

AGENDA ITEM 4B

**Public Hearing for PUD Amendment – Lot 9,
Southport East Replat Six – Galaxy Ventures, LLC**



CITY OF LA VISTA
PLANNING DIVISION

RECOMMENDATION REPORT

CASE NUMBER: 2016-PUD-05

For Hearing of: September 15, 2016
Report Prepared on: August 25, 2016

I. GENERAL INFORMATION

- A. APPLICANT:** Galaxy Ventures, LLC
- B. PROPERTY OWNER:** Panda Properties, LLC
- C. LOCATION:** Northeast corner of Eastport Parkway and Giles Road
- D. LEGAL DESCRIPTION:** Lot 9, Southport East Replat Six
- E. REQUESTED ACTION(S):** Planned Unit Development (PUD) Site Plan approval to allow for a commercial strip shopping center.
- F. EXISTING ZONING AND LAND USE:**
C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District) with a PUD zoning overlay; the property is currently vacant.
- G. PROPOSED USES:** Developer wishes to construct a commercial strip shopping center with drive thru.
- H. SIZE OF SITE:** 1.13 Acres.

II. BACKGROUND INFORMATION

- A. EXISTING CONDITION OF SITE:** The existing site is vacant ground that is relatively flat.
- B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**
 - 1. **North:** Vacant (Proposed Sonic drive thru restaurant); C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District)
 - 2. **West:** Runza; C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District)
 - 3. **South:** Vacant; C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District)
 - 4. **East:** American National Bank; C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District)

- C. **RELEVANT CASE HISTORY:** A PUD Ordinance (Ordinance 1045) that covers this property was approved on August 17, 2007. The ordinance allows for 10-foot setbacks (front, side, and rear) and a 55-foot maximum building height, among other regulations and guidelines.

III. ANALYSIS

- A. **COMPREHENSIVE PLAN:** The Future Land Use Map of the Comprehensive Plan designates this property for commercial uses. The proposed commercial use is consistent with the Future Land Use Map.
- B. **OTHER PLANS:** N/A
- C. **TRAFFIC AND ACCESS:**
1. A traffic impact study was performed in 2006 as part of Southport East Replat Six which resulted in widening Eastport Parkway between McDermott Plaza and Giles Road. In that study the trip generation from this site was included in the analysis. At that time the study anticipated a sit down restaurant on this parcel.

Based on additional traffic analysis of this specific development, it was concluded that there may be an impact during the morning rush hour. Additional analysis of the possible impacts was requested by the City Engineer with a response deadline of September 12th.

The City Engineer will review the updated traffic analysis and provide input prior to the September 15th Planning Commission meeting.

2. The property will have access to McDermott Plaza which is a private roadway that lies between Eastport Parkway and South 123rd Plaza.
- D. **UTILITIES:** All utilities are available to the site.
- E. **PARKING REQUIREMENTS:**
1. The Southport East Replat 6 PUD ordinance allows for a parking ratio of 4.5 stalls per 1000 square feet of multi-tenant space. Based on this allowance, 26 stalls would be required for the 5,625 sq. ft. building. The proposed PUD depicts 49 stalls. No additional parking is anticipated to be needed.

F. LANDSCAPING:

1. The landscaping plan has been reviewed as per the Southport East and the Gateway Corridor District design guidelines. Comments regarding the landscaping plan are stated within the design review letter from the City's Design Review Architect attached to this report. The documents provided to the Planning Commission have been revised since the last review letter to address these comments. Final design review approval of the landscaping plan will be required prior to City Council review.

G. BUILDING DESIGN:

1. The building design will be reviewed as part of the design review process that is required for developments within Southport East and the Gateway Corridor District prior to building permit approval. The design review process will be conducted outside of the PUD approval process, with the exception of the review of the landscaping plan. Comments regarding the landscaping plan are stated within the design review letter from the City's Design Review Architect attached to this report.
2. As per Section D.ii.a.6 of the Southport East Design Guidelines, all light fixtures will need to meet the requirements of the Southport East Design Guidelines. Parking lot fixtures will need to conform Appendix I of the Guidelines, whereas the corner feature fixtures will need to conform to Appendix H of the Guidelines. Review of the proposed site lighting will be conducted at the time of design review for the main structure.
3. As per Section E of the Southport East Design Guidelines, the design of the monument sign will need to comply with Section 7.01 of the Zoning Ordinance and the Southport East Design Guidelines. Review of the monument sign in relation to these regulations will be conducted at time of sign permit application.

IV. REVIEW COMMENTS:

1. The amount of untreated impervious area to drain out of the proposed driveway onto McDermott Plaza needs to be kept to a minimum and must be less than 5,000 square feet. This will be reviewed during PCSMP and building permit reviews.

V. STAFF RECOMMENDATION – PUD SITE PLAN:

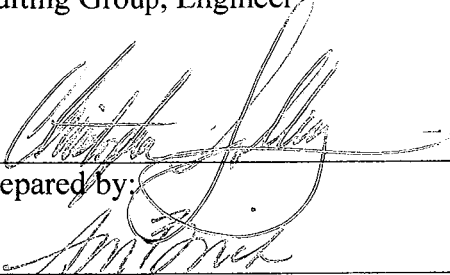
Approval of the PUD Site Plan for a commercial strip shopping center, contingent on the finalization of the landscaping plan and traffic issues prior to City Council approval, as the PUD Site Plan request is consistent with the Comprehensive Plan and the Zoning Ordinance.


VI. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. Staff Review and Consultant Response Letters
3. Design Review Architect's Letter
4. Draft PUD Site Plan

VII. COPIES OF REPORT TO:

1. Bryce Bares, Galaxy Ventures, LLC; Applicant
2. Panda Properties, LLC; Property Owner
3. Jason Thiellen, E & A Consulting Group; Engineer
4. Public Upon Request


Prepared by:

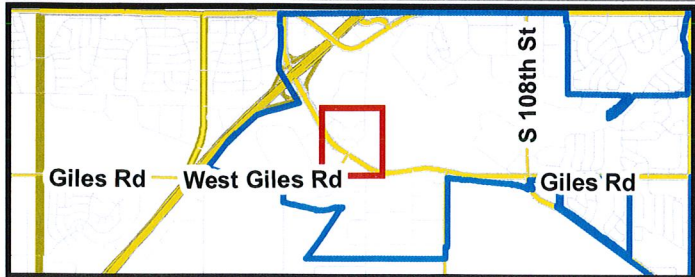

Community Development Director


Date

7-8-14



Project Vicinity Map



Southport East - PUD - Galaxy Ventures

8-17-2016
JMC





June 27, 2016

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

RE: PUD Site Plan - Initial Review
Lot 9, Southport East Replat Six

Mr. Thiellen,

We have reviewed the documents submitted on June 17, 2016 for the above-referenced application. Based on the elements for consideration set forth in Section 5.15 of the Zoning Regulations (as recently amended), Section 5.17 of the Zoning Regulations for Gateway Corridor District, the Southport East PUD documents, and the Southport East Replat Six PUD documents, the City has the following comments:

Section 5.15 of the Zoning Regulations:

1. To address Article 5.15.04.01 the applicant needs to indicate the proposed construction schedule for the project.
2. To address Article 5.15.04.03 the applicant has indicated the peak PM traffic to be 104 vehicles. The basis of these numbers needs to be identified by indicating the type of ITE trip generation rates applied and how much retail and how much fast food building areas resulted in this estimate. Although the trip generation is just over the 100 vehicle per hour threshold at which a traffic impact study might be required, the projected peak hour traffic is less than what was assumed in the original traffic impact study for this lot. At this time staff is only requesting information to support the peak hour traffic projection.
3. In regards to Article 5.15.04.04, Sheet 2 of the plans needs to have existing fire hydrant locations shown that provide coverage for this building. Also, the Emergency Vehicle Plan does not depict the apparatus dimensions. Additional information from the Papillion Fire Department has been included for your review.
4. In regards to Articles 5.15.04.15 and 5.15.05.02.4 there needs to be a sidewalk connection to McDermott Plaza. This may require coordination with abutting property owners. The plans will also need to include ADA sidewalk ramps at the proposed driveway connection to McDermott Plaza so that sidewalk continuity along McDermott Plaza is provided.

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

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

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

Golf Course
8305 Park View Blvd.
p: 402-339-9147

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

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

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

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

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

www.cityoflavista.org
info@cityoflavista.org

5. Width of the proposed sidewalk along Eastport Parkway needs to be noted. Coordination with the abutting property owner will be necessary to match up the sidewalk connections and maintain logical continuation of sidewalk undulation between Lots 9 and 10.
6. The proposed sidewalk feature at the intersection of Eastport Parkway and Giles Road needs to be setback further from Giles Road to accommodate an anticipated third lane added to Giles Road.
7. In regards to Article 5.15.04.21, the locations of exterior lighting need to be indicated. Such fixtures will need to comply with the Southport East Design Guidelines.
8. In regards to Article 5.15.05.02.1, proposed contours and/or spot elevations are needed to indicate proposed drainage patterns.
9. In regards to Article 5.15.05.04 the plans need to show the proposed sanitary sewer service.
10. In regards to Article 5.15.05.06 there needs to be a vicinity map shown on the plans. An aerial photo type map would be preferred.

Section 5.17-Gateway Corridor District Regulations:

No comments on this section. Review of landscaping and site plan aspects will be performed through the Southport East Design Guidelines.

Southport East Replat Six PUD:

1. The PUD plan set has been reviewed by the City's third-party architect for compliance with the Southport East Design Guidelines. A separate review letter is enclosed for your review.
2. Prior to submission for a building permit, an application for design review approval, through the Southport East Design Guidelines, will need to be submitted. Be advised that the design review process has recently averaged roughly three months per review. Please take this into consideration as a minimum in your development timeline.
3. As per Section D.ii.a.6, all light fixtures will need to meet the requirements of the Southport East Design Guidelines. Parking lot fixtures will need to conform Appendix I of the Guidelines, whereas the corner feature fixtures will need to conform to Appendix H of the Guidelines.
4. As per Section E, the design of the monument sign will need to comply with Section 7.01 of the Zoning Ordinance and the Southport East Design Guidelines. Review of the monument sign in relation to these regulations will be conducted at time of sign permit application.

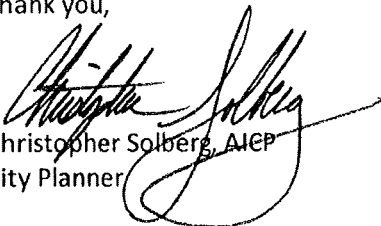
The applicant should be aware that there are private protective covenants that were recorded against the property that should be reviewed.

Due to the late submittal of the full set of plans necessary and the amount of items within this letter to address, the timeline for this application has been adjusted to commence Planning Commission review in August. However, it is important to work

efficiently towards a finalized set of plans to avoid additional delay. Please submit 4 full size copies (along with electronic copies) of the revised documents by July 5, 2016 to ensure that the application stays on track for the review by Planning Commission in August.

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

Thank you,



Christopher Solberg, AICP
City Planner

Enclosure

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

FW 330-5961

124155-HU11

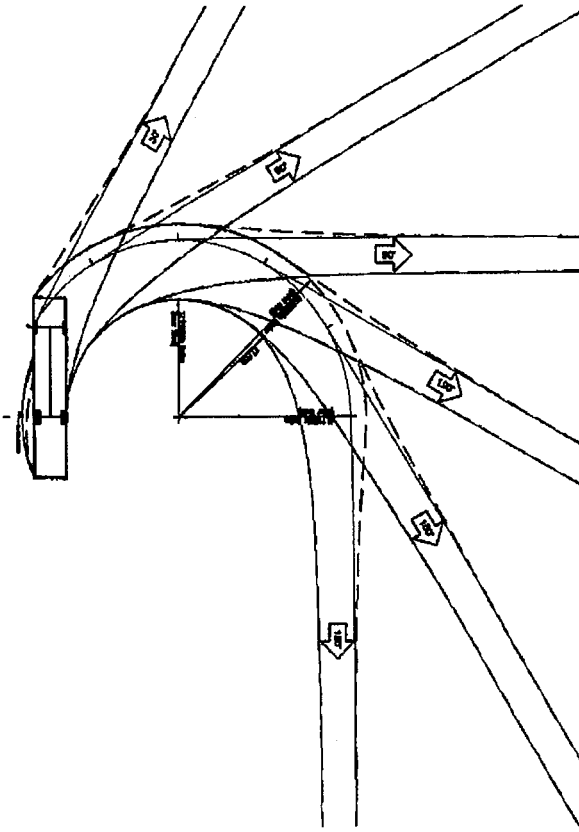
S.A.E. TURNING RADIUS CALCULATIONS FOR:

FT. SMITH AR 6X4 105' AERIAL
FL941/425-65R22.5/12B-16E/RTS2160/12R22.5/STL-WHL

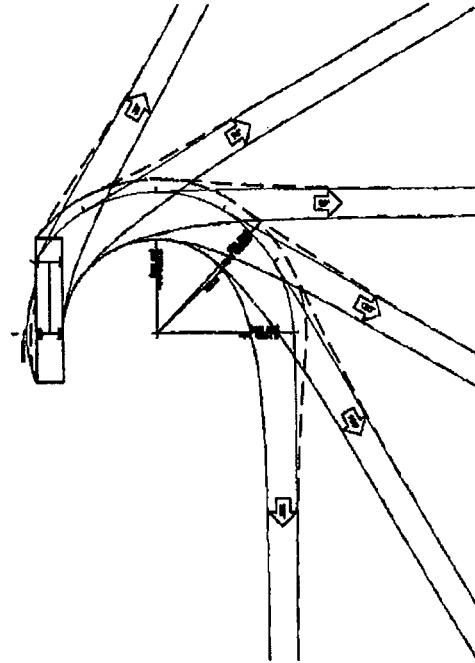
WHEELBASE 250 INCHES
KINGPIN CENTERS 68.5 INCHES
FRONT TRACK 81.5 INCHES
FRONT TIRE WIDTH 16.2 INCHES
REAR OVERALL TIRE DIMENSION . . 96.74 INCHES
BODY FRONT OVERHANG 82 INCHES
BODY WIDTH 96 INCHES

INSIDE CRAMP ANGLE	S.A.E. TURNING RADIUS	TIRE CURB CLEARANCE	BUMPER SWING CLEARANCE	MINIMUM INSIDE RADIUS
27	51.58498	52.25998	53.18097	39.71322
28	50.03245	50.70745	53.71169	38.00723
29	48.5881	49.2631	52.3489	36.4097
30	47.24098	47.91598	51.08183	34.90971
31	45.98168	46.65868	49.90056	33.49775
32	44.80192	45.47692	48.79744	32.16552
33	43.69445	44.36945	47.76501	30.90569
34	42.65286	43.32786	46.7969	29.71182
35	41.67148	42.34648	45.8875	28.57817
36	40.74532	41.42032	45.03176	27.49968
★→37	39.86979	40.54479	44.22527	26.47179
38	39.04097	39.71597	43.464	25.49044
39	38.25522	38.93023	42.74441	24.55199
40	37.50929	38.18429	42.06323	23.65313
41	36.80029	37.47529	41.41768	22.79092
42	36.12537	36.80057	40.80505	21.96265
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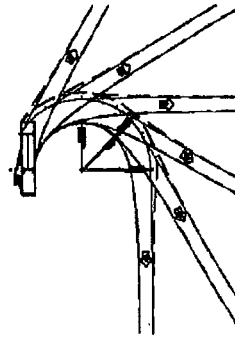
* 41' 9" long Vehicle Total Length



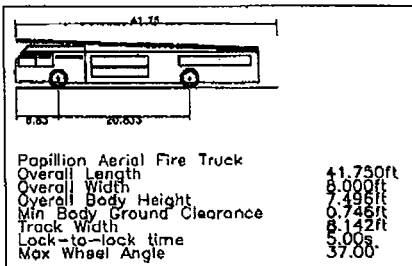
1"=40' Scale Template



1"=50' Scale Template



1"=100' Scale Template



City of Papillion

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

Drawn By: DWG Checked By: DWG Date: 10/2/14

Project Title

Emergency Vehicle Turn Template

Sheet Title

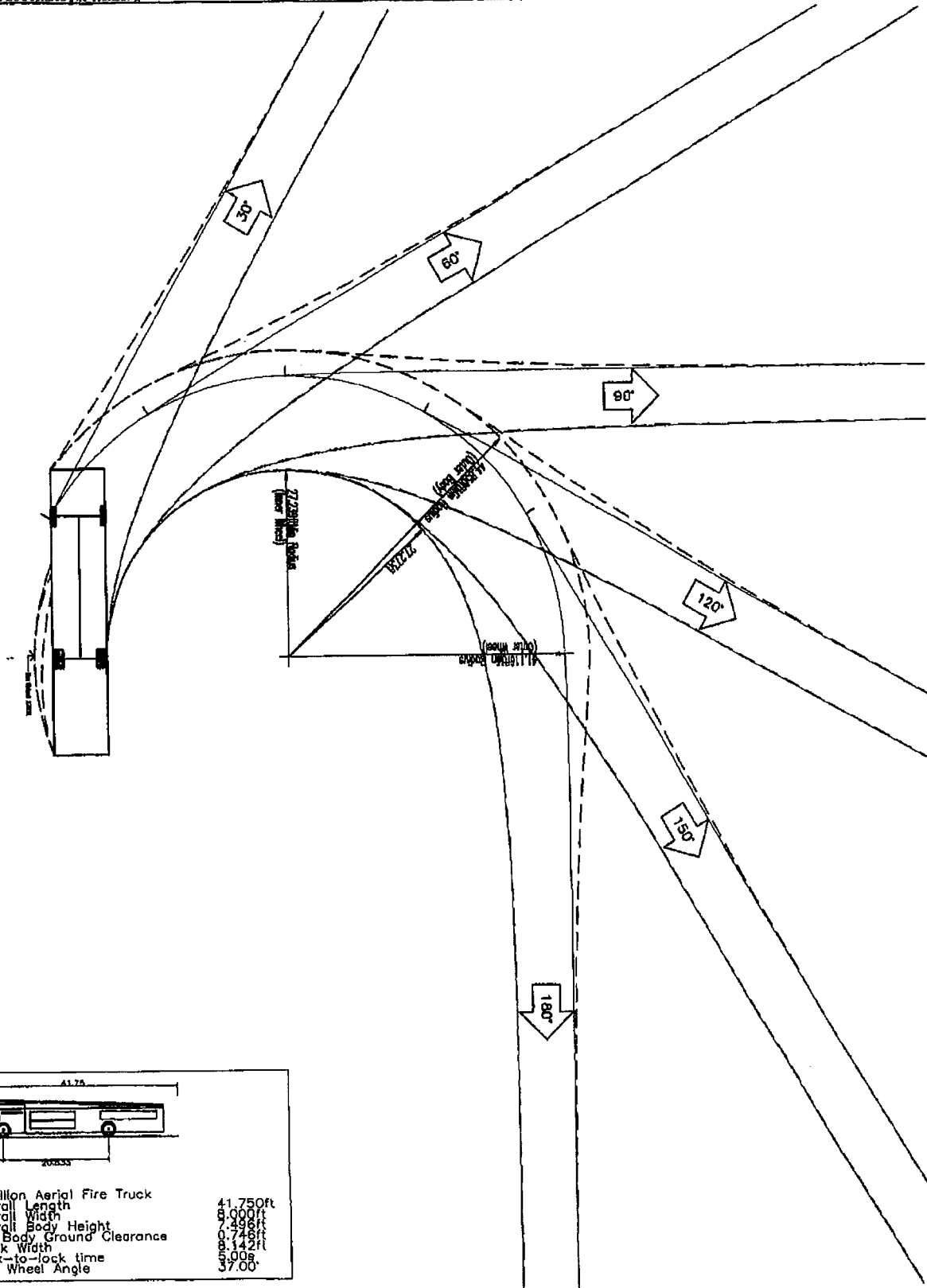
1"=40'/50'/100' Scale Template

Revision Dates

No.	Description	Date
1		
2		
3		

Sheet Number

Sheet 3 of 3



Papillon Aerial Fire Truck	41.75ft
Overall Length	8.00ft
Overall Width	7.20ft
Overall Body Height	0.74ft
Min Body Ground Clearance	8.14ft
Track Width	5.00s
Lock-to-lock time	37.00°
Max Wheel Angle	



City of Papillon

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

Drawn By: DWG Checked By: DWG Date: 7/24/11

Project Title

Emergency Vehicle Turn Template

Sheet Title

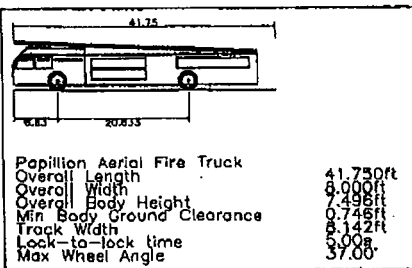
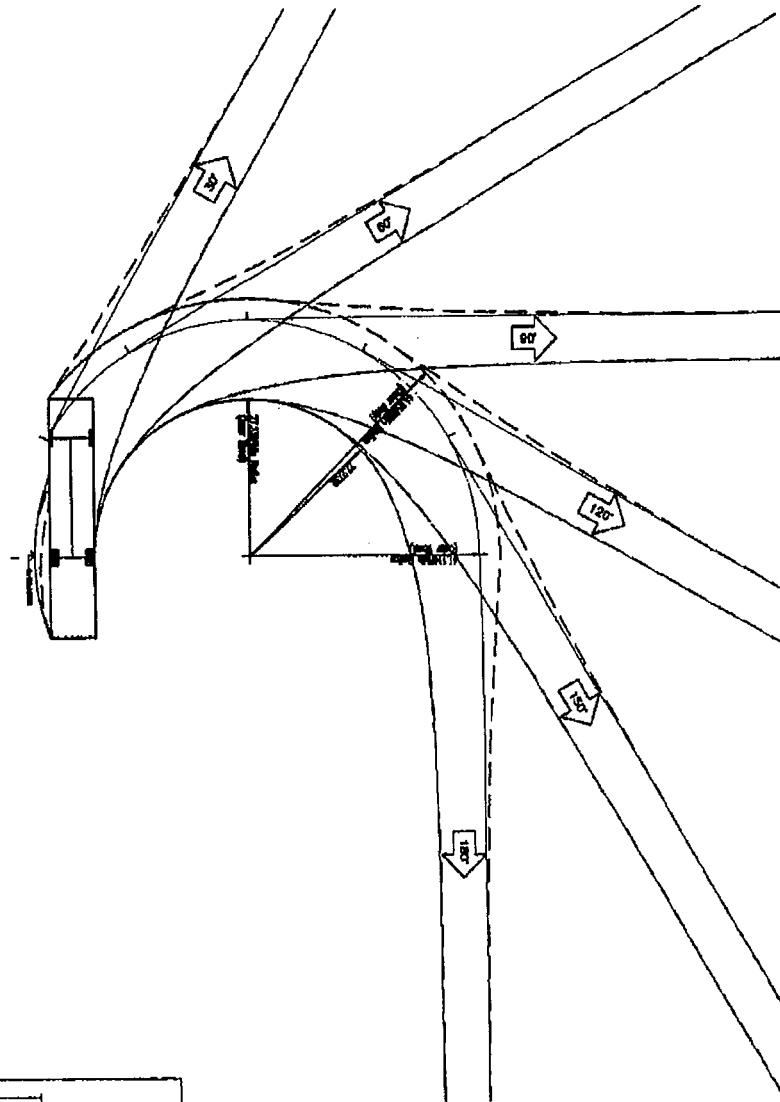
1"=20' Scale Template

Revision Dates

No.	Description	Date

Sheet Number

Sheet 1 of 3



City of Papillion

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

Drawn By: DWG Checked By: DWG Date: 1/24/14

Project Title

Emergency Vehicle Turn Template

Sheet Title

1"=30' Scale Template

Revision Dates

No.	Description	Date

Sheet Number

Sheet 2 of 3

June 27, 2016

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

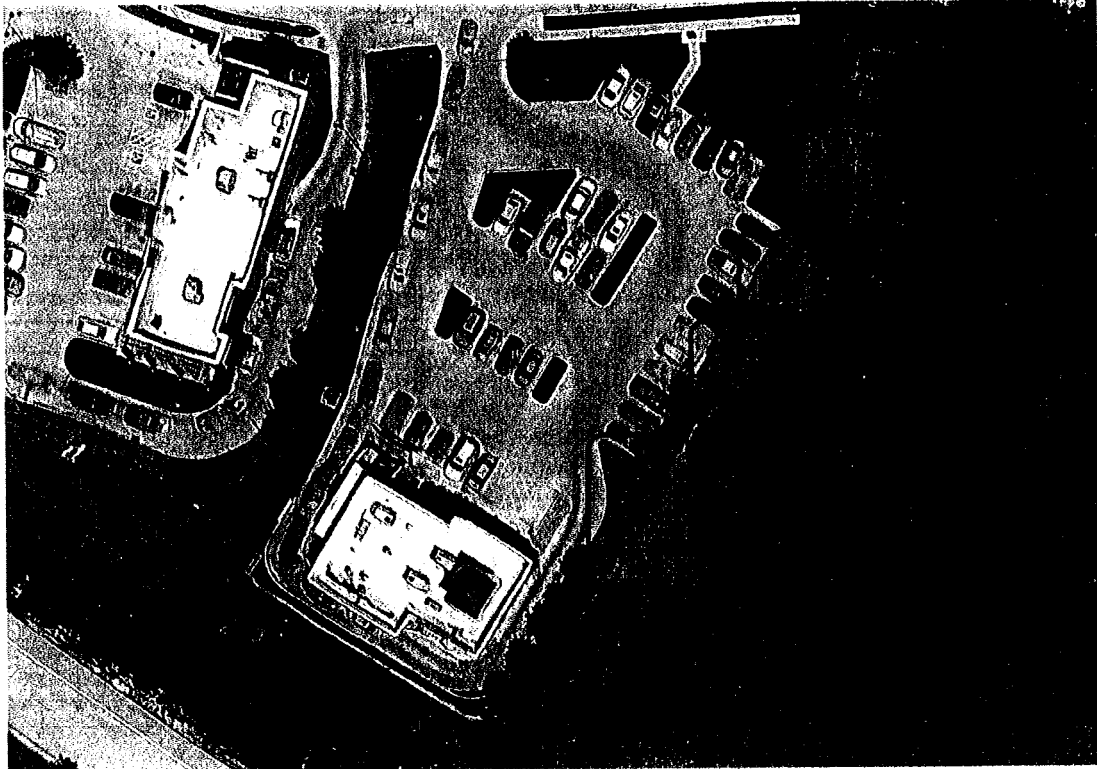
RE: Southport East - Replat 6, Lot 9 PUD Landscaping - Review #1

Dear Chris:

This letter shall provide recommendations and/or corrections for the applicant's PUD submittal drawings dated June 17, 2016. For tracking purposes I have noted deficiencies in the submittal drawings, and where appropriate, the corresponding requirements outlined in the Southport Design Guidelines.

Planned Unit Development Landscape Plan:

1. The drawing appears to demonstrate a new refuse enclosure on the entry drive near the beginning of the parking areas. This enclosure will be reviewed at the Design Review stage for consistency of materials to coordinate with the building. For reference, the Guidelines specify the required Trash Screen design with gates (refer to Appendix R).
2. Planting Schedule, approximately half of the proposed selections are non-compliant. Refer again to Appendix F and G. for approved Street Tree and Plant Lists.
3. No spacing dimensions are indicated on any of the plantings. The spacing appears graphically to comply with the Guidelines but only by approximately referencing the graphic scale. Refer again to Appendix B & C for required streetscape planning concepts.
4. The new proposed landscape groupings on the east property do not appear to take in to account the existing plantings previously installed by Runza. The proposed groupings should be adjusted to fill the gaps between Runza's groupings and give adequate distance between existing and new trees. Refer to the existing conditions aerial image below demonstrating how Runza and Burger King handled their adjacent groupings to provide a continuous screened condition, and also highlighting the potential current gaps along the referenced east property line.



EXISTING CONDITIONS AERIAL IMAGE

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

(402) 431-6317 direct
sheaney@schemmer.com

Sincerely,

THE SCHEMMER ASSOCIATES, INC.
ARCHITECTS | ENGINEERS | PLANNERS

A handwritten signature in cursive script, reading "Scott P. Heaney". The signature is written in dark ink and is positioned above the printed name and title.

Scott P. Heaney, AIA
Architect, Associate



E & A CONSULTING GROUP, INC.

Engineering Answers

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154-3950
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August 8, 2016

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

RE: Southport East Replat 6, Lot 9
PUD Site Plan - Resubmittal
E&A Job # P2000.030.132

Dear Mr. Solberg,

We have reviewed your letter dated 6/27/2016 for the above referenced project and our responses to those comments for approval are as follows:

Section 5.15 of the Zoning Regulations:

1. Comment #1 - Construction schedule has been added to the Site Plan Notes – Sheet 1.
2. Comment #2 - Traffic study information has been updated and added to the plans – Sheet 3.
3. Comment #3 - Existing fire hydrant is shown and the emergency vehicle plan (Sheet 2) has been revised to match the proper truck size & turning radii per the Papillion Fire Department.
4. Comment #4 - Sidewalk has now been provided to make a connection to McDermott Plaza. Sidewalk ramps will be included in the civil site design.
5. Comment #5 - Sidewalk width has been noted along Eastport Parkway – Sheet 1. Coordination has been made to match up the sidewalk connection between Lots 9 and 10.
6. Comment #6 - Sidewalk feature at the intersection of Eastport Parkway and Giles Road has been setback to accommodate an anticipated third lane added to Giles Road.
7. Comment #7 - A note has been added to Sheet 1 indicating that exterior light fixtures need to comply with the Southport East Design Guidelines and will be shown on the civil site plans.

8. Comment #8 - Proposed contours and spot elevations have been added to the plans.
9. Comment #9 - Proposed sanitary sewer service has been added to the plans.
10. Comment #10 - Vicinity map has been added to the plans.

Southport East Replat Six PUD:

1. Comments #1-4 - Plant schedule has been revised to be compliant with Southport East Design Guidelines. Landscape groupings have been revised to coordinate and fill in the gaps of existing plantings previously installed by Runza.
2. Comment #2 - We understand that prior to submission for a building permit, an application for design review approval, through the Southport East Design Guidelines, will need to be submitted.
3. Comment #3 - We understand all light fixtures will need to meet the requirements of the Southport East Design Guidelines.
4. Comment #4 - We understand the design of the monument sign will need to comply with Section 7.01 of the Zoning Ordinance and the Southport East Design Guidelines.

Please contact me at 402-895-4700 or at jthiellen@eacg.com with any additional comments or questions.

Sincerely,



Jason Thiellen
Planning Dept. Manager



August 17, 2016

Jason Thiellen
E & A Consulting Group, Inc.
10909 Mill Valley Rd #100
Omaha, NE 68154

RE: PUD Site Plan – 2nd Review
Lot 9, Southport East Replat Six

Mr. Thiellen,

We have reviewed the documents resubmitted for the above-referenced application. Based on the elements for consideration set forth in Section 5.15 of the Zoning Regulations (as recently amended), Section 5.17 of the Zoning Regulations for Gateway Corridor District, the Southport East PUD documents, and the Southport East Replat Six PUD documents, the City has the following comments:

Section 5.15 of the Zoning Regulations:

1. In reference to Article 5.15.04.03 the previous Sheet 3 of the PUD plans had a statement that the expected traffic generation would be 104 vehicles in the PM peak hour, with 52 in and 52 out. A traffic study previously completed by E&A Consulting in 2006 for Southport East Replat Six indicated this lot was expected to generate 173 vehicles in the PM peak hour. That same traffic study was also the basis of improvements to Eastport Parkway that allowed the intersection of McDermott Plaza with Eastport Parkway. Sheet 3 of the PUD plans now has a notation indicating PM peak hour traffic of 173 vehicles matching the 2006 study, but it also has a notation indicating 241 vehicles for the AM peak hour. Due to this increase, I recommend that a traffic analysis be done to verify that there is adequate left turn storage capacity for left turns onto McDermott Plaza from Eastport Parkway in the AM peak hour. This would need to account for other traffic (existing and proposed) in Southport East Replat Six as well as the 2040 projected traffic for Eastport Parkway.
2. The amount of untreated impervious area to drain out the proposed driveway onto McDermott Plaza needs to be kept to a minimum and must be less than 5,000 square feet. This will be reviewed during PCSMP and building permit reviews.
3. The revised plan set has been reviewed by the Fire Marshall and the revisions have met his approval.

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Engineering Answers

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www.eacg.com

September 7, 2016

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

RE: Southport East Replat 6, Lot 9
PUD Site Plan - Resubmittal
E&A Job # P2000.030.132

Dear Mr. Solberg,

We have reviewed your letter dated 8/17/2016 for the above referenced project and our responses to those comments for approval are as follows:

Section 5.15 of the Zoning Regulations:

1. Comment #1 – We understand that an updated Traffic Study will need to be conducted for AM peak hours. This Study will be done before the 9/15/2016 Planning Commission meeting.
2. Comment #2 – We understand the amount of untreated impervious area to drain out the proposed driveway needs to be less than 5,000 S.F. This will be addressed during PCSMP and Building Permit.

Southport East Replat Six PUD:

1. Comments #1 – 2 – We have addressed the comments from the City's third-party architect and revised the Landscape Plan. We understand that Design review approval, through the Southport East Design Guidelines, will need to be achieved before building permit submittal.

Please contact me at 402-895-4700 or at jthiellen@eacg.com with any additional comments or questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jason Thiellen'.

Jason Thiellen
Planning Dept. Manager

August 24, 2016

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

RE: Southport East Lot #9 - Design Review #1

Dear Chris:

This letter shall provide recommendations and/or corrections for the applicant's DESIGN REVIEW submittal package dated July 17, 2016. For tracking purposes I have noted deficiencies in the submittal package, and where appropriate, the corresponding requirements outlined in the Southport Design Guidelines.

General:

1. Exterior Samples Received:
 - a. Face Brick – Approved
 - b. EIFS #1 and EIFS #2 – Approved
 - c. Aluminum Storefront Framing – Approved.
 - d. Standing Seam Metal Roof – Approved.
 - e. Spandrel Glazing – Approved.
 - f. Additional samples will be required for the prefinished metal cap flashing and vision glazing. Note that the Guidelines require either clear or reflective glazing in the green color ranges.

Drawings:

1. Sheet 2 Site Details:
 - a. All steel components of the trash enclosure should be painted to match the exterior steel door color at the building. The elevations appear to appropriately represent this as matching the darker color EIFS #2.
 - b. Roof mounted mechanical equipment is required to be fully screened from view from public right of ways. The Building Section detail appears to show the units fully screened. Note that The City of La Vista uses elevation view to determine screening height required, not an angle from assumed eye level.
2. Sheet 3 Elevations:
 - a. The required recognizable base, mid-facade, and cornice are well proportioned and meet the Guidelines.

- b. Refer again to Section 7, Building Elements, in the Guidelines for providing at least 4 of the 6 design elements listed. I can only clearly identify 3 elements, those being: awnings, pitched roofs, and square columns.
 - i. The awnings are required to be fabric and a color sample (at least approximate since these probably will come from a sign vendor to be determined) shall be submitted for review.
 - ii. The square columns should be similarly repeated on the west, south, and east elevations in the large brick areas to develop a visual rhythm consistent with the "main" or north elevation. The overall Gateway Corridor District, of which Southport is a part, requires four-sided architecture with consistent quality and detail on all elevations. There is no consideration for what is functionally the "front" or "back" of a building.
- c. As the fourth required element, I would recommend either adding site furniture for the tenant users or an arbor structure. If an arbor is utilized it needs to be designed to work with the character and lines of the building, and provide a pedestrian destination.

3. Sheet L-1 Landscape Plan

- a. Plant Schedule - Please refer again to the Southport Guidelines, Appendix F and G. for approved Street Tree and Plant Lists. The majority of the proposed selections are non-compliant. Note that we have recently interpreted the Guidelines to allow grasses, even though not included in the required Plant List, to be consistent with what has been previously installed in both Southport East and West. We will allow Sunset Red Maples along Eastport Parkway (old 120th Street) whereas the guidelines call for an Autumn Purple Ash. American National Bank, directly to the southeast, utilized Maples as well so they would match.
- b. The Guidelines don't include Colorado Blue Spruce, although there are existing conifers on the Runza and Burger King sites adjacent to Lot #9. We will allow the spruces because they are screening the view of the trash enclosure from McDermott Plaza, which is desirable.
- c. Plant sizes meet or exceed the minimums. The Sea Green Juniper is 2 gallons to small. The Dense Yew is using a different measurement than the Guidelines (3 Gal v. 18"-24"), which may be similar in size, but needs to be verified.
- d. Please review and resubmit the Landscape Plan with revised selections and designations.

4. Sheet E-1 Preliminary Site Lighting:

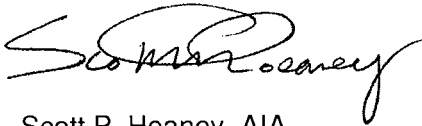
- a. Parking lot pole fixtures scheduled appear to meet the color standards required per Appendix H and I for the required green color base, aluminum color fluted pole, green color arm, and aluminum color dome.
- b. Wall pack fixtures should also be aluminum color and a similar style to the pole fixture domes.
- c. For final Design Review cut sheets must be submitted to clearly demonstrate the fixtures and colors scheduled on the drawings.

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

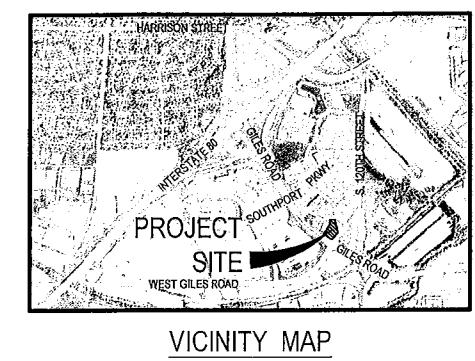
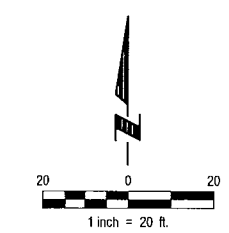
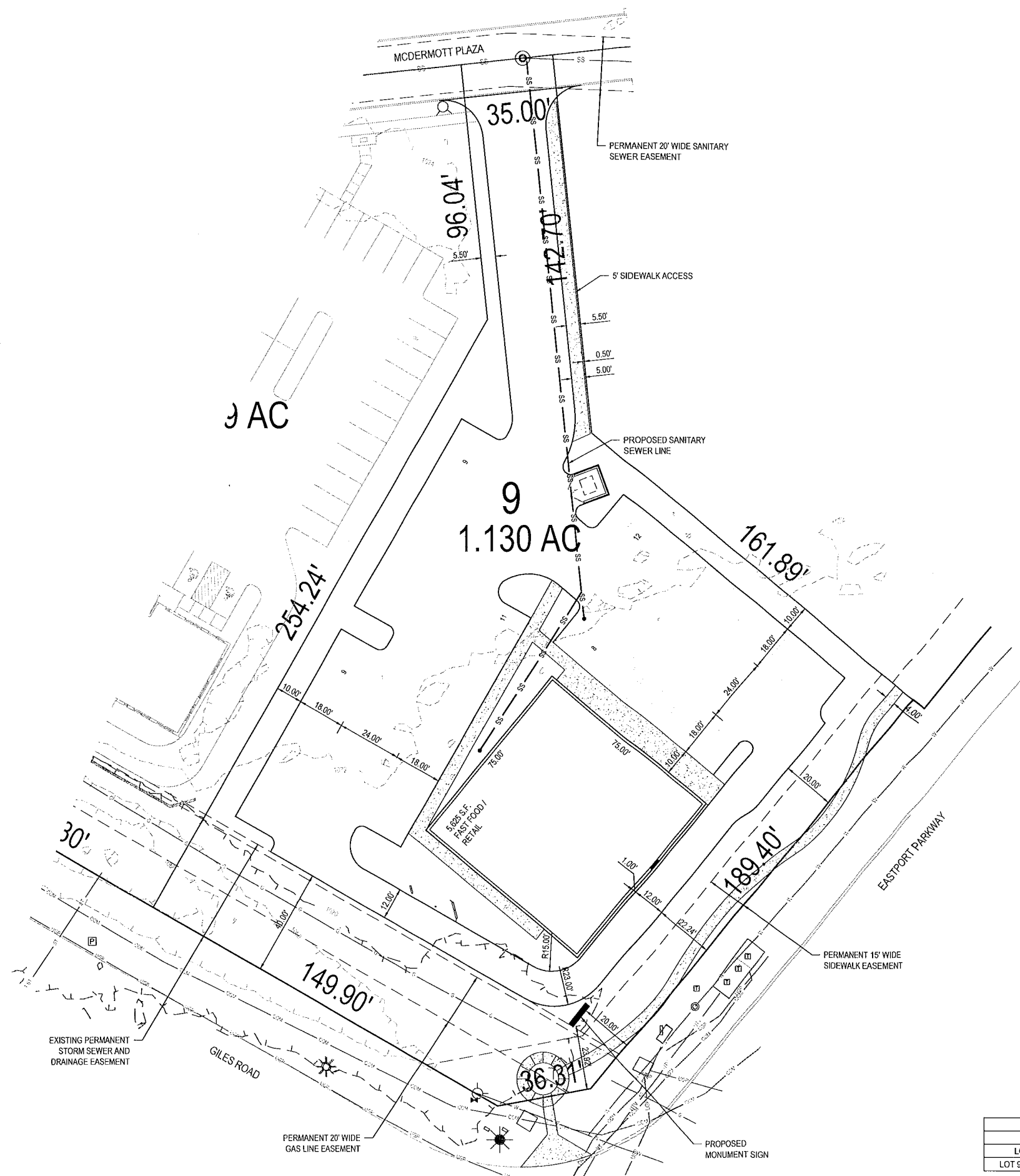
(402) 431-6317 direct
sheaney@schemmer.com

Sincerely,

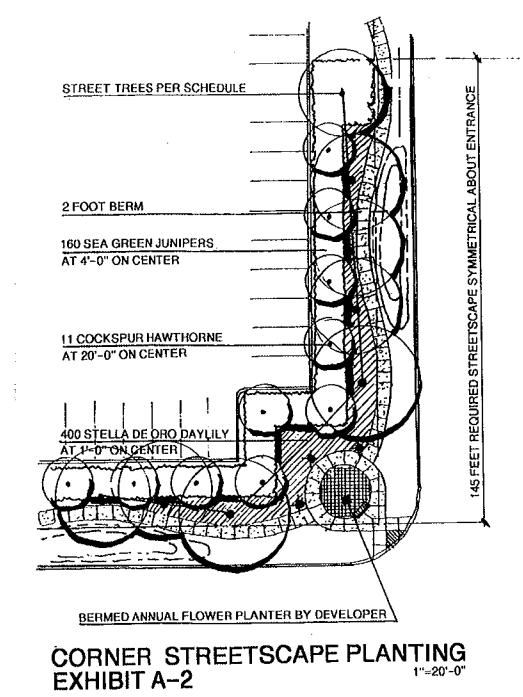
THE SCHEMMER ASSOCIATES, INC.
ARCHITECTS | ENGINEERS | PLANNERS

A handwritten signature in black ink, appearing to read "Scott P. Heaney". The signature is fluid and cursive, with the first name "Scott" and last name "Heaney" clearly legible.

Scott P. Heaney, AIA
Architect, Associate



- NOTES:
- EXISTING RESTRICTIONS, DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO SOUTHPORT PARKWAY, EASTPORT PARKWAY OR GILES ROAD FROM ANY LOTS ABUTTING SAID STREETS, EXCEPT AT THE LOCATIONS NOTED AND SHOWN. INSTRUMENT NO. 2001-30162.
 - A PERMANENT RECIPROCAL VEHICULAR INGRESS AND EGRESS, PARKING, SIDEWALK AND PEDESTRIAN EASEMENT IS GRANTED TO THE OWNER OF LOT 9 REPLAT 6, THEIR GUESTS AND INVITEES OVER ALL OF SAID LOT 9 REPLAT 6 INCLUSIVE, EXCEPT THOSE PARTS OF SAID LOT 9 REPLAT 6 INCLUSIVE WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED.
 - A PERMANENT STORM SEWER AND DRAINAGE EASEMENT IS GRANTED TO THE OWNER OF LOT 9 REPLAT 6 INCLUSIVE OVER ALL OF SAID LOT 9 REPLAT 6 INCLUSIVE, EXCEPT THOSE PARTS OF SAID LOT 9 REPLAT 6 INCLUSIVE WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED.
 - THE P.U.D. BOUNDARY SHALL MAINTAIN THE FOLLOWING SETBACKS: INTERIOR P.U.D LOT LINE PARKING & DRIVE SIDEYARD SETBACK = 0' MIN. A MINIMUM 25' FRONT YARD SETBACK IS REQUIRED WHEN PARKING OR NO PARKING IS PRESENT IN THE FRONT YARD.
 - CONSTRUCTION SCHEDULE: START - FALL 2016 FINISH - SUMMER 2017
 - EXTERIOR LIGHTING FIXTURES SHALL COMPLY WITH SOUTHPORT EAST DESIGN GUIDELINES.
 - SITE INFORMATION FOR LOT 9 REPLAT 6:
- | ITEM | REQUIRED | PROVIDED |
|-----------------|-------------------|---------------------|
| LOT SIZE | 10,000 S.F. MIN. | 49,223 S.F. |
| BUILDING HEIGHT | 55' MAX. (P.U.D.) | 23'-0" (1 STORY) |
| OPEN SPACE | 25% MIN. (P.U.D.) | 18,249 S.F. = 37.1% |



SITE PARKING TABLE							
LOT NO.	SQ. FT.	ACRES	BUILDING TYPE	BUILDING SIZE	REQUIRED PARKING	PROVIDED PARKING	PARKING RATIO
LOT 9 REPLAT 6	49,223	1.130	FAST FOOD / RETAIL	5,625 S.F.	38 Stalls	49 Stalls	8.71 Stalls / 1,000 S.F.

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SOUTHPORT EAST
LOT 9, REPLAT 6

LAVISTA, NEBRASKA

PLANNED UNIT DEVELOPMENT
SITE PLAN

Revisions

No.	Date	Description
1	08/07/2016	BY OTHERS

Drawn By: NMM

Scale: 1"=60'

Sheet: 1 of 4

Proj No: P2300.035.132

Date: 08/07/2016

Designed By: BY OTHERS

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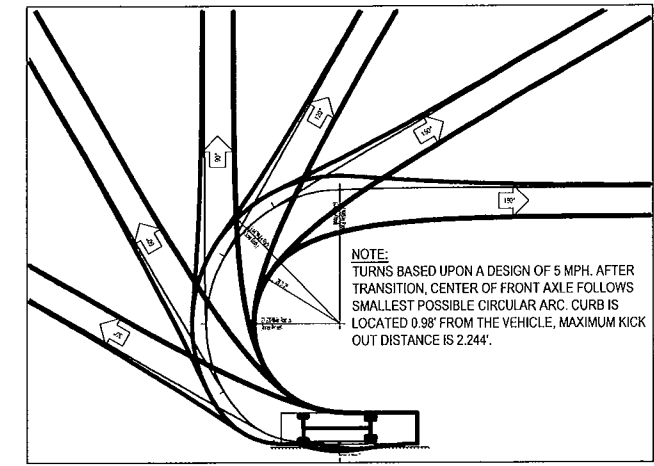
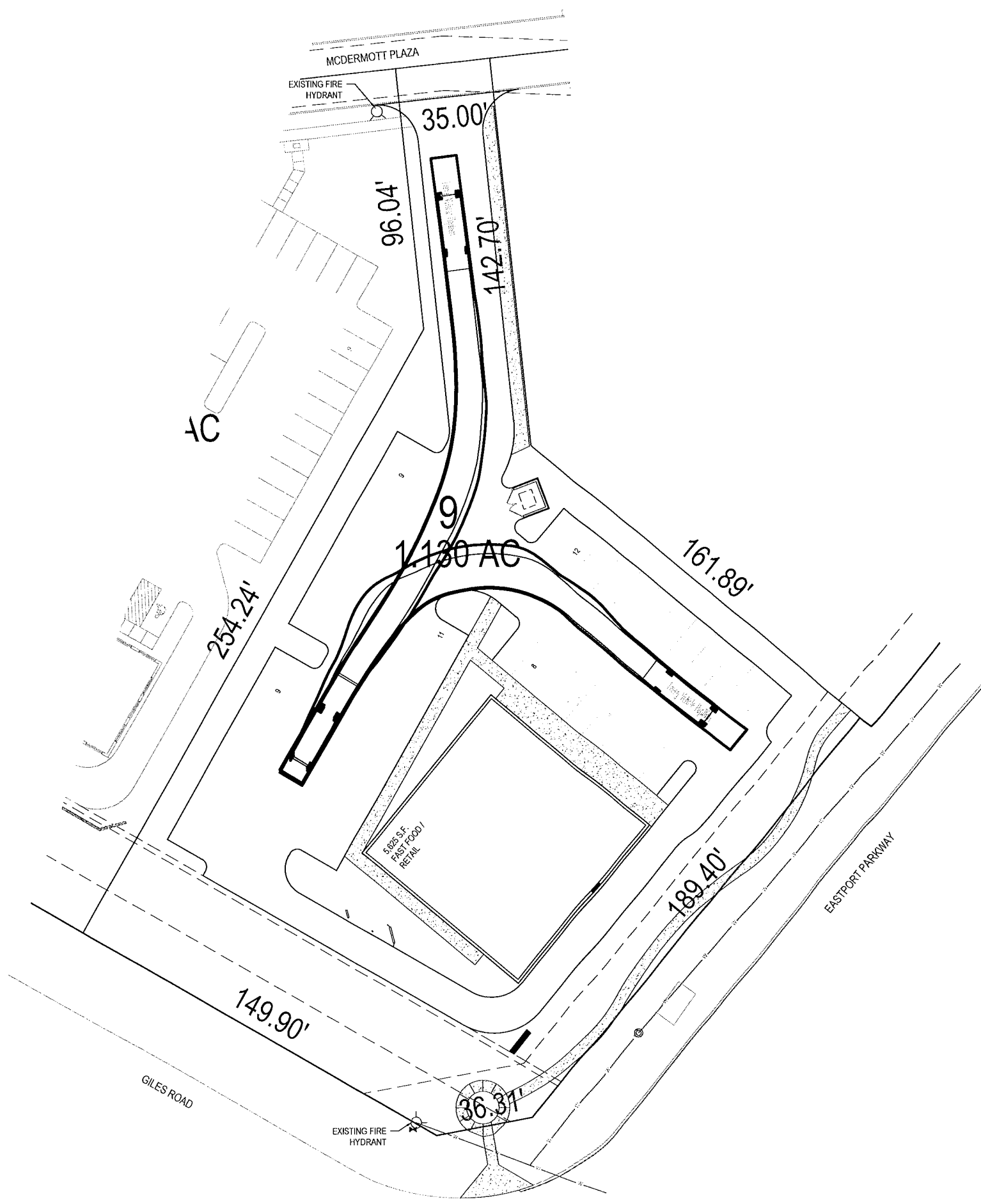
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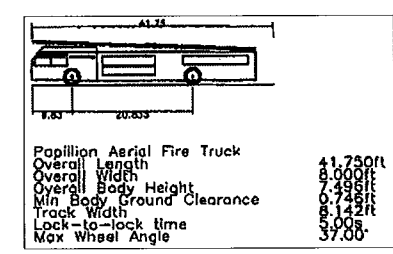
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AUTOTRACK DETAIL
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Proj No: P2000.030.132

Date: 06/07/2016

Designed By: BY OTHERS

Drawn By: NMA

Scale: 1"=60'

Sheet: 2 of 4

Revisions

No	Date	Description

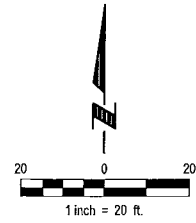
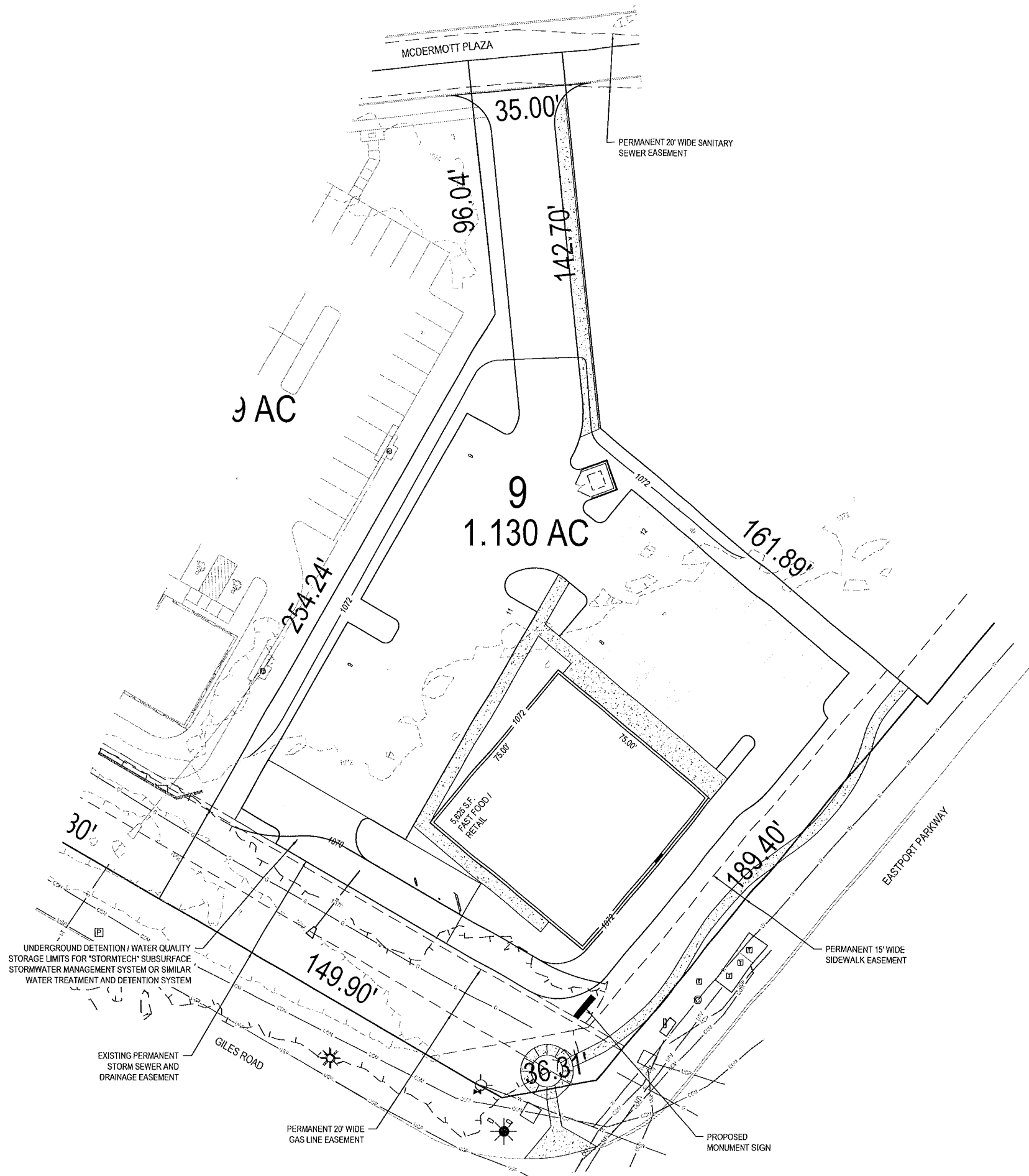
PLANNED UNIT DEVELOPMENT
EMERGENCY VEHICLE PLAN

SOUTHPORT EAST
LOT 9, REPLAT 6
LAVISTA, NEBRASKA

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330 North 17th Street Omaha, NE 68154
Phone: 402.855.2700 Fax: 402.855.3596
www.eagroup.com



LEGEND

- 1120 EXISTING CONTOURS
- 1170 PROPOSED CONTOURS

NOTES:

- SITE INFORMATION AND STORM SEWER DATA:
 - LOT AREA = 49,223 S.F. = 1.130 AC.
EXISTING IMPERVIOUS COVERAGE = 450 S.F. = 0.92%
EXISTING C-FACTOR = $[(450)(0.95) + (48,773)(0.45)] / 49,233 = 0.46$
2 YEAR PRE-DEVELOPED STORM FLOW = $(6.0 \text{ in./hr})(0.46)(1.130 \text{ AC.}) = 3.12 \text{ CFS}$
 - PROPOSED IMPERVIOUS COVERAGE = 30,974 S.F. = 62.9%
GAIN OF IMPERVIOUS COVERAGE = 30,524 S.F.
POST DEVELOPED C-FACTOR = $[(30,974)(0.95) + (18,249)(0.45)] / 49,233 = 0.76$
100 YEAR POST DEVELOPED STORM FLOW = $(12.1 \text{ in./hr})(0.76)(1.130 \text{ AC.}) = 10.39 \text{ CFS}$
 - DETENTION REQUIRED ON SITE = 2,051 C.F.
PROPOSED OFFSITE STORM FLOWS = PRE-DEVELOPED 2-YEAR RUNOFF = 3.12 CFS
- TRAFFIC STUDY INFORMATION:
 - WEEKDAY AM PEAK HOURS - 123 ENTER AND 118 EXIT = 241 AM PEAK HOUR TOTAL TRIPS
 - WEEKDAY PM PEAK HOURS - 90 ENTER AND 83 EXIT = 173 PM PEAK HOUR TOTAL TRIPS

Proj No: P2000000152

Date: 09/07/2016

Designed By: BY OTHERS

Drawn By: NNN

Scale: 1"=60'

Sheet: 3 of 4

Revisions

No	Date	Description
1	09/07/2016	PLANNED UNIT DEVELOPMENT PRELIMINARY GRADING & PCSMP PLAN

SOUTHPORT EAST LOT 9, REPLAT 6

LAVISTA, NEBRASKA

E & A CONSULTING GROUP, INC.

Engineering • Planning • Environmental & Field Services

330 North 17th Street Omaha, NE 68154

Phone: 402.865.4700 Fax: 402.865.3999

www.eacg.com

LANDSCAPE NOTES:

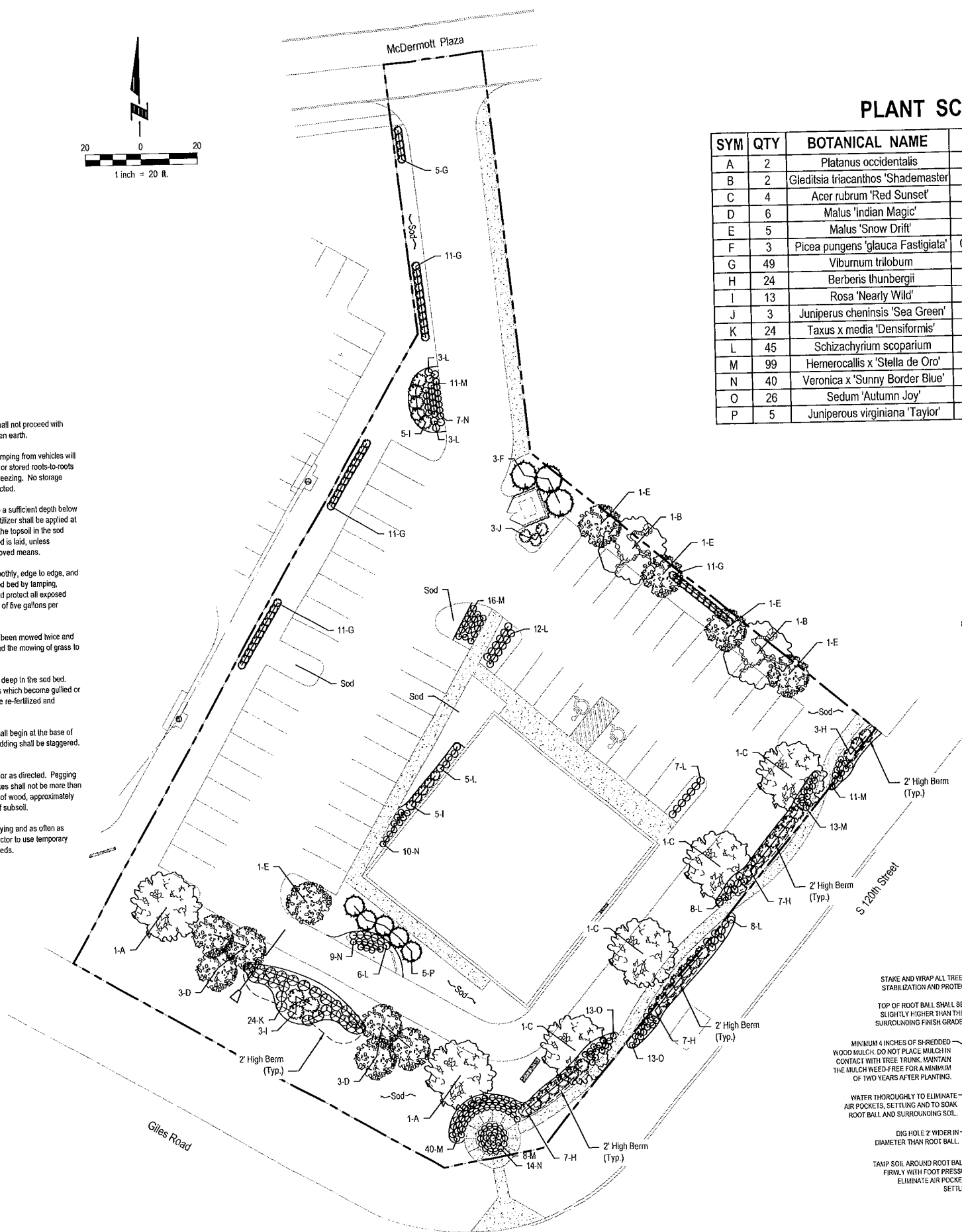
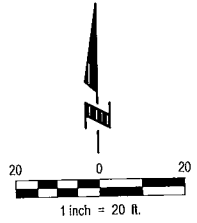
1. Locate and verify the location of all underground utilities prior to the start of any construction. Care should be taken not to disturb any existing utilities during construction. Any damage to utilities or other improvements caused by the Contractor will be repaired at no cost to the Owner.
2. All plant material shall be of good quality and sizes shall meet required size specifications.
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.

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.

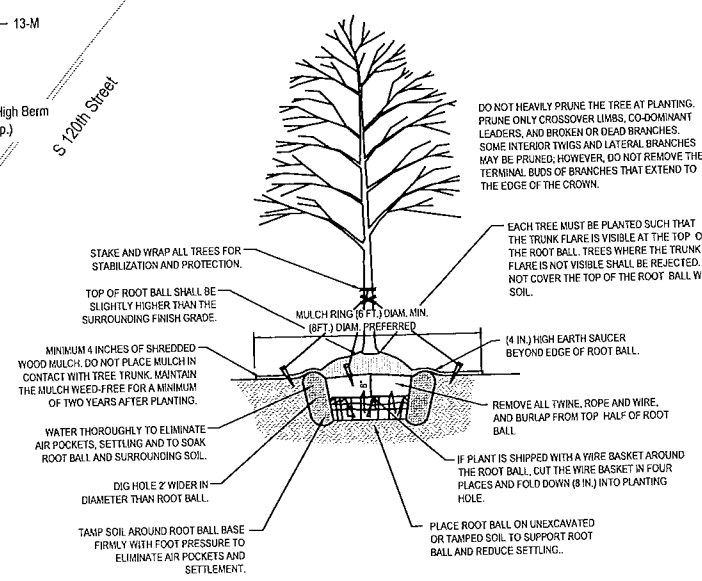
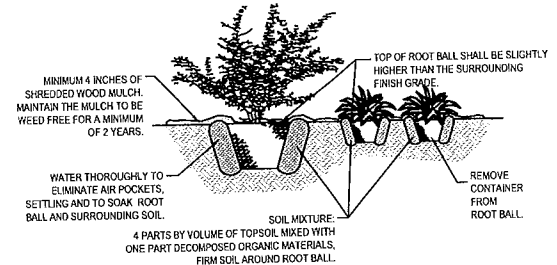
IRRIGATION NOTES:

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.



PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
A	2	Platanus occidentalis	American Sycamore	3"	B&B
B	2	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	3"	B&B
C	4	Acer rubrum 'Red Sunset'	Red Sunset Maple	3"	B&B
D	6	Malus 'Indian Magic'	Indian Magic Crabapple	2 1/2"	B&B
E	5	Malus 'Snow Drift'	Snow Drift Crabapple	2 1/2"	B&B
F	3	Picea pungens 'glauca Fastigiata'	Columnar Colorado Blue Spruce	7'-8'	B&B
G	49	Viburnum trilobum	American Cranberrybush	5 Gal.	Cont.
H	24	Berberis thunbergii	Crimson Pygmy Barberry	5 Gal.	Cont.
I	13	Rosa 'Nearly Wild'	Nearly Wild Rose	3 Gal.	Cont.
J	3	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 Gal.	Cont.
K	24	Taxus x media 'Densiformis'	Dense Yew	3 Gal.	Cont.
L	45	Schizachyrium scoparium	Little Bluestem	2 Gal.	Cont.
M	99	Hemerocallis x 'Stella de Oro'	Stella d'oro Daylily	2 Gal.	Cont.
N	40	Veronica x 'Sunny Border Blue'	Sunny Border Blue Veronica	2 Gal.	Cont.
O	26	Sedum 'Autumn Joy'	Autumn Joy Sedum	2 Gal.	Cont.
P	5	Juniperus virginiana 'Taylor'	Taylor Juniper	6'-7'	B&B



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SOUTHPORT EAST REPLAT SIX

LAVISTA, NEBRASKA

PLANNED UNIT DEVELOPMENT
LANDSCAPE PLAN

Revisions	Description	Date	Date
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