

AGENDA ITEMS 4B

**Preliminary Plat — Tax Lot 1A1A1A & Tax Lot 2B2 S
of RR 17-14-12, Hidden Valley Industrial —J & H
Investments**



CITY OF LA VISTA
PLANNING DIVISION

RECOMMENDATION REPORT

CASE NUMBER: PSPP 19-0004

FOR HEARING OF: February 6, 2020
Report Prepared on: January 30, 2020

I. GENERAL INFORMATION

A. APPLICANT:

J & H Investments, LLC
9144 S 147th Street
Omaha, NE 68138

B. PROPERTY OWNERS:

Gordo-79, LLC
12925 W Dodge Road
Omaha, NE 68154

C. LOCATION: Northwest of the intersection of S 110th Street & Harry Anderson Avenue.

D. LEGAL DESCRIPTION: Tax Lot 1A1A1A & Tax Lot 2B2, S of RR 17-14-12

E. REQUESTED ACTION(S): Approval of a Preliminary Plat for a four lot industrial subdivision titled Hidden Valley Industrial Lots 1 through 4 and Outlots A and B.

F. EXISTING ZONING AND LAND USE:

I-2 Heavy Industrial District; FF/FW Flood Plain Districts (Overlay District); The site is currently vacant.

G. PURPOSE OF REQUEST:

Preliminary Plat to create a four lot industrial subdivision.

H. SIZE OF SITE: 30.21 Acres

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The land is generally flat with a gradual downward slope generally south. The site is bordered by Papillion creek to the west, a Burlington railroad line to the north, and Hells Creek to the east and south.

B. GENERAL NEIGHBORHOOD/AREA ZONING AND LAND USES:

1. **North:** Harrison Hills Industrial Park; I-1 Light Industrial; Hayes Mechanical.
2. **East:** Brook Valley Business Park; I-2 Heavy Industrial District.

3. **South:** Vacant; TA – Transitional Agriculture District, Gateway Corridor District (Overlay District), and FF/FW Flood Plain Districts (Overlay District); Nebraska Multi-Sport Complex.
4. **West:** Vacant; TA – Transitional Agriculture District, Gateway Corridor District (Overlay District), and FF/FW Flood Plain Districts (Overlay District); Nebraska Multi-Sport Complex.

C. RELEVANT CASE HISTORY:

1. N/A

D. APPLICABLE REGULATIONS:

1. Section 5.14 of the Zoning Regulations – I-2 – Heavy Industrial.
2. Section 5.18 of the Zoning Regulations – FF/FW Flood Plain District (Overlay District)
3. Section 7.16 of the Zoning Regulations – Performance Standards for Industrial Uses
4. Section 3.03 of the Subdivision Regulations – Preliminary Plats

III. ANALYSIS

A. COMPREHENSIVE PLAN: The Future Land Use Map of the Comprehensive Plan designates the proposed development area as industrial, which is consistent with the proposed development.

B. OTHER PLANS: N/A.

C. TRAFFIC AND ACCESS:

1. There will be one access to the site from South 110th Street, which will include a prefabricated modular steel vehicle bridge over Hell Creek. The bridge will be 65 feet long, 26 feet wide, and conform to the AASHTO LRFD Bridge Design Specifications. The bridge and street improvements will be paid for by the applicant.
2. The street and bridge will be dedicated to the City upon completion. Operation and maintenance are more extensive for a bridge than a typical street, as it will require biennial inspections and must be placed on the National Bridge Inventory.
3. No adjustments to existing streets or signalization are anticipated as a result from this development.

D. UTILITIES:

1. The properties will have access to water, sanitary sewer, gas, power and communication utilities.

IV. REVIEW COMMENTS:

1. The development will require a cul-de-sac for access that exceeds the 300' maximum cul-de-sac length requirement stated in the La Vista Subdivision Regulations Section 4.11. The applicant has requested a waiver from Section 4.11 of the Subdivision Regulations which requires City Council approval. Staff finds this request reasonable, as the site has limited access points and geographic constraints that limit the design (bordered by Papillion Creek, Hell Creek, and the railroad).
2. A Wetland Delineation Report performed by Felsburg, Holt & Ullevig was provided to identify the type, location, and extent of wetlands and channels located within the project environmental study area, and to help understand the potential impacts of the construction of a bridge to connect South 110th Street to the development site on the west side of Hell Creek. The wetlands and channels identified in this delineation are assumed to be jurisdictional and regulated by USACE under Section 404 of the Clean Water Act, unless a Jurisdictional Determination is received from USACE stating otherwise. Floodplain Development Permits must be obtained as required before construction, as part of the site is within the Flood Way and the AE – 100-Year Flood Zone.
3. The project area consists of 30.2 acres, 16 of which will be disturbed. Post-Construction Stormwater Management will be provided by one dry detention basin which will provide detention and treatment for all lots and ROW for the development, as stated in the attached Preliminary Drainage Study performed by TD2 Engineering and Surveying.

V. STAFF RECOMMENDATION – Preliminary Plat:

Staff recommends approval of the Preliminary Plat for Tax Lot 1A1A1A & Tax Lot 2B2, S of RR 17-14-12 being replatted as Hidden Valley Industrial Lots 1 Through 4 and Outlots A and B, Sarpy County, Nebraska.

VI. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. Staff Review Letters and Applicant Response Letters
3. Request for Waiver Letter
4. Preliminary Plat Map set
5. Preliminary Drainage Study without exhibits
6. Wetland Delineation Report without exhibits

VII. COPIES OF REPORT SENT TO:

1. Tom Heimes, J & H Investments
2. Douglas Kellner, P.E., Thompson, Dreessen, & Dorner, Inc.
3. Public Upon Request

Cale Braden

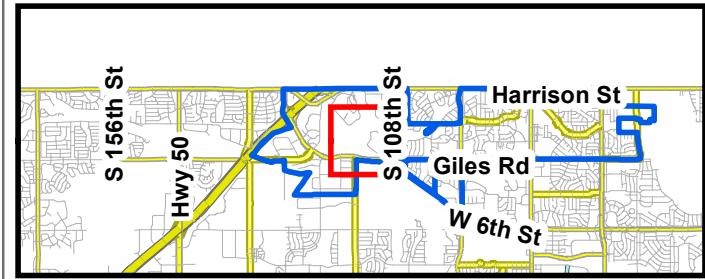
Prepared by: Assistant Planner

Stephen J. Schrey
Deputy Community Development Director

1/31/2020
Date



Project Vicinity Map



**Hidden Valley Industrial
Preliminary Plat**

1/31/2020

CB





December 17, 2019

Tom Heimes
J & H Investments, LLC
9144 S 147th Street
Omaha, NE 68138

RE: Preliminary Plat – Initial Review Letter
Hidden Valley Industrial

Mr. Heimes,

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 Subdivision Regulations, the City has the following comments:

1. Section 3.03.06 - Plat should have a legal description of the area being platted, all lot dimensions should be clearly labeled, as well as any monuments found or set, section lines, and acreage of the proposed development.
2. Section 3.03.07 - The location and width of any platted streets and alleys within 200 feet of the property, as well as any known utility information such as location, material, size, flowline and/or elevation should be shown on the plat.
3. Section 3.03.08 - Please indicate the location and names of any adjoining subdivisions, and/or undeveloped land.
4. Section 3.03.09 - Lot lines should be clearly dimensioned and lot areas should be measured in square feet.
5. Section 3.03.10 - Proposed Right of Way should be labeled as such. Provide bridge type, size and location (TS&L) drawings, including pertinent water surface elevations and calculations for the 100-year storm, anticipated USACE 404 Nationwide Permit Verification

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information, and Floodplain Development Permit information. Provide bridge loading design criteria as to ensure the bridge contemplated is consistent with the requirements as set forth by the Nebraska Board of Classifications and Standards.

6. Section 3.03.11 - As it is anticipated that jurisdictional waterway(s) exist within the plat, provide a delineation report by a qualified environmental specialist.
7. Section 3.03.12 - Please provide all existing easements for public utilities; book and page number shall be labeled on the plan, and any private easements should be labeled as such.
8. Section 3.03.14 - Proposed building setback lines should be included and labeled as such.
9. Section 3.03.15 - A subdivision agreement will need to be developed prior to approval of the Final Plat for the development.
10. Section 3.03.17 - Please provide a request for waiver of standard for the cul-de-sac length, and any other anticipated waivers of design standards, if additional waivers are contemplated.
11. General Comment -The City had contemplated a 2nd phase of the Hell Creek Stabilization project to include measures to stabilize the creek channel as well as potentially provide a trial connection to the West Papio Creek Trail generally located with Outlot A and Outlot B of the proposed plat. The PCSMP and bridge improvements should evaluate measures as contemplated by the stabilization project to ensure PCSMP BMPs and the bridge geometry will not adversely impact the contemplated future improvements, and that the proposed improvements by the applicant (PCSMP BMPs and bridge) will perform as designed if the future stabilization project is designed and constructed. The City will require access easements as necessary for channel maintenance.
12. General Comment - The street name "Harry Anderson Ave Circle" will need to be confirmed by Sarpy County GIS.

13. General Comment – The lot North of the train tracks displayed as Lot 11 Harrison Hills was replatted and is now Lot 1 Harrison Hills Replat 5 and has different dimensions. Please reflect this change.

14. General Comment – Applicant should review Sections 5.14 (I-2 Heavy Industrial District) and 7.16 (Performance Standards for Industrial Uses), as well as other applicable sections of the Zoning Ordinance prior to development to be aware of development constraints.

Please submit 4 full size revised copies of the plat and related documents (along with electronic copies) to the City for further review. A timeline for review by the Planning Commission and City Council will be determined based on the timing of the resubmittal and the extent to which the issues noted this review have been sufficiently addressed.

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

Thank you,



Christopher Solberg, AICP
Senior Planner

cc:

Douglas Kellner, P.E., Thompson, Dreessen, & Dorner, Inc.

Pat Dowse, City Engineer

Bruce Fountain, Community Development Director

December 24, 2019

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

RE: Hidden Valley Industrial
Preliminary Plat Initial Review Response Letter
TD2 File No. 1642-110.2

Mr. Solberg:

The following responses have been prepared in acknowledgement of your letter from December 17, 2019 regarding City of La Vista Preliminary Plat – Initial Review Letter for the Preliminary Plat submittal of Hidden Valley Industrial:

1. Section 3.03.06 – Plat should have a legal description of the area being platted, all lot dimensions should be clearly labeled, as well as any monuments found or set, section lines, and acreage of the proposed development.

RESPONSE: Plat has been revised to include the requested items per the above comment (Legal description, dimensions, section lines, and acreage).

2. Section 3.03.07 – The location and width of any platted streets and alleys within 200 feet of the property, as well as any known utility information such as location, material, size, flowline and/or elevation should be shown on the plat.

RESPONSE: Location and widths of street and all know utility information has been added to the plat per the above comment.

3. Section 3.03.08 – Please indicate the location and names of any adjoining subdivisions, and/or undeveloped land.

RESPONSE: The plat has been revised to include locations and names of all adjacent land

4. Section 3.03.09 – Lot lines should be clearly dimensioned and lot area should be measured in square feet.

RESPONSE: Lots have been dimensioned and lot areas have been included in square feet.

5. Section 3.03.10 – Proposed Right of Way should be labeled as such. Provide bridge type, size and location (TS&L) drawings, including pertinent water surface elevations and calculations for the 100-year storm, anticipated USACE 404 Nationwide Permit Verification information, and Floodplain Development Permit information. Provide bridge loading design criteria as to ensure the bridge contemplated is consistent with the requirements as set forth by the Nebraska Board of Classifications and Standards.

RESPONSE: Right of Way has been labeled.

Preliminary bridge information has been provided by Big R Bridge. Proposed location has been shown on the plan sheet. The bridge design will utilize the AASHTO LRFD Bridge Design Specifications and a design vehicle of HL-93. Hydraulic information for the proposed bridge over Hell Creek including water surface elevations and 100-year storm calculations is being compiled and will be provided as it is available through the continued analysis of the feasibility of this crossing.

A delineation has been provided for analysis of potential wetland and channel disturbances. It is anticipated that the project will stay below minimum requirements for a 404 permit and will be verified by the USACE.

Proposed Floodplain fill areas have been provided in the submittal for initial review and will be coordinated with the City as an application for a Floodplain Development Permit is made and required information provided.

6. Section 3.03.11 – As it is anticipated that jurisdictional waterway(s) exist within the plat, provide a delineation report by a qualified environmental specialist.

RESPONSE: A delineation report has been provided with this submittal.

7. Section 3.03.12 – Please provide all existing easements for public utilities; book and page number shall be labeled on the plan, and any private easements should be labeled as such.

RESPONSE: Existing easements, with book and page number have been added to the plat.

8. Section 3.03.14 – Proposed building setback lines should be included and labeled as such.

RESPONSE: Building setback have been added to the plat.

9. Section 3.03.15 – A subdivision agreement will need to be developed prior to approval of the Final Plat for the development.

RESPONSE: Noted. A subdivision agreement will be developed

10. Section 3.03.17 – Please provide a request for waiver of the standard for the cul-de-sac length, and any other anticipated waivers of design standards, if additional waivers are contemplated.

RESPONSE: A request for waivers has been provided with this submittal.

11. General Comment – The City has contemplated a 2nd phase of the Hell Creek Stabilization project to include measures to stabilize the creek channel as well as potentially provide a trail connection to the West Papio Creek Trail generally located within Outlot A and Outlot B of the proposed plat. The PCSMP and bridge improvements should evaluate measures as contemplated by the stabilization project to ensure PCSMP BMPs and the bridge geometry will not adversely impact the contemplated future improvements, and that the proposed improvements by the applicant (PCSMP BMPs and bridge) will perform as designed if the future stabilization project is designed and constructed. The City will require access easements as necessary for channel maintenance.

RESPONSE: Noted. Bridge and PCSMP designs will coordinate with the potential creek stabilization project as required by the City.

12. General Comment – The street name "Harry Anderson Ave Circle" will need to be confirmed by Sarpy County GIS.

RESPONSE: Noted. Street name will be confirmed.

13. General Comment – The lot North of the train tracks displayed as Lot 11 Harrison Hills was replatted and is now Lot 1 Harrison Hills Replat 5 and has different dimensions. Please reflect this change.

RESPONSE: Noted. Change has been made.

14. General Comment – Applicant should review Sections 5.14 (I-2 Heavy Industrial District) and 7.16 (Performance Standards for Industrial Uses), as well as other applicable sections of the Zoning Ordinance prior to development to be aware of development constraints.

RESPONSE: Noted.

If you have any questions, please call our office at (402) 330-8860.

Sincerely,

THOMPSON, DREESSEN & DORNER, INC.



Matthew E. Maly, P.E.

MEM/dek



January 6, 2019

Tom Heimes
J & H Investments, LLC
9144 S 147th Street
Omaha, NE 68138

RE: Preliminary Plat – Second Review Letter
Hidden Valley Industrial

Mr. Heimes,

We have reviewed the resubmittal for Hidden Valley Industrial Preliminary Plat. Based on the elements for consideration set forth in the applicable sections of the Subdivision Regulations, the City has the following comments:

1. Section 3.03.06 - Plat should have a legal description of the area being platted. As the proposed subdivision boundary does not appear to be a recorded lot or subdivision, a metes and bounds legal description will be needed to confirm plat dimensions.
2. Section 3.03.12 – Please confirm that public improvements will be allowable within the 80' OPPD easement, in terms of proposed public improvements and proposed elevations.
3. Section 3.03.17 – Please confirm roadway centerline radii meet or exceed the standards as set forth in Section 4.24 of the subdivision regulations.
4. Section 3.03.20 – The drainage report will need to include assumptions made for lot level BMPs, and the effects of such on the overall drainage design. Energy grade line of the trunk sewer system will need to be evaluated as well as the design progress.

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info@cityoflavista.org

Please submit 4 full size revised copies of the plat and related documents (along with electronic copies) to the City for further review. A timeline for review by the Planning Commission and City Council will be determined based on the timing of the resubmittal and the extent to which the issues noted this review have been sufficiently addressed. To be considered for the February 6, 2020 Planning Commission meeting agenda, the issues noted in this letter must be sufficiently addressed in a resubmittal by January 13th in order to give staff time to review and prepare the packets.

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

Thank you,

A handwritten signature in blue ink, appearing to read "Christopher Solberg". The signature is fluid and cursive, with a large, stylized "S" at the beginning.

Christopher Solberg, AICP
Deputy Community Development Director
City of La Vista, Nebraska
(402) 593-6400
csolberg@cityoflavista.org

cc:

Douglas Kellner, P.E., Thompson, Dreessen, & Dorner, Inc.
Pat Dowse, City Engineer
Bruce Fountain, Community Development Director

January 16, 2020

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

RE: Hidden Valley Industrial
Preliminary Plat Second Review Response Letter
TD2 File No. 1642-110.3

Mr. Solberg:

The following responses have been prepared in acknowledgement of your letter from January 6, 2020 regarding City of La Vista Preliminary Plat – Second Review Letter for the Preliminary Plat submittal of Hidden Valley Industrial:

1. Section 3.03.06 – Plat should have a legal description of the area being platted. As the proposed subdivision boundary does not appear to be a recorded lot or subdivision, a metes and bounds legal description will be needed to confirm plat dimensions.

RESPONSE: A metes and bounds legal description has been provided with this submittal.

2. Section 3.03.12 – Please confirm that public improvements will be allowable within the 80' OPPD easement, in terms of proposed public improvements and proposed elevations.

RESPONSE: Coordination with OPPD is ongoing and an OPPD Encroachment form has been completed and submitted to OPPD for review and comment. Through conversations with OPPD it is anticipated that if grades are maintained within the easement and improvements do not encroach upon OPPD structures that public improvements will be acceptable within the easement. Comments/Approvals will be provided once received from OPPD.

3. Section 3.03.17 – Please confirm roadway centerline radii meet or exceed the standards as set forth in Section 4.24 of the subdivision regulations.

RESPONSE: Centerline curve radii have been added to the Plat. All curves are 200' or greater which meets the standards for a Local street in Section 4.24

4. Section 3.03.20 – The Drainage report will need to include assumptions made for lot level BMPs, and the effects of such on the overall drainage design. Energy grade line of the trunk sewer system will need to be evaluated as well as the design progress.

RESPONSE: Lot level assumptions have been added to the Executive Summary of the Drainage Study. It is assumed that Detention Basin 1 will provided treatment and storage for all 4 Lots and release runoff at a reduced rate. Energy grade lines will be provided as final design progresses.

If you have any questions, please call our office at (402) 330-8860.

Sincerely,

THOMPSON, DREESSEN & DORNER, INC.



Matthew E. Maly, P.E.

MEM/dek

December 23, 2019

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

RE: Hidden Valley Industrial
Request for Waivers
TD2 File No. 1642-110.1

Mr. Solberg:

The following is a request for waivers to the La Vista City Planning Commission regarding Hidden Valley Industrial. This request is to waive the following City of La Vista Subdivision Design Standards.

1. Section 4.11 Design Standards: Cul-de-sac Streets.

- Request to waive the requirement for a maximum 300' long cul-de-sac street. This request is made due to design constraints relating to the location of the site. The proposed plat has limited access points and is located where it is bordered by, the Papillion Creek (to the south and west), Hell Creek (to the east), and the railroad (to the north and west). It is proposed to have a 1,000' long cul-de-sac street with a pavement radius for the cul-de-sac turnaround of 50'.

If you have any questions, please call our office at (402) 330-8860.

Sincerely,

THOMPSON, DREESSEN & DORNER, INC.



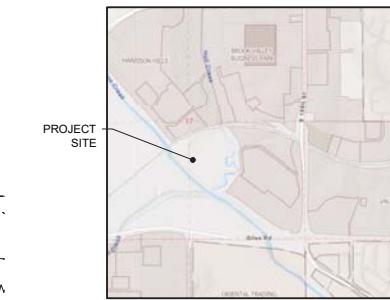
Matthew E. Maly, P.E.

MEM/dek

HIDDEN VALLEY INDUSTRIAL

LOTS 1 THROUGH 4 AND OUTLOTS A AND B

SARPY COUNTY, NEBRASKA



VICINITY MAP



Curve Table: Alignments				
CURVE #	RADIUS	LENGTH	DELTA	TANGENT
C1	200.00'	83.10'	23° 48' 25"	42.16'
C2	300.00'	368.65'	74° 13' 35"	227.00'

BUILDING SETBACKS:

FRONT YARD = 35 FEET
SIDE YARD = 30 FEET
REAR YARD = 25 FEET

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED PAVEMENT
- PROPOSED SEWER AND DRAINAGE EASEMENT
- 80 FOOT WIDE RIGHT-OF-WAY EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT RECORDED IN MISC. BOOK 48 AT PAGE 498 OF THE SARPY COUNTY RECORDS
- PERMANENT SANITARY SEWER EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT IN MISC. BOOK 47 AT PAGES 15, 16, AND 17 OF SARPY COUNTY RECORDS

SUBDIVIDER

J & H INVESTMENTS, LLC
9144 S 147TH STREET
OMAHA, NE 68138

ENGINEER

THOMPSON, DREESSEN & DORNER
10836 OLD MILL RD
OMAHA, NE 68154
PHONE: 402-330-8860

LEGAL DESCRIPTION

TAX LOT 1A1A1 AND TAX LOT 282, SOUTH OF RAILROAD, OF SECTION 17, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

PARCEL AREA = 30.21 ACRES

NOTES

- EXISTING ZONING IS I2. PROPOSED ZONING IS I2.
- EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2' INTERVALS.
- WATER AND GAS SERVICES PROVIDED BY THE OMAHA PUBLIC POWER DISTRICT.
- POWER SHAL BE PROVIDED FROM THE OMAHA PUBLIC POWER DISTRICT.
- TYPICAL UTILITY SETBACKS WILL BE DEDICATED WITH THE FINAL PLAT.
- PAVEMENT ON HARRY ANDERSON AVENUE CIRCLE SHALL BE 30' WIDE, 9-INCH P.C.C. PAVEMENT.
- OUTLOTS A AND B WILL PROVIDE POST CONSTRUCTION STORMWATER MANAGEMENT AND CONTAIN EXISTING DRAINAGEWAYS FOR THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY HIDDEN VALLEY INDUSTRIAL BUSINESS OWNERS ASSOCIATION.

TD2
engineering & surveying

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

Project Name
Hidden Valley
Industrial

Client Name
J & H Investments
LLC

Professional Seal

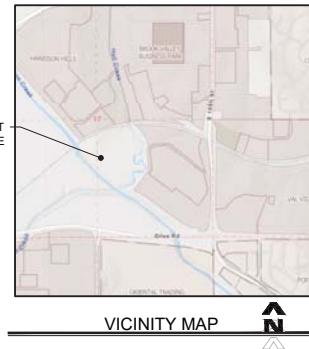
Revision Dates

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HIDDEN VALLEY INDUSTRIAL

LOTS 1 THROUGH 4 AND OUTLOTS A AND B

SARPY COUNTY, NEBRASKA



PROJECT SITE

VICINITY MAP

TD2
engineering & surveying

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

Project Name
Hidden Valley
Industrial

Client Name
J & H Investments
LLC

Professional Seal

Curve Table: Alignments				
CURVE #	RADIUS	LENGTH	DELTA	TANGENT
C1	200.00'	83.10'	23° 48' 25"	42.16'
C2	300.00'	368.65'	74° 13' 35"	227.00'



LEGEND

- PROPOSED PAVEMENT
- PROPOSED SEWER AND DRAINAGE EASEMENT
- 80 FOOT WIDE RIGHT-OF-WAY EASEMENT
GRANTED TO DAKOTA POWER DISTRICT
RECORDED IN MISC. BOOK 48 AT PAGE 498
OF THE SARPY COUNTY RECORDS
- PERMANENT SANITARY SEWER EASEMENT
GRANTED TO THE CITY OF OMAHA RECORDED
IN MISC. BOOK A7 AT PAGES 15, 16, AND
17 OF SARPY COUNTY RECORDS.

SUBDIVIDER

J & H INVESTMENTS, LLC
9144 S 147TH STREET
OMAHA, NE 68138

ENGINEER

THOMPSON, DREESSEN & DORNER
10836 OLD MILL RD
OMAHA, NE 68154
PHONE: 402-330-8860

LEGAL DESCRIPTION

TAX LOT 1A1A1A AND TAX LOT 2B2, SOUTH OF RAILROAD, OF
SECTION 17, T14N, R12E OF THE 6TH P.M., SARPY COUNTY,
NEBRASKA.

PARCEL AREA = 30.21 ACRES

NOTES

- EXISTING ZONING IS I-2. PROPOSED ZONING IS I-2.
- EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2' INTERVALS.
- WATER AND GAS SHALL BE PROVIDED BY THE METROPOLITAN UTILITIES DISTRICT.
- 40' WIDE RIGHT-OF-WAY EASEMENT GRANTED TO DAKOTA POWER DISTRICT.
- TYPICAL UTILITY SETBACKS WILL BE DEDICATED WITH THE FINAL PLAT.
- PAVEMENT FOR HARRY ANDERSON AVENUE CIRCLE SHALL BE 30' WIDE, 9-INCH THICK.
- OUTLOTS A AND B WILL PROVIDE POST CONSTRUCTION STORMWATER MANAGEMENT AND CONTAIN EXISTING DRAINAGEWAYS FOR THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY HIDDEN VALLEY INDUSTRIAL BUSINESS OWNERS ASSOCIATION.

Drawn By: MEM Reviewed By: DEK
Job No.: 1642-110 Date: 1-16-20

Sheet Title

Paving Plan

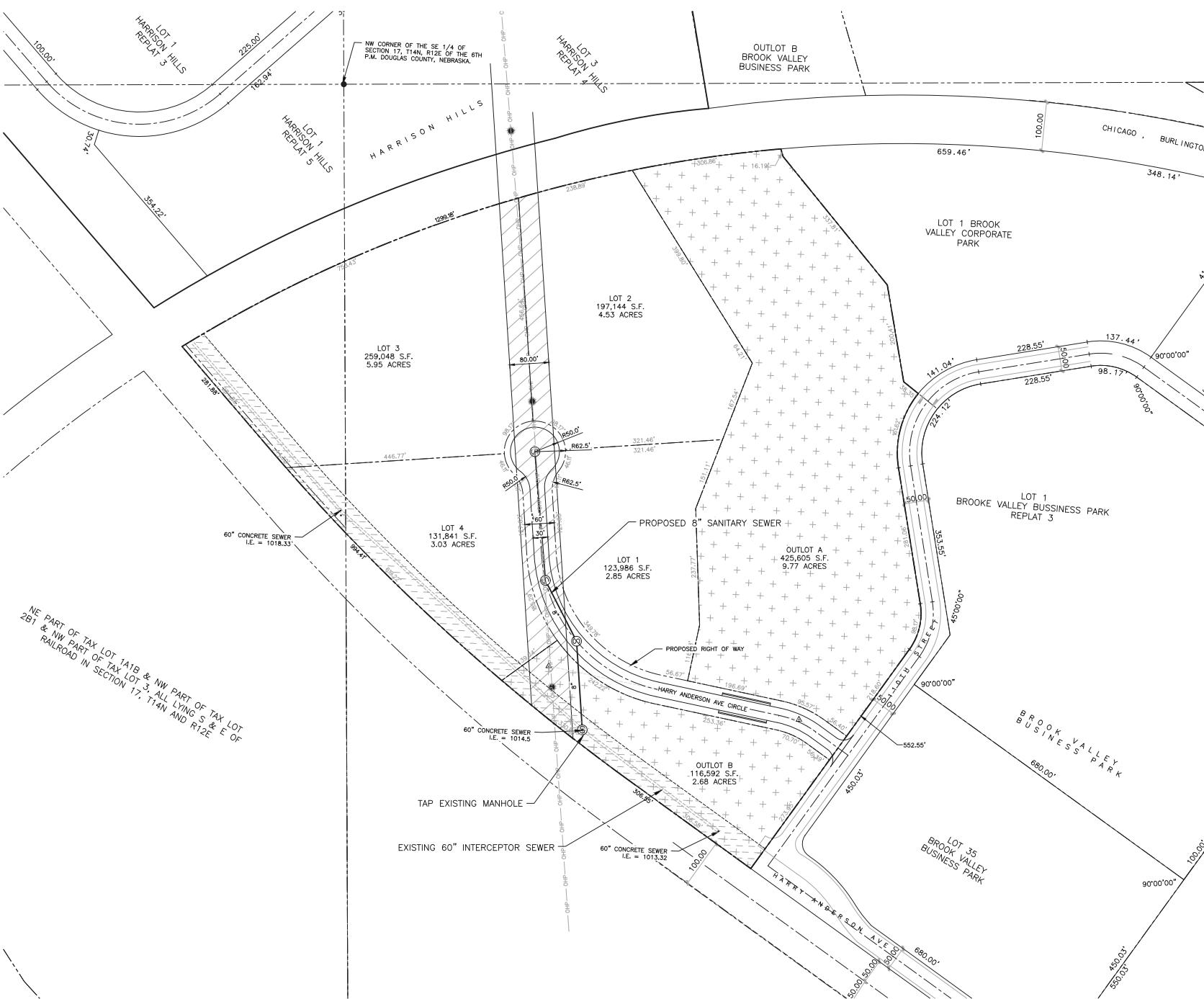
Sheet Number

Exhibit B

HIDDEN VALLEY INDUSTRIAL

LOTS 1 THROUGH 4 AND OUTLOTS A AND B

SARPY COUNTY, NEBRASKA



VICINITY MAP

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engineering & surveying

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Omaha, NE 68154
p.402.330.8860 www.td2co.com

Project Name
Hidden Valley
Industrial

Client Name
J & H Investments
LLC



LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED SEWER AND DRAINAGE EASEMENT
- 80 FOOT WIDE RIGHT-OF-WAY EASEMENT
GRANTED TO OMAHA PUBLIC POWER DISTRICT
RECORDED IN MISC. BOOK 48 AT PAGE 498
OF THE SARPY COUNTY RECORDS
- PERMANENT SANITARY SEWER EASEMENT
GRANTED TO THE OWNER OF THE LAND
RECORDED IN MISC. BOOK 47 AT PAGES 15, 16, AND
17 OF SARPY COUNTY RECORDS.

SUBDIVIDER

J & H INVESTMENTS, LLC
9144 S 147TH STREET
OMAHA, NE 68138

ENGINEER

THOMPSON, DREESSEN & DORNER
10836 OLD MILL RD
OMAHA, NE 68154
PHONE: 402-330-8860

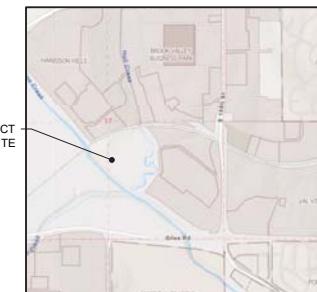
LEGAL DESCRIPTION

TAX LOT 141A AND TAX LOT 260, SOUTH OF RAILROAD, OF
SECTION 17, T14N, R12E OF THE 6TH P.M., SARPY COUNTY,
NEBRASKA.

PARCEL AREA = 30.21 ACRES

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**HIDDEN VALLEY INDUSTRIAL
LOTS 1 THROUGH 4 AND OUTLOTS A AND B
SARPY COUNTY, NEBRASKA**



TD2
engineering
& surveying

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

Project Name

Hidden Valley Industrial

Client Name
**J & H Investments
LLC**



LEGEND

SUBDIVIDE

J & H INVESTMENTS,
9144 S 147TH STREET
OMAHA, NE 68138

ENGINEER

THOMPSON, DREESSEN &
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

LEGAL DESCRIPTION

TAX LOT 1A1A1 AND TAX LOT 282, SOUTH OF RAILROAD, OF
SECTION 17, T14N, R12E OF THE 6TH P.M., SARPY COUNTY,
NEBRASKA.

PARCEL AREA = 30.21 ACRES

NOTE

1. EXISTING ZONING IS #2, PROPOSED ZONING IS #2.
2. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2' INTERVALS.
3. WATER AND GAS SHALL BE PROVIDED BY THE METROPOLITAN UTILITIES DISTRICT.
4. POWER SHALL BE PROVIDED FROM THE OMAHA PUBLIC POWER DISTRICT.
5. PROPERTY OWNED BY THE CITY OF OMAHA.
6. PAVEMENT FOR HARRY ANDERSON AVENUE CURB SHALL BE 30' WIDE, 9-INCH THICK P.C.C. PAVEMENT.
7. OWNER OF PROPERTY SHALL PROVIDE POST CONSTRUCTION STORMWATER MANAGEMENT AND CONTAIN EXISTING DRAINAGE WAYS FOR THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY HIDDEN VALLEY INDUSTRIAL BUSINESS OWNERS ASSOCIATION.

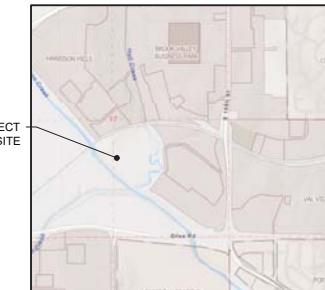
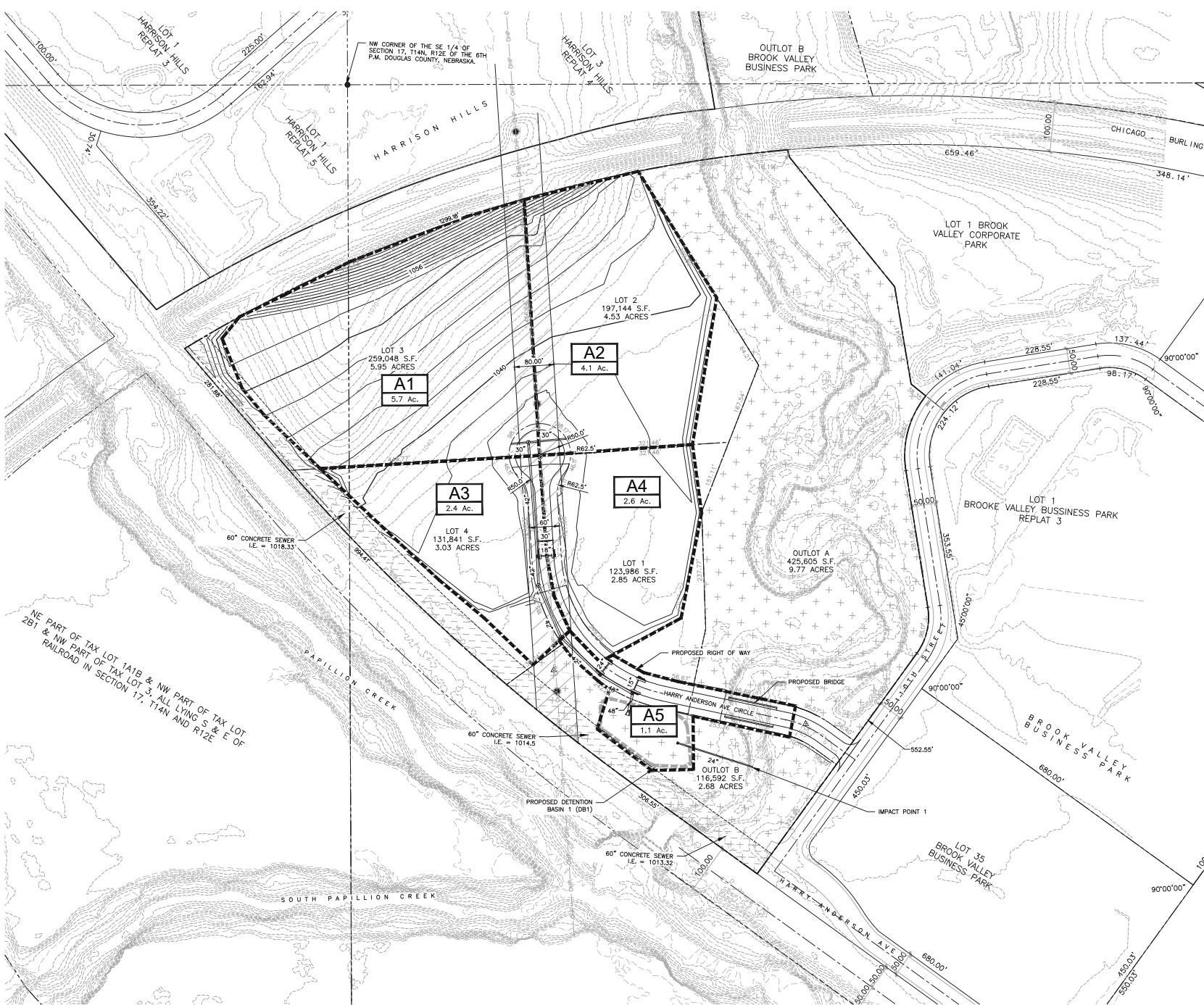
Drawn By:MEM Reviewed By: DEK
Job No : 1642-110 Date: 1-16-20

Erosion and Sediment Control Plan

Sheet Number

Exhibit F

**HIDDEN VALLEY INDUSTRIAL
LOTS 1 THROUGH 4 AND OUTLOTS A AND B
SARPY COUNTY, NEBRASKA**



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& surveying

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Omaha, NE 68154
p.402.330.8860 www.td2co.com

Project Name

Hidden Valley Industrial

Client Name
**J & H Investments
LLC**



LEGEND

SUBDIVIDE

J & H INVESTMENTS, LLC
9144 S 147TH STREET
OMAHA, NE 68138

ENGINEER

THOMPSON, DREESSEN & DORNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

LEGAL DESCRIPTION

TAX LOT 1A1A1A AND TAX LOT 2B2, SOUTH OF RAILROAD, SECTION 17, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

PARCEL AREA = 30.21 ACRES

NOTES

1. EXISTING ZONING IS I2, PROPOSED ZONING IS I2.
2. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2' INTERVALS.
3. WATER AND GAS SHALL BE PROVIDED BY THE METROPOLITAN UTILITIES DISTRICT.
4. POWER SHALL BE PROVIDED BY THE METROPOLITAN UTILITIES DISTRICT.
5. TYPICAL UTILITY SETBACKS WILL BE DEDICATED WITH THE FINAL PLAT.
6. PAVEMENT FOR HARRY ANDERSON AVENUE CIRCLE SHALL BE 30' WIDE, 9-INCH THICK P.C.C. PAVEMENT.
7. OUTLINE OF PROPERTY WILL PROVIDE POST CONSTRUCTION STREAMWATER MANAGEMENT AND CONTAIN EXISTING DRAINAGE WAYS FOR THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY HIDDEN VALLEY INDUSTRIAL BUSINESS OWNERS ASSOCIATION.

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Drawn By:MEM Reviewed By: DEK
Job No : 1642-110 Date: 1-16-20

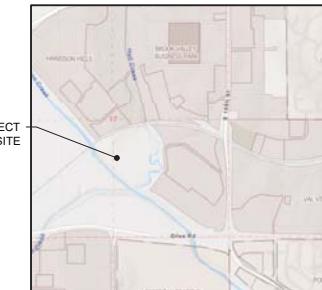
Page 1 of 1

Post-Construction Stormwater Management Plan

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Exhibit F-1

**HIDDEN VALLEY INDUSTRIAL
LOTS 1 THROUGH 4 AND OUTLOTS A AND B
SARPY COUNTY, NEBRASKA**



VICINITY MAP



LEGEND

EXISTING CONTOURS
PROPOSED CONTOURS
FLOODPLAIN ZONE AE LIMITS
PROPOSED FILL AREA

SUBDIVIDER

J & H INVESTMENTS, LLC
9144 S 147TH STREET
OMAHA, NE 68138

ENGINEER

THOMPSON, DREESSEN & DORNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

LEGAL DESCRIPTION

LOT 1A1A1A AND TAX LOT 2B2, SOUTH OF RAILROAD, OF
SECTION 17, T14N, R12E OF THE 6TH P.M., SARPY COUNTY,
NEBRASKA.

NOT

1. EXISTING ZONING IS I-2. PROPOSED ZONING IS I-2.
2. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2' INTERVALS.
3. WATER AND GAS SHALL BE PROVIDED BY THE METROPOLITAN UTILITIES DISTRICT.
4. POWER SHALE WILL BE PROVIDED FROM THE OMAHA PUBLIC POWER DISTRICT.
5. PROPERTY OWNED BY THE CITY WILL BE DEDICATED WITH THE FINAL PLAT.
6. PAVEMENT FOR HARRY ANDERSON AVENUE CRUCIE SHALE BE 30' WIDE, 9-INCH THICK P.C.C. PAVEMENT.
7. OUTLOTS A AND B WILL PROVIDE POST CONSTRUCTION FORESTRY MANAGEMENT AND MAINTENANCE BY HIDDEN VALLEY INDUSTRIAL BUSINESS OWNERS ASSOCIATION.

SPECIAL FLOOD HAZARD AREA
FILL CALCULATIONS

TAXLOT 1A1A1A FILL VOLUME WITHIN SFHA = 160,25% = 40,060 C.Y.

Revision Dates		
No.	Description	MM-DD-YY
1	Initial	01-01-00
2	Minor Update	01-02-00
3	Major Revision	01-03-00
4	Minor Update	01-04-00
5	Major Revision	01-05-00
6	Minor Update	01-06-00
7	Major Revision	01-07-00
8	Minor Update	01-08-00
9	Major Revision	01-09-00
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Drawn By:MEM Reviewed By: DEK
Job No : 1642-110 Date: 1-16-20

2000-01

Special Flood Hazard Area

Page 1 of 1

Exhibit G

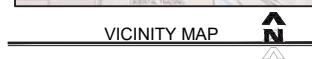
**HIDDEN VALLEY INDUSTRIAL
LOTS 1 THROUGH 4 AND OUTLOTS A AND B
SARPY COUNTY, NEBRASKA**



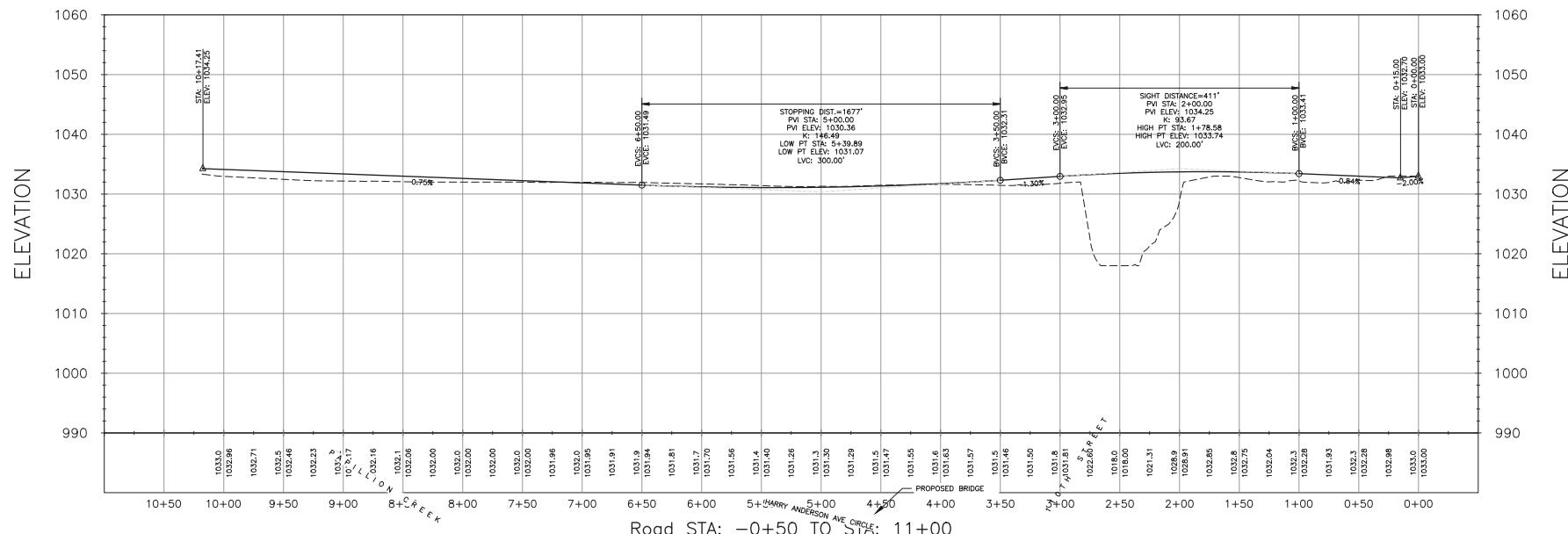
thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

Project Name



VICINITY MAP



Client Name

Professional Sea

Revision Dates

Drawn By:MEM Reviewed By: DEK
Job No.: 1642-110 Date: 1-16-20

Sheet Title

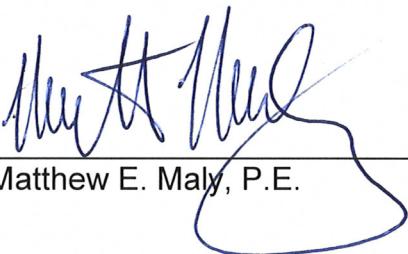
Sheet Number

**HIDDEN VALLEY INDUSTRIAL
S 110TH STREET AND HARRY ANDERSON AVE.
LA VISTA, NE 68128**

PRELIMINARY DRAINAGE STUDY

La Vista, Nebraska

Prepared By:


Matthew E. Maly, P.E.

Date:

1-16-20



**DRAINAGE STUDY
HIDDEN VALLEY INDUSTRIAL
S 110TH STREET AND HARRY ANDERSON AVE.
LA VISTA, NE 68128**

EXECUTIVE SUMMARY

This drainage study was prepared for Hidden Valley Industrial located at NW of the intersection of S 110th Street and Harry Anderson Avenue in La Vista, Nebraska. The proposed project area consists of approximately 30.2 acres, of which approximately 16 acres will be disturbed.

The existing conditions of the site consists of mainly agricultural land. Hell Creek runs through the property along the east edge and approximately 22 acres of the site is designated as either floodway or floodplain. Runoff from the site overland flows towards Hell Creek, except for approximately 2 acres at the NW corner which runs into West Papillion Creek.

The proposed site improvements for Hidden Valley Industrial will consist of grading for Industrial lots, sanitary sewer, storm sewer and street paving. One crossing is proposed to span across Hell Creek. Post-Construction Stormwater Management will be provided by one (1) dry detention basin, which will provide detention and treatment for all lots and right-of-way for the development. The individual lots will be provided a location to tap into the public storm sewer system in order to convey runoff to the PCSMP basin. Public storm sewer will be sized to adequately convey runoff from the proposed developed conditions of the lots. Once captured by public storm sewer, runoff from the site will be conveyed southeast into the detention basin prior to being released downstream.

The detention basin system will be able to store and detain in excess of the first $\frac{1}{2}$ " of runoff produced for the entire site. Detention basins will be staged in such a way to meet drawdown times and discharge less runoff then is produced by the existing conditions of the site for the 2, 10 and 100 year storm events. See Table 1 for the summary of the different runoff conditions.

Table 1. Summary of existing and proposed runoff conditions.

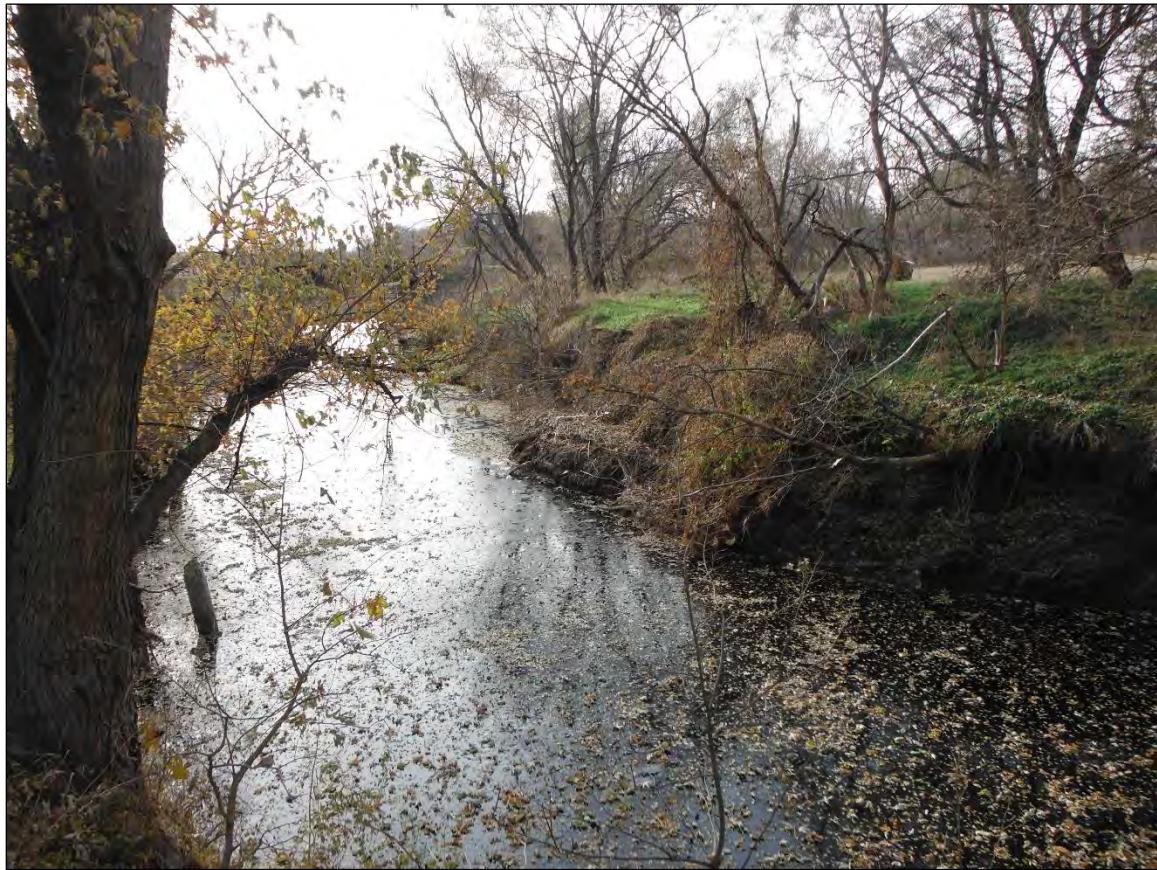
Area	Existing Runoff (cfs)			Post-Construction Runoff (cfs)			Post-Construction Discharge (cfs)		
	2 Year	10 Year	100 Year	2 Year	10 Year	100 Year	2 Year	10 Year	100 Year
Impact Point 1	12.64	29.50	54.51	45.26	79.63	124.59	10.94	27.69	53.62

Wetland Delineation Report

Hell Creek Crossing

Sarpy County, Nebraska

FHU Project No. 119535-01



View southwest toward Hell Creek, north of the West Papio Trail pedestrian bridge.

Prepared for:

Heimes Corporation
9144 S 147th Street
Omaha, NE 68138

Prepared by:

Felsburg Holt & Ullevig
11422 Miracle Hills Drive, Suite 115
Omaha, Nebraska 68154

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1.0 INTRODUCTION

1.1 Summary

Felsburg Holt & Ullevig (FHU) has prepared this wetland delineation report for the Hell Creek Crossing project located near the intersection of South 110th Street and Harry Andersen Boulevard, approximately 0.4 miles northwest of the intersection of South 108th Street and Giles Road in the City of La Vista, Sarpy County, Nebraska (**Appendix A; Figure 1**). This project would construct a bridge to connect South 110th Street to a parcel on the west side of Hell Creek. This would allow the area west of Hell Creek to be accessed for future development.

The purpose of this report is to identify the type, location, and extent of wetlands and channels located within the project environmental study area (ESA) (**Appendix A; Figure 2**). The boundaries of the ESA were drawn to include all areas potentially impacted by construction activities. Based on this delineation, wetlands are present within the ESA and consist of palustrine emergent temporarily/seasonally flooded fringe riverine channel (PEMA/C-RC) wetlands along Hell Creek (**Appendix A; Figure 2**).

1.2 Regulatory Framework

Under Section 404 of the Clean Water Act, the U.S. Army Corps of Engineers (USACE) regulates impacts to waters of the U.S. (WOUS). Any project that requires placement of dredged or fill material into WOUS, including wetlands, must obtain a Section 404 permit from USACE before initiating construction. As part of the permit program, the project is also reviewed for compliance with Section 401 Water Quality Certification as implemented by the Nebraska Department of Environmental and Energy (NDEE).

2.0 WETLAND/WATER RESOURCE DELINEATION METHODS

2.1 Review of Existing Resources

Several published and/or on-line resources were reviewed as part of the wetland evaluation:

- Natural Resource Conservation Service (NRCS), National Cooperative Soil Survey, Web Soil Survey and Digital Aerial Photographs, Sarpy County. U.S. Department of Agriculture. Accessed from: <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm> (NRCS 2019).
- U.S. Fish and Wildlife Service (USFWS) Wetlands Online Mapper, National Wetland Inventory (NWI) Layer. Accessed from: <http://www.fws.gov/wetlands/Data/Mapper.html> (USFWS 2019).
- U.S. Geological Service (USGS), The National Map Viewer with 1 arc-second National Elevation Dataset (NED) and National Hydrography Dataset (NHD). Accessed from: <http://viewer.nationalmap.gov/viewer/> (USGS 2019).
- The Nebraska Natural Legacy Project: State Wildlife Action Plan. Nebraska Game and Parks Commission (Schneider et al. 2011).

Aerial Imagery

- Esri, DigitalGlobe, GeoEye, I-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community (Esri 2019a).

Topographic Source Information

- 1:24,000 scale metric Topographic Map; Ralston (Esri 2019b).

Topography

This project occurs within the Rolling Hills Topographic Region of Nebraska, which consists of hilly land with moderate to steep slopes and rounded ridge crests (IANR 1973). In eastern Nebraska, most of the Rolling Hills region is underlain by glacial till that has been eroded and mantled by loess. However, local topography consists of flat to sloping floodplain along the creek.

Elevations within the ESA range from a low of approximately 1,018 feet above sea level (asl) within the Hell Creek channel to a high of 1,043 feet (318 m) at the top of a hill in the northeast corner of the ESA (USGS 2019). The general elevation of the terraces above the channel is approximately 1,032 feet.

Drainage

The project lies within the Big Papillion – Mosquito Creek watershed. Hell Creek drains into West Papillion Creek approximately 300 feet southwest of the project area. West Papillion Creek is a tributary to Papillion Creek, which ultimately flows into the Missouri River.

Soils

The Soil Survey Geographic database (SSURGO) map units located within the ESA are Judson-Nodaway channeled-Contrary complex, 3 to 10 percent slopes, and Smithland-Kenridge silty clay loams, occasionally flooded (NRCS 2019). Both of these map units can include hydric soils which may indicate the potential for wetlands. Soil types within the ESA are listed in **Table 1**, along with information on their hydric rating and general location.

TABLE 1: SOIL PROPERTIES WITHIN THE ESA

SOIL TYPE	PERCENT OF ESA	HYDRIC COMPONENTS	HYDRIC SOIL LOCATION
Judson-Nodaway channeled-Contrary complex, 3 to 10% slopes	75	Kezan-Occasionally flooded	Hydric soil components may compose up to 15% of the soil type and are located in Drainageways
Smithland-Kenridge silty clay loams, occasionally flooded	25	Colo	Hydric soil components may compose up to 15% of the soil type and are located in Flood plains

Vegetation

The major NRCS Ecological Site designations (NRCS 2019; SCS 1980) mapped as originally occurring in the ESA include the following: Loamy Footslope Savannah, Deep Loess Upland Prairie, Loamy Floodplain, Silty, Wet Upland Drainageway Prairie.

Some of the characteristic species of these ecological sites would include big bluestem (*Andropogon gerardii*), little bluestem (*Schizachyrium scoparium*), New Jersey tea (*Ceanothus americanus*), lead plant (*Amorpha canescens*), eastern gama grass (*Tripsacum dactyloides*), and bur oak (*Quercus macrocarpa*). However, these plant associations are likely lacking due to agricultural and development disturbances. A review of aerial photography indicates current vegetation within the project limits primarily consists of riparian woodlands, grasslands, and row crops or alfalfa.

Wetlands

NWI maps Hell Creek as a Riverine Intermittent Streambed Seasonally Flooded Excavated (R4SBCx) wetland. No other NWI wetlands are mapped within the ESA (USFWS 2019).

Land Use

The project is mapped within the Iowa and Missouri Deep Loess Hills Major Land Resource Area (Land Resource Region M [Central Feed Grains and Livestock]) (NRCS 2006). Within the ESA, the area consists largely of undeveloped riparian woodland. Industrial/commercial businesses are located to the east and a row-crop agricultural field is located to the northwest.

2.2 Field Survey

A site investigation for the project was conducted on 8 November 2019 by FHU scientists/biologists Kody Unstad and Jessica Jurzenski. Field data was collected to: (1) delineate wetlands and (2) document other water resources.

Wetland Delineation Methodology

Wetland delineation procedures follow protocols described in the:

1. U.S. Army Corps of Engineers Wetland Delineation Manual (USACE 1987)
2. Regional Supplement to the U.S. Army Corps of Engineers Wetland Delineation Manual: Midwest Region (USACE 2010)

A point method is used to collect at least one sample point per wetland and at least one sample point in the uplands near the upland/wetland interface. Sample plot sizes follow those recommended by the regional supplement (USACE 2010). Sample points are examined for the presence or absence of the three wetland parameters: hydrophytic vegetation, hydric soils, and wetland hydrology. Sample point data are recorded on USACE Wetland Determination Data Forms (USACE 2010). Delineated wetlands are classified according to the *Classification of Wetland and Deepwater Habitats of the United States* (Cowardin et al. 1979) and Nebraska Subclasses based on field conditions.

Vegetation at each sample point is identified to the species level, when possible, and recorded. The wetland indicator status of each plant identified is also recorded and used to determine if hydrophytic vegetation is present (USACE 2016).

Where possible, soils are examined by excavating to the depth needed to identify hydric soils or a minimum of 20 inches. The soil profile is documented for changes in soil horizons, matrix and mottle colors, and redoximorphic features. Redoximorphic concentrations are the apparent accumulation of iron and manganese oxides within the soil profile. Redoximorphic depletions are areas of low chroma and high value that indicate the removal of reduced iron from the soil. Concentrations or depletions of iron are usually an indication of periodically, seasonally, or permanently saturated soil conditions.

Indicators of wetland hydrology (high water table and saturated or inundated soils), along with signs of previous prolonged saturation or inundation during the growing season, are also noted at each sampling location.

Channel Delineation Methodology

Areas with flowing water or a defined bed and bank are assessed for an ordinary high water mark (OHWM). The OHWM in a stream channel is generally an area free of vegetation along the bank below the 2-year channel-forming storm event (USACE 2005). Additionally, there is often a visible impression or scour line on the bank that is an indication of the OHWM. When a channel less than 3 feet wide is identified, the center of the channel is mapped to document its location. Flow regime for channels are determined using field observations and USGS sources, such as the National Map Viewer and NHD provided by USGS sources (USGS 2019).

Documentation

Locations of the wetland/upland boundary, sample points, channels, and other features within the ESA are mapped using a Trimble GeoXH or similar Global Positioning System (GPS) unit with sub-meter accuracy.

3.0 DELINEATION RESULTS

One wetland and one channel were delineated within the ESA. The location of the delineated wetland and channel boundary, sample points, and photograph locations are shown in **Appendix A, Figure 2**. Wetland Determination Data Forms were completed for each sample point and are included in **Appendix B** with all sample point photographs found in **Appendix C**.

Summary data for the delineated wetland, including classification and acreage, are shown in **Table 2**. The delineated wetland is a PEMA/C wetland located along the fringe of Hell Creek. The dominant species in the wetland is *Phalaris arundinacea*.

Summary data for other delineated water resources are shown in **Table 3** and include one perennial channel.

TABLE 2: DELINEATED WETLANDS

WETLAND NUMBER	WETLAND CLASSIFICATION ¹	NEBRASKA WETLAND SUBCLASS	AREA (acres)	POSSIBLY NON-JURISDICTIONAL ²
Wetland 5	PEMA/C	Riverine Channel	0.005	No

¹ Cowardin classification as follows: PEMA/C - Palustrine Emergent Temporarily/Seasonally Flooded.

² All wetlands assumed to be jurisdictional under Section 404 of the Clean Water Act, unless a USACE Jurisdictional Determination is received indicating otherwise.

TABLE 3. CHANNELS AND OTHER WATER RESOURCES¹

RESOURCE NUMBER	NAME	TYPE	FLOW REGIME	POSSIBLY NON-JURISDICTIONAL ²
Channel 1	Hell Creek	Channel	Perennial	No

¹ Other Water Resources are non-wetland water resources such as channels, ponds, and canals.

² All Water Resources are assumed to be jurisdictional under Section 404 of the Clean Water Act, unless a Corps Jurisdictional Determination is received indicating otherwise.

4.0 DISCUSSION

Much of the vegetation was senescent but could still be identified to species. Climatic and hydrologic conditions were considered normal for conducting this delineation.

All of the wetlands within the ESA are likely to be considered jurisdictional because Hell Creek drains to Papillion Creek, which ultimately flows into the Missouri River, a navigable water and WOUS. Wetlands and channels identified in this delineation are assumed to be jurisdictional and regulated by USACE under Section 404 of the Clean Water Act (see **Section 1.2**) unless a Jurisdictional Determination is received from USACE stating otherwise.