

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
MARCH 16, 2021 AGENDA**

Subject:	Type:	Submitted By:
CONDITIONAL USE PERMIT – WORKFORCE HOUSING – PORTION OF LOT 1 HARRISON HILLS	◆ RESOLUTION ORDINANCE RECEIVE/FILE	CHRISTOPHER SOLBERG DEPUTY COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS

A public hearing has been scheduled and resolution prepared to consider an application for a Conditional Use Permit to construct and operate a multiple family dwelling complex (apartments) on a portion of Lot 1 Harrison Hills for the purpose of developing 84 units of workforce housing, generally located south of the intersection of S. 117th Street and Emiline Street.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval.

BACKGROUND

On December 15, 2020 City Council approved applications by Streck, Inc. for a Future Land Use Map amendment to the Comprehensive Plan and Rezoning for the Streck Workforce Housing development that will include 84 apartments north of the new Streck development underway in Harrison Hills.

A public hearing has been scheduled and resolution prepared to consider an application submitted by Streck, Inc. for a Conditional Use Permit to construct and operate multi-family housing on proposed Lot 1 Harrison Hills Replat Seven which would include three (3) apartment buildings and one clubhouse. The property is zoned R-3 High-Density residential, which lists “Multiple Family Dwellings constructed after November 20, 2001” as a Permitted Conditional Use.

A detailed staff report is attached.

The Planning Commission held a public hearing on February 18, 2021, and unanimously recommended approval of the Conditional Use Permit, contingent upon on the resolution of the issues mentioned in the staff report, as the request is consistent with the Comprehensive Plan and the Zoning Ordinance.

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA APPROVING A CONDITIONAL USE PERMIT TO CONSTRUCT, OWN, AND OPERATE A MULTIPLE FAMILY DWELLING COMPLEX ON LOT 1 HARRISON HILLS REPLAT SEVEN.

WHEREAS, Streck, Inc. has applied for a conditional use permit for to allow for a multiple family dwelling complex on Lot 1, Harrison Hills Replat 7, located southeast of 117th Street and Emiline Street; and

WHEREAS, the La Vista Planning Commission held a public hearing on February 18, 2020 to review the application and unanimously voted to recommend approval; and

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a conditional use permit for such purposes.

NOW THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of La Vista hereby approve and authorize the execution of a Conditional Use Permit in form and content submitted at this meeting, subject to any additions, subtractions, or modifications that the City Administrator may determine necessary or advisable, for Applicant, Subdivider, or any Controlled Entities to construct, own, and operate multiple-family dwellings on Lot 1 Harrison Hills Replat 7, contingent upon approval of the Harrison Hills Replat Seven Final Plat and Subdivision Agreement, and substantial completion of the Design Review Process.

PASSED AND APPROVED THIS 16TH DAY OF MARCH 2021.

CITY OF LA VISTA

ATTEST:

Douglas Kindig, Mayor

Pamela A. Buethe, CMC
City Clerk



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

CASE NUMBERS: PCUP20-0007;

FOR HEARING OF: MARCH 16, 2021
REPORT PREPARED ON: MARCH 8, 2021

I. GENERAL INFORMATION

A. APPLICANT:

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

B. PROPERTY OWNER:

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

C. LOCATION: 11725 S 118th Street; Generally located south of the intersection of S. 117th 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 Conditional Use Permit 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: To allow for the development of multi-family housing units (apartments).

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. Article 6 of the Zoning Regulations – Conditional Use Permits
2. Section 5.08 of the Zoning Regulations – R-3 High Density Residential.
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:

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.

B. OTHER PLANS: N/A.

C. TRAFFIC AND ACCESS:

1. Access to this property would be through Emiline Street, which connects to the arterial Harrison Street through intersections at 115th, 117th, and 118th 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.

IV. REVIEW COMMENTS:

- A.** 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.

- B. 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.
- C. In addition to the approval of a Conditional Use Permit and prior to development, the applicant will be required to receive approval of the revised PUD Site Plan 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.
- D. A draft of the Conditional Use Permit has been included in the packet for review.

V. STAFF RECOMMENDATION – CONDITIONAL USE PERMIT:

Staff recommends approval of the Conditional Use Permit for Lot 1 Harrison Hills Replat 7 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. PLANNING COMMISSION RECOMMENDATION – CONDITIONAL USE PERMIT:

The Planning Commission held a public hearing on February 18, 2021 and recommended approval of the Conditional Use Permit for multi-family housing on Lot 1 Harrison Hills Replat 7 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.

VII. ATTACHMENTS TO REPORT:

- A. Vicinity Map
- B. Staff Review Letters
- C. Draft Conditional Use Permit w/ Exhibits

VIII. 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

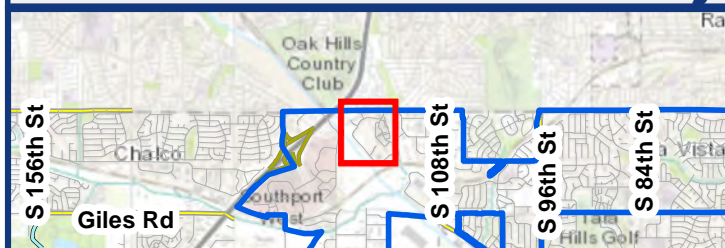


Community Development Director

3/8/2021
Date



Conditional Use Permit Vicinity Map



Streck, Inc.
Portion of Lot 1 Harrison Hills

2/12/2021 CB





December 23, 2020

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

RE: Conditional Use Permit – Multifamily Housing – Initial Review Letter
Portion of 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 6.05.01 – Project will likely require FAA review and approval due to the proximity to the Millard Airport.
2. Section 6.05.04 – The storm sewer design and accompanying drainage report will need to be revised to account for the additional impervious area, and to ensure the Post Construction Stormwater Management Plan meets the requirements of Section 154 of the Municipal Code. Submittals should be revised to show the existing storm sewer system as well as the proposed storm sewer system as to show if there are any proposed modifications to the existing storm sewer system to account for the revisions.
3. Section 6.05.10 – The traffic study will need to be reviewed and approved by the City of Omaha. If the City of Omaha requires any improvements to the intersections of 118th and Harrison Streets and/or 115th/116th and Harrison Streets, the improvements will need to be made as part of this project.

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

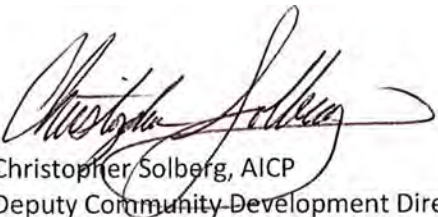
Public Works
9900 Portal Rd.
402.331.8927 P
402.331.1051 F

Recreation
8116 Park View Blvd.
402.331.3455 P
402.331.0299 F

Please submit 4 full size revised copies of the CUP 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

January 25, 2021

**LAMP
RYNEARSON**

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
Conditional Use Permit 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, portion of Lot 1, Conditional Use Permit – Multifamily Housing initial review letter dated December 23, 2020 regarding the Streck, Inc. – Harrison Hills submittal.

Review Comments:

1. Section 6.05.01 – Project will likely require FAA review and approval due to the proximity to the Millard Airport.

Response: Agreed. Once the finished floors have been established and prior to producing final construction documents, the project will be submitted to the FAA for their review and approval.

2. Section 6.05.04 – The storm sewer design and accompanying drainage report will need to be revised to account for the additional impervious area, and to ensure the Post Construction Stormwater Management Plan meets the requirements of Section 154 of the Municipal Code. Submittals should be revised to show the existing storm sewer system as well as the proposed storm sewer system as to show if there are any proposed modifications to the existing storm sewer system to account for the revisions.

Response: The updated drainage study has been included for the city's review. The original design of the dry detention basin assumed that the site would utilize the city's maximum allowable imperviousness for an I-1 Light Industrial use which is 65%. The proposed site impervious is below that originally assumed value of 65% so the updated drainage study shows that the basin meets the requirements of Section 154 of the Municipal Code.

3. Section 6.05.10 – The traffic study will need to be reviewed and approved by the City of Omaha. If the City of Omaha requires any improvements to the intersections of 118th and Harrison Streets and/or 115th/116th and Harrison Streets, the improvements will need to be made as part of this project.

Response: The updated traffic memo has been submitted to the City of Omaha for their review and comment.

Documents enclosed are as follows:

1. Streck Inc. Harrison Hills Facility Drainage Study, 4 Copies

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

CITY OF LAVISTA
CONDITIONAL USE PERMIT

**Conditional Use Permit for Multiple Family Dwellings
(Streck Workforce Housing)
Lot 1 Harrison Hills Replat 7**

This Conditional Use Permit is issued this ____ day of _____ 2021 by the City of La Vista, a municipal corporation in Sarpy County, Nebraska ("City") to Streck, Inc., an corporation authorized to do business in Nebraska ("Owner"), pursuant to the La Vista Zoning Ordinance.

WHEREAS, Owner wishes to construct and operate a multiple family dwelling complex to be known as the Streck Workforce Housing upon the following described tract of land within the City of La Vista's zoning jurisdiction:

Lot 1 Harrison Hills Replat 7, a subdivision in Sarpy County, Nebraska (the "Property") as depicted in Exhibit "A" the final plat; and

WHEREAS, Owner has applied for a Conditional Use Permit for the purpose of constructing and operating a multiple family dwelling complex on the Property as described above; and

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a Conditional Use Permit to the Owner for such purposes, subject to certain conditions and agreements as hereinafter provided (the "Permit").

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

Conditions of the Permit

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

1. Development and operation on the Property is governed by this Permit. The rights granted by this Permit are transferable and any material breach hereof shall cause Permit to expire and terminate, subject to the rights of the Owner to cure such default or deficiency as set forth in this Permit.
2. In respect to the proposed Uses:
 - a. The site plan (the "Site Plan") showing the Property's boundaries, all existing and proposed easements, proposed structures, parking, access points, and drives, is attached hereto and incorporated herein as Exhibit " B ".
 - b. Operations on the property will be limited to and carried out in accordance with the Operational Statement attached as Exhibit "C" and incorporated into this permit by reference.
 - c. Architectural review of the building design, landscaping, and lighting has been completed and the foregoing plans are approved as shown in Exhibits " D " through " F ".
 - d. The Property shall be developed and maintained in accordance with the Site Plan and all other Exhibits of this Agreement, as well as the final plat of Harrison Hills Replat 7 ("Final Plat"), Planned Unit Development Plan ("PUD") and Subdivision Agreement applicable to the Property, ("Subdivision Agreement"), as approved by the City and incorporated herein by this reference. Any modifications

- to the Site Plan must be submitted to the Chief Building Official for approval. Modification of any other document or Exhibit shall be subject to approval of the City, as directed by the City Administrator, unless otherwise expressly provided in the document or Exhibit to be modified.
- e. All signage, including without limitation design, location, placement and dimensions, shall be subject to approval of the Community Development Department, per the La Vista Zoning Ordinance.
 - f. As-built topographic surveys of the storm water detention areas constructed in accordance with the Subdivision Agreement shall be provided to the City before certificates of occupancy are issued for any completed building on the Property, with a requirement that any variances from the approved detention plans be corrected, or certified as inconsequential, to the satisfaction of the City Engineer prior to issuing such certificates.
 - g. No vehicle repair (other than emergency maintenance such as changing a tire), inoperable or abandoned vehicles, or storage of vehicles shall be allowed in the parking areas on the Property shown on Exhibit " B ". The Owner shall have seventy-two (72) hours after notice from the City or other appropriate political subdivision to correct any violation or cause the removal of any such vehicle that is in violation.
 - h. Owner shall obtain all required permits for the Uses from the City of La Vista.
 - i. Owner shall comply (and shall ensure that all structures, appurtenances and improvements on the Property at any time comply) with any applicable federal, state and/or local laws, rules or regulations, as amended or in effect from time to time, including, but not limited to, applicable building codes, fire codes, ADA requirements, and environmental or safety laws, rules or regulations.
 - j. Owner hereby indemnifies the City against, and holds the City harmless from, any liability, loss, claim or expense whatsoever (including, but not limited to, reasonable attorney fees and court cost) arising out of or resulting from the acts, omissions or negligence of the Owner or its agents, employees, assigns, suppliers or invitees relating to the Owner's Uses of the Property, including, but not limited to, any liability, loss, claim or expense arising out of or resulting from any violations of any applicable environmental or safety law, rule or regulation but excluding any liability, loss, claim or expense proximately caused by the sole negligence of the City.
 - k. A drainage study for the Property has been completed, as referenced in the Subdivision Agreement, with respect to the proposed Uses on Harrison Hills Replat 7. Owner agrees to comply with requirements related to drainage that are specified in said Subdivision Agreement.
 - m. Owner shall ensure that the leasing and business office on the property will be staffed during normal business hours.
 - n. If at any time any part of Lot 1 Harrison Hills Replat 7 is owned by any person or entity other than Owner, all owners shall cooperate and coordinate to carry out Subdivider (as "Subdivider" is defined in the Subdivision Agreement) obligations under the Subdivision Agreement.
 - o. There shall not be any outside storage of materials. All trash receptacles, benches and planters shall be placed on property and securely fastened to building or concrete. Trash dumpsters shall be placed with a trash enclosure of six feet in height and screened accordingly.
 - p. Landscaping requirements from Section 7.17 of the City of La Vista Zoning Ordinance shall be satisfied and maintained in accordance with the approved landscaping plan (Exhibit "D") and the requirements of the Gateway Corridor District.
3. The Owner's right to maintain the Uses of the Property, as contemplated by this Permit, shall be based on the following conditions:
- a. An annual inspection to determine compliance with the conditions of this Permit. The Permit may be revoked (with respect to a particular Use) only upon a finding by the City that there is a material violation of the material terms of this Permit if the violation occurs after written notice from the City to Owner and opportunity to cure in the time and manner described below.
 - b. Construction will be in accordance with the City Building Code. Time limitation for building permits shall be in accordance with the City Building Code. Extensions shall be requested in writing and justifiable cause demonstrated.

- c. All obsolete or unused structures, accessory facilities or materials with an environmental or safety hazard shall be abated and/or removed from the Property at Owner's expense within twelve (12) months of cessation of the Use of the Property as related to said structures, facilities or materials.
4. Notwithstanding any other provision herein to the contrary, this Permit, and all rights granted hereby, shall expire and terminate as to a Permitted Use hereunder upon the first of the following to occur:
 - a. Owner's abandonment of the Permitted Use. There shall be a presumption that the project on the Property has been abandoned if the Owner fails to commence construction of the buildings within the time provided by Section 4(b) above.
 - b. Cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Uses, and such cancellation, revocation denial or failure to maintain any federal, state or local permit required for the use is not cured in the time and manner described below, so long as curative rights are provided under laws, rules and regulations governing said permit.
 - c. Owner's construction or placement of a storage tank, structure or other improvement on the Property, (except during construction of any phase of the project) not specified in this Permit and Owner's failure to cure such breach in the time and manner described below after City's giving notice thereof.
 - d. Owner's breach of other terms hereof and its failure to cure such breach in the time and manner set forth below.
5. If construction of the improvements on the Property has not been commenced within twelve (12) months from the date of this Permit, this Permit shall be null and void and all rights hereunder shall lapse; provided, however, Owner shall have the right to file for an extension of time pursuant to the La Vista Zoning Ordinance.
6. If the Owner upon the expiration or termination of this Permit fails to promptly remove any remaining safety, environmental or other hazard or nuisance, the City may at its option (but without any obligation to the Owner or any third party to exercise said option) cause the same to be removed at Owner's cost (including, but not limited to, the cost of any excavation and earthwork that is necessary or advisable in connection with the removal thereof) and the Owner shall reimburse the City the costs incurred to remove the same. Owner hereby irrevocably grants the City, its agents and employees the right, provided notice is furnished to the Owner along with a reasonable time to remove or cure such hazard, to enter the Property and to take whatever action as is necessary or appropriate to remove any such hazards or nuisances in accordance with the terms of this Permit, and the right of the City to enter the Property as may be necessary or appropriate to carry out any other provision of this Permit.
7. If any provision, or any portion thereof, contained in this Permit is held to be unconstitutional, invalid, or unenforceable, the remaining provisions hereof, or portions thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.
8. The conditions and terms of this Permit shall constitute covenants running with the land and shall be binding upon, and shall inure to the benefit of, the Owner, its successors and assigns.
9. Delay of City to terminate this Permit on account of breach of Owner of any terms hereof in accordance with the terms hereof shall not constitute a waiver of City's right to terminate this Permit, unless the City has expressly waived said breach. A waiver of the right to terminate upon any breach shall not constitute a waiver of the right to terminate upon a subsequent breach of the terms hereof, whether said breach be of the same or different nature.
10. Cure Rights. Notwithstanding any other provision of this Permit to the contrary, Owner shall be entitled to written notice and opportunity to cure a breach of this Permit as follows. City will notify the Owner in writing of any breach of this Permit and Owner shall be permitted to cure any breach. Such written

Effective Date:

This Permit shall take effect upon the filing hereof with the City Clerk a signed original hereof

THE CITY OF LA VISTA

By _____
Douglas Kindig, Mayor

Attest:

Pamela A Buethe, CMC
City Clerk

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

On this _____ day of _____, 2021, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Douglas Kindig, personally known by me to be the Mayor of the City of La Vista and Pamela Buethe, to me personally known to be the City Clerk of the City of La Vista, the identical persons whose names are affixed to the foregoing Permit, and they acknowledged the execution thereof to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.

CONSENT AND AGREEMENT

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

Owner:

Streck, Inc.

By: _____, it's owner

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
)
COUNTY OF _____)

On this _____ day of _____, 2021, before me a Notary Public, duly commissioned and qualified in and for said County, appeared _____ personally known by me to be an owner of Streck Inc., a limited liability company, and the identical person whose name is affixed to the foregoing Permit, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said company.

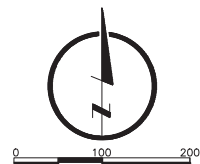
WITNESS my hand and Notarial Seal the day and year last above written.

Notary Public

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED WITH AN ANGLE ADJACENT TO THE CURVE, MEASURED TO THE CHORD AND SHOWN IN BRACKETS.
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.

LOTS 1 AND 2

BEING A REPLATTING OF LOTS 1 AND 16, HARRISON HILLS, A SUBDIVISION, AS
SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA



NW 1/4 NW 1/4 SEC. 17, T14N, R12E
NE 1/4 NW 1/4 SEC. 17, T14N, R12E
SW 1/4 NW 1/4 SEC. 17, T14N, R12E
SE 1/4 NW 1/4 SEC. 17, T14N, R12E

————— BOUNDARY LINE
 - - - - - EXISTING LOT LINE
 - - - - - EASEMENT LINE

HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, AND THAT THIS PLAT MEETS OR EXCEEDS THE "MINIMUM STANDARDS FOR SURVEYS" ADOPTED BY THE NEBRASKA STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. FURTHER, I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES AND ALTERNATELY PLACED AT THE INTERSECTIONS OF THE HARBORWAY WITH HIGHWAYS 1 AND 2, BEING A REPLACING OF LOTS AND HARRISON HILLS, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA.

CONTAINING 30.065 ACRES MORE OR LESS.

WILLIAM E. KNIGHT, R.L.S. 566

DATE _____



KNOW ALL PERSONS BY THESE PRESENTS: THAT, STRECK INC., A NEBRASKA CORPORATION, OWNERS OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS HARRISON HILLS REPLAT 7, LOTS 1 AND 2; DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER AND USE, FROM TIME TO TIME, THE EASEMENT AREAS, SHOWN HEREON FOR THE STATED PURPOSE, FOR INGRESS AND EGRESS IN THE CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES; PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTOR, AND TO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREAS. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS NOR BE POWEED BY THE GRANTOR TO THE GRANTEE IN FEE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREAS. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTOR IN WRITTEN FORM.

FOR POWER AND COMMUNICATIONS

PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND REVENUE POLES, WIRES, CABLES, CONDUITS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AND A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTTER LOTS. NO PERMANENT BUILDING OR RETAINING WALLS SHALL BE PLACED IN THE OMAHA EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

FOR WATER AND GAS

PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, AND THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL STREET FRONTS OF ALL LOTS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED ON THE STRIP OF LAND. THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE FORESAID USES OR RIGHTS HEREIN GRANTED.

STRECK INC., A NEBRASKA CORPORATION, OWNER

CONSTANCE RYAN

(PRINTED TITLE)

STATE OF NEBRASKA)
) ss

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____, 20____

BY CONSTANCE RYAN, _____ OF _____

STRECK INC., A NEBRASKA CORPORATION, ON BEHALF OF THE CORPORATION.

SIGNATURE OF NOTARY PUBLIC

THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS

____ DAY OF _____, 20____

SARPY COUNTY TREASURER

**LAMP
RYNEARSON**

14710 W. DODGE RD, STE. 100
OMAHA, NE 68154
402.496.2498
LampRynearson.com

WILLIAM E. KNIGHT

LS-566

FINAL
PLAT

HARRISON HILLS REPLAT 7 (LOTS 1 AND 2)
SARPY COUNTY, NEBRASKA



Know what's below.
Call before you dig.

REVISIONS

DESIGNER / DRAFTER

ELISE MOLLAK

DATE _____

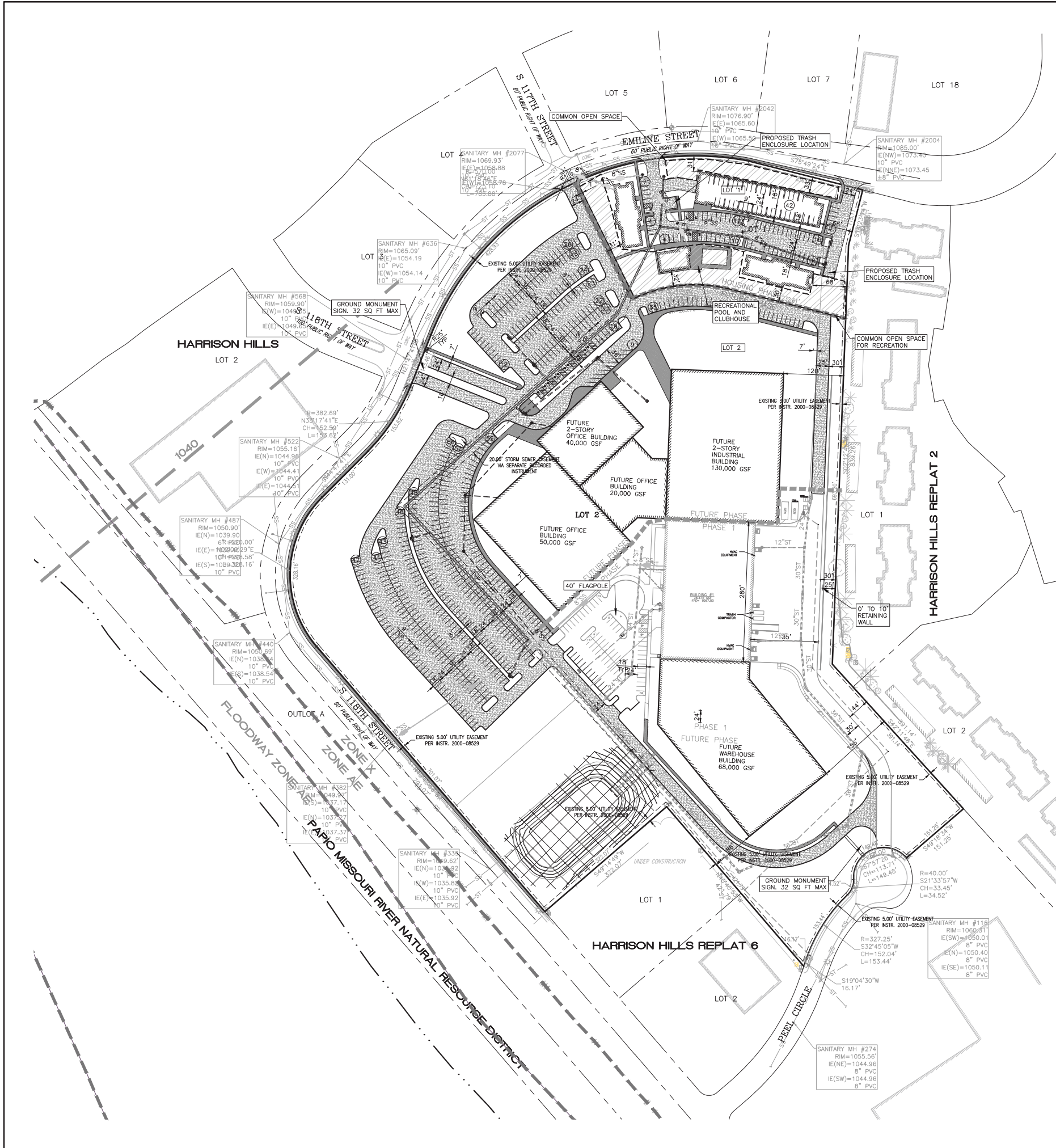
2-7-2020
PROJECT NUMBER

0118087-03-004

BOOK AND PAGE

8087, 1-9

SHEET



LEGAL DESCRIPTION:		PUD SITE REGULATORY TABLE	
		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"/> []		PERMITTED USE CONDITIONAL USE SPECIAL USE	
		<div style="font-size: 48pt; color: blue; font-weight: bold;">Exhibit B</div>	
SITE REGULATORS (SEE SECTION 5.08):		<u>ALLOWANCES</u>	
A. SITE AREA		2,250 SF/UNIT MIN.	
B. MINIMUM WIDTH		100 FEET	
C. SETBACK			
MIN. FRONT YARD		30', 60' WHEN PARKING IS LOCATED IN FRONT YARD	
MIN. SIDE YARD		10', 5' ADDITIONAL FOR EACH STORY IN EXCESS OF 3 STORIES	
MIN. REAR YARD		30'	
D. BUILDING HEIGHT		45' MAX	
E. MAX BUILDING COVER (%)		40% (BUILDING COVERAGE/LOT AREA = 30,225 SF/132,026 SF = 23%)	
F. MIN COMMON OPEN SPACE (%)		30% (OPEN SPACE/LOT AREA = 44,880 SF/132,026 SF = 34%)	
G. DENSITY OF BUILDING UNITS		UNITS/ACRE = 84 UNITS/ 3.03 AC. = 27.72 UNITS/AC.	
OFF STREET PARKING REQUIREMENTS (SEE SECTION 7.06)			
	<u>UNITS</u>	<u>PARKING REQUIRED</u>	<u>PARKING PROVIDED</u>
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	
ACCESSIBLE PARKING REQUIREMENTS (SEE SECTION 7.08)			
		<u>PARKING REQUIRED</u>	<u>PARKING PROVIDED</u>
		118 TOTAL = 5 ACCESSIBLE	5 STALLS

LEGAL DESCRIPTION:		PUD SITE REGULATORY TABLE	
		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)	
[X]	PERMITTED USE		
[]	CONDITIONAL USE		
[]	SPECIAL USE		
SITE REGULATORS (SEE SECTION 5.13):			
		<u>ALLOWANCES</u>	
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. BUILDING HEIGHT	45' MAX		
E. MAX LOT COVER (%)	65%		
F. PARKING REQUIREMENTS			
(SEE SECTION 7.06)			
	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)		
OFF STREET PARKING REQUIREMENTS (SEE SECTION 7.06)			
	<u>GROSS FLOOR AREA</u>	<u>PARKING REQUIRED</u>	<u>PARKING PROVIDED</u>
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)
ACCESSIBLE PARKING REQUIREMENTS (SEE SECTION 7.08)			
		<u>PARKING REQUIRED</u>	<u>PARKING PROVIDED</u>
PHASE 1 (EXISTING)		75 TOTAL = 3 ACCESSIBLE	3 STALLS
TOTAL		2% OF 669 TOTAL STALLS = 14 ACCESSIBLE	14 STALLS

	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		COMMON OPEN SPACE
	EXISTING CONTOUR		

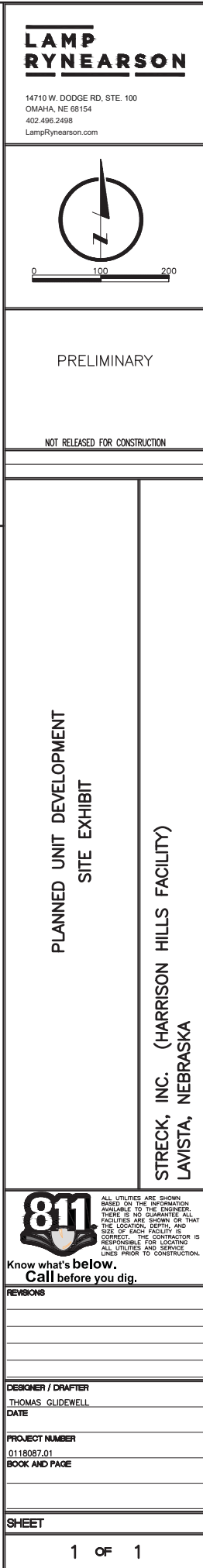
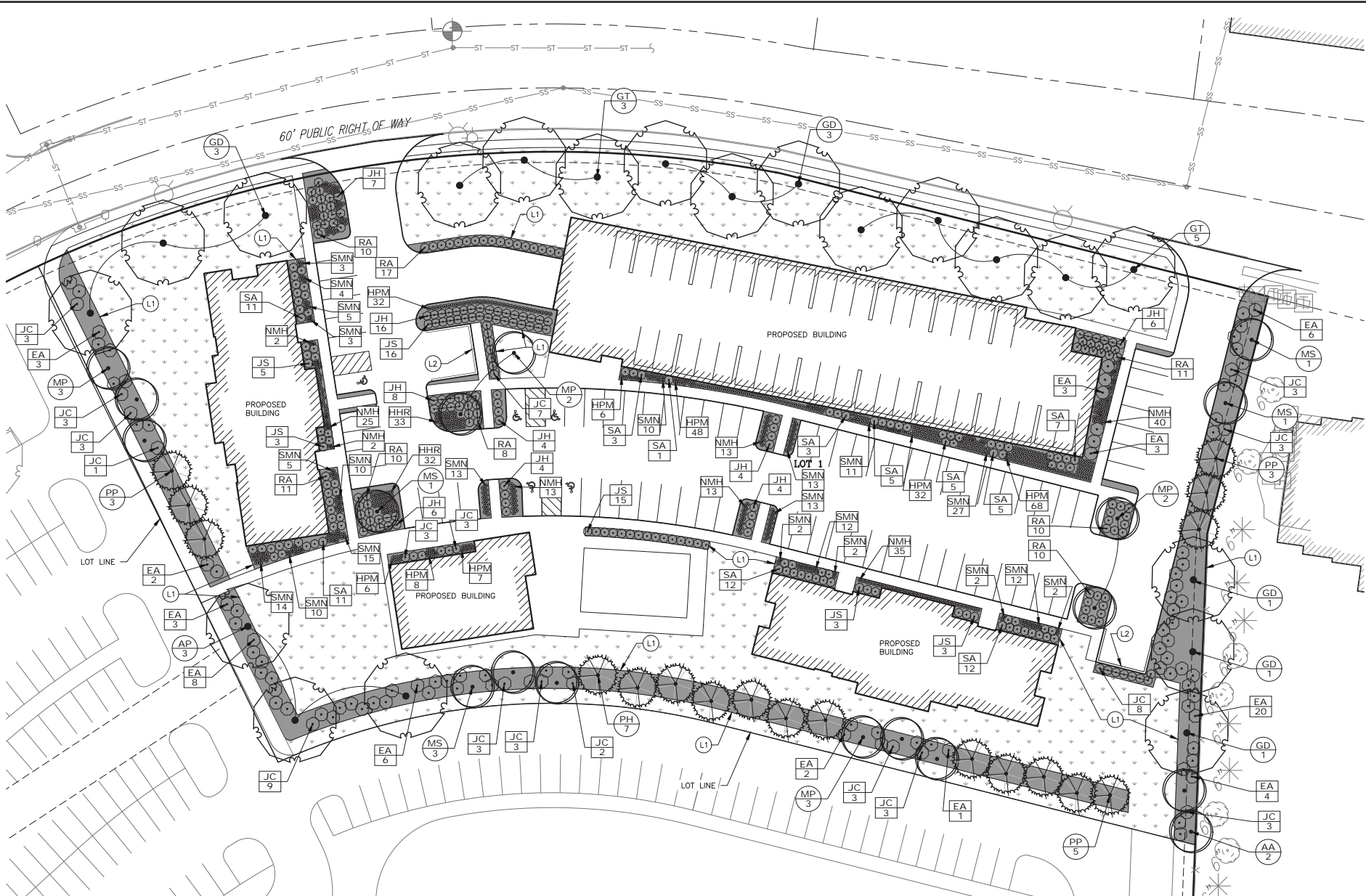


Exhibit C

Streck Housing Lot 1 Replat 7 Conditional Use Permit Operating Statement

The Streck Housing Project is an employer-assisted, workforce housing project targeted to Streck employees that work at the neighboring Streck campus. The multifamily residential project will provide a unique opportunity for Streck employees to live within walking distance of their workplace. This arrangement will improve affordability of housing for the employees of Streck, while providing a convenient living option. There is also the potential for Streck to partner with other local businesses to provide workforce housing to non-Streck employees. The project will include approximately 84 residential units spread across three buildings, with amenities for residents and their guests, including an on-site clubhouse and pool. Additionally, the project includes approximately 38 enclosed garage stalls and approximately 79 surface parking stalls.



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 SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ALIGN TREES ACROSS WALKS. ADJUST SPACING AS NECESSARY, SUBJECT TO REVIEW BY THE LANDSCAPE ARCHITECT.
2. FORM A MINIMUM 30 INCH WATERING BASIN AROUND ALL TREES NOT INSTALLED IN LAWN 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 PLANTED IN EXCESS OF THE REQUIREMENTS SHALL BE AT THE CONTRACTORS 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. MOW 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 SODDING AREAS THAT FAIL TO SURVIVE. MAINTENANCE PERIOD TO BE 30 DAYS. CONTRACTOR TO NOTIFY OWNER ONE WEEK PRIOR OF 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.

	MIN.	MAX.
ORGANIC MATTER CONTENT	35%	65%
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
DECIDUOUS TREES					
AR	ACER RUBRUM 'MAGNIFICENT MAGENTA'	BURGUNDY BELLE RED MAPLE	2.5" CAL.	30-50	20-30
GT	GLEDITSIA 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	GYMNOCADUS DIOICUS ESPRESSO	KENTUCKY COFFEE	2.5" CAL.	30-50	20-30
AA	AMELANCHIER ARBOREA 'CLUMP FORM'	DOWNY SERVICEBERRY	2.5" CAL.	15-25	15-25
MP	MALUS PRAIRIFIRE	PRAIRIE FIRE CRABAPPLE	2.5" CAL.	15-25	15-25
MS	MALUS SNOWDRIFT	SNOW DRIFT CRABAPPLE	2.5" CAL.	15-25	15-25
CONIFEROUS TREES					
PH	PINUS HELDREICHII	BOSNIAN PINE	6' HIGH	30-40	20-30
PP	PICEA PUNGENS	COLORADO BLUE SPRUCE	6' HIGH	30-40	20-30
SHRUBS, GROUND COVERS, PERENNIALS, AND ORNAMENTAL GRASSES					
CODE	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	HEIGHT	WIDTH
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	SALVIA 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.6,677,507). INSTALL PER SUPPLIER'S SPECIFICATIONS. REMOVE NETTING PRIOR TO INSTALLATION. SEE SOD NOTES, THIS SHEET. ALL AREAS RECEIVING SOD SHALL HAVE SCARIFIED 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 FRONTAGE (SECTION 07.17.03.02) - EMILINE STREET
EMILINE STREET FRONTAGE 591' - ACCESS DRIVES 65' = 526'
TREES REQUIRED (1 TREE / 40 LF FRONTAGE) 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 FRONTAGE = 94 LF
TREES REQUIRED (1 TREE / 40 LF STREET FRONTAGE) = 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

- 1.1 CONSTRUCTION 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 18" DEPTH STAKES, OR APPROVED EQUAL. SEE WWW.SURELOCEDGING.COM FOR MORE INFORMATION.
- 1.2 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 OR 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 ONSITE.
3. SUBMIT SAMPLE OF EDGING TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING AND CONSTRUCTING ONSITE.
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.

LAMP RYNEARSON

14710 W. DODGE RD, STE. 100
OMAHA, NE 68154
402.496.2498
LampRynearson.com



PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

PLANTING PLAN

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



ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL UTILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

Know what's below.
Call before you dig.

REVISIONS

DESIGNER / DRAFTER
M. SHARP / J. DENNELL
DATE

PROJECT NUMBER
0118087.05-093
BOOK AND PAGE

SHEET

No.	Description	Date

STRECK HOUSING



PRELIMINARY
NOT FOR CONSTRUCTION

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SHEET: E1.10

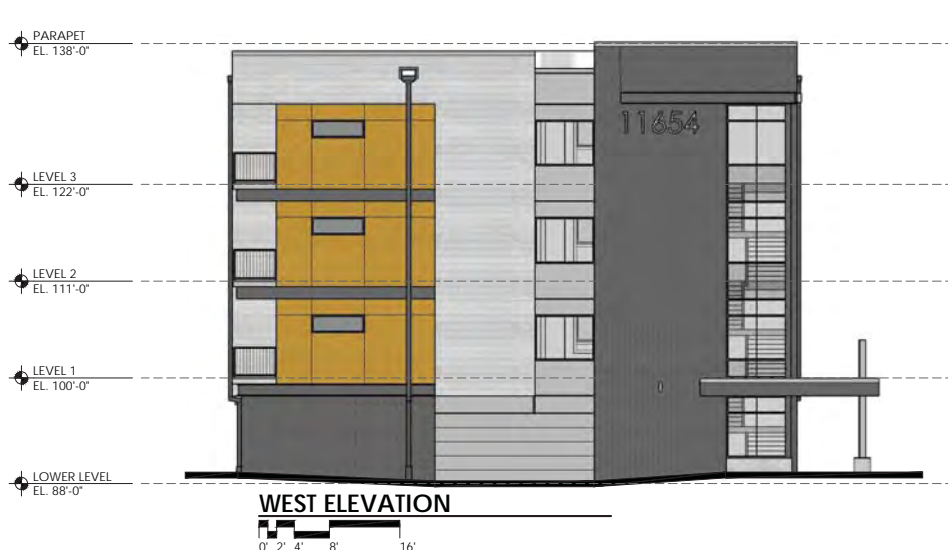
SITE LIGHTING SCHEDULE											
TEXT	MANUFACTURER	CATALOG NO. - NOTE 1	BEAM SIZE	LAMP TYPE	VOLTAGE	QTY PER POLE	POLL DESCRIPTION TYPE (NITE OR FT)	DESCRIPTION	REMARKS		
	HUBBELL	SL25 30 6'x 25' 700 400 440 385 X 30 6'x 25' 400	IV	70000K	LED	120V	1	XXX 385' 28'	SINGLE POLE HEAD	--	
	HUBBELL	SL25 30 6'x 25' 700 400 440 385 X 30 6'x 25' 400	IV	70000K	LED	120V	1	XXX 385' 28'	SINGLE POLE HEAD	--	
	HUBBELL	CR2 30 6'x 25' 400 385 X 30 6'x 25' 400	X	10000K	LED	120V	1	XXX X 30'	BOLLARD		
	LITHONIA	VMR2 LED 30 400 385 X 30 6'x 25' 400	VV	70000K	LED	120V	--	--	11	EXT. WALL WALK	

PARKING LOT LIGHTING CALCULATION STATISTICS	
AVERAGE FOOTCANDLES	1.39
MAXIMUM FOOTCANDLES	6.2
MINIMUM FOOTCANDLES	0.1
MAXIMUM TO MINIMUM RATIO	62:1
AVERAGE TO MINIMUM RATIO	13.9:1

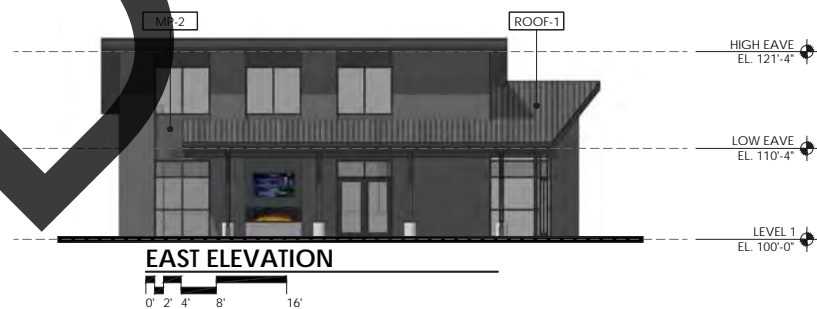
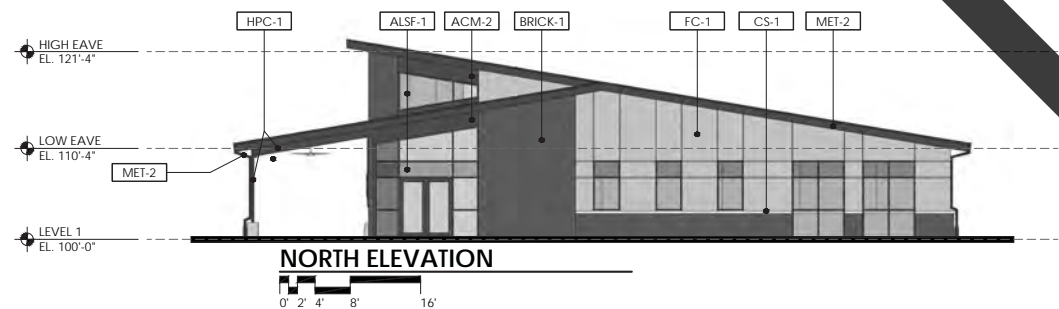
NOTES:

1. CALCULATIONS ARE BASED ON FIXTURE TYPE SCHEDULED, IF FIXTURE OTHER THAN THOSE SPECIFIED IS PROVIDED, THE MANUFACTURER SHALL PROVIDE A DETAILED POINT-BY-POINT CALCULATION TO VERIFY COMPLIANCE WITH LOCAL STREET AND PARKING LOT LIGHTING GUIDELINES.
2. CALCULATIONS DO NOT INCLUDE CONTRIBUTIONS FROM STREET OR EXISTING LIGHT FIXTURES. ACTUAL FOOTCANDLE LEVELS MAY VARY DEPENDING ON LOCATIONS AND QUANTITIES OF FIXTURES OUTSIDE OF PROPERTY LINE.

Exhibit F



MATERIALS	
BRICK-1:	NORMAN FACE BRICK - ENDICOTT, MANGANESE IRONSPOT, SMOOTH
FC-1:	FIBER CEMENT REVEAL PANEL SYSTEM - JAMES HARDIE
FC-2:	FIBER CEMENT TRIM - JAMES HARDIE
FC-3:	FIBER CEMENT FASCIA - JAMES HARDIE
FC-4:	FIBER CEMENT REVEAL PANEL SYSTEM - JAMES HARDIE
FC-5:	FIBER CEMENT LAP SIDING - JAMES HARDIE
MET-1:	PREFIN ALUMINUM COPING SYSTEM
MET-2:	PREFIN ALUMINUM FLASHING, DOWNSPOUT, SCUPPER, & FASCIA
COMP-1:	COMPOSITE DECKING & FASCIA - TREX
RAIL-1:	PREFIN ALUMINUM GUARDRAIL SYSTEM
MP-1:	FLUTED FASCIA METAL PANEL SYSTEM - BERRIDGE
MP-2:	METAL PANELS - TBD
ACM-1&2:	ALUMINUM COMPOSITE PANELS W/ RAINSCREEN CLIP SYSTEM
CONC-1:	CAST IN PLACE CONCRETE - RUBBED FINISH & ACID ETCHED
CS-1:	PRECAST CONCRETE SILL
HPC-1&2:	HIGH PERFORMANCE COATING SYSTEM - TNAMEC
WIN-1:	FIBERGLASS WINDOWS W/ LOW-E GLASS - PELLA
ALSF-1:	ALUMINUM STOREFRONT FRAMING W/ 1" INSULATED, LOW-E GLAZING
CW-1:	ALUMINUM CURTAIN WALL SYSTEM W/ 1" INSULATED, LOW-E GLAZING
ROOF-1:	PREFIN STANDING SEAM METAL ROOFING SYSTEM
LT-A:	DECORATIVE LED WALL SCONCE - TBD
LT-B:	CONTINUOUS LED COVE LIGHTING - TBD



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