

City of Seward, NE

Tuesday, July 7, 2015

Regular Session

Item G8

CONSIDERATION OF AN ORDINANCE APPROVING THE FINAL PLAT FOR CNG FIRST ADDITION (Second Reading) - John Hughes

Administrative Report: This Ordinance was heard on first reading on 6-16-2015. A motion to suspend the rules and pass the ordinance on first reading failed.

Staff Contact:

CNG Runoff

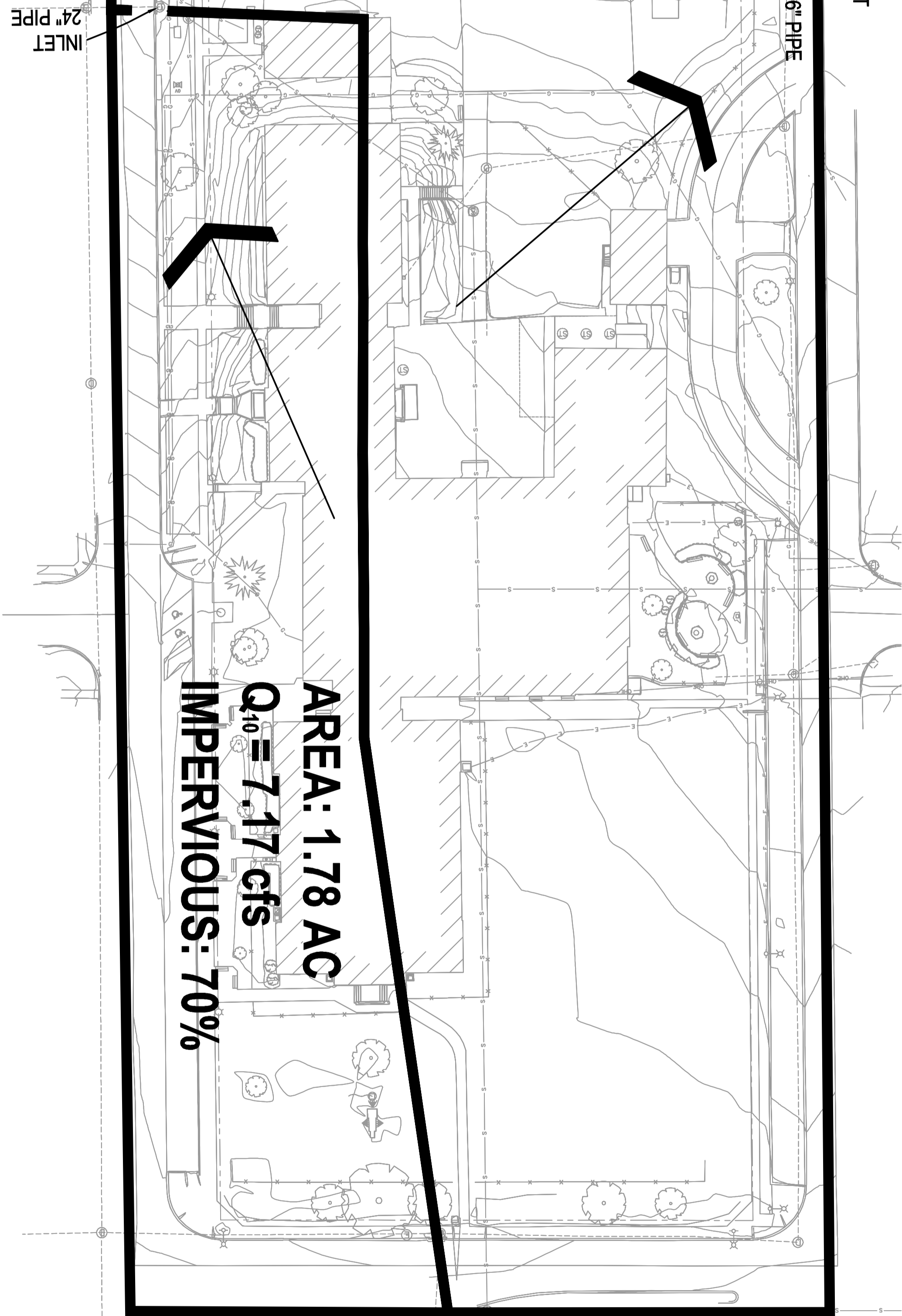
In regards to the drainage runoff on the CNG properties, you will find an enclosed drawing of the site, that makes reference to the amounts of runoff in both the predevelopment stage as it was when the middle school was located there, and the bottom drawing indicates the runoff in a post development condition. Each drawing is broken into two locations, following the direction of flow to the storm sewer pick up points. You will note that there is a 36 inch diameter pipe on the west side along 4th Street, that will carry water off the site and into the storm system in that area, and a 24 inch diameter pipe on the east side of the property along 3rd Street that will pick up the water and move it to the storm system.

The design capacity of the 36 inch pipe will flow 117.62 cubic feet of water per second under a fully loaded condition, and was running at 3.11 percent capacity during a 10 year storm event under the conditions present when the school was in existence. The design capacity of the 24 inch pipe will flow 58.16 cubic feet of water per second under a fully loaded condition, and was running at 3.11 percent capacity during a 10 year storm event under the conditions present when the school was in existence.

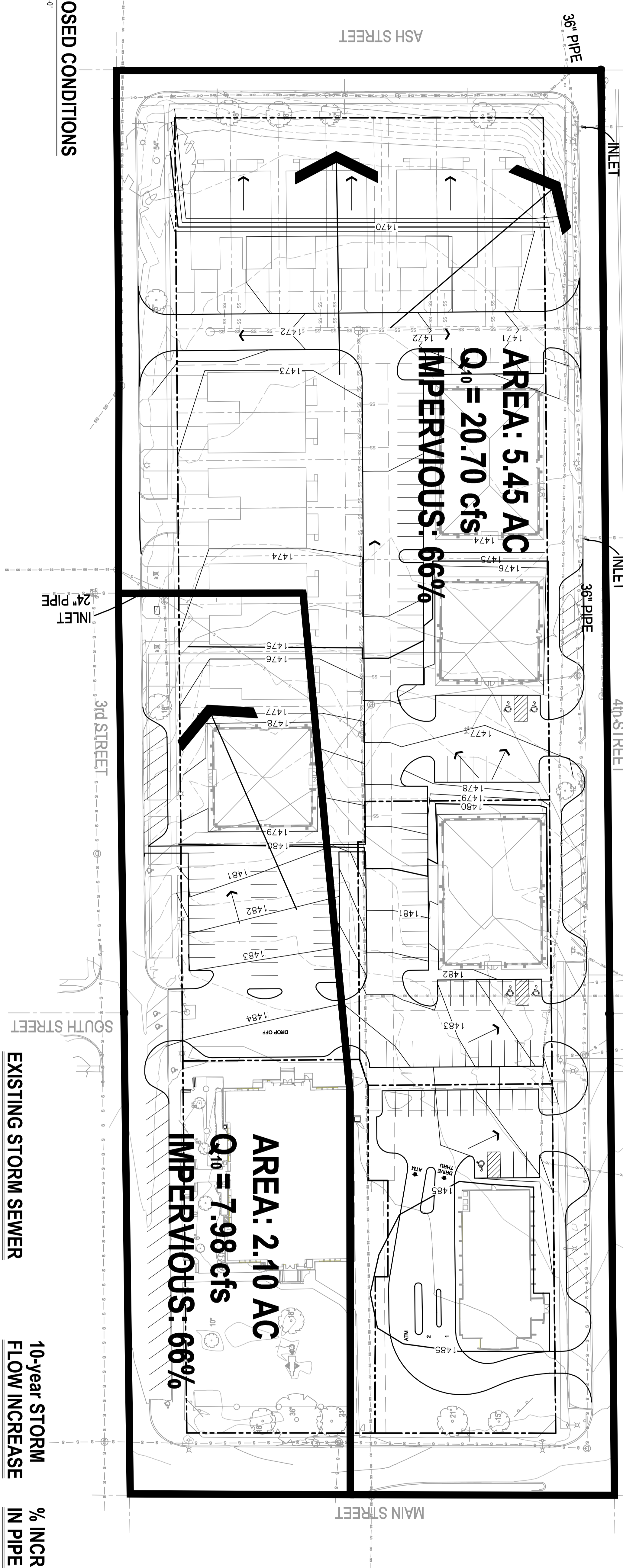
In the drawing that depicts the site under post development stage you will note that the increase of the 36 inch pipe equates out to 10.24 which adds up to a combined cubic feet per second to 20.70. This leaves the pipe capacity under a loaded condition of a ten year storm event well under 25 percent. The 24 inch pipe will see an increase of .81 cubic feet per second with a combined rate of 7.98. Again this addition

Therefore, it would appear that the runoff is within the parameters of being dispersed into the system without creating any adverse conditions to the neighborhood.

EXISTING CONDITIONS



PROPOSED CONDITIONS



EXISTING STORM SEWER

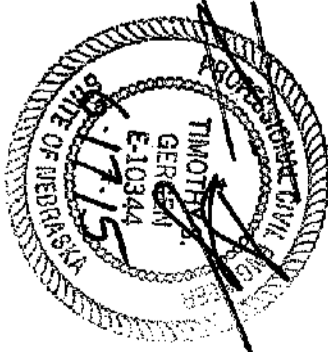
4TH STREET: 36" @ S = 3.11%, CAPACITY = 117.62 cfs
3RD STREET: 24" @ S = 6.61%, CAPACITY = 58.16 cfs

10-year STORM
FLOW INCREASE

4TH STREET: 10.24 cfs
3RD STREET: 0.81 cfs

% INCREASE
IN PIPE

4TH STREET: 8.71%
3RD STREET: 1.39%



CNG Preliminary Plat

Seward, NE

TCEP No.: 871-001-14

June 17, 2015

Site Drainage Plan
C1.3

Return to:
City of Seward
537 Main Street
Seward, NE 68434

ORDINANCE NO. 2015-

AN ORDINANCE TO APPROVE THE PLAT ENTITLED "CNG 1ST ADDITION A RE-PLAT OF LOT 4, CNG ADDITION TO THE CITY OF SEWARD, SEWARD COUNTY, NEBRASKA," AS HEREINAFTER SET FORTH, LOCATED EAST OF 4TH STREET, SOUTH OF CNG ADDITION, NORTH OF ASH STREET, WEST OF 3RD STREET; TO PROVIDE FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; TO PROVIDE FOR A TIME WHEN THIS ORDINANCE SHALL TAKE EFFECT.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEWARD, NEBRASKA:

Section 1. Plat and Dedication Approved. The Plat and dedication of the following described real estate is hereby approved:

LEGAL DESCRIPTION:

LOT 4, CNG ADDITION, SEWARD, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 11 NORTH, RANGE 3 EAST, OF THE 6th P.M., SEWARD, SEWARD COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOW;

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, CNG ADDITION; THENCE WESTERLY ON SOUTH LINE OF SAID LOT 4, N 89°59'01"W 254.06', TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTHERLY ON THE WEST LINE OF SAID LOT 4, N 00°30'47"W 470.33', TO THE SOUTHWEST CORNER OF LOT 3, CNG ADDITION; THENCE EASTERLY ON THE SOUTH LINE OF SAID LOT 3, N 89°27'49"E 127.28'; THENCE NORTHERLY ON THE EAST LINE OF SAID LOT 3, N 00°28'59"W 27.87'; THENCE EASTERLY ON SAID EAST LINE, N 89°27'49"E 5.05'; THENCE NORTHERLY ON THE EAST LINE OF SAID LOT 3, N 00°28'59"W 149.93', TO THE SOUTHWEST CORNER OF LOT 2, CNG ADDITION; THENCE EASTERLY ON THE SOUTH LINE OF SAID LOT 2, N 89°27'49"E 121.99', TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTHERLY ON THE EAST LINE OF SAID LOT 4, S 00°37'18"E 33.09'; THENCE CONTINUING SOUTHERLY ON SAID EAST LINE, S 00°28'26"E 617.48', TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 3.25 ACRES, MORE OR LESS.

Section 2. Plat Designated. The plat of said real estate is hereby designated as "CNG 1st Addition, a Re-plat of Lot 4, CNG Addition, City of Seward, Seward County, Nebraska."

Section 3. Filing and Recording of Plat. An accurate plat of said real estate as platted and dedicated as heretofore set forth, certified to by an Engineer or Surveyor, together with a certified copy of this Ordinance shall be filed in the office of the Seward County Clerk, Seward, Nebraska.

Section 4. Pamphlet form; publication; when operative. This Ordinance shall be published in pamphlet form and shall be in full force and effect from and after its passage, approval and publication as provided by law and City Ordinance.

Passed and approved this _____ day of July, 2015.

THE CITY OF SEWARD, NEBRASKA

Joshua Eickmeier, Mayor

Attest:

Bonnie Otte
Assistant Administrator/
Clerk-Treasurer
Budget & Human Resources Director

(SEAL)