

THE TRIANGLE

Ehrhart Griffin & Associates (EGA) was retained by Urban Village (project developer) to:

- Perform a full topographic and boundary survey of the project,
- Perform platting and rezoning applications and guide the process thru the Planning Department and City Council,
- Prepare a conceptual site analysis of the ultimate design,
- Complete construction documents for design of on-site improvements,
- Prepare construction documents for associated public improvements which consisted of parking trays on Leavenworth Street, 30th Street and Saint Mary's Avenue together with nodes at each intersection corner,
- Coordinate with the City of Omaha Public Works Department to correlate the ultimate lane configuration on Leavenworth Street,
- Perform all construction staking for the project,
- Perform resident construction observation for all public improvement aspects of the project (as listed above) and limited construction management for on-site improvements

The project site was an urban redevelopment project encompassing a full City block. The existing site was covered with a mixture of buildings and hard surfacing. Therefore, the project required a detailed demolition plan of the site. Three separate buildings were simultaneously constructed and featured underground parking a full story (+/- 15' deep) beneath the Leavenworth Street curb line, and a courtyard, private storm sewers occupying public right-of-way (ROW) that required lease agreements. The complex offers varying unit sizes and configurations. The project is located on major bus routes and provides easy access to downtown urban attractions.



The Bottom Line

Dan Dolezal, Project Manager

- Demolition & Site Preparation
- Utility Coordination
- Surveying Services
- Permit Attainment & Management
- Site Grading

