

# **City of Scottsbluff, Nebraska**

**Monday, November 13, 2023**

**Regular Meeting**

## **Item Pub Hear6**

**Planning Commission to conduct a Public Hearing to consider a Preliminary Plat of Lots 1-4, Block 1, Triple Peaks Subdivision, a tract of unplatted land located in Section 24, Township 22 North, Range 55 West of the 6th PM, Scotts Bluff County, Nebraska.**

**Staff Contact:**



**City of Scottsbluff  
Subdivision Application**  
Permit Identifier 2023-2SD

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Type: Preliminary Plat

Applicant Name	Brenda Anderson	Applicant Address	3311 Ave B Scottsbluff, NE
Applicant Email	brenda@haunnelson.com	Applicant Phone	3086315840
Contact Name	Jack Baker	Contact Address	120 E 16th Street
Contact Email	jack@baker-eng.com	Contact Phone	308-632-3123

Subdivision Information

Proposed Name of Subdivision Triple Peaks Subdivision

General Location/Address South of intersection of 27th Street and 18th Avenue

Legal Description PT NE NE EX N 350' ABOVE WINTER CREEK CANAL 24-22-55 (21.6)

Current Zoning District(s) Agricultural Residential

Total Area (square feet or acre) 18.28

Number of Past Replat/Plat Amendments 0

Describe the reason for the subdivision

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November 2, 2023

Rod Adams  
Winters Creek Canal Company  
230710 Highland Road  
Scottsbluff, NE 69361

RE: Letter of Understanding - Winters Creek Crossing at 18<sup>th</sup> Street

Dear Mr. Adams

This letter is to summarize and confirm the understanding that Winters Creek Canal Company would allow for a proposed road crossing to be located at the future extension of 18<sup>th</sup> Street and Winters Creek Canal located just to the northeast of the Target store in Scottsbluff. The location of the crossing and proposed roadway is shown in the attached preliminary plat exhibits. The crossing will be constructed very similar to the current existing crossing at College Park Drive.

Winters Creek Canal Company would have the opportunity to review and comment on the construction drawings for the culvert and road crossing improvements prior to construction.

If this accurately summarizes the discussion and understanding, please acknowledge by signing below.

Sincerely,

Baker & Associates, Inc. – On behalf of Deidra Bruner (Developer)



Jack Baker

Winters Creek Canal Company agrees to allow for improvements to be made for a street crossing and culvert to be installed at 18<sup>th</sup> Street as shown in the proposed Preliminary Plat Documents for Triple Peaks Subdivision.

  
Rod Adams – Winters Creek Canal Company

11/3/2023  
Date

# Triple Peaks Subdivision

## Drainage Report

For:  
Bruner Family

Prepared by:

Baker & Associates  
120 E 16<sup>th</sup> Street, Suite A  
Scottsbluff, NE 69361

November 2023





## VICINITY MAP

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**DRAINAGE CALCUATIONS & SUMMARY..... APPENDIX A**

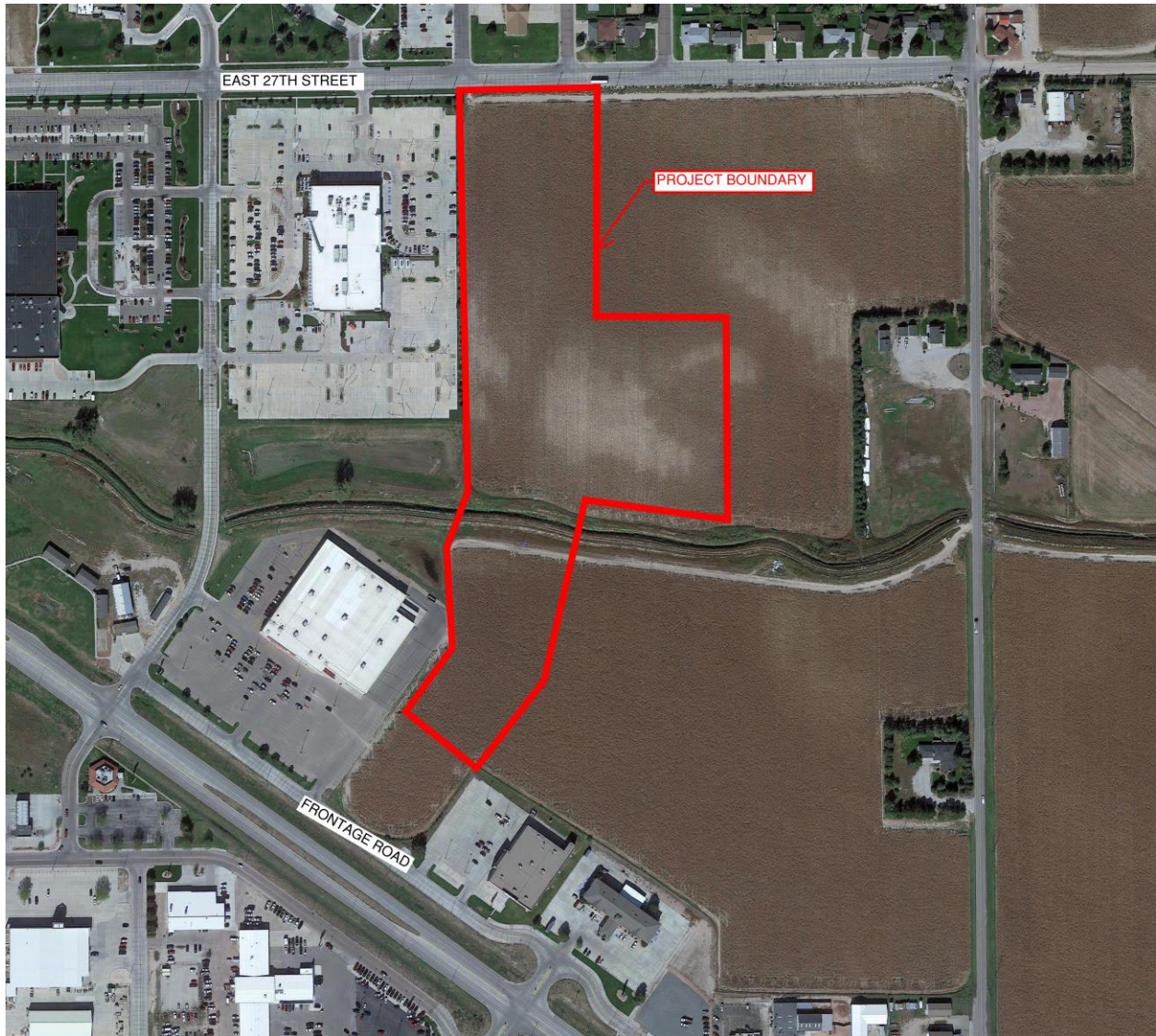
**PROPOSED SITE PLAN..... APPENDIX B**

**REFERENCE DOCUMENTATION..... APPENDIX C**



**Introduction:**

This report outlines the design concept for grading and drainage facilities for the Triple Peaks Subdivision Preliminary Plat which is a new plat of unplatted lands in the City of Scottsbluff. This project includes the development of an area of approximately 18.22 acres. The site will consist of 4 commercial lots with an average lot size of 3.94 acres. This reports addresses the potential impacts of the site with the plan that all lots within the proposed development will provide their own storm water management plan in accordance with the City of Scottsbluff requirements.



## **Design Criteria**

The design standards for drainage are based on the City of Scottsbluff standards. The City of Scottsbluff Drainage Ordinance is attached in Appendix C. The City's regulations essentially require limited or controlling peak runoff levels from a new development to the pre-existing 5-year storm peak flow. Any new development must detain or retain the balance of runoff that exceeds this pre-developed 5-year peak flow.

The drainage calculations are based on the TR-55 Urban Hydrology for Small Watersheds developed by the United States Department of Agriculture, NRCS, Conservation Engineering Division.

## **Existing Site:**

The existing site is currently cultivated farm-land. The site slopes generally from the north to the south. The average slope of the site is approximately 1.6%. Runoff from the site currently flows to the south and into a dedicated canal easement. The existing canal easement is a 25.0' easement from the centerline of the canal on each side.

The portion of the site to be platted and developed at this point consists of the south and west portion or approximately 18 acres of land from Frontage Road on the south to 27<sup>th</sup> Street North and SWBC commercial building to the west.

The site is surrounded by existing developments including the Sykes development on the west, Quindt Commercial Tracts to the south, and 27<sup>th</sup> Street ROW on the north.

The existing site plan is shown in Appendix B.

## **Off-site Drainage**

The site currently receives little or no offsite drainage. Drainage for the north is currently stopped by curb and gutter on 27<sup>th</sup> street. To the west is an existing commercial lot which controls all its own runoff and generally slopes from the north to south. To the east will remain unplatted agricultural farm ground. There is no evidence of any significant off-site drainage flowing onto this property.

## **Proposed Site and Design:**

### Overview:

The proposed development includes the construction of street, water, sewer and storm drain infrastructure for the purpose of supporting the commercial subdivision. The development will consist of 4 commercial lots with an average lot size of 3.94 acres.

The commercial lots are speculative as to the exact type of development but are planned to be marketed as neighborhood friendly business such as light commercial centers, professional offices, restaurants and or other similar type developments.

### Runoff and Detention:

The intent of the design is to reduce the amount of runoff from the site and limit the peak flow levels of any storm up to a 25-year storm, to at or below the pre-existing 5-year storm levels. The topography of the site allows for all runoff to be directed to the south and to discharge in a collection system into Block 4, Sykes Addition which is a regional storm water retention basin.

Each individual lot is to require onsite detention. The sites would be required to meet all of the City of Scottsbluff requirements for storm water runoff and each lot would act as an independent property with privately controlled, maintained measures to hold and release storm water according to City requirement.

We calculated the storage volume the proposed Street ROW will contribute to the regional retention basin to hold the flow for the approximate duration of a typical storm. In this case, the calculated volumes were for peak flows levels for a post development 25-year storm.

The area south of the canal is included in all calculations. The street right-of-way in this area will all drain south and into Frontage Road ROW. The additional runoff from the proposed improvements in this area has been included in the needed storage for the entire development.

The existing retention area described in the proposed design has been sized for a regional retention for the City of Scottsbluff, the proposed development will contribute an additional 12,200 cf of storage volume. These calculations are shown in Appendix A.

**Conclusions:**

All of the proposed improvements will adequately control the storm water runoff for up to a 25-year storm. The regional retention facilities have been previously designed to handle runoff in this portion of Scottsbluff. The proposed development only contributes 12,200 cf of volume in the post development 25-year storm event. All proposed improvements have taken in consideration of future construction of the remaining nearby property.

**Attached Documentation:**

Appendix A - Drainage Calculations and Summary

Appendix B – Storm Drain Exhibit Map

Appendix C – Reference Documentation



# APPENDIX A - DRAINAGE CALCUATIONS & SUMMARY

**CURVE NUMBER RUNOFF AND STORAGE CALCULATIONS**



Project: Site Drainage Calculations  
Triple Peaks Subdivision

Engineers - Architects - Surveyors  
Since 1977

Date: 11/1/2023

**SCS Runoff Curve Number Method**

**Pre- Developed - Entire Site**

**Known Variables**

CN = 78 \* Table 2-2c Type B Soil  
 Ia = 0.564 \* Table 4-1  
 S = 2.8205 Eq. 2.4  
 A(acres) = 18.22 \*  
 Am = 0.02847 Area - sq. miles  
 q(u) = Varies \* Exhibit 4-II  
 V (ft/s) = 2 \* Figure 3-1  
 Tc = 0.15417 \* T = L/(3600\*V), Figure 3-1, V = 2.0 ft/s, L = 1110  
 P = Varies Figures B-4,5,6 (app B)

Type II rainfall

Return Time (Storm - yrs)	CN	Ia	S	P (inches)	Ia/P	Am (area- miles)	Q (inches)	V (ft/sec)	Tc (hr)	q(u) (csm/in)	q(p) (cfs)	Vr (acre-ft)	q(o) (cfs)	q(o)/q(l)	Vs/Vr (Fig 6-1)	Vs (cf)
5 Yr	78	0.564	2.8205	2.8	0.2014	0.0284688	0.99	2	0.1542	850	23.92					
10 Yr	78	0.564	2.8205	3.3	0.1735	0.0284688	1.31	2	0.1542	860	32.08					
25 Yr	78	0.564	2.8205	4.3	0.1327	0.0284688	2.09	2	0.1542	875	52.01					

CN= Curve Number  
 Ia= Initial Abstraction  
 S= Potential max retention  
 P= Rainfall (inches, Appendix B)  
 Am= Area (miles)  
 Q= runoff (inches)  
 V= velocity (ft/sec, Figure 3-1)  
 Tc= time of concentration (hr, chapter 3)  
 q(u)= unit peak discharge (csm/in)  
 q(p)= peak discharge (cfs)  
 Vr= volume of total runoff (acre-ft)  
 Runoff = volume of total runoff (cf)  
 q(o) = discharge from storage

$Q = (P-0.2S)^2 / (P+0.8S)$  Eq. 2-3  
 $S = 1000 / CN - 10$  Eq. 2-4  
 $q(p) = q(u) * Am * Q$  Eq. 4-1  
 $Vr = 53.33 * Q * Am$  Eq. 6-1  
 $Vs = Vr(Vs/Vr)$  Eq. 6-2

**CURVE NUMBER RUNOFF AND STORAGE CALCULATIONS**



Project: Site Drainage Calculations  
Triple Peaks Subdivision

Engineers - Architects - Surveyors  
Since 1977

Date: 11/1/2023

**SCS Runoff Curve Number Method**

**Pre- Developed - Street ROW**

Known Variables

CN = 78 \* Table 2-2c Type B Soil  
 Ia = 0.564 \* Table 4-1  
 S = 2.8205 Eq. 2.4  
 A(acres) = 1.94 \*  
 Am = 0.00303 Area - sq. miles  
 q(u) = Varies \* Exhibit 4-II  
 V (ft/s) = 2 \* Figure 3-1  
 Tc = 0.15417 \* T = L/(3600\*V), Figure 3-1, V = 2.0 ft/s, L =1110  
 P = Varies Figures B-4,5,6 (app B)  
 Type II rainfall

Return Time (Storm - yrs)	CN	Ia	S	P (inches)	Ia/P	Am (area- miles)	Q (inches)	V (ft/sec)	Tc (hr)	q(u) (csm/in)	q(p) (cfs)	Vr (acre-ft)	q(o) (cfs)	q(o)/q(l)	Vs/Vr (Fig 6-1)	Vs (cf)
5 Yr	78	0.564	2.8205	2.8	0.2014	0.0030313	0.99	2	0.1542	850	2.55					
10 Yr	78	0.564	2.8205	3.3	0.1735	0.0030313	1.31	2	0.1542	860	3.42					
25 Yr	78	0.564	2.8205	4.3	0.1327	0.0030313	2.09	2	0.1542	875	5.54					

CN= Curve Number  
 Ia= Initial Abstraction  
 S= Potential max retention  
 P= Rainfall (inches, Appendix B)  
 Am= Area (miles)  
 Q= runoff (inches)  
 V= velocity (ft/sec, Figure 3-1)  
 Tc= time of concentration (hr, chapter 3)  
 q(u)= unit peak discharge (csm/in)  
 q(p)= peak discharge (cfs)  
 Vr= volume of total runoff (acre-ft)  
 Runoff = volume of total runoff (cf)  
 q(o) = discharge from storage

$Q = (P-0.2S)^2 / (P+0.8S)$  Eq. 2-3  
 $S = 1000 / CN - 10$  Eq. 2-4  
 $q(p) = q(u) * Am * Q$  Eq. 4-1  
 $Vr = 53.33 * Q * Am$  Eq. 6-1  
 $Vs = Vr / (Vs/Vr)$  Eq. 6-2

**CURVE NUMBER RUNOFF AND STORAGE CALCULATIONS**



Project: Site Drainage Calculations  
Triple Peaks Subdivision

Engineers - Architects - Surveyors  
Since 1977

Date: 11/1/2023

**SCS Runoff Curve Number Method**

**Post Development - Street ROW**

**Known Variables**

CN = 98 \* Table 2-2a Type B Soil  
 Ia = 0.041 \* Table 4-1  
 S = 0.20408 Eq. 2.4  
 Area Basin A = 1.94 \* (acres)  
 Am (A)= 0.00303 Area (Sq miles)  
 q(u) = Varies \* Exhibit 4-II  
 V (ft/s)= 2.6 \* Figure 3-1  
 Tc (A) = 0.14 \* T = L/(3600\*V), Figure 3-1, V = 2.6 ft/s, L = 1110  
 P Varies Figures B-4,5,6 (app B)  
 Type II rainfall

Return Time (Storm - yrs)	CN	Ia	S	P (inches)	Ia/P	Am (area- miles)	Q (inches)	V (ft/sec)	Tc (hr)	q(u) (csm/in)	q(p) (cfs)	Vr (acre-ft)	q(o) (cfs)	q(o)/q(l)	Vs/Vr (Fig 6-1)	Vs (cf)
5 Yr	98	0.041	0.2041	2.8	0.0146	0.0030281	2.57	2.6	0.1442	900	7.00	0.41	2.547	0.36	0.34	6,144.73
10 Yr	98	0.041	0.2041	3.3	0.0126	0.0030281	3.02	2.6	0.1442	910	8.31	0.49	2.547	0.31	0.37	7,853.33
25 Yr	98	0.041	0.2041	4.3	0.0096	0.0030281	4.01	2.6	0.1442	920	11.18	0.65	2.547	0.23	0.43	12,143.32

CN= Curve Number  
 Ia= Initial Abstraction  
 S= Potential max retention  
 P= Rainfall (inches, Appendix B)  
 Am= Area (miles)  
 Q= runoff (inches)  
 V= velocity (ft/sec, Figure 3-1)  
 Tc= time of concentration (hr, chapter 3)  
 q(u)= unit peak discharge (csm/in)  
 q(p)= peak discharge (cfs)  
 Vr= volume of total runoff (acre-ft)  
 Runoff = volume of total runoff (cf)  
 q(o) = discharge from storage  
 Vs = Volume of storage needed

$Q = (P-0.2S)^2 / (P+0.8*S)$  Eq. 2-3  
 $S = 1000 / CN - 10$  Eq. 2-4  
 $q(p) = q(u) * Am * Q$  Eq. 4-1  
 $Vr = 53.33 * Q * Am$  Eq. 6-1  
 $T = L / (3600 * V)$ , Figure 3-1, V = 4.1ft/s, L = 1850  
 $Vs = Vr / (Vs/Vr)$  Eq. 6-2

# APPENDIX B – EXISTING & PROPOSED SITE PLAN



# PRELIMINARY PLAT

LOTS 1-3, BLOCK 1, TRIPLE PEAKS SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA  
 SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE  
 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

## Sheet Revisions

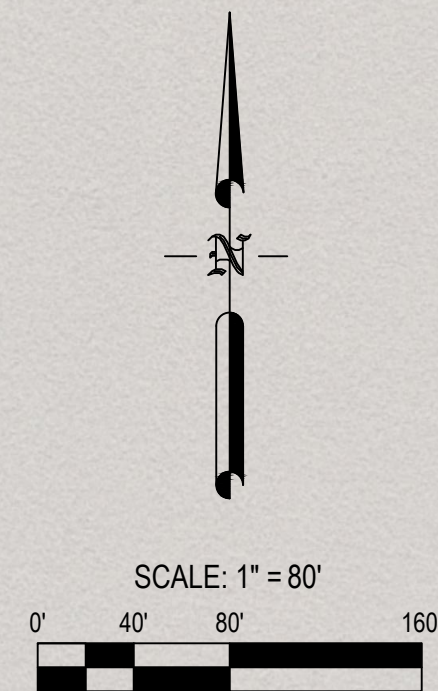
Date	Description	Initials
10-06-23	PRELIMINARY PLAT	KLJ
10-23-23	PRELIMINARY PLAT	BAS

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 www.baker-eng.com  
 Engineers \* Architects \* Surveyors  
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## PRELIMINARY PLAT SURVEY

### EXISTING SITE PLAN

Baker Project Number: 5186-002-23			
Project Location: CITY OF SCOTTSBLUFF (SCOTTS BLUFF COUNTY, NEBRASKA)			
Project Code	Last Mod. Date	Subset	Sheet No.
5186		2 of 7	6





# PRELIMINARY PLAT

LOTS 1-3, BLOCK 1, TRIPLE PEAKS SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA  
 SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE  
 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

## Sheet Revisions

Date	Description	Initials
10-06-23	PRELIMINARY PLAT	KLJ
10-23-23	PRELIMINARY PLAT	BAS

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 www.baker-eng.com  
 Engineers \* Architects \* Surveyors  
 COPYRIGHT

## PRELIMINARY PLAT SURVEY

PROPOSED SITE PLAN		
Baker Project Number: 5186-002-23		
Project Location: CITY OF SCOTTSBLUFF (SCOTTS BLUFF COUNTY, NEBRASKA)		
Project Code	Last Mod. Date	Subset
5186		3 of 7
		Sheet No.
		3





## **APPENDIX C - REFERENCE DOCUMENTATION**

Triple Peaks Subdivision  
Drainage Report

Baker & Associates, Inc.  
November 2023



#### **§ 21-1-39 DRAINAGE SYSTEM; REQUIRED; STANDARDS.**

(A) An adequate system to control the adverse impacts associated with increased stormwater runoff shall be constructed.

(B) The minimum stormwater controls shall require that all developments provide management measures necessary to maintain the post-developed peak discharge at a level that is equal to or less than the pre-developed peak discharge for the design storm. The (m) year storm is defined as a storm event which, over a long period of time, will be equaled or exceeded on the average of once every (m) years.

(C) Site specific facilities shall be designed to restrict stormwater discharge to that generated from the pre-developed site during a five-year storm. The facilities shall be designed to limit the Q5 discharge up through the ten-year storm event. The facility shall be designed to prevent uncontrolled overflow for storms having a frequency of 25 years or less.

(D) Regional facilities shall be designed to allow a maximum controlled discharge of Q5 pre-development through the 25-year storm. The minimum uncontrolled overflow should be based on the 100-year storm.

(E) Site grading and drainage for all sites shall be designed to prevent stormwater from outside of the design area from entering the area.

(F) All conveyance systems for proposed projects shall be analyzed, designed, and constructed for existing tributary off-site runoff and developed on-site runoff from the proposed project. Conveyance systems in residential areas shall be designed to carry a two-year intensity storm. A ten-year intensity storm shall be used to check the hydraulic grade of the pipe system. The hydraulic grade line shall be limited to five inches of water in the gutter.

(G) In commercial and industrial areas, the design storm intensity shall be a storm of five-year frequency, the check intensity for hydraulic grade calculations shall be a ten-year frequency with the hydraulic grade limited to the gutter elevation.

(Ord. 3669, passed - -2001)

#### **§ 21-1-40 PLANNED UNIT DEVELOPMENT; WAIVER; MODIFICATION.**

Anything in the preceding sections of this article to the contrary notwithstanding, if a proposed subdivision comprises, or is wholly comprised within, an area with respect to which the Planning Commission shall have issued a special permit authorizing a planned unit development as provided in Article 9 of Chapter 25 of this code, the City Council may, with respect to such subdivision, or a part thereof, waive or modify the requirements in this article concerning the design of streets, street right-of-way width, width of construction of streets, length of streets, length or width of blocks, design of cul-de-sacs, necessity or location of curb, gutter and sidewalks, type of construction of streets and sidewalks, utilities design, and public facilities design.

(Ord. 1116, passed 2-25-1957; Ord. 2489, passed - -1979)

#### **§ 21-1-41 ADDITIONAL REGULATIONS; CITY COUNCIL AUTHORITY; CONFORMANCE REQUIRED.**

The City Council, prior to approving a proposed subdivision, may impose requirements set forth in the foregoing sections of this article, and compliance with such additional requirements shall also be necessary to warrant approval of the subdivision. Provided, notwithstanding the fact that a proposed subdivision may comply with the requirements set forth in the foregoing sections of this article, the City Council may refuse to approve it if, in the judgment of the City Council, platting and development of the site for the purposes or in the manner proposed, or for other reasons, would not be in the public interest.

(Ord. 1116, passed 2-25-1957; Ord. 1225, passed - -1959)





# PRELIMINARY PLAT

LOTS 1-3, BLOCK 1, TRIPLE PEAKS SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE  
6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

## Sheet Revisions

Date	Description	Initials
10-06-23	PRELIMINARY PLAT	KLJ
10-23-23	PRELIMINARY PLAT	BAS
10-26-23	REVISE UTILITIES	BAS
11-3-23	ADD SEWER EASEMENT NOTE	BEG



## PRELIMINARY PLAT SURVEY

### COVER PAGE

Baker Project Number: 5186-002-23			
Project Location: CITY OF SCOTTSBLUFF (SCOTTS BLUFF COUNTY, NEBRASKA)			
Project Code	Last Mod. Date	Subset	Sheet No.
5186		1 of 7	1

#### TRIPLE PEAKS SUBDIVISION

A TRACT OF LAND SITUATED IN SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULAR DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTH-WEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE S 02°07'49" W (ASSUMED BEARING), A DISTANCE OF 60.00 TO THE NORTHEAST CORNER OF BLOCK 2A, SYKES ADDITION, AND THE POINT OF BEGINNING; THENCE S 88°31'12" E ON THE SOUTH RIGHT OF WAY LINE OF 27TH STREET, A DISTANCE OF 305.93 FEET; THENCE S 2°07'44" W A DISTANCE OF 629.04 FEET; THENCE S 87°52'16" E A DISTANCE OF 487.50 FEET; THENCE S 2°07'44" W A DISTANCE OF 533.01 FEET TO THE CENTERLINE OF WINTER CREEK CANAL; THENCE S85°23'05" W ON SAID CENTERLINE A DISTANCE OF 160.05 FEET; THENCE N 78°29'55" W CONTINUING ON SAID CENTERLINE, A DISTANCE OF 219.08 FEET; THENCE N 77°13'56" W CONTINUING ON SAID CENTERLINE A DISTANCE OF 114.37 FEET; THENCE S 2°07'44" W, A DISTANCE OF 158.19 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ON A 300.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 186.91 FEET, THE CHORD OF SAID CURVE BEARS S 19°58'38" W, A DISTANCE OF 183.90 FEET; THENCE S 37°49'32" W, A DISTANCE OF 363.58 FEET TO THE NORTH LINE OF QUINDT COMMERCIAL TRACTS; THENCE N 52°10'28" W ON SAID NORTH LINE, A DISTANCE OF 277.14 FEET, TO A POINT ON THE EASTERLY LINE OF TRACT 2, OF SAID QUINDT COMMERCIAL TRACTS; THENCE N 37°49'32" E ON SAID EASTERLY LINE, A DISTANCE OF 240.00 FEET; THENCE N 1°30'21" E CONTINUING ON SAID EAST LINE, A DISTANCE OF 318.04 FEET TO THE NORTHEAST CORNER OF SAID TRACT 2; THENCE S 86°05'51" E ON SAID CENTERLINE, A DISTANCE OF 51.13 FEET TO THE SOUTHEAST CORNER OF BLOCK 4, OF SYKES ADDITION; THENCE N 2°07'30" E ON THE EAST LINE OF SAID BLOCK 4, A DISTANCE OF 225.96 FEET TO THE SOUTHEAST CORNER OF BLOCK 2A, OF SAID SYKES ADDITION, A REPLAT OF BLOCKS 2 AND 3, SYKES ADDITION; THENCE CONTINUING N 2°07'30" E ON THE EAST LINE OF SAID BLOCKS 2 AND 3, A DISTANCE OF 550.50 FEET; THENCE N 2°08'11" E, CONTINUING ON SAID EAST LINE, A DISTANCE OF 299.58 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 793,679.99 SQUARE FEET, OR 18.22 ACRES, MORE OR LESS.

#### SYMBOL LEGEND

- ◆ INDICATES FOUND SECTION CORNER
- INDICATES FOUND QUARTER CORNER
- INDICATES FOUND BOUNDARY EVIDENCE AS DESCRIBED
- INDICATES SET BAKER & ASSOCIATES PROPERTY CORNER BEING A 1-5/8" DIAMETER ORANGE PLASTIC CAP ON A #5 REBAR, STAMPED "BAKER LS 731"
- (M) INDICATES MEASURED DISTANCE BY BAKER AND ASSOCIATES
- (R) INDICATES RECORD DISTANCE FROM ORIGINAL RECORDS
- INDICATES FOUND NDOR CONCRETE RIGHT OF WAY MARKER
- ▽ INDICATES FLARED END SECTION
- INDICATES STORM SEWER INLET
- ⊕ INDICATES SEWER MANHOLE
- ⊕ INDICATES STORM SEWER MANHOLE
- ⊗ INDICATES GAS METER
- ⊞ INDICATES ELECTRICAL JUNCTION BOX
- ⊞ INDICATES ELECTRICAL SERVICE PEDESTAL
- ▲ INDICATES ELECTRICAL TRANSFORMER
- ⊛ INDICATES LIGHT POLE
- ⊛ INDICATES POWER POLE
- ▲ INDICATES SURVEY CONTROL MONUMENT
- INDICATES WATER FIRE HYDRANT
- INDICATES WATER VALVE
- INDICATES WATER WELL
- INDICATES LIGHT POLE

#### LINETYPE LEGEND

- UGP — INDICATES UNDERGROUND ELECTRIC LINE
- OGP — INDICATES OVERHEAD ELECTRIC LINE
- W — INDICATES UNDERGROUND WATER LINE
- FO — INDICATES UNDERGROUND FIBER OPTIC LINE
- Gas — INDICATES UNDERGROUND GAS LINE
- UGTele — INDICATES UNDERGROUND TELEPHONE LINE
- INDICATES EDGE OF PAVEMENT
- INDICATES STORM PIPE (SEE SIZE AS DETAIL)
- San — INDICATES SEWER PIPE (SEE SIZE AS DETAIL)
- 3965 — INDICATES CONTOUR LINE
- INDICATES UTILITY EASEMENT
- INDICATES EXISTING CORPORATION LIMITS
- INDICATES EXISTING PROPERTY LINE
- INDICATES PROPOSED PROPERTY LINE

#### ABBREVIATIONS

FH	FIRE HYDRANT	PCC	PORTLAND CEMENT CONCRETE
RSWV	RESILIENT SEAT WEDGE VALVE	CL	CENTERLINE
MH	MANHOLE	EL	ELEVATION
STA	STATION	PROP	PROPOSED
ELEV	ELEVATION ABOVE SEA LEVEL	EX	EXISTING
INV	INVERT	BCR	BEGIN CURB RETURN
BOC	BACK OF CURB	ECR	END CURB RETURN
TOC	TOP OF CURB	PC	POINT OF CURVATURE
EOR	EDGE OF ROAD	PT	POINT OF TANGENT
FL	FLOW LINE	PRC	POINT OF REVERSE CURVE
FG	FINISH GRADE	POB	POINT OF BEGINNING
GL	GUTTER LINE	POE	POINT OF END
L.F.	LINEAL FEET	PI	POINT OF INTERSECTION
PVC	POLYVINYL CHLORIDE MATERIAL	PVI	POINT OF VERTICAL INTERSECTION
VCP	VITRIFIED CLAY PIPE	GB	GRADE BREAK
RCP	REINFORCED CONCRETE PIPE	HP	HIGH POINT
CMP	CORRUGATED METAL PIPE	LP	LOW POINT
HDPE	HIGH DENSITY POLYETHYLENE	SF	SQUARE FEET
DIP	DUCTILE IRON PIPE	(R)	RECORDED DISTANCE
T-BLK	CONCRETE THRUST BLOCK	(M)	MEASURED DISTANCE



## VICINITY MAP

NOT TO SCALE

## INDEX OF SHEETS

PAGE 1	TITLE SHEET
PAGE 2	EXISTING SITE PLAN
PAGE 3	PROPOSED LOT PLAN
PAGE 4	PROPOSED LOT PLAN
PAGE 5	UTILITY PLAN
PAGE 6	UTILITY PLAN
PAGE 7	R.O.W. CROSS-SECTION



# PRELIMINARY PLAT

LOTS 1-3, BLOCK 1, TRIPLE PEAKS SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA  
 SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE  
 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

## Sheet Revisions

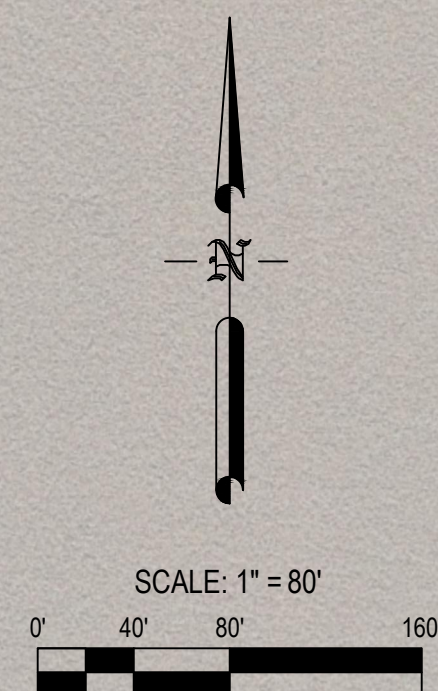
Date	Description	Initials
10-06-23	PRELIMINARY PLAT	KLJ
10-23-23	PRELIMINARY PLAT	BAS
10-26-23	REVISE UTILITIES	BAS
11-3-23	ADD SEWER EASEMENT NOTE	BEG

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 Engineers \* Architects \* Surveyors  
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## PRELIMINARY PLAT SURVEY

### EXISTING SITE PLAN

Baker Project Number: 5186-002-23			
Project Location: CITY OF SCOTTSBLUFF (SCOTTS BLUFF COUNTY, NEBRASKA)			
Project Code	Last Mod. Date	Subset	Sheet No.
5186		2 of 7	6





# PRELIMINARY PLAT

LOTS 1-3, BLOCK 1, TRIPLE PEAKS SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA  
 SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE  
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## PRELIMINARY PLAT SURVEY

PROPOSED SITE PLAN		
Baker Project Number: 5186-002-23		
Project Location: CITY OF SCOTTSBLUFF (SCOTTS BLUFF COUNTY, NEBRASKA)		
Project Code	Last Mod. Date	Sheet No.
5186		3 of 7





# PRELIMINARY PLAT

LOTS 1-3, BLOCK 1, TRIPLE PEAKS SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA  
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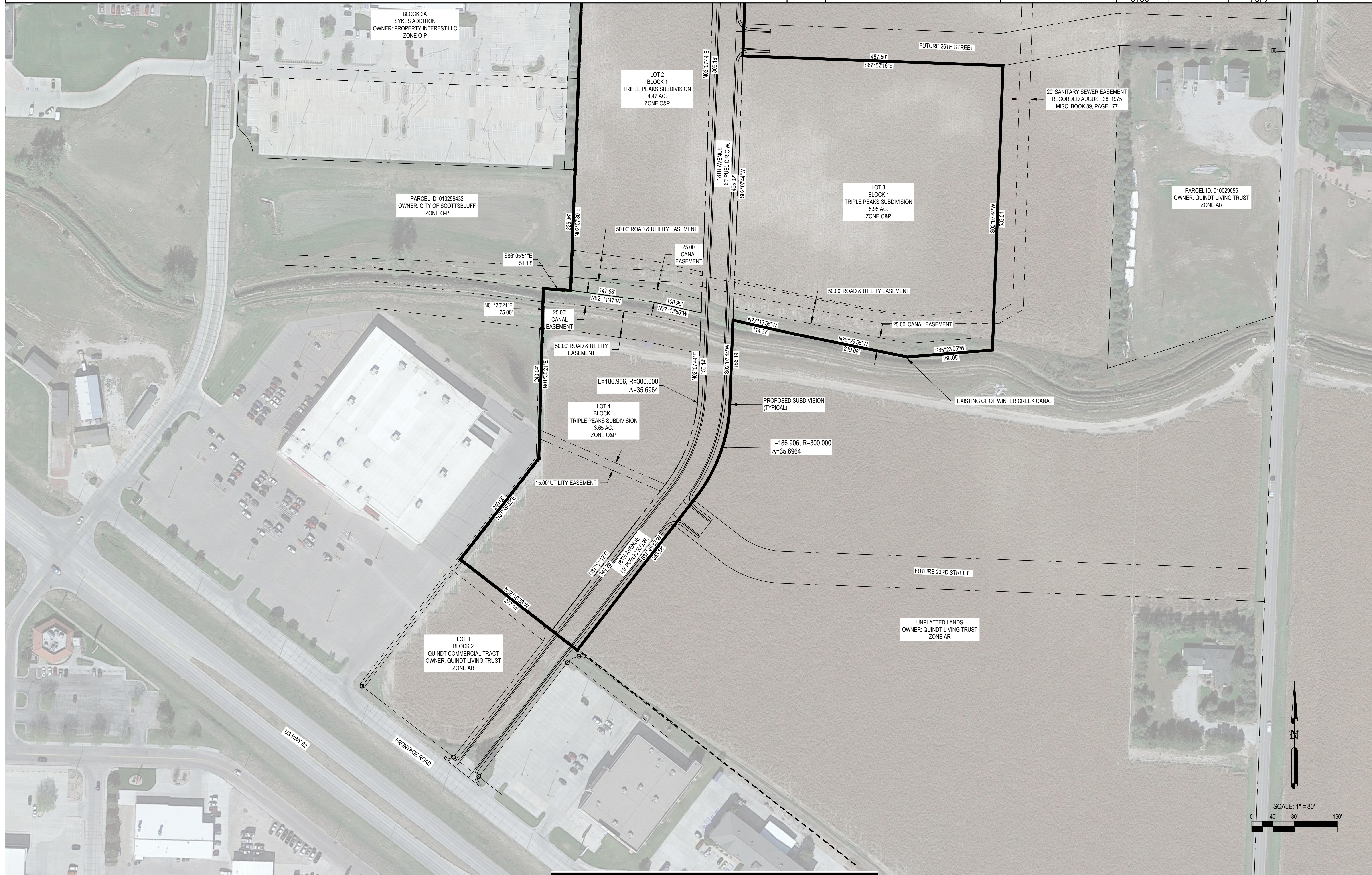
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## PRELIMINARY PLAT SURVEY

### PROPOSED SITE PLAN

Baker Project Number: 5186-002-23			
Project Location: CITY OF SCOTTSBLUFF (SCOTTS BLUFF COUNTY, NEBRASKA)			
Project Code	Last Mod. Date	Subset	Sheet No.
5186		4 of 7	4





# PRELIMINARY PLAT

LOTS 1-3, BLOCK 1, TRIPLE PEAKS SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA  
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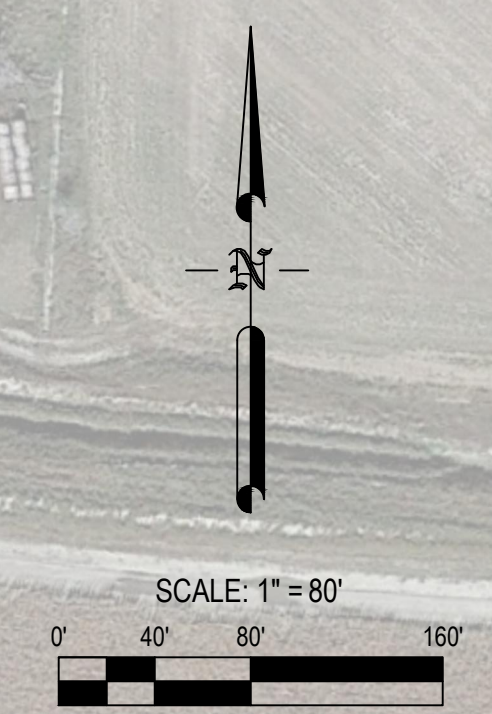
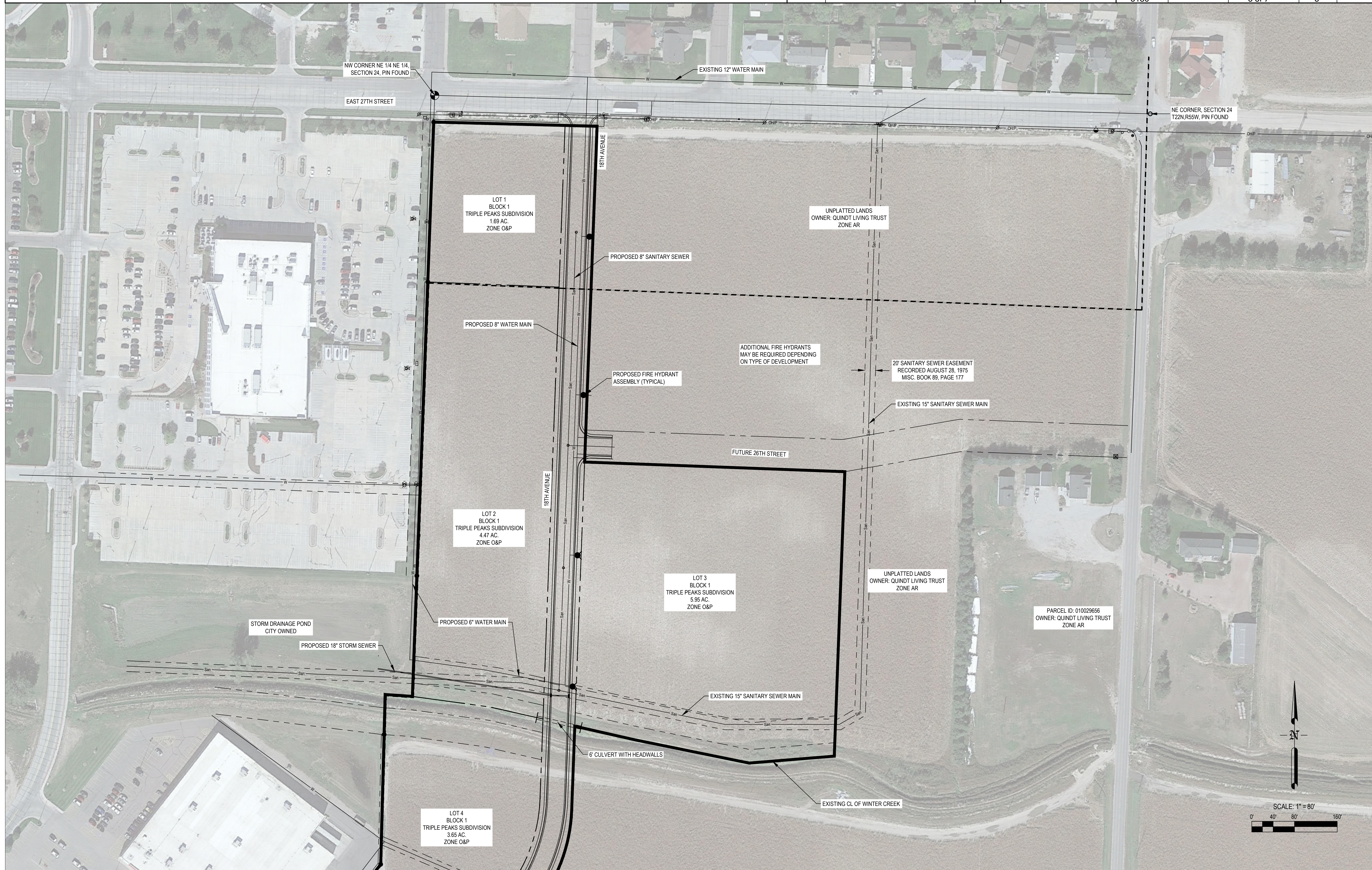
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## PRELIMINARY PLAT SURVEY

### UTILITY PLAN

Baker Project Number: 5186-002-23			
Project Location: CITY OF SCOTTSBLUFF (SCOTTS BLUFF COUNTY, NEBRASKA)			
Project Code	Last Mod. Date	Subset	Sheet No.
5186		5 of 7	5





# PRELIMINARY PLAT

LOTS 1-3, BLOCK 1, TRIPLE PEAKS SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA  
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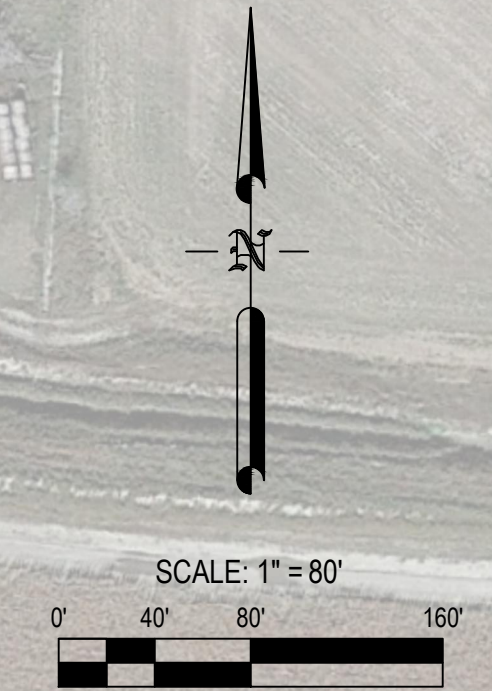
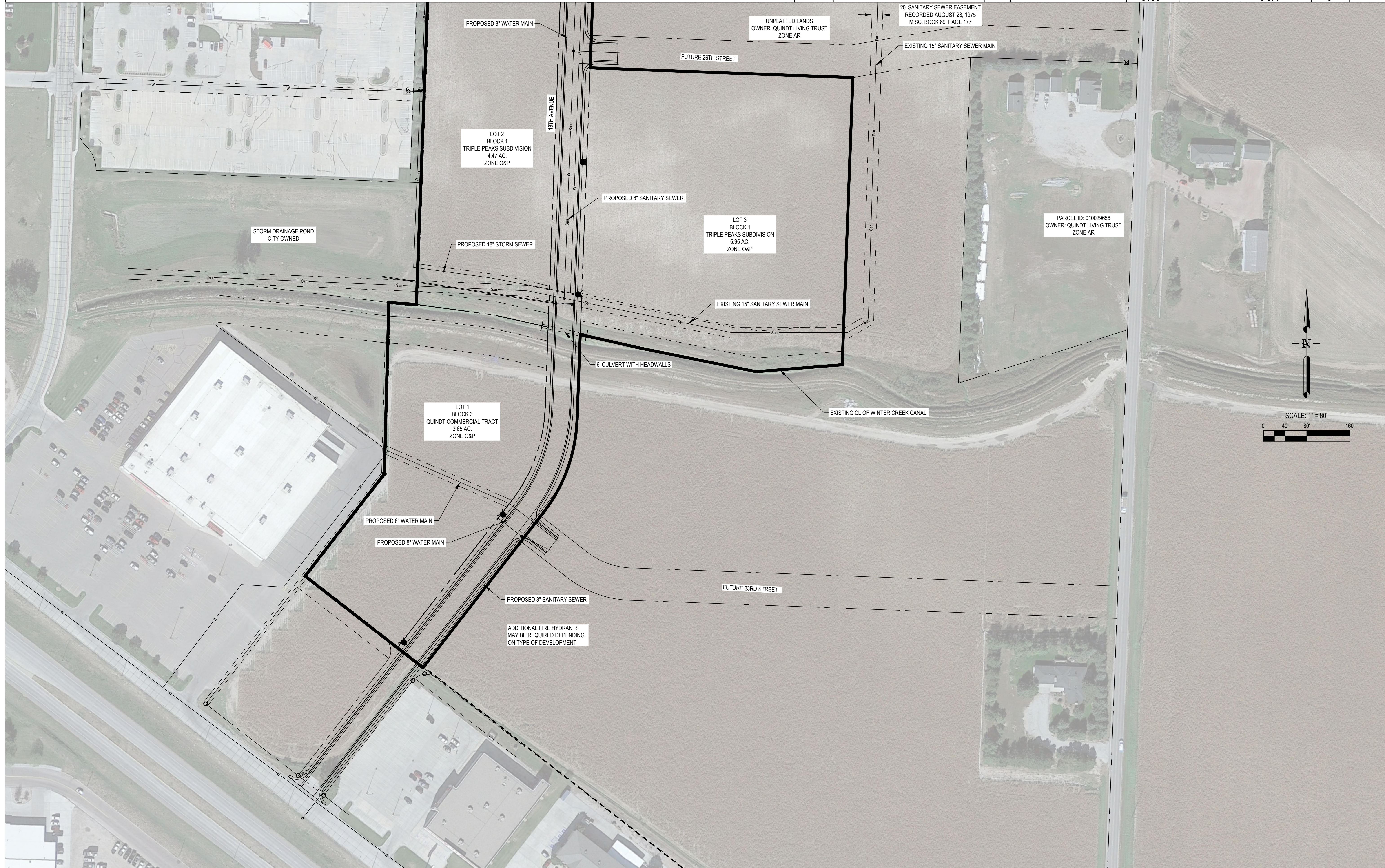
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## PRELIMINARY PLAT SURVEY

### UTILITY PLAN

Baker Project Number: 5186-002-23			
Project Location: CITY OF SCOTTSBLUFF (SCOTTS BLUFF COUNTY, NEBRASKA)			
Project Code	Last Mod. Date	Subset	Sheet No.
5186		6 of 7	6





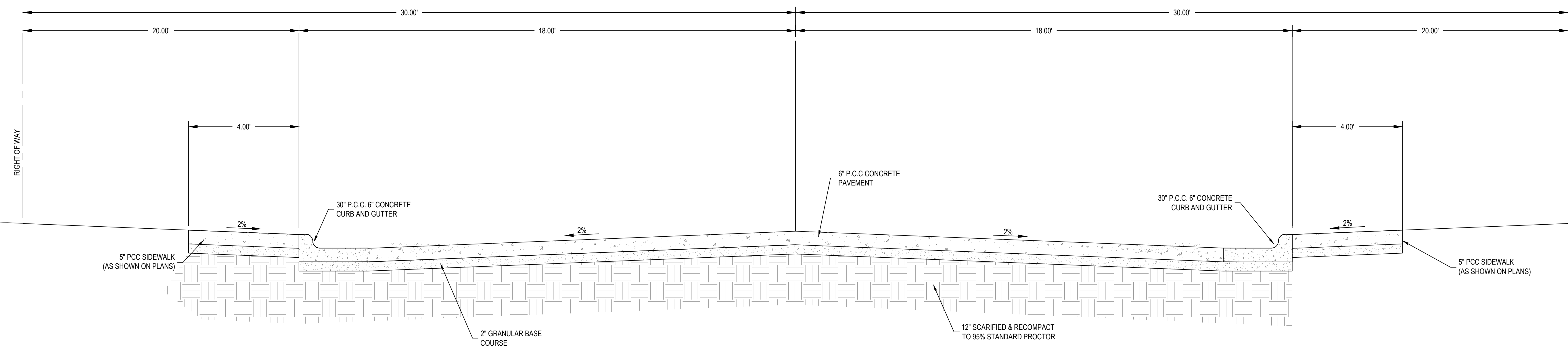
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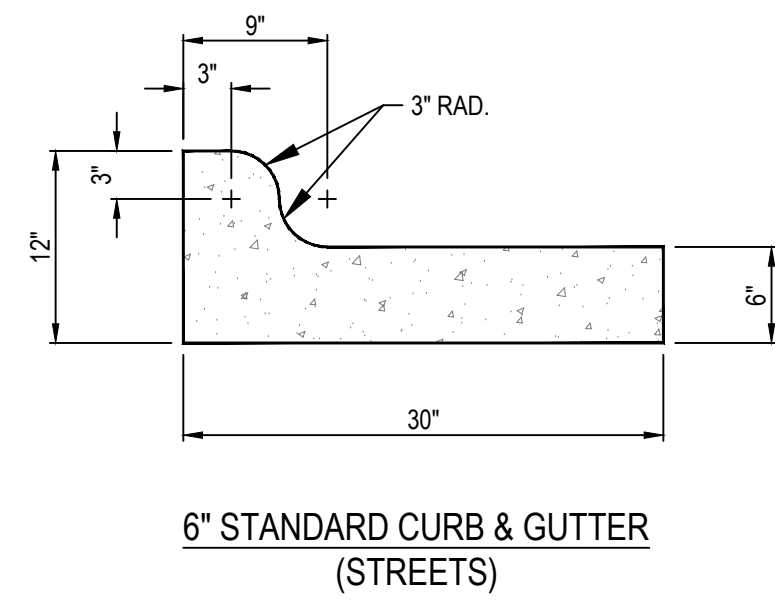
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PRELIMINARY PLAT SURVEY			
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Baker Project Number: 5186-002-23			
Project Location: CITY OF SCOTTSBLUFF (SCOTTS BLUFF COUNTY, NEBRASKA)			
Project Code	Last Mod. Date	Subset	Sheet No.
5186		7 of 7	7



TYPICAL 60.00' R.O.W. CROSS SECTION



6" STANDARD CURB & GUTTER (STREETS)

# City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: November 9, 2023

For Hearing of: November 13, 2023



## I. GENERAL INFORMATION

**A. Applicant:** Deidra Bruner  
3302 Verbena Place  
Scottsbluff, NE 69361

### B. Property

**Owner:** Wilbert Quindt Living Trust & Vicki Quindt Trust  
429 W Lakeshore Drive  
Lincoln, NE 68528

**C. Proposal:** Preliminary Plat, Lots 1-4, Block 1, Triple Peaks Subdivision

**D. Legal Description:** See Preliminary Plat

**E. Location:** Tract of land south of E. 27<sup>th</sup> Street and east of SWBC building

**F. Existing Zoning & Land Use:** AR Agricultural Residential - Farmland

**Size of Site:** Approximately 18.22 Acres

## II. BACKGROUND INFORMATION

### A. General Neighborhood/Area Land Uses and Zoning:

Direction From Subject Site	Future Land Use Designation	Current Zoning Designation	Surrounding Development
North	Residential	R-1A Single Family Residential	Church and Single-Family Dwellings
East	Residential	A - Agricultural	Farmland
South	Highway 26 Commercial	AR – Agricultural Residential	Farmland
West	WNCC and Surrounding Area	O-P Office and Professional / C-2 Neighborhood and Retail Commercial	Commercial Buildings (SWBC Building and Target)

### B. Relevant Case History

1. None

**III. ANALYSIS**

**A. Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan currently shows the site as WNCC and Surrounding Area.

**B. Traffic & Access:**

1. Access to the subdivision will be via 27<sup>th</sup> Street and the newly proposed 18<sup>th</sup> Avenue.
2. Intersections for 26<sup>th</sup> Street and 23<sup>rd</sup> Street are shown.
3. A cross-section of 18<sup>th</sup> Avenue is included in the plat.

**C. Utilities:**

1. Water mains will be located in 18<sup>th</sup> Avenue Right-of-Way and Utility Easements on Lot 2 and Lot 4.
2. Sewer mains will be/ is located in 18<sup>th</sup> Avenue Right-of-Way and Canal Utility/Access Easement
3. A Stormwater Main will be located in the Canal Utility/Access Easement on Lot 4 which will drain 18<sup>th</sup> Avenue (north of the canal) into the City-owned retention pond south of the SWBC building.

**IV. STAFF COMMENTS**

**A.** A Developer's Agreement/Contract for Public Improvements will be necessary as part of the Final Plat.

**B.** The drainage study for the subdivision is included with the preliminary plat.

**C.** A letter of understanding is included which states the Winters Creek Canal Company will allow 18<sup>th</sup> Avenue to cross the Winters Creek Canal.

**D.** The subdivision will be annexed into the corporate limits of the City.

**E.** An ordinance will be necessary to change the name of Easton Drive to 18<sup>th</sup> Avenue. The City requested the street be named 18<sup>th</sup> Avenue.

**F.** The City of Scottsbluff is working with the project engineer, Baker & Associates, on the stormwater management plan/infrastructure for the subdivision.

- a. A revised preliminary plat has not been submitted or reviewed yet.

**V. FINDINGS OF FACT**

**A. Findings of Fact to Recommend Its Approval May Include:**

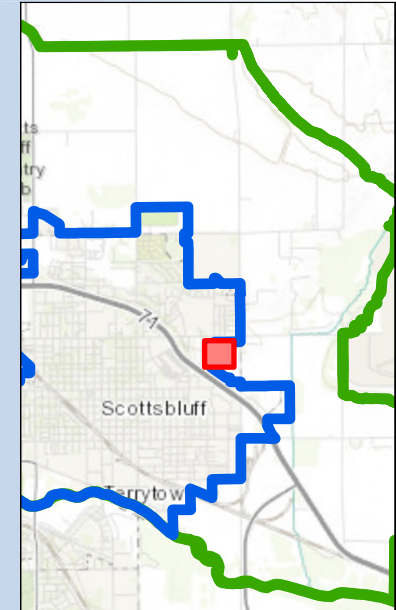
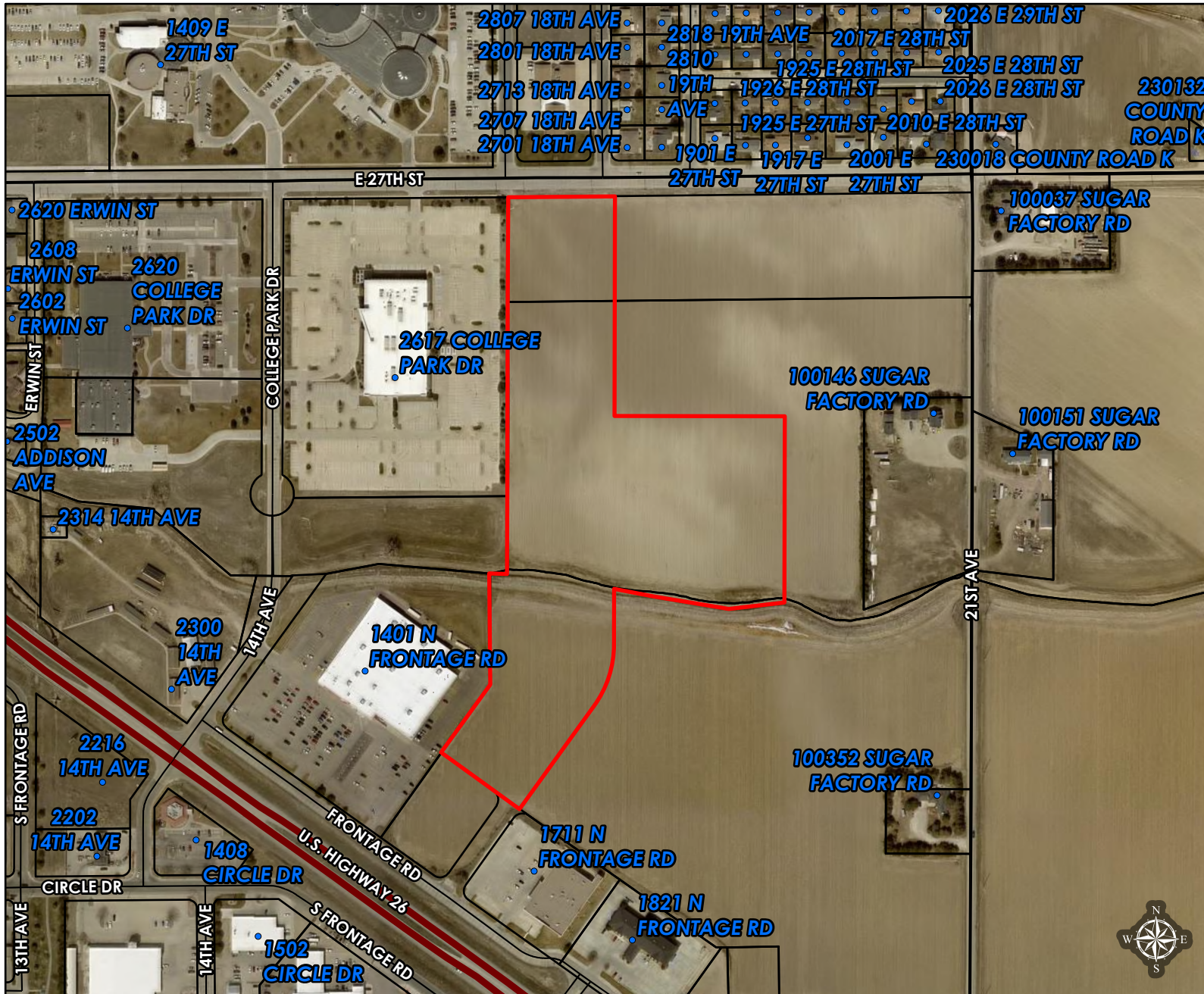
1. The Comprehensive Plan identifies the area as WNCC and Surrounding Areas and the proposed subdivision is intended to be commercial which aligns with the future land use map.
2. The minimum lot size requirement for the O-P zoning district is 7,000 square feet, and the smallest proposed lot is 1.69 acres.

**B. Findings of Fact to Not Recommend Approval May Include:**

1. The revised preliminary plat showing the discussed stormwater retention has not been submitted or reviewed yet.
2. The current stormwater retention for the subdivision does not meet §21-1-39.

**VI. STAFF RECCOMENDATION**

- A.** Staff recommends Planning Commission table the preliminary plat for Lots 1-4, Block 1, Triple Peaks Subdivision until the December 11, 2023 Planning Commission meeting, in order for City Staff to further review stormwater management and retention in the subdivision.

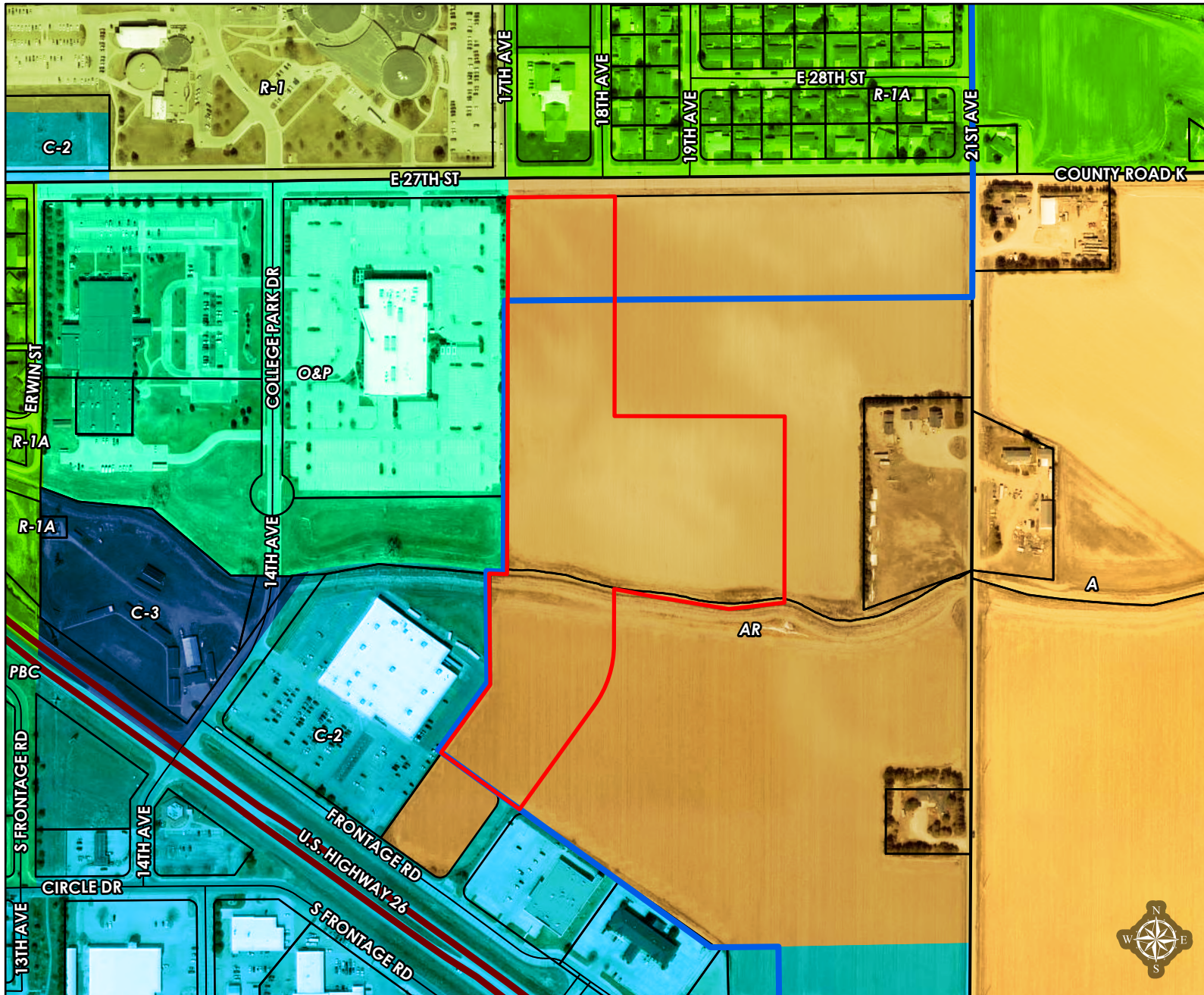


- Proposed Changes
- Street Centerlines
- CLASS**
- Highway
- Main Road
- Residential/Rural
- Parcels
- Address

Taylor Stephens  
City of Scottsbluff GIS  
Created on 10/25/2023  
Coordinate System: NAD 1983 (2011)  
StatePlane Nebraska FIPS 2600 Feet  
Lambert Conformal Conic

The City makes no representation or warranty as to the accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement or location of any map features thereon.





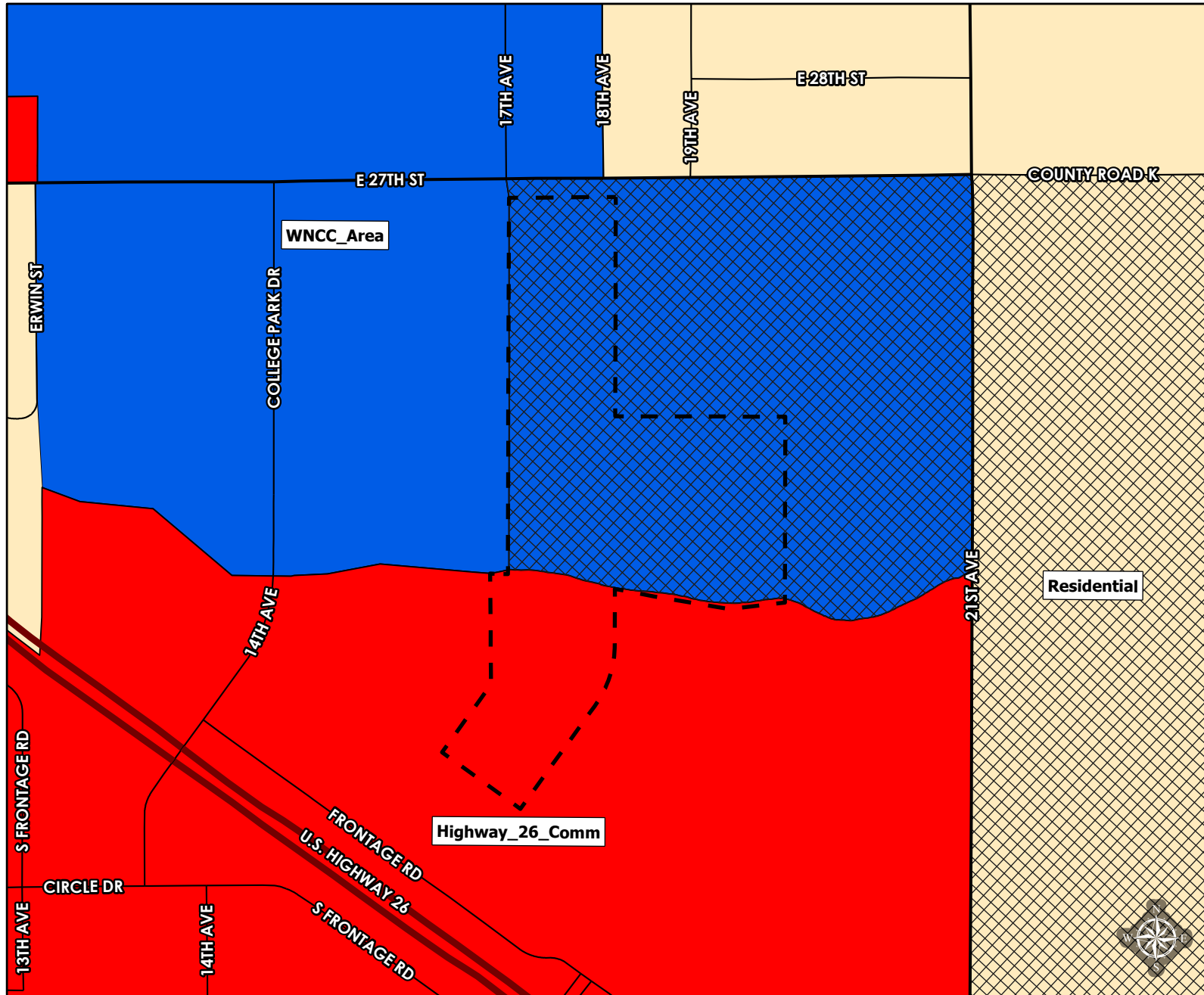
- Property Location(s)
  - Corporate Limits
  - Extended Jurisdiction
- City Zoning**
- (A)Agriculture
  - (AR)Ag Residential
  - (C-1)Central Business District
  - (C-2)Neighborhood Com
  - (C-3)Heavy Com
  - (M-1)Light Man & Ind
  - (M-2)Heavy Man & Ind
  - (O-P)Office and Professional
  - (PBC) Planned Bussiness
  - (R-1)Single Family
  - (R-1A)Single Family Med Dens
  - (R-1B)Rural Residential
  - (R-4)Heavy Dens Multiple
  - (R-6)Mobile Home
- Street Centerlines**
- Highway
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  - Parcels



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# Proposed Rezone from AG to O&P

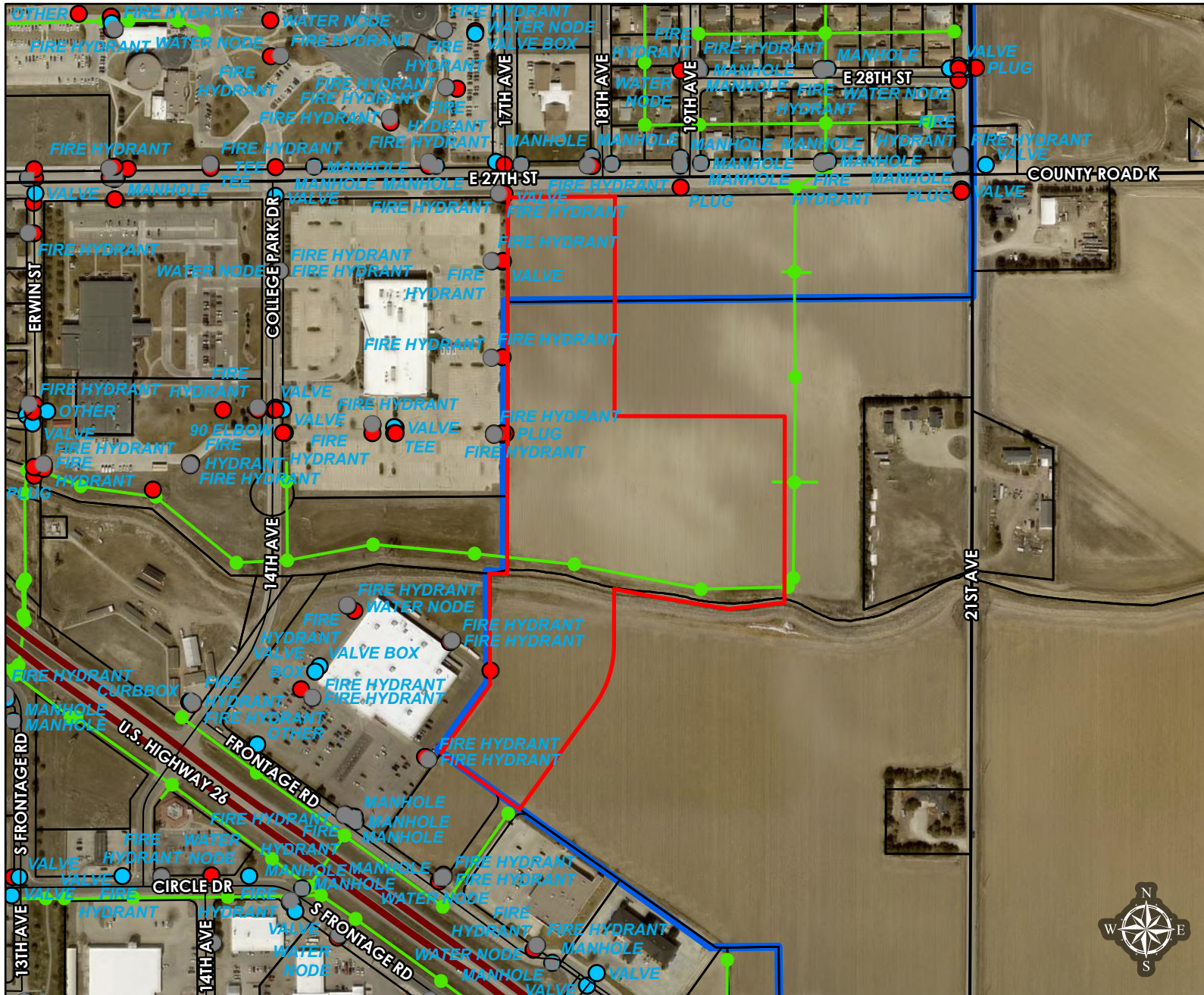


- Proposed Changes
- 2016 Comp. Plan Land Use**
  - Automobile Commercial
  - Avenue B and Hospital Campus
  - Central Business District
  - East Overland
  - Highway 26 Commercial
  - Northwest Commercial
  - Residential
  - Rural
  - Rural Residential
  - SE Industrial and Commercial
  - South Broadway
  - Wncc and Surrounding Area
- Street Centerlines**
  - Highway
  - Main Road
  - Residential/Rural
- 2016 Comp. Plan Development**
  - LTD (10 - 20 yrs)
  - NTD (Less than 5 yrs)
  - STD (5 - 10 yrs)

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- Highway
  - Main Road
  - Residential/Rural
  - Wastewater MH
  - Wastewater Lines
  - Proposed Property
  - Parcels
  - GEODATA.GISMGR.Corporate\_Limits
- Waterline\_Points
- No
  - Yes
  - UNKNOWN
- Water Manhole
- No
  - Yes
  - UNKNOWN
- Water Curbstop
- No
  - Yes
  - UNKNOWN
- Fire Hydrants
- No
  - Yes
  - UNKNOWN
- Easement\_Poly



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