PLANNING COMMISSION AGENDA
August 17, 2020 - 5:00 PM
City Council Chambers, 400 East Military Avenue, Fremont NE

ZOOM MEETING INFORMATION

1. Join Zoom Meeting
   https://zoom.us/j/94052611283?pwd=N3V3QU5yUDZFSzBZVHJKSlhFd29wUT09

   Meeting ID: 940 5261 1283
   Passcode: 977467
   One tap mobile
   +13462487799,,94052611283# US (Houston)
   +16699009128,,94052611283# US (San Jose)

   Dial by your location
   +1 346 248 7799 US (Houston)
   +1 669 900 9128 US (San Jose)
   +1 253 215 8782 US (Tacoma)
   +1 312 626 6799 US (Chicago)
   +1 646 558 8656 US (New York)
   +1 301 715 8592 US (Germantown)
   Meeting ID: 940 5261 1283
   Find your local number: https://zoom.us/u/acZA4CSrXk

EnterTextHere

ROLL CALL

DISCLOSURE OF EX PARTE COMMUNICATION REGARDING ANY ITEM ON THE AGENDA

CONSIDERATION OF MINUTES

1. Dispense with the reading and approve the minutes of the July 20, 2020 Meeting as prepared

PUBLIC HEARINGS

2. A request by Jerry Nelson on behalf of PCD, LLC, also known as Sid Dillon Chevrolet, for a Conditional Use Permit to expand a Non-standard Use to construct a canopy over the

existing sales lot north of the main building on property legally described as Lot 4 Heartland Addition, generally located at 2405 N. Luther Rd.

3. A request by Jerry Nelson on behalf of SCD, LLC, also known as Sid Dillon Chevrolet, for a Conditional Use Permit to expand a Non-standard Use to construct a canopy over the existing sales lot east of the main building on property legally described as Lot 5 Heartland Addition, generally located at 2500 E. 23rd St.

4. A request by Stephen Dodd on behalf of RD Leasing, LLC for the Howard Court Preliminary Plat consisting of 16 lots on property legally described as Lot 3, Morningside Industrial Park Subdivision, generally located north Morningside Rd and west of Howard Street.

5. A request by Stephen Dodd on behalf of RD Leasing, LLC for the Howard Court Final Plat consisting of 16 lots on property legally described as Lot 3, Morningside Industrial Park Subdivision, generally located north Morningside Rd and west of Howard Street.

ADJOURNMENT

THIS MEETING WAS PRECEDED BY PUBLICIZED NOTICE IN THE FREMONT TRIBUNE, THE AGENDA DISPLAYED IN THE LOBBY OF THE MUNICIPAL BUILDING AND POSTED ONLINE AT WWW.FREMONTNE.GOV IN ACCORDANCE WITH THE NEBRASKA OPEN MEETINGS ACT, A COPY OF WHICH IS POSTED CONTINUALLY IN THE COUNCIL CHAMBERS FOR PUBLIC INSPECTION, AND SAID MEETING IS OPEN TO THE PUBLIC. A COPY OF THE AGENDA WAS ALSO KEPT CONTINUALLY CURRENT AND AVAILABLE TO THE PUBLIC IN THE OFFICE OF THE DEPARTMENT OF PLANNING, 400 EAST MILITARY AVENUE. THE PLANNING COMMISSION RESERVES THE RIGHT TO ADJUST THE ORDER OF ITEMS ON THIS AGENDA.

PLANNING COMMISSION MINUTES
July 20, 2020
5:00 p.m. Meeting

Vice Chairman Marty Gifford called the regular meeting to order at 5:00 p.m. He stated that a copy of the Open Meetings Act is posted continually for public inspection located near the entrance door by the agendas. Roll call showed Vice Chairman Gifford and Commissioners, Nielsen, Landholm, Lathrop, Borisow, Carlson, Sawyer and Hories present. Chairman Dev Sookram was absent. Eight Commissioners present – a quorum was established.

Vice Chairman Gifford read the item: disclosure of Ex Parte communication regarding any item on the agenda into the record. None of the commissioners disclosed any ex parte contacts.

Vice Chairman Gifford read the item: dispense with the reading of the minutes of the June 15, 2020 Planning Commission meeting as prepared. Commission Borisow made a motion to recommend approval, Commission Sawyer seconded the motion. By a roll call vote, Borisow, Gifford, Lathrop, Nielsen, Carlson, Sawyer, Horeis and Landholm voted in favor. The motion carried 8-0.

Vice Chairman Gifford read the item: A request by Heather Carver for amendment to the Morningside Road Redevelopment Plan for the RD Leasing Redevelopment Project, generally located at the northwest corner of Morningside Drive and Howard Street. Planning Director Jennifer Dam presented her staff report. Vice Chairman Gifford opened the public hearing. One person spoke in favor of the amendment. Vice Chairman Gifford closed the public hearing. Commissioner Borisow made a motion to recommend approval, Commissioner Horeis seconded the motion. By a roll call vote Borisow, Landholm, Lathrop, Nielsen, Carlson, Gifford, Sawyer, and Horeis voted in favor. The motion carried 8-0.

Vice Chairman Gifford read the item: A request by Rod and Cyndy Koerber and Chris Menn for a Conditional Use Permit for a camp ground on property generally located at the Rod & Gun Club, 867 County Rd. 19 areas 5 and 8A. Planning Director Jennifer Dam presented her staff report. Vice Chairman Gifford opened the public hearing. Having no Public comment or discussion, Vice Chairman Gifford closed the public hearing. Commissioner Sawyer made a motion to recommend approval. Commissioner Carlson seconded the motion. By a roll call vote Nielsen, Lathrop, Sawyer, Borisow, Landholm, Gifford, Carlson and Horeis voted in favor. Motion carried 8-0.

Vice Chairman Gifford read the item: A request by Lyman Richey Corp. for a Conditional Use Permit for soil excavation on approximately 51 acres of property in Section 36, T17N R8E and Section 25N, T17N, R8E generally located south of Old Highway 275, south of the Union Pacific railroad track, north of Hills Farm Road and west of a line extended from

Luther Road to the north. Planning Director, Jennifer Dam presented her staff report. Vice Chairman Gifford opened the public hearing. Having no Public comment or discussion Vice Chairman Gifford closed the public hearing. Commissioner Nielsen made a motion to recommend approval of the Conditional Use Permit, Commissioner Sawyer seconded the motion. By a roll call vote, Gifford, Sawyer, Nielsen, Lathrop, Landholm, Borisow, Carlson, and Hories voted in favor of the motion. The motion carried 8-0.

Vice Chairman Gifford read the item: A request by David C. Mitchell on behalf of Carroll and Mary Hasemann for a Change of Zone from R, Rural to GC, General Commercial on property located in the SW1/4 of the SW1/4 of Section 35, T18N, R8E generally located northwest of W. County Rd. S and Highway 77 & 275. Planning Director, Jennifer Dam presented her staff report. Vice Chairman Gifford opened the public hearing. One person spoke in favor of the zoning change. Vice Chairman Gifford closed the public hearing. Commission Sawyer made a motion to recommend approval of the zoning change, Commissioner Landholm seconded the motion. By a roll call vote, Landholm, Lathrop, Gifford, Borisow, Horeis, Sawyer, Nielsen and Carlson voted in favor of the motion. The motion carried 8-0.

Vice Chairman Gifford read the discussion item – Draft Request for Proposals (RFP) for Comprehensive Plan and Long Range Transportation Plan. Planning Director Jennifer Dam explained she had included the draft in their meeting packets for their review and that she would be moving forward with posting the RFP.

Vice Chairman Gifford stated he would entertain a motion to adjourn the meeting. It was moved by Commissioner Landholm and seconded by Commissioner Nielsen to adjourn the meeting. By roll call vote, Nielson, Landholm, Horeis, Sawyer, Lathrop, Borisow, Gifford and Carlson all voted in favor of the motion. The motion carried 8-0. Meeting was adjourned at approximately 5:43 p.m.

APPROVED

_____
Dev Sookram, Chairman

ATTEST

_____
Jennifer Dam, Director of Planning

DRAFT

Staff Report

TO: Planning Commission

FROM: Jennifer L. Dam, AICP, Planning Director

DATE: August 17, 2020

SUBJECT: Request to expand non-standard use at 2405 N. Luther

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Recommendation: Recommend approval to City Council

Background:

This is a request to expand a non-standard use by allowing a canopy structure to be constructed to cover the cars on display in the sales parking lot at Sid Dillon Chevrolet. There are two requests as the parcels for the dealership are under two different Limited Liability ownerships. This request is for the northern lot, for a 92,070 square foot canopy.

Sid Dillon has constructed similar canopy structures to cover their auto inventory in Lincoln and in Blair. The purpose of the canopy is to reduce the risk of hail damage to the vehicles and to provide a better shopping environment for their customers.

The current parking lot is non-standard with respect to setbacks and landscaping. The proposed structure will be within the required setbacks. The applicant is requesting that the existing conditions with regard to parking and landscaping be allowed to continue.

The proposed structure can be considered an extension of the structure of the parking lot.

The property is zoned GC, General Commercial. Auto sales are a permitted use in the GC zoning district.

The property is developed with 100 percent impervious surface. The proposed expansion will not increase the amount of impervious coverage. The drainage is designed to predominately flow to the grassy area and detention cell to the west, which is under the same ownership as this parcel.

11-324-04 allows the granting of a Conditional Use Permit to expand a non-standard use provided that a decrease in the minimum requirements would not adversely affect the surrounding area and that the decrease is necessary to allow the structure to be enlarged, extended, structurally altered, converted, or reconstructed.

- This will not adversely impact the surrounding area.

11-324-04 requires specific consideration of the effects on adjacent property, safety, traffic, or city utility service needs, the density of land use zoning for the subject property and adjacent property and the economic impact for the city.

- The proposal will not negatively impact adjacent property, safety, traffic or service needs. The proposal is not impacting the density of land use. The proposed canopy will provide an economic benefit to the applicant and will increase the City's tax base.

The criteria established for approval in 11-316-05(B) are addressed below:

- The proposed expansion will not undermine an adopted plan.
- The proposed expansion is compatible with the surrounding land uses.
- The conditional use will not use a disproportionate share of public services.

Architectural Innovations

July 27th, 2020

To: Jennifer Dam, Director of Planning
Planning Commission, City Council, Mayor Getzschman
All interested parties

RE: Request for Expansion of NonStandard Conditional Use Permit
Sid Dillon Chevrolet
Approximately 2405 North Luther Road
Fremont, Nebraska

Jennifer,
On behalf of PCD, LLC, I am requesting an Expansion of NonStandard Conditional Use Permit per Unified Development Code (UDC) Section 11-324.04 at their present location approximately 2405 North Luther Road (Heartland Addition, Lot 4) known as Sid Dillon Chevrolet car lot North of main building.

Sid Dillon Chevrolet is proposing to construct a canopy over the existing sales lot as represented in the enclosed plans, elevations, and rendering.

The canopy would provide several benefits to the owner. The most significant benefit is economic due to reduced insurance premiums based on hail protection. In addition, both the employees and customers benefit from rain and snow protection as well as reduced heat in the summer.

The Expansion of NonStandard Conditional Use Permit would allow the expansion of the sales paving that was constructed prior to the adoption of the UDC. The expansion would include the proposed canopy. The canopy structure above paving and foundations would honor the currently adopted setbacks along Luther Road and not encroach any easements. The existing paving portion of the structure would be allowed to remain as is.

Code excerpts allowing the use permit:

UDC Section 11-324-04
D. Expansion of Nonstandard Uses. Notwithstanding any provision contained in this UDC to the contrary, in all zoning districts, a conditional use permit may be granted to authorize (1) the enlargement, extension, structural alteration, conversion, or reconstruction of a building or structure located upon a premises with a nonstandard use; and/or (2) decreased minimum requirements upon a premises with a nonstandard use provided that the city council finds that such decrease in minimum requirements (i) would not adversely affect the surrounding area; and (ii) the decrease is

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necessary in order for a building or structure located upon a premises to practicably be enlarged, extended, structurally altered, converted, or reconstructed, or such decrease is otherwise necessary to allow an existing premises to be subdivided.

The conditional use permit shall be granted pursuant to the procedures set forth in Section 11-316.05(c) for conditional use permits and shall comply with the standards for conditional use permits set forth in Section 11-316.05(B)(1-6). In consideration of applications for the conditional use permits under this Section 11-324.04(D), the following criteria shall be given specific consideration:

1. *Effects on adjacent property, safety, traffic, city utility service needs;*
2. *Density of land use zoning for the subject property and adjacent property; and*
3. *Economic impact for the city.*

UDC Section 11-920 – Definitions of the UDC refers to Chapter 2 of the International Building Code
Structure (see Chapter 2 Definitions, International Building Code, as amended from time to time)

IBC Chapter 2 Definition:
STRUCTURE. That which is built or constructed

Per definition, the sales paving is considered a structure and therefore qualifies for Expansion of Non-Standard Use per section 11-324-04. Conditional items are met as follows:

1. Proposed canopy has no negative effects on adjacent property, safety, traffic, or city utility services.
   Sides are fully open thus not creating any blind spots and allowing egress from any location.
   The use has not changed or increased and as a result no additional traffic is being created.
2. Density of land use has not changed
3. Additional structure value will increase real estate taxes being paid to the City of Fremont.

We have also examined the storm water run off. All pervious surfaces shall remain and we will design the canopy storm drains in such a way that the majority of water leads to the existing detention pond.

I appreciate your consideration. Please reach out to me with any questions or concerns.

Sincerely,

Jerry Nelson, AIA

Enclosures: Site Plan, Floor Plan, Roof Plan, Elevations, and Rendering

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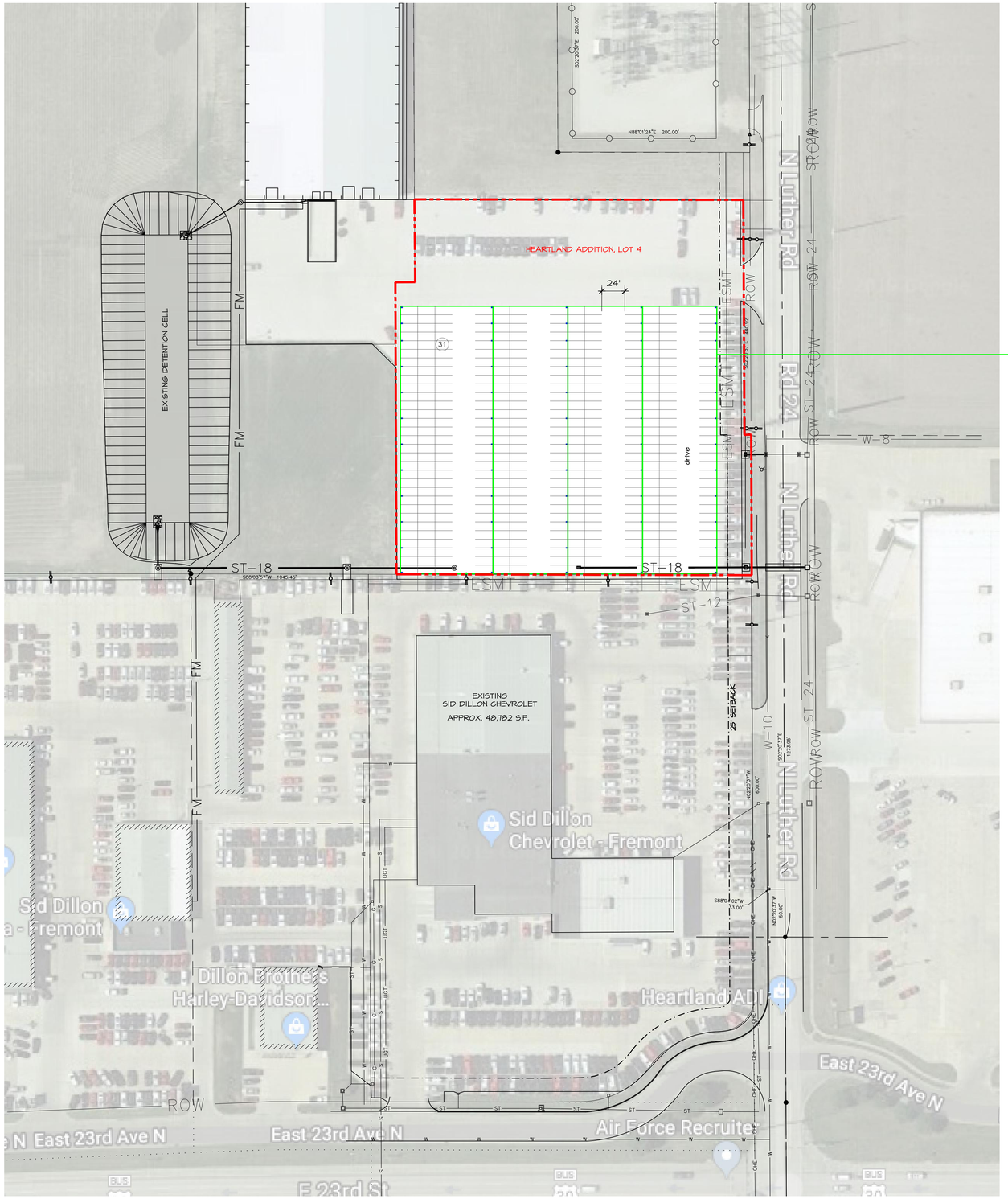

PROPOSED CANOPY
330'x279'
92,070 S.F.

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REVISIONS

NO.	DATE

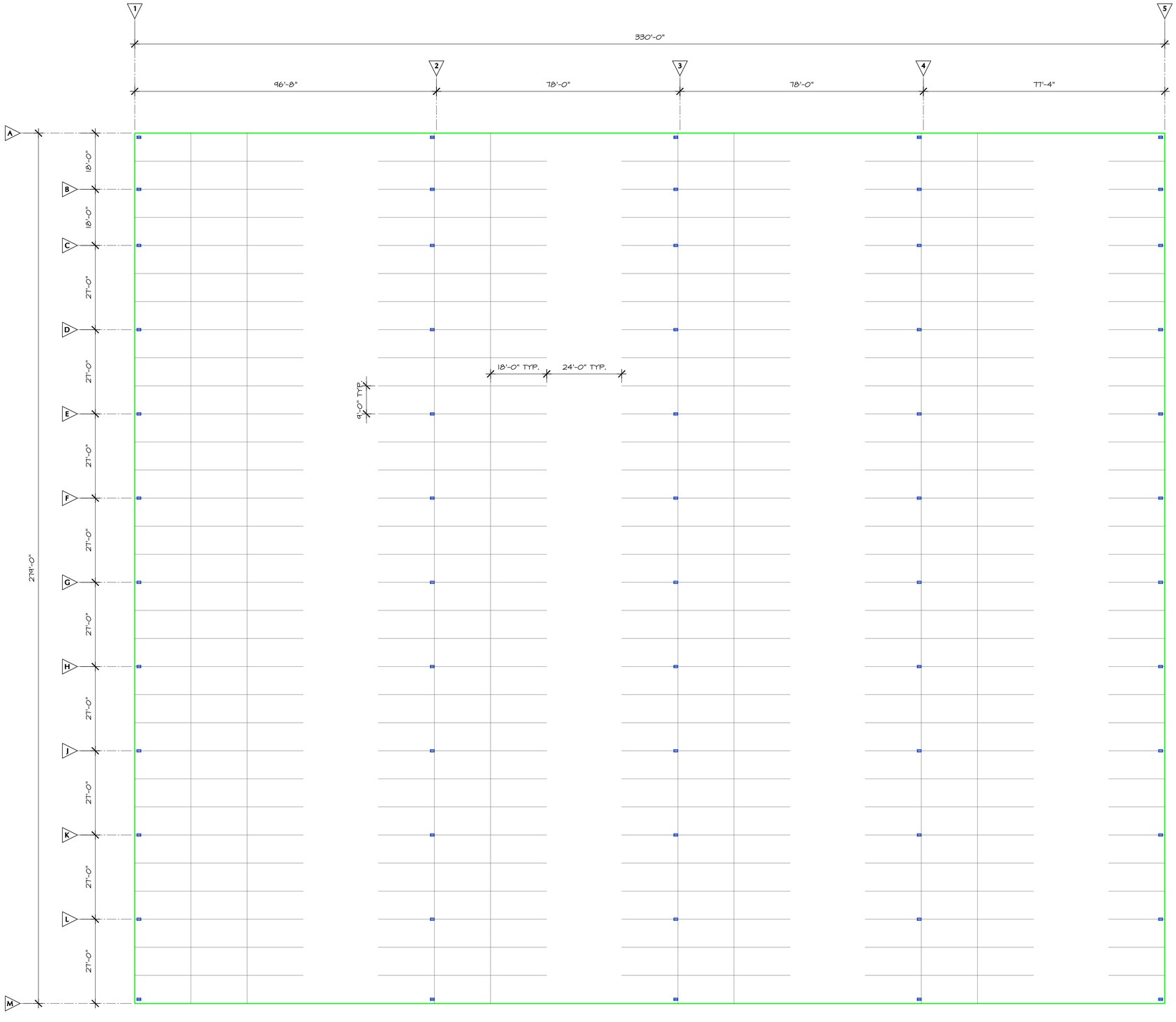
SID DILLON
PARKING CANOPY

FREMONT, NEBRASKA

SITE PLAN

Project:	19-10150
Date:	12 JUL 2020
Revision Date:	

A1.0



CANOPY FLOOR PLAN

SCALE: 1/16" = 1'-0"

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NO.	DATE	REVISIONS

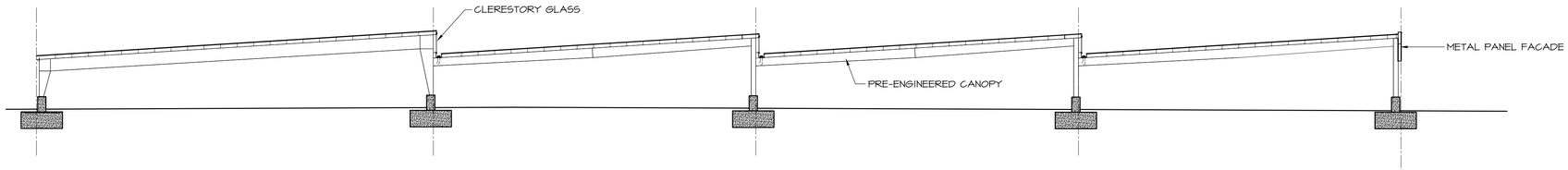
SID DILLON
PARKING CANOPY

FREMONT, NEBRASKA

FLOOR PLAN

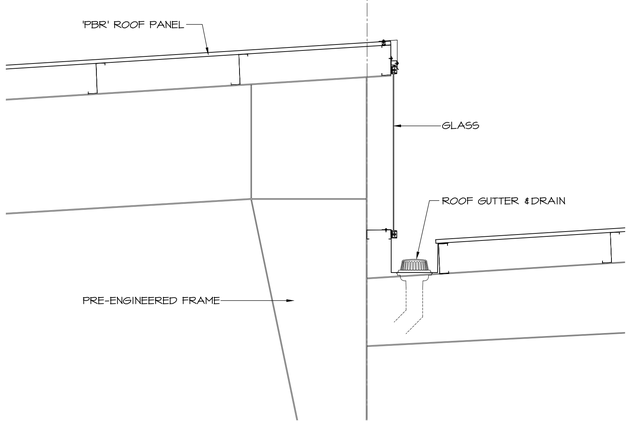
Project:	19-10150
Date:	12 JUL 2020
Revision Date:	

A1.1



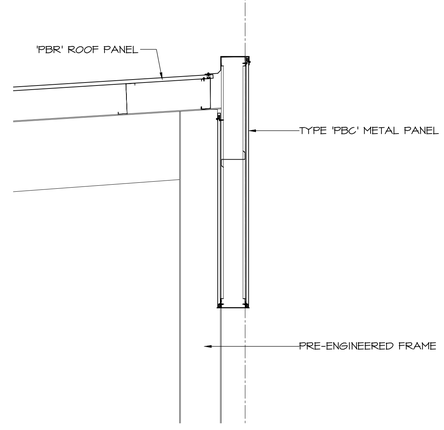
CANOPY SECTION - LOOKING NORTH

SCALE: 1/16" = 1'-0"



TYP. CLERESTORY DETAIL

SCALE: 1/2" = 1'-0"



EAST EDGE DETAIL

SCALE: 1/2" = 1'-0"

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NO.	DATE	REVISIONS

SID DILLON
PARKING CANOPY

FREMONT, NEBRASKA

SECTIONS

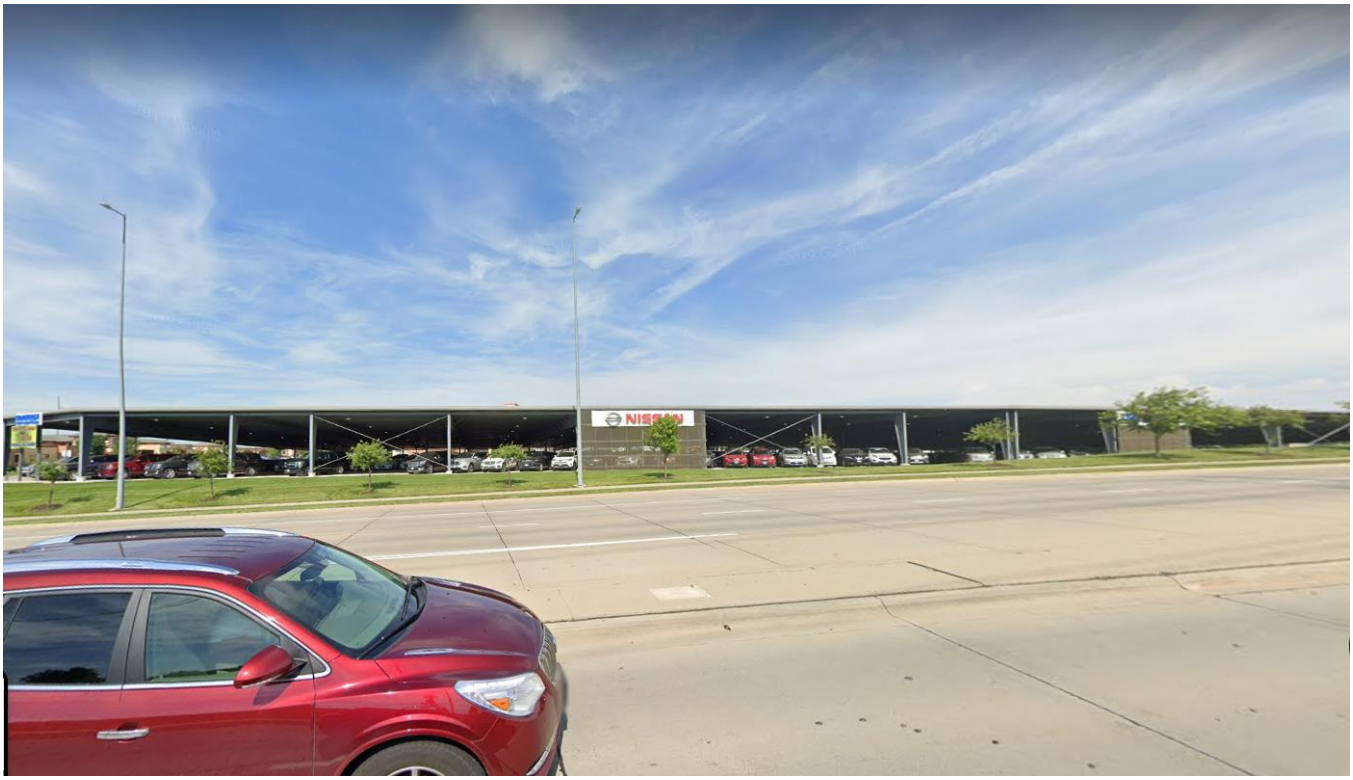
Project:	19-10150
Date:	12 JUL 2020
Revision Date:	

A3.1

Rendering of Proposed Canopy

Canopy in Blair

Sid Dillon Canopy in Lincoln



Staff Report

TO: Planning Commission

FROM: Jennifer L. Dam, AICP, Planning Director

DATE: August 17, 2020

SUBJECT: Request to expand non-standard use at 2500 E. 23rd St

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Recommendation: Recommend approval to City Council

Background:

This is a request to expand a non-standard use by allowing a canopy structure to be constructed to cover the cars on display in the sales parking lot at Sid Dillon Chevrolet. There are two requests as the parcels for the dealership are under two different Limited Liability ownerships. This request is for the southern parcel, for a 27,216 square foot canopy.

Sid Dillon has constructed similar canopy structures to cover their auto inventory in Lincoln and in Blair. The purpose of the canopy is to reduce the risk of hail damage to the vehicles and to provide a better shopping environment for their customers.

The current parking lot is non-standard with respect to setbacks and landscaping. The proposed structure will be within the required setbacks. The applicant is requesting that the existing conditions with regard to parking and landscaping be allowed to continue.

The proposed structure can be considered an extension of the structure of the parking lot.

The property is zoned GC, General Commercial. Auto sales are a permitted use in the GC zoning district.

The property is developed with 100 percent impervious surface. The proposed expansion will not increase the amount of impervious coverage. The drainage is designed to predominately flow to the grassy area and detention cell to the northwest. The northwest parcel is under the same family ownership as this parcel.

11-324-04 allows the granting of a Conditional Use Permit to expand a non-standard use provided that a decrease in the minimum requirements would not adversely affect the surrounding area and that the decrease is necessary to allow the structure to be enlarged, extended, structurally altered, converted, or reconstructed.

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11-324-04 requires specific consideration of the effects on adjacent property, safety, traffic, or city utility service needs, the density of land use zoning for the subject property and adjacent property and the economic impact for the city.

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July 27th, 2020

To: Jennifer Dam, Director of Planning
Planning Commission, City Council, Mayor Getzschman
All interested parties

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Sid Dillon Chevrolet
2500 East 23rd Street
Fremont, Nebraska

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Sid Dillon Chevrolet is proposing to construct a canopy over the existing sales lot as represented in the enclosed plans, elevations, and rendering.

The canopy would provide several benefits to the owner. The most significant benefit is economic due to reduced insurance premiums based on hail protection. In addition, both the employees and customers benefit from rain and snow protection as well as reduced heat in the summer.

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   The use has not changed or increased and as a result no additional traffic is being created.
2. Density of land use has not changed
3. Additional structure value will increase real estate taxes being paid to the City of Fremont.

We have also examined the storm water run off. All pervious surfaces shall remain and we will design the canopy such that storm water entering city systems will not be increased.

I appreciate your consideration. Please reach out to me with any questions or concerns.

Sincerely,

Jerry Nelson, AIA

Enclosures: Site Plan, Floor Plan, Roof Plan, Elevations, and Rendering

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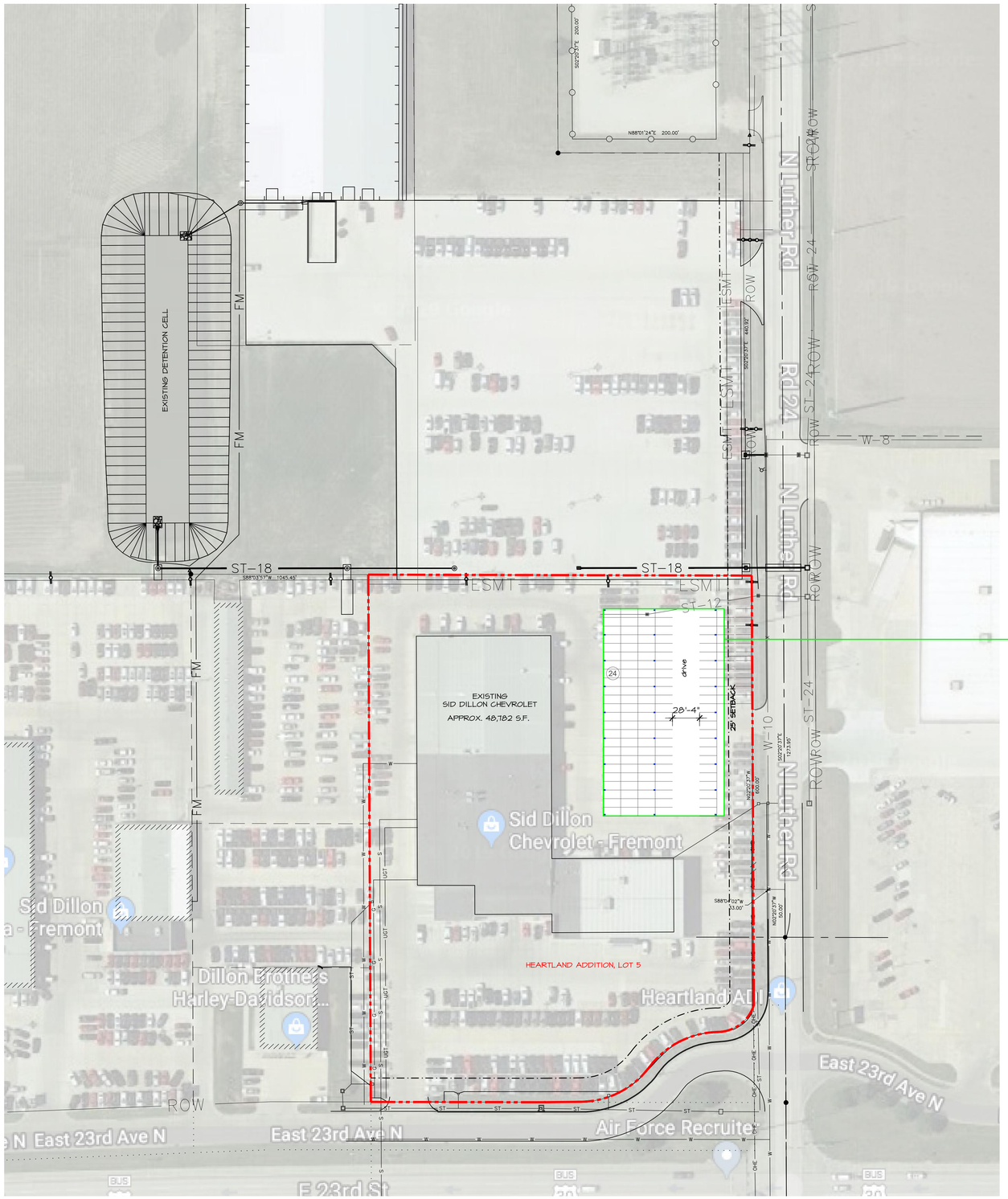

PROPOSED CANOPY
126'x216'
27,216 S.F.

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REVISIONS

NO.	DATE

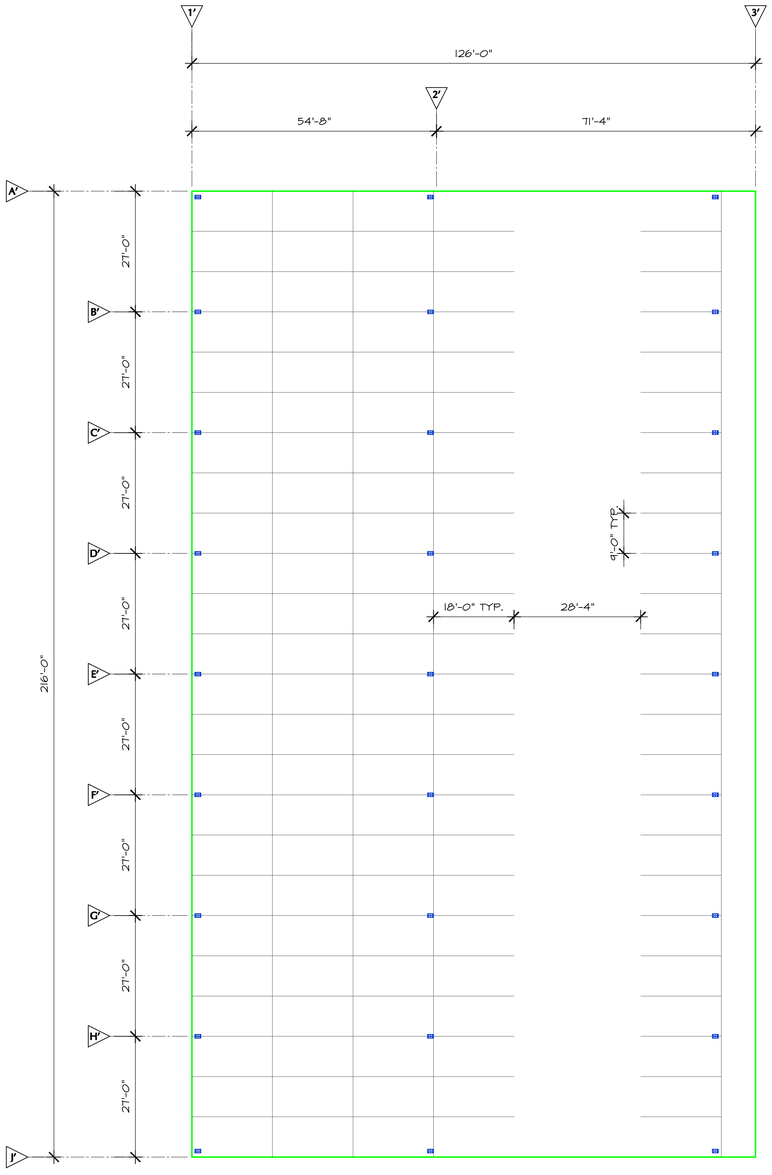
SID DILLON
PARKING CANOPY

FREMONT, NEBRASKA

SITE PLAN

Project:	19-10150
Date:	12 JUL 2020
Revision Date:	

A1.0



CANOPY FLOOR PLAN

SCALE: 1/16" = 1'-0"

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REVISIONS

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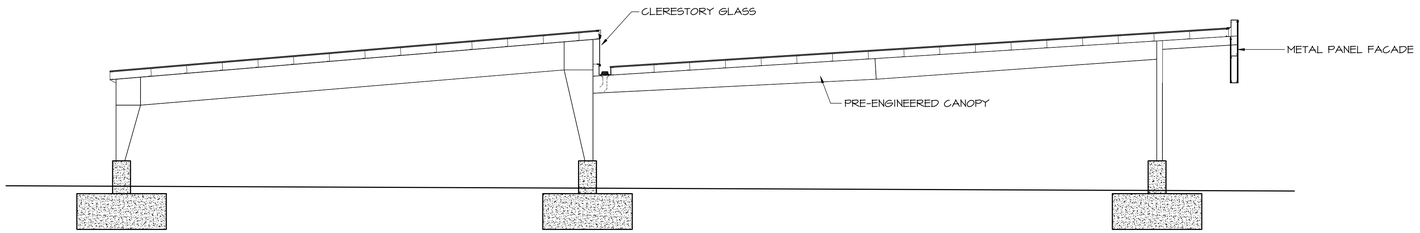
SID DILLON
PARKING CANOPY

FREMONT, NEBRASKA

CANOPY FLOOR PLAN

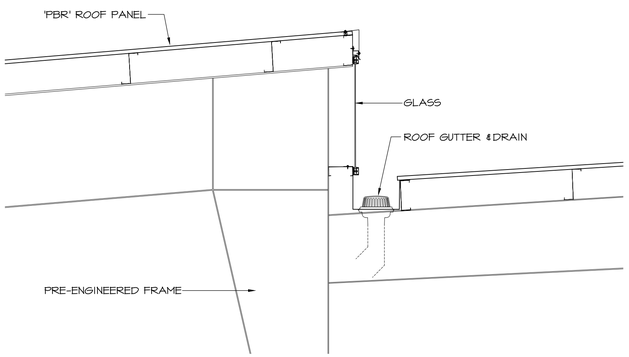
Project:	19-10150
Date:	12 JUL 2020
Revision Date:	

A1.2



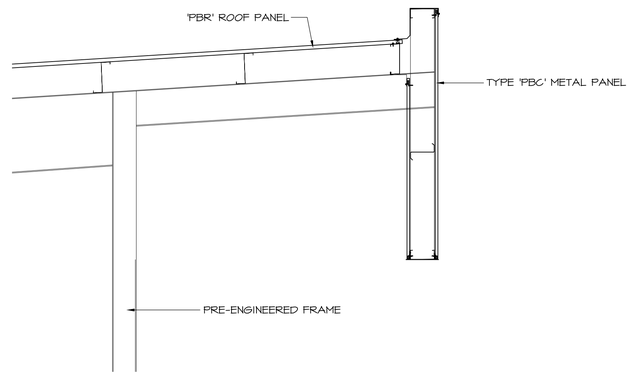
CANOPY SECTION - LOOKING NORTH

SCALE: 1/16" = 1'-0"



TYP. CLERESTORY DETAIL

SCALE: 1/2" = 1'-0"



EAST EDGE DETAIL

SCALE: 1/2" = 1'-0"

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REVISIONS

NO.	DATE

SID DILLON
PARKING CANOPY

FREMONT, NEBRASKA

SECTIONS

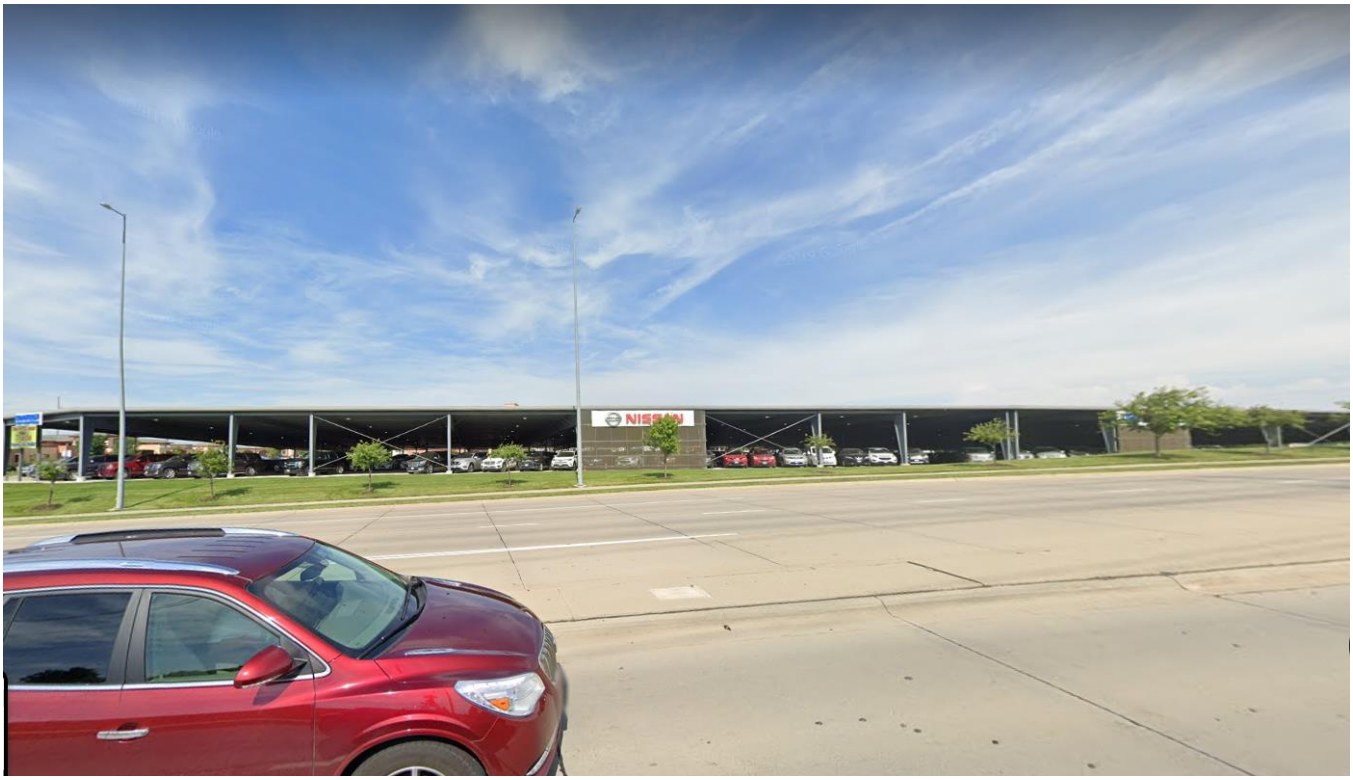
Project:	19-10150
Date:	12 JUL 2020
Revision Date:	

A3.2

Rendering showing both proposed canopies

Canopy in Blair

Sid Dillon Canopy in Lincoln



STAFF REPORT

TO: Planning Commission

FROM: Jennifer L. Dam, Planning Director

DATE: August 17, 2020

SUBJECT: Howard Court Subdivision Preliminary Plat

Recommendation: Recommend approval to the City Council contingent upon showing sidewalks, revising the setbacks shown on the layout, and receiving grading and Municipal Separate Storm Sewer (MS4) permits prior to commencing grading.

Background:

This is a request for a Preliminary Plat consisting of 16 lots for commercial/light industrial development

The property is located at the northwest corner of Morningside Road and Howard Street. It is zoned LI, Light Industrial.

To the north are rail road tracks then property owned by Gavilon Grain that is zoned General Industrial. The property that is adjacent on the east at the southeast edge is developed with a house and is zoned LI, Light Industrial. The remaining property on the east is zoned GI, General Industrial. The property south of Morningside is zoned AR, Auto and UR, Urban Residential. It is developed with single family residential, a large vacant lot and multi-family residential. The property to the west is zoned R, rural and is developed with residential acreages.

The comprehensive plan designates the north side of Morningside for future industrial uses.

The proposed 16 lots are accessed by a 575 foot cul-de-sac. The cul-de-sac is shorter than the maximum 800 foot block length.

Section 11-713.02(A) states: “Subdivisions with 30 or more lots, or multifamily developments with 50 or more dwelling units, shall provide no less than two access points to/from existing streets.” This commercial/industrial development does not meet those criteria.

Section 11-713.06 (B)(2) states cul-de-sacs are warranted when: “The cul-de-sac street serves no more than 20 lots, or is no more than 600 feet in length, whichever results in a shorter street segment.” The cul-de-sac for this commercial/industrial development meets this criteria.

The fire chief responded “I have no issues, no comments.”

The police chief responded “It does not appear that we (the PD) would have any issues.”

A traffic study would not typically be required for a subdivision of this size. Traffic studies are typically required only when traffic impacts might require road improvements or signalization improvements. During the hearing regarding the redevelopment project, however, a couple of council members requested the information. The developer has provided a trip generation study.

The trip generation study compared the trips to be expected from light industrial/commercial uses of 94,900 square feet to the trips generated from 300 residential units. 94,900 is the anticipated gross size of all buildings that could be constructed on the proposed lots once the setbacks and required parking areas are considered. The Deerfield residential development contains 166 apartments and 118 single family dwellings. An additional 58 single family and attached single family have been approved in Morningside Pointe for a total of 342 residential units on the south side of Morningside Road.

The trip generation calculations indicate that a general light industrial development would be expected to generate 471 daily trips. The 300 unit residential development(s) would generate 2,857 daily trips- 6 times as many as the light industrial development.

The traffic study stated: “Furthermore, estimated peak hour trips for the light industrial site were less than 100 total trips for both AM and PM periods, which is typically considered the threshold at which governmental agencies will require a traffic impact study.”

The study concluded:

> “Based on the trip generation analysis, the following is concluded:
> 1. Trip generation for the proposed light industrial commercial site is significantly less than a 300 single family unit residential subdivision.
> 2. Calculated AM and PM peak hour trips fall below the typical threshold where many governmental entities require a traffic impact study.
> 3. The number of access points needed to serve the expected trips to and from the proposed site will be less than those required for a 300-unit single-family residential subdivision.”

The lots exceed the minimum lot size and lot width requirements in the LI zoning district.

The City Engineer is reviewing the grading and drainage study, as well as the infrastructure plans. Comments are attached.

A “Type C” bufferyard, consisting of a 25 foot buffer with 3 trees and 10 shrubs (8 if there is a fence or berm) is required along the west side of the subdivision. The bufferyard landscaping is typically installed at the time of building permits, before the certificate of occupancy is granted. That ensures that the plant materials are not damaged during the construction process.

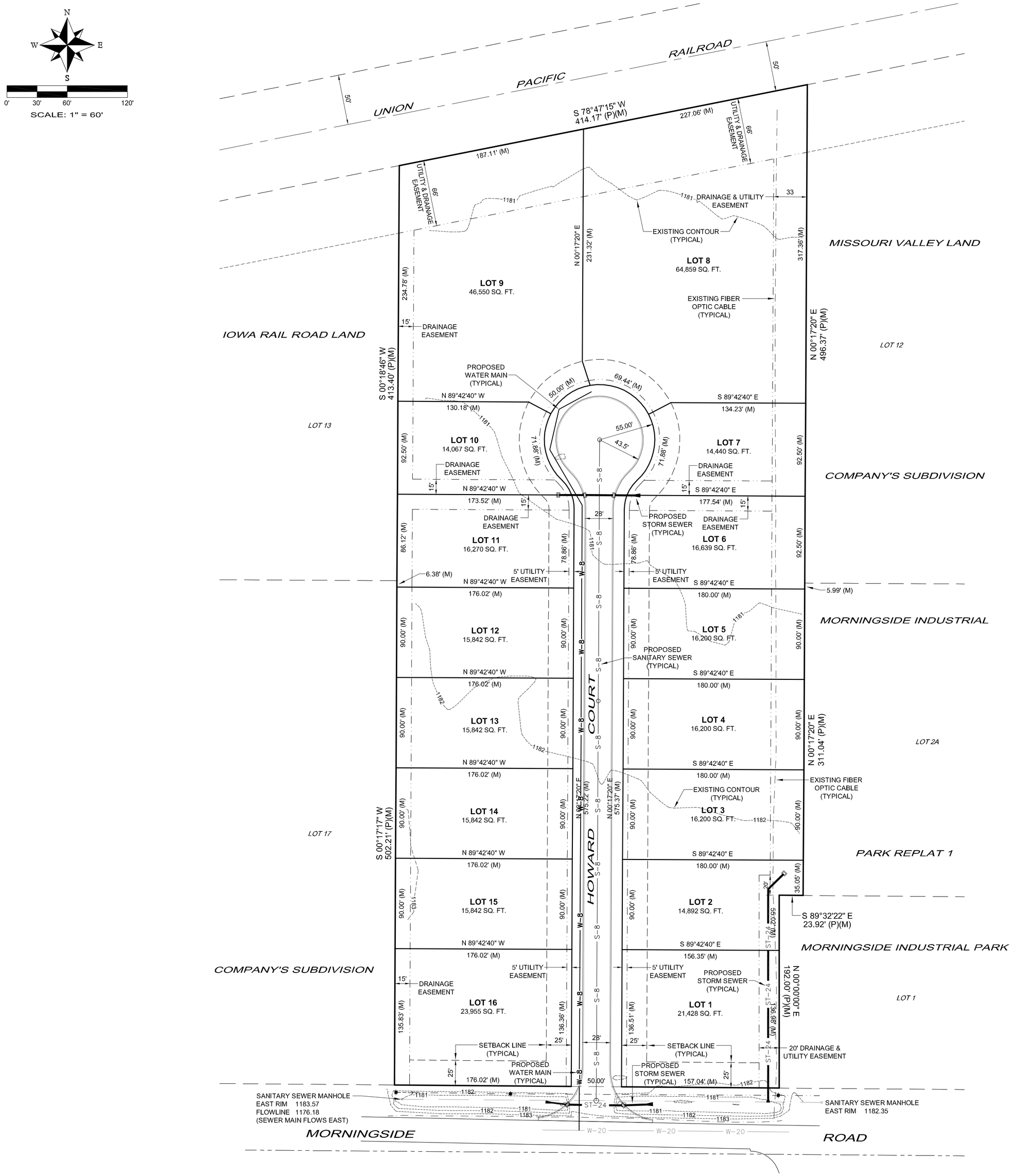
The proposal meets the other requirements of 11-706 of the UDC.

A grading permit and MS4 permit are required prior to commencing grading.

Fiscal Impact: The proposal will add 16 commercial/industrial lots to the tax base once the TIF financing expires.

PRELIMINARY PLAT
HOWARD COURT ADDITION

A REPLAT OF LOT 3, MORNINGSIDE INDUSTRIAL PARK
SECTION 24, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE SIXTH P.M.
CITY OF FREMONT, DODGE COUNTY, NEBRASKA



PERIMETER DESCRIPTION:

All of Lot 3, Morningside Industrial Park, to the City of Fremont, Dodge County, Nebraska.

11-403 ZONING:

Light Industrial (LI)

11-603.01.02 BUILDING SETBACKS (LI) :

25' Front
25' Street-Side
15' Side
20' Rear

Issue No.	Date	Description	Issue No.	Date	Description	Issue No.	Date	Description
1	07/10/2020	Preliminary Plat Submittal - Issue 1						

APEX LAND SURVEYING, LLC
Danny Martinez, RLS
125 N. Clarmar Ave., Fremont, Nebraska 68025
(402) 720-9339 Office / Mobile
danm.surveying@gmail.com

Sheet:
PRELIMINARY PLAT
Project:
HOWARD COURT ADDITION
A REPLAT OF LOT 3, MORNINGSIDE INDUSTRIAL PARK
SECTION 24, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE SIXTH P.M.
CITY OF FREMONT, DODGE COUNTY, NEBRASKA

Client: R.D. Leasing, LLC
Project No.: 082-2017
Date: 07/10/2020
Drawing File: 05-FR-Howard Court Addition-Final Plat.dwg
Scale: 1" = 60'
Issue No.: 1
Sheet: 1 of 1

Memo

To: Jennifer Dam
Director of Planning
From: David Goedeken, P.E.
Director of Public Works/City Engineer
Topic: Engineering Review
Howard Court Addition, Public Improvement Submittals
Dated: August 11, 2020

I have reviewed the submittals for this Addition. The plat is for the tract of land bordered by on Morningside Road near Howard Street. The Plans submitted were the, Grading Plans, Utility and Public Improvement Layouts, and Drainage Plans and Calculations. It is my understanding that Mr. Dodd has been in contact with the various DU departments for comments and input.

- The plat is located inside city limits.
- The interior streets in the development will be required to be paved in accordance of the UDC. The recommended width of streets will be 28 feet, as shown on the public improvement plans. There was a traffic study provided in the preliminary phases of the application, the study was reviewed and I concur with their recommendations.
- Storm sewer and drainage plans have been submitted and reviewed. Preliminary review indicates the proposed layout to be satisfactory to city policy and good engineering practice. Due to the flatness of the area they are proposing substantial site storage of drainage water. The runoff will be directed to the north ditch of Morningside Road. The Engineer's analysis of the drainage will require the City and County to regrade/clean the ditch bottom as there has been silting at the bottom which will hamper the free flow of water.

Final Comments:

- The submittals received comply with the requirements of the UDC. The subdivision has been laid out by a Licensed Engineer and reviewed by City Staff in numerous departments. The submittal package exceeds the requirements of the UDC.

FINAL PLAT
HOWARD COURT ADDITION

A REPLAT OF LOT 3, MORNINGSIDE INDUSTRIAL PARK
SECTION 24, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE SIXTH P.M.
CITY OF FREMONT, DODGE COUNTY, NEBRASKA

UTILITY EASEMENTS REQUESTED BY FDU 07.14.20

SCALE: 1" = 60'

LEGEND:

- MONUMENT FOUND
- MONUMENT SET
- COMPUTED POSITION (NOT SET)
- (M) MEASURED DISTANCE
- (D) DEED DISTANCE
- (P) PLAT DISTANCE - MORNINGSIDE INDUSTRIAL PARK

1. ALL BEARINGS ARE ASSUMED.
2. ALL MONUMENTS FOUND ARE A 5/8" REBAR WITH A PLASTIC CAP STAMPED "LS 498, UNLESS NOTED OTHERWISE.
3. ALL MONUMENTS SET ARE A 5/8" X 24" REBAR, WITH A PLASTIC CAP STAMPED "LS 498", UNLESS NOTED OTHERWISE.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 61°55'23" W	25.00' (M)
L2	N 17°50'23" W	25.17' (M)
L3	N 62°30'04" E	25.00' (M)

CURVE TABLE

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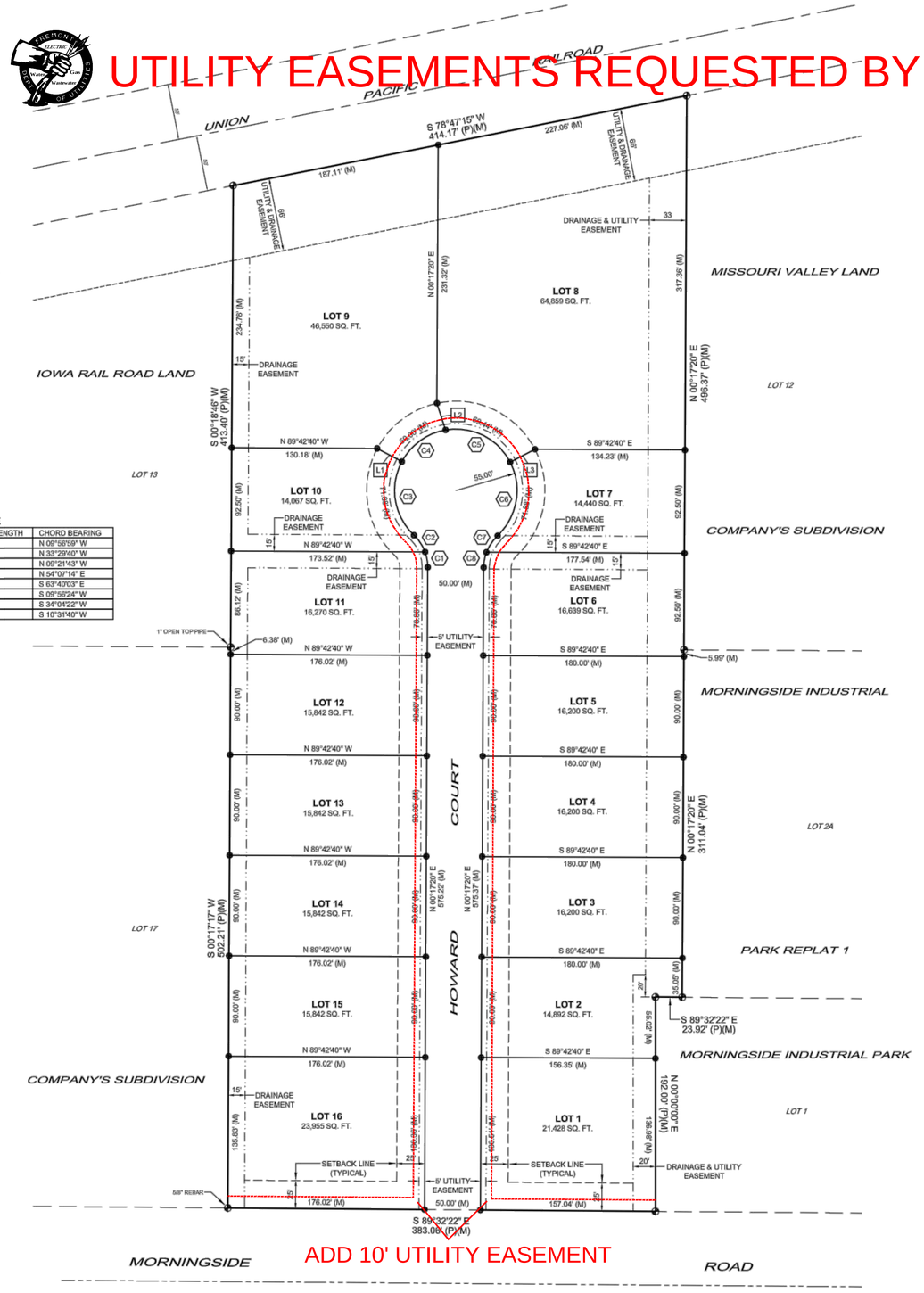

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT R D LEASING, LLC, BEING THE OWNER AND PROPRIETOR OF THE PROPERTY DESCRIBED WITHIN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID LAND TO BE SUBDIVIDED AND REPLATTED INTO LOTS AND A STREET, TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "HOWARD COURT ADDITION". SAID OWNER HEREBY DEDICATES TO THE PUBLIC FOR PERPETUAL PUBLIC USE A STREET TO BE KNOWN AS "HOWARD COURT", AT THE LOCATION AND TO THE WIDTHS SHOWN ON THIS PLAT. SAID OWNER FURTHER GRANTS PERPETUAL EASEMENTS, AT THE LOCATIONS AND TO THE WIDTHS SHOWN ON THIS PLAT, TO THE CITY OF FREMONT, ANY PUBLIC OR PRIVATE UTIILITY COMPANY, AND FOR THE USE OF ABUTTING PROPERTY OWNERS, FOR THE SOLE PURPOSE OF CONSRUCTION AND MAINTENANCE OF UTILITY LINES AND PIPES AND DRAINAGE FACILITIES. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. SAID OWNER HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF THEIR PROPERTY, AS SHOWN ON THIS PLAT.

RYAN S. HOOPS, MEMBER
R D LEASING, LLC

DANIEL R. HOOPS, MEMBER
R D LEASING, LLC

NOTARY:
STATE OF NEBRASKA)
) SS
COUNTY OF _____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY RYAN S. HOOPS, AND WHO HEREBY ACKNOWLEDGES THE SIGNING OF SAID DEDICATION TO BE HIS VOLUNTARY ACT AND DEED THIS ____ DAY OF _____, _____.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

NOTARY:
STATE OF NEBRASKA)
) SS
COUNTY OF _____)

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NOTARY PUBLIC

MY COMMISSION EXPIRES _____

PERIMETER DESCRIPTION:

All of Lot 3, Morningside Industrial Park, to the City of Fremont, Dodge County, Nebraska.

CITY OF FREMONT PLANNING COMMISSION APPROVAL:

THIS PLAT OF "HOWARD COURT ADDITION" HAS BEEN SUBMITTED TO, AND APPROVED BY THE CITY OF FREMONT PLANNING COMMISSION, AND IS HEREBY TRANSMITTED TO THE CITY COUNCIL OF FREMONT, NEBRASKA, WITH THE RECOMMENDATION THAT THIS PLAT BE APPROVED AS PROPOSED.

DATED THIS _____ DAY OF _____, _____.

CITY OF FREMONT PLANNING COMMISSION:

CHAIRPERSON

CITY OF FREMONT PLANNING DIRECTOR

FREMONT CITY COUNCIL APPROVAL:

THIS PLAT OF "HOWARD COURT ADDITION" WAS APPROVED AND ACCEPTED BY THE FREMONT CITY COUNCIL, DODGE COUNTY, NEBRASKA,

THIS _____ DAY OF _____, _____.

MAYOR

CITY CLERK

SURVEYOR'S CERTIFICATION:

I, DANNY JOE W. MARTINEZ, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT "HOWARD COURT ADDITION" HAS BEEN SURVEYED BY ME OR UNDER MY SUPERVISION, AND THAT THE LEGAL DESCRIPTION IS AS STATED IN THE PERIMETER DESCRIPTION. PERMANENT MONUMENTS HAVE BEEN FOUND OR ESTABLISHED AT ALL LOCATIONS SHOWN ON THIS PLAT.

NEBRASKA REGISTERED LS-498 LAND SURVEYOR DANNY JOE W. MARTINEZ

Issue No.	Date	Description
1	07/10/2020	Final Plat Submittal - Issue 1

Issue No.	Date	Description

Issue No.	Date	Description

APEX LAND SURVEYING, LLC
Danny Martinez, RLS
125 N. Clarmar Ave., Fremont, Nebraska 68025
(402) 720-9339 Office / Mobile
danm.surveying@gmail.com

FINAL PLAT
HOWARD COURT ADDITION
A REPLAT OF LOT 3, MORNINGSIDE INDUSTRIAL PARK
SECTION 24, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE SIXTH P.M.
CITY OF FREMONT, DODGE COUNTY, NEBRASKA

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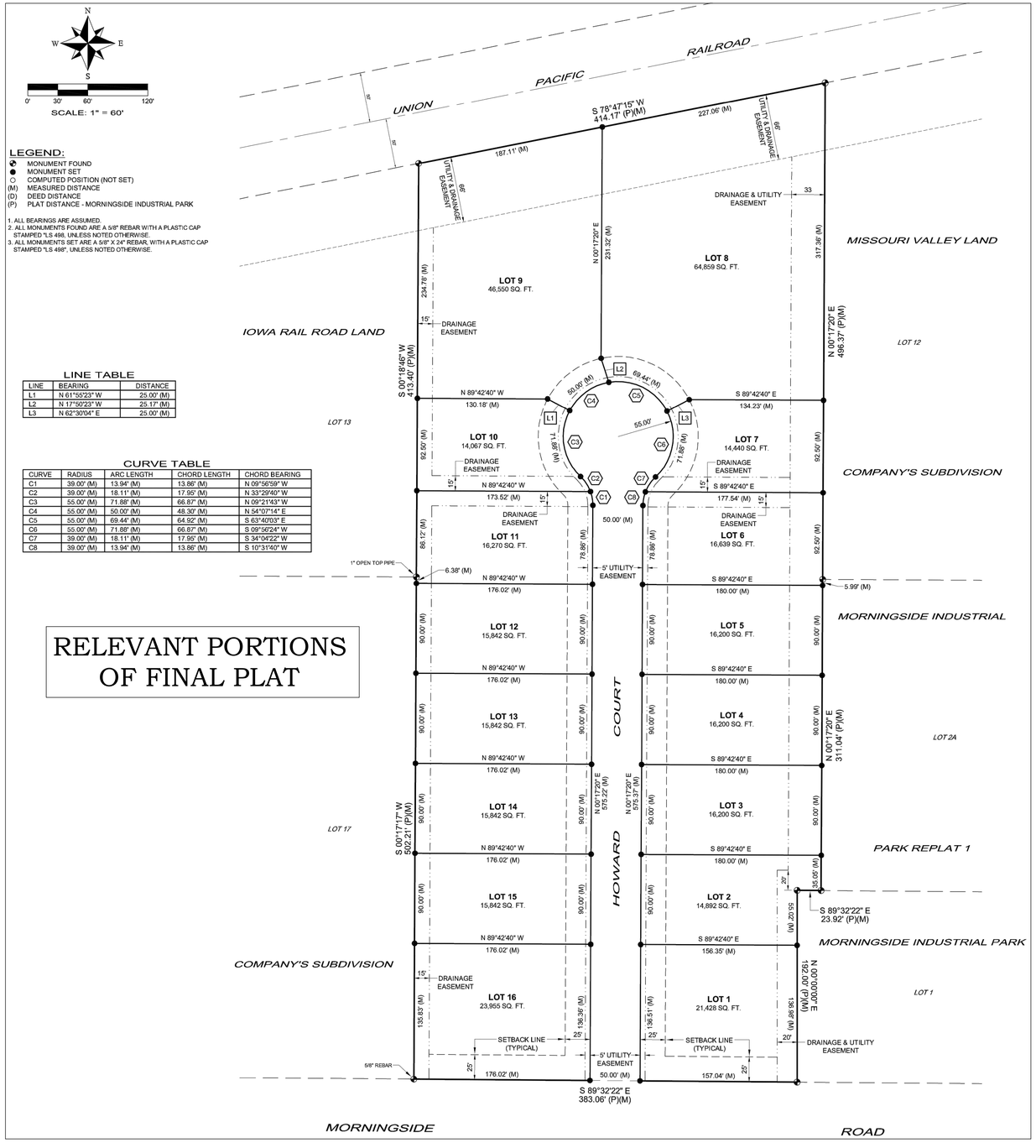
Issue No.: 1

HOWARD COURT ADDITION

GRADING, PAVING, WATER, SANITARY & STORM SEWER IMPROVEMENT PLANS

PREPARED FOR:

R D LEASING, LLC



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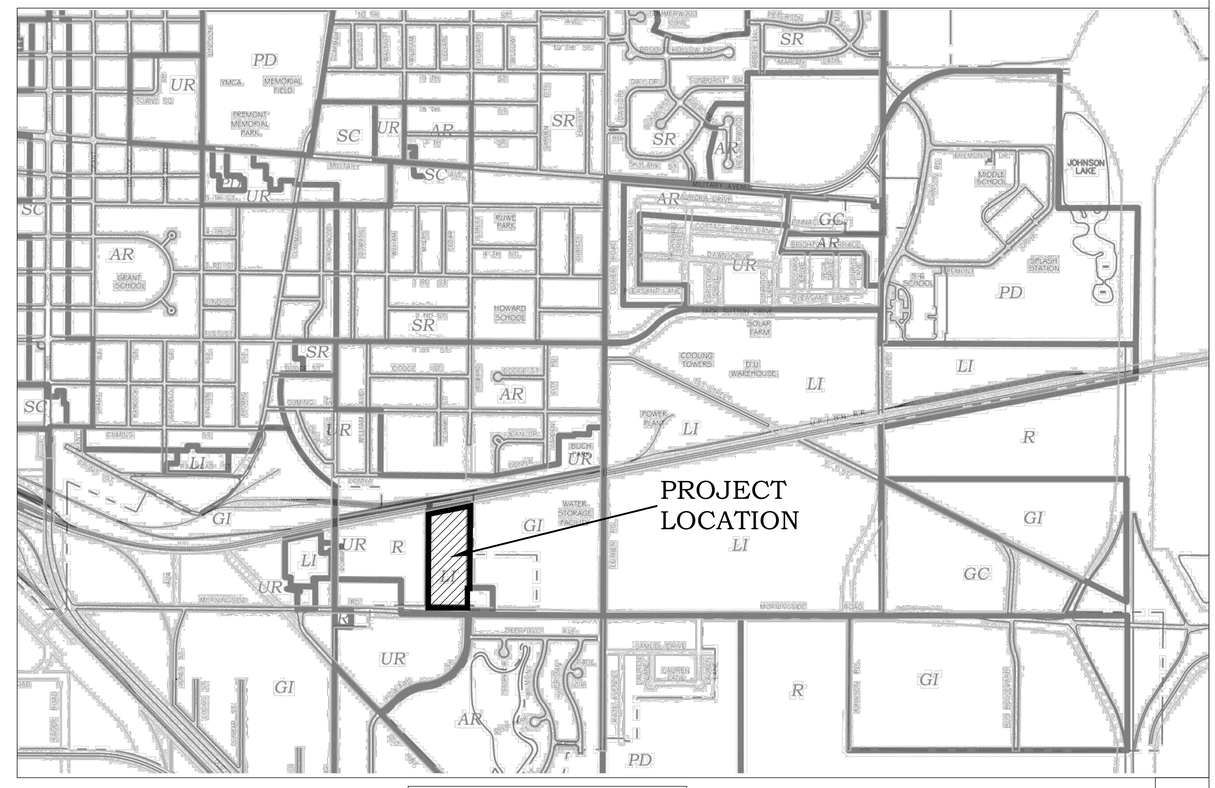
RELEVANT PORTIONS OF FINAL PLAT



LOCATION MAP

TABLE OF CONTENTS

SHEET	1	COVER SHEET
SHEET	2	STANDARD DETAILS
SHEET	3	STREET AND DITCH GRADING PLAN
SHEET	4	OVERALL GRADING PLAN (NOT PART OF IMPROVEMENTS CONTRACT)
SHEET	5	PLAN AND PROFILE
SHEET	6	INTERSECTION AND CUL-DE-SAC DETAILS
SHEET	7	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
SHEETS 8-10		SWPPP DETAILS

NOTE: UTILITY LOCATIONS ARE INCOMPLETE AND APPROXIMATE AND MAY NOT BE RELIED ON FOR CONSTRUCTION. NOTIFY DIGGERS HOTLINE (1-800-331-5666) 24 HOURS PRIOR TO ANY CONSTRUCTION. DODD ENGINEERING & SURVEYING IS NOT RESPONSIBLE FOR ANY DAMAGE TO ANY UNDERGROUND UTILITY OR STRUCTURE.

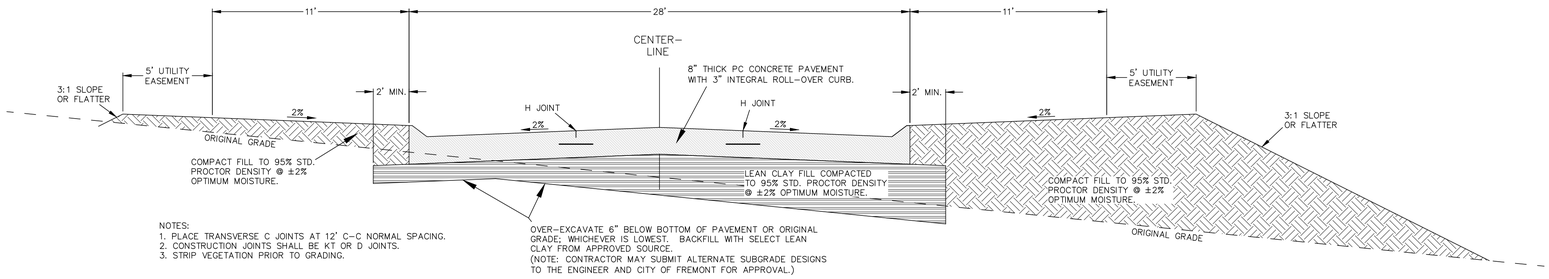
CALL COVERS ALL
1-800-331-5666
UTILITIES COORDINATING COMMITTEE

DRAFT – NOT FOR CONSTRUCTION

Dodd Engineering & Surveying LLC
Stephen W. Dodd, P.E. & L.S.
Ph. 402-720-5017
Email: Steve@doddengineering.net
928 E. Military Avenue
P.O. Box 1855
Fremont, NE 68026-1855

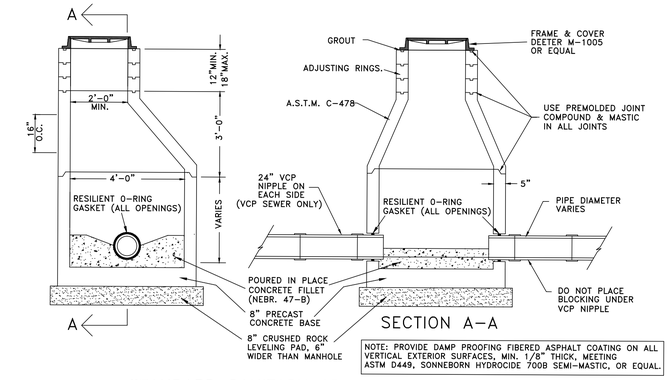
HOWARD COURT ADDITION
TO THE CITY OF FREMONT
DODGE COUNTY, NEBRASKA

IMPROVEMENTS PLAN
COVER SHEET



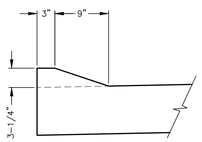
NOTES:
1. PLACE TRANSVERSE C JOINTS AT 12' C-C NORMAL SPACING.
2. CONSTRUCTION JOINTS SHALL BE KT OR D JOINTS.
3. STRIP VEGETATION PRIOR TO GRADING.

TYPICAL X-SECTION
(NOT TO SCALE)

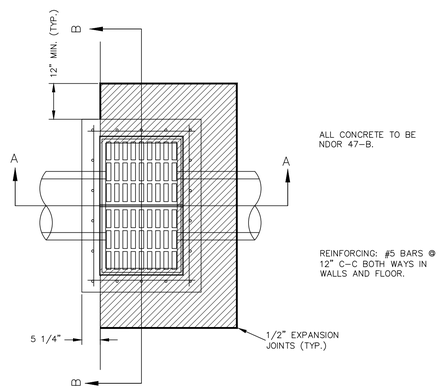


NOTE: PROVIDE DAMP PROOFING FIBERED ASPHALT COATING ON ALL VERTICAL EXTERIOR SURFACES, MIN. 1/8" THICK, MEETING ASTM D449, SONNEBORN HYDROCIDE 700B SEMI-MASTIC, OR EQUAL.

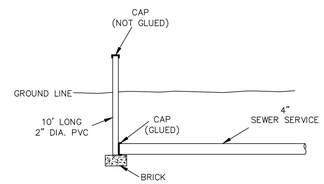
STANDARD SANITARY SEWER MANHOLE DETAIL
NOT TO SCALE



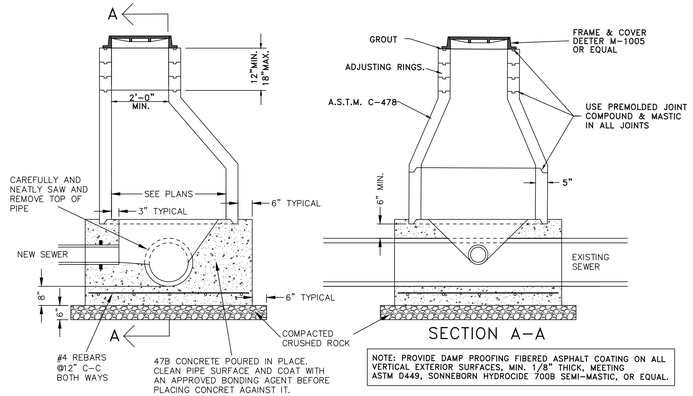
3" ROLL-OVER CURB DETAIL
N.T.S.



SLOPED CURB INLET
NOT TO SCALE



TYPICAL END OF SEWER SERVICE



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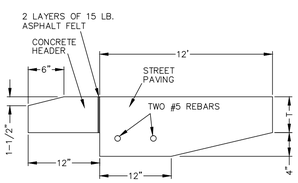
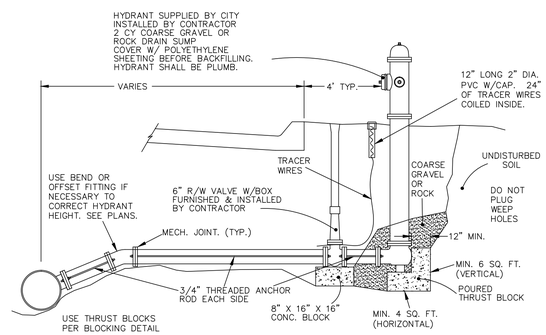
SANITARY SEWER MANHOLE FOR CONNECTING NEW SEWER TO EXISTING SEWER
NOT TO SCALE

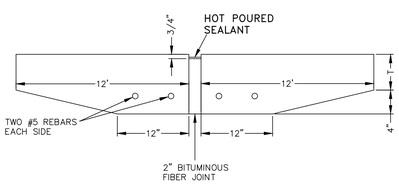


CONCRETE HEADER
N.T.S.

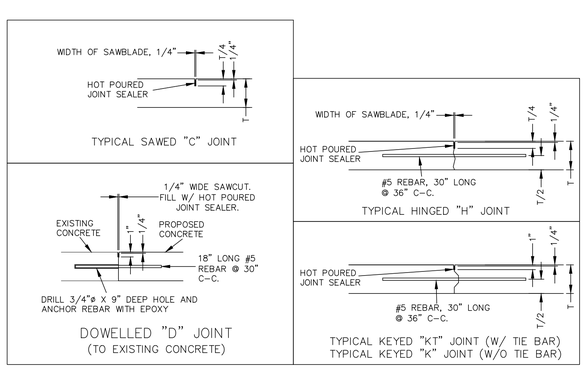


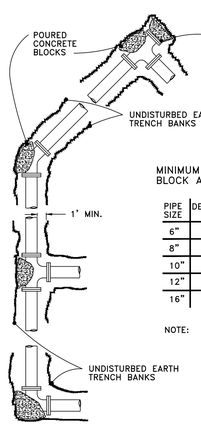
FIRE HYDRANT DETAIL

NOTE: DETAIL ALSO APPLIES WHEN STREET IS LOCATED ON OPPOSITE SIDE OF HYDRANT FROM MAIN.



TYPICAL EXPANSION JOINT





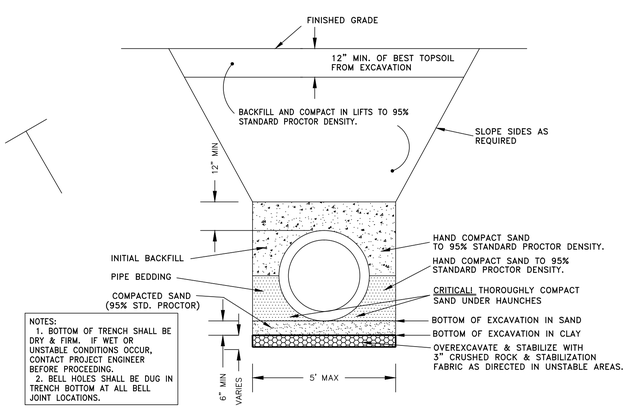
MINIMUM AREA (SQ. FT.) OF THRUST BLOCK AGAINST UNDUSTURBED SOIL

PIPE SIZE	DEAD-END TEE	90° BEND	45° BEND	22-1/2 BEND
6"	3	5	3	2
8"	6	9	5	3
10"	9	13	7	4
12"	12	17	9	6
16"	21	30	16	9

NOTE: LENGTH AND HEIGHT SHALL BE AS NEARLY EQUAL AS POSSIBLE

BLOCKING DETAIL – WATER MAIN D.I. FITTINGS

DRAFT



NOTES:
1. BOTTOM OF TRENCH SHALL BE DRY & FIRM. IF WET OR UNSTABLE CONDITIONS OCCUR, CONTACT PROJECT ENGINEER BEFORE PROCEEDING.
2. BELL HOLES SHALL BE DUG IN TRENCH BOTTOM AT ALL BELL JOINT LOCATIONS.

TYPICAL TRENCH DETAIL
NOT TO SCALE

CALL BEFORE YOU DIG
DIGGERS HOTLINE of NEBRASKA
Statewide **1-800-331-5666**
Metro Omaha **334-3565**

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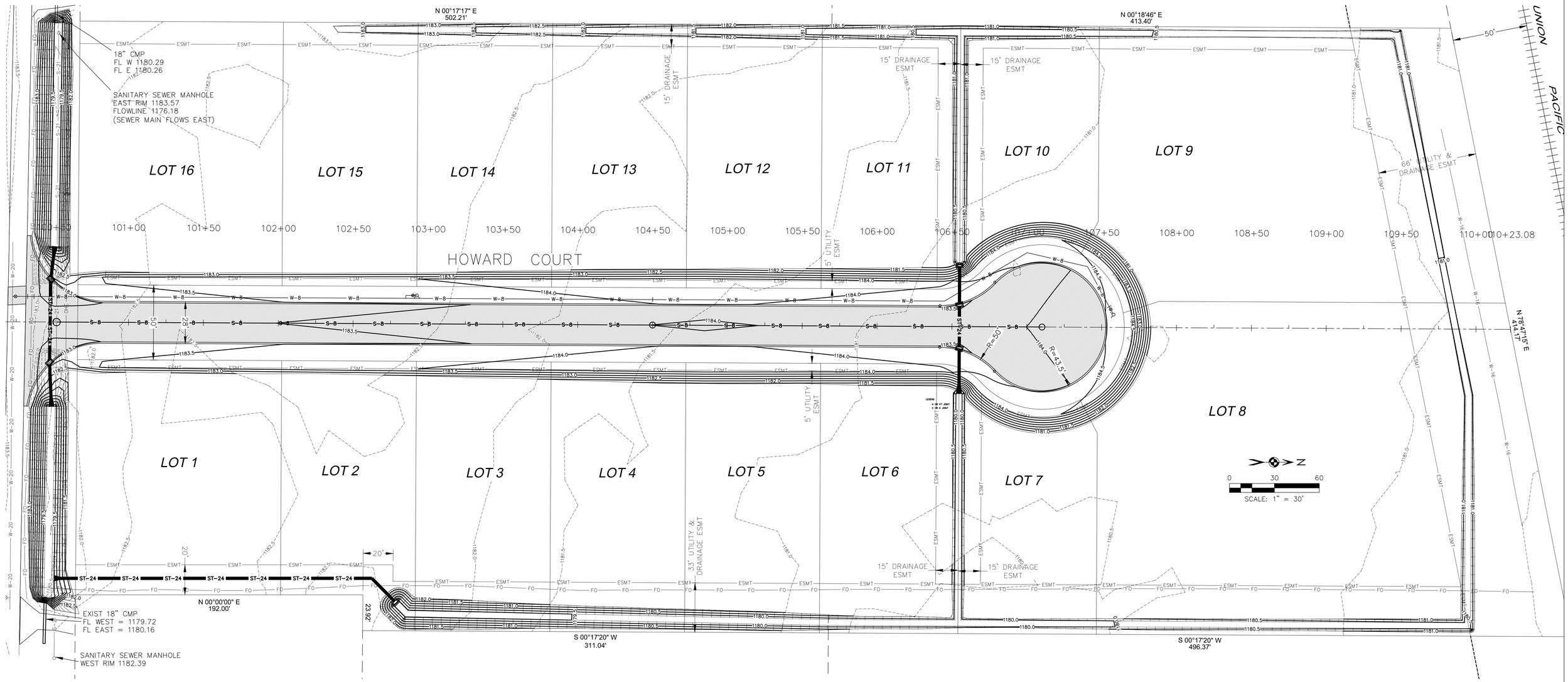
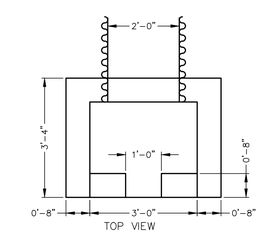
Dodd Engineering & Surveying LLC
Stephen W. Dodd, P.E. & L.S.
Email: Steve@doddengineering.net
432 E. Military Avenue
P.O. Box 955
Fremont, NE 68026-1855
Ph. 402-720-5017

HOWARD COURT ADDITION
TO THE CITY OF FREMONT
DODGE COUNTY, NEBRASKA

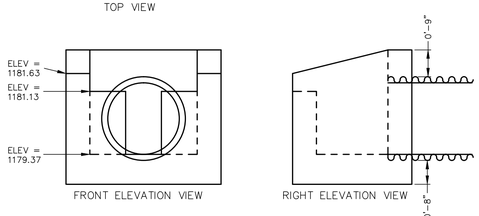
IMPROVEMENTS PLAN
DETAILS

SHEET 2

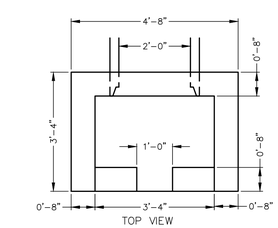


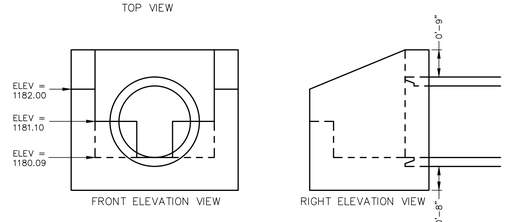


WEIR STRUCTURE NOTES:
1. STRUCTURES SHALL BE CAST IN PLACE. CONCRETE SHALL BE NDOT 47B.
2. REINFORCE WALLS AND FOOTINGS WITH MATS OF #4 REBARS, 8" C-C BOTH WAYS. MATS SHALL BE CENTERED AND EXTEND TO WITHIN 3" OF EDGES. THERE SHALL BE REBARS ON ALL SIDES OF PIPES.
3. OVEREXCAVATE AND INSTALL 12" OF CRUSHED ROCK BASE COMPACTED TO 95% STANDARD PROCTOR DENSITY UNDER STRUCTURE. PAD SHALL EXTEND 12" BEYOND OUTSIDE OF FOOTINGS.



WEIR STRUCTURE 1.3
SCALE: 1" = 2'-0"





WEIR STRUCTURE 3.4
SCALE: 1" = 2'-0"

GRADING LEGEND

1181.0	ORIGINAL CONTOUR
1181.5	FINAL CONTOUR

DRAFT

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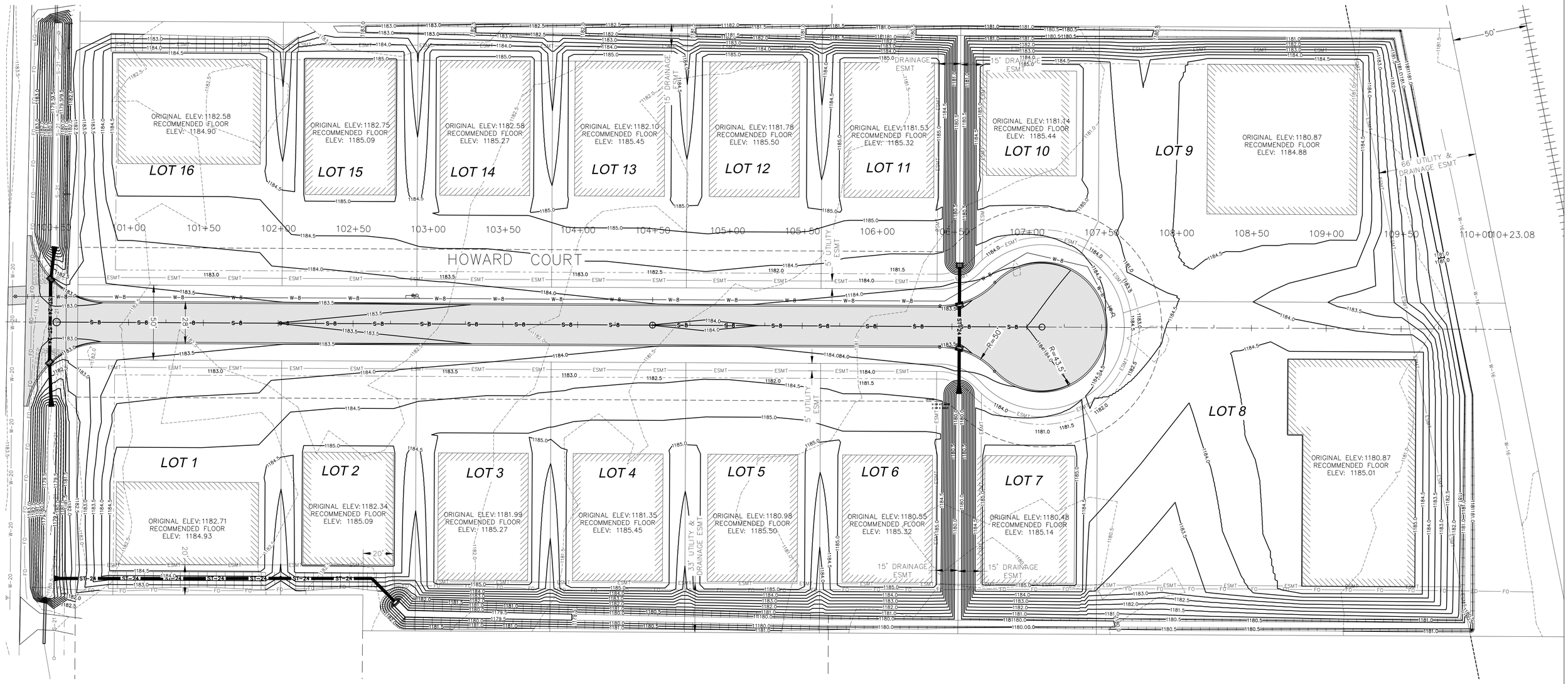
HOWARD COURT ADDITION
TO THE CITY OF FREMONT
DODGE COUNTY, NEBRASKA

IMPROVEMENTS PLAN
STREET AND DITCH GRADING PLAN

SHEET 3



0 30 60

SCALE: 1" = 30'

OVERALL GRADING PLAN NOTES:

1. THIS PLAN IS A COMPANION DOCUMENT TO THE DRAINAGE STUDY. CALCULATIONS WERE BASED ON THE DRAINAGE SCHEME AS SHOWN.
2. THE DRAINAGE FROM THIS SUBDIVISION OUTLETS INTO THE NORTH MORNINGSIDE ROAD DITCH, WHICH IS IN NEED OF IMPROVEMENT, WHETHER OR NOT THIS SUBDIVISION IS BUILT. IN ORDER FOR THE DRAINAGE TO WORK, THE FLOWLINE NEEDS TO BE LOWERED 1.2' AT THE EAST LINE OF THIS SUBDIVISION, REGRADED AT 0.10% TO THE CULVERT UNDER LUTHER ROAD AND LARGER CULVERTS INSTALLED UNDER ALL DRIVEWAYS.
3. IT IS INTENDED THAT THE STREET GRADING, DITCHES AND SHOULDERS BE DONE FIRST. INDIVIDUAL LOTS SHALL SUBSEQUENTLY BE GRADED BY INDIVIDUAL OWNERS AS REQUIRED FOR LOT DEVELOPMENT AND BUILDING CONSTRUCTION.
4. LOTS SHALL DRAIN AS SHOWN HEREON. THE BUILDING PADS FOR THE INDIVIDUAL LOTS ARE CONCEPTUAL AND MAY BE ALTERED. THE BUILDING FLOOR ELEVATIONS SHOWN ARE RECOMMENDED, BUT MAY BE ALTERED WITHOUT SUBSTANTIALLY CHANGING THE LOT DRAINAGE SCHEME. THE MINIMUM FINISHED FLOOR ELEVATION SHALL NOT BE LOWER THAN THE STREET CURB.
5. LOT GRADING SHALL BE IN CONCERT WITH THE OVERALL SUBDIVISION DRAINAGE DESIGN. IN NO CASE SHALL ANY LOT GRADING BLOCK DRAINAGE WAYS OR IMPEDE THE DRAINAGE OF OTHER LOTS.

GRADING LEGEND

- - - - 1181.0 - - - - ORIGINAL CONTOUR

——1181.5—— FINAL CONTOUR

DRAFT

NOTE: INFORMATION ON THIS SHEET IS PRIMARILY FOR BUILDERS AND LOT OWNERS. IT IS NOT PART OF THE IMPROVEMENTS CONTRACT.

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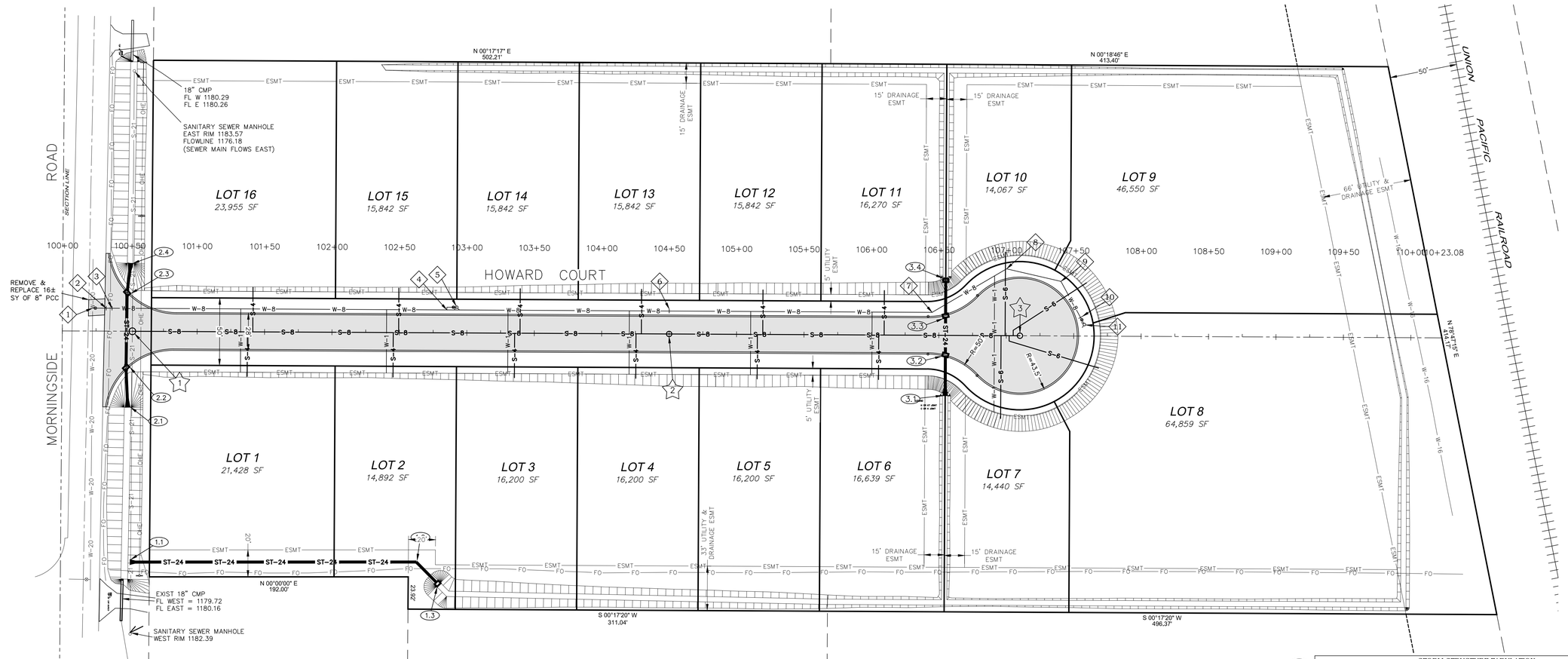
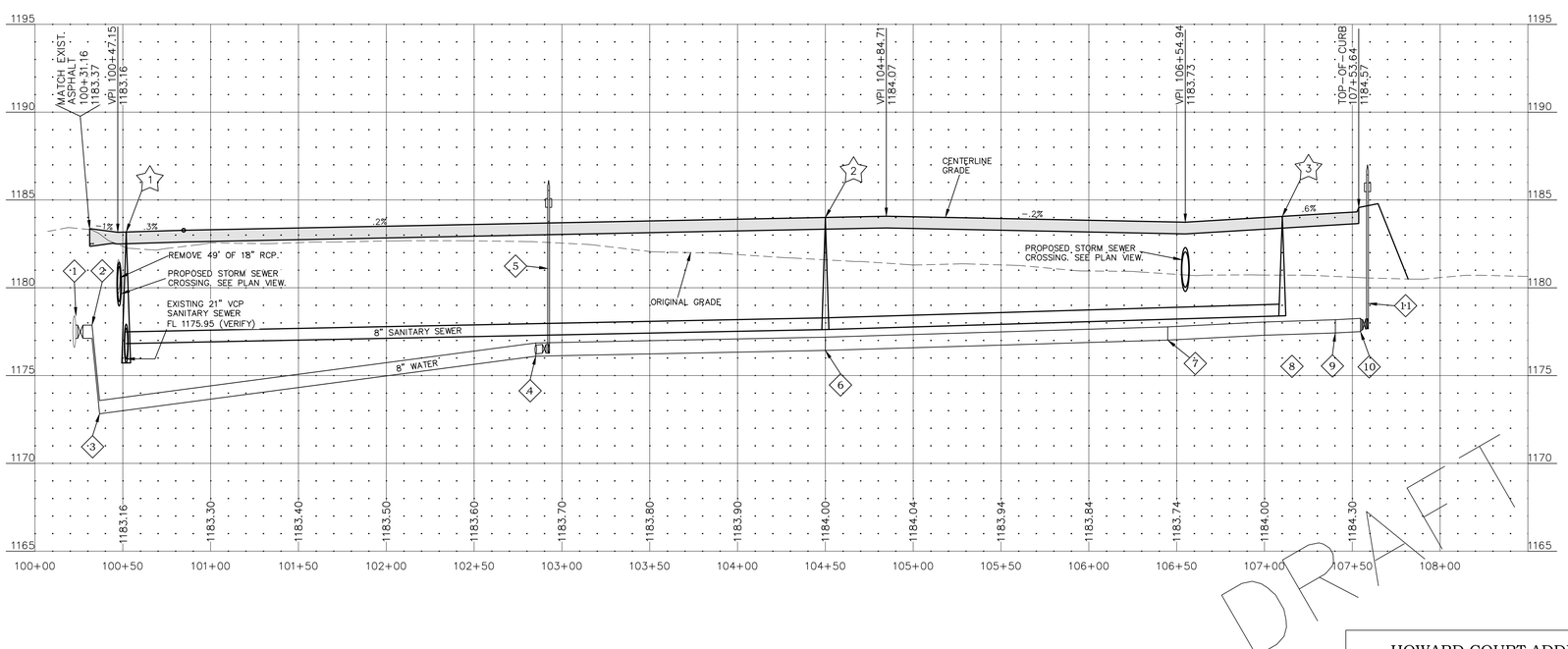
HOWARD COURT ADDITION
TO THE CITY OF FREMONT
DODGE COUNTY, NEBRASKA

IMPROVEMENTS PLAN

OVERALL GRADING PLAN





(1.1)

STORM STRUCTURE TABULATION							STORM SEWER LINE TABULATION					
NO.	DESCRIPTION	LOCATION		RIM OR GUTTER	FLOWLINE OUT	FLOWLINE IN	FROM	TO	SIZE IN.	LENGTH FT.	SLOPE %	MAT'L
		STATION	OFFSET									
1.1	24" HDPE FLARED END	100+51.04	R-171.12'		1179.11	1179.11						
1.2	BUILD 24" X 45° HDPE BEND	102+63.35	R-170.05'		1179.34	1179.34	1.1	1.2	24	208.31	0.11	HDPE
1.3	BUILD WIER STRUCTURE 1.3	102+79.26	R-186.00'		1179.36	1179.36	1.2	1.3	24	22.53	0.11	HDPE
2.1	24" RCP FLARED END SECTION	100+48.78	R-56.46'		1179.15	NA						
2.2	BUILD SLOPED CURB INLET	100+47.40	R-26.99'	1182.78	1179.18	1179.18	2.1	2.2	24	29.50	0.10	RCP
2.3	BUILD SLOPED CURB INLET	100+47.94	L-28.61'	1182.76	1179.24	1179.24	2.2	2.3	24	55.60	0.10	RCP
2.4	24" RCP FLARED END SECTION	100+50.48	L-50.46'		1179.26	1179.26	2.3	2.4	24	22.00	0.10	RCP
3.1	24" RCP FLARED END SECTION	106+54.94	R-44.87'		1179.98	1179.99						
3.2	BUILD SLOPED CURB INLET	106+54.94	R-14.52'	1183.44	1180.02	1180.02	3.1	3.2	24	24.36	0.13	RCP
3.3	BUILD SLOPED CURB INLET	106+54.94	L-14.52'	1183.44	1180.06	1180.06	3.2	3.3	24	29.04	0.13	RCP
3.4	BUILD WIER STRUCTURE 3.4	106+54.94	L-44.87'		1180.09	1180.09	3.3	3.4	24	26.36	0.13	RCP

NOTES: 1. PIPE LENGTHS ARE MEASURED TO CENTER OF STRUCTURES AND TO FLARED END CONNECTION POINTS.
2. HDPE FLARED END SECTIONS ARE ASSUMED TO BE 4' IN LENGTH BUT MAY VARY. FIELD ADJUST IF NECESSARY.
3. RCP FLARED END SECTIONS ARE 6' IN LENGTH.
4. LOCATION POINTS FOR FLARED END SECTIONS ARE AT THE CENTER POINT OF THE WIDEST END.
5. LOCATION POINTS FOR INLETS, MANHOLES & STRUCTURES ARE THE CENTER POINT.
6. LINE 2.2 TO 2.3 REQUIRES 49' OF 18" RCP TO BE REMOVED.

(1)

TABULATION OF WATER MAIN FITTINGS & HYDRANTS

#	STATION	OFFSET	TOP OF PIPE ELEV.	20' X 8" TS&V	8" X 45° BEND	8" X 22.5° BEND	8" X 11.25° BEND	DEFLECT JOINT <3°	8" X 6" SWIVEL TEE	6" X 90° BEND	8" X 6" REDUCER	6" R/W VALVE	INSTALL HYDRANT	HYDRANT BURY DEPTH	SEE NOTE #
1	0+22.42	17.00' L	1177.87	1											1
2	0+32.49	17.00' L	1177.87		1							1			
3	0+36.78	17.00' L	1173.58		1										2
4	102+85.13	17.00' L	1176.86						1						
5	102+92.44	19.00' L	1176.78							1		1	1	7.5	
6	104+50.00	17.00' L	1177.27					1							
7	106+44.94	17.00' L	1177.86			1	1					1			
8	107+00.00	49.57' L	1178.05		1										
9	107+40.34	49.34' L	1178.18		1							1			
10	107+55.00	13.79' L	1178.27								1				
11	107+57.88	8.53' L	1178.24									1	1	7.0'	
			TOTALS	1	4	1	1		1	1	1	5	2		

TABULATION OF WATER PIPES

FROM	TO	8" DIP	6" DIP	SLOPE	TAPS	CURB STOPS	1" WATER SERVICE
1	2	10.07		0.00%			1.0
2	3	4.29		-100.00%			1.0
3	4	248.34		1.32%	2	2	94.0
4	5		7.31	0.64%			
4	6	164.87		0.30%	2	2	94.0
6	7	194.94		0.30%	2	2	94.0
7	8	63.98		0.30%			
8	9	41.35		0.30%	1	1	101.2
9	10	30.45		0.30%			
10	11		6.00	1.00%			
		758.29	13.31		7	7	385.2

NOTES:
1. ASSUMED TOP OF EXISTING 20" WATER MAIN = 1178.38. VERIFY.
2. SLOPE LENGTH = 6.07'

(1)

SANITARY MANHOLE/ STRUCTURE TABULATION					SANITARY SEWER LINE TABULATION						
NO.	LOCATION	RIM ELEV	FLOWLINE ELEV	DEPTH	FROM	TO	SIZE	LENGTH SDR26	SLOPE	NO. OF 4" WYES	4" SERVICES
1	0.00 ' LT STA 100 + 51.94	1183.17	1176.49	6.68							
2	0.00 ' LT STA 104 + 50.00	1184.00	1177.29	6.71	1	2	8"	398.1	0.20%	8	264.0
3	0.00 LT STA 107 + 10.14	1184.06	1178.07	5.99	2	3	8"	260.1	0.30%	8	397.4
			TOTALS	19.39				658.2		16	661.4

NOTES:
1. MANHOLE 1 - BUILD OVER 21" DIA. CLAY SEWER - FL = 1175.95 (VERIFY)
2. FLOWLINES AND DISTANCES ARE TO CENTER OF MANHOLES.

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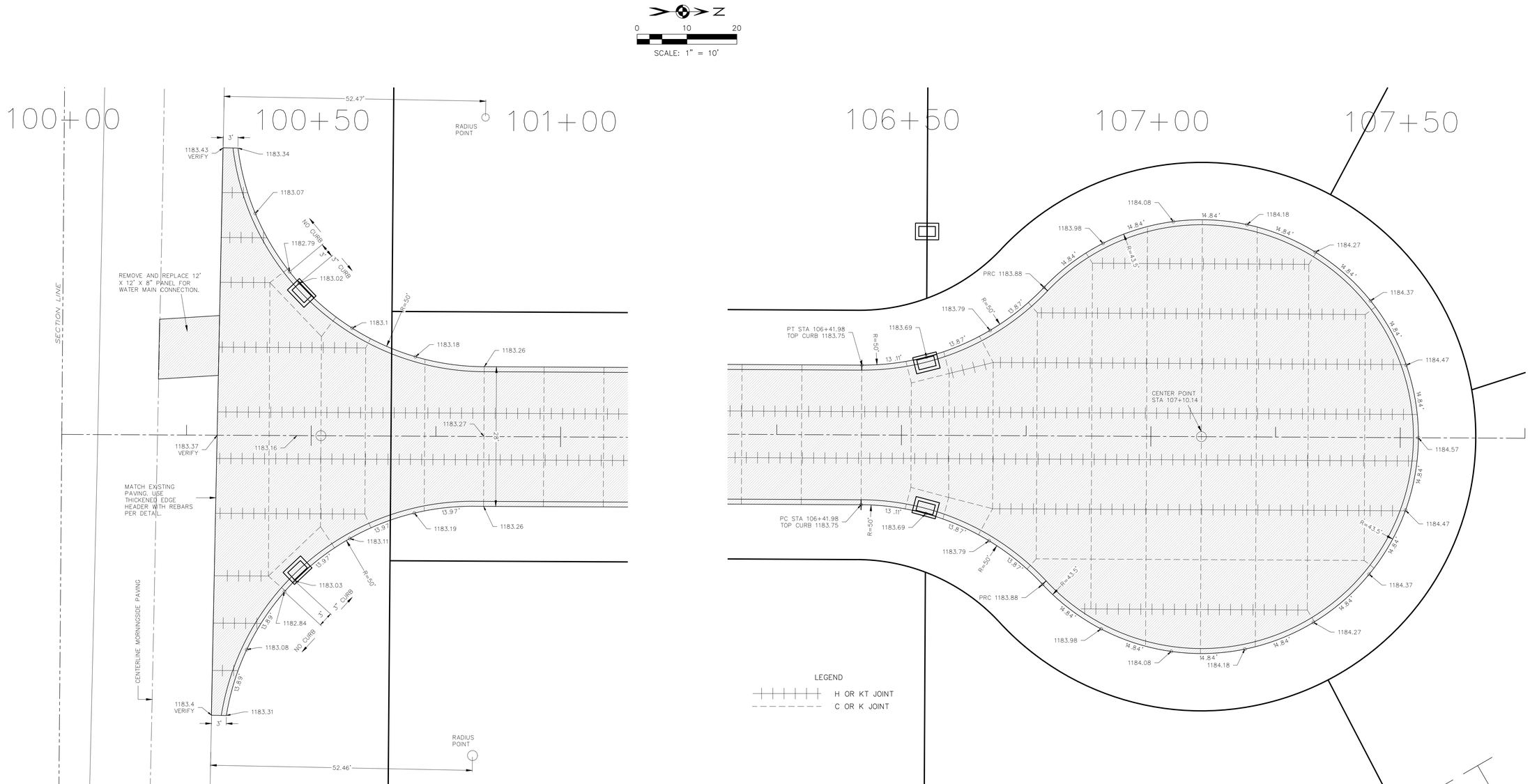
HOWARD COURT ADDITION
TO THE CITY OF FREMONT
DODGE COUNTY, NEBRASKA

IMPROVEMENTS PLAN

PLAN AND PROFILE

SHEET 5



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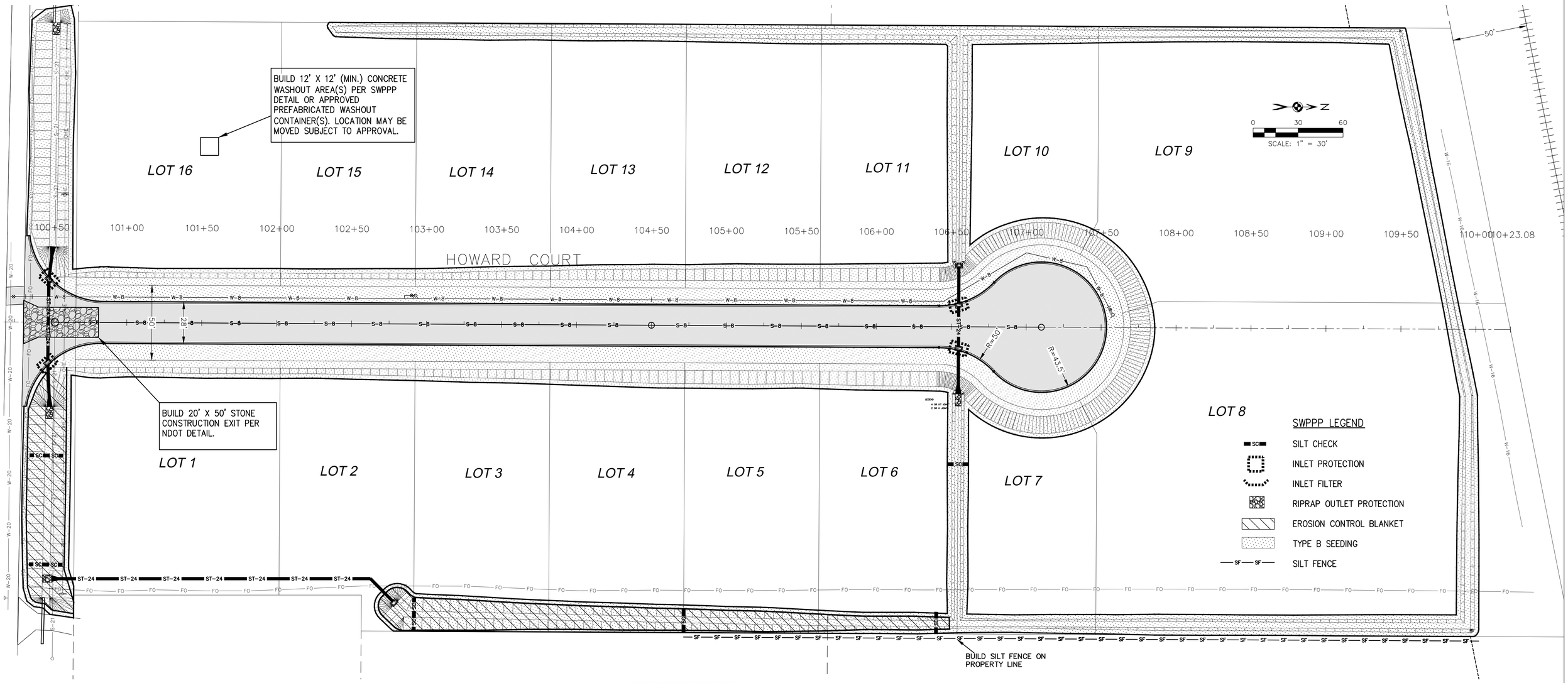
HOWARD COURT ADDITION
TO THE CITY OF FREMONT
DODGE COUNTY, NEBRASKA

IMPROVEMENTS PLAN

INTERSECTION & CUL-DE-SAC DETAILS

SHEET 6



SCHEDULE OF SWPPP ACTIVITIES:

ACTIVITY	SCHEDULE
INSTALL AND MAINTAIN SILT FENCE AND/OR SILT CHECKS AS SHOWN ON PLANS WHEN APPROPRIATE FOR PHASE OF CONSTRUCTION	FROM COMMENCEMENT TO COMPLETION
COLLECT TRASH AND LITTER FROM WORK AREAS AND PLACE IN COVERED DUMPSTERS.	FROM COMMENCEMENT TO COMPLETION
KEEP VEHICLE AND EQUIPMENT FUELING, CLEANING, AND MAINTENANCE AREAS FREE OF SPILLS, LEAKS, OR ANY OTHER DELETERIOUS MATERIAL	FROM COMMENCEMENT TO COMPLETION
KEEP MATERIALS THAT ARE POTENTIAL STORMWATER CONTAMINANTS STORED INSIDE OR UNDER COVER.	FROM COMMENCEMENT TO COMPLETION
INSTALL CONSTRUCTION EXIT	AT COMMENCEMENT OF CONSTRUCTION.
INSTALL INLET PROTECTION	INSTALL FILTER SOCKS AT EXISTING INLETS AT COMMENCEMENT OF CONSTRUCTION. INSTALL INLET PROTECTION AT NEW INLETS AS SOON AS WALLS ARE POURED. INSTALL FILTER SOCKS ON NEW STREET INLETS AS SOON AS STREET IS PAVED.
INSTALL DITCH CHECKS	INSTALL AS SOON AS DITCH IS GRADED. RE-INSTALL WITH STABILIZATION BLANKET
INSTALL CONCRETE WASHOUT AREA	AT COMMENCEMENT OF ANY READY-MIXED CONCRETE PLACEMENT.
TEMPORARY SEEDING AND MULCHING	WHENEVER WORK IS SCHEDULED TO CEASE IN AN AREA FOR MORE THAN 30 DAYS.
PERMANENT SEEDING, MULCHING, SOIL STABILIZATION BLANKET OR SODDING	WITHIN 30 DAYS OF COMPLETION OF FINAL GRADING.
REMOVAL OF BMP'S	CONSTRUCTION ENTRANCE AND FILTER SOCKS ON EXISTING INLETS SHALL BE REMOVED AFTER ALL GRADING, UTILITY AND PAVING IS COMPLETED. THE REMAINING BMP'S MAY BE REMOVED WHEN 90% OF FINAL SEEDING IS ESTABLISHED.
BMP'S TO BE LEFT IN PLACE	REAR YARD AND FIELD INLET PROTECTION SHALL BE LEFT IN PLACE TO BE REMOVED BY OTHERS LATER AS LOTS ARE DEVELOPED.

SPECIAL PROVISIONS
FOR
STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

REFERENCE DOCUMENTS
1. Plan sheets prepared by Dodd Engineering & Surveying LLC.
2. Omaha Regional Stormwater Design Manual (ORSDM) This may be downloaded from the following website:
http: //www.papiopartnership.org/downloads/stormwater_design_manual.pdf
3. NDOT Standard Plans and Special Plans

GENERAL

A Notice of Intent shall be filed by the Owner prior to commencement of construction. Regular inspections will be conducted by the Owner or his representative at 2 week intervals and after 1/2" or greater storm events. All other provisions with regard to the City of Fremont's blanket NPDES shall apply.

Activities, facilities and schedule shall be as per Plan sheets prepared by Dodd Engineering & Surveying LLC. The Contractor is responsible for all activities, installation, maintenance and removal of facilities and adherence to the provisions of the NPDES permit.

Portions of the ORSDM and NDOT Standard Plans and Special Plans are included herein for convenience. However, those portions of the ORSDM not included apply as well.

TABLE OF CONTENTS

Concrete Washout & Const. Ent.	NDOT Special Plan C (Concrete Washout & Const. Ent.)
Silt Fence	NDOT Std Plan 502
Inlet Protection	NDOT Special Plan C –Inlet Protection
Temporary Seeding	9–128 to 9–129
Permanent Seeding	9–130 to 9–134
Mulching	9–140 to 9–142
Soil Stabilization Blankets & Matting	9–143 to 9–146 NDOT Std Plan 501–R6
Silt Checks	NDOR Special Plan C (Silt Checks All Types)

DRAFT

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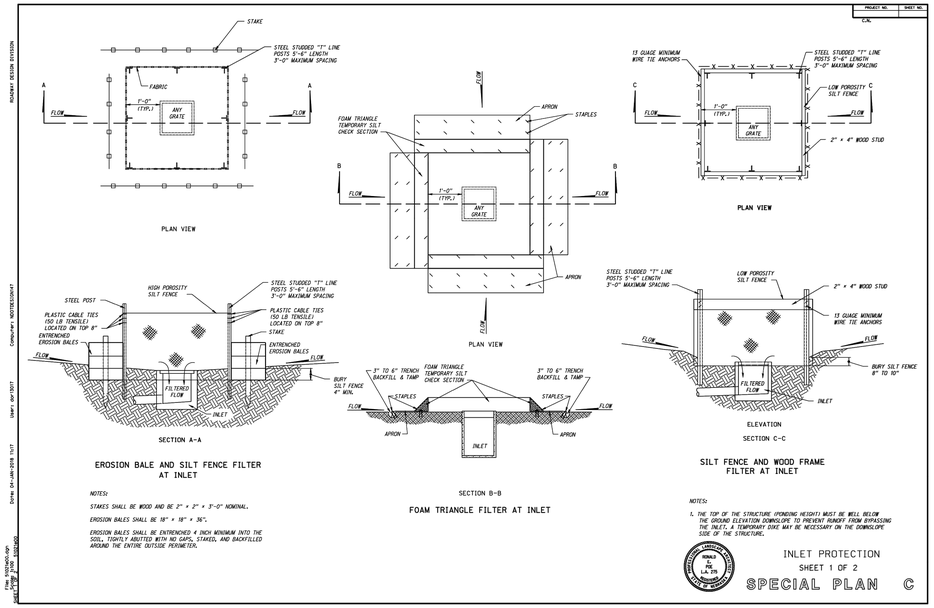
HOWARD COURT ADDITION
TO THE CITY OF FREMONT
DODGE COUNTY, NEBRASKA

IMPROVEMENTS PLAN
STORM WATER POLLUTION PROTECTION PLAN (SWPPP)



9.5.20 TEMPORARY SEEDING

STANDARD AND SPECIFICATION

Definition: The establishment of a temporary vegetative cover on disturbed areas by seeding with appropriate rapidly growing annual plants.

Purpose: To reduce erosion and sedimentation by stabilizing disturbed areas that will not be brought to final grade for a period of thirty days or more, reduce damage from sediment and runoff to downstream or off-site areas, and to provide protection to bare soils exposed during construction until permanent vegetation or other erosion control measures can be established.

Conditions Where Practice Applies:

Where exposed soil surfaces are not to be fine-graded for periods longer than 14 days. Such areas include denuded areas, soil stockpiles, dikes, dams, sides of sediment basins, temporary roadbanks, etc. A permanent vegetative cover shall be applied to areas that will be left dormant for a period of more than 1 year.

Construction Specifications:

1. Prior to seeding, install all necessary erosion control practices such as dikes, waterways, and basins.

2. Provide proper shaping of the area to be seeded in a manner such that seedbed preparation and seeding operations can be carried out.

3. Seedbed Preparation:

   a. If the area has been recently loosened or disturbed, no further roughening is required. When the area is compacted, crusted or hardened, the soil surface shall be loosened by discing, raking, harrowing, or other acceptable means. Seedbed preparation should not be undertaken when excessively wet conditions exist. Seedbed shall be prepared to a depth of approximately 3 inches.

   b. If the soil being seeded is fertile topsoil (see Std. & Spec. 9.5.19, Topsoiling), fertilizer is not required. However, if subsoil is to be seeded, it will most likely be deficient in nutrients required for seed germination and growth. 450 lbs./acre of 10-20-20 fertilizer should be used, and it is essential that this fertilizer be incorporated into the top 2-4 inches of soil during seedbed preparation. Soils which are highly acidic should be limited.

4. Seeding:

   a. Certified seed shall be used on all temporary seedings. Select plants appropriate to the season and site conditions from those listed in the accompanying table.

Time of Year	Species	Seeding Rate
March 15 – May 15	Spring Oats	2 bu./AC.
	Barley	2 bu./AC.
	Perennial Ryegrass	30-40 lbs./AC.
	Orchard Grass	20-25 lbs./AC.

May 16 – July 15	Grain Sorghum (drilled)	10-20 lbs./AC.
	Forage Sorghum (drilled)	10-20 lbs./AC.
	Hybrid Sundangrass	20-30 lbs./AC.
July 16 – October 15	Spring Oats	2 bu./AC.
	Barley	2 bu./AC.
August 16 – October 15	Winter Wheat	1.5 bu./AC.
	Winter Rye	1.5 bu./AC.
October 15 – March 15	No Planting, use mulches	1.5 bu./AC.

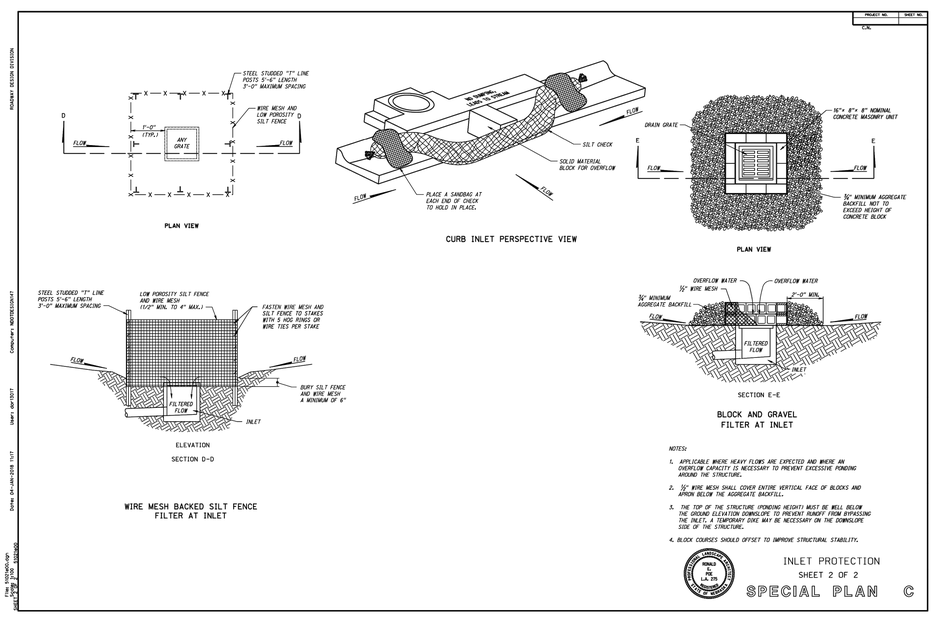
Other seedings may be used as recommended by qualified agronomists or soil conservationists.

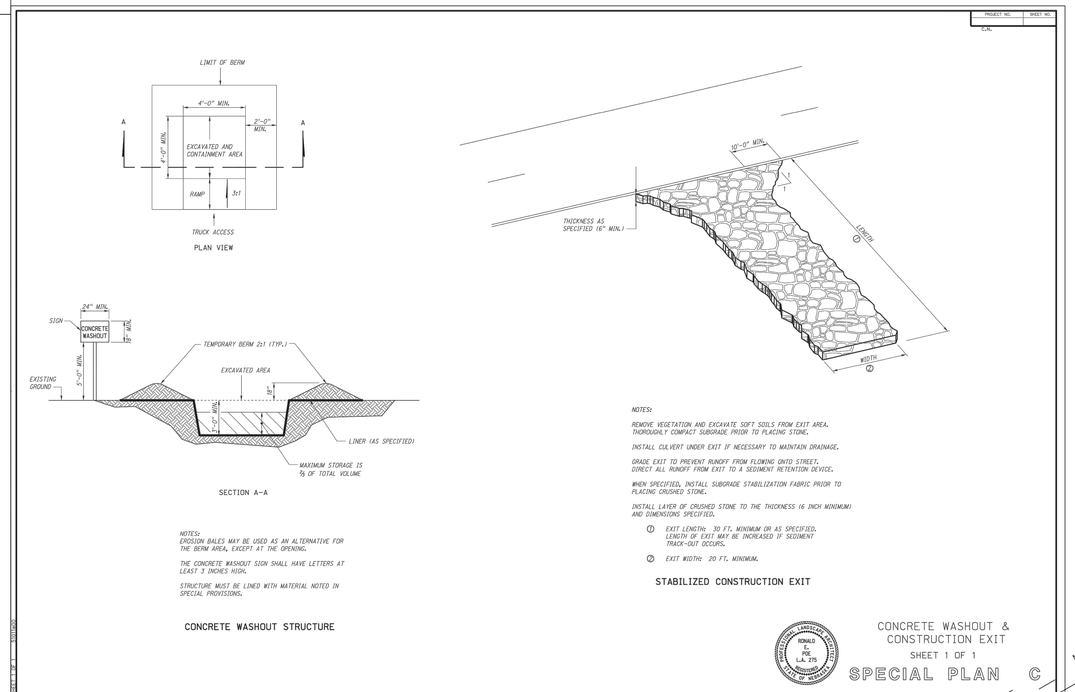
   b. Seed should be evenly applied with a cyclone spreader, drill, cultipacker seeder, or hydroseeder. Small grains shall be planted no more than 1-1/2 inches deep and grasses no more than 1/2 inch deep.

5. When seedings are made on critical sites or adverse soil conditions, mulch material will be applied immediately after seeding. Seedings made during optimum seeding dates and with favorable soils on very flat areas may not need to be mulched. Mulching shall be done in accordance with Std. & Spec. 9.5.23, Mulching.

Maintenance:

Areas which fail to establish vegetative cover adequate to prevent rill erosion will be re-seeded as soon as such areas are identified. Control weeds by mowing.





DRAFT - NOT FOR CONSTRUCTION.

CALL BEFORE YOU DIG

DIGGERS HOTLINE of NEBRASKA — Statewide **1-800-331-5666** Metro Omaha **334-3565**

NOTE: UTILITY LOCATIONS ARE INCOMPLETE AND APPROXIMATE AND MAY NOT BE RELIED ON FOR CONSTRUCTION. NOTIFY DIGGERS HOTLINE (1-800-331-5666) 24 HOURS PRIOR TO ANY CONSTRUCTION. DODD ENGINEERING & SURVEYING IS NOT RESPONSIBLE FOR ANY DAMAGE TO ANY UNDERGROUND UTILITY OR STRUCTURE.

HOWARD COURT ADDITION
TO THE CITY OF FREMONT
DODGE COUNTY, NEBRASKA

STORM WATER POLLUTION PROTECTION PLAN (SWPPP) DETAILS

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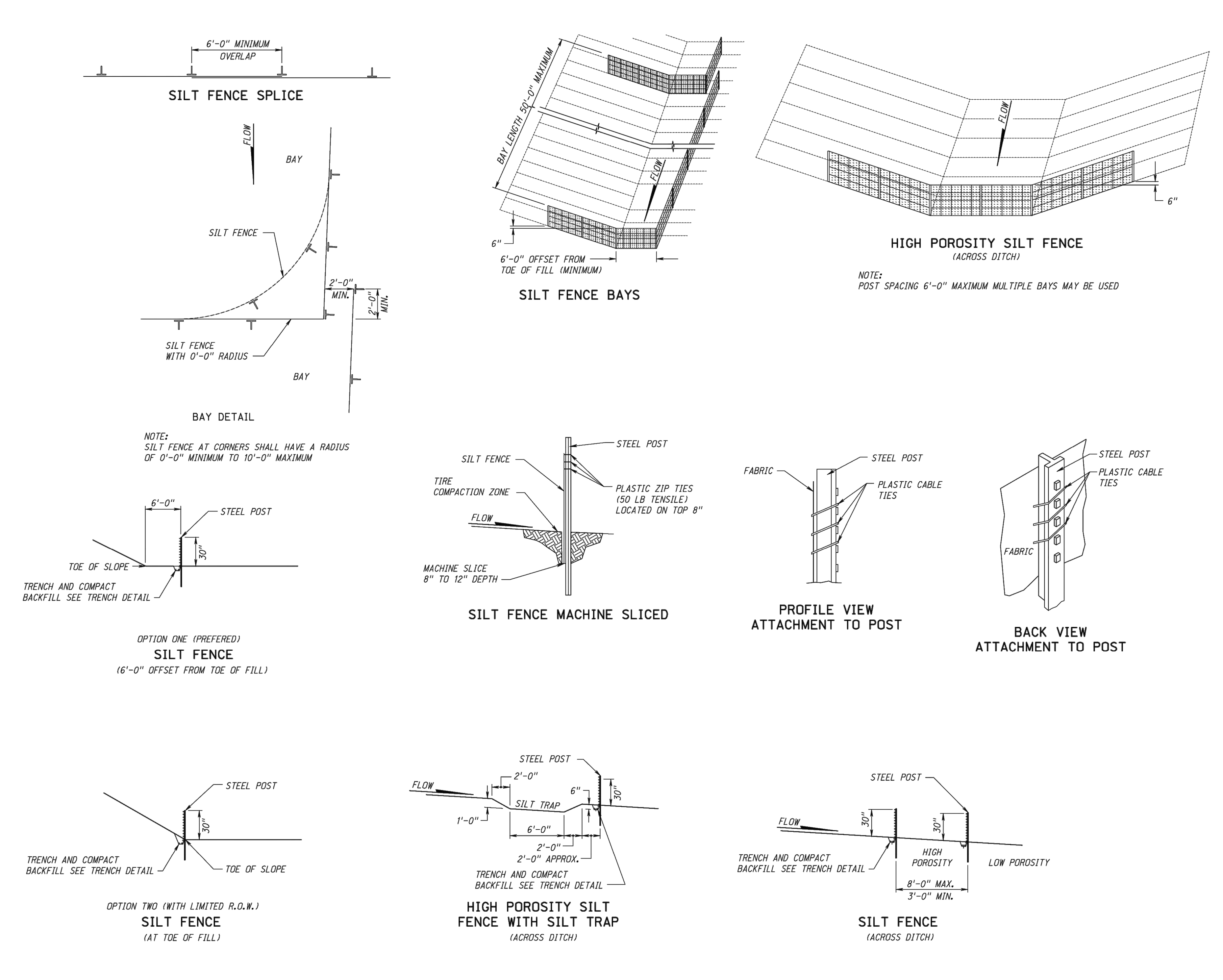


✱✱✱ SILT FENCE MAY ALSO BE INSTALLED WITH A SILT FENCE PLOW. NO STAPLING IS REQUIRED WHEN THE SILT FENCE PLOW IS USED.

NOTES:

SILT FENCE SHOULD BE 30" ABOVE GRADE (MAY VARY)

SILT FENCE MINIMUM ROLL WIDTH:
LOW POROSITY = 42"
HIGH POROSITY = 42"
LOW PROFILE = 36"
COIR SILT FENCE = 36"

STEEL STUDDED "T" LINE POSTS 5'-6" LENGTH; 6'-0" MAXIMUM SPACING.

FOR EACH STEEL STUDDED "T" LINE POST, 3 PLASTIC CABLE TIES ARE REQUIRED.

2" × 2" × 6'-0" NOMINAL WOOD STAKES SPACING, 6'-0" MAXIMUM ON CENTER DRIVEN UNTIL FIRM.

REV. NO.	DATE	DESCRIPTION OF REVISION
R2	JAN 18	NDOR BORDER TO NDOT BORDER
R1	APR 14	STEEL POST INSTALLATION

NEBRASKA DEPARTMENT OF TRANSPORTATION
STANDARD PLAN NO. 502-R2
SILT FENCE DETAILS

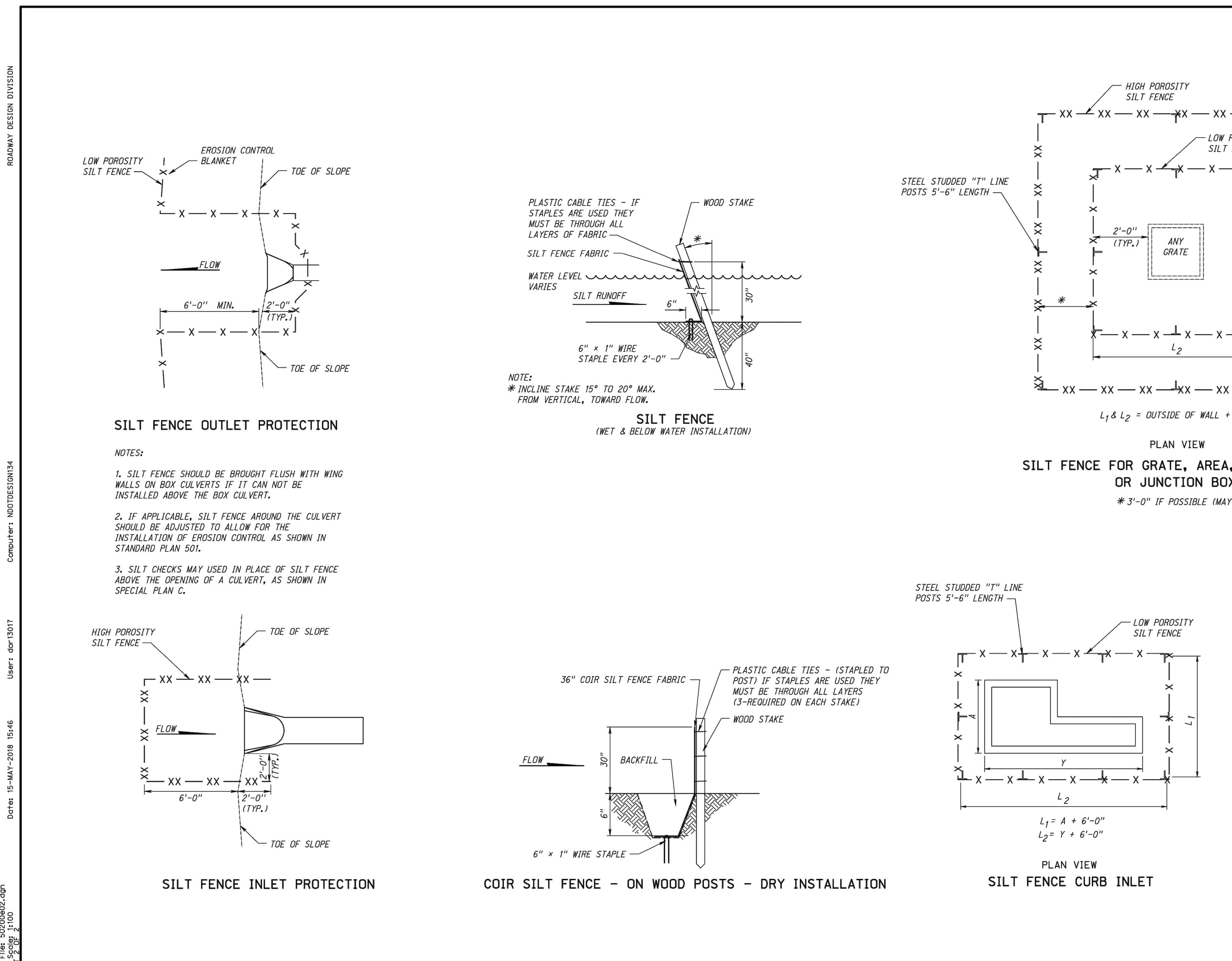
ACCEPTED BY FHWA FOR USE ON THE NATIONAL HIGHWAY SYSTEM:

PROFESSIONAL CIVIL ENGINEER BRANDIE S. NEEMANN E-11829 STATE OF NEBRASKA

DATE

ORIGINAL: DECEMBER 2006
DATE

1 / 2



NOTES:

1. SILT FENCE SHOULD BE BROUGHT FLUSH WITH WING WALLS ON BOX CULVERTS IF IT CAN NOT BE INSTALLED ABOVE THE BOX CULVERT.

2. IF APPLICABLE, SILT FENCE AROUND THE CULVERT SHOULD BE ADJUSTED TO ALLOW FOR THE INSTALLATION OF EROSION CONTROL AS SHOWN IN STANDARD PLAN 501.

3. SILT CHECKS MAY USED IN PLACE OF SILT FENCE ABOVE THE OPENING OF A CULVERT, AS SHOWN IN SPECIAL PLAN C.

REV. NO.	DATE	DESCRIPTION OF REVISION
R2	JAN 18	NDOR BORDER TO NDOT BORDER
R1	APR 14	STEEL POST INSTALLATION

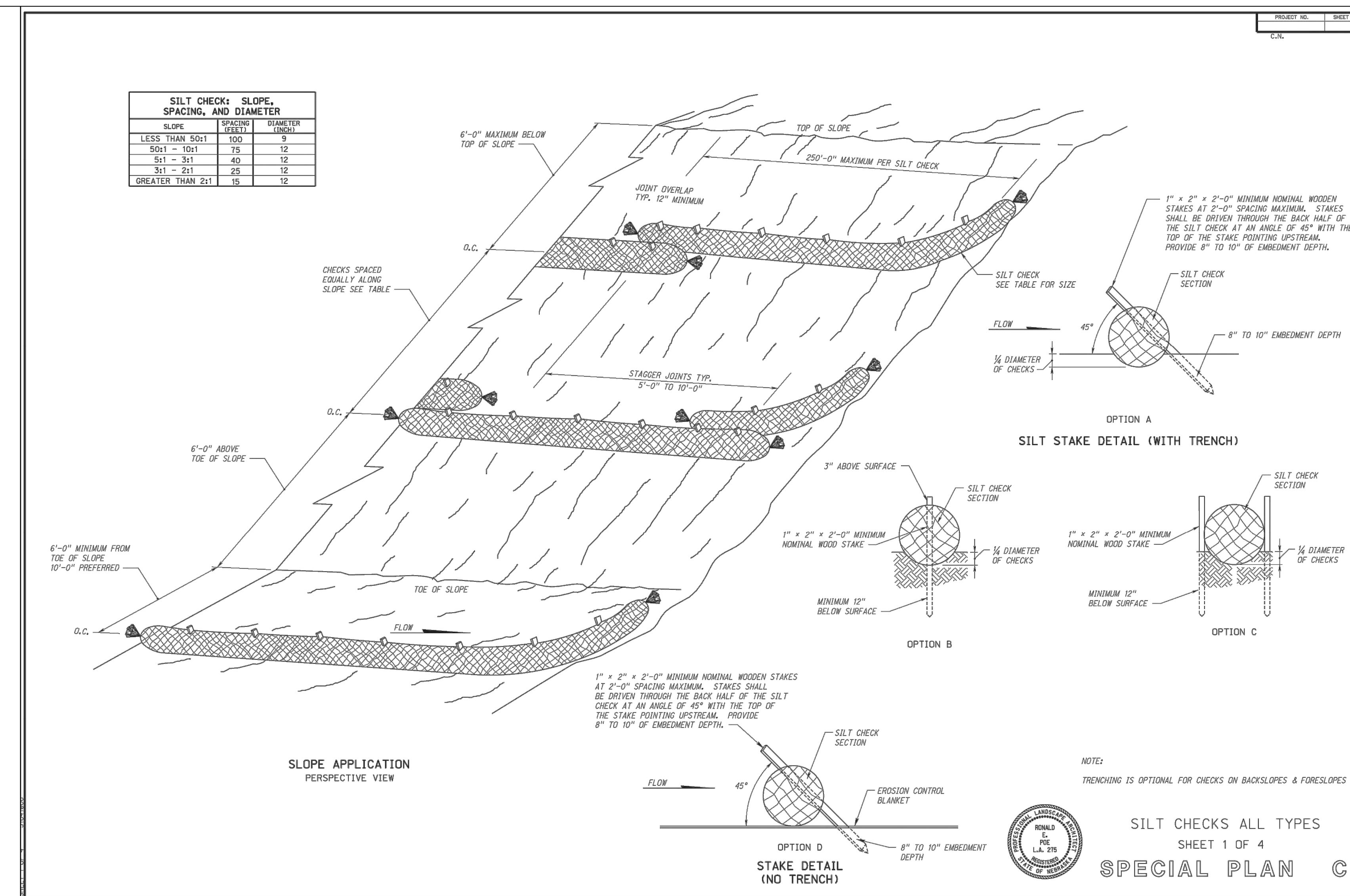
NEBRASKA DEPARTMENT OF TRANSPORTATION
STANDARD PLAN NO. 502-R2
SILT FENCE DETAILS

ACCEPTED BY FHWA FOR USE ON THE NATIONAL HIGHWAY SYSTEM:

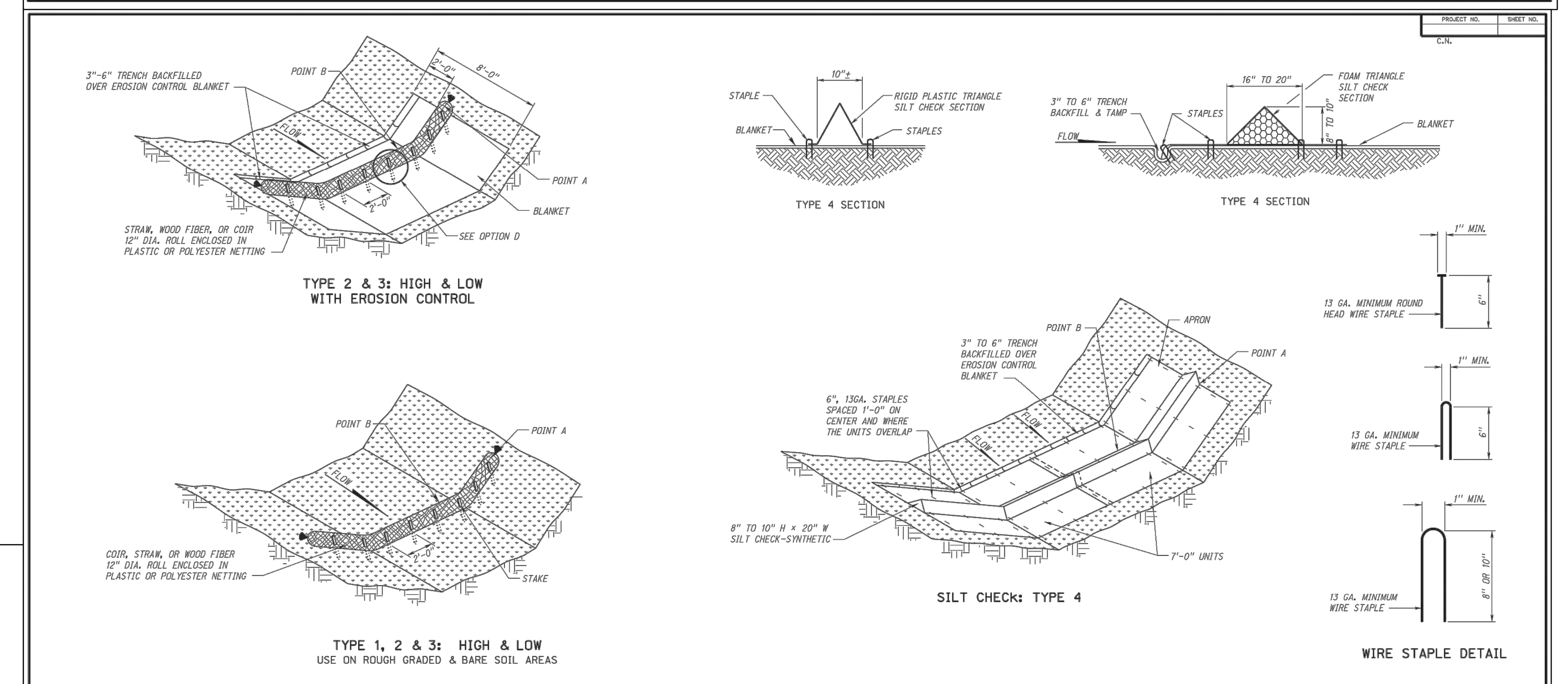
DATE

ORIGINAL: DECEMBER 2006
DATE

2 / 2



SILT CHECKS ALL TYPES
SHEET 1 OF 4
SPECIAL PLAN C



NOTES:

APPROXIMATE SPACING BETWEEN EACH DITCH CHECK SHOULD BE DETERMINED FROM THE FOLLOWING SPACING FORMULA:

$$\text{APPROXIMATE SPACING OF DITCH CHECKS (FT.)} = Y = \frac{\text{SILT CHECK HEIGHT (FT.)}}{\text{\% CHANNEL SLOPE}} \times 100$$

POINT A MUST BE A MINIMUM OF 6" HIGHER THAN POINT B TO ENSURE THAT WATER FLOWS OVER THE CHECK AND NOT AROUND THE ENDS.

PERMANENT ROCK CHECKS PLACED WITHIN THE CLEAR ZONE WILL NEED TO BE 18" OR LESS IN HEIGHT. A 10:1 APPROACH AND DEPARTURE SLOPE SHALL BE PROVIDED.

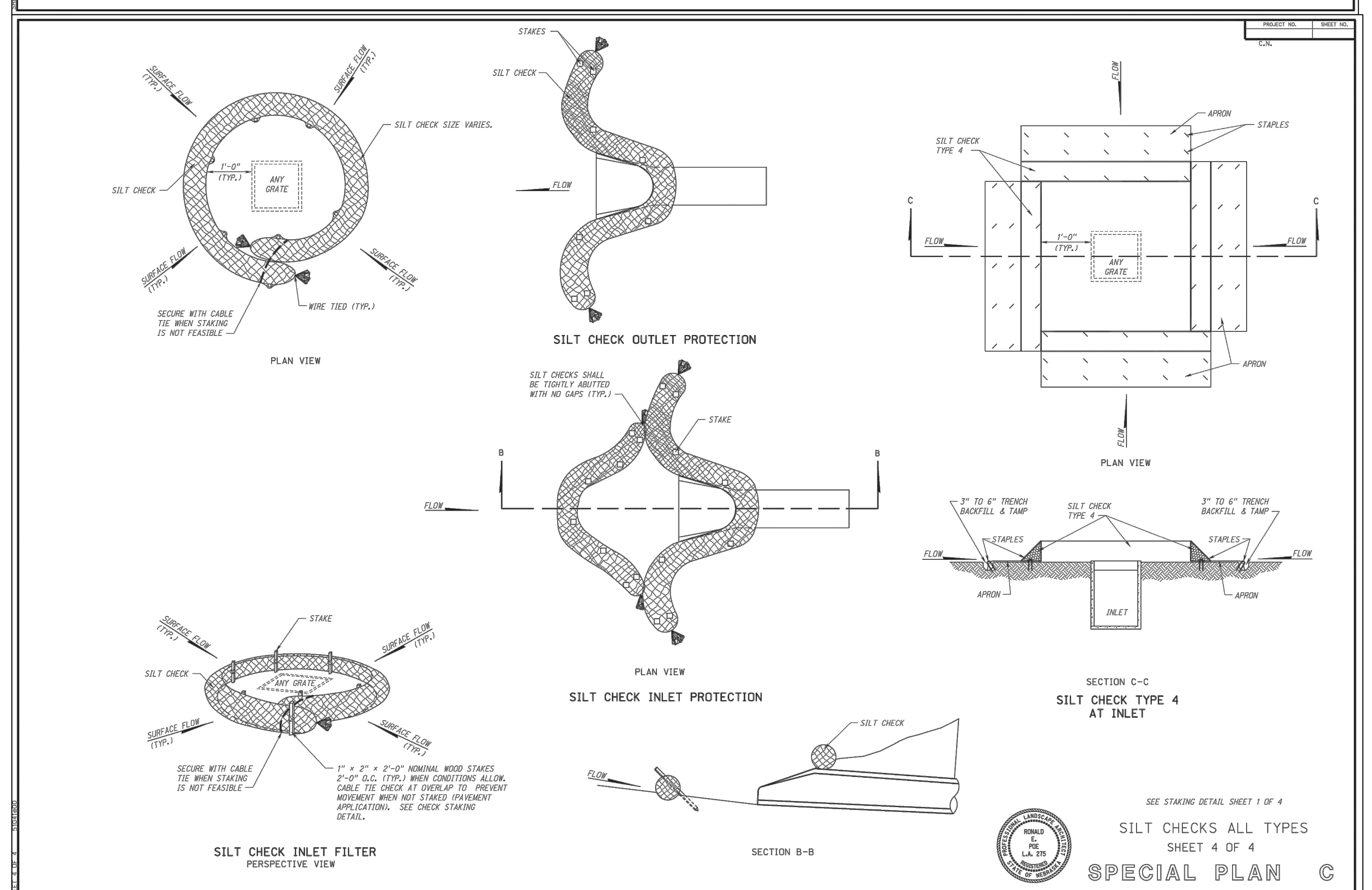
THE TRENCH ON THE UPSTREAM SIDE OF THE SILT CHECK IS NOT REQUIRED IF THE EROSION CONTROL BLANKET CONTINUES IN THE ENTIRE LENGTH OF THE DITCH.

THE MANUFACTURERS RECOMMENDED INSTALLATION DETAILS SHALL GOVERN OVER THE PLANS.

SEE STAKING DETAIL SHEET 1 OF 4

PROFESSIONAL LANDSCAPE ARCHITECT RONALD E. POE L.A. 275 REGISTERED STATE OF NEBRASKA

SILT CHECKS ALL TYPES
SHEET 2 OF 4
SPECIAL PLAN C



SEE STAKING DETAIL SHEET 1 OF 4

SILT CHECKS ALL TYPES
SHEET 4 OF 4
SPECIAL PLAN C

DRAFT — NOT FOR CONSTRUCTION.

CALL BEFORE YOU DIG

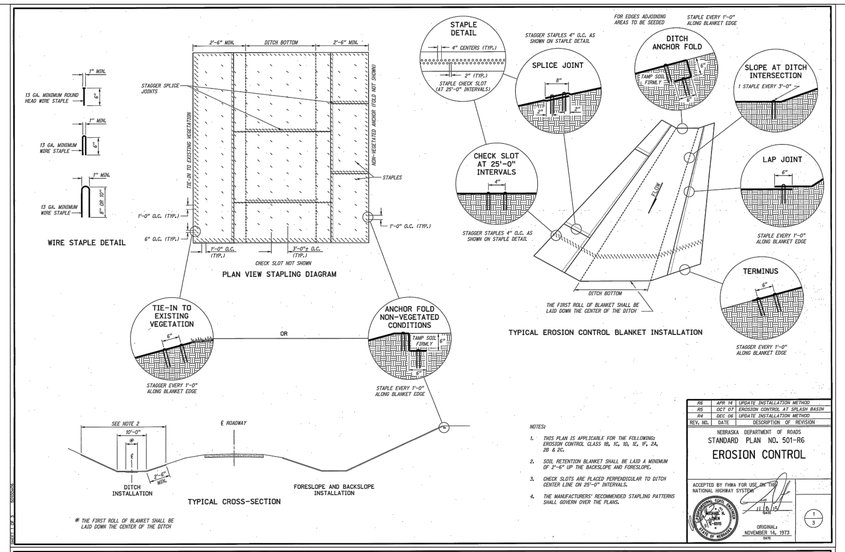
DIGGERS HOTLINE of NEBRASKA
Statewide **1-800-331-5666**
Metro Omaha **334-3565**

NOTE: UTILITY LOCATIONS ARE INCOMPLETE AND APPROXIMATE AND MAY NOT BE RELIED ON FOR CONSTRUCTION. NOTIFY DIGGERS HOTLINE (1-800-331-5666) 24 HOURS PRIOR TO ANY CONSTRUCTION. DODD ENGINEERING & SURVEYING IS NOT RESPONSIBLE FOR ANY DAMAGE TO ANY UNDERGROUND UTILITY OR STRUCTURE.

Dodd Engineering & Surveying LLC
Stephen W. Dodd, P.E. & L.S. Ph. 402-720-5017
Email: Steve@doddengineering.net
432 E. Military Avenue
P.O. Box 1855
Fremont, NE 68026-1855

HOWARD COURT ADDITION
TO THE CITY OF FREMONT
DODGE COUNTY, NEBRASKA

STORM WATER POLLUTION PROTECTION PLAN (SWPPP)



NOTES:

1. THIS PLAN IS APPLICABLE FOR THE FOLLOWING: EROSION CONTROL CLASS 1B, 1C, 1D, 1E, 1F, 2A, 2B & 2C.
2. SOIL RETENTION BLANKET SHALL BE LAID A MINIMUM OF 2'-6" UP THE BACKSLOPE AND FORESLOPE.
3. CHECK SLOTS ARE PLACED PERPENDICULAR TO DITCH CENTER LINE ON 25'-0" INTERVALS.
4. THE MANUFACTURERS' RECOMMENDED STAPLING PATTERNS SHALL GOVERN OVER THE PLANS.

REV. NO.	DATE	DESCRIPTION OF REVISION
R6	APR '14	UPDATE INSTALLATION METHOD
R5	OCT '07	EROSION CONTROL AT SPLASH BASIN
R4	DEC '06	UPDATE INSTALLATION METHOD

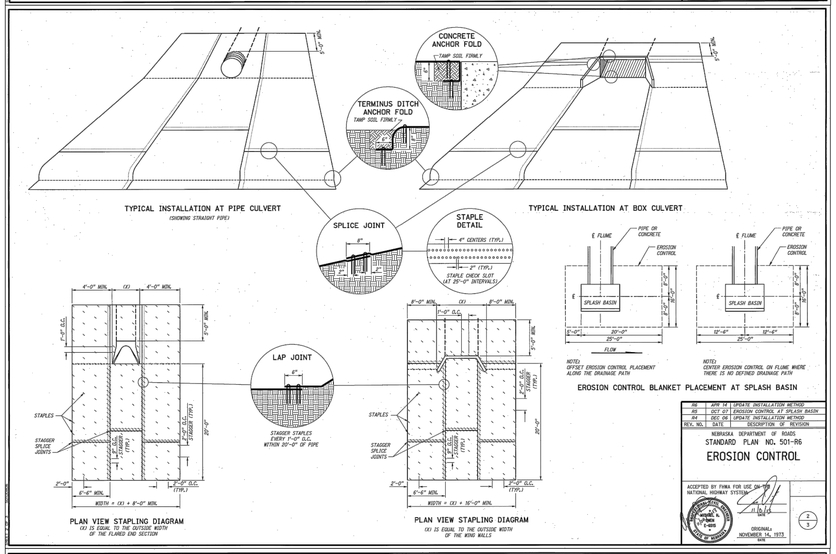
NEBRASKA DEPARTMENT OF ROADS
STANDARD PLAN NO. 501-R6
EROSION CONTROL

ACCEPTED BY FHWA FOR USE ON THE NATIONAL HIGHWAY SYSTEM

11/8/16
DATE

ORIGINAL: NOVEMBER 14, 1972
DATE

1/3



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NEBRASKA DEPARTMENT OF ROADS
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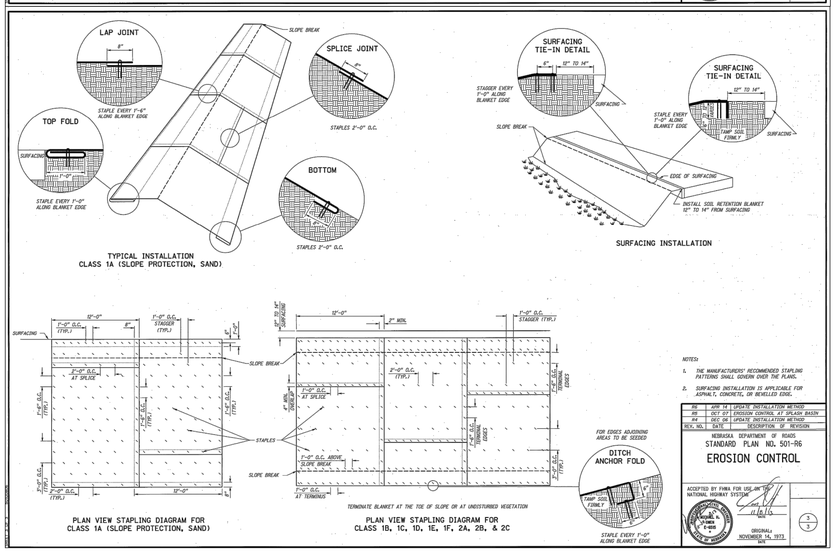
ORIGINAL: NOVEMBER 14, 1972
DATE

2/3



NOTES:

1. THE MANUFACTURERS' RECOMMENDED STAPLING PATTERNS SHALL GOVERN OVER THE PLANS.
2. SURFACING INSTALLATION IS APPLICABLE FOR ASPHALT, CONCRETE, OR BEVELED EDGE.

REV. NO.	DATE	DESCRIPTION OF REVISION
R6	APR '14	UPDATE INSTALLATION METHOD
R5	OCT '07	EROSION CONTROL AT SPLASH BASIN
R4	DEC '06	UPDATE INSTALLATION METHOD

NEBRASKA DEPARTMENT OF ROADS
STANDARD PLAN NO. 501-R6
EROSION CONTROL

ACCEPTED BY FHWA FOR USE ON THE NATIONAL HIGHWAY SYSTEM

11/8/16
DATE

ORIGINAL: NOVEMBER 14, 1972
DATE

3/3

CALL BEFORE YOU DIG

DIGGERS HOTLINE of NEBRASKA

Statewide **1-800-331-5666**
Metro Omaha **334-3565**

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DRAFT — NOT FOR CONSTRUCTION.

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Fremont, NE 68026-1835
Ph. 402-720-5017

HOWARD COURT ADDITION
TO THE CITY OF FREMONT
DODGE COUNTY, NEBRASKA

STORM WATER POLLUTION PROTECTION PLAN (SWPPP)

TECHNICAL MEMORANDUM

To: Jennifer Dam, Director of Planning, City of Fremont

From: Patrick Byrd, PE, PTOE

CC: Steve Dodd, PE

Date: July 24, 2020

Subject: Trip Generation Analysis for Light Industrial Development (Morningside Road)

The following technical memorandum details a trip generation study for a proposed light industrial development to be located on the northside of Morningside Road and just west of Howard Road. This new development is proposed to access Morningside Road via one new cul-de-sac access road (Howard Court). A vicinity map indicating the proposed site has been provided as Attachment 1 for your information. Calculated trips to and from the sight will be compared to calculated trip generation for a 300 single family unit development like the Deerfield residential development currently in the later stages of development on the southeast quadrant of the Morningside Road/Howard Road intersection.

The proposed light industrial development is to be comprised of several individual parcels identified exclusively to be light industrial commercial use. Building gross floor area for all parcels has been conservatively estimated to total 94,900 SF. The *ITE Trip Generation Manual 10th Edition* (Land Use 110 Light Industrial) was used to estimate for trips to and from the site for Daily, AM Peak, and Peak scenarios (See Attachment A). For comparative purposes, trips were also calculated for a 300-unit residential development (See Attachment B). It should be noted that trips were generated for the peak hour of adjacent roadway, which is typical for traffic impact analyses. All calculated entering and exiting trips are summarized in Table 1.

Table 1 Trip Generation Calculations

ITE Land Use Code	Usage	Size	AM Trip Generation		PM Trip Generation		Daily Trips	AM Directional Distribution		PM Directional Distribution		AM Trips			PM Trips		
			Unit	Rate	Unit	Rate		In	Out	In	Out	Total	Inbound	Outbound	Total	Inbound	Outbound
Proposed Site Along Morningside Drive																	
110	General Light Industrial	94,900 SF	1,000 SF	0.70	1,000 SF	0.63	471	88%	12%	13%	87%	66	58	8	60	8	52
Total:												154	134	19	139	22	117
Example Development Along Morningside Drive																	
210	Single-Family Detached Housing	300 Units	1 Unit	0.74	1 Unit	0.99	2857	25%	75%	63%	37%	222	56	167	297	187	110
Net Increase of Residential Land Use:												156			237		
% Increase of Residential Land:												234.2%			396.8%		

As indicated, trips generated for a 300-unit residential development significantly exceed those expected for the proposed light industrial site by more than six times for daily trips, three times for AM peak hour trips, and

nearly five times for PM peak hour trips. Furthermore, estimated peak hour trips for the light industrial site were less than 100 total trips for both AM and PM periods, which is typically considered the threshold at which governmental agencies will require a traffic impact study.

Based on the trip generation analysis, the following is concluded:

1. Trip generation for the proposed light industrial commercial site is significantly less than a 300 single family unit residential subdivision.
2. Calculated AM and PM peak hour trips fall below the typical threshold where many governmental entities require a traffic impact study.
3. The number of access points needed to serve the expected trips to and from the proposed site will be less than those required for a 300-unit single-family residential subdivision.

If there are any questions regarding this analysis, please call me at 402-9643968 or email me at pbyrd@jeo.com.

Attachments:

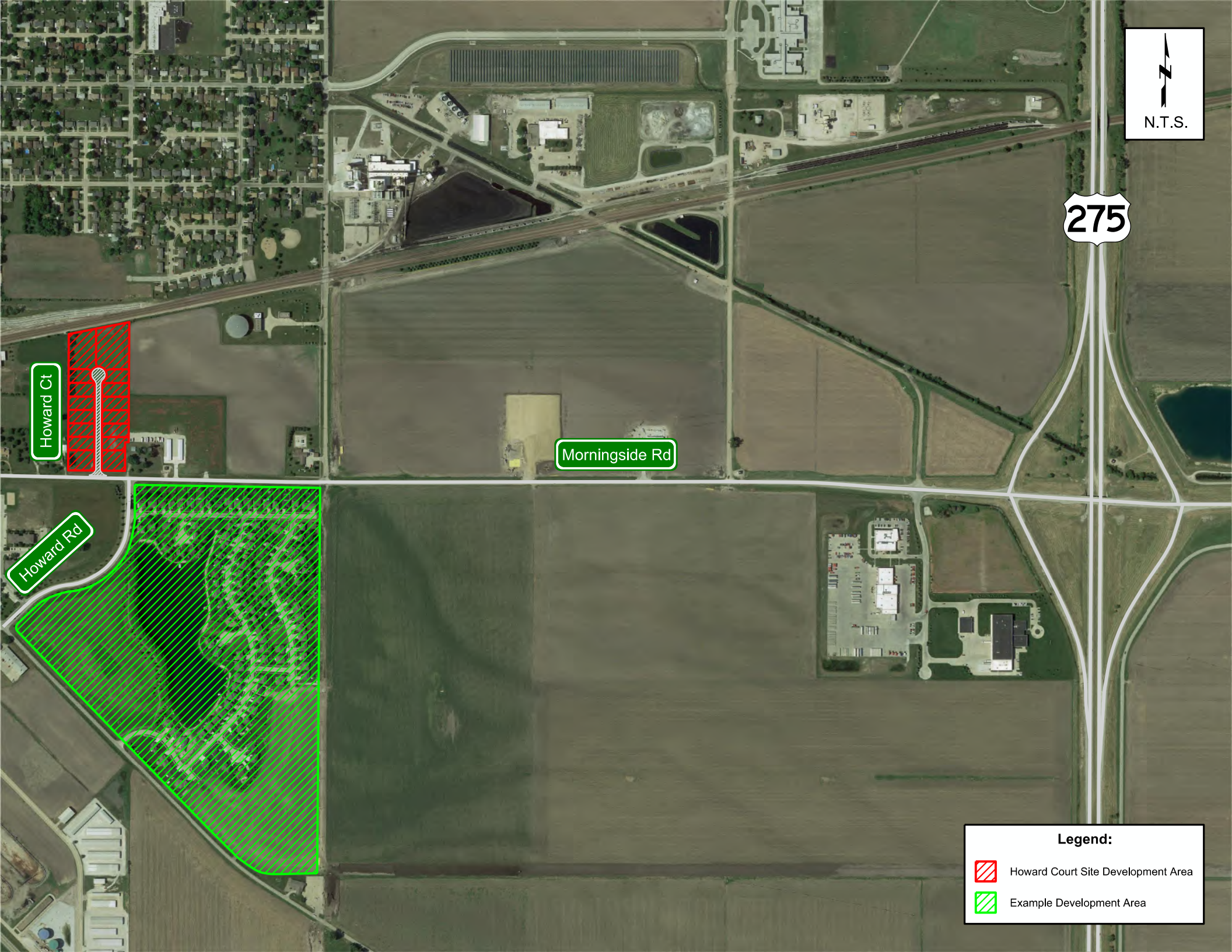
Attachment 1 Vicinity Map
Attachment 2 Trip Generation for Proposed Light Industrial Site
Attachment 3 Trip Generation for a 300-Unit Residential Subdivision

DRAFT

Attachment 1

Vicinity Map

DRAFT


N.T.S.
275
Howard Ct
Morningside Rd
Howard Rd
Legend:
Howard Court Site Development Area
Example Development Area

Attachment 2

Trip Generation for Proposed Light Industrial Site

DRAFT

General Light Industrial
(110)

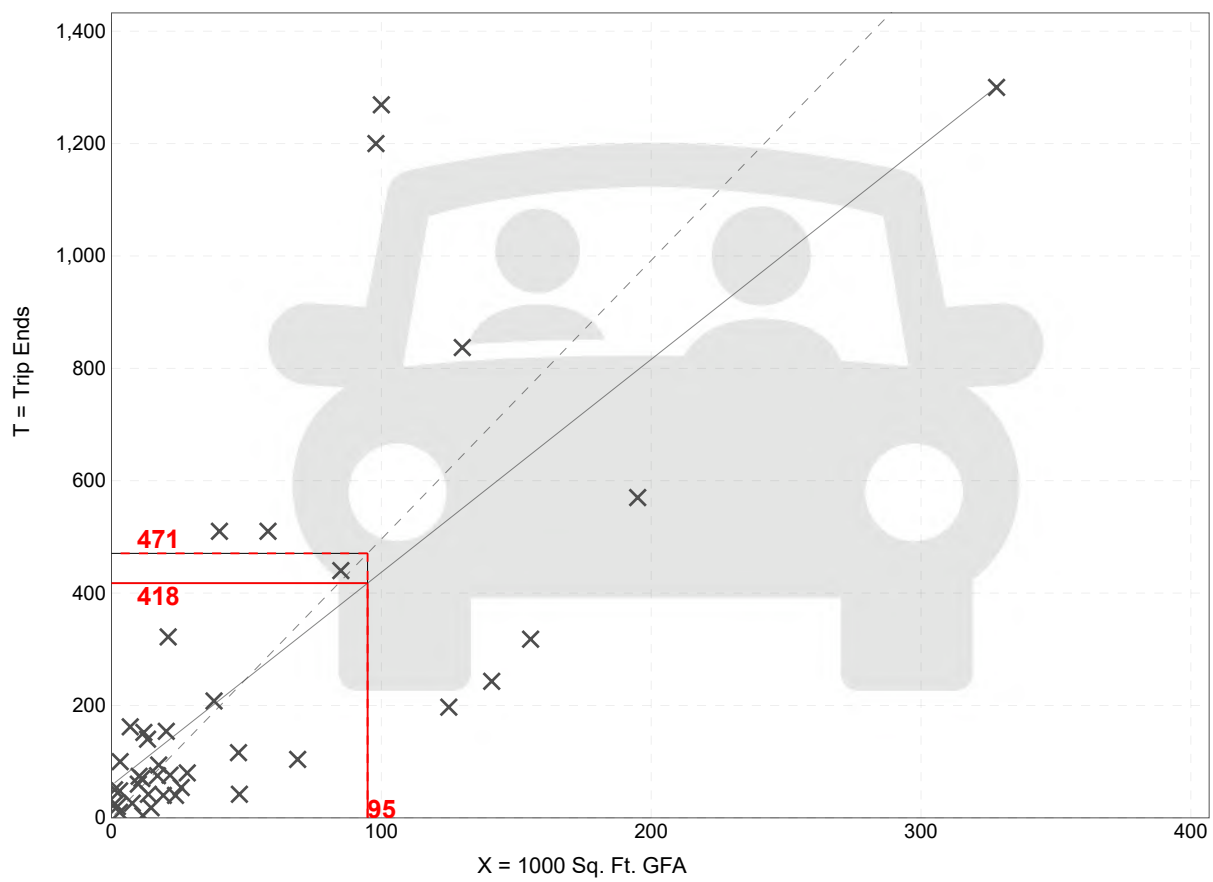
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 40
Avg. 1000 Sq. Ft. GFA: 49
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.96	0.34 - 43.86	4.20

Data Plot and Equation



Fitted Curve Equation: T = 3.79(X) + 57.96 **R^2= 0.54**

Trip Gen Manual, 10th Edition ● Institute of Transportation Engineers

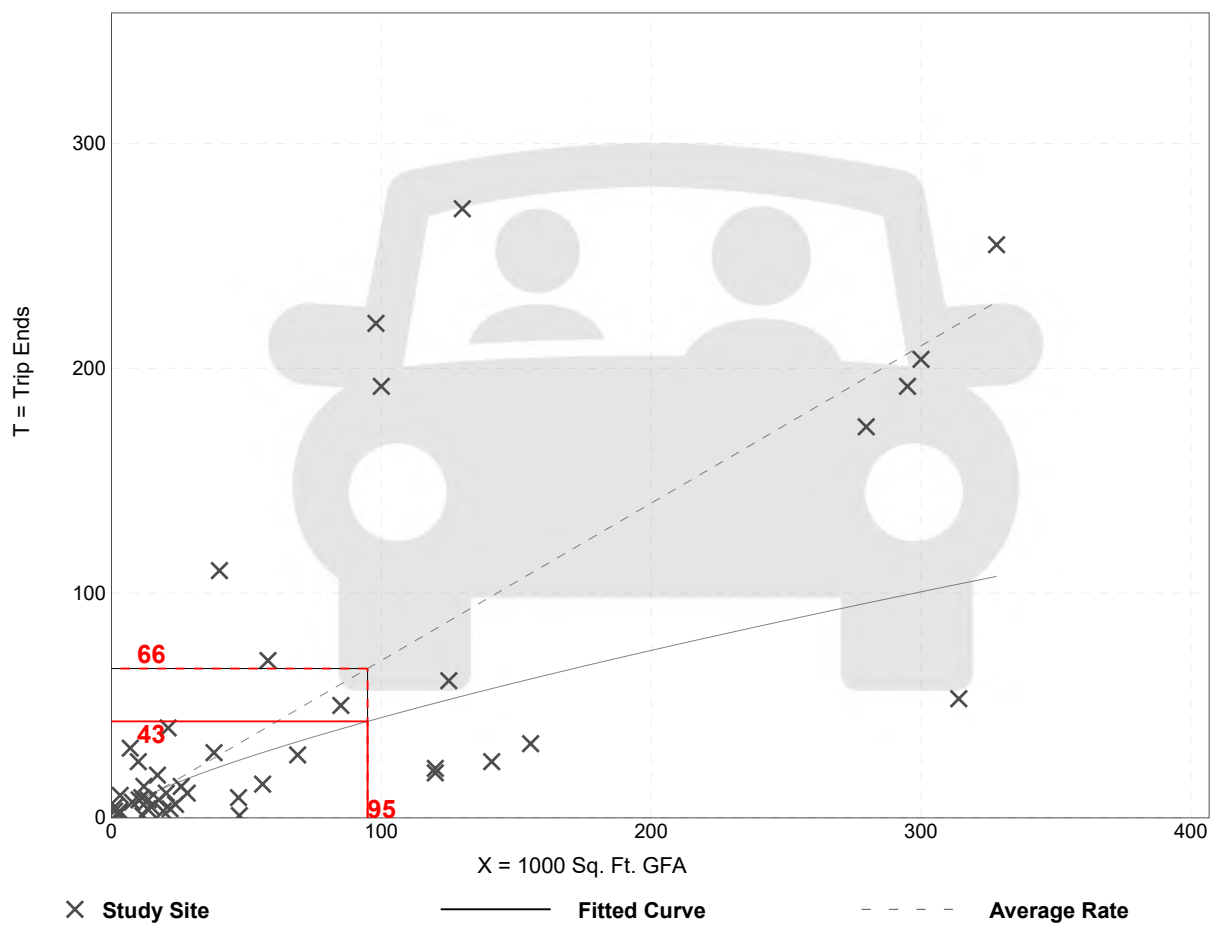
General Light Industrial
(110)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	45
Avg. 1000 Sq. Ft. GFA:	73
Directional Distribution:	88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.70	0.02 - 4.46	0.65

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.74 Ln(X) + 0.39 **R^2= 0.52**

Trip Gen Manual, 10th Edition ● Institute of Transportation Engineers

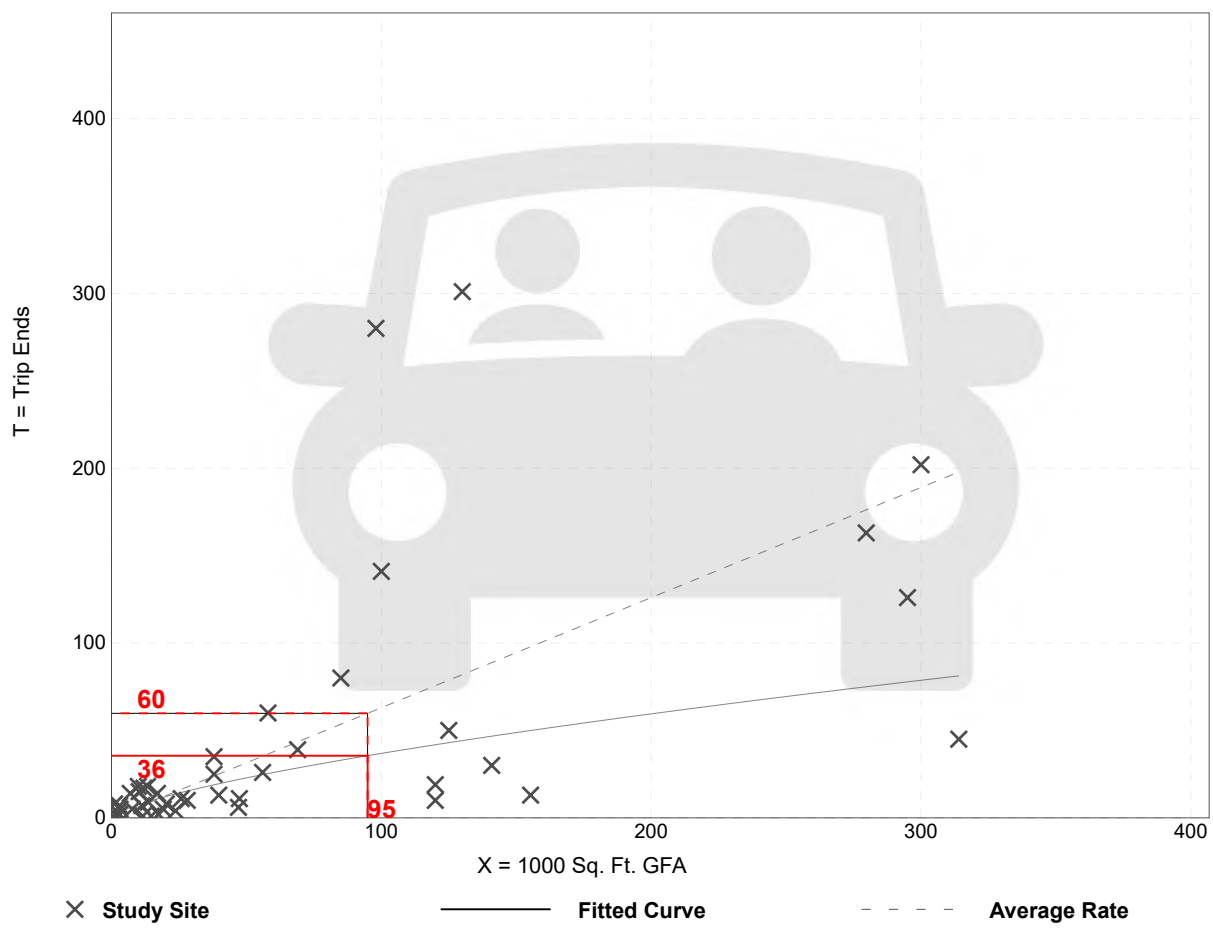
General Light Industrial
(110)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	44
Avg. 1000 Sq. Ft. GFA:	67
Directional Distribution:	13% entering, 87% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.63	0.07 - 7.02	0.68

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.69 Ln(X) + 0.43 **R^2= 0.52**

Trip Gen Manual, 10th Edition ● Institute of Transportation Engineers

Attachment 3

Trip Generation for 300-Unit Residential Subdivision

DRAFT

Single-Family Detached Housing
(210)

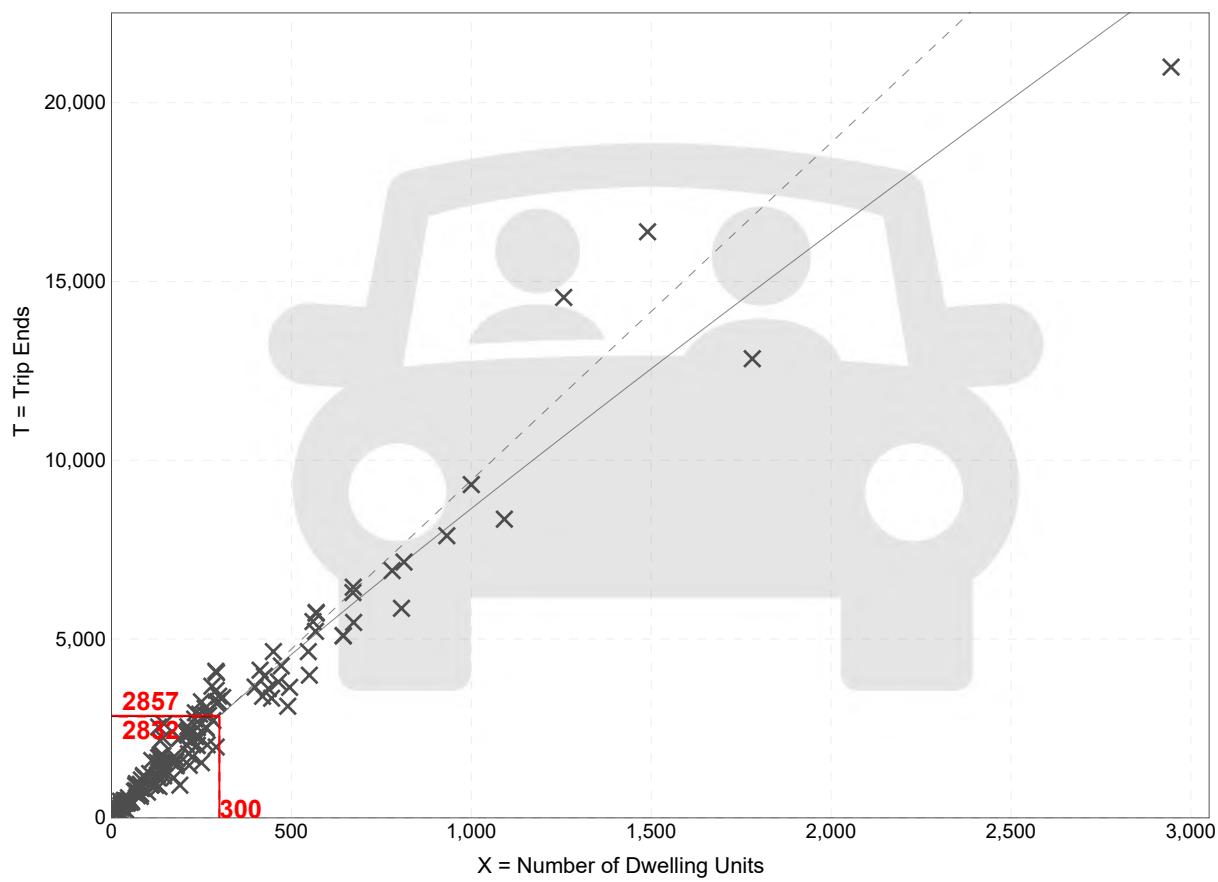
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 159
Avg. Num. of Dwelling Units: 264
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.71 **R^2= 0.95**

Trip Gen Manual, 10th Edition ● Institute of Transportation Engineers

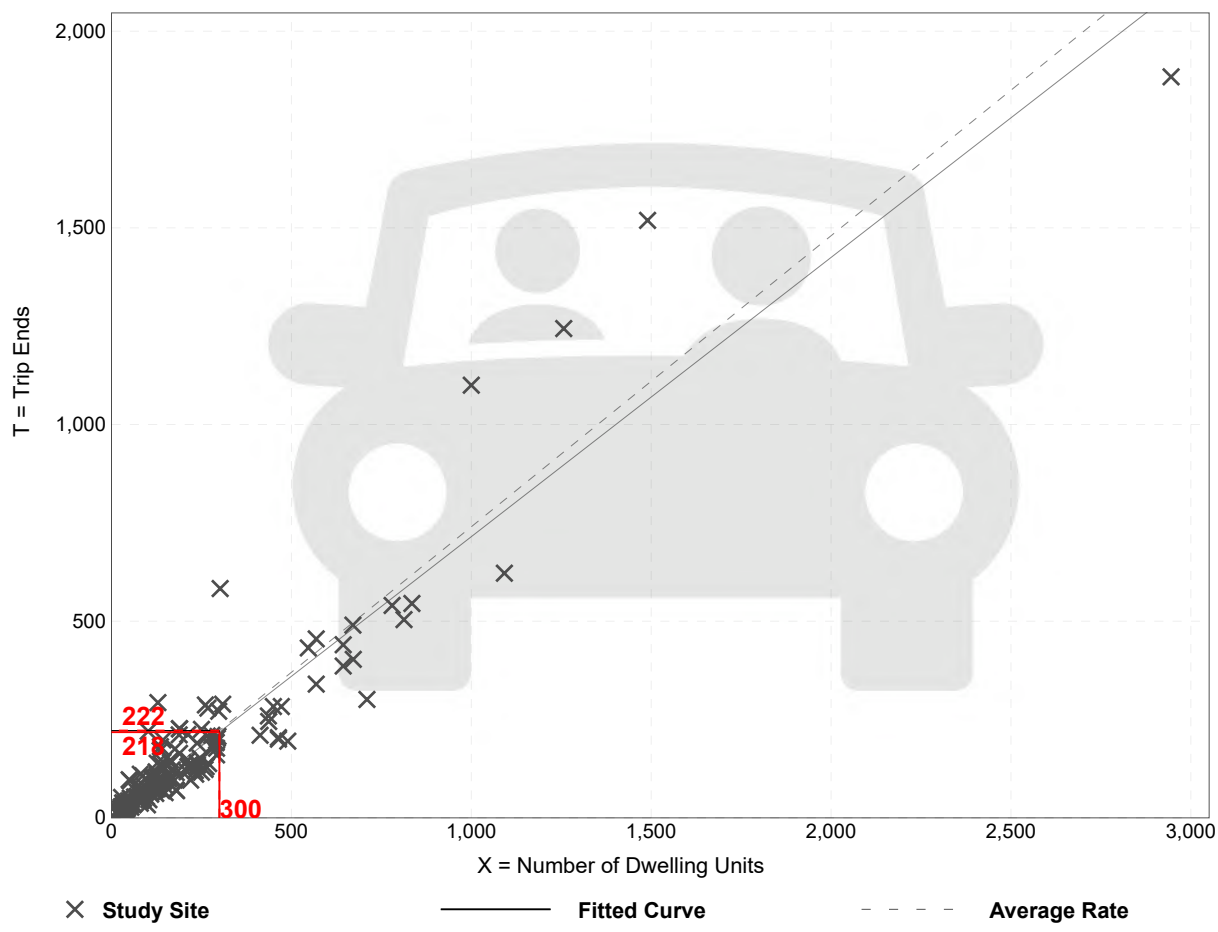
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	173
Avg. Num. of Dwelling Units:	219
Directional Distribution:	25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.74	0.33 - 2.27	0.27

Data Plot and Equation



Fitted Curve Equation: T = 0.71(X) + 4.80 **R^2= 0.89**

Trip Gen Manual, 10th Edition ● Institute of Transportation Engineers

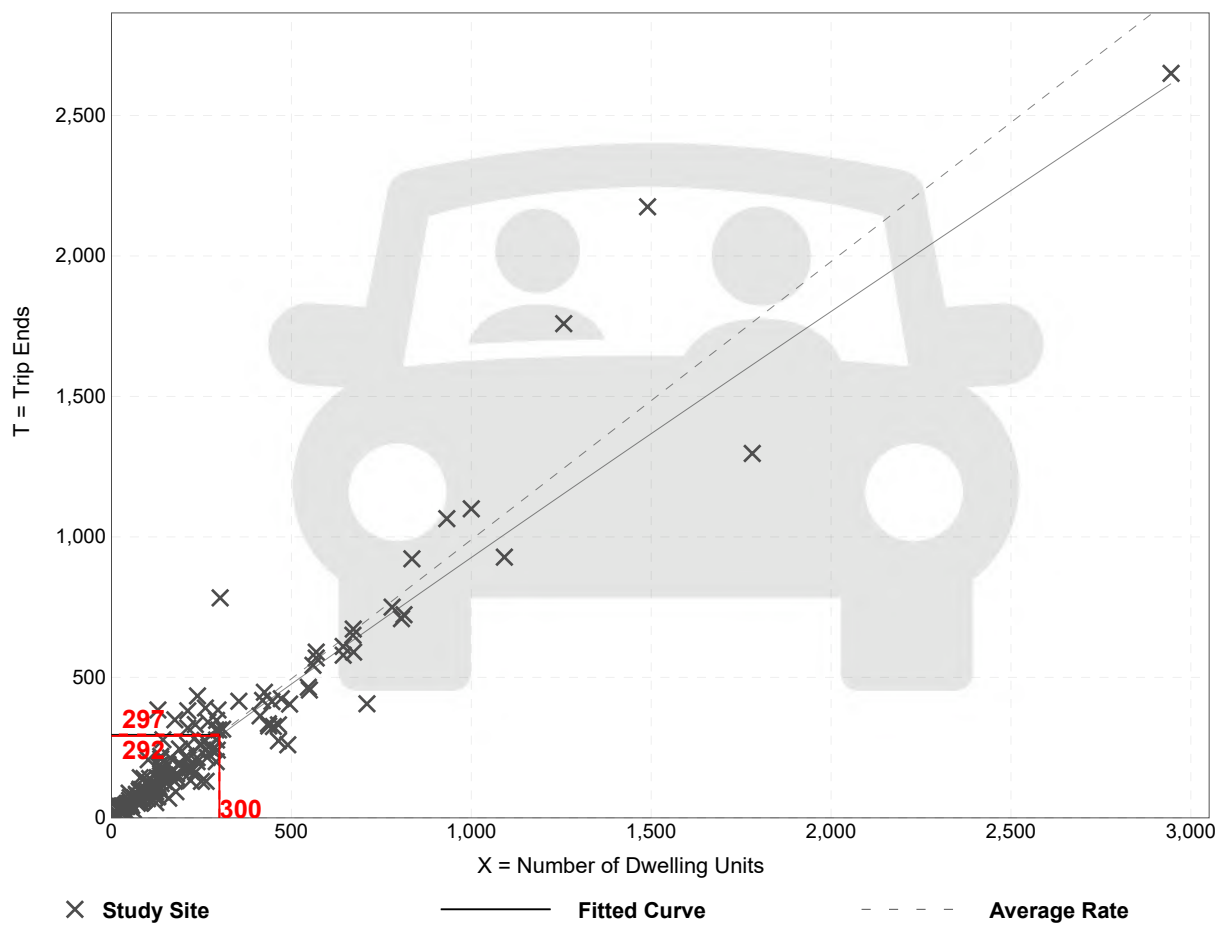
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	190
Avg. Num. of Dwelling Units:	242
Directional Distribution:	63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.96 Ln(X) + 0.20 **R^2= 0.92**

Trip Gen Manual, 10th Edition ● Institute of Transportation Engineers

STAFF REPORT

TO: Planning Commission

FROM: Jennifer L. Dam, Planning Director

DATE: August 17, 2020

SUBJECT: Howard Court Subdivision Final Plat

Recommendation: Recommend approval to the City Council contingent upon showing sidewalks, revising the setbacks to show the landscape buffer area on the west side of the layout, and receiving grading and Municipal Separate Storm Sewer (MS4) permits prior to commencing grading.

Background:

The proposed final plat is consistent with the preliminary plat. The following comments are essential the same as those for the Preliminary Plat.

The property is located at the northwest corner of Morningside Road and Howard Street. It is zoned LI, Light Industrial.

To the north are rail road tracks then property owned by Gavilon Grain that is zoned General Industrial. The property that is adjacent on the east at the southeast edge is developed with a house and is zoned LI, Light Industrial. The remaining property on the east is zoned GI, General Industrial. The property south of Morningside is zoned AR, Auto and UR, Urban Residential. It is developed with single family residential, a large vacant lot and multi-family residential. The property to the west is zoned R, rural and is developed with residential acreages.

The comprehensive plan designates the north side of Morningside for future industrial uses.

The lots exceed the minimum lot size and lot width requirements in the LI zoning district.

A “Type C” bufferyard, consisting of a 25 foot buffer with 3 trees and 10 shrubs (8 if there is a fence or berm) is required along the west side of the subdivision. The bufferyard landscaping is typically installed at the time of building permits, before the certificate of occupancy is granted. That ensures that the plant materials are not damaged during the construction process.

The proposal meets the other requirements of 11-706 of the UDC.

A grading permit and MS4 permit are required prior to commencing grading.

Fiscal Impact: The proposal will add 16 commercial/industrial lots to the tax base once the TIF financing expires.

FINAL PLAT
HOWARD COURT ADDITION

A REPLAT OF LOT 3, MORNINGSIDE INDUSTRIAL PARK
SECTION 24, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE SIXTH P.M.
CITY OF FREMONT, DODGE COUNTY, NEBRASKA

N
W E
S

0' 30' 60' 120'
SCALE: 1" = 60'

LEGEND:

- MONUMENT FOUND
- MONUMENT SET
- COMPUTED POSITION (NOT SET)
- (M) MEASURED DISTANCE
- (D) DEED DISTANCE
- (P) PLAT DISTANCE - MORNINGSIDE INDUSTRIAL PARK

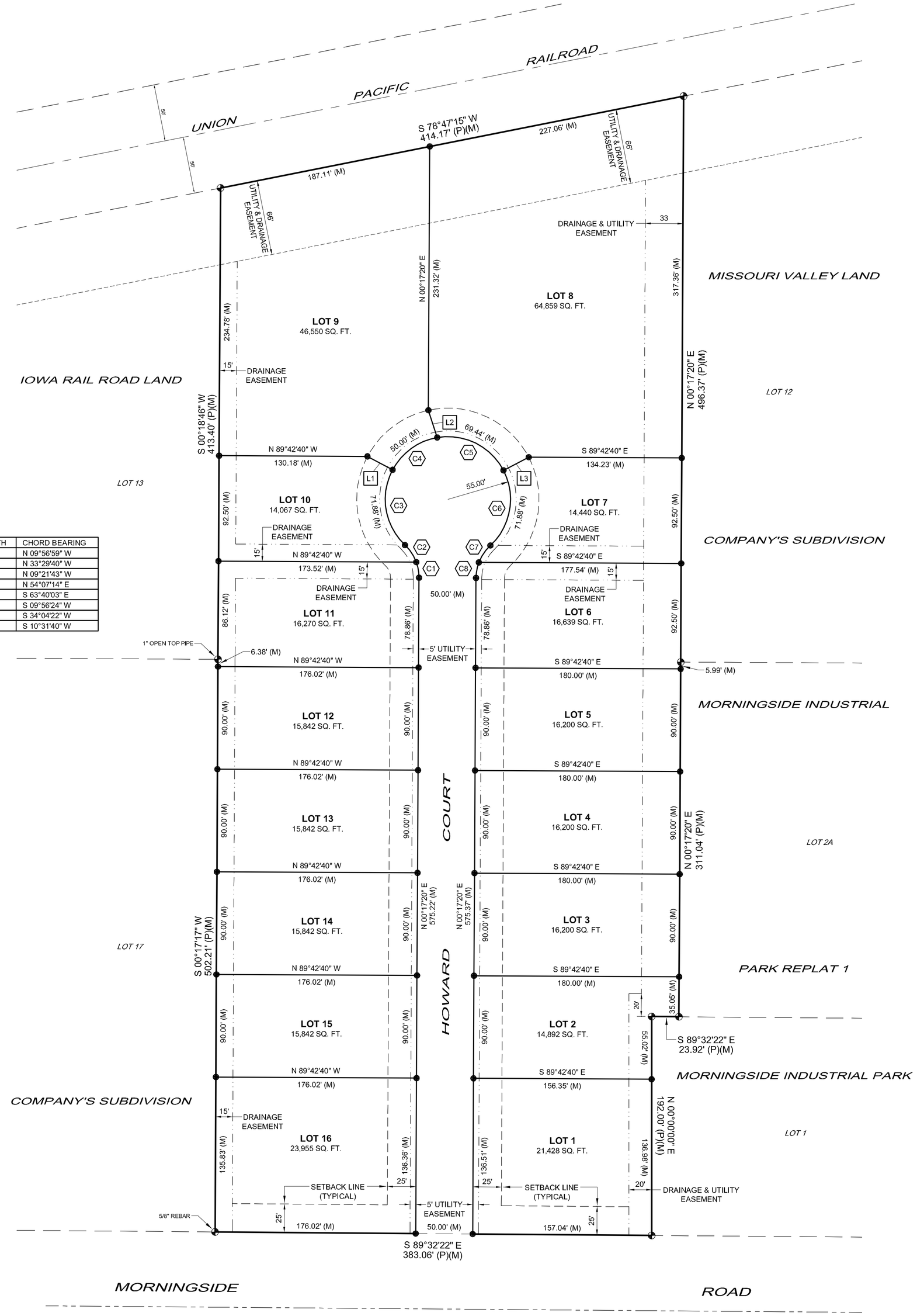
1. ALL BEARINGS ARE ASSUMED.
2. ALL MONUMENTS FOUND ARE A 5/8" REBAR WITH A PLASTIC CAP STAMPED "LS 498, UNLESS NOTED OTHERWISE.
3. ALL MONUMENTS SET ARE A 5/8" X 24" REBAR, WITH A PLASTIC CAP STAMPED "LS 498", UNLESS NOTED OTHERWISE.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 61°55'23" W	25.00' (M)
L2	N 17°50'23" W	25.17' (M)
L3	N 62°30'04" E	25.00' (M)

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	39.00' (M)	13.94' (M)	13.86' (M)	N 09°56'59" W
C2	39.00' (M)	18.11' (M)	17.95' (M)	N 33°29'40" W
C3	55.00' (M)	71.88' (M)	66.87' (M)	N 09°21'43" W
C4	55.00' (M)	50.00' (M)	48.30' (M)	N 54°07'14" E
C5	55.00' (M)	69.44' (M)	64.92' (M)	S 63°40'03" E
C6	55.00' (M)	71.88' (M)	66.87' (M)	S 09°56'24" W
C7	39.00' (M)	18.11' (M)	17.95' (M)	S 34°04'22" W
C8	39.00' (M)	13.94' (M)	13.86' (M)	S 10°31'40" W



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT R D LEASING, LLC, BEING THE OWNER AND PROPRIETOR OF THE PROPERTY DESCRIBED WITHIN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID LAND TO BE SUBDIVIDED AND REPLATTED INTO LOTS AND A STREET, TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "HOWARD COURT ADDITION". SAID OWNER HEREBY DEDICATES TO THE PUBLIC FOR PERPETUAL PUBLIC USE A STREET TO BE KNOWN AS "HOWARD COURT", AT THE LOCATION AND TO THE WIDTHS SHOWN ON THIS PLAT. SAID OWNER FURTHER GRANTS PERPETUAL EASEMENTS, AT THE LOCATIONS AND TO THE WIDTHS SHOWN ON THIS PLAT, TO THE CITY OF FREMONT, ANY PUBLIC OR PRIVATE UTILITY COMPANY, AND FOR THE USE OF ABUTTING PROPERTY OWNERS, FOR THE SOLE PURPOSE OF CONSRUCTION AND MAINTENANCE OF UTILITY LINES AND PIPES AND DRAINAGE FACILITIES. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. SAID OWNER HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF THEIR PROPERTY, AS SHOWN ON THIS PLAT.

_____
RYAN S. HOOPS, MEMBER
R D LEASING, LLC

_____
DANIEL R. HOOPS, MEMBER
R D LEASING, LLC

NOTARY:
STATE OF NEBRASKA)
) SS
COUNTY OF _____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY RYAN S. HOOPS, AND WHO HEREBY ACKNOWLEDGES THE SIGNING OF SAID DEDICATION TO BE HIS VOLUNTARY ACT AND DEED THIS ____ DAY OF _____, _____.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

NOTARY:
STATE OF NEBRASKA)
) SS
COUNTY OF _____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY DANIEL R. HOOPS, AND WHO HEREBY ACKNOWLEDGES THE SIGNING OF SAID DEDICATION TO BE HIS VOLUNTARY ACT AND DEED THIS ____ DAY OF _____, _____.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

PERIMETER DESCRIPTION:

All of Lot 3, Morningside Industrial Park, to the City of Fremont, Dodge County, Nebraska.

CITY OF FREMONT PLANNING COMMISSION APPROVAL:

THIS PLAT OF "HOWARD COURT ADDITION" HAS BEEN SUBMITTED TO, AND APPROVED BY THE CITY OF FREMONT PLANNING COMMISSION, AND IS HEREBY TRANSMITTED TO THE CITY COUNCIL OF FREMONT, NEBRASKA, WITH THE RECOMMENDATION THAT THIS PLAT BE APPROVED AS PROPOSED.

DATED THIS _____ DAY OF _____, _____.

CITY OF FREMONT PLANNING COMMISSION:

_____
CHAIRPERSON

_____
CITY OF FREMONT PLANNING DIRECTOR

FREMONT CITY COUNCIL APPROVAL:

THIS PLAT OF "HOWARD COURT ADDITION" WAS APPROVED AND ACCEPTED BY THE FREMONT CITY COUNCIL, DODGE COUNTY, NEBRASKA,

THIS _____ DAY OF _____, _____.

_____
MAYOR

_____
CITY CLERK

SURVEYOR'S CERTIFICATION:

I, DANNY JOE W. MARTINEZ, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT "HOWARD COURT ADDITION" HAS BEEN SURVEYED BY ME OR UNDER MY SUPERVISION, AND THAT THE LEGAL DESCRIPTION IS AS STATED IN THE PERIMETER DESCRIPTION. PERMANENT MONUMENTS HAVE BEEN FOUND OR ESTABLISHED AT ALL LOCATIONS SHOWN ON THIS PLAT.

NEBRASKA REGISTERED LS-498 LAND SURVEYOR DANNY JOE W. MARTINEZ

Issue No.	Date	Description
1	07/10/2020	Final Plat Submittal - Issue 1

APEX LAND SURVEYING, LLC
Danny Martinez, RLS
125 N. Clarmar Ave., Fremont, Nebraska 68025
(402) 720-9339 Office / Mobile
danm.surveying@gmail.com

Sheet:
Project:
FINAL PLAT
HOWARD COURT ADDITION
A REPLAT OF LOT 3, MORNINGSIDE INDUSTRIAL PARK
SECTION 24, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE SIXTH P.M.
CITY OF FREMONT, DODGE COUNTY, NEBRASKA

Client: R.D. Leasing, LLC
Project No.: 082-2017
Date: 07/10/2020
Drawing File: 05-FR-Howard Court Addition-Final Plat.dwg
Scale: 1" = 60'
Issue No.: 1
Sheet: 1 of 1