



CITY OF LA VISTA
PLANNING COMMISSION

STAFF REPORT

CONDITIONAL USE PERMIT
WALDINGER CORPORATION

DATE OF HEARING:

May 21, 2009

PROPOSAL:

Outdoor storage of materials to be used in the production of finished goods and for storage of finished product prepared for shipping.

PROPERTY INFORMATION

APPLICANT:

Waldinger Corporation
Jack Wilhelmi
4226 S. 80th St.
Omaha, NE 68127

PROPERTY OWNER:

Bell Avenue Properties, Inc.
Thomas Koehn
2601 Bell Ave.
Des Moines, IA 50321

LOCATION AND SIZE:

8802 S. 121st Street
Lot 4 of Papio Valley 2 Business Park
Lot = 23.03 Acres

CURRENT ZONING:

I-2, Heavy Industrial

APPLICABLE DEFINITIONS

(from Section 2 of Zoning Ordinance)

OUTDOOR STORAGE shall mean the storage of any material for a period greater than 72 hours not in an enclosed building, including items for sale, lease, processing, and repair (including motor vehicles).

BACKGROUND

History of Subject Properties:

The plat for Papio Valley 2 Business Park was recorded in the Fall of 2000. The property is currently undeveloped.

A 20-foot wide sanitary sewer and drainage easement runs along the entire South boundary of Lot 4, Papio Valley 2 Business Park. Also, a 28.76 foot wide outfall sewer easement runs along the West property line, within that easement is another channel maintenance easement to the Papio-Missouri River Natural Resources District.

Description of Proposed Development:

On April 10, 2009, the City of La Vista received an application from Waldinger Corporation who is looking to construct and operate a mechanical, electrical and sheet metal fabrication business on a portion of the subject property. According to Waldinger's website, they are "a full-service contractor specializing in the design, fabrication, installation, maintenance and repair of heating, ventilation, air conditioning, refrigeration, electrical, plumbing and piping systems."

This operation is a permitted use within the current zoning district; however, the applicant would also like to have outdoor storage of product. The outdoor storage component of the operation is the subject of the conditional use permit. The applicant wishes to permit outdoor storage of materials to be used in the production of finished goods and for storage of finished product prepared for shipping.

Existing Conditions of Site:

Vacant with Westmont Creek located on the western border of the property line.

Surrounding Area and Adjacent Neighborhoods Land Uses and Zoning:

North – Lot 3, Papio Valley 2 Business Park; I-2, Heavy Industrial;
East – Lot 6 & 9 of Papio Valley 2 Business Park; I-2, Heavy Industrial;
South – Sarpy County, Pink Industrial Park; and
West – Harlan Otte's property; I-1, Light Industrial

Applicable Regulations:

Section 5.14 of the Zoning Ordinance, I-2 Heavy Industrial

Section 6.05 of the Zoning Ordinance, Standards

No conditional use permit shall be granted unless that Planning Commission or City Council has found:

- 6.05.01 That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, moral, comfort, or general welfare of the community.
- 6.05.02 That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.
- 6.05.03 That the establishment of the conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district.
- 6.05.04 That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
- 6.05.05 That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- 6.05.06 The use shall not include noise which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.
- 6.05.07 The use shall not involve any pollution of the air by fly-ash, dust, vapors or other substance which is harmful to health, animals, vegetation or other property or which can cause soiling, discomfort, or irritation.
- 6.05.08 The use shall not involve any malodorous gas or matter which is discernible on any adjoining lot or property.
- 6.05.09 The use shall not involve any direct or reflected glare which is visible from any adjoining property or from any public street, road, or highway.
- 6.05.10 The use shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.
- 6.05.11 The use shall not involve any activity substantially increasing the burden on any public utilities or facilities unless provisions are made for any necessary adjustments.

Section 7.16 of the Zoning Ordinance, regarding Performance Standards for Industrial Uses

Applicable Plans:

The Comprehensive Plan and Future Land Use Map

REVIEW COMMENTS FROM CITY STAFF AND OUTSIDE AGENCIES

Black Hills Energy, Denise Montgomery

No comments received

City Engineer, John Kottmann:

1. Relative to Article 6.05.02, the proposed outdoor storage area needs to be screened from view of the public street. Article 7.16.01 is also applicable. For security reasons, I would expect the entire perimeter of the outdoor storage area to be fenced, but I did not see this proposed in the submittal.
2. Relative to Article 6.05.07, the proposal to utilize gravel surfacing in the storage area would be acceptable as long as there is no routine traffic through the gravel surface area. Such routine

traffic would lead to airborne dust and tracking of sediment off the site. It is important that the gravel surface not become utilized as a parking area. Gravel surface for parking areas has not been permitted in the past for a variety of code enforcement reasons, including pollution, fire land access, pedestrian safety, delineation of parking stalls, and general appearance of properties. In this circumstance give the location of the gravel surfacing away from regular traffic patterns, potential to reduce storm water runoff, and that the area will be screened from view, I am of the opinion that the gravel surfacing can be permitted.

Chief Building Official, Jeff Sinnett

No comments received.

Fire Chief, Rich Uhl

No comments received.

Metropolitan Utility District, Jeff Loll

No comments received.

Omaha Public Power District, Steve Sauer

No comments received.

Police Chief, Bob Lausten

No concerns identified by police.

Public Works Director, Joe Soucie

No comments received.

Public School District

No comments received.

Qwest, Aaron Krebs

No comments received.

PUBLIC COMMENTS

No public comments or questions have been received regarding this application.

PLANNING STAFF ANALYSIS

Land Use:

Outdoor storage is conditionally permitted in the I-2 Zoning District only. The proposed location of the applicant's outdoor storage area presents minimal impact in a predominantly industrial area. However, as stated in Section 7.16.01 of the Zoning Ordinance, "allowable outdoor storage or display shall be visually

screened from public roadways and residential properties.” In this case, the outdoor storage area will be required to be screened from view of 120th Street, 121st Street, and Centennial Road, in accordance with the screening requirements in Section 7.17.04 of the Zoning Ordinance.

Transportation:

As the City Engineer has indicated, the gravel surface may present an issue with dust if it is driven over regularly or used as a parking area. It is unclear on the plans if there will be a specific access point to the storage area or if it will be open on all sides.

Landscaping:

A landscape plan was submitted showing perimeter tree plantings, but it does not address screening of the outdoor storage area. A revised landscape plan will be needed to satisfy Section 7.17.04.

Stormwater Drainage:

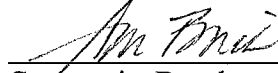
Stormwater detention ponds are proposed on the western boundary of the property. These will help contain any pollutants that runoff the graveled hard surfaced area but will not prevent pollutants from infiltrating the groundwater table associated with the adjacent creek.

PLANNING STAFF RECOMMENDATION

Planning Staff finds that the application can satisfy the standards set forth in Section 6.05 of the Zoning Ordinance and therefore recommends approval of the Waldinger Corporation's Conditional Use Permit with the following conditions:

1. A security fence shall be constructed around the graveled surface to reduce the chance of gravel dust going airborne due to vehicles driving or parking on the graveled area.
2. Visual screening of the outdoor storage area shall meet the requirements of Section 7.17.04 of the Zoning Ordinance.
3. All landscaping requirements in Section 7.17.03 shall be satisfied.


Prepared by:

 5-14-09
Community Development Director Date

City of La Vista Conditional Use Permit

Conditional Use Permit for Waldinger Corporation

This Conditional Use Permit issued this 16th day of June, 2009, by the City of La Vista, a municipal corporation in the County of Sarpy County, Nebraska ("City") to Bell Avenue Properties, Inc. ("Owner"), pursuant to the La Vista Zoning Ordinance.

WHEREAS, Owner wishes to construct and operate an outdoor storage area upon the following described tract of land within the City of La Vista zoning jurisdiction:

Lot 4, Papio Valley 2 Business Park located in the NE ¼ Section 19, Township 14 North, Range 12 East of the 6th P.M. Sarpy County, Nebraska, located at 8802 S. 121st Street.

WHEREAS, Owner has applied for a conditional use permit for the purpose of storing materials and finished product outdoors; and

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a conditional use permit to the owner for such purposes, subject to certain conditions and agreements as hereinafter provided.

NOW, THEREFORE, BE IT KNOWN THAT subject to the conditions hereof, this conditional use permit is issued to the owner to use the area designated on Exhibit "A" hereto for outdoor storage, said use hereinafter being referred to as "Permitted Use or Use".

Conditions of Permit

The conditions to which the granting of this permit is subject are:

1. The rights granted by this permit are transferable and any variation or breach of any terms hereof shall cause permit to expire and terminate without the prior written consent of the City (amendment to permit) or unless exempted herein.
2. In respect to the Permitted Use:
 - a. A site plan showing the property boundaries of the tract of land and easements, proposed structures, parking, access points, and drives shall be provided to the City and attached to the permit as "Exhibit B".
 - b. A security fence shall be constructed around the graveled surface to reduce the chance of gravel dust going airborne due to vehicles driving or parking on the graveled area. The fence shall be maintained in good repair by the property owner or business owner.
 - c. There shall be no storage, placement or display of goods, supplies or any other material, substance, container or receptacle outside of the designated area for the Permitted Use, except trash receptacles and those approved in writing by the City.
 - d. Landscaping requirements from Section 7.17.03 and 7.17.04 of the City of La Vista Zoning Ordinance shall be satisfied and maintained by the property owner.
 - e. Owner shall obtain all required permits from the City of La Vista and shall comply with any additional requirements as determined by the Chief Building Official, including, but not limited to, building, fire, and ADA.

- f. Owner shall comply (and shall ensure that all employees, invitees, suppliers, structures, appurtenances and improvements, and all activities occurring or conducted, on the premises at any time comply) with any applicable federal, state and/or local regulations, as amended or in effect from time to time, including, but not limited to, applicable environmental or safety laws, rules or regulations.
 - g. Owner hereby indemnifies the City against, and holds the City harmless from, any liability, loss, claim or expense whatsoever (including, but not limited to, reasonable attorney fees and court cost) arising out of or resulting from the acts, omissions or negligence of the owner, his agents, employees, assigns, suppliers or invitees, including, but not limited to, any liability, loss, claim or expense arising out of or resulting from any violation on the premises of any environmental or safety law, rule or regulation.
3. The applicant's right to maintain the use as approved pursuant to these provisions shall be based on the following:
 - a. An annual inspection to determine compliance with the conditions of approval. The conditional use permit may be revoked upon a finding by the City that there is a violation of the terms of approval.
 - b. The use authorized by the conditional use permit must be initiated within one (1) year of approval and shall become void two (2) years after the date of approval unless the applicant has fully complied with the terms of approval.
 - c. All obsolete or unused structures, accessory facilities or materials with an environmental or safety hazard shall be abated and/or removed at owner's expense within twelve (12) months of cessation of the conditional use.
4. Notwithstanding any other provision herein to the contrary, this permit, and all rights granted hereby, shall expire and terminate as to a permitted use hereunder upon the first of the following to occur:
 - a. Owner's abandonment of the permitted use. Non-use thereof for a period of twelve (12) months shall constitute a presumption of abandonment.
 - b. Cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Use.
 - c. Owner's breach of any other terms hereof and his failure to correct such breach within ten (10) days of City's giving notice thereof.
5. If the permitted use is not commenced within one (1) year from June 16, 2009, this Permit shall be null and void and all rights hereunder shall lapse, without prejudice to owner's right to file for an extension of time pursuant to the La Vista Zoning Ordinance.
6. In the event of the owner's failure to promptly remove any safety or environmental hazard from the premises, or the expiration or termination of this permit and the owner's failure to promptly remove any permitted materials or any remaining environmental or safety hazard, the City may, at its option (but without any obligation to the owner or any third party to exercise said option) cause the same to be removed at owner's cost (including, but not limited to, the cost of any excavation and earthwork that is necessary or advisable) and the owner shall reimburse the City the costs incurred to remove the same. Owner hereby irrevocably grants the City, its agents and employees the right to enter the premises and to take whatever action as is necessary or appropriate to remove the structures or any environmental or safety hazards in accordance with the terms of this permit, and the right of the City to enter the premises as necessary or appropriate to carry out any other provision of this permit.
7. If any provision, or any portion thereof, contained in this agreement is held to be unconstitutional, invalid, or unenforceable, the remaining provisions hereof, or portions thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

Miscellaneous

The conditions and terms of this permit shall be binding upon owner, his successors and assigns.

1. Delay of City to terminate this permit on account of breach of owner of any of the terms hereof shall not constitute a waiver of City's right to terminate, unless it shall have expressly waived said breach and a waiver of the right to terminate upon any breach shall not constitute a waiver of the right to terminate upon a subsequent breach of the terms hereof, whether said breach be of the same or different nature.
2. Nothing herein shall be construed to be a waiver or suspension of, or an agreement on the part of the City to waive or suspend, any zoning law or regulation applicable to the premises except to the extent and for the duration specifically authorized by this permit.
3. Any notice to be given by City hereunder shall be in writing and shall be sufficiently given if sent by regular mail, postage prepaid, addressed to the owner as follows:

Contact Name and Address: Jack Wilhelmi
Waldinger Corporation
4226 S. 80th St
Omaha, NE 68127
(402) 339-2666

Thomas Koehn
Bell Avenue Properties, Inc.
2601 Bell Ave
Des Moines, IA 50321
(515) 323-5129

Effective Date:

This permit shall take effect upon the filing hereof with the City Clerk a signed original hereof.

THE CITY OF LA VISTA

By _____
Douglas Kindig, Mayor

Attest:

Pam Buethe
City Clerk

CONSENT AND AGREEMENT

The undersigned does hereby consent and agree to the conditions of this permit and that the terms hereof constitute an agreement on the part of the undersigned to fully and timely perform each and every condition and term hereof, and the undersigned does hereby warrant, covenant and agree to fully and timely perform and discharge all obligations and liabilities herein required by owner to be performed or discharged.

Owner:

By: _____

Title: _____

Date: _____

SCHEMMER

ARCHITECTS | ENGINEERS | PLANNERS

April 20, 2009

Marcus Baker
City of LaVista
8116 Park View Blvd.
LaVista, NE 68128-2198

RE: Waldinger Project – Conditional Use Permit

Dear Mr. Baker

It is the intent of the Waldinger Corporation to create a gravel storage area along the west portion of their property between the detention basins and the paved truck circulation area. (See plan) This area is intended to be used for storage of product to be used in the production of finished goods. It will also be used for the short term storage of finished product that is being prepared for shipping. The product will consist of palletized material and also larger material that will be stacked on blocks.

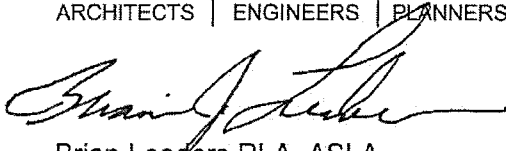
The gravel surface will be an 8" thick crushed gravel material placed over a geo-textile fabric to prevent sinking. This surface will also serve as a stormwater filtration and infiltration.

The Waldinger Corporation is requesting a Conditional Use Permit from the City of LaVista in order to accommodate this type of surfacing and activity.

Please feel free to contact me with any questions.

Sincerely,

THE SCHEMMER ASSOCIATES INC.
ARCHITECTS | ENGINEERS | PLANNERS



Brian Leaders RLA, ASLA
Landscape Architect

PHONE 402.493.4800
FAX 402.493.7951

1044 North 115th Street, Suite 300
Omaha, Nebraska 68154-4436

SCHEMMER.COM

WALDINGER CORPORATION
SITE GRADING, EROSION CONTROL & SITE IMPROVEMENT PLANS
LA VISTA, NEBRASKA

GENERAL GRADING NOTES:

- [illegible]

UNDERGROUND UTILITY LOCATIONS SHOWN ARE FROM INFORMATION PROVIDED TO US FROM UTILITY COMPANIES. UTILITY COMPANIES MAKE NO WARRANTIES REGARDING THE ACCURACY OF THE INFORMATION CONTAINED IN THEIR DOCUMENTS AND WE ASSUME NO LIABILITY FOR ANY DAMAGE TO THE PROPERTY OR ONLY AS ORIGINAL INFORMATION TO THE USER. FOR SPECIFIC LOCATIONS DURING CONSTRUCTION CALL INTERSTATE 811, STATEWIDE 1-800-331-5888 OR METRO 800W 344-3265

CALL BEFORE YOU DIG

-800-331-5666



VICINITY MAP

GEOTECHNICAL EXPLORATION

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GENERAL NOTES:

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Sheet Number	Sheet Title
G-1	COVER SHEET
G-2	TOPOGRAPHIC SURVEY
G-3	2"16' GRADING PLAN STAGE 1
G-4	2"16' GRADING PLAN STAGE 2
G-5	2"16' GRADING PLAN STAGE 3
G-6	2"16' UTILITY PLAN
G-7	2"16' EROSION CONTROL PLAN
G-8	2"16' DETAILS
G-9	2"16' MATERIALS
G-10	2"16' STORM WATER POLLUTION PREVENTION PLAN
G-11	2"16' STORM WATER POLLUTION PREVENTION PLAN STAGE 1
G-12	2"16' STORM WATER POLLUTION PREVENTION PLAN STAGE 2
G-13	2"16' STORM WATER POLLUTION PREVENTION PLAN STAGE 3
G-14	2"16' STORM WATER POLLUTION PREVENTION PLAN STAGE 4

OWNER	DESIGNER / INSPECTOR	CONTRACTOR
WALINGER CORPORATION C/O BELL AVE PROPERTIES INC. 2801 BELL AVE. N. (515) 332-5121 www.bellcorp.walinger.com	BRIAN J LEADERS, L.A. THE SCHEMER ASSOCIATES 104 N. 11TH STREET, STE 300 OMAHA NE 68102-4536 P: 402-483-4836 F: 402-483-6521 bleaders@schemer.com	TO BE DETERMINED

A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE CITY

[illegible]

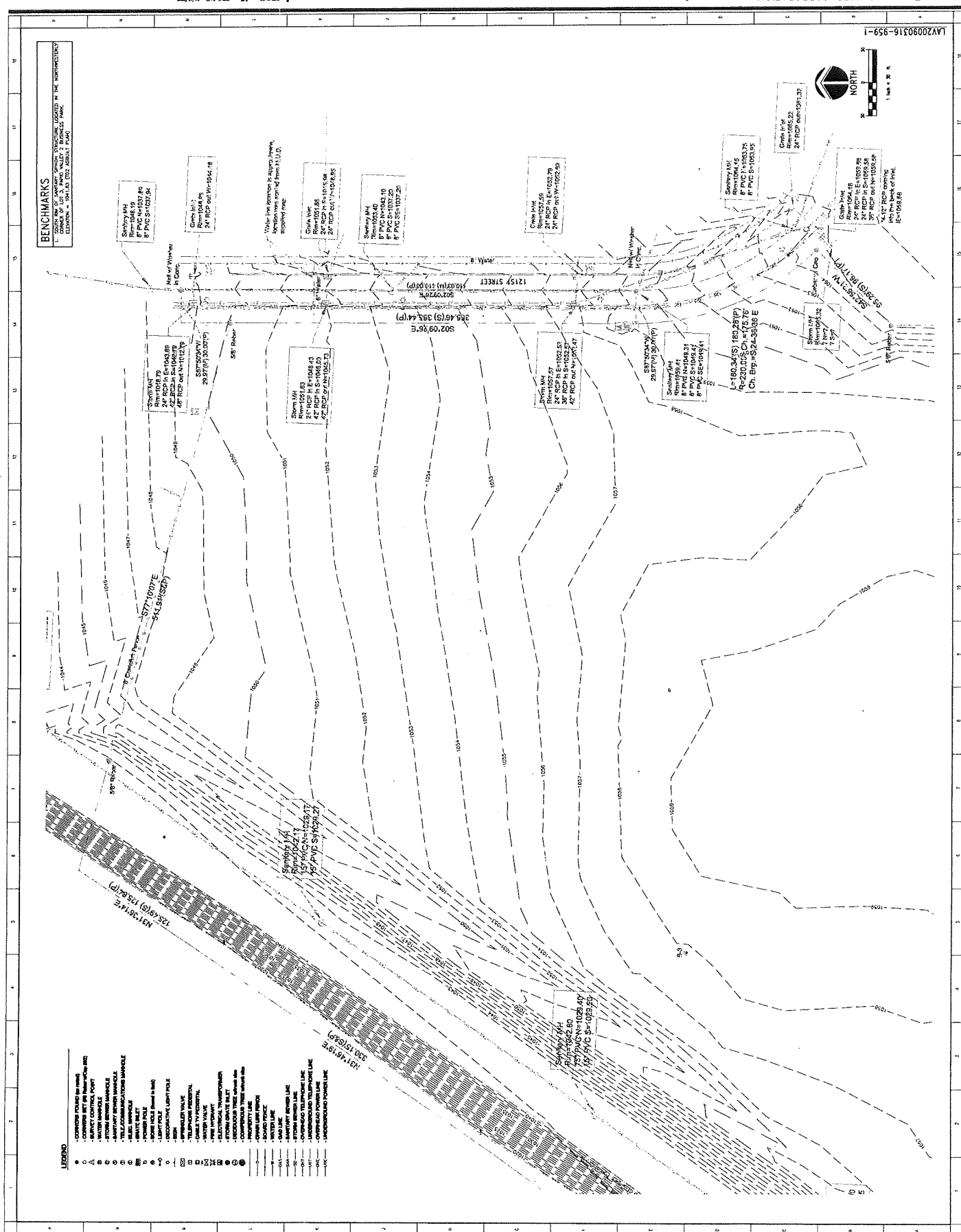
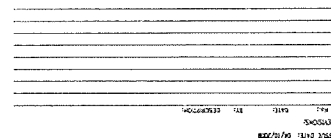
PROJECT No.: 05635.001

51-1

WALDINGER CORPORATION
SITE GRADING, EROSION CONTROL &
SITE IMPROVEMENT PLANS

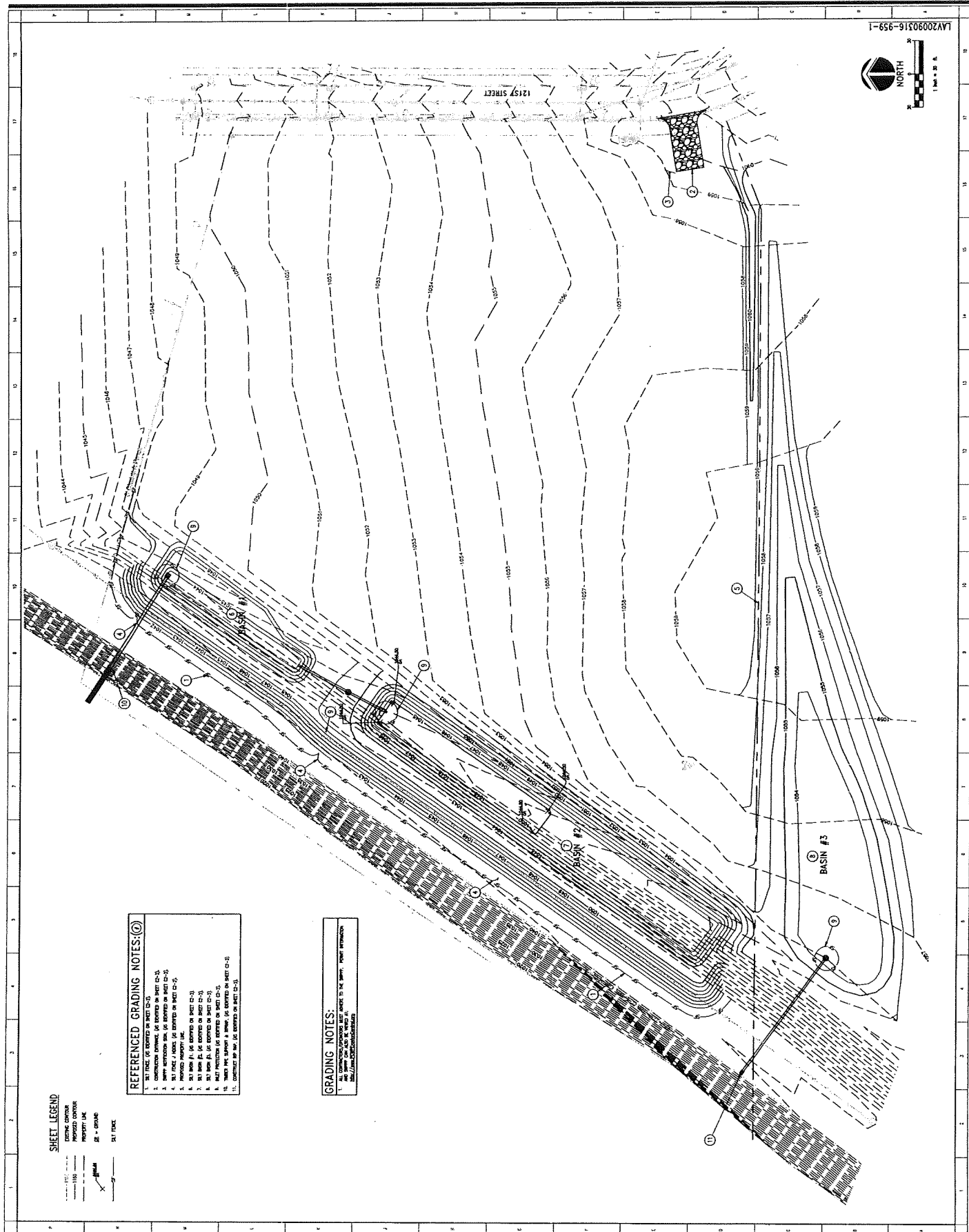
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ARCHITECTS | ENGINEERS | PLANNERS

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DATE		PAYROLL	TIME	DESCRIPTION OF SERVICE
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SHEET LEGEND

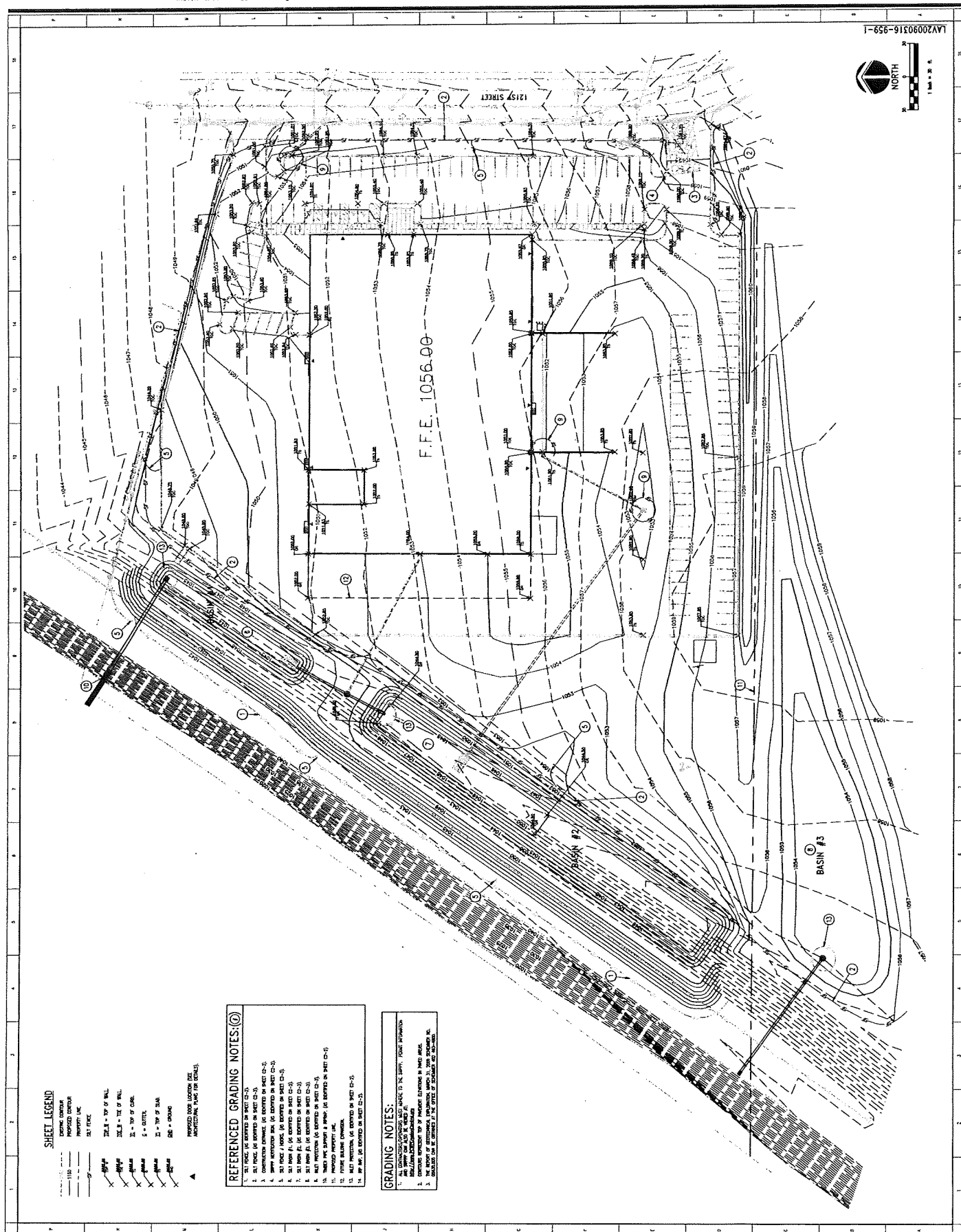
EXISTING CONTOUR
PROPOSED CONTOUR
PROPERTY LINE
CE = CROWN
SUT STAKE

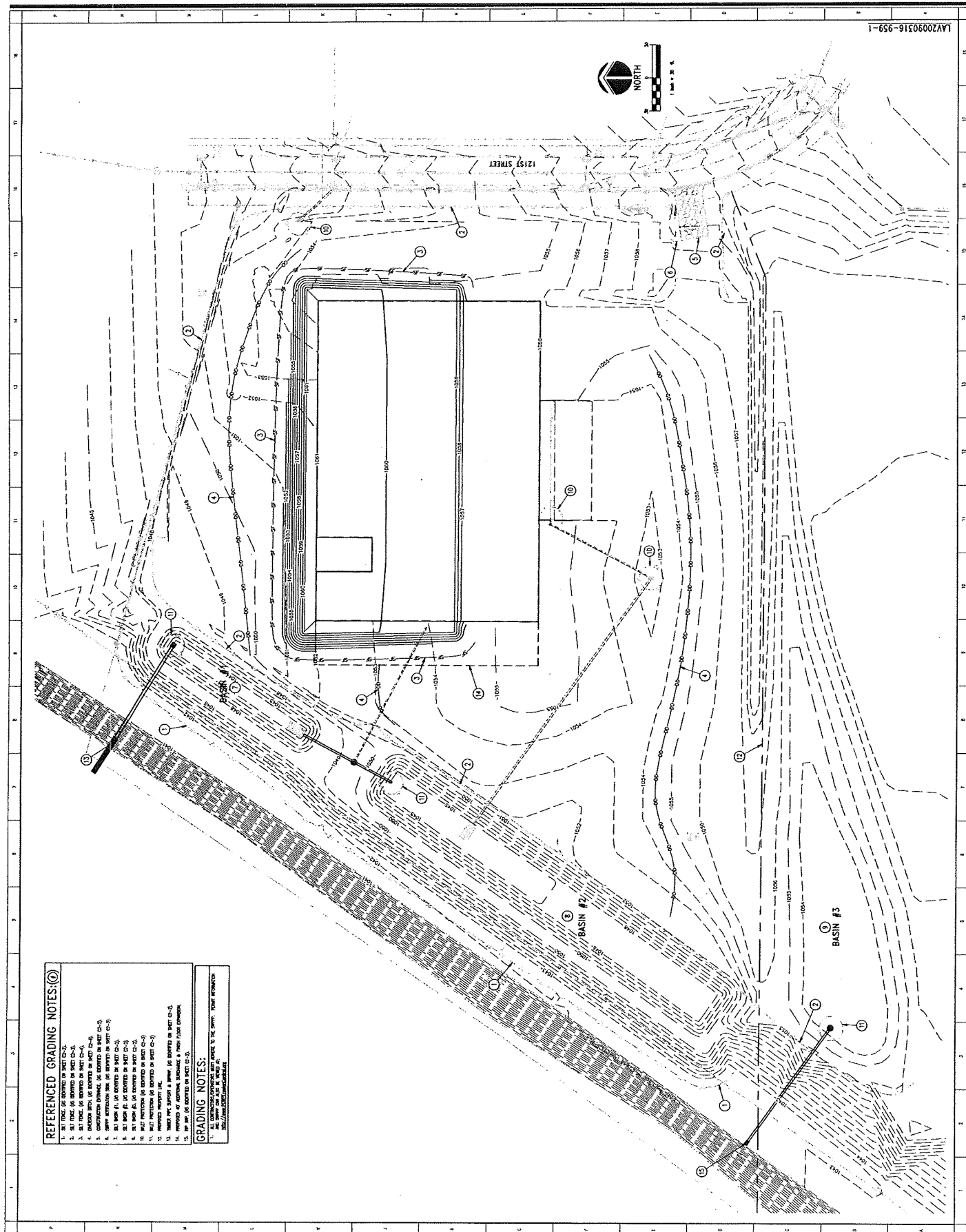
REFERENCED GRADING NOTES: (C)

- [illegible]

GRADING NOTES:

- ALL CONTRACTS/ORDERS MUST ADHERE TO THE SHOPS, POINT INFORMATION AND SHOP CAN ALSO BE VIEWED AT:
http://www.POINTinformation.com



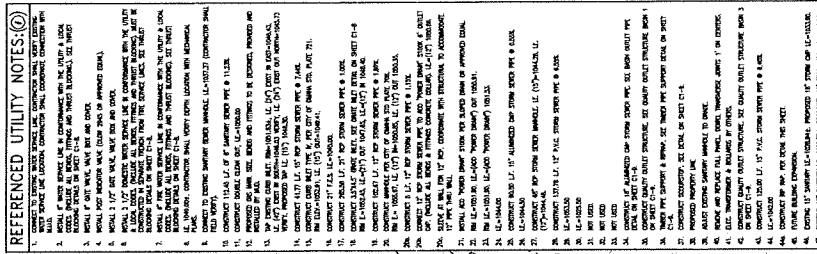
[illegible]

REFERENCED GRADING NOTES: (1)

- [illegible]

GRADING NOTES:

1. ALL CONTRACTORS/COMPANIES MUST ADHERE TO THE SUPPLY. FURNISH INFORMATION AND SUPPLY CAN ALSO BE VIEWED AT:
http://www.brownbush.com.au

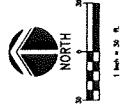


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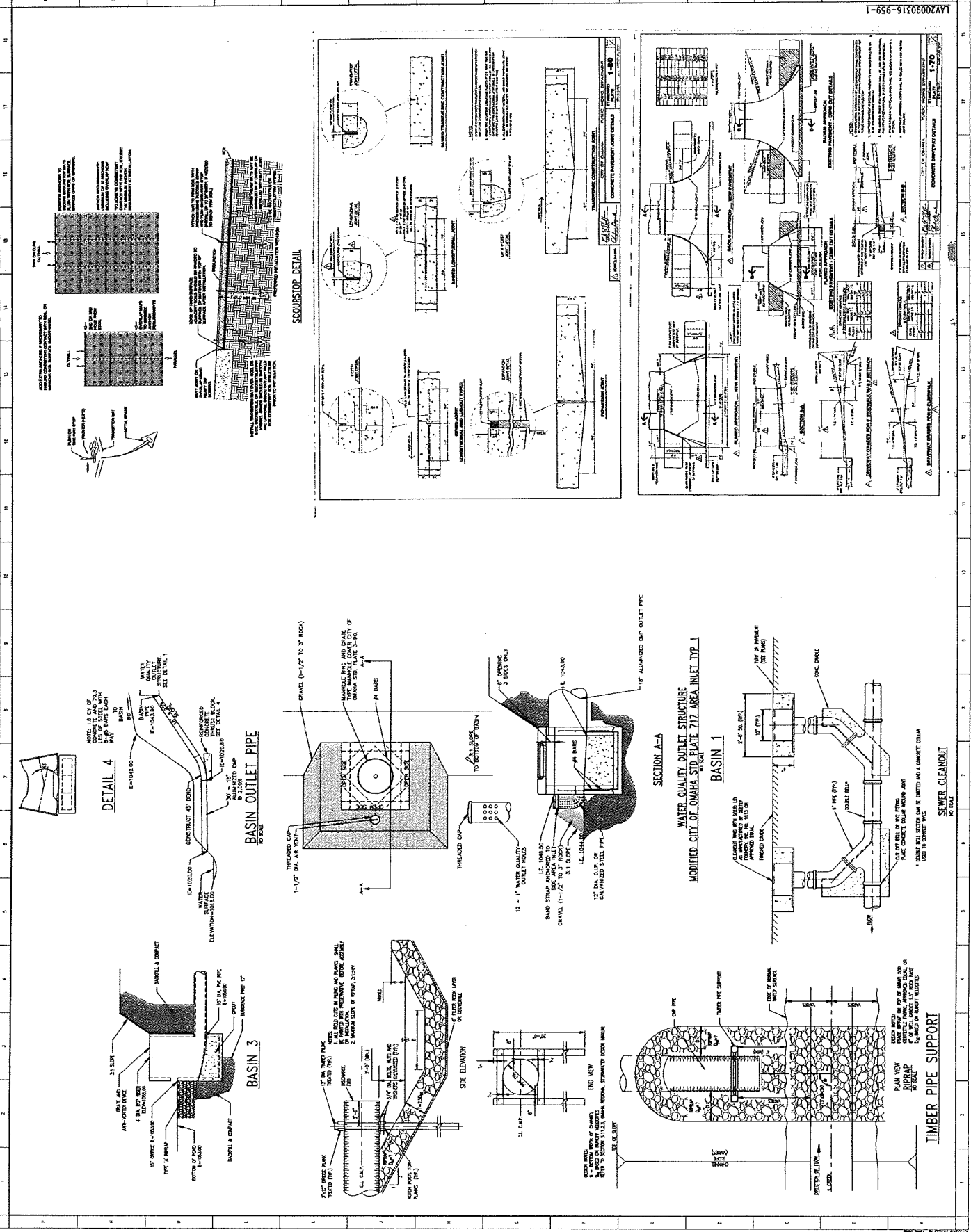
SITE LATOUR NOTES:

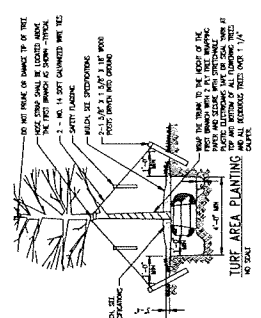
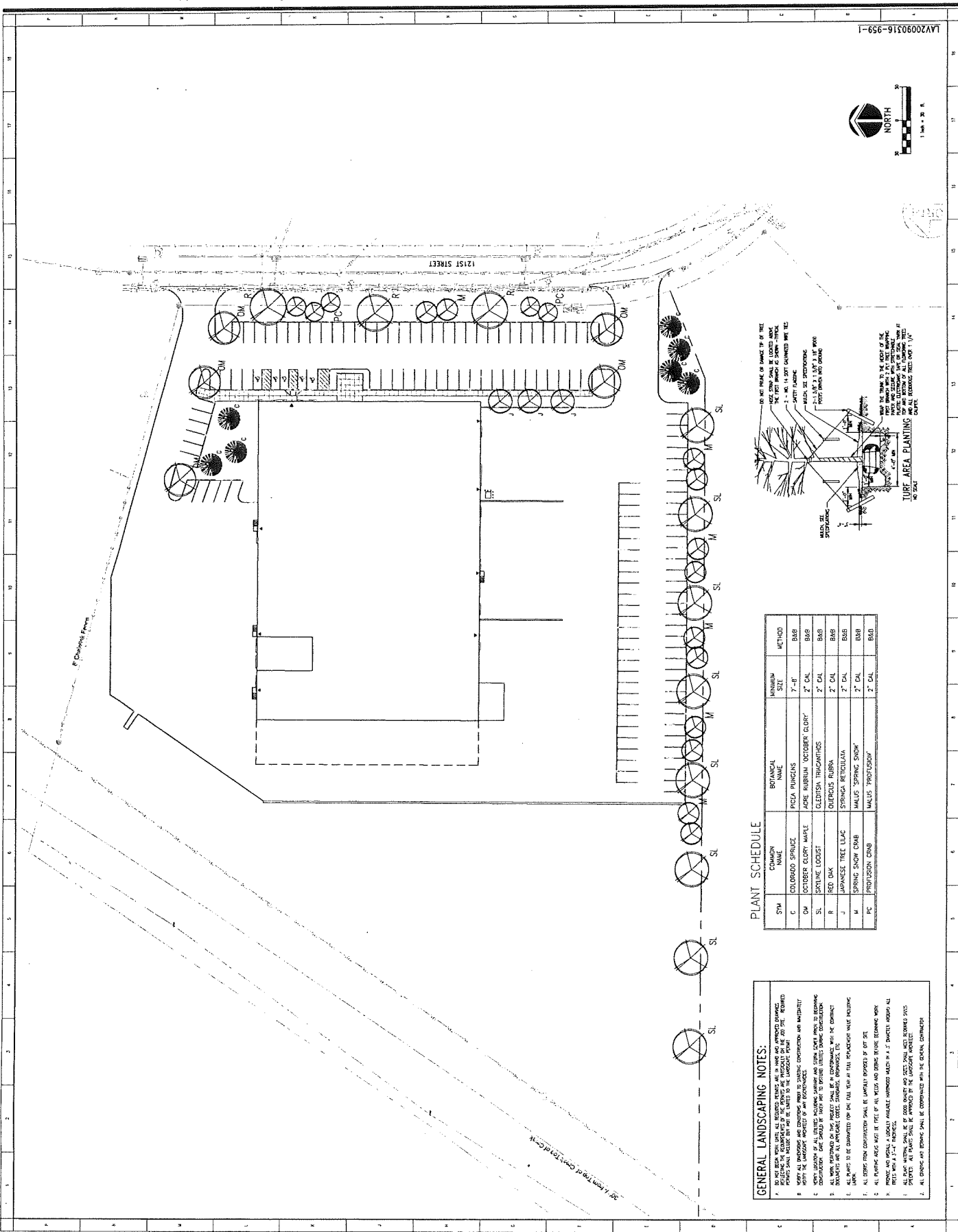
1. ALL CONTRACTING/OPERATIONS MUST ADHERE TO THE DAPPY, PHONE INFORMATION AND SWPPP CAN ALSO BE VIEWED AT:

REFERENCED REMOVAL NOTES: (1)

[illegible]

LAV20090316-959-1

[illegible]



PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	MINIMUM SIZE	METHOD
C	COLORADO SPRUCE	PICEA PRAENSIS	7'-8"	BAR
OM	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2" CAL	BAR
SL	SUNSHINE LOCUST	GLISTERIA THUNBERGII	2" CAL	BAR
R	RED OAK	QUERCUS RUBRA	2" CAL	BAR
J	JAPANESE TREE LILAC	SYRINGA RETICULATA	2" CAL	BAR
M	SPRING SNOW CRAB	MAULUS 'SPRING SNOW'	2" CAL	BAR
PC	PROTEUSION CRAB	MAULUS 'PROTEUSION'	2" CAL	BAR

- GENERAL LANDSCAPING NOTES:
1. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER PLANTING SPECIFICATIONS.
 2. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER PLANTING SPECIFICATIONS.
 3. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER PLANTING SPECIFICATIONS.
 4. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER PLANTING SPECIFICATIONS.
 5. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER PLANTING SPECIFICATIONS.
 6. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER PLANTING SPECIFICATIONS.
 7. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER PLANTING SPECIFICATIONS.
 8. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER PLANTING SPECIFICATIONS.
 9. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER PLANTING SPECIFICATIONS.
 10. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER PLANTING SPECIFICATIONS.

[illegible]

GENERAL NOTES:

- [illegible]

MAINTENANCE SCHEDULE:

1. [REDACTED]
2. [REDACTED]
3. [REDACTED]
4. [REDACTED]
5. [REDACTED]
6. [REDACTED]
7. [REDACTED]
8. [REDACTED]
9. [REDACTED]
10. [REDACTED]
11. [REDACTED]
12. [REDACTED]
13. [REDACTED]
14. [REDACTED]
15. [REDACTED]

CONSTRUCTION ACTIVITIES & SCHEDULING:

- | | | | |
|---------|---|---|---------------|
| ACTIONS | <ul style="list-style-type: none"> 1. AFTER INFO. FROM BUREAU AND ASSOCIATED WITH THE FORMER PERS. FILE, A LETTER WAS SENT TO THE BUREAU OF INVESTIGATION, WASHINGTON, D.C. AND TO THE BUREAU OF CONSUMER AFFAIRS, WASHINGTON, D.C. 2. PROCEEDED WITH INTERVIEW OF WITNESS. 3. INTERVIEW OF WITNESS REVEALED THAT THE FORMER PERS. FILE, HAD CONTAINED AN ALIAS NAME, NAME NOT RECORDED. 4. PROCEEDED WITH INVESTIGATION OF BUREAUFILE. 5. BACKGROUND INVESTIGATION OF TEMPORARY EMPLOYMENT RECORDS, AND FOR REASONING. 6. WITNESS WAS ASSOCIATED WITH THE FOLLOWING NAME: 7. PROCEEDED WITH REASON OF INFO. | <ul style="list-style-type: none"> 1. ANY INTERVIEW OF WITNESS 2. INVESTIGATION OF BUREAUFILE | <p>200000</p> |
| RESULTS | <ul style="list-style-type: none"> 1. AFTER INVESTIGATION, INFO. WAS RECEIVED AND BUREAUFILE WAS REOPENED. WITNESS ADVISED THAT THE FORMER PERS. FILE, HAD CONTAINED AN ALIAS NAME, NAME NOT RECORDED. 2. PROCEEDED WITH INTERVIEW OF WITNESS. 3. INTERVIEW OF WITNESS REVEALED THAT THE FORMER PERS. FILE, HAD CONTAINED AN ALIAS NAME, NAME NOT RECORDED. 4. PROCEEDED WITH INVESTIGATION OF BUREAUFILE. 5. BACKGROUND INVESTIGATION OF TEMPORARY EMPLOYMENT RECORDS, AND FOR REASONING. 6. WITNESS WAS ASSOCIATED WITH THE FOLLOWING NAME: 7. PROCEEDED WITH REASON OF INFO. | <ul style="list-style-type: none"> 1. ANY INTERVIEW OF WITNESS 2. INVESTIGATION OF BUREAUFILE | <p>200000</p> |

STANDARD DETAILS

- [illegible]

SITE INFORMATION:

- [illegible]

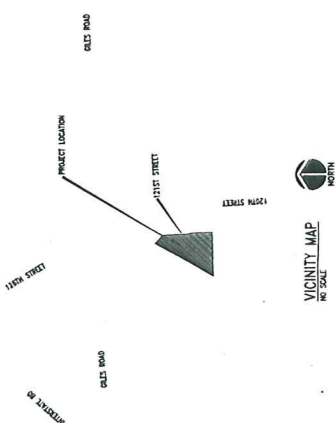
SWPPP INDEX OF SHEETS:	STORM WATER POLLUTION PREVENTION PLAN
	STORM WATER POLLUTION PREVENTION PLAN STAGE 1
	STORM WATER POLLUTION PREVENTION PLAN STAGE 2
	STORM WATER POLLUTION PREVENTION PLAN STAGE 3

APPLICANT SWPPP CERTIFICATION:

[illegible]

SWPPP INDEX OF SHEETS.

- | | |
|------|---|
| 23-1 | STORM WATER POLLUTION PREVENTION PLAN |
| 23-2 | STORM WATER POLLUTION PREVENTION PLAN STAGE 1 |
| 23-3 | STORM WATER POLLUTION PREVENTION PLAN STAGE 2 |
| 23-4 | STORM WATER POLLUTION PREVENTION PLAN STAGE 3 |

VICINITY MAP

WALDINGER CORPORATION
LAV20090316-959-1
BELL AVENUE PROPERTIES INC.

This one operates under NPDES Permit
NER 1000000 and Storm Water Pollution
Prevention Plan (SWPPP). To view the
SWPPP and Permit information contact:

THE SCHEMER ASSOCIATES
402-493-4800

All contractors/operators must adhere to
the SWPPP. Permit information and
SWPPP can also be viewed at
<http://www.PwrPollutionControl.org>

WALDINGER CORPORATION
LAV20090316-959-1
BELL AVENUE PROPERTIES INC.

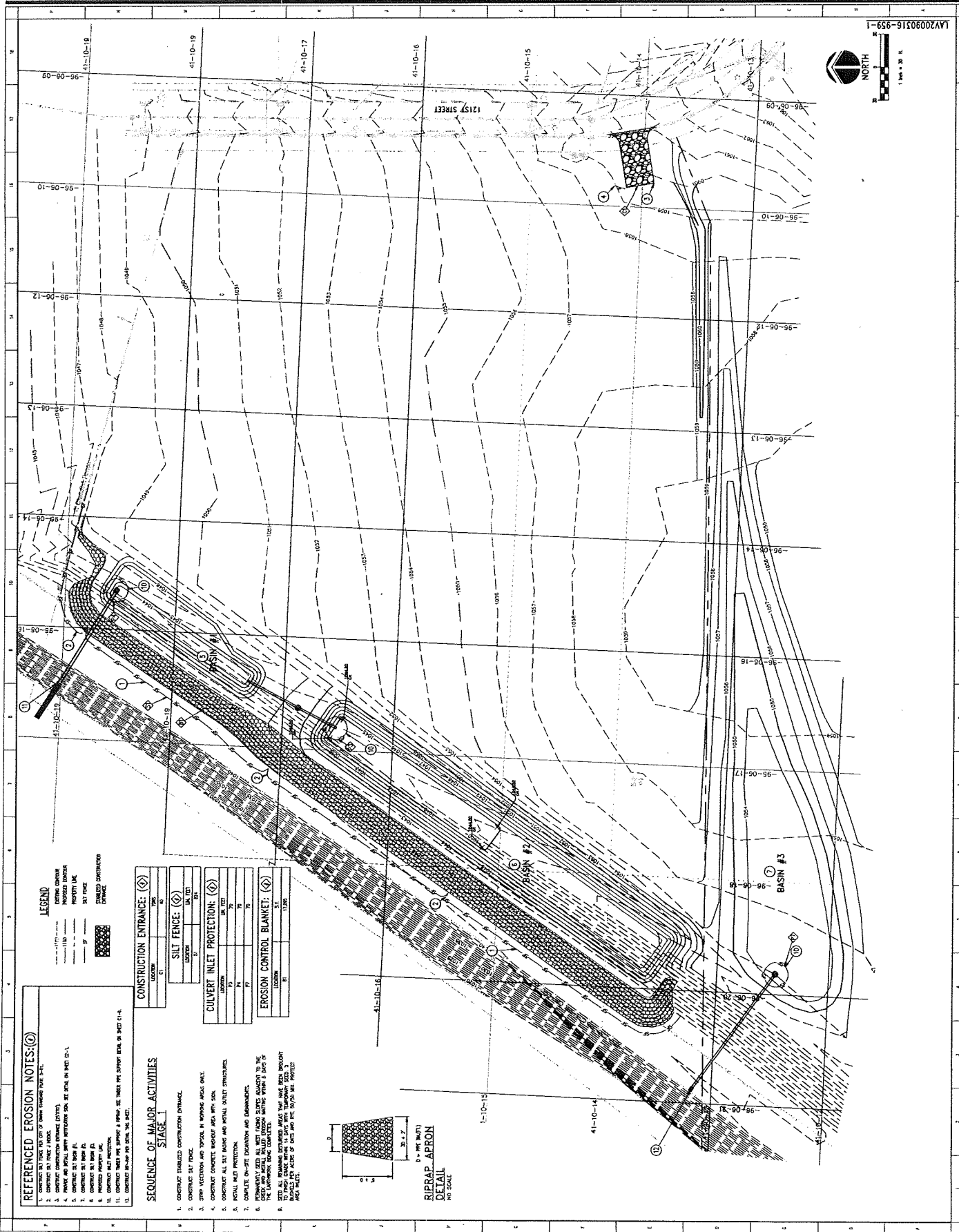
CALL BEFORE YOU DIG

INDUSTRIAL/COMMERCIAL
- 800-331-5666





DESIGNED BY	DATE	SCALE
MD	04/2020	AS SHOWN
CHECKED BY	DATE	SCALE
MD		
DRAWN BY	DATE	SCALE
MD		
PROJECT NO.	05635.001	
SHEET NO.	C2-2	

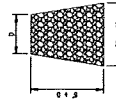


REFERENCE EROSION NOTES: (C)

1. CONSTRUCT SLOPE PROTECTION TO TOP OF SLOPE EXCEPT FOR THE FOLLOWING:
2. CONSTRUCT CONSTRUCTION EROSION CONTROL (CEC) STRUCTURES TO PROTECT EXPOSED SOILS FROM EROSION.
3. CONSTRUCT SLOPE PROTECTION TO TOP OF SLOPE EXCEPT FOR THE FOLLOWING:
4. CONSTRUCT SLOPE PROTECTION TO TOP OF SLOPE EXCEPT FOR THE FOLLOWING:
5. CONSTRUCT SLOPE PROTECTION TO TOP OF SLOPE EXCEPT FOR THE FOLLOWING:
6. CONSTRUCT SLOPE PROTECTION TO TOP OF SLOPE EXCEPT FOR THE FOLLOWING:
7. CONSTRUCT SLOPE PROTECTION TO TOP OF SLOPE EXCEPT FOR THE FOLLOWING:
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9. CONSTRUCT SLOPE PROTECTION TO TOP OF SLOPE EXCEPT FOR THE FOLLOWING:
10. CONSTRUCT SLOPE PROTECTION TO TOP OF SLOPE EXCEPT FOR THE FOLLOWING:
11. CONSTRUCT SLOPE PROTECTION TO TOP OF SLOPE EXCEPT FOR THE FOLLOWING:
12. CONSTRUCT SLOPE PROTECTION TO TOP OF SLOPE EXCEPT FOR THE FOLLOWING:

SEQUENCE OF MAJOR ACTIVITIES

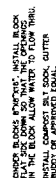
1. CONSTRUCT EROSION CONTROL STRUCTURES.
2. CONSTRUCT SLOPE PROTECTION.
3. CONSTRUCT CONCRETE ROADSIDE AND SLOPE PROTECTION.
4. CONSTRUCT ALL SLOPE AND SLOPE PROTECTION STRUCTURES.
5. CONSTRUCT SLOPE PROTECTION.
6. COMPLETE ON-SITE EROSION CONTROL AND MAINTENANCE.
7. PERMANENTLY SLOPE ALL SLOPE PROTECTION STRUCTURES TO THE SLOPE PROTECTION STRUCTURES.
8. SLOPE ALL REMAINING EXPOSED AREAS THAT HAVE BEEN EXPOSED TO EROSION.
9. SLOPE ALL REMAINING EXPOSED AREAS THAT HAVE BEEN EXPOSED TO EROSION.
10. SLOPE ALL REMAINING EXPOSED AREAS THAT HAVE BEEN EXPOSED TO EROSION.
11. SLOPE ALL REMAINING EXPOSED AREAS THAT HAVE BEEN EXPOSED TO EROSION.
12. SLOPE ALL REMAINING EXPOSED AREAS THAT HAVE BEEN EXPOSED TO EROSION.



RRAP APRON
DETAIL
NOT SCALE



DATE	TIME	DESCRIPTION
01/01/00	00:00	START OF DAY
01/01/00	00:00	END OF DAY



COMPOST SILT SOCK

CULVERT INLET PROTECTION: (◇)	
LOCATION	LAH. YTD
P1	70
P2	40
P3	70
P4	40

SILT FENCE: (4)	
LOCATION	LINE FEET
52	1,000
53	102
54	40

EROSION CONTROL BLANKET: (◆)	
LOCATION	S.T.
B2	4,115
B1	13,973

REFERENCED EROSION NOTES: (1)

- [illegible]

SEQUENCE OF MAJOR ACTIVITIES STAGE 2

1. CONSTRUCT Silt FENCE.
2. STRIP VEGETATION AND TOPSOIL IN WORKING AREAS ONLY.
3. COMPLETE ON-SITE EROSION AND SEDIMENTATION.
4. INSTALL PAVEMENT AND GRAVEL PAVING SURFACES.
5. INSTALL TEMPORARY INLET PROTECTION AFTER PAVEMENT IS INSTALLED.

SEQUENCE OF MAJOR ACTIVITIES

STAGE 4

1. INITIAL PROTECTANT AND DRAPE PENDING SURVEILLANCE.
2. INITIAL TEMPORARY AIRT PROTECTION AFTER INCIDENT IS RESOLVED.
3. REMOVE AND REPLACE DRAPE FIFTY FEET AROUND BURN AREA. STRETCH DRAPE TO PROTECTANT. INITIAL PROTECTANT FIVE FEET FROM BURN. FIVE FEET AND SEED WITH PERMANENT SEED BY PLAIN INITIAL. POLLED DRAPE BLANKET ON ALL 31 SLOPES OR GREATER WHEN BURN IS NOT IN CONTACT WITH PERMANENT SEED.
4. REMOVE INITIAL PROTECTANT. ONCE INITIAL PROTECTION AND INITIAL PERMANENT SEED. WATER DISTURBED AREA UNTIL SEED IS ESTABLISHED.
5. REMOVE AND REPLACE DRAPE FIFTY FEET AROUND BURN AREA. STRETCH DRAPE TO PROTECTANT. INITIAL PROTECTANT FIVE FEET FROM BURN. FIVE FEET AND SEED WITH PERMANENT SEED BY PLAIN INITIAL. POLLED DRAPE BLANKET ON ALL 31 SLOPES OR GREATER WHEN BURN IS NOT IN CONTACT WITH PERMANENT SEED.
6. REMOVE INITIAL PROTECTANT. ONCE INITIAL PROTECTION AND INITIAL PERMANENT SEED. WATER DISTURBED AREA UNTIL SEED IS ESTABLISHED.

