



City of Grand Island

Tuesday, September 11, 2007

Council Session

Item E3

**Public Hearing on Request from Olsson & Associates for a
Conditional Use Permit for a Temporary Soil Vapor Extraction
Trailer Located at 373 North Vine Street**

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: September 11, 2007

Subject: Request of Olsson and Associates for Approval of a Conditional Use Permit to Allow for the Placement of a Temporary Trailer to Accommodate a Soil Vapor Extraction Operation at 373 N. Vine Street

Item #'s: E-3 & H-3

Presenter(s): Craig Lewis, Building Department Director

Background

This request is for approval of a conditional use permit to allow for the temporary placement of a vapor extraction trailer to facilitate the removal of free phase petroleum from groundwater at the site. The site is currently zoned (M-3) Mixed Use Manufacturing. Trailers and temporary buildings are only allowed within this zoning classification if approved by the City Council in the form of a conditional use permit.

Discussion

This proposal is similar to several in the recent past to allow for a trailer or a temporary building to be placed on the site to aid in the clean up of groundwater. The proposed length of time is for five years however City Code limits two years between approvals. The site location is such that it would not appear that this request will have any negative impact on neighboring properties.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Approve the request.
2. Disapprove or /Deny the request.
3. Modify the request to meet the wishes of the Council
4. Table the issue

Recommendation

City Administration recommends that the Council approve the request and authorize the issuance of a conditional use permit for a two year period.

Sample Motion

Motion to approve the request for a conditional use permit to allow for a temporary vapor extraction facility for a two year period.



Non-Refundable Fee: \$155.00
 Return by: _____
 Council Action on: 9-11-07

Conditional Use Permit Application

per: Building, Legal Utilities
 Planning, Public Works

1. The specific use/construction requested is: SOIL VAPOR EXTRACTION TRAILER
INSTALLATION
2. The owner(s) of the described property is/are: TRI CITY SIGN COMPANY
3. The legal description of the property is: ORIGINAL TOWN LOT 7 & 8 BLK 47
W 22.5' VAC PLUM STREET
4. The address of the property is: 373 N VINE
5. The zoning classification of the property is: M-3
6. Existing improvements on the property is: 127 x 140 TYPE II-B (METAL) BLDG
7. The duration of the proposed use is: 5 YEARS
8. Plans for construction of permanent facility is: NA
9. The character of the immediate neighborhood is: COMMERCIAL INDUSTRIAL
10. There is hereby attached a list of the names and addresses of all property owners within 200' of the property upon which the Conditional Use Permit is requested.
11. Explanation of request: See attached narrative and construction plans

I/We do hereby certify that the above statements are true and correct and this application is signed as an acknowledgement of that fact.

8-27-07

Date

OLSSON & ASSOCIATES

Owners(s)

402.474.6311

Phone Number

1111 LINCOLN MALL SUITE 111

Address

LINCOLN

City

NE

State

68501-4608

Zip

Please Note: Delays May Occur if Application is Incomplete or Inaccurate.

Property owners within 200' of the proposed vapor extraction sight located on the east side of 373 N Vine St, Grand Island NE

503 E 4 th St	William Fredrick Schritt
513 E 4 th St	William Fredrick Schritt
515 E 4 th St	William Fredrick Schritt
521 E 4 th St	William Fredrick Schritt
366 N Vine St	Union Pacific Railroad Prop Tax Dept
358 N Vine St	Bertha Larson
421 N Vine St	Bertha Larson
423 N Vine St	Bertha Larson

Olsson Associates is requesting permitting required to install a soil vapor extraction (SVE) and air sparge (AS) remediation system on the east side of the existing Tri-City Sign Company property at 373 N. Vine Street, Grand Island. The SVE and AS system is being installed to remediate petroleum ground water contamination on the property. These activities are required and approved by the Nebraska Department of Environmental Quality (NDEQ).

The remediation system will be installed in a portable trailer that will be secured to the ground with pier type footings. A new electrical service will be ran to the trailer as well as piping from the installed remediation wells. Construction details and proposed installation location are provided on the enclosed construction plans.

SOIL VAPOR EXTRACTION AND AIR SPARGE REMEDIATION SYSTEM

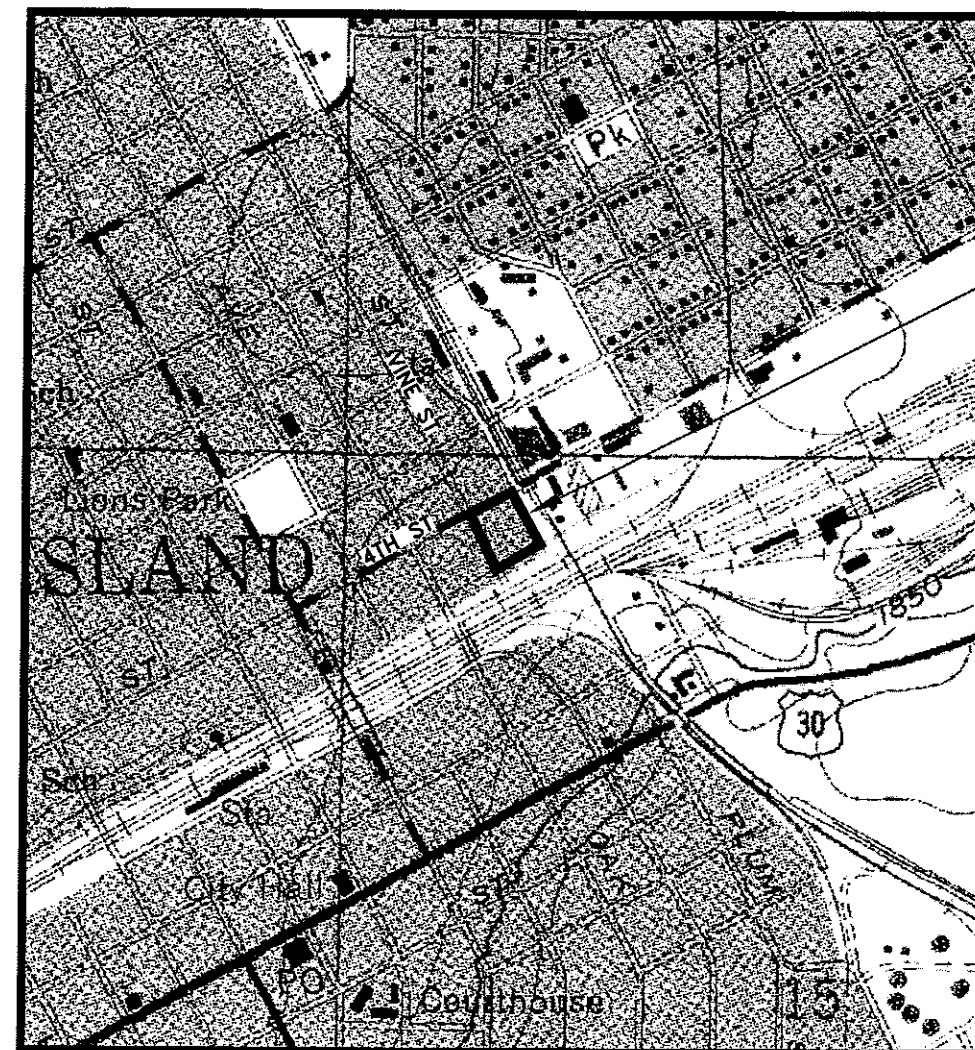
FORMER FOREMAN BULK PLANT

GRAND ISLAND, NEBRASKA

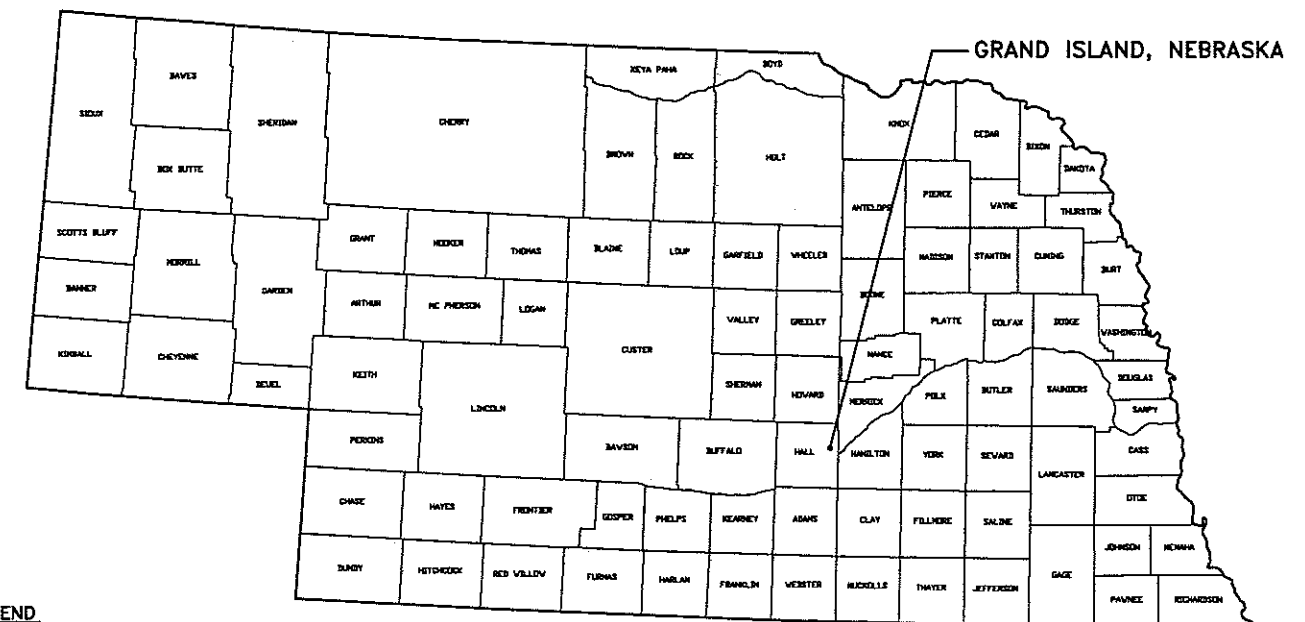
NDEQ NO. UG# 052496-NM-0926
IIS# 59382

OLSSON
ASSOCIATES

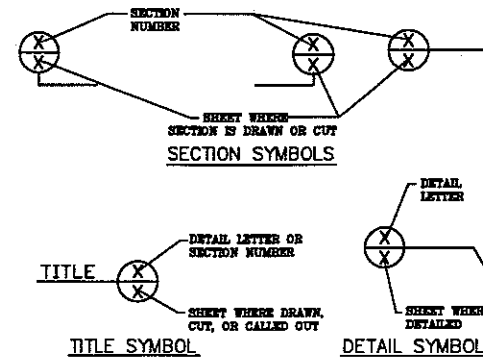
1111 Lincoln Mall, Suite 111
Lincoln, NE 68504
TEL: 402-474-9511
FAX: 402-474-9500
www.olsonassociates.com



PROJECT LOCATION



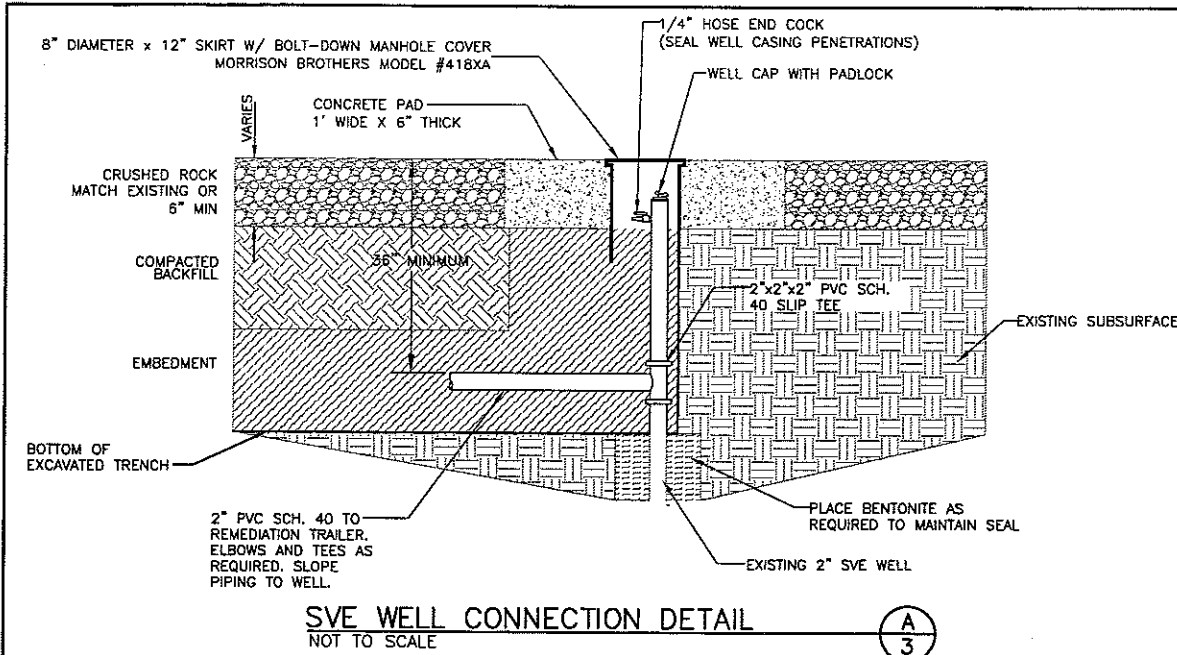
SYMBOLS LEGEND



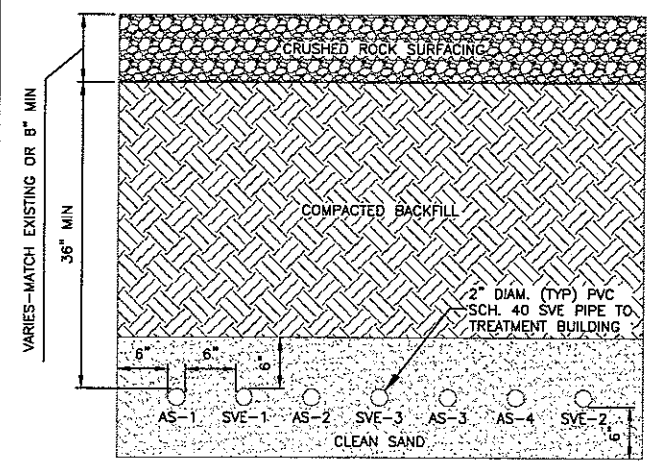
INDEX OF DRAWINGS

1. COVER SHEET
2. REMEDIATION SYSTEM LAYOUT MAP
3. WELL AND TRENCH DETAILS
4. REMEDIATION BUILDING LAYOUT AND ELECTRICAL DETAILS
5. PROCESS SCHEMATIC

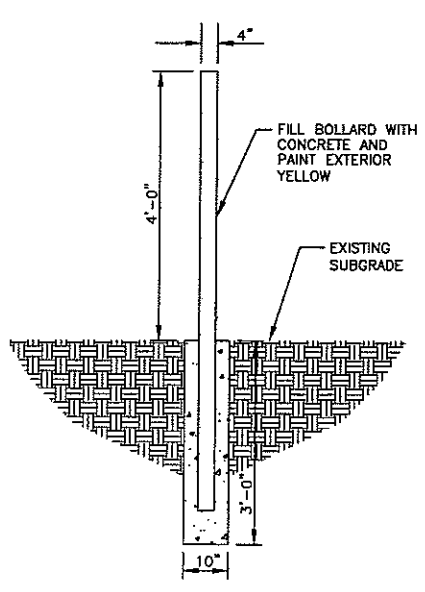
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COVER SHEET				
SOIL VAPOR EXTRACTION AND AIR SPARGE REMEDIATION SYSTEM				
GRAND ISLAND, NEBRASKA				
2007				
drawn by: RD				
checked by: JCH				
approved by: JCH				
QA/QC by: JCH				
project no.: 006-0407				
drawing no.: 07/02/07				
date:				
SHEET 1 of 5				



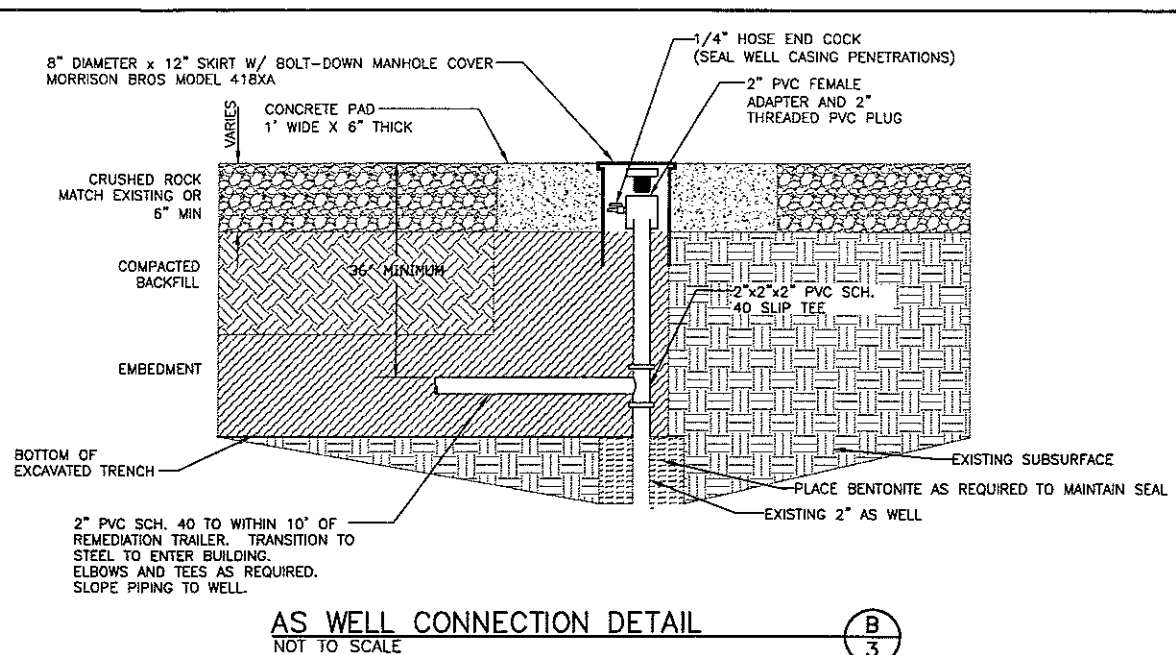
SVE WELL CONNECTION DETAIL
NOT TO SCALE



CROSS-SECTION
NOT TO SCALE



BOLLARD DETAIL
NOT TO SCALE



AS WELL CONNECTION DETAIL
NOT TO SCALE

NOTES:

- CONCRETE MIX FOR WORK: NDOR 47B MIX WITH THE FOLLOWING PROPERTIES
COMPRESSIVE STRENGTH AT 7 DAYS: 2,650 PSI
COMPRESSIVE STRENGTH AT 28 DAYS: 3,500 PSI
SLUMP: 3 TO 4 INCH
AIR CONTENT: 6% +/- 2%
AGGREGATE: 47B SAND AND GRAVEL AS SPECIFIED BY NDOR
- COMPACT SAND FILL WITH VIBRATORY COMPACTOR IN CONTINUOUS LAYERS, NOT TO EXCEED 6 INCHES.
- COMPACTED BACKFILL SHALL BE UNCONTAMINATED SOIL OR SELECT FILL COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- REPLACE CRUSHED ROCK SURFACE TO 6 INCH THICKNESS OR MATCH EXISTING, WHICHEVER IS GREATER.
- SLOPE SVE AND AS PIPING TOWARDS THE INDIVIDUAL WELLS. MINIMUM SLOPE 0.005 FT/FT.
- THE LOCATIONS OF ALL AERIAL AND UNDERGROUND UTILITY FACILITIES MAY NOT BE INDICATED IN THESE PLANS. UNDERGROUND UTILITIES, WHETHER INDICATED OR NOT WILL BE LOCATED AND FLAGGED BY THE UTILITIES AT THE REQUEST OF THE CONTRACTOR. CONTRACTOR RESPONSIBLE FOR LOCATION OF UTILITIES WHETHER SHOWN OR NOT. NO EXCAVATION WILL BE PERMITTED IN THE AREA OF UNDERGROUND UTILITY FACILITIES UNTIL ALL SUCH FACILITIES HAVE BEEN LOCATED AND IDENTIFIED TO THE SATISFACTION OF ALL PARTIES. THE EXCAVATION MUST BE ACCOMPLISHED WITH EXTREME CARE IN ORDER TO AVOID ANY POSSIBILITY OF DAMAGE TO THE UTILITY FACILITY.
- UNDERGROUND UTILITY LINES IN AREAS OF TRENCH EXCAVATION SHALL BE PROTECTED FROM DAMAGE. LINES SHALL BE RELOCATED AS NECESSARY. SERVICE SHALL NOT BE DISRUPTED WITHOUT PRIOR CONSENT OF OWNER AND SERVICE PROVIDER. CONTRACTOR SHALL COORDINATE RELOCATION WITH SERVICE PROVIDER AND OWNER.
- CONTRACTOR SHALL NOT DAMAGE OR DISTURB ANY EXISTING MONITOR WELLS IN AREA OF CONSTRUCTION OR EQUIPMENT STAGING AREA. DAMAGED MONITOR WELLS SHALL BE REPLACED AT NO COST TO OWNER.
- CONTRACTOR SHALL DISPOSE OF ALL CONTAMINATED SOIL, WASTE, EXCESS MATERIALS, AND OTHER CONTAMINATED MATERIALS IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- CONTRACTOR SHALL COORDINATE LOCATION OF ANY SOIL STOCKPILE AND EQUIPMENT STAGING AREAS WITH OWNER.
- CONTRACTOR SHALL REPAIR OR REPLACE CONCRETE, ASPHALT, GRAVEL, AND GRASS DISTURBED OR REMOVED BY CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL BACKFILL WITH UNCONTAMINATED EXCAVATED MATERIAL OR SUITABLE FILL TO EXISTING GRADE.
- CONTRACTOR SHALL COORDINATE WORK SCHEDULE WITH PROPERTY OWNERS TO ALLOW FOR OCCUPATION OF EACH PROPERTY.
- DRIVEWAYS OF ANY PROPERTY SHALL NOT BE BLOCKED. REASONABLE ACCESS SHALL BE MAINTAINED. DRIVEWAYS MAY BE BLOCKED ONLY WITH THE OWNERS WRITTEN CONSENT.
- CONTRACTOR SHALL PREPARE A HEALTH AND SAFETY PLAN TO BE FOLLOWED DURING ALL CONSTRUCTION ACTIVITIES. ONE COPY OF THE HEALTH AND SAFETY PLAN SHALL BE KEPT ON-SITE.
- CONTRACTOR SHALL COORDINATE TRENCHING AND PIPING INSTALLATION TO MINIMIZE DISRUPTION TO SURROUNDING AREA.
- CONSTRUCTION OF SYSTEM OCCURS ON TRI-CITY SIGN PROPERTY.
- ALL WELLS INSTALLED BY OTHERS. CONTRACTOR RESPONSIBLE FOR CONNECTIONS TO 3 SVE WELLS, 4 AS WELLS, PIPING AND SURFACE COMPLETION.
- CONTAMINATED SOIL AND GROUND WATER HAVE BEEN DOCUMENTED IN AREA OF WORK.

MOLSSON ASSOCIATES
1111 Lincoln Mall, Suite 111
P.O. Box 84608
Lincoln, NE 68501-4608
TEL 402.474.6311
FAX 402.474.6160
www.molsson.com

JENNIFER C. HOEFT
E-10346
STATE OF NEBRASKA

REV. NO.	DATE	DESCRIPTION	REVISIONS
1			

WELL AND TRENCH DETAILS

SOIL VAPOR EXTRACTION AND AIR SPARGE REMEDIATION SYSTEM

GRAND ISLAND, NEBRASKA

drawn by: JCH

checked by: JCH

approved by: JCH

QA/QC by: JCH

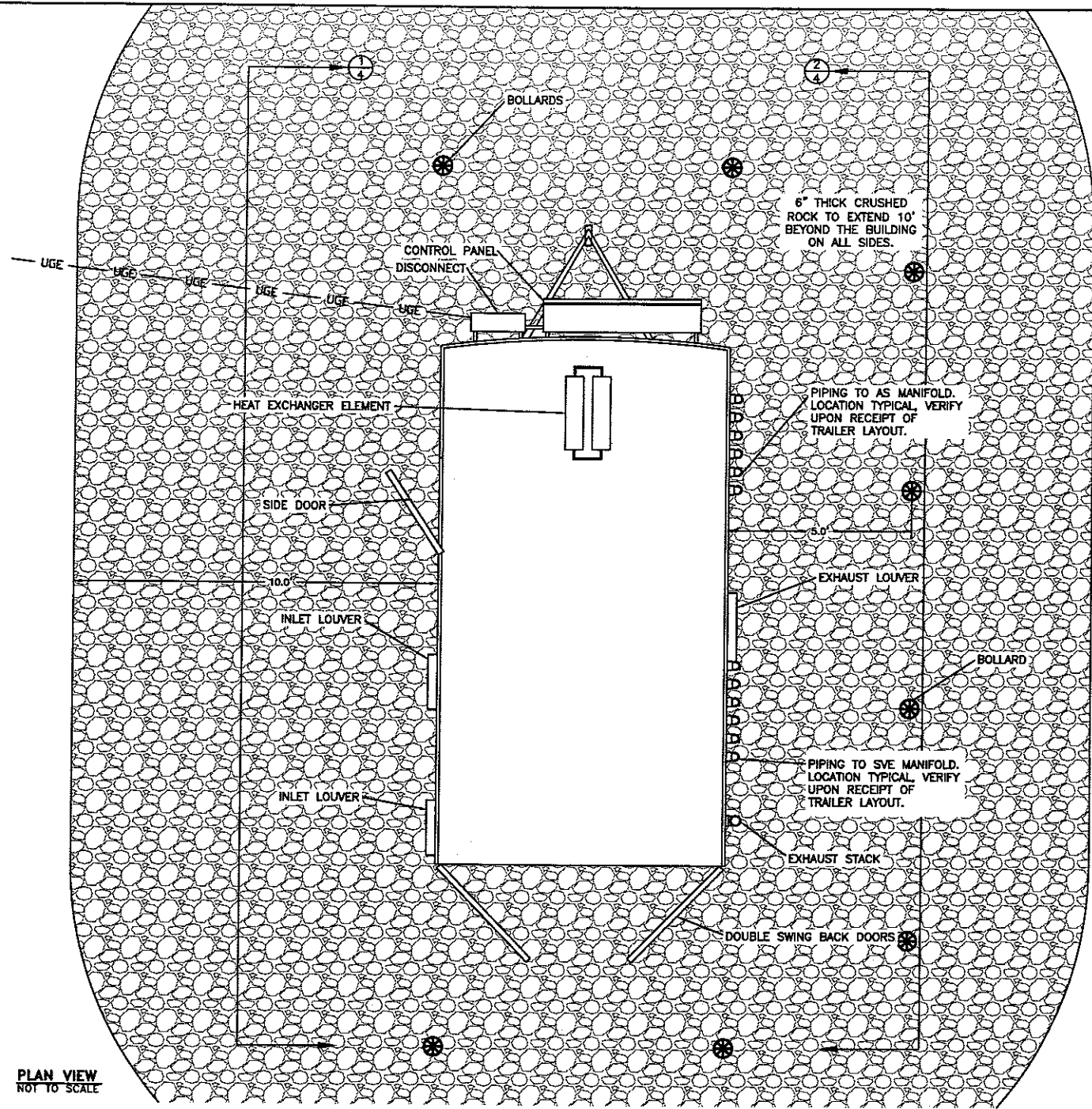
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drawing no.: 07/02/07

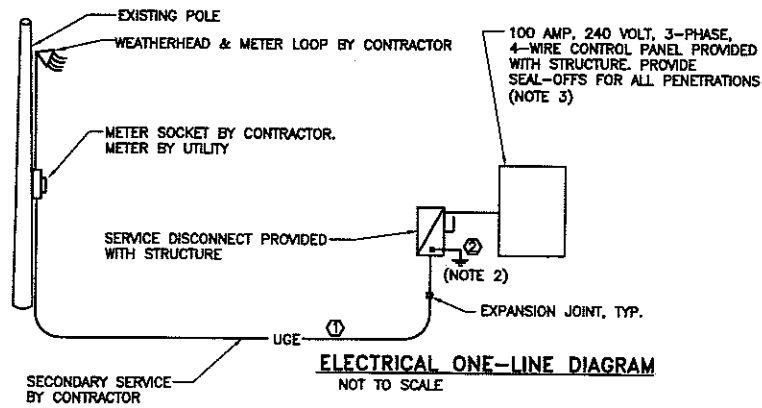
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3 of 5

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DATE: Jul 19, 2007 7:59am
USER: rocky
XREFs:



PLAN VIEW
NOT TO SCALE



ELECTRICAL ONE-LINE DIAGRAM
NOT TO SCALE

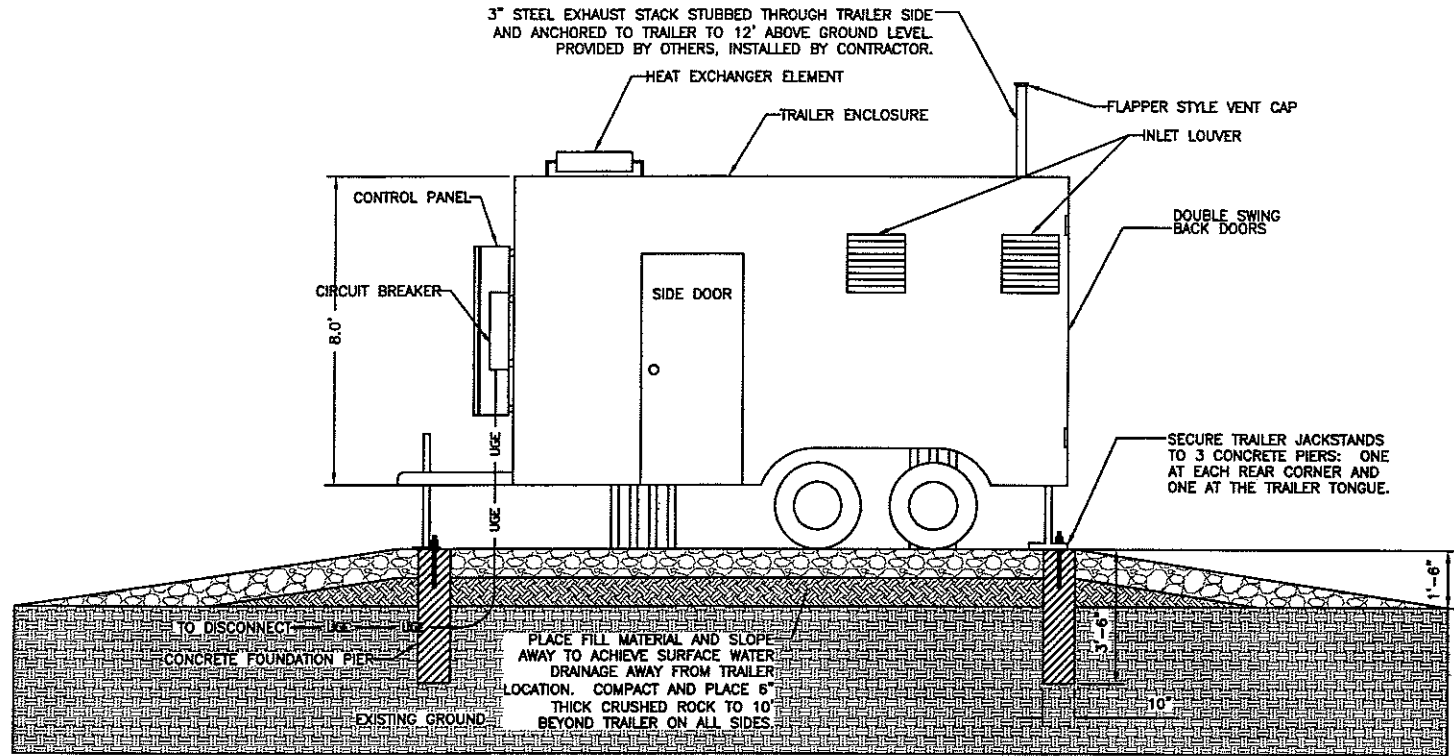
CONDUIT AND WIRE SCHEDULE		
WIRE	WIRE AND CONDUIT SIZE	NOTES
①	3-#1, 1-#1 NEUTRAL, #6 GND., 1-1/2" C	1
②	#6, 3/4" C	
1. PROVIDE RSC UNDERGROUND		

ELECTRICAL SYMBOLS

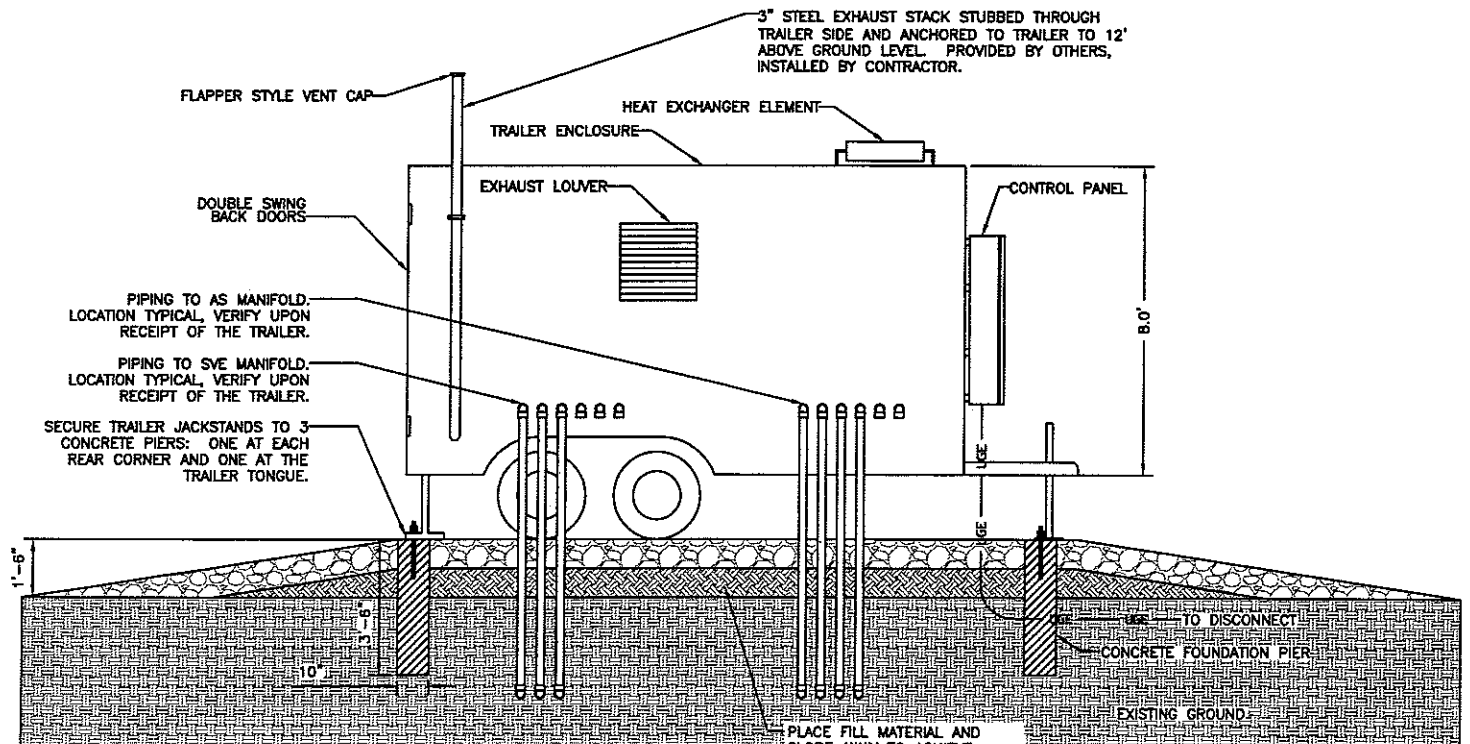
	UTILITY SERVICE METER
	DISCONNECT SWITCH - FUSED
	GROUND CONNECTION

ONE LINE NOTES:

- COORDINATE ALL SERVICE ENTRANCE REQUIREMENTS WITH UTILITY COMPANY, CITY OF GRAND ISLAND, RAY MICEK, 308-385-5472. UTILITY COMPANY TO PROVIDE NEW SERVICE FROM OVERHEAD LINE.
- GROUND AND BOND DISCONNECT AND ASSOCIATED EQUIPMENT IN ACCORDANCE WITH THE N.E.C.



① PROFILE VIEW
NOT TO SCALE



② PROFILE VIEW
NOT TO SCALE

OLSSON
ASSOCIATES

1111 Lincoln Mall, Suite 111
P.O. Box 84608
Lincoln, NE 68501-4608
TEL 402.474.9311
FAX 402.474.5160
www.olsonassociates.com

PROFESSIONAL ENGINEER
JENNIFER C. HOVET
E-10346
STATE OF NEBRASKA

REVISIONS
REV. NO. DATE DESCRIPTION
1 1 2007 1
2 2 2007 2

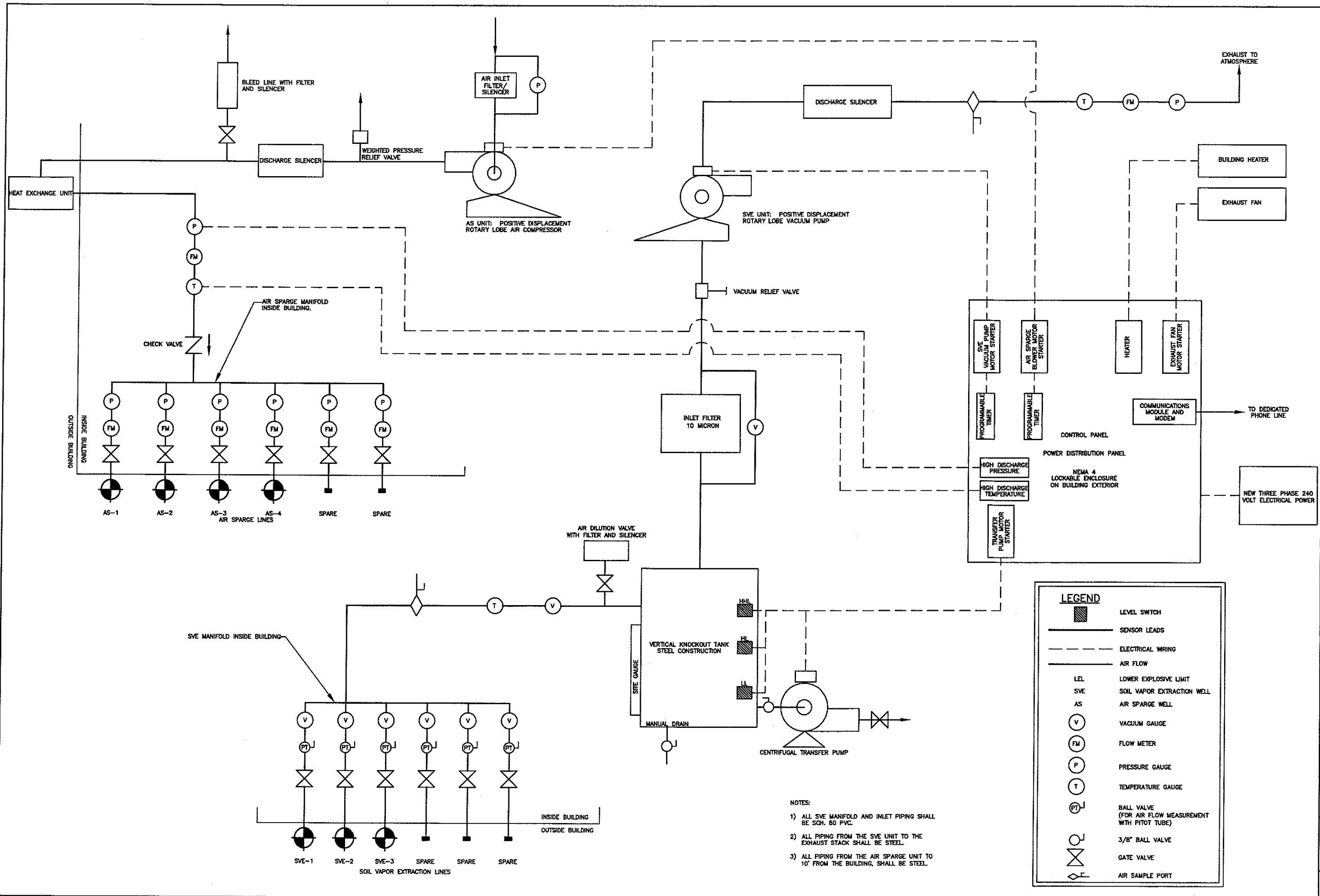
REVISIONS
REV. NO. DATE DESCRIPTION
1 1 2007 1
2 2 2007 2

REMEDATION BUILDING LAYOUT
SOIL VAPOR EXTRACTION AND AIR
SPARGE REMEDIATION SYSTEM
GRAND ISLAND, NEBRASKA
2007

drawn by: RO
checked by: JCH
approved by: JCH
QA/QC by: JCH
project no.: 006-0407
drawing no.:
date: 07/02/07

SHEET
4 of 5

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OLSSON ASSOCIATES
1111 Lincoln Mall, Suite 111
P.O. Box 84808
Lincoln, NE 68501-4808
TEL 402.474.6311
FAX 402.474.6160
www.olsonassociates.com

JENNIFER C. HOYER
E-10345
STATE OF NEBRASKA

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1	07/02/07	2007

REV. NO.	DATE	REVISIONS DESCRIPTION
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PROCESS SCHEMATIC

SOIL VAPOR EXTRACTION AND AIR SPARGE REMEDIATION SYSTEM

GRAND ISLAND, NEBRASKA

drawn by: RB
checked by: JCH
approved by: JCH
QA/QC by: JCH
project no.: 008-0492
drawing no.: 07/02/07

SHEET 5 of 5