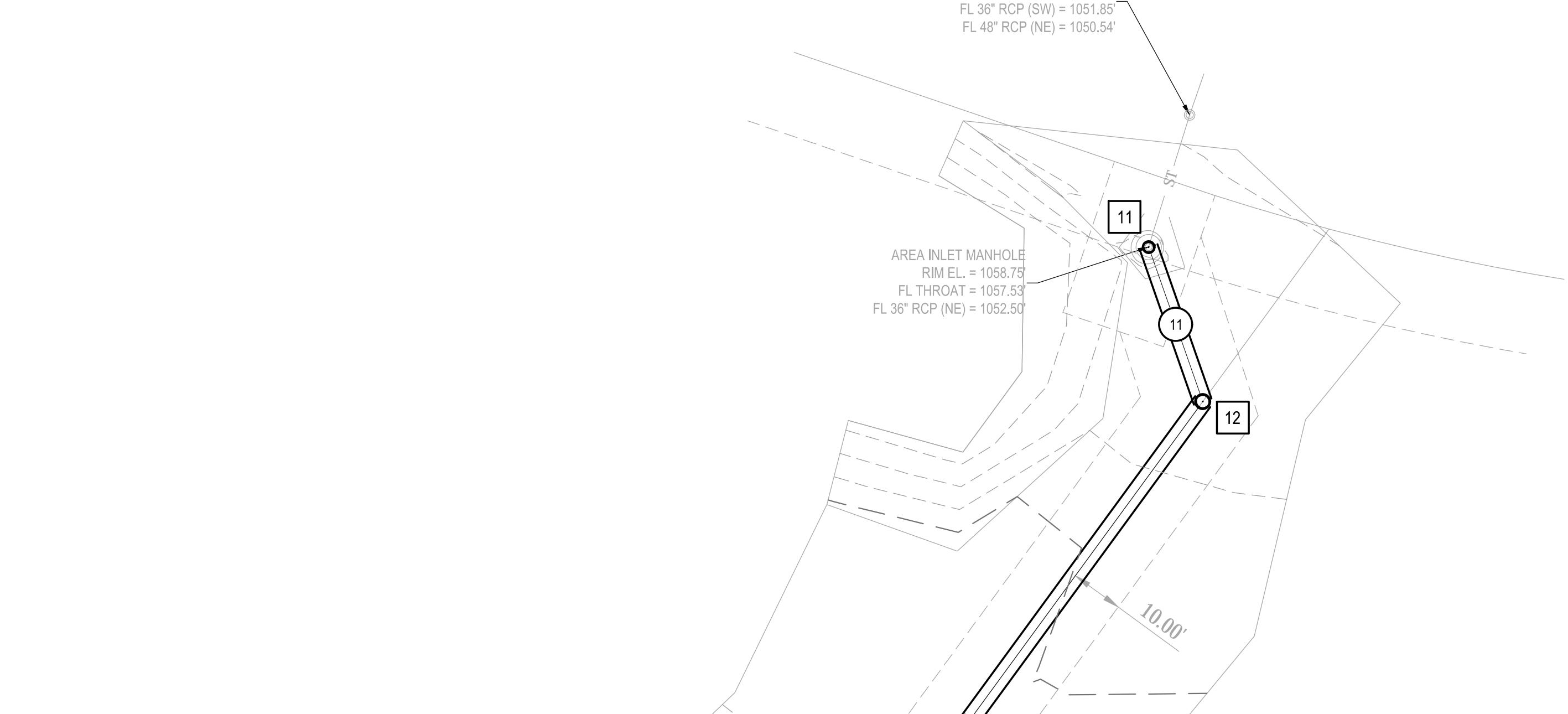
AREA INLET MANHOLE
RIM EL. = 1058.75
FL THROAT = 1057.53
FL 36" RCP (NE) = 1052.50'

11

12

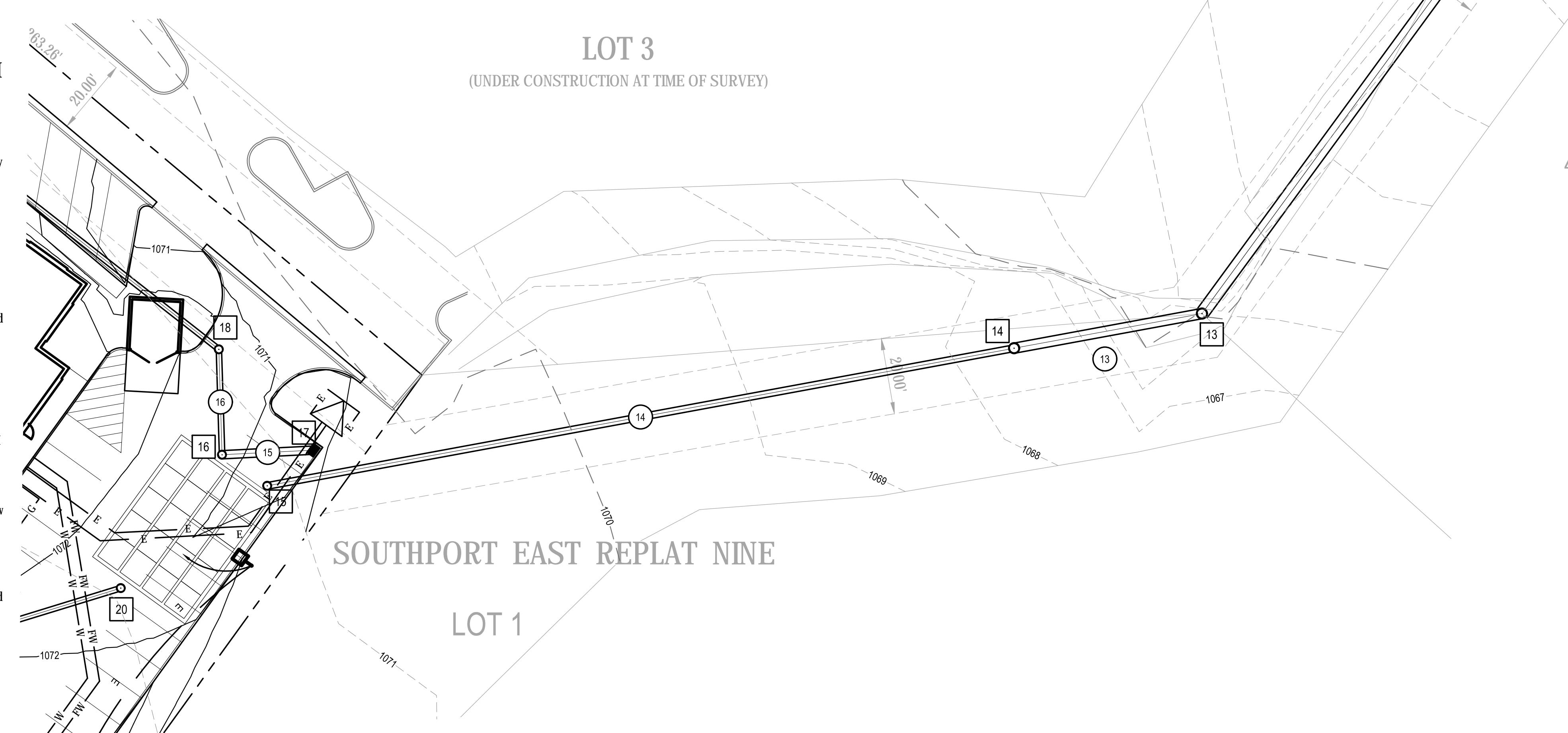
12

10.00'



LOT 3

(UNDER CONSTRUCTION AT TIME OF SURVEY)



GENERAL SITE CONSTRUCTION NOTES

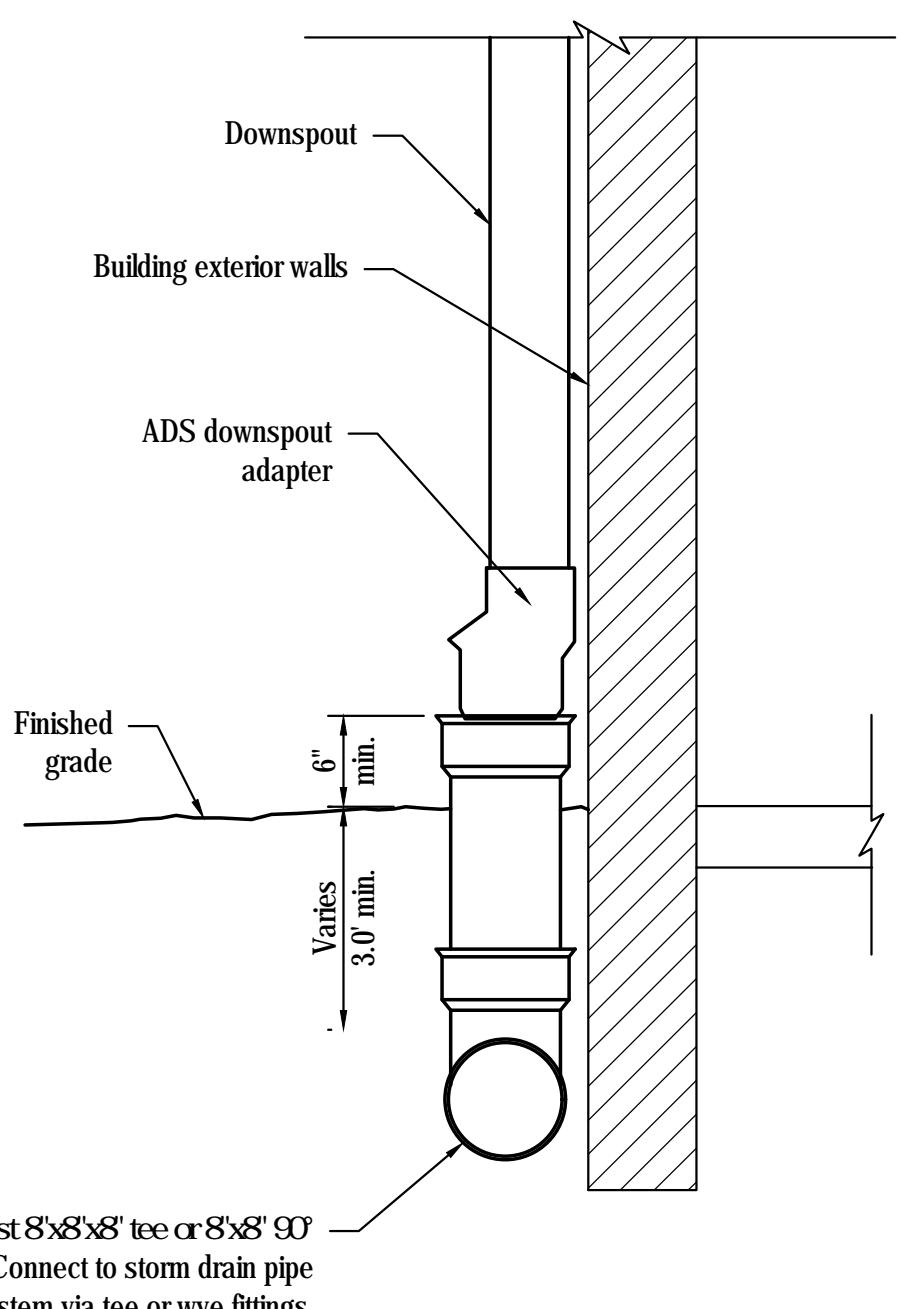
1. The City of Omaha Standard Specifications for Public Works Construction, 2014 and any current revisions or amendments thereto and the Special Provisions for this Project shall apply and the Contractor shall perform in accord therewith.
2. The Contractor shall check with the Owner for City approval of the project before starting work.
3. Utilities are shown as a convenience for the Contractor. The locations of all aerial and underground utility facilities may not be indicated in these plans. Underground utilities, whether indicated or not, will be located and flagged by the utility companies at the Contractor's request. No excavation will be permitted in the area of the underground utilities until all facilities have been located and identified to the satisfaction of all parties and then only with extreme care to avoid any possibility of damages to the facilities.
4. The Contractor is hereby referred to Subsection 100.03 of the Standard Specifications relative to cleaning of the work area. The final estimate will not be processed until the Contractor has satisfactorily cleaned and flushed the pavement slab of all rubbish, excess material, mud and debris, and all parts of the work area have been left in a neat and presentable manner.
5. Erosion control improvements shall be constructed on this site, including inlet protection, silt fencing and a construction entrance. The Contractor shall be responsible for prompt reconstruction of any erosion control improvements disturbed by his operations. All disturbed erosion control improvements shall be fully reconstructed at the end of each working day prior to leaving the site. Separate payment will not be made for reconstruction of any erosion control improvements. Positive drainage in all work areas shall be maintained in the condition the construction site was in prior to Contractors arrival.
6. The Portland Cement Concrete for the pavement slab shall be "L65", in accord with the Standard Specifications.
7. Portland Cement Concrete mix design for sidewalks shall be City of Omaha Type "L6" or "SG65" mix.
8. Non-colored concrete pavement shall be cured using a white pigmented liquid membrane-forming curing compound that has been approved by the State of Nebraska Department of Roads. The minimum rate of application shall be 200 sq. ft. per gal. if a mechanical-powered sprayer is used and 100 sq. ft. per gal. if a hand powered sprayer is used.
9. Water reducing admixtures shall be added to all hand-placed and finished concrete.
10. A diamond edge saw blade shall be used for cutting all required contraction and longitudinal pavement joints.
11. Concrete pavement shall be jointed in maximum 12.5' x 15' panels and shall be kept as square as possible. Joints shall be perpendicular to edges and radii, and shall not form angles less than 45 degrees or over 225 degrees.
12. 6' sidewalk shall be jointed in 6'x6' panels, 5' sidewalk shall be jointed in 5'x5' panels.
13. The 6 inch (Solid Wall) sanitary sewer pipe may be ABS (SDR 23.5), PVC (SDR 23.5), or VCP.
14. The following storm sewer pipe materials may be used:
 - a. Reinforced Concrete Pipe (RCP), conforming to ASTM C76 (Class III unless otherwise indicated). Materials and installation shall conform to City of Omaha Standard Specifications.
 - b. PVC pipe with smooth interior and corrugated exterior, such as Contech A-2000, or equal. Pipe and fittings shall conform to ASTM F949. Installation shall conform to ASTM D 2321. Gasketed joints shall be used, and shall show no leakage when tested in accordance with ASTM D 3212.
 - c. PVC pipe, SDR -35, in accordance with ASTM D 3034. Installation shall conform to ASTM D 2321. Gasketed joints shall be used, and shall show no leakage when tested in accordance with ASTM D 3212.
 - d. Polyethylene pipe, with smooth interior and corrugated exterior, such as ADS N-12, Hancor HI-Q, or equal. Pipe and fittings shall conform to AASHTO M-252 and M-294. Installation shall conform to ASTM D 2321. Joints shall be made with split couplings, corrugated to engage the pipe corrugations, and shall engage a minimum of 2 corrugations on each side of the pipe joint. A neoprene gasket, per the manufacturer's recommendations, shall be used for all joints to ensure a soil-tight connection. Class IV soils shall not be used for bedding or backfill of N-12 pipe.
15. Backfill soils in utility trenches, 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 -3% and +4% of the optimum. Lift thickness shall be appropriately matched to the type of compaction equipment used.
16. Asphalt pavement surface course shall be City of Omaha Type "FMR"
17. Maximum asphalt pavement lift thickness shall be 3"
18. Curb inlets shall be City of Omaha Type IV curb inlet or a Nyloplast curb inlet with 2' x 3' diagonal flow grate, or approved equal.
19. Grate inlet shall be a standard grate inlet as shown on the detail or a Nyloplast grate inlet with 2' x 3' rectangular grate, or approved equal.

GENERAL SITE CONSTRUCTION NOTES

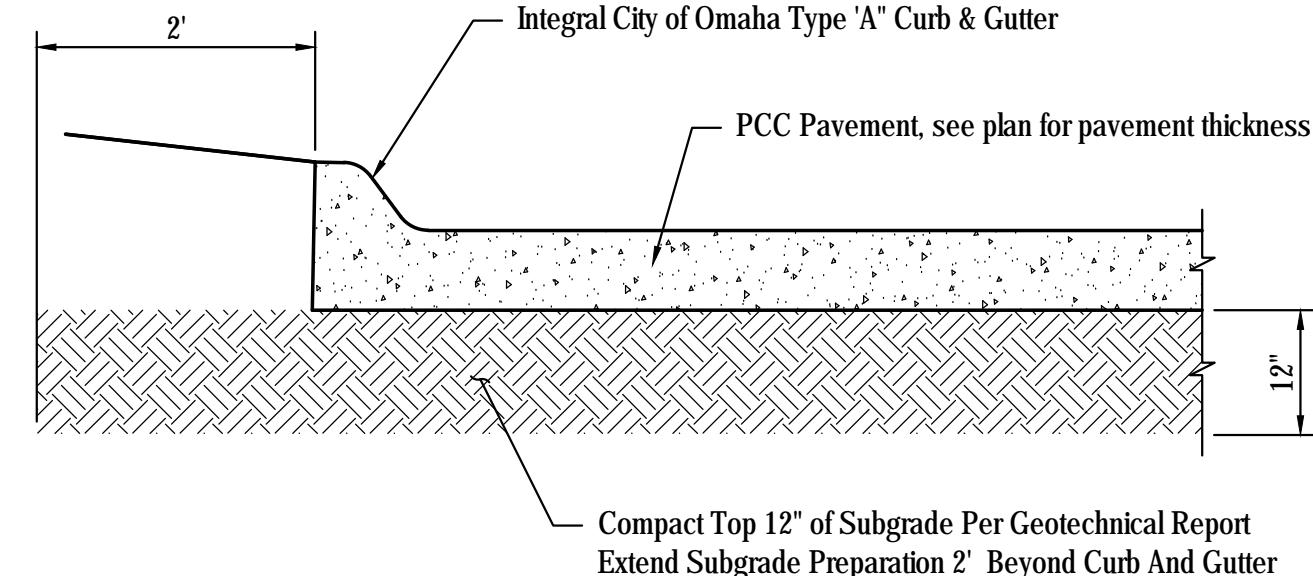
Standard Plates are available from the City of Omaha Public Works Department, 1819 Farnam St., Suite 600, Omaha NE. 68183, PH 402.444.5220. Plates may also be downloaded via the internet from the City of Omaha Web Site at:
<https://publicworks.cityofomaha.org/contractors-consultants2/contractors/standard-plates-curb-ramps-and-specifications/15-contractors-consultants/678-2014-standard-plate-list>

<u>ITEMS</u>	<u>STANDARD PLATE</u>	<u>REVISION DATE</u>
Concrete Pavement Joint Details	500-50	12/10/2013
Concrete Curb Details	500-52	12/10/2013
Misc. Concrete Pavement Details	500-60	6/3/2015
Concrete Curb Ramp Details	500-82 (1-4)	12/10/2013
Concrete Driveway Details	500-70	12/10/2013
Sidewalk Construction Details	500-02	6/3/2015
Sidewalk Location Standard	500-03	12/10/2013
Concrete Collar - Sewer Tap	700-23	12/10/2013
Pipe Bedding w/Aggregate Detail	700-23	12/10/2013
Sewer Bedding Detail	700-01	12/10/2013
Reinforced Concrete Pipe Couplers	700-83	12/10/2013
Cast Iron Manhole Rings, Covers, Manhole Steps	700-90 (1 & 2)	12/10/2013
Manhole Detail	700-40	12/10/2013
Curb Inlet - Type IV	700-21	12/10/2013
Area Inlet - Type I	700-17	12/10/2013

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<https://publicworks.cityofomaha.org/contractors-consultants2/contractors/standard-plates-curb-ramps-and-specifications/15-contractors-consultants/678-2014-standard-plate-list>



Nyloplast 8'x8'x8' tee or 8'x8' 90° bend. Connect to storm drain pipe system via tee or wye fittings.



PORLAND CEMENT PAVEMENT

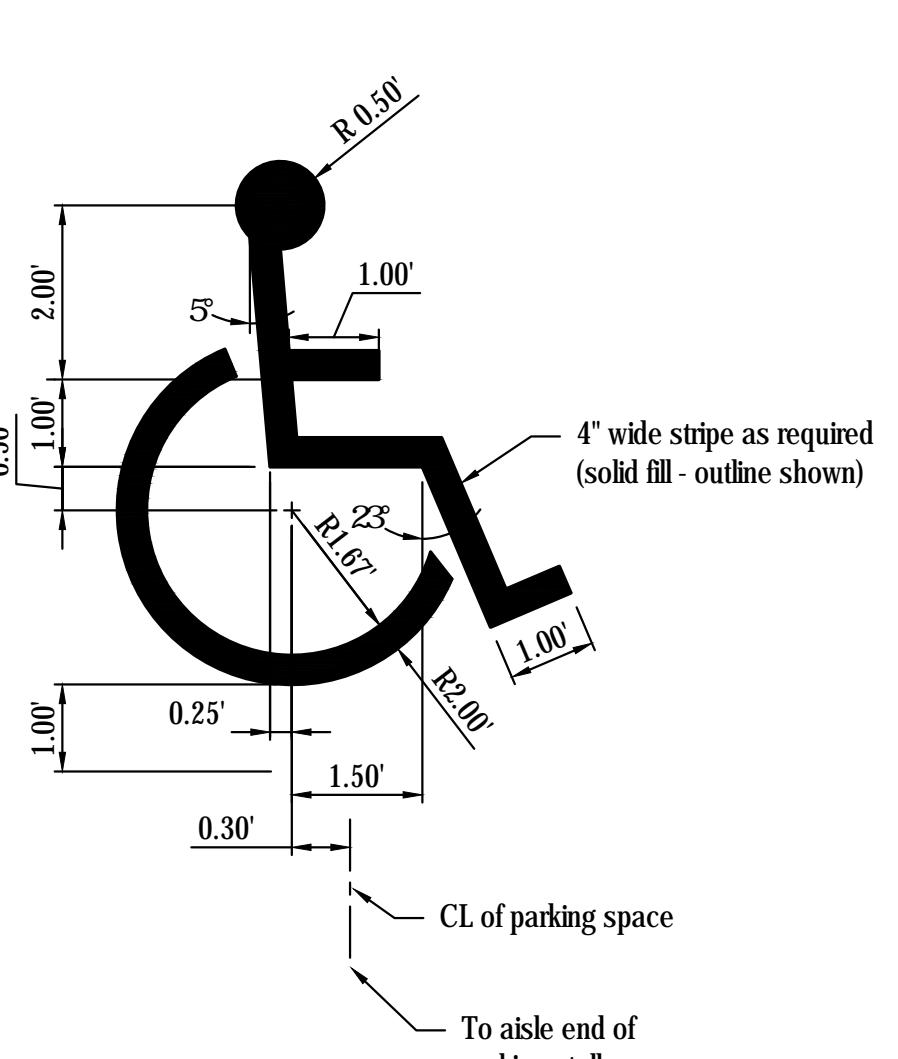
WITH INTEGRAL CURB AND GUTTER

NOT TO SCALE

NOT TO SCALE

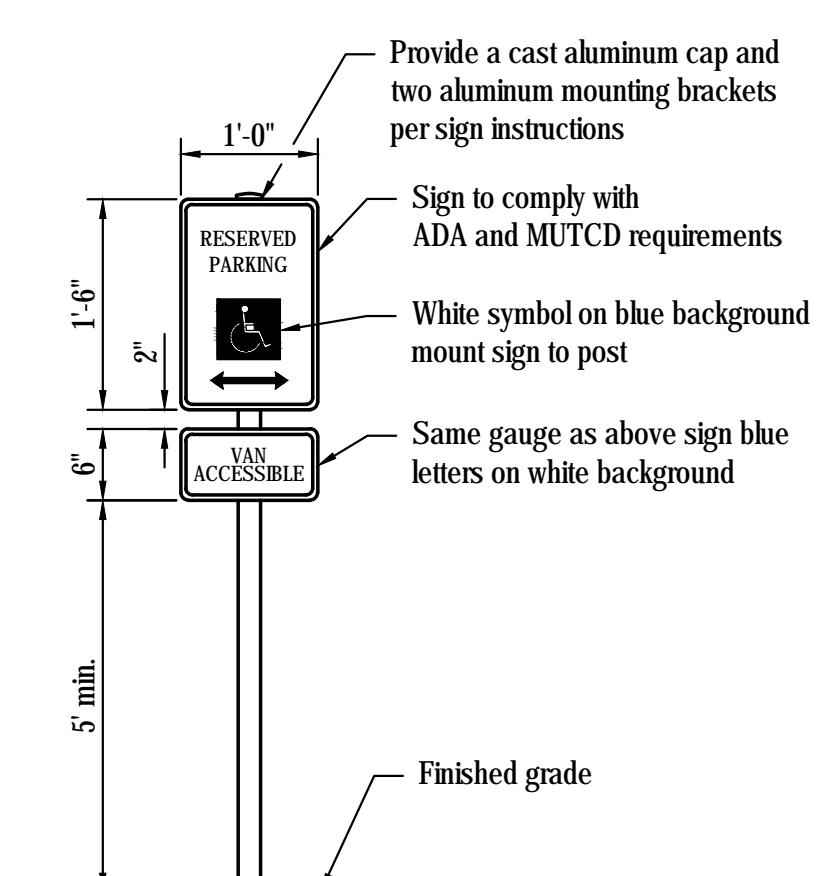
TYPICAL ROOF DRAIN CONNECTION

NOT TO SCALE



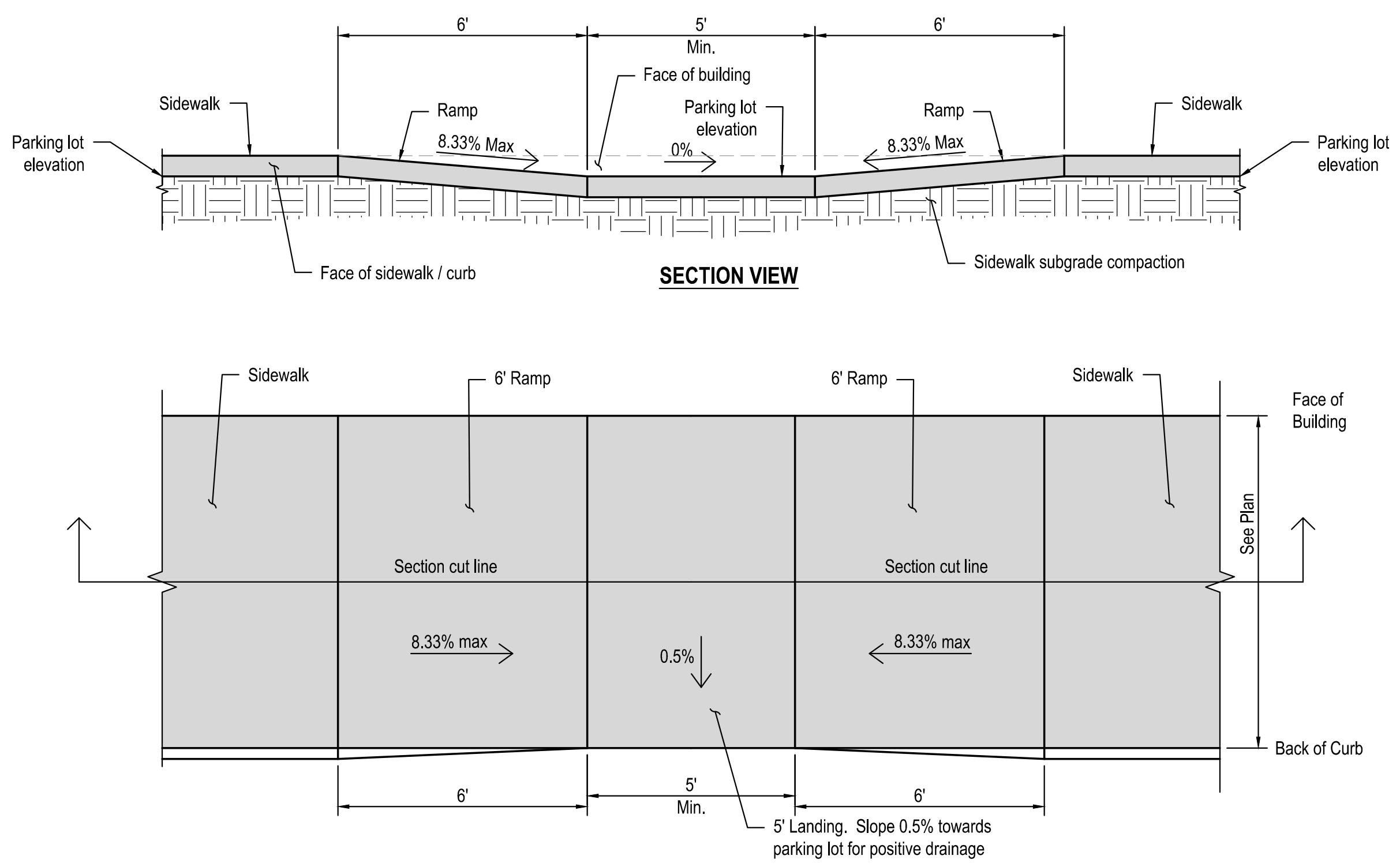
HANDICAP PARKING LOT STENCIL DETAIL

NOT TO SCALE



HANDICAP PARKING SIGN

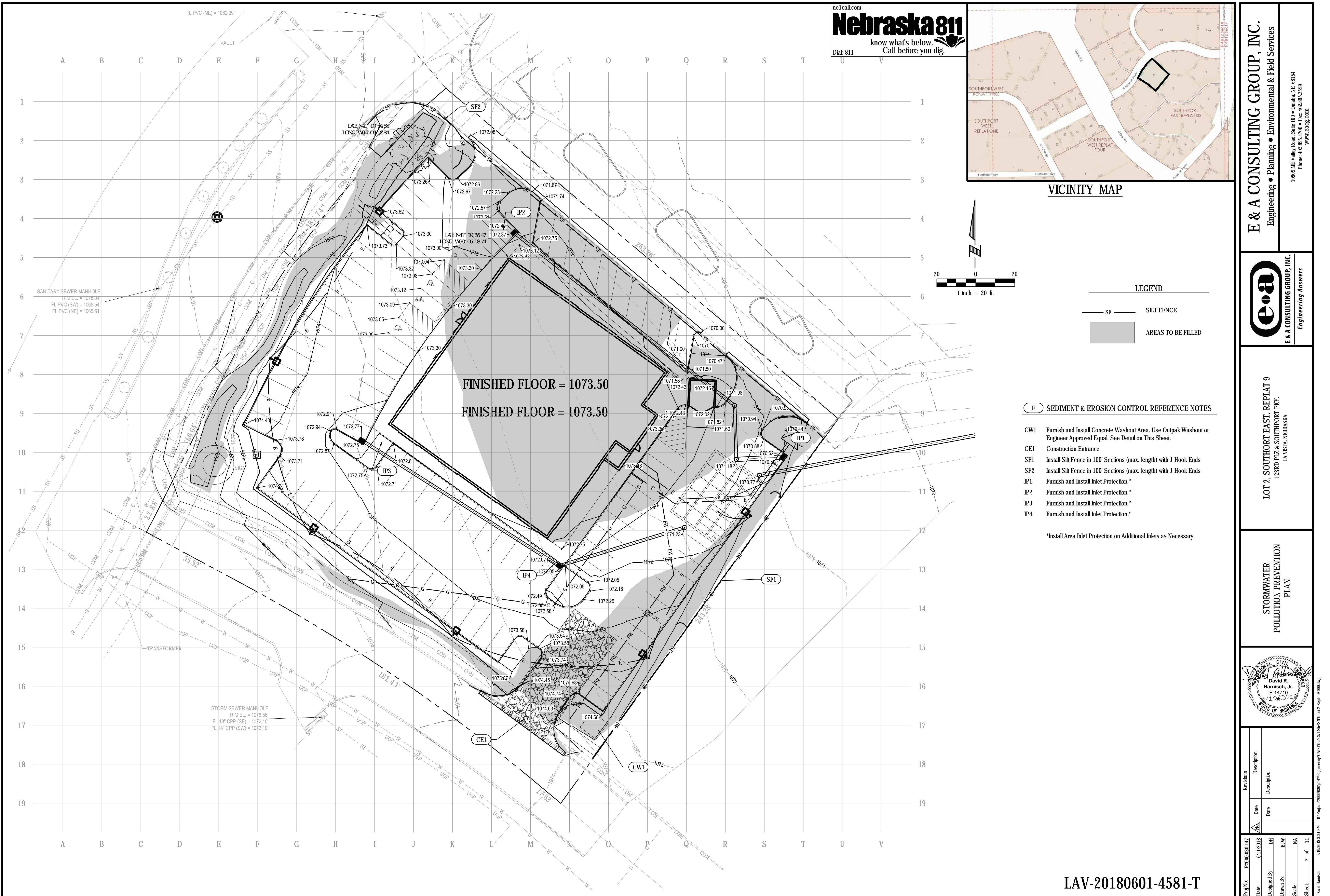
NOT TO SCALE



IN-1 INF ADA CURB RAMP

NOT TO SCALE

Date:	6/11/2018	△ N6	Date
Designed By:	DH	BJW	Date
Drawn By:			
Scale:	NA		
Sheet:	6 of 11		
David Hamisch	9/10/2018 3:24 PM		K:\Project



MAINTENANCE SCHEDULE:

- The following Maintenance Schedule has been provided. The INSPECTOR must perform the inspections. The OPERATOR/CONTRACTOR must perform all needed maintenance. Furthermore, all erosion control features requiring maintenance may not be listed below. The OPERATOR/CONTRACTOR and INSPECTOR must perform their respective duties on all BMP's that are not listed below as well.
- Construction Entrance** - The entrance shall be maintained in a condition which will prevent tracking or flow of sediment onto public rights-of-way. This may require periodic top dressing with additional stone or the washing and reworking of existing stone as conditions demand and repair and/or cleanout of any structures used to trap sediment. All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately. The use of water trucks to remove materials dropped, washed, or tracked onto roadways will not be permitted under any circumstances.
- Silt Fence** - The maintenance measures are as follows: (2.1) silt fences shall be inspected immediately after each rainfall and at least daily during prolonged rainfall, any required repairs shall be made immediately; (2.2) close attention shall be paid to the repair of damaged silt fence resulting from end runs and undercutting; (2.3) should the fabric on a silt fence decompose or become ineffective prior to the end of the expected usable life and the barrier is still necessary, the fabric shall be replaced promptly; (2.4) sediment deposits must be removed when the level of deposition reaches approximately one-half the height of the barrier; and (2.5) any sediment deposits remaining in place after the silt fence is no longer required shall be dressed to conform to the existing grade, prepared and seeded.
- Storm Drain Inlet Protection** - The maintenance measures are as follows: (3.1) structures shall be inspected after each rain and repairs made as necessary and (3.2) structures shall be removed and the area stabilized when the remaining drainage area has been properly stabilized.
- Temporary Diversion Dike** - The measure shall be inspected after every storm and repairs made to the dike, flow channel, outlet or sediment trapping facility, as necessary. Once every two weeks, whether a storm event has occurred or not, the measure shall be inspected and repairs made if needed. Damages caused by construction traffic or other activity must be repaired before the end of each working day.
- Temporary Fill Diversion** - Since the practice is temporary and under most situations will be covered the next working day. The maintenance required should be low. If the practice is to remain in use for more than one day, an inspection shall be made at the end of each work day and repairs made to the measure if needed. The OPERATOR/CONTRACTOR should avoid the placement of any material over the structure while it is in use. Construction traffic should not be permitted to cross the diversion.
- Temporary Sediment Trap** - The maintenance measures are as follows: (6.1) sediment shall be removed and the trap restored to its original dimensions when the sediment has accumulated to one half the design volume of the wet storage, sediment removal from the basin shall be deposited in a suitable area and in such a manner that it will not erode and cause sedimentation problems; (6.2) filter stone shall be regularly checked to ensure that filtration performance is maintained, stone choked with sediment shall be removed and cleaned or replaced; and (6.3) the structure should be checked regularly to ensure that it is structurally sound and has not been damaged by erosion or construction equipment, the height of the stone outlet should be checked to ensure that its center is at least 1 foot below the top of the embankment.
- Temporary Sediment Basin** - The basin embankment should be checked regularly to ensure that it is structurally sound and has not been damaged by erosion or construction equipment. The emergency spillway should be checked regularly to ensure that its lining is well established and erosion-resistant. The basin should be checked after each runoff producing rainfall for sediment cleanout and trash removal. When the sediment reaches the cleanout level, it shall be removed and properly disposed of.
- Temporary Seeding** - Areas which fail to establish vegetative cover adequate to prevent rill erosion will be re-seeded as soon as such areas are identified. Control weeds by mowing.
- Permanent Seeding** - The maintenance measures are as follows: (9.1) in general, a stand of vegetation cannot be determined to be fully established until it has been maintained for one full year after planting; (9.2) new seedlings shall be supplied with adequate moisture, supply water as needed, especially late in the season, in abnormally hot or dry conditions, or on adverse sites, water applications shall be controlled to prevent excessive runoff; (9.3) inspect all seeded areas for failures and make necessary repairs, replacements, and reseedings within the planting season, if possible; (9.3a) if stand is inadequate for erosion control, over seed and fertilize using half of the rates originally specified; (9.3b) if stand is 60% damaged, re-establish following seeded and seeding recommendations; (9.3c) if stand has less than 40% cover, re-evaluate choice of plant materials and quantities of lime and fertilizer, the soil must be tested to determine if acidity or nutrient imbalances are responsible, re-establish the stand following seeded and seeding recommendations.
- Mulching** - All mulches and soil coverings should be inspected periodically (particularly after rainstorms) to check for erosion. Where erosion is observed in mulched areas, additional mulch should be applied. Nets and mats should be inspected after rainstorms for dislocation or failure. If washouts or breakage occur, reinstall netting or matting as necessary after repairing damage to the slope or ditch. Inspections should take place until grasses are firmly established. Where mulch is used in conjunction with ornamental plantings, inspect periodically throughout the year to determine if mulch is maintaining coverage of the soil surface; repair as needed.
- Soil Stabilization Blankets & Matting** - All soil stabilization blankets and matting should be inspected periodically following installation, particularly after rainstorms to check for erosion and undermining. Any dislocation or failure should be repaired immediately. If washouts or breakage occurs, reinstall the material after repairing damage to the slope or ditch. Continue to monitor these areas until which time they become permanently stabilized; at that time an annual inspection should be adequate.
- Street Cleaning/Sweeping** - The maintenance measures are as follows: (12.1) evaluate access points daily for sediment tracking; (12.2) when tracked or spilled sediment is found on paved surfaces, it will be removed daily, during times of heavy track-out such as during rains, cleaning may be done several times throughout the day; (12.3) unknown spills or objects will not be mixed with the sediment; and (12.4) if sediment is mixed with other pollutants, it will be disposed of properly at an authorized landfill.

GENERAL NOTES

- All OPERATORS/CONTRACTORS must confirm with the APPLICANT that any and all applicable governmental approvals have been received prior to the start of work.
- BMP's may not be removed without INSPECTOR and applicable government approval.
- The APPLICANT, INSPECTOR, and CONTRACTORS/OPERATORS must adhere to all Good Housekeeping BMP's presented within the Omaha Regional Stormwater Design Manual Chapter 9 Section 9.6. Good Housekeeping BMP's focus on keeping the work site clean and orderly while handling materials and waste in a manner that eliminates the potential for pollutant runoff. Good Housekeeping BMP's such as Sanitary Waste Management (9.6.2), Solid Waste Management (9.6.3), Material Delivery & Storage (9.6.4), Street Cleaning/Sweeping (9.6.5), and Vehicle & Equipment Fueling (9.6.6) must be addressed when applicable. The aforementioned publications can be found at <http://www.omahastormwater.org>.
- The SWPPP documents (e.g., NDEQ-NPDES, SWPPP-SM, SWPPP-N, etc.) are essential and a requirement in one part as binding as though occurring in all. The SWPPP documents are complementary. The documents describe and provide the complete SWPPP. The APPLICANT, INSPECTOR, and/or CONTRACTORS/OPERATORS may not take advantage of any apparent SWPPP errors or omissions. The INSPECTOR shall notify the APPLICANT, DESIGNER, and CONTRACTORS/OPERATORS promptly of any omissions or errors. The APPLICANT shall instruct the DESIGNER to make any corrections necessary to fulfill the overall intent of the SWPPP Documents (e.g., Grading Permit Modification Form). In the case of a discrepancy between parts of the SWPPP documents, the most stringent requirement shall rule.

STANDARD DETAILS

NUMBER	NAME	LOCATION
9.5.2	Construction Entrance	Omaha Regional Stormwater Design Manual
9.5.5	Storm Drain Inlet Protection	Omaha Regional Stormwater Design Manual
9.5.7	Temporary Diversion Dike	Omaha Regional Stormwater Design Manual
9.5.8	Temporary Fill Diversion	Omaha Regional Stormwater Design Manual
9.5.14	Temporary Sediment Trap	Omaha Regional Stormwater Design Manual
9.5.15	Temporary Sediment Basin	Omaha Regional Stormwater Design Manual
9.5.16	Dust Control	Omaha Regional Stormwater Design Manual
9.5.19	Temporary Seeding	Omaha Regional Stormwater Design Manual
9.5.20	Permanent Seeding	Omaha Regional Stormwater Design Manual
9.5.22	Mulching	Omaha Regional Stormwater Design Manual
9.5.23	Soil Stabilization Blankets & Matting	Omaha Regional Stormwater Design Manual
9.6.2	Sanitary Waste Management	Omaha Regional Stormwater Design Manual
9.6.3	Solid Waste Management	Omaha Regional Stormwater Design Manual
9.6.4	Material Delivery and Storage	Omaha Regional Stormwater Design Manual
9.6.5	Street Cleaning/Sweeping	Omaha Regional Stormwater Design Manual
9.6.6	Vehicle and Equipment Fueling	Omaha Regional Stormwater Design Manual
9.6.7	SWPPP Notification Sign	Omaha Regional Stormwater Design Manual

The Omaha Regional Stormwater Design Manual can be found at: <http://www.omahastormwater.org>

CONSTRUCTION ACTIVITIES & SCHEDULING

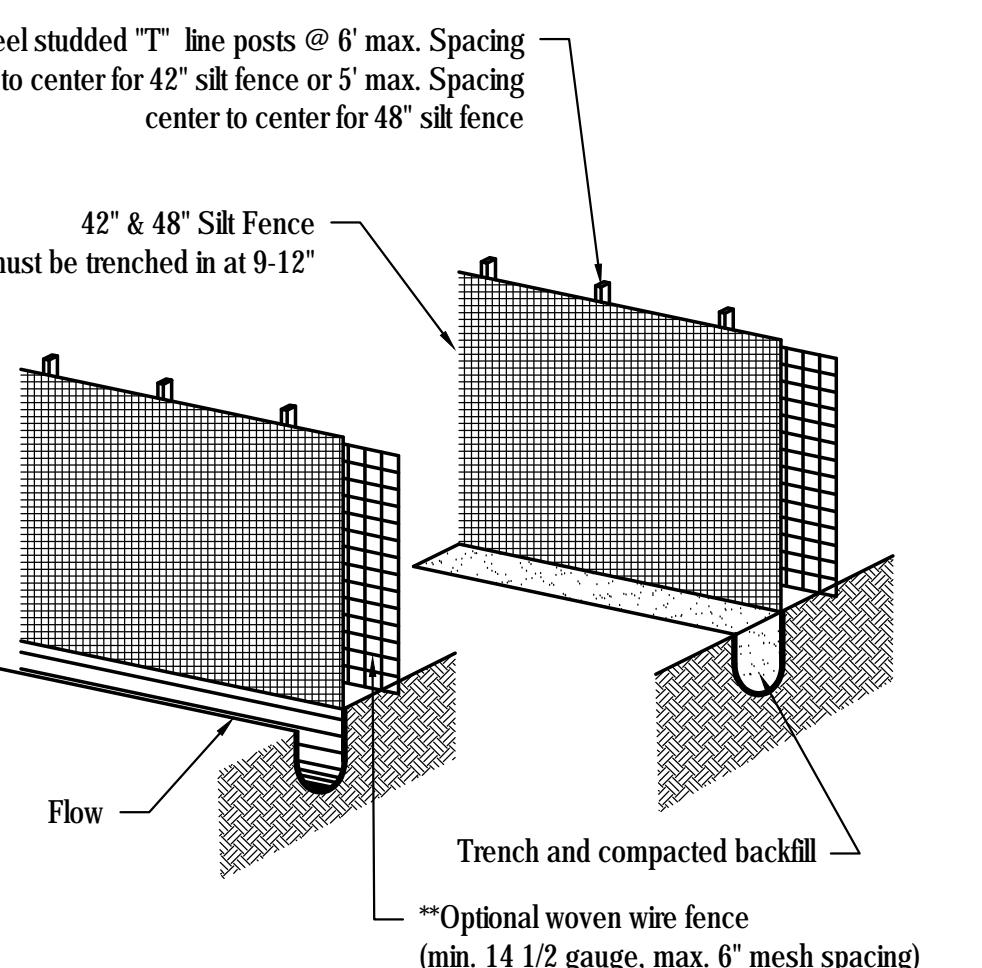
ACTIVITY	SCHEDULE
Install all BMP's needed and associated with the Grading Phase such as stabilized construction entrances, silt basins, riser pipes, outlet pipes, silt traps, silt fence, diversions, terraces, etcetera.	Prior to any stripping of existing vegetation or grading.
Proceed with stripping of existing vegetation and grading in accordance with the grading plan, while disturbing no more than is necessary.	After installing all BMP's needed and associated with the Grading Phase. Furthermore, INSPECTOR approval must be obtained before the start of any stripping of existing vegetation or grading.
Proceed with infrastructure installation.	Infrastructure installation must occur prior to any lot development.
Implement the installation of Temporary Seeding, Permanent Seeding, and/or Mulching.	Stabilization measures must be initiated as soon as possible in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.
Implement the installation of all BMP's needed and associated with the Building Phase.	Building Phase BMP's must be installed concurrently with lot development.
Proceed with removal of BMP's.	BMP's may not be removed until each impacted drainage basin has been fully developed. Full development shall mean installation of pavement, buildings, and utilities, landscaping, and fully established permanent seeding. Furthermore, INSPECTOR approval must be obtained before the removal of any BMP's.

SITE INFORMATION			
8/18/2018	LAV-20180601-4581	PCWP Project Number	NDEQ NOI Number
Estimated Start Date			
Lot 2, Southport East Replat 9	S & ID #	S 123rd Plz	Address
Project Name			
Southport East	Subdivision Name	La Vista	Sarpy
41.181461°N	Latitude	NE	County
93.103003°W	Longitude	68128	Zip Code
Total Site Area (Acres)	1.56	Estimated Permit Duration (Months)	12
Disturbed Area (Acres)	1.5	Cut Volume (yd ³)	500
Undisturbed Area (Acres)	0.06	Fill Volume (yd ³)	100
Impervious Area Before Construction (%)	00	Runoff Coefficient Before Construction	40
Impervious Area After Construction (%)	72	Runoff Coefficient After Construction	72

APPLICANT SWPPP CERTIFICATION			
Business Name	Representative's Email Address	Phone Number	
Representative's Name	Address	Fax Number	
Project # Assigned by Applicant	City	State	Zip Code
<p>I hereby agree to act as APPLICANT in association with this SWPPP. Furthermore, I certify under penalty of law the following: (1) that this document and all supporting information has been prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted; (2) that, I understand and agree to abide by the terms and conditions contained within this Storm Water Pollution Prevention Plan - Site Map (SWPPP-SM), the associated Storm Water Pollution Prevention Plan - Narrative (SWPPP-N), and the PCWP Grading Permit Terms (http://www.omahapermits.com); (3) that, to the best of my knowledge and belief information contained in this SWPPP is true, complete, and accurate; (4) that the SWPPP has been represented and warranted to conform to all applicable Standards, Criteria, Ordinances, Laws, Rules, and Regulations enacted by the -- [a] PCWP and its Members, [b] Douglas County, [c] Sarpy County, [d] State of Nebraska, and [e] United States Federal Government; (5) that sound and established practices were used for the creation of this SWPPP; (6) that, I am obligated to ensure inspection, reporting, and maintenance requirements occur under the terms of this SWPPP; (7) that, this SWPPP will be implemented as the first element of construction; (8) that, I shall indemnify and save harmless the PCWP, its Members, Officers, Agents and Employees from all claims and demands of every nature and description growing out of the implementation of this SWPPP, including personal injuries received and all property damage sustained; (9) that, I will retain the services of the designated DESIGNER and INSPECTOR, to perform all design and inspection duties associated with this SWPPP, through a contractual agreement; and (10) that, corrections of defects and deficiencies in design, construction, inspection, implementation, and testing shall be without expense to the PCWP and its Members, Officers, Agents and Employees and shall be my obligations while acting as APPLICANT.</p>			
APPLICANT'S Signature _____ Date _____			

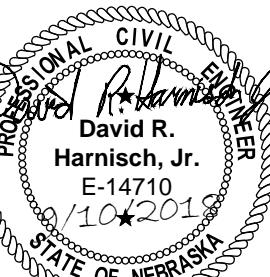
NOTES

- Acceptable silt fence specifications- AOS (#20 - 50 Sieve), Water Flow Rate (50 gpm/ sq. ft. - 125 gpm/ sq.ft), Tensile Strength (Grab) - (Min. 120 Warp or greater and Elongation (5-25%).
- On each new run of silt fence spray paint the beginning of the run with 0-00 and spray paint the end with the date of installation and LF of the run.
- Silt fence should be securely fastened to each steel support post or to woven wire which is in turn attached to the steel fence posts. A minimum of 3 ties are required for each post. To be located in the top 12" of the silt fence.
- Steel posts which support the silt fence shall be installed on a slight angle toward the anticipated runoff source. (Incline all posts 20' Max from vertical, toward flow)
- Silt fence shall be trenched in with a silt fence plow so that the down-slope face of the trench is flat and perpendicular to the line of flow.
- Silt fence shall be removed when it has served its usefulness so as not to block or impede storm flow or drainage.
- Sediment trapped by this practice shall be uniformly distributed on the source area prior to topsoiling.



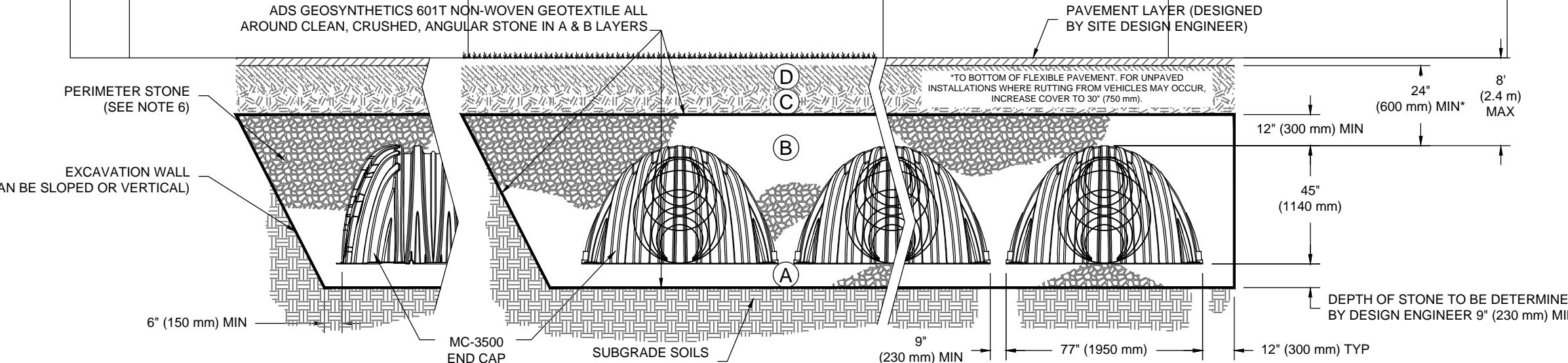
SILT FENCE

NOT TO SCALE



ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

BEGIN COMPACTION AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.		EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43 3, 4
D A		FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43 3, 4 NO COMPACTION REQUIRED.
PLATE COMPACTOR OR ROLLER	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE AND GOES UP TO THE BOTTOM OF THE CHAMBER. NOTE THAT PAVEMENT SURFACE MATERIALS CAN ONLY BE USED IN LAYER 'C' IF THE STONE IS CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE."			
	1. E&A SUBGRADE DESIGNER IS RESPONSIBLE FOR THE DESIGN OF THE CHAMBER. NOTE THAT PAVEMENT SURFACE MATERIALS CAN ONLY BE USED IN LAYER 'C' IF THE STONE IS CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE."			2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LAYER MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) MAX LIFTS USING TWO FULL COVERS WITH A VIBRATORY COMPACTOR. 3. SUBGRADE INfiltrATION SURFACES MAY BE COMPROMISED BY COMPACTION. FOR STANDARD DESIGN LOAD CONDITIONS A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

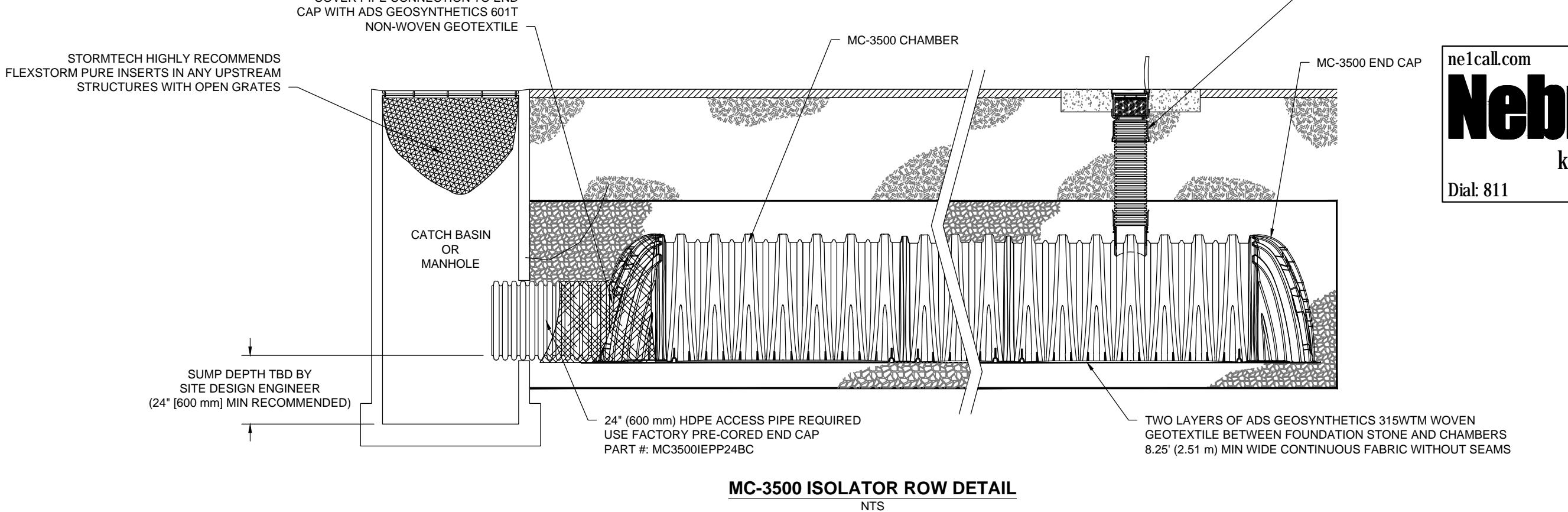
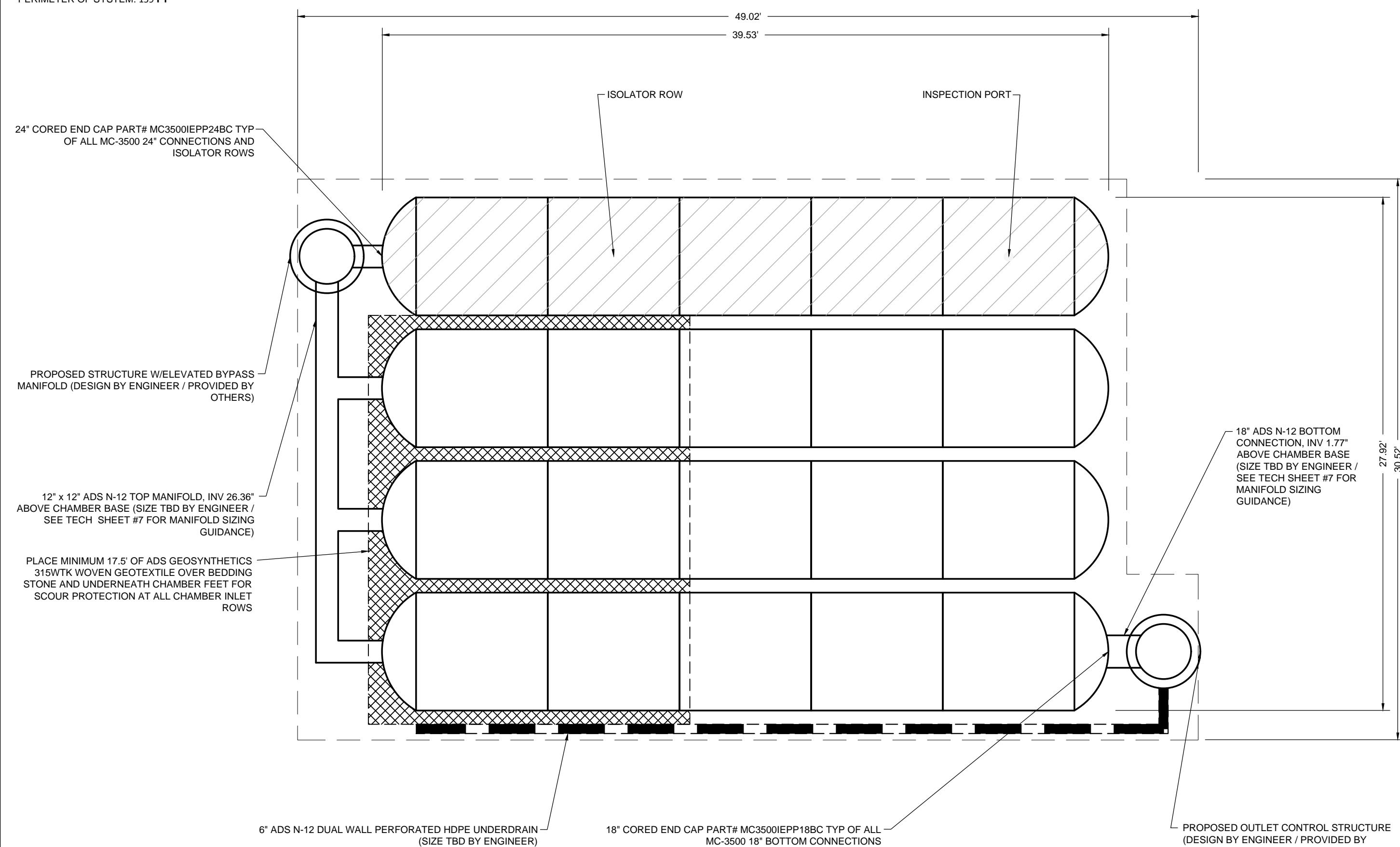


NOTES:

1. MC-3500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. MC-3500 CHAMBERS ARE DESIGNED IN ACCORDANCE WITH ASTM F2418 STANDARDS FOR USE IN THE U.S. AND CANADA. THE DESIGN IS FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS.
3. MOST FILL MATERIALS ARE NOT PROVIDED. MATERIALS, LOCATION, DESCRIPTIONS, OPERATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE SITE DESIGN ENGINEER REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
5. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
6. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
7. ONCE LAYER 'C' IS PLACED, ANY SOILMATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

CONCEPTUAL LAYOUT

(20) STORMTECH MC-3500 CHAMBERS
(8) STORMTECH MC-3500 END CAPS
INSTALLED SYSTEM VOLUME: 4498 CF
AREA OF SYSTEM: 1412 FT²
PERIMETER OF SYSTEM: 159 FT



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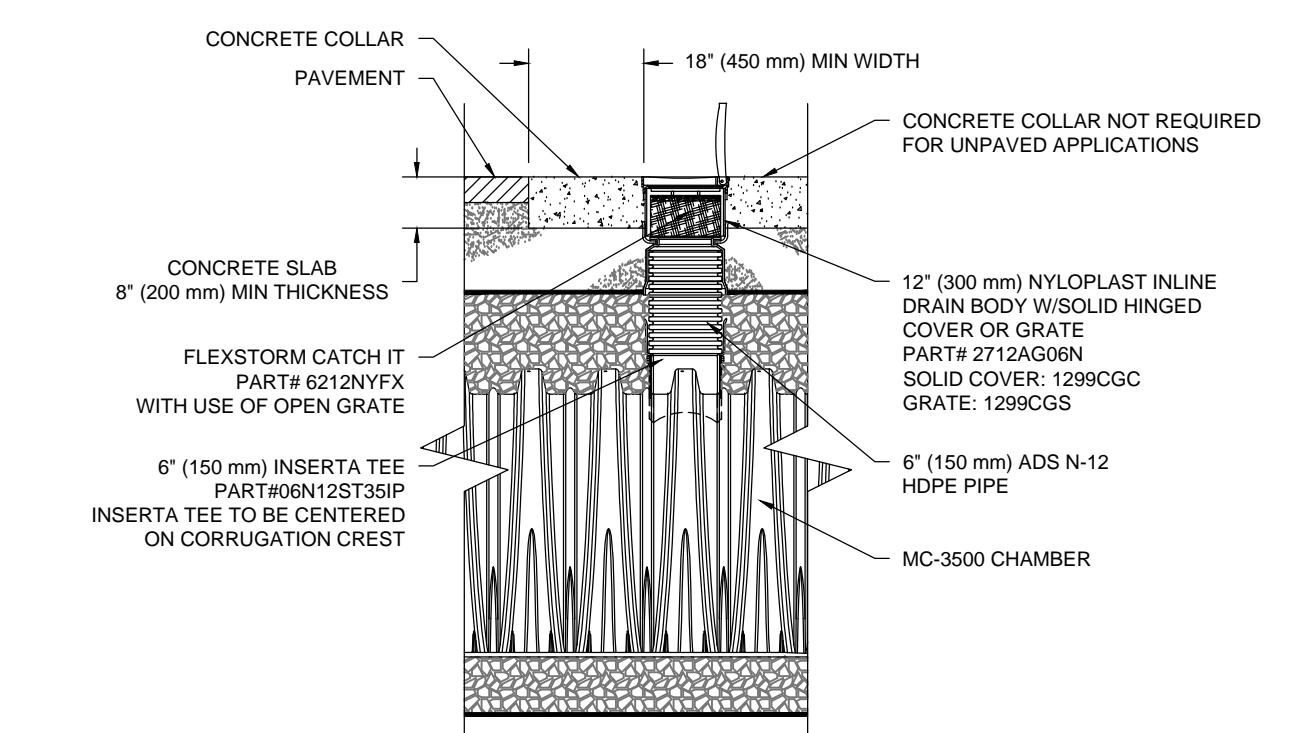
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INSPECTION & MAINTENANCE

1. INSPECT ISOLATOR ROW FOR SEDIMENT
 - A. INSPECTION PORTS IF PRESENT
 - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - A.3. USE A FLASHLIGHT AND STADIA ROD. MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - A.4. LOWER THE FILTER INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - A.5. IF SEDIMENT IS AT OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
2. ALL ISOLATOR ROWS
 - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
 - B.2. USING A FLASHLIGHT AND STADIA ROD, LOWER THE ISOLATOR ROW THROUGH OUTLET PIPE(JET) MIRRORS ON POLES OR CABLES MAY BE USED TO DOWN A CONFINED SPACE ENTRY(JET) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - B.3. IF SEDIMENT IS AT OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
3. CLEAN OUT ISOLATOR ROW USING THE JET/JET PROCESS
 - A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
 - B. APPLY MULTIPLE PASSES OF JET/JET UNTIL BACKFLUSH WATER IS CLEAN
 - C. VACUUM STRUCTURE SUMP AS REQUIRED
4. REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
5. INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

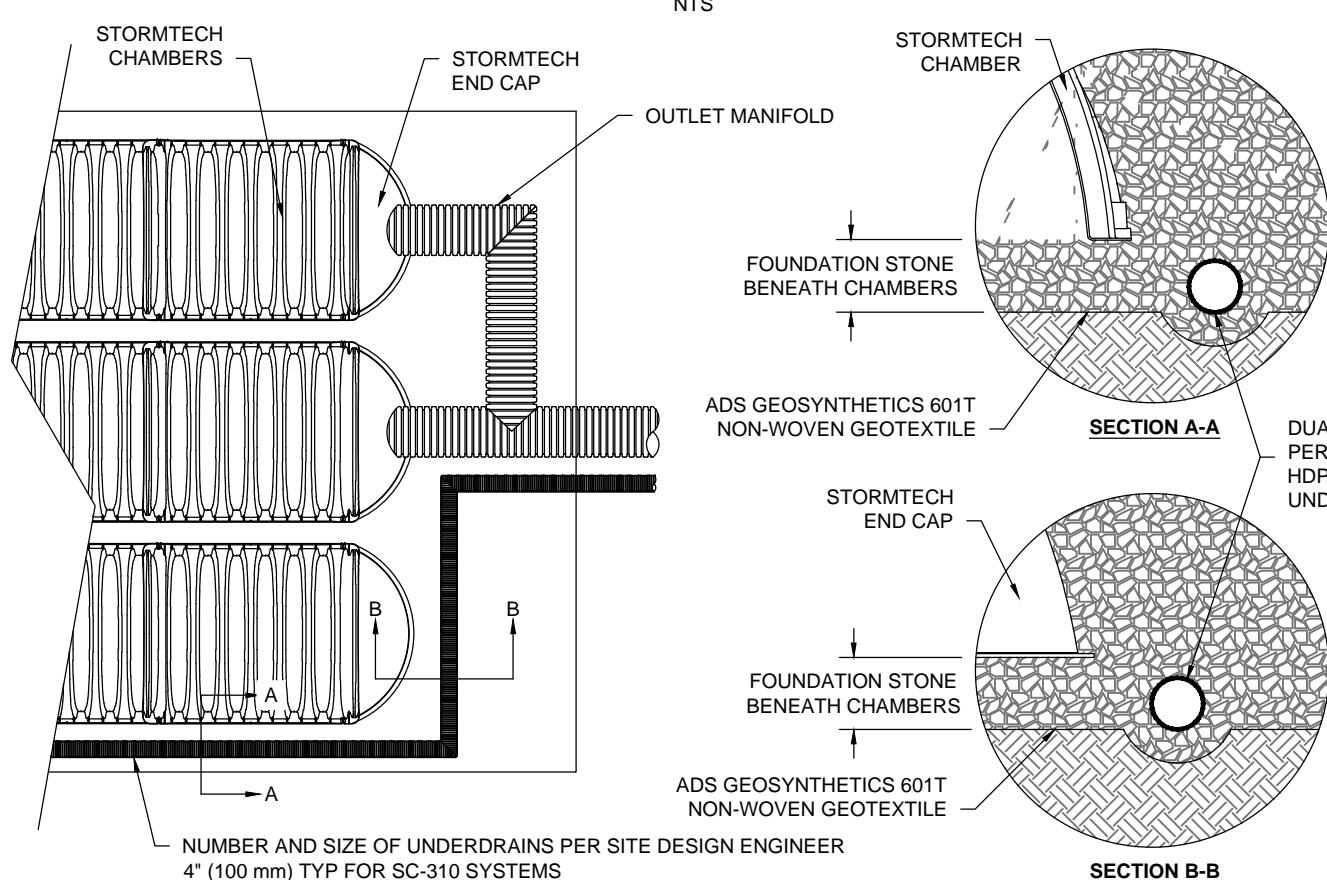
NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACUUMING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

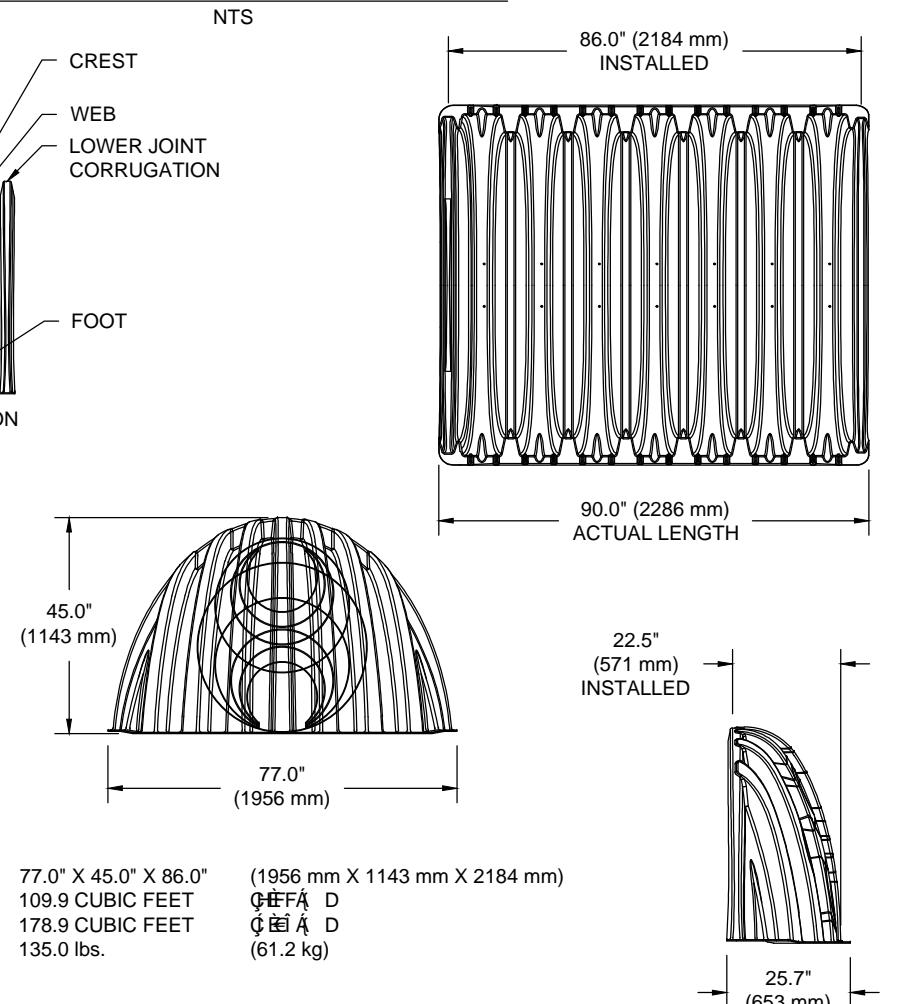


MC-3500 6" INSPECTION PORT DETAIL

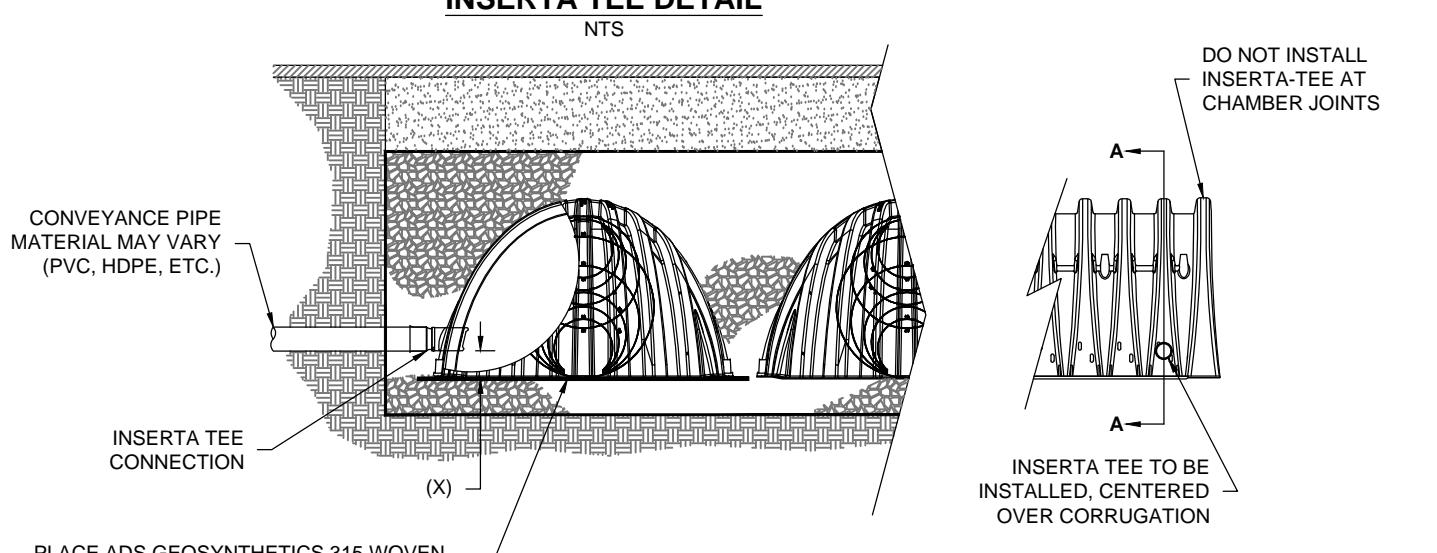
UNDERDRAIN DETAIL



MC-3500 TECHNICAL SPECIFICATION



INSERTA TEE DETAIL



CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)

NOTE: PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.

CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12" x 24" (30600 mm) SIZE ON SIZE AND 15" x 48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

NOTE: ALL DIMENSIONS ARE NOMINAL.

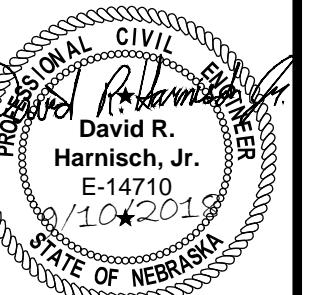
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NOTE:
To receive PCSMP approval and / or Certificate of Occupancy, the construction of all PCSMP BMP's is required to be certified by E & A Consulting Group. Contractor shall contact David Hamisch at E & A Consulting Group (402 895-4700 office / 402 320-7313 cell) a minimum of 48 hours prior to starting construction on any PCSMP BMP.

LAV-20180601-4581-P

LOT 2, SOUTHPART EAST, REPLAT 9
123RD PLZ & SOUTHPART PKWY.
LA VISTA, NEBRASKA

POST CONSTRUCTION
STORMWATER
MANAGEMENT PLAN



Revisions	Date	Description
	6/17/2018	
		Designed By: BRW
		Drawn By: BRW
		Scale: 1:100
		Sheet: 10 of 11

