

## **AGENDA ITEM 4D**

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



**CITY OF LA VISTA  
PLANNING DIVISION  
RECOMMENDATION REPORT**

CASE NUMBERS: PPUD20-0004;

FOR HEARING OF: FEBRUARY 18, 2021  
REPORT PREPARED ON: FEBRUARY 9, 2021

**I. GENERAL INFORMATION**

**A. APPLICANT:**

Streck, Inc.  
7002 S 109<sup>th</sup> Street  
La Vista, NE 68128

**B. PROPERTY OWNER:**

Streck, Inc.  
7002 S 109<sup>th</sup> Street  
La Vista, NE 68128

**C. LOCATION:** 11725 S 118<sup>th</sup> Street; Generally located south of the intersection of S. 117<sup>th</sup> Street and Emiline Street.

**D. LEGAL DESCRIPTION:** Lot 1 Harrison Hills (to be replatted as Lot 1 Harrison Hills Replat 7).

**E. REQUESTED ACTION(S):** Approval of a revised PUD Site Plan to allow for the construction and operation of a multi-family housing development on the proposed Lot 1 Harrison Hills Replat 7.

**F. EXISTING ZONING AND LAND USE:** R-3 – High-Density Residential, Gateway Corridor District (Overlay District), and Planned Unit Development; The site is currently vacant.

**G. PURPOSE OF REQUEST:** Amend the existing PUD Site Plan to allow for the development of an 84-unit multi-family housing (apartments) development.

**H. SIZE OF SITE:** Approximately 3.03 acres.

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:** The property slopes gradually downward to the south and to the west;

## B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

<u>Direction From Subject Property</u>	<u>Future Land Use Designation</u>	<u>Current Zoning Designation</u>	<u>Surrounding Development</u>
North	Commercial	C-3 Highway Commercial/Office Park District, Gateway Corridor District (Overlay District)	Vacant properties, Casey's under development, Restaurant Depot
East	High-Density Residential	R-3 High-Density Residential	Harrison Hills Apartments
South	Industrial	I-1 Light-Industrial	Stepper-ettes Dance, SalonCentric
West	Parks and Recreation	TA – Transitional Agriculture, Gateway Corridor District (Overlay District)	Vacant property, old sod farm property

## C. RELEVANT CASE HISTORY:

1. A Planned Unit Development Site Plan was approved by Council on November 5, 2019 for Lots 1 and 16 Harrison Hills to prepare for the development of Streck, Inc.'s new facility.
2. Phase 1 of construction for Streck, Inc.'s new facility is nearing completion.
3. The subject property was rezoned to R-3 High Density Residential with PUD District and Gateway Corridor District overlays on December 15, 2020.

## D. APPLICABLE REGULATIONS:

1. Section 5.08 of the Zoning Regulations – R-3 High Density Residential.
2. Section 5.15 of the Zoning Regulations – PUD Planned Unit Development District (Overlay District).
3. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District).

## III. ANALYSIS

### A. COMPREHENSIVE PLAN:

1. This proposal directly supports Policy Work-3.3 of the La Vista Comprehensive Plan: "Support the development of new live/work units in areas adjacent to large-scale employment areas" related to Goal Work-3: "Create a dynamic urban environment that is the preferred location for innovative, creative businesses and emerging industries". Streck, Inc. is one of La Vista's largest employers, and the development of housing adjacent to their facility will aid in their ability to provide

affordable housing for their employees and recruit quality employees from elsewhere to live in La Vista.

2. The Future Land Use Map of the Comprehensive Plan currently designates this property for a high-density residential use. This use allows for the development of the proposed multi-family development.
3. This proposal is compatible with surrounding land-use patterns, as directly to the east are Lots 1-4 Harrison Hills Replat 2 which contain the Harrison Hills Apartments. These four lots are designated as High-Density Residential in the Future Land Use Map, and are zoned R-3 High-Density Residential with a Gateway Corridor District overlay.

**B. OTHER PLANS: N/A.**

**C. TRAFFIC AND ACCESS:**

1. Access to this property would be through Emilie Street, which connects to the arterial Harrison Street through intersections at 115<sup>th</sup>, 117<sup>th</sup>, and 118<sup>th</sup> Street. These streets have sufficient capacity to handle the traffic demands of multifamily residential development.
2. A draft traffic memo has been submitted to the City that analyzes impacts to the traffic signals on Harrison Street. The memo has been forwarded to the City of Omaha for their review as the impacted traffic signal on Harrison Street is under the jurisdiction of Omaha.

**D. UTILITIES:**

1. The property has access to sanitary sewer, water, gas, power, and communication utilities.

**E. PARKING REQUIREMENTS:**

1. All developments will need to meet the minimum parking requirements of the underlying zoning district, unless as modified by the PUD site plan and ordinance for this area as amended.

**F. LANDSCAPING:**

1. The landscaping for any developments on this site will need to comply with the requirements of the Zoning Ordinance and of the Gateway Corridor Design Guidelines. Review letters from the City's Design Review Architect regarding the proposed landscaping plan are included for review.

**IV. REVIEW COMMENTS:**

- A. Applicant is requesting an allowance for the required site area per unit requirement to be reduced to 1,500 square feet. This would be a reduction from the requirement stated in Section 5.08.05 of the Zoning Ordinance of 2,250 square feet per unit. The applicant has

supplied a justification letter, attached to this report, that states that the higher density makes affordable housing more economically feasible.

- B. Applicant is requesting an allowance for 0.45 garaged parking spaces per housing unit. This would be a reduction from the requirement stated in Section 7.05.08 of the Zoning Ordinance of 0.50 garaged spaces per unit for multi-family developments. As with the higher proposed density, a reduction in the amount of garages helps the affordability of the proposed housing development.
- C. The design of each building is being reviewed through the City's Architectural Design Review process, and must be substantially complete prior to execution and recording of this Conditional Use Permit and issuance of any building permits. The architectural elevations (Exhibit F) of the attached Conditional Use Permit are conceptual and may change as a result of the Design Review process.
- D. Any traffic signal improvements required by the City of Omaha must be completed prior to the issuance of a Certificate of Occupancy and is addressed through the Subdivision Agreement as part of the Final Plat process.
- E. In addition to the approval of a revised PUD Site Plan and prior to development, the applicant will be required to receive approval of the Conditional Use Permit as well as Harrison Hills Replat 7 and related subdivision agreement. The applicant will also be required to complete the design review process prior to commencement of development of the property.
- F. The east drive to Lot 2, that aligns with 117<sup>th</sup> Street, appears to encroach into Lot 1, from the return near the SW corner of Lot 1 to the return at the NW corner of Lot 1. This will need to be addressed by an easement, realignment of the drive, and/or redrawing of the lot lines with adjustments finalized prior to City Council review.
- G. The return for the driveway apron of the east access of Lot 1 extends past the projected lot line of the adjacent property. Applicant will need to provide written correspondence from the adjacent property owner that there is no objection to the driveway apron protruding past the projected lot line prior to the issuance of a building permit.
- H. Existing development on adjacent properties within 200 feet needs to be shown. Most structures have been added, however the structures on Lot 3 Harrison Hills and Lot 1 Harrison Hills Replat 6 are not represented. This will need to be corrected prior to City Council review.

**V. STAFF RECOMMENDATION – PLANNED UNIT DEVELOPMENT SITE PLAN AMENDMENT:**

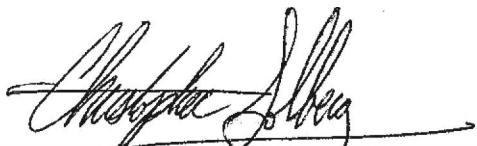
Staff recommends approval of the Planned Unit Development Site Plan Amendment for Lots 1 and 2 Harrison Hills Replat 7 with allowances for a reduction of the required garage stalls per unit and a reduction in the required site square footage per unit, contingent on the resolution of the issues mentioned in this staff report, as the request is consistent with the Comprehensive Plan and the Zoning Ordinance.

**VI. ATTACHMENTS TO REPORT:**

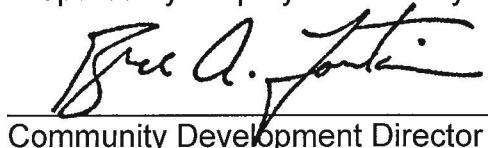
- A. Vicinity Map
- B. Staff Review Letters
- C. Density Justification Letter
- D. Draft PUD Site Plan set

**VII. COPIES OF REPORT SENT TO:**

- A. Constance Ryan, Streck, Inc.
- B. Caleb Snyder, Lamp Rynearson
- C. Zach Reinhardt, Burlington Capital
- D. Public Upon Request



Prepared by: Deputy Community Development Director



2-11-21

Community Development Director

Date



December 23, 2020

Zach Reinhardt  
Burlington Capital  
1004 Farnam St. Ste 400  
Omaha, NE 68102

RE: Planned Unit Development Amendment – Initial Review Letter  
Lot 1 Harrison Hills

Mr. Reinhardt,

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 include the correct spelling of the Gateway Corridor District (Overlay District).
2. Section 5.15.04.01 – Please submit a schedule for construction consistent with the requirements of this section. The phasing exhibit should clearly show the existing infrastructure and buildings as well as show the proposed phasing.

Please clarify when the overall development will abide with Section 7.17.03.07 of the Zoning Ordinance (as per the previously approved PUD Landscaping Plan) regarding perimeter landscaping, as well as Section 5.15.04.15 (also as per the previously approved PUD plan set) regarding the construction of sidewalks.

3. Section 5.15.04.01 – Development fees paid at the time of the building permit are subject to the fee schedule at that time the application is submitted. The current Watershed Management fee per Exhibit G of the 2019 Papillion Creek Watershed Partnership Interlocal is \$4,197 per acre for multifamily zoning and \$5,087 per acre for commercial/industrial zoning.
4. Section 5.15.04.02 – If the City of Omaha requires improvements per the amended traffic study, assurances will need to be made to ensure improvements are completed.

**City Hall**  
8116 Park View Blvd.  
La Vista, NE 68128-2198  
402.331.4343 P  
402.331.4375 F

**Community Development**  
8116 Park View Blvd.  
402.593.6400 P  
402.593.6445 F

**Library**  
9110 Giles Rd.  
402.537.3900 P  
402.537.3902 F

**Police**  
7701 S. 96th St.  
402.331.1582 P  
402.331.7210 F

**Public Works**  
9900 Portal Rd.  
402.331.8927 P  
402.331.1051 F

**Recreation**  
8116 Park View Blvd.  
402.331.3455 P  
402.331.0299 F

5. Section 5.15.04.06 - The site plans also do not depict a dumpster enclosure. Please advise as to the handling of refuse for the multi-family complex site. Proposed trash enclosure locations need to be detailed and/or relocated as to ensure appropriate screening and/or location. Note that enclosures must abide by Section 7.17.04.03 of the Zoning Ordinance and the Gateway Corridor District Design Guidelines in regards to design and construction.
6. Section 5.15.04.07 – Item G of the Site Regulators section of the PUD Site Exhibit should state the 0.45 Garages Per Unit requested, not state a “waiver” request. This allowance request will be discussed within the staff reports.

The layout of the existing west parking lot should be modified to depict the proposed layout at buildout, not the existing as approved through the original PUD Site Plan. Hence the parking stalls should be removed from the two entrance points, the gap in the curb line at the south end closed up, and the overall parking stall count adjusted accordingly.

7. Section 5.15.04.07 and Section 5.15.05.02.6 – Parking stall requirements need to state the number of bedrooms for the development as to ensure an adequate number of stalls has been provided.
8. Section 5.15.04.07 – Parking stall counts for the future buildout of the project should be reviewed for accuracy. There does not appear to be any ADA accessible stalls proposed on Lot 1, unless they are included in the enclosed parking under the north building. PUD may need to address any shared parking considerations and/or location of all ADA parking stalls. Enclosed parking is not dimensioned. Please ensure that the parking stall and alley geometry is adequate.
9. Section 5.15.04.10 – A table, drawing and/or calculation of net developable area needs to be included to ensure this requirement for maximum building coverage is met.
10. Section 5.15.04.11 – A table, drawing and/or calculation of net developable area needs to be included to ensure this requirement for common open space is met.
11. Section 5.15.04.15 and 5.15.05.02.4 – The sidewalk along the entry drive coming off of the 117<sup>th</sup> Street and Emeline Street intersection needs to continue south to connect to the sidewalks laid out for the rest of the development.
12. Section 5.15.04.17-20 - The overall site and landscaping plans have been reviewed by the City's Design Review Architect. Please see the attached design review letter and let us know if you have any questions regarding the requested revisions. The design review process for these plans needs to be substantially complete prior to proceeding through the City Council approval process.

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

In addition to the Design Review Architect's comments, staff has noted possible site issues with the proposed Halika Honeylocusts in the islands in the southeast corner of the multi-family complex. Even with regular pruning, at full growth these trees may impair the movement of emergency vehicles through the site as depicted in the Emergency Vehicle Exhibit. Recommend the use of understory trees in these two islands instead.

13. Section 5.15.04.21- Exterior lighting needs to be shown as to ensure there are no adverse impacts to the adjacent multi-family residential units. Please submit a detailed photometric plan to support this requirement.

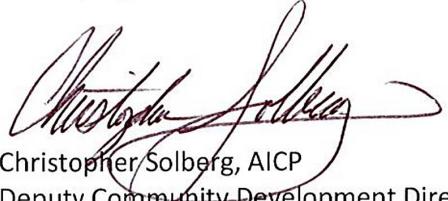
No pole-based site lighting has been depicted in the PUD plan set. Any pole-based lighting needs to abide by the Gateway Corridor District Design Guidelines. See the Guideline for the parking lot light fixture and pole required for developments within the Gateway Corridor District.

14. Section 5.15.05.12 – If it is contemplated to use common area maintenance for the Post Construction Stormwater Management Plan BMPs, provisions as to the ownership and maintenance will be required.
15. Section 5.15.05.02.1 – Elevations and contours do not appear to represent the site in its current condition. Drawings should be updated as to show the current topography of the site.
16. Section 5.15.05.02.2 – Confirm size and height of proposed structures is included in the PUD submittal.
17. Section 5.15.05.02.6 – Areas set aside for recreation needs to be shown/noted.
18. Section 5.15.05.02.11 – Existing development on adjacent properties within 200 feet needs to be shown.
19. Section 5.15.05.03.2 – Density of dwelling units needs to be stated with the PUD submittal.
20. Section 5.15.05.04 – The Post Construction Stormwater Management Plan, drainage report, and proposed drainage improvements will need to be updated to ensure the increase in impervious area is accounted for. Drainage improvements as proposed should be differentiated on plans from what is existing as to what is proposed as to show what modifications to the existing storm sewer are contemplated.
21. Section 5.15.05.02, Subsection 2 - Height of each proposed structure needs to be addressed within the PUD plan.

Please submit 4 full size revised copies of the PUD plans 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  
Deputy Community Development Director

cc:

Caleb Snyder, Lamp Rynearson  
Constance Ryan, Streck Inc.  
Bruce Fountain, Community Development Director – City of La Vista  
Pat Dowse, City Engineer – City of La Vista

Enclosure

VIA Email

January 25, 2021

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 Amendment Submittal Comments  
                                  Project No.: 0118087.06-003

Dear Mr. Solberg:

Submitted herewith are our responses to the comments included in the City of La Vista's Harrison Hills, Lot 1, initial review letter dated December 23, 2020 and the Schemmer PUD Landscaping Amendment review letter dated December 21, 2020, regarding the Streck, Inc. – Harrison Hills Planned Unit Development Amendment submittal.

**Review Comments:**

1. Section 5.15.03 – The zoning listed on the PUD Site Plan needs to be corrected to include the correct spelling of the Gateway Corridor District (Overlay District).

**Response:** This has been completed as requested.

2. Section 5.15.04.01 – Please submit a schedule for construction consistent with the requirements of this section. The phasing exhibit should clearly show the existing infrastructure and buildings as well as the proposed phasing.

Please clarify when the overall development will abide with Section 7.17.03.07 of the Zoning Ordinance (as per the previously approved PUD Landscaping Plan) regarding perimeter landscaping, as well as Section 5.15.04.15 (also as per the previously approved PUD plan set) regarding the construction of sidewalks.

**Response:** A proposed schedule for the Streck Housing schedule has been provided with this submittal. This schedule shows when the improvements associated with the Streck Housing project will be complete. The timing of the future phases, outside of the housing project, is still unknown. As future phases come online the applicant will continue to coordinate with the city on future phases timing.

3. Section 5.15.04.01 – Development fees paid at the time of the building permit are subject to the fee schedule at that time the application is submitted. The current Watershed Management fee per Exhibit G of

the 2019 Papillion Creek Watershed Partnership Interlocal is \$4,197 per acre for multifamily zoning and \$5,087 per acre for commercial/industrial zoning.

**Response:** This has been updated as requested.

4. Section 5.15.04.02 – If the City of Omaha requires improvements per the amended traffic study, assurances will need to be made to ensure improvements are completed.

**Response:** Agreed. If required these improvements can be detailed in the subdivision agreement.

5. Section 5.15.04.06 – The site plans also do not depict a dumpster enclosure. Please advise as to the handling of refuse for the multi-family complex site. Proposed trash enclosure locations need to be detailed and/or relocated as to ensure appropriate screening and/or location. Note that enclosures must abide by Section 7.17.04.03 of the Zoning Ordinance and the Gateway Corridor District Design Guidelines in regards to design and construction.

**Response:** The proposed dumpster enclosures have been labeled on the site plan. Both dumpsters have proposed landscaping screening. Enclosures will abide by Section 7.17.04.03 and the Gateway Corridor District Design Guidelines in regards to design and construction.

6. Section 5.15.04.07 – Item G of the Site Regulators section of the PUD Site Exhibit should state the 0.45 Garages Per Unit requested, not state a “waiver” request. This allowance request will be discussed within the staff reports.

The layout of the existing west parking lot should be modified to depict the proposed layout at buildout, not the existing as approved through the original PUD Site Plan. Hence the parking stalls should be removed from the two entrance points, the gap in the curb line at the south end closed up, and the overall parking stall count adjusted accordingly.

**Response:** This has been completed as requested.

7. Section 5.15.04.07 and Section 5.15.02.6 – Parking stall requirements need to state the number of bedrooms for the development as to ensure an adequate number of stalls has been provided.

**Response:** This has been completed as requested.

8. Section 5.15.04.07 – parking stall counts for the future buildout of the project should be reviewed for accuracy. There does not appear to be any ADA accessible stalls proposed on Lot 1, unless they are included in the enclosed parking under the north building. PUD may need to address any shared parking considerations and/or location of all ADA parking stalls. Enclosed parking is not dimensioned. Please ensure that the parking stall and alley geometry is adequate.

**Response:** This has been completed as requested.

9. Section 5.15.04.10 – A table, drawing and/or calculation of net developable area needs to be included to ensure this requirement for maximum building coverage is met.

**Response:** This has been completed as requested.

10. Section 5.15.04.11 – A table, drawing and/or calculation of net developable area needs to be included to ensure this requirement for common open space is met.

**Response:** This has been completed as requested.

11. Section 5.15.04.15 and 5.15.05.02.4 – The sidewalk along the entry drive coming off of the 117<sup>th</sup> Street and Emeline Street intersection needs to continue south to connect to the sidewalks laid out for the rest of the development.

**Response:** This has been completed as requested.

12. Section 5.15.04.17-20 – The overall site and landscaping plans have been reviewed by the City's Design Review Architect. Please see the attached design review letter and let us know if you have any questions regarding the requested revisions. The design review process for these plans needs to be substantially complete prior to proceeding through the City Council approval process.

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

In addition to the Design Review Architect's comments, staff has noted possible site issues with the proposed Halika Honeylocusts in the islands in the southeast corner of the multi-family complex. Even with regular pruning, at full growth these trees may impair the movement of emergency vehicles through the site as depicted in the Emergency Vehicle Exhibit. Recommend the use of understory trees in these two islands instead.

**Response:** The noted tree selection has been revised to the use of understory trees.

13. Section 5.15.04.21 – Exterior lighting needs to be shown as to ensure there are no adverse impacts to the adjacent multi-family residential units. Please submit a detailed photometric plan to support this requirement.

No pole-based site lighting has been depicted in the PUD plan set. Any pole-based lighting needs to abide by the Gateway Corridor District Design Guidelines. See the Guideline for the parking lot light fixture and pole required for developments within the Gateway Corridor District.

**Response:** A site photometric plan has been provided as requested. All pole-based lighting will abide by the Gateway Corridor District Design Guidelines.

14. Section 5.15.05.12 – If it is contemplated to use common area maintenance for the Post Construction Stormwater Management Plan BMPs, provisions as to the ownership and maintenance will be required.

**Response:** The maintenance of the dry detention basin will be outlined in the subdivision agreement.

15. Section 5.15.05.02.01 – Elevations and contours do not appear to represent the site in its current condition. Drawings should be updated as to show the current topography of the site.

**Response:** This has been updated.

16. Section 5.15.05.02.2 – Confirm size and height of proposed structures is included in the PUD submittal.

**Response:** Because the future buildings design is still schematic in nature, exact heights are unknown. However, we are proposing that building heights will conform to the base zoning district's maximum height requirements.

17. Section 5.15.05.02.6 – Areas set aside for recreation needs to be shown/noted.

**Response:** This has been added as requested.

18. Section 5.15.05.02.11 – Existing development on adjacent properties within 200 feet needs to be shown.

**Response:** This has been added as requested.

19. Section 5.15.05.03.2 – Density of dwelling units needs to be stated with the PUD submittal.

**Response:** This has been added as requested.

20. Section 5.15.05.04 – The Post Construction Stormwater Management Plan, drainage report, and proposed drainage improvements will need to be updated to ensure the increased in impervious area is accounted for. Drainage improvements as proposed should be differentiated on plans from what is existing as to what is proposed as to show what modifications to the existing storm sewer are contemplated.

**Response:** This has been added as requested.

21. Section 5.15.05.02, Subsection 2 – Height of each proposed structure needs to be addressed within the PUD plan.

**Response:** Building heights will follow the base zoning districts maximum allowable height. This has been noted in the site regulator table.

## Schemmeyer Design Review #1 Comments

### Drawings

#### 1. Planned Unit Development Landscape Exhibit:

- a. Landscape shall be designed to provide natural undulating landscape forms. Avoid consistent straight-line plantings. See Section 4, III, F. The line between irrigated turf and native grasses is very straight at the back of the relocated parking on the west side of the future office. Consider an undulating form.

**Response:** Mulched planting bed area has been widened to allow for shrubs to have an undulating form between the back of curb and irrigated lawn area. The line separating the native grasses from the irrigated turf lawn has also been revised to include an undulating form.

- b. Irrigation of all landscape elements and turf areas is required. See Section 4, III, G. More information is required regarding the area indicated as "Non-Irrigated Native Grasses and Forbs." This area should have a consistent appearance to the turf areas and be irrigated.

**Response:** The non-irrigated native grass area is intended to be low maintenance and is in an area which contains the proposed drainage swale. Use of the native grasses is intended to provide a vegetative and aesthetic buffer between street and parking lot, as well as reduce the amount of irrigation/water usage onsite. The native grass mix will be similar to the low grass mix per United Seeds Inc. including the following plants: sideoats grama, blue grama, hard fine fescue, sheep fine fescue, blue fine fescue, little bluestem.

- c. Screening of service yards, mechanical, electrical, phone equipment and pedestals and other places that tend to be unsightly is required. Screening shall be equally effective in winter and summer. See Section 4, III, I. The equipment to the east of the Future 2-story industrial building is not screened. This area was reviewed as part of the Design Review for Building #1. Please update the landscape plan to reflect the approved landscaping in this area.

**Response:** The building layout is slightly different from phase 1 and this area will be landscaped as requested.

#### 2. Planting Plan:

- a. Landscape shall be designed to provide natural undulating landscape forms. Avoid consistent straight-line plantings. See Section 4, III, F. Plantings around the west driveway off Emilie St and between the parking and buildings are shown in straight lines. Consider undulating forms and massings.

**Response:** Landscaping has been revised to implement undulating forms and massings as requested.

b. Screening of service yards, mechanical, electrical, phone equipment and pedestals and other places that tend to be unsightly is required and may be accomplished with plantings. See Section 4, III, I. Please indicate if screening of trash enclosures is to be included in landscape review.

**Response:** Trash enclosures will be screened by means of architectural masonry wall/gate and shrubs/trees.

Four (4) copies of each of the following documents are included with this submittal:

1. Planned Unit Development P.U.D. Site Plan Exhibit;
2. Planned Unit Development P.U.D. Phasing Exhibit;
3. Planned Unit Development P.U.D. Emergency Vehicle Access Exhibit;
4. Planned Unit Development P.U.D. Landscape Plan Overall;
5. Planned Unit Development P.U.D. Housing Phase Landscape Plan;
6. Planned Unit Development P.U.D. Post Construction Stormwater Management Plan;
7. Planned Unit Development P.U.D. Grading Plan;
8. Planned Unit Development P.U.D. Utility Plan;
9. Site Lighting Exhibit; and
10. Streck Housing Schedule of Proposed Construction.

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

Sincerely;

LAMP RYNEARSON, INC.



Caleb M. Snyder, P.E.  
Project Manager

Enclosures

c: John Noble, Streck, Inc.  
Zach Reinhardt, Burlington Capital  
Tom Zuk, Holland Basham Architects  
David Warner, Holland Basham Architects



February 8, 2021

Zach Reinhardt  
Burlington Capital  
1004 Farnam St. Ste 400  
Omaha, NE 68102

RE: Planned Unit Development Amendment – 2nd Review Letter  
Lot 1 Harrison Hills

Mr. Reinhardt,

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 5.15.04.01 – The responses from the applicant appear to infer that the design schedule may be lagging what is represented in the submittal. However, the project timeline for the apartment phase may still be within reason. As with many schedules that are submitted for other projects, the timeframe of future phases appears to be unknown at this time, therefore the applicant will need to stay mindful of expiration dates of the PUD, and any consequences that may arise from a PUD expiring. If you see a need for the applicant to revise their schedule based upon their comments in regard to the status of design, that's fine, but it would not appear that any perceived lag would be of a detriment to the project timeline as submitted.
2. Section 5.15.04.03 - In further review of the resubmittal, the east drive to Lot 2, that aligns with 117<sup>th</sup> Street, appears to encroach into Lot 1, from the return near the SW corner of Lot 1 to the return at the NW corner of Lot 1. This will need to be addressed by an easement, realignment of the drive, and/or redrawing of the lot lines.

Also, the return for the driveway apron of the east access of Lot 1 extends past the projected lot line of the adjacent property. Applicant will need to get written correspondence from the adjacent property owner that there is no objection to the driveway apron protruding past the projected lot line prior to issuance of a building permit.

3. Section 5.15.04.17-20 - The revised overall site and landscaping plans have been reviewed by the City's Design Review Architect. Please see the attached design review letter and let us know if you

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La Vista, NE 68128-2198  
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**Public Works**

9900 Portal Rd.  
402.331.8927 P  
402.331.1051 F

**Recreation**

8116 Park View Blvd.  
402.331.3455 P  
402.331.0299 F

have any questions regarding the requested revisions. The design review process for these plans needs to be substantially complete prior to proceeding through the City Council approval process.

4. Section 5.15.04.21- The photometric plan provided with the latest submittal is currently under review. Any issues with the photometric plan will be conveyed for review and adjustment prior to City Council review of the application.
5. Section 5.15.05.02.11 – Existing development on adjacent properties within 200 feet needs to be shown. Most structures have been added, however the structures on Lot 3 Harrison Hills and Lot 1 Harrison Hills Replat 6 are still not represented.
6. Section 5.15.05.03.2 – With 84 units proposed to be constructed in a 3.03 acre lot, the per unit density is calculated as one unit per 1,571 square feet. This is below the 2,250 square foot per unit minimum requirement for multifamily developments in the R-3 High Density Residential Zoning District. Please provide written justification in the form of a separate letter regarding the justification for the development of this multifamily development at this density.

Other than the issues stated within this letter and the attached letter from the Design Review Architect, staff is in approval of the PUD Plan Set and have added the application to the February 18<sup>th</sup> Planning Commission meeting agenda.

Please forward to the City 15 copies of the PUD Plan Set, along with an electronic copy, by close of business on Wednesday, February 10, 2021 for compilation of Planning Commission packets.

The Planning Commission meeting will be held on Thursday, February 18<sup>th</sup>, 2021 at 6:30pm in the Council Chambers at La Vista City Hall located at 8116 Park View Blvd. Please have someone in attendance to present the application and to answer any questions the Planning Commission may have. For those in attendance, we ask that they adhere to the City of La Vista mask mandate and other general social distancing norms in relation to the current pandemic.

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

Thank you,



Christopher Solberg, AICP  
Deputy Community Development Director

cc:

Caleb Snyder, Lamp Rynearson  
Constance Ryan, Streck Inc.  
Bruce Fountain, Community Development Director – City of La Vista  
Pat Dowse, City Engineer – City of La Vista

Enclosure

December 21, 2020

Mr. Chris Solberg  
City of La Vista  
8116 Park View Blvd  
La Vista, NE 68128

RE: Streck, Inc, Harrison Hills Facility, PUD Landscaping Amendment - Design Review #1

Dear Chris:

This letter shall provide recommendations and/or corrections pertaining to the landscape design for the applicant's PUD amendment submittal package dated December 7, 2020. For tracking purposes, I have noted deficiencies in the submittal package, and where appropriate, the corresponding requirements outlined in the Gateway Corridor Design Guidelines.

**General:**

1. The following items were submitted for review:
  - a. Planned Unit Development Landscape Exhibit.
  - b. Planting Plan.
2. 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 ensure 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, plantings for screening, etc.

**Drawings:**

1. Planned Unit Development Landscape Exhibit:
  - a. Landscape shall be designed to provide natural undulating landscape forms. Avoid consistent straight-line plantings. See Section 4, III, F. The line between irrigated turf and native grasses is very straight at the back of the relocated parking on the west side of the future office. Consider an undulating form.
  - b. Irrigation of all landscape elements and turf areas is required. See Section 4, III, G. More information is required regarding the area indicated as "Non-Irrigated Native Grasses and Forbs." This area should have a consistent appearance to the turf areas and be irrigated.
  - c. Screening of service yards, mechanical, electrical, phone equipment and pedestals and other places that tend to be unsightly is required. Screening shall be equally effective in winter and summer. See Section 4, III, I. The equipment to the east of the Future 2-story industrial building is not screened. This area was reviewed as part of the Design Review for Building #1. Please update the landscape plan to reflect the approved landscaping in this area.
2. Planting Plan:
  - a. Landscape shall be designed to provide natural undulating landscape forms. Avoid consistent straight-line plantings. See Section 4, III, F. Plantings around the west driveway off Emilie St and between the parking and buildings are shown in straight lines. Consider undulating forms and massings.

PHONE 402.493.4800  
FAX 402.493.7951

1044 North 115th Street, Suite 300  
Omaha, Nebraska 68154-4436

b. Screening of service yards, mechanical, electrical, phone equipment and pedestals and other places that tend to be unsightly is required and may be accomplished with plantings. See Section 4, III, I. Please indicate if screening of trash enclosures is to be included in landscape review.

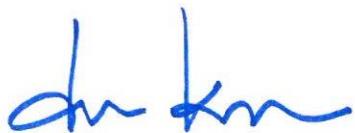
Please notify the Applicant of the review comments above and request clarification and/or resubmittal as the case may be. Please remind the Applicant to properly date all resubmittals. Design Guideline Requirements not specifically discussed above are in compliance but subject to further review pending resubmittal.

Please feel free to contact me regarding additional clarifications or questions.

(402) 431-6377 direct  
[dkerns@schemmmer.com](mailto:dkerns@schemmmer.com)

Sincerely,

THE SCHEMMER ASSOCIATES, INC.



Dan Kerns, AIA, NCARB  
Manager, Architecture  
Shareholder  
Commercial Market Leader

February 4, 2021

Mr. Chris Solberg  
City of La Vista  
8116 Park View Blvd  
La Vista, NE 68128

RE: Streck, Inc, Harrison Hills Facility, PUD Landscaping Amendment - Design Review #2

Dear Chris:

This letter shall provide recommendations and/or corrections pertaining to the landscape design for the applicant's PUD amendment resubmittal package received January 26, 2021. For tracking purposes, I have noted deficiencies in the submittal package, and where appropriate, the corresponding requirements outlined in the Gateway Corridor Design Guidelines.

**General:**

1. The following items were submitted for review:
  - a. Planned Unit Development Landscape Exhibit, undated
  - b. Planting Plan, undated
  - c. Response Letter regarding comments from Design Review Letter 1.
2. 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 ensure 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, plantings for screening, etc.

**Drawings:**

1. The Landscape Plans have been revised to include undulating forms in the plantings and edges.
2. The "Non-Irrigated Native Grasses and Forbs" has been clarified.
3. The equipment screening east of the Future 2-story industrial building has been added.
4. At the housing area, refuse areas will be screened with hard wall architectural items and landscaping.
5. The screening of site utility items and building mounting utility items will be reviewed during the Design Review of the buildings.

Please notify the Applicant of the review comments above. Based on the comments provided, responses received, and corrections made, the PUD Landscape Submittal is in compliance with the Gateway Corridor Design Guidelines and I recommend approval.

Please feel free to contact me regarding additional clarifications or questions.

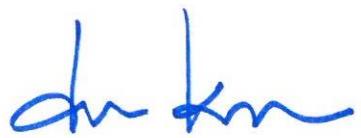
(402) 431-6377 direct  
dkerns@schemmer.com

PHONE 402.493.4800  
FAX 402.493.7951

1044 North 115th Street, Suite 300  
Omaha, Nebraska 68154-4436

Sincerely,

THE SCHEMMER ASSOCIATES, INC.

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

Dan Kerns, AIA, NCARB  
Shareholder - Senior Architect  
Commercial Market Leader



February 11<sup>th</sup>, 2021

Christopher Solberg, AICP  
Deputy Community Development Director  
City of La Vista  
8116 Park View Boulevard  
La Vista, NE 68128

Dear Mr. Solberg:

Streck Inc. is an important employer in the City of La Vista, and in a progressive effort to better attract high quality talent, and to support existing employees, Streck endeavors to build high quality, affordable housing for their workforce. One key to providing this type of housing is maximizing the efficiency of the site to manage costs without sacrificing the future needs of the Streck Campus. The identified parcel for this project represents the most reasonable sized parcel that Streck could use for housing without negatively impacting Streck's future needs for the campus as the company continues to grow.

The proposed lot configuration results in a density of 1,571 square feet per unit, which is below the 2,250 square feet per unit minimum requirement for multifamily developments in R-3 High Density Residential Zoning District. This proposed density, with 84 units spread across the site, allows the project to be economically feasible, as it distributes the development costs across a greater number of units. This is especially important as Streck is proposing to rent these units to their employees at a rent that is below the market rate. A lower density poses a threat to business objectives as it would lead to a higher rent necessary to cover the costs of the project. By increasing the density, Streck will be able to provide high quality, affordable housing for its workforce and for others in need of workforce housing.

In an effort to account for the higher density, the development proposed includes covered parking within the podium building, rather than spread between multiple detached garages. This reduces the building coverage percentage and allows for more open and green space on the site. The site plan, as proposed, contemplates a development with a higher density that feels like a less dense site as the number of buildings is limited and there is a significant amount of green space provided for residents.

We feel the proposed approach results in a project that accommodates the needed density while also providing a significant amount of common, open space.

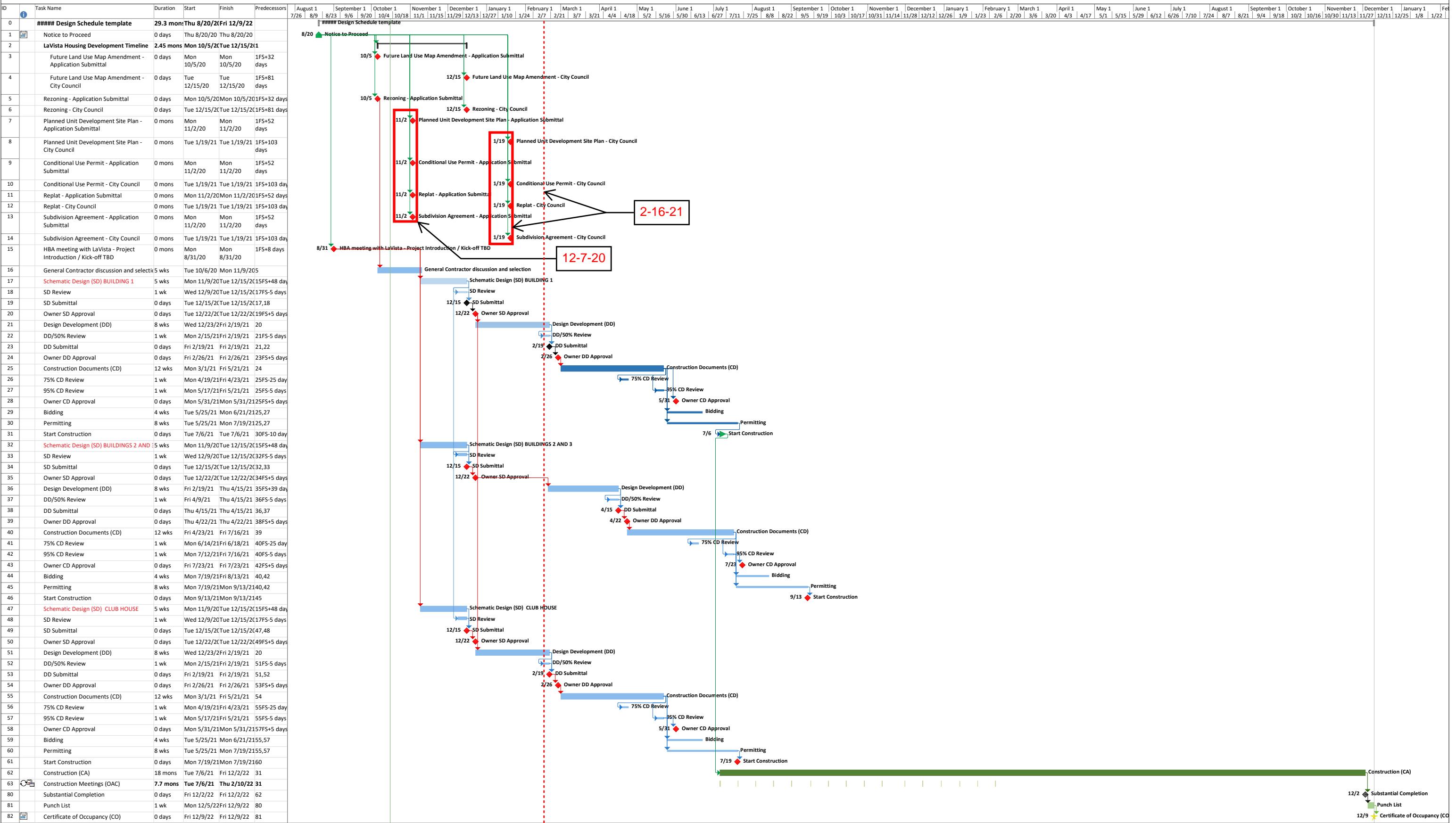
Sincerely,

A handwritten signature in black ink that reads "John Noble". The signature is fluid and cursive, with "John" on the top line and "Noble" on the bottom line.

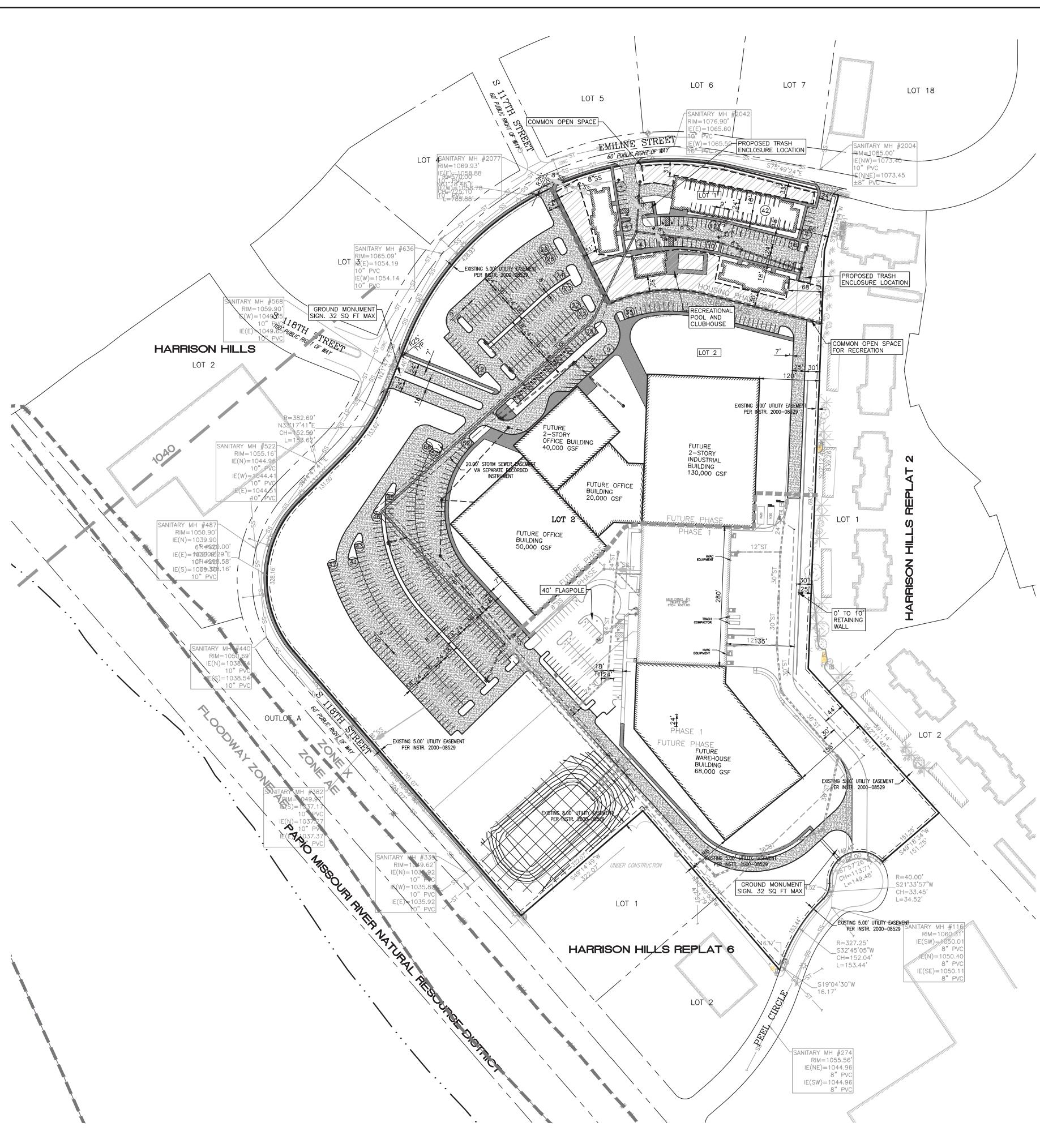
John Noble  
Chief Operating Officer, Streck Inc.

# Preliminary Schedule

Streck Housing  
20084



Project: ##### Design Schedule	Task	Milestone	External Task	Project Summary	External Milestone	Inactive Milestone	Manual Task	Manual Summary Rollup	Start-only	Deadline Progress	Manual Progress
Date: Fri 10/16/20	Split	Summary	External Tasks	Inactive Task	Inactive Summary	Inactive Summary	Duration-only	Manual Summary	Finish-only		



PUD SITE REGULATOR TABLE	
LEGAL DESCRIPTION:	LOT 1 HARRISON HILLS REPLAT 7, LAVISTA, NEBRASKA
USE TYPE:	MULTIPLE FAMILY DWELLINGS
ZONING:	R-3, HIGH DENSITY RESIDENTIAL PUD, GATEWAY CORRIDOR DISTRICT (OVERLAY DISTRICT)
<input type="checkbox"/> [ ] <input checked="" type="checkbox"/> X <input type="checkbox"/> [ ] <b>SITE REGULATORS (SEE SECTION 5.08):</b>	
<b>A. SITE AREA</b> <b>B. MINIMUM WIDTH</b> <b>C. SETBACK</b> MIN. FRONT YARD MIN. SIDE YARD MIN. REAR YARD <b>D. BUILDING HEIGHT</b> <b>E. MAX BUILDING COVER (%)</b> <b>F. MIN COMMON OPEN SPACE (%)</b> <b>G. DENSITY OF DWELLING UNITS</b>	
<b>ALLOWANCES</b> 2,250 SF/UNIT MIN. 100 FEET 30', 60' WHEN PARKING IS LOCATED IN FRONT YARD 10', 5' ADDITIONAL FOR EACH STORY IN EXCESS OF 3 STORIES 30' 45' MAX 40% (BUILDING COVERAGE/LOT AREA = 30,225 SF/132,026 SF = 23%) 30% (OPEN SPACE/LOT AREA = 44,880 SF/132,026 SF = 34%) UNITS/ACRE = 84 UNITS/ 3.03 AC. = 27.72 UNITS/AC.	
<b>OFF STREET PARKING REQUIREMENTS (SEE SECTION 7.06)</b> <b>UNITS</b> <b>PARKING REQUIRED</b> <b>PARKING PROVIDED</b> STUDIO 15 1 PER BED = 15 STALLS 1-BED 42 1 PER BED = 42 STALLS 2-BED 27 1 PER BED = 54 STALLS TOTAL 84 UNITS 111 STALLS .118 STALLS MIN. ENCLOSED PARKING (SEE SECTION 7.05.08) 0.45 ENCLOSED GARAGES PER UNIT	
<b>ACCESSIBLE PARKING REQUIREMENTS (SEE SECTION 7.08)</b> <b>PARKING REQUIRED</b> <b>PARKING PROVIDED</b> 118 TOTAL = 5 ACCESSIBLE 5 STALLS	
PUD SITE REGULATOR TABLE	
LEGAL DESCRIPTION:	LOT 2 HARRISON HILLS REPLAT 7, LAVISTA, NEBRASKA
USE TYPE:	LIGHT MANUFACTURING
ZONING:	I-1 PUD, GATEWAY CORRIDOR DISTRICT (OVERLAY DISTRICT) (SEE SECTION 5.13)
<input type="checkbox"/> [ ] <input checked="" type="checkbox"/> X <input type="checkbox"/> [ ] <b>SITE REGULATORS (SEE SECTION 5.13):</b>	
<b>ALLOWANCES</b> 10,000 SF MIN. 100 FEET 35', 60' WHEN PARKING IS LOCATED IN FRONT YARD 30' 25' 45' MAX 65% 1 SPACES/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)	
<b>OFF STREET PARKING REQUIREMENTS (SEE SECTION 7.06)</b> <b>GROSS FLOOR AREA</b> <b>PARKING REQUIRED</b> <b>PARKING PROVIDED</b> PHASE1 (EXISTING) 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 602 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 669 STALLS (8 PHASE 1 STALLS WILL BE REMOVED)	
<b>ACCESSIBLE PARKING REQUIREMENTS (SEE SECTION 7.08)</b> <b>PARKING REQUIRED</b> <b>PARKING PROVIDED</b> PHASE 1 (EXISTING) 75 TOTAL = 3 ACCESSIBLE 3 STALLS TOTAL 2% OF 669 TOTAL STALLS = 14 ACCESSIBLE 14 STALLS	
LEGEND	
<b>STRECK, INC. (HARRISON HILLS FACILITY)</b> <b>LAVISTA, NEBRASKA</b>	
<b>REVISIONS</b> (Blank lines for revision history)	
<b>DESIGNER / DRAFTER</b> THOMAS GLIDEWELL <b>DATE</b> (Blank lines for designer and date)	
<b>PROJECT NUMBER</b> 0118087.01 <b>BOOK AND PAGE</b> (Blank lines for project number and book/page)	
<b>SHEET</b> (Blank lines for sheet number)	





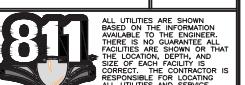
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PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

PLANNED UNIT DEVELOPMENT  
EMERGENCY VEHICLE EXHIBIT

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



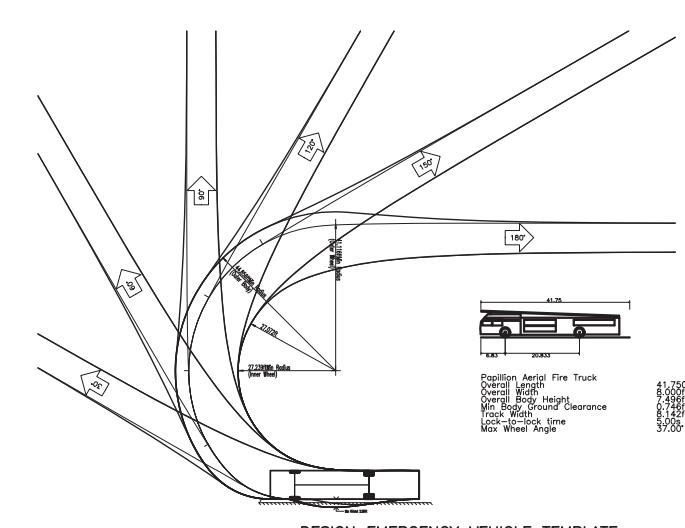
REVISIONS

DESIGNER / DRAFTER  
THOMAS GLIDEWELL  
DATE

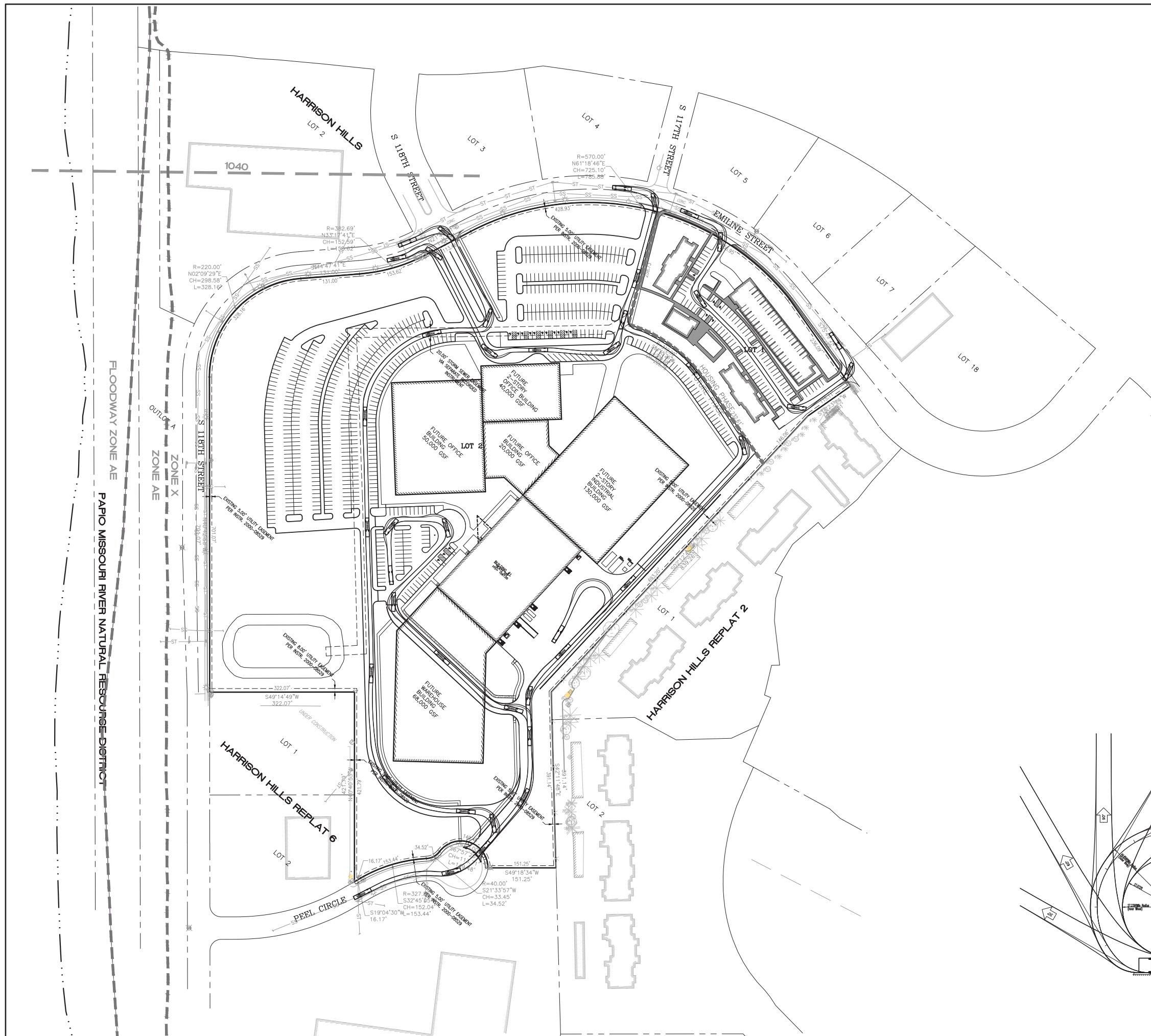
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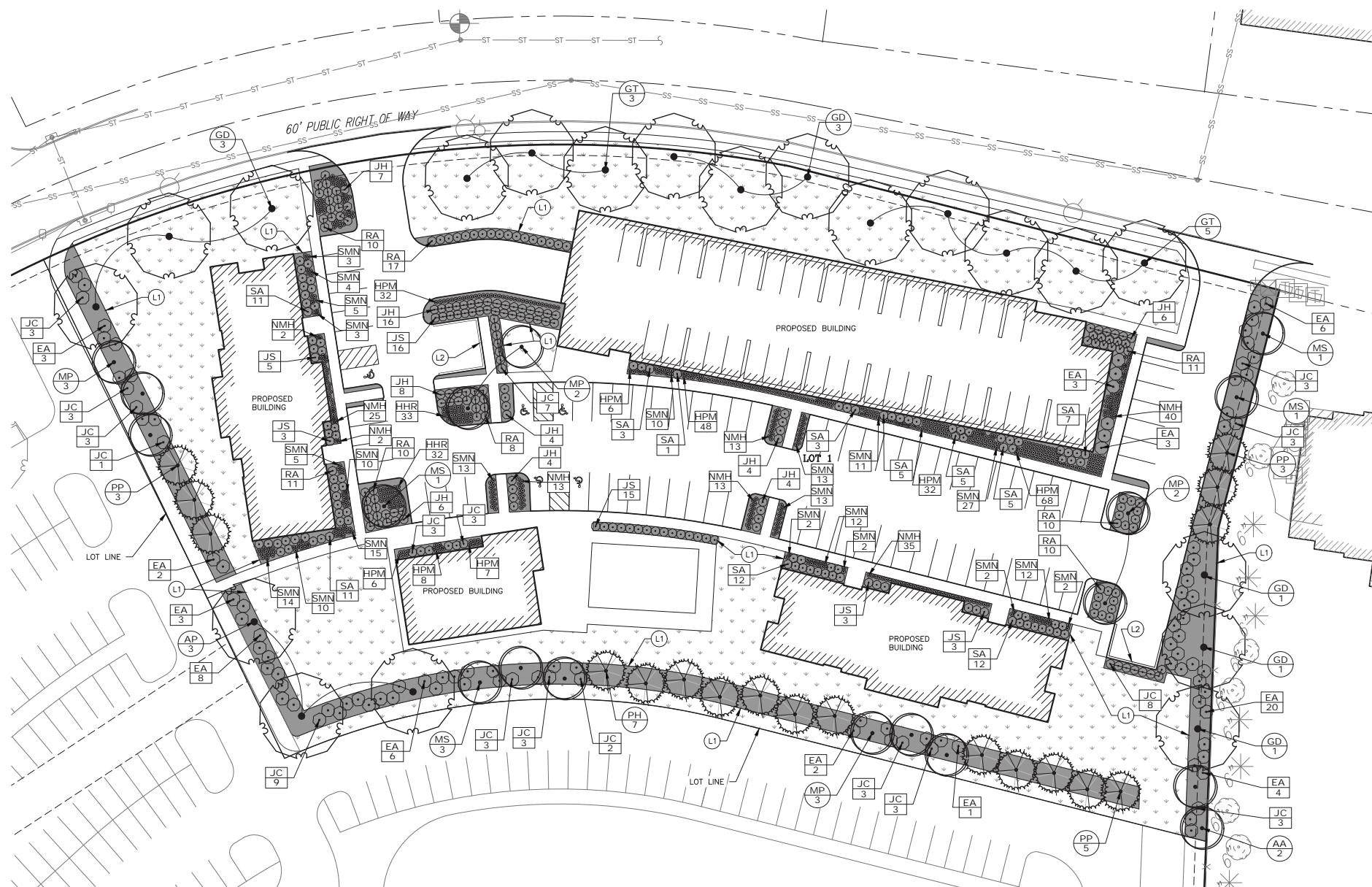
1 OF 1



DESIGN EMERGENCY VEHICLE TEMPLATE







#### GENERAL NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL PROPOSED AND EXISTING VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT AND PIPING, DRAINAGE STRUCTURES AND OTHER UTILITIES PRIOR TO COMMENCING WORK.
2. CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY PROPOSED LANDSCAPE IMPROVEMENTS WHEN CONFLICTS EXIST BETWEEN LANDSCAPE IMPROVEMENTS AND EXISTING OR PROPOSED UTILITIES OR SITE FEATURES SUCH AS WALKS, ROADS, BUILDINGS OR EXISTING TREES TO REMAIN.
3. VERIFY LOCATION OF ALL BUILDINGS, WALLS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK WITH ARCHITECTS AND CONTRACTOR ENGINEER'S DRAWINGS.
4. ALL WORK PERFORMED WITHIN THE DRIP LINE OF TREES DESIGNATED "EXISTING TREES TO REMAIN" SHALL BE HAND LABOR.
5. REFERENCE TO NORTH REFERS TO TRUE NORTH, REFERENCE TO SCALE IS FOR FULL-SIZED DRAWINGS ONLY. DO NOT SCALE FROM REDUCED DRAWINGS.
6. DIMENSIONS TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS.
7. WHERE NOT SHOWN ON THE PLANTING PLANS, SEE CONTRACTOR ENGINEER'S AND ARCHITECT'S DRAWINGS FOR BUILDING FOUNDATIONS SETBACKS, BOUNDARIES, SUBSURFACE AND ABOVE GRADE UTILITIES.

#### TREE PLANTING NOTES

1. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREE INSTALLED ON GRID OR PAVED AREAS. FILL BASIN WITH TRIPLE SHREDDED HARDWOOD MULCH PER TREE PLANTING DETAILS, SHEET 2 OF 2.
2. FORM A MINIMUM 30 INCH WATERING BASIN AROUND ALL TREES NOT INSTALLED IN LAWNS OR PAVED AREAS. FILL BASIN WITH TRIPLE SHREDDED HARDWOOD MULCH PER TREE PLANTING DETAILS, SHEET 2 OF 2.
3. REPLACEMENT OF UNACCEPTABLE PLANT MATERIAL: THE CONTRACTOR'S RESPONSIBILITY FOR REPLACEMENT OF UNACCEPTABLE PLANT MATERIAL SHALL EXTEND FOR TWO (2) YEARS AFTER ALL PLANT MATERIAL IS ACCEPTED BY THE ENGINEER.
4. MULCH: THE CONTRACTOR SHALL PLACE TRIPLE SHREDDED HARDWOOD MULCH IN A CONSISTENT THICKNESS AS NOTED IN THE PLANTING DETAILS. ANY MULCH PLACED IN EXCESS OF THE REQUIREMENTS SHALL BE AT THE CONTRACTOR'S EXPENSE. CHIPS OR BARK MULCH ARE NOT ALLOWED.

#### PLANTING NOTES

1. INSTALL ALL TREES A MINIMUM OF FOUR (4) FEET FROM BACK OF CURB, EDGE OF WALL OR PAVING.
2. THE LOCATION OF ALL TREES SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
3. PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT LIST FOR KEY AND CLASSIFICATION.
4. PLACE A 2" MINIMUM AND 3" MAXIMUM DEPTH LAYER OF TRIPLE SHREDDED HARDWOOD MULCH ON ALL PLANTING AREAS EXCEPT LAWN. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL.
5. LOCATION OF ALL PLANTING IS DIAGRAMMATIC. DO NOT WILLFULLY LOCATE PLANTINGS WHERE CONFLICTS EXIST WITH UTILITIES OR THE BUILDING.
6. EXISTING AND IMPORTED SOIL FOR PLANTING AREAS SHALL BE FREE FROM CHEMICALS, CONSTRUCTION DEBRIS AND TRASH, ROCKS AND OTHER MATERIAL LARGER THAN ONE INCH IN DIAMETER.
7. STEEL EDGING PLACEMENT SHALL BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION. PROVIDE AN ALLOWANCE OF 5 PERCENT OF THE TOTAL LINEAL FOOTAGE OF EDGING TO BE CONSTRUCTED DURING THE PROGRESS OF WORK, AS MAY BE DIRECTED BY THE LANDSCAPE ARCHITECT, IN ADDITION TO ALL EDGING INDICATED ON THE DRAWINGS.
8. APPLY GRANULAR PRE-EMERGENT WEED CONTROL TO AREAS TO RECEIVE SHRUBS, GROUNDCOVERS, AND NON-LAWN ORNAMENTAL PLANTING AFTER INCORPORATING SOIL AMENDMENTS. THE CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AT ALL LANDSCAPED ISLANDS NOT RECEIVING SOD.
9. PLANT QUANTITIES ARE SHOWN FOR THE CONVENIENCE TO THE CONTRACTOR. IF THERE ARE DISCREPANCIES BETWEEN THE PLAN AND NOTES, THE PLANS SHALL GOVERN.
10. ALL PLANTED AREAS TO BE AMENDED PER AN AGRICULTURAL/SOIL SUITABILITY TEST, PAID FOR BY OWNER. FOR BID PURPOSES CONTRACTOR SHALL ESTIMATE SPREADING SOIL AMENDMENT AT THE RATE OF 6 CUBIC YARDS PER 1,000 SQUARE FEET. TILL INTO THE TOP OF SOIL TO A MINIMUM DEPTH OF 6". RAKE TO A SMOOTH, EVEN SURFACE PER THE GRADING PLANS.

#### SEED AND SOD NOTES

1. SOD SHALL BE A FIRST-CLASS REPRESENTATION OF SPECIFIED SPECIES. SOD SHALL RECEIVE FERTILIZER AT THE RATE OF 9 POUNDS NITROGEN (N2) AND 24 POUNDS PHOSPHORIC ACID (P2O5) PER 1000 SQUARE YARDS AND IN ACCORDANCE WITH THE CITY OF OMAHA "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION," 2014 EDITION AND ANY CURRENT REVISION OR AMENDMENTS THERETO SHALL APPLY.
2. MAINTENANCE: BEGIN MAINTENANCE OF ALL SOD AND SEED AREAS IMMEDIATELY FOLLOWING INSTALLATION. MAINTENANCE TO INCLUDE WATERING, WEEDING, AND MOWING. WHEN TURF HAS GROWN TO A HEIGHT BETWEEN 3 AND 4 INCHES, MOW TO A HEIGHT OF 2 TO 2-1/2 INCHES. REMOVE AND REPLACE SODDED AREAS THAT FAIL TO SURVIVE. MAINTENANCE PERIOD TO BE 30 DAYS. CONTRACTOR TO NOTIFY OWNER ONE WEEK PRIOR TO THE CONCLUSION OF THE MAINTENANCE PERIOD.
3. LAWN AND TURF SEED, WHETHER IRRIGATED OR NON-IRRIGATED, SHALL BE INTERAGENCY BLUETAG CERTIFIED AND SHALL HAVE A MINIMUM GERMINATION RATE OF NINETY (90) PERCENT AND A PURITY OF NINETY-EIGHT (98) PERCENT, SEE SURFACE RESTORATION SCHEDULE.
4. ALL SEEDED AREAS SHALL RECEIVE FERTILIZER AND EROSION CONTROL MATTING CONFORMING TO THE REQUIREMENTS OF THE CITY OF OMAHA STANDARD SPECIFICATIONS FOR PUBLIC WORKS, SEE SURFACE RESTORATION SCHEDULE.
5. RESEEDING AND/OR RESODDING FOR DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS: THE CONTRACTOR WILL RESEED AND/OR RESOD ALL AREAS DISTURBED DURING THE COURSE OF CONSTRUCTION. THIS ITEM WILL NOT BE PAID FOR SEPARATELY, BUT WILL BE CONSIDERED INCIDENTAL TO THE PLANTING OF NEW VEGETATION.

#### SCARIFIED AND CONDITIONED SOIL NOTES

1. ALL NON-PAVED AND NON-BUILDING DISTURBED AREAS SHALL BE SCARIFIED BY COMPLETELY BREAKING UP THE SOIL TO A MINIMUM DEPTH OF 12".
2. TILL AND CONDITION TOP 6" OF ALL MULCHED PLANTING BEDS.
3. USE AN ORGANIC COMPOST MEETING THE REQUIREMENTS SPECIFIED BELOW.
4. A THREE INCH DEEP LAYER OF COMPOST SHALL BE PLACED ON TOP OF ALL PLANTING BEDS.
5. THE COMPOST SHALL BE TILLED INTO THE EXISTING SOIL TO A DEPTH OF SIX INCHES.

#### COMPOST

USE A COMPOST MEETING THE REQUIREMENTS OF THIS SECTION. MATERIAL SHALL BE WELL COMPOSTED, FREE OF WEED SEEDS AND STABILIZED WITH REGARD TO OXYGEN CONSUMPTION AND CARBON DIOXIDE GENERATION. COMPOST SHALL HAVE A MOISTURE CONTENT THAT HAS NO VISIBLE FREE WATER OR DUST PRODUCED WHEN HANDLING THE MATERIAL. ONE HUNDRED PERCENT OF THE MATERIAL MUST PASS THROUGH A HALF INCH SCREEN. MANUFACTURED INERT MATERIAL SHALL BE LESS THAN 1.0% BY WEIGHT.

ORGANIC MATTER CONTENT	MIN.	MAX.
C/N RATIO	—	25:1
PH	6.0	8.0
BULK DENSITY (LBS/CF)	40	50

#### PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	HEIGHT	WIDTH
<b>DECIDUOUS TREES</b>					
AR	ACER RUBRUM 'MAGNIFICENT MAGENTA'	BURGUNDY BELLE RED MAPLE	2.5" CAL.	30-50	20-30
GT	GLEDTISIA TRIACANTHOS VAR. INERMIS 'HALKA'	HALKA HONEYLOCUST	2.5" CAL.	30-50	20-30
CO	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE'	PRairie PRIDE HACKBERRY	2.5" CAL.	30-50	20-30
QV	QUERCUS VIRGINIANA	HERITAGE OAK	2.5" CAL.	30-50	20-30
AP	ACER PLATANOIDES	NORWAY MAPLE	2.5" CAL.	30-50	20-30
GD	GYMNOCLAUDUS DIOICUS ESPRESSO	KENTUCKY COFFEE	2.5" CAL.	30-50	20-30
AA	AMELANCHIER ARBOREA 'CLUMP FORM'	DOWNTOWN SERVICEBERRY	2.5" CAL.	15-25	15-25
MP	MALUS PRUNIFLORA	PRairie FIRE CRABAPPLE	2.5" CAL.	15-25	15-25
MS	MALUS SNOWDRIFT	SNOW DRIFT CRABAPPLE	2.5" CAL.	15-25	15-25
<b>CONIFEROUS TREES</b>					
PH	PINUS HELDRECHII	BOSNIAN PINE	6' HIGH	30-40	20-30
PP	PICEA PUNGENS	COLORADO BLUE SPRUCE	6' HIGH	30-40	20-30
<b>SHRUBS, GROUND COVERS, PERENNIALS, AND ORNAMENTAL GRASSES</b>					
RA	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL.	2-3	3-5
SA	SPIREA ALBIFLORA	JAPANESE WHITE SPIREA	5 GAL.	3-4	3-5
EA	EUONYMUS ALATUS	BURNING BUSH	5 GAL.	4-6	4-6
JS	JUNIPERUS SABINA 'TAMARISCIFOLIA'	GREEN TAM JUNIPER	5 GAL.	2-4	2-4
JC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL.	4-6	2-4
JH	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	5 GAL.	1-2	5-8
HPM	HEMEROCALLIS 'PARDON ME'	PARDON ME DAYLILY	1 GAL.	1-2	1-2
HHR	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL.	1-2	1-2
NMH	NARCISSUS SP. 'MOUNT HOOD'	MOUNT HOOD DAFFODIL	1 GAL.	1-2	1-2
SMN	SAVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT SALVIA	1 GAL.	1-2	1-2

#### SURFACE RESTORATION SCHEDULE

IRRIGATED LAWN SOD AREA - RTF (RHIZOMATOUS TALL FESCUE) SOD BY CERTIFIED RTF SOD GROWER AS PRODUCED BY MEMBERS OF THE RTF TURF PRODUCERS ASSOCIATION (U.S. PATENT NO. 6,277,527). INSTALL PER SUPPLIER'S SPECIFICATIONS. REMOVE NETTING PRIOR TO INSTALLATION. SEE SOD NOTES, THIS SHEET. ALL AREAS RECEIVING SOD SHALL HAVE SCARIFIED AND SOILS, SEE SCARIFIED AND CONDITIONED SOIL NOTES, THIS SHEET.
IRRIGATED PLANTER BEDS WITH TRIPLE SHREDDED HARDWOOD MULCH - CONSTRUCT PLANTING BEDS WITH TRIPLE SHREDDED HARDWOOD MULCH AT CONSISTENT DEPTH THROUGHOUT BED (2" MINIMUM - 3" MAXIMUM DEPTH). ALL PLANTER BEDS SHALL HAVE SCARIFIED AND CONDITIONED SOILS, SEE SCARIFIED AND CONDITIONED SOIL NOTES, THIS SHEET.

#### LANDSCAPE REQUIREMENTS

LOT 1  
STREET FRONTRAGE (SECTION 07.17.03.02) - EMINILE STREET  
EMINILE STREET FRONTRAGE 591' - ACCESS DRIVES 65' = 526'  
TREES REQUIRED (1 TREE / 40 LF FRONTRAGE) 526' / 40' = 13 TREES  
TREES PROVIDED = 13 TREES

SIDE YARD (SECTION 07.17.03.03) - EAST PROPERTY LINE ABUTTING RESIDENTIAL  
261 LF x 10' WIDTH  
MINIMUM 6' HIGH VEGETATIVE SCREENING

PARKING AREA INTERIOR LANDSCAPING (SECTION 07.17.03.06)  
PARKING STALLS = 79  
INTERIOR LANDSCAPING REQUIRED (10 SF / PARKING STALL) = 790 SF  
INTERIOR LANDSCAPING PROVIDED = 3,767 SF

PARKING AREA PERIMETER LANDSCAPING (SECTION 07.17.03.07)  
PARKING LOT STREET FRONTRAGE = 94 LF  
TREES REQUIRED (1 TREE / 40 LF STREET FRONTRAGE) = 2 TREES  
TREES PROVIDED = 2

PARKING AREA SCREENING (SECTION 07.17.04.01)  
PARKING LOT SCREENING = 94 LF  
MINIMUM 3' HIGH VEGETATIVE SCREENING

#### LANDSCAPE KEYNOTES

1. CONSTRUCT EDGING BETWEEN LAWN AND MULCHED PLANTER BED AREAS. EDGING SHALL BE "SURE-EDGE" BY SURE-LOC, 3/16" x 5.5", ALUMINUM, BLACK ANODIZED, WITH 16" DEPTH STAKES, OR APPROVED EQUAL. SEE WWW.SURELOCEDGING.COM FOR MORE INFORMATION.
2. TRASH ENCLOSURE SCREENED BY ARCHITECTURAL MASONRY WALL. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION

#### WARRANTY:

THE CONTRACTOR SHALL WARRANTY PLANT MATERIALS FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION, AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTROL OF THE CONTRACTOR. WARRANTY COVERS A MAXIMUM OF ONE REPLACEMENT PER ITEM.

#### CONTRACTOR QUALIFICATIONS

1. THE CONTRACTOR SHALL BE CERTIFIED AND HAVE AT LEAST 3 YEARS OF LANDSCAPING EXPERIENCE INSTALLING SIMILAR TYPES OF PROJECTS.

#### SUBMITTALS

1. THE CONTRACTOR SHALL PLANT TREES THAT HAVE BEEN GROWN FROM A SEED SOURCE IN USDA COLD HARDINESS ZONE 5. FOR NORTHERLY, A CERTIFICATE OF ORIGIN MUST BE SUBMITTED FOR EACH SPECIES OF TREE THAT IS TO BE PLANTED. THE CONTRACTOR SHALL ALSO SUBMIT THEIR LANDSCAPING PLAN PRIOR TO STARTING WORK IF IT VARIES FROM THE BID PLAN.
2. SUBMIT SAMPLE OF TRIPLE SHREDDED HARDWOOD MULCH TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING AND CONSTRUCTING ON SITE.
3. SUBMIT SAMPLE OF EDGING TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING AND CONSTRUCTING ON SITE.
4. SUBMIT SOURCE OF SOD. SOD SHALL BE FIRST-CLASS REPRESENTATION OF NORMAL SPECIES AND VARIETIES OF BLUEGRASS OR TURF-TYPE TALL FESCUE. SOD SHALL BE FREE OF NOXIOUS WEEDS AND RELATIVELY FREE OF ALL OTHER WEEDS.
5. SEED ORIGINS SHALL BE STATE OF NEBRASKA OR ADJOINING STATES. SUBMIT SEED TAG THAT DESCRIBES THE VARIETY, ORIGIN, AND ANALYSIS OF THE SEED. ALL SEED MUST COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL SEED LAWS.

#### IRRIGATION NOTE

ALL TURF LAWN AREAS AND MULCHED PLANTING BED AREAS TO BE IRRIGATED PER CITY OF LA VISTA ZONING ORDINANCE SECTION 5.17.05.03, SEE SHEET 2 OF 2 FOR IRRIGATION INFORMATION.

**811**  
ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR. THERE IS NO GUARANTEE THAT THE UTILITIES ARE LOCATED, OR LOCATED IN THE LOCATION, DEPTH, AND SIZE AS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND MARKING THEM PRIOR TO CONSTRUCTION.

**DESIGNER / DRAFTER**  
M. SHARP / J. DENNELL  
**DATE**

**PROJECT NUMBER**  
0118087.05-093  
**BOOK AND PAGE**

**SHEET**

1 OF 2

**STRECK, INC. (HARRISON HILLS FACILITY)**  
**CITY OF LA VISTA, SARPY COUNTY, NEBRASKA**

**811**  
ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR. THERE IS NO GUARANTEE THAT THE UTILITIES ARE LOCATED, OR LOCATED IN THE LOCATION, DEPTH, AND SIZE AS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND MARKING THEM PRIOR TO CONSTRUCTION.

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

**REVISIONS**

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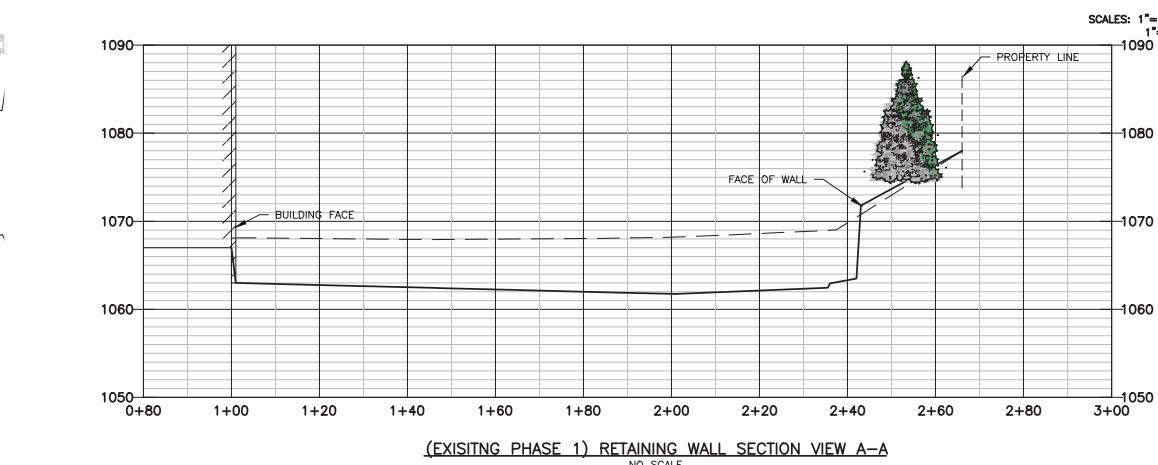
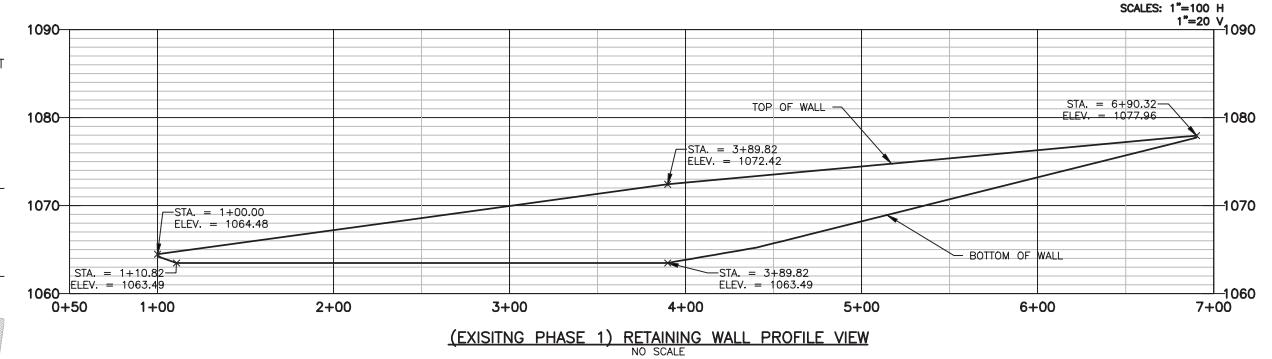
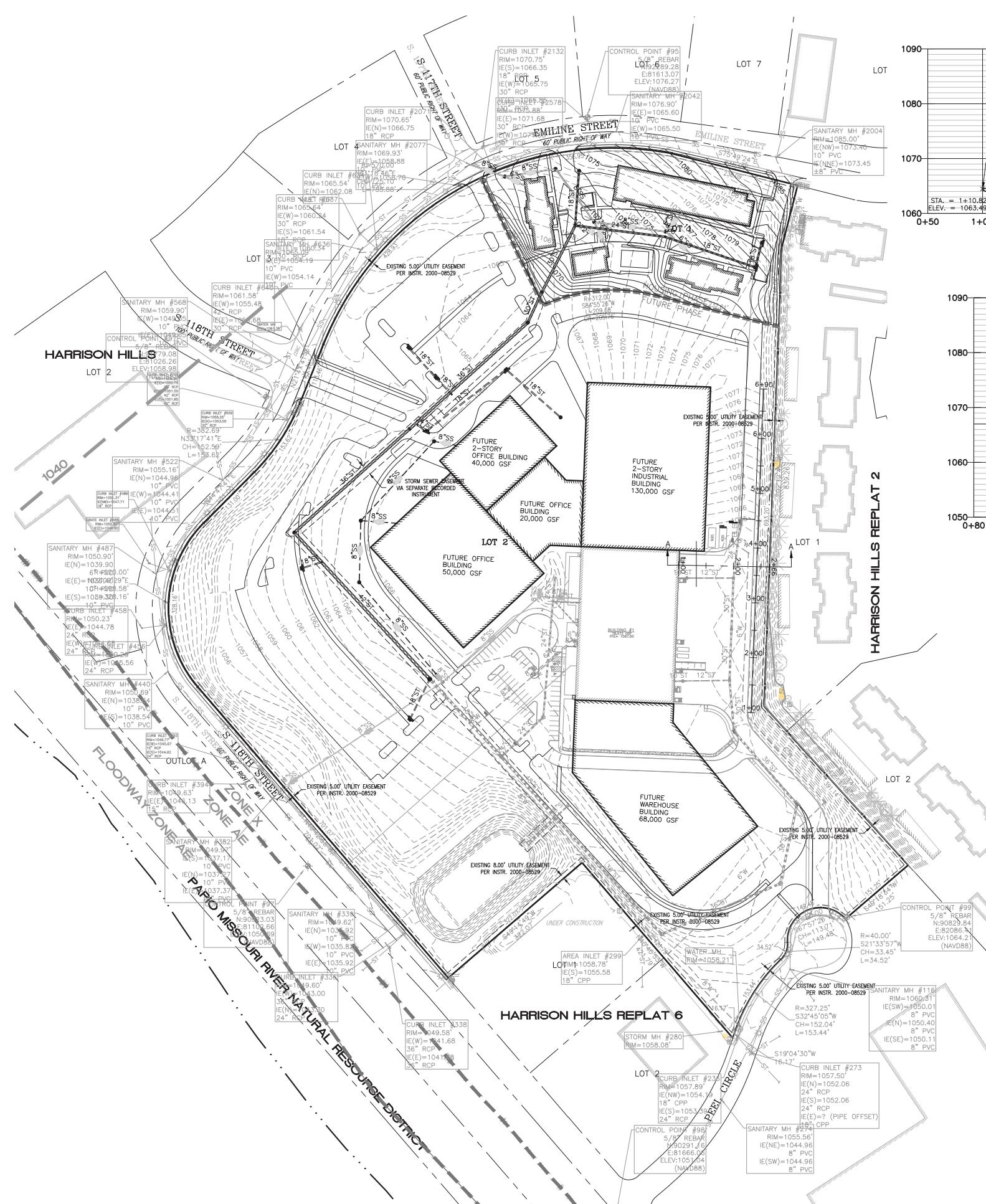
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### RETAINING WALL MATERIAL DETAIL

PLANNED UNIT DEVELOPMENT  
GRADING EXHIBIT

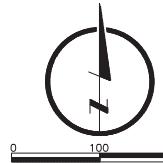
TRECK, INC. (HARRISON HILLS FACILITY)  
AVISTA, NEBRASKA



Call 811 before you dig.

**Call before**

EGEND



PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

PLANNED UNIT DEVELOPMENT  
UTILITY EXHIBIT

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



KNOW WHAT'S BELOW.  
Call 811.

## Call to

## LEGEND

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

