

AGENDA ITEM 4 C

GILES CORNER REPLAT 2

**CITY OF LA VISTA
PLANNING DIVISION**

RECOMMENDATION REPORT

CASE NUMBER: 2012-SUB-07

FOR HEARING OF: September 20, 2012
Report Prepared on: September 12, 2012

I. GENERAL INFORMATION

A. APPLICANT:

Simmonds Restaurant Management, Inc.
11404 W. Dodge Rd.
Omaha, NE 68154

B. PROPERTY OWNER:

Kanne Korp LP
P.O. Box 729
Carroll, IA 51401

C. LOCATION: Northwest of 72nd Street and Giles Road

D. LEGAL DESCRIPTION: Lot 80A, Giles Corner

E. REQUESTED ACTION(S): Replatting of Lot 80A into two lots.

F. EXISTING ZONING AND LAND USE: C-1 PUD, Shopping Center
Commercial – Planned Unit Development, Gateway Corridor Overlay
District

G. PURPOSE OF REQUEST: Development of one lot for a Fast Food
Establishment as per 5.10.02.06 of the Zoning Ordinance; creation of separate lot
for future development.

H. SIZE OF SITE: 1.46 Acres

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: Existing Lot 80A is a relatively
flat, vacant lot west of the La Vista Crossing strip mall.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** R-1 Single-Family Residential /Giles Corner residential
2. **East:** C-1 Shopping Center Commercial/La Vista Crossing
3. **South:** CC – Community Commercial/ Strip Mall (Papillion)
4. **West:** R-1 Single-Family Residential /Giles Corner residential

C. RELEVANT CASE HISTORY: Not applicable.

D. APPLICABLE REGULATIONS:

1. Section 5.10 of the Zoning Regulations – C-1 Shopping Center Commercial
2. Section 5.15 of the Zoning Regulations – PUD Planned Unit Developments
3. Section 5.17 of the Zoning Regulations – Gateway Corridor (Overlay District)
4. Section 3.08 of the Subdivision Regulations – Replats

III. ANALYSIS

A. COMPREHENSIVE PLAN: The Future Land Use Plan of the Comprehensive Plan designates the area for Commercial development.

B. OTHER PLANS: Not applicable.

C. TRAFFIC AND ACCESS:

1. Vehicular access is provided to the property over a private roadway that was established in an ingress/egress easement granted in 2007. This easement did not identify who benefits from the easement and contains a brief statement about maintenance. The maintenance statement does not identify how costs are to be allocated and how maintenance will be handled if a property owner does not maintain their area. To address these concerns (as well as sewer maintenance concerns discussed later in this letter) there needs to be a Common Area Maintenance Agreement that more fully addresses maintenance issues. An acceptable draft of such an agreement needs to be provided prior to the plat being scheduled for City Council consideration and a signed copy will be needed prior to releasing the signed final plat mylars for recording. The proposed use of the property is consistent with the existing zoning and commercial use of the property was considered when the infrastructure was installed. A traffic impact study was done in 2002 for a development potential of 37,500 square feet. That study included a review of traffic signal warrants for the 74th and Giles intersection which indicated that warrants would not be met with traffic projections through 2025. Therefore, no additional traffic study is required. The preliminary and final plat drawings contain a notation that there will be an ingress/egress, sidewalk, parking and pedestrian easement over all private drives and parking areas constructed in Lots 1 and 2 in favor of the owners of Lots 1 and 2. I do not have objections to this proposal, however, for building permit review purposes the quantity of parking provided on each lot will need to meet the applicable requirements for the proposed buildings on each lot. The application documents to date do not propose new public or private, shared infrastructure improvement to be constructed by the Subdivider of this Subdivision, therefore, the need

for a draft subdivision agreement is not triggered by Article 3.03.15 of the Subdivision Regulations.

2. The development on these lots will need to include sidewalks along 74th Street and along the existing private roadways connecting to 74th Street and to Giles Road. Such sidewalks should be 5 feet wide and be ADA accessible.

D. UTILITIES:

1. A private sanitary sewer exists in an easement over proposed Lot 2. The easement document for this sewer, that was submitted by the applicant, shows that the owner of Lot 80A granted the easement to the owner of Lot 80B but retained the right to benefit from this sewer. The submittal includes a proposed easement over Lot 2 to reach Lot 1. The Grading and Utilities Exhibit needs to include a notation as to whether the proposed sewer in the easement across Lot 2 will be built by the owner of Lot 1 and serve only Lot 1, or if it is to be a proposed shared sewer. If it is to be a shared sewer, then a draft subdivision agreement will be required by Article 3.03.15 of the Subdivision Regulations. The issue of maintenance of the existing shared sewer needs to be addressed more clearly than is provided in the existing easement document.
2. The tract sewer connection fee will need to be collected at the time each lot is issued a building permit. The fee is currently \$5,973.00 per acre.
3. Based on the submittal documents at this time, the Papillion Creek Watershed Partnership storm water management fee set forth in the City of La Vista Master Fee Schedule is not applicable to this property. As noted in the Master Fee Schedule the fee is collected when set forth in a subdivision agreement for new development or significant redevelopment. In accordance with Article 3.03.15 of the Subdivision Regulations, a draft subdivision agreement is required when the proposed subdivision will include public and/or private, shared (common area) infrastructure improvements which is not proposed in this application. If subsequent submittals indicate that there will be proposed infrastructure of this type, then a draft subdivision agreement may be necessary which would include the storm water management fee.

IV. REVIEW COMMENTS:

1. A finalized common area maintenance agreement will be needed prior to scheduling to City Council. In addition to the road maintenance issues

this will need to address maintenance of the existing shared sanitary sewer across the north side of proposed Lot 2 that will serve Lot 2 as well as Lot 80B.

2. Chapter 154 of the City Municipal Code requires a Post Construction Storm Water Management Plan and a permit will be required through the Permix web site that is utilized by all Papillion Creek Watershed Partnership communities. A Post Construction Storm Water Management Plan has been provided and a draft Maintenance Agreement has been provided in the draft Subdivision Agreement. The PCSMP will be reviewed in detail as part of the review process through the Permix web site, but the concept of using an extended detention basin to serve both lots is acceptable.
3. The Planned Unit Development overlay over this property is not applicable as it relates to the building setbacks of residential properties in the Giles Corner subdivision.
4. The applicant has been notified that there are special regulations relating to the Gateway Corridor (Overlay District) that will affect the building and site design process.
5. Approval of the replat does not constitute approval of the illustrated site layout for the proposed Lot 1.

V. PLANNING COMMISSION RECOMMENDATION:

Approval of Giles Corner Replat 2 subject to the satisfactory resolution of the following issues prior to City Council review:

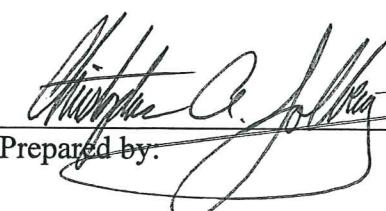
- A. A finalized common area maintenance agreement will be needed prior to scheduling to City Council. In addition to the road maintenance issues this will need to address maintenance of the existing shared sanitary sewer across the north side of proposed Lot 2 that will serve Lot 2 as well as Lot 80B.
- B. The title on the final plat will need to be moved in order to allow the 5" by 2 ½" blank space in upper right corner requested by the Sarpy Register of Deeds.

VI. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. Preliminary Plat, Final Plat
3. Engineer's Report

VII. COPIES OF REPORT SENT TO:

1. Paul Gonzales, E & A Consulting Group, Inc.
2. Simmonds Restaurant Management, Inc.
3. Kanne Korp LP
4. Public Upon Request

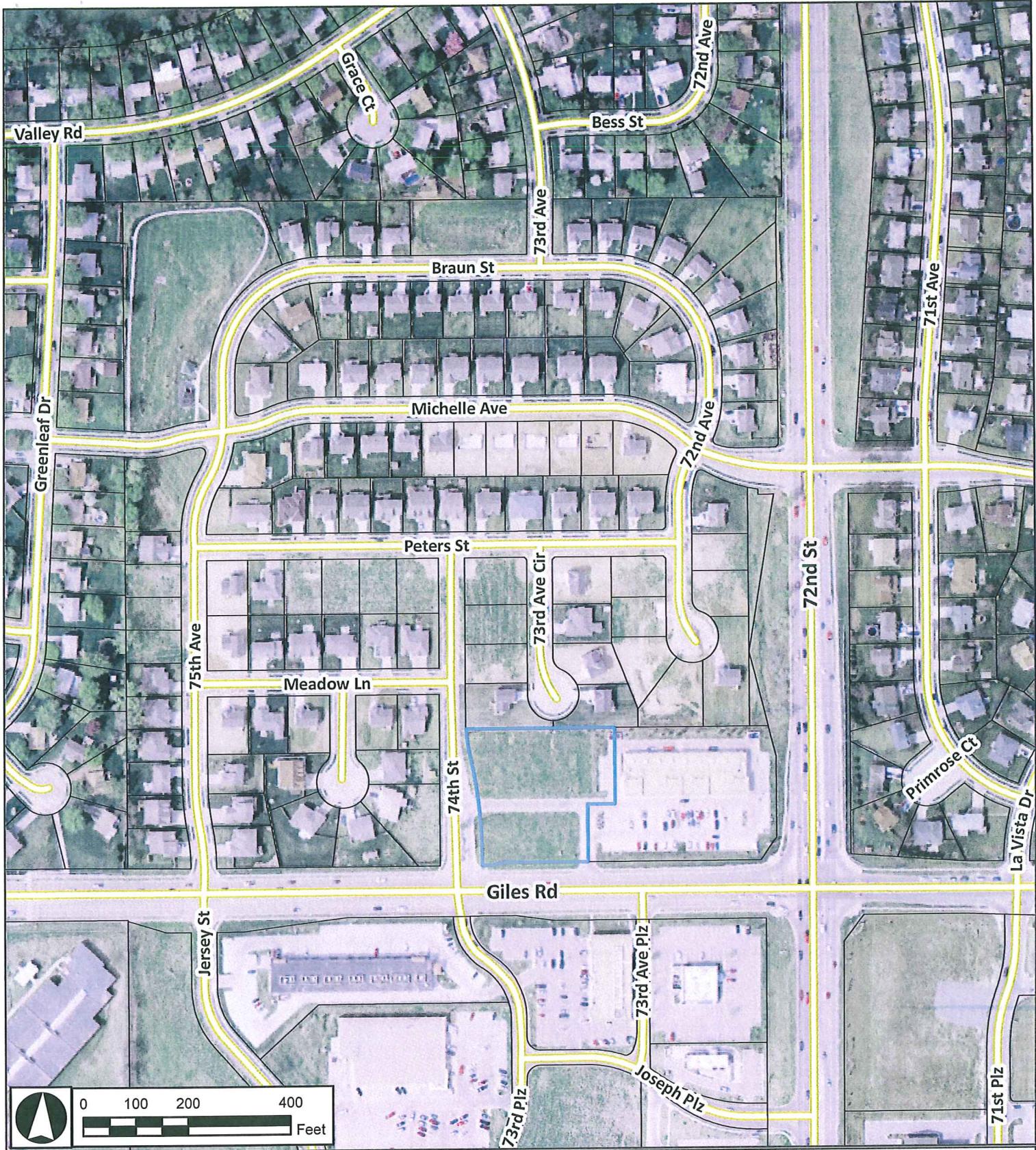


9/14/12

Prepared by:

Community Development Director

Date



Vicinity Map

Giles Corner Replat 2

09/13/12
CAS





August 17, 2012

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

RE: Application for Replat-Initial Review
Giles Corner Replat 2 (Replat of Lot 80A)

Chris:

I have reviewed the replat application package that you sent to me in a transmittal dated August 8, 2012. The proposal would replat Lot 80A, Giles Corner into two lots to be known as Lots 1 and 2, Giles Corner Replat 2. I offer the following comments:

TRAFFIC & ACCESS:

1. Vehicular access is provided to the property over a private roadway that was established in an ingress/egress easement granted in 2007. This easement did not identify who benefits from the easement and contains a brief statement about maintenance. The maintenance statement does not identify how costs are to be allocated and how maintenance will be handled if a property owner does not maintain their area. To address these concerns (as well as sewer maintenance concerns discussed later in this letter) there needs to be a Common Area Maintenance Agreement that more fully addresses maintenance issues. A draft of such an agreement needs to be provided prior to the plat being scheduled for City Council consideration and a signed copy will be needed prior to releasing the signed final plat mylars for recording. The proposed use of the property is consistent with the existing zoning and commercial use of the property was considered when the infrastructure was installed. A traffic impact study was done in 2002 for a development potential of 37,500 square feet. That study included a review of traffic signal warrants for the 74th and Giles intersection which indicated that warrants would not be met with traffic projections through 2025. Therefore, no additional traffic study is required. The preliminary and final plat drawings contain a notation that there will be an ingress/egress, sidewalk, parking and pedestrian easement over all private drives and parking areas constructed in Lots 1 and 2 in favor of the owners of Lots 1 and 2. I do not have objections to this proposal, however, for building permit review purposes the quantity of parking provided on each lot will need to meet the applicable requirements for the proposed buildings on each lot. The application documents to date do

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

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

Library
9110 Giles Rd.
p: 402-537-3900
f: 402-537-3902

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

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

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

not propose new public or private, shared infrastructure improvement to be constructed by the Subdivider of this Subdivision, therefore, the need for a draft subdivision agreement is not triggered by Article 3.03.15 of the Subdivision Regulations.

2. The development on these lots will need to include sidewalks along 74th Street and along the existing private roadways connecting to 74th Street and to Giles Road. Such sidewalks should be 5 feet wide and be ADA accessible.

UTILITIES & DRAINAGE:

3. A private sanitary sewer exists in an easement over proposed Lot 2. The easement document for this sewer, that was submitted by the applicant, shows that the owner of Lot 80A granted the easement to the owner of Lot 80B but retained the right to benefit from this sewer. The submittal includes a proposed easement over Lot 2 to reach Lot 1. The Grading and Utilities Exhibit needs to include a notation as to whether the proposed sewer in the easement across Lot 2 will be built by the owner of Lot 1 and serve only Lot 1, or if it is to be a proposed shared sewer. If it is to be a shared sewer, then a draft subdivision agreement will be required by Article 3.03.15 of the Subdivision Regulations. The issue of maintenance of the existing shared sewer needs to be addressed more clearly than is provided in the existing easement document.
4. The tract sewer connection fee will need to be collected at the time each lot is issued a building permit. The fee is currently \$5,973.00 per acre.
5. The first note under "Drainage Study" on the Grading and Utilities Exhibit needs to be changed to read "As per the drainage study prepared by Thompson, Dreessen and Dorner, Inc. dated August 2003, Lot 80A is not required to provide storm water detention to trim 2-year peak flows to existing conditions due to detention being provided elsewhere in the Giles Corner Subdivision." The language in the existing note about allowing free discharge of stormwater runoff to 74th Street is not acceptable due to the requirement for water quality treatment and that only 1 acre was intended to surface drain to 74th Street, not all of Lot 80A.
6. Chapter 154 of the City Municipal Code requires a Post Construction Storm Water Management Plan and a permit will be required through the Permix web site that is utilized by all Papillion Creek Watershed Partnership communities. A conceptual Post Construction Storm Water Management Plan and drainage plan needs to be submitted as required by Items 2 and 4 of Article 3.03.20 of the Subdivision Regulations. It is recognized that detailed building plans for both lots are not available at this time. The conceptual plan needs to address whether each lot will have its own stormwater management measures or whether there will be shared solutions. A menu of BMPs applicable to meeting the water quality and peak flow attenuation needs to be set forth in the conceptual plan. A draft Post Construction Storm Water Management Maintenance Agreement and Easement based on the a prototype document that can be found at <http://www.papiopartnership.org/resources/documents/PCSMPMaintenanceAgreement-LaVista.pdf> needs to be submitted as part of the replatting submittal.
7. Based on the submittal documents at this time, the Papillion Creek Watershed Partnership storm water management fee set forth in the City of La Vista Master Fee Schedule is not applicable to this property. As noted in the Master Fee Schedule the fee is collected when set forth in a subdivision

agreement for new development or significant redevelopment. In accordance with Article 3.03.15 of the Subdivision Regulations, a draft subdivision agreement is required when the proposed subdivision will include public and/or private, shared (common area) infrastructure improvements which is not proposed in this application. If subsequent submittals indicate that there will be proposed infrastructure of this type, then a draft subdivision agreement may be necessary which would include the storm water management fee.

PRELIMINARY PLAT REVIEW:

7. The preliminary plat was reviewed for compliance with Section 3.03 of the Subdivision Regulations. Items requiring further information are listed in the foregoing comments. Certain items are not applicable due to the nature of the proposed replat.

FINAL PLAT REVIEW:

8. The final plat was reviewed for compliance with Section 3.03 of the Subdivision Regulations. Comments from that review are as follows:
 - a. The widths of adjacent right-of-ways abutting the plat need to be shown per Article 3.05.03 of the Subdivision Regulations.
 - b. The approval block for the Planning Commission is missing and needs to be added.
 - c. A signature block for the Register of Deeds needs to be provided.

PLAT APPLICATION & MISC:

9. In the event that the applicant proposes public or private shared infrastructure then a draft subdivision agreement per Article 3.03.15 of the Subdivision Regulations will be needed.
10. Provide a copy to the City of any existing or proposed private protective covenants affecting this property.
11. The applicant should be aware of that there are special regulations relating to the 72nd Street sub-area overlay district that will affect the building and site design process.
12. While it is not a direct factor in reviewing the replat application, the Grading and Utilities Exhibit that was submitted shows a layout for the proposed restaurant on Lot 1. The exit location of the drive-up lane occurs right at the return of the existing shared entrance road from Giles Road. This configuration creates some safety concerns for a person turning right to leave the drive-up. They will have a difficult time seeing vehicles inbound from Giles and will likely encroach into the inbound lane as they turn right. The exit drive needs to be moved to the east away from the return. I will provide a possible revision sketch for consideration by you and the applicant in the event this would have any effect on the replatting process.

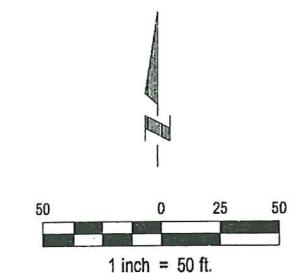
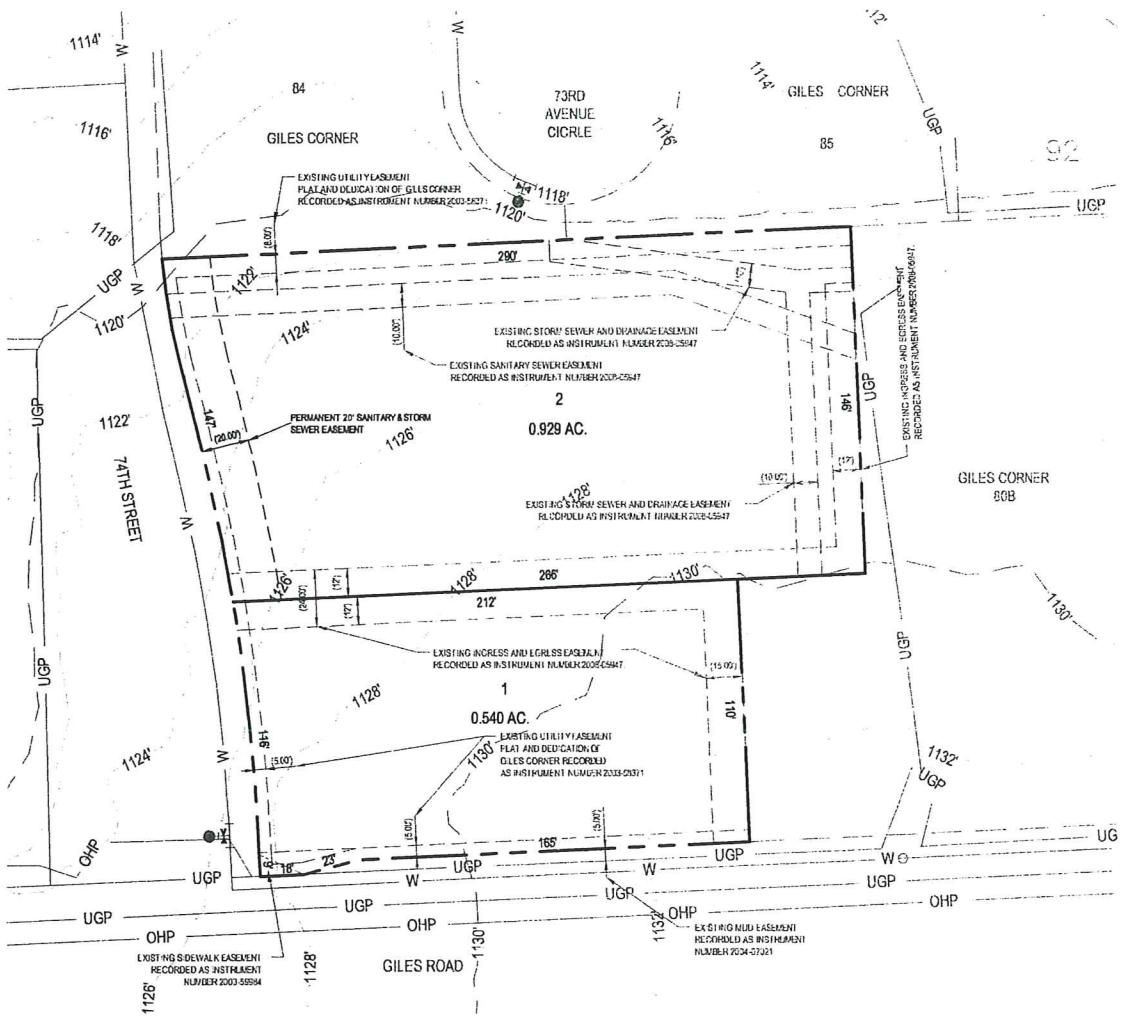
I recommend that the applicant revise and resubmit documents to address the items listed above.

Please feel free to contact me if you have questions about my recommendations.



John M. Kottmann

City Engineer



VICINITY MAP

LEGEND

- Boundary Line
- Lot Line
- - - Easements
- - - Existing Easements
- - - 1120 Exist. Major Contours
- - - 1122 Exist. Minor Contours
- - - W Exist. Water Line
- - - UGP Exist. Underground Power Line
- - - OHP Exist. Overhead Power Line
- - - ST Exist. Storm Sewer
- - - SS Exist. Sanitary Sewer

LEGAL DESCRIPTION

BEING A REPLAT OF LOT 80A, GILES CORNER, A SUBDIVISION LOCATED IN PART OF THE SE1/4 OF THE SE1/4 OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

CONTAINING AN AREA OF 1.470 ACRES, MORE OR LESS.

DEVELOPER

TODD KANNE
KANNE KORP LP
PO BOX 729
CARROLL, IA 51401

ZONING

EXISTING: C-1

NOTES

1. A PERMANENT RECIPROCAL INGRESS AND EGRESS, SIDEWALK, PARKING AND PEDESTRIAN EASEMENT, IS GRANTED TO THE OWNERS OF LOTS 1 AND 2, THEIR GUESTS AND INVITEES OVER ALL OF THOSE PRIVATE DRIVES AND PARKING AREAS AS CONSTRUCTED IN SAID LOTS 1 AND 2.
2. DIRECT VEHICULAR ACCESS TO GILES ROAD FROM LOT 1 WILL NOT BE ALLOWED.
3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.)



Proj No: P2012.312.01

Revisions

Date: 08/07/2012

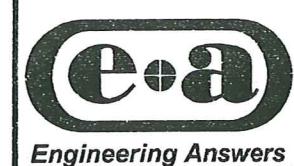
Date

Designed By: PJC

Description

PRELIMINARY PLAT

GILES CORNER REPLAT 2
LA VISTA, NEBRASKA



E & A CONSULTING GROUP, INC.

Engineering • Planning • Environmental & Field Services

330 North 117th Street Omaha, NE 68154
Phone: 402.895.4700 Fax: 402.895.3599
www.eacg.com

**CITY OF LA VISTA
PLANNING DIVISION**

RECOMMENDATION REPORT

CASE NUMBER: 2012-SUB-06

FOR HEARING OF: September 20, 2012
Report Prepared on: September 12, 2012

I. GENERAL INFORMATION

A. APPLICANT:

Harrison I-80, LLC
10855 West Dodge Road, Suite #270
Omaha, NE 68154

B. PROPERTY OWNER:

Harrison I-80, LLC
10855 West Dodge Road, Suite #270
Omaha, NE 68154

C. LOCATION: 110th Street and Harrison Street

D. LEGAL DESCRIPTION: Lots 12 Harrison Hills

E. REQUESTED ACTION(S): Replatting of Lots 12 Harrison Hills.

F. EXISTING ZONING AND LAND USE: I-1, Light Industrial

G. PURPOSE OF REQUEST: Replatting of Lot 12 for development of industrial uses on smaller lots.

H. SIZE OF SITE: 11.29 Acres

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

Relatively flat, sloping towards the creeks near the northeast and southwest side of the property. Vacant.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** C-3 Multi-Family Residential/Harrison Hills Apartments
2. **East:** I-2 Heavy Industrial/Store It Now
3. **South:** I-2 Heavy Industrial
4. **West:** TA Transitional Agriculture

C. RELEVANT CASE HISTORY: Not applicable.

D. APPLICABLE REGULATIONS:

1. Section 5.13 of the Zoning Regulations – I-1 Light Industrial
2. Section 3.08 of the Subdivision Regulations – Replats

III. ANALYSIS

A. COMPREHENSIVE PLAN: The Future Land Use Plan of the Comprehensive Plan designates the area for Industrial development.

B. OTHER PLANS: Not applicable.

C. TRAFFIC AND ACCESS:

1. Vehicular access is provided to the property by the existing public street and no ingress/egress easements or private roadways are proposed. The proposed use of the property is consistent with the existing zoning and light industrial use of the property was considered when the infrastructure was installed. Therefore, no traffic study is required. The application documents to date do not propose new public or private, shared infrastructure improvement to be constructed by the Subdivider of this Subdivision, therefore, the need for a draft subdivision agreement is not triggered by Article 3.03.15 of the Subdivision Regulations.
2. The City has not required sidewalks to be constructed in industrial areas to date. Sidewalks would be required at such time as the City Council determines there is a need to create a sidewalk district in the area or could be made a requirement of this development. Since a sidewalk in front of these lots would not connect to any other sidewalks, staff recommends addressing the installation of sidewalks at such time when a sidewalk district is created for the area. Such sidewalks should be 5 feet wide and be ADA accessible.

D. UTILITIES:

1. Public sanitary sewer exists in Olive Street abutting the property. There are two existing sanitary sewer stubouts that can serve Lots 3 and 4. Stubouts do not exist to serve proposed Lots 1 and 2. There needs to be a note added to the preliminary plat stating that “Sanitary sewer stubouts to Lots 1 and 2 will be constructed by the Owners of Lots 1 and 2 and the time of development on the lots”. A sanitary sewer stubout is not a part of public infrastructure. The stubout from the point of connection to the sewer main to the building is part of the property owner’s utility service. Therefore, a subdivision agreement to provide for installing public or private, shared infrastructure in accordance with Article 3.03.15 of the Subdivision Regulations is not required for sewer stubouts.

2. The tract sewer connection fee will need to be collected at the time each lot is issued a building permit. The fee is currently \$5,973.00 per acre.
3. Chapter 154 of the City Municipal Code requires a Post Construction Storm Water Management Plan and a permit will be required through the Permix web site that is utilized by all Papillion Creek Watershed Partnership communities. A conceptual Post Construction Storm Water Management Plan and drainage plan needs to be submitted as required by Items 2 and 4 of Article 3.03.20 of the Subdivision Regulations. It is recognized that detailed building plans for individual lots are not available at this time. The conceptual plan needs to address the whether each lot will have its own stormwater management measures or whether there will be shared solutions. A menu of BMPs applicable to meeting the water quality and peak flow attenuation requirements needs to be set forth in the conceptual plan. A draft Post Construction Storm Water Management Maintenance Agreement and Easement needs to be submitted as part of the replatting submittal.
4. Based on the submittal documents at this time, the Papillion Creek Watershed Partnership storm water management fee set forth in the City of La Vista Master Fee Schedule is not applicable to this property. As noted in the Master Fee Schedule the fee is collected when set forth in a subdivision agreement for new development or significant redevelopment. In accordance with Article 3.03.15 of the Subdivision Regulations, a draft subdivision agreement is required when the proposed subdivision will include public and/or private, shared (common area) infrastructure improvements which is not proposed in this application. If subsequent submittals indicate that there will be proposed infrastructure of this type, then a draft subdivision agreement may be necessary which would include the storm water management fee.

IV. REVIEW COMMENTS:

V. PLANNING COMMISSION RECOMMENDATION:

Approval of Harrison Hills Replat 4 subject to the satisfactory resolution of the following issues prior to City Council review:

- A. There needs to be a note added to the preliminary plat stating that; "Sanitary sewer stubouts to Lots 1 and 2 will be constructed by the Owners of Lots 1 and 2 and the time of development on the lots".

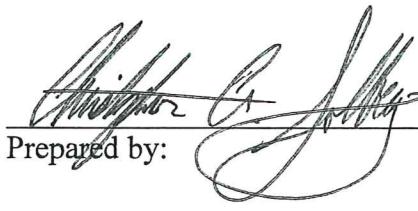
- B. The labeling of the existing contours needs to be checked as they appear to be about 20 feet too low in comparison the 100-year flood elevations listed on the FIRM maps in this location.
- C. The proposed signature block for the Register of Deeds needs to replaced with adequate space for a sticker to be applied by the Register of Deeds.

VI. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. Preliminary Plat, Final Plat
3. Engineer's Report

VII. COPIES OF REPORT SENT TO:

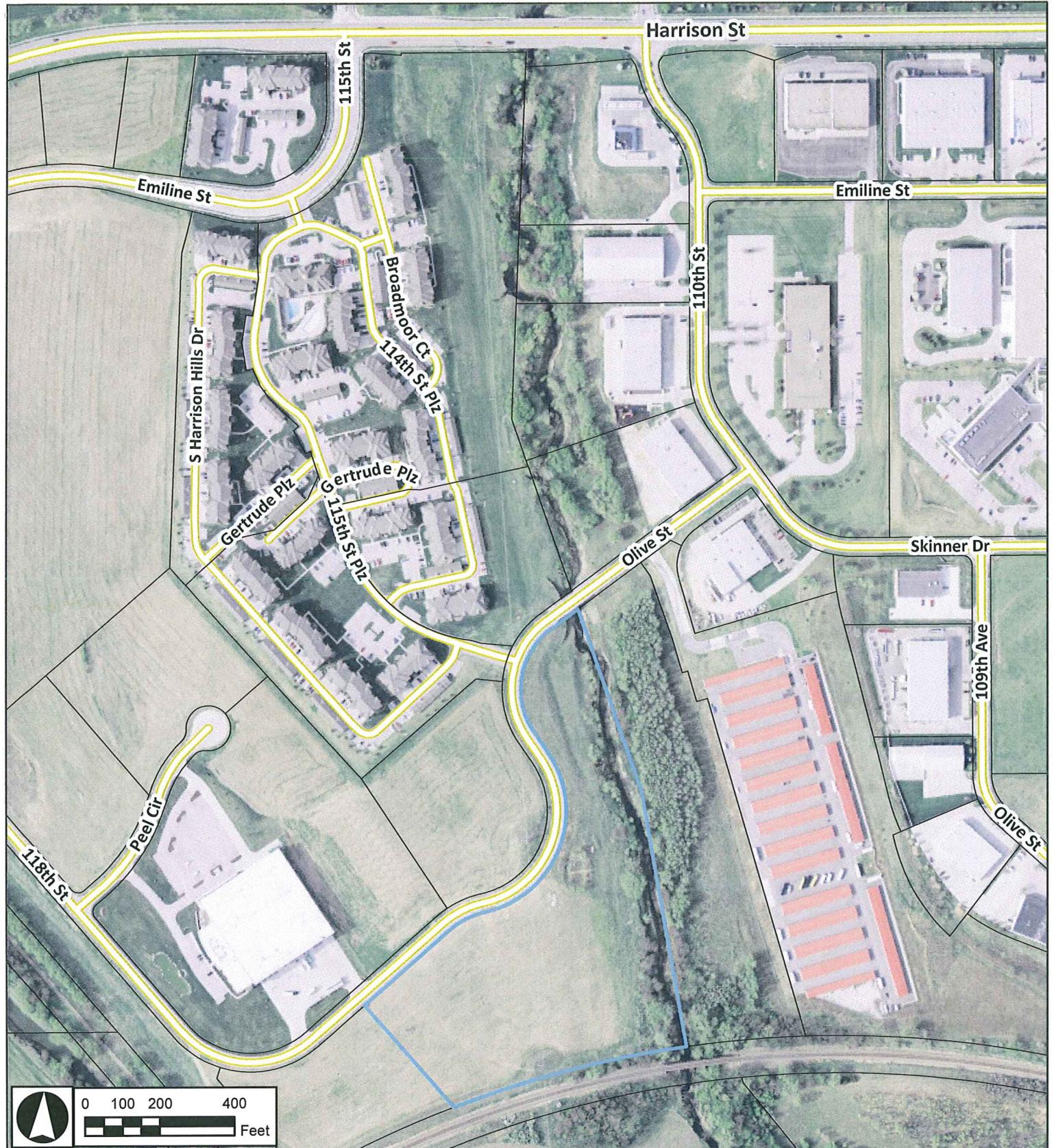
1. Doug Kellner, Thompson, Dreessen & Dorner
2. Sal Carta, Harrison I-80 LLC
3. Public Upon Request


Prepared by:

9/4/12

Community Development Director

Date



Vicinity Map

Harrison Hills Replat Four

09/13/12
CAS





August 17, 2012

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

RE: Application for Replat-Initial Review
Harrison Hills Replat 4(Replat of Harrison Hills Lot 12)

Chris:

I have reviewed the replat application package that you sent to me in a transmittal dated August 8, 2012. The proposal would replat Lot 12, Harrison Hills into four lots. I offer the following comments:

TRAFFIC & ACCESS:

1. Vehicular access is provided to the property by the existing public street and no ingress/egress easements or private roadways are proposed. The proposed use of the property is consistent with the existing zoning and light industrial use of the property was considered when the infrastructure was installed. Therefore, no traffic study is required. The application documents to date do not propose new public or private, shared infrastructure improvement to be constructed by the Subdivider of this Subdivision, therefore, the need for a draft subdivision agreement is not triggered by Article 3.03.15 of the Subdivision Regulations.
2. The City has not required sidewalks to be constructed in industrial areas to date. Sidewalks would be required at such time as the City Council determines there is a need to create a sidewalk district in the area or could be made a requirement of this development. Since a sidewalk in front of these lots would not connect to any other sidewalks, I recommend addressing the installation of sidewalks at such time when a sidewalk district is created for the area. Such sidewalks should be 5 feet wide and be ADA accessible.

UTILITIES & DRAINAGE:

3. Public sanitary sewer exists in Olive Street abutting the property. There are two existing sanitary sewer stubouts that can serve Lots 3 and 4. Stubouts do not exist to serve proposed Lots 1 and 2. There needs to be a note added to

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Recreation
8116 Park View Blvd.
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the preliminary plat stating that "Sanitary sewer stubouts to Lots 1 and 2 will be constructed by the Owners of Lots 1 and 2 and the time of development on the lots". A sanitary sewer stubout is not a part of public infrastructure. The stubout from the point of connection to the sewer main to the building is part of the property owner's utility service. Therefore, a subdivision agreement to provide for installing public or private, shared infrastructure in accordance with Article 3.03.15 of the Subdivision Regulations is not required for sewer stubouts.

4. The tract sewer connection fee will need to be collected at the time each lot is issued a building permit. The fee is currently \$5,973.00 per acre.
5. Chapter 154 of the City Municipal Code requires a Post Construction Storm Water Management Plan and a permit will be required through the Permix web site that is utilized by all Papillion Creek Watershed Partnership communities. A conceptual Post Construction Storm Water Management Plan and drainage plan needs to be submitted as required by Items 2 and 4 of Article 3.03.20 of the Subdivision Regulations. It is recognized that detailed building plans for individual lots are not available at this time. The conceptual plan needs to address the whether each lot will have it's own stormwater management measures or whether there will be shared solutions. A menu of BMPs applicable to meeting the water quality and peak flow attenuation requirements needs to be set forth in the conceptual plan. A draft Post Construction Storm Water Management Maintenance Agreement and Easement based on the prototype document that can be found at <http://www.papiopartnership.org/resources/documents/PCSMPMaintenanceAgreement-LaVista.pdf> needs to be submitted as part of the replatting submittal.
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PRELIMINARY PLAT REVIEW:

7. The preliminary plat was reviewed for compliance with Section 3.03 of the Subdivision Regulations. Comments from that review are as follows:
 - a. The existing contours need to be shown on the preliminary plat. These can be obtained from the Sarpy County GIS information or as-built records that the engineers for the applicant may have on file. This is needed in order to demonstrate the usable space and to identify the existing water course and/or ravines. Refer to Articles 3.03.03 and 3.03.07 of the Subdivision Regulations. Proposed contours will not be required since grading is not required to create the lots. Proposed contours will be required as part of building plans for each lot when built upon.
 - b. The location of the west end of the existing Olive Street bridge needs to be shown on the preliminary plat. See Article 3.03.07 of the Subdivision Regulations.

- c. Show the existing floodway and floodplain limits on the preliminary plat. See Article 3.03.13 of the Subdivision Regulations.

FINAL PLAT REVIEW:

8. The final plat was reviewed for compliance with Section 3.03 of the Subdivision Regulations.

Comments from that review are as follows:

- a. The graphic scale on the final plat appears to be wrong. It is shown as 50 scale, but the drawing appears to be drawn at 60 scale.
- b. The approval block for the Planning Commission is missing and needs to be added.
- c. A signature block for the Register of Deeds needs to be provided.

PLAT APPLICATION & MISC:

10. Provide a copy to the City of any existing or proposed private protective covenants affecting this property.
11. When development on an individual lot disturbs more than 1 acre of land, then a grading and erosion control permit will be required as part of the building permit process on such lot.

I recommend that the applicant revise and resubmit documents to address the items listed above.

Please feel free to contact me if you have questions about my recommendations.

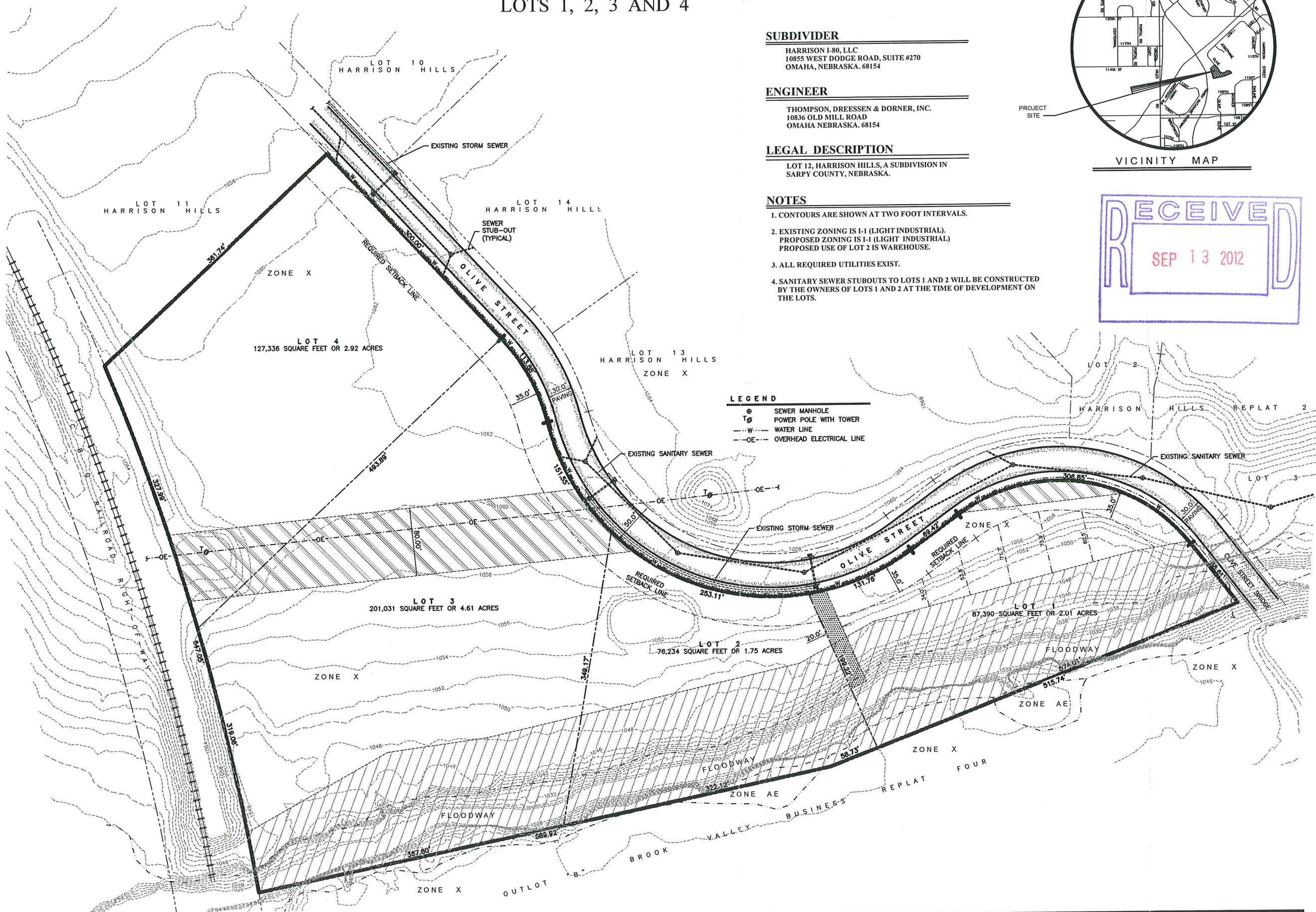


John M. Kottmann

City Engineer

HARRISON HILLS REPLAT 4

LOTS 1, 2, 3 AND 4



TD2

engineering
& surveying

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**HARRISON HILLS
REPLAT 4**

LOTS 1, 2, 3 AND 4

Client Name

LOT 12, HARRISON
HILLS REPLAT 4,
SARPY COUNTY,
NEBRASKA.



Revision Dates		
No.	Description	MM-DD-YY
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Job No.: A738-186-1P
Drawn By: RJR
Reviewed By: JDW
Date: JULY 20, 2012
Book:
Pages:

Sheet Title

SARPY COUNTY,
NEBRASKA
PRELIMINARY PLAT

Sheet Number

SHEET 1 OF 1

