

Agenda Item: 7.

MEMORANDUM

TO: Finance, Expenditure and Legal Subcommittee

FROM: Martin P. Cleveland

SUBJECT: West Branch Channel Project (84th to 96th Street)
City of Papillion Request for Permanent and Temporary Easements
for Downtown Plaza Project

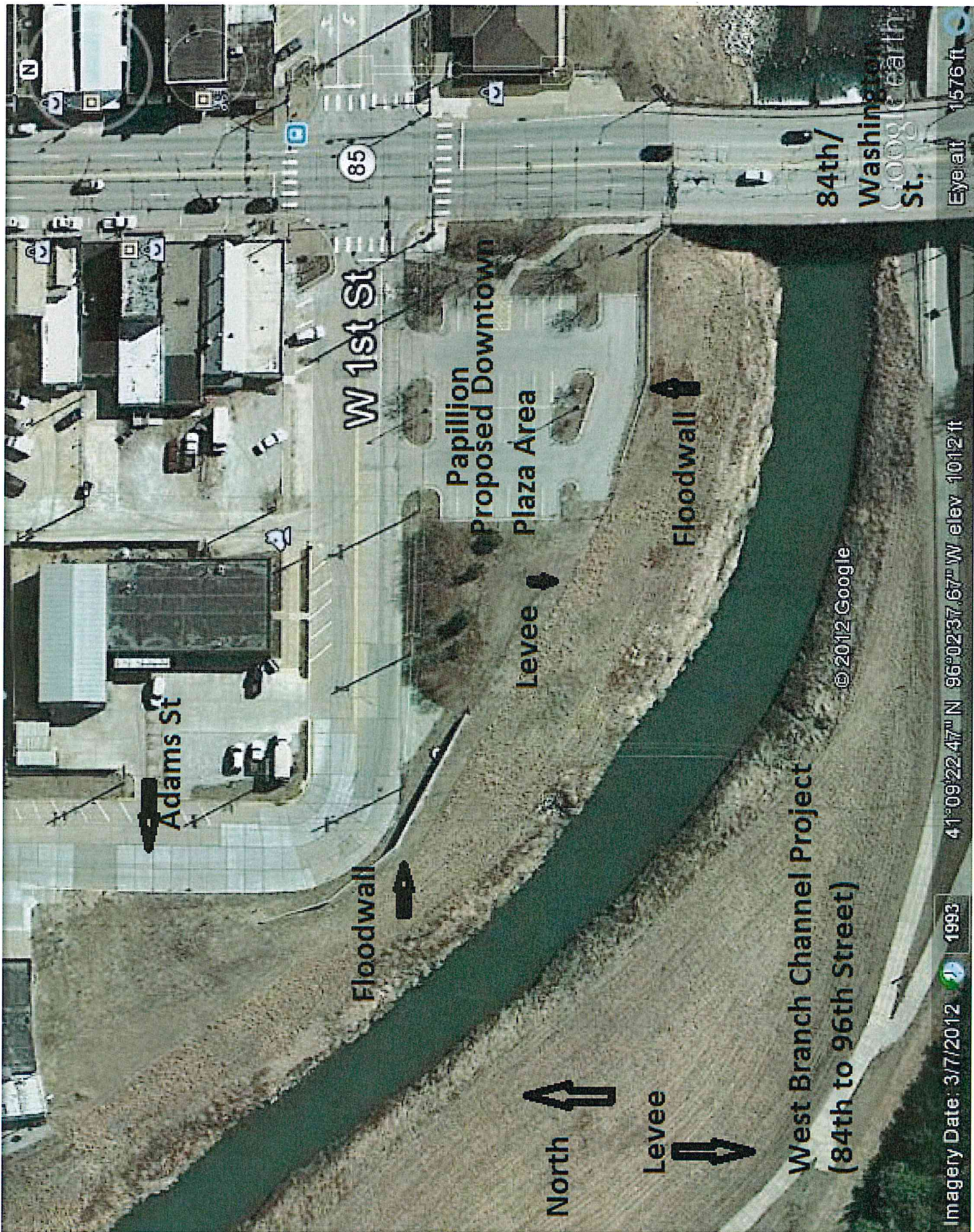
DATE: July 2, 2012

The West Branch Channel Project (84th to 96th Street) is located in Papillion, Nebraska. The District acquired right-of-way for this project in 1990's in order to build the channel improvements. The City of Papillion has requested that the District donate permanent and temporary easements to the City to allow the construction of some of the City's Downtown Plaza facilities on the District's channel project right-of-way (ROW). The right-of-way requested to be donated is 0.22 acres of permanent and 0.15 acres of temporary easement. Enclosed are a location map and drawings of the proposed facilities and permanent and temporary easement areas.

The proposed City of Papillion permanent and temporary easements are located on the left bank (north side) of the creek immediately upstream (west) of Washington Street (aka 84th Street). The facilities to be located on the District ROW include replacement of chain link fence on the floodwall with PVC coated fence, replacement of a cable fence, grading, installation of a short length of floodwall in place of current earthen levee, pavement and plantings. The overall City Downtown Plaza project consists of replacing a parking lot with restroom/stage building, water features including waterfall, shallow stream and interactive water feature and space for gathering for concerts, etc. This project was approved under the District's recreational area development cost share program this past spring.

The project plans have been reviewed by District staff and Corps of Engineers Readiness Branch staff to make ensure that the Downtown Plaza facilities will not have a negative impact on the West Branch Channel Project flood control facilities, which include a levee and a floodwall at this location.

Management recommends that the Finance, Expenditure and Legal Subcommittee recommend to the Board of Directors that the General Manager be authorized to execute the proposed donated permanent and temporary easements to the City of Papillion for the City's Downtown Plaza Project, subject to changes deemed necessary by the General Manager and approval as to form by District Legal Counsel.



Adams St

W 1st St

85

Papillion
Proposed Downtown
Plaza Area

Levee

Floodwall

Floodwall

North

Levee

West Branch Channel Project
(84th to 96th Street)

84th/

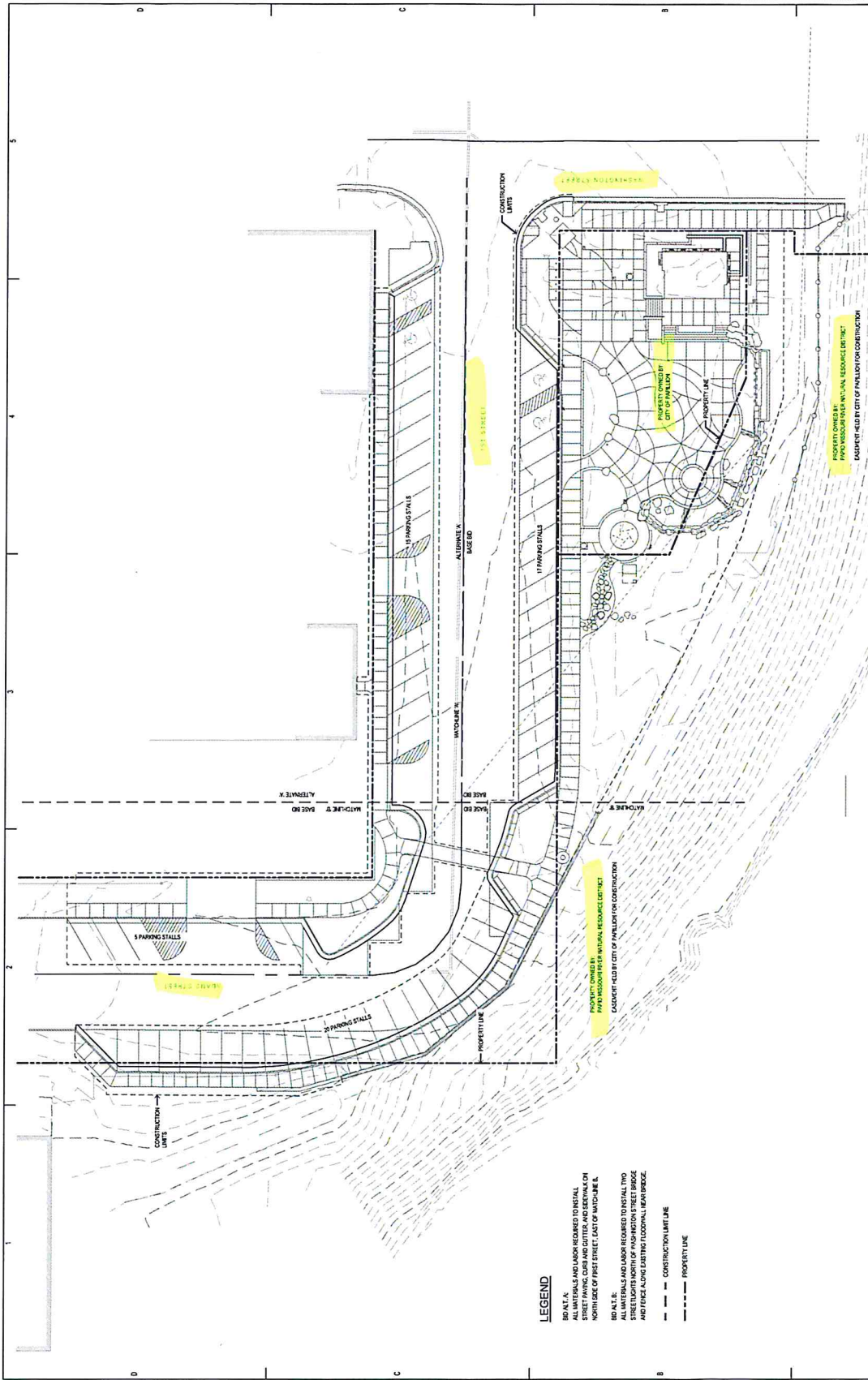
Washington
Google Earth
St.

Imagery Date: 3/7/2012

1993

41°09'22.47"N 96°02'37.67"W elev 1012 ft

Eye alt 1576 ft

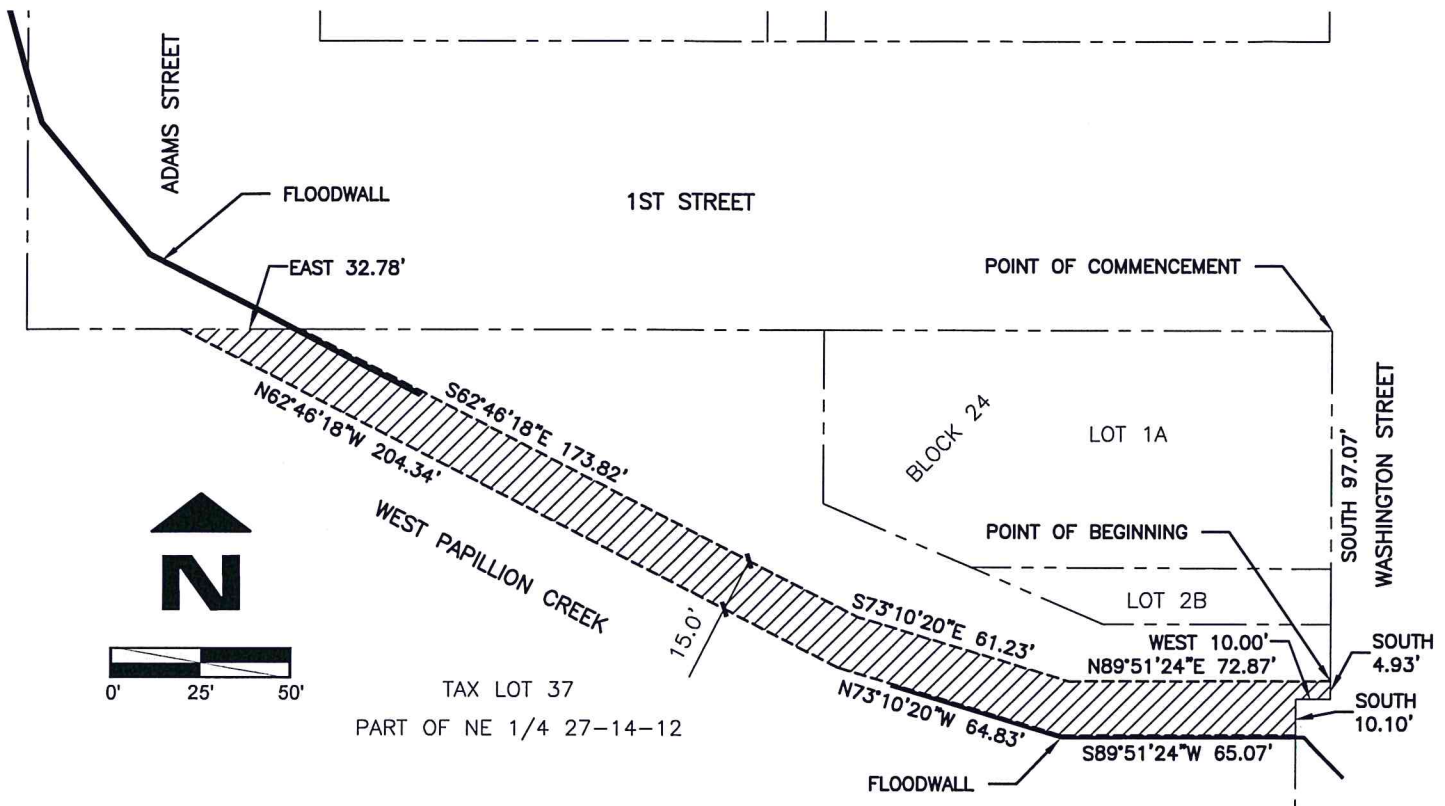


LEGEND

SD AT A:
ALL MATERIALS AND LABOR REQUIRED TO INSTALL STREET PAVING, CURB AND GUTTER, AND SIDEWALK ON NORTH SIDE OF FIRST STREET, EAST OF WATCHLINE B.

SD AT B:
ALL MATERIALS AND LABOR REQUIRED TO INSTALL TWO STREETS LIGHTS NORTH OF WASHINGTON STREET BRIDGE AND FENCE ALONG EXISTING FLOODWALL NEAR BRIDGE.

--- -- CONSTRUCTION LIMIT LINE
----- PROPERTY LINE



LEGAL DESCRIPTION – TEMPORARY EASEMENT

THAT PART OF TAX LOT 37, IN THE NE 1/4 OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NE CORNER OF LOT 1A, BLOCK 24, CITY OF PAPILLION, IN SAID NE 1/4, BEING THE INTERSECTION OF THE SOUTH LINE OF 1ST STREET RIGHT OF WAY AND THE WEST LINE OF WASHINGTON STREET RIGHT OF WAY;
 THENCE SOUTH (ASSUMED BEARING) 97.07 FEET ON THE WEST LINE OF SAID WASHINGTON STREET RIGHT OF WAY TO THE POINT OF BEGINNING;
 THENCE SOUTH 4.93 FEET ON THE WEST LINE OF SAID WASHINGTON STREET RIGHT OF WAY;
 THENCE WEST 10.00 FEET;
 THENCE SOUTH 10.10 FEET TO THE NORTH FACE OF A CONCRETE FLOODWALL;
 THENCE S89°51'24"W 65.07 FEET ON SAID NORTH FACE TO AN ANGLE POINT IN SAID FLOODWALL;
 THENCE N73°10'20"W 64.83 FEET ON THE NORTH FACE OF SAID FLOODWALL AND ITS NORTHWESTERLY EXTENSION;
 THENCE N62°46'18"W 204.34 FEET TO THE SOUTH LINE OF SAID 1ST STREET RIGHT OF WAY;
 THENCE EAST 32.78 FEET ON SAID SOUTH LINE OF SAID 1ST STREET RIGHT OF WAY TO THE EASTERLY FACE OF A CONCRETE FLOODWALL;
 THENCE S62°46'18"E 173.82 FEET ON THE EASTERLY FACE OF SAID FLOODWALL AND ITS SOUTHEASTERLY EXTENSION;
 THENCE S73°10'20"E 61.23 FEET;
 THENCE N89°51'24"E 72.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,790 SQUARE FEET



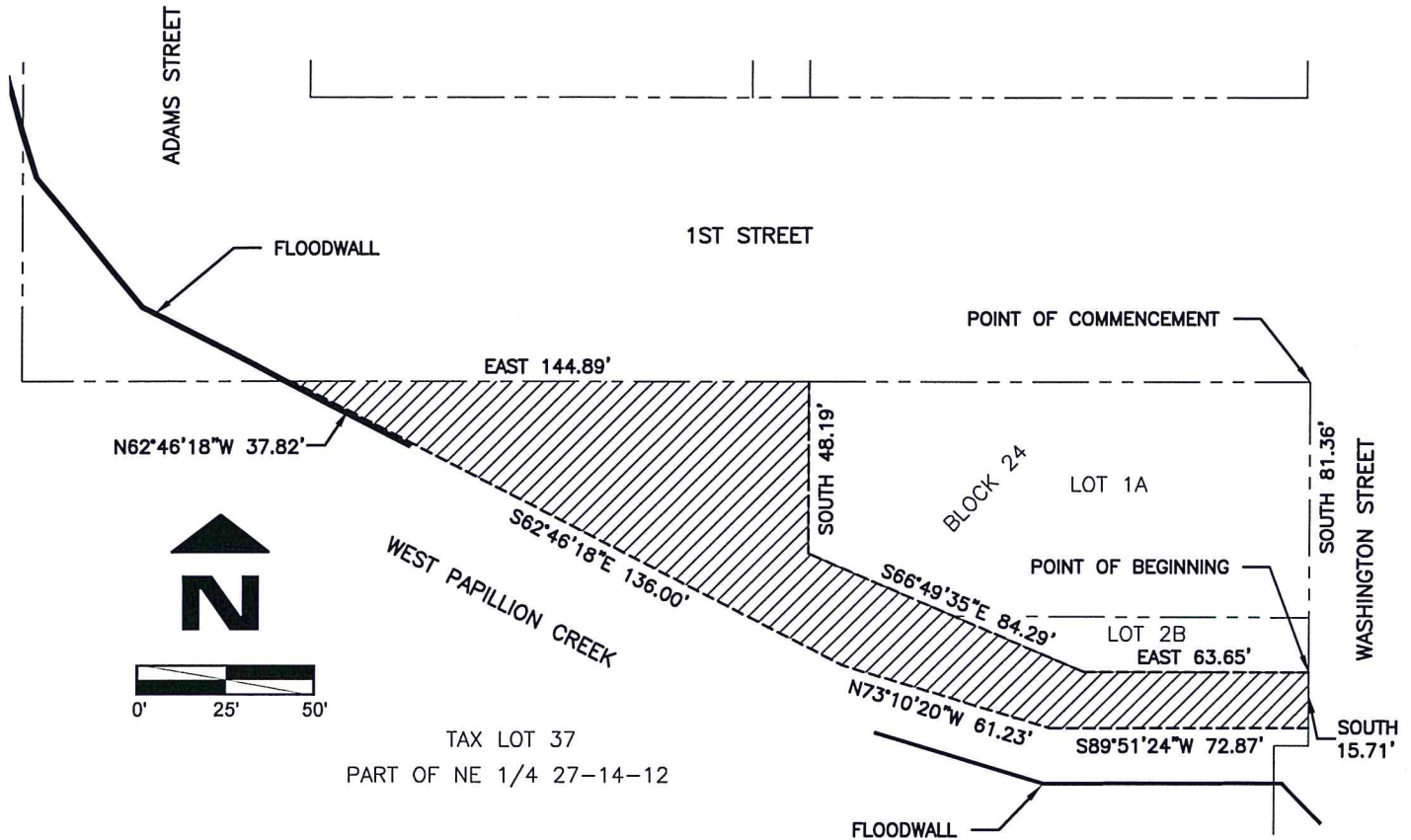
Job Number: 181-563-6 EX
 thompson, dreessen & dorner, inc.
 10836 Old Mill Rd
 Omaha, NE 68154
 p.402.330.8860 f.402.330.5866
 td2co.com

Date: 6/29/2012
 Drawn By: MRS
 Reviewed By: RMB
 Revision Date:

EXHIBIT

CITY OF PAPILLION
 DOWNTOWN PLAZA

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LEGAL DESCRIPTION – PERMANENT EASEMENT

THAT PART OF TAX LOT 37, IN THE NE 1/4 OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NE CORNER OF LOT 1A, BLOCK 24, CITY OF PAPIILLION, IN SAID NE 1/4, BEING THE INTERSECTION OF THE SOUTH LINE OF 1ST STREET RIGHT OF WAY AND THE WEST LINE OF WASHINGTON STREET RIGHT OF WAY;
 THENCE SOUTH (ASSUMED BEARING) 81.36 FEET ON THE WEST LINE OF SAID WASHINGTON STREET RIGHT OF WAY TO THE SE CORNER OF LOT 2B, BLOCK 24, CITY OF PAPIILLION, IN SAID NE 1/4 AND THE POINT OF BEGINNING;
 THENCE SOUTH 15.17 FEET ON THE WEST LINE OF SAID WASHINGTON STREET RIGHT OF WAY;
 THENCE S89°51'24\"W 72.87 FEET;
 THENCE N73°10'20\"W 61.23 FEET;
 THENCE N62°46'18\"W 136.00 FEET TO THE SOUTHEASTERLY END OF A CONCRETE FLOODWALL;
 THENCE N62°46'18\"W 37.82 FEET ON THE EASTERLY FACE OF SAID CONCRETE FLOODWALL TO THE SOUTH LINE OF 1ST STREET RIGHT OF WAY;
 THENCE EAST 144.89 FEET ON THE SOUTH LINE OF SAID 1ST STREET RIGHT OF WAY TO THE NW CORNER OF SAID LOT 1A IN SAID NE 1/4;
 THENCE SOUTH 48.19 FEET ON THE WEST LINE OF SAID LOT 1A TO THE SOUTHERLY LINE OF SAID LOT 1A;
 THENCE S66°49'35\"E 84.29 FEET ON THE SOUTHERLY LINE OF SAID LOT 1A AND LOT 2B IN SAID NE 1/4;
 THENCE EAST 63.65 FEET ON THE SOUTHERLY LINE OF SAID LOT 2B TO THE POINT OF BEGINNING.
 CONTAINING 8,208 SQUARE FEET



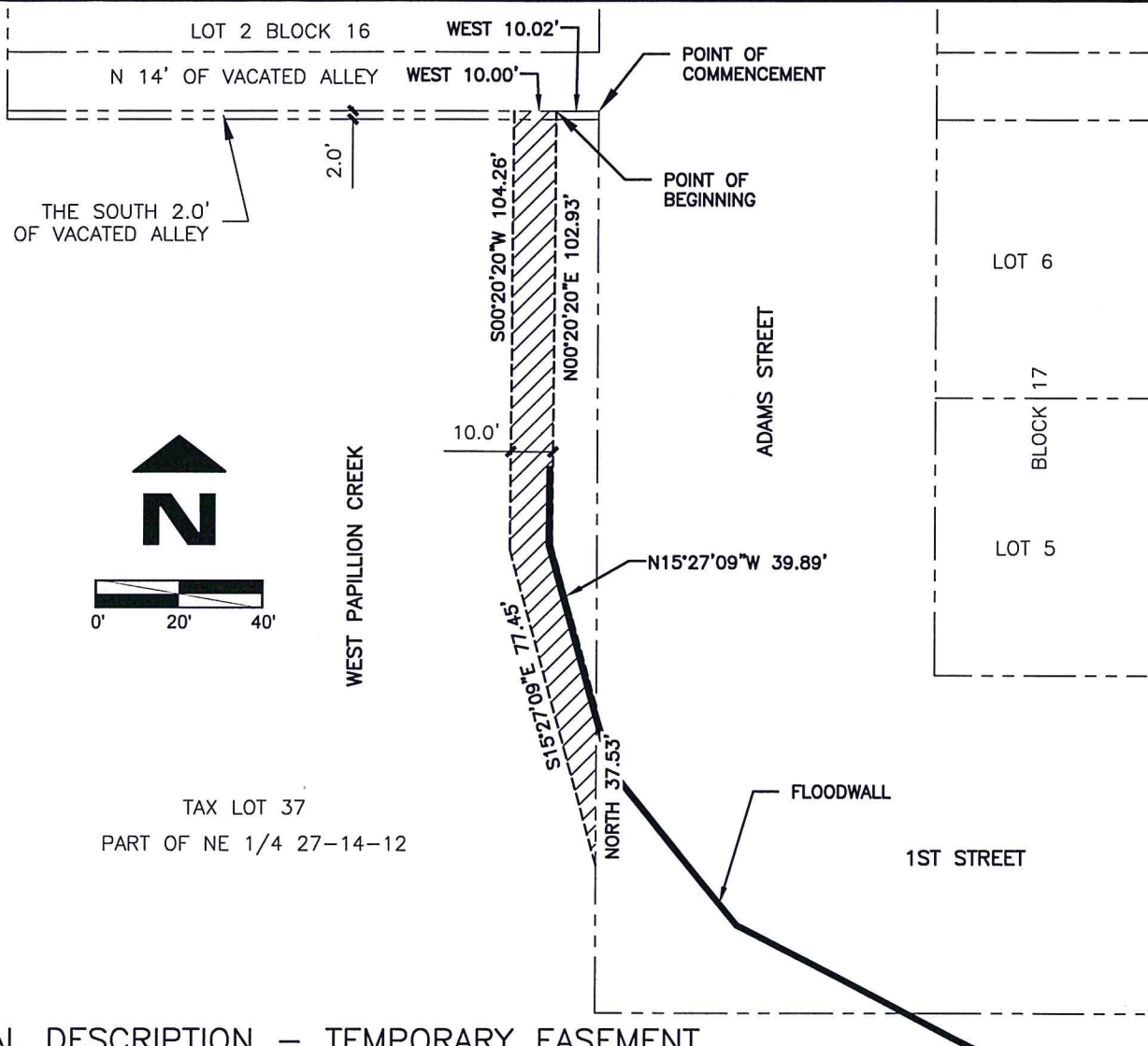
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COMMENCING AT THE INTERSECTION OF THE WEST LINE OF ADAMS STREET RIGHT OF WAY AND THE NORTH LINE OF THE SOUTH 2.00 FEET OF THE VACATED ALLEY ADJACENT TO THE NORTH LINE OF LOT 3, BLOCK 16, CITY OF PAPIILLION;

THENCE WEST (ASSUMED BEARING) 10.02 FEET ON THE NORTH LINE OF THE SOUTH 2.00 FEET OF SAID VACATED ALLEY TO THE POINT OF BEGINNING;

THENCE WEST 10.00 FEET ON THE NORTH LINE OF THE SOUTH 2.00 FEET OF SAID VACATED ALLEY; THENCE S00°20'20"W 104.26 FEET; THENCE S15°27'09"E 77.45 FEET TO THE WEST LINE OF ADAMS STREET RIGHT OF WAY; THENCE NORTH 37.53 FEET ON THE WEST LINE OF SAID ADAMS STREET RIGHT OF WAY TO THE EASTERLY FACE OF A CONCRETE FLOODWALL;

THENCE N15°27'09"W 39.89 FEET ON SAID EASTERLY FACE TO AN ANGLE POINT IN SAID FLOODWALL; THENCE N00°20'20"E 102.93 FEET ON THE EASTERLY FACE OF SAID FLOODWALL AND ITS NORTHERLY EXTENSION TO THE POINT OF BEGINNING.

CONTAINING 1,623 SQUARE FEET



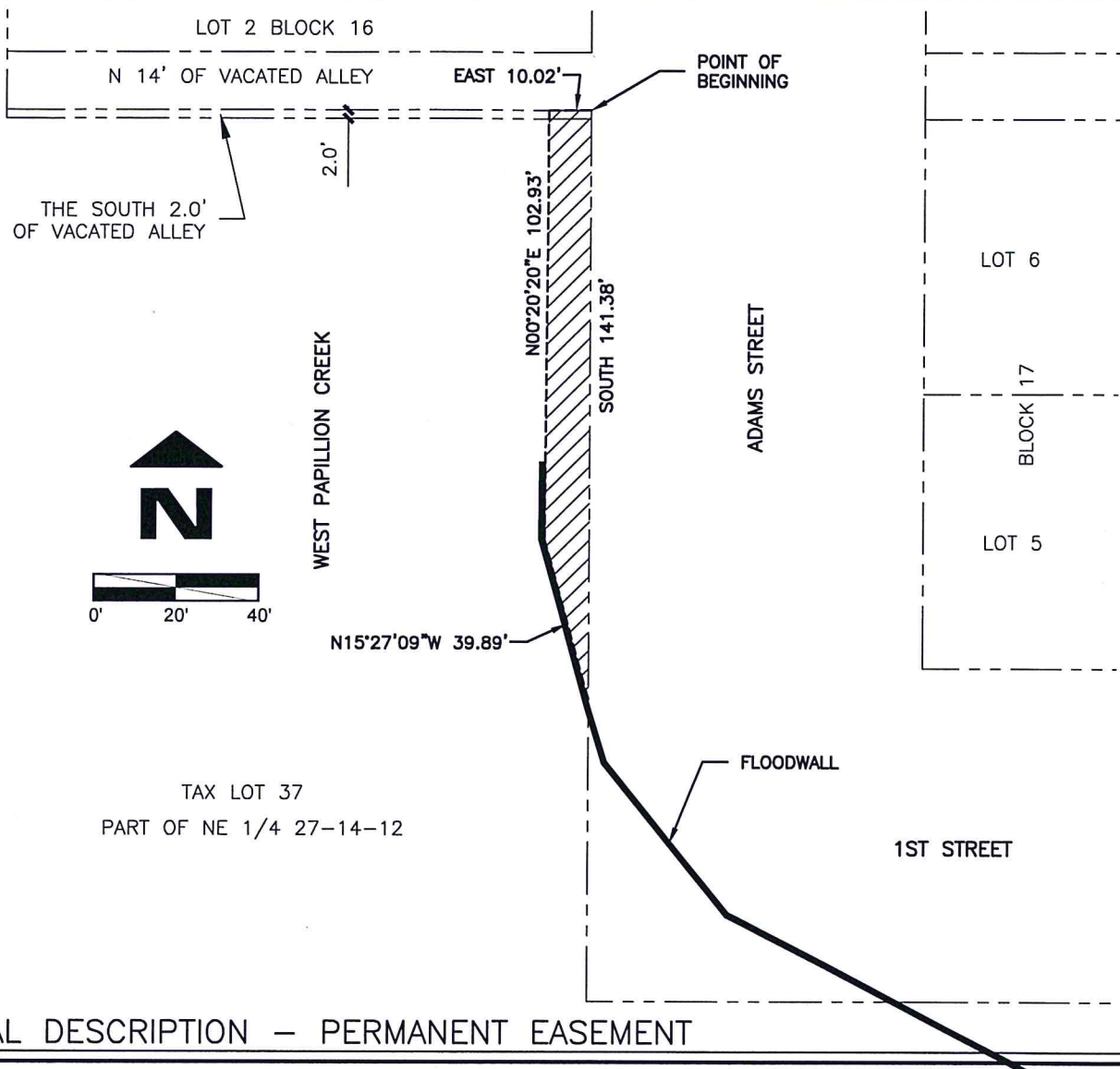
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THENCE SOUTH (ASSUMED BEARING) 141.38 FEET ON THE WEST LINE OF SAID ADAMS STREET RIGHT OF WAY TO THE EASTERLY FACE OF A CONCRETE FLOODWALL;

THENCE N15°27'09"W 39.89 FEET ON SAID EASTERLY FACE TO AN ANGLE POINT IN SAID FLOODWALL;

THENCE N00°20'20"E 102.93 FEET ON THE EASTERLY FACE OF SAID FLOODWALL AND ITS NORTHERLY EXTENSION TO THE NORTH LINE OF THE SOUTH 2.00 FEET OF SAID VACATED ALLEY;

THENCE EAST 10.02 FEET ON THE NORTH LINE OF THE SOUTH 2.00 FEET OF SAID VACATED ALLEY TO THE POINT OF BEGINNING.

CONTAINING 1,267 SQUARE FEET



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**West Branch Channel Project (84th to 96th St)
Looking Upstream from Washington Street (aka 84th)
along Floodwall
Existing Conditions Fall 2011**

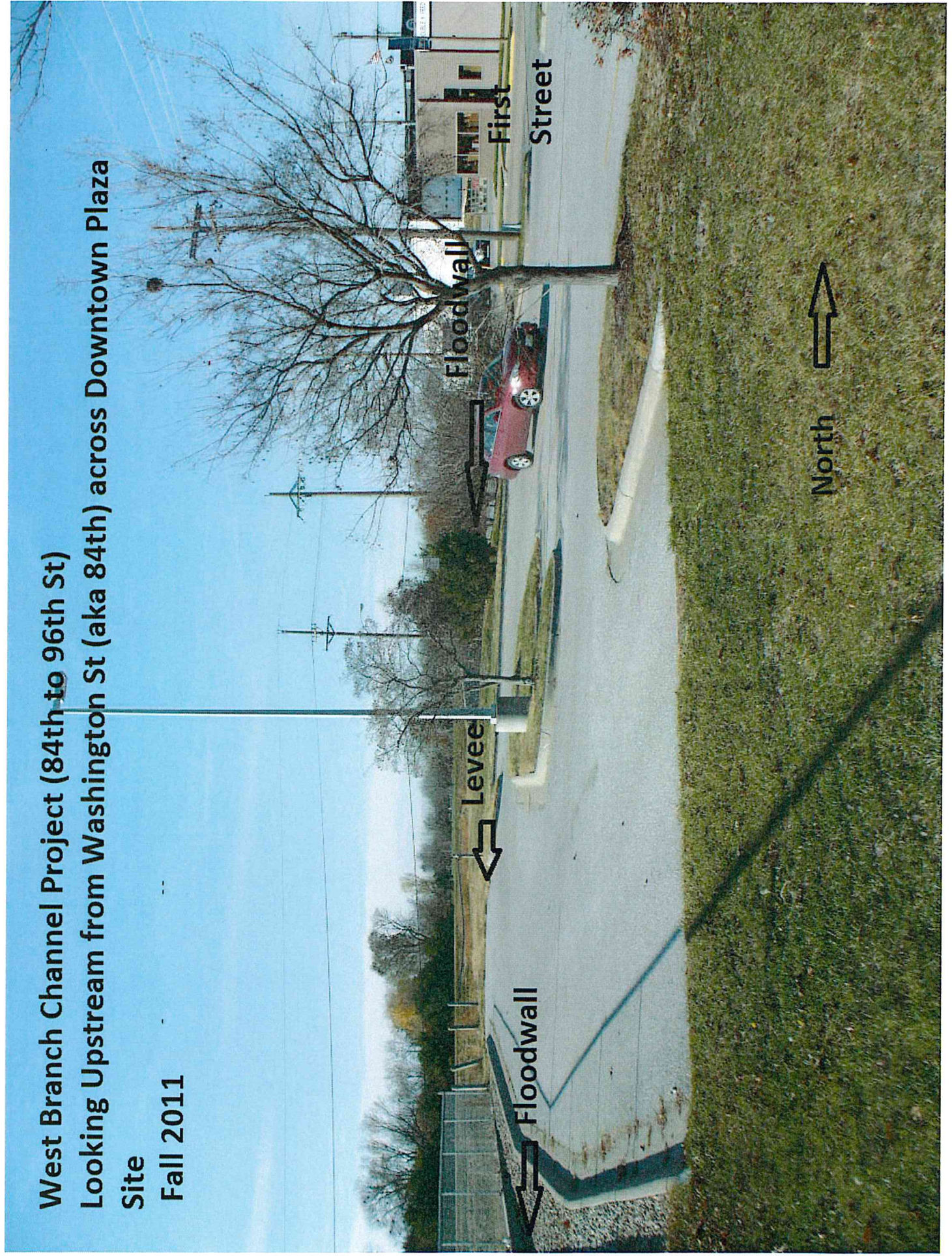


**Floodwall on Left Bank (N. side of
Creek)**

**West Branch Channel Project (84th to 96th St)
Looking Upstream from Washington St (aka 84th) across Downtown Plaza**

Site

Fall 2011

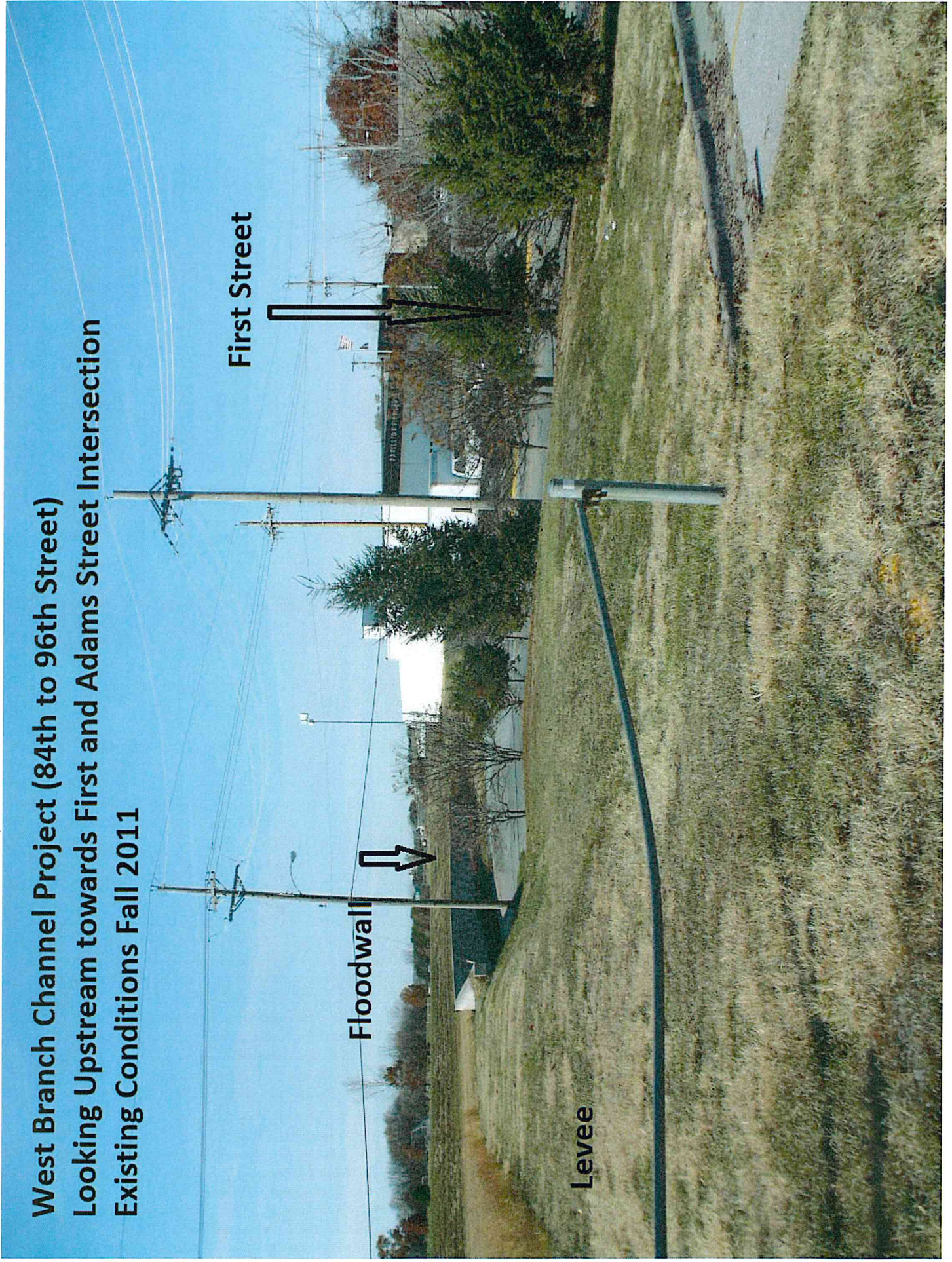


**West Branch Channel Project (84th to 96th Street)
Looking Upstream towards First and Adams Street Intersection
Existing Conditions Fall 2011**

First Street

Floodwall

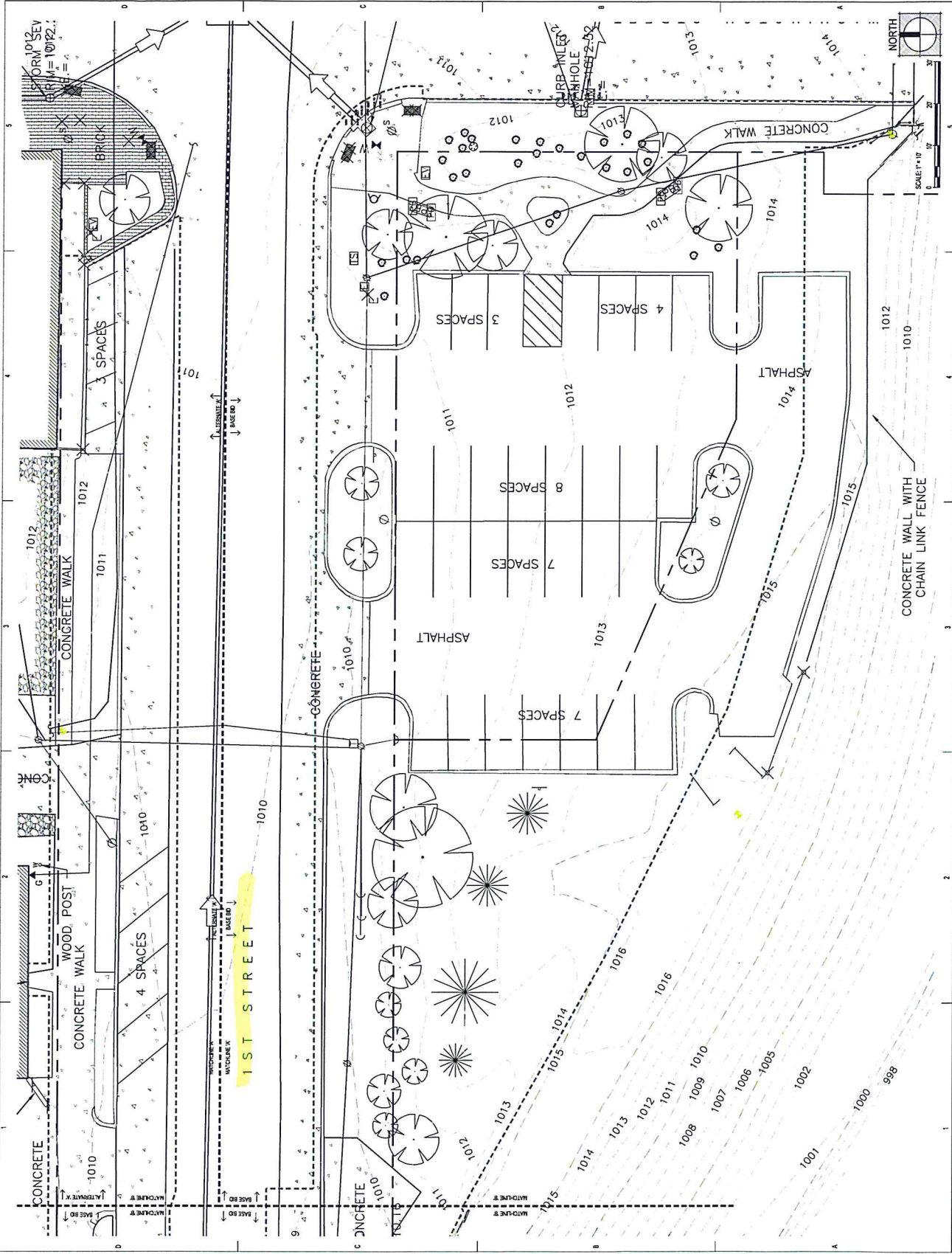
Levee



City of Papillion Downtown Plaza



A1 SITE LAYOUT REFERENCE PERSPECTIVE



G3.1

SITE
SURVEY
PLAN

DATE	10/10/10
BY	JD
CHECKED BY	JD
APPROVED BY	JD
DESIGNED BY	JD
DRAWN BY	JD
PROJECT NO.	1010
PROJECT NAME	Papillion Downtown Plaza
CLIENT	City of Papillion
LOCATION	102 S. Washington Street
CITY	Papillion, Nebraska



City of Papillion
102 S. Washington Street
Papillion, Nebraska

PLANNING & DESIGN
RDG...
102 S. Washington Street
Papillion, Nebraska
50410-1010
Phone: 402.263.1010
Fax: 402.263.1010
www.rdg.com

DATE	10/11/11
BY	RDG
CHECKED BY	RDG
APPROVED BY	RDG
DATE	10/11/11
BY	RDG
CHECKED BY	RDG
APPROVED BY	RDG



City of Papillion Downtown Plaza
102 S. Washington Street
Papillion, Nebraska

LANDSCAPE ARCHITECT
RDG
102 S. Washington Street
Papillion, Nebraska 68147
Phone: (402) 932-1111
Fax: (402) 932-1112
www.rdg.com

PLANNING & DESIGN
RDG
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Papillion, Nebraska 68147
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City of Papillion Downtown Plaza Construction Documents

