

AGENDA ITEM 4A

**Planned Unit Development -
Lots 1 & 16 Harrison Hills—Streck, Inc.**



CITY OF LA VISTA
PLANNING DIVISION

RECOMMENDATION REPORT

CASE NUMBER: PPUD-19-0002

For Hearing of: October 17, 2019
Report Prepared on: October 9, 2019

I. **GENERAL INFORMATION**

A. **APPLICANT:** Streck, Inc.

B. **PROPERTY OWNER(S):**

Streck Inc.
7002 S 109th Street
La Vista, NE 68128

C. **LOCATION:** Southeast of the intersection of S 118th Street and Emiline Street.

D. **LEGAL DESCRIPTION:** Lots 1 and 16 Harrison Hills

E. **REQUESTED ACTION(S):**

1. Rezone to extend the Planned Unit Development (PUD) zoning overlay from Lot 1 Harrison Hills to Lot 16 Harrison Hills.
2. PUD Site Plan amendment to allow for the development of a phased industrial campus development.

F. **EXISTING ZONING AND LAND USE:**

Lot 1 Harrison Hills: I-1 Light Industrial, Gateway Corridor District (Overlay District), and PUD District (Overlay District); the property is currently vacant.

Lot 16 Harrison Hills: I-1 Light Industrial, Gateway Corridor District (Overlay District); the property is currently vacant.

G. **PROPOSED USES:**

Developer wishes to construct a phased industrial campus development which includes the uses of *Light Manufacturing, Medical and Dental Laboratories, General Warehousing*, and associated accessory uses.

H. **SIZE OF SITE:** 30.04 Acres.

II. **BACKGROUND INFORMATION**

A. **EXISTING CONDITION OF SITE:** The existing site is vacant ground. There is a slight downward grade toward the south.

- B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**
1. **North:** C-3 Highway Commercial / Office Park District with a Gateway Corridor Overlay (Overlay District); Vacant
 2. **East:** Harrison Hills Apartments; R-3 High Density Residential with a Gateway Corridor Overlay (Overlay District); Multi-family Residential
 3. **South:** Harrison Hills Industrial; I-1 Light Industrial; Vacant.
 4. **West:** Tax Lots 11 & 15 17-42-12; C-3 Highway Commercial / Office Park District with a Gateway Corridor Overlay (Overlay District); Vacant (former sod farm)

- C. RELEVANT CASE HISTORY:**
1. The original plat for Harrison Hills was approved by City Council on October 5, 1999.
 2. Lot 1 Harrison Hills was rezoned from C-3 Highway Commercial / Office Park District with a Gateway Corridor Overlay (Overlay District) to I-1 Light Industrial with a Gateway Corridor Overlay (Overlay District) and PUD District (Overlay District) on May 16, 2017.

- D. APPLICABLE REGULATIONS:**
1. Chapter 3 of the La Vista Comprehensive Plan – Future Land Use Plan
 2. Section 5.13 of the Zoning Regulations – I-1 Light Industrial District
 3. Section 5.15 of the Zoning Regulations – PUD – Planned Unit Development District (Overlay District)
 4. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District)

III. ANALYSIS

A. COMPREHENSIVE PLAN: The Future Land Use Map of the Comprehensive Plan designates this property for industrial uses.

B. OTHER PLANS: N/A

C. TRAFFIC AND ACCESS:

1. Access to the lot is provided through frontages along 114th Street and Emiline Street.
2. Applicant has provided a traffic impact study in relation to the development of this project. The study, dated October 2019, finds that “the lane configuration of the existing roadway network has the capacity to handle the anticipated trips generated from the proposed development.”

The traffic study also conclude that the unsignalized intersection of 115th Street/116th Street and Harrison Street is not anticipated to warrant the need for a traffic signal within the scenarios of the study.

The study recommends the addition of a permissive/protective phase for the southbound left and eastbound left turning movements for the traffic signal at the intersection of 118th Street/Harry Anderson Boulevard and Harrison Street.

The traffic study is currently under review by the City of Omaha to consider the addition of the aforementioned permissive/protective phase as the traffic signals along Harrison Street are owned and operated by Omaha.

D. UTILITIES: The property has access to sewer, water, gas, power and communication utilities.

E. PARKING REQUIREMENTS:

The plans indicate approximately 386,472 square feet of combined gross floor area between the Phase 1 building and the five future additions. The proposed campus industrial development includes three different uses; industrial, warehousing and office in large enough quantities to differentiate in consideration of parking counts. The parking stall allotment for each use is broken down below:

Phases	Parking Required	Parking Provided
Phase 1 (Industrial)	27 Stalls	75 Stalls
Future Phases (Industrial)	44 Stalls	561 Stalls
(Office)	550 Stalls	
(Warehouse)	14 Stalls	
Total	635 Stalls	636 Stalls

F. LANDSCAPING:

Separate design review processes will be required for each building phase at the time of development. Building and landscaping design for each phase will be reviewed in relation to each specific building/addition. The PUD Landscape Plan will serve as a general plan for the overall site that will be refined through the design review process for each specific building.

The applicant is working with the City's Design Review Architect regarding the review process for the proposed overall landscape plan and Phase 1 landscaping plan as part of the overall building and site design package. The design review process for the overall landscape plan needs to be substantially complete prior to City Council review of the PUD amendment.

G. BUILDING DESIGN:

Separate design review processes will be required for each building phase at the time of development. Building and landscaping design for each phase will be reviewed in relation to each specific building/addition. The PUD Landscape Plan will serve as a general plan for the overall site that will be refined through the design review process for each specific building.

The building design for Phase 1 is currently under review by the City's Design Review Architect. The design review process needs to be substantially complete prior to the issuance of a building permit.

IV. REVIEW COMMENTS:

1. The applicant has submitted a Phase 1 construction timeline that depicts the completion of construction by mid-November 2020. Future phased development is depicted on the PUD Phasing Plan Exhibit. However, no timeline is provided for the future phases.
2. The Papillion Fire Marshall's office has noted that the Fire Department approves of the PUD Amendment as long as the proposed development complies with emergency responder radio coverage requirements. This shall be verified by the Papillion Fire Department upon the completion of construction.
3. The development will need to obtain FAA approval prior to the issuance of a building permit.
4. The PUD ordinance for this project will include language that identifies that the sanitary sewer connection fee and the storm water management fees can be collected by phase and identify the acreage to be calculated for collection for each phase.
5. To meet the requirements of Section 5.15.04.21, applicant has submitted a photometric plan that depicts the lighting impacts of the Phase 1 portion of the development. However, the PUD does not analyze the lighting impacts of the entire development. A revised PUD Photometric Plan will need to be submitted that includes the lighting impacts of the entire development. Such plan needs to be reviewed and approved by staff prior to City Council review of the PUD amendment.

V. STAFF RECOMMENDATION – ZONING MAP AMENDMENT (REZONE):

Approval of the Zoning Map Amendment to add a Planned Unit Development (PUD) Overlay on Lot 16 Harrison Hills as the Zoning Map Amendment request is consistent with the Comprehensive Plan and the Zoning Ordinance.

VI. STAFF RECOMMENDATION – PUD SITE PLAN:

Approval of the PUD Site Plan for a phased industrial campus development contingent on satisfactory resolution of the issues stated within the staff report prior to City Council approval, as the PUD Site Plan request is consistent with the Comprehensive Plan and the Zoning Ordinance.

VII. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. Staff Review and Consultant Response Letters
3. Draft PUD Site Plan Map Set
4. Traffic Impact Study (Without Appendices)

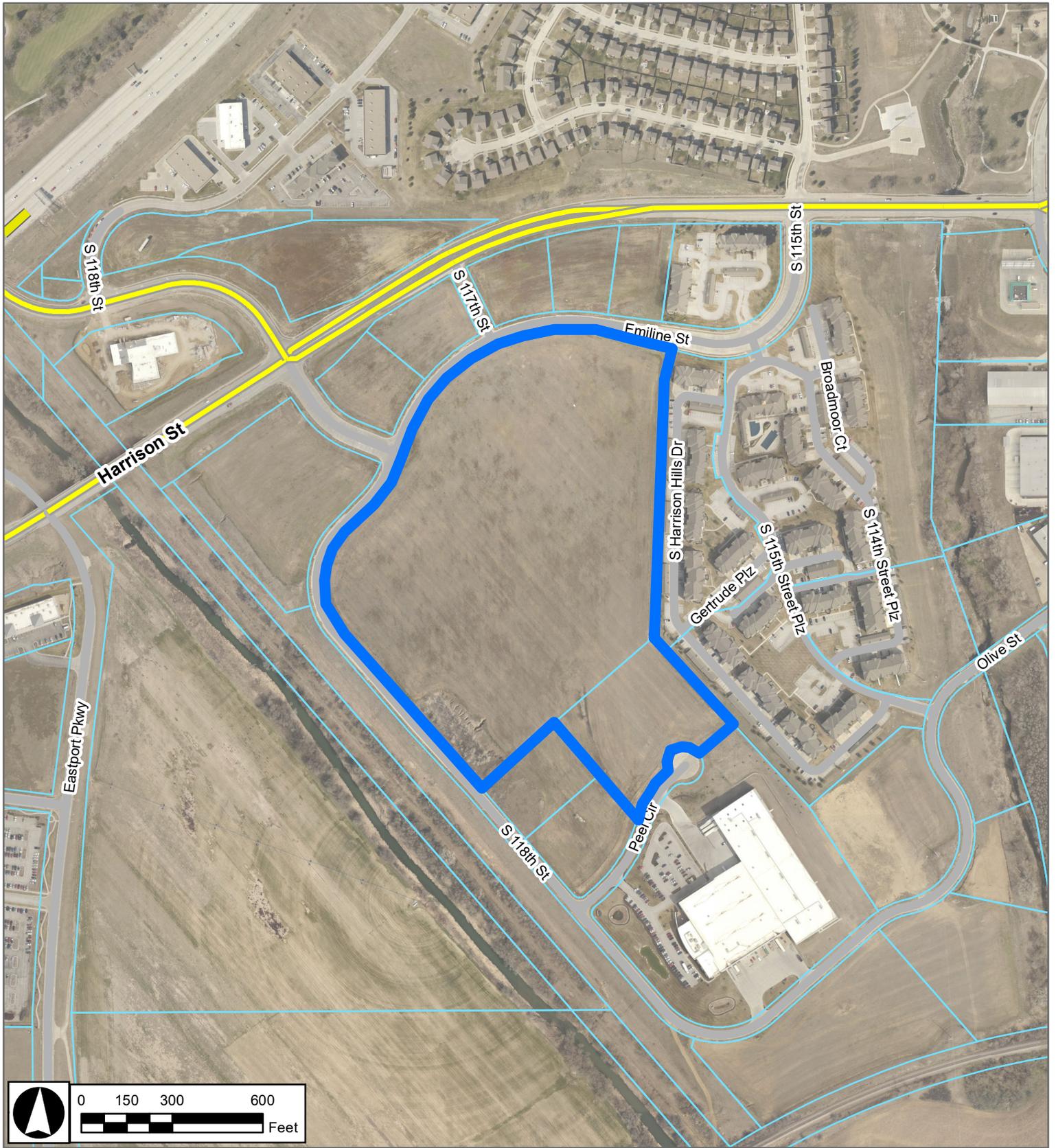
VIII. COPIES OF REPORT TO:

1. Constance Ryan, Streck, Inc.
2. Randy Kuszak, Lamp Rynearson
3. Public Upon Request

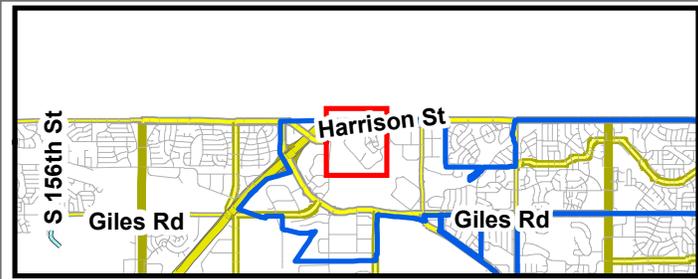

Prepared by Senior Planner

10/14/19

Community Development Director Date



Project Vicinity Map



**Planned Unit Development - Streck, Inc.
 Lots 1 & 16 Harrison Hills**

10/11/2019
 CB





August 20, 2019

Randy Kuszak
Lamp Rynearson
14710 W Dodge Road
Omaha, NE 68154

RE: Planned Unit Development – Initial Review
Streck, Inc. – Harrison Hills

Mr. Kuszak,

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:

1. Section 5.15.03 – The zoning listed on the PUD Site Plan needs to be corrected to I-1 PUD, Gateway Corridor District (Overlay District) to reflect the actual zoning.

The front yard setback listed on the PUD Site Plan needs to be adjusted to include language that notes the required setback (60 feet) if there is parking in the front yard.

Signage needs to be removed from the PUD Site Plan. Additionally, a 100 square foot monument sign will not be allowed. The additional monument sign along Emiline Street at 117th will not be acceptable. A directional sign, as per the zoning ordinance, would be acceptable in this location.

2. Section 5.15.04.03 & 5.15.04.03 - The August 2019 Draft Traffic Study suggests a permissive/protective eastbound left is already required at 118th and Harrison Streets, however, an August 16, 2019 Traffic Study provided by Felsburg Holt and Ullevig for the Lot 3 gas station and convenience market suggests that permissive/protective movements should not yet be installed as the left turns do not meet the City of Omaha's "Warrants for Left Turn Arrow Installation" requirements. The Lot 3 Study evaluates MUTCD Signal Warrants 1 and 2 whereas the applicant's study evaluates Warrant 3. The Lot 3 traffic study as well as the applicant's study should be coordinated, and the coordinated efforts should be resubmitted to the City of Omaha and the City of La Vista for further review.

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

Community Development
8116 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

Fire
8110 Park View Blvd.
p: 402-331-4748
f: 402-331-0410

Golf Course
8305 Park View Blvd.
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

Public Buildings & Grounds
8112 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

Public Works
9900 Portal Rd.
p: 402-331-8927
f: 402-331-1051

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

www.cityoflavista.org
info@cityoflavista.org

The applicant's study should also evaluate the traffic control configuration at 118th and Emiline Streets as to ensure queuing will not cause back up on to Harrison Street. Applicant's traffic study suggests traffic generation consistent with General Office use whereas it is anticipated that the PUD will have a combination of office and other commercial/industrial uses. It is anticipated that a maximum of 500 employees are use this facility at build out in both office and other commercial/industrial uses, however, the traffic numbers used were for general office use only. Trips should be evaluated for a combined use as well as to check that the modeling has taken into account the more conservative approach.

3. Section 5.15.04.04 - On the Emergency Vehicle Access Exhibit, the proper apparatus turning radii and proper vehicle sizes were not used. Attached to this letter is a template displaying the proper emergency vehicle turn dimensions.

Applicant should be aware that this project will possibly require private fire hydrants as new buildings and additions are added.

4. Section 5.15.04.06 - Proposed trash enclosure(s) and or compactor(s) need to be identified on the PUD plan with appropriate screening. Note that enclosures must abide by Section 7.17.04.03 of the Zoning Ordinance and the Gateway Corridor District Design Guideline in regards to design and construction.

Provide an elevation and section views of the retaining wall area along the east property line. Such depictions should include proposed landscaping.

5. Section 5.15.04.07 - Parking requirements should be based upon expected component uses of the office and other commercial/industrial uses rather than a blanket rate for all buildings based upon gross floor area.
6. Section 5.15.04.15 - PUD plan needs to show five foot (5') wide sidewalks on all public street frontages. Sidewalk construction can be phased with the development phasing.
7. Section 5.15.04.17-20 - The overall site and landscape plans are currently under review by the City's Design Review Architect. A separate design review letter will be forwarded once the initial review has been completed. The design review process for these plans needs to be substantially complete prior to proceeding through City Council approval process.

Separate design review processes will be required for each building phase at the time of development. Building and landscaping design for each phase will be reviewed in relation to each specific building/addition.

8. Section 5.15.04.21- Exterior lighting needs to be addressed and shown on the PUD plan. It will need to be determined that the proposed lighting does not adversely impact the adjacent apartments. Please submit a detailed photometric plan to support this requirement.

Site lighting needs to abide by the Gateway Corridor District Design Guideline. See the Guideline for the parking lot light fixture and pole required for developments within the Gateway Corridor District.

9. Section 5.15.05.02, Subsection 2 - Height of each proposed structure needs to be addressed within the PUD plan. FAA maximum height requirements will also need to be confirmed.
10. Section 5.15.05.02 Subsection 4 - Ensure pedestrian walkways for internal circulation and connections to the perimeter sidewalk are adequate.
11. Section 5.15.05.03 Subsection 7 - Need to identify in PUD ordinance for this project that the sanitary sewer connection fee and the storm water management fees can be collected by phase and identify the acreage to be calculated for collection for each phase.

Please submit 4 full size revised copies of the plat and related documents (along with electronic copies) to the City for further review. A timeline for review by the Planning Commission and City Council will be determined based on the timing of the resubmittal and the extent to which the issues noted this review have been sufficiently addressed.

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

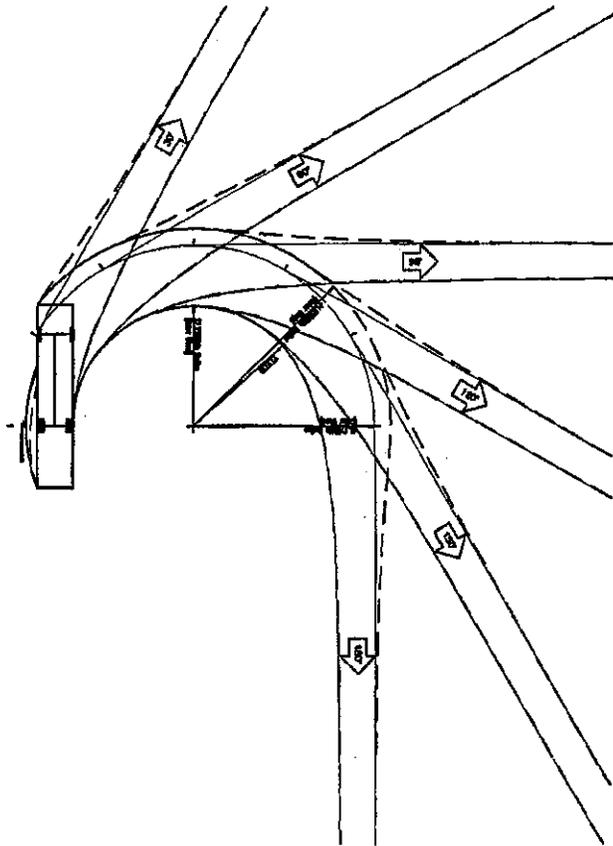
Thank you,



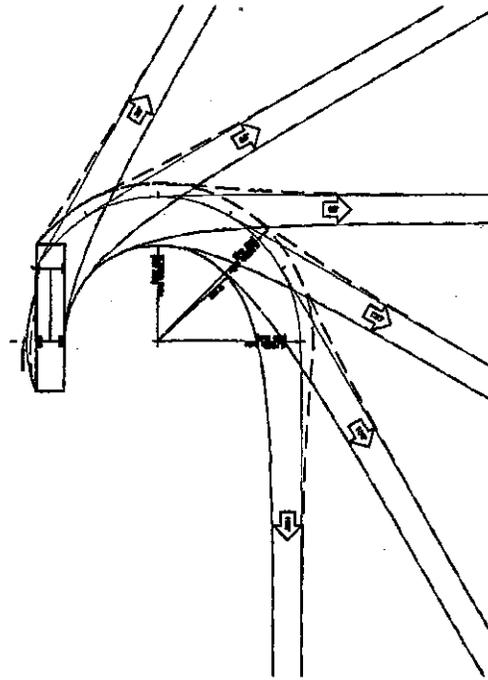
Christopher Solberg, AICP
Senior Planner

cc:

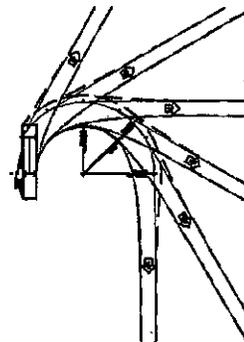
John Kottmann, City Engineer
Pat Dowse, City Engineer
Constance Ryan, Streck, Inc.



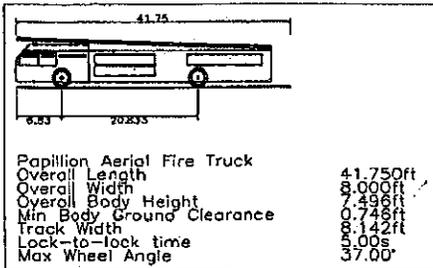
1"=40' Scale Template



1"=50' Scale Template



1"=100' Scale Template



City of Papillion

Public Works Department
 145 West Second Street
 Papillion, NE 68046
 Ph: 402-597-2043

Drawn By: DWG Checked By: DWG Date: 12/1/14

Project Title

Emergency Vehicle Turn Template

Sheet Title

1"=40'/50'/100' Scale Template

Revision Dates

No.	Description	Date

Sheet Number

Sheet 3 of 3

VIA Email

October 2, 2019

14710 W. Dodge Rd., Ste. 100
Omaha, NE 68154
[P] 402.496.2498
[F] 402.496.2730
LampRynearson.com

Mr. Christopher Solberg, AICP
City of La Vista
Senior Planner
8116 Park View Blvd
La Vista, NE 68128

Reference: Streck, Inc. – Harrison Hills
 Review Submittal Comments
 Project No.: 0118087.03-004

Dear Mr. Solberg:

Submitted herewith are our responses to the comments included in the City of La Vista's initial PUD review letter dated August 20, 2019, the City of La Vista's Administrative Plat review letter dated August 20, 2019, and the Schemmer PUD Landscaping design review letter dated September 9, 2019, regarding the Streck, Inc. – Harrison Hills, Planned Unit Development submittal.

City of La Vista PUD Initial Review Comments:

1. Section 5.15.03 – The zoning listed on the PUD Site Plan needs to be corrected to I-1 PUD, Gateway Corridor District (overlay District) to reflect the actual zoning.

Response: Agreed, the zoning listed on the PUD Site Plan has been updated.

The front yard setback listed on the PUD Site Plan needs to be adjusted to include language that notes the required setback (60 feet) if there is parking in the front yard.

Response: Agreed, the front yard setback listed on the PUD Site Plan has been updated.

Signage needs to be removed from the PUD Site Plan. Additionally, a 100 square foot monument sign will not be allowed. The additional monument sign along Emiline Street at 117th will not be acceptable. A directional sign, as per the zoning ordinance, would be acceptable in this location.

Response: The request for a 100 square foot monument sign has been removed from the PUD Site plan. We have revised the PUD Site Plan to indicate two monument sign locations which will comply with a maximum of 32 square feet of sign area each.

2. Section 5.15.04.03 & 5.15.04.03 – The August 2019 Draft Traffic Study suggests a permissive/protective eastbound left is already required at 118th and Harrison Streets, however, an August 16, 2019 Traffic Study provided by Felsburg Holt and Ullevig for the Lot 3 gas station and convenience market suggests that permissive/protective movements should not yet be installed as the left turns do not meet the City of Omaha's "Warrants for Left Turn Arrow Installation" requirements. The Lot 3 Study evaluates MUTCD Signal Warrants 1 and 2 whereas the applicant's study evaluates Warrant 3. The Lot 3 traffic study as well as the applicant's study

should be coordinated, and the coordinated efforts should be resubmitted to the City of Omaha and the City of La Vista for further review.

Response: We have coordinated with the Lot 3 Study and have included the data in the Draft Traffic Study.

The applicant's study should also evaluate the traffic control configuration at 118th and Emiline Streets as to ensure queuing will not cause back up on to Harrison Street. Applicant's traffic study suggests traffic generation consistent with General Office use whereas it is anticipated that the PUD will have a combination of office and other commercial/industrial uses. It is anticipated that a maximum of 500 employees are use this facility at build out in both office and other commercial/industrial uses, however, the traffic numbers used were for general office use only. Trips should be evaluated for a combined use as well as to check that the modeling has taken into account the more conservative approach.

Response: The study has been updated to evaluate the 118th and Emiline Street intersection to ensure queuing will not back up into Harrison St as well as to evaluate the combined uses to take into account the most conservative approach.

3. Section 5.15.04.04 – On the Emergency Vehicle Access Exhibit, the proper apparatus turning radii and proper vehicle sizes were not used. Attached to this letter is a template displaying the proper emergency vehicle turn dimensions.

Response: Agreed, the vehicle has been updated per the provided vehicle template.

Applicant should be aware that this project will possibly require private fire hydrants as new buildings and additions are added.

Response: Agreed, private fire hydrants will be address with the building permit plan sets for each phase of construction.

4. Section 5.15.04.06 – Proposed trash enclosure(s) and or compactor(s) need to be identified on the PUD plan with appropriate screening. Note that enclosures must abide by Section 7.17.04.03 of the Zoning Ordinance and the Gateway Corridor District Design Guideline in regards to design and construction.

Response: A trash enclosure is not proposed for the project. All compactors and other equipment have been identified in the PUD site plan and landscape plan with appropriate screening.

Provide an elevation and section views of the retaining wall area along the east property line. Such depictions should include proposed landscaping.

Response: A profile view and section view have been added for the retaining wall on the PUD site grading plan. Proposed retaining wall block information has also been added to the plan.

5. Section 5.15.04.07 – Parking requirements should be based upon expected component uses of the office and other commercial/industrial uses rather than a blanket rate for all buildings based upon gross floor area.

Response: Agreed, parking requirements have been updated based upon the use of each proposed building.

6. Section 5.15.04.15 – PUD plan needs to show five foot (5') wide sidewalks on all public street frontages. Sidewalk construction can be phased with the development phasing.

Response: Agreed. Phase 1 sidewalk will include sidewalk along Peel Circle.

7. Section 5.15.04.17-20 – The overall site and landscape plans are currently under review by the City's Design Review Architect. A separate design review letter will be forwarded once the initial review has been completed. The design review process for these plans needs to be substantially complete prior to proceeding through City Council approval process.

Response: Agreed.

Separate design review processes will be required for each building phase at the time of development. Building and landscaping design for each phase will be reviewed in relation to each specific building/addition.

Response: Agreed.

8. Section 5.15.04.21 – Exterior lighting needs to be addressed and shown on the PUD plan. It will need to be determined that the proposed lighting does not adversely impact the adjacent apartments. Please submit a detailed photometric plan to support this requirement.

Response: A photometric plan has been included in with the resubmittal.

Site lighting needs to abide by the Gateway Corridor District Design Guideline. See the Guideline for the parking lot light fixture and pole required for developments within the Gateway Corridor District.

Response: Agreed.

9. Section 5.15.05.02, Subsection 2 – Height of each proposed structure needs to be addressed within the PUD plan. FAA maximum height requirements will also need to be confirmed.

Response: The maximum height off all proposed structures is 55'. We have submitted requests for determinations for the corners off all Phase 1 and future buildings to the FAA. We will forward the results of those determinations when they are completed. We've included documentation of the submittals as well as previous submittals for the subject property.

10. Section 5.15.05.02 Subsection 4 – Ensure pedestrian walkways for internal circulation and connections to the perimeter sidewalk are adequate.

Response: Pedestrian walkways have revised and provide adequate internal circulation and connections to the perimeter sidewalk.

11. Section 5.15.05.03 Subsection 7 – Need to identify in PUD ordinance for this project that the sanitary sewer connection fee and the storm water management fees can be collected by phase and identify the acreage to be calculated for collection for each phase.

Response: We have added a PUD Development Fee Phase table to the PUD Phasing Plan Exhibit.

City of La Vista Administrative Plat Initial Review Comments:

1. Section 3.08.02, Subsection 5 – Surveyor’s Certification needs to be revised to match the language in Section 10.02 of the Subdivision Regulations.

Response: Agreed, the Administrative Plat Surveyor’s Certification has been revised.

2. Section 3.08.03, Subsection 2 – If there are utility easements along lot lines of Harrison Hills Lot 1 and Lot 16 that the applicant may desire to be released, the releases will need to be prepared and ready to record in advance of recording the administrative plat. Appears that the contemplated future south building would encroach on said easements.

Response: We have reached out to utility companies to release the easements along the lot line boundary between Harrison Hills Lot 1 and Lot 16. The utility companies are unwilling to release these easements prior to recording of the administrative plat. We have attached a letter of response from OPPD in regard to the release request. We do believe that the release of these easements should hold up the administrative plat, as this is not a requirement that we are aware of in the Subdivision Regulations.

3. Section 3.08.04 – If the traffic study results in requiring public improvements, then this may disqualify this from being an administrative plat. If the public improvements are addressed in the PUD process, it may be possible to process a waiver of subdivision regulations in conjunction with the PUD process.

Response: The traffic study indicates that signal head modifications will be required for the intersection of 118th Street and Harrison Street. No other improvements were identified. As the traffic study contained information from the Lot 3 development in addition to the subject development, we would request addressing these public modifications through a separate agreement to allow for the administrative plat to be pursued.

4. Traffic Study – It would appear that Lot 3 of Harrison Hills is also being developed on a similar timeframe, which may change the findings of the traffic study. Traffic Study for this development as well as the Lot 3 development should be coordinated and resubmitted to the City of Omaha and to the City of La Vista as to better understand any potential traffic impacts.

Please contact Rob DuVall, P.E., a civil engineer with the civil consultant for the project on Lot 3 (The Schemmer Associates), to coordinate study aspects.

Response: We have coordinated with and included data from the Lot 3 development and incorporated the information into the traffic study. We will submit the study to the City of Omaha concurrent to our submission to the City of Omaha.

Schemmer PUD Landscaping Design Review Comments:

General: The following items were submitted for review: a) Landscape Plan Exhibit Overall Site; b) Landscape Plan Exhibit Phase 1; and c) Grading Plan Exhibit.

1. General: It is understood that building shapes and designs are schematic and often preliminary for PUD applications. As such, a separate landscape plan shall be submitted as part of the Building Design Review Process to insure full compliance and review of landscaping requirements associated with building elements. These would include but are not limited to required plantings adjacent to the base of buildings, plants for screening, etc.

Response: Agreed.

Drawings: Landscape Plan Exhibit Overall Site and Landscape Plan Exhibit Phase 1:

2. (a.) Mulched planting areas are designated as a shaded area with species identified in the schedule. A layout of plantings in these areas will need to be provided as part of the Building Design Review Process to insure full compliance with the Gateway Corridor Design Guidelines. See Section 4, I, D, Section 4, II, C, and Section 4, IV, L.

Response: Agreed. A formal planting layout has been included with the Phase 1 Building Design Review Plan Set. The Overall Site Exhibit has been updated to include plantings along the base of the future buildings via shaded hatched areas and will include full planting layout information accordingly when future phases are submitted for the Building Design Review Process.

3. (b.) The species and sizes indicated in the Plant Schedule are in compliance with the Gateway Corridor Design Guidelines.

Response: Agreed.

4. (c.) Landscape shall be designed to provide natural undulating landscape forms. Avoid consistent straight line plantings. See Section 4, III, F.

Response: Planting locations included for Phase 1 are somewhat restricted in their locations based on the parking lot phasing. Plantings are proposed for perimeter and interior parking lot requirements and are shown in massings and undulating forms where possible. The future phases will allow more opportunities for undulating landscape forms and plantings adjacent to and along the base of the future buildings. All other plantings shown in phase 1 are meeting the side yard and screening requirements. Because of the existing property line elevations and the proposed grading / retaining wall along the east property line, an undulating planting layout is not efficient for meeting the requirements noted in section 7.17.0303.

5. (d.) More information is required regarding the area indicated as "Native Grasses and Forbs." This area should have a consistent appearance to the turf areas and be irrigated.

Response: The area denoted as "native grasses and forbs" have been revised to match the temporary seeding for phase 1 and consist of "superturf 1 LS" by United Seeds, Inc. or approved equal. This turf grass lawn area will now have a consistent aesthetic appearance to the irrigated turf grass sod areas adjacent. Please note, because of the construction/development phasing schedule and locations, this area is proposed to have irrigation and turf grass sod constructed with the future build out phases. Irrigation and turf grass sod are not proposed currently as it is cost prohibitive to install irrigation and sod in areas that will be demolished and torn up with future construction activities.

6. (e.) More information is required regarding the Water Quality Basin. Based on the location, the long term appearance of the basin is in question especially with phased construction on the site.

Response: Phase 1 construction plans call for a non-irrigated “floodplain mixture” per United Seeds, Inc. or approved equal to be installed for final build out during construction. The design intent is that the water quality basin will act as a silt basin during the various phases of construction and will be seeded/matted as well as maintained on a consistent basis to encourage cover vegetation and minimize erosion/sediment runoff. The basin will cycle between temporary silt basin seedings and the permanent “floodplain mixture” as each phase of the project is completed.

7. (f.) All landscaping shall be in compliance with the Landscaping Requirements from the City of La Vista Zoning Ordinance. See Section 4, IV, L.

Response: Agreed.

7.17.0303, 2 requires side yard landscaping abutting a Residential District to form a 6'-0" high hedge screen or a random or informal screen of plant materials substantially blocking the views. The deciduous trees shown along the east property line are not sufficient to substantially block views.

Response: The Phase 1 planting plan and Overall Site Exhibit have been revised to meet the “random or informal screen” requirement via a mixture of large shrubs, evergreen trees, ornamental trees, and large shade trees. Please note that based on the proposed grading along the east property line, the locations of the tree canopies themselves will help substantially block the views onto the site. Wherever large shade trees are planted with potentially larger open space between the ground and bottom of the tree canopy, large shrubs have been planted to help screen the views.

Grading Plan:

8. (a.) Proposed grading as shown on the north and west sides of the property appears consistent and even. Grading with an “engineered feel” is not allowed. See Section 4, III, A. Consider introducing some undulating grading patterns.

Response: The proposed full buildout site grading has been revised to add undulating grading patterns were possible on the north and west sides of the property.

Documents enclosed are as follows:

1. Revised Administrative Plat (4 copies, full-size; 4 copies, 11" x 17");
2. Revised Planned Unit Development Exhibits (4 copies, full-size; 4 copies, 11" x 17");
 - a. P.U.D. Site Plan;
 - b. P.U.D. Phasing Exhibit
 - c. P.U.D. Emergency Vehicle Access Exhibit;
 - d. P.U.D. Landscape Plan Overall;

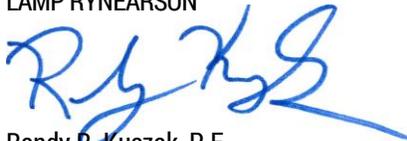
Streck, Inc. – Harrison Hills
Planned Unit Development - Initial Review Submittal Comments
Project No.: 0118087.03-004
October 2, 2019
Page 7 of 7

- e. P.U.D. Landscape Plan Phase 1;
 - f. P.U.D. Post Construction Stormwater Management Plan;
 - g. P.U.D. Grading Plan;
 - h. P.U.D. Utility Plan;
- 3. Revised Surveyor's Certificate (4 copies, 8.5" x 14");
 - 4. Revised Traffic Impact Analysis; (3 copies)

Please call if you have any questions or concerns regarding this submittal.

Sincerely;

LAMP RYNEARSON



Randy R. Kuszak, P.E.
Project Manager

Enclosures

- c: John Kottmann
Pat Dowse
Constance Ryan, Streck, Inc.



October 10, 2019

Randy Kuszak
Lamp Rynearson
14710 W Dodge Road
Omaha, NE 68154

RE: Planned Unit Development – 2nd Review
Streck, Inc. – Harrison Hills

Mr. Kuszak,

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:

City of La Vista PUD Comments:

1. Comment Response #2 – The combined traffic impact study recommends the addition of protected/permissive movements on the signal. As the signal is operated by the City of Omaha, the signal improvements will need to be confirmed by the City of Omaha. Adjustments may be required based on the response from the City of Omaha.
2. Comment Response #5 – Parking requirements were adjusted as to the building uses; however it is unclear if Phase 2 is addressing ADA stall requirements. Phase 1 consists of 75 stalls and appears to have 3 ADA stalls, 2 of which appear to be intended for van accessibility. Hence, Phase 1 parking meets the minimum requirements of Section 7.08 of the Zoning Ordinance.
3. Comment Response #7 – The revised overall site and landscape plans have been reviewed by the City's Design Review Architect. A separate design review letter has been attached for your review.
4. Comment Response #8 – The photometric plan provided within the resubmittal does not identify the specifications of the light used in the calculations. Please note that the Gateway Corridor District Design Guidelines call for a specific fixture for pole mounted lights.

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

Community Development
8116 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

Fire
8110 Park View Blvd.
p: 402-331-4748
f: 402-331-0410

Golf Course
8305 Park View Blvd.
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

Public Buildings & Grounds
8112 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

Public Works
9900 Portal Rd.
p: 402-331-8927
f: 402-331-1051

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

www.cityoflavista.org
info@cityoflavista.org

Additionally, photometric calculations need to be completed up to the eastern edge of the development and include the entire development to analyze impact of the entire development upon residential properties.

5. Comment Response #9 – The property's I-1 Light Industrial zoning requires a maximum building height of 45 feet as per Section 5.13 of the Zoning Ordinance. Applicant will need to submit a formal request to provide for an allowance of a higher building height within the PUD overlay district to allow for the proposed building height of 55 feet. The proposed maximum height needs to also be noted on the overall PUD Site Plan.

FAA concurrence will need to be confirmed prior to issuance of a building permit.

1. Comment Response # 11. Sanitary sewer connection fees and stormwater management fees were noted per the PUD Development Fee Table per the PUD Phasing Plan Exhibit, however the fee rates were not consistent with the current Master Fee Ordinance. Current Watershed Fees are \$4,963/acre (as of 7/1/19) and Sewer Connection Fees are \$7,407/platted acre (as of 1/1/2019).

City of La Vista Administrative Plat Initial Review Comments:

5. Comment Response #3 – If the City of Omaha confirms that traffic signal modifications are required due to the impacts of this project as well as Lot 3, it would appear that the applicant and Lot 3 should work the improvements through a separate agreement, in which each development is responsible for its pro-rata share based upon impacts per each project.

It has been determined that this application, dependent on the resolution of the aforementioned issues, is ready for review by the Planning Commission. Please submit 14 full size copies of the PUD exhibits for the Planning Commission packet preparation by noon on Tuesday, October 15, 2019.

The next Planning Commission meeting is Thursday, October 17, 2019 at 7:00pm. Please have someone in attendance at the meeting to provide a short presentation of the project to the Planning Commission and to answer questions as necessary.

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", with a large, sweeping flourish extending to the right.

Christopher Solberg, AICP
Senior Planner

Attachment

cc:

Pat Dowse, City Engineer
Constance Ryan, Streck, Inc.

VIA Email

October 15, 2019

14710 W. Dodge Rd., Ste. 100
Omaha, NE 68154
[P] 402.496.2498
[F] 402.496.2730
LampRynearson.com

Mr. Christopher Solberg, AICP
City of La Vista
Senior Planner
8116 Park View Blvd
La Vista, NE 68128

Reference: Streck, Inc. – Harrison Hills
Planned Unit Development Review Submittal Comments – 2nd Review
Project No.: 0118087.03-004

Dear Mr. Solberg:

Submitted herewith are our responses to the comments included in the City of La Vista's PUD second review letter dated October 10, 2019, and the Schemmer PUD Landscaping design second review letter dated October 10, 2019, regarding the Streck, Inc. – Harrison Hills, Planned Unit Development submittal.

City of La Vista PUD 2nd Review Comments:

1. Comment Response #2 – The combined traffic impact study recommends the addition of protected/permissive movements on the signal. As the signal is operated by the City of Omaha, the signal improvements will need to be confirmed by the City of Omaha. Adjustments may be required based on the response from the City of Omaha.

Response: Agreed. The traffic study has been submitted to the City of Omaha and will be adjusted as required, based upon their review.

2. Comment Response #5 – Parking requirements were adjusted as to the building uses; however it is unclear if Phase 2 is addressing ADA stall requirements. Phase 1 consists of 75 stalls and appears to have 3 ADA stalls, 2 of which appear to be intended for van accessibility. Hence, Phase 1 parking meets the minimum requirements of Section 7.08 of Zoning Ordinance.

Response: Phase 2 parking has been revised to include symbols for ADA stalls to meet the requirements of Section 7.08 of the Zoning Ordinance.

3. Comment Response #7 – The revised overall site and landscape plans have been reviewed by the City's Design Review Architect. A separate design review letter has been attached for your review.

Response: Agreed.

4. Comment Response #8 – The photometric plan provided within the resubmittal does not identify the specifications of the light used in the calculations. Please note that the Gateway Corridor District Design Guidelines call for a specific fixture for pole mounted lights.

Additionally, photometric calculations need to be completed up to the eastern edge of the development and include the entire development to analyze impact of the entire development upon residential properties.

Response: An updated photometric plan has been included which provided photometric calculations up to the eastern edge of the development and the entire development. The specifications of the light used in the calculation has been included.

5. Comment Response #9 – The property's I-1 Light Industrial zoning requires a maximum building height of 45 feet as per Section 5.13 of the Zoning Ordinance. Applicant will need to submit a formal request to provide for an allowance of a higher building height within the PUD overlay district to allow for the proposed building height of 55 feet. The proposed maximum height needs to also be noted on the overall PUD Site Plan.

FAA concurrence will need to be confirmed prior to issuance of a building permit.

Response: All proposed building structures are intended to comply with the maximum building height of 45 feet, as per Section 5.13 of the Zoning Ordinance. It is our understanding the code measures building height for non-residential projects from the grade at the highest point to the heights point of the roof structure, and this would not include mechanical equipment. The FAA requires the highest point of proposed structure, which would include any mechanical equipment. Based upon this requirement, although we are only proposing a maximum building height of 45 feet, we are requesting clearance for the FAA of a total height including any mechanical equipment of 55 feet. We believe based upon the proposed condition, a waiver would not be required.

6. Comment Response #11 – Sanitary sewer connection fees and stormwater management fees were noted per the PUD Development Fee Table per the PUD Phasing Plan Exhibit, however the fee rates were not consistent with the current Master Fee Ordinance. Current Watershed Fees are \$4,963/acre (as of 7/1/19) and Sewer Connection Fees are \$7,407/platted acre (as of 1/1/2019).

Response: The PUD Development Fee Table has been updated per the 2019 fees listed above.

City of La Vista Administrative Plat 2nd Review Comments:

1. Comment Response #3 – If the City of Omaha confirms that traffic signal modifications are required due to the impacts of this project as well as Lot 3, it would appear that the applicant and Lot 3 should work the improvements through a separate agreement, in which each development is responsible for its pro-rata share based upon impacts per each project.

Response: Agreed.

Schemmer PUD Landscaping Design 2nd Review Comments:

General: The following items were submitted for review: a) Landscape Plan Exhibit Overall Site and b) Landscape Plan Exhibit Phase 1.

Drawings: Landscape Plan Exhibit Overall Site and Landscape Plan Exhibit Phase 1:

1. (a.) Landscape shall be designed to provide natural undulating landscape forms. Avoid consistent straight line plantings. See Section 4, III, A and 4, III, F.

- i. Straight line plantings should be avoided. Serpentine plantings or plantings in clumps are preferred.

Response: Plantings along Emiline Street and South 118th Street have been revised to be located with a serpentine geometry or be planted in clumps.

- ii. The line between irrigated turf and native grasses feels “engineered”. Consider an undulating form.

Response: The line between the irrigated turf and native grasses has been revised to implement more of an undulating form as requested.

2. (b.) All landscaping shall be in compliance with the Landscaping Requirements from the City of La Vista Zoning Ordinance. See Section 4, IV, L.

- i. 7.17.0303, 2 requires side yard landscaping abutting a Residential District to form a 6'-0" high hedge screen or a random or informal screen of plant materials substantially blocking the views. While the addition of burning bushes is an improvement, there are still large runs of tall deciduous trees that will not substantially block views.

Response: The side yard plantings along the east property line abutting the residential district have been revised to add continuous line of shrubs anywhere deciduous trees are located. This includes both large shade trees and smaller ornamental trees. Areas currently showing coniferous/evergreen trees have been left as is, to provide year round screening as well as variety in between the deciduous plantings.

Grading Plan (previous comment):

1. (a.) Proposed grading as shown on the north and west sides of the property appears consistent and even. Grading with an “engineered feel” is not allowed. See Section 4, III, A. Consider introducing some undulating grading patterns.

Response: A revised grading plan addressing the previous comment has been submitted for review.

Documents enclosed are as follows:

1. Revised Planned Unit Development Exhibits (14 copies);
 - a. P.U.D. Site Plan;
 - b. P.U.D. Phasing Exhibit
 - c. P.U.D. Emergency Vehicle Access Exhibit;
 - d. P.U.D. Landscape Plan Overall;
 - e. P.U.D. Landscape Plan Phase 1;
 - f. P.U.D. Post Construction Stormwater Management Plan;
 - g. P.U.D. Grading Plan;
 - h. P.U.D. Utility Plan;
 - i. P.U.D. Photometric Plan

Please call if you have any questions or concerns regarding this submittal.

Sincerely;

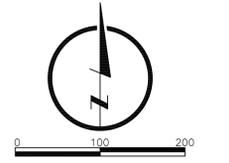
LAMP RYNEARSON



Randy R. Kuszak, P.E.
Project Manager

Enclosures

c: John Kottmann
Pat Dowse
Constance Ryan, Streck, Inc.

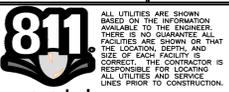


PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

PLANNED UNIT DEVELOPMENT
SITE PLAN EXHIBIT

STRECK, INC. (HARRISON HILLS FACILITY)
LAVISTA, NEBRASKA



REVISIONS

DESIGNER / DRAFTER

DATE
10/15/2019
PROJECT NUMBER
0118087.01
BOOK AND PAGE

SHEET

PUD SITE REGULATOR TABLE

LEGAL DESCRIPTION: LOT 1 HARRISON HILLS REPLAT 7, LAVISTA, NEBRASKA

USE TYPE: LIGHT MANUFACTURING

ZONING: I-1 PUD, GATEWAY CORRIDOR DISTRICT (OVERLAY DISTRICT) (SEE SECTION 5.13)

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

SITE REGULATORS (SEE SECTION 5.13):

	ALLOWED
A. SITE AREA	10,000 SF MIN.
B. MINIMUM WIDTH	100 FEET
C. SETBACK	
FRONT YARD	35', 60' WHEN PARKING IS LOCATED IN FRONT YARD
SIDE YARD	30'
REAR YARD	25'
D. HEIGHT	45' MAX
E. MAX LOT COVER (%)	65%
F. PARKING REQUIREMENTS (SEE SECTION 7.06)	1 SPACE/3,000 SF OF GROSS FLOOR AREA (INDUSTRIAL USE) 1 SPACE/200 SF OF GROSS FLOOR AREA (OFFICE BUILDING USE) 1 SPACE/5,000 SF OF GROSS FLOOR AREA (WAREHOUSE & DISTRIBUTION USE)

OFF STREET PARKING REQUIREMENTS (SEE SECTION 7.06)

	GROSS FLOOR AREA	PARKING REQUIRED	PARKING PROVIDED
PHASE 1	78,472 SF	1 PER 3,000 SF = 27 STALLS	75 STALLS
FUTURE PHASES (INDUSTRIAL USE)	130,000 SF	1 PER 3,000 SF = 44 STALLS	561 STALLS
FUTURE PHASES (OFFICE USE)	110,000 SF	1 PER 200 SF = 550 STALLS	
FUTURE PHASES (WAREHOUSE)	68,000 SF	1 PER 5,000 SF = 14 STALLS	
TOTAL	386,472 SF		635 STALLS . 636 STALLS

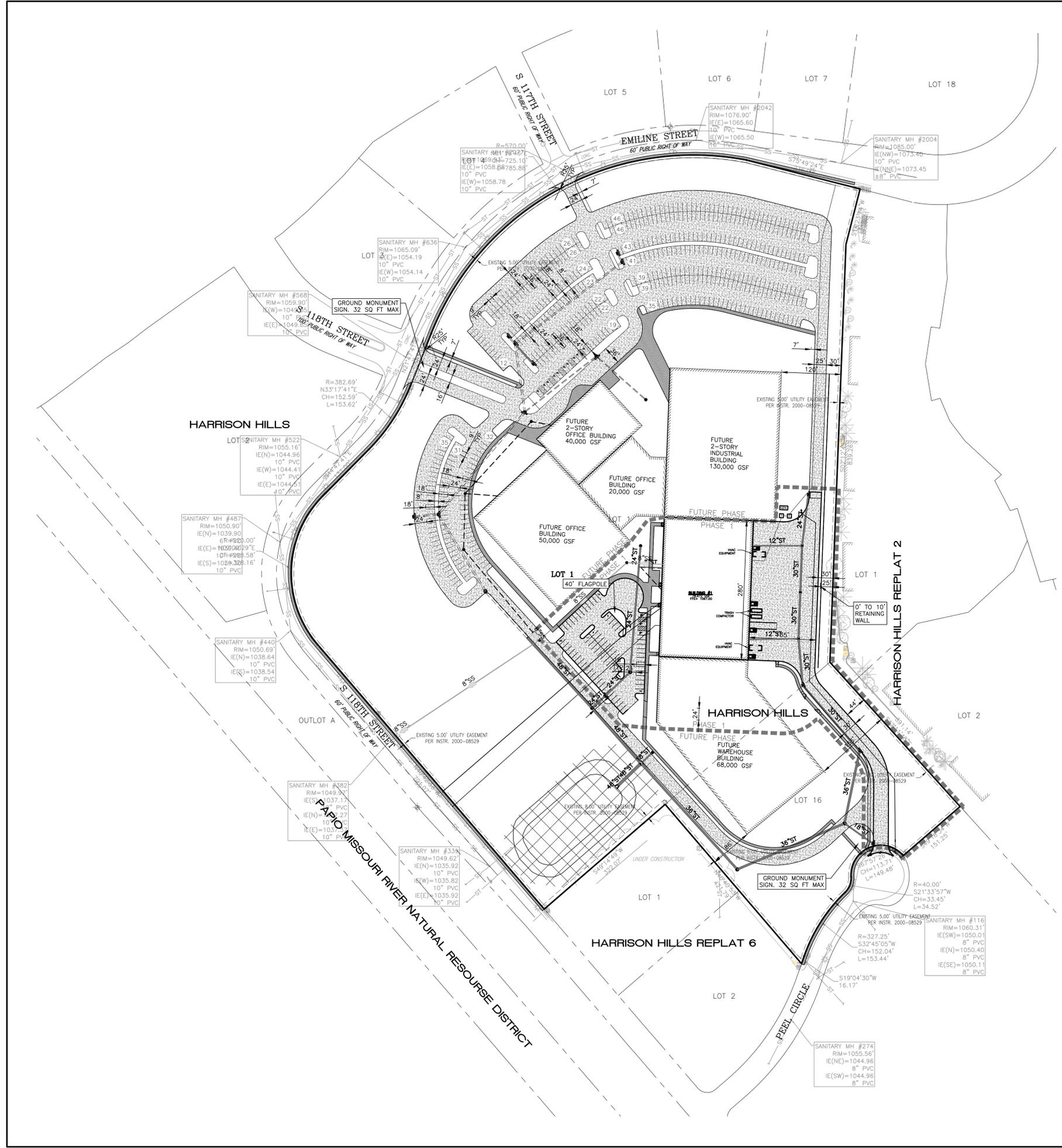
ACCESSIBLE PARKING REQUIREMENTS (SEE SECTION 7.08)

	PARKING REQUIRED	PARKING PROVIDED
PHASE 1	75 TOTAL = 3 ACCESSIBLE	3 STALLS
TOTAL	2% OF 636 TOTAL STALLS = 13 ACCESSIBLE	13 STALLS

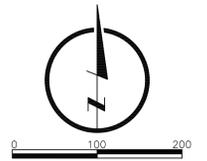
PHASE 1 AREA: 6.051 ACRES
FUTURE PHASE AREA: 24.014 ACRES
TOTAL AREA: 30.065 ACRES

LEGEND

	PROPERTY LINE		RETAINING WALL
	SANITARY SEWER		PC CONCRETE PAVEMENT WITH INTEGRAL CURB AND GUTTER
	STORM SEWER		PC CONCRETE SIDEWALK
	FIBER OPTIC		BUILDING
	GAS		PARKING STALL COUNT
	WATER		PHASE LINE
	UNDERGROUND POWER		PROPOSED SANITARY SEWER
	OVERHEAD POWER		PROPOSED STORM SEWER
	TELEPHONE		PROPOSED MANHOLE
	CABLE TELEVISION		PROPOSED F.E.S.
	MANHOLE		PROPOSED CURB INLET (BY OTHERS)
	CURB INLET		PROPOSED BASIN
	GRATE INLET		FUTURE STORM SEWER
	HOODED GRATE INLET		FUTURE SANITARY SEWER
	HYDRANT		FUTURE PC CONCRETE SIDEWALK
	LIGHT POLE		FUTURE PC CONCRETE PAVEMENT WITH INTEGRAL CURB AND GUTTER
	PROPOSED CONTOUR		
	EXISTING CONTOUR		



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NOT RELEASED FOR CONSTRUCTION

PLANNED UNIT DEVELOPMENT
PHASING PLAN EXHIBIT

STRECK, INC. (HARRISON HILLS FACILITY)
LAVISTA, NEBRASKA



Know what's below.
Call before you dig.

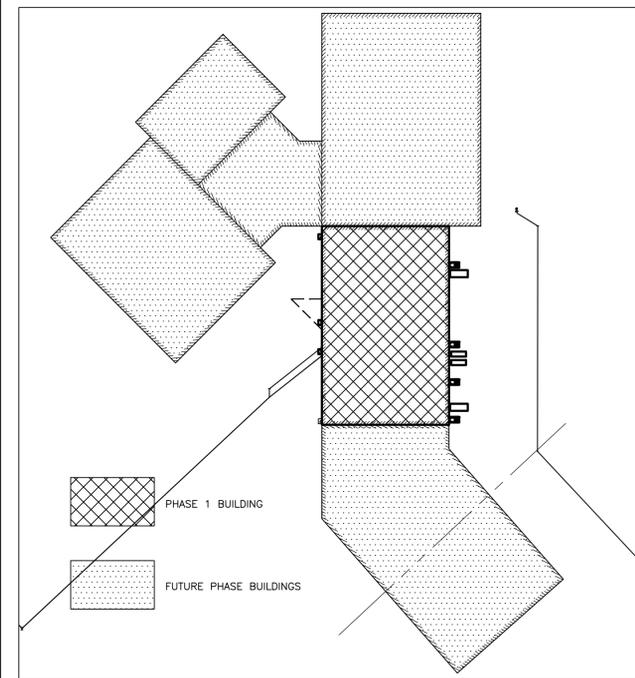
REVISIONS

NO.	DATE	DESCRIPTION

DESIGNER / DRAFTER

DATE
10/15/2019
PROJECT NUMBER
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BUILDING PHASING

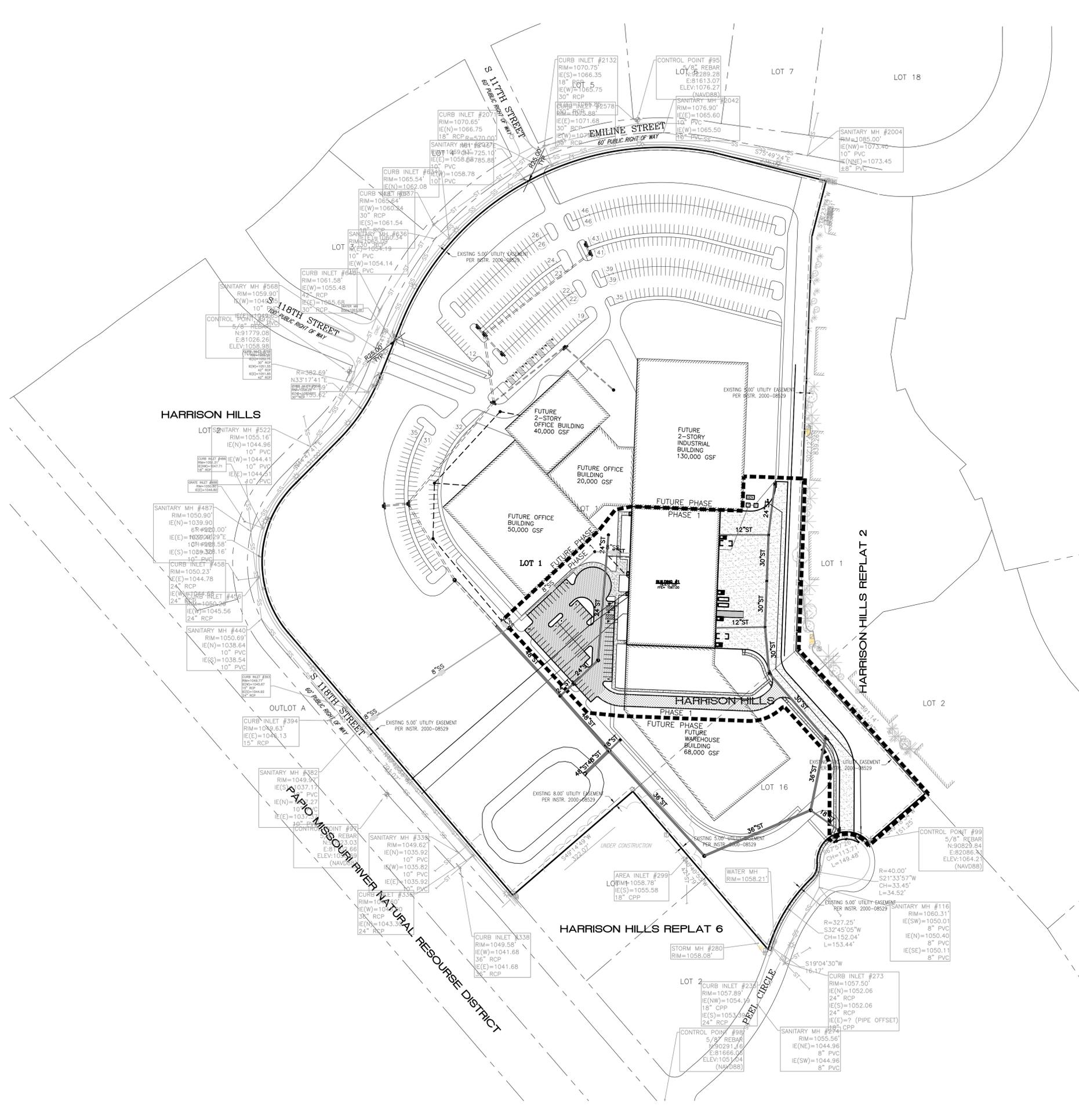
PHASE 1 AREA 6.051 ACRES
FUTURE PHASE AREA 24.014 ACRES
TOTAL AREA 30.065 ACRES

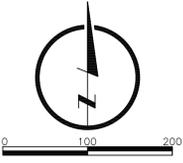
DEVELOPMENT FEE PHASE TABLE

SEE DESCRIPTION	PHASE 1 TOTAL (6.05 AC)	FUTURE PHASE TOTAL (24.01 AC)
WATERSHED MANAGEMENT FEE (\$4,963/AC)	\$30,026.15	\$119,161.63
SEWER/DRAINAGE CONNECTION FEE (\$7,407/AC)	\$44,812.35	\$177,842.07

LEGEND

PROPERTY LINE	RETAINING WALL
SANITARY SEWER	PHASE 1 PC CONCRETE PAVEMENT WITH INTEGRAL CURB AND GUTTER
STORM SEWER	PHASE 1 PC CONCRETE SIDEWALK
FIBER OPTIC	BUILDING
GAS	PARKING STALL COUNT
WATER	PHASE LINE
UNDERGROUND POWER	PROPOSED SANITARY SEWER
OVERHEAD POWER	PROPOSED STORM SEWER
TELEPHONE	PROPOSED MANHOLE
CABLE TELEVISION	PROPOSED F.E.S.
MANHOLE	PROPOSED CURB INLET (BY OTHERS)
CURB INLET	PROPOSED BASIN
GRATE INLET	FUTURE STORM SEWER
HOODED GRATE INLET	FUTURE SANITARY SEWER
HYDRANT	FUTURE PC CONCRETE SIDEWALK
LIGHT POLE	FUTURE PC CONCRETE PAVEMENT WITH INTEGRAL CURB AND GUTTER
PROPOSED CONTOUR	
EXISTING CONTOUR	





PRELIMINARY

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PLANNED UNIT DEVELOPMENT
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
EXHIBIT

STRECK, INC. (HARRISON HILLS FACILITY)
LAVISTA, NEBRASKA



REVISIONS

DESIGNER / DRAFTER
DATE
10/15/2019
PROJECT NUMBER
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LEGEND

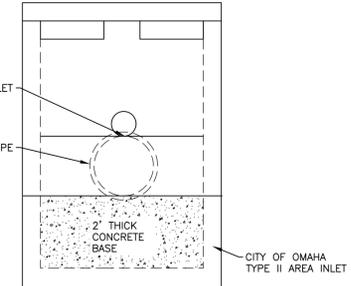
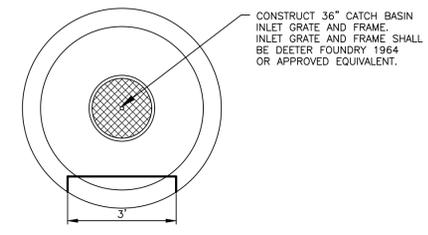
- DRAINAGE AREA NAME
- DRAINAGE AREA
- RUNOFF COEFFICIENT
- DRAINAGE SUB BASIN DELINEATION
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPERTY LINE

DESIGN SUMMARY	
PRE DEVELOPMENT CURVE NUMBER	75 (SOIL GROUP B GOOD CONDITION ROW CROP STRAIGHT ROW AND CROP RESIDUE COVER)
POST DEVELOPMENT CURVE NUMBER	85 (ASSUMES MAX 65% OF LOT IMPERVIOUS (CN 98) PER ZONING REGULATIONS FOR 1-1 LIGHT INDUSTRIAL ZONING. REMAINING AREA FULLY DEVELOPED URBAN GOOD CONDITION SOIL GROUP B (CN 61)).
POND INFORMATION	
DRAINAGE AREA	29.05 (LOT 1)
1/2" RUNOFF VOLUME (CF)	52,635
DEPTH (FT)	8
FOOTPRINT AREA (SF)	35,611
VOLUME (CF)	200,200
OUTLET STRUCTURE DIAM. (IN)	96
OUTLET PIPE DIAM. (IN)	30

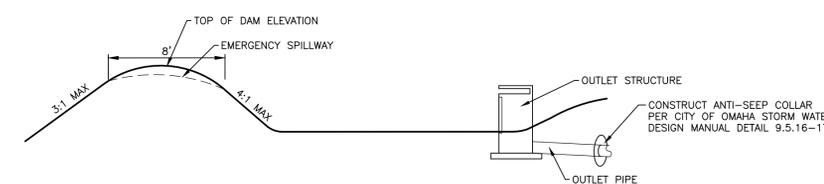
*SHOWN SITE LAYOUT IS APPROX. 41% IMPERVIOUS DESIGN ACCOMMODATED 65% IMPERVIOUS FOR ENTIRE AREA

DETENTION BASIN CRITERIA:

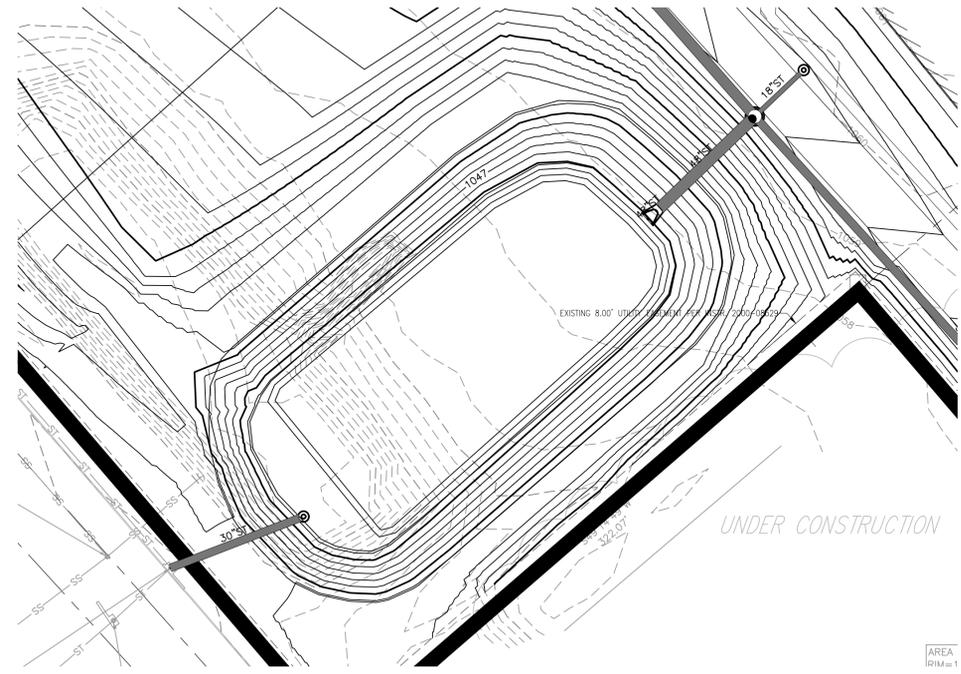
- 1). CAPTURE FIRST 1/2" OF RUNOFF FOR WATER QUALITY.
- 2). MATCH PRE-DEVELOPMENT FLOW RATES FOR 2-YEAR STORM.
- 3). MATCH 125% PREDEVELOPED FLOW RATES FOR 10-YEAR STORM.



POND OUTLET STRUCTURE
NO SCALE

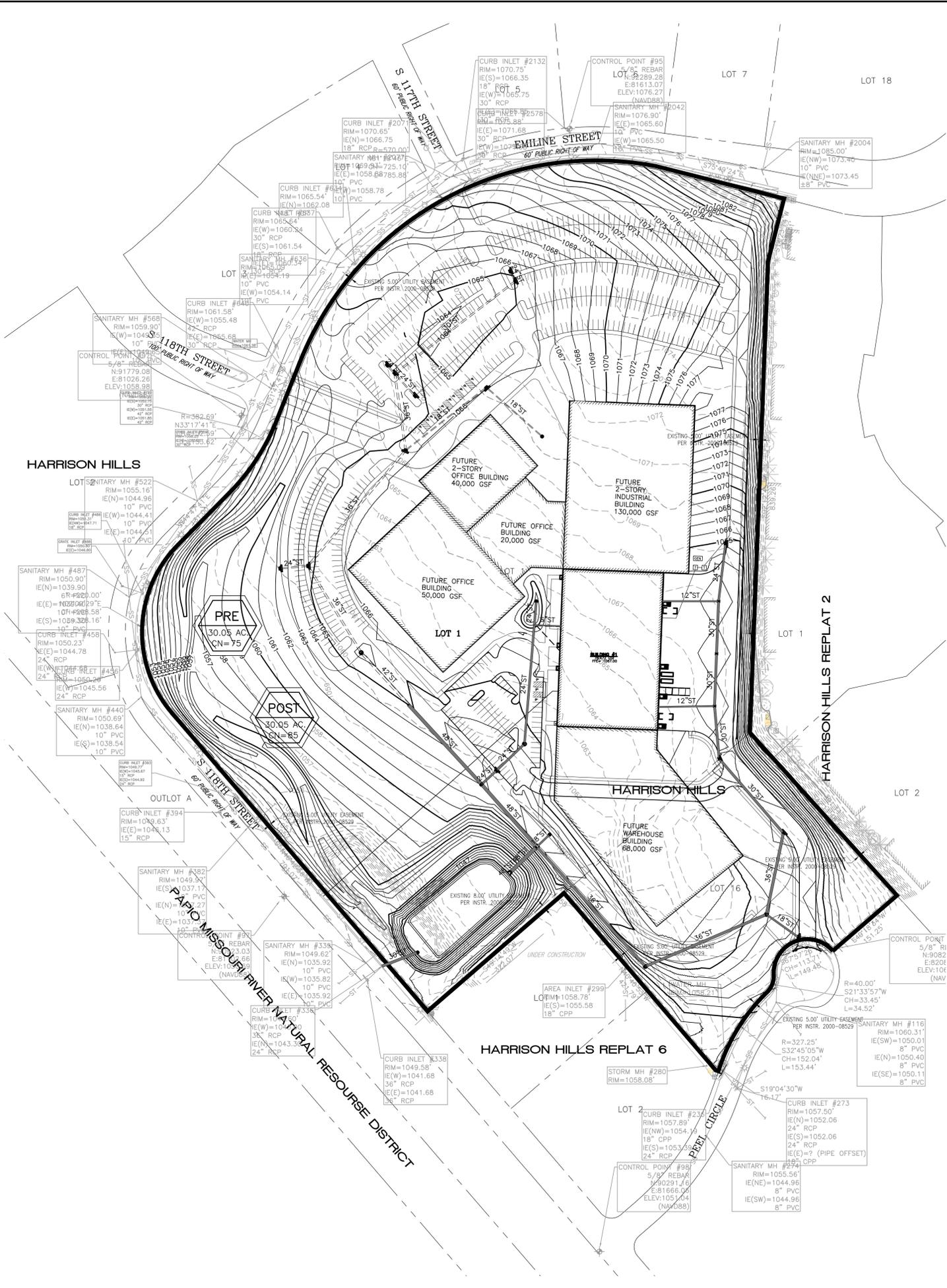


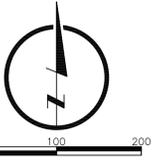
TYPICAL DRY DETENTION BASIN
NO SCALE



1. TYPICAL DRY DETENTION BASIN. SEE DETAIL THIS SHEET.
2. TYPICAL BASIN OUTLET STRUCTURE. SEE DETAIL THIS SHEET.
3. EMERGENCY SPILLWAY

POND SCHEMATIC
1" = 40'





PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

PLANNED UNIT DEVELOPMENT
GRADING PLAN EXHIBIT

STRECK, INC. (HARRISON HILLS FACILITY)
LAVISTA, NEBRASKA



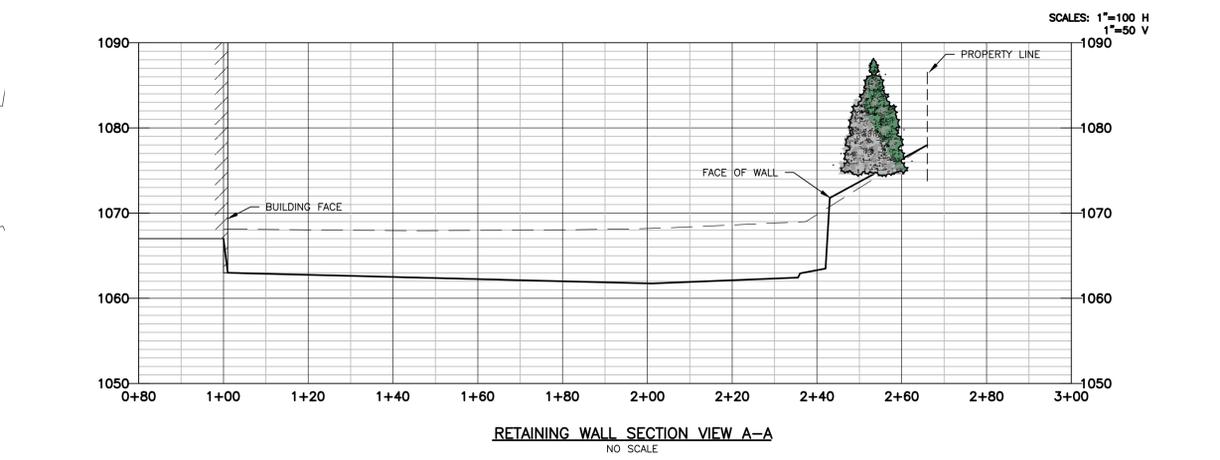
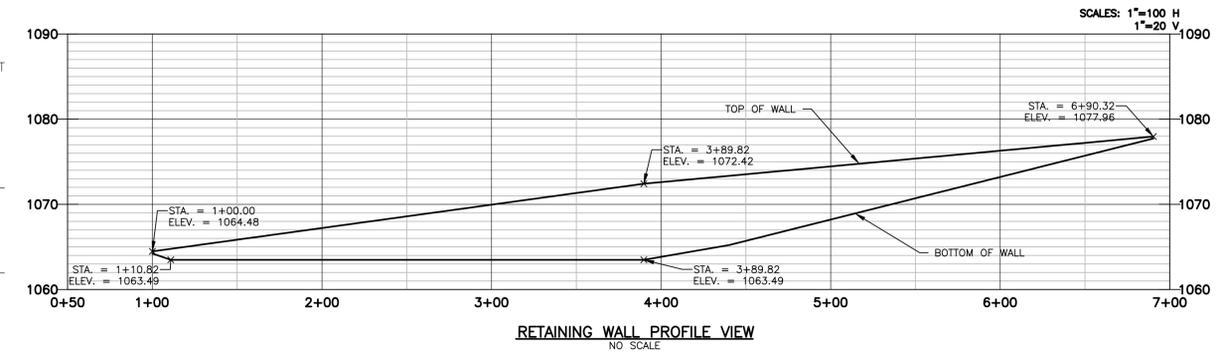
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PUD RETAINING WALL NOTES

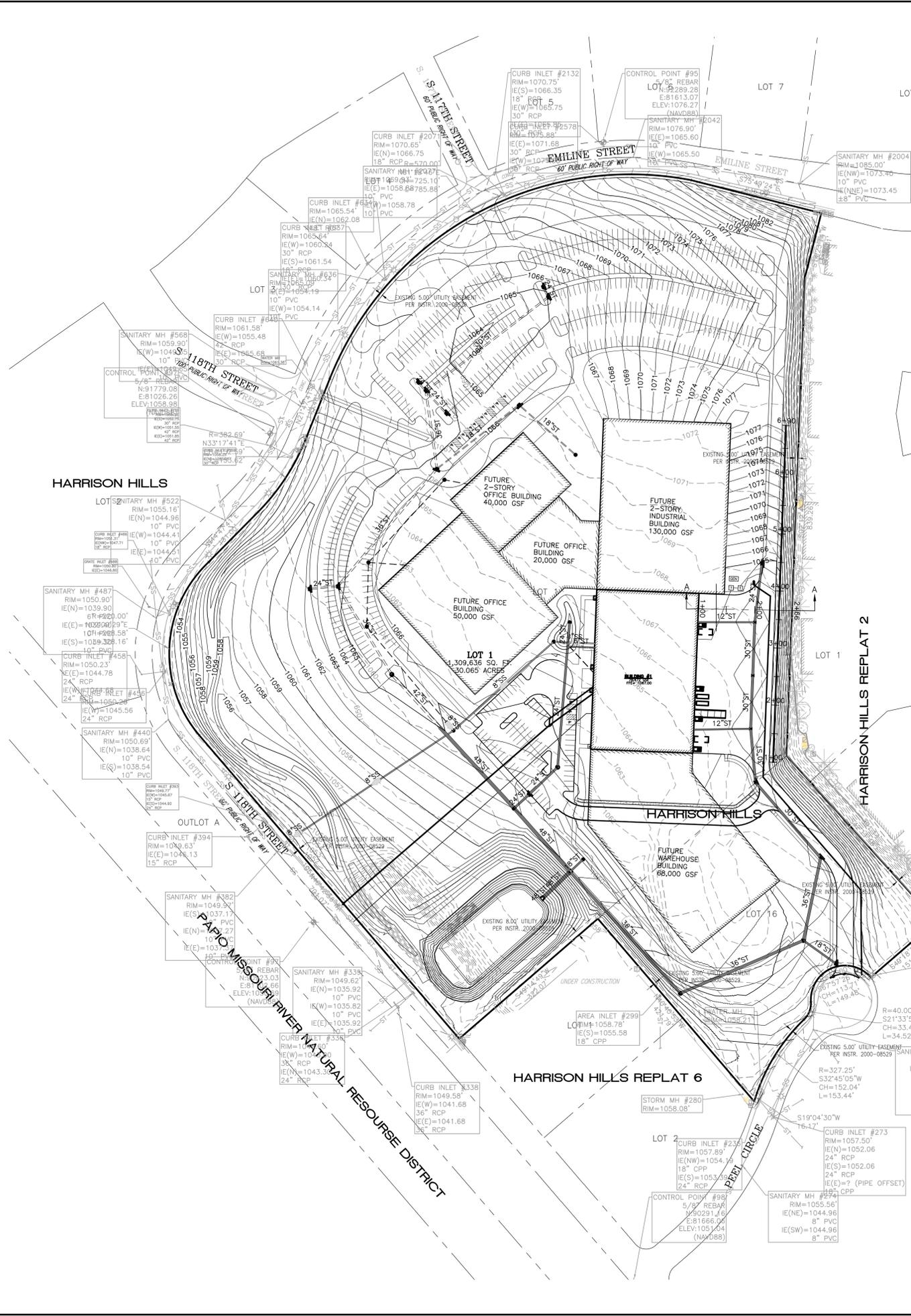
1. RETAINING WALL SHALL BE A ANCHOR VERTICAL PRO SEGMENTAL BLOCK WALL UTILIZING GRAY BLOCK

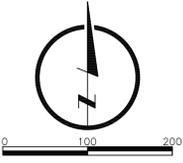


RETAINING WALL MATERIAL DETAIL
NO SCALE

LEGEND

	PROPERTY LINE		RETAINING WALL
	SANITARY SEWER		PHASE 1 PC CONCRETE PAVEMENT WITH INTEGRAL CURB AND GUTTER
	STORM SEWER		PHASE 1 PC CONCRETE SIDEWALK
	FIBER OPTIC		BUILDING
	GAS		(15) PARKING STALL COUNT
	WATER		PHASE LINE
	UNDERGROUND POWER		PROPOSED SANITARY SEWER
	OVERHEAD POWER		PROPOSED STORM SEWER
	TELEPHONE		PROPOSED MANHOLE
	CABLE TELEVISION		PROPOSED F.E.S.
	MANHOLE		PROPOSED CURB INLET (BY OTHERS)
	CURB INLET		PROPOSED BASIN
	GRATE INLET		FUTURE STORM SEWER
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	HYDRANT		FUTURE PC CONCRETE SIDEWALK
	LIGHT POLE		FUTURE PC CONCRETE PAVEMENT WITH INTEGRAL CURB AND GUTTER
	PROPOSED CONTOUR		
	EXISTING CONTOUR		





PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

PLANNED UNIT DEVELOPMENT
UTILITY PLAN EXHIBIT

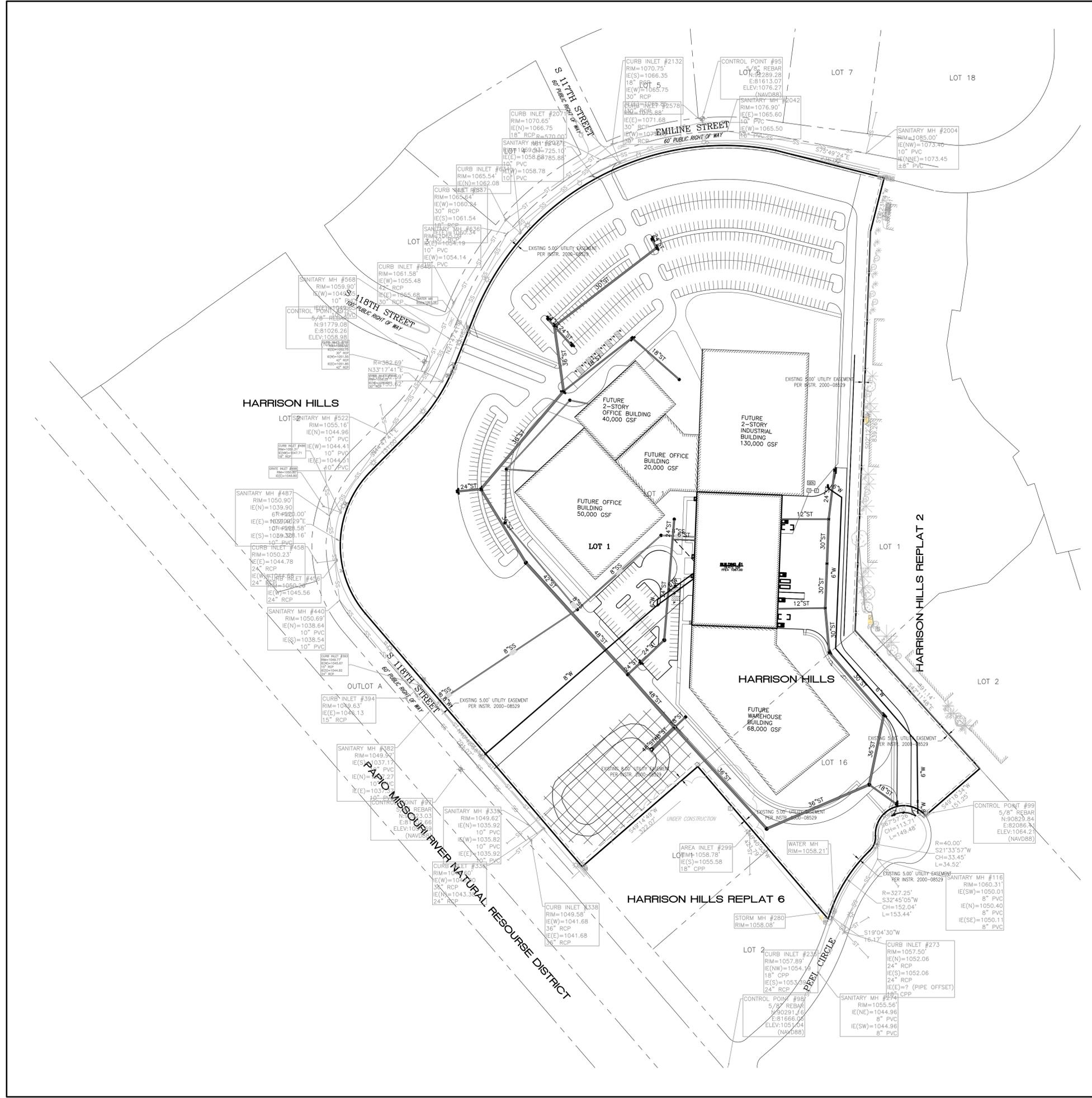
STRECK, INC. (HARRISON HILLS FACILITY)
LAVISTA, NEBRASKA



REVISIONS

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LEGEND

	PROPERTY LINE		RETAINING WALL
	SANITARY SEWER		PHASE 1 PC CONCRETE PAVEMENT WITH INTEGRAL CURB AND GUTTER
	STORM SEWER		PHASE 1 PC CONCRETE SIDEWALK
	FIBER OPTIC		BUILDING
	GAS		PARKING STALL COUNT
	WATER		PHASE LINE
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	MANHOLE		PROPOSED CURB INLET (BY OTHERS)
	CURB INLET		PROPOSED BASIN
	GRATE INLET		FUTURE STORM SEWER
	HOODED GRATE INLET		FUTURE SANITARY SEWER
	HYDRANT		FUTURE PC CONCRETE SIDEWALK
	LIGHT POLE		FUTURE PC CONCRETE PAVEMENT WITH INTEGRAL CURB AND GUTTER
	PROPOSED CONTOUR		
	EXISTING CONTOUR		

U:\Projects\0118087 - Streck, Inc. (Harrison Hills Facility) - Utility Exhibit.dwg, 10/14/2019 1:46:33 PM, BRADLOW, ANDREW LAMP RYNEARSON

