

AGENDA ITEM 4A

**Public Hearing for Southport West Replat 5—
Preliminary PUD, Preliminary Plat, & Final Plat**



**CITY OF LA VISTA
PLANNING DIVISION**

RECOMMENDATION REPORT

CASE NUMBER: 2014-PUD-04; 2014-SUB-06 FOR HEARING OF: July 17, 2014

Report Prepared on: July 10, 2014

I. GENERAL INFORMATION

A. APPLICANT:

Dean T. Hokanson
11213 Davenport Street, Suite 300
Omaha, NE 68154

B. PROPERTY OWNER:

Southport West Partners, LLC
11213 Davenport Street, Suite 300
Omaha, NE 68154

C. LOCATION: Northwest of Westport Parkway

D. LEGAL DESCRIPTION: Lots 4 and 15 Southport West

E. REQUESTED ACTION(S): Approval of Preliminary PUD Plan and Replat for Lots 4 and 15 Southport West.

F. EXISTING ZONING AND LAND USE: C-3 – Highway Commercial/Office Park District, PUD – Planned Unit Development (Overlay District), and Gateway Corridor District (Overlay District); Lots 4 and 15 Southport West are vacant.

G. PURPOSE OF REQUEST: Preliminary PUD Plan, and Replat.

H. SIZE OF SITE: 15.459 Acres

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The property is relatively flat with a gradual slope to the south. It is currently vacant.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** Multi-Tenant Office Building, C-3 PUD with the Gateway Corridor District; Lot 16 Southport West
2. **East:** Cabela's Retail Inc., C-3 PUD with the Gateway Corridor District; Lot 1 Southport West Replat One
3. **South:** Vacant/Agricultural, C-3 PUD with the Gateway Corridor District; Lot 1 Southport West
4. **West:** Vacant/Agricultural, R-3 PUD, High Density Residential, Planned Unit Development; Lot 2 Bella La Vista

C. RELEVANT CASE HISTORY:

1. This property was platted and zoned with the development of the Southport West subdivision.

D. APPLICABLE REGULATIONS:

1. Section 5.12 of the Zoning Regulations – C-3 Highway Commercial/Office Park District
2. Section 5.15 of the Zoning Regulations – PUD Planned Unit Development (Overlay District)
3. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District)
4. Ordinance No.1013 – Standards and conditions for development under the final planned unit development plan for Southport West
5. Section 3.08 of the Subdivision Regulations – Replats

III. ANALYSIS

A. COMPREHENSIVE PLAN: The Future Land Use Map of the Comprehensive Plan designates the area for commercial uses.

B. OTHER PLANS: Not applicable.

C. TRAFFIC AND ACCESS:

1. The main access points for the properties will be via common access drive connections to Westport Parkway.
2. A traffic study was provided stating that warrants would not be met as a result of this project to require a traffic signal at the intersection of Westport Parkway/126th Street and West Giles Road. The City Engineer has reviewed this study and concurs with the finding.
3. Previous traffic studies have acknowledged that continued development in the Southport West and Southport East subdivisions will result in demand for three traffic lanes eastbound and westbound on Giles Road from the BNSF railroad bridge to the I-80 ramps and that intersection improvements will also be needed in this area.

D. UTILITIES:

1. The properties have access to water, sanitary sewer, gas, power and communication utilities along Westport Parkway.
2. The sanitary sewage from this development flows downstream into the city of Omaha's Stonybrook outfall sewer. Therefore, a portion of the tract sewer connection fee that will be collected from this property at the time of building permits will have to be remitted to the City of

Omaha in accordance with the WSA between La Vista and Omaha.

3. Stormwater management fees will be collected at the time of building permit and will be remitted to the Papillion Creek Watershed Partnership in accordance with the recently updated Interlocal Cooperation Agreement.

IV. REVIEW COMMENTS:

1. With approval of the Preliminary PUD Plan, the applicant will also need to have the Final PUD Plan and Replat approved in order to commence the development process.
2. Ordinance No. 1013 regarding standards for a planned unit development in Southport West establishes a 50-foot setback from buildings to property lines (this exceeds the standard C-3 setback requirements). This setback dimension has not been met in several locations. A note has been provided on the PUD plan for this development which states: "REQUIRED 50' BUILDING SETBACK PER EXISTING P.U.D. ORDINANCE IS MET AT FRONTAGE OF I-80 AND WESTPORT PARKWAY. INTERNAL SETBACKS WILL MEET THE UNDERLYING C-3 ZONING DISTRICT."
3. Exhibit C to Ordinance No. 1013, the Southport West Design Guidelines, requires a 10-foot wide green space along all interior property lines. This has not been provided between Lots 1 and 2 however the requirement for 25% overall green space is compliant throughout the project.
4. The applicant has indicated that the building footprint for the proposed theater on Lot 4 has not been finalized and may require removal of some of the parking shown. The final layout needs to be provided prior to City Council review.
5. A letter from the applicant is needed to verify the parking requirement for the theater based on number of theater seats, square footage of restaurant/bar areas, etc.
6. The proposed theater and the required parking for the theater are shown on two separate lots which, according to the developer, are intended to be constructed and owned separately. The PUD plan, if approved, allows for this arrangement.
7. A revised plan is needed which shows a proposed new parking layout for the office building on Lot 1.
8. Based on staff's request, the applicant has provided information regarding a "POSSIBLE ACCESS WAY TO FUTURE DEVELOPMENT" to the southwest. The grading plan associated with this possible access is under review. An update will be provided at the meeting.
9. A "CENTER IDENTIFICATION SIGN" is shown along the westerly line of proposed Lot 3 abutting I-80. Ordinance No. 1013 provides the

maximum size and height allowed for this sign. The applicant has indicated they may request a future amendment to Ordinance No. 1013 to provide for a larger sign.

10. Chapter 154 of the City Municipal Code requires a Post Construction Storm Water Management Plan (PCWSMP) for any development in the subject area. A permit will be required through the Permix website that is utilized by all Papillion Creek Watershed Partnership communities. A PCSWMP and a draft Maintenance Agreement have been provided in the draft Subdivision Agreement. The PCSWMP will be reviewed in detail as part of the review process through the Permix web site, but the concept of using an extended detention basin to serve both lots is acceptable.

11. **NOTE:** Staff received the updated plans included in the packet from the applicant based on earlier review comments (see attached review letters). However, due to time constraints, they have not been reviewed at the time of the writing of this report. **Staff will provide updated review comments during the meeting.**

V. STAFF RECOMMENDATION - Preliminary PUD Plan:

Approval of the Preliminary PUD Plan for Lots 4 and 15 Southport West, contingent on the satisfactory resolution of issues noted by staff in the attached review letters.

VI. STAFF RECOMMENDATION – Replat:

Approval of Southport West Replat 5, contingent on the satisfactory resolution of issues noted by staff in the attached review letters.

VII. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. Review reports from City Planner, City Engineer, and Fire Marshal
3. Preliminary PUD Site Plan Maps
4. Preliminary and Final Plat Maps

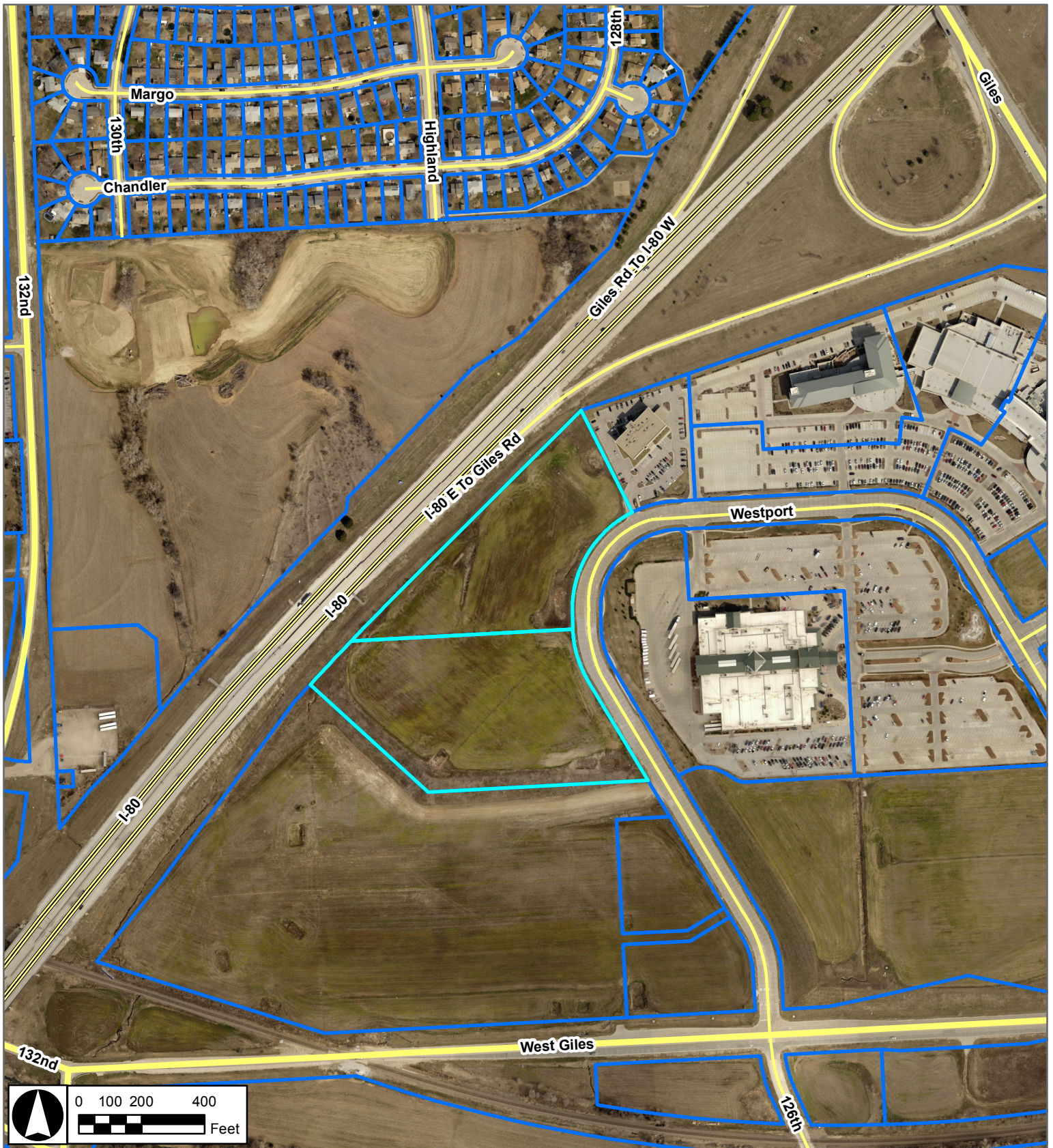
VII. COPIES OF REPORT SENT TO:

1. Jason Thiellen, E & A Consulting Group
2. Patrick Morgan, Slaggie Architects, Inc.
3. Dean Hokanson, Southport West Partners
4. Public Upon Request

Prepared by:

Community Development Director

Date



Vicinity Map

Southport West Replat 5

7/9/2014
CAS





June 16, 2014

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

RE: Preliminary PUD, Preliminary Plat, Final Plat -Initial Review
Southport West Replat Five
City Engineer Review Comments

Chris:

I have reviewed the documents that you provided to me for the above-referenced application asking for comments by June 16. Based on the elements for consideration set forth in the applicable section of the Zoning Regulations for the Preliminary PUD and the Subdivision Regulations for the Preliminary Plat and Final Plat, I have the following comments:

Preliminary/Final PUD Review

1. Ordinance No. 1013, as edited by the applicant, contains Land Use Design Criteria in Section 8 pertaining to Parcel 2. This specifies that no free-standing building or multiple-attached building shall be erected within 50 feet of the property line. While this may have been intended for the perimeter of the PUD, there should be clarifications as to permitted side and rear setbacks for the individual lots. If the base district C-3 setbacks are being followed, then it would be helpful to state that in this proposed ordinance to reduce future confusion. Also, the proposed building on Lot 7 scales less than 50 feet to the Westport ROW line. This should be revised to 50 feet. The applicant has indicated a change in the maximum building height from 75 feet to 80 feet. It is unclear as to why this increase is needed.
2. The editing to Ordinance No. 1013 has left intact the reference to Exhibit "C" in Section 8 pertaining to Parcel 2. This requires 10 feet of green space along interior lot lines unless waived or modified. There are multiple instances where this is not provided. Staff will need to determine whether a specific waiver request or modification to Ordinance 1013 is required or whether the PUD Site Plan by virtue of illustration and approval constitutes a waiver. Green spaces along access roads centered/overlying proposed lot lines should be kept to 10 feet wide as much as possible and proposed sidewalks along such roads should be set back 6 feet from the proposed curbs for comfort of

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pedestrian use as well as allowance for storage of snow. Exhibit "C" also requires berming along Westport Parkway and I-80 to provide screening of vehicles along with landscaping. The grading plan is not detailed enough to illustrate this.

3. Data needs to be provided showing green space area on each proposed lot. The Parcel 2 criteria Section 8 requires 25% open space on each lot. The definition of open space is within the ordinance. Lot 3 and perhaps Lot 4 do not appear to meet this requirement.
4. The applicant needs to submit a schedule of construction in accordance with Article 5.15.04.01 of the Zoning Regulations.
5. All shared ingress/egress roadways need to be improved with 7-inch thick Portland cement concrete pavement or approved equivalent.
6. A detailed PUD Site Plan is needed to identify common area amenities such as site lighting, benches, bike racks, trash cans, etc. Also, the Site Plan needs to contain critical dimensions such as minimum building setbacks to individual lot lines, typical parking stall dimensions, and drive aisle widths.
7. The Site Parking Table on the Emergency Vehicle Exhibit shows Lot 4 to be a retail use. However, I understand this building is to be used for an Assembly type use. The potential occupancy as an assembly type use needs to be indicated so that adequacy of parking for that use can be reviewed. The Site Parking Table contains a note indicating shared parking between Lots 3 and 4 but not with the remaining lots. Under that scenario, the remaining lots appear to have an abundance of parking for the uses indicated. An example is Lot 5 at a ratio of 8.65 stalls per 1,000 and Lot 1 having more stalls than would be necessary for the intended use. Ordinance No. 1013 allowed for parking in aggregate to be 4.5 stalls per 1,000 square feet. If the proposed use of Lot 4 necessitates the overall parking count, then that should be clarified and allowed with appropriate cross parking easements.
8. Provisions for ownership and maintenance of common areas need to be addressed for compliance with Article 5.15.04.12. This is of particular concern for Lot 3 which has no principal building proposed on it.
9. The preliminary grading plan needs some additional detail such as proposed floor elevations and proposed berming along Westport Parkway and I-80. From pre-application discussions we need to see the potential for future roadway connections to the undeveloped area to the south. A grading concept of how that could take place is needed.
10. If construction is to be phased, then phasing lines should be indicated on a PUD Site Plan.
11. Sidewalks along Westport Parkway shall be 5 feet wide, 6 inches thick, curvilinear and with not less than 6 feet between edge of walk and the street curb at the closest points.

12. The Preliminary Utilities Exhibit needs to have the proposed lot lines and proposed utility easements shown. Existing fire hydrants along Westport Parkway should be shown.
13. The Emergency Vehicle Exhibit needs to be reviewed by the Fire Marshall. The class of vehicle and/or dimensions of the vehicle used for the turning paths needs to be labeled on the plan. There may be some curb radii that need to be adjusted.
14. I made a cursory review of the proposed revisions to Ordinance No. 1013. The definitions of "Entertainment District" and "Recreational Entertainment" seem to need some clarifications. The proposed language addition about screening of loading docks in Section 8 seems to general and I would recommend specific screening details in the PUD plan as opposed to something that will be subjective. I did not review the revisions proposed concerning signage and art or building elements as those are beyond my area of expertise.

Preliminary Plat Review

15. For compliance with Article 3.03.02 of the Subdivision Regulations, please add a note to the Preliminary Plat stating "See PUD plans for proposed grading." Also, the note should identify if each lot is going to obtain its own grading permit or if a single permit for all lots is proposed. The fewest number of grading permits is preferred to allow for ease of administration and coordination of inspections as well as reducing permit costs for the applicant.
16. The proposed ingress/egress easements appear to cover only the proposed roadways to back of curb dimensions and do not include the adjacent sidewalks. The easements need to be expanded to cover the proposed sidewalks OR the applicant needs to clarify if the existing blanket ingress/egress, sidewalk and pedestrian easement (Note 7 on Southport West plat) is going to remain which would address such concerns. My opinion is that the blanket easement in Note 7 continues to be in effect unless a particular release is recorded. To my knowledge the replatting does not negate the existing easements. Related to this comment, there is a shared access with Lot 16 adjacent to the plat. If the blanket ingress/egress easement covering these lots is vacated, then an easement in favor of Lot 16 will be needed.
17. The existing and proposed zoning notations on the preliminary plat need to have "PUD" included after "C-3".
18. To satisfy Article 3.03.11 of the Subdivision Regulations a letter needs to be submitted from a qualified environmental specialist stating whether wetlands or jurisdictional waterways exist on the site.
19. In regards to Article 3.03.19 of the Subdivision Regulations the applicant needs to provide a traffic impact analysis limited to examining the warrants for whether a traffic signal will be needed at the intersection of Westport Parkway/126th and West Giles Road as a result of the additional traffic from this project. Previous traffic studies have acknowledged that continued development in

Southport West and Southport East is going to result in demand for three traffic lanes eastbound and westbound on Giles Road from the BNSF railroad bridge to I-80 ramps and that intersection improvements will also be needed in this area.

20. The sanitary sewage from this development flows downstream into the City of Omaha Stonybrook Outfall sewer. Therefore, a portion of the tract sewer connection fee that will be collected from this property at the time of building permits will have to be remitted to the City of Omaha in accordance with the WSA between La Vista and Omaha.
21. Stormwater management fees will be collected at the time of building permit and will be remitted to the Papillion Creek Watershed Partnership in accordance with the recently updated Interlocal Cooperation agreement.
22. There needs to be submittal of a draft Post Construction Storm Water Management Maintenance & Easement Agreement. The associated storm water management plan needs to identify the portion of public right of way that is draining into proposed Basin "A".
23. The preliminary Post Construction Storm Water Management Plan identifies proposed Bioretention Basins in the legend, but in the BMP data table it describes Extended Dry Detention Basins. Please clarify what solution is proposed. I recommend that Bioretention Basins be considered as they are more effective in filtering and there can be difficulty in treating to regulate the release rate from multi-stage outlets required in extended dry detention basins to achieve the minimum required holding period for settling of pollutants.
24. Preliminary review of the PCSMP Preliminary Drainage Report has resulted in a few comments. The title of the report needs corrected to read "Southport West Replat Five". On page 8 of Appendix "C" the maximum storage routed is 10,354 cubic feet, but the plan sheet identifies Basin "A" as having a capacity of 9,000 cubic feet. Page 10 of Appendix "C" indicates a detention period of roughly 19 hours which will need to be increased in the final design.

Final Plat

25. New easement documents (referred to in notes on final plat) and easement release documents will need to be prepared and found acceptable to the City prior to scheduling for City Council approval. Release of easement actions will need to accompany the plat to City Council.
26. Provide a letter stating that there are no mortgage holders to fulfill Article 3.05.11.
27. See comment above about whether existing blanket easement for ingress/egress, sidewalks, and pedestrian movements is going to remain or be vacated over these lots.
28. The signature block for the Surveyor's Certification needs to have the language revised to include the following wording "this plat meets or exceeds the "Minimum Standards for Surveys" adopted by the Nebraska State Board of Examiners for Land Surveyors" in accordance with Section 10.02 of the Subdivision Regulations as revised February 4, 2014.

29. There will need to be a staking bond of \$200 per lot submitted prior to releasing the final plat for recording.
30. A draft subdivision agreement needs to be submitted and agreed upon prior to City Council action. This needs to address timing and payment for shared, private infrastructure.
31. A draft common area maintenance agreement needs to be submitted and agreed upon prior to City Council action.
32. There need to be notations on the final plat that the unused (and no longer permitted) accesses points onto Westport Parkway are being relinquished or relocated as applicable.

Please contact me if you have questions about my comments. Please submit revised materials to me for additional review.

A handwritten signature in blue ink, reading "John M. Kottmann", is written over a horizontal line.

John M. Kottmann
City Engineer

Memorandum



To: Chris Solberg, City Planner
From: Rich Uhl, Fire Marshal
Date: 6/17/2014
Re: Southport West Replat 5

My concerns regarding the Southport Replat 5 Preliminary & Final Plat plus Preliminary & Final PUD are as follows:

1. The plans do not indicate hydrant locations. My knowledge of hydrant locations in the area leads me to believe that additional hydrants will be required on the property to attain the 450' requirement.
2. Fire access lanes appear to be listed as 20' in width. They are required to be a minimum of 24' wide.
3. Though the plans include apparatus turning radii, I would like to see a plan illustrating those radii as approached from all directions. It appears that though possible to negotiate some of the turns from a particular direction, it may not be possible to negotiate the same turn from the opposite direction, which is necessary.
4. Again, regarding the turning radii; many of the turns bring the apparatus extremely close to the medians. When the lanes are expanded to 24' this may eliminate the issue.
5. It appears that some of the landscaping may present problems again with the turning radii. The plans do not indicate the expected dimensions of the trees planted in the medians at the turning points. I am concerned that as the trees grow they will impede the ability of an apparatus to negotiate the necessary turns to access all of the property.

Thank you,

Rich Uhl

Fire Marshal

Papillion Fire Rescue Dept.

June 17, 2014



June 20, 2014

Jason Thiellen
E & A Consulting Group, Inc.
330 North 117th Street
Omaha, NE 68154

RE: Preliminary PUD, Replat -Initial Review
Shoppes at Southport West

Mr. Thiellen:

Staff has reviewed the documents submitted for the above-referenced applications. Based on the elements for consideration set forth in the applicable section of the Zoning Regulations for the Preliminary PUD and the Subdivision Regulations for the Replat, and in addition to the City Engineer's comments, staff has the following comments:

Landscaping Plan

1. Please separate the overstory and understory trees within the plant schedule.
2. Chapter 6, Section I-F of the Southport West Design Guidelines state that all parking areas over 25 cars shall provide a minimum of 10% of total parking areas with pervious open space, landscaped and irrigated per the PUD requirements. Most of the parking areas do not meet this requirement. Please see the landscaping for the Marriott, Embassy Suites, and Cabela's for examples of how to address this issue.
3. Landscaping plan does not appear to be in compliance with Chapter 6, Section I-D in regards to landscaping along interior lot lines.

Preliminary PUD Review

1. The application and the submitted PUD Ordinance mention an Entertainment District. It was our understanding that the Entertainment District proposal was no longer under consideration with this new layout/development. Therefore, the amendments to the PUD ordinance and design guidelines are not warranted. If this is not correct, please clarify your intentions regarding this aspect.

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2. Please provide setback dimensions for all buildings on the site plan.
3. PUD plan depicts an excessive amount of parking. Please see comment #7 of the City Engineer's comments for further detail. Further information from the theater company regarding typical parking demand is requested.
4. Please remove the lot line between Lot 3 and Lot 4 or provide justification for the parking to reside on a separate lot from the facility.
5. Eliminate excessive parking along main drive isles as much as possible, while maintaining minimum requirements. Suggested areas include: parking rows abutting the drive lanes between the theater and the retail center; the row of parking fronting the theater itself; the southern-most row behind the commercial strip center; excess parking in Lot 7; and eastern-most row of parking along the lot line of Lot 3.
6. Discussions with Better Business Equipment concluded that the parking proposed for their facility is excessive for their need. Please consult with their representatives about possible reductions, while remaining the minimum requirements.
7. Consider changes to reduce the number of driveway intersections in the vicinity of Lots 2, 3 and 7.
8. Depending on the uses, a connection to the lot to the south may be important in the future for interconnectivity. Please provide an exhibit depicting how this connection to the south can be provided in the future.
9. Pedestrian corridors through parking lots and other connections to the buildings within the development need to be reconsidered. Consider a connection from the sidewalk along Westport Parkway to the commercial strip center, extending sidewalk down central spine roadway to the southern end of the property, and inward to any of the other buildings from Westport Parkway.

In order to be considered for review at the July 17, 2014 Planning Commission meeting, revisions to the aforementioned documents will need to be provided for final review. Please submit four full-size revised documents need to be provided by June 24, 2014 to ensure that the application stays on track for review during the July Planning Commission meeting.

The following review comments concern items that will not be reviewed by the Planning Commission, however the documents will need to be in final form prior to presentation to City Council for final approval. Please make adjustments to the

following documents based on the comments below and provide the documents in MS Word format to the City Planner. The City Attorney will then commence his review.

PUD Ordinance/Design Guidelines

After review of the PUD ordinance and design guideline changes, it was concluded that amendments to these documents are not necessary for this development. Many of the amendments are related to the previous discussions relating to an entertainment district that is no longer under consideration.

Building Elevations

Amendments currently proposed to the Planning Commission would make indoor theaters and commercial strip shopping centers permitted outright within the C-3 zoning district, removing the need for a Conditional Use Permit for each of these uses. Hence full design review of the buildings will take place outside of the PUD process, prior to the submittal for a building permit.

Subdivision Agreement

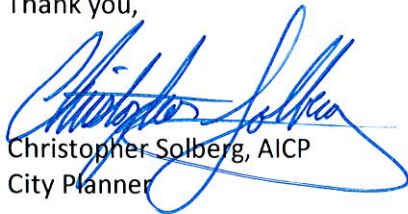
A draft subdivision agreement needs to be submitted and agreed upon prior to City Council action. This needs to address timing and payment for shared, private infrastructure, if any shared, private infrastructure is considered.

Common Area Maintenance Agreement

A draft common area maintenance agreement needs to be submitted and agreed upon prior to City Council action.

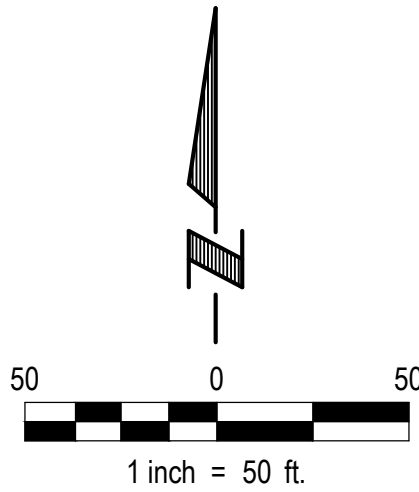
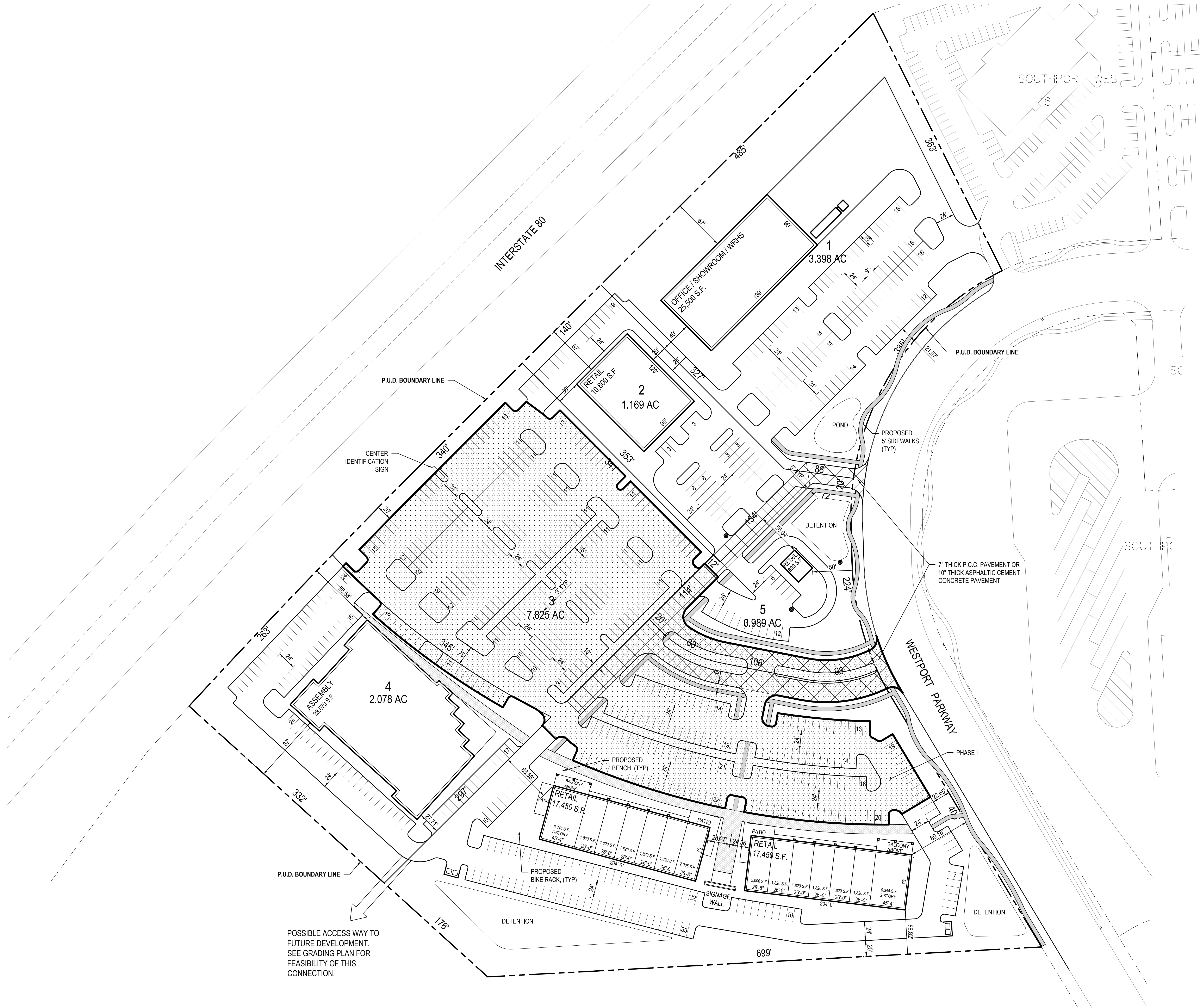
If you have any questions regarding these comments please feel free to contact me at any time.

Thank you,



Christopher Solberg, AICP
City Planner

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



- NOTES:
- CROSS PARKING EASEMENTS ALLOWED BETWEEN LOTS 3 & 4 REPLAT 5.
 - THE EXISTING AND PROPOSED VEHICULAR INGRESS/EGRESS AREAS NEED TO BE INSTALLED WITH 7" THICK P.C.C. PAVEMENT OR 10" THICK ASPHALTIC CEMENT CONCRETE PAVEMENT.
 - P.U.D. TO INCLUDE LOT LOTS 1, 2, 3, 4, 5, 6, & 7 REPLAT 5.
 - PARKING STALLS SHALL BE A MINIMUM OF 9' WIDE AND 18' DEEP.
 - SIDEWALKS SHALL BE 5' IN WIDTH, 6" THICK AND MAINTAIN A DISTANCE OF AT LEAST 6' FROM BACK OF CURB.
 - REQUIRED 50' BUILDING SETBACK PER EXISTING P.U.D. ORDINANCE IS MET AT FRONTAGE OF I-80 AND WESTPORT PARKWAY. INTERNAL SETBACKS WILL MEET THE UNDERLYING C3 ZONING DISTRICT.
 - SITE FURNISHINGS (BIKE RACKS, BENCHES, ETC.) WILL BE SHOWN & FINALIZED AT THE TIME OF BUILDING PERMIT FOR EACH LOT.

PHASE NOTE:
PHASE I WILL BE AS NOTED ON THE DRAWING. REMAINING PHASES WILL BE EACH BUILDING AND ASSOCIATED PARKING. THE ORDER OF FUTURE PHASES ARE UNKNOWN AT THIS TIME.

LEGEND:

PHASE I

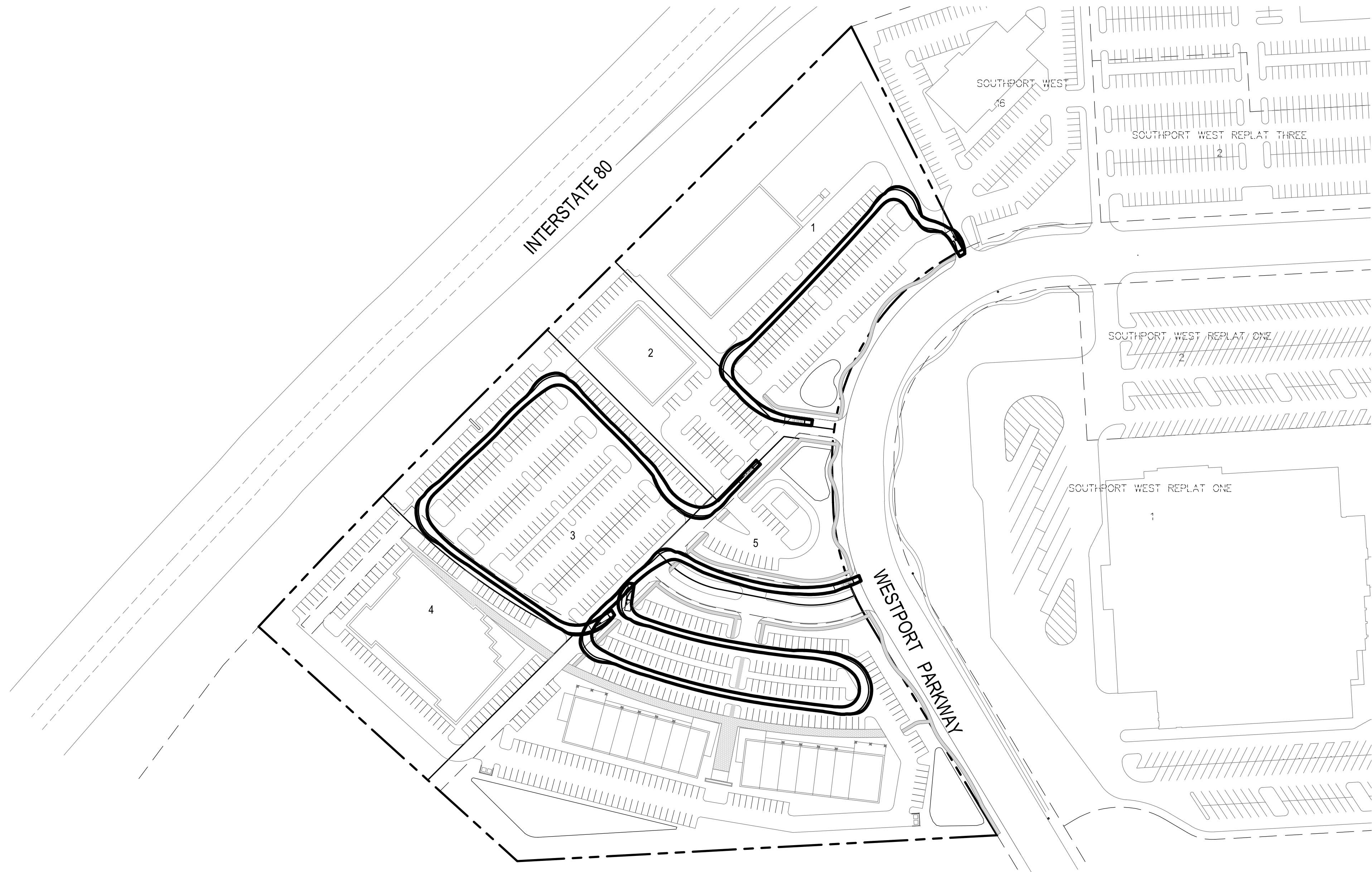
THE EXISTING AND PROPOSED VEHICULAR INGRESS/EGRESS AREAS NEED TO BE INSTALLED WITH 7" THICK P.C.C. PAVEMENT OR 10" THICK ASPHALTIC CEMENT CONCRETE PAVEMENT.

OPEN SPACE CALCULATIONS					
LOT NO.	SQ. FT.	ACRES	REQUIRED OPEN SPACE *	PROVIDED OPEN SPACE	DIFFERENCE
LOT 1 REPLAT 5	147,991	3.397	36,998 S.F.	65,109 S.F.	28,111 S.F.
LOT 2 REPLAT 5	50,943	1.169	12,736 S.F.	12,743 S.F.	7 S.F.
LOT 3 REPLAT 5	340,857	7.825	85,214 S.F.	113,092 S.F.	27,878 S.F.
LOT 4 REPLAT 5	90,509	2.078	22,627 S.F.	29,003 S.F.	6,376 S.F.
LOT 5 REPLAT 5	43,249	0.993	10,812 S.F.	19,912 S.F.	9,100 S.F.
TOTAL	673,549	15.462	168,387 S.F.	239,859 S.F.	71,472 S.F.

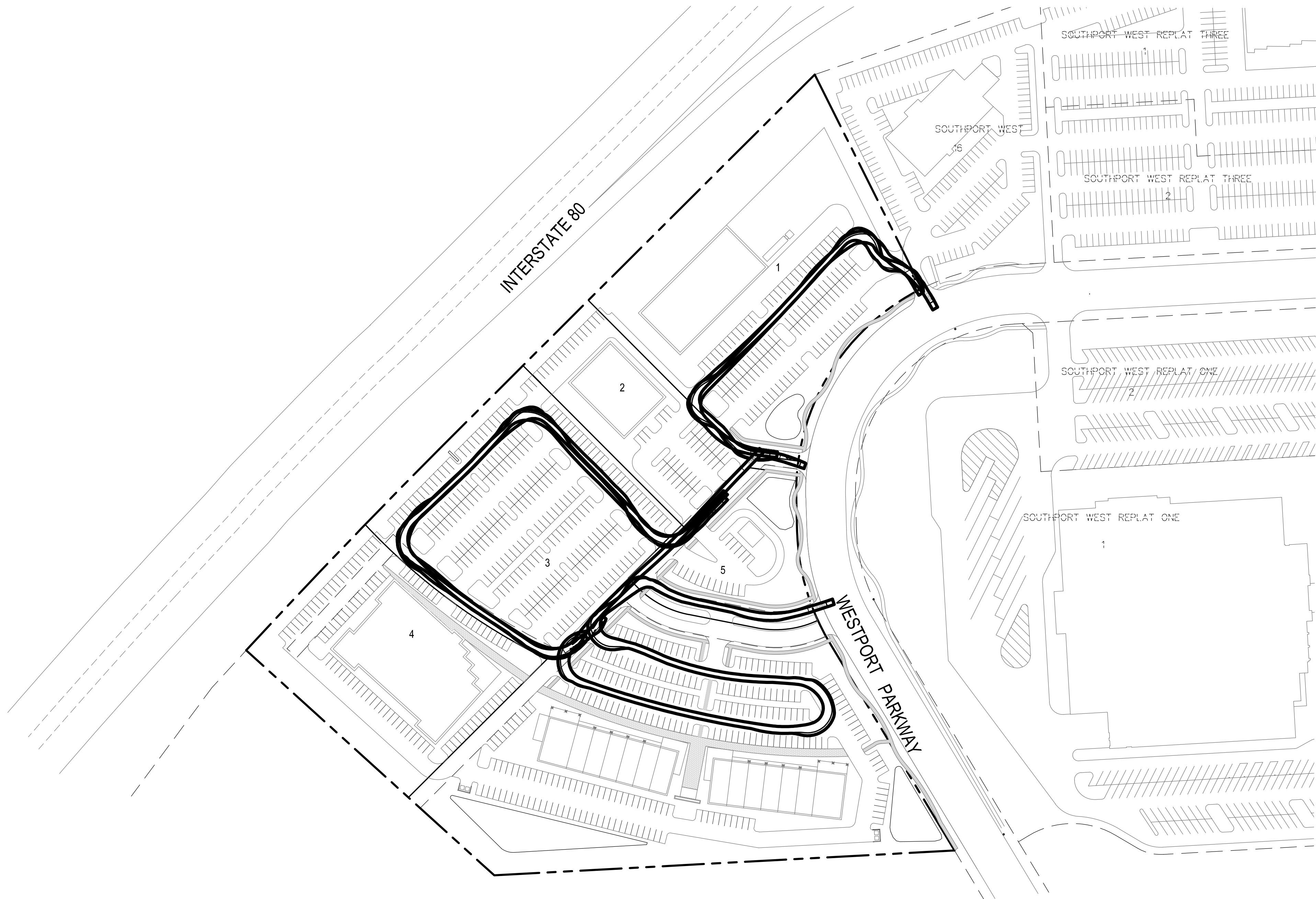
* 25% OF CURRENT LOT SQUARE FOOTAGE

SITE PARKING TABLE						
LOT NO.	SQ. FT.	ACRES	BUILDING TYPE	BUILDING SIZE	REQUIRED PARKING	PROVIDED PARKING
LOT 1 REPLAT 5	147,991	3.397	OFFICE / SHOWROOM	25,500 S.F.	102 Stalls	112 Stalls
LOT 2 REPLAT 5	50,943	1.169	RETAIL	10,800 S.F.	43 Stalls	57 Stalls
LOT 3 REPLAT 5	340,857	7.825	RETAIL	34,900 S.F.	140 Stalls	501 Stalls
LOT 4 REPLAT 5	90,509	2.078	ASSEMBLY	28,070 S.F.	75 Stalls	100 Stalls
LOT 5 REPLAT 5	43,249	0.993	RETAIL	800 S.F.	3 Stalls	18 Stalls
TOTAL				100,070 S.F.	363 Stalls	788 Stalls

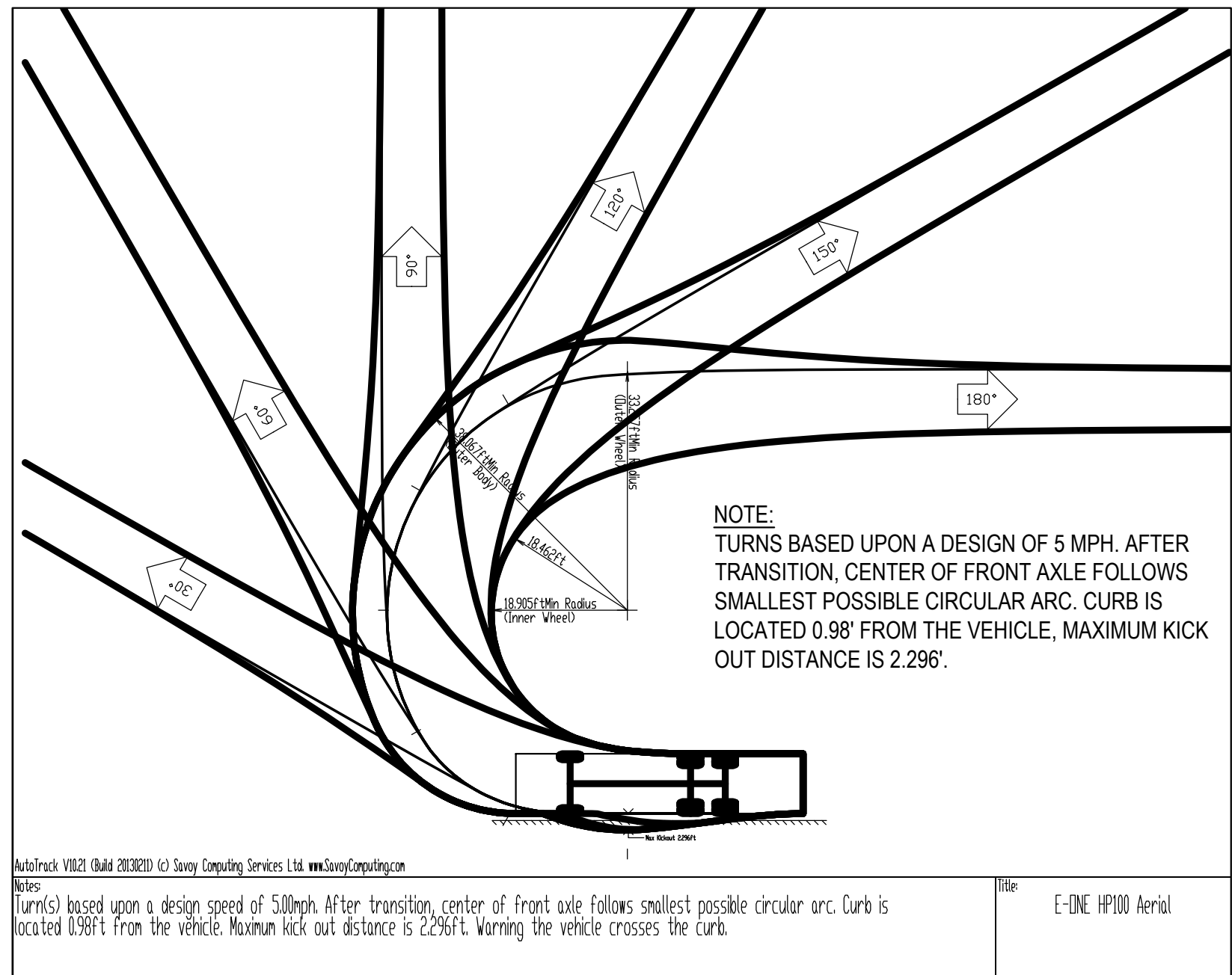
* NOTE: SHARED PARKING BETWEEN LOTS 2, 3, & 4 REPLAT 5.



FIRETRUCK ROUTE 1



FIRETRUCK ROUTE 2



AUTOTRACK DETAIL
NOT TO SCALE

LANDSCAPE NOTES:

1. Locate and verify the location of all underground utilities prior to the start of any construction. Care should be taken not to disturb any existing utilities during construction. Any damage to utilities or other improvements caused by the Contractor will be repaired at no cost to the Owner.
2. All plant material shall be of good quality and sizes shall meet required size specifications. Owner reserves the right to substitute plant material type, size and/or quantity.
3. All plants are to be watered in immediately after planting and then watered once a week for a period of two months from time of planting.
4. All plant material shall be guaranteed to be in a live and healthy growing condition for two full growing seasons (trees) and one full growing season (perennials & shrubs) after final project acceptance or shall be replaced free of charge with the same grade and species including labor.
5. Verify all dimensions and conditions prior to starting construction. The location of plant material is critical and shall be installed as indicated on plans. Field adjustments may be necessary based on field conditions (i.e., root ball and drop inlet conflict). All adjustments must be approved by the landscape architect.
6. The Landscape Contractor shall remove all construction debris and materials injurious to plant growth from planting pits and beds prior to backfilling with planting mix. All planting areas shall be free of weeds and debris prior to any work.
7. Provide locally available shredded hardwood mulch on all trees and in all planting beds to a 3-4 inch minimum depth unless otherwise noted. Mulch ring to extend 1'-0" minimum beyond planting pit. Minor site grading to be included if needed.
8. All trees are to be staked for a period of not less than one year from time of planting.
9. Contractor to coordinate work with other amenities contractors.

IRRIGATION NOTES:

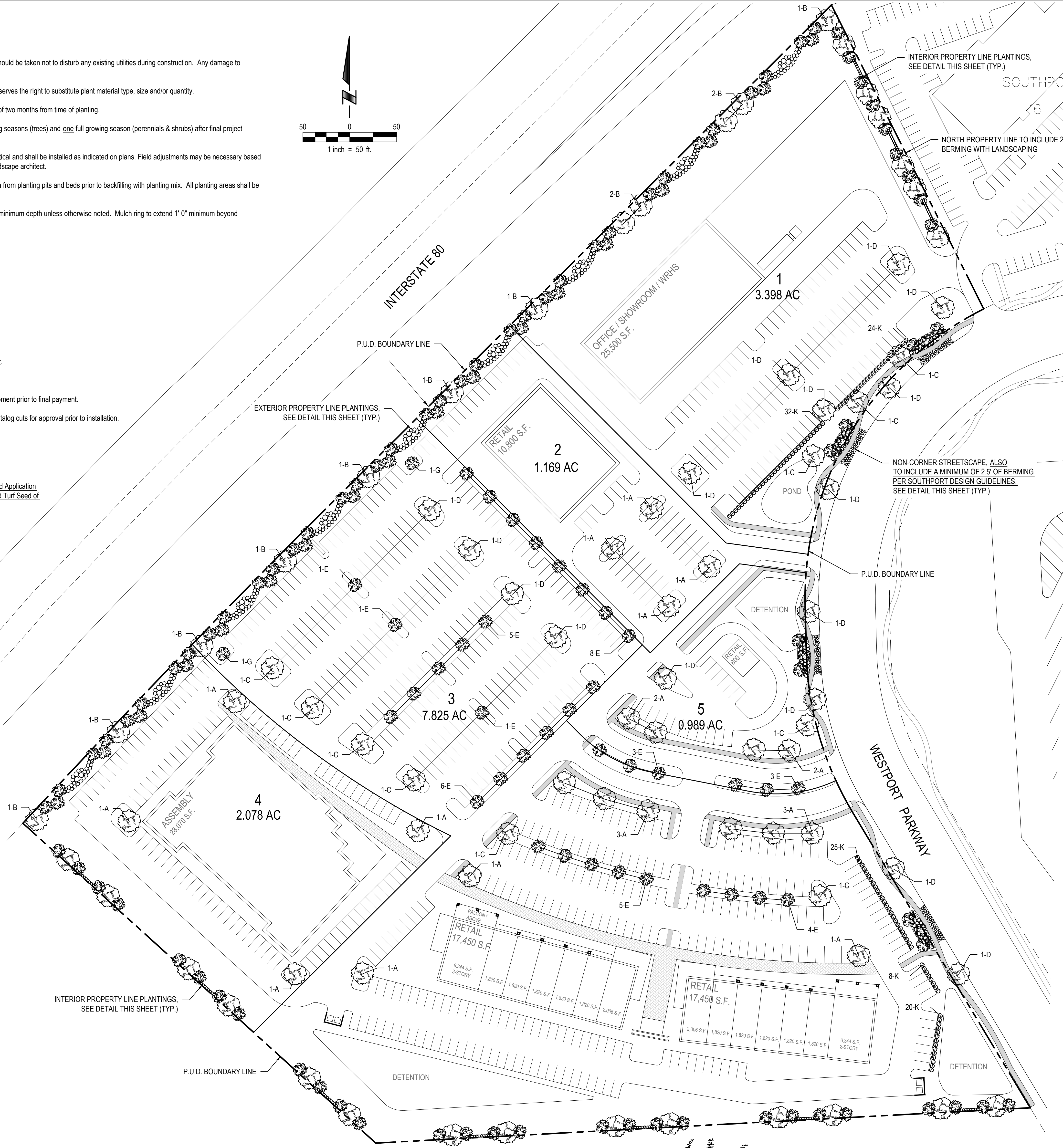
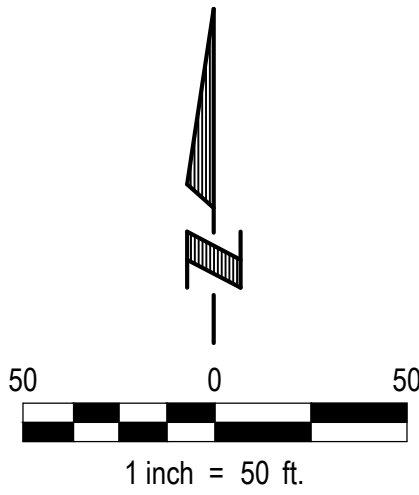
1. Irrigation bid to include meter pit and MUD fees.
2. Irrigate all sodded areas.
3. Irrigation controller to be mounted in a steel utility box with hasp for pad lock.
4. Irrigation system to be guaranteed for 1 year. Written guarantee to be supplied prior to final payment.
5. Irrigation contractor responsible to winterize system one time.
6. Irrigation contractor to furnish as built drawing of the system and catalogue cuts of the installed equipment prior to final payment.
7. Irrigation contractor to provide owner and engineer an irrigation plan shop drawing and equipment catalog cuts for approval prior to installation.
8. Contractor to coordinate work with other amenities contractors.

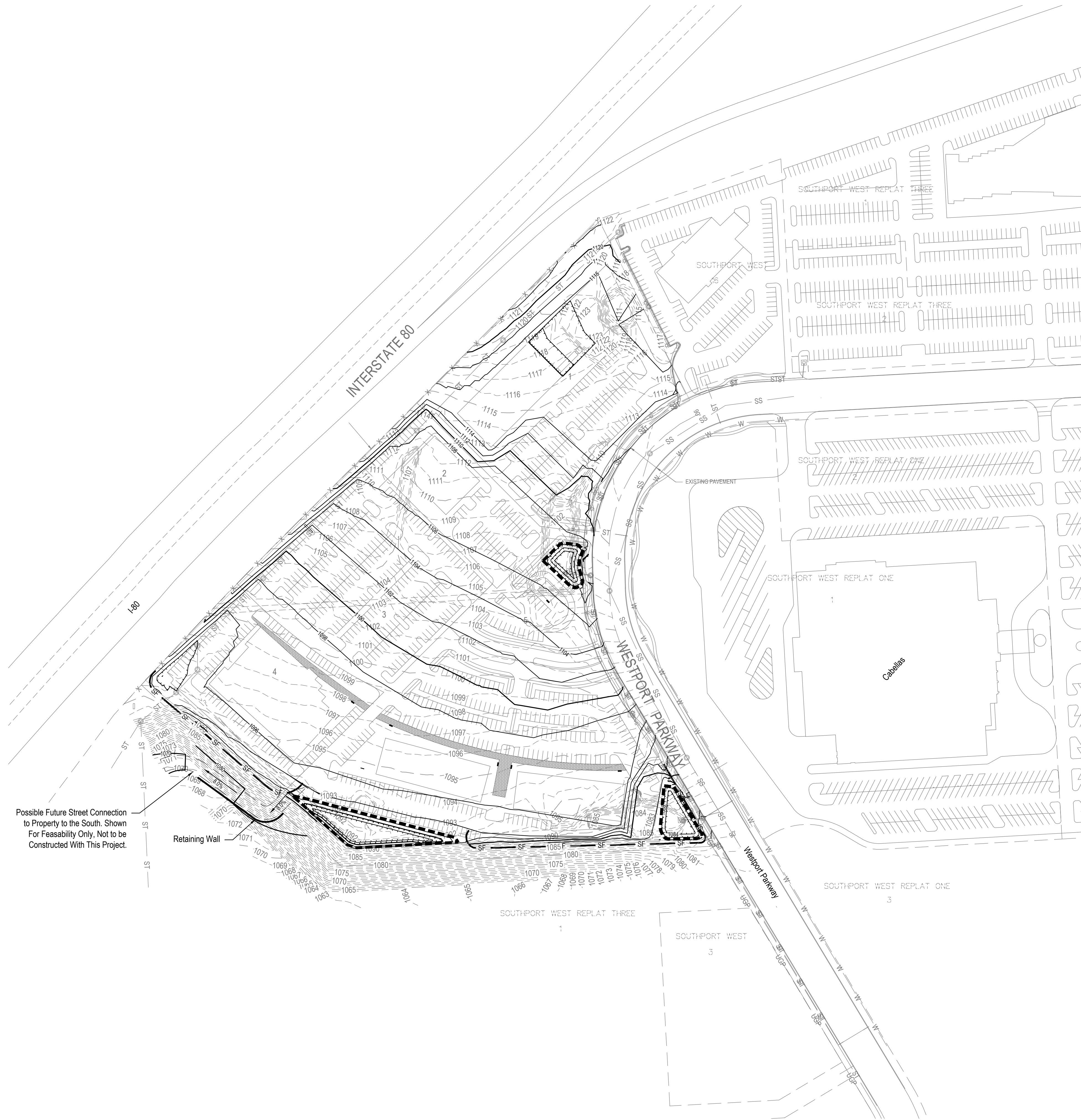
SEEDING NOTES:

1. Seed to be installed as per City of Omaha specifications. Use the Type A seed in Table 802.06 Seed Application Rates of Part (D) of Section 802.03, which is the Tall Fescue in Table 802.01 Non-irrigated Lawn and Turf Seed of Part (B) of Section 802.02
2. Contractor to coordinate work with other amenities contractors.

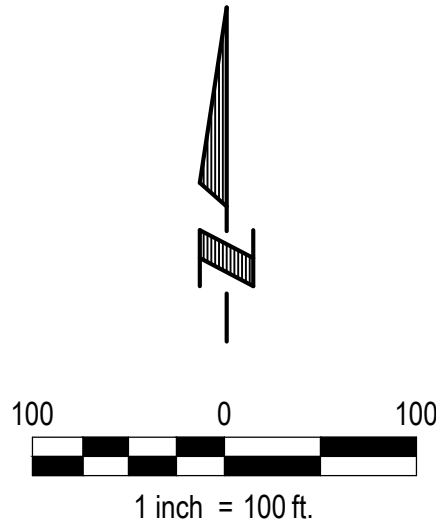
SODDING NOTES:

1. The contractor shall notify the architect at least forty-eight hours in advance of the time he intends to begin sodding and shall not proceed with such work until permission to do so have been granted. No frozen sod shall be placed. No sodding shall be done on frozen earth.
2. Care shall be exercised at all times to retain the native soil on the roots of the sod during the process of transplanting. Dumping from vehicles will not be permitted. The sod shall be planted within eighteen (18) hours from the time it is harvested unless it is tightly rolled or stored roots-to-roots in a satisfactory manner. All sod in stacks shall be kept moist and shall be protected from exposure to the sun and from freezing. No storage longer than three (3) days will be permitted. Sod which becomes dried out or does not meet the specifications will be rejected.
3. There shall be a minimum of six inches, after tamping, of topsoil under all sod. Excavations or trenching shall be made to a sufficient depth below the finished grade of the sod to accommodate the depth of topsoil as specified and the thickness of sod as specified. Fertilizer shall be applied at a rate to provide 100 pounds of nitrogen per acre unless fertilizer has been applied under another item in this contract to the topsoil in the sod bed. Fertilizer applied under this item shall be incorporated with the topsoil to a depth of at least two inches before the sod is laid, unless otherwise specified or approved. Incorporation shall be accomplished by disking, harrowing, drilling, raking or other approved means.
4. The soil on which the sod is laid shall be reasonably moist and shall be watered, if so directed. The sod shall be laid smoothly, edge to edge, and all openings shall be plugged with sod. Immediately after the sod is laid, it shall be pressed firmly into contact with the sod bed by tamping, rolling, or by other approved methods so as to eliminate all air pockets, provide true and even surfaces, insure knitting and protect all exposed sod edges but without displacement of the sod or deformation of the surface of the sodded areas and watered at the rate of five gallons per square yard of sodded area unless otherwise directed.
5. The contractor shall take care of the sodded areas until all work on the entire contract has been completed, and sod has been mowed twice and then accepted. Such care shall consist of providing protection against traffic by approved warning signs or barricades and the mowing of grass to the height of two inches when the growth attains a maximum height of four inches.
6. Sod shall also be watered. When the sod is watered, sufficient water shall be applied to wet the sod at least two inches deep in the sod bed. Watering shall be done in a manner which will not cause erosion or other damage to the finished surfaces. Any surfaces which become gullied or otherwise damaged shall be repaired to reestablish the grade and conditions of the soil prior to sodding and shall then be re-fertilized and re-sodded as specified under this item.
7. In drainage-ways or slopes, the sod shall be laid with their longest dimensions parallel to the contours. Such sodding shall begin at the base of slopes or grades and the sodding progress in continuous parallel rows working upward. Vertical joints between such sodding shall be staggered. All sod shall be laid to the grades specified and the grades formed with special care at the junction of drainage-ways.
8. Sod shall be held in place by stakes in all drainage-ways, on all slopes steeper than 4:1 and elsewhere where specified or as directed. Pegging shall be done immediately after tamping. At least one stake shall be driven through each sod to be staked, and the stakes shall not be more than two feet apart. Stakes shall have their flat sides against the slope and be driven flush. Stakes for pegging sod shall be of wood, approximately one inch by two inches and of sufficient length to penetrate the sod, the topsoil and to a minimum depth of two inches of subsoil.
9. The contractor shall keep all sodded areas thoroughly watered for a period of thirty (30) calendar days after the initial laying and as often as required thereafter until sod has been fully established (two mowings) and accepted by the engineer and owner. Contractor to use temporary irrigation for the watering of the sod. Contractor to supply all necessary hoses, fittings and sprinklers for all watering needs.
10. All sod must be fully established (two mowings) and growing at the time of inspection and acceptance.





- LEGEND
- SF Silt Fence
 - 1120 Existing Contours
 - 1170 Proposed Major Contours
 - Sediment Basin Limits



Possible Future Street Connection
to Property to the South. Shown
For Feasibility Only. Not to be
Constructed With This Project.

Retaining Wall

Project No: P2000.030.104

Date: 6/24/2014

Designed By: MAW

Drawn By: ASK

Scale: 1"=100'

Sheet: 1 of 1

Revisions

No	Date	Description

7/8/2014 3:17 PM

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SHOPPES AT SOUTHPORT WEST

SARPY COUNTY, NEBRASKA

E & A CONSULTING GROUP, INC.

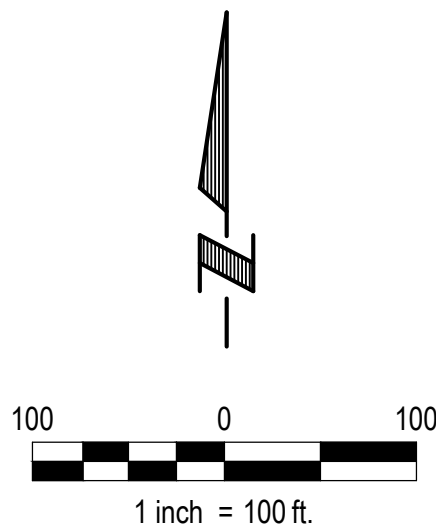
Engineering • Planning • Environmental & Field Services

330 North 117th Street

Omaha, NE 68154

Phone: 402.895.4700 Fax: 402.895.3599

www.eaeg.com



LEGEND

- SS —●— Proposed Sanitary Sewer System
(8" Unless otherwise specified)
- SS —●— Existing Sanitary Sewer
- All Sanitary Sewer Pipes are 8" Diameter unless
otherwise noted.
- ST — Existing Storm Sewer
- W — Proposed Water System
- W — Existing Water System
- Proposed RCP Storm Sewer

Project No. P2000.030.104

Date: 6/24/2014

Designed By: MAW

Drawn By: ASK

Scale: 1"=100'

Sheet: 1 of 1

Revisions

No.	Date	Description

Reviewed: Kambhata

7/8/2014 3:27 PM

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SHOPPES AT SOUTHPORT WEST

SARPY COUNTY, NEBRASKA

PLANNED UNIT DEVELOPMENT

PRELIMINARY UTILITIES EXHIBIT

E & A CONSULTING GROUP, INC.

Engineering • Planning • Environmental & Field Services



Engineering Answers

330 North 117th Street Omaha, NE 68154

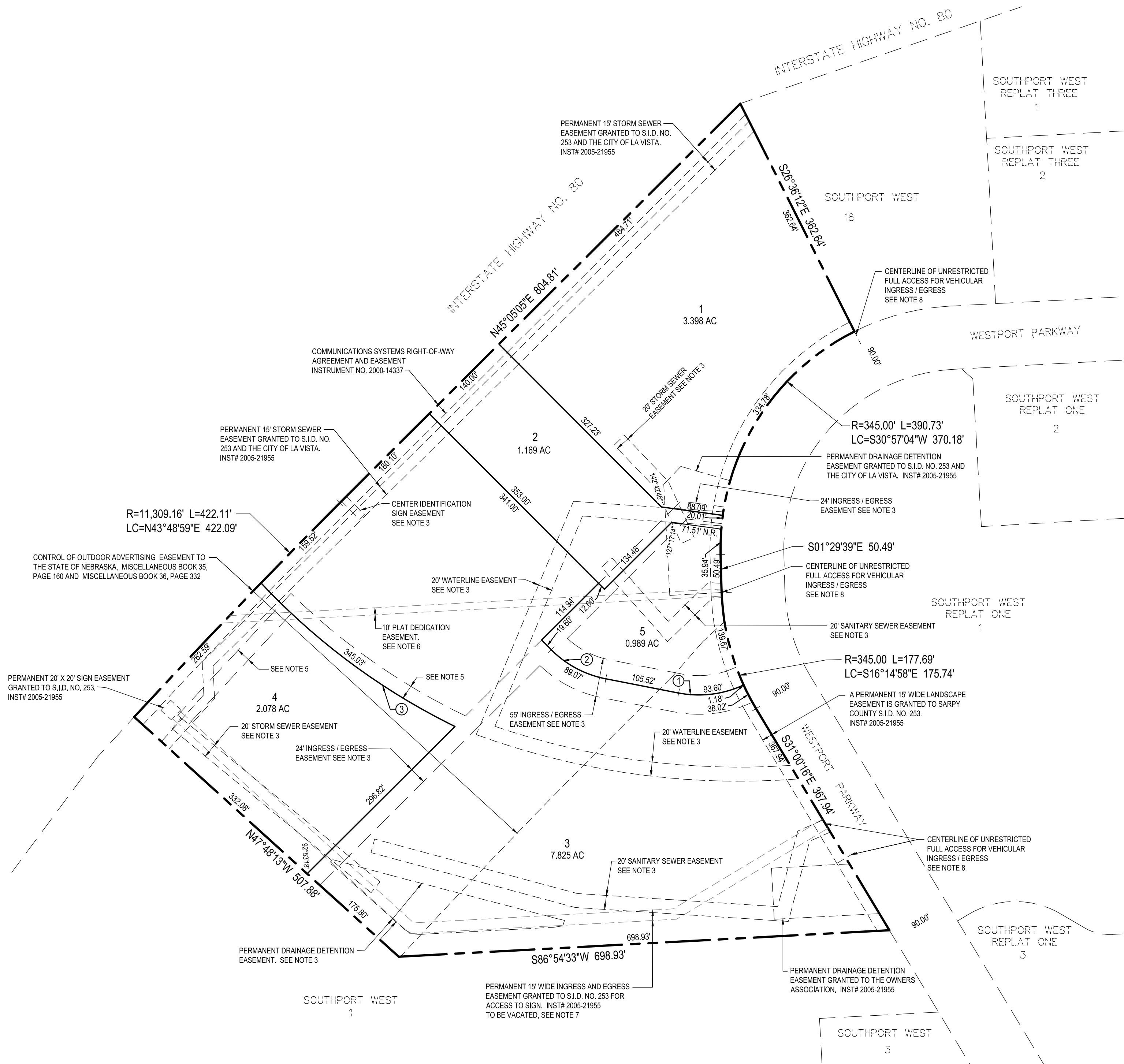
Phone: 402.895.4700 Fax: 402.895.3599

www.eaeng.com

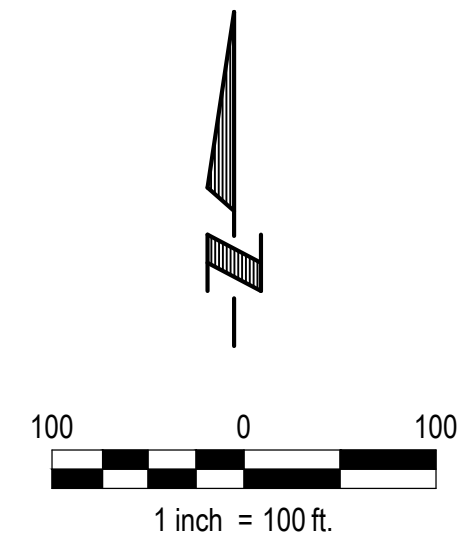
SOUTHPORT WEST REPLAT FIVE

LOTS 1 THRU 5 INCLUSIVE

BEING A REPLAT OF LOTS 4 AND 15, SOUTHPORT WEST, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 12 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



LOT-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING
1	150.00'	93.60'	48.38'	35°45'06"
2	150.00'	89.07'	45.89'	34°01'26"
3	952.00'	345.03'	174.43'	20°45'56"



LEGEND

- | | |
|-----------|-----------------------|
| — — — — — | BOUNDARY LINE |
| ===== | LOT LINE |
| - - - - - | EASEMENTS |
| - - - - - | VACATED EASEMENTS |
| — — — — — | ACCESS EASEMENTS |
| — — — — — | EXIST. PROPERTY LINES |

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, SOUTHPORT WEST PARTNERS, L.L.C., AND UNION BANK AND TRUST COMPANY, THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SOUTHPORT WEST REPLAT FIVE (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AVENUES AND CIRCLES, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK COMMUNICATIONS AND ANY COMPANY WHICH HAS BEEN FORMED OR MAY BE FORMED IN THE FUTURE TO CONVEY, TRANSFER, ASSIGN, LEASE, LICENSE, SELL, CONVEY, TRANSFER, ASSIGN, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW 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 INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT-FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN-FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE-DESCRIBED ADDITION. SAID SIXTEEN-FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED AS A SEPARATE ADDITION. THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK UTILITIES, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPES, 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 (5') WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYES, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

SOUTHPORT WEST PARTNERS, LLC

UNION BANK AND TRUST COMPANY

DEAN T. HOKANSON
MANAGING MEMBER

SAMANTHA MOSSER
OMAHA REGIONAL PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF SARPY

ON THIS _____ DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME DEAN T. HOKANSON, MANAGING MEMBER, SOUTHPORT WEST PARTNERS, LLC. WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF SARPY

ON THIS _____ DAY OF _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME SAMANTHA MOSSER, OMAHA REGIONAL PRESIDENT, UNION BANK AND TRUST COMPANY, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF SOUTHPORT WEST REPLAT FIVE WAS REVIEWED BY THE THE SARPY
COUNTY SURVEYOR'S OFFICE THIS _____ DAY OF _____, 20____

COUNTY SURVEYOR / ENGINEER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AS SOUTHWEST THIRD REPLAT FIVE AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON BOUNDARY OF THE WITHIN PLAT, AND THAT THIS PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR SURVEYS, AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF LAVISTA TO ENSURE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN SOUTHWEST THIRD REPLAT FIVE. BEING A REPLAT OF LOTS 4 AND 15, SOUTHWEST THIRD, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS 673,392 SQ. FT. OR 15.459 ACRES, MORE OR LESS.

JOHN W. VON DOLLEN	LS-579	DATE
--------------------	--------	------

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE _____ COUNTY TREASURER _____

APPROVAL OF LA VISTA CITY PLANNING COMMISSION

THIS PLAT OF SOUTHPORT WEST REPLAT FIVE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING COMMISSION ON THIS _____ DAY OF _____, _____.

CHAIRMAN OF LA VISTA CITY PLANNING COMMISSION

ACCEPTANCE BY LA VISTA CITY COUNCIL

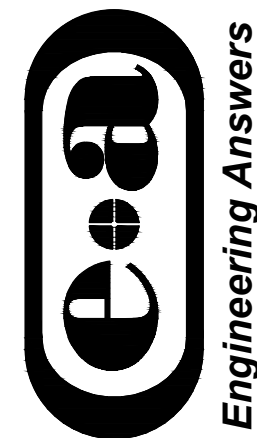
THIS PLAT OF SOUTHPORT WEST REPLAT FIVE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, ON THIS _____ DAY OF _____, _____ IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

ATTEST _____ MAYOR

CITY CLERK

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED..
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
3. ALL EASEMENTS THAT ARE NOT LABELED WITH A BOOK AND PAGE NUMBER WILL BE RECORDED BY A SEPARATE DOCUMENT.
4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO INTERSTATE 80 FROM LOTS 1-4.
5. 20' ACCESS EASEMENT FOR SIGNAGE, DEDICATED TO THE OWNERS OF LOTS 1-5 AND THE CITY OF LAVISTA, AND WILL BE RECORDED BY A SEPARATE DOCUMENT.
6. PLAT DEDICATION EASEMENT ALONG COMMON LINE BETWEEN LOTS 4 AND 15, SOUTHPORT WEST, TO BE VACATED. WILL BE RELEASED BY A SEPARATE DOCUMENT.
7. 15' WIDE INGRESS / EGRESS EASEMENT, FOR ACCESS TO THE SIGN, TO BE VACATED. WILL BE RELEASED BY A SEPARATE DOCUMENT.
8. THE EXISTING ACCESS POINTS ON WESTPORT PARKWAY NOT UTILIZED WITH THIS SITE PLAN WILL BE VACATED.



**SOUTHPORT WEST REPLAT FIVE
LOTS 1-5 INCLUSIVE**

FINAL PLAT

Proj No:	P2000-030-104
Date	07-09-2014
Designed By:	MAW
Drawn By:	TRF3
Scale:	1"=100'
Sheet	1 of 1