

**CITY OF LA VISTA
PLANNING DIVISION**

RECOMMENDATION REPORT

CASE NUMBER:

FOR HEARING OF: November 20, 2008

Report Prepared on November 11, 2008

I. GENERAL INFORMATION

- A. APPLICANT:** Farrell's Extreme Bodyshaping, Brent Nickel
- B. PROPERTY OWNER:** Southport Plaza, LLC, Brad Underwood
- C. LOCATION:** 7428 Eastport Parkway
- D. LEGAL DESCRIPTION:** Lot 1, Southport East Replat 10
- E. REQUESTED ACTION(S):** Approval of a Conditional Use Permit to allow for a health club.
- F. EXISTING ZONING AND LAND USE:**
C-3, Highway Commercial / Office Park District and Gateway Corridor District. Southport Plaza has been constructed at this location with a portion of the building being used as a childcare center.
- G. PURPOSE OF REQUEST:** The proposal is to allow a tenant finish for a health club in the Southport Plaza building.
- H. SIZE OF SITE:** Approx. 4,000 square feet of the building is proposed for the health club. The lot is approximately two acres.

II. BACKGROUND INFORMATION

- A. EXISTING CONDITION OF SITE:** Southport Plaza phase one construction was completed in 2007.
- B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**
 - 1. **North:** C-3, Harrison Street
 - 2. **East:** TA, Sod Farm
 - 3. **South:** C-3, Lot 2, Southport East Replat 10 / Vacant
 - 4. **West:** C-3, Southport East Replat Four / Southport Professional Building #2
- C. RELEVANT CASE HISTORY:** Southport East Replat 10

D. APPLICABLE REGULATIONS:

1. Section 5.12, Zoning Ordinance, regarding C-3 Zoning District
2. Section 5.17, Zoning Ordinance, regarding Gateway Corridor Dist.
3. Section 6.05, Zoning Ordinance, CUP Standards for Approval
4. Southport Architectural and Site Design Guidelines

III. ANALYSIS

- A. COMPREHENSIVE PLAN:** The Future Land Use Map of the Comprehensive Plan designates this property for commercial uses in the gateway corridor.
- B. OTHER PLANS:** Southport Plaza Architectural Design Review
- C. TRAFFIC AND ACCESS:**
1. Access is from Eastport Parkway.
 2. Pedestrian and vehicular cross-lot access is constructed to the adjoining property to the west (Southport Professional Buildings).
 3. Pedestrian access is provided to the perimeter sidewalk, which follows Eastport Parkway. This access point is separate from the vehicular access to Eastport Parkway to provide for pedestrian safety.
 4. Twenty-two parking spaces are required for the health club. The site layout plan shows a total of 58 stalls for this building which meets the needs for both the health club and the existing childcare center. Approximately 1,400 sq. feet will be remaining as leasable space.
- D. UTILITIES:** All utilities are available to the site.

IV. REVIEW COMMENTS:

1. The health club is proposing two 45 minute classes per day to begin with. The first class would start at 6:30 a.m. and the second at 5:30 p.m. The evening start time would likely conflict with parents picking up their kids from the childcare center, which could create traffic congestion and safety concerns for pedestrians. Tenant management of the on-site circulation may be necessary.
2. The class size is not expected to exceed 30 students.
3. Both the Fire Chief and the Police Chief have reviewed the proposal and have no concerns at this time.

V. PLANNING STAFF RECOMMENDATION:

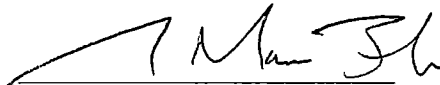
Approval of the Conditional Use Permit to allow a health club in the C-3 zoning district

VI. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. Draft Conditional Use Permit with Exhibit

VII. COPIES OF REPORT SENT TO:

1. Farrell's Bodyshaping
2. Brad Underwood, Owner
3. Public Upon Request



Prepared by:



Community Development Director

11-13-08

Date

City of La Vista Conditional Use Permit

Conditional Use Permit for a Health Club

This Conditional Use Permit issued this 2nd day of December, 2008, by the City of La Vista, a municipal corporation in the County of Sarpy County, Nebraska ("City") to, Southport Plaza, LLC ("Owner"), pursuant to the La Vista Zoning Ordinance.

WHEREAS, Owner wishes to construct and operate a health club upon the following described tract of land within the City of La Vista zoning jurisdiction:

Lot 1 of Southport East Replat 10; located in the NE ¼ of Section 18, Township 14 North, Range 12 East of the 6th P.M. Sarpy County, Nebraska.

WHEREAS, Owner has applied for a conditional use permit for the purpose of locating and operating a health club; and

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a conditional use permit to the owner for such purposes, subject to certain conditions and agreements as hereinafter provided.

NOW, THEREFORE, BE IT KNOWN THAT subject to the conditions hereof, this conditional use permit is issued to the owner to use the premises designated on Exhibit "A" hereto for a health club, said use hereinafter being referred to as "Permitted Use or Use".

Conditions of Permit

The conditions to which the granting of this permit is subject are:

1. The rights granted by this permit are transferable and any variation or breach of any terms hereof shall cause permit to expire and terminate without the prior written consent of the City (amendment to permit) or unless exempted herein.
2. In respect to the proposed Use:
 - a. A site plan showing the property boundaries of the tract of land and easements, proposed structures, parking, access points, and drives shall be provided to the City and attached to the permit as Exhibit "A".
 - b. Hours of operation for the use will be from 6:00 a.m. – 7:00 p.m., weekdays; and 7:00 a.m. – 9:30 a.m. Saturdays.
 - c. There will be a maximum of two (2) employees working at any given time at the health club.
 - d. The use will comprise of 4,000 sq. feet of building space.
 - e. Off-street parking shall be provided for the Permitted Use and the number of parking spaces shall be adequate, as determined by the City, to accommodate the patrons and guests of the Permitted Use without negatively impacting or limiting the number of parking spaces for other existing or future tenants.
 - f. The premises shall be developed and maintained in accordance with the site plan (Exhibit "A") as approved by the City and incorporated herein by this reference. Any modifications must be submitted to the Chief Building Official for approval.

- g. There shall be no storage, placement or display of goods, supplies or any other material, substance, container or receptacle outside of the facility, except trash receptacles per Appendix P: Site Furnishings in the Southport East Design Guidelines and those approved in writing by the City.
 - h. There shall not be any outside storage of materials. All trash receptacles, benches and planters, as permitted by the Southport East Design Guidelines, shall be placed on property and securely fastened to building or concrete.
 - i. Owner shall obtain all required permits from the City of La Vista and shall comply with any additional requirements as determined by the Chief Building Official, including, but not limited to, building, fire, ADA and FAA.
 - j. Owner shall comply (and shall ensure that all employees, invitees, suppliers, structures, appurtenances and improvements, and all activities occurring or conducted, on the premises at any time comply) with any applicable federal, state and/or local regulations, as amended or in effect from time to time, including, but not limited to, applicable environmental or safety laws, rules or regulations.
 - k. Owner hereby indemnifies the City against, and holds the City harmless from, any liability, loss, claim or expense whatsoever (including, but not limited to, reasonable attorney fees and court cost) arising out of or resulting from the acts, omissions or negligence of the owner, his agents, employees, assigns, suppliers or invitees, including, but not limited to, any liability, loss, claim or expense arising out of or resulting from any violation on the premises of any environmental or safety law, rule or regulation.
3. The applicant's right to maintain the use as approved pursuant to these provisions shall be based on the following:
- a. An annual inspection to determine compliance with the conditions of approval. The conditional use permit may be revoked upon a finding by the City that there is a violation of the terms of approval, if the violation continues after written notice from the City to Owner and a reasonable time was given for Owner to cure such violation.
4. In respect to the Gateway Corridor Overlay District and Southport East Design Guidelines:
(All design guidelines were approved with the construction of the Southport Center building.)
5. The applicant's right to maintain the use as approved pursuant to these provisions shall be based on the following:
- a. An annual inspection to determine compliance with the conditions of approval. The conditional use permit may be revoked upon a finding by the City that there is a violation of the terms of approval.
 - b. The use authorized by the conditional use permit must be initiated within one (1) year of approval and shall become void two (2) years after the date of approval unless the applicant has fully complied with the terms of approval.
 - c. All obsolete or unused structures, accessory facilities or materials with an environmental or safety hazard shall be abated and/or removed at owner's expense within twelve (12) months of cessation of the conditional use.
6. Notwithstanding any other provision herein to the contrary, this permit, and all rights granted hereby, shall expire and terminate as to a permitted use hereunder upon the first of the following to occur:
- a. Owner's abandonment of the permitted use. Non-use thereof for a period of twelve (12) months shall constitute a presumption of abandonment.
 - b. Cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Use.
 - c. Owner's construction or placement of a storage tank, structure or other improvement on the premises not specified in this permit.
 - d. Owner's breach of any other terms hereof and his failure to correct such breach within ten (10) days of City's giving notice thereof.

7. If the permitted use is not commenced within one (1) year from **December 2, 2008**, this Permit shall be null and void and all rights hereunder shall lapse, without prejudice to owner's right to file for an extension of time pursuant to the La Vista Zoning Ordinance.
8. In the event of the owner's failure to promptly remove any safety or environmental hazard from the premises, or the expiration or termination of this permit and the owner's failure to promptly remove any permitted materials or any remaining environmental or safety hazard, the City may, at its option (but without any obligation to the owner or any third party to exercise said option) cause the same to be removed at owner's cost (including, but not limited to, the cost of any excavation and earthwork that is necessary or advisable) and the owner shall reimburse the City the costs incurred to remove the same. Owner hereby irrevocably grants the City, its agents and employees the right to enter the premises and to take whatever action as is necessary or appropriate to remove the structures or any environmental or safety hazards in accordance with the terms of this permit, and the right of the City to enter the premises as necessary or appropriate to carry out any other provision of this permit.
9. If any provision, or any portion thereof, contained in this agreement is held to be unconstitutional, invalid, or unenforceable, the remaining provisions hereof, or portions thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

Miscellaneous

The conditions and terms of this permit shall be binding upon owner, his successors and assigns.

1. Delay of City to terminate this permit on account of breach of owner of any of the terms hereof shall not constitute a waiver of City's right to terminate, unless it shall have expressly waived said breach and a waiver of the right to terminate upon any breach shall not constitute a waiver of the right to terminate upon a subsequent breach of the terms hereof, whether said breach be of the same or different nature.
2. Nothing herein shall be construed to be a waiver or suspension of, or an agreement on the part of the City to waive or suspend, any zoning law or regulation applicable to the premises except to the extent and for the duration specifically authorized by this permit.
3. Any notice to be given by City hereunder shall be in writing and shall be sufficiently given if sent by regular mail, postage prepaid, addressed to the owner as follows:

Contact Name and Address: Brad Underwood
Southport Plaza, LLC
11717 Burt St., Suite 102
Omaha, NE 68154
(402) 333-3333

Effective Date:

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

THE CITY OF LA VISTA

By _____
Douglas Kindig, Mayor

Attest:

Pamela A Buethe, CMC
Deputy City Clerk

CONSENT AND AGREEMENT

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

Owner:

By: _____

Title: _____

Date: _____



PLANNING & ZONING APPLICATION

CITY OF LA VISTA

8116 PARK VIEW BLVD., LA VISTA, NE 68128

402-331-4343

Check Application/s Submitted:

- | | | |
|--|---|---|
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Administrative Plat | <input type="checkbox"/> Preliminary P. U. D. |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Preliminary Plat* | <input type="checkbox"/> Final P.U.D. |
| <input type="checkbox"/> Zoning/Subdivision Amendment | <input type="checkbox"/> Revised Preliminary Plat | <input type="checkbox"/> Building Design Review |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Conditional Use Permit Amendment | <input type="checkbox"/> Replat or Small Tract Sub. | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Tower Development Permit | <input type="checkbox"/> Vacation of Plat | _____ |

*A pre-application meeting is required prior to submittal.

A. General Information

1. APPLICANT

Name: FARRELL'S EXTREME BODYSHAPING Contact: BRENT NICKEL

Address: 15791 W DODGE RD

City/State/Zip: OMAHA, NE 68118

Phone/Fax: (402) 305-1392

Email address: Brent@nickelfitness.com

2. PROPERTY OWNER (If not the same as applicant above):

Name: SOUTHWEST PLAZA, LLC Contact: BRAD UNDERWOOD

Address: c/o REBC 11717 BURT ST #102

City/State/Zip: OMAHA NE 68154

Phone/Fax: (402) 333-3333

Email address: bunderwood@rebc-omaha.com

3. ENGINEER/SURVEYOR OR ARCHITECT:

Name: MEYER + ASSOCIATES Contact: RANDY MEYER

Address: 1065 N 115TH ST #200

City/State/Zip: OMAHA NE 68154

Phone/Fax: (402) 391-1823

Email address: rmeyer@meyerarchitecture.com

4. PRIMARY PROJECT CONTACT (applicant, representative, or other):

Name: BRAD UNDERWOOD Contact: _____
Address: _____
City/State/Zip: _____
Phone/Fax: _____
Email address: _____

- If more than one property owner or developer is involved, please attach additional names and addresses to this application.
- The contact person will receive all staff correspondence.

Twelve additional, pre-folded (8.5 x 11) copies of each site plan/plat is required with your submittal.

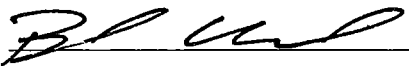
Please note that your application will not be accepted or there may be a delay in processing by the Community Development Department if any of the required information or materials are missing or improperly presented. In order to ensure that a complete application is provided and to avoid unnecessary delays in processing, please remember to submit the appropriate submittal requirements, i.e., signed application, fees, exhibits and/or site plans, special studies if applicable and signed checklist. If you have any questions regarding this application or required materials, please contact the Community Development Department at (402) 331-4343 between 8:00 a.m. and 4:30 p.m., Monday through Thursday, and on Friday, 8:00 a.m. to Noon.

5. Certification:

An application may be filed only by the owner(s) of the property or by a person with the power of attorney from the owner authorizing the application, or by the attorney-at-law representing the owner.

Indicate your authority.

- ☒ I (We) (am) (are) the sole owner(s) of the property.
- ☐ I have the power of attorney from the property owner(s) authorizing the application and a copy of the authorization is attached.
- ☐ I am the attorney at law representing the owner(s) and a copy of the authorization is attached.

<u></u>	<u>BRAD UNDERWOOD</u>	<u>11717 BURT ST #102</u>
Signature	Print Name	Address
	<u>SOUTHPORT PLAZA, LLC</u>	

Signature	Print Name	Address
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NOTE: ALL APPLICATIONS MUST HAVE THE CURRENT PROPERTY OWNER'S SIGNATURE(S), OR THE PERSON WITH THE PROPER POWER OF ATTORNEY SIGNATURE, NOTRAIZED BY A CERTIFIED NOTARY PUBLIC (ATTACH IF NECESSARY)

6. Affiliated Application:

An applicant may wish to increase the property considered under this application to include surrounding

owners. By signing below, an adjoining property owner can state their intent to be party to this application (attach additional sheet if necessary). A legal description must also be attached for each property owner.

Signature

Print Name

Address

Signature

Print Name

Address

B. Project Information:

1. Subdivision Name: SOUTHPORT EAST
2. Project Location: E 1/2 SECT 18
1/4 NW 1/4 Section 17, T. 14N, R. 12E, Sarpy County, Nebraska
General Location: SOUTHPORT EAST REPLAT 10 LOT 1
3. Project/Property Address (if known): 7428 EASTPORT PARKWAY
4. Area: 2.087 (acres)
5. Future Land Use Designation (Comprehensive Plan): _____
6. Proposed Land Use Designation (if applicable): _____
7. Existing Zoning Designation: (attach additional sheet if necessary)

Zoning	Acres	Lots	Units	Density
<u>C3</u>	<u>2.087</u>	<u>1</u>	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total	_____	_____	_____	_____

8. Proposed Zoning Designation: (attach additional sheet if necessary)

Zoning	Acres	Lots	Units	Density
<u>C3</u>	<u>2.087</u>	<u>1</u>	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total	_____	_____	_____	_____

9. Present Use of the Land: MIXED-USE STRIP CENTER / DAYCARE
10. Proposed Request: APPROVAL OF A CONDITIONAL USE PERMIT
FOR A 4,000 SQ FT HEALTH CLUB IN C3.

11. If commercial/industrial/office or multi-family residential:

- a. Number & Type of units/buildings: 1 MIXED-USE BUILDING
- b. Total building coverage (footprint): 12,238 square feet.
- c. Total Open Space: 88,198 square feet.
- d. Total paved impervious area: 30,664 square feet

- e. Total building floor area: 11,672 gross square feet.
f. Total number of parking spaces: Provided 58 Covered / Uncovered 58 + CROSS PARKING
g. Total number of persons employed or intended to be regularly employed on the site during the maximum working shift 2 + OVERTIME

12. Building Height: 27' 7" feet 1 stories.

13. If single family residential:

- a. Number of units/lots: _____
b. Minimum lot frontage as measured at building setback line: _____
c. Minimum lot size: _____ square feet
d. Average lot size: _____ square feet

14. Attach Legal Description of Property and Surveyor's Certificate.

15. Attach list of Property Owners located with 300 feet of proposed project. (Must be prepared by a title company and in label-ready format).

16. Attach site plan and/or other documents that illustrate this request.

17. Include appropriate application fee.

18. For public hearing presentation, overhead transparencies or other approved form of projected illustrations identical to any display boards being used are required.

For Office Use Only

Project Case Number _____ Planning Commission _____

Published _____

Action: _____

Date Complete Application Received _____ City Council _____

Published: _____

Action: _____

Check Number/Amount _____ Posted on Property: _____

Notice to School District: _____

Other Comment(s): _____

October 3, 2008

To: LaVista Planning Department and City Council

Re: Conditional Use Permit at Southport Plaza

The Farrell's Extreme Bodyshaping course is a 10-week conditioning program created to help each individual quickly get to a higher level of fitness. Fitness kickboxing brings together rhythmic martial arts and bag training. Farrell's Extreme Bodyshaping was established in Iowa. This will be our second facility in Nebraska. The first location in Omaha is located off of 156th and Dodge Street.

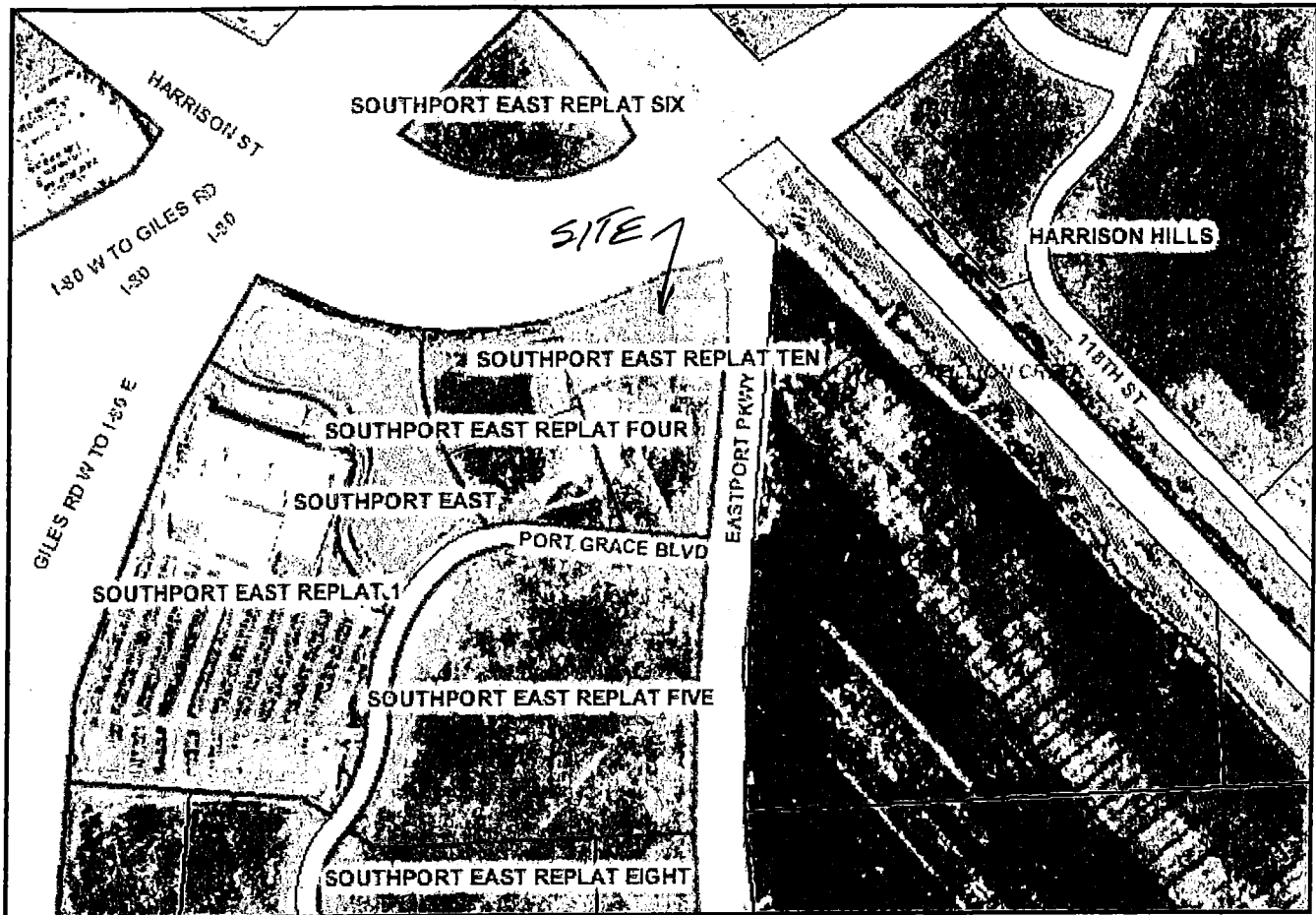
The Southport Plaza facility will start with two 45-minute classes per day, with the first class starting at 6:30 am and the second at 5:30 pm. Initially, we will employ two full time employees. We expect to have no more than 30 students per class. As the demand grows we will expand with class times held at our other locations. (5 am, 6 am, 11:45 am, 4:30 pm, 5:30 pm, and 6:30 pm Monday thru Friday with Saturday morning classes at 8 am).

I would be happy to answer any additional questions you may have.

Sincerely,

Brent Nickel
Vice President

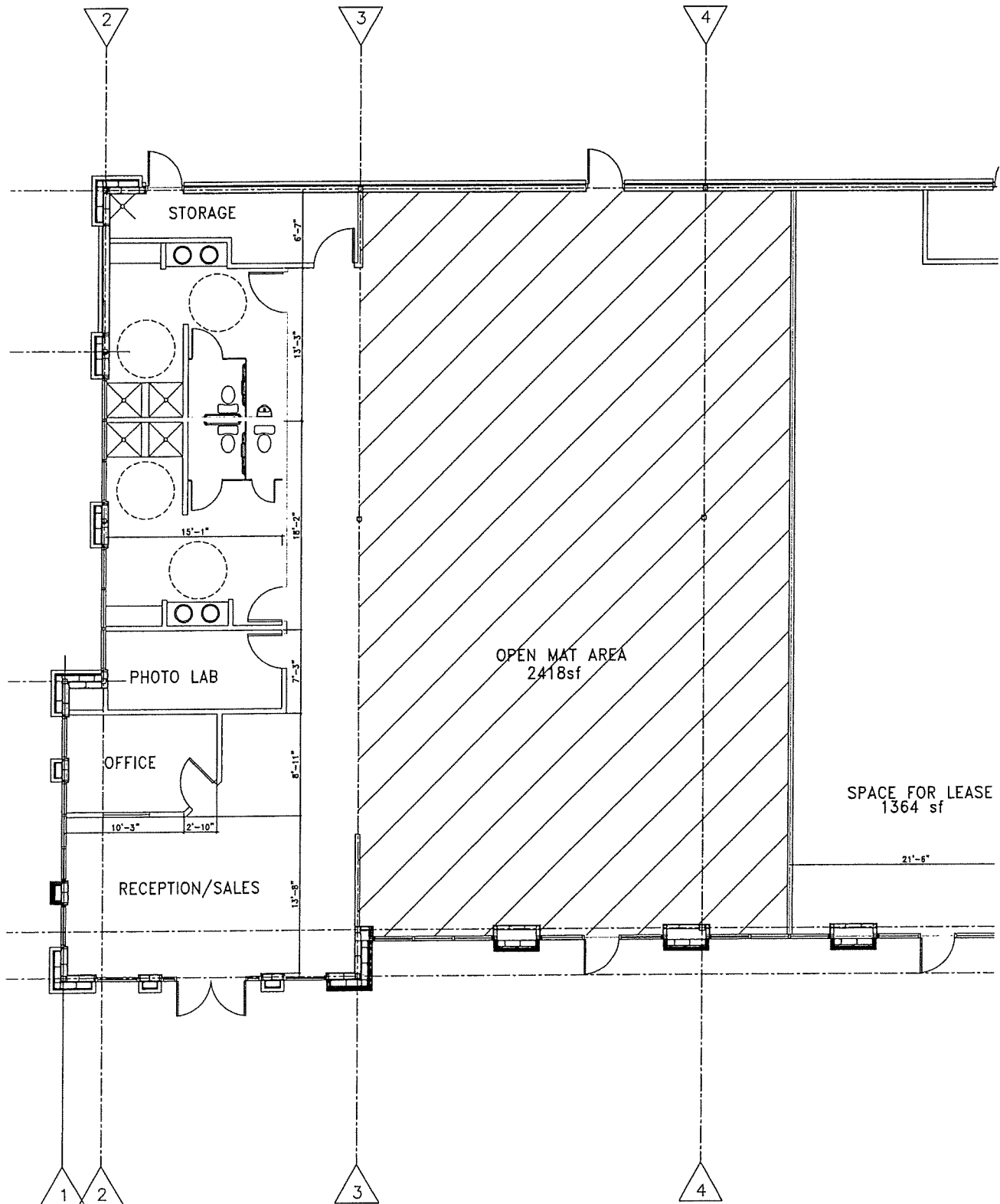
Sarpy County, Nebraska



Parcel ID Number	011590976	Neighborhood Code	500
Owner Name	SOUTHPORT INVESTORS LLC	Property Type	COMM
Mailing Address	11717 BURT ST	Improvements Value	
City State	OMAHA NE	Land Value	\$454,650
Zip Code	68154-	Total Value	\$454,650
Property Address		Tax District	27044
Legal Description	LOT 1 SOUTHPORT EAST REPLAT TEN		

Disclaimer: This data is for informational purposes only, and should not be substituted for a true titles search, property appraisal, survey, or for zoning district verification. Sarpy County and the Sarpy County GIS Coalition assume no legal responsibility for the information contained in this data.

Map Scale
1 inch = 457 feet

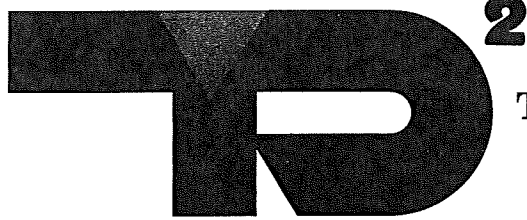


SOUTHPORT PLAZA
 FARRELL'S EXTREME BODYSHAPING
 REVISED 9/4/2008
 SCALE: 1/8" = 1'-0"

D³ interiors

D3 interiors
 3919 South 147th Street #124
 Omaha, NE 68144
 Phone: 402-502-7309
 Fax: 402-502-7312





THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors

November 4, 2008

Mr. Marcus Baker
City Planner
City of La Vista
8116 Park View Boulevard
La Vista, NE 68128

ROBERT E. DREESSEN, P.E.
NELSON J. HYMANS, P.E.
JAMES D. WARNER, L.S.
CHARLES E. RIGGS, P.E.
KA "KIP" P. SQUIRE III, P.E., S.J.
JOHN M. KOTTMANN, P.E.
ARTHUR D. BECCARD, P.E.
DOUGLAS S. DREESSEN, P.E.
DEAN A. JAEGER, P.E.
RICHARD M. BROYLES, L.S.
DAVID H. NEEF, L.S.
RONALD M. KOENIG, L.S.
CHRIS E. DORNER, L.S.

TIMOTHY T. PAPSTEIN, P.E.
MICHAEL J. SMITH, L.S.
TROY J. NISSEN, P.E., S.E.
DOUGLAS E. KELLNER, P.E.
GARY A. NORTON, P.E.
BRIAN L. LODES, P.E.
KLOTIS L. ROHN, P.E.
JEFFREY L. THOMPSON, P.E.
DAREN A. KONDA, P.E.
MICHAEL T. CANIGLIA, L.S.
JEREMY T. STEENHOEK, P.E.
JOSHUA J. STORM, P.E.

RE: Rezoning & Conditional Use Permit Reviews 2008
Lot 1, Southport East Replat 10
Proposed Conditional Use Permit for Farrell's Extreme Bodyshaping
TD² File No. 171-357.6

Marcus:

I have reviewed the application and supporting information that were received in this office on October 23, 2008 for a proposed conditional use permit for health club activities at the above-referenced location. It appears that the intent is to use 4,000 square feet of the remaining 5,656 square feet in the building, which is not used by the child daycare facility. The applicant should make clear whether the proposal is to leave an approximate 1,656 square feet area for future leasing. Based on the elements for consideration set forth in Article 6.05 of the Zoning Regulations, the only item for which I have a concern is parking. The applicant has submitted information showing the required parking for the daycare at 28.1 stalls, which matches the information I have in my files at the time the daycare use permit was granted. Then, the parking requirement for the balance of the building (5,656 square feet) has been calculated at 1 stall per 200 square feet or 28.28 stalls. The parking requirement for a health club in the recently revised parking regulations is one stall per 200 square feet PLUS one space for each employee on the peak shift which was not identified in the calculations. However, the applicant's information states that there will be two full time employees. So, if that is the total number of employees at peak times, then the required parking would be right at 58 stalls and the previously approved site plan shows 58 stalls provided. The parking would meet the requirements of the zoning ordinance.

I recommend that the site be checked to see that 58 stalls do exist. If so, I do not have an objection to the proposed conditional use permit.

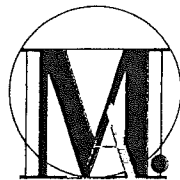
Submitted by,

THOMPSON, DREESSEN & DORNER, INC.

John M. Kottmann, P.E.

JMK/jlf

cc: File



Meyer & Associates, Architects
1065 N 115th Street, Suite 200
Omaha, NE 68154
402.391.1823 (M)
402.391.5645 (F)
5832 Monrovia Street, 4th Floor
Shawnee, KS 66216
913.825.1306 (M)
913.825.1306 (F)
www.meyerarchitects.com

CONSTRUCTION DOCUMENTS FOR:
SOUTHPORT PLAZA
LOT 1 SOUTHPORT EAST
HARRISON ST & EASTPORT PKWY
LA VISTA, NEBRASKA



Meyer & Associates, Architects • 2007
DESIGN AND CONSTRUCTION DOCUMENTS AS INSTRUMENTS OF SERVICE ARE OWNED BY MEYER & ASSOCIATES, ARCHITECTS. THE INFORMATION CONTAINED HEREIN MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT EXPRESS WRITTEN PERMISSION OF MEYER & ASSOCIATES, ARCHITECTS. UNAUTHORIZED DISCLOSURE OR CONSTRUCTION USE IS PROHIBITED BY COPYRIGHT LAW.

REVISIONS:

DRAWN BY:

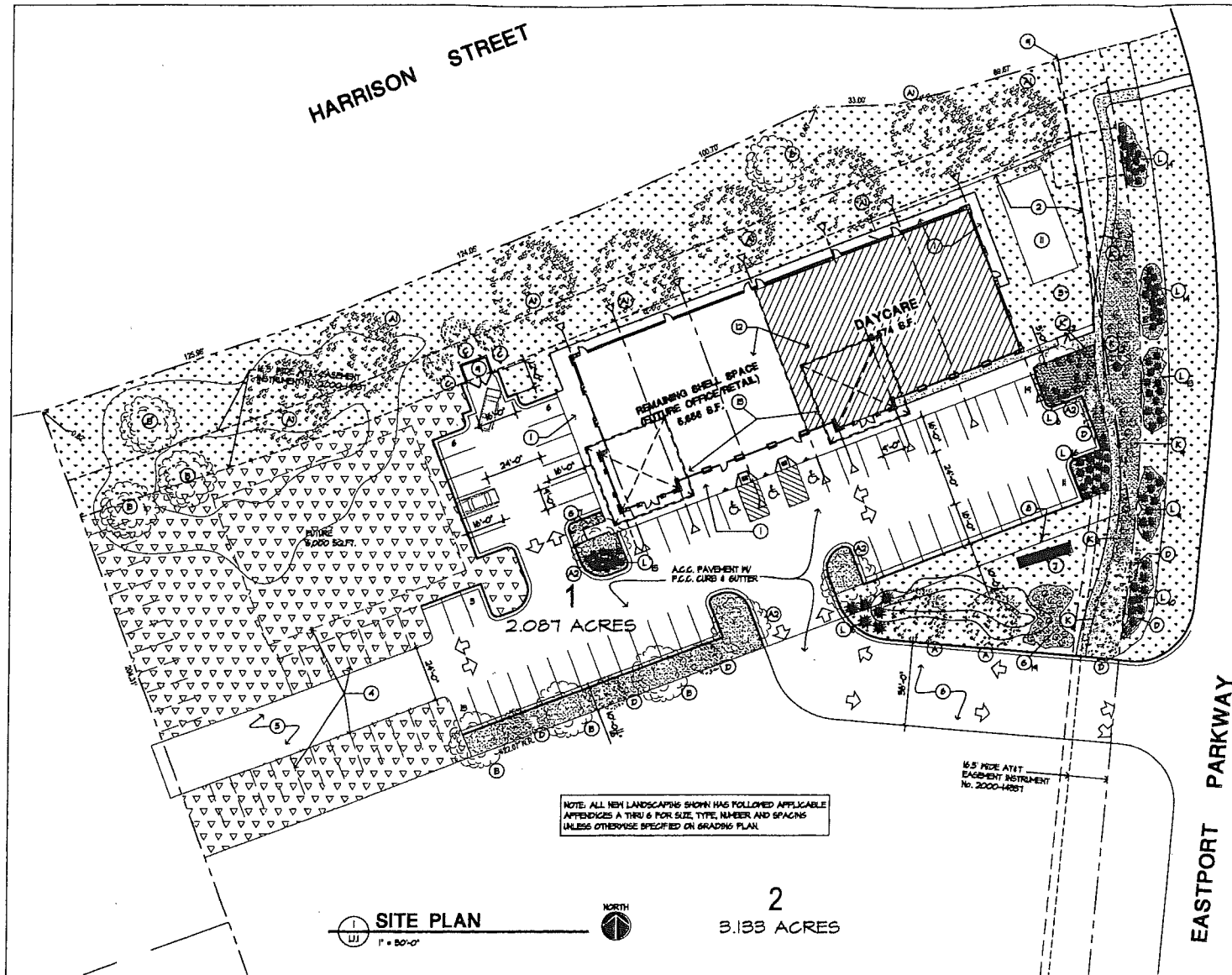
ISSUED:

DATE:

PROJECT NO:

SHEET NO:

L1.1
ARCHITECTURAL LANDSCAPE PLAN



NOTE: ALL NEW LANDSCAPING SHOWN HAS FOLLOWED APPLICABLE APPENDICES A THRU G FOR SIZE, TYPE, NUMBER AND SPACING UNLESS OTHERWISE SPECIFIED ON GRADING PLAN.

SITE PLAN

1" = 50'-0"

2
3.133 ACRES

LANDSCAPE SCHEDULE

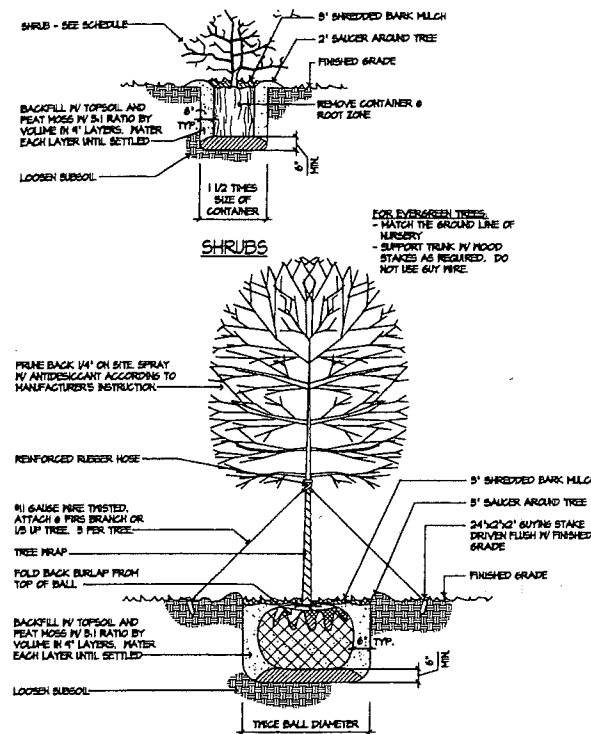
MARK	SCIENTIFIC NAME	HEIGHT	SPREAD	EXPOSURE	MIN. SIZE	SPACING	STREET	COUNT (FIELD VERIFY)	NOTES
(A)	DECIDUOUS TREE - AUTUMN PURPLE ASH	60'-0"	25'-0"	X	5' GAL	-	-	2	VERIFY LOCATION
(A)	FRAXINUS AMERICANA 'AUTUMN PURPLE'	50'-0"	40'-0"	X	5' GAL	-	-	8	VERIFY LOCATION
(A)	NORTHERN RED OAK	50'-0"	40'-0"	X	5' GAL	-	-	8	VERIFY LOCATION
(A)	QUERCUS BOREALIS	50'-0"	40'-0"	X	5' GAL	-	-	8	VERIFY LOCATION
(A)	SHADENASTY HONEYLOCUST	30'-0"	25'-0"	X	5' GAL	-	-	4	VERIFY LOCATION
(B)	'SHADENASTY'	30'-0"	25'-0"	X	5' GAL	-	-	4	VERIFY LOCATION
(B)	SYCAMORE	50'-0"	25'-0"	X	5' GAL	-	-	7	VERIFY LOCATION
(C)	PLATANUS OCCIDENTALIS	50'-0"	25'-0"	X	5' GAL	-	-	7	VERIFY LOCATION
(C)	SHADOLON BERRYBERRY	50'-0"	25'-0"	X	5' GAL	-	-	7	VERIFY LOCATION
(C)	AMELANCHIER CANADENSIS	50'-0"	25'-0"	X	5' GAL	-	-	7	VERIFY LOCATION
(D)	GRAB SPRING BARK TREE	20'-0"	15'-0"	X	5' GAL	-	-	1	VERIFY LOCATION
(D)	HALIS SPRING BARK	20'-0"	15'-0"	X	5' GAL	-	-	1	VERIFY LOCATION
(E)	NOT USED								
(F)	NOT USED								
(G)	GOLDPLANE SPIREA	5'-0"	5'-0"	X	2 GAL	-	-	26	VERIFY LOCATION
(H)	SPIRAEA 'GOLDPLANE'	5'-0"	5'-0"	X	2 GAL	-	-	26	VERIFY LOCATION
(I)	NOT USED								
(J)	NOT USED								
(K)	KNOCKOUT ROSE	4'-0"	4'-0"	X	2 GAL	-	-	80	VERIFY LOCATION
(L)	ROSA KNOCKOUT	4'-0"	4'-0"	X	2 GAL	-	-	80	VERIFY LOCATION
(L)	STELLA D'ORO DAYLILY	3'-0"	3'-0"	X	1 GAL	-	-	108	VERIFY LOCATION
(L)	HEMEROCALIS 'STELLA D'ORO'	3'-0"	3'-0"	X	1 GAL	-	-	108	VERIFY LOCATION

SITE ELEMENTS LEGEND

- POURED CONCRETE PAVEMENT
- 5' H. HIGH AMERSTAR ECHOLON PLUS 'MAJESTIC' STYLE ALUMINUM FENCE W/ GATE
- 24" W. 2-WAY TRAFFIC LANE TO NEAR ADJACENT LOT
- SCODDED PLAYGROUND AREA
- FUTURE BUILDING AND PARKING
- 24" W. 2-WAY TRAFFIC LANE TO NEAR ADJACENT LOT
- 56' W. ENTRANCE DRIVE
- MONUMENT SIGN
- FLAG POLE W/ USA AND/OR STATE FLAG
- TRASH ENCLOSURE - MATCH SECONDARY BUILDING MATERIALS USED ON BUILDING
- SIGN DISTANCE EASEMENT LINE - SEE CIVIL
- FUTURE PLAYGROUND EQUIPMENT BY OWNER
- ROOF CONSISTS OF A 1/2" SLOPE WHITE FULLY-ADHERED MEMBRANE ROOF SYSTEM W/ POLY-ISO INSULATION OVER METAL DECK AND BAR JOISTS
- 6:12 SLOPE, STANDING SEAM METAL ROOF ENTRY TOWERS - SEE ELEVATIONS

GRASS SYMBOL LEGEND:

- AREA TO RECEIVE BLUE GRASS & PEGSUE SOO & UNDERGROUND IRRIGATION
- AREA TO RECEIVE BLUE GRASS & PEGSUE SEED & STABILIZATION FABRIC
- AREA TO RECEIVE MULCH & UNDERGROUND IRRIGATION



PLANTING DETAILS

NOT TO SCALE

GENERAL NOTES:

- ALL DIMENSIONS, ELEVATIONS, & CONDITIONS SHALL BE FIELD VERIFIED BY CIVIL ENGINEERS PRIOR TO COMMENCING WORK.
- LANDSCAPED AREAS DESIGNATED TO BE IRRIGATED BY UNDERGROUND SPRINKLER SYSTEM SHALL BE DESIGNED BY OTHERS. VERIFY LOCATIONS W/ PLAN.
- WORK REQUIRED TO EXECUTE THE PLANTING WORK SHALL INCLUDE PURCHASING ALL NECESSARY EQUIPMENT, MATERIAL AND LABOR.
- PROVIDE TREES AND SHRUBS FOR THE TYPE AND SIZE INDICATED BY THE 'LANDSCAPE SCHEDULE'.
- THE OWNER RESERVES THE RIGHT TO INSPECT AND TAG STOCK AT THEIR PLACE OF GROWTH AND TO INSPECT TREES AND SHRUBS AT THE PROJECT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR NAME, VARIETY, SIZE AND QUALITY.
- DETERMINE LOCATION OF ALL UNDERGROUND UTILITIES. PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE AS REQUIRED TO AVOID POSSIBLE DAMAGE.
- PLANTING METHOD SHALL BE IN ACCORDANCE WITH APPROVED LOCAL HORTICULTURAL PRACTICES.
- GUARANTEE TREES AND SHRUBS FOR A PERIOD OF ONE (1) FULL GROWING SEASON AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER OR ABUSE OR DAMAGE BY OTHERS.
- PROVIDE 2" LAYER OF 'NO-BLOTT' CEDAR MULCH IN ALL SHRUB BEDS.
- ALL AREAS DESIGNATED AS 'SOO' ON PLAN SHALL BE SCODDED. SOO SHALL BE STATE CERTIFIED AND RESQUE IN TYPE.
- ALL AREAS DESIGNATED AS 'NEED' ON PLAN SHALL BE RESQUE IN TYPE. SEE PLAN FOR LOCATIONS.
- LAWN IRRIGATION SUBCONTRACTOR SHALL SUPPLY PRESSURE RELIEF VALVE AND BACKFLOW PREVENTER IN PIT OUTSIDE OF BUILDING. LAWN IRRIGATION METER AND WATER LINE SHUT-OFF ARE LOCATED FROM THE MAIN BUILDING IN MECH. / UTILITY ROOM. SEE PLANS.
- COORDINATE THE LOCATION OF ALL TREES & SHRUBS W/ OWNER.

LOT 1 INFORMATION

LOT	LOT AREA	OCCUPANCY TYPE(S)	BUILDING AREA	BUILDING / LOT COVERAGE %	PARKING REQ./ACTUAL	ACCESSIBLE PARKING	REQ'D. PARKING RATIOS
LOT 1	2.081 ACRES 90,904.12 S.F.	GENERAL RETAIL - M DAYCARE - E	12,250 S.F. 6,514 - DAYCARE 5,636 - RETAIL SHELL	10%	56/58	5	1:200 - GENERAL RETAIL 1 PER EMPLOYEE PLUS 1 PER 10 OF LICENSED CAPACITY - DAYCARE

EXHIBIT "B"