Omaha City Planning Department

APPLICATION
SUBDIVISION PLAT

Name of Addition  HANOVER FALLS CENTER  SID #

☐ Preliminary  □ Revised Preliminary  □ Final

Property Owner(s)  Walnut Grove LLC  8040 Eiger Dr. Lincoln, NE  68516
Name  Address  Zip  Phone #

Applicant  Cameron General Contractors  7101 S. 82nd Street Lincoln, NE  68516  402.420.3149
Name  Address  Zip  Phone #

Contact  F & A Consulting Group, Inc.  10909 Mill Valley Road #100 Omaha, NE  68154  402.895.4700
Name  Address  Zip  Phone #
dwalter@eacg.com & khaase@eacg.com
E-Mail Address

General Location/Address  Northwest of 156th and State  (Attach Legal Description)

Total Area  45.219  (Acres)  Total Lots  16

Existing Zoning  AG  Projected Total Taxable Valuation$

Development Plans:

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<th>Lot#s</th>
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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

1/17/2020  Kyle Haase - As Agent for Owner
Date Submitted  Print or Type Name of Applicant
### Source and Use of Funds

(Provide a separate sheet for the preliminary plat and for each final plat phase.)

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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


BEGINNING AT THE SOUTHEAST CORNER OF OUTLOT "G", BRYNHAVEN AT HANOVER FALLS, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 22, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE STREET; THENCE ALONG THE EASTERLY LINE OF SAID OUTLOT "G", BRYNHAVEN AT HANOVER FALLS ON THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) THENCE N42°00'48"E (ASSUMED BEARING), A DISTANCE OF 276.42 FEET; (2) THENCE N55°17'44"E, A DISTANCE OF 332.44 FEET; (3) THENCE N35°00'02"W, A DISTANCE OF 128.72 FEET TO THE NORTHEASTERLY CORNER OF SAID OUTLOT "G", BRYNHAVEN AT HANOVER FALLS, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH H.W.S. CLEVELAND BOULEVARD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF NORTH H.W.S. CLEVELAND BOULEVARD ON THE FOLLOWING SIX (6) DESCRIBED COURSES: (1) THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 610.00 FEET, A DISTANCE OF 109.82 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N57°25'06"E, A DISTANCE OF 109.67 FEET; (2) THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 629.00 FEET, A DISTANCE OF 245.90 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N42°44'30"E, A DISTANCE OF 244.34 FEET; (3) THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 220.00 FEET, A DISTANCE OF 13.13 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N33°15'04"E, A DISTANCE OF 13.12 FEET; (4) THENCE N46°20'02"E, A DISTANCE OF 36.54 FEET; (5) THENCE N53°15'36"E, A DISTANCE OF 88.39 FEET; (6) THENCE N60°29'02"E, A DISTANCE OF 51.78 FEET TO THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH H.W.S. CLEVELAND BOULEVARD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF HANOVER FALLS DRIVE: THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF HANOVER FALLS DRIVE ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE S88°32'30"E, A DISTANCE OF 29.84 FEET; (2) THENCE S43°39'58"E, A DISTANCE OF 43.96 FEET; THENCE N46°20'02"E, A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HANOVER FALLS DRIVE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF HANOVER FALLS DRIVE ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE N43°39'58"W, A DISTANCE OF 43.96 FEET; (2) THENCE N01°12'34"E, A DISTANCE OF 29.84 FEET TO THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE HANOVER FALLS DRIVE AND SAID EASTERLY RIGHT-OF-WAY LINE OF NORTH H.W.S. CLEVELAND BOULEVARD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF NORTH H.W.S. CLEVELAND BOULEVARD ON THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) THENCE N32°11'03"E, A DISTANCE OF 51.78 FEET; (2) THENCE N37°39'34"E, A DISTANCE OF 76.34 FEET; (3) THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 565.99 FEET, A DISTANCE OF 263.65 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N29°48'42"E, A DISTANCE OF 261.27 FEET TO THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF NORTH H.W.S. CLEVELAND BOULEVARD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF BONDESSON STREET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BONDESSON STREET ON THE FOLLOWING THIRTEEN (13) DESCRIBED COURSES: (1) THENCE N59°47'42"E, A
DISTANCE OF 7.24 FEET; (2) THENCE S76°35'59"E, A DISTANCE OF 224.02 FEET; (3) THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 425.00 FEET, A DISTANCE OF 206.43 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N89°29'07"E, A DISTANCE OF 204.41 FEET; (4) THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 575.00 FEET, A DISTANCE OF 223.31 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N86°41'47"E, A DISTANCE OF 221.91 FEET; (5) THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 240.00 FEET, A DISTANCE OF 68.61 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N89°37'57"E, A DISTANCE OF 68.38 FEET; (6) THENCE S61°39'42"E, A DISTANCE OF 7.93 FEET; (7) THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 325.00 FEET, A DISTANCE OF 111.18 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S34°24'36"E, A DISTANCE OF 110.64 FEET; (8) THENCE S44°12'37"E, A DISTANCE OF 27.09 FEET; (9) THENCE S07°02'18"E, A DISTANCE OF 7.97 FEET; (10) THENCE S54°28'37"E, A DISTANCE OF 78.22 FEET; (11) THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 160.00 FEET, A DISTANCE OF 151.10 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N62°34'38"E, A DISTANCE OF 145.55 FEET; (12) THENCE N89°37'53"E, A DISTANCE OF 47.64 FEET; (13) THENCE S45°18'10"E, A DISTANCE OF 21.15 FEET TO THE POINT ON INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF BONDESSON STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 156TH STREET; THENCE S00°14'08"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH 156TH STREET, A DISTANCE OF 1,146.49 FEET TO THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH 156TH STREET AND SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE STREET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE STREET ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE N89°57'28"W, A DISTANCE OF 2,152.82 FEET; (2) THENCE N00°02'32"E, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,969,745 SQUARE FEET OR 45.219 ACRES, MORE OR LESS.
January 17, 2020

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

RE: Hanover Falls Center – Preliminary Plat & Mixed-Use Resubmittal
E & A File: P2019.212.004

Dear Robert,

Based on the December Planning Board Report (Case Number: C10-19-245, C12-19-246) and a City Staff Meeting held a few weeks ago, we have addressed the following items:

- Street D now connects to N HWS Cleveland Boulevard thru a private drive located in Outlot “C”.
- State Street shows 85 feet of dedication right-of-way within the first 300 feet of the 156th/State Street intersection. 156th Street right-of-way is currently dedicated at 70 feet.
- Notes on the Plat has been updated:
  - Both Street “B” and Street “C” will be restricted to right-in/right-out.
  - Direct access to 156th Street or State Street from any lots is prohibited.
  - Lots 2 & 3 access to Street “B” is prohibited.
  - Lot 5 access to Street “C” is prohibited.
- Access Easement to Outlot “A” to Street “A” has been provided.
- A 30% Sanitary Sewer Design Report has been provided.
- We have used the current Development Agreement template.
- We have updated the Site Statistics Table to include all the agreed upon statistics.
- We have identified and included cross sections for all streets
- As discussed in our meeting on January 6th the multifamily portion of the development is being rezoned to R6
- We have shown increased pedestrian circulation around and through Lot 6 and 7 and along Bondesson Street and H.W.S. Cleveland Blvd
- Lot 2 has been revised to include only one unshared access drive
- As discussed in our meeting on January 6th, we will be requesting a waiver to Sec. 55-930(b8) with the Administrative Board of Appeals to have more then one unshared access drive.
- The buildings along HWS Cleveland Boulevard have been redesigned to meet the requirements pursuant to the Omaha Parks Department requirements.
- The plaza design has been redesigned to meet the plaza requirements. A separate exhibit has been created for the plaza area.
- The pedestrian connectivity through the multi family area has been strengthened to connect to the surrounding neighborhood and mixed-use area.
- A waiver request to allow mixed use development passed the quarter mile is attached.
- We have also included an Alternative Street D layout showing the impacts to the wetlands and the concerns with left turn stacking and cars backing onto State Street.

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

Sincerely,

[Signature]

Kyle Haase
E & A Consulting Group, Inc.
NOT TO SCALE

LEGEND

- 7" PCC Pavement
- 7" PCC (Pipe Drive)
- 4" PCC Sidewalk/Trails
- 4" PCC Median Surfacing

Note:

The intersection returns roadway 25 unless otherwise noted.

- 2% Surfaced and compacted subgrade
- 2% Surfaced and compacted subgrade
- Vertical joint, typ
- Longitudinal joint, typ

TYPICAL SECTION

25' PRIVATE DRIVE - TYPICAL SECTION

NOT TO SCALE

HWS Cleveland Blvd

Owner: Brynhaven at Hanover Falls Townhome

State Street 'C'

HANOVER FALLS TOWNHOME

NOT TO SCALE

25' STREET - TYPICAL SECTION

NOT TO SCALE

45' STREET - TYPICAL SECTION

NOT TO SCALE

25' STREET - TYPICAL SECTION

NOT TO SCALE

TYPICAL SECTION

NOT TO SCALE
Lot 3, 4, and 5 will need to provide their own PCSMP permit, treatment and detention upon their development.
PRELIMINARY SANITARY SEWER DESIGN REPORT

FOR

HANOVER FALLS CENTER
LOTS 1 THRU 10 & OUTLOTS “A” THRU “F”

156th Street and State Street
Omaha, Nebraska

Prepared By:

E & A Consulting Group, Inc.
10909 Mill Valley Road, Suite 100
Omaha, NE 68154
Ph. 402-895-4700

E & A Project Number: P2019.212.004

January 17, 2020
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   B. Tributary Site Map  
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1. Executive Summary

1.1 Project Narrative Description
Hanover Falls Center (Lots 1 thru 10 & Outlots “A” thru “F”) is a new development that consist of developing 45.22 acres of open land into a mixed-use development. The subdivision is within the City of Omaha jurisdiction and is located near 156th and State Street (reference the Vicinity Map in the Appendix).

This report presents a study of the existing and proposed conditions of the sanitary sewer system based on City of Omaha design guidelines.

1.2 Existing Sanitary System

1.2.1 Existing Manhole Investigation
The existing manhole locations were obtained by E&A. The existing manholes that the proposed sanitary systems will tie into are shown on the Tributary Site Map are E2 (GIS#: 1120062) with a rim elevation of 1186.34 and E5 (GIS#: 1120086) with an unknown rim elevation. The existing manholes are currently located on unplatted land in part of the SE1/4 of Section 22, Township 16N, Range 11E.

1.2.2 Wetlands and Preservation of Natural Areas
There are wetlands on the site. The proposed sanitary sewer does not run through or impact the wetlands.

1.3 Sanitary Sewer Design

1.3.1 Proposed Land Use
The sanitary sewer is designed for the area draining to it, which consists of Hanover Falls Center (Lots 1 thru 10 & Outlots “A” thru “F”). At full build out, Hanover Falls Center will consist of 205 multi-family dwelling units and 20 acres of commercial development.

1.3.2 Design Guidelines
Design guidelines were obtained from the City of Omaha Public Works Wastewater Collection Systems Design Manual.

1.4 Future Upstream Development
There will be no future upstream development as the proposed site is surrounded by existing residential neighborhoods. No change in flow occurs at Impact Points 1 and 2.

1.5 Downstream Impacts
The proposed sanitary sewers for Hanover Falls Center connect to the existing 8” collector sewers onsite. The combined flow to the existing sewer is a PWWF of 1.06
cfs. The existing system appears to be adequate to handle this increase based on the existing 8” sewer at 0.93% slope at Impact Point 3.

1.6 Pipeline Strength and Trench Design

1.6.1 Site Soil Information
The site soil is classified as Hydrological Soil Group “C”. The pipe bedding must support the pipe at proper line and grade during placement and compaction of earth backfill and provide lateral support for flexible pipes.

1.6.2 Pipeline Strength
The sanitary sewer pipe may be VCP, PVC (Solid Wall) or DIP. Solid wall PVC pipe and fittings having an inside diameter 8” or greater shall be in accordance with SDR35.

Granular bedding material is recommended for all cut and cover pipe installation on this project. Normal bedding thickness includes a minimum of 4 inches. If soft and unstable soil conditions are encountered, the bedding thicknesses will need to be adjusted.

1.6.3 Trench Design
Trench excavation and pipe installation shall be constructed per City of Omaha Public Works 2018 Standard Plate 701-01.
2. References


3. Appendix
E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
10909 Mill Valley Road Suite 100 Omaha, NE 68154 Phone: 402.895.4700 Fax: 402.895.3599

Project Site

VICINITY MAP
HANOVER FALLS CENTER
LOTS 1 THRU 10 & OUTLOTS "A" THRU "E"
OMAHA, NEBRASKA

Job No.: P2019.212.004
Date: 11/08/2019

Drawn by: BTC
Not to Scale
Sht: 1 of 1

Brett Conyers 11/7/2019 6:24 PM K:\Projects\2019\212\p04\Engineering\CAD Files\Drainage Study\PRE PLAT DRAINAGE STUDY-000.dwg
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