



CITY OF LA VISTA
8116 PARK VIEW BOULEVARD
LA VISTA, NE 68128
P: (402) 331-4343

**PLANNING COMMISSION AGENDA
FEBRUARY 6, 2020 – 6:30 P.M.**

- 1. *Call to Order***
- 2. *Approval of Meeting Minutes – January 16, 2020***
- 3. *Old Business***
- 4. *New Business***
 - A. *Conditional Use Permit Amendment – 8101 S 120th Street – SAC Wireless/AT&T***
 - i. Staff Report – Cale Brodersen
 - ii. Applicant Presentation
 - iii. Public Hearing
 - iv. Recommendation
 - B. *Preliminary Plat – Tax Lot 1A1A1A & Tax Lot 2B2, S or RR – J & H Investments***
 - i. Staff Report – Cale Brodersen
 - ii. Applicant Presentation
 - iii. Recommendation
- 5. *Report of the Nominating Committee***
- 6. *2020 Election of Officers***
- 7. *Comments from the Floor***
- 8. *Comments from the Planning Commission***
- 9. *Comments from Staff***
- 10. *Adjournment***

The public is welcome and encouraged to attend all meetings. If special accommodations are required please contact City Hall prior to the meeting at (402) 331-4343. A copy of the Open Meeting Act is posted in the Council Chamber. Citizens may address the Planning Commission about items not on the agenda under “comments from the floor”. Comments should be limited to five minutes. We ask for your cooperation in order to provide for an organized meeting.



CITY OF LA VISTA
8116 PARK VIEW BOULEVARD
LA VISTA, NE 68128
P: (402) 331-4343

PLANNING COMMISSION MINUTES
JANUARY 16, 2020 6:30 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, April 18, 2019 in the Harold “Andy” Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Chairman Kevin Wetuski called the meeting to order at 6:30 p.m. with the following members present: Mike Krzywicki, Gayle Malmquist, Kevin Wetuski, Kathleen Alexander, John Gahan, Harold Sargus, Josh Frey, Patrick Coghlan and Mike Circo. Members absent were: Jason. Also, in attendance were Chris Solberg, Deputy Community Development Director; Cale Brodersen, Assistant Planner; Bruce Fountain, Community Development Director; Meghan Engberg, Permit Technician; and Pat Dowse, City Engineer.

Legal notice of the public meeting and hearing were posted, distributed and published according to Nebraska law. Notice was simultaneously given to all members of the Planning Commission. All proceedings shown were taken while the convened meeting was open to the attendance of the public.

1. Call to Order

The meeting was called to order by Chairman Wetuski 6:30 p.m. Copies of the agenda and staff reports were made available to the public.

2. Approval of Meeting Minutes – December 12, 2019

Krzywicki moved, seconded by *Malmquist*, to approve the December 12th minutes. **Ayes:** *Krzywicki, Gahan, Wetuski, Frey, Coghlan and Malmquist*. **Nays: None. Abstain: Sargus, Circo, and Alexander Absent: Dale. Motion Carried, (6-0-3)**

3. Old Business

None.

4. New Business

A. Zoning Ordinance Amendment – Sections 2.03, 2.08, 2.20, 5.05, 5.10-5.16, 5.19, and 7.15 (Solar Energy Conversion)

- i. **Staff Report – Cale Brodersen:** Brodersen stated that we are looking at the update to the section on solar panels in the Zoning Ordinance. He mentioned that the last time that this was updated was in 2001 and in the last 20 years, there has been a lot of changes to the landscape of solar energy conversion systems as far as technological advances and their costs and availability, as well as they way they look. Brodersen said that this has been on staff’s radar for a long time to do an update to this section and have finally been able to do it. He mentioned that the major differences now are

that the solar panels were only allowed in residential districts and are now would be allowed in all La Vista's districts in varying degrees. He said that they did make sure that is was consistent with La Vista's design principles and guidelines. Brodersen then said that they will only be allowed as an accessory use, not a primary use. He then reminded the commission that there were copies on their desk that had a few minor changes that were made due to a legal recommendation, so that they would be interpreted as intended.

ii. Public Hearing: Wetuski opened the public hearing.

Krzywicki said that he had seen something in the ordinance about how far above the height of the building they could be put and asked if there was any reasoning why that height limit was chosen.

Brodersen said that when they were putting those together, they were looking at the different ordinances from different cities in Nebraska and other states. He mentioned that on sloped roofs, they don't want them to go above the top of the roof. This protects the panel and the roof, and for maintenance reasons, you don't want it to go above the roof. Brodersen said that's also in the Building Codes that it can't go above the height of the roof and that there must be 2 feet on the edge, so people can walk around them for maintenance. He said that was not specifically put into the ordinance since it is already in the code.

Gahan asked if staff could explain what a ground-mounted solar energy conversion system is.

Brodersen said that most solar panels are mounted on the roof, but there are some areas where that isn't fitting, so they will mount solar panels onto a rack and are then cemented to the ground. He said that it keeps the panels sturdy and in place, but it allows them to have solar panels somewhere where there isn't a building.

Gahan said that since it's in the rear yard it's not unsightly.

Brodersen agreed and said that rear yard is allowed as an accessory use. He said that there are instances where you can have it on a side yard with a conditional use permit, if it's not in front of the house. He said that the reason for that is that there might be some lots where they're on a corner and have large side yards and it wouldn't be that obtrusive visually, so they would allow a conditional use permit process to allow the neighbors to provide input on how it would look.

Krzywicki asked if the rules, as far as setbacks and other regulations, would still need to be abided by for the solar panels.

Brodersen said yes and mentioned accessory structures were referenced in the current zoning.

Krzywicki mentioned that he believed that accessory structures could only take up 30% of the rear yard.

Brodersen confirmed that was correct.

Alexander said that she had a small correction that needed to be made. She said that on 7.15.01, there were actually two 7.15.01.06's and the last one should be changed to 7.15.01.07.

Brodersen said that he will correct that.

Gerald McNerney came up and spoke on behalf of this agenda item. He said that he is glad that the city made these changes and that he hopes that everyone agrees that these are good changes. He then invited the commission to ask him any questions about solar panels.

Wetuski closed the Public Hearing.

- iii. **Recommendation:** Gahan moved, seconded by Malmquist, to recommend to City Council, Item 4a, the Zoning Ordinance Amendment- Sections 2.03, 2.08, 2.20, 5.05, 5.10-5.16, 5.19, and 7.15 (Solar Energy Conversion Systems), with the correction given by commissioner Alexander. *Ayes: Krzywicki, Frey, Coghlan, Sargus, Circo, Alexander, Gahan, Wetuski, and Malmquist. Nays: None. Abstain: None. Absent: Dale. Motion Carried, (9-0)*

B. Zoning Ordinance Amendment – Sections 7.01 and 7.03 (Signs)

- i. **Staff Report – Cale Brodersen:** Brodersen stated that due to some new information that just surfaced, staff is recommending that the public hearing be opened, and the agenda item be continued until the next planning commission meeting on February 6th.
- ii. **Public Hearing: Wetuski opened the Public Hearing.**
- iii. **Recommendation:** Krzywicki moved, seconded by Sargus to continue the public hearing until the February 6th meeting. *Ayes: Krzywicki, Frey, Coghlan, Sargus, Circo, Alexander, Gahan, Wetuski, and Malmquist. Nays: None. Abstain: None. Absent: Dale. Motion Carried, (9-0)*

C. Future Meeting Time

Discussion was had among the commission members on whether to keep the meeting start time at 6:30 p.m. or to move it to 6:00 p.m.

Recommendation: Krzywicki moved, seconded by Sargus to keep the meeting start time at 6:30 p.m. **Ayes:** Krzywicki, Frey, Coghlan, Sargus, Circo, Alexander, Gahan, Wetuski, and Malmquist. **Nays:** None. **Abstain:** None. **Absent:** Dale. **Motion Carried, (9-0)**

D. Nomination Committee

A nomination committee was formed with Gahan, Krzywicki, and Malmquist as the members. Elections for new officers will take place at the February 6th meeting.

5. Comments from the Floor:

No members of the public were present.

6. Comments from the Planning Commission:

Patrick Coghlan introduced himself to the commission.

7. Comments from Staff:

Solberg mentioned that the NPZA conference is scheduled for March 4th-6th and that cost will be covered by the city if any commissioners wished to attend. He told the commission to get in contact with Engberg if interested in going.

Solberg reminded the commission of the Employee Recognition Banquet scheduled for January 24th at 6 p.m.

8. Adjournment

Wetuski adjourned the meeting at 6:50 p.m.

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chair

Date

AGENDA ITEM 4A

**Conditional Use Permit Amendment— 8101 S
120th Street—SAC Wireless/AT&T**



CITY OF LA VISTA
PLANNING DIVISION

RECOMMENDATION REPORT

CASE NUMBER: PCUP 19-0006

FOR HEARING ON: February 6, 2020
REPORT PREPARED ON: January 31, 2020

I. **GENERAL INFORMATION**

A. **APPLICANT:**

SAC Wireless on behalf of AT&T
540 W Madison, 9th Floor
Chicago, IL 60661

B. **PROPERTY OWNERS:**

American Tower Corporation
10 Presidential Way
Woburn, MA 01801

C. **LOCATION:** Southeast of the intersection of S 123rd Plaza and Eastport Parkway; 8101 S 120th Street.

D. **LEGAL DESCRIPTION:** See attached Conditional Use Permit.

E. **REQUESTED ACTION(S):** Conditional Use Permit Amendment to allow for cell tower upgrades

F. **EXISTING ZONING AND LAND USE:**

TA Transitional Agriculture District; Gateway Corridor District (Overlay District); Existing cell tower.

G. **PURPOSE OF REQUEST:**

1. To make the following equipment upgrades on an existing cell tower: swap out of three antennas, add three radios, and swap out the power plant.

II. **BACKGROUND INFORMATION**

A. **EXISTING CONDITION OF SITE:** The existing cell tower sits on a slight hill and slopes gradually downward to the west toward Eastport Parkway and gradually downward to the east toward the Nebraska Multi-Sport Complex property.

B. **GENERAL NEIGHBORHOOD/AREA ZONING AND LAND USES:**

1. **North:** Vacant; TA – Transitional Agriculture District, Gateway Corridor District (Overlay District), and FF/FW Flood Plain Districts (Overlay District); Nebraska Multi-Sport Complex.
2. **East:** Vacant; TA – Transitional Agriculture District, Gateway Corridor District (Overlay District),

- and FF/FW Flood Plain Districts (Overlay District); Nebraska Multi-Sport Complex.
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:** Lot 3 Southport East Replat Replat Six; Vacant; C-3 Highway Commercial/Office Park District; Gateway Corridor District (Overlay District).

C. RELEVANT CASE HISTORY:

1. In April of 1999 a Special Use Permit was issued to Aliant Cellular for the construction and operation of a cell tower on the site.
2. In 2004 the Special Use Permit was amended as a Conditional Use Permit to reflect a change in ownership of the tower and to permit continued operation.

D. APPLICABLE REGULATIONS:

1. Zoning Ordinance Section 5.05 TA Transitional Agriculture District
2. Zoning Ordinance Section 5.17 Gateway Corridor District (Overlay District)
3. Zoning Ordinance Section 7.11 Wireless Communication Towers
4. Zoning Ordinance Article 6 – Conditional Use Permits.

III. ANALYSIS

A. COMPREHENSIVE PLAN: The Future Land Use Map of the Comprehensive Plan currently designates this property for Parks and Recreation.

B. OTHER PLANS: N/A.

C. TRAFFIC AND ACCESS:

1. Access to the site is located off Eastport Parkway.

D. UTILITIES:

1. N/A.

E. PARKING REQUIREMENTS:

1. The property has a crushed rock parking lot and is of sufficient size for the maintenance/equipment trucks that need access.

IV. REVIEW COMMENTS:

1. The proposed cell tower improvements have been reviewed and signed off on by a Professional Civil Engineer licensed in the State of

Nebraska. See the attached Structural Analysis Report for more information.

2. The owner of the cell tower, American Tower Corporation, has issued a Letter of Authorization, authorizing the applicant to obtain the necessary building and land-use permits to make the proposed equipment improvements. The letter of authorization is provided as an attachment to the Conditional Use Permit.
3. After obtaining an amended Conditional Use Permit, the applicant will need to obtain the proper building permits for the improvements.

V. STAFF RECOMMENDATION – CONDITIONAL USE PERMIT AMENDMENT:

Staff recommends approval of the Conditional Use Permit amendment as the CUP amendment request is consistent with the Comprehensive Plan and the Zoning Ordinance.

VI. ATTACHMENTS TO REPORT:

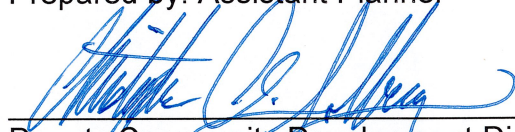
1. Vicinity Map
2. Conditional Use Permit
3. Site Plan
4. FAA Approval Letter
5. Improvement Plan Set
6. Owner Letter of Authorization
7. Structural Analysis Report without attachments

VII. COPIES OF REPORT SENT TO:

1. Erin McConnaughay, SAC Wireless on behalf of AT&T
2. Amanda Fay, American Tower Corp.
3. Public Upon Request.



Prepared by: Assistant Planner

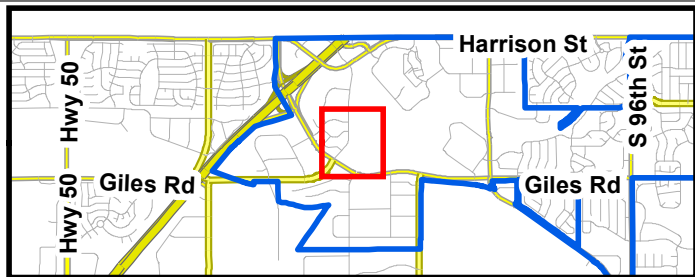


Deputy Community Development Director

1/31/2020
Date



Project Vicinity Map



**Wireless Communication Tower
CUP Amendment - AT&T
8101 S 120th St.**

1/31/2020
CB



CITY OF LA VISTA
CONDITIONAL USE PERMIT
(Eligible Facility – Wireless Communication Tower)

This Amendment to a Conditional Use Permit is issued this ____ day of _____, 2020 by the City of La Vista, a municipal corporation in the county of Sarpy County, Nebraska (“City”) to SAC Wireless, LLC o/b/o AT&T, pursuant to the La Vista Zoning Ordinance.

WHEREAS, SAC Wireless, LLC o/b/o AT&T, has applied for an amendment to an existing Conditional Use Permit for an Eligible Facility for the purpose of modifying and operating the hereinafter described tower communications structure and improvements (Permitted Structure), identified on Exhibit “A”, the site plan exhibit displayed in the original Special Use Permit, and incorporated herein by this reference, and Exhibit “C”, the Improvements Plan Set incorporated herein by this reference, located at 8101 S 120th Street, same being:

All that part of Tax Lot 3 in the Southwest Quarter (SW ¼) of Section 17, Township 14 North, Range 12 East of the 6th P.M., in Sarpy County, Nebraska, lying South of the middle of Old Papillion Creek Bed and lying northwesterly of the Chicago, Burlington and Quincy Railroad right-of-way, EXCEPT that part thereof included within the following described parcel conveyed to the County of Sarpy, Nebraska, described as follows:

Commencing at the Northwest corner of the South Half of said Southwest Quarter; thence South 02°32’43” East (assumed bearing), along the West line of said Southwest Quarter, 46.72 feet; thence North 87°27’17” East, perpendicular to said West line, 33.00 feet, to the true Place of Beginning; thence North 09°10’09” East, 445.30 feet; thence north 05°31’16” West, 933.35 feet; thence North 01°54’16” East, 758.35 feet; thence North 42°53’18” West, 100.89 feet; thence South 12°19’35” West, 499.39 feet, to a point being 33.00 feet East of the West line of the Northwest Quarter of said Section 17; thence South 02°37’28” East, parallel with said West line of the Northwest Quarter, 1,074.39 feet; thence South 02°32’44” East, parallel with the West line of said Southwest Quarter, 1,370.74 feet, to the Place of Beginning.

AND, EXCEPT that part thereof conveyed to the County of Sarpy, Nebraska, described as follows:

Commencing at the Southwest corner of said Section 17; thence North 02°32’44” West (assumed bearing), along the West line of said Section 17, for 1,238.89 feet, to the Point of Beginning; thence North 02°32’44” West, along said West line of Section 17, for 374.60 feet; thence North 87°27’16” East, for 50.0 feet; thence South 02°32’44” East, along a line that is 50 feet East of and parallel to the West line of said Section 17, for 72.54 feet; thence Southerly, along a 527.47 foot radius curve to the right (having a chord bearing South 04°44’51” West, for a chord length of 133.92 feet), or an arc length of 134.28 feet; thence South 02°32’44” East, along a line that is 33 feet East from and parallel to the West line of said Section 17, for 169.23 feet; thence South 87°27’16” West, for 33.0 feet, to the Point of Beginning:

AND, EXCEPT that part thereof conveyed to the County of Sarpy, Nebraska, described as follows:

Commencing at the Southwest corner of said Section 17; thence North 02°32'44" West (assumed bearing), along the West line of said Section 17, for 442.29 feet, to the Northerly right-of-way line of the Chicago Northwestern Railroad and being the Point of Beginning; thence continuing North 02°32'44" West, along the West line of said Section 17, for 122.91 feet; thence South 68°31'34" East, for 117.09 feet, to a point on the Northerly right-of-way of the Chicago Northwestern Railroad; thence Southwesterly, along a 5,627.09 foot radius curve to the right and along the Northerly right-of-way of the Chicago Northwestern Railroad (for a chord bearing of South 54°41'06" West, and a chord length of 134.19 feet), for an arc distance of 134.19 feet to the Point of Beginning;

Subject to public roads and/or highways. (hereinafter referred to as the "Premises"); and

WHEREAS, on April 20, 1999 the Mayor and City Council of the City of La Vista had approved the issuance of a Special Use Permit to Aliant Cellular for the development of the tower communications structure and improvements; and

WHEREAS, a Conditional Use Permit is a Special Use Permit; and

WHEREAS, on July 20, 2004 the Mayor and City Council of the City of La Vista had approved an amendment to the Conditional Use Permit reflecting the change in ownership of the hereinafter described structure and improvements on said property;

NOW, THEREFORE, BE IT KNOWN THAT subject to the conditions hereof and guarantees hereby required, this Conditional Use Permit as amended is issued to SAC Wireless, LLC o/b/o AT&T to modify and operate a communications tower owned by American Tower Corporation according to the La Vista Zoning Ordinance:

Conditions of Permit

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

1. The construction and modification of the proposed wireless telecommunications facilities shall be legally permissible upon the City's approval of this Conditional Use Permit and upon the issuance of all applicable building permits to be obtained in accordance with the La Vista Municipal Code;
2. The applicant is authorized to do business in the State of Nebraska;
3. The application complies with federal guidelines regarding interference and ANSI standards as adopted by the FCC including but not limited to NIER standards; and
4. The proposed installation will not cause physical or RF interference with other telecommunications devices.
5. All utilities at a wireless telecommunications facilities site shall be installed underground whenever possible and in compliance with all laws, ordinances, rules and regulations of the City, including specifically, but not limited to, the National Electrical Code where appropriate.
6. All wireless telecommunications facilities shall be constructed, operated, maintained, repaired, provided for removal of, modified, or restored in strict compliance with all

current applicable technical, safety, and safety-related codes adopted by the City, State, or United States, including but not limited to the most recent editions of the ANSI Code and the National Electrical Code, as well as accepted and responsible workmanlike industry practices and recommended practices of the National Association of Tower Erectors. The codes include, but are not limited to, construction, building, electrical, fire, safety, health, and land use codes. In the event of a conflict between or among any of the preceding codes, the more stringent shall apply.

7. A holder of an eligible facilities permit granted under this Article shall obtain, at its own expense, all permits and licenses required by applicable law, rule, regulation or code, and must maintain the same, in full force and effect, for as long as required by the City or other governmental entity or agency having jurisdiction over the applicant.

8. Proof of approval of the Permitted Structure by the Federal Aviation Administration (attached hereto as Exhibit “B” and incorporated herein by this reference) was valid when the structure was constructed. Proof of approval of the Permitted Structure by the FAA and any other federal or state agencies having jurisdiction thereover, for the use thereof, or the airspace effected thereby may be required at any time.

9. The tower, telecommunications facilities and antennas shall at all times be kept and maintained in good condition, order and repair so that the same does not constitute a nuisance to or a danger to the life or property of any person or the public.

10. The monopole will be secured by a perimeter fence and accessed through a gated entrance. Location of fencing, equipment shelter, etc. shall be located according to the Compound Plan in the Improvement Plan Set (attached hereto as Exhibit “C” and incorporated herein by this reference).

11. A signed letter of authorization has been provided by the owner of the tower, authorizing SAC Wireless o/b/o AT&T Wireless to obtain this Conditional Use Permit amendment allowing modifications to the Permitted Structure (attached hereto as Exhibit “D” and incorporated herein by this reference).

12. Appropriate landscaping and buffering as identified by the Planning Department will be required to match the surrounding area and match and future growth in the area.

13. The applicant’s right to maintain the use as approved pursuant to these provisions shall be based on the following:

- a. An annual inspection to determine compliance with the conditions of approval. The conditional use permit may be revoked upon a finding by the City that there is a violation of the terms of approval.
- b. All obsolete or unused structures, accessory facilities or materials with an environmental or safety hazard shall be abated and/or removed at owner’s expense within twelve (12) months of cessation of the conditional use.

14. Notwithstanding any other provision herein to the contrary, this permit, and all rights granted hereby, shall expire and terminate as to a permitted use hereunder upon the first of the following to occur:

- a. Owner’s abandonment of the permitted use. Non-use thereof for a period of twelve (12) months shall constitute a presumption of abandonment.

- b. Cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Use.
- c. Owner's breach of any other terms hereof and his failure to correct such breach within ten (10) days of City's giving notice thereof.

15. In the event of the owner's failure to promptly remove any safety or environmental hazard from the premises, or the expiration or termination of this permit and the owner's failure to promptly remove any permitted materials or any remaining environmental or safety hazard, the City may, at its option (but without any obligation to the owner or any third party to exercise said option) cause the same to be removed at owner's cost (including, but not limited to, the cost of any excavation and earthwork that is necessary or advisable) and the owner shall reimburse the City the costs incurred to remove the same. Owner hereby irrevocably grants the City, its agents and employees the right to enter the premises and to take whatever action as is necessary or appropriate to remove the structures or any environmental or safety hazards in accordance with the terms of this permit, and the right of the City to enter the premises as necessary or appropriate to carry out any other provision of this permit.

Miscellaneous

1. Delay of City to terminate this Permit on account of breach of AT&T Wireless or SAC Wireless o/b/o AT&T Wireless of any of the terms hereof shall not constitute a waiver of City's right to terminate, unless it shall have expressly waived said breach, and a waiver of the right to terminate upon any breach shall not constitute a waiver of the right to terminate upon a subsequent breach of AT&T Wireless or SAC Wireless o/b/o AT&T Wireless whether said breach be of the same or different nature.
2. Future communications tower modification requests meeting the requirements of FCC Order 14-153 (Eligible Facilities) that result in the need to amend this Conditional Use Permit may be processed administratively by the Planning Department of the City of La Vista, at the sole discretion of the Community Development Director.
3. Any notice to be given by City hereunder shall be in writing and shall be sufficiently given if sent by regular mail, postage prepaid, addressed to SAC Wireless o/b/o AT&T Wireless and American Tower Corporation, as follows:

SAC Wireless o/b/o AT&T Wireless
Attn: Erin McConnaughay
540 W. Madison St, 9th Fl
Chicago, IL 60661
(815) 343-0845

and American Tower Corporation
Attn: Amanda Fay
RE: Site #98468
10 Presidential Way
Woburn, MA 01801

Effective Date

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

THE CITY OF LA VISTA

By _____
Douglas Kindig, Mayor

Attest:

Pam Buethe
City Clerk

CONSENT AND INDEMNIFICATION AGREEMENT

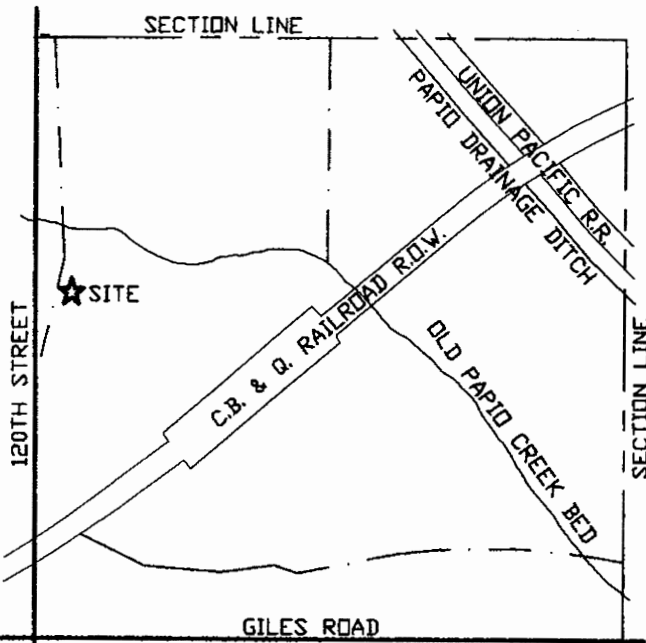
The undersigned does hereby consent and agree to the conditions of this permit and that the terms hereof constitute an agreement on the part of the undersigned to fully and timely perform each and every condition and term hereof, and the undersigned does hereby warrant, covenant and agree to fully and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

Owner of Improvements:

By: _____

Title: _____

Date: _____



VICINITY MAP

SW 1/4, NW 1/4
SECTION 17-T14N-R12E

ZONED TA

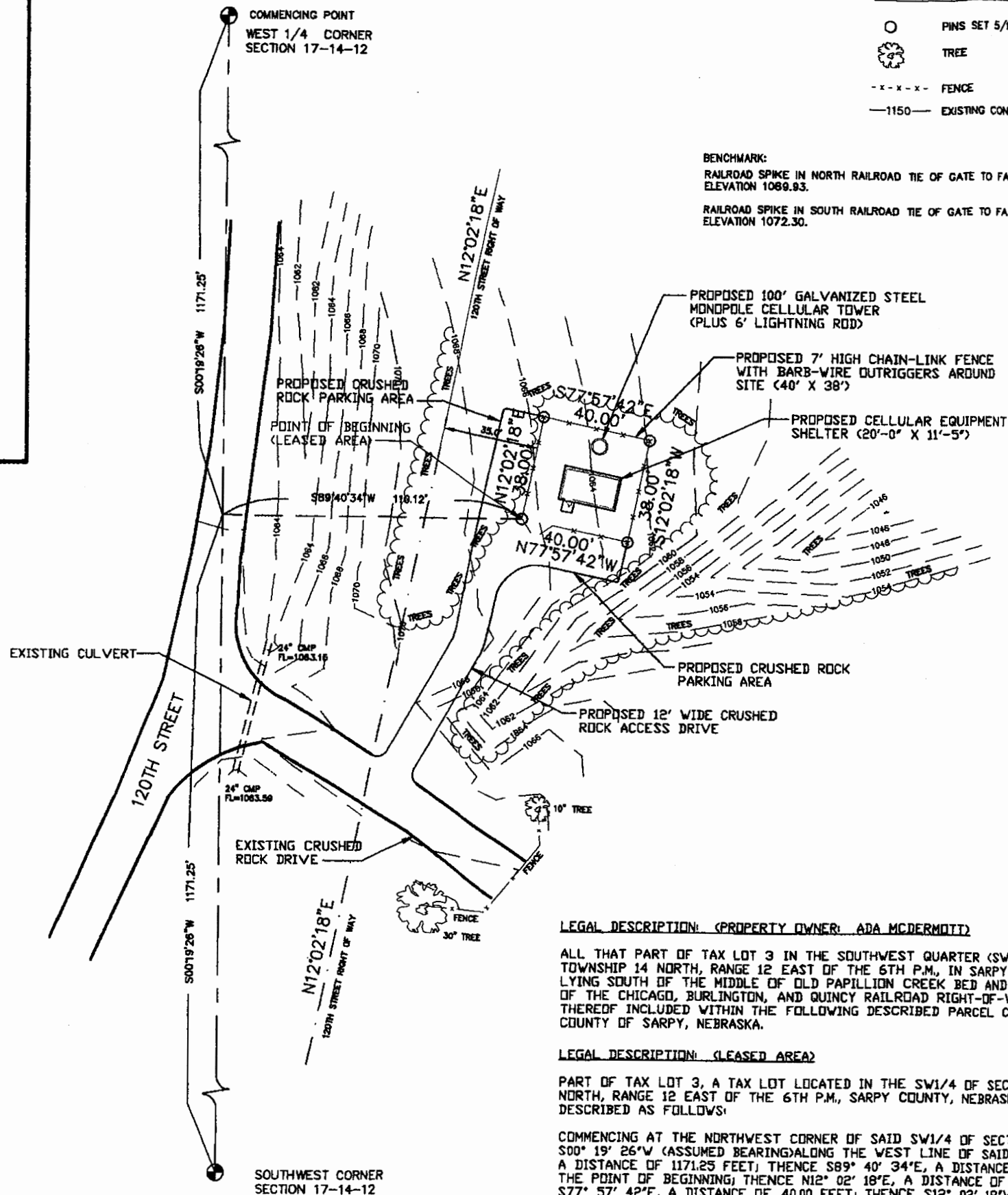
COORDINATES: 41° 10' 49" N. LAT.
96° 5' 59" W. LON.

ELEVATION: 1064' A.M.S.L.

MAGNETIC DECLINATION: 4° 52' 59" E.



SCALE: 1"=20'-0"



LEGAL DESCRIPTION: (PROPERTY OWNER: ADA McDERMOTT)

ALL THAT PART OF TAX LOT 3 IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., IN SARPY COUNTY, NEBRASKA, LYING SOUTH OF THE MIDDLE OF OLD PAPILLION CREEK BED AND LYING NORTHWESTERLY OF THE CHICAGO, BURLINGTON, AND QUINCY RAILROAD RIGHT-OF-WAY, EXCEPT THAT PART THEREOF INCLUDED WITHIN THE FOLLOWING DESCRIBED PARCEL CONVEYED TO THE COUNTY OF SARPY, NEBRASKA.

LEGAL DESCRIPTION: (LEASED AREA)

PART OF TAX LOT 3, A TAX LOT LOCATED IN THE SW1/4 OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SW1/4 OF SECTION 17, THENCE S00° 19' 26"W (ASSUMED BEARING) ALONG THE WEST LINE OF SAID SW1/4 OF SECTION 17, A DISTANCE OF 1171.25 FEET; THENCE S89° 40' 34"E, A DISTANCE OF 110.12 FEET TO THE POINT OF BEGINNING; THENCE N12° 02' 18"E, A DISTANCE OF 38.00 FEET; THENCE S77° 57' 42"E, A DISTANCE OF 40.00 FEET; THENCE S12° 02' 18"W, A DISTANCE OF 38.00 FEET; THENCE N77° 57' 42"W A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1520 SQUARE FEET OR 0.04 ACRES.

LEGEND

- PINS SET 5/8" REBAR
- ⊗ TREE
- x-x-x- FENCE
- 1150- EXISTING CONTOUR

BENCHMARK:
RAILROAD SPIKE IN NORTH RAILROAD TIE OF GATE TO FARM ENTRANCE
ELEVATION 1089.93.
RAILROAD SPIKE IN SOUTH RAILROAD TIE OF GATE TO FARM ENTRANCE
ELEVATION 1072.30.

REVISIONS

ISSUE 1:

Aliant
Cellular

Cellular Engineering
500 So. 16th Street Lincoln, Nebraska 68508
P. O. Box 81308 Lincoln, Nebraska 68501-1309

CELLULAR TOWER SITE
SITE PLAN
8001 S. 120TH ST.
LAVISTA, NEBRASKA

ASSOCIATED LAYERS

TBLK 0

ACEL

CADD FILE

C41F468

DRAWN

S. A. HORKY

CHECKED

S. E. DAVIS

DATE

3-4-99

PLOT AT
1/4"=1'-0"

ISSUE:

1

DRAWING NO.

41-F-468C

Exhibit B

Federal Aviation Administration
Central Region, ACE-520
601 East 12th Street
Kansas City, MO 64106

AERONAUTICAL STUDY
No: 99-ACE-0296-OE

ISSUED DATE: 03/22/99

JOHN R BARBER
ALIANTE CELLULAR & COMMUNICATIONS
PO BOX 81309
LINCOLN, NE 68501-1309

** DETERMINATION OF NO HAZARD TO AIR NAVIGATION **

The Federal Aviation Administration has completed an aeronautical study under the provisions of 49 U.S.C., Section 44718 and, if applicable, Title 14 of the Code of Federal Regulations, part 77, concerning:

Description: ANTENNA TOWER, FREQ. 880-894 MHZ, ERP=500 WATTS

Location: LA VISTA NE
Latitude: 41-10-48.99 NAD 83
Longitude: 096-06-00.06
Heights: 114 feet above ground level (AGL)
1179 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

-See attachment for additional condition(s) or information.

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory Circular 70/7460-1.

This determination expires on 09/22/99 unless:

- (a) extended, revised or terminated by the issuing office or
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case the determination expires on the date prescribed by the FCC for completion of construction or on the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE POSTMARKED OR DELIVERED TO THIS OFFICE AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any

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SITE PHOTO

PROJECT INFORMATION

SITE NAME:

COUNTY:

ADDRESS:

JURISDICTION:

SITE NUMBER:

FA NUMBER:

PTN:

PACE:

ATC ASSET #:

USID:

120TH & GILES ROAD

SARPY

8101 SOUTH 120TH STREET

LA VISTA, NE 68128

CITY OF LA VISTA

NEL01031

10083517

3525A0KF9F

MRUMW032715

98468

9068

LATITUDE:

LONGITUDE:

41° 10' 49.26" N

96° 06' 0.04" W

(41.18035)

(-96.10001)

TOWER OWNER:

GROUND OWNER:

LANDLORD CONTACT:

APPLICANT:

AT&T PROJECT MANAGER:

AT&T CONSTRUCTION MANAGER:

AMERICAN TOWER CORP.

AMERICAN TOWER CORP.

STEVEN RICK

AT&T WIRELESS

PETER MCENERY

MIKE VANSTEEL

120TH & GILES

120TH & GILES

PHONE: (414)-801-1969

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PM753T@ATT.COM

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PROJECT CONSULTANTS

PROJECT MANAGEMENT:

SITE ACQUISITION

ARCHITECT:

CONSTRUCTION

SAC WIRELESS

SAC WIRELESS

NESTOR POPOWYCH, A.I.A.

SAC WIRELESS

540 W. MADISON ST., 9TH FLOOR

CONTACT: SID KLEMM

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EMAIL: RAKHI.BISEN@SACW.COM

AT&T

MOBILITY

PROJECT :

SITE # :

FA # :

PTN # :

PACE # :

ATC ASSET#:

ATC SITE NAME:

JURISDICTION :

SITE NAME :

ADDRESS :

LTE 4C

NEL01031

10083517

3525A0KF9F

MRUMW032715

98468

120TH & GILES ROAD

CITY OF LA VISTA

120TH & GILES ROAD

8101 SOUTH 120TH STREET

LA VISTA, NE 68128

VICINITY MAP

LOCAL MAP

DRIVING DIRECTIONS

DIRECTIONS FROM: 7900 XERXES AVE S, BLOOMINGTON MN 55431

HEAD SOUTH TOWARD XERXES AVE S. CONTINUE ONTO XERXES AVE S. TURN LEFT ONTO W 82ND ST. TURN LEFT ONTO PENN AVE S. TURN RIGHT AT THE 1ST CROSS STREET ONTO W 82ND ST. TURN RIGHT ONTO HUMBOLDT AVE S. TAKE THE RAMP ON THE LEFT ONTO I-35W S. CONTINUE ONTO I-35 S. KEEP LEFT TO STAY ON I-35 S. USE THE RIGHT 2 LANES TO MERGE ONTO I-35 S/I-80 W TOWARD KANSAS CITY/COUNCIL BLUFFS. KEEP RIGHT AT THE FORK TO CONTINUE ON I-80 W, FOLLOW SIGNS FOR COUNCIL BLUFFS/OMAHA. KEEP LEFT AT THE FORK TO STAY ON I-80 W, FOLLOW SIGNS FOR INTERSTATE 80 W/OMAHA. KEEP LEFT TO STAY ON I-80 W. TAKE EXIT 442 FOR GILES RD TOWARD HARRISON ST. TURN RIGHT ONTO GILES RD (SIGNS FOR HARRISON ST). TURN RIGHT AT THE 1ST CROSS STREET ONTO HARRISON ST. TURN LEFT ONTO EASTPORT PKWY.

811

Know what's below. Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN NEBRASKA, CALL DIGGER'S HOTLINE OF NEBRASKA TOLL FREE: 1-800-292-8989 OR http://www.ne1call.com/ NEBRASKA STATUTE REQUIRES MIN OF 2 BUSINESS DAYS NOTICE BEFORE YOU EXCAVATE

DRAWING INDEX

T1	TITLE SHEET
SP1	NOTES & SPECIFICATIONS
A1	COMPOUND PLAN
A2	EQUIPMENT PLAN
A3	TOWER ELEVATION
A4	ANTENNA PLAN
A5	ANTENNA & CABLE CONFIGURATION
A6	ANTENNA, RRH AND MOUNTING DETAILS
A7	CABLE NOTES & COLOR CODING
E1	GROUNDING DETAILS

SCOPE OF WORK

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:

LTE 4C (AWS) SCOPE:

- REMOVE (3) EXISTING AT&T GSM PANEL ANTENNAS.
- (1) PER SECTOR IN POSITION 1. (TYP. OF 3 SECTORS)
- INSTALL (3) PROPOSED AT&T LTE 4C PANEL ANTENNAS.
- (1) PER SECTOR IN POSITION 1. (TYP. OF 3 SECTORS)
- REMOVE (3) EXISTING GSM TMAS.
- (1) PER SECTOR IN POSITION 1. (TYP. OF 3 SECTORS)
- REMOVE EXISTING RF JUMPERS IN POSITION 1. (TYP. OF 3 SECTORS)
- REMOVE (6) EXISTING COAX CABLES.
- (2) PER SECTOR IN POSITION 1. (TYP. OF 3 SECTORS)
- INSTALL (3) PROPOSED AT&T LTE 4C (AWS) AIRSCALE B25/66 DUAL BAND RRHS. (1) PER SECTOR IN POSITION 1. (TYP. OF 3 SECTORS)
- INSTALL (1) PROPOSED RAYCAP DC6-48-60-18-8C (SQUID).
- INSTALL (1) PROPOSED 8 AWG DC TRUNK LINE.
- INSTALL (1) PROPOSED FIBER TRUNK LINE.

LTE 4C (AWS) GROUND SCOPE:

- INSTALL PROPOSED POWER PLANT TO REPLACE EXISTING POWER PLANT.
- REUSE EXISTING BATTERIES.
- INSTALL (3) PROPOSED 50A BREAKERS IN PROPOSED POWER PLANT.
- INSTALL PROPOSED ABIA CARD IN EXISTING FIF RACK.

CODE COMPLIANCE

- 2012 NEBRASKA STATE BUILDING CODE
- 2014 NATIONAL ELECTRIC CODE
- TIA/EIA-222-G

REFERENCE MATERIALS

- THESE DRAWINGS ARE BASED AT&T SCOPING DOCUMENT DATED 03/25/19
- REVISED RFDS PENDING. CONTRACTOR TO USE LATEST VERSION WITH CD'S PER SCOPE OF WORK.

SPECIAL NOTES

- ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH CURRENT AT&T CONSTRUCTION INSTALLATION GUIDE.
- EXISTING CONDITIONS WILL BE CHANGED & VERIFIED IN FIELD. IF SIGNIFICANT DEVIATIONS OR DETERIORATION ARE ENCOUNTERED AT THE TIME OF CONSTRUCTION, A REPAIR PERMIT WILL BE OBTAINED & CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- THESE DRAWINGS ARE FULL SIZE & SCALEABLE ON 11"x17" SHEET SIZE.
- STATEMENT THAT COMPLIANCE WITH THE ENERGY CODE IS NOT REQUIRED.
- SCOPE OF WORK DOES NOT INVOLVE MODIFICATIONS TO EXTERIOR ENVELOPE OF BUILDING, HVAC SYSTEMS OR ELECTRICAL LIGHTING.

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

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REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
A	04/11/19	ISSUED FOR REVIEW	AR
B	07/08/19	ISSUED FOR REVIEW	MV
0	08/05/19	FOR CONSTRUCTION	BN

NOT FOR CONSTRUCTION UNLESS LABELED AS FOR CONSTRUCTION

DATE: 08/05/19

"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF NEBRASKA"

LTE 4C

10083517

120TH & GILES ROAD

8101 SOUTH 120TH STREET

LA VISTA, NE 68128

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T1


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GENERAL CONSTRUCTION


1. FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:
- CONTRACTOR/CM – SAC WIRELESS
SUB–CONTRACTOR – PER TRADE
OWNER – AT&T WIRELESS
2. ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND AT&T PROJECT SPECIFICATIONS.
3. GENERAL CONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.
5. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
6. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
7. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
8. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER’S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
9. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE ENGINEER PRIOR TO PROCEEDING.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFIRM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTION.
11. GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.
12. ERECTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE. ALL MEMBERS SHALL BE LAID PLUMB AND TRUE AS INDICATED ON THE DRAWINGS.
13. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH UL LISTED MATERIALS APPROVED BY LOCAL JURISDICTION. CONTRACTOR SHALL KEEP AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS.
14. WORK PREVIOUSLY COMPLETED IS REPRESENTED BY LIGHT SHADED LINES AND NOTES. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES AND NOTES. CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY EXISTING CONDITIONS THAT DEViate FROM THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
15. CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
16. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR’S EXPENSE TO THE SATISFACTION OF THE OWNER.
17. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
18. GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND CONTRACTORS TO THE SITE AND/OR BUILDING.
19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
20. THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
21. THE GENERAL CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2–A OT 2–A:10–B:C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.
22. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, AND D) TRENCHING & EXCAVATION.
23. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE

- EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
24. THE AREAS OF THE OWNER’S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
25. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.
26. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUNDING. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
27. THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH UNIFORM GRADE AND COMPACTED TO 95 PERCENT STANDARD PROCTOR DENSITY UNDER PAVEMENT AND STRUCTURES AND 80 PERCENT STANDARD PROCTOR DENSITY IN OPEN SPACE. ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE–APPROVED BY THE LOCAL JURISDICTION.
28. ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
29. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
30. CONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS–BUILT REDLINES TO THE GENERAL CONTRACTOR UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
31. CONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.
32. THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE, AND IS NOT FOR HUMAN HABITAT (NO HANDICAP ACCESS REQUIRED).
33. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY AT&T TECHNICIANS.
34. NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE PROPOSED.
35. ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST REVISION AT&T MOBILITY GROUNDING STANDARD "TECHNICAL SPECIFICATION FOR CONSTRUCTION OF GSM/GPRS WIRELESS SITES" AND "TECHNICAL SPECIFICATION FOR FACILITY GROUNDING". IN CASE OF A CONFLICT BETWEEN THE CONSTRUCTION SPECIFICATION AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
36. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF CONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY.
37. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
38. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE SITE OWNER. CONTRACTORS SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
39. NO WHITE STROBE LIGHTS ARE PERMITTED. LIGHTING IF REQUIRED, WILL MEET FAA STANDARDS AND REQUIREMENTS.
- ANTENNA MOUNTING
40. DESIGN AND CONSTRUCTION OF ANTENNA SUPPORTS SHALL CONFORM TO CURRENT ANSI/TIA–222 OR APPLICABLE LOCAL CODES.
41. ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 "ZINC (HOT–DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS", UNLESS NOTED OTHERWISE.
42. ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 "ZINC–COATING (HOT–DIP) ON IRON AND STEEL HARDWARE", UNLESS NOTED OTHERWISE.
43. DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED BY COLD GALVANIZING IN ACCORDANCE WITH ASTM A780.
44. ALL ANTENNA MOUNTS SHALL BE INSTALLED WITH LOCK NUTS, DOUBLE NUTS AND SHALL BE TORQUED TO MANUFACTURER’S RECOMMENDATIONS.
45. CONTRACTOR SHALL INSTALL ANTENNA PER MANUFACTURER’S RECOMMENDATION FOR INSTALLATION AND GROUNDING.
46. ALL UNUSED PORTS ON ANY ANTENNAS SHALL BE TERMINATED WITH A 50–OHM LOAD TO ENSURE ANTENNAS PERFORM AS DESIGNED.
47. PRIOR TO SETTING ANTENNA AZIMUTHS AND DOWNTILTS, ANTENNA CONTRACTOR SHALL CHECK THE ANTENNA MOUNT FOR TIGHTNESS AND ENSURE THAT THEY ARE PLUMB. ANTENNA AZIMUTHS SHALL BE SET FROM TRUE NORTH AND BE ORIENTED WITHIN +/- 5% AS DEFINED BY THE RFDS. ANTENNA DOWNTILTS SHALL BE WITHIN +/- 0.5% AS DEFINED BY THE RFDS. REFER TO ND–00246.
48. JUMPERS FROM THE TMA’S MUST TERMINATE TO OPPOSITE POLARIZATION’S IN EACH SECTOR.
49. CONTRACTOR SHALL RECORD THE SERIAL #, SECTOR, AND POSITION OF EACH ACTUATOR INSTALLED AT THE ANTENNAS AND PROVIDE THE INFORMATION TO AT&T.
50. TMA’S SHALL BE MOUNTED ON PIPE DIRECTLY BEHIND ANTENNAS AS CLOSE TO ANTENNA AS FEASIBLE IN A VERTICAL POSITION.
- TORQUE REQUIREMENTS
51. ALL RF CONNECTIONS SHALL BE TIGHTENED BY A TORQUE WRENCH.


52. ALL RF CONNECTIONS, GROUNDING HARDWARE AND ANTENNA HARDWARE SHALL HAVE A TORQUE MARK INSTALLED IN A CONTINUOUS STRAIGHT LINE FROM BOTH SIDES OF THE CONNECTION.
- A. RF CONNECTION BOTH SIDES OF THE CONNECTOR.
B. GROUNDING AND ANTENNA HARDWARE ON THE NUT SIDE STARTING FROM THE THREADS TO THE SOLID SURFACE. EXAMPLE OF SOLID SURFACE: GROUND BAR, ANTENNA BRACKET METAL.
- FIBER & POWER CABLE MOUNTING
53. THE FIBER OPTIC TRUNK CABLES SHALL BE INSTALLED INTO CONDUITS, CHANNEL CABLE TRAYS, OR CABLE TRAY. WHEN INSTALLING FIBER OPTIC TRUNK CABLES INTO A CABLE TRAY SYSTEM, THEY SHALL BE INSTALLED INTO AN INTER DUCT AND A PARTITION BARRIER SHALL BE INSTALLED BETWEEN THE 600 VOLT CABLES AND THE INTER DUCT IN ORDER TO SEGREGATE CABLE TYPES. OPTIC FIBER TRUNK CABLES SHALL HAVE APPROVED CABLE RESTRAINTS EVERY (60) SIXTY FEET AND SECURELY FASTENED TO THE CABLE TRAY SYSTEM. NFPA 70 (NEC) ARTICLE 770 RULES SHALL APPLY.
54. THE TYPE TC–ER CABLES SHALL BE INSTALLED INTO CONDUITS, CHANNEL CABLE TRAYS, OR CABLE TRAY AND SHALL BE SECURED AT INTERVALS NOT EXCEEDING (6) SIX FEET. AN EXCEPTION; WHERE TYPE TC–ER CABLES ARE NOT SUBJECT TO PHYSICAL DAMAGE, CABLES SHALL BE PERMITTED TO MAKE A TRANSITION BETWEEN CONDUITS, CHANNEL CABLE TRAYS, OR CABLE TRAY WHICH ARE SERVING UTILIZATION EQUIPMENT OR DEVICES, A DISTANCE (6) SIX FEET SHALL NOT BE EXCEEDED WITHOUT CONTINUOUS SUPPORTING. NFPA 70 (NEC) ARTICLES 336 AND 392 RULES SHALL APPLY.
55. WHEN INSTALLING OPTIC FIBER TRUNK CABLES OR TYPE TC–ER CABLES INTO CONDUITS, NFPA 70 (NEC) ARTICLE 300 RULES SHALL APPLY.
- 56–61 RESERVED FOR ADDITIONAL NOTES.
- COAXIAL CABLE NOTES
62. TYPES AND SIZES OF THE ANTENNA CABLE ARE BASED ON ESTIMATED LENGTHS. PRIOR TO ORDERING CABLE, CONTRACTOR SHALL VERIFY ACTUAL LENGTH BASED ON CONSTRUCTION LAYOUT AND NOTIFY THE PROJECT MANAGER IF ACTUAL LENGTHS EXCEED ESTIMATED LENGTHS.
63. CONTRACTOR SHALL VERIFY THE DOWN–TILT OF EACH ANTENNA WITH A DIGITAL LEVEL.
64. CONTRACTOR SHALL CONFIRM COAX COLOR CODING PRIOR TO CONSTRUCTION.
65. ALL JUMPERS TO THE ANTENNAS FROM THE MAIN TRANSMISSION LINE SHALL BE 1/2" DIA. LDF AND SHALL NOT EXCEED 6’–0".
66. ALL COAXIAL CABLE SHALL BE SECURED TO THE DESIGNED SUPPORT STRUCTURE, IN AN APPROVED MANNER, AT DISTANCES NOT TO EXCEED 4’–0" OC.
67. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER’S RECOMMENDATIONS REGARDING BOTH THE INSTALLATION AND GROUNDING OF ALL COAXIAL CABLES, CONNECTORS, ANTENNAS, AND ALL OTHER EQUIPMENT.
68. CONTRACTOR SHALL GROUND ALL EQUIPMENT. INCLUDING ANTENNAS, RET MOTORS, TMA’S, COAX CABLES, AND RET CONTROL CABLES AS A COMPLETE SYSTEM. GROUNDING SHALL BE EXECUTED BY QUALIFIED WIREMEN IN COMPLIANCE WITH MANUFACTURER’S SPECIFICATION AND RECOMMENDATION.
69. CONTRACTOR SHALL PROVIDE STRAIN–RELIEF AND CABLE SUPPORTS FOR ALL CABLE ASSEMBLIES, COAX CABLES, AND RET CONTROL CABLES. CABLE STRAIN–RELIEFS AND CABLE SUPPORTS SHALL BE APPROVED FOR THE PURPOSE. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER’S SPECIFICATIONS AND RECOMMENDATIONS.
70. CONTRACTOR TO VERIFY THAT EXISTING COAX HANGERS ARE STACKABLE SNAP IN HANGERS. IF EXISTING HANGERS ARE NOT STACKABLE SNAP IN HANGERS THE CONTRACTOR SHALL REPLACE EXISTING HANGERS WITH NEW SNAP IN HANGERS IF APPLICABLE.
- GENERAL CABLE AND EQUIPMENT NOTES
71. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ANTENNA, TMA’S, DIPLEXERS, AND COAX CONFIGURATION, MAKE AND MODELS PRIOR TO INSTALLATION.
72. ALL CONNECTIONS FOR HANGERS, SUPPORTS, BRACING, ETC. SHALL BE INSTALLED PER TOWER MANUFACTURER’S RECOMMENDATIONS.
73. CONTRACTOR SHALL REFERENCE THE TOWER STRUCTURAL ANALYSIS/DESIGN DRAWINGS FOR DIRECTIONS ON CABLE DISTRIBUTION/ROUTING.
74. ALL OUTDOOR RF CONNECTORS/CONNECTIONS SHALL BE WEATHERPROOFED, EXCEPT THE RET CONNECTORS, USING BUTYL TAPE AFTER INSTALLATION AND FINAL CONNECTIONS ARE MADE. BUTYL TAPE SHALL HAVE A MINIMUM OF ONE–HALF TAPE WIDTH OVERLAP ON EACH TURN AND EACH LAYER SHALL BE WRAPPED THREE TIMES. WEATHERPROOFING SHALL BE SMOOTH WITHOUT BUCKLING. BUTYL BLEEDING IS NOT ALLOWED.
75. IF REQUIRED TO PAINT ANTENNAS AND/OR COAX:
- A. TEMPERATURE SHALL BE ABOVE 50° F.
B. PAINT COLOR MUST BE APPROVED BY BUILDING OWNER/LANDLORD.
C. FOR REGULATED TOWERS, FAA/FCC APPROVED PAINT IS REQUIRED.
D. DO NOT PAINT OVER COLOR CODING OR ON EQUIPMENT MODEL NUMBERS.
76. ALL CABLES SHALL BE GROUNDED WITH COAXIAL CABLE GROUND KITS. FOLLOW THE MANUFACTURER’S RECOMMENDATIONS.
- A. GROUNDING AT THE ANTENNA LEVEL.
B. GROUNDING AT MID LEVEL, TOWERS WHICH ARE OVER 200’–0", ADDITIONAL CABLE GROUNDING REQUIRED.
C. GROUNDING AT BASE OF TOWER PRIOR TO TURNING HORIZONTAL.
D. GROUNDING OUTSIDE THE EQUIPMENT SHELTER AT ENTRY PORT.
E. GROUNDING INSIDE THE EQUIPMENT SHELTER AT THE ENTRY PORT.
77. ALL PROPOSED GROUND BAR DOWNLEADS ARE TO BE TERMINATED TO THE EXISTING ADJACENT GROUND BAR DOWNLEADS A MINIMUM DISTANCE OF 4’–0" BELOW GROUND BAR. TERMINATIONS MAY BE EXOTHERMIC OR COMPRESSION.



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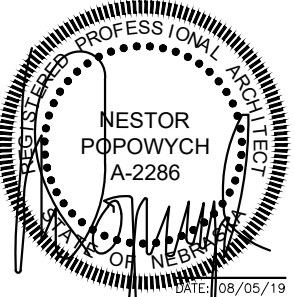


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DATE: 08/05/19

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120TH & GILES ROAD
8101 SOUTH 120TH
STREET
LA VISTA, NE 68128

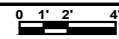
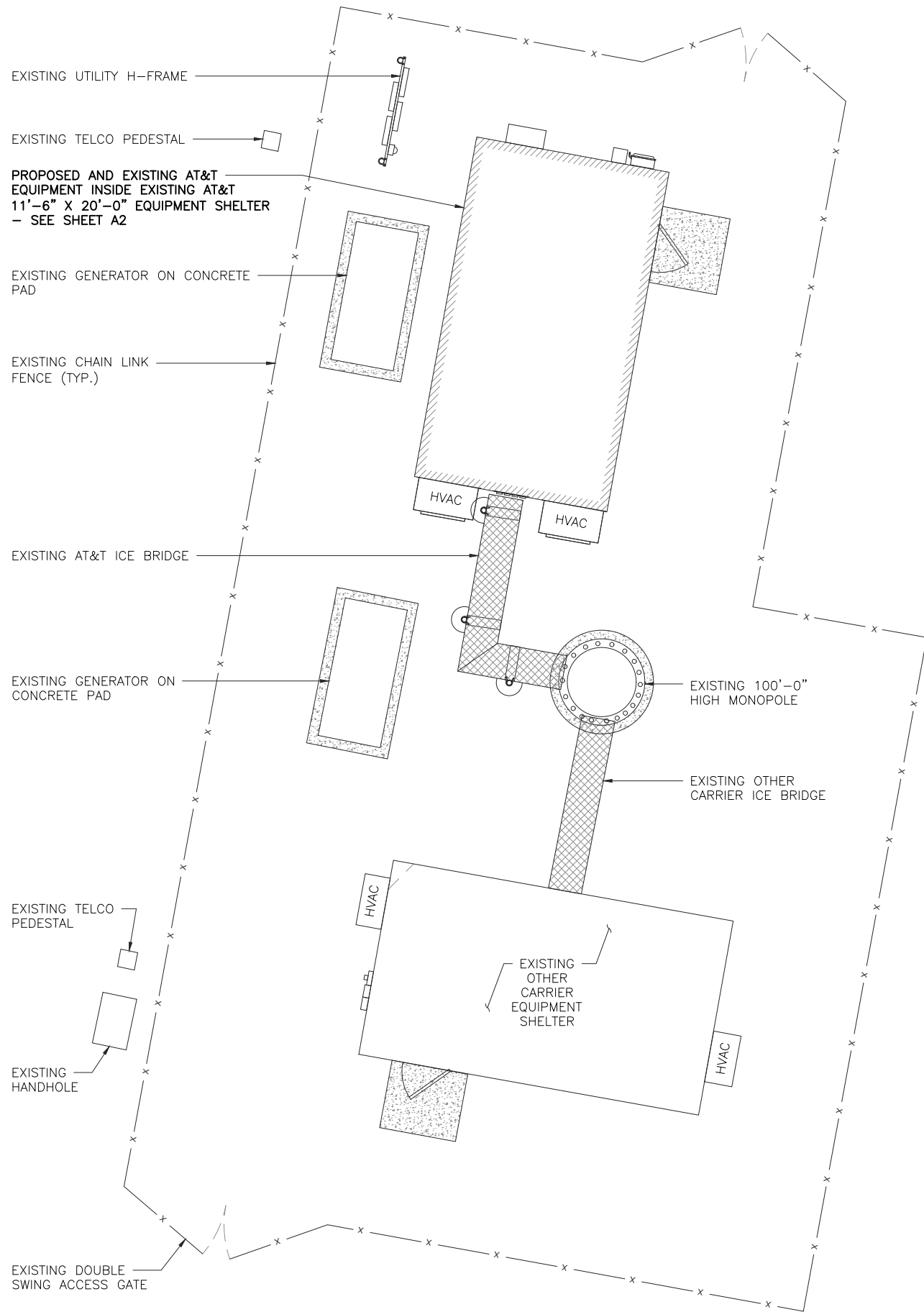
SHEET TITLE

NOTES &
SPECIFICATIONS

SHEET NUMBER

SP1

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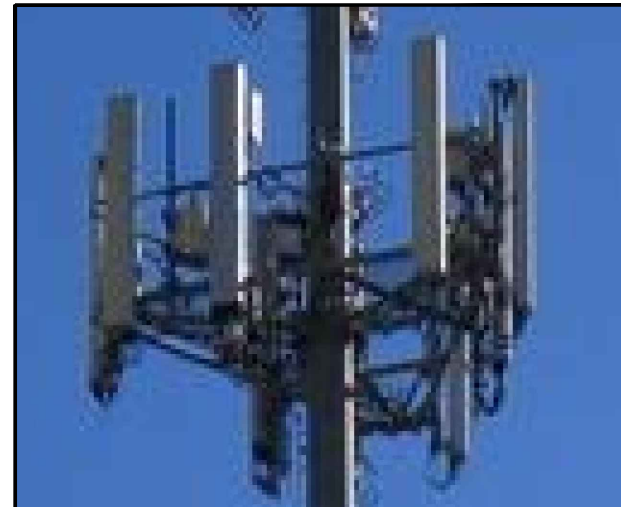


SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17)

3

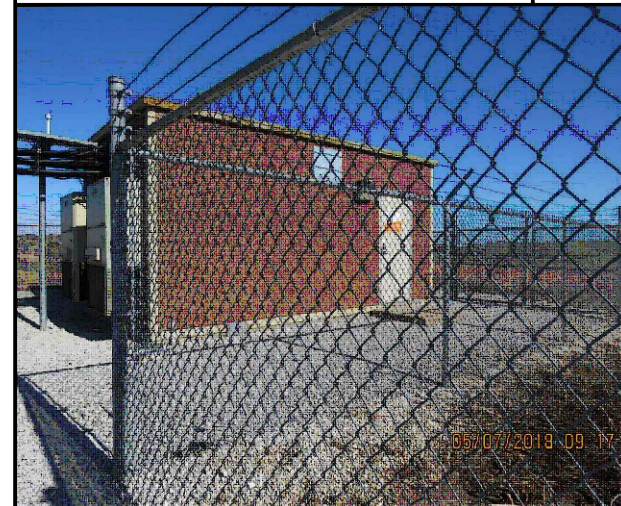
SITE PHOTO 1

1



SITE PHOTO 2

2

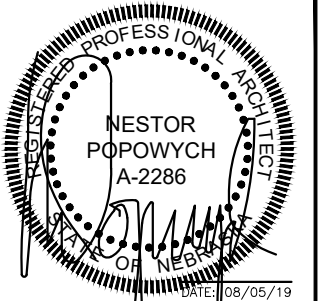


SITE PHOTO 1

1



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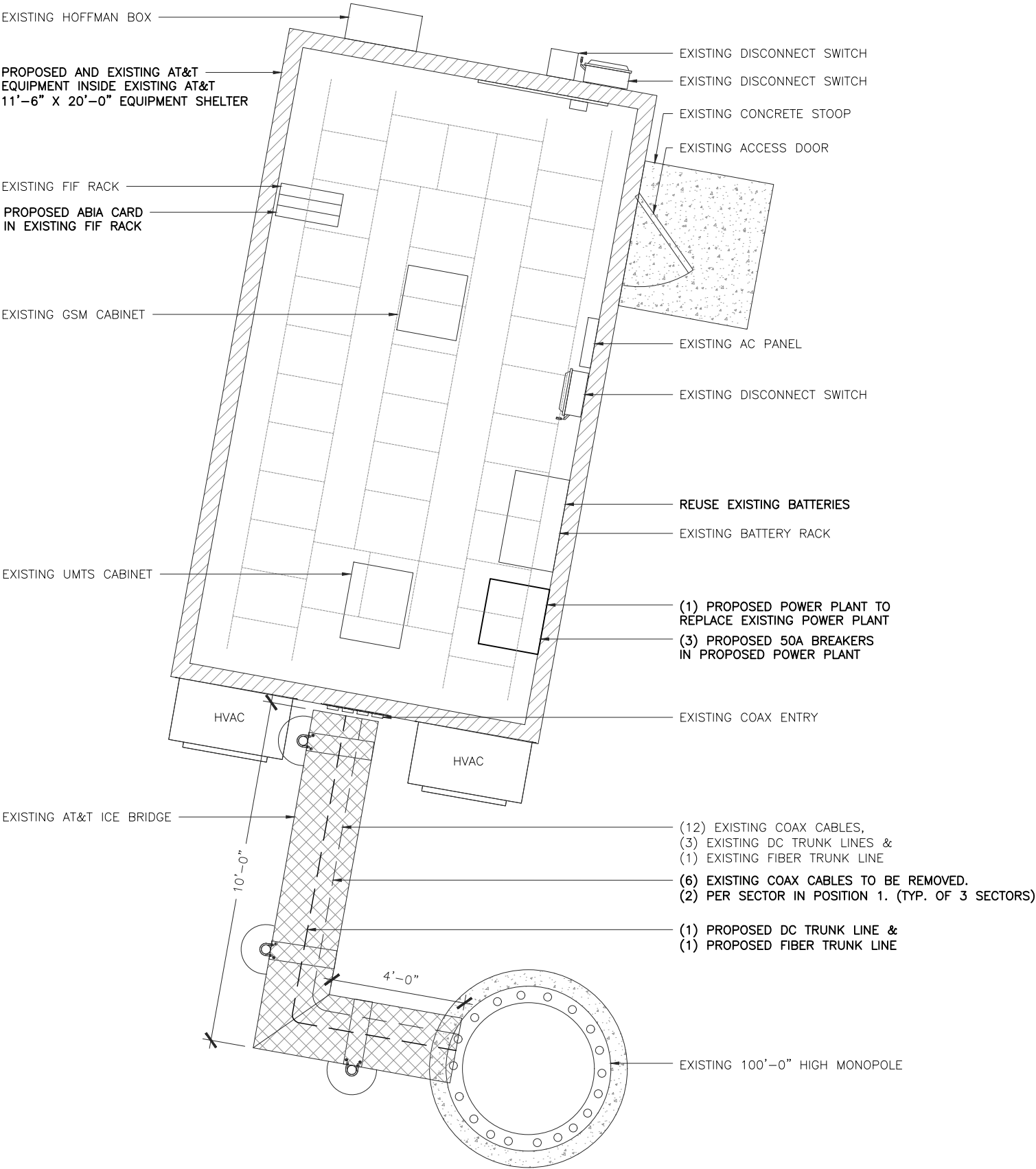
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SHEET TITLE
COMPOUND PLAN

SHEET NUMBER
A1

COMPOUND PLAN

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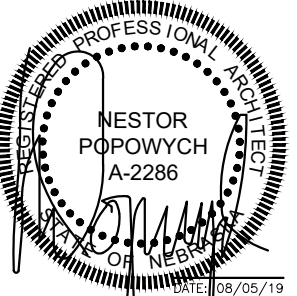


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NESTOR
POPOWYCH
A-2286
DATE: 08/05/19

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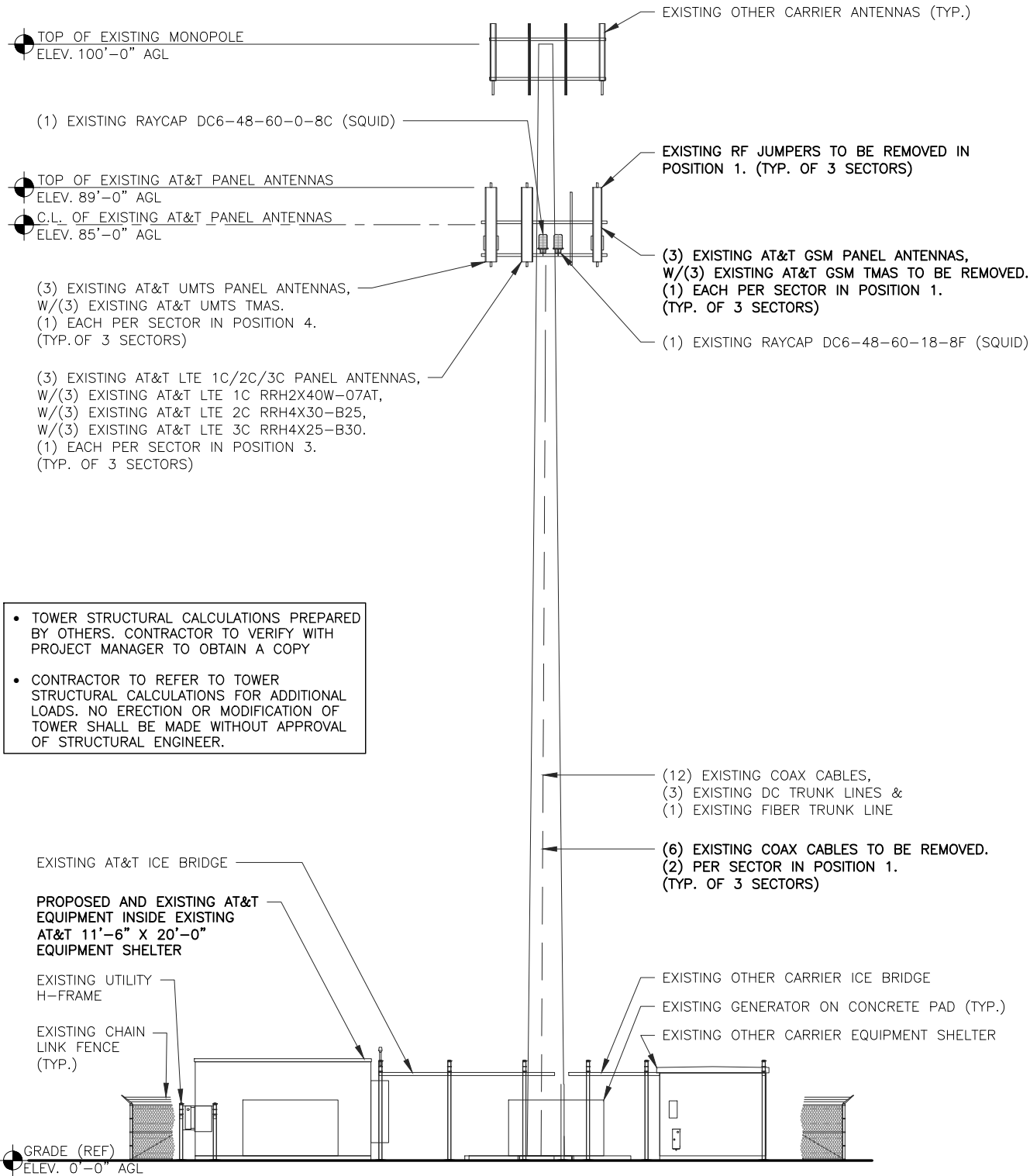
SHEET TITLE

EQUIPMENT
PLAN

SHEET NUMBER

A2

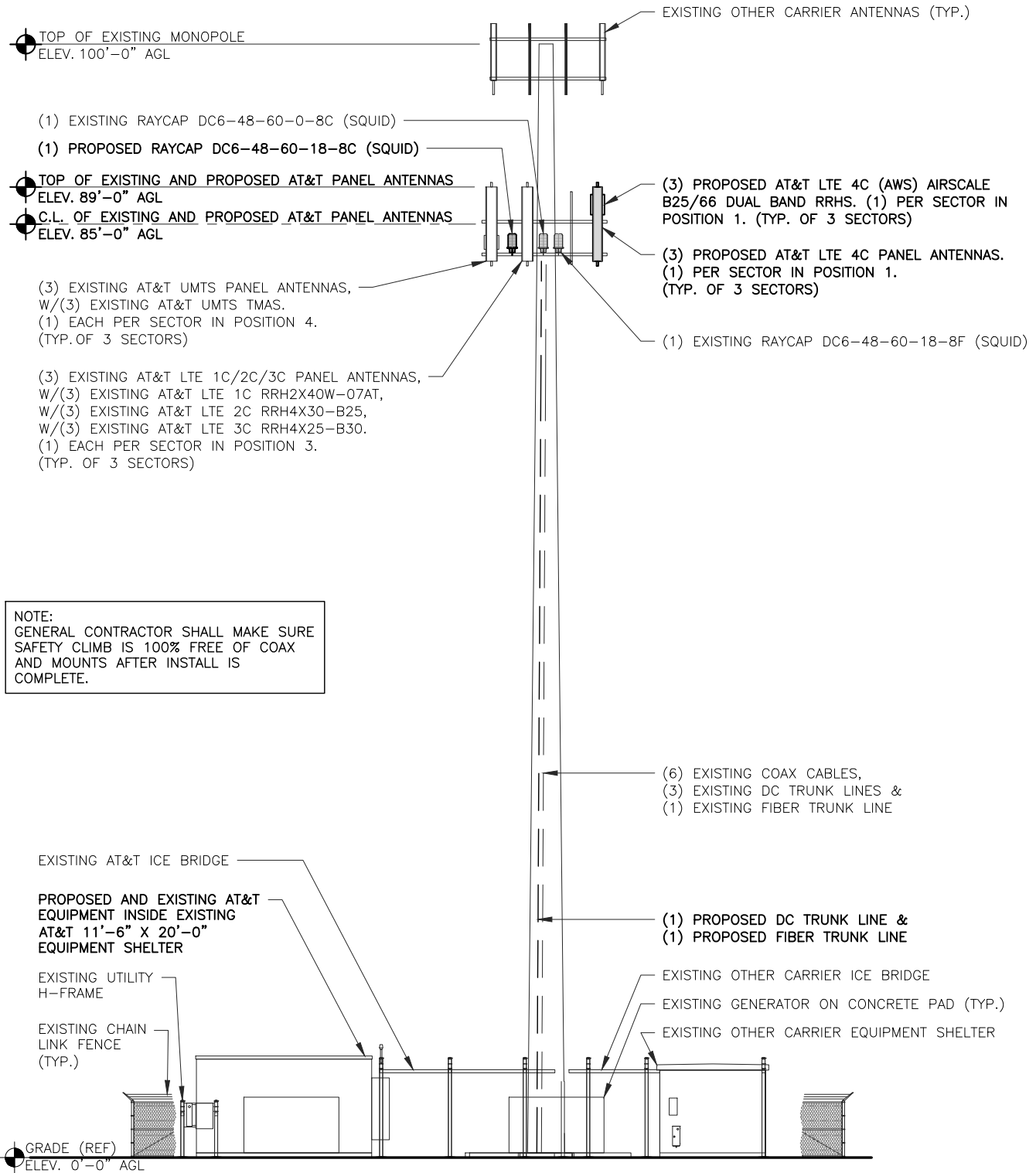
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EXISTING TOWER ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17)

2



PROPOSED TOWER ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17)

1



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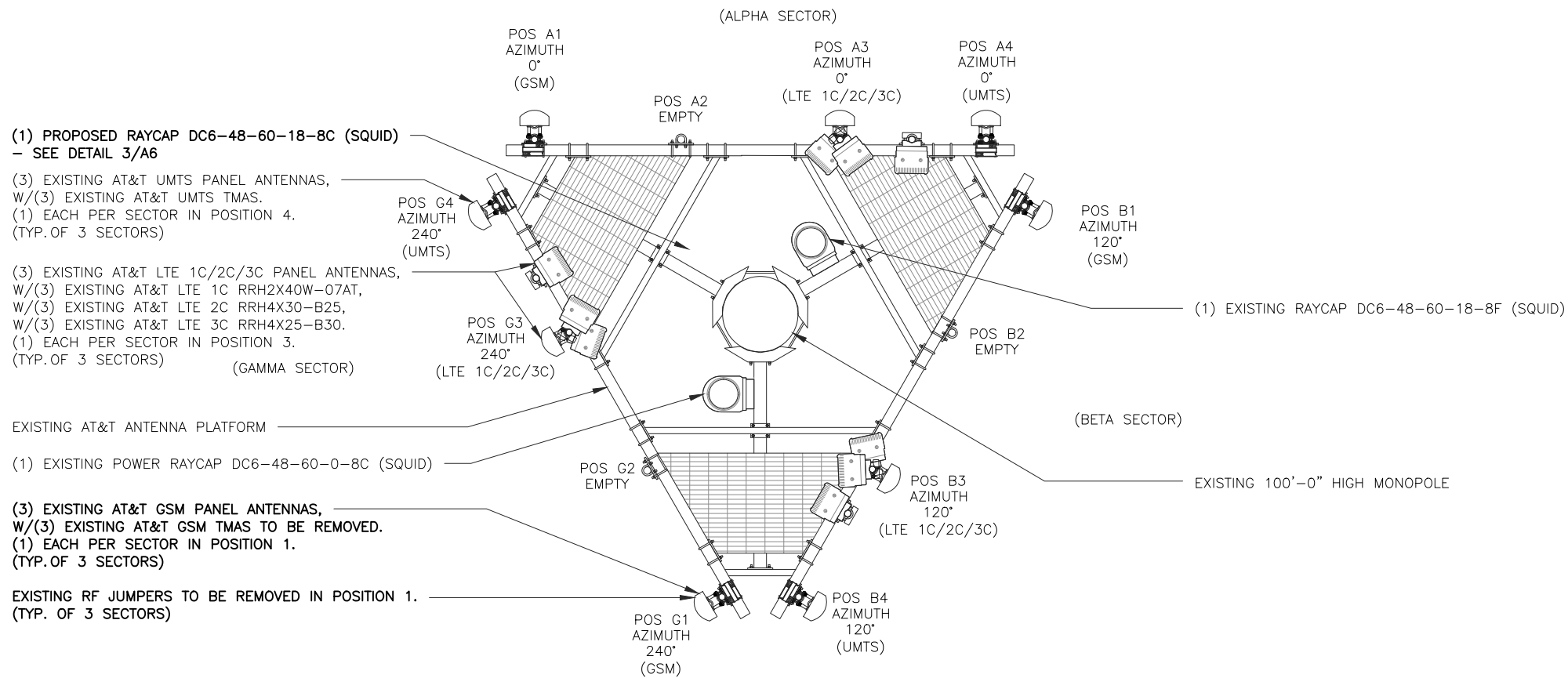
SHEET TITLE

TOWER
ELEVATION

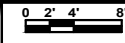
SHEET NUMBER

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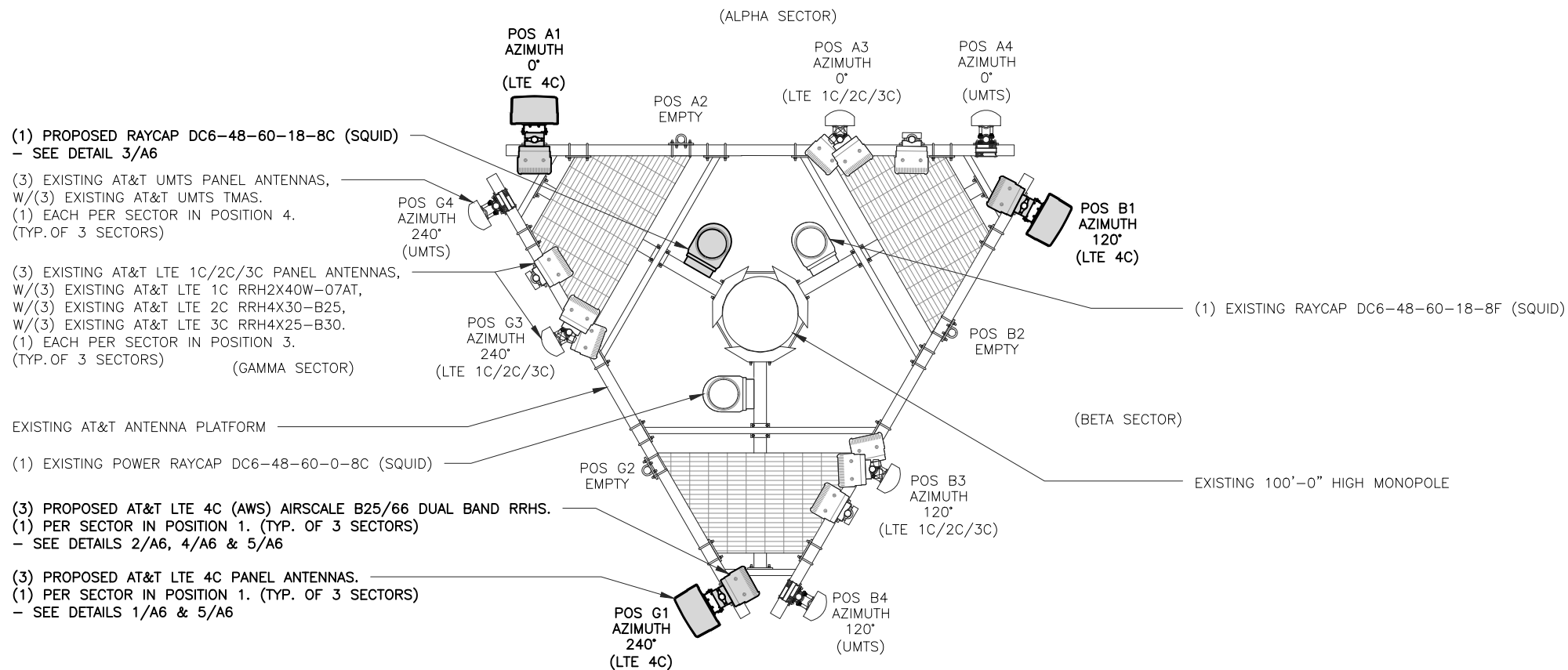
EXISTING ANTENNA PLAN



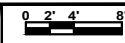
SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17)



2



PROPOSED ANTENNA PLAN



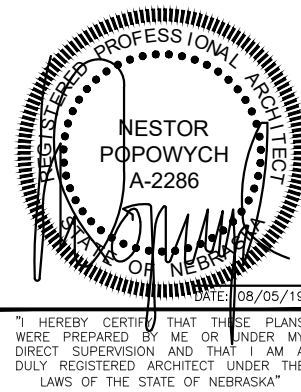
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(OR) 1/16" = 1'-0" (11x17)



1



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SHEET TITLE

ANTENNA
PLAN

SHEET NUMBER

A4

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PROPOSED ANTENNA CONFIGURATION AND CABLE SCHEDULE

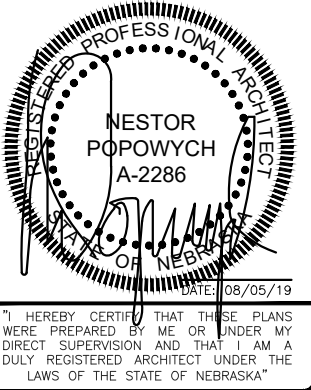
SECTOR	POS	TECH	ANTENNA	ANTENNA CL HEIGHT	AZIMUTH	TMA/RRH MODEL #	DC SURGE AND DISTRIBUTION	CABLE TYPE	CABLE LENGTH (+20%)	DOWNTILTS
A	1	LTE 4C	COMMSCOPE (N) NNH4-65C-R6	85' AGL	0°	(1) AIRSCALE B25/66 (N)	(1) RAYCAP (N) DC6-48-60-18-8C (1) RAYCAP (X) DC6-48-60-18-8F (1) RAYCAP (X) DC6-48-60-0-8C	(1) DC TRUNK LINE (N) (1) FIBER TRUNK LINE (N)	170'	0
	2	EMPTY								
	3	LTE 1C/2C/3C	KMW (X) EPBQ-652L8H8		0°	(1) RRH2X40W-07AT (X) (1) RRH4X30-B25 (X) (1) RRH4X25-B30 (X)		(1) DC TRUNK LINE (X) (1) FIBER TRUNK LINE (X)		0
	4	UMTS	KATHREIN (X) 80010766		0°	(1) TMA (X)		(2) COAX (X)		0
B	1	LTE 4C	COMMSCOPE (N) NNH4-65C-R6	85' AGL	120°	(1) AIRSCALE B25/66 (N)		DC TRUNK (SHARED W/A1) FIBER TRUNK (SHARED W/A1)	170'	0
	2	EMPTY								
	3	LTE 1C/2C/3C	KMW (X) EPBQ-652L8H8		120°	(1) RRH2X40W-07AT (X) (1) RRH4X30-B25 (X) (1) RRH4X25-B30 (X)		DC TRUNK (SHARED W/A3) FIBER TRUNK (SHARED W/A3)		0
	4	UMTS	KATHREIN (X) 80010766		120°	(1) TMA (X)		(2) COAX (X)		0
G	1	LTE 4C	COMMSCOPE (N) NNH4-65C-R6	85' AGL	240°	(1) AIRSCALE B25/66 (N)		DC TRUNK (SHARED W/A1) FIBER TRUNK (SHARED W/A1)	170'	0
	2	EMPTY								
	3	LTE 1C/2C/3C	KMW (X) EPBQ-652L8H8		240°	(1) RRH2X40W-07AT (X) (1) RRH4X30-B25 (X) (1) RRH4X25-B30 (X)		DC TRUNK (SHARED W/A3) FIBER TRUNK (SHARED W/A3)		0
	4	UMTS	KATHREIN (X) 80010766		240°	(1) TMA (X)		(2) COAX (X)		0

* INCLUDES SAFETY FACTOR OF 20' FT. (10 FT. AT BOTH ENDS OF CABLE RUN).
CONTRACTOR TO VERIFY RF DATA WITH AT&T WIRELESS CONSTRUCTION MANAGER
AND/OR RF ENGINEER PRIOR TO INSTALLATION

(N) = NEW
(X) = EXISTING
(XR) = EXISTING/RELOCATED
(E) = ELECTRICAL
(M) = MECHANICAL



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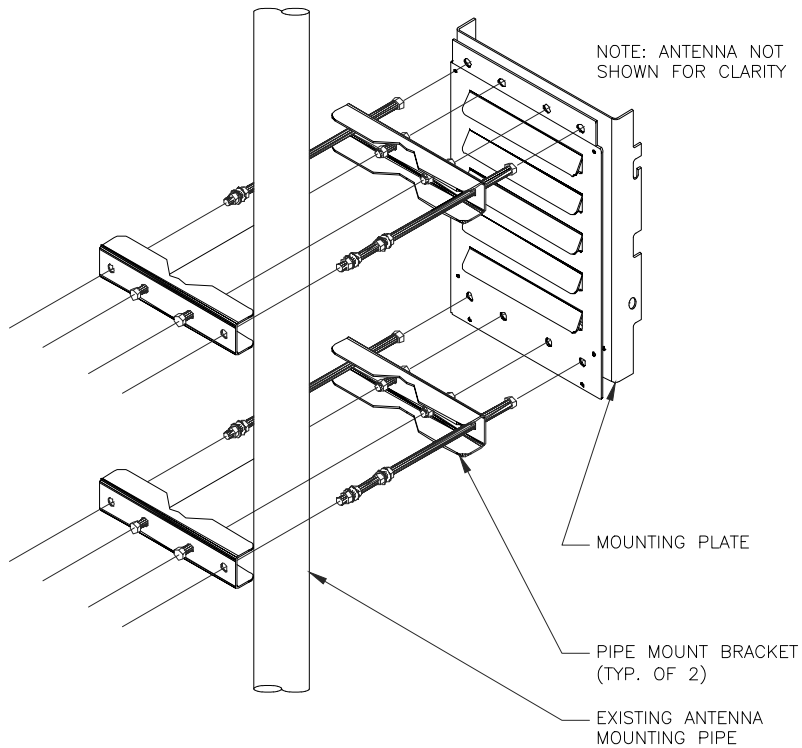
SHEET TITLE

ANTENNA &
CABLE
CONFIGURATION

SHEET NUMBER

A5

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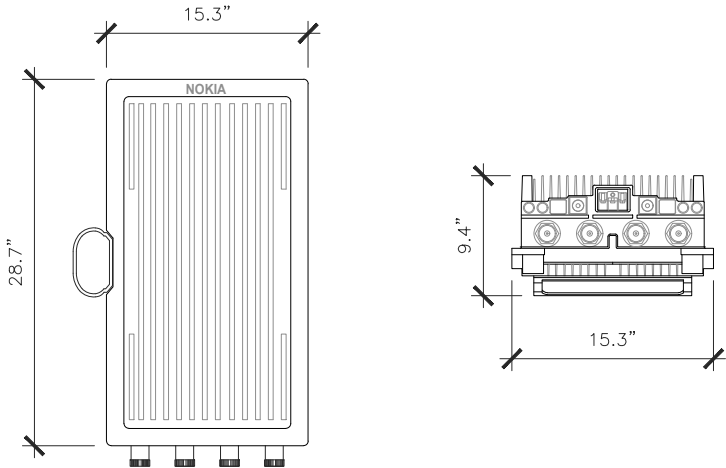
NOKIA AIRSCALE DUAL RRH 4T4R B25/66 320W AHFIB

DIMENSIONS, HxWxD: 560 X 308 X 149 (MM) (CORE)
28.7" X 15.3" X 9.4" (CORE)

730 X 390 X 240 (MM)
(OVERALL NOT-TO-EXCEED WITH COVER AND BRACKET)

28.7" X 15.3" X 9.4"
(OVERALL NOT-TO-EXCEED WITH COVER AND BRACKET)

WEIGHT: < 40 (kg)
< 88.2 lbs
(OVERALL NOT-TO-EXCEED WITH COVER AND BRACKET)



NOT USED

NOT TO
SCALE

6

RRH MOUNTING DETAIL

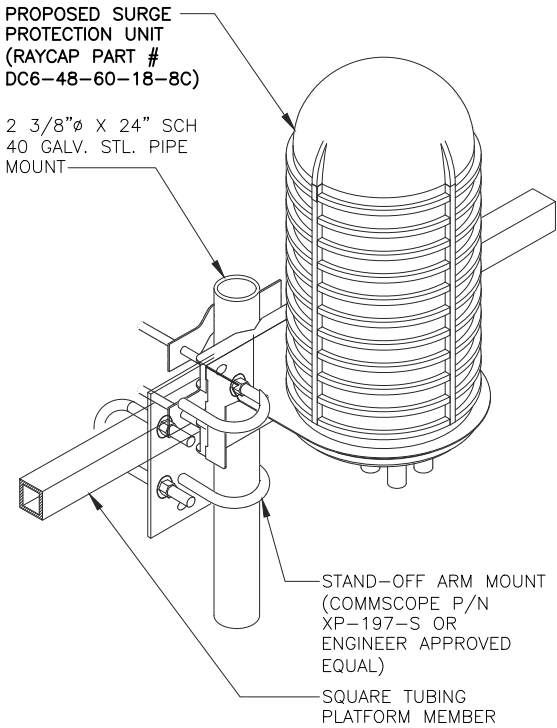
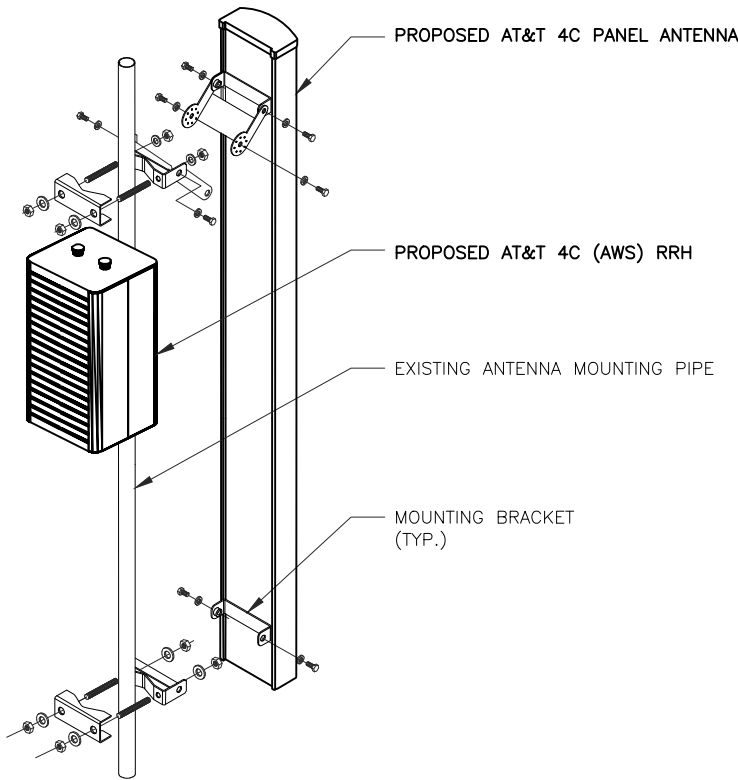
NOT TO
SCALE

4

LTE 4C (AWS) RRH DETAIL

NOT TO
SCALE

2



COMMScope ANTENNAS NNH4-65C-R6

DIMENSIONS, HxWxD: 96"X19.6"X7.8"

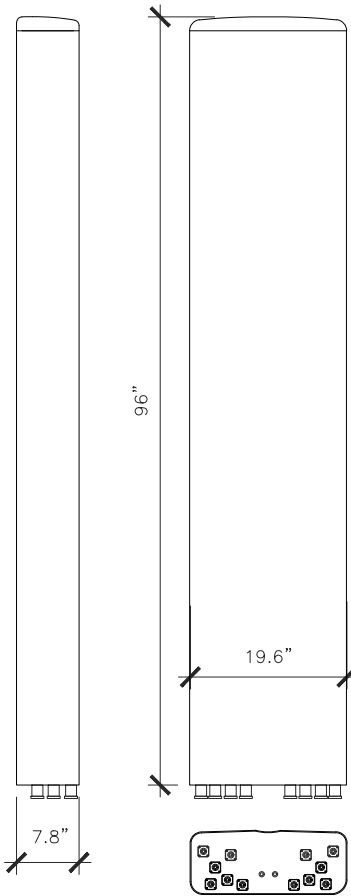
SURVIVAL WIND SPEED: >124 MPH

WEIGHT, WITHOUT MOUNTING: 99.2 LBS. (45 kg)

CONNECTOR: 8-PIN DIN FEMALE
8-PIN DIN MALE

CONNECTOR POSITION: BOTTOM

MOUNTING POLE: 2.4-4.5 INCHES



LTE 4C ANTENNA AND RRH MOUNTING DETAIL

NOT TO
SCALE

5

RAYCAP DC6-48-60-18-8C DETAIL

NOT TO
SCALE

3

LTE 4C ANTENNA DETAIL

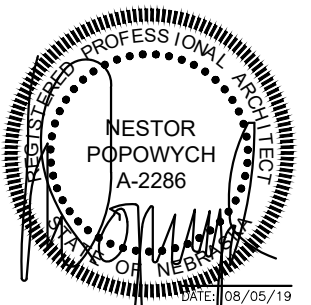
NOT TO
SCALE

1



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SHEET TITLE
ANTENNA,
RRH AND
MOUNTING
DETAILS

SHEET NUMBER
A6

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NOT USED

6

NOT USED

5

1. CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
2. THE SIZE, HEIGHT, AND DIRECTION OF THE ANTENNAS SHALL BE ADJUSTED TO ACHIEVE THE AZIMUTHS SPECIFIED AND LIMIT SHADOWING AND TO MEET THE SYSTEM REQUIREMENTS.
3. CONTRACTOR SHALL VERIFY THE HEIGHT OF THE ANTENNA WITH THE AT&T WIRELESS PROJECT MANAGER.
4. VERIFY TYPE AND SIZE OF TOWER LEG PRIOR TO ORDERING ANY ANTENNA MOUNT.
5. UNLESS NOTED OTHERWISE THE CONTRACTOR MUST PROVIDE ALL MATERIAL NECESSARY.
6. ANTENNA AZIMUTHS ARE DEGREES OFF OF TRUE NORTH, BEARING CLOCKWISE, IN WHICH ANTENNA FACE IS DIRECTED. ALL ANTENNAS (AND SUPPORTING STRUCTURES AS PRACTICAL) SHALL BE ACCURATELY ORIENTED IN THE SPECIFIED DIRECTION.
7. CONTRACTOR SHALL VERIFY ALL RF INFORMATION PRIOR TO CONSTRUCTION.
8. SWEEP TEST SHALL BE PERFORMED BY GENERAL CONTRACTOR AND SUBMITTED TO AT&T WIRELESS CONSTRUCTION SPECIALIST. TEST SHALL BE PERFORMED PER AT&T WIRELESS STANDARDS.
9. CABLE LENGTHS WERE DETERMINED BASED ON THE DESIGN DRAWING. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.
10. CONTRACTOR TO USE ROSENBERGER FIBER LINE HANGER COMPONENTS (OR ENGINEER APPROVED EQUAL).

ANTENNA & CABLING NOTES

NO SCALE

4

RF, DC, & COAX CABLE MARKING LOCATIONS TABLE

NO	LOCATIONS
①	EACH TOP-JUMPER SHALL BE COLOR CODED WITH (1) SET OF 3" WIDE BANDS.
②	EACH MAIN COAX SHALL BE COLOR CODED WITH (1) SET OF 3" WIDE BANDS NEAR THE TOP-JUMPER CONNECTION AND WITH (1) SET OF 3/4" WIDE COLOR BANDS JUST PRIOR TO ENTERING THE BTS OR TRANSMITTER BUILDING.
③	CABLE ENTRY PORT ON THE INTERIOR OF THE SHELTER.
④	ALL BOTTOM JUMPERS SHALL BE COLOR CODED WITH (1) SET OF 3/4" WIDE BANDS ON EACH END OF THE BOTTOM JUMPER.
⑤	ALL BOTTOM JUMPERS SHALL BE COLOR CODED WITH (1) SET OF 3/4" WIDE BANDS ON EACH END OF THE BOTTOM JUMPER.

CABLE MARKING DIAGRAM

NO SCALE

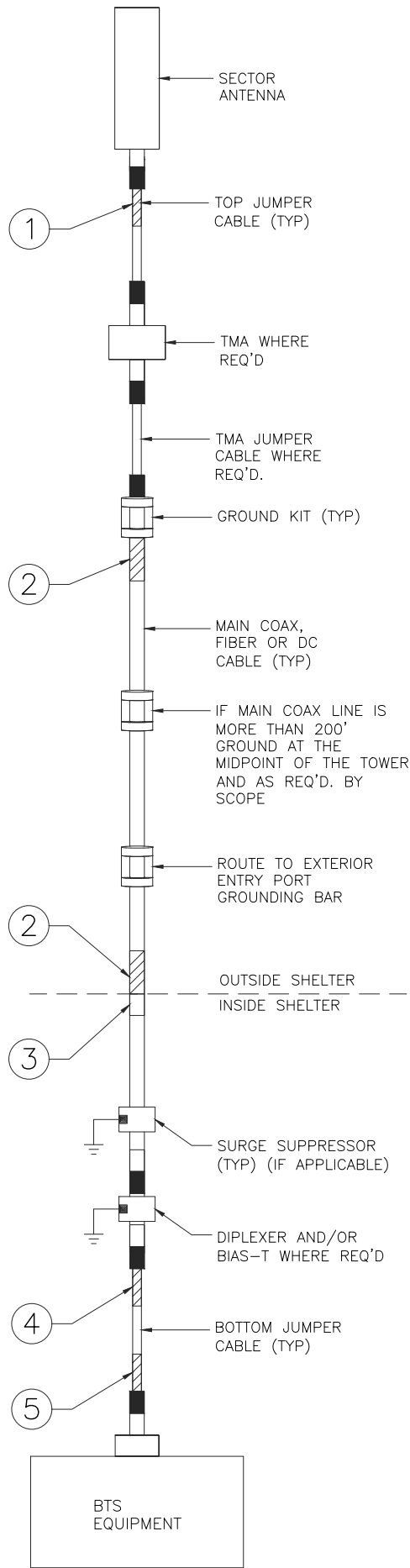
3

1. THE ANTENNA SYSTEM COAX SHALL BE LABELED WITH VINYL TAPE.
2. THE STANDARD IS BASED ON EIGHT COLORED TAPES-RED, BLUE, GREEN, YELLOW, ORANGE, BROWN, WHITE, AND VIOLET. THESE TAPES MUST BE 3/4" WIDE & UV RESISTANT SUCH AS SCOTCH 35 VINYL ELECTRICAL COLOR CODING TAPE AND SHOULD BE READILY AVAILABLE TO THE ELECTRICIAN OR CONTRACTOR ON SITE.
3. USING COLOR BANDS ON THE CABLES, MARK ALL RF CABLE BY SECTOR AND CABLE NUMBER AS SHOWN ON "CABLE COLOR CHART".
4. WHEN AN EXISTING COAXIAL LINE THAT IS INTENDED TO BE A SHARED LINE BETWEEN TECHNOLOGIES IS ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE EXISTING COLOR CODING SCHEME AND REPLACE IT WITH THE COLOR CODING STANDARD. IN THE ABSENCE OF AN EXISTING COLOR CODING AND TAGGING SCHEME, OR WHEN INSTALLING PROPOSED COAXIAL CABLES, THIS GUIDELINE SHALL BE IMPLEMENTED AT THAT SITE REGARDLESS OF TECHNOLOGY.
5. ALL COLOR CODE TAPE SHALL BE 3M-35 AND SHALL BE INSTALLED USING A MINIMUM OF (3) THREE WRAPS OF TAPE AND SHALL BE NEATLY TRIMMED AND SMOOTHED OUT SO AS TO AVOID UNRAVELING.
6. ALL COLOR BANDS INSTALLED AT THE TOP OF THE TOWER SHALL BE A MINIMUM OF 3" WIDE, AND SHALL HAVE A MINIMUM OF 3/4" OF SPACE BETWEEN EACH COLOR.
7. ALL COLOR CODES SHALL BE INSTALLED SO AS TO ALIGN NEATLY WITH ONE ANOTHER FROM SIDE-TO-SIDE.
8. IF EXISTING CABLES AT THE SITE ALREADY HAVE A COLOR CODING SCHEME AND THEY ARE NOT INTENDED TO BE REUSED OR SHARED WITH THE NEW TECHNOLOGY, THE EXISTING COLOR CODING SCHEME SHALL REMAIN UNTOUCHED.

CABLE MARKING NOTES

NO SCALE

2



CABLE COLOR CODING DIAGRAM

NO SCALE

1



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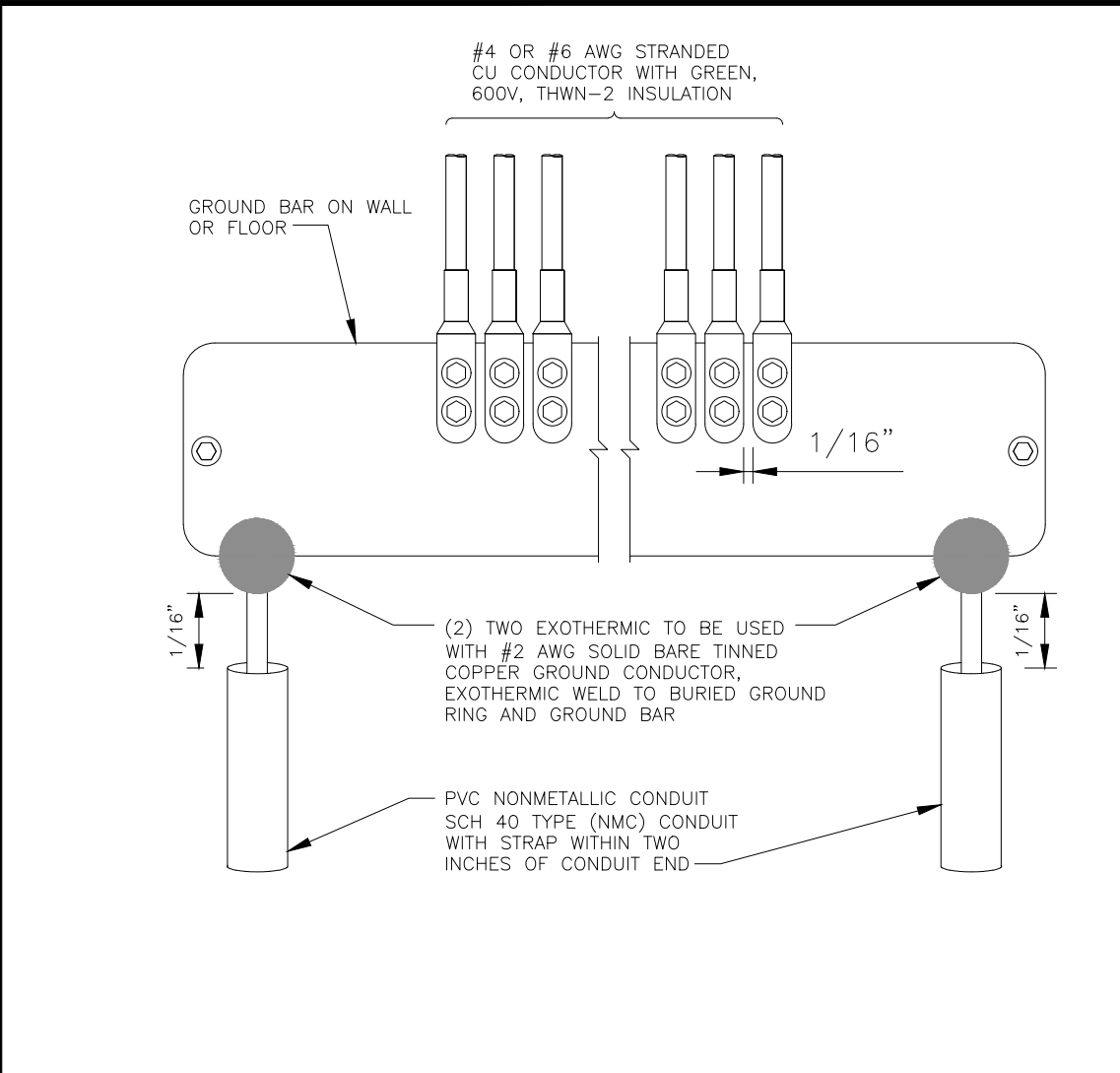
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8101 SOUTH 120TH STREET
LA VISTA, NE 68128

SHEET TITLE
**CABLE NOTES
& COLOR
CODING**

SHEET NUMBER

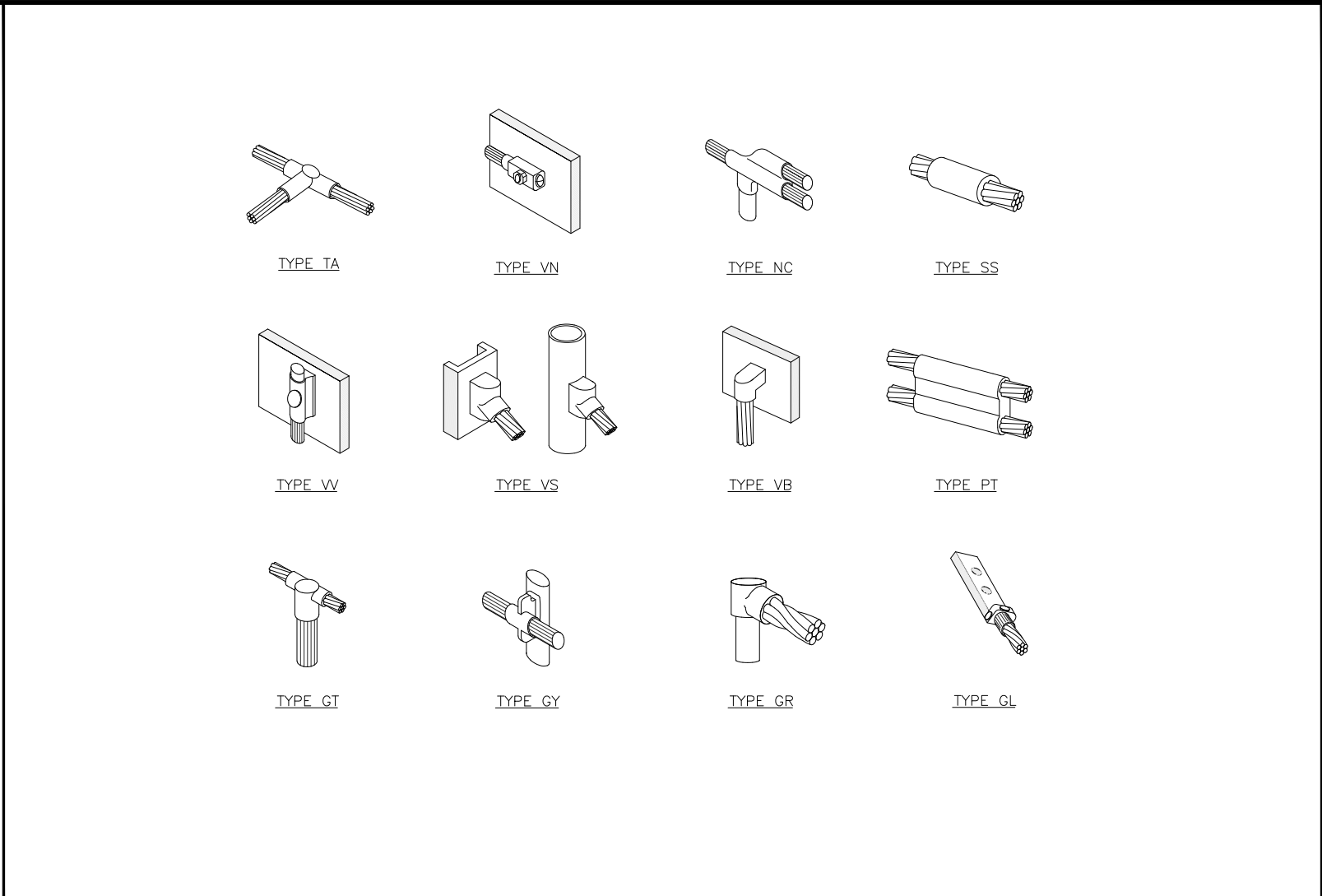
A7

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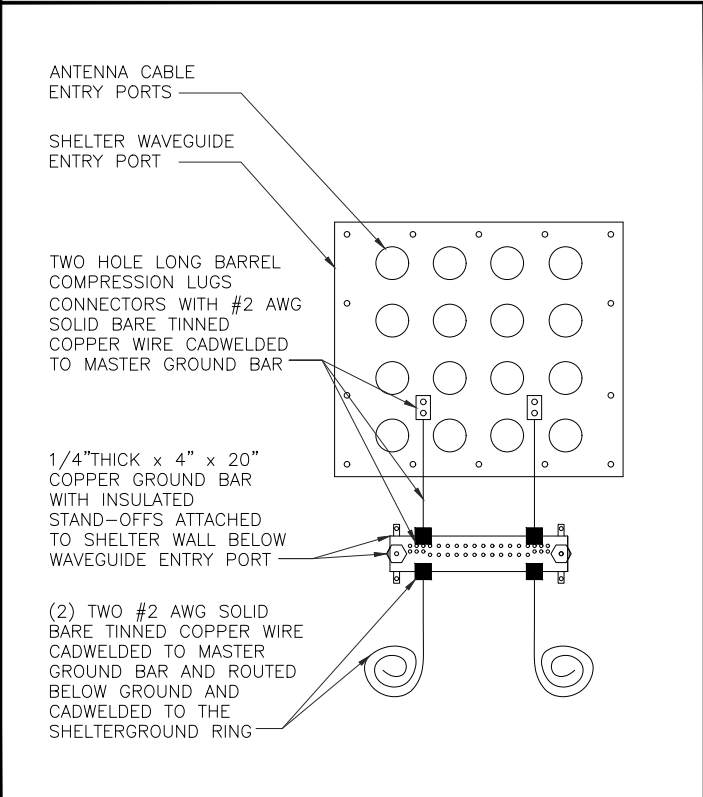
GROUND BAR DETAILS

NO SCALE 5



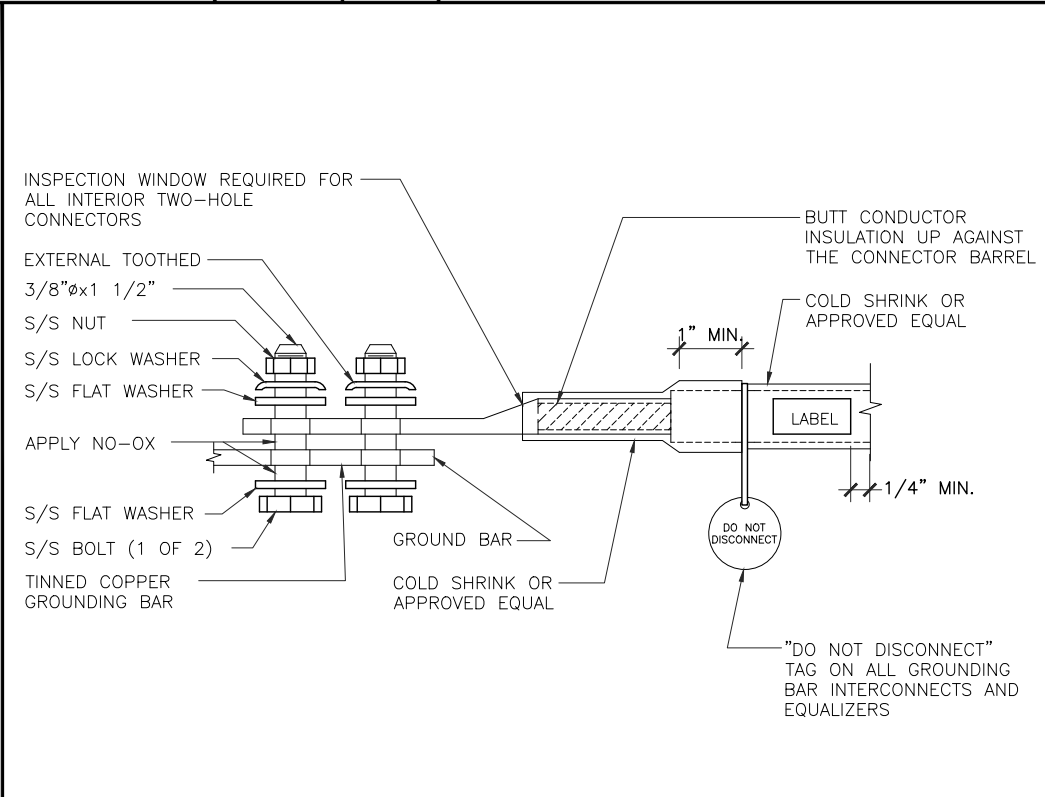
CALDWELD DETAILS

NO SCALE 4



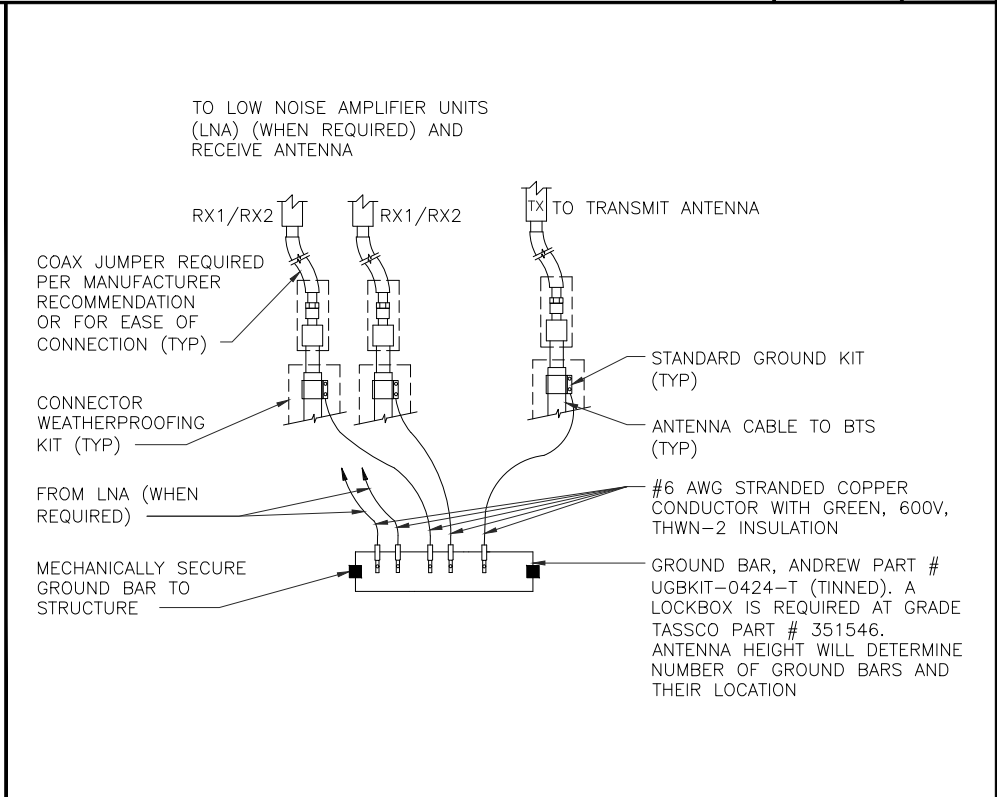
COAX GROUND KIT DETAIL

NO SCALE 3



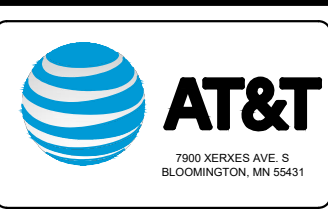
EXTERIOR TWO HOLE LUG DETAIL

NO SCALE 2

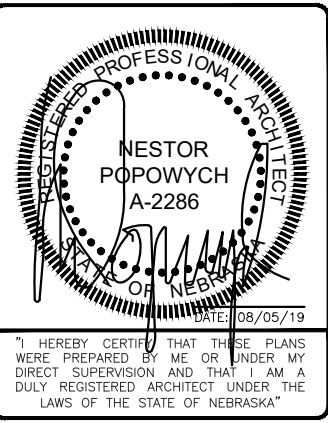


ANTENNA GROUND BAR DETAIL

NO SCALE 1



REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
A	04/11/19	ISSUED FOR REVIEW	AR
B	07/08/19	ISSUED FOR REVIEW	MV
O	08/05/19	FOR CONSTRUCTION	BN
NOT FOR CONSTRUCTION UNLESS LABELED AS FOR CONSTRUCTION			



LTE 4C
10083517
120TH & GILES ROAD
8101 SOUTH 120TH
STREET
LA VISTA, NE 68128

SHEET TITLE
**GROUNDING
DETAILS**

SHEET NUMBER
E1

**LETTER OF AUTHORIZATION**

ATC SITE # / NAME: 98468/120TH & GILES ROAD
SITE ADDRESS: 8001 East Port PKWY, La Vista, NE 68128-2320
LICENSEE: AT&T Mobility d/b/a New Cingular Wireless PCS, LLC

I, Margaret Robinson, Senior Counsel for American Tower*, owner of the tower facility located at the address identified above (the "Tower Facility"), do hereby authorize AT&T Mobility d/b/a New Cingular, its successors and assigns, and/or its agent, (collectively, the "Licensee") to act as American Tower's non-exclusive agent for the sole purpose of filing and consummating any land-use or building permit application(s) as may be required by the applicable permitting authorities for Licensee's telecommunications' installation.

We understand that this application may be denied, modified or approved with conditions. The above authorization is limited to the acceptance by Licensee only of conditions related to Licensee's installation and any such conditions of approval or modifications will be Licensee's sole responsibility.

Signature:

Print Name: Margaret Robinson
Senior Counsel
American Tower*

NOTARY BLOCK

Commonwealth of MASSACHUSETTS
County of Middlesex

This instrument was acknowledged before me by Margaret Robinson, Senior Counsel for American Tower*, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

WITNESS my hand and official seal, this 29th day of January, 2020.

NOTARY SEAL



GERARD T. HEFFRON
Notary Public
Commonwealth of Massachusetts
My Commission Expires
August 9, 2024

Notary Public

My Commission Expires: August 9, 2024

*American Tower includes all affiliates and subsidiaries of American Tower Corporation.



AMERICAN TOWER®
C O R P O R A T I O N

Structural Analysis Report

Structure : 100 ft Monopole
ATC Site Name : 120TH & Giles Road, NE
ATC Asset Number : 98468
Engineering Number : OAA753384_C3_01
Proposed Carrier : AT&T Mobility
Carrier Site Name : 120TH & Giles Road
Carrier Site Number : OMAHNE1031-10083517
Site Location : 8001 EAST Port PKWY
LA Vista, NE 68128-2320
41.180400,-96.100000
County : Sarpy
Date : October 16, 2019
Max Usage : 95%
Result : Pass

Prepared By:
Mark Iakovenko
Engineer Intern

Mark Iakovenko

Reviewed By:

COA: CA1343



Table of Contents

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Calculations	Attached



Introduction

The purpose of this report is to summarize results of a structural analysis performed on the 100 ft monopole to reflect the change in loading by AT&T Mobility.

Supporting Documents

Tower Drawings	Valmont Drawing #DD0184Z, dated July 20, 1999
Foundation Drawing	Valmont Drawing #DD0184Z, dated July 20, 1999
Geotechnical Report	GSI Job #991264, dated June 14, 1999
Modifications	ATC Project #42060933, dated July 11, 2008 ATC Project #OAA742188_C6_03, dated January 16, 2019
Inspection	TIA inspection by ATC, dated September 9, 2015 No structural deficiencies were found

Analysis

The tower was analyzed using American Tower Corporation's tower analysis software. This program considers an elastic three-dimensional model and second-order effects per ANSI/TIA-222.

Basic Wind Speed:	90 mph (3-second gust, V_{ASD})/115 mph (3-second gust, V_{ULT})
Basic Wind Speed w/ Ice:	40 mph (3-Second Gust) w/ 3/4" radial ice concurrent
Code:	ANSI/TIA-222-G / 2012 IBC
Structure Class:	II
Exposure Category:	C
Topographic Category:	1
Crest Height:	0 ft
Spectral Response:	$S_s = 0.10$, $S_1 = 0.05$
Site Class:	D - Stiff Soil

Conclusion

Based on the analysis results, the structure meets the requirements per the applicable codes listed above. The tower and foundation can support the equipment as described in this report.

If you have any questions or require additional information, please contact American Tower via email at Engineering@americantower.com. Please include the American Tower site name, site number, and engineering number in the subject line for any questions.



Existing and Reserved Equipment

Elev. ¹ (ft)	Qty	Antenna	Mount Type	Lines	Carrier
100.0	3	Ericsson Radio 4449 - B13&B5	Platform with Handrails	(1) 1.56" (39.7mm) Hybrid (6) 7/8" Coax	ALLTEL COMMUNICATIONS, LLC
	3	Ericsson Radio 8843 - B2 + B66A			
	6	JMA Wireless MX06FIT865-02 (71 lbs)			
	3	Amphenol Antel HTXCW631619R000			
	1	Raycap RCMD-3315-PF-48 (32 lbs)			
85.0	1	Raycap DC6-48-60-18-8C-EV	Platform with Handrails	(1) 0.39" (10mm) Fiber Trunk (1) 0.40" (10.3mm) Fiber (2) 0.78" (19.7mm) 8 AWG 6 (1) 0.82" (20.8mm) 8 AWG 6 (6) 1 5/8" Coax (1) 3/8" (0.38"- 9.5mm) RET Control Cable	AT&T MOBILITY
	3	Kathrein Scala 800 10766			
	3	Alcatel-Lucent RRH4x25-WCS-4R			
	3	Alcatel-Lucent B25 RRH4x30-4R			
	3	Lucent 9442 RRH 700 MHz			
	3	KMW EPBQ-654L8H8-L2			
	3	LGP Allgon LGP186nn			
	1	Raycap DC6-48-60-18-8F ("Squid")			

Equipment to be Removed

Elev. ¹ (ft)	Qty	Antenna	Mount Type	Lines	Carrier
85.0	3	Kathrein Scala 800 10766	-	(6) 1 5/8" Coax	AT&T MOBILITY
	3	LGP Allgon LGP186nn			

Proposed Equipment

Elev. ¹ (ft)	Qty	Antenna	Mount Type	Lines	Carrier
85.0	1	Raycap DC6-48-60-0-8C	Platform with Handrails	(1) 0.82" (20.8mm) 8 AWG 6	AT&T MOBILITY
	3	Nokia AirScale Dual RRH 4T4R B25/66 320W AHFIB			
	3	Commscope NNH4-65C-R6			

¹ Contracted elevations are shown for appurtenances within contracted installation tolerances. Appurtenances outside of contract limits are shown at installed elevations.

Install proposed lines inside the pole shaft.

Structure Usages

Structural Component	Controlling Usage	Pass/Fail
Shaft	95%	Pass
Reinforcement	86%	Pass

Foundations

Reaction Component	Analysis Reactions	% of Usage
Moment (Kips-Ft)	1,295.2	75%
Axial (Kips)	32.2	49%

The structure base reactions resulting from this analysis were found to be acceptable through analysis based on geotechnical and foundation information, therefore no modification or reinforcement of the foundation will be required.

Deflection and Sway*

Antenna Elevation (ft)	Antenna	Carrier	Deflection (ft)	Sway (Rotation) (°)
85.0	Raycap DC6-48-60-0-8C	AT&T MOBILITY	1.131	1.623
	Nokia AirScale Dual RRH 4T4R B25/66 320W AHFIB			
	Commscope NNH4-65C-R6			

*Deflection and Sway was evaluated considering a design wind speed of 60 mph (3-Second Gust) per ANSI/TIA-222-G



Standard Conditions

All engineering services performed by ATC Tower Services LLC are prepared on the basis that the information used is current and correct. This information may consist of, but is not limited to the following:

- Information supplied by the client regarding antenna, mounts and feed line loading
- Information from drawings, design and analysis documents, and field notes in the possession of ATC Tower Services LLC

It is the responsibility of the client to ensure that the information provided to ATC Tower Services LLC and used in the performance of our engineering services is correct and complete.

All assets of American Tower Corporation, its affiliates and subsidiaries (collectively "American Tower") are inspected at regular intervals. Based upon these inspections and in the absence of information to the contrary, American Tower assumes that all structures were constructed in accordance with the drawings and specifications.

Unless explicitly agreed by both the client and ATC Tower Services LLC, all services will be performed in accordance with the current revision of ANSI/TIA-222.

All services are performed, results obtained, and recommendations made in accordance with generally accepted engineering principles and practices. ATC Tower Services LLC is not responsible for the conclusions, opinions and recommendations made by others based on the information supplied herein.

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:

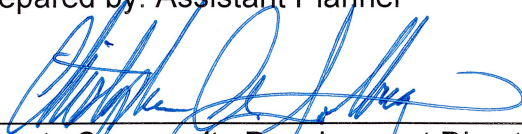
1. Vicinity Map
2. Staff Review Letters and Applicant Response Letters
3. Request for Waiver Letter
4. Preliminary Plat Map set
5. Preliminary Drainage Study without exhibits
6. Wetland Delineation Report without exhibits

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



Prepared by: Assistant Planner

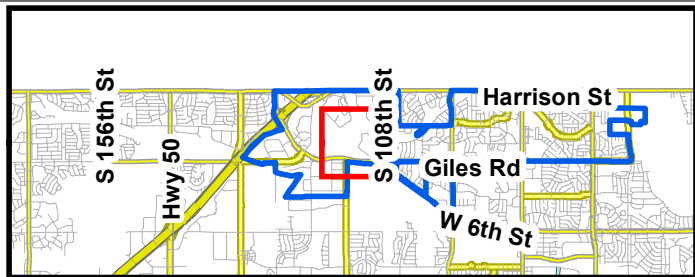


Deputy Community Development Director

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 trail 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, & Dörner, 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.

A handwritten signature in blue ink, appearing to read "Matthew E. Maly", is written over a circular stamp that contains the text "P.E.".

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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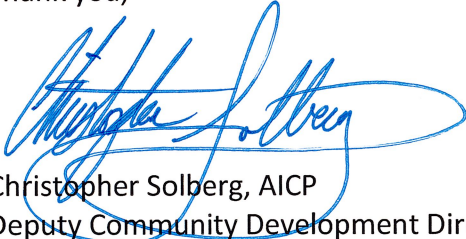
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Please submit 4 full size revised copies of the plat and related documents (along with electronic copies) to the City for further review. A timeline for review by the Planning Commission and City Council will be determined based on the timing of the 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,



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



PROJECT SITE

VICINITY MAP



Curve Table: Alignments				
CURVE #	RADIUS	LENGTH	DELTA	TANGENT
C1	200.00'	83.10'	23° 48' 25"	42.16'
C2	300.00'	388.65'	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 THE CITY OF OMAHA
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 ROAD
OMAHA, NEBRASKA 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

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- POWER SHALL BE PROVIDED FROM THE OMAHA PUBLIC 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 P.C.C. PAVEMENT.
- OUTLOTS A AND B WILL 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.

TD2
engineering
& surveying

thompson, dreessen & dornier, 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

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

Sheet Title

Preliminary Plat

Sheet Number

Exhibit A

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'	388.65'	74° 13' 35"	227.00'



LEGEND

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

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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, OF SECTION 17, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

PARCEL AREA = 30.21 ACRES

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Omaha, NE 68154
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Project Name

Hidden Valley Industrial

Client Name

J & H Investments LLC

Professional Seal

Revision Dates

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

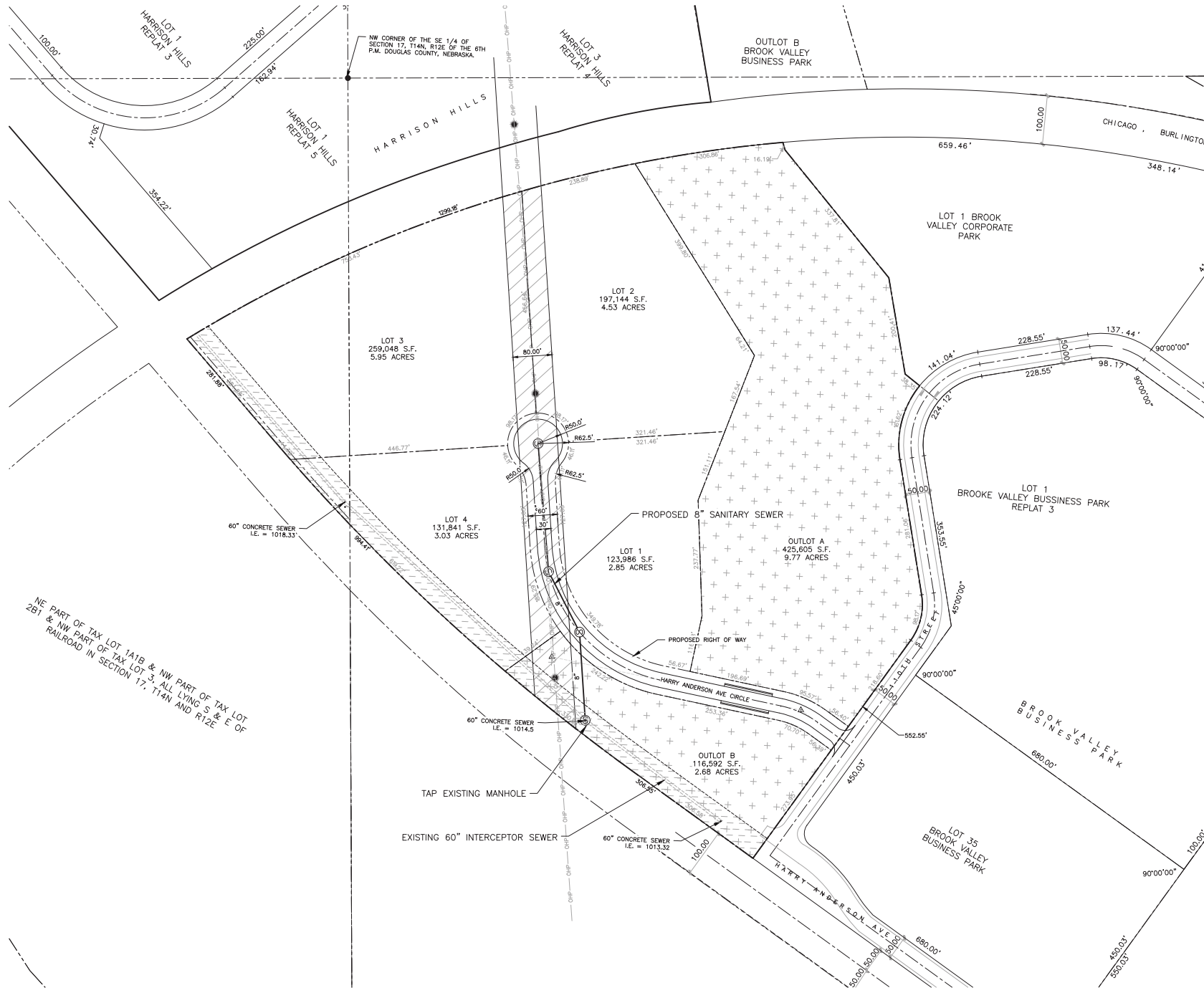
Sheet Title

Paving Plan

Sheet Number

Exhibit B





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



VICINITY MAP



LEGEND

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

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

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

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4. POWER SHALL BE PROVIDED FROM THE OMAHA PUBLIC POWER DISTRICT.
5. ALL UTILITIES SHALL BE DEEPLY BURIED.
6. PAYMENT FOR HARRY ANDERSON AVENUE CURB SHALL BE 30' WIDE, 9-INCH THICK P.C.C. PAVEMENT.
7. OUTLOTS A AND B WILL PROVIDE POST CONSTRUCTION STORMWATER MANAGEMENT AND CONTAIN EXISTING AND PROPOSED WAYS FOR THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY HIDDEN VALLEY INDUSTRIAL BUSINESS OWNERS ASSOCIATION.



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Project Name

Hidden Valley
Industrial

Client Name

J & H Investments
LLC

Professional Seal

Revision Dates

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

Sheet Title

Sanitary Sewer Plan

Sheet Number

Exhibit C

HIDDEN VALLEY INDUSTRIAL

LOTS 1 THROUGH 4 AND OUTLOTS A AND B

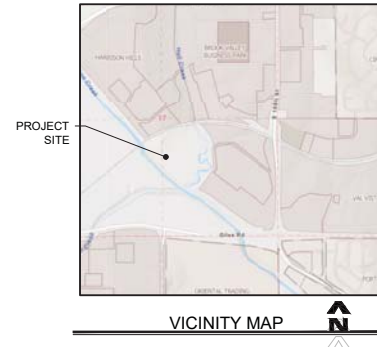
SARPY COUNTY, NEBRASKA



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10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

Project Name

Hidden Valley
Industrial



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
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DIVERSION BERM
- 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
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SUBDIVIDER

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OMAHA, NE 68138

ENGINEER

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

LEGAL DESCRIPTION

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5. HYDRAULIC UTILITY SETBACKS WILL BE DEDICATED WITH THE FINAL PLAT.
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7. CONDUITS A AND B SHALL 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.

Client Name

J & H Investments
LLC

Professional Seal

Revision Dates

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Job No.: 1642-110 Date: 1-16-20

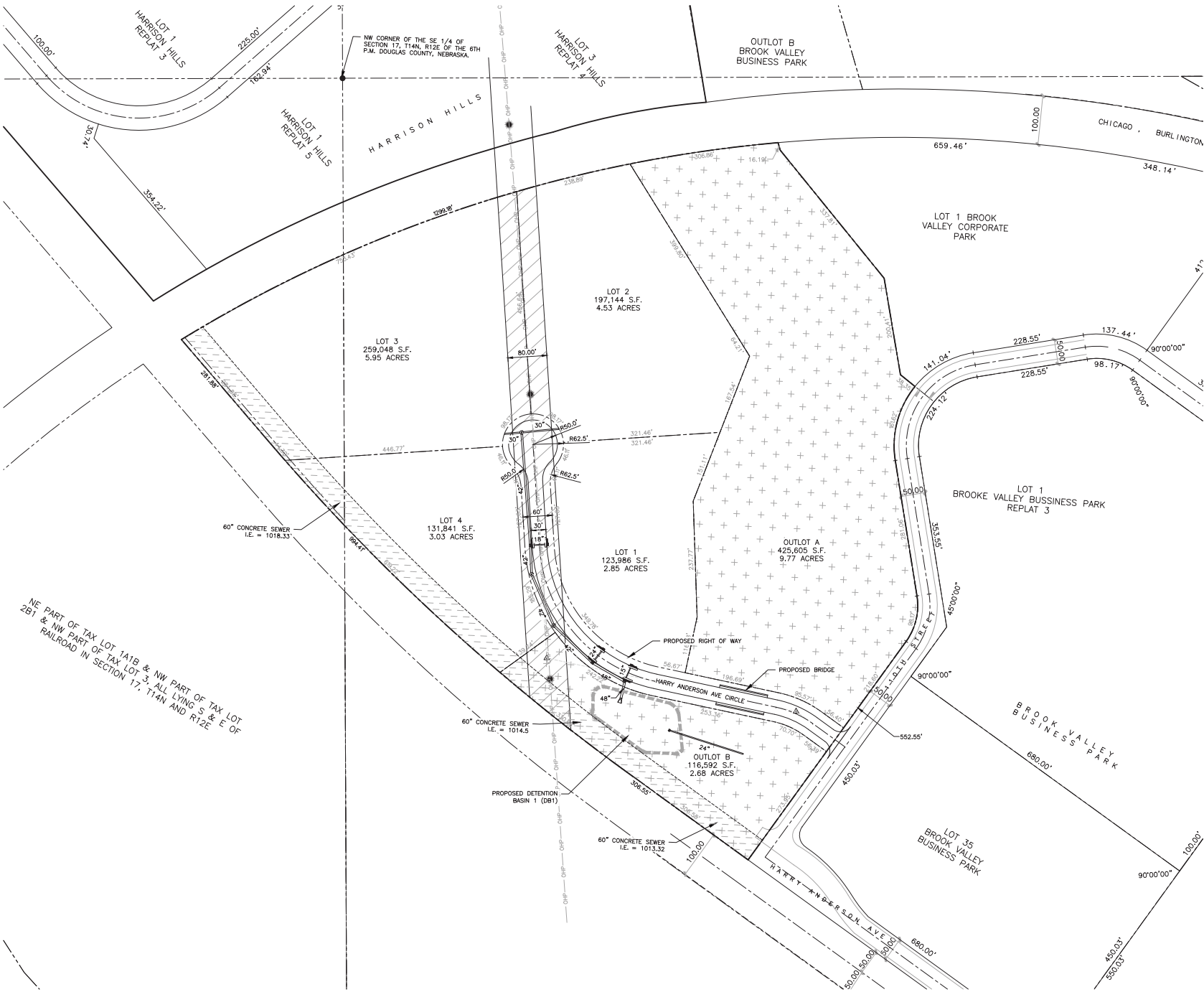
Sheet Title

Erosion and Sediment Control Plan

Sheet Number

Exhibit E

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



VICINITY MAP



LEGEND

- PROPOSED STORM 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
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SUBDIVIDER

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OMAHA, NE 68138

ENGINEER

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

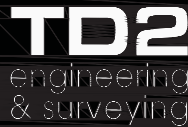
LEGAL DESCRIPTION

TAX LOT 1A1A 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

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thompson, dreessen & dornier, inc.
10836 Old Mill Rd
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p.402.330.8860 www.td2co.com

Project Name

Hidden Valley Industrial

Client Name

J & H Investments LLC

Professional Seal

Revision Dates

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

Sheet Title

Storm Sewer Plan

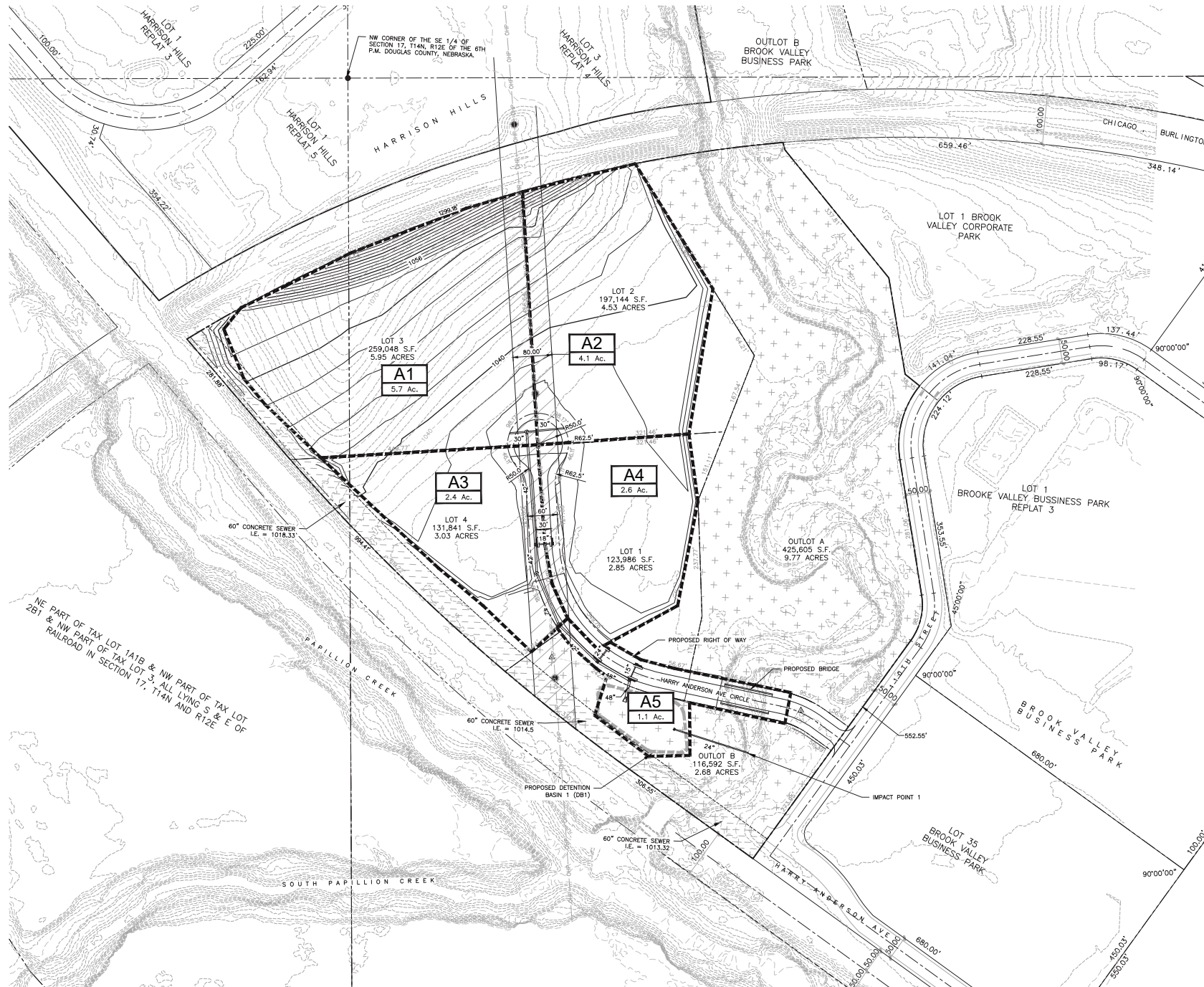
Sheet Number

Exhibit F

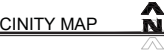
HIDDEN VALLEY INDUSTRIAL

LOTS 1 THROUGH 4 AND OUTLOTS A AND B




SARPY COUNTY, NEBRASKA



VICINITY MAP



LEGEND

-
- EXISTING CONTOURS
 PROPOSED CONTOURS
 PROPOSED STORM SEWER
 DRAINAGE BOUNDARY

SUBDIVIDER

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

ENGINEER

THOMPSON, DREESSEN & DORNER
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Project Name

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Industrial

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Professional Seal

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092	092	0-0-00
093	093	0-0-00
094	094	0-0-00
095	095	0-0-00
096	096	0-0-00
097	097	0-0-00
098	098	0-0-00
099	099	0-0-00
100	100	0-0-00

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

Sheet Title

Post-Construction Stormwater Management Plan

Sheet Number

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

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

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 FROM THE OMAHA PUBLIC POWER DISTRICT.
5. SANITARY UTILITIES AND SEWERBACKS WILL BE LOCATED AS SHOWN.
6. PAVEMENT FOR HARRY ANDERSON AVENUE CURBLINE SHALL BE 30' WIDE, 9-INCH THICK P.C.C. PAVEMENT.
7. CURBS, A AND B, 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.

SPECIAL FLOOD HAZARD AREA FILL CALCULATIONS

TAXLOT 1A1A1A FILL VOLUME WITHIN SFHA = 160,240 C.Y.

PROPOSED FILL VOLUME WITHIN SFHA = 39,990 C.Y.



thompson, dreessen & dörner, 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		
No.	Description	MM-DD-YY
Rev. 001		001
Rev. 002		002
Rev. 003		003
Rev. 004		004
Rev. 005		005
Rev. 006		006
Rev. 007		007
Rev. 008		008
Rev. 009		009
Rev. 010		010
Rev. 011		011
Rev. 012		012
Rev. 013		013
Rev. 014		014
Rev. 015		015
Rev. 016		016
Rev. 017		017
Rev. 018		018
Rev. 019		019
Rev. 020		020
Rev. 021		021
Rev. 022		022
Rev. 023		023
Rev. 024		024
Rev. 025		025
Rev. 026		026
Rev. 027		027
Rev. 028		028
Rev. 029		029
Rev. 030		030
Rev. 031		031
Rev. 032		032
Rev. 033		033
Rev. 034		034
Rev. 035		035
Rev. 036		036
Rev. 037		037
Rev. 038		038
Rev. 039		039
Rev. 040		040
Rev. 041		041
Rev. 042		042
Rev. 043		043
Rev. 044		044
Rev. 045		045
Rev. 046		046
Rev. 047		047
Rev. 048		048
Rev. 049		049
Rev. 050		050
Rev. 051		051
Rev. 052		052
Rev. 053		053
Rev. 054		054
Rev. 055		055
Rev. 056		056
Rev. 057		057
Rev. 058		058
Rev. 059		059
Rev. 060		060
Rev. 061		061
Rev. 062		062
Rev. 063		063
Rev. 064		064
Rev. 065		065
Rev. 066		066
Rev. 067		067
Rev. 068		068
Rev. 069		069
Rev. 070		070
Rev. 071		071
Rev. 072		072
Rev. 073		073
Rev. 074		074
Rev. 075		075
Rev. 076		076
Rev. 077		077
Rev. 078		078
Rev. 079		079
Rev. 080		080
Rev. 081		081
Rev. 082		082
Rev. 083		083
Rev. 084		084
Rev. 085		085
Rev. 086		086
Rev. 087		087
Rev. 088		088
Rev. 089		089
Rev. 090		090
Rev. 091		091
Rev. 092		092
Rev. 093		093
Rev. 094		094
Rev. 095		095
Rev. 096		096
Rev. 097		097
Rev. 098		098
Rev. 099		099
Rev. 100		100

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

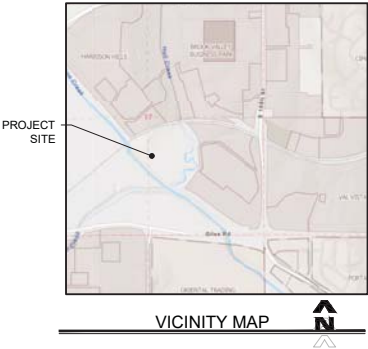
Sheet Title

Special Flood
Hazard Area

Sheet Number

Exhibit G

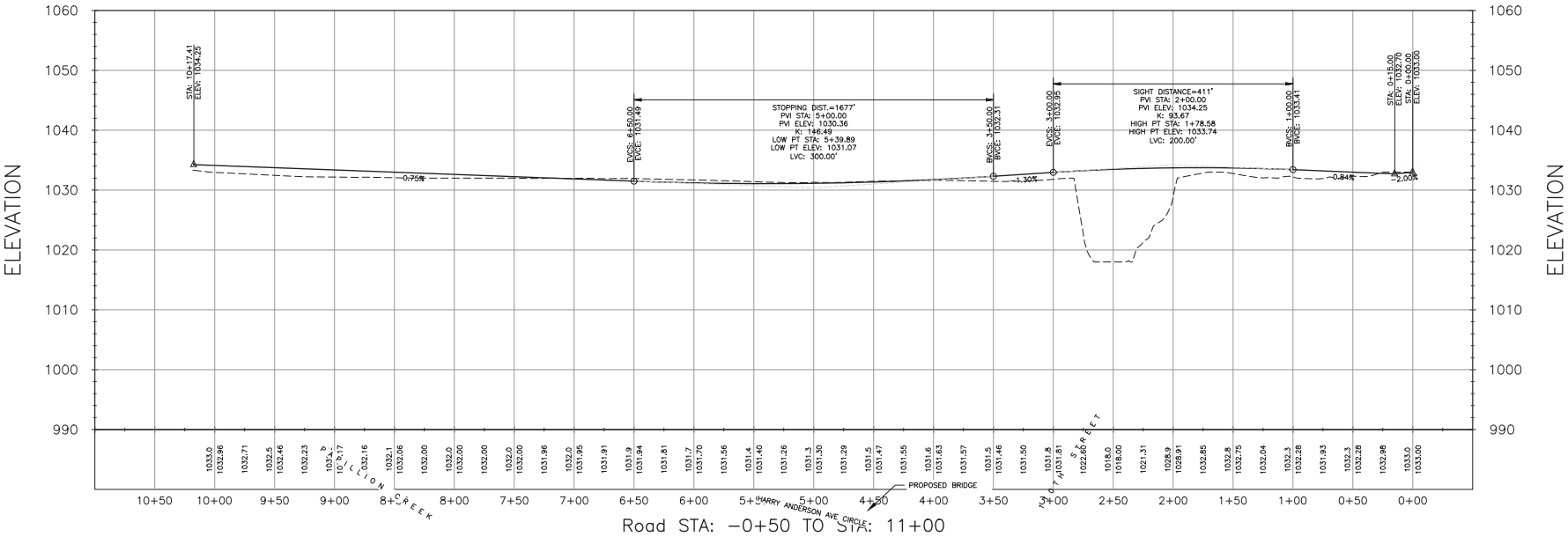
HIDDEN VALLEY INDUSTRIAL
LOTS 1 THROUGH 4 AND OUTLOTS A AND B
SARPY COUNTY, NEBRASKA



thompson, dreessen & dörner, inc.
10836 Old Mill Rd
Omaha, NE 68154
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Project Name

Hidden Valley Industrial



Client Name
J & H Investments LLC

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
1		
2		
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Drawn By: MEM
Job No.: 1642-110

Reviewed By: DEK
Date: 1-16-20

Sheet Title
Street Profile

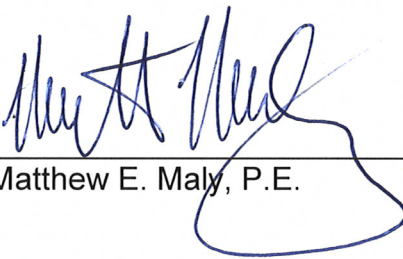
Sheet Number

**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 ½" of runoff produced for the entire site. Detention basins will be staged in such a way to meet drawdown times and discharge less runoff than 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

December 2019



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APPENDIX B	WETLAND DETERMINATION DATA FORMS — MIDWEST REGION
APPENDIX C	PHOTOGRAPHS

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 Foothill Savanna, Deep Loess Upland Prairie, Loamy Floodplain, Silty, Wet Upland Drainage 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 gamma 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.