

**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:** The Rendezvous Company, John Houston
- B. PROPERTY OWNER:** John Hoich
- C. LOCATION:** 12040 McDermott Plaza, Suite 100
- D. LEGAL DESCRIPTION:** Lots 4-5, Southport East Replat 6
- E. REQUESTED ACTION(S):** Approval of a Conditional Use Permit to allow a tavern / bar (to be named Houston's Lounge)
- F. EXISTING ZONING AND LAND USE:**
C-3, Highway Commercial / Office Park District and Gateway Corridor District. This property is the site of Southport Center, which was designed for commercial retail flex space.
- G. PURPOSE OF REQUEST:** The proposal is to construct a tavern (to be named Houston's Lounge) inside of a newly constructed commercial flex building. Also, a portion of the sidewalk is proposed as an outside beer garden.
- H. SIZE OF SITE:** Approx. 3,660 square feet of the building is proposed for the tavern, plus an additional 1,000 sq. feet for the outdoor beer garden. The lots total approximately 5.8 acres.

II. BACKGROUND INFORMATION

- A. EXISTING CONDITION OF SITE:** Southport Center is under construction with the intent of commercial retail flex space.
- B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**
 - 1. North:** C-3, Vacant
 - 2. East:** TA, Sod Farm
 - 3. South:** C-3, Runza®
 - 4. West:** C-3, Hampton Inn

- C. **RELEVANT CASE HISTORY:** This lot was re-platted as a part of Southport East Replat 6; architectural design review approval was previously completed for Southport Center.
- 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:** The Southport Center landscape plan and architectural design review were finalized and approved in 2007.
- C. **TRAFFIC AND ACCESS:**
1. Ingress / egress will be provided via McDermott Plaza.
 2. The applicant did not provide the number of proposed parking spaces; however, the City Engineer has calculated that 50 parking spaces would be required by code for the proposed tavern. Sufficient parking exists for this proposed use at this time. However, a request has been made to the owners to provide a plan for additional parking spaces if too many bars and restaurants are demanding parking at Southport Center.
 3. Pedestrian sidewalks are provided at the perimeter of this site. Interior walking paths are also provided to the tenant bays. The outdoor patio area / beer garden is proposed on the west side of the building in a pedestrian commons area.
- D. **UTILITIES:** All utilities are available to the site.

IV. REVIEW COMMENTS:

1. The site plan for Southport Center shows 188 parking spaces total to be divided among all the commercial retail tenants. The original Planned Unit Development dedicated 16.5 parking spaces for this tenant bay. However, the zoning code requires 50 parking spaces for this use. The proposed use will therefore go over the budgeted number of parking spaces, which may cause overflow parking affecting other businesses.
2. Both the Fire Chief and the Police Chief have reviewed the proposal and have no concerns at this time.

3. The outdoor patio area was planned in the final layout of Southport Center, but it should not be allowed to obstruct pedestrian use of the commons area.

V. PLANNING STAFF RECOMMENDATION:

The Planning Staff recommends approval of the Conditional Use Permit to allow Houston's Tavern in the C-3 zoning district with the following conditions:

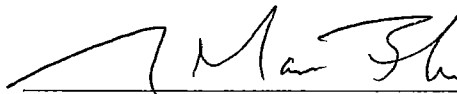
1. The applicant shall demonstrate they can provide the necessary number of parking spaces for the tavern without negatively impacting the parking required for future tenants on this lot.
2. Additional on-site parking spaces may be required by the City if additional bars, taverns, or restaurants are planned in the same building as Houston's Lounge. In which case, the owner shall be responsible for constructing additional parking spaces.
3. The outdoor patio must have a perimeter fence constructed to a height and style approved by the City of La Vista.
4. The outdoor patio shall not obstruct the pedestrian commons area in a way that would impede pedestrian traffic.

VI. ATTACHMENTS TO REPORT:

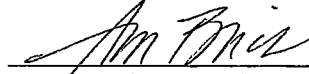
1. Vicinity Map
2. City Engineer's Report
3. Draft Conditional Use Permit with Exhibit "A"

VII. COPIES OF REPORT SENT TO:

1. John Houston, Applicant
2. John Hoich, 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 Tavern and Cocktail Lounge

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 Center, LLC ("Owner"), pursuant to the La Vista Zoning Ordinance.

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

Lot 4 of Southport East Replat 6; located in the SE 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 tavern and cocktail lounge; 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 tavern and cocktail lounge, 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 3:00 p.m. – 1:00 a.m. weekdays, Noon – 1:00 a.m. on Saturdays, and 2:00 p.m. – 1:00 a.m. Sundays.
 - c. There will be a maximum of four (4) employees working at any given time at the tavern.
 - d. The use will be comprised of 3,660 sq. feet of building space and 1,000 sq. feet of outdoor patio 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. The Permitted Use requires 50 parking spaces, per the Zoning Ordinance.
 - f. Additional off-street parking spaces may be required by the City if additional bars, taverns or restaurants are planned in the same building as Houston's Lounge. In which case, the owner shall be

- responsible for constructing additional parking spaces.
- g. 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.
 - h. 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.
 - i. 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.
 - j. 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.
 - k. 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.
 - l. 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: John Hoich
Coldwell Banker
780 N 114th Street
Omaha, NE 68514
(402) 697- 8899

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

8118 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: THE RENDEZVOUS COMPANY Contact: John L Houston
 Address: dba HOUSTON'S LOUNGE 13040 McDermott Plz A100
 City/State/Zip: LA VISTA, NE 68128
 Phone/Fax: 402-301-3611 402-333-3536
 Email address: jhouston@ESNUTRITION.COM

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

Name: John L. Heick Contact: c/o Colliwell Banker Company
 Address: 780 NORTH 114th STREET
 City/State/Zip: OMAHA, NE 68154
 Phone/Fax: 402-697-8899 402-697-8885
 Email address: ballie@worldcraquel.com

3. ENGINEER/SURVEYOR OR ARCHITECT:

Name: CANELLI ENGINEERING INC Contact: WILLIAM J. CANELLI
 Address: 15303 HILSDALE AVENUE
 City/State/Zip: OMAHA, NE 68137
 Phone/Fax: 402-895-6039 402-898-6039
 Email address: _____

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

Name: PELSTER CONSTRUCTION Contact: TEO PELSTER
 Address: 15907 Josephine Street
 City/State/Zip: OMAHA, NE 68136
 Phone/Fax: 402-677-5952 402-895-3585
 Email address: pelsterconstruction.com

- > 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.

25
copies
Twelve additional, pre-folded (8.5 x 11) copies of each site plan/plot is required with your submittal.

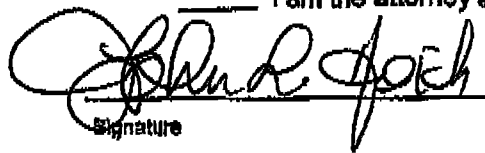
Please note that your application will not be accepted or there may be a delay in processing by the Community Development Department if any of the required information or materials are missing or improperly presented. In order to ensure that a complete application is provided and to avoid unnecessary 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.

	John Heich	4418 So. 180th St. Omaha, NE 68135
Signature	Print Name	Address
Signature	Print Name	Address

NOTE: ALL APPLICATIONS MUST HAVE THE CURRENT PROPERTY OWNER'S SIGNATURE(S), OR THE PERSON WITH THE PROPER POWER OF ATTORNEY SIGNATURE, NOTARIZED 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
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B. Project Information:

- Subdivision Name: Lots 4-5 Southport East Replat Six
- Project Location: SE 1/4 1/4 Section 18, T. 14, R. 12E, Sarpy County, Nebraska
General Location: 120th & Giles
- Project/Property Address (if known): 12040 McDermott Plz suite 100
- Area: 5.787 (acres)
- Future Land Use Designation (Comprehensive Plan): Highway Commercial
- Proposed Land Use Designation (if applicable): retail
- Existing Zoning Designation: (attach additional sheet if necessary)

Zoning	Acres	Lots	Units	Density
<u>C-3</u>	<u>5.787</u>	<u>4-5</u>		
Total				

☒ Proposed Zoning Designation: (attach additional sheet if necessary)

Zoning	Acres	Lots	Units	Density
Total				

9. Present Use of the Land: Highway Commercial

10. Proposed Request: _____

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

- Number & Type of units/buildings: One
- Total building coverage (footprint): 43,357 square feet.
- Total Open Space: _____ square feet.
- Total paved impervious area: _____ square feet

- e. Total building floor area: 43,357 gross square feet.
 f. Total number of parking spaces: Provided Covered 0 Uncovered 188
 g. Total number of persons employed or intended to be regularly employed on the site during the maximum working shift 5.

12. Building Height: 24' roof 27 parapet 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):

Owner of Record

John L. Hoich, 4418 South 180th Street, Omaha, NE 68136.

Joe McDermott Associates, Inc., 9816 F Street, Omaha, NE 68127.

Legal Description

Lot 4, Southport East Replat Six, an Addition to the City of LaVista, Sarpy County, Nebraska.

Plat Map and Survey

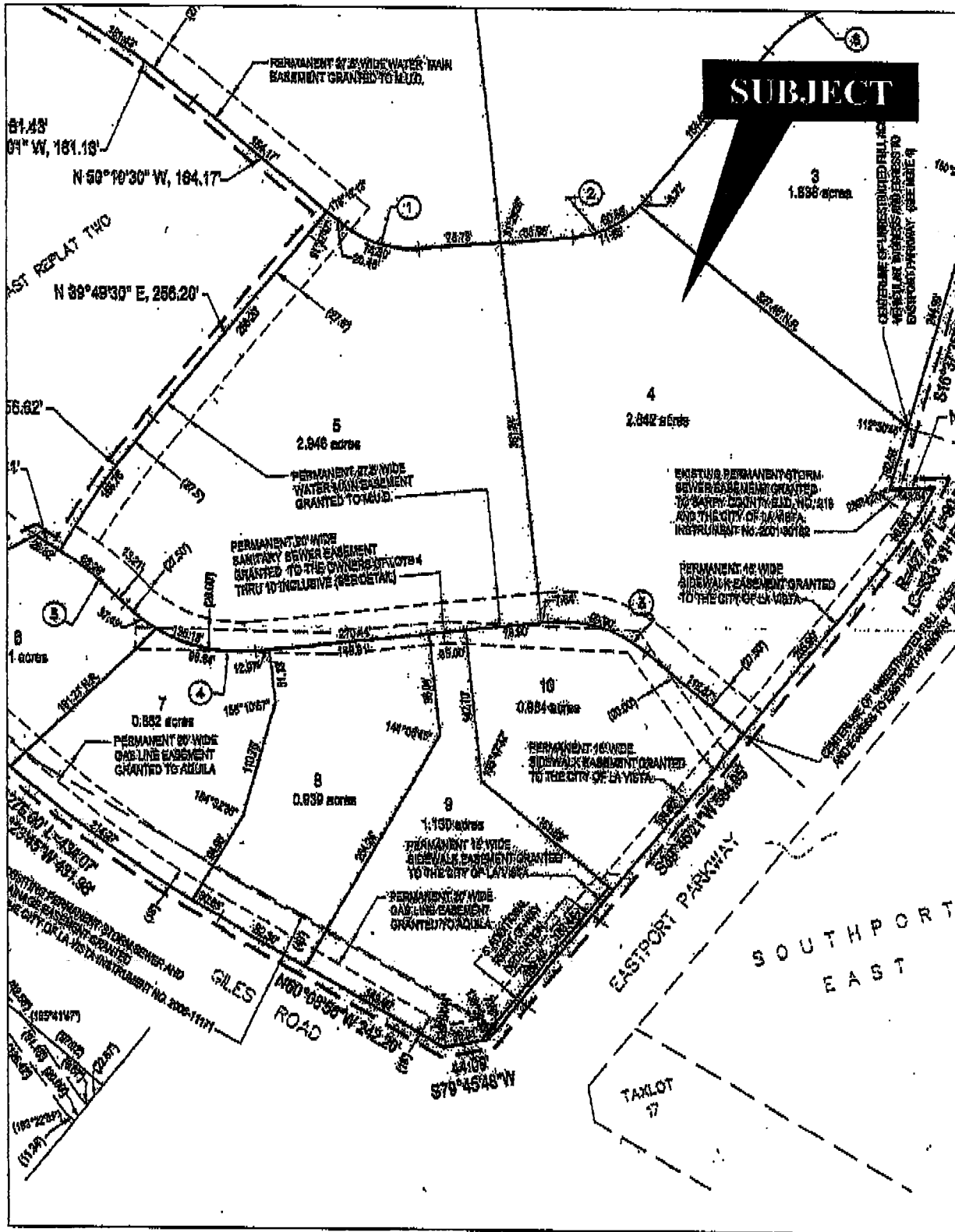
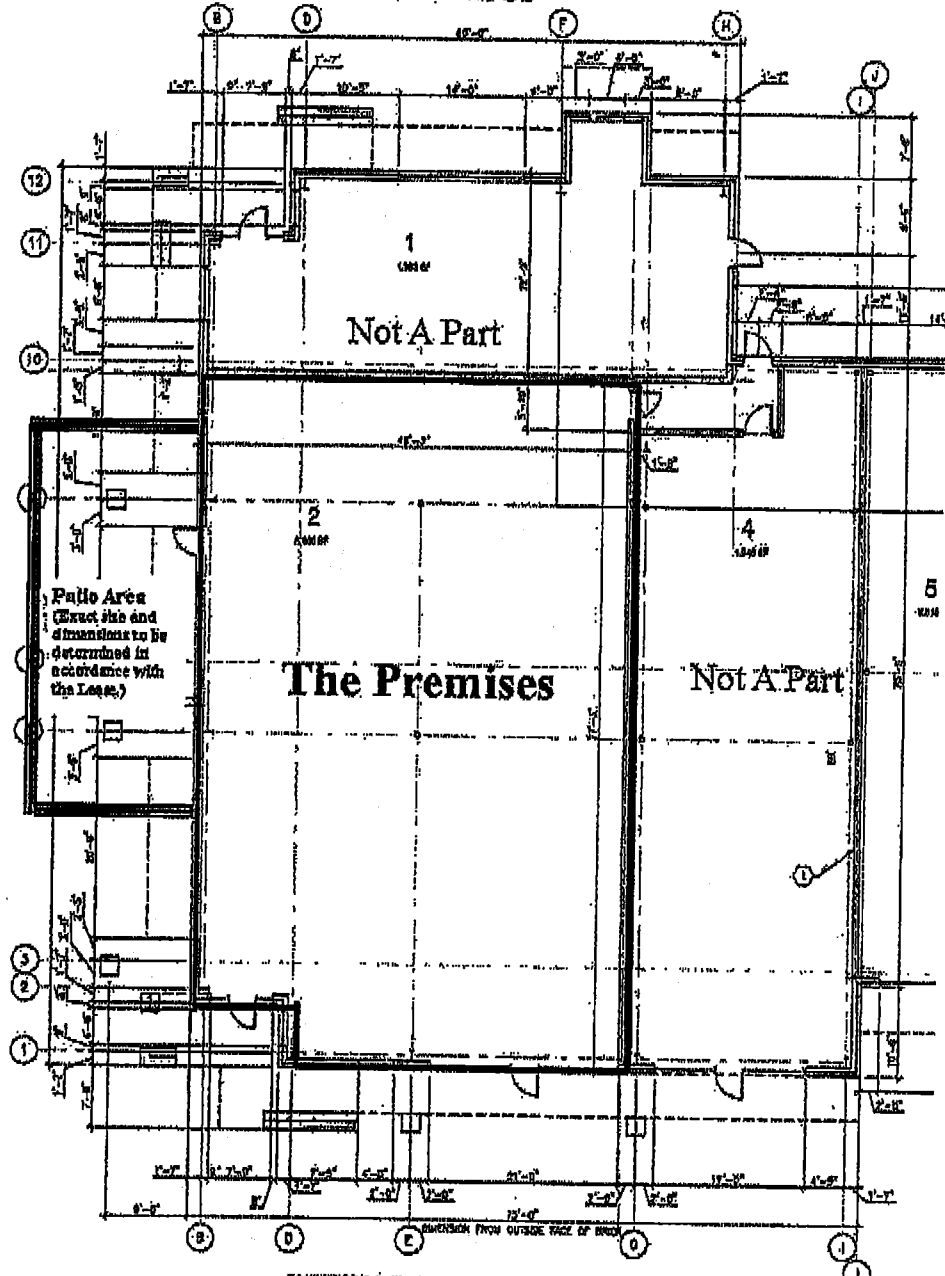
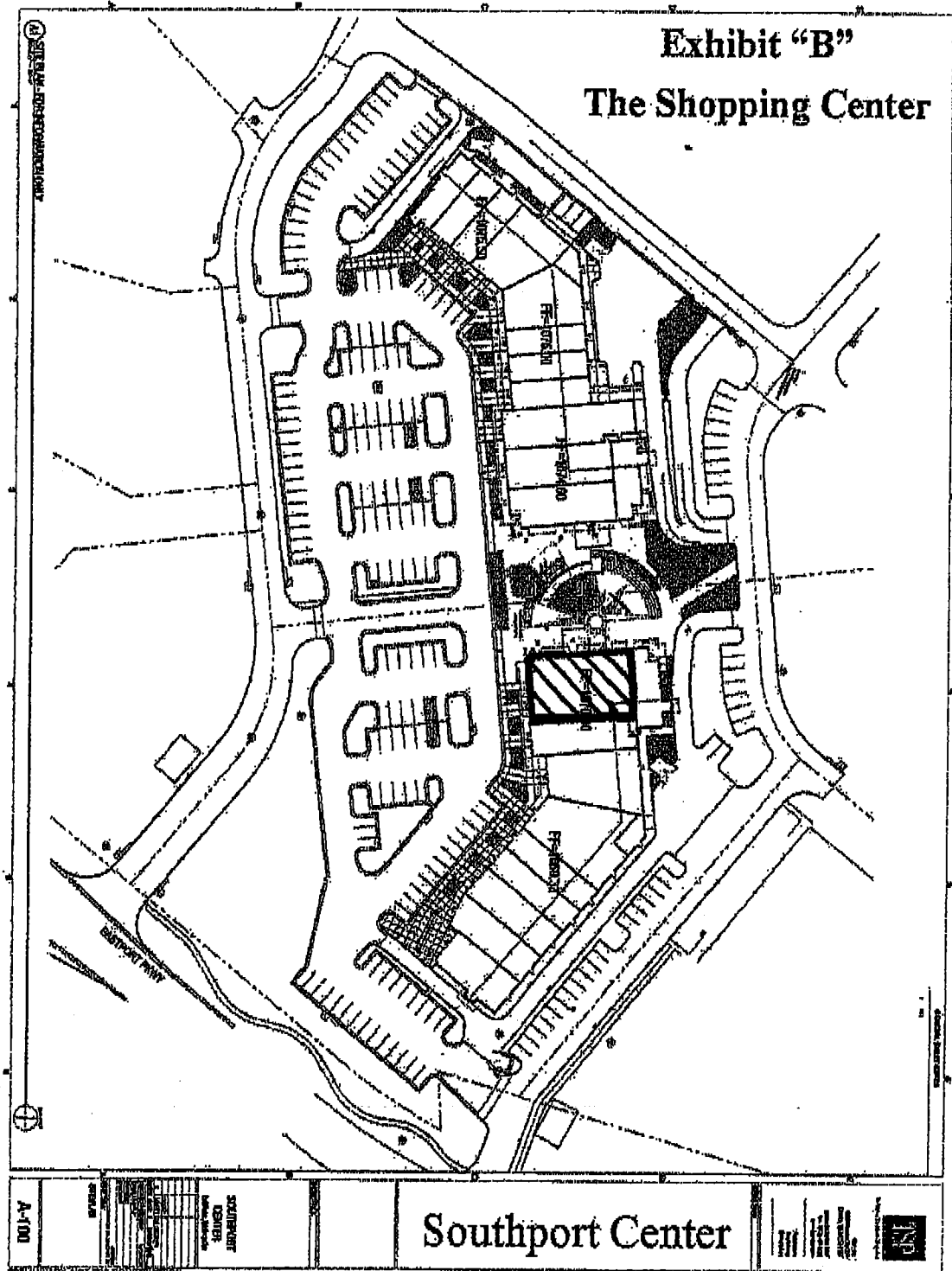


Exhibit "A" The Premises

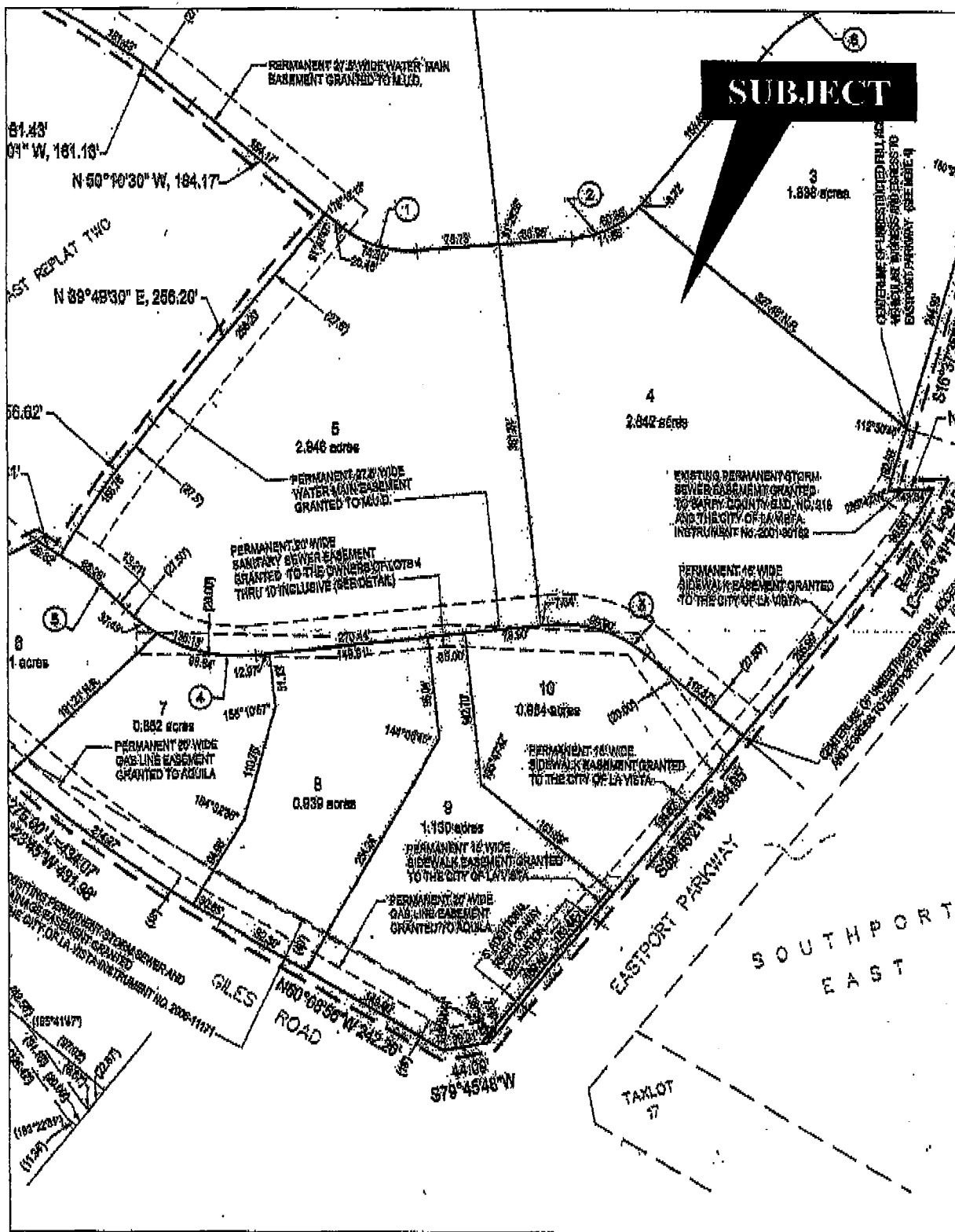


SOUTHWEST CENTER
EAST BUILDING
LA VISTA, NEBRASKA

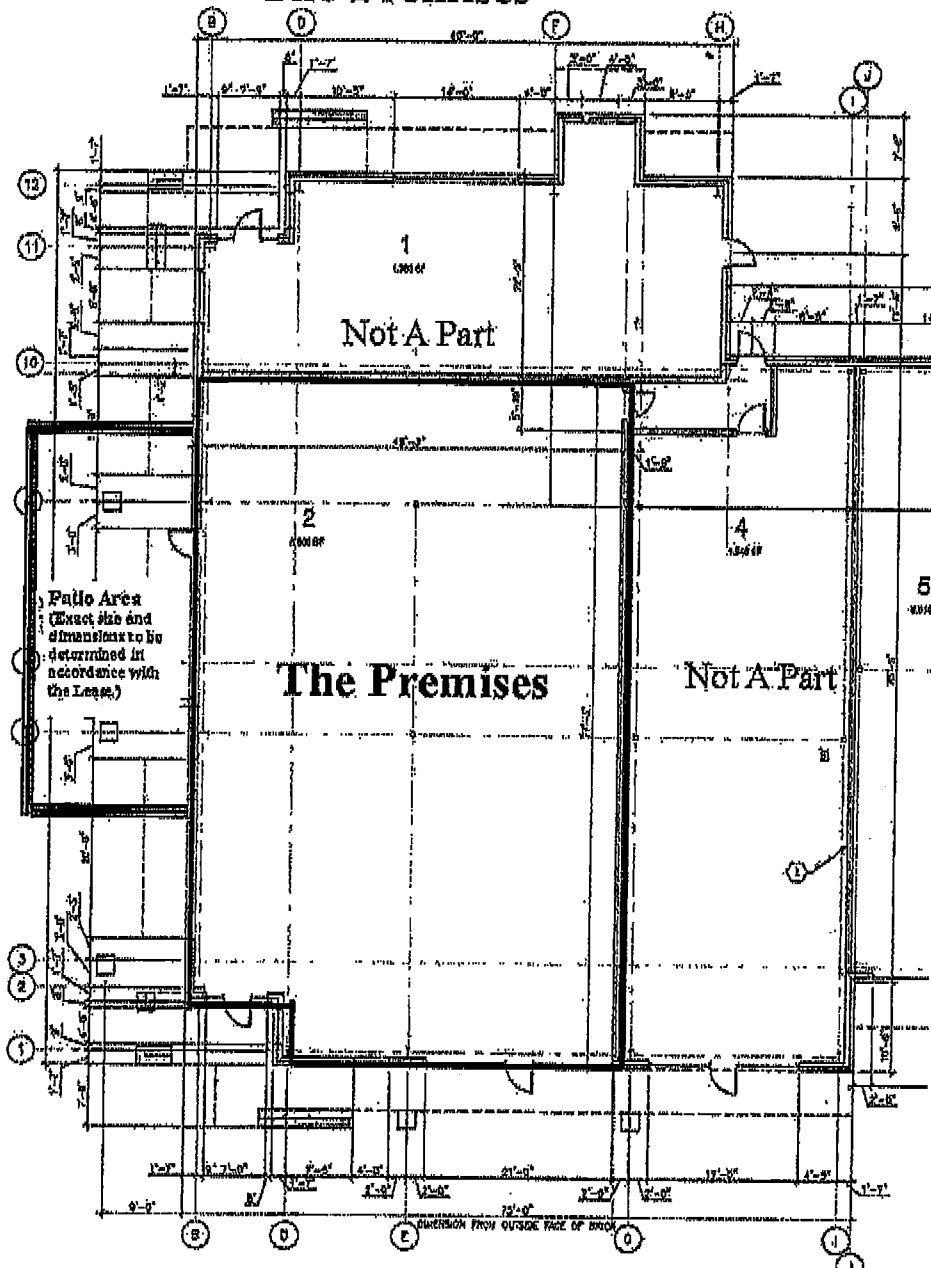




Plat Map and Survey



The Premises



**SOUTHPORT CENTRAL
EAST BUILDING
LA VISTA, NEBRASKA**

FROM THE EDITOR'S OFFICE: A Word to Reading Teachers



Exhibit "B"

The Shopping Center

Southport Center
Shopping Center
Map No. 1000

Scale: 1" = 100'

Legend:
1. Building
2. Parking Lot
3. Driveway
4. Sidewalk
5. Street
6. Utility Line
7. Easement
8. Other

Southport Center
Shopping Center
Map No. 1000

Southport Center

4-1000

STRENGTHS
DEBILTA
DEBILTA

#PRELIMINARY: NOT FOR CONSTRUCTION



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

November 6, 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.F.
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.
BREAN L. LODES, P.E.
KURTIS 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
Lots 4 & 5, Southport East Replat Six-12040 McDermott Plaza
Proposed Conditional Use Permit for Houston's Lounge
TD² File No. 171-357.8

Marcus:

I have reviewed the application and supporting information that were received in this office on October 30, 2008 for a proposed conditional use permit for the above referenced use permit. Additional information provided by the applicant indicates that the permit would apply to 3,660 square feet of the proposed 43,357 square feet of building space proposed on these two lots. There is also a proposed outdoor seating area of 1,000 square feet. The proposed use is a "tavern" which under the recently updated parking regulations requires 1 space per 100 square feet of building area including outdoor seating areas plus a number of stalls equal to the number of employees on the maximum shift. This will require 50 stalls assuming the maximum number of employees would be 4. This site is part of a PUD that included an overall parking requirement based on 4.5 stalls per 1,000 square feet of gross leasable floor area. For 3,660 square feet, this would be 16.5 stalls. At the time the PUD was approved, specific uses were not known and the overall ratio of parking was based on the assumption of a mix of uses with offsetting peak periods. So far, the tenant spaces being utilized in the first portion of this project have all been of a similar nature for food and drink and a recreation component. It is apparent that if the entire facility is occupied with food and drink uses, then parking will not be adequate. At this point, there is adequate parking to support this proposed use along with the others considered so far, so I do not have an objection to a Conditional Use Permit for this application.

However, I recommend that the City ask the developer of Southport Center to provide a plan as to providing adequate parking if they do not achieve a mix in the nature of tenants for this project.

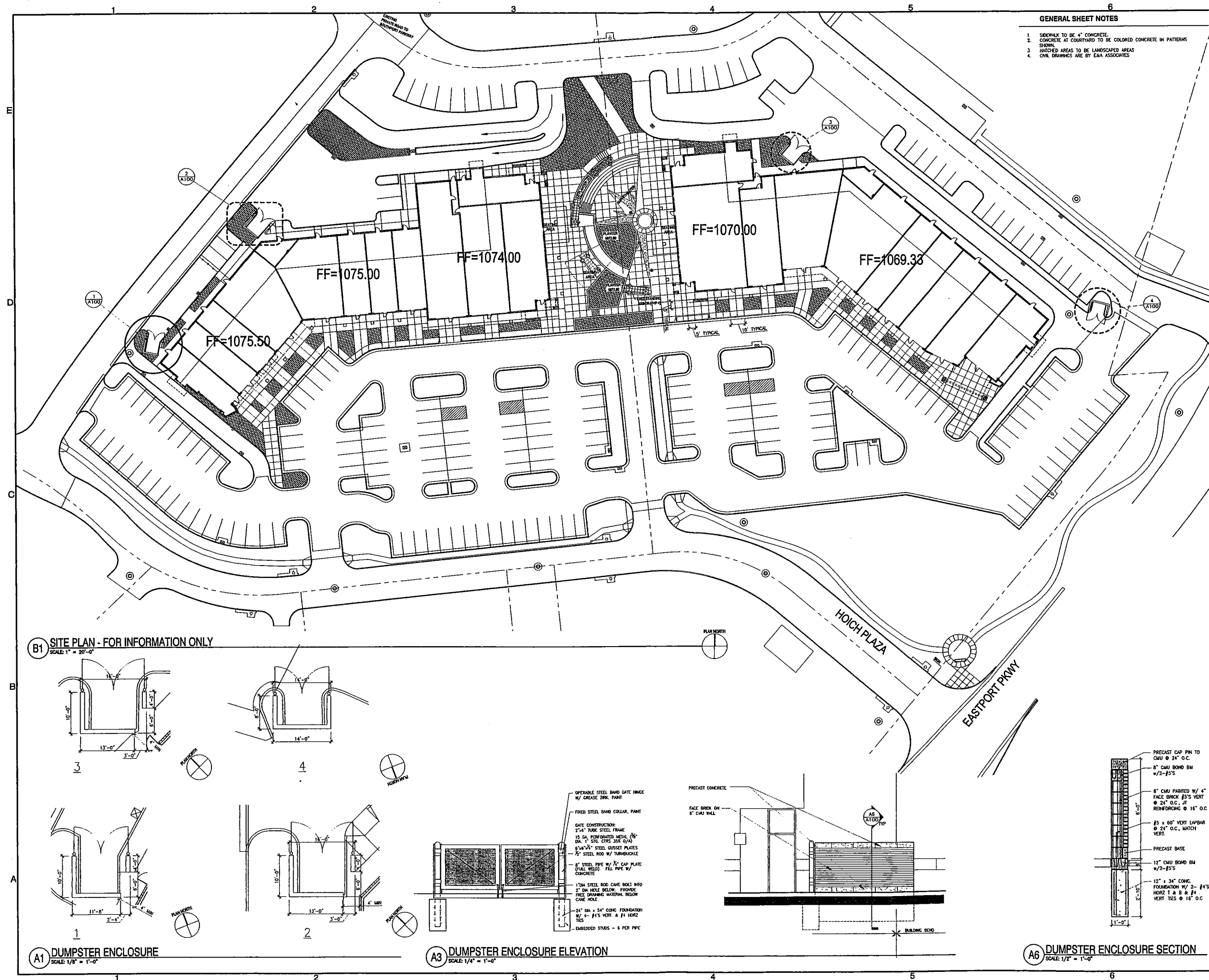
Submitted by,

THOMPSON, DREESSEN & DORNER, INC.

John M. Kottmann, P.E.

JMK/jlf

cc: File



GENERAL SHEET NOTES

1. SIDEWALK TO BE 4" CONCRETE.
2. CONCRETE AT COURTYARD TO BE COLORED CONCRETE IN PATTERNS SHOWN.
3. HATCHED AREAS TO BE LANDSCAPED AREAS.
4. CIVIL DRAWINGS ARE BY EBA ASSOCIATES.



To Solve. To Excel. Together.

TSP, Inc.
5802 Nicholas Street, Suite 350
Omaha, Nebraska 68114
phone: (402) 493-8987
fax: (402) 493-8228
www.learntsp.com

Architecture
Engineering
Construction

CONSULTANTS:

RECEIVED
OCT 15 2007

PROJECT TITLE:
SOUTHPORT CENTER
LaVista, Nebraska

MARK	DATE	DESCRIPTION
2	8/6/07	MODIFY 2. RESSUE SH
1	4/5/07	RD DOCUMENTS
CONTRACT HOLDER #:		
CONSULTANT #:		
DRAWN BY:		
CHECK BY:		

SHEET TITLE:
SITE PLAN

A-100

BID DOCUMENTS