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

Subject: Application for PUD Site Plan – Lot 2, Southport East Replat Nine
Type: Resolution
Submitted By: Christopher Solberg

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 ¼ 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
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
3. David Harnisch, E & A Consulting Group, Inc.
4. Public Upon Request

[Signature]
Prepared by:

[Signature] 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.
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 berming 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.)
   2. Building coverage of the net area of the planned unit development by individual parcel or total development.
   3. 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
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
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 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.
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 Salberg, AICP
City Planner

Attachment

cc: Ann Birch, Community Development Director
    John Kottmann, City Engineer
    File
Pavement subgrade shall be prepared and compacted in accordance with City of Omaha Specifications for Public Works Construction.

Concrete for the pavement slab shall conform to the American Concrete Institute (ACI) 301 and American Society for Testing and Materials (ASTM) C30 except as otherwise shown or noted.

3. All integral units shall be type "A" in accordance with City of Omaha Standard Plate No. 500-50. Those units otherwise shown or noted shall be type "B".

4. When replacing existing pavement shall be added in all hand-poured and forced courses.

5. Paving widths shall be as shown on plans. All dimensions shown are back of curb to back of curb.

6. A diagonal edge saw shall be used for cutting all required connection and longitudinal pavement joints.

7. The CONTRACTOR shall construct, with the INSPECTORS in accordance with ACI 301, concrete cap in all intersection areas where new streets are constructed, as well as where existing street has been removed. All new concrete cap shall conform to the City of Omaha Public Works department Standard Plate 500-50.

8. Subgrade preparation includes the adjustment of the subgrade elevations to allow for drainage including elevations, cross sections, and the area cut talus beyond the longitudinal edges of the pavement slab. The construction shall include the removal of all subgrade material to the depth of the pavement slab. The subgrade shall be compacted to a moisture content of 4% to -2%. The compaction moisture content will be determined in accordance with the most current edition of ASTM D1557 (Modified Method) with moisture limits of -3% to +4% optimum. Recommendations of the Architectural Plans for Subgrades should be followed.

9. All intersections shall be warped as directed by the Engineer in accordance with City of Omaha Specifications for Public Works Construction.

10. All pavement removals shall be sawcut full depth. Pavement removals shall be made in complete panels. Pavement removals shall be made to the location as directed by the Engineer.

11. Thickened Edges per City of Omaha Standard Plate No. 500-82. No separate payment shall be required addition 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 the Nebraska Department of Roads.

12. All pavement removals shall be sawcut full depth. Pavement removals shall be made in complete panels. Pavement removals shall be made to the location as directed by the Engineer in accordance with the Nebraska Department of Roads.

13. All pavement removals shall be sawcut full depth. Pavement removals shall be made in complete panels. Pavement removals shall be made to the location as directed by the Engineer in accordance with the Nebraska Department of Roads.

14. Longitudinal slope on sidewalks shall not exceed that of adjacent streets, cross slopes on sidewalks shall not exceed 2.5%.

15. Vehicular Ingress and Egress:

- Accessible Route to Right-of-Way for Fire Safety
  - Hot areas 6.9 to 8.8
  - Vehicle coverage is 0.7888 SF or 30.9% of the site
  - Gross floor area = 2,967,542 SF
  - Lost SF at open/green space on the side, or 28.9%
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, as heretofore issued, the technical and special 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 new water and water lines shall be 10 feet, and the vertical distance shall be two feet. The existing water pipe material shall be ductile iron pipe 12 feet each side of the water main where the vertical distance is one to two feet.

4. Contractor shall maintain all as-constructed points in the fully closed position until the climatological testing and approval of proposed water lines are complete, except that said valves may be opened to fill lines for use in the climatological process.

5. Type 'K' copper water service of the sizes and quantities shown shall be constructed in all buildings shown in the development in accordance with the specifications and as shown on the plans. The contractor shall record tap and valve locations of each service installed and provide such records to the owner upon completion of construction.

6. Contractor shall notify all utility line crossing conflicts. Contractor shall notify owner of conflicts and subject to horizontal and vertical alignments of proposed utilities only at the discretion of the engineer.

7. Remove and replace full pavement panels where necessary to construct new water main and take final pavement construction.

GENERAL GAS NOTES:

1. This work shall be in accordance with the Metropolitan Utilities District's (hereinafter referred to as District) Gas Rules and Regulations, current edition, the special and technical provisions, and these plans for the referenced projects.

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 gas services. Prior to installation, the owner, contractor or applicant shall establish the finished landscaping grade. If the District requests upon service due to a change in the finished landscape grade, the service shall be the cost of the relocation. No other person, contractor or electrical contractor shall be installed in the same trench as the gas service pipe or within 12 inches of the service pipe.

GENERAL NOTE FOR SANITARY AND STORM SEWER CONSTRUCTION:

1. Sanitary Sewer Service Materials: The following storm drain pipe materials may be used:

   • asbestos (AS) 30.78
   • PVC (PC) 2.44% 
   • rubber (RB) 20.00% 
   • HDPE (HD) 30.00% 
   • ductile iron pipe 10 feet each side of the water main where the vertical distance is one to two feet.

2. Storm Drain Pipe Materials: The following storm drain pipe materials may be used:

   • asbestos (AS) 30.78
   • PVC (PC) 2.44% 
   • rubber (RB) 20.00% 
   • HDPE (HD) 30.00% 
   • ductile iron pipe 10 feet each side of the water main where the vertical distance is one to two feet.

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 approved Concrete Pipe Association (CPA). All RCP pipe shall have an NPS stamp.

4. PVC pipe, ASP, 58, installed with standard flexible and corrugated electric, such as Laidlaw 600, as required. Pipe and fittings shall conform to ASTM F215. Installations shall conform to ASTM D635. All joints shall be lubricated and shall be field verified in accordance with ASTM D635. All pipe shall be water tight.

5. PVC pipe, ASP, 48, in accordance with ASTM F215. Installations shall conform to ASTM D635. Gasketed joints shall be used, and seal shall be field verified in accordance with ASTM D635. All pipe shall be water tight.

6. High Density Polyethylene (HDPE) pipe, with smooth or corrugated electric, such as Kollman 700 to meet WBC or Pipelife. Pipe and fittings shall conform to ASTM D1248. Installations shall conform to ASTM D3261. Joints shall be made with split couplings, screwed to engage the pipe concentrically, and shall align a minimum of 2 pipe diameters on each side of the pipe joint. All joints shall be field verified in accordance with the manufacturer's recommendations, and shall be used for all joints to ensure a soil-tight connection. Class C pipe shall not be used for feeding or handicap to the pipe.

7. Curb and grate covers (types and materials) shall be as identified in the "Contract Storm Drain Structure" table.

8. Any referenced City of Omaha Standard Plans are further identified in the General Notes for Construction.

CONSTRUCT STORM SEWER PIPE

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<th>Date</th>
<th>Description</th>
<th>Material Code</th>
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<th>Slope</th>
<th>Length</th>
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<tr>
<td>LOT 1</td>
<td>9/10/2018</td>
<td>Outlet Structure for MC-3500 Chamber System</td>
<td>RC-3500</td>
<td>24&quot;</td>
<td>0.00%</td>
<td>20.00'</td>
<td>MC-3500 Chamber System</td>
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<tr>
<td>LOT 2</td>
<td>6/10/2018</td>
<td>Outlet Structure for MC-3500 Chamber System</td>
<td>RC-3500</td>
<td>24&quot;</td>
<td>0.00%</td>
<td>20.00'</td>
<td>MC-3500 Chamber System</td>
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<tr>
<td>LOT 3</td>
<td>6/10/2018</td>
<td>Outlet Structure for MC-3500 Chamber System</td>
<td>RC-3500</td>
<td>24&quot;</td>
<td>0.00%</td>
<td>20.00'</td>
<td>MC-3500 Chamber System</td>
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CONSTRUCT STORM SEWER STRUCTURE

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<th>Description</th>
<th>Material Code</th>
<th>Dia.</th>
<th>Slope</th>
<th>Length</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT 1</td>
<td>9/10/2018</td>
<td>Outlet Structure for MC-3500 Chamber System</td>
<td>RC-3500</td>
<td>24&quot;</td>
<td>0.00%</td>
<td>20.00'</td>
<td>MC-3500 Chamber System</td>
</tr>
<tr>
<td>LOT 2</td>
<td>6/10/2018</td>
<td>Outlet Structure for MC-3500 Chamber System</td>
<td>RC-3500</td>
<td>24&quot;</td>
<td>0.00%</td>
<td>20.00'</td>
<td>MC-3500 Chamber System</td>
</tr>
<tr>
<td>LOT 3</td>
<td>6/10/2018</td>
<td>Outlet Structure for MC-3500 Chamber System</td>
<td>RC-3500</td>
<td>24&quot;</td>
<td>0.00%</td>
<td>20.00'</td>
<td>MC-3500 Chamber System</td>
</tr>
</tbody>
</table>
PORTLAND CEMENT PAVEMENT 
WITH INTEGRAL CURB AND GUTTER 
NOT TO SCALE

typical roof drain connection 
not to scale

handicap parking lot stencil detail 
not to scale
FINISHED FLOOR = 1073.50
FINISHED FLOOR = 1073.50

AREAS TO BE FILLED

LEGEND

- Silt Fence
- Areas to Be Filled

SEGMENT & EROSION CONTROL REFERENCE NOTES

CE1: Construction Erosion
CE2: Construction Erosion
SF: Install Silt Fence in 5' Sections prior, length withInside Ends
SF2: Install Silt Fence in 5' Sections prior, length withInside Ends
IP1: Furnish and Install Silt Fence
IP2: Furnish and Install Silt Fence
IP3: Furnish and Install Silt Fence
IP4: Furnish and Install Silt Fence

*Install Area Silt Fence on Additional Inlets as Necessary.
The Nebraska Stormwater Permit (NSP) fee must be submitted concurrently with the APPLICANT’s Submittal of the SWPPP. The NSP fee, along with supporting information, is treated as having been properly completed by the APPLICANT in accordance with the state regulatory requirements. After the NSP fee has been submitted, the APPLICANT, INSPECTOR, and CONTRACTOR/OPERATOR shall follow the steps outlined in this chapter to prepare an SWPPP that is acceptable to the Nebraska Department of Environmental Quality (NDEQ). The APPLICANT, INSPECTOR, and CONTRACTOR/OPERATOR may treat the steps outlined in this chapter as being complete and the SWPPP as acceptable for NDEQ approval only if all supporting information has been properly completed by the APPLICANT in accordance with the state regulatory requirements.

1. Acceptable silt fence specifications - AOS (#20 - 50 Sieve), Street Cleaning/Sweeping - The maintenance measures are as follows: (12.1) evaluate access points daily for sediment or loose material; (12.2) monitor for erosion and washout; (12.3) observe for areas where the sediment is mixed with other pollutants, and (12.4) if sediment is mixed with other pollutants, it will be disposed of properly at an authorized landfill.

2. BMP’s may not be removed unless a Nebraska Stormwater Permit (NSP) has been submitted and approved by the NDEQ. The APPLICANT, INSPECTOR, and CONTRACTOR/OPERATOR shall prepare the SWPPP focusing on the work site and develop a written stormwater management plan that includes the potential for pollutants being carried by stormwater.

3. The APPLICANT, INSPECTOR, and CONTRACTOR/OPERATOR shall ensure that all Good Housekeeping BMP’s are presented within the Nebraska Regional Stormwater Design Manual. The Good Housekeeping BMP’s focus on the work site and develop a written stormwater management plan that includes the potential for pollutants being carried by stormwater.

4. The SWPPP documents include standards and requirements in accordance with the NEBRASKA DESIGN MANUAL. The APPLICANT, INSPECTOR, and CONTRACTOR/OPERATOR shall have a copy of the NEBRASKA DESIGN MANUAL at their facility.

5. Construction Entrance - The entrance shall be maintained in a condition which will prevent tracking or flow of sediment onto the site.

6. Temporary Sediment Blanket - The maintenance measures are as follows: (6.1) sediment shall be removed and the temporary sediment blanket shall be replaced immediately after each rainfall; (6.2) the blanket shall be inspected periodically to ensure that it is not damaged or destroyed; and (6.3) the blanked shall be inspected periodically to ensure that it is not damaged or destroyed.

7. Soil Stabilization Blankets & Matting - All soil stabilization blankets and matting should be inspected periodically following installation and LF of the run.

8. Permanent Seeding - The maintenance measures are as follows: (8.1) silt fences shall be maintained in a condition which will prevent erosion from entering the site; (8.2) the sediment shall be removed with each rainfall or washout; (8.3) the sediment shall be removed with each rainfall or washout; and (8.4) the sediment shall be removed with each rainfall or washout.

9. Street Cleaning/Sweeping - The maintenance measures are as follows: (9.1) evaluate access points daily for sediment or loose material; (9.2) monitor for erosion and washout; (9.3a) observe for areas where the sediment is mixed with other pollutants, and (9.3b) if sediment is mixed with other pollutants, it will be disposed of properly at an authorized landfill.

10. Storm Drain Inlet Protection - The maintenance measures are as follows: (10.1) observe for areas where the sediment is mixed with other pollutants, and (10.2) if sediment is mixed with other pollutants, it will be disposed of properly at an authorized landfill.

11. Construction Entrance - The entrance shall be maintained in a condition which will prevent tracking or flow of sediment onto the site. The construction entrance shall be maintained in a condition which will prevent tracking or flow of sediment onto the site.

12. Temporary Diversion Dike - The measure shall be inspected after each rainfall or washout and repaired as needed to ensure that it is still effective.

13. Soil Stabilization Blanket - The maintenance measures are as follows: (13.1) the blanket shall be inspected immediately after each rainfall or washout; (13.2) the blanket shall be inspected immediately after each rainfall or washout; and (13.3) the blanket shall be inspected immediately after each rainfall or washout.

14. Street Cleaning/Sweeping - The maintenance measures are as follows: (14.1) evaluate access points daily for sediment or loose material; (14.2) monitor for erosion and washout; (14.3) observe for areas where the sediment is mixed with other pollutants, and (14.4) if sediment is mixed with other pollutants, it will be disposed of properly at an authorized landfill.

15. Soil Stabilization Mat - The maintenance measures are as follows: (15.1) the mat shall be inspected immediately after each rainfall or washout; (15.2) the mat shall be inspected immediately after each rainfall or washout; and (15.3) the mat shall be inspected immediately after each rainfall or washout.

16. Constrution Entrance - The maintenance measures are as follows: (16.1) silt fences shall be maintained in a condition which will prevent erosion from entering the site; (16.2) the sediment shall be removed with each rainfall or washout; and (16.3) the sediment shall be removed with each rainfall or washout.

17. Soil Stabilization Mat - The maintenance measures are as follows: (17.1) the mat shall be inspected immediately after each rainfall or washout; (17.2) the mat shall be inspected immediately after each rainfall or washout; and (17.3) the mat shall be inspected immediately after each rainfall or washout.

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19. Soil Stabilization Blanket - The maintenance measures are as follows: (19.1) the blanket shall be inspected immediately after each rainfall or washout; (19.2) the blanket shall be inspected immediately after each rainfall or washout; and (19.3) the blanket shall be inspected immediately after each rainfall or washout.

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28. Soil Stabilization Mat - The maintenance measures are as follows: (28.1) the mat shall be inspected immediately after each rainfall or washout; (28.2) the mat shall be inspected immediately after each rainfall or washout; and (28.3) the mat shall be inspected immediately after each rainfall or washout.

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**ACCEPtable Fill Materials:** STORMTECH MC-3500 CHAMBER SYSTEMS

**DESCRIPTION STONE:** Fill surrounding MC chambers from the foundation to the top layer. 

**GROUT ENTERPRISE STONE:** Normal soil distribution between 8" & 16" in diameter. 

**AVERAGE MIST:** 2.5% 

**NOTES:**
- MC-3500 shall be installed in accordance with ASTM F2787 “Standard Practice for Structural Design of Thermoplastic Corrugated Wall Stormwater Collection Chambers.”
- “Acceptable Fill Materials” table provides material locations, descriptions, gradations, and compaction requirements for foundation, embedment, and fill materials.
- Stormtech compaction requirements are met for “A” location materials when placed and compacted in 9" (230 mm) (max) lifts using two full coverages with a vibratory compactor.
- 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.
- The “Site Design Engineer” refers to the engineer responsible for the design and layout of the Stormtech chambers for this project.
- Inspect every 6 months during the first year of operation. Adjust the inspection interval based on previous performance of similar systems and the range of expected soil moisture conditions.
- The proposed structure will be elevated by an appropriate bypass and insulated structure sump as required.
- The proposed outlet control structure is the highest possible for the pipe size.
- Dual wall pier protection at side inlet connections.
- The invert location in column “B” are the highest possible for the pipe size.
- Inserta tee fittings available for SDR 26, SDR 35, SCH 40 IPS.

**MC-3500 24" Inspection Port Detail**

**MC-3500 6" Inspection Port Detail**

**MC-3500 Mechanical Specification**

**INsPECTION & MAINTENANCE**

1. Use factory pre-corved end cap.
2. Stormtech compaction requirements are met for “A” location materials when placed and compacted in 9" (230 mm) (max) lifts using two full coverages with a vibratory compactor.
3. Use most pavement subbase materials in place of well-graded materials.
4. 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.
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**MC-3500 24" Inspection Port Detail**

**MC-3500 Mechanical Specification**

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- Inserta tee fittings available for SDR 26, SDR 35, SCH 40 IPS.
1. Locate and verify the location of all underground utilities prior to the start of any work. Care should be taken not to disturb any existing utilities during construction. Any damage to utilities or other improvements caused by the Contractor shall be repaired at no cost to the Owner.

2. All plant material shall be of good quality and size shall meet required size specifications.

3. All plants are to be watered immediately after planting and then watered once a week for a period of two months from time of planting.

4. Irrigation system to be guaranteed for 1 year. Written guarantee to be supplied prior to final payment.

5. Verify all dimensions and conditions prior to starting construction. The location of plant material is critical and shall be installed as indicated on plans. Field conditions may vary and shall be accepted as authentic in plans. All adjustments must be approved by the architect.

6. The landscaper Contractor shall remove all construction debris and materials (includes no plant growth from planting pits and beds) prior to backfilling with planting mix. All plantings shall be in the form of set and plants prices as any.

3. There shall be a minimum of six inches, after tamping, of topsoil under all sod. Excavations or trenching shall be made to a sufficient depth such work until permission to do so have been granted. No frozen sod shall be placed. No sodding shall be done on frozen soils.

4. The soil on which the sod is laid shall be reasonably moist and shall be watered, if so directed. The sod shall be laid smoothly, edge to edge, the sod edges but without displacement of the sod or deformation of the surface of the sodded areas and watered at the rate of five gallons per rolling, or by other approved methods so as to eliminate all air pockets, provide true and even surfaces, insure knitting and protect all exposed root ball.

5. Sod shall also be watered. When the sod is watered, sufficient water shall be applied to wet the sod at least two inches deep in the sod bed. Sod shall be watered thoroughly to eliminate all air pockets, set, settling and to soak root ball and surrounding soil.

6. Sod shall be watered. When the sod is watered, sufficient water shall be applied to wet the sod at least two inches deep in the sod bed. Sod shall be watered thoroughly to eliminate all air pockets, set, settling and to soak root ball and surrounding soil.

7. Verify all dimensions and conditions prior to starting construction. The location of plant material is critical and shall be installed as indicated on plans. Field conditions may vary and shall be accepted as authentic in plans. All adjustments must be approved by the architect.

8. All trees are to be staked for a period of not less than one year from time of planting.

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10. Verify all dimensions and conditions prior to starting construction. The location of plant material is critical and shall be installed as indicated on plans. Field conditions may vary and shall be accepted as authentic in plans. All adjustments must be approved by the architect.

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