Preliminary Platting PCSMP Requirements

The following summary is a list of requirements that the City of Omaha requires for the preliminary PCSMP. This list includes some bullets pertaining to stream setbacks, however, it primarily focuses on detention systems, specifically above ground detention systems, either bioretention systems, dry detention basins or wet detention basins. The intent is to demonstrate that adequate area is set aside for these systems for storage and long term maintenance. This preliminary approval phase will also serve to meet any PCSMP approvals as part of getting an approved grading permit.

If a detention basin or basins are part of the development, they must have adequate volume

- This must be demonstrated with supporting calculations, including the permanent outlet structure sizing and permanent outfall pipe sizing.
    - CN value must be selected based on the type of development
    - Time of concentration must be calculated.
    - Show the travel path of flow for existing conditions.
- Requires design to be far enough along to confirm that post project runoff does not exceed the pre-project runoff rates.
- The grading must show that the 100-yr event can get to the basin.
- Minimum water quality opening 2" (50 mm)
- Include anti-seep collars.

If the basin(s) are also meant to meet the minimum water quality requirement, include the stage vs. time drawdown curve to show a 24 – 40 hour drawdown time.

Basin side slopes, interior or exterior, should be no steeper than 3h:1v; ORSDM calls for minimum 4h:1v slopes.

Maximum allowable depth is 10'

Minimum 8' wide vehicle access around the entire basin-- *This will more than likely vary depending on the location of the detention system. A large basin with steep slopes immediately adjacent to a homeowners yard will need wider access.*

Basins must have a minimum radius to accommodate maintenance vehicle access.

Easements for maintenance access to the basin must begin at public property and be clearly defined.

Basin must be outside any stream setback

Stream setbacks must be clearly defined.

Basin must not be built over the top of the sanitary sewer.

Basin must not be in any State ROW

Basin should not be in City of Omaha ROW ***(In some cases, it may be possible to allow a portion of the detention basin in City ROW; this must be approved by the City in advance.)***

If a basin has a permanent outfall connecting to an existing storm sewer, the connection must be approved by Brian Lodes.

Any permanent outfalls must be designed in compliance with ORSDM Chap 3, Sec 3.7.1, Pipe Outlets

The physical location of the basin must be approved prior to grading permit package approval if it will be converted from a temporary sediment basin

Any permanent feature of a basin that is used as part of temporary BMP (i.e. riser, barrel, &/or outfall associated with a temporary sediment basin), must be approved prior to grading permit package approval