APPLICATION
SUBDIVISION PLAT

Name of Addition  Harvey Industrial Park Replat 1

☑ Preliminary  ☐ Revised Preliminary  ☑ Final

Property
Owner(s)  S & B Properties, LLC  8720 F Street Omaha, NE  68127  402.342.1911

Applicant  Same as owner

Contact  E & A Consulting Group, Inc.  10909 Mill Valley Road #100 Omaha, NE  68154  402.895.4700

Name
Address
Zip
Phone #

E-Mail Address
jstoll@eacg.com; dharnisch@eacg.com

General Location/Address  4420 S 67th Street (Attach Legal Description)

Total Area  7.894 (Acres) Total Lots  3

Existing Zoning  Gl  Projected Total Taxable Valuation $409,000

Development Plans:

<table>
<thead>
<tr>
<th>Lot#s</th>
<th>Zoning</th>
<th>Total Lots</th>
<th>Acres</th>
<th>Residential (No. of Units)</th>
<th>Office/Commercial (Square Feet)</th>
<th>Value/Price (w/ improvements)</th>
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</thead>
<tbody>
<tr>
<td>OL A &amp; B</td>
<td>GL</td>
<td>1</td>
<td>6.277</td>
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<td>409,000</td>
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<td>ROW</td>
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Total 3 7.894

Yes  ☐  No  ☑

☐ ☐  A property owners' association is to be formed. If yes, attach copies of covenants.
☐ ☐  Exceptions to the standard form subdivision agreement are proposed. If yes, attach a statement of changes.
☐ ☐  Waivers to design standards, improvements or plat certifications are proposed. If yes, attach a request letter.
☐ ☐  This subdivision will be processed as a series of phased final plats. If yes, include phase boundaries on the preliminary plat. Changes in boundaries will require a revised preliminary.

If you have any questions about this application form or submission dates, please contact the Current Planning Division at 444-3426.

Owner's Signature

Applicant Signature (If not the property owner, the applicant certifies with this signature to be the authorized agent of the property owner.)

07/08/2019  Jeff Stoll - As Agent for Owner

Print or Type Name of Applicant
### Harvey Industrial Park Replat 1

Source and Use of Funds: (Provide a separate sheet for the preliminary plat and for each final plat phase.)

<table>
<thead>
<tr>
<th>Proposed Improvements</th>
<th>Quantity</th>
<th>Construction Cost</th>
<th>Total (1) Cost</th>
<th>Financing (2)</th>
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<td>General Obligation</td>
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<td>Storm Sewer</td>
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<td>Sanitary Sewer</td>
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<td>Interceptor</td>
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<td>Sidewalks</td>
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<td>Acquisition</td>
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<td>Improvements</td>
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<td>Interior</td>
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<td>Electricity (3)</td>
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(1) Total cost includes the addition of legal, engineering, and fiscal fees, and interest.
(2) Attach a statement of assumptions used as a basis for preliminary projections.
(3) Indicate any need to relocate on- or off-site lines.

Date ____________________________
LEGAL DESCRIPTION

A TRACT OF LAND BEING ALL OF LOT 2, HARVEY INDUSTRIAL PARK A SUBDIVISION LOCATED IN PART OF THE NE1/4 OF THE NW1/4, SECTION 01, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2, HARVEY INDUSTRIAL PARK, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 1, SAID HARVEY INDUSTRIAL PARK, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 67TH STREET; THENCE S06°09'46"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID LOT 2, HARVEY INDUSTRIAL PARK, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH 67TH STREET, A DISTANCE OF 402.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, HARVEY INDUSTRIAL PARK; THENCE S89°53'01"W ALONG THE SOUTH LINE OF SAID LOT 2, HARVEY INDUSTRIAL PARK, A DISTANCE OF 836.72 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, HARVEY INDUSTRIAL PARK; THENCE NO00°11'08"W ALONG THE WEST LINE OF SAID LOT 2, HARVEY INDUSTRIAL PARK, A DISTANCE OF 401.02 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, HARVEY INDUSTRIAL PARK, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 1, HARVEY INDUSTRIAL PARK; THENCE N89°58'37"E ALONG THE NORTH LINE OF SAID LOT 2, HARVEY INDUSTRIAL PARK, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 1, HARVEY INDUSTRIAL PARK, A DISTANCE OF 881.17 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 343,854 SQUARE FEET OR 7.894 ACRES, MORE OR LESS.
July 8, 2019

Robert Laroco
City of Omaha Planning Department
1819 Farnam Street, Suite 1100
Omaha, NE 68183

RE: Harvey Industrial Park Replat 1 – Minor Plat Submittal
E & A File: P2018.201.001

Robert,

On behalf of E & A Consulting Group, Inc. and our client, S & B Properties, LLC, we hereby submit an application for the above referenced project. The subject property is located near 67th and F Street. All documents included are listed on the attached transmittal.

If you have any questions regarding this application, please contact me at 402-895-4700.

Sincerely,

Jeff Stoll
E & A Consulting Group, Inc.
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Said Tract of land contains 343,854 square feet or 7.894 acres, more or less.

DEVELOPER/OWNER
S & B PROPERTIES, LLC
8720 F STREET
OMAHA, NE 68127
ZONING:
EXISTING
GI
PROPOSED:
GI, LOT 1
6.277 AC
DR, OUTLOTS "A" & "B"
1.617 AC
TOTAL
7.894 AC
NOTES:
1. TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED AT ALL DEADEND STREETS.
2. TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAT.
3. A STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOT "A".

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INTRODUCTION

This proposed project site is located on S. 67th Street between 'F' Street (to the North) and 'J' Street (to the South). This property is bounded by an industrial building directly to the North, and an industrial building directly to the South. There is an open lot located along the West property line. There is no existing woody vegetation located on this site. The total combined existing canopy on the site occupies 0 SF.

Per Section 7.04 of the Douglas County "Conservation Design Guidelines", up to 25% of the existing tree canopy may be removed. Furthermore, removed tree canopy must be mitigated at a 2:1 ratio with each new overstory tree being credited as 500 SF of canopy.

The total area of combined tree canopy being removed is 0 SF.

MITIGATION CALCULATION TABLE

<table>
<thead>
<tr>
<th>Total woody vegetation area</th>
<th>0 sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total tree removal area</td>
<td>0 sq ft</td>
</tr>
<tr>
<td>Removal allocation (25%)</td>
<td>0 sq ft</td>
</tr>
<tr>
<td>Remaining area to be mitigated</td>
<td>0 sq ft</td>
</tr>
<tr>
<td>Total trees to be mitigated</td>
<td>0 trees</td>
</tr>
<tr>
<td>2011 Updated guidelines (2:1 ratio)</td>
<td>0 trees</td>
</tr>
</tbody>
</table>
NOT TO SCALE

TYPICAL ROOF DRAIN CONNECTION

1. Connect to storm drain pipe via tee or wye fittings.
2. Use Nyloplast 8"x8"x8" tee or 8"x8" 90° bend.
3. Grade downspout
4. Connect to ADS downspout
5. Connect to 6" grade
6. Utilize neon rebar
7. Build out by 0.5'-3.0' min.
8. Cap L.S. 308

Scale: 40 ft. = 1"
To receive PCSMP approval and / or Certificate of Occupancy, the construction of all BMPs is required as outlined by E & A Consulting Group. Construction shall consist of: Lining and Concrete Headwall, Concrete Grabber, Chain Link Fence, Dry Storm Water Detention Basin, EMERGENCY SPILLWAY, DRAINAGE BASIN INSPECTION AND CLEANOUT, DRAINAGE BASIN CLEANOUT, BANK MOWING AND EROSION CONTROL. Remove debris from side slope and trash rack.

RISER DETAIL

**NOT TO SCALE**

**RIPRAP APRON**

**NOT TO SCALE**

**TOP OF BASIN**

**FL = 1062.94’**

**1062**

**36” CMP**

**OUTLOT “A”**

**UNION PACIFIC RAILROAD CO**

**RIPRAP APRON**

**NOT TO SCALE**

**EXISTING 24” pipe**

**EXISTING 36” pipe**

**EXISTING 24” pipe**

**EXISTING 36” pipe**

**EXISTING 24” pipe**

**EXISTING 36” pipe**

**EXISTING 24” pipe**

**EXISTING 36” pipe**

**EXISTING HEADWALL**

**NOT TO SCALE**

**LEGEND**

- Storm Sewer Systems
- Sanitary Sewer Systems
- PCSMP Storm Limits
- Road/Flow Erection
- Ridge Line
- Inverted Culet Line

**E & A CONSULTING GROUP, INC.**

**Environmental & Field Services**

**www.eacg.com**

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