

AGENDA ITEM 4D

**Waiver, Revised Preliminary Plat, Final Plat,
and Public Hearing on Planned Unit
Development Site Plan and Conditional
Use Permit – Woodhouse Place – LB
Southwest Investments, LLC**



CITY OF LA VISTA
PLANNING DIVISION

RECOMMENDATION REPORT

CASE NUMBER: PSPP-17-0001
PSFP-17-0001
PPUD-17-0001
PCUP-17-0001

For Hearing of: February 16, 2017
Report Prepared on: February 6, 2017

I. GENERAL INFORMATION

A. APPLICANT:

LB Southwest, LLC
6603 "L" Street
Omaha, NE 68117

B. PROPERTY OWNER:

Wear, Frank J
6440 S 118TH PL
OMAHA, NE 68137

C. LOCATION: Southwest of the intersection of Giles Road and 144th Street (Highway 50).

D. LEGAL DESCRIPTION: Tax Lot 4 EXC S 1551.37 FT & EXC ROW 23-14-11

E. REQUESTED ACTION(S):

1. Waiver of Section 4.24 of the Subdivision Regulations regarding minimum centerline radius of a local street, from 200 feet to 150 feet.
2. Revised Preliminary Plat for Woodhouse Place
3. Final Plat for Woodhouse Place
4. Planned Unit Development (PUD) Site Plan for Woodhouse Place
5. Conditional Use Permit for Woodhouse Place

F. EXISTING ZONING AND LAND USE:

C-3 Highway Commercial / Office Park District with a Gateway Corridor Overlay (Overlay District) and a PUD Planned Unit Development District (Overlay District); Vacant

G. PURPOSE OF REQUEST: Revised Preliminary Plat, Final Plat, PUD, and CUP to divide the lot described as "Tax Lot 4 EXC S 1551.37 FT & EXC ROW 23-14-11" into two lots with associated right-of-way to allow for the development of an automobile dealership.

H. SIZE OF SITE: 30.67 Acres

II. BACKGROUND INFORMATION

- A. EXISTING CONDITION OF SITE:** The property is currently vacant. The land has a downward slope towards the north.
- B. GENERAL NEIGHBORHOOD/AREA ZONING AND LAND USES:**
 - 1. North:** C-1 Shopping Center Commercial District with a Gateway Corridor Overlay (Overlay District); Vacant
 - 2. East:** The Meadows Subdivision; R-1 Single Family Residential; Single Family Houses
 - 3. South:** Lakeview South II; I-1 Light Industrial with a Gateway Corridor Overlay (Overlay District); Various Light Industrial uses.
 - 4. West:** Chalco Hills Recreation Area; AG Agricultural (Sarpy County); Dam site
- C. RELEVANT CASE HISTORY:**
 - 1. N/A
- D. APPLICABLE REGULATIONS:**
 - 1. Section 4.24 of the Subdivision Regulations – Minimum Street Standards
 - 2. Section 8.01 of the Subdivision Regulations – Granting of Waivers (Exceptions) and Conditions
 - 3. Section 3.03 of the Subdivision Regulations – Preliminary Plat Specifications
 - 4. Section 3.05 of the Subdivision Regulations – Final Plat Specifications
 - 5. Section 5.12 of the Zoning Regulations – C-3 Highway Commercial / Office Park District
 - 6. Section 5.15 of the Zoning Regulations – PUD Planned Unit Development District (Overlay District)
 - 7. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District)
 - 8. Article 6 of the Zoning Regulations – Conditional Use Permits

III. ANALYSIS

- A. COMPREHENSIVE PLAN:** The Future Land Use Map of the Comprehensive Plan currently designates subject property as Commercial.
- B. OTHER PLANS:** Not applicable.
- C. TRAFFIC AND ACCESS:**
 - 1. A copy of the traffic study along with a copy of the revised preliminary plat and final plat has been sent to the Nebraska Department of Roads for approval prior to City Council action on these requests.

2. Sarpy County Public Works has reviewed the Traffic Impact Analysis dated January, 3, 2017 and has stated that they do not have any further comments. SCPW assumes the development is 100% responsible for the improvements, and an encroachment agreement will be reached with Sarpy County as far as reviewing, approving plans and a performance guarantee for the proposed improvements within County Road Right-of-Way will be required.
3. Applicant has requested a waiver of Section 4.24 of the Subdivision Regulations to allow a street centerline radius reduction from 200 feet to 150 feet. Staff does not object to this request.
4. The proposed documents designate an access point to Giles Road near the northwest corner of the property. Although access control standards for arterial roads limit the closest full access point to $\frac{1}{4}$ mile from the intersection of Highway 50 and Giles Road, the constraints of federal land ownership of the Chalco Hills recreation area and utility issues have caused the full access intersection to be located closer than the $\frac{1}{4}$ mile standard.

This preliminary plat also proposes a connection to 145th Street in the southeast corner of the property.

D. UTILITIES:

1. The property has access to water, gas, power and communication utilities. At the time of development a sewer connection to the Sarpy County Industrial Sewer system to the north of the property will need to be constructed and a connection agreement entered into that provides for this connection. The property will be required to utilize the MUD water system for service.

IV. REVIEW COMMENTS:

1. The applicant has submitted information showing the extent of jurisdictional waterways and wetlands on the property. No permits for public improvements or grading permits impacting such jurisdictional areas will be granted until the necessary permitting is completed with the U.S. Army Corps of Engineers.
2. The City Engineer has provided a number of comments on the Drainage Study dated January 3, 2017. These comments were stated within the staff review letter dated January 19, 2017. This review letter is included in the packet.
3. Sarpy County arranged for a meeting with the developer and the Engineer of Record on February 9, 2017 to discuss the request for reimbursements as far as the sanitary sewer connection to the Sarpy County outfall. It will be assumed the developer will pay for

100% of the costs of construction, potential easements, and any other requirements for construction and/or maintenance of the outfall up and until terms of an agreement can be reached. The applicant will need to work with Sarpy County to ensure these issues have been resolved prior to City Council review.

4. Financial guarantees for the proposed public improvements will be required in accordance with Section 7.02 of the Subdivision Regulations.
5. In regards to the considerations of Article 5.15.04.06 of the Zoning Ordinance, information on proposed site lighting is needed, particularly concerning Lot 2 which abuts Hwy.50 and is closest to existing residential properties to the east. The applicant has been requested to provide a photometric plan for review. This document is included within the Commission's packets, but had not been reviewed by City staff at the time of packet preparation.
6. In regards to Article 5.15.05.07 of the Zoning Ordinance, a design guideline for Woodhouse Place has been drafted and will be forwarded after the conclusion of the Design Review Architect's finalization of edits. This guideline will be adopted for the development through the PUD Ordinance and will guide the final design review of the buildings after approval of the plat, PUD and CUP.

V. STAFF RECOMMENDATION – Waiver of Section 4.24 of the Subdivision Regulations:

Approval of the request for waiver of Section 4.24 of the Subdivision Regulations regarding minimum centerline radius of a local street from 200 feet to 150 feet.

VI. STAFF RECOMMENDATION – Revised Preliminary Plat:

Staff recommends approval of the revised preliminary plat, contingent on the approval of the waiver of Section 4.24 of the Subdivision Regulations and the resolution of traffic, sewerage, and drainage study issues prior to City Council review, as the request is consistent with the Subdivision Regulations and the Comprehensive Plan.

VII. STAFF RECOMMENDATION – Final Plat:

Staff recommends approval of the final plat, contingent on the approval of the revised Preliminary Plat, as the request is consistent with the Subdivision Regulations and the Comprehensive Plan.

VIII. STAFF RECOMMENDATION – PUD Site Plan:

Staff recommends approval of the PUD Site Plan, contingent on the approval of the revised Preliminary Plat and Final Plat, as the request is consistent with the Zoning Regulations and the Comprehensive Plan.

IX. STAFF RECOMMENDATION – Conditional Use Permit:

Staff recommends approval of the Conditional Use Permit, contingent on the approval of the revised Preliminary Plat, Final Plat, and PUD Site Plan, as the request is consistent with the Zoning Regulations and the Comprehensive Plan.

X. ATTACHMENTS TO REPORT:

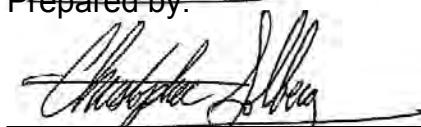
1. Vicinity Map
2. Staff Review Letter
3. Applicant Response Letter
4. Revised Preliminary Plat Map Set
5. Final Plat
6. PUD Site Plan Map Set
7. Conditional Use Permit

XI. COPIES OF REPORT SENT TO:

1. Paul Cech, LB Southwest, LLC
2. Scott Loos, Lamp, Rynearson & Associates, Inc.
3. Public Upon Request

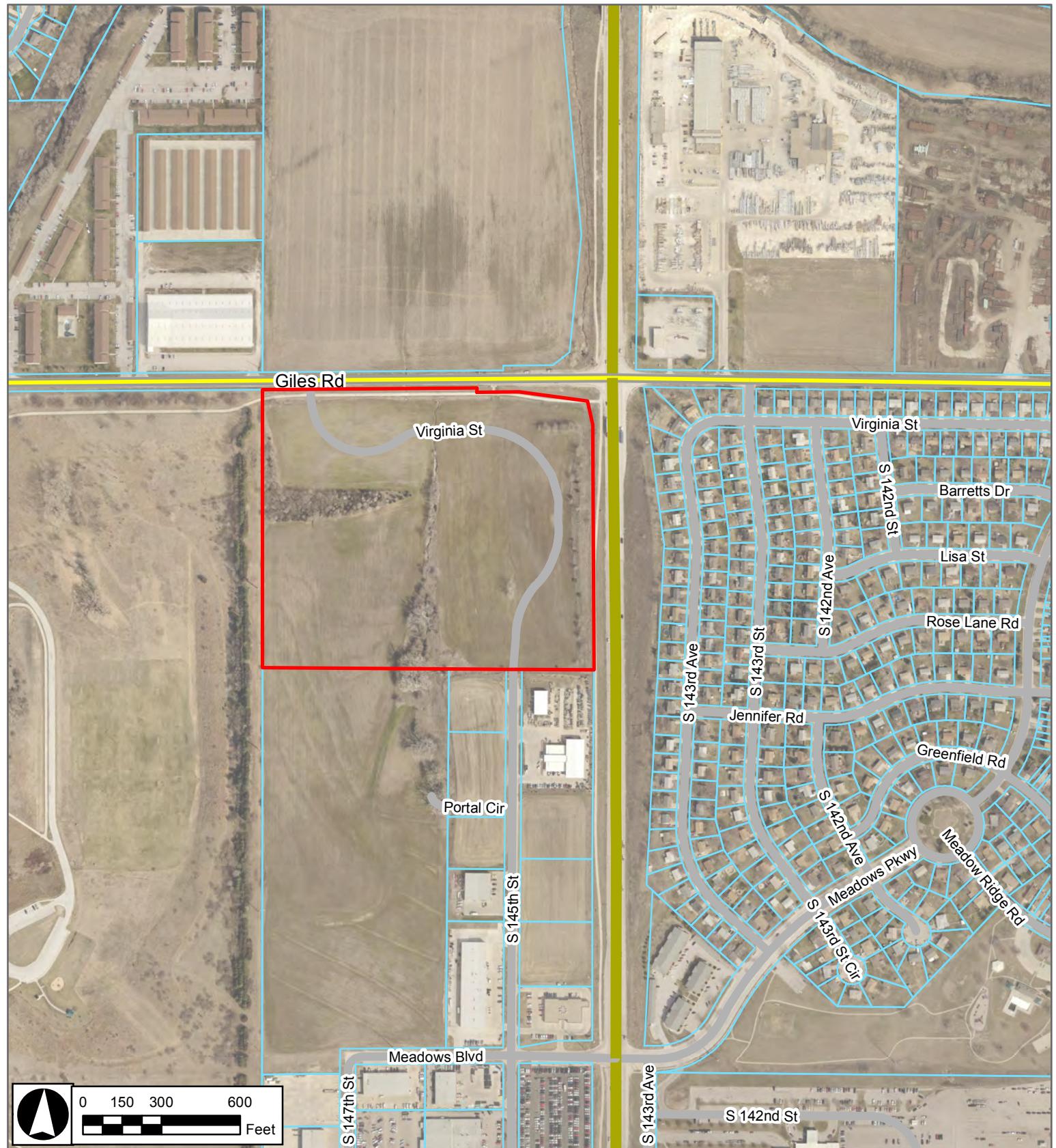


Prepared by:

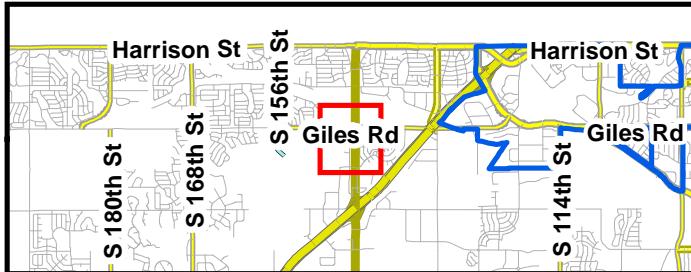


City Planner

Date 2/10/2017



Project Vicinity Map



Woodhouse Place

2-7-2017

JMC





January 19, 2017

Mike McIntosh, P.E.
Lamp Rynearson
14710 West Dodge Road, Suite 100
Omaha, NE 68154

RE: Revised Preliminary Plat and Final Plat – Initial Review
Woodhouse Place

Mr. McIntosh,

We have reviewed the documents submitted for the above-referenced application. Based on the elements for consideration set forth in the applicable sections of the Subdivision Regulations, the City has the following comments:

Preliminary Plat

1. The traffic study along with a copy of the revised preliminary plat and final plat will be sent to the Nebraska Department of Roads for approval prior to City Council action on these requests.
2. Sarpy County Public Works has stated that they have no additional comments in regards to the Traffic Impact Analysis dated January, 3, 2017. All minor questions posed by Sarpy County Public Works to the Engineer of Record were answered, and no written clarification was needed. Sarpy County Public Works will forward on to the City of La Vista any future comments, if posed, as soon as possible. Sarpy County Public Works assumes the development is 100% responsible for the improvements, and an encroachment agreement will be reached with Sarpy County as far as reviewing, approving plans and a performance guarantee for the proposed improvements within County Road Right-of-Way will be required.
3. Staff does not object to the request for a waiver of Section 4.24 of the Subdivision Regulations to allow a street centerline radius reduction from 200 feet to 150 feet.
4. The applicant has submitted information showing the extent of jurisdictional waterways and wetlands on the property. No permits for public improvements or grading permits impacting such jurisdictional areas will be granted until the necessary permitting is completed with the U.S. Army Corps of Engineers.

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9110 Giles Rd.
p: 402-537-3900
f: 402-537-3902

Police
7701 South 96th St.
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f: 402-331-7210

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f: 402-331-1051

Recreation
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f: 402-331-0299

5. The City Engineer has provided a number of comments on the Drainage Study dated January 3, 2017 which include the following:
 - a. The drainage study needs to address no increase in peak runoffs for 2-year frequency storm events per the Papillion Creek Watershed Partnership policies. This includes drainage areas for proposed public streets.
 - b. The study needs to identify the Giles Road culvert capacity limitations. The drainage map and capacity calculations to these existing culverts need to be obtained from Sarpy County Public Works and included in the study as an appendix.
 - c. Provisions for $\frac{1}{2}$ inch water quality treatment from public street pavement will need to be addressed. This might include a diversion of low flows from the public storm sewers into the water quality basins or some other solution.
 - d. Provide runoff calculations and sizing calculations for the proposed 42-inch culvert under 145th Street that includes the off-site drainage area from the south that drains into this culvert. The flows will need to be within the capacity limitations of the existing Giles Road culverts. If the intent is to rely on off-site detention to the south in the Heimes development, then there will be a need to demonstrate this coordination.
 - e. It is recommended to consider the connection of the proposed storm sewer in 145th Street to the existing storm sewer in 145th Street. This could reduce culvert size issues in the drainage ditch through the center of the site. A coordination meeting with Thompson, Dreessen and Dorner (TD2) (consultants for Heimes) is recommended to explore this option.
 - f. In the first table under the Water Quality Treatment section the basins to Pond A should be A1 through A5 unless an alternative method is proposed.
 - g. Water quality treatment for area B1 needs to be provided.
 - h. In the second table under the Water Quality Treatment section the Pond A outlet flow for 2-year storms is too high and must be less than the pre-development conditions.
 - i. In Section C-Hydraflow Analysis it indicates no net increase for each storm event which does not seem to be the case from the calculations presented. Clarify as required.
 - j. The drainage study needs to be signed and sealed.
6. Sarpy County Public Works requests the Engineer of Record review the Drainage Study for the Giles Road improvement project as made available by FHU on January 17, 2017 to ensure site runoff will not adversely impact the roadway and drainage appurtenances of the recently completed Giles Road, project from 156th Street to 144th Street. Any modification to the drainage system and/or roadway will need to be approved by Sarpy County Public Works, paid for 100% by the development, and may be subject to a performance guarantee.

Final Plat

7. The purpose of the existing 50 ft. wide easement, #2015-06463, needs to be identified for determination as to any conflicts.
8. The Surveyor's Certificate needs to be revised to include the language from the first sentence in Section 10.02 of the Subdivision Regulations.
9. Cost estimates for proposed public improvements were provided. The data is not itemized per Section 3.05.24 of the Subdivision Regulations; however, since private funding is proposed for all costs, the lack of detail is acceptable. There are some questions about the cost estimates as follow:
 - a. Identify if the reimbursable costs for sanitary sewer are expected to come from any public source. If so, an agreement for such participation will need to be developed at the same time as the subdivision agreement.
 - b. Does the sanitary sewer cost estimate include removal of the existing sanitary sewer lift station at the north end of existing 145th Street?
 - c. The watershed management fee needs to be revised to \$4,609 per acre which is the current PCWP fee that took effect July 1, 2016. The fee will increase each July 1 through 2019 and is collected at the time of building permit. After the 2019, the fee is yet to be determined.
 - d. Sanitary sewer connection fees need to be shown. Tract sewer connection fees will be collected on this property and remitted to Sarpy County. This will include \$5,500 per acre at the time of platting which will be remitted entirely to Sarpy County. Then, at building permit time, the tract connection fee of \$6,690 per acre (current rate) will be collected from which \$5,500 will be sent to Sarpy County and the remainder will be retained by the City. The fee that is collected at the time of building permit is subject to change each January 1.
 - e. Is the off-site water cost estimate based on information provided by MUD?
10. There is a note on the final plat stating that "All proposed storm sewer and drainage and sanitary sewer easements are to City of La Vista via separate recorded instrument unless noted otherwise." The language of such separate instruments needs to be submitted for review prior to execution. The language will need to be clear that the City will not be maintaining such facilities until such time as the property containing the easements is annexed.

11. Sarpy County has recently requested a meeting with the developer and the Engineer of Record to discuss the request for reimbursements as far as the sanitary sewer connection to the Sarpy County outfall. It will be assumed the developer will pay for 100% of the costs of construction, potential easements, and any other requirements for construction and/or maintenance of the outfall up and until terms of an agreement can be reached. Please work with Sarpy County to ensure these issues have been resolved prior to City Council review.
12. Financial guarantees for the proposed public improvements will be required in accordance with Section 7.02 of the Subdivision Regulations.

A draft subdivision agreement is not required for Planning Commission consideration, but a draft agreement is needed before City Council consideration. It is understood that the applicant does not intend to use a SID for financing the project. The draft subdivision agreement will have to identify who is going to maintain the proposed public improvements until such time as this area is annexed into the City.

In order for the Preliminary Plat and Rezoning to be considered for review at the February 16, 2017 Planning Commission meeting, revised plat documents will need to be provided for further review. Please submit 4 full size copies (along with electronic copies) of the revised documents by January 25, 2017 to ensure that the application stays on track for the review by Planning Commission.

If you have any questions regarding these comments please feel free to contact me at any time.

Thank you,



Christopher Solberg, AICP
City Planner

cc: Ann Birch, Community Development Director
John Kottmann, City Engineer



January 19, 2017

Mike McIntosh, P.E.
Lamp Rynearson
14710 West Dodge Road, Suite 100
Omaha, NE 68154

RE: Revised Planned Unit Development (PUD) Site Plan and Conditional Use Permit (CUP) – Initial Review
Woodhouse Place

Mr. McIntosh,

We have reviewed the documents submitted for the above-referenced application. Based on the elements for consideration set forth in the applicable sections of the Zoning Ordinance, the City has the following comments:

Planned Unit Development

1. In regards to Article 5.15.04.01 the applicant needs to submit a proposed schedule of construction.
2. The PUD Site Plan lists the zoning as C-3. However the zoning is C-3 with a Gateway Corridor District overlay.
3. In five locations, the PUD Site Plan notes "approximate sign locations". However, the approximate locations appear to be somewhere within the minimum setbacks for monument signs. Clarity on the proposed setback of the signage of the monument signs needs to be added to the site plan.
4. The northernmost note for the approximate sign location has been discussed to be a "Center Identification Sign", the site plan needs to be noted as such. Also, there should be enough room for this sign to meet required setbacks.
5. The remaining four sign locations are believed to be a single-tenant "Monument Sign" design. Please note the site plan with this designation. Each sign should be tied back to their corresponding building through a notation on the site plan.
6. Article 5.15.04.02 requires easements and financial guarantees for public improvements to be addressed. The final plat and subdivision agreement process will address such items, so approval of the PUD will be contingent on

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completion of the plat and subdivision agreement process.

7. In regards to the considerations of Article 5.15.04.06 information on proposed site lighting is needed, particularly concerning Lot 2 which abuts Hwy.50 and is closest to existing residential properties to the east.
8. Also related to Article 5.15.04.06, it appears that paint-striped islands are proposed within the interior of the large parking lots. These islands need to be landscaped.
9. The labeling of the “Planting Bed, Typ” area call-outs should match that of the “Landscape Planting Areas” key title. Planting beds should continue along the retaining wall along the northern portion of the parking lot (Giles facing) on Lot 2 to soften the look of the retaining wall.
10. The landscaping plan needs a note added about irrigation as per Article 5.17.05.03.
11. The landscaping plan has been provided to the City’s Design Review Architect for review. Additional comments, if necessary, will be provided upon completion of his review.
12. In regards to Article 5.15.04.09, there needs to be included a statement that there will be no buildings on Lot 2.
13. Relative to Article 5.15.04.12 please address the ownership and maintenance of Lot 2. It should be the same as the ownership and maintenance of Lot 1.
14. Identify by notation on the PUD Site Plan that sidewalks are proposed to be constructed along 145th Street.
15. In regards to Article 5.15.05.02(4), consideration should be given to sidewalks that connect the buildings to the proposed public sidewalks and the hiking/biking trail.
16. A vicinity map needs to be added to the PUD Site Plan to meet the requirements of Article 5.15.05.06
17. In regards to Article 5.15.05.07, a design guideline for Woodhouse Place has been drafted and will be forwarded after the conclusion of the Design Review Architect’s finalization of edits. This guideline will be adopted for the development through the PUD Ordinance and will guide the final design review of the buildings after approval of the plat, PUD and CUP.

Conditional Use Permit

18. In reference to Article 6.05.04, please review the comments regarding the drainage study provided in the review letter (of the same date) regarding the revised preliminary and final plat submittal.
19. The considerations of Article 6.05.05 will be satisfactorily addressed if the traffic impact study is approved by the NDOR and Sarpy County Public Works since they control the abutting public roadways.
20. The CUP Site Plan and Landscaping Plan set should be adjusted to according to comments 2-5 and 7-11 above.
21. Article 6.05.09 considers the impact of glare on adjacent roadways or properties. Information needs to be submitted to address this consideration.

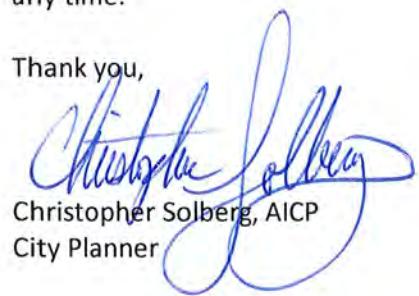
A sample CUP has been provided to the representing attorney for the development, Larry Jobeun of Fullenkamp, Doyle & Jobeun. A draft of this document needs to be provided at the time of resubmittal, preferably in MS Word to allow for ease of comment and editing.

Additionally, a draft PUD Ordinance will be provided in the near future to Mr. Jobeun's office for review. This ordinance will include the draft design guideline for the development as noted in #10 above.

In order for the PUD and CUP to be considered for review at the February 16, 2017 Planning Commission meeting, revised plat documents will need to be provided for further review. Please submit 4 full size copies (along with electronic copies) of the revised documents by January 25, 2017 to ensure that the application stays on track for the review by Planning Commission.

If you have any questions regarding these comments please feel free to contact me at any time.

Thank you,

A handwritten signature in blue ink, appearing to read "Christopher Solberg".

Christopher Solberg, AICP
City Planner

cc: Ann Birch, Community Development Director
John Kottmann, City Engineer



LAMP RYNEARSON

January 25, 2017

Mr. Christopher Solberg
Public Works
9900 Portal Road
LaVista, NE 68128

14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154
[P] 402.496.2498
[F] 402.496.2730
www.LRA-inc.com

REFERENCE: Woodhouse Place
Revised PUD Site Plan and Conditional Use Permit
Revised Preliminary Plat and Final Plat
LRA Job No. 0116050.01-003

The following are our responses to your comment letters dated January 19, 2017.

1. **Comment:** The traffic study along with a copy of the revised preliminary plat and final plat will be sent to the Nebraska Department of Roads for approval prior to City Council action on these requests.

Response: Noted.

2. **Comment:** Sarpy County Public Works has stated that they have no additional comments in regards to the Traffic Impact Analysis dated January, 3, 2017. All minor questions posed by Sarpy County Public Works to the Engineer of Record were answered, and no written clarification was needed. Sarpy County Public Works will forward on to the City of La Vista any future comments, if posed, as soon as possible. Sarpy County Public Works assumes the development is 100% responsible for the improvements, and an encroachment agreement will be reached with Sarpy County as far as reviewing, approving plans and a performance guarantee for the proposed improvements within County Road Right-of-Way will be required.

Response: Noted.

3. **Comment:** Staff does not object to the request for a waiver of Section 4.24 of the Subdivision Regulations to allow a street centerline radius reduction from 200 feet to 150 feet.

Response: Noted.

4. **Comment:** The applicant has submitted information showing the extent of jurisdictional waterways and wetlands on the property. No permits for public improvements or grading permits impacting such jurisdictional areas will be granted until the necessary permitting is completed with the U.S. Army Corps of Engineers.

Response: Noted. The owner will likely request grading permits for areas outside the jurisdictional waterway and would like to obtain approval to grade in these areas while the USACE permit is under review.

5. The City Engineer has provided a number of comments on the Drainage Study dated January 3, 2017 which include the following:

- a. **Comment:** The drainage study needs to address no increase in peak runoffs for 2-year frequency storm events per the Papillion Creek Watershed Partnership policies. This includes drainage areas for proposed public streets.

LAMP RYNEARSON COMPANIES



LAMP RYNEARSON



TZA Water Engineers



LARKIN
LAMP RYNEARSON



LARKIN AQUATICS

Response: The drainage study has been revised to illustrate the restriction of peak flow during the 2-year frequency storm. Although runoff routed to public streets bypasses the water quality ponds, the ponds were oversized to provide excess storage which allows for the overall flow offsite to be restricted to a point below the historical peak flow.

- b. **Comment:** The study needs to identify the Giles Road culvert capacity limitations. The drainage map and capacity calculations to these existing culverts need to be obtained from Sarpy County Public Works and included in the study as an appendix.

Response: The revised drainage study includes several pages from the Giles Road improvements drainage study that indicate that the Woodhouse Place project is restricting peak flows below the existing culvert capacity.

- c. **Comment:** Provisions for $\frac{1}{2}$ -inch water quality treatment from public street pavement will need to be addressed. This might include a diversion of low flows from the public storm sewers into the water quality basins or some other solution.

Response: Based on discussion with the City Engineer John Kottmann the $\frac{1}{2}$ -inch water quality treatment from public right-of-way may bypass the water quality ponds, if the ponds are shown to treat additional volume equal to the required right-of-way volume. As discussed, this is similar to how other jurisdictions handle the water quality for public right-of-way. The water quality ponds have been oversized to provide sufficient water quality treatment volumes for the entire disturbed area. This includes drainage areas that bypass the ponds.

- d. **Comment:** Provide runoff calculations and sizing calculations for the proposed 42- inch culvert under 145th Street that includes the off-site drainage area from the south that drains into this culvert. The flows will need to be within the capacity limitations of the existing Giles Road culverts. If the intent is to rely on off-site detention to the south in the Heimes development, then there will be a need to demonstrate this coordination.

Response: Runoff and sizing calculations for the culvert under 145th Street are included in the revised drainage study. The Woodhouse Place project will not rely on any offsite detention from the properties situated to the south, aside from what is ordinarily required. The Woodhouse Place project will limit the peak discharge during the 50-year frequency storm, so that when this flow is combined with flows offsite, it is below the capacity of the existing culvert under Giles Road. During design, we will coordinate with the owner of the adjacent properties to discuss the potential for detention to reduce the internal culvert sizes.

- e. **Comment:** It is recommended to consider the connection of the proposed storm sewer in 145" Street to the existing storm sewer in 145th Street. This could reduce culvert size issues in the drainage ditch through the center of the site. A coordination meeting with Thompson, Dreessen and Dorner (TD2) (consultants for Heimes) is recommended to explore this option.

Response: This option was presented to the United States Army Corps of Engineers (USACE) on November 30, 2016. The USACE determined that diverting this flow into 145th Street storm sewer would be a full impact to the jurisdictional waterway, and that they would likely be unsupportive of this option. During final design, LRA will coordinate with the adjacent property owners to discuss potential options for detention and low flow diversions to the waterway.

- f. **Comment:** In the first table under the Water Quality Treatment section the basins to Pond A should be A1 through A5 unless an alternative method is proposed.

Response: Agreed. The table has been modified to identify the drainage areas correctly.

g. **Comment:** Water quality treatment for area B1 needs to be provided.

Response: The water quality ponds have been oversized to provide sufficient water quality treatment volumes for the entire disturbed area. This includes drainage areas that bypass the ponds.

h. **Comment:** In the second table under the Water Quality Treatment section the Pond A outlet flow for 2-year storms is too high and must be less than the pre- development conditions.

Response: The drainage study has been revised to illustrate the restriction of peak flow during the 2-year frequency storm.

i. **Comment:** In Section C-Hydraflow Analysis it indicates no net increase for each storm event which does not seem to be the case from the calculations presented. Clarify as required.

Response: Agreed. The drainage study has been revised to clarify that there is a no-net increase for the 2-year storm.

j. **Comment:** The drainage study needs to be signed and sealed.

Response: Based on our telephone discussion with the City Engineer John Kottmann we have reviewed the State of Nebraska requirements for sealing preliminary documents. Based on Section 6.1.7 of the E&A regulation act quoted below, we do not believe the preliminary drainage study needs to be signed and sealed.

6.1.7. Documents clearly marked as "Draft" prepared for preliminary submission and review do not require the professional's seal, signature, and date, including documents prepared for a client or governmental agency, unless otherwise required by that entity.

6. **Comment:** Sarpy County Public Works requests the Engineer of Record review the Drainage Study for the Giles Road improvement project as made available by FHU on January 17, 2017 to ensure site runoff will not adversely impact the roadway and drainage appurtenances of the recently completed Giles Road, project from 156th Street to 144th Street. Any modification to the drainage system and/or roadway will need to be approved by Sarpy County Public Works, paid for 100% by the development, and may be subject to a performance guarantee.

Response: LRA reviewed the drainage study provided by FHU and modified the drainage report to show no adverse impact to the roadway and drainage appurtenances.

Final Plat

7. **Comment:** The purpose of the existing 50 ft. wide easement, #2015-06463, needs to be identified for determination as to any conflicts.

Response: The existing 50-foot wide easement was put in place by the owner of adjacent property to the south to provide an easement for sanitary and water service lines. We have been working closely with the owner of the adjacent property regarding this easement. The owner has executed an agreement with the easement holder that will allow the easement to be released upon final construction of public water and sanitary service lines to the south edge of the property in the 145th Street right-of-way. We will forward the executed agreement to the City.

8. **Comment:** The Surveyor's Certificate needs to be revised to include the language from the first

sentence in Section 10.02 of the Subdivision Regulations.

Response: The surveyor's certificate language has been updated to match Section 10.02.

9. Cost estimates for proposed public improvements were provided. The data is not itemized per Section 3.05.24 of the Subdivision Regulations; however, since private funding is proposed for all costs, the lack of detail is acceptable. There are some questions about the cost estimates as follow:

a. **Comment:** Identify if the reimbursable costs for sanitary sewer are expected to come from any public source. If so, an agreement for such participation will need to be developed at the same time as the subdivision agreement.

Response: We are working on setting up a meeting with Sarpy County to discuss reimbursable costs and a potential agreement for the sanitary sewer outfall.

b. **Comment:** Does the sanitary sewer cost estimate include removal of the existing sanitary sewer lift station at the north end of existing 14Sth Street?

Response: The costs estimate does not currently include removal of the existing sanitary sewer lift station.

c. **Comment:** The watershed management fee needs to be revised to \$4,609 per acre which is the current PCWP fee that took effect July 1, 2016. The fee will increase each July 1 through 2019 and is collected at the time of building permit. After the 2019, the fee is yet to be determined.

Response: The watershed management fees have been revised to \$4,609 per acre.

d. **Comment:** Sanitary sewer connection fees need to be shown. Tract sewer connection fees will be collected on this property and remitted to Sarpy County. This will include \$5,500 per acre at the time of platting which will be remitted entirely to Sarpy County. Then, at building permit time, the tract connection fee of \$6,690 per acre (current rate) will be collected from which \$5,500 will be sent to Sarpy County and the remainder will be retained by the City. The fee that is collected at the time of building permit is subject to change each January 1.

Response: Sanitary sewer connection fees have been shown on the revised cost estimate. We are working to set up a meeting with Sarpy County to negotiate potential reimbursable amounts.

e. **Comment:** Is the off-site water cost estimate based on information provided by MUD?

Response: Yes, the water costs estimates were provided by MUD.

10. **Comment:** There is a note on the final plat stating that "All proposed storm sewer and drainage and sanitary sewer easements are to City of La Vista via separate recorded instrument unless noted otherwise." The language of such separate instruments needs to be submitted for review prior to execution. The language will need to be clear that the City will not be maintaining such facilities until such time as the property containing the easements is annexed.

Response: Noted.

11. **Comment:** Sarpy County has recently requested a meeting with the developer and the Engineer of Record to discuss the request for reimbursements as far as the sanitary sewer connection to the Sarpy County outfall. It will be assumed the developer will pay for 100% of the costs of construction, potential easements, and any other requirements for construction and/or maintenance of the outfall up and until

terms of an agreement can be reached. Please work with Sarpy County to ensure these issues have been resolved prior to City Council review.

Response: Agreed, the developer will pay for 100% of the costs; however, we are requesting meetings with the County to discuss terms of a potential agreement to receive reimbursable costs on the sanitary sewer construction.

12. **Comment:** Financial guarantees for the proposed public improvements will be required in accordance with Section 7.02 of the Subdivision Regulations.

Response: Noted.

Planned Unit Development

1. **Comment:** In regards to Article 5.15.04.01 the applicant needs to submit a proposed schedule of construction.

Response: A proposed schedule of construction is included with this resubmittal.

2. **Comment:** The PUD Site Plan lists the zoning as C-3. However, the zoning is C-3 with a Gateway Corridor District overlay.

Response: The PUD site plan has been updated to show correct zoning.

3. **Comment:** In five locations, the PUD Site Plan notes "approximate sign locations". However, the approximate locations appear to be somewhere within the minimum setbacks for monument signs. Clarity on the proposed setback of the signage of the monument signs needs to be added to the site plan.

Response: Proposed signage setbacks have been added to the PUD site plan.

4. **Comment:** The northernmost note for the approximate sign location has been discussed to be a "Center Identification Sign", the site plan needs to be noted as such. Also, there should be enough room for this sign to meet required setbacks.

Response: Sign noted as center identification sign on the site plan. Proposed signage setbacks have been added to the PUD site plan.

5. **Comment:** The remaining four sign locations are believed to be a single-tenant "Monument Sign" design. Please note the site plan with this designation. Each sign should be tied back to their corresponding building through a notation on the site plan.

Response: Monument sign has been designated on their site plan and tied back to corresponding buildings.

6. **Comment:** Article 5.15.04.02 requires easements and financial guarantees for public improvements to be addressed. The final plat and subdivision agreement process will address such completion of the plat and subdivision agreement process.

Response: Noted.

7. **Comment:** In regards to the considerations of Article 5.15.04.06 information on proposed site lighting is needed, particularly concerning Lot 2 which abuts Hwy.50 and is closest to existing residential

properties to the east.

Response: Included with this submittal are cutsheets of the fixtures we will be proposing to utilize at the Woodhouse campus. The site lighting fixture is an LED fixture with full cutoff photometrics. The fixture will be installed on a 25-foot pole and spaced approximately 75 feet apart at the inner parking areas and approx. 50 feet apart at the vehicle display areas. All fixtures near the perimeter of the parking areas will be specified with a house side shield in order to mitigate any light trespass and glare near the property lines. For the proposed monument sign reading "Woodhouse Place", we will be proposing ground-mounted flood light fixtures spaced from 10 feet to 15 feet on center to create uniform coverage. These fixtures are intended to be low and non-descript, concealed from view with landscaping. Full photometric calculations will be submitted for review as part of the electrical package of the building construction documents.

8. **Comment:** Also related to Article 5.15.04.06, it appears that paint-striped islands are proposed within the interior of the large parking lots. These islands need to be landscaped.

Response: The islands have been revised to be as landscaped on the site plan. During final design, we would like to review the island layouts with the City and potentially reduce islands or paint some of the internal islands to assist with snow plowing while still meeting the interior landscaping requirements.

9. **Comment:** The labeling of the "Planting Bed, Typ" area call-outs should match that of the "Landscape Planting Areas" key title. Planting beds should continue along the retaining wall along the northern portion of the parking lot (Giles facing) on Lot 2 to soften the look of the retaining wall.

Response: Labeling has been modified to match.

10. **Comment:** The landscaping plan needs a note added about irrigation as per Article 5.17.05.03.

Response: Note has been added.

11. **Comment:** The landscaping plan has been provided to the City's Design Review Architect for review. Additional comments, if necessary, will be provided upon completion of his review.

Response: Noted.

12. **Comment:** In regards to Article 5.15.04.09, there needs to be included a statement that there will be no buildings on Lot 2.

Response: A statement that there will be no buildings on Lot 2 has been added to the site plan.

13. **Comment:** Relative to Article 5.15.04.12 please address the ownership and maintenance of Lot 2. It should be the same as the ownership and maintenance of Lot 1.

Response: A note addressing ownership and maintenance of Lot 2 has been added to the site plan.

14. **Comment:** Identify by notation on the PUD Site Plan that sidewalks are proposed to be constructed along 145" street.

Response: A note has been added to the site plan regarding sidewalks.

15. **Comment:** In regards to Article 5.15.05.02(4), consideration should be given to sidewalks that connect the buildings to the proposed public sidewalks and the hiking/biking trail.

Response: Sidewalk has been added to connect buildings. Although sidewalks connecting the buildings to the public sidewalk along 145th Street are shown on the revised Site Plan, the extent and layout of the sidewalk will likely be modified with the final building footprints and building permit submittals.

16. **Comment:** A vicinity map needs to be added to the PUD Site Plan to meet the requirements of Article 5.15.05.06

Response: A vicinity map has been added to the site plan.

17. **Comment:** In regards to Article 5.15.05.07, a design guideline for Woodhouse Place has been drafted and will be forwarded after the conclusion of the Design Review Architect's finalization of edits. This guideline will be adopted for the development through the PUD Ordinance and will guide the final design review of the buildings after approval of the plat, PUD and CUP.

Response: Noted.

Conditional Use Permit

18. **Comment:** In reference to Article 6.05.04, please review the comments regarding the drainage study provided in the review letter (of the same date) regarding the revised preliminary and final plat submittal.

Response: Drainage study comments were addressed in responses above.

19. **Comment:** The considerations of Article 6.05.05 will be satisfactorily addressed if the traffic impact study is approved by the NDOR and Sarpy County Public Works since they control the abutting public roadways.

Response: Noted.

20. **Comment:** The CUP Site Plan and Landscaping Plan set should be adjusted to according to comments 2-5 and 7-11 above.

Response: CUP site plan and landscaping plan have been adjusted.

21. **Comment:** Article 6.05.09 considers the impact of glare on adjacent roadways or properties. Information needs to be submitted to address this consideration.

Response: The proposed site lighting fixture is an LED fixture with full cutoff photometrics. The fixture will be installed on a 25-foot pole and spaced approximately 75 feet apart at the inner parking areas and approx. 50 feet apart at the vehicle display areas. All fixtures near the perimeter of the parking areas will be specified with a house side shield in order to mitigate any light trespass and glare near the property lines. For the proposed monument sign, we will propose to include ground-mounted flood light fixtures spaced from 10 feet to 15 feet on center to create uniform coverage. These fixtures are intended to be low and non-descript, concealed from view with landscaping. Full photometric calculations will be submitted for review as part of the electrical package of the building construction documents.

Building materials for each of the four buildings will primarily consist of architectural composite metal (ACM), glass, and integral colored masonry. The metal finish for each building shall be 'brushed metallic' or dull to help mitigate any sun reflection or glare. The main facades for each building will face east and will consist of large sections of curtainwall and clear insulated glass w/ low E coating. This glass is intended to be transparent and not reflective, to maximize view of the vehicles on display within

the showroom. Complete building elevations and material samples for each building and monument sign will be submitted for design review.

Documents enclosed are as follows:

1. Revised Preliminary Plat (4 full-size copies and PDF)
2. Revised Final Plat (4 full-size copies and PDF)
3. Revised Exhibits (4 full-size copies and PDF)
 - a. Preliminary Plat Exhibits
 - i. Storm Sewer, Grading, and Erosion Control Plan
 - ii. Drainage Area Map
 - b. Planned Unit Development Exhibits
 - i. PUD Site Plan
 - ii. PUD Landscape Plan
 - iii. PUD Utility Plan
 - c. Conditional Use Permit Exhibits
 - i. CUP Site Plan
 - ii. CUP Landscape Plan
4. Cutsheets of the proposed lighting fixtures (4 copies and PDF)
5. Revised Preliminary Drainage Study (4 copies and PDF)
6. Revised Cost Estimate (4 copies and PDF)
7. Schedule of Construction (4 copies and PDF)

As we discussed on the phone, we will provide a draft version of the CUP agreement in the near future. The draft subdivision agreement will be submitted prior to City Council.

Thank you for your attention to this project. We are requesting that the City place the Woodhouse Place final plat on the agenda for the February 16, 2017 Planning Commission meeting. If you have any questions, please do not hesitate to contact me.

Sincerely,

LAMP RYNEARSON



Michael P. McIntosh, P.E., CFM
Public Practice Lead

c: Ann Birch
John Kottmann



February 7, 2017

Mike McIntosh, P.E.
Lamp Rynearson
14710 West Dodge Road, Suite 100
Omaha, NE 68154

RE: Revised Preliminary Plat and Final Plat – 2nd Review
Woodhouse Place

Mr. McIntosh,

We have reviewed the revised documents submitted for the above-referenced application. Based on the elements for consideration set forth in the applicable sections of the Subdivision Regulations, the City has the following comments:

Preliminary Plat

1. The traffic study along with a copy of the revised preliminary plat and final plat have been sent to the Nebraska Department of Roads for approval prior to City Council action on these requests.
2. The City Engineer held a meeting with the Engineer of Record for Woodhouse Place and the adjoining Heimes platting, also under review, on February 3, 2017. A revised drainage study, fully addressing the issues in the previous review letter, and related documents need to be submitted and approved prior to City Council review.

Final Plat

3. Sarpy County arranged for a meeting with the developer and the Engineer of Record on February 7, 2017 to discuss the request for reimbursements as far as the sanitary sewer connection to the Sarpy County outfall. It will be assumed the developer will pay for 100% of the costs of construction, potential easements, and any other requirements for construction and/or maintenance of the outfall up and until terms of an agreement can be reached. Please work with Sarpy County to ensure these issues have been resolved prior to City Council review.

A draft subdivision agreement is not required for Planning Commission consideration, but a draft agreement is needed before City Council consideration. It is understood that the applicant does not intend to use a SID for financing the project. The draft

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8116 Park View Blvd.
La Vista, NE 68128-2198
p: 402-331-4343
f: 402-331-4375

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f: 402-331-0410

Golf Course
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p: 402-339-9147

Library
9110 Giles Rd.
p: 402-537-3900
f: 402-537-3902

Police
7701 South 96th St.
p: 402-331-1582
f: 402-331-7210

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Public Works
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p: 402-331-8927
f: 402-331-1051

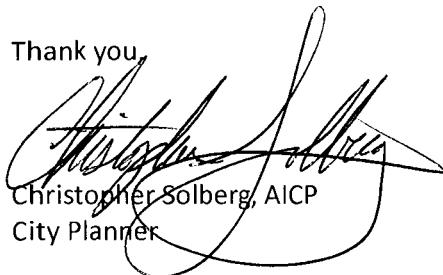
Recreation
8116 Park View Blvd.
p: 402-331-3455
f: 402-331-0299

subdivision agreement will have to identify who is going to maintain the proposed public improvements until such time as this area is annexed into the City.

In order for the revised Preliminary Plat and Final Plat to be considered for review at the February 16th Planning Commission meeting, revised documents will need to be provided for the Planning Commission packets. Please submit 14 ledger size (11"x17") copies (along with electronic copies) of the required documents by noon on February 9, 2017 to ensure that the application stays on track for the review by the Planning Commission.

If you have any questions regarding these comments please feel free to contact me at any time.

Thank you,



Christopher Solberg, AICP
City Planner

cc: Ann Birch, Community Development Director
John Kottmann, City Engineer



February 7, 2017

Mike McIntosh, P.E.
Lamp Rynearson
14710 West Dodge Road, Suite 100
Omaha, NE 68154

RE: Revised Planned Unit Development (PUD) Site Plan and Conditional Use Permit (CUP) – 2nd Review
Woodhouse Place

Mr. McIntosh,

We have reviewed the documents submitted for the above-referenced application. Based on the elements for consideration set forth in the applicable sections of the Zoning Ordinance, the City has the following comments:

Planned Unit Development

1. Article 5.15.04.02 requires easements and financial guarantees for public improvements to be addressed. The final plat and subdivision agreement process will address such items, so approval of the PUD will be contingent on completion of the plat and subdivision agreement process.
2. In regards to the considerations of Article 5.15.04.06 information on proposed site lighting is needed, particularly concerning Lot 2 which abuts Hwy. 50 and is closest to existing residential properties to the east. Fixture cut sheets were provided with the latest submittal. However, a schematic photometric plan needs to be provided for review to ensure that the requirements of Article 5.15.04.06 are met.
3. The landscaping plan has been provided to the City's Design Review Architect for review. Additional comments, if necessary, will be provided upon completion of his review and will need to be addressed prior to City Council approval.
4. In regards to Article 5.15.05.07, a design guideline for Woodhouse Place has been drafted and has been forwarded to the developer's architectural consultant for review. This guideline will be adopted for the development through the PUD Ordinance and will guide the final design review of the buildings after approval of the plat, PUD and CUP.

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Conditional Use Permit

5. In reference to Article 6.05.04, please review the comments regarding the drainage study provided in the review letter (of the same date) regarding the revised preliminary and final plat submittal.
6. The considerations of Article 6.05.05 will be satisfactorily addressed if the traffic impact study is approved by the NDOR and Sarpy County Public Works since they control the abutting public roadways.
7. Article 6.05.09 considers the impact of glare on adjacent roadways or properties. Fixture cut sheets were provided with the latest submittal. However, a schematic photometric plan needs to be provided for review to ensure that the requirements of Article 6.05.09 are met.

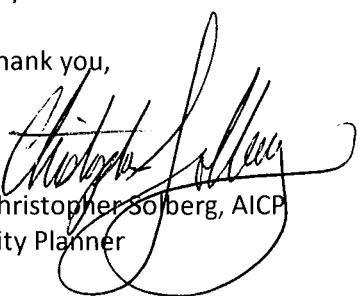
A draft CUP has been received from the representing attorney for the development, Larry Jobeun of Fullenkamp, Doyle & Jobeun. This document is currently under review by the City Attorney's office, a revised draft version of this document that includes the City Attorney's edits will be provided to the Planning Commission.

Additionally, a draft PUD Ordinance has been provided to Fullenkamp, Doyle & Jobeun for review. This ordinance will include the draft design guideline for the development as noted in #4 above.

In order for the PUD and CUP to be considered for review at the February 16th Planning Commission meeting, revised documents will need to be provided for the Planning Commission packets. Please submit 14 ledger size (11"x17") copies (along with electronic copies) of the required documents by noon on February 9, 2017 to ensure that the application stays on track for the review by the Planning Commission.

If you have any questions regarding these comments please feel free to contact me at any time.

Thank you,



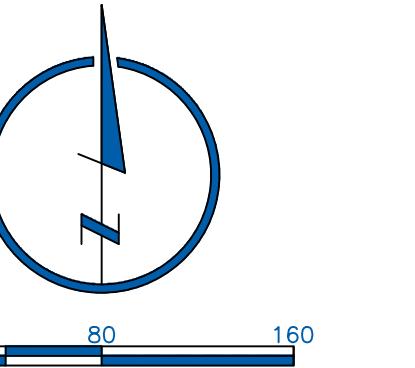
Christopher Solberg, AICP
City Planner

cc: Ann Birch, Community Development Director
John Kottmann, City Engineer

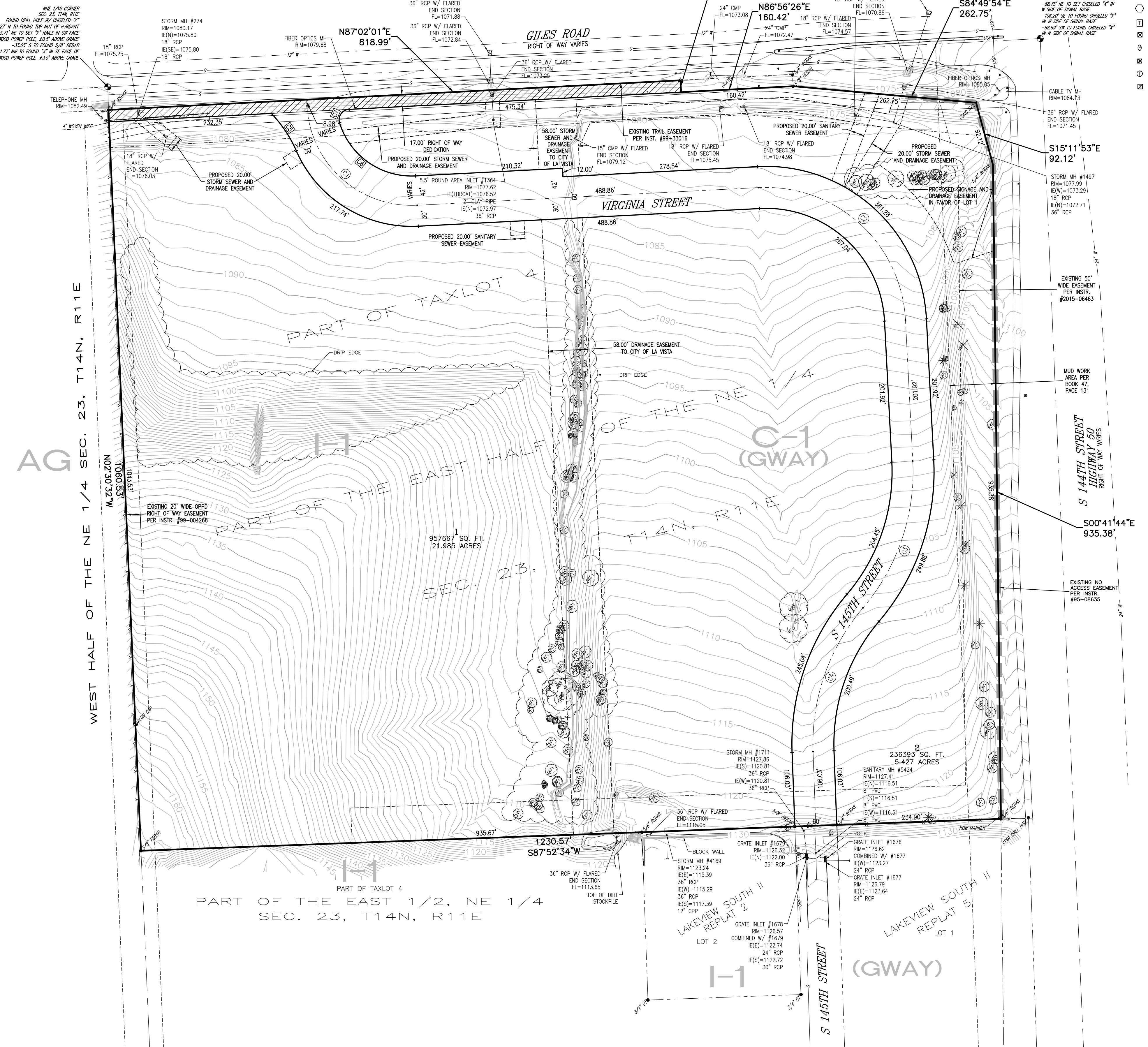
CENTERLINE CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	150.00	235.62	212.13	089°00'00"
C2	200.00	314.16	282.84	090°00'00"
C3	300.00	227.16	221.77	043°23'05"
C4	300.00	222.77	217.68	042°32'43"

WOODHOUSE PLACE

LOTS 1 & 2, BEING A REPLAT OF PART OF TAXLOT 4, PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

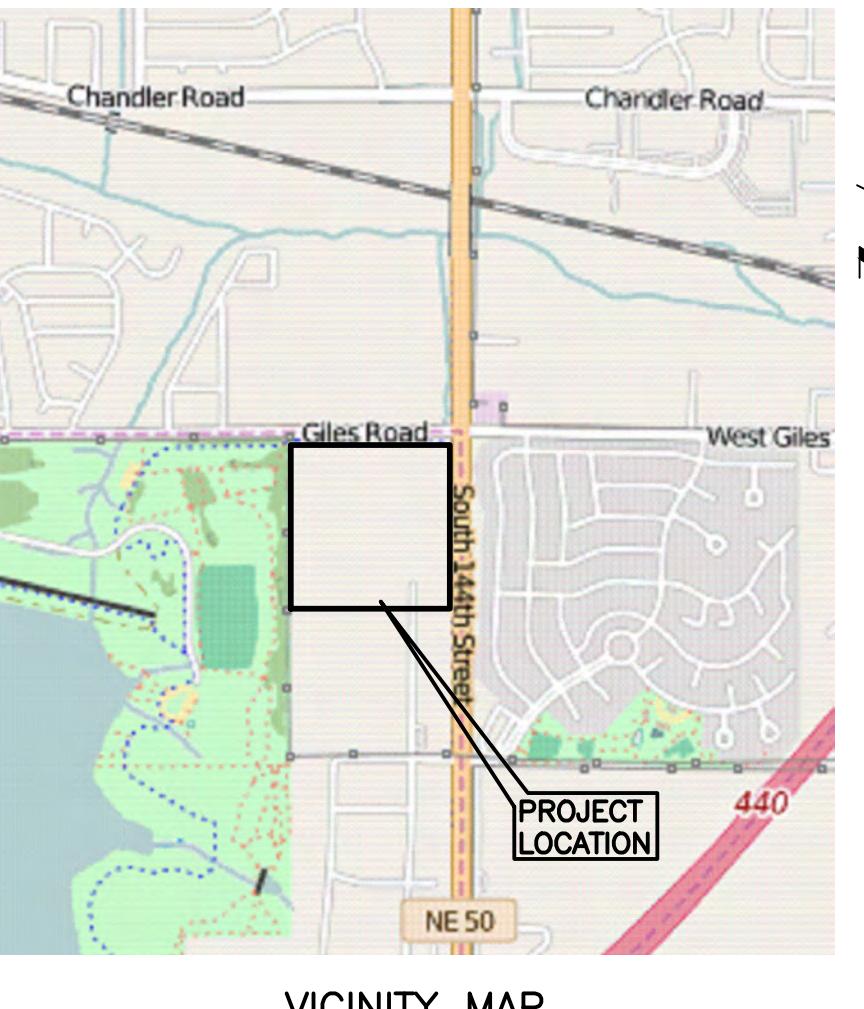
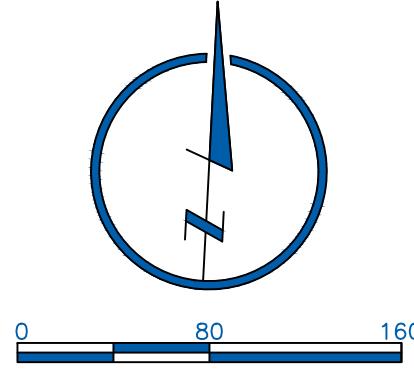
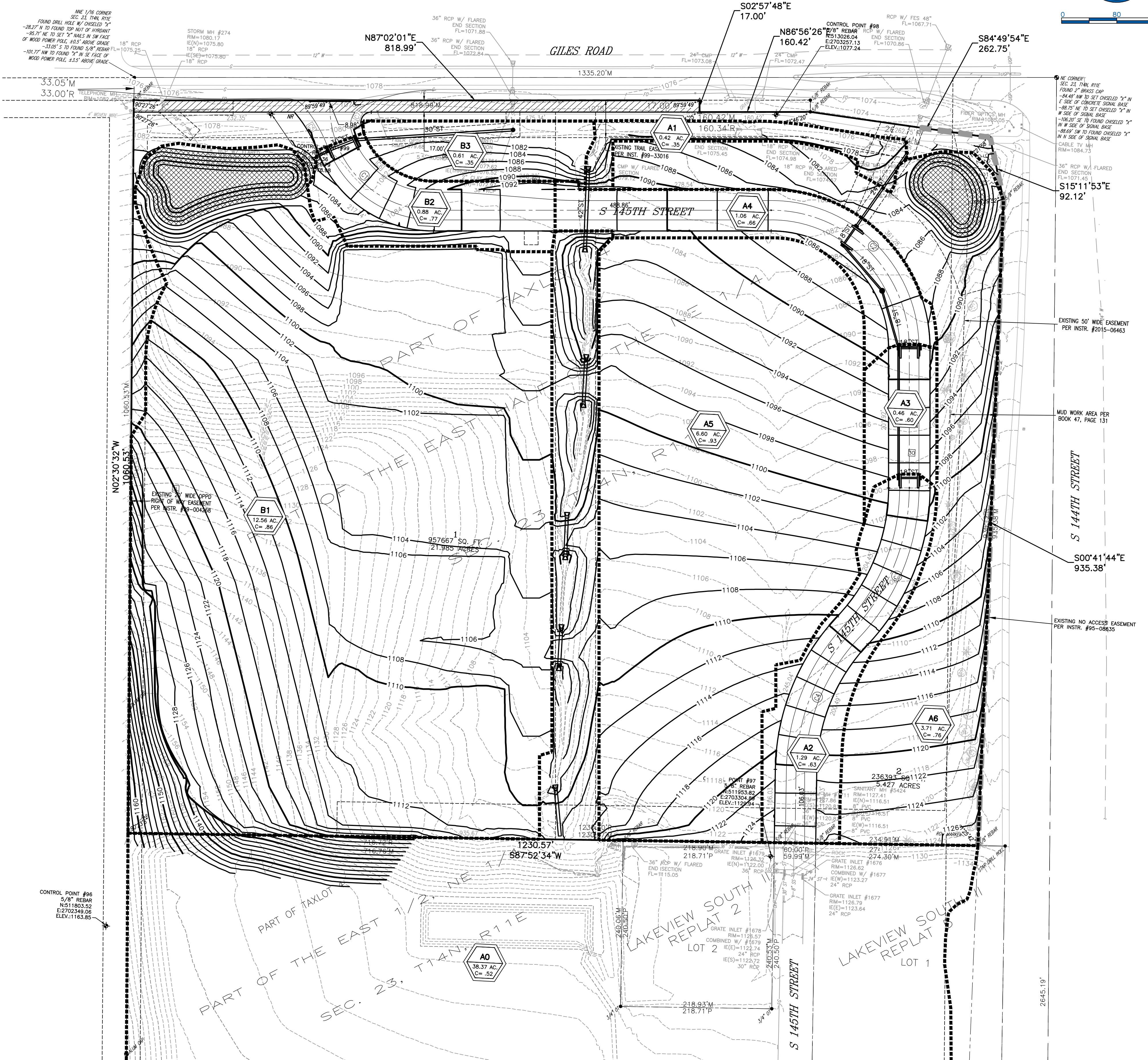


PARCEL CURVE TABLE				
CURVE #	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C5	184.00'	N33°46'56"W	64.71'	65.05'
C6	108.00'	S55°07'46"E	132.49'	142.63'
C7	15.00'	S34°52'09"W	23.69'	27.31'



WOODHOUSE PLACE

LOTS 1 & 2, BEING A REPLATTING OF PART OF TAXLOT 4, PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



REVISED PRELIMINARY PLAT DRAINAGE MAP/PCSMP

LAMP RYNEARSON & ASSOCIATES

WOODHOUSE PLACE
SARPY COUNTY, NEBRASKA

DRAWN BY: RUIK
DESIGNED BY: RV
DATE: 01-25-2017
JOB NUMBER: 1050
BOOK AND PAGE: 100

PERMISSIONS
14710 West Dodge Road, Suite 100 402-496-2498 P
14710 West Dodge Road, Suite 100 402-496-2730 F

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STORMWATER DETENTION/WATER QUALITY POND TABLE		
BASIN INFORMATION	BASIN A AT 100 YR A6	BASIN B AT 100 YR B3
DRAINAGE AREA (AC)	13.54	14.05
RUNOFF COEFFICIENT	0.80	0.83
$\frac{1}{2}$ WATER QUALITY VOLUME REQUIRED (CF)	24,575	25,500
TOTAL POND VOLUME (CF)	59,708	97,039
POND TOP	1082	1086
POND BOTTOM	1074	1078
2 YEAR STORM MAXIMUM WATER ELEV / MAX VOLUME	1079.56	1083.29
50 YEAR STORM MAXIMUM WATER ELEV / MAX VOLUME	1080.35	1082.11
50 YEAR STORM MAXIMUM WATER ELEV / MAX VOLUME	1081.24	1084.75
RELEASE STRUCTURE	TYPE 2 AREA INLET	TYPE 2 AREA INLET
OVERFLOW	RECTANGULAR WEIR	RECTANGULAR WEIR
RECEIVING BODY OF WATER	SOUTH PAPILLON CREEK	SOUTH PAPILLON CREEK

A 1.18 AC C=.52
DRAINAGE AREA NAME
DRAINAGE AREA
RUNOFF COEFFICIENT
DRAINAGE BASIN DELINEATION
DRAINAGE SUB BASIN DELINEATION
TIME OF CONCENTRATION DRAINAGE PATH
PIPE NUMBER

LAMP RYNEARSON - ENGINEERS

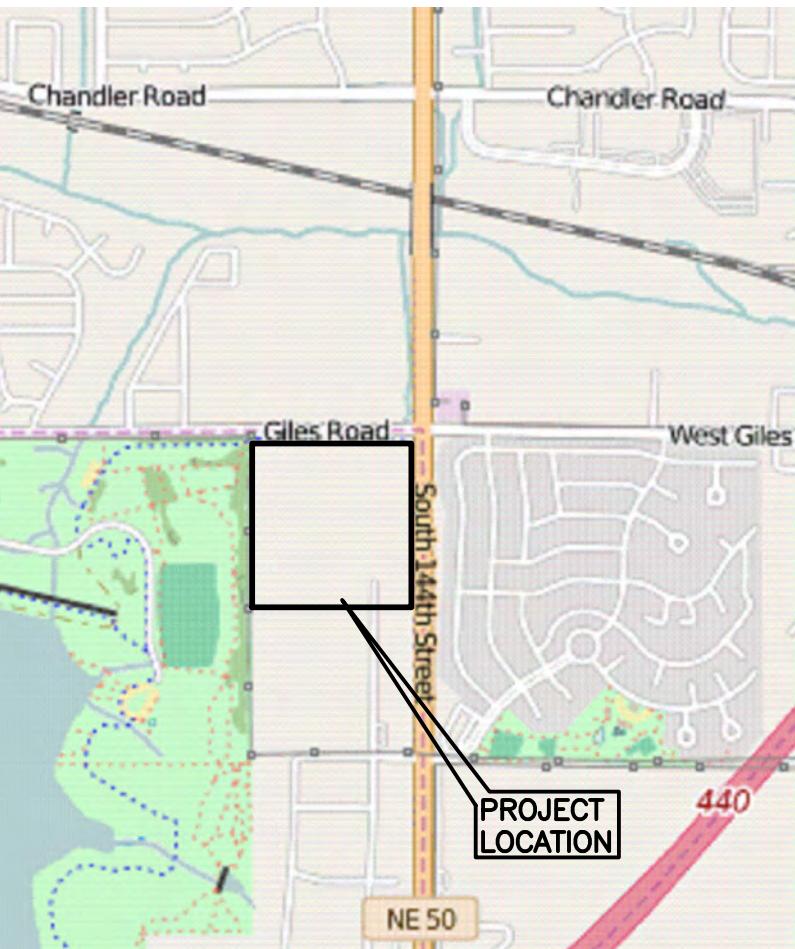
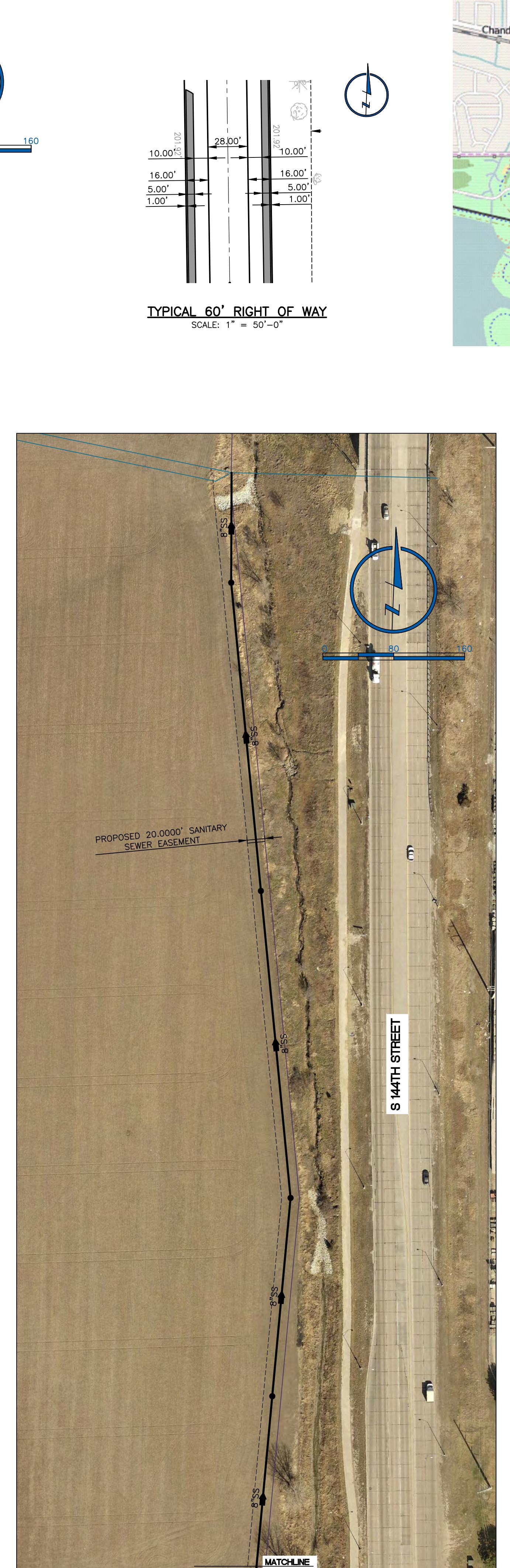
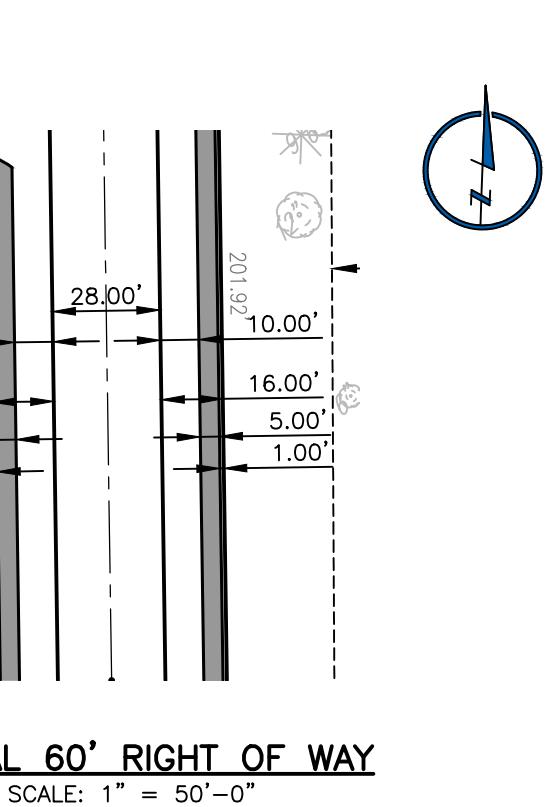
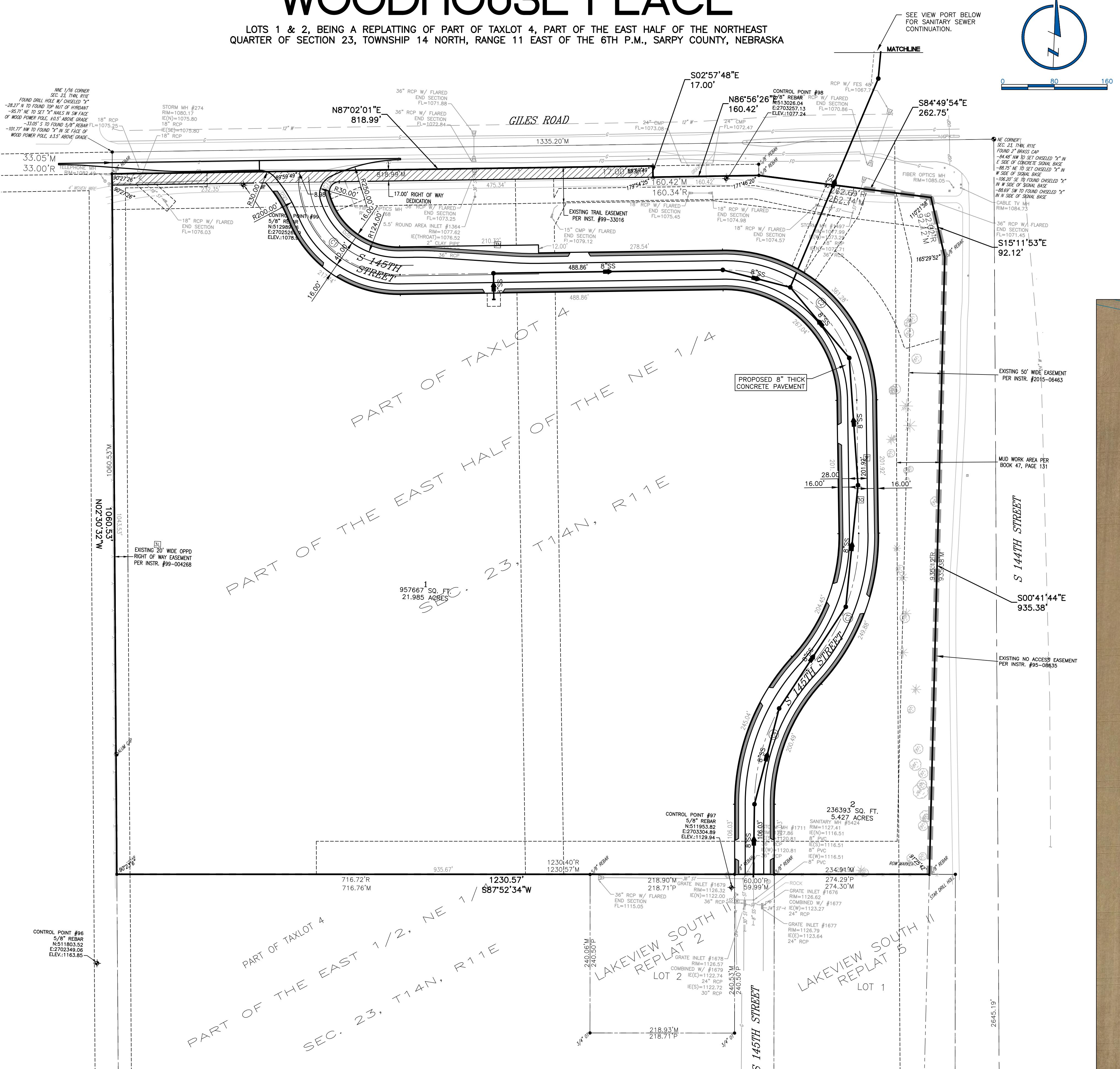
PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

SHEET
1 OF 1

WOODHOUSE PLACE

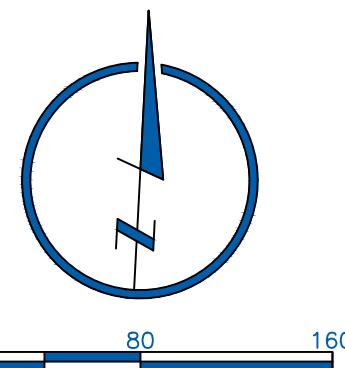
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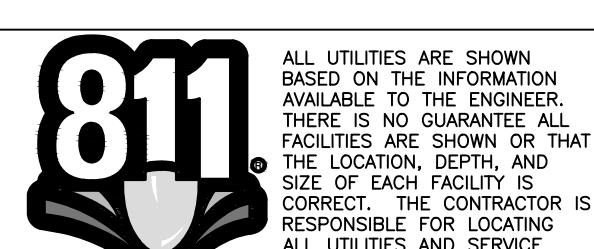
DRAWN BY		RV
DESIGNED BY		01-03-2017
DATE		01/16/2017
JOB NUMBER/TASKS		01161701-002
BOOK AND PAGE		1 OF 1
PENSIONS		
VICINITY MAP		
LEGEND <ul style="list-style-type: none"> SS SANITARY SEWER ST STORM SEWER W WATER G GAS UOP UNDERGROUND POWER OPP OVERHEAD POWER T TELEPHONE FO FIBER OPTIC M MANHOLE RAI ROUND AREA INLET GRATE INLET FL FLARED END SECTION IE INVERT ELEVATION FLA FLOW LINE CP CORNERS SET (5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS-561) OT OPEN TOP PIPE NAE NO ACCESS EASEMENT SL SECTION LINE SC SECTION CORNER BL BOUNDARY LINE LL LOT LINE EL EXISTING LOT LINE EASEMENT LINE P8 PROPOSED 8" PAVEMENT PS PROPOSED SIDEWALK SS PROPOSED SANITARY SEWER MANHOLE PROPOSED MANHOLE 		
LAMP RYNEARSON & ASSOCIATES 14710 West Dodge Road, Suite 100 402-496-2498 P 402-496-2730 F Omaha, Nebraska 68154-2027 www.LRA-Inc.com		
REVISED PRELIMINARY PLAT PAVING AND SANITARY SEWER EXHIBIT WOODHOUSE PLACE SARPY COUNTY, NEBRASKA		
PRELIMINARY NOT RELEASED FOR CONSTRUCTION SHEET 1 OF 1		

WOODHOUSE PLACE

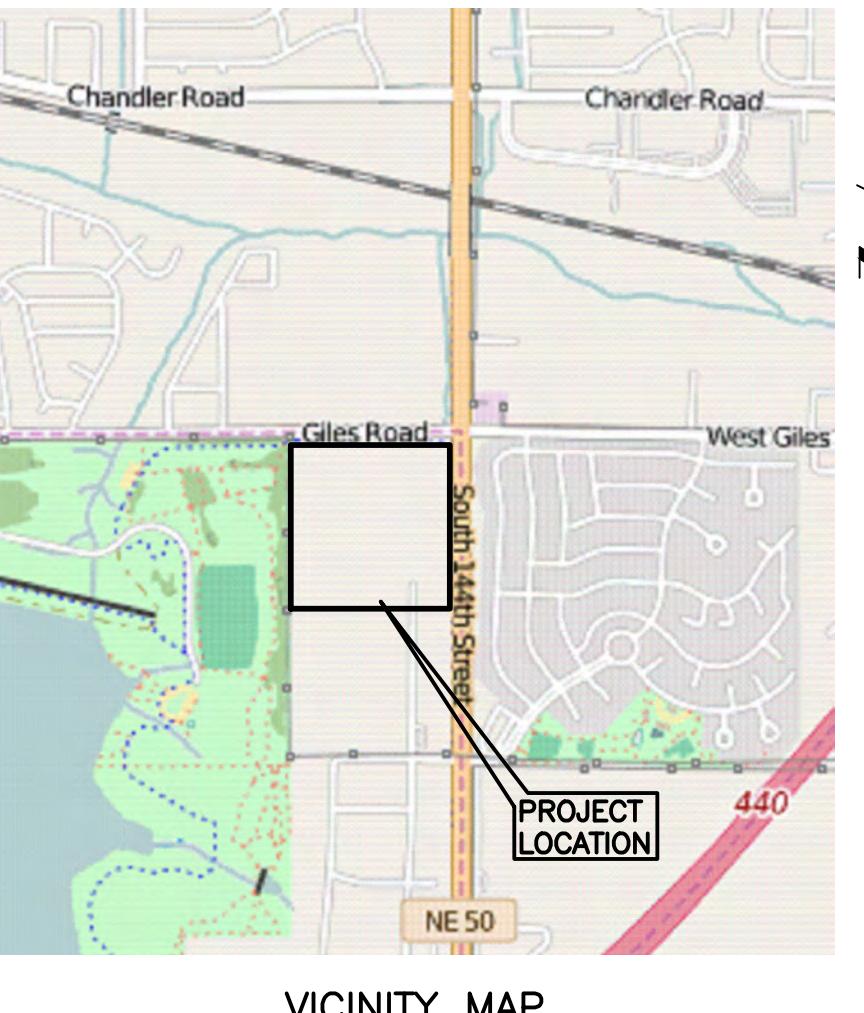
LOTS 1 & 2, BEING A REPLATTING OF PART OF TAXLOT 4, PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



This figure is a detailed topographic map of a construction site in the Lakeview area of Chicago, showing streets like Giles Road, S 145th Street, S 144th Street, and S 145th Street South. The map includes contour lines, utility locations, and proposed infrastructure such as retaining walls and grade changes. Specific features include a proposed retaining wall on the west side of S 145th Street, a proposed grade change of 1335.20' M, and various control points and markers. The map is heavily annotated with construction details and property boundaries.



NEVER
DIG
OVER
LINES PRIOR
TO CALLING



PROXIMITY MAP

LEGEND

SS	SANITARY SEWER	田	TRAFFIC CONTROL PULL BOX
ST	STORM SEWER	田	UNIDENTIFIED PULL BOX
W	WATER	♀	FIBER OPTICS WARNING SIGN
G	GAS	▽	TRAFFIC SIGN
UGP	UNDERGROUND POWER	①	GUARD POST
OHP	OVERHEAD POWER	□	INFORMATION SIGN
T	TELEPHONE	~~~~~	WOVEN WIRE FENCE
FO	FIBER OPTIC	12"	DECIDUOUS TREE AND SIZE
◎	MANHOLE	12"	CONIFEROUS TREE AND SIZE
●	ROUND AREA INLET	IE	INVERT ELEVATION
■	GRATE INLET	FL	FLOW LINE
▲	FLARED END SECTION	△	CORNERS SET (5/8" REBAR WITH 1 1/4", YELLOW PLASTIC CAP STAMPED LS-561)
◆	FIRE HYDRANT	●	CORNERS FOUND
◆	WATER VALVE	OT	OPEN TOP PIPE
◆	GAS WARNING SIGN	■ ■ ■ ■	NO ACCESS EASEMENT
◆	POWER POLE AND GUY	— — — —	SECTION LINE
◆	LARGE GALVANIZED POLE	●	SECTION CORNER
◆	TRANSFORMER	— — — —	BOUNDARY LINE
◆	POWER RISER	— — — —	LOT LINE
◆	POWER MANHOLE	— — — —	EXISTING LOT LINE
◆	POWER PULL BOX	— — — —	EASEMENT LINE
◆	TELEPHONE MANHOLE	1100'	PROPOSED CONTOUR
◆	TELEPHONE PULL BOX	1100'	PROPOSED CONTOUR (BY OTHERS)
◆		1100'	EXISTING CONTOUR
◆		18"ST	PROPOSED STORM SEWER
◆		●	PROPOSED MANHOLE
◆		▲	PROPOSED F.E.S.
◆		■ ■ ■ ■	PROPOSED CURB INLET (BY OTHERS)
◆		田	PROPOSED SILT BASINS/WATER QUALITY BASIN

REVISED PRELIMINARY PLAT
STORM SEWER, GRADING AND
EROSION CONTROL EXHIBIT

DELMARLAP

RELEASED FOR CONSTRUCTION

ET

1 OF 1

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LA VISTA, NEBRASKA, AMMENDING THE ZONING DISTRICT MAP OF THE CITY OF LA VISTA, NEBRASKA; ESTABLISHING STANDARDS AND CONDITIONS FOR DEVELOPMENT UNDER THE FINAL PLANNED UNIT DEVELOPMENT PLAN; TO PROVIDE FOR SEVERABILITY; TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

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

Section 1. The Planned Unit Development plan for Woodhouse Place (the "Woodhouse PUD") is hereby adopted for the following described real estate, to wit:

LEGAL DESCRIPTION

See Exhibit "A" attached hereto and made a part hereof.

Section 2. The Woodhouse PUD is hereby adopted to provide for the development of planned automotive dealerships that will service not only the City, but also the surrounding market area. The regulations contained in this Ordinance will facilitate development in a planned, orderly fashion so as to protect the public health, safety, and general welfare. All grading, installation of infrastructure, development and build out shall be in strict accordance with the provisions of this Ordinance, except as shall be amended by the City Council in the required manner. The underlying commercial zoning district regulations shall continue to be applicable, except as provided for in this Ordinance and the attached exhibits.

Section 3. Definitions

Unless a contrary intent is clearly indicated herein, the following words and phrases shall have the following meanings, regardless of whether or not capitalized:

- A. "Automotive Sales" shall mean shall mean the storage and display for sale or lease, and the actual sale or lease, of new or used motor vehicles, or any type of trailer (provided the trailer is unoccupied) at any one time, and where repair or body work is incidental to the operation of the new or used motor vehicle sales or leasing operations. Automobile sales shall includes all motor vehicle retail sales and leases including cars, SUV's, trucks, vans, recreational vehicles, boats, motorcycles or other similar motorized transportation vehicles.
- B. "Developer" shall mean LB Southwest, LLC, their successors and assigns.
- C. "Gateway Corridor District" or "La Vista Gateway Corridor District" shall mean the City's overlay zoning district establishing basic site and building development criteria to be implemented within the boundaries of the overlay district.

- D. "Open Space" shall mean anything on the site except buildings, parking lot and vehicular circulation, generally pervious, but may include well landscaped pedestrian places, pools, pool decks and roof gardens.
- E. "Woodhouse PUD" shall mean the planned unit development that is subject to this Ordinance, as developed and approved, that outlines certain provisions for the development of the Subdivision and its uses. Such plan shall consist of the final plat, design guidelines, landscaping, etc.
- F. "Plat" or "the Plat," shall mean the final plat of the Subdivision approved by the City Council or an administrative plat approved by staff.
- G. "Woodhouse Place Design Guidelines" shall mean the specific guidelines jointly developed, agreed to and amended by Developer and City for the Subdivision for the purpose, among others, of creating cohesiveness and ensure quality of materials, aesthetics and maintenance upon which all tenants and owners can rely and to ensure view continuity and creation of a sense of place through the use of common elements of site and architecture. A copy of the Woodhouse Place Design Guidelines is attached to this Woodhouse PUD as Exhibit "C".
- H. "Subdivision" shall mean the 30.67 acres of land described in Exhibit "A" hereto, to be known as "Woodhouse Place."

Section 4. Parcel Identification Map

Attached hereto and made a part of Woodhouse PUD for parcel delineation is the Parcel Identification Map for the Woodhouse PUD marked as Exhibit "B".

Section 5. Conceptual Site Plan

A conceptual site plan for each parcel shall be submitted to the City for approval prior to any lot development within said parcel.

Section 6. Building Design Guidelines and Criteria

A copy of the Woodhouse Place Design Guidelines in the form approved and amended by the City is attached to this Woodhouse PUD as Exhibit "C". All applications shall adhere to requirements of the approved Woodhouse PUD and Design Guidelines. Prior to issuance of a building permit, the City, Developer and the applicant shall have mutually agreed upon a specific design plan that complies with such criteria. The Woodhouse Place Design Guidelines shall take the place of Appendix A, B, and C of the City's Commercial Building Design Guide and Criteria dated September 17, 2013.

Section 7. Conditions

All uses within the Subdivision shall adhere to the underlying zoning district except as herein provided.

A. General Conditions

In addition, the following general site plan criteria shall be integrated into and made part of the Woodhouse PUD.

- i. All subdivisions, public streets, public street rights-of-way and general development shall adhere to the standards and design criteria set forth in the La Vista Subdivision Regulations and the most current design standards adopted by the City of La Vista pertaining thereto unless otherwise stated within this Woodhouse PUD and Woodhouse Place Design Guidelines.
- ii. Unless otherwise specified herein, the development of the Woodhouse PUD shall comply with the applicable La Vista Zoning District Regulations or any other applicable City Codes.

B. Land Use Design Criteria

Unless provided otherwise in this Woodhouse PUD, all general use regulations, performance standards and provisions set forth in the La Vista Zoning Ordinance for the appropriate commercial zoning district shall apply to any development within Lots 1 and 2. The negative elements of such uses as loading docks, heating, ventilation, or air conditioning (HVAC) units, or similar electrical or mechanical appurtenances shall be designed to be screened and buffered from view by the general public through the use of architectural features or earth berthing and landscaping.

- i. The intent of the design and layout of Lots 1 and 2, Woodhouse Place is to develop the site for motor vehicle sale and lease uses, with service and repair as an accessory use.
 - a. Building Height. Permitted building heights shall be the same as those listed in the C-3 Highway Commercial / Office Park District regulations unless otherwise approved by the City Council as part of a PUD Plan.
 - b. Building Setback. Building setbacks shall be the same as those listed in the C-3 Highway Commercial / Office Park District regulations unless otherwise approved by the City Council as part of a PUD Plan.
 - c. Landscaping. Landscaping along Highway 50 (South 144th Street) and Giles Road and throughout the Subdivision shall be consistent with the PUD Site Plan map set, Exhibit "B" and the Woodhouse Place Design Guidelines, Exhibit "C". A complete and detailed landscape plan is required prior to building permit approval to assure compliance with the vision of Woodhouse Place and its approved guidelines.
 - d. Signage. All signs identifying the project may be permitted with approval of a sign permit based upon the adopted sign regulations except as modified herein.

C. Woodhouse Place Design Guidelines

The Woodhouse Place Design Guidelines take the place of Gateway Corridor District Design Guideline dated September 17, 2013.

D. Access and Off-Street Parking

- i. Access. Driveways shall be located so that no undue interference with the free movement of road traffic will result, to provide the required sight distance, and to provide the most-favorable driveway grade. Access points within the development shall be limited to what is shown on the final plat and subdivision agreement. Any deviation from this shall require the approval of the City.
- ii. Off-Street Parking. Parking on lots in Lots 1 and 2 should be provided based on the aggregate ratio of one (1) off-street parking spaces per five hundred (500) square feet of gross floor area of improvements constructed on each lot, separate from those spaces dedicated to automotive sales inventory, unless off-site/public parking is utilized with approval of the city.

E. Signage

All signs may be permitted with approval of a sign permit based upon the adopted sign regulations, except as modified herein. To the extent that the provisions of Woodhouse PUD conflict with or are more restrictive than similar provisions provided in the La Vista Zoning Ordinance, the provisions of the Woodhouse PUD shall control.

This Ordinance recognizes that because of the size and scope of the project, and because access will be obtained to the development via large public arterial streets, the project has an extraordinary need for flexibility in the signage regulations applicable thereto. See the PUD Site Plan map set, Exhibit "B", for proposed site signage approximate locations.

- i. Center Identification Signs. Free standing buildings on Lot 1 may be allowed to advertise on one Center Identification Sign as depicted on Lot 2 of the PUD Site Plan.
- ii. Monument Signs. Free-standing buildings on Lot 1 may be allowed to advertise on Monument Signs as depicted on Lot 2 of the PUD Site Plan. The overall development shall be limited to no more than four monument signs, one for each building located on Lot 1 as depicted on the PUD Site Plan.
- iii. Incidental On-Site Directional Signs. Incidental On-Site Directional Signs, such as signs indicating exits, loading areas and parking areas, shall be consistent in design and color, or incorporate aesthetic features compatible with the architecture of the building, and shall not exceed six (6) square feet of sign area per sign.

Section 8. Severability Clause. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or invalid, such unconstitutionality or invalidity shall not affect the validity of the remaining portions of this ordinance. The Mayor and City Council of the City of La Vista hereby declare that it would have passed this ordinance and each section, subsection, sentence clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

Section 9. That this Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form as provided by law.

PASSED AND APPROVED THIS ____th DAY OF MARCH 2017.

CITY OF LA VISTA

ATTEST:

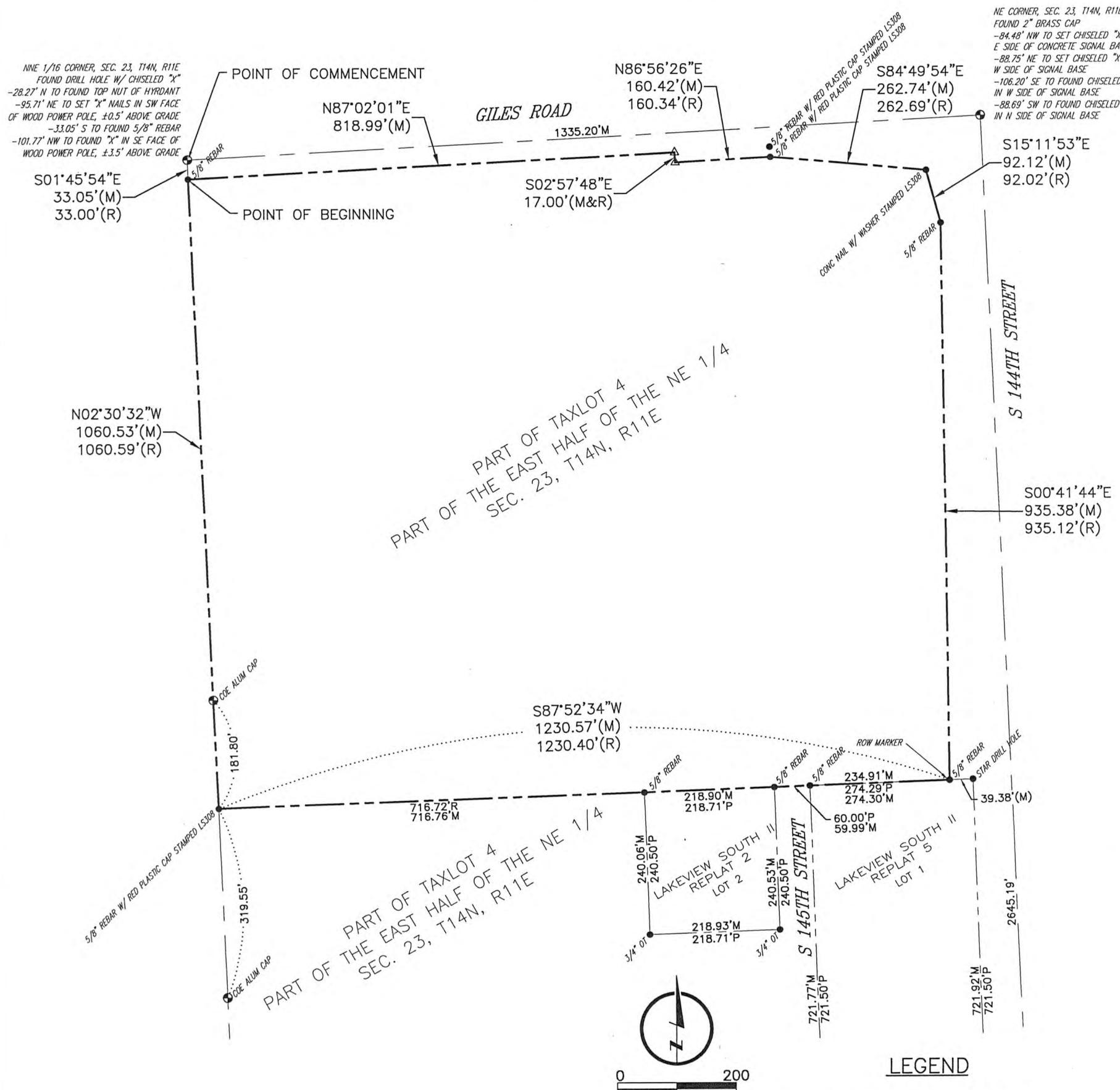
Douglas Kindig, Mayor

Pamela A. Buethe, CMC
City Clerk

EXHIBIT A

Lots 1 and 2, Woodhouse Place located in the N ½, NE ¼, Section 23, Township 14 North, Range 11 East of the 6th P.M. Sarpy County, Nebraska.

LAND SURVEYOR'S CERTIFICATE



LEGAL DESCRIPTION

PART OF TAXLOT 4 (FOUR) LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

NEBRASKA, DESCRIBED AS FOLLOWS:
COMMENCING AT A DRILL HOLE WITH CHISLED "X" AT THE NORTHWEST CORNER OF THE
EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 23;

EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 23,
THENCE SOUTH 01°45'54" EAST (BEARINGS REFERENCED TO NEBRASKA STATE PLANE
NAD83 2016 EPOCH) FOR 33.05 FEET ON THE WEST LINE OF THE EAST HALF OF THE
NORTHEAST QUARTER SAID SECTION 23, TO A 5/8" REBAR IN THE SOUTH RIGHT OF WAY OF
GILES ROAD;

THENCE NORTH 87°02'01" EAST FOR 818.99 FEET ON SAID SOUTH RIGHT OF WAY LINE TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 561 AT THE NORTHWEST CORNER OF THE RIGHT OF WAY ACQUISITION DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 2015-25778 RECORDED WITH THE SARPY COUNTY REGISTER OF DEEDS ON OCTOBER 20, 2014;

20, 2014;
THENCE SOUTH 02°57'48" EAST FOR 17 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW
PLASTIC CAP STAMPED LS 561AT THE SOUTHWEST CORNER OF SAID RIGHT OF WAY ACQUISITION;
THENCE NORTH 86°56'26" EAST FOR 160.42 FEET TO A 5/8" REBAR WITH 1 1/4" RED

THENCE NORTH 88°36'28" EAST FOR 160.42 FEET TO A 3/8" REBAR WITH 1 1/4" RED
PLASTIC CAP STAMPED LS 308 AT THE SOUTHEAST CORNER OF SAID RIGHT OF WAY
ACQUISITION;

THENCE SOUTH 84°49'54" EAST FOR 262.75 FEET ON SAID SOUTH RIGHT OF WAY LINE TO
A CONCRETE NAIL WITH WASHER STAMPED LS 308 IN THE WEST RIGHT OF WAY LINE OF 144TH
STREET.

STREET;
THENCE SOUTH 15°11'53" EAST FOR 92.12 FEET TO A 5/8" REBAR;
THENCE SOUTH 00°41'44" EAST FOR 935.38 FEET CONTINUING ON SAID WEST RIGHT OF
WAY LINE TO A 5/8" REBAR IN THE NORTH LINE OF LOT 1, LAKEVIEW, SOUTH 2, REBLAT 5, A

WAY LINE TO A 5/8" REBAR IN THE NORTH LINE OF LOT 1, LAKEVIEW SOUTH 2, REPLAT 5, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA;

THENCE SOUTH 87°52'34" WEST FOR 1230.57 FEET ON THE NORTH LINE OF SAID LOT 1, AND ALSO LOT 2, LAKEVIEW SOUTH 2, REPLAT 2, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA EXTENDED WEST TO THE WEST LINE OF SAID TAXLOT FOUR (4), TO A 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP STAMPED LS 308 IN THE WEST LINE OF SAID TAXLOT 4, ALSO BEING IN THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 23.

HEAST QUARTER OF SAID SECTION 23;
THENCE NORTH 02°30'32" WEST FOR 1060.53 FEET TO THE POINT OF BEGINNING.
CONTAINS 1,320.338 SQUARE FEET OR 30.311 ACRES AS FIELD MEASURED.

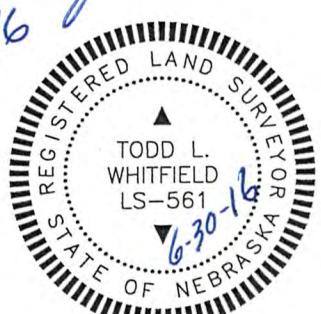
LEGEND

PROPERTY LINE	
○	SECTION CORNER
△	CORNERS SET (5/8" REBAR WITH 1 1/4", YELLOW PLASTIC CAP STAMPED LS-561)
●	CORNERS FOUND
M	MEASURED DIMENSIONS
P	PLAT DIMENSIONS
R	RECORDED DIMENSIONS
COE	CORE OF ENGINEERS

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE
BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A
DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE
LAWS OF THE STATE OF NEBRASKA. 

DATE OF SIGNATURE: 1-30-2016



LAMP RYNEARSON & ASSOCIATES

DRAWN BY

DESIGNED BY REVIEWED BY

PROJECT - TASK NUMBER

RER | TLW | 0116050 | 6/29/16 |

14710 West Dodge Road, Suite 100 402.496.2498 | P
Omaha, Nebraska 68154-2027 402.496.2730 | F
www.IRA-Inc.com

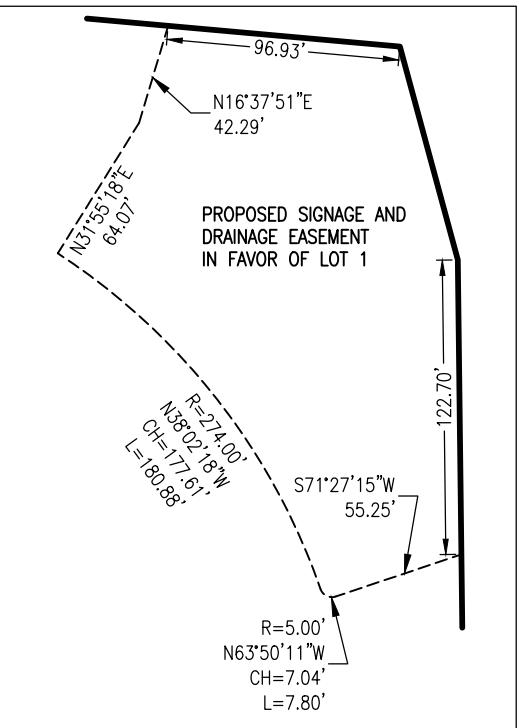
402.496.2498 | P
402.496.2730 | F

REVISIONS

EXHIBIT B

NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (NR).
- LOTS 1 AND 2 WILL HAVE NO DIRECT VEHICULAR ACCESS TO GILES ROAD AND 144TH STREET.
- ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
- ALL PROPOSED STORM SEWER AND DRAINAGE, AND SANITARY SEWER EASEMENTS ARE TO CITY OF LA VISTA VIA SEPARATE RECORDED INSTRUMENT UNLESS NOTED OTHERWISE.

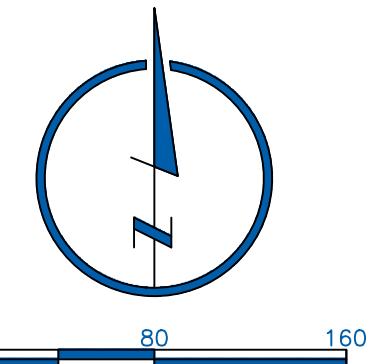


WOODHOUSE PLACE

LOTS 1 & 2, BEING A REPLAT OF PART OF TAXLOT 4, PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

LEGEND

- NO ACCESS EASEMENT
- SECTION LINE
- SECTION CORNER
- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- STREET DEDICATION
- CORNER FOUND



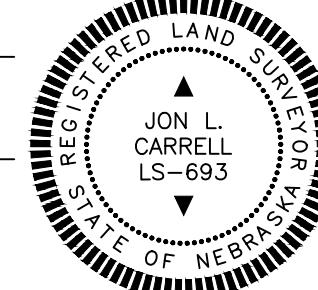
LOCATED IN:
NW 1/4 NE 1/4 SEC. 23-14-11
NE 1/4 SEC. 23-14-11
SW 1/4 NE 1/4 SEC. 23-14-11
SE 1/4 NE 1/4 SEC. 23-14-11

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, AND THAT THIS PLAT MEETS OR EXCEEDS THE "MINIMUM STANDARDS FOR SURVEYS" ADOPTED BY THE NEBRASKA STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. FURTHER, I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL CORNERS, ANGLES, POINTS AND ENDS OF CURVES ON ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS WOODHOUSE PLACE, LOTS 1 AND 2, BEING A REPLAT OF PART OF TAXLOT 4 (FOUR) LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

CONCILIATION LINE, A LINE WITH CHISELED "X" AT THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE NORTH 01°45'54" EAST (BEARINGS REFERENCED TO NEBRASKA STATE PLANE NAD83 2016 EPOCH) FOR 33.05 FEET ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER SAID SECTION 23, TO A 5/8" REBAR IN THE SOUTH RIGHT OF WAY OF GILES ROAD; THENCE NORTH 87°02'01" EAST FOR 818.99 FEET ON SAID SOUTH RIGHT OF WAY LINE TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 561 AT THE NORTHWEST CORNER OF THE RIGHT OF WAY ACQUISITION DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 2015-25778 RECORDED WITH THE SARPY COUNTY REGISTER OF DEEDS ON OCTOBER 20, 2014; THENCE NORTH 02°57'48" EAST FOR 17 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 561 AT THE SOUTHWEST CORNER OF SAID RIGHT OF WAY ACQUISITION; THENCE NORTH 02°56'26" EAST FOR 160.42 FEET TO A 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP STAMPED LS 308 AT THE SOUTHEAST CORNER OF SAID RIGHT OF WAY ACQUISITION; THENCE SOUTH 84°49'54" EAST FOR 262.75 FEET ON SAID SOUTH RIGHT OF WAY LINE TO A CONCRETE NAIL WITH WASHER STAMPED LS 308 IN THE WEST RIGHT OF WAY LINE OF 144TH STREET; THENCE SOUTH 151°00'41" EAST FOR 92.18 FEET ON SAID WEST RIGHT OF WAY LINE TO A 5/8" REBAR; THENCE NORTH 00°41'44" EAST FOR 935.38 FEET CONTINUING ON SAID WEST RIGHT OF WAY LINE TO A 5/8" REBAR IN THE NORTH LINE OF LOT 1, LAKEVIEW SOUTH 144TH STREET, A SUBDIVISION AS RECORDED AND RECORDED IN THE SAME COUNTY OF NEBRASKA; THENCE SOUTH 87°27'45" WEST FOR 1234.57 FEET ON THE WEST LINE OF SAID LOT 1, AND ALSO LOT 2, LAKEVIEW SOUTH 2, REPLAT 2, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, EXTENDED WEST TO THE WEST LINE OF SAID TAXLOT FOUR (4), TO A 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP STAMPED LS 308 IN THE WEST LINE OF SAID TAXLOT 4, ALSO BEING IN THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE NORTH 02°30'32" WEST FOR 1060.53 FEET TO THE POINT OF BEGINNING. CONTAINS 1,320,338 SQUARE FEET OR 30.311 ACRES AS FIELD MEASURED.

JON L. CARRELL, L.S. 693



DATE

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, LB SOUTHWEST, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNERS AND AMERICAN NATIONAL BANK, MORTGAGEE OF THE PROPERTY DESCRIBED IN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS HEREIN SHOWN, AND SUBDIVIDED TO BE HEREBY KNOWN AS LAKEVIEW SOUTH 144TH STREET, LOTS 1 AND 2, DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND WE DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER AND USE, FROM TIME TO TIME, THE EASEMENT AREAS, SHOWN HEREON, FOR THE STATED PURPOSE, FOR INGRESS AND EGRESS IN THE CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES; PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTEE AND TO THE GRANTEE'S HEIRS, ASSIGNS OR ASSIGNEES, THE RIGHT TO USE THE EASEMENT AREA. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSTRUED TO PASS, TO THE GRANTEE IN FEE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREAS. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

GRANTS OF EASEMENTS

FOR POWER AND COMMUNICATIONS PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CABLES, CONDUITS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON, AND ON CABLES, FOR THE CARRYING AND TRANSFERRING OF ELECTRIC CURRENT, FOR LIGHT, HEAT, AND POWER, AND FOR THE TRANSMISSION OF SIGNALS, BUNDLES OF ALL KINDS, THROUGH THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS, AND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AND AN EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A 16-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM "EXTERIOR LOTS" IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID 16-FOOT-WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT-WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREBY GRANTED.

FOR SIGNAGE AND DRAINAGE WE DO HEREBY GRANT THE SIGNAGE AND DRAINAGE EASEMENT SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF ENTRANCE MARKERS AND LANDSCAPING IN FAVOR OF LOT 1.

LB SOUTHWEST, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER

PAUL CECH (PRINTED TITLE)

AMERICAN NATIONAL BANK, MORTGAGEE

(PRINTED NAME) SIGNATURE

(PRINTED TITLE)

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA) SS STATE OF NEBRASKA) SS
COUNTY OF) COUNTY OF)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
DAY OF 2017 DAY OF 2017
BY PAUL CECH, (PRINTED TITLE) OF BY (PRINTED NAME) (PRINTED TITLE) OF
LB SOUTHWEST, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY. AMERICAN NATIONAL BANK ON BEHALF OF SAID BANK.
SIGNATURE OF NOTARY PUBLIC SIGNATURE OF NOTARY PUBLIC

LOT 2 SIGNAGE AND DRAINAGE EASEMENT DETAIL

NO SCALE

POINT OF COMMENCEMENT
LINE 8702'01"E
SEC 23, T14N, R11E
FOUND DRILL HOLE W/ CHISELED "X"
-28.27' TO FND DRILL HOLE W/ CHISELED "X"
-35.71' NE TO SET "X" MARKS IN SW FACE
OF WOOD POWER POLE 40.5' ABOVE GRADE
-10.77' NW TO SET "X" IN SE FACE OF
WOOD POWER POLE 3.5' ABOVE GRADE

POINT OF BEGINNING
SD145'54"E
33.05'

PROPOSED 20.00' STORM SEWER AND DRAINAGE EASEMENT

PROPOSED 20.00' SANITARY SEWER EASEMENT

EXHIBIT C

**WOODHOUSE PLACE
DESIGN GUIDELINES**

City of La Vista, Nebraska



(IMAGE TO BE REPLACED)

**La Vista City Hall
8116 Park View Boulevard
La Vista, Nebraska
21 March 2017**

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1. INTRODUCTION

The Developer of Woodhouse Place and the City of La Vista, Nebraska, jointly have established the following Design Guidelines. These Guidelines have been developed as part of the Master Planning Process to ensure Visual Continuity and the Creation of a Sense of Place through the use of Common Elements of Site and Architecture within the Woodhouse Place Project.

"The Woodhouse Place Design Guidelines take the place of City's Gateway Corridor District Design Guideline dated September 17, 2013. It shall be the City Administrator who shall determine which design criteria is applicable in the event of a conflict between the two documents referenced herein."

The Design Guidelines illustrate a Color Palette, Allowable Building Materials and a Selection of Required Site Amenities. Individual Tenants and Owners shall be required to use these Elements to create a Type of Architecture Characterized by the Developer of Woodhouse Place as Clean and Contemporary.

The criteria contained herein are not intended to restrict imagination, innovation, or variety, but rather to assist in focusing on design principles that can result in creative solutions that will develop a satisfactory visual appearance within the city jurisdiction, preserve taxable values, and promote the public health, safety, and welfare.

2. GEOGRAPHIC AREA AND CRITERIA

It is the intent of the City for this Building Criteria to apply to all property within the Woodhouse Place PUD Overlay District and as a part of the Gateway Corridor District (Overlay District), as shown on the City's official zoning map.

New construction and modifications to existing buildings, including the structure and the surrounding property, are required to have compliance reviewed through the design review process.

3. DEFINITIONS

Appearance. The outward aspect visible to the public.

Appropriate. Sympathetic, or fitting, to the context of the site and the whole community.

Appurtenances. The visible, functional objects accessory to and part of buildings.

Architectural concept. The basic aesthetic idea of a building, or group of buildings or structures, including the site and landscape development, that produces the architectural character.

Architectural feature. A prominent or significant part or element of a building, structure, or site.

Architectural style. The characteristic form and detail, as of buildings of a particular historic period.

Berm. A raised form of earth to provide screening or to improve the aesthetic character.

City. City of La Vista

Code. The Municipal Code of the City of La Vista.

Cohesiveness. Unity of composition between design elements of a building or a group of buildings and the landscape development.

Compatibility. Harmony in the appearance of two or more external design features in the same vicinity.

Conservation. The protection and care that prevent destruction or deterioration of historical or otherwise significant structures, buildings, or natural resources.

Cornice. A horizontal molded projection that crowns or completes a building or wall.

Eclectic. Choosing what appears to be the best from diverse sources, systems, or styles.

Exterior building component. An essential and visible part of the exterior of a building.

External design feature. The general arrangement of any portion of a building, sign, landscaping, or structure and including the kind, color, and texture of the materials of such portion, and the types of roof, windows, doors, lights, attached or ground signs, or other fixtures appurtenant to such portions as will be open to public view from any street, place, or way.

Gateway Corridor District. The City's overlay zoning district establishing basic site and building development criteria to be implemented within the boundaries of the overlay district.

Graphic element. A letter, illustration, symbol, figure, insignia, or other device employed to express and illustrate a message or part thereof.

Harmony. A quality that represents an appropriate and congruent arrangement of parts, as in an arrangement of varied architectural and landscape elements.

Logic of design. Accepted principles and criteria of validity in the solution of the problem of design.

Mechanical equipment. Equipment, devices, and accessories, the use of which relates to water supply, drainage, heating, ventilating, air conditioning, and similar purposes.

Miscellaneous structures. Structures, other than buildings, visible from public ways. Examples are: fences, walls, and transformers.

Proportion. Balanced relationship of parts of a building, landscape, structures, or buildings to each other and to the whole.

Scale. Proportional relationship of the size of parts to one another and to the human figure.

Screening. Structure of planting that conceals from view from public ways the area behind such structure or planting.

Site break. A structural or landscape device to interrupt long vistas and create visual interest in a site development.

Street hardware. Man-made objects other than buildings that are part of the streetscape. Examples are: lamp posts, utility poles, traffic signs, benches, litter containers, planting containers.

Streetscape. The scene as may be observed along a public street or way composed of natural or man-made components, including buildings, paving, planting, street hardware, and miscellaneous structures.

Utilitarian structure. A structure or enclosure relating to mechanical or electrical services to a building.

Utility hardware. Devices such as poles, crossarms, transformers and vaults, gas pressure regulating assemblies, and hydrants that are used for water, gas, oil, sewer, and electrical services to a building or a project.

4. CRITERIA FOR APPERANCE

I. RELATIONSHIP OF BUILDING TO SITE

- A.** The site shall be planned to accomplish a desirable transition from the sit to the adjoining streetscape and to provide for adequate planting, safe pedestrian movement, and parking areas.
- B.** Site planning is encouraged to provide an interesting relationship between buildings.
- C.** Without restricting the permissible limits of the applicable zoning district, the height and scale of each building shall be compatible with its site and existing (or anticipated) adjoining buildings.
- D.** Newly installed utility services, and service revisions necessitated by exterior alterations, shall be underground.

II. RELATIONSHIP OF BUILDINGS AND SITE TO ADJOINING AREA (OUTSIDE OF SUBDIVISION)

- A.** Attractive landscape transition to adjoining properties shall be provided where possible.
- B.** Harmony in texture, lines, and masses is required. Monotony shall be avoided.

III. LANDSCAPE AND SITE TREATMENT

Landscape elements included in these criteria consist of all forms of planting and vegetation, ground forms, rock groupings, water patterns, and all visible construction except buildings and utilitarian structures.

- A.** Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and developed. Modification to topography will be permitted where it contributes to good appearance. All modifications to topography shall be designed to provide varied and more natural grading practices. Consistent, even topography that provides an engineered feel is not acceptable.
- B.** Grades of walks, parking spaces, terraces, and other paved areas shall provide an inviting and stable appearance for walking and, if seating is provided, for sitting.
- C.** Landscape treatment shall be provided to enhance architectural features, strengthen vistas and important axes, and provide shade.
- D.** Unity of the design shall be achieved by repetition of certain plant varieties and other materials and by correlation with adjacent developments. All projects are required to use the minimum number of species under each category from the variety list in Appendix A.
 - 1.** A minimum of two species listed under the deciduous tree category
 - 2.** A minimum of one species listed under the coniferous tree category
 - 3.** A minimum of one species listed under the deciduous shrubs category
 - 4.** A minimum of one species listed under the coniferous shrubs category
- E.** Plant material shall be selected for interest in its structure, texture, and color and for its ultimate growth. Plants that are indigenous to the area and others

that will be hardy, harmonious to the design, and of good appearance shall be used.

- F.** The landscape plan shall be designed to provide natural undulating landscape forms. Avoid consistent straight line plantings.
- G.** Irrigation of all landscape elements as defined above and turf area is required. Provide specification or information showing compliance in design submittal.
- H.** Parking areas and traffic ways shall be enhanced with landscaped spaces containing trees or tree groupings.
- I.** Screening of service yards, mechanical, electrical, phone equipment and pedestals and other places that tend to be unsightly shall be accomplished by use of walls, fencing, planting, or combinations of those. Screening shall be equally effective in winter and summer.
- J.** Exterior lighting, when used, shall enhance the building design and the adjoining landscape. Lighting standards and fixtures for the parking areas and drives within the building area shall be similar in appearance and quality level as the light fixtures identified in Appendix B. Building fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design and excessive brightness avoided. Wall Pack and exterior lighting with visible lamps are not permitted. Lighting shall be Dark Sky compliant, and limit wash onto abutting properties. Exceptions to Dark Sky compliance may be made for specific emergency lighting situations. Fixture, poles and/or other support cut sheets are required in the design submittal for all exterior lighting fixtures to be utilized.
- K.** Storm water management shall be integrated into the design of the site and landscaping. Storm water management criteria are found in the following reference materials:
 - 1. Papillion Creek Watershed Partnership Storm Water Management Policies
 - 2. Storm Water Management Regulations, Chapter 154 of the City of La Vista Municipal Code
 - 3. City of La Vista Subdivision Regulations, 2003 Edition and latest amendments
 - 4. Omaha Regional Storm Water Design Manual, Draft Revision of Chapter 8 dated June, 2012 or latest edition.
 - 5. Nebraska Bioretention and Rain Garden Plants Guide, 2010 or latest edition

IV. BUILDING DESIGN

- A.** Architectural style is not restricted; however architectural style should be consistent throughout the subdivision. Evaluation of the appearance of the projects shall be based on the quality of its design and relationship to surroundings.
- B.** Buildings shall have good scale and be harmonious conformance with permanent neighboring development.
- C.** All buildings are to be designed from a four-sided (360 degree) structure perspective, thus requiring the same caliber of finishes and design attention on all facades of the building. Large areas of blank exterior are to be avoided and are grounds for non-compliance.

D. All buildings shall feature a prominent entrance.

E. Building Materials:

1. Building Materials shall be limited to the following:
 - a) Aluminum Composite Material (ACM)
 - b) Clear or tinted glass
 - c) Clay Brick
 - d) Integrally Colored Burnished or Split Face Concrete Block. Smooth Concrete Block may be allowed as Accents.
 - e) Architectural Precast Concrete may be allowed as Accents.
2. Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those that are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways.
3. Materials shall be of durable quality such as prefinished or integral color for long life with minimal maintenance. Any material requiring a field-applied finish shall have long life, i.e. coatings such as "TNEMEC" or equal. Product data shall be submitted for review.
4. In any design in which the structure frame is exposed to view, the structural materials shall be compatible within themselves and harmonious with their surroundings.

F. Building components, such as windows, doors, eaves and parapets, shall have good proportions and relationships to one another.

G. All overhead garage doors shall be recessed into the main building façade a minimum of 8 inches.

H. Colors shall be harmonious and shall use only compatible accents.

I. Portions of low slope roofs of less than 1/12 may be allowed. They may be either adhered or ballasted. If adhered, the membrane shall be in the lighter color ranges, such as white, to be more energy conscious and less absorptive. An SRI of 29 or greater is required.

J. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building or they shall be so located as not to be visible from an elevation view and all angles associated with any public view. A section view shall be provided demonstrating appropriate screening. Mechanical screening shall match building elements and materials. Ground mounted mechanical equipment may utilize vegetative or other screening in a design approved by the City.

K. Exterior lighting shall be part of the architectural concept. Fixtures, standards, and all exposed accessories shall be harmonious with building design. Use of more energy conscious lamps, such as LED's or similar is encouraged. The approved parking light fixture is provided in **Appendix B**.

L. If used, fencing and site furniture, including waste cans, directories, ash urns, guard rails or railing enclosures, shall be similar to those in existing locations in the Gateway Corridor Overlay District. The color of the site furnishings shall blend with the colors of the rest of the building/site. Provide selection documentation and color for review.

M. Refuse and waste removal areas, shall be screened from public view, using materials as stated in criteria for equipment screening.

- N. All landscaping shall be in compliance with the Landscaping Requirements from the City of La Vista Zoning Ordinance.
- O. Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. In multiple building projects, variable siting or individual buildings may be used to prevent a monotonous appearance.
- P. Exterior roof access ladders are not allowed within the Woodhouse Place PUD District.
- Q. Exterior bracing of parapets or other features shall be screened from elevation views. Screening shall match building elements and materials.

V. SIGNS

- A. Every sign shall have good scale and proportion in its design and in its visual relationship to the buildings and surroundings.
- B. Every sign shall be designed as an integral architectural element of the building and site to which it principally relates.
- C. The colors, materials, and lighting of every sign shall be restrained and harmonious with the building and site to which it principally relates.
- D. The number of graphic elements on a sign shall be held to the minimum needed to convey the sign's major message and shall be composed in proportion to the area of the sign face.
- E. Each sign shall be compatible with signs on adjoining premises and shall not compete for attention.
- F. Identification signs of a prototype design and corporation logos shall conform to the criteria for all other signs.

VI. MAINTENANCE—PLANNING AND DESIGN FACTORS

- A. Continued good appearance depends upon the extent and quality of maintenance. The choice of materials and their use, together with the types of finishes and other protective measures, must be conducive to easy maintenance and upkeep.
- B. Materials and finishes shall be selected for their durability and wear as well as for their beauty. Proper measures and devices shall be incorporated for protection against elements, neglect, damage, and abuse.
- C. If prefinished metal is utilized, TNEMEC coated metal, or approved equal is required.

VII. FACTORS FOR EVALUATION

The following factors and characteristics, which affect the appearance of the development, will govern the evaluation of a design submission:

- A. Conformance to city ordinances and the Design Guideline
- B. Logic of design.
- C. Exterior space utilization.
- D. Architectural character.
- E. Attractiveness.
- F. Material selection.

- G.** Harmony and compatibility.
- H.** Circulation - vehicular and pedestrian.
- I.** Maintenance requirements.

VIII. APPROVAL OF CHANGES AFTER DESIGN ACCEPTANCE

It is the owner's responsibility to point out and submit any exterior modifications that are proposed between design acceptance and completion of construction to assure timely issuance of a Certificate of Occupancy.

5. PROCESS

**PRE-APPLICATION
CONFERENCE:**

A pre-application conference with city staff and/or a preliminary meeting with the city design review architect gives the applicant an opportunity to discuss plans before a great deal of time or money is expended. If a certain design is inappropriate, the applicant will know beforehand.

**APPLICATION FOR
DESIGN REVIEW:**

The applicant needs to fill out the "Application for Design Review and submit it along with the required submittals. A listing of required submittals is included as part of the application form. The application fee required for this submittal shall be in accordance with La Vista's Master Fee Schedule.

RESUBMITTAL REQUIREMENTS:

After the initial submittal, digital submissions are acceptable, with the exception of material and color samples. A final hard copy submittal in 11" x 17" format shall be required after final approval.

DESIGN REVIEW:

The City of La Vista staff in association with the city design review architect will review the submittal documents for compliance with the Woodhouse Place Design Guidelines.

SCHEDULE OF REVIEWS:

A completed application will take approximately three weeks to review. Incomplete applications may cause a delay. Additional reviews will be necessary for all revised submittals until a Certificate of Design Approval is issued.

CERTIFICATE OF APPROVAL:

Upon a successful review the City of La Vista will issue to the applicant a Certificate of Design Approval. A copy of this will need to be included with the Building Permit documents in order to receive a Building Permit.

APPEALS:

In the event where the applicant and the City cannot come to an agreement within 180 days of initial application submission, the applicant may request a meeting with the City Administrator regarding an appeal to the City Council.

OCCUPANCY PERMIT:

After the building permit is issued, all design requirements must be completed as approved in order for a Certificate of Occupancy to be issued.

MAINTENANCE OF DESIGN REQUIREMENTS:

The applicant needs to maintain the Design Requirements for the life of the project. In the event that they fail to do so, the City may revoke the Occupancy Permit.

APPENDIX A – Approved Plant List

DECIDIOUS TREES

Min. Size
2.5" cal

Downy Serviceberry/Amelanchier arborea – clump form
Prairie Pride hackberry/Celtis occidentalis ‘Prairie Pride’
Freeman Maple “Marmo”/ Acer saccharinum
Burgundy Belle Red Maple/ Acer rubrum
Norway Maple/ Acer platanoides
Halka Honeylocust/ Gleditsia triacanthos var. inermis “Halka”
Prairifire Crab/Malus ‘Prairifire’
Swamp White Oak/Quercus bicolor
Glenleven Littleleaf Linden/Tilia x flavescens ‘Glenleven’
River Birch/Betula Nigra
Heritage Oak/ Quercus virginiana
Chinquapin Oak/ Quercus muehlenbergii
Kentucky Coffee/ Gymnocladus dioicus espresso
Adams Crab/ Malus ‘Adams’
Snowdrift Crab/ Malus ‘Snowdrift’
Greenspire/ Tilia cordata
Red Maple/ Acer rubrum

CONIFEROUS TREES

6' tall

Colorado Spruce/Picea pungens
Vanderwolf Pine/ Pinus flexilis ‘Vanderwolf’s’
Bosnian Pine/ Pinus heldreichii
Black Hills Spruce/ Picea glauca

DECIDUOUS SHRUBS

5 gallon

Miniature Snowflake Mockorange/Philadelphus x ‘Miniature Snowflake’
Gro-Low Fragrant Sumac/Rhus aromatica ‘Gro-Low’
Japanese White Spirea/Spirea albiflora
Anthony Waterer Spirea-Sapho/Spirea x bumalda ‘Anthony Waterer’
Hancock Coralberry/Symporicarpos x chenault ‘Hancock’
Dwarf Lilac/ Syringa meyeri ‘Palibin’
Alpine Currant/ Ribes alpinum
Burning Bush/ Euonymus alatus
Birchleaf Spirea
Dogwood/ firedance red twig
Blue muffin Viburnum

CONIFEROUS SHRUBS 5 gallon

Green Tam Juniper/ Juniperus Sabina ‘Tamariscifolia’
Sea Green Juniper/ Juniperus chinensis ‘Sea Green’

GROUNDCOVERS 1 gallon

Purple Winter Creeper/Euonymus fortunei var. ‘Coloratus’
Vinca Minor

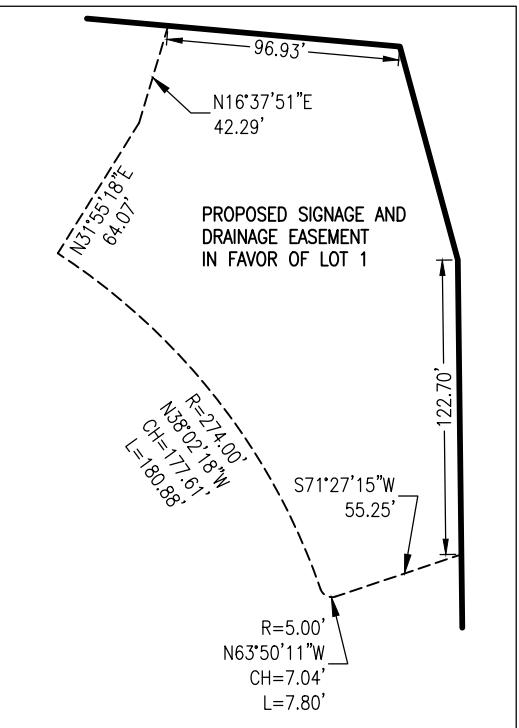
PERENNIALS/BULBS 1 gallon

Butterscotch Ruffles Daylily/Hemerocallis ‘Butterscotch Ruffles’
Fairy Tale Pink Daylily/Hemerocallis ‘Fairy Tale Pink’
Hyperion Daylily/Hemerocallis ‘Hyperion’
Irish Elf Daylily/Hemerocallis ‘Irish Elf’
Little Business Daylily/Hemerocallis ‘Little Business’
Pardon Me Daylily/Hemerocallis ‘Pardon Me’
Happy Returns Daylily/Hemerocallis ‘Happy Returns’
Mount Hood Daffodil/Narcissus sp. ‘Mount Hood’
May Night Salvia/ Salvia nemorosa ‘May Night’

APPENDIX B – Approved Parking Light Fixture

NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (NR).
- LOTS 1 AND 2 WILL HAVE NO DIRECT VEHICULAR ACCESS TO GILES ROAD AND 144TH STREET.
- ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
- ALL PROPOSED STORM SEWER AND DRAINAGE, AND SANITARY SEWER EASEMENTS ARE TO CITY OF LA VISTA VIA SEPARATE RECORDED INSTRUMENT UNLESS NOTED OTHERWISE.

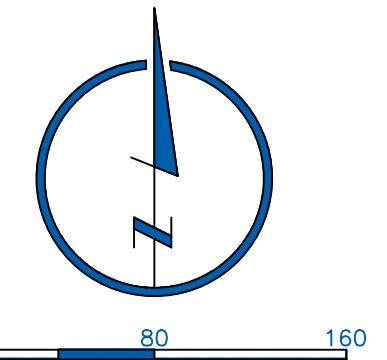


WOODHOUSE PLACE

LOTS 1 & 2, BEING A REPLAT OF PART OF TAXLOT 4, PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

LEGEND

- NO ACCESS EASEMENT
- SECTION LINE
- SECTION CORNER
- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- STREET DEDICATION
- CORNER FOUND



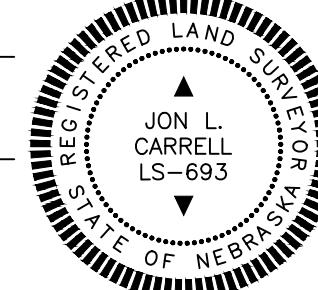
LOCATED IN:
NW 1/4 NE 1/4 SEC. 23-14-11
NE 1/4 SEC. 23-14-11
SW 1/4 NE 1/4 SEC. 23-14-11
SE 1/4 NE 1/4 SEC. 23-14-11

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, AND THAT THIS PLAT MEETS OR EXCEEDS THE "MINIMUM STANDARDS FOR SURVEYS" ADOPTED BY THE NEBRASKA STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. FURTHER, I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL CORNERS, ANGLES, POINTS AND ENDS OF CURVES ON ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS WOODHOUSE PLACE, LOTS 1 AND 2, BEING A REPLAT OF PART OF TAXLOT 4 (FOUR) LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

CONCILIATION LINE, A LINE WITH CHISELED "X" AT THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE NORTH 01°45'54" EAST (BEARINGS REFERENCED TO NEBRASKA STATE PLANE NAD83 2016 EPOCH) FOR 33.05 FEET ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER SAID SECTION 23, TO A 5/8" REBAR IN THE SOUTH RIGHT OF WAY OF GILES ROAD; THENCE NORTH 87°02'01" EAST FOR 818.99 FEET ON SAID SOUTH RIGHT OF WAY LINE TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 561 AT THE NORTHWEST CORNER OF THE RIGHT OF WAY ACQUISITION DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 2015-25778 RECORDED WITH THE SARPY COUNTY REGISTER OF DEEDS ON OCTOBER 20, 2014; THENCE NORTH 02°57'48" EAST FOR 17 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 561 AT THE SOUTHWEST CORNER OF SAID RIGHT OF WAY ACQUISITION; THENCE NORTH 02°56'26" EAST FOR 160.42 FEET TO A 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP STAMPED LS 308 AT THE SOUTHEAST CORNER OF SAID RIGHT OF WAY ACQUISITION; THENCE SOUTH 84°49'54" EAST FOR 262.75 FEET ON SAID SOUTH RIGHT OF WAY LINE TO A CONCRETE NAIL WITH WASHER STAMPED LS 308 IN THE WEST RIGHT OF WAY LINE OF 144TH STREET; THENCE SOUTH 151°00'41" EAST FOR 92.18 FEET ON SAID WEST RIGHT OF WAY LINE TO A 5/8" REBAR; THENCE NORTH 00°41'44" EAST FOR 935.38 FEET CONTINUING ON SAID WEST RIGHT OF WAY LINE TO A 5/8" REBAR IN THE NORTH LINE OF LOT 1, LAKEVIEW SOUTH 144TH STREET, A SUBDIVISION AS RECORDED AND RECORDED IN THE SAME COUNTY OF NEBRASKA; THENCE SOUTH 87°27'44" WEST FOR 1234.57 FEET ON THE WEST LINE OF SAID LOT 1, AND ALSO LOT 2, LAKEVIEW SOUTH 2, REPLAT 2, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, EXTENDED WEST TO THE WEST LINE OF SAID TAXLOT FOUR (4), TO A 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP STAMPED LS 308 IN THE WEST LINE OF SAID TAXLOT 4, ALSO BEING IN THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE NORTH 02°30'32" WEST FOR 1060.53 FEET TO THE POINT OF BEGINNING. CONTAINS 1,320,338 SQUARE FEET OR 30.311 ACRES AS FIELD MEASURED.

JON L. CARRELL, L.S. 693



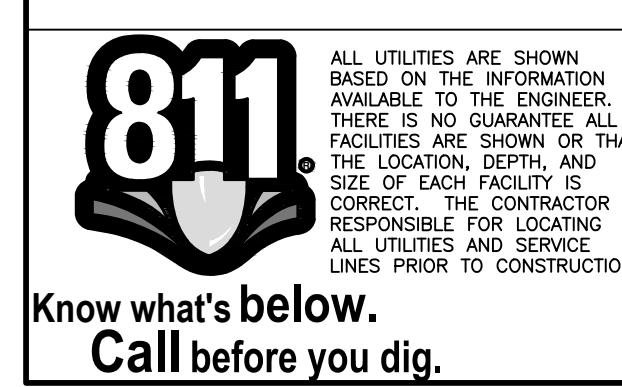
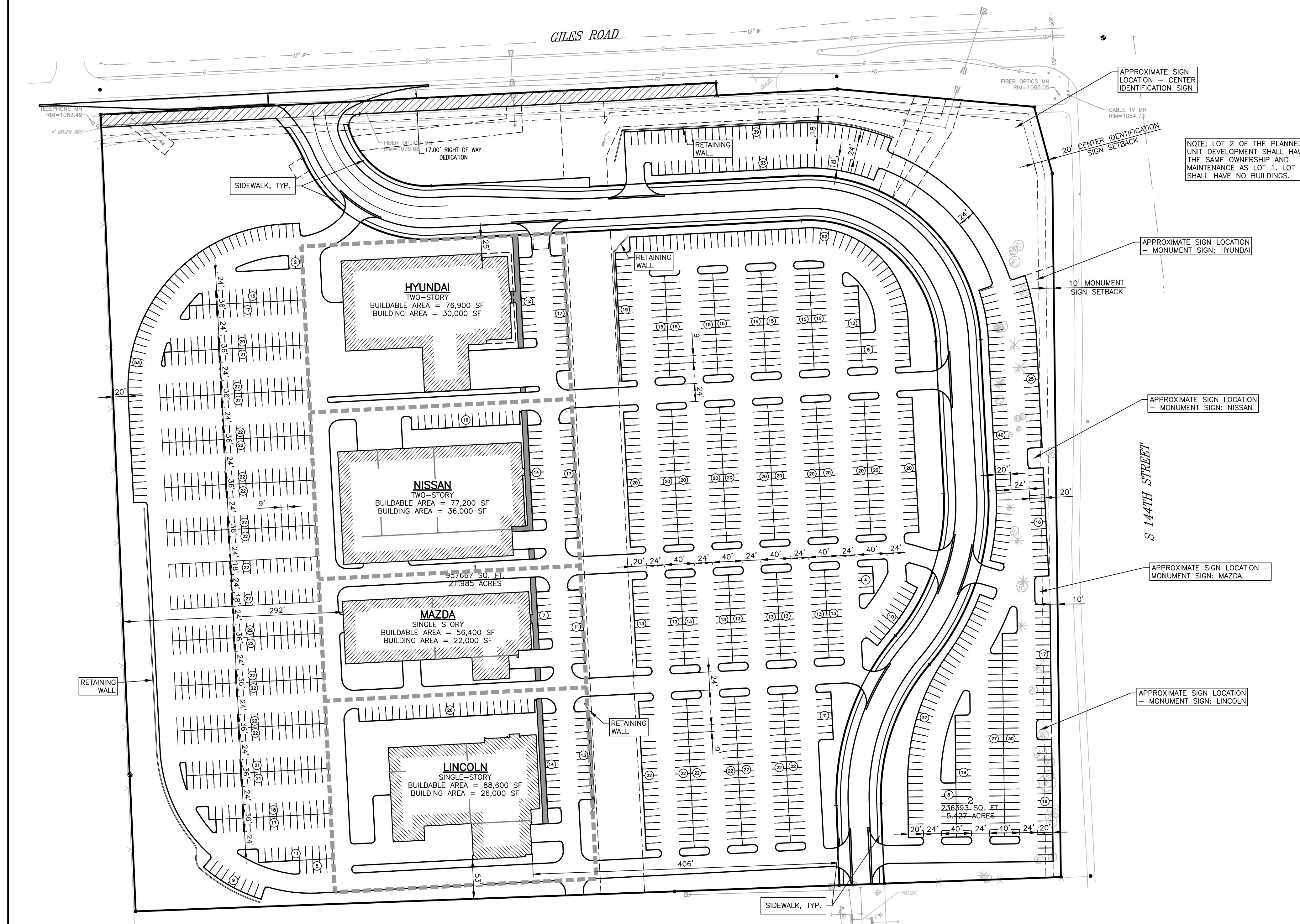
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2017

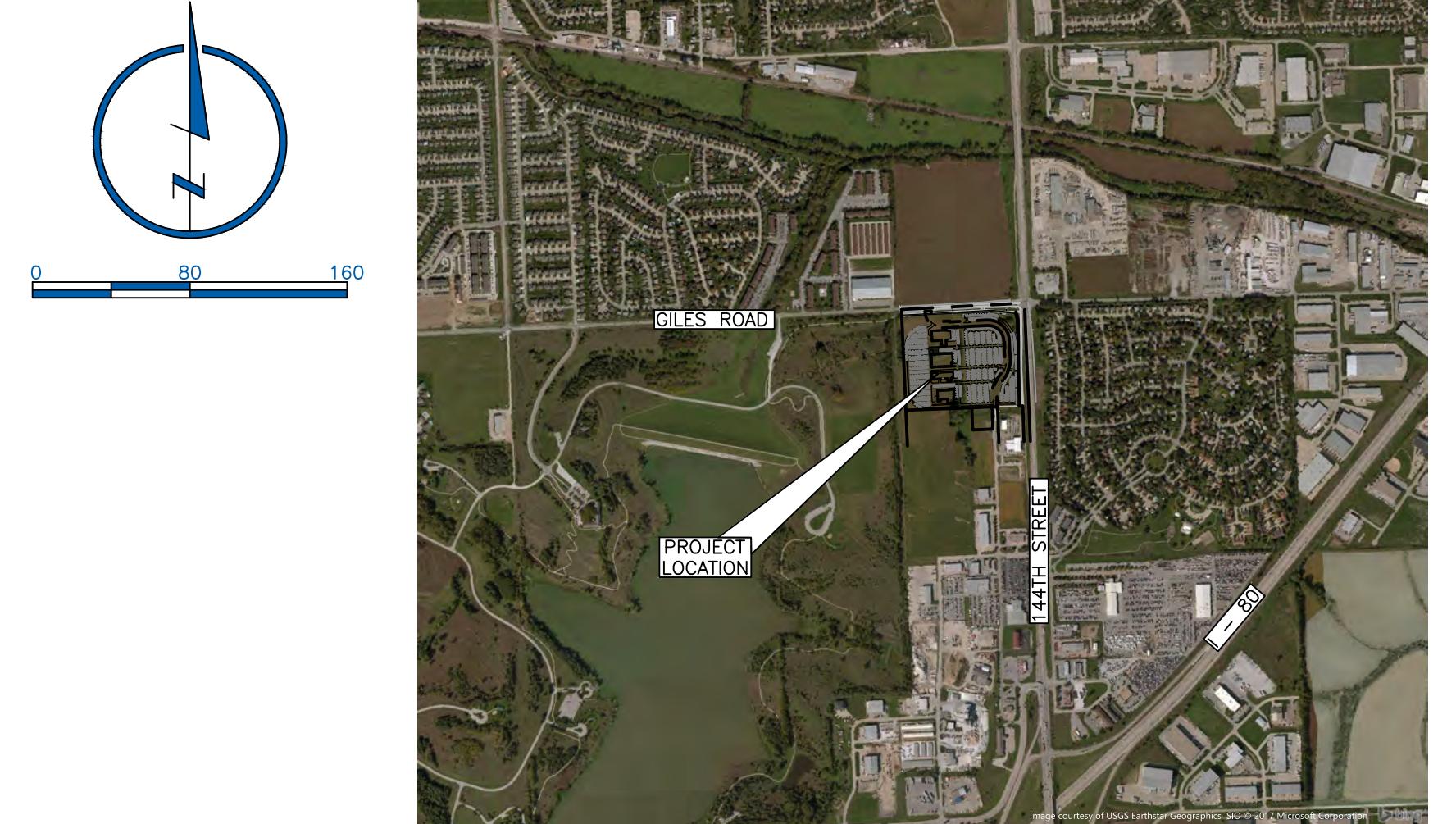
REGISTRATION NO. 144TH STREET HIGHWAY 20

RIGHT OF WAY VARIES

144TH STREET HIGHWAY 20



Know what's below.
Call before you dig.



LEGAL DESCRIPTION:
LOTS 1 & 2, BEING A REPLATTING OF PART OF TAXLOT 4, PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 11 EAST
PLANNED UNIT DEVELOPMENT
144TH STREET AND GILES ROAD
WOODHOUSE AUTO FAMILY - PAUL CECH
402-660-2317
AUTO SALES AND SERVICE

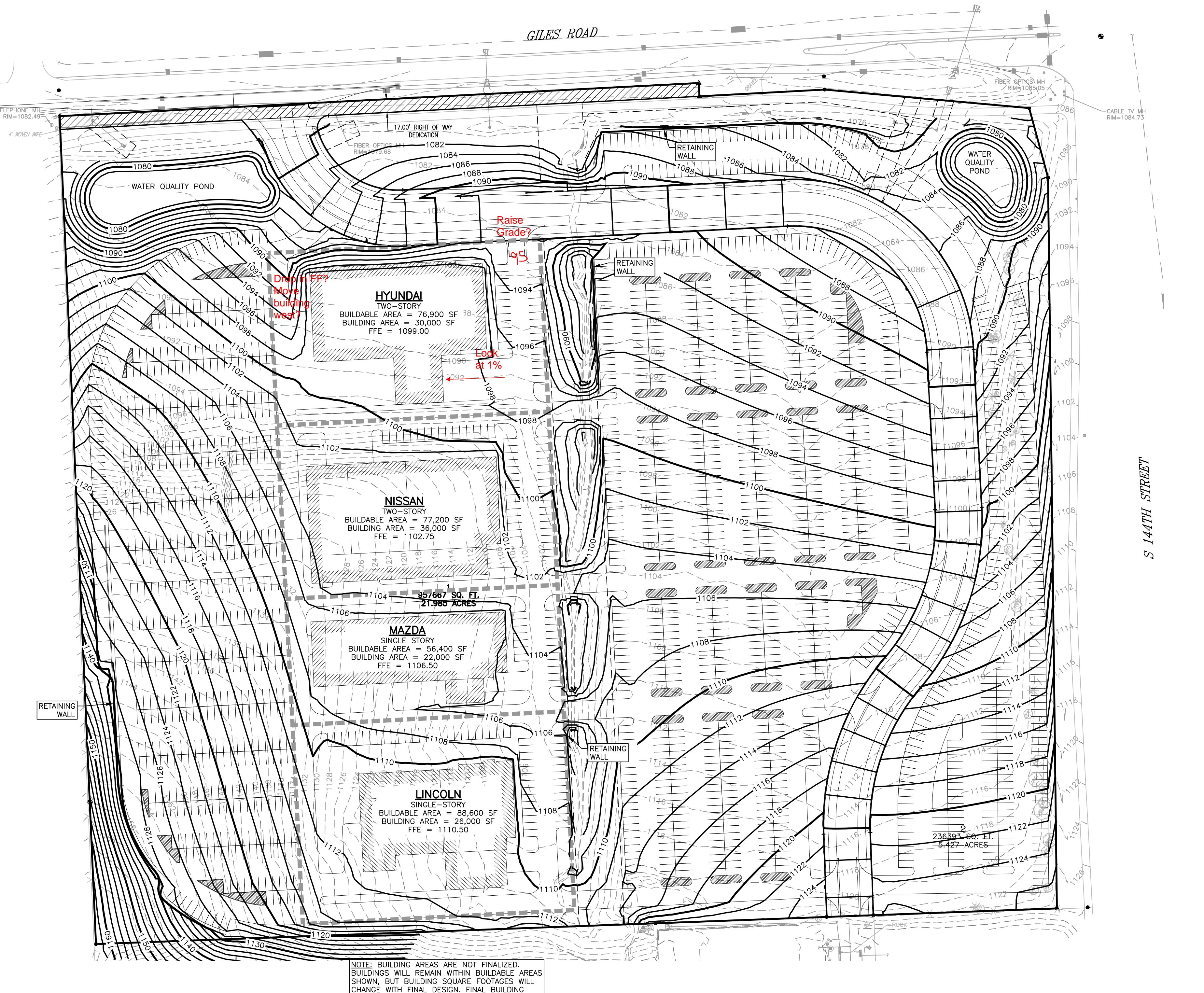
ZONING:
C-3 W/ GATEWAY CORRIDOR DISTRICT OVERLAY (SEE SECTION 5.12)

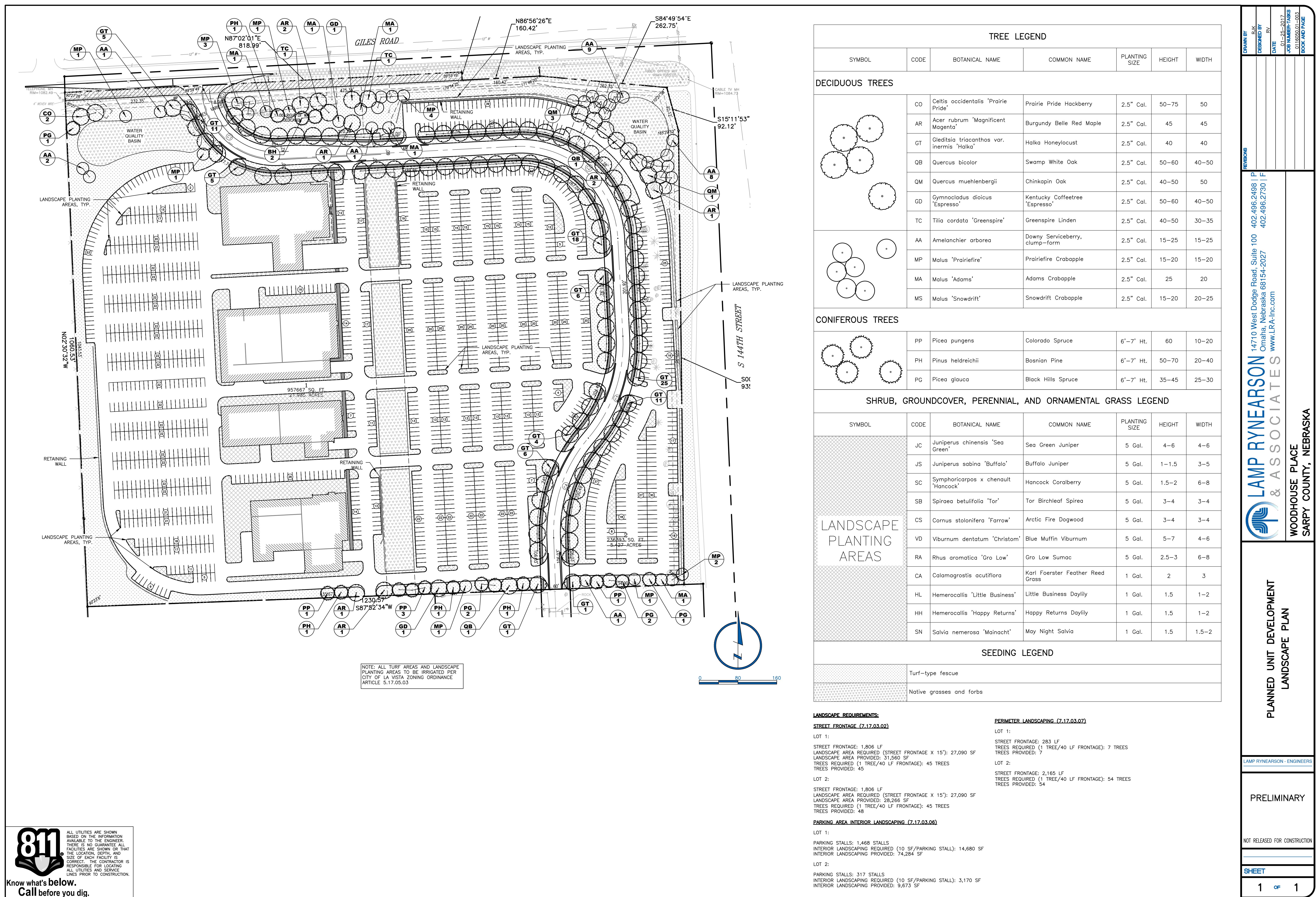
PERMITTED USE
 CONDITIONAL USE
 SPECIAL USE

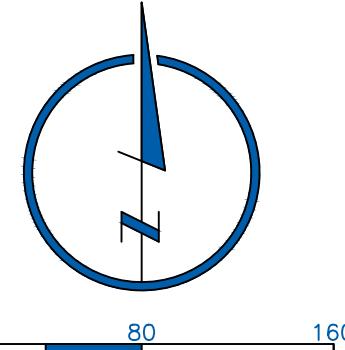
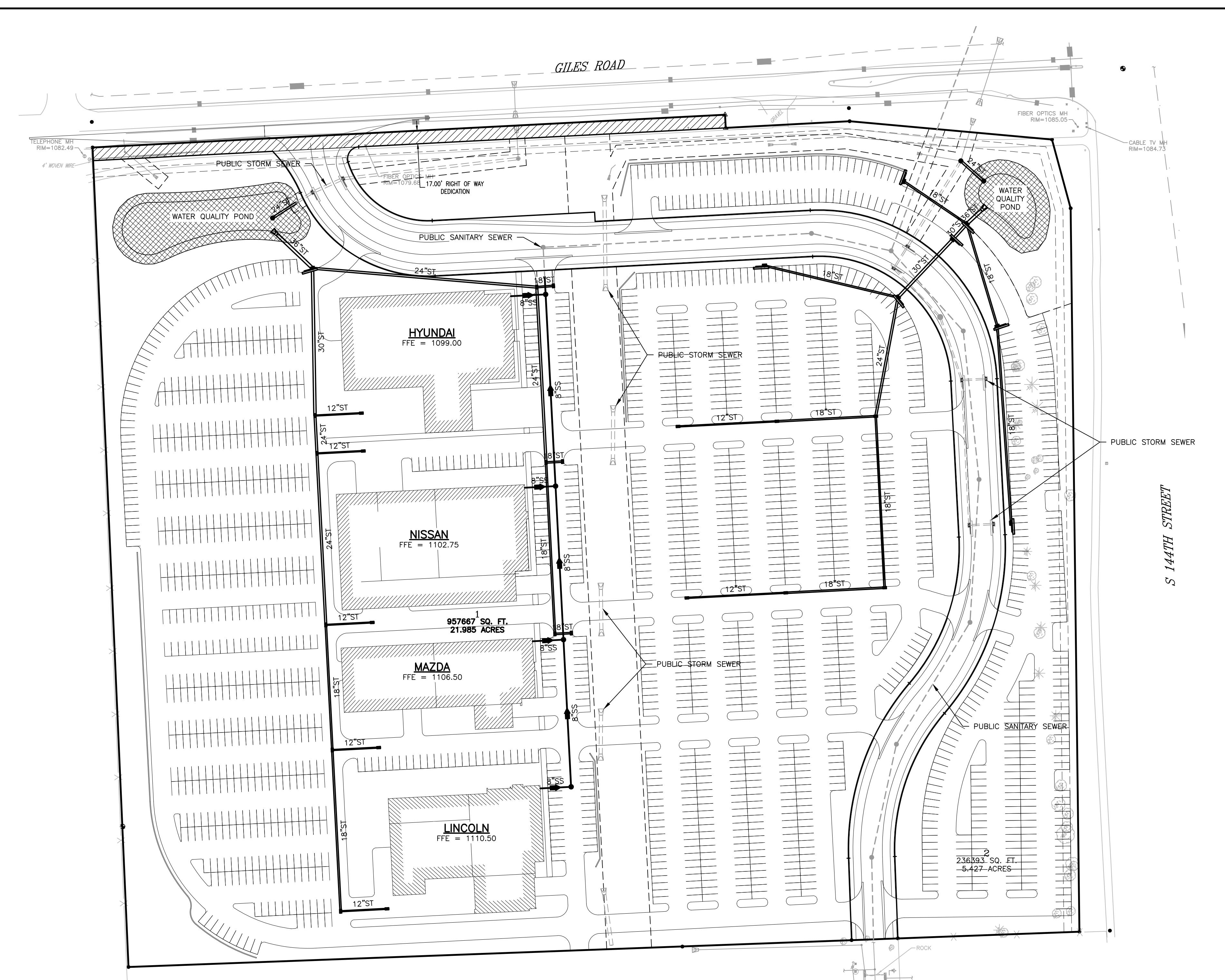
SITE REGULATORS (SEE SECTION 5.12.06):		PROPOSED (LOT 1)	PROPOSED (LOT 2)
A. SITE AREA	10,000 SF	95,667 SF	236,393 SF
B. MINIMUM WIDTH	NO REQUIREMENT	N/A	N/A
C. GROSS FLOOR AREA (TOTAL FINISHED)	NO REQUIREMENT	299,100 SF MAX	N/A
D. FAR (C/A)	NO REQUIREMENT	0.31	N/A
E. SETBACK			
FRONT YARD	25 FEET	25 FEET	N/A
STREET SIDE YARD	15 FEET	406 FEET	N/A
INTERIOR SIDE YARD	15 FEET	292 FEET	N/A
REAR YARD	15 FEET	53 FEET	N/A
F. HEIGHT	90 FEET MAXIMUM	90 FEET MAX	N/A
G. BUILDING COVER (%)	60%	31% MAX	N/A
H. IMPERVIOUS COVER (%)	NO REQUIREMENT	80%	N/A
I. PARKING REQUIREMENTS (SEE SECTION 7.06)	1 STALL/500 SF OF FLOOR AREA = 228	1,468 STALLS	308 STALLS
J. ACCESSIBLE PARKING (SEE SECTION 7.08)	7 STALLS	7 STALLS MIN	N/A

PARKING LANDSCAPE REQUIREMENTS (SEE SECTION 7.17.03):		
L. STREET SIDE YARD	10 FEET	10 FEET
M. INTERIOR SIDE YARD	10 FEET	20 FEET
N. INTERIOR LANDSCAPING	10/SF PER STALL	14,690 SF MIN

PLANNED UNIT DEVELOPMENT SITE PLAN		LEGEND	
	PROPERTY LINE		PROPOSED CONTOUR
	SANITARY SEWER		EXISTING CONTOUR
	STORM SEWER		PC CURB AND GUTTER
	FIBER OPTIC		RETAINING WALL
	GAS		PC CONCRETE SIDEWALK
	WATER		PC CONCRETE PAVEMENT WITH INTEGRAL CURB AND GUTTER
	UNDERGROUND POWER		BUILDING
	OVERHEAD POWER		PARKING STALL COUNT
	TELEPHONE		CABLE TELEVISION
	CABLE TELEVISION		MANHOLE
	CURB INLET		GRATE INLET
	HOODED GRATE INLET		HYDRANT
	WATER HYDRANT		GAS MANHOLE
	LIGHT POLE		
			BUILDABLE AREA
			LAMP RYNEARSON - ENGINEERS
			PRELIMINARY
			NOT RELEASED FOR CONSTRUCTION
			SHEET
			1 OF 1

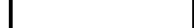
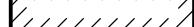






A horizontal bar chart with a single bar. The bar is blue and spans from the 0 mark to the 80 mark on the scale. The scale is marked at 0, 80, and 160. The bar is positioned at the 80 mark.

LEGEND

PLANNED UNIT DEVELOPMENT UTILITY PLAN		
PROPERTY LINE		PROPOSED CONTOUR
SS		EXISTING CONTOUR
ST		PC CURB AND GUTTER
FO		RETAINING WALL
G		PC CONCRETE SIDEWALK
W		PC CONCRETE PAVEMENT WITH INTEGRAL CURB AND GUTTER
UGP		BUILDING
OHP		BUILDING
T		PARKING STALL COUNT
CA		BUILDABLE AREA
		PROPOSED SANITARY SEWER
		PROPOSED STORM SEWER
		PROPOSED MANHOLE
		PROPOSED F.E.S.
		PROPOSED CURB INLET (BY OTHERS)
		PROPOSED WATER QUALITY POND
		
		
LIGHT POLE		

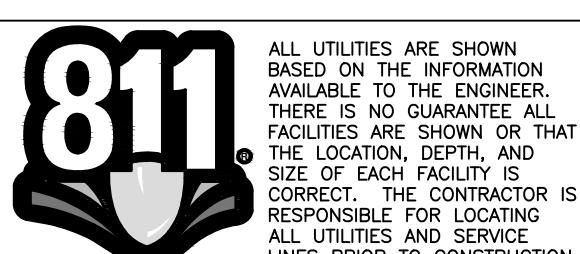
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NOT RELEASED FOR CONSTRUCTION

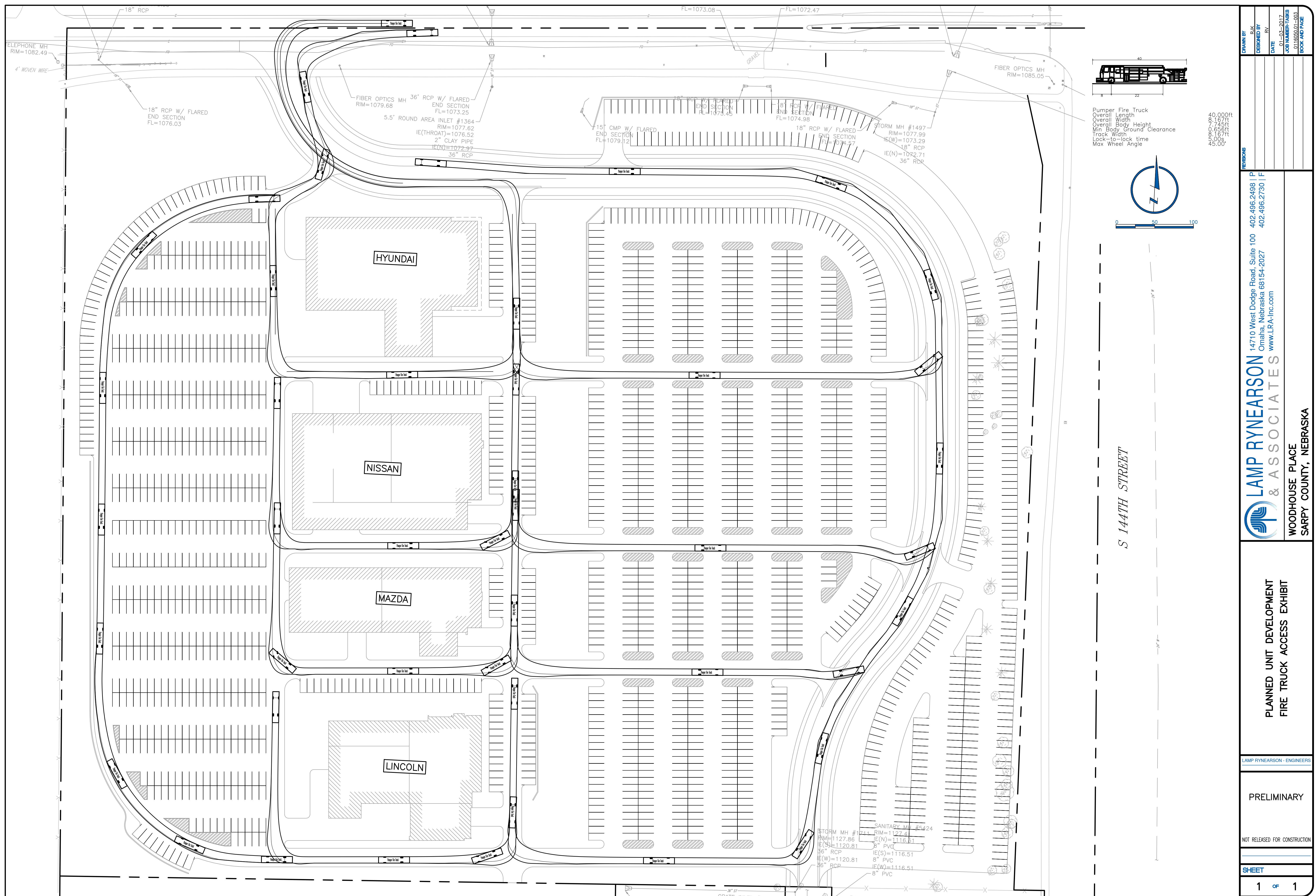
11. **What is the primary purpose of the `get` method in the `HttpURLConnection` class?**

1

— 1 —



LINES PRIOR
**Know what's below.
Call before you dig.**



City of La Vista Conditional Use Permit

Conditional Use Permit for Automobile Display, Sales, Service and Repair

This Conditional Use Permit issued this ____th day of _____, 2017, by the City of La Vista, a municipal corporation in the County of Sarpy County, Nebraska (“City”) to, LB Southwest LLC (“Owner”), pursuant to the La Vista Zoning Ordinance.

WHEREAS, Owner owns, or has a contract to purchase (“Purchase Agreement”), and wishes to construct and operate four automobile display, sales, service and repair businesses upon the following described tracts of land within the City of La Vista zoning jurisdiction:

- Lots 1 and 2, Woodhouse Place located in the N ½, NE ¼, Section 23, Township 14 North, Range 11 East of the 6th P.M. Sarpy County, Nebraska. (“Property”)

WHEREAS, Owner has applied for a conditional use permit for the purpose of Owner constructing, owning, and operating four automobile businesses on the Property, each comprised of automobile display, sales, service and repair (the “Permit”); and

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a conditional use permit to Owner for such purposes, subject to certain conditions and agreements as hereinafter provided; and

NOW, THEREFORE, BE IT KNOWN THAT subject to the conditions hereof, this Permit is issued to the Owner to use the Property for the purposes described above, said use hereinafter being referred to as “Permitted Use or Use”.

Conditions of Permit

The conditions to which the granting of this Permit is subject to are as follows:

1. The rights granted by this Permit are transferable and any breach of any terms hereof shall cause Permit to expire and terminate subject to the rights of the Owner to cure such default or deficiency as set forth herein in this Agreement.
2. In respect to the proposed Use:
 - a. A site plan showing the Property boundaries of the tract of land and easements, proposed structures, parking, access points, and drives is attached hereto and incorporated herein as Exhibit “A”.
 - b. The hours of operation for service and repair will generally be from 7:00 a.m. to 6:00 p.m. Monday through Friday, 8:00 a.m. – 4:00 p.m. Saturday. Sales hours will be 8:00 a.m. to 9:00 p.m. Monday, Tuesday, Thursday and 8:00 a.m. to 6:00 p.m. on Wednesday, Friday, and Saturday.
 - c. There will be approximately 300 employees to work full or part time.
 - d. The sales, repair and service will consist of passenger vehicles.
 - e. There shall not be any outside storage of materials or vehicles, except for the Permitted Use. All trash receptacles, benches and planters shall be placed on property and securely fastened to building or concrete.
 - f. The Property shall be developed and maintained in accordance with the CUP Site Plan (Exhibit “A”), Landscape Plan (Exhibit “B”) and all other exhibits of this Permit, as well as the Final Plat, Subdivision Agreement, and Planned Unit Development, as approved by the City and incorporated

herein by this reference. Any modifications must be submitted to the City Planner for approval, and shall be subject to any additional approvals as the City Administrator determines necessary or appropriate, unless otherwise expressly provided in the Exhibit, document or instrument to be modified.

- g. No vehicle repair or inoperable or damaged vehicles, other than emergency maintenance such as changing a tire, shall be allowed outside of buildings on the Property.
- h. Exterior lighting, when used, shall enhance the building design and the adjoining landscape. Building fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be directed downward and excessive brightness avoided. Lighting shall be designed to a standard that does not impact adjoining properties, especially residential areas.
- i. Owner shall obtain all required permits from the City of La Vista, or otherwise required for the Use, and shall comply with any additional requirements as determined by the Chief Building Official, including, but not limited to, building, fire, and ADA laws, regulations, or other requirements.
- j. Owner shall comply (and shall ensure that all employees, invitees, suppliers, structures, appurtenances and improvements, and all activities occurring or conducted, on the premises at any time comply) with any applicable federal, state and/or local regulations, as amended or in effect from time to time, including, but not limited to, applicable environmental or safety laws, rules or regulations.
- k. Owner hereby indemnifies the City against, and holds the City harmless from, any liability, loss, claim or expense whatsoever (including, but not limited to, reasonable attorney fees and court cost) arising out of or resulting from the acts, omissions or negligence of the Owner, his agents, employees, assigns, suppliers or invitees, including, but not limited to, any liability, loss, claim or expense arising out of or resulting from any violations of any applicable environmental or safety law, rule or regulation relating to the Owner's ownership, possession, or use of the Property..

3. In respect to the Gateway Corridor Overlay District and Woodhouse Place design criteria:

- a. Building Exterior (Style and Building Materials)
 - i. The building elevations as constructed shall be consistent with the Building Elevations attached as Exhibit "C". Each building will be reviewed at the time of the building design review process, prior to application for building permit and will meet the requirements of the Woodhouse Place Design Guidelines.
- b. Mechanical Units
 - i. The roof top mechanical units shall be screened from all sides by roof top screens as shown in the building elevations, including Building Elevations attached as Exhibit "C". Screening for each building will be reviewed in further detail at the time of the building design review process, prior to application for building permit and will meet the requirements of the Woodhouse Place Design Guidelines.
- c. Trash Enclosure
 - i. The trash enclosure(s) shall be located and constructed in accordance with Woodhouse Place Design Guidelines.
- d. Exterior Site Lighting Fixtures
 - i. All exterior Site Lighting fixtures used on this project will be according to the photometric plan and lighting cut sheets, attached as Exhibit "D"). Additional exterior light fixtures incorporated into the design of each building will be reviewed at the time of the building design review process, prior to application for building permit and will meet the requirements of the Woodhouse Place Design Guidelines.
 - ii. All additional exterior light fixtures must be submitted for approval.
- e. Landscaping and Site Treatment
 - i. The Woodhouse Place PUD Landscape Plan (Exhibit "B"), has identified the required landscaping to the site and shall be incorporated accordingly. A detailed landscaping plan for each building will be reviewed at the time of the building design review process, prior to application for building permit and will meet the requirements of the Woodhouse Place Design

Guidelines.

- ii. Any changes to the landscape plan must be approved by the City of La Vista.
- f. Signage
 - i. All signs shall comply with the City's sign regulations or the Woodhouse Place PUD Ordinance.

4. The Owner's right to maintain the Use of the Property, as contemplated by the Permit, shall be based on the following:

- a. An annual inspection to determine compliance with the conditions of this Permit. The Permit may be revoked upon a finding by the City that there is a material violation of the terms of this Permit if the violation continues after written notice from the City to Owner and opportunity to cure in the time and manner described below.
- b. The Use authorized by the Permit must be initiated within thirty days after completion of construction of improvements for such Use in accordance with Section 6 below; otherwise such Permit shall become void.
- c. All obsolete or unused structures, accessory facilities or materials with an environmental or safety hazard shall be abated and/or removed at Owner's expense within twelve (12) months of cessation of the conditional use.

5. Notwithstanding any other provision herein to the contrary, this Permit, and all rights granted hereby, shall expire and terminate as to a Permitted Use hereunder upon the first of the following to occur:

- a. Owner's abandonment of the Permitted Use. Non-use thereof for a period of twelve (12) months shall constitute a presumption of abandonment. This Section 5a shall be separately applied with respect to each of the four businesses constituting the Permitted Use, and upon abandonment by any such business of its Permitted Use, and not assumed or continued by one of the other businesses on the Property or a business under common ownership and control as one of the other businesses on the Property, this Permit shall be revoked with respect to the portion of the Property used by such business.
- b. Cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Use, and such cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Use is not cured in the time and manner described below, so long as curative rights are provided under laws, rules and regulations governing said permit.
- c. Owner's construction or placement of a structure or other improvement on the Property (except during construction of any phase of the project) not specified in this Permit and Owners failure to cure such breach in the time and manner described below after City's giving notice thereof.
- d. Owner's breach of any other term hereof and its failure to cure such breach in the time and manner described below after City's giving notice thereof.

6. If construction of improvements for the Permitted Use is not commenced on Lots 1 and 2 Woodhouse Place within one (1) year from March 21, 2017, and construction of all improvements completed within one year after commencement of construction, this Permit shall be null and void and all rights hereunder shall lapse, provided, however, Owner shall have the right to file for an extension of time pursuant to the La Vista Zoning Ordinance.

7. In the event the Owner fails to promptly remove any safety, environmental or other hazard or nuisance from the Property, or upon the expiration or termination of this Permit the Owner fails to promptly remove any remaining safety, environmental or other hazard or nuisance, the City may, at its option (but without any obligation to the Owner or any third party to exercise said option) cause the same to be removed at Owner's cost (including, but not limited to, the cost of any excavation and earthwork that is necessary or advisable in connection with the removal thereof) and the Owner shall reimburse the City the costs incurred to remove the same. Owner hereby irrevocably grants the City, its agents and employees the right, provided notice is furnished to the Owner along with a reasonable time to remove or cure such hazard, to enter the Property and to take whatever action as is necessary or appropriate to

remove any such hazards or nuisances in accordance with the terms of this Permit, and the right of the City to enter the Property as may be necessary or appropriate to carry out any other provision of this Permit.

8. If any provision, or any portion thereof, contained in this Permit is held to be unconstitutional, invalid, or unenforceable, the remaining provisions hereof, or portions thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

Miscellaneous

The conditions and terms of this Permit shall be binding upon Owner, its successors and assigns.

1. Delay of City to terminate this Permit on account of breach of Owner of any of the terms hereof shall not constitute a waiver of City's right to terminate this Permit, unless the City has expressly waived said breach. A waiver of the right to terminate upon any breach shall not constitute a waiver of the right to terminate upon a subsequent breach of the terms hereof, whether said breach be of the same or different nature.
2. Cure Rights. Notwithstanding any other provision of this Permit to the contrary, Owner shall be entitled to notice and opportunity to cure a breach of this Permit as follows. City will notify the Owner of any breach of this Permit. Owner shall be permitted to cure any breach. Cure shall be commenced and completed as soon as possible and in all cases within thirty (30) days after City provides notice of breach; provided, however, in any case that cure cannot be completed within 30 days, additional time will be allowed, so long as cure is commenced within the time required in this Section 2 and diligently pursued and completed as soon as possible, and allowing additional times does not present or increase risk of harm to persons or property. City shall have the right to terminate this Permit if a breach is not timely cured.
3. Nothing herein shall be construed to be a waiver or suspension of, or an agreement on the part of the City to waive or suspend, any zoning law or regulation applicable to the premises except to the extent and for the duration specifically authorized by this Permit.
4. Any notice to be given by City hereunder shall be in writing and shall be sufficiently given if sent by regular mail, postage prepaid, addressed as follows:

Contact Name and Address: Paul Cech
LB Southwest LLC
6603 "L" Street
Omaha, NE 68117

5. All recitals at the beginning of this Permit, and all exhibits and other documents referenced in this Permit, shall be incorporated herein by said reference.

Effective Date:

This Permit shall take effect upon the filing hereof with the City Clerk a signed original hereof; provided, however, if the Owner has a Purchase Agreement to acquire the Property, this Permit shall take effect upon Owner closing on such Purchase Agreement and acquiring the Property.

THE CITY OF LA VISTA

By _____
Douglas Kindig, Mayor

Attest:

Pamela A. Buethe, CMC
City Clerk

CONSENT AND AGREEMENT

The undersigned does hereby consent and agree to the conditions of this Permit and that the terms hereof constitute an agreement on the part of the undersigned to fully and timely perform each and every condition and term hereof, and the undersigned does hereby warrant, covenant and agree to fully and timely perform and discharge all obligations and liabilities herein required by Owner to be performed or discharged.

Owner:

By: _____

Title: _____

Date: _____

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
) ss.
COUNTY OF _____)

On this _____ day of _____, 2017, before me, a Notary Public duly commissioned and qualified in and for said County and State, appeared Douglas Kindig and Pamela A. Buethe, personally known by me to be the Mayor and City Clerk of the City of La Vista, and the identical persons whose names are affixed to the foregoing Agreement, and acknowledged the execution thereof to be their voluntary act and deed and the voluntary act and deed of said City.

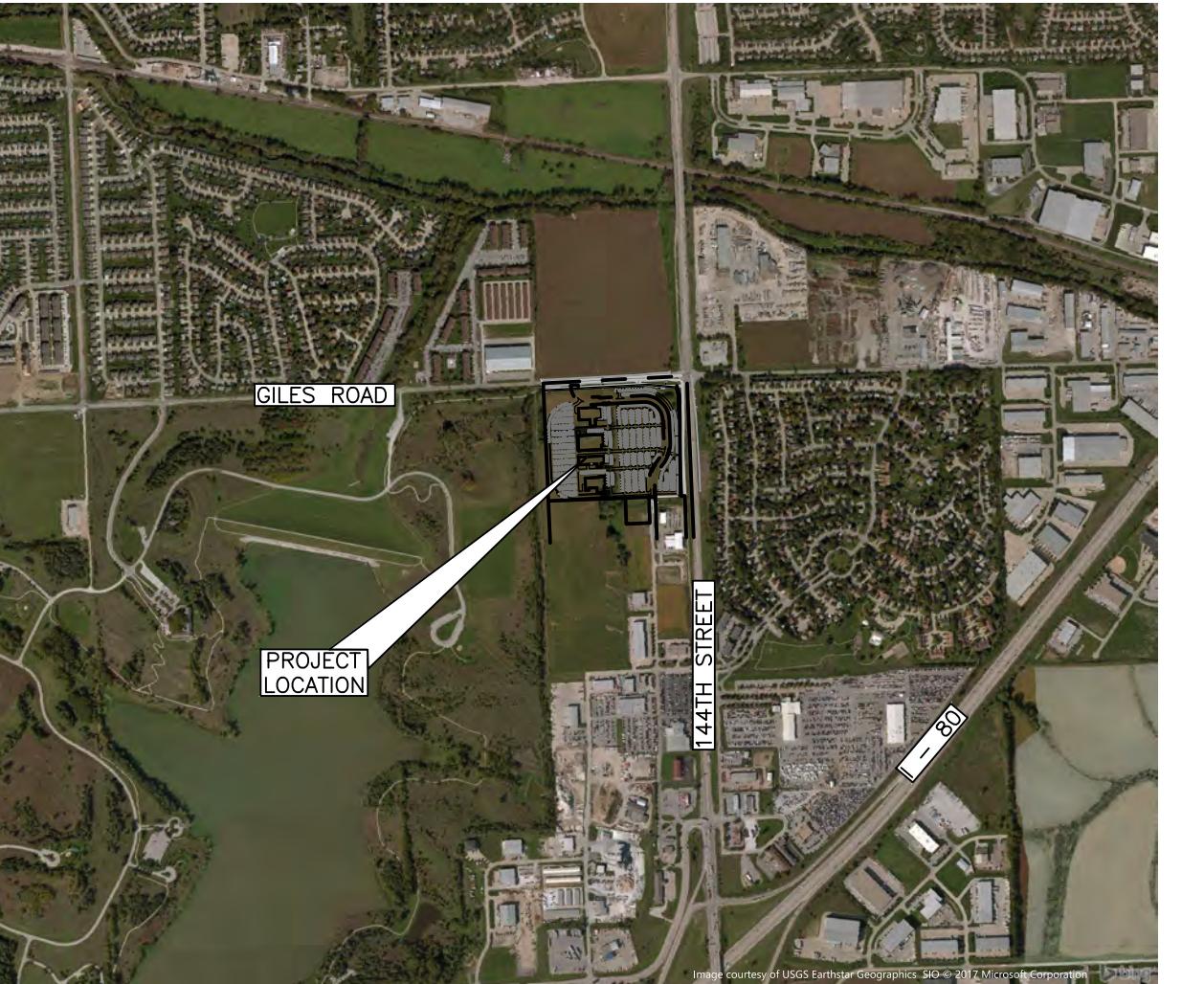
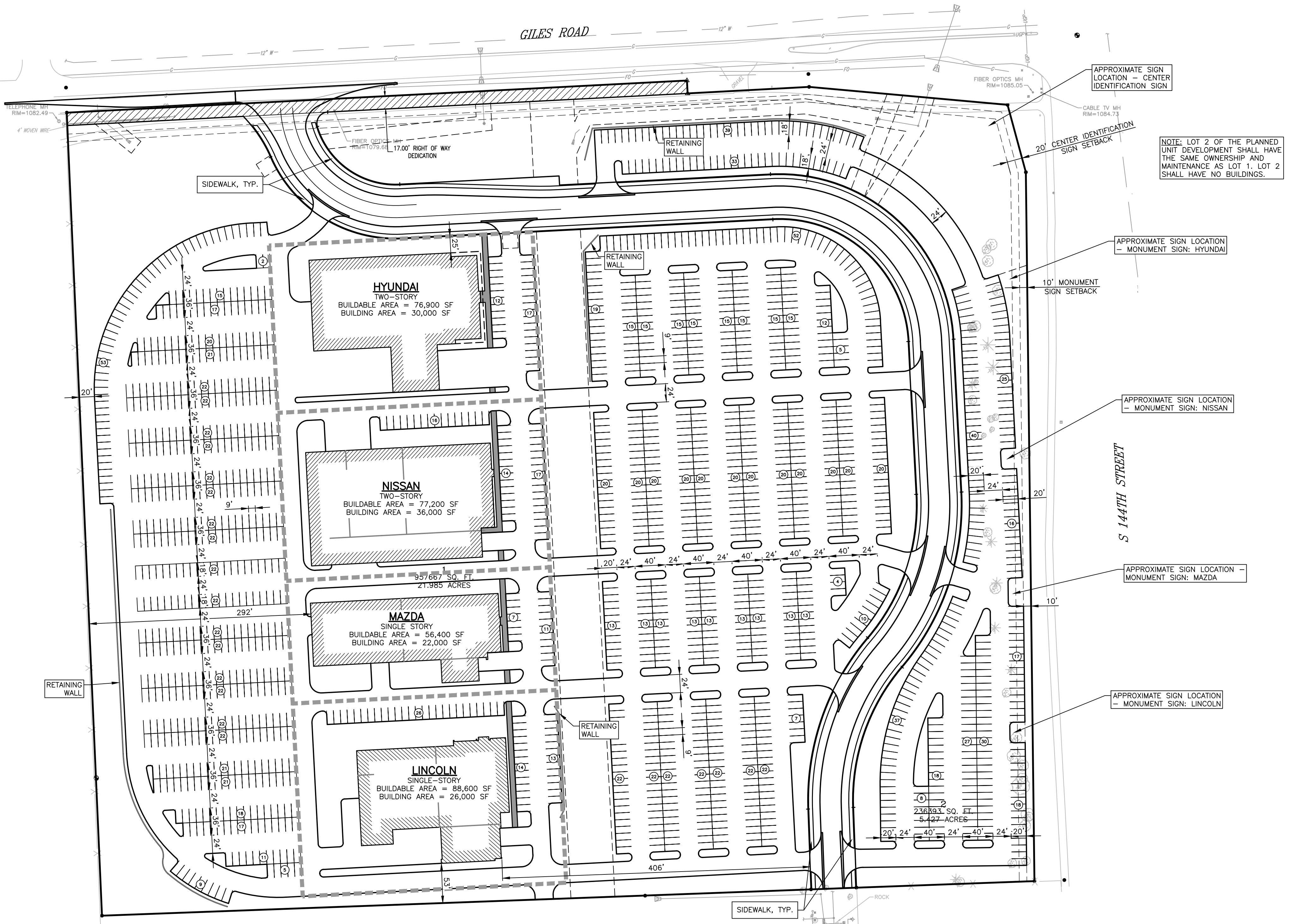
Notary Public

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
) ss.
COUNTY OF _____)

On this _____ day of _____, 2017, before me, a Notary Public duly commissioned and qualified in and for said County and State, appeared [_____], personally known by me to be the _____ of LB Southwest LLC, and the identical person whose name is affixed to the foregoing Agreement, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said company.

Notary Public



GAL DESCRIPTION: LOTS 1 & 2, BEING A REPLATTING OF PART OF TAXLOT 4,
PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 14 NORTH, RANGE 11 EAST
PLANNED UNIT DEVELOPMENT

ADDRESS 144TH STREET AND GILES ROAD
PLICANT WOODHOUSE AUTO FAMILY - PAUL CECH
PHONE NUMBER 402-660-2317
C TYPE: AUTO SALES AND SERVICE

NING: C-3 W/ GATEWAY CORRIDOR DISTRICT OVERLAY (SEE SECTION 5.12)

[] PERMITTED USE
[X] CONDITIONAL USE
[] SPECIAL USE

THE REGULATORS (SEE SECTION 5.12.06):

	<u>ALLOWED</u>	<u>PROPOSED (LOT 1)</u>	<u>PROPOSED (LOT 2)</u>
SITE AREA	10,000 SF	957,667 SF	236,393 SF
MINIMUM WIDTH	NO REQUIREMENT	N/A	N/A
GROSS FLOOR AREA (TOTAL FINISHED)	NO REQUIREMENT	299,100 SF MAX	N/A
FAR (C/A)	NO REQUIREMENT	0.31	N/A
SETBACK			
FRONT YARD	25 FEET	25 FEET	N/A
STREET SIDE YARD	15 FEET	406 FEET	N/A
INTERIOR SIDE YARD	15 FEET	292 FEET	N/A
REAR YARD	15 FEET	53 FEET	N/A
HEIGHT	90 FEET MAXIMUM	90 FEET MAX	N/A
BUILDING COVER (%)	60%	31% MAX	N/A
IMPERVIOUS COVER (%)	NO REQUIREMENT	80%	N/A
PARKING REQUIREMENTS (SEE SECTION 7.06)	1 STALL/500 SF OF FLOOR AREA = 228	1,468 STALLS	308 STALLS
ACCESSIBLE PARKING (SEE SECTION 7.08)	7 STALLS	7 STALLS MIN	N/A

WORKING LANDSCAPE REQUIREMENTS (SEE SECTION 7.17.03):

STREET SIDE YARD	10 FEET	10 FEET	10 FEET
INTERIOR SIDE YARD	10 FEET	20 FEET	10 FEET
INTERIOR LANDSCAPING	10/SE PER STALL	14,690 SF MIN	3,170 SF MIN

LEGEND

CONDITIONAL USE PER

SITE PLAN

PROPERTY LINE  1100 PROPOSED CONTOUR

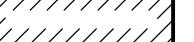
SS SANITARY SEWER  1100 EXISTING CONTOUR

ST STORM SEWER  PC CURB AND GUTTER

FO FIBER OPTIC  RETAINING WALL

G GAS  PC CONCRETE SIDEWALK

W WATER  PC CONCRETE PAVEMENT WITH INTEGRAL CURB AND GUTTER

UGP UNDERGROUND POWER  OVERHEAD POWER  BUILDING

OHP TELEPHONE  15 PARKING STALL COUNT

CA CABLE TELEVISION  BUILDABLE AREA

 MANHOLE

 CURB INLET

 GRATE INLET

 HOODED GRATE INLET

 HYDRANT

 WATER HYDRANT

 GAS MANHOLE

 LIGHT POLE

LAMP RYNEARSON - ENGINEERS

PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

SHEET

Exhibit A

CONDITIONAL USE PERMIT SITE PLAN

PRELIMINARY

THE INFLUENCE OF CULTURE ON PARENTING

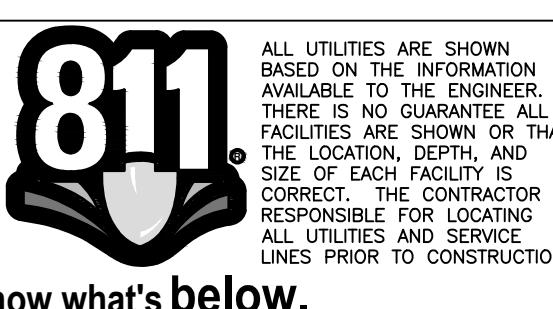
DO NOT RELEASE FOR CONSTRUCTION

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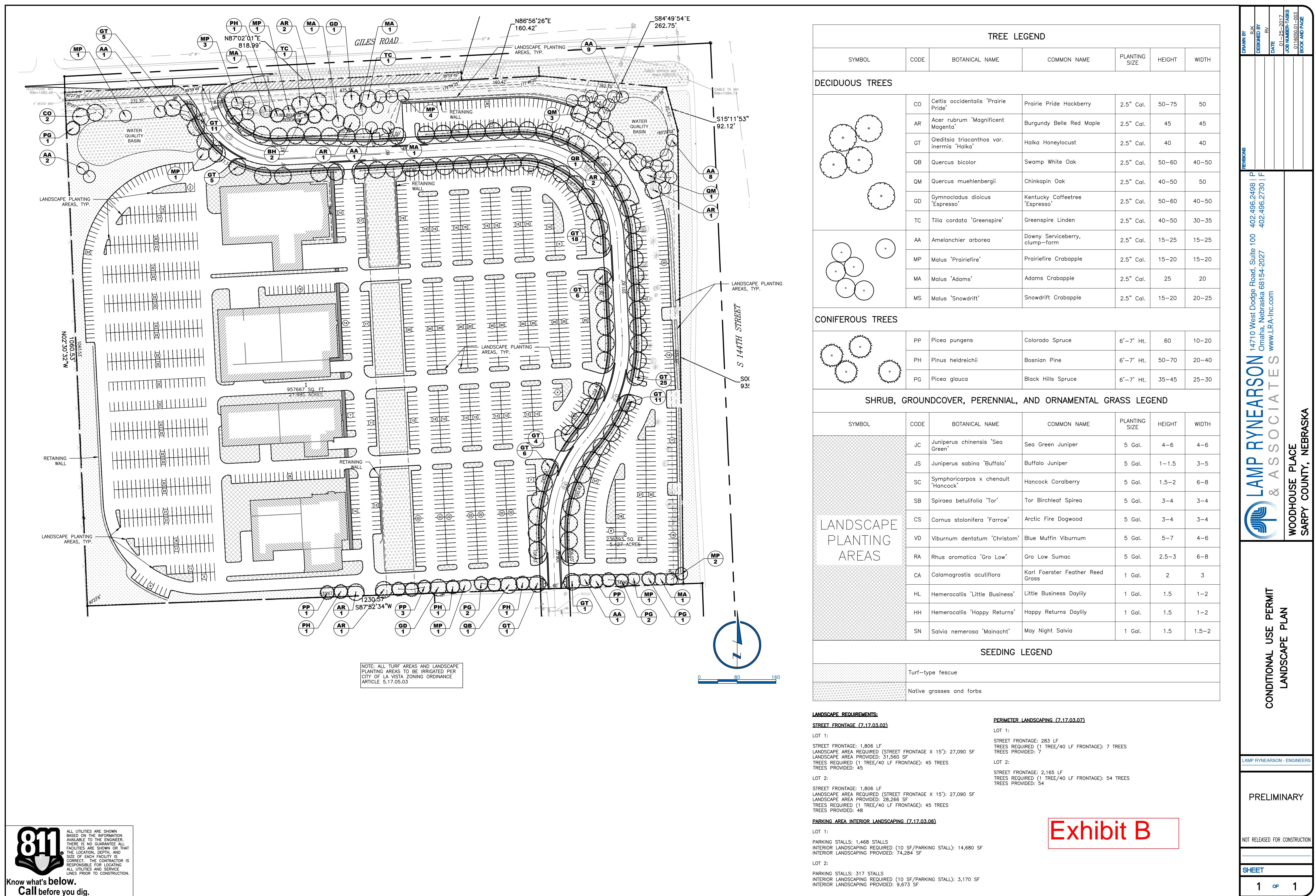
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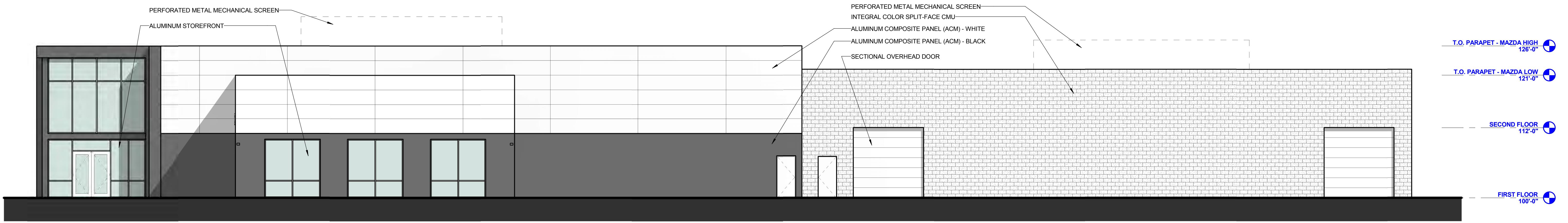
1 OF 1

Exhibit A

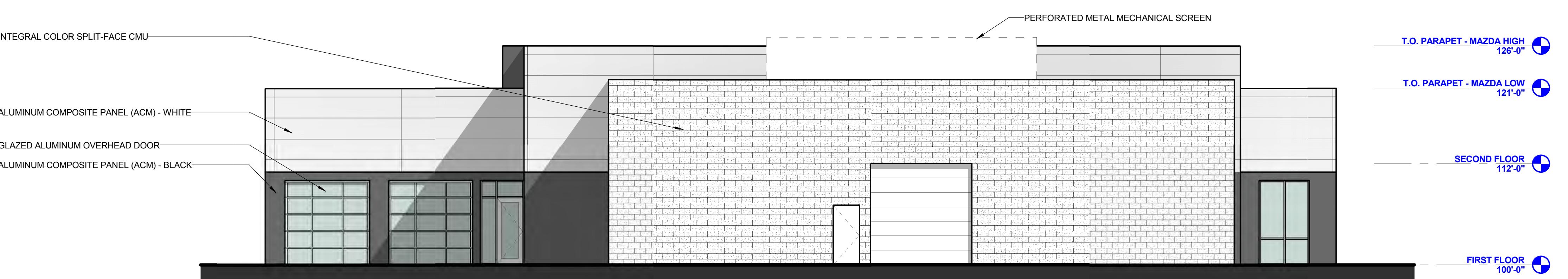


LINES PRIOR
**Know what's below.
Call before you dig.**

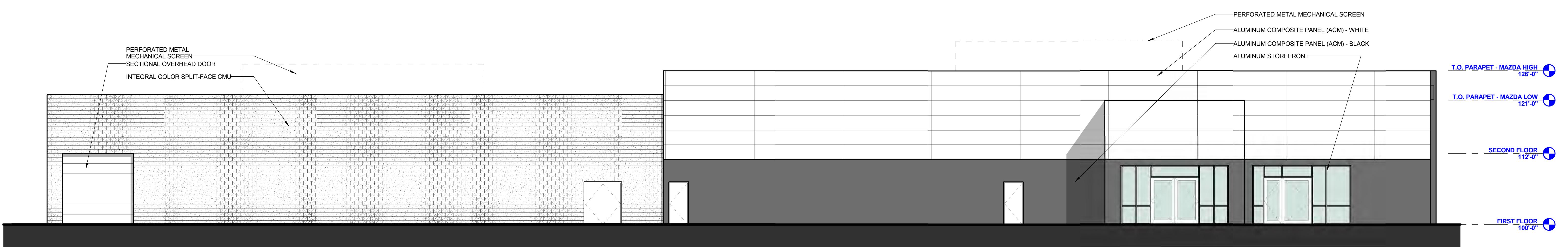




4 NORTH ELEVATION



3 WEST ELEVATION



2 SOUTH ELEVATION



1 EAST ELEVATION

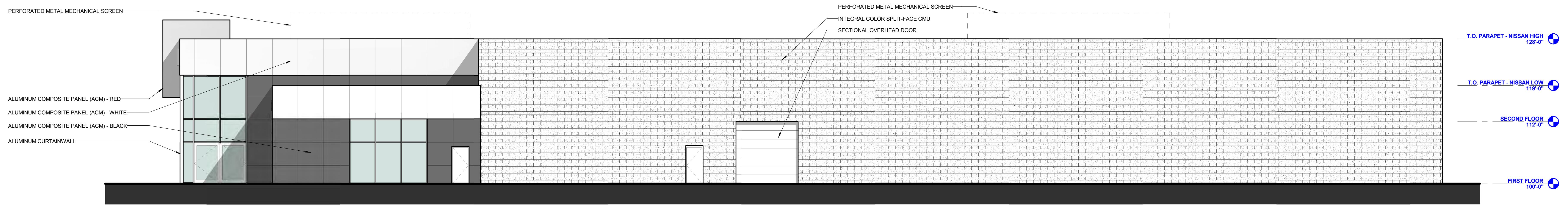
Exhibit C

BVH

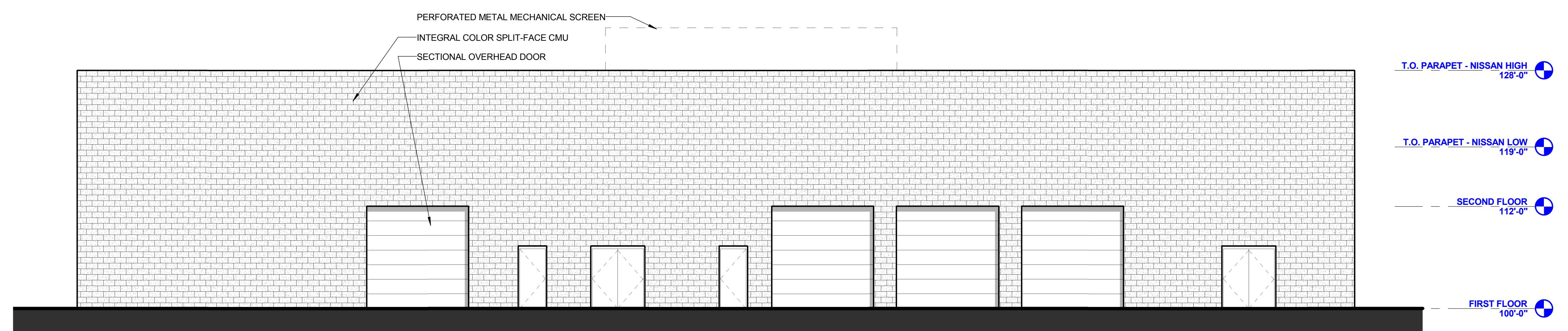
WOODHOUSE PLACE
MAZDA - CONCEPTUAL ELEVATIONS

NOTE: ELEVATIONS ARE BASED ON THE CONCEPTUAL PROTOTYPE DESIGN FROM THE MANUFACTURER. DESIGN DEVELOPMENT ELEMENTS WILL BE DRAFTED FOR DESIGN REVIEW ONCE DETAILED AND DIRECTION IS ESTABLISHED.

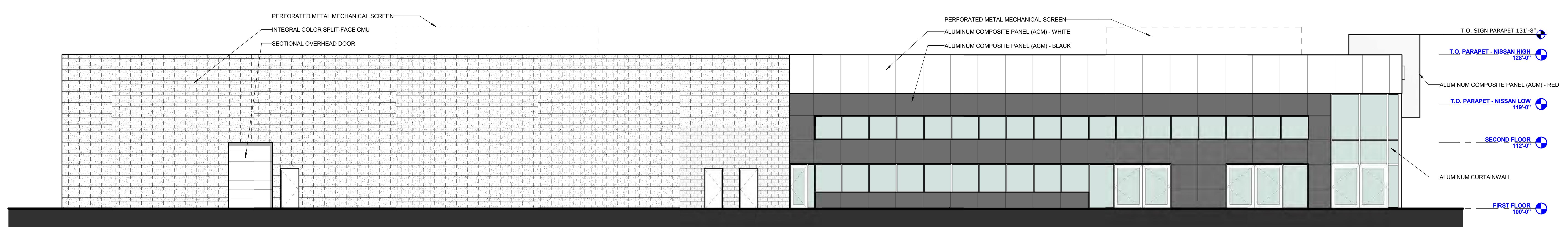
WOODHOUSE
AUTO FAMILY **WOODHOUSE**



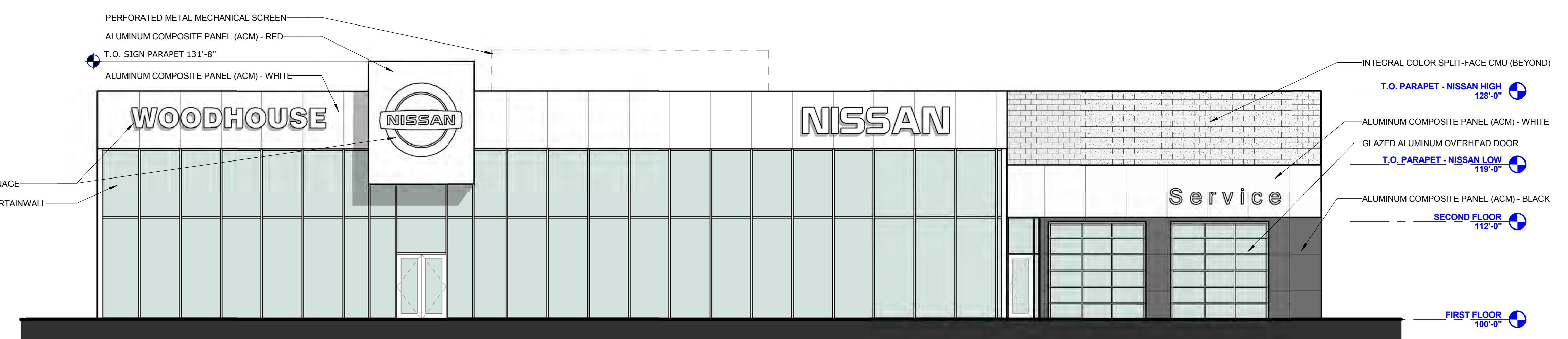
4 NORTH ELEVATION



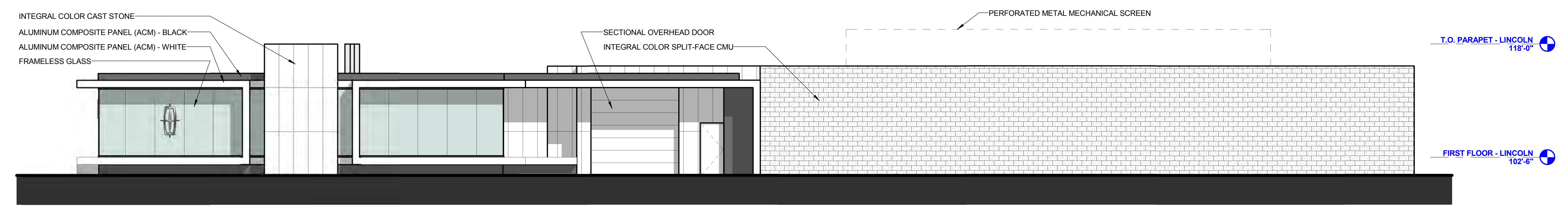
3 WEST ELEVATION



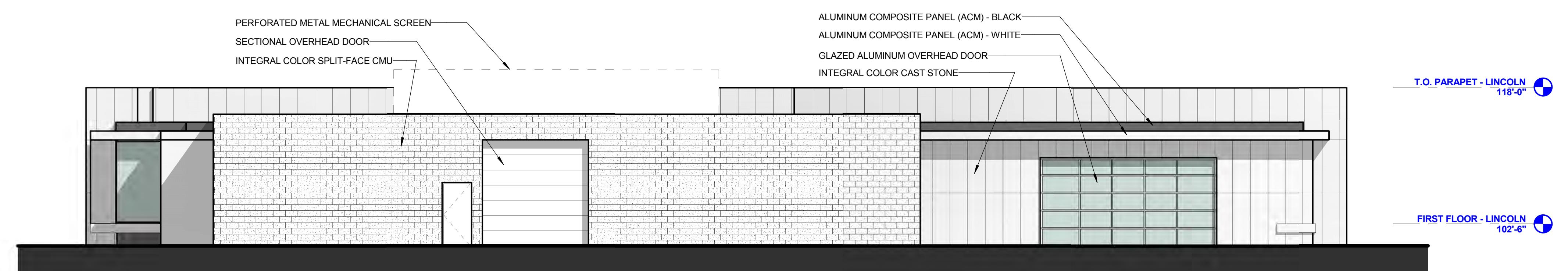
2 SOUTH ELEVATION



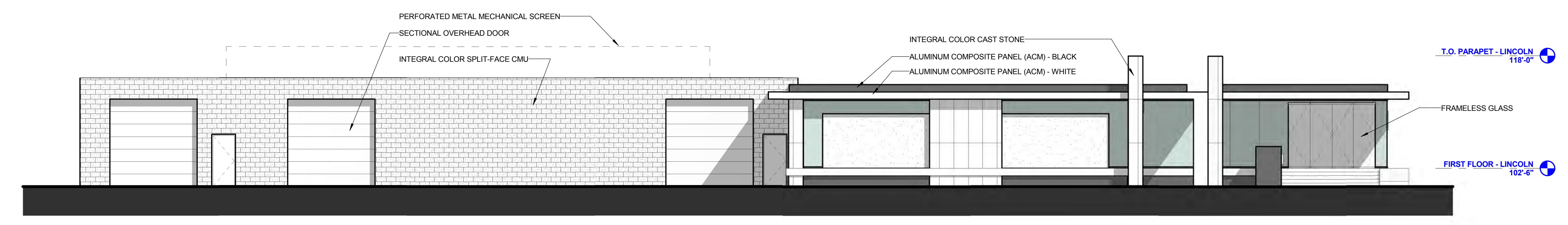
1 EAST ELEVATION



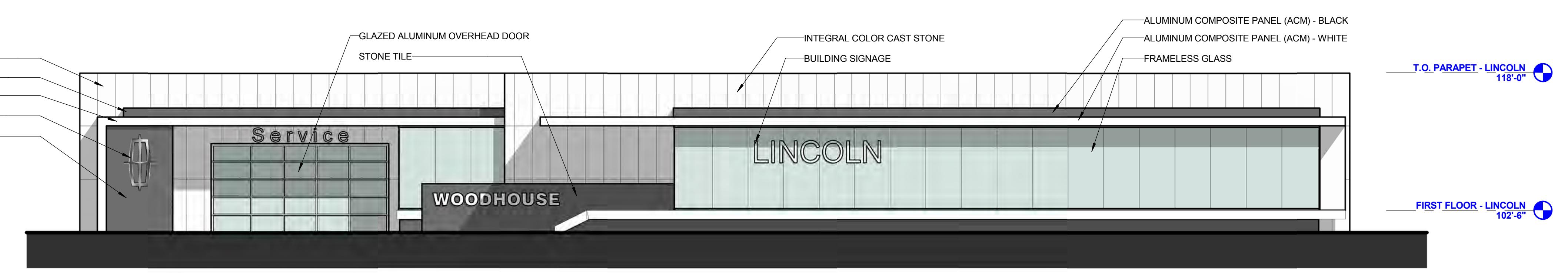
4 NORTH ELEVATION



3 WEST ELEVATION



2 SOUTH ELEVATION



1 EAST ELEVATION

