

**CITY OF LA VISTA**  
**MAYOR AND CITY COUNCIL REPORT**  
**OCTOBER 2, 2007 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
CONDITIONAL USE PERMIT — CHILD CARE CENTER LOT 1, SOUTHPORT EAST REPLAT TEN	◆RESOLUTION ORDINANCE RECEIVE/FILE	ANN BIRCH COMMUNITY DEVELOPMENT DIRECTOR

**SYNOPSIS**

The public hearing was continued from the September 18, 2007 City Council meeting and a resolution has been prepared to approve a Conditional Use Permit to operate a child care center on Lot 1, Southport East Replat Ten, generally located northwest of Port Grace Blvd. and Eastport Parkway.

**FISCAL IMPACT**

N/A.

**RECOMMENDATION**

Approval.

**BACKGROUND**

The public hearing was continued from the September 18, 2007 City Council meeting to consider an application submitted by Brad Underwood on behalf of the property owner, Southport Investors, LLC, for a conditional use permit to operate a child care center at on Lot 1, Southport East Replat Ten, generally located northwest of Port Grace Blvd. and Eastport Parkway. The property is zoned C-3 Highway Commercial/Office Park District and is currently vacant. A new building is proposed to be constructed and a portion would be leased for this use.

City Engineer John Kottmann and staff have reviewed the application for the conditional use permit and have the following comments:

1. The child care center is proposing to be licensed for 140 children and will employ 14 care providers. Therefore 28 parking spaces will be needed for this use. Because only 21 spaces are provided in front of the child care center, staff recommends that employee parking be located in designated areas away from the front of the building. This should help on-site circulation for clients of the child care center and reduce overflow into the adjacent tenant's parking area.
2. The child care center is proposed to operate from 6:30 a.m. to 6:00 p.m., Monday – Friday (no weekends). Lunch would be catered during days of operation.

3. Both the Fire Chief and the Police Chief have reviewed the proposal and have no concerns at this time. Additional review will be done at the time of building permit review.
4. Proposed fencing is following the example of the approved Education Express project, also located in the Gateway Corridor District.
5. Building design review has been completed; several revisions were required and have been corrected.

The Planning Commission held a public hearing on August 16, 2007, and recommended approval of the conditional use permit to City Council subject to the following condition:

The applicant shall demonstrate they can provide the necessary number of parking spaces for the child care center without negatively impacting the parking required for future tenants on this lot.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE EXECUTION OF A CONDITIONAL USE PERMIT FOR SOUTHPORT INVESTORS, LLC TO OPERATE A CHILD CARE CENTER ON LOT 1, SOUTHPORT EAST REPLAT TEN.

WHEREAS, Brad Underwood, on behalf of Southport Investors, LLC has applied for a conditional use permit for the purpose of operating a child care center on Lot 1, Southport East Replat Ten, located northwest of Port Grace Blvd. and Eastport Parkway; and

WHEREAS, the La Vista Planning Commission has reviewed the application and recommends approval subject to the applicant demonstrating they can provide the necessary number of parking spaces for the child care center without negatively impacting the parking required for future tenants on this lot; and

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

1. The child care center is proposing to be licensed for 140 children and will employ 14 care providers. Therefore 28 parking spaces will be needed for this use. Because only 21 spaces are provided in front of the child care center, staff recommends that employee parking be located in designated areas away from the front of the building. This should help on-site circulation for clients of the child care center and reduce overflow into the adjacent tenant's parking area.
2. The child care center is proposed to operate from 6:30 a.m. to 6:00 p.m., Monday – Friday (no weekends). Lunch would be catered during days of operation.
3. Both the Fire Chief and the Police Chief have reviewed the proposal and have no concerns at this time. Additional review will be done at the time of building permit review.
4. Proposed fencing is following the example of the approved Education Express project, also located in the Gateway Corridor District.
5. Building design review has been completed; several revisions were required and have been corrected.

NOW THEREFORE, BE IT RESOLVED, that the Conditional Use Permit presented at the October 2, 2007, City Council meeting for Southport Investors, LLC to operate a child care center on Lot 1, Southport East Replat Ten be, and hereby is approved, and the Mayor and City Clerk be and hereby are, authorized to execute same on behalf of the City with such revisions or amendments thereto that the City Administrator may determine necessary to carry out the intent of the City Council.

PASSED AND APPROVED THIS 2<sup>ND</sup> DAY OF OCTOBER 2007.

CITY OF LA VISTA

---

Douglas Kindig, Mayor

ATTEST:

---

Pamela A. Buethe, CMC  
City Clerk

I:\Administration\BRENDA\COUNCIL\07 Resolutions\CUP Child Care Center.doc

**CITY OF LA VISTA  
PLANNING DIVISION**

**RECOMMENDATION REPORT**

---

CASE NUMBER:

FOR HEARING OF: October 2, 2007  
Report Prepared on September 26, 2007

**I. GENERAL INFORMATION**

- A. APPLICANT:** Brad Underwood
- B. PROPERTY OWNER:** Southport Investors LLC
- C. LOCATION:** NW of the intersection of Port Grace Blvd. and Eastport Parkway.
- D. LEGAL DESCRIPTION:** Lot 1, Southport East Replat Ten
- E. REQUESTED ACTION(S):** Approval of a Conditional Use Permit
- F. EXISTING ZONING AND LAND USE:**  
C-3, Highway Commercial / Office Park District and Gateway Corridor District. The site is undeveloped.
- G. PURPOSE OF REQUEST:** The proposal is to build a child care center inside of a newly constructed office/retail building.
- H. SIZE OF SITE:** Approx. 6,500 square feet of the building is proposed for the child care center. The lot is approximately two acres.

**II. BACKGROUND INFORMATION**

- A. EXISTING CONDITION OF SITE:** Vacant
- B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**
  - 1. North:** C-3, Harrison Street right-of-way
  - 2. East:** TA / Sod Farm
  - 3. South:** C-3, Lot 2, Southport East Replat Ten / Vacant
  - 4. West:** C-3, Southport East Replat Four / Southport Professional Building #2
- C. RELEVANT CASE HISTORY:** This property was recently replatted into Southport East Replat Ten.
- 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:** None
- C. **TRAFFIC AND ACCESS:**
  1. Access is proposed to Eastport Parkway.
  2. Pedestrian and vehicular cross-lot access is proposed to the adjoining property to the west (Southport Professional Buildings). A cross-lot access easement was included on the plat of Southport East Replat Ten.
  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-one parking spaces are proposed in front of the childcare center. The site layout plan shows a total of 50 stalls for this building which meets the requirements of the Zoning Ordinance.
- D. **UTILITIES:** All utilities are available to the site.
- E. **FENCING:** A five-foot high Ameristar Echelon Plus "Monarch" Style aluminum fence w/ gate has been proposed to enclose the outside play area.
- F. **LANDSCAPING:**
  1. A permanent sight distance easement along Eastport Parkway restricts grading and landscaping from obstructing the view of on-coming traffic.
  2. The Southport design guidelines require Autumn Purple Ash along Eastport Parkway, however because these trees may cause a conflict in the site distance easement, Knockout Roses and Daylilies are the only plants proposed in this area.
  3. Landscaping outside the easement is required to meet the requirements of the Southport design guidelines. A landscaping plan has been submitted and is compliant.

### **IV. REVIEW COMMENTS:**

1. The child care center is proposing to be licensed for 140 children and will employ 14 care providers. Therefore 28 parking spaces will be needed for this use. Because only 21 spaces are provided in front of the child care

center, staff recommends that employee parking be located in designated areas away from the front of the building. This should help on-site circulation for clients of the child care center and reduce overflow into the adjacent tenant's parking area.

2. The child care center is proposed to operate from 6:30 a.m. to 6:00 p.m., Monday – Friday (no weekends). Lunch would be catered during days of operation.
3. Both the Fire Chief and the Police Chief have reviewed the proposal and have no concerns at this time. Additional review will be done at the time of building permit review.
4. Proposed fencing is following the example of the approved Education Express project, also located in the Gateway Corridor District.
5. Building design review has been completed; several revisions were required and have been corrected.

**V. PLANNING COMMISSION RECOMMENDATION:**

Approval of the Conditional Use Permit to allow a child care center in the C-3 zoning district with the following conditions:

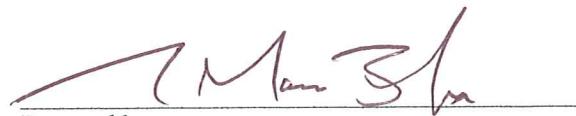
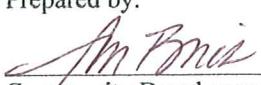
The applicant shall demonstrate they can provide the necessary number of parking spaces for the child care center without negatively impacting the parking required for future tenants on this lot.

**VI. ATTACHMENTS TO REPORT:**

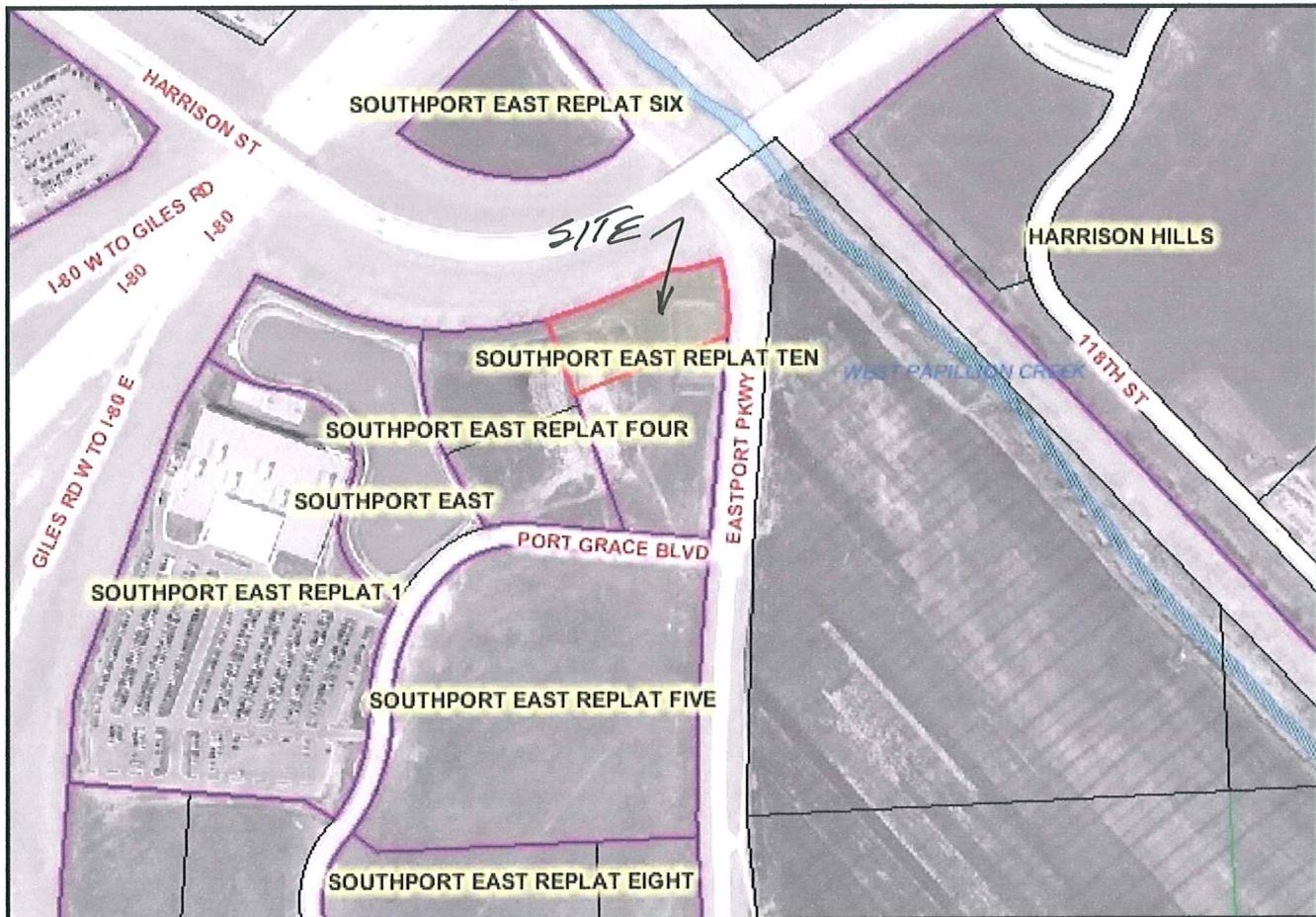
1. Vicinity Map
2. "Learning With Love" handout
3. Letter from Brad Underwood dated September 12, 2007
4. Conditional Use Permit with Exhibits

**VII. COPIES OF REPORT SENT TO:**

1. Brad Underwood, Applicant
2. Todd Ommen, Meyer and Associates
3. Public Upon Request

  
\_\_\_\_\_  
Prepared by:  
 9-26-07  
Community Development Director Date

## 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.

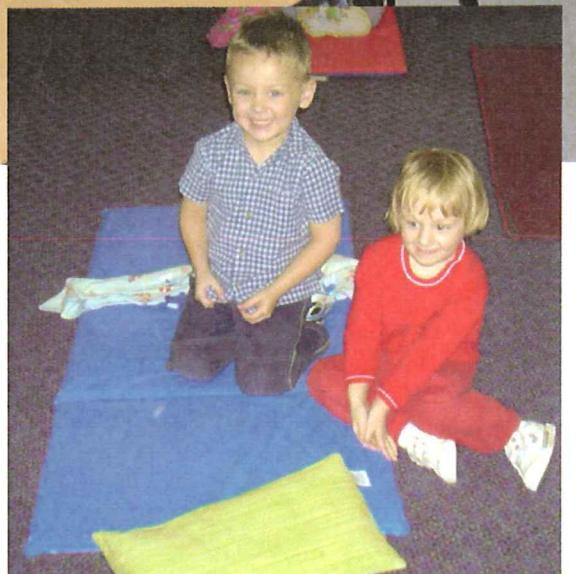
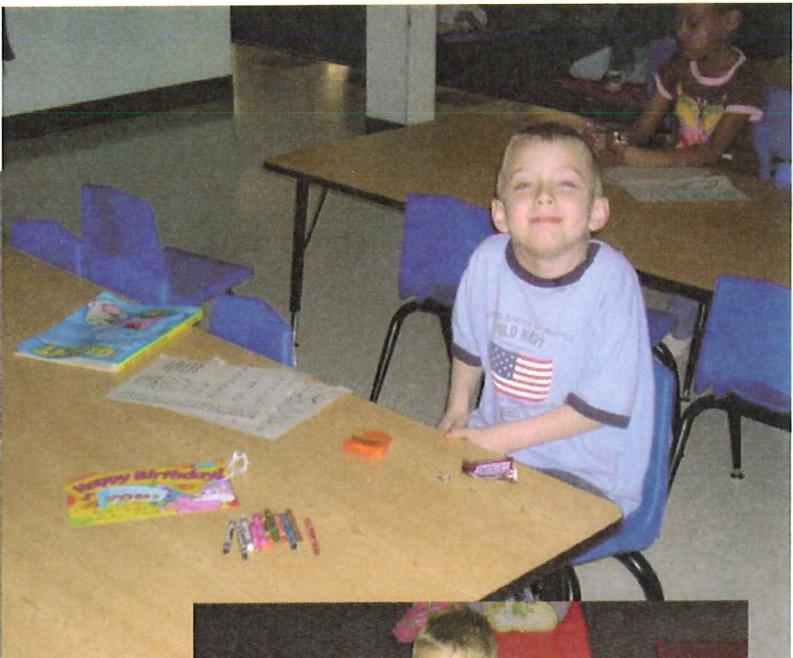
Map Scale  
1 inch = 457 feet

# Learning With Love, Inc.

Please visit our website to learn about our company:  
[www.learningwithlovecenter.com](http://www.learningwithlovecenter.com)



# Learning With Love, Inc.



# State of Nebraska

Department of Health and Human Services  
Regulation and Licensure

## LEARNING WITH LOVE INC

Is hereby authorized in compliance with laws of the State of Nebraska to establish and conduct an  
Operating Child Care Center.

located at: 6901 NORTH 102 CR Omaha NE 68122

A maximum of 140 children in ages 6 WKS to 13 YRS may be in attendance at any one time during the  
hours of 0630 to 1800 on MTWTF.

LEARNING WITH LOVE INC is hereby issued License No. CCC8823 which is  
effective on 10/17/2006

Given under the name and Seal of the Department  
of Health and Human Services Regulation and  
Licensure of the State of Nebraska at Lincoln on  
10/17/2006.

*[Signature]*  
Jeanne R. Schaefer, M.D., Chief Medical Officer, Director  
Department of Health & Human Services Regulation & Licensure





## NEBRASKA STATE FIRE MARSHAL

# DAY CARE CERTIFICATE

Name of Facility	Learning With Love, Inc. - Child Care Center	
Location	6901 North 102 Circle - Omaha NE 68134	
Date Issued	October 24, 2005	Certificate No. 2005-332
Maximum Occupancy	- 162 - Persons	

Inspected By: *Capt. Phil Chanda*  
Omaha Fire Prevention Bureau  
Delegated Authority

Approved By: *Joe Portman*  
State Fire Marshal  
Delegated Authority

## POST IN PROMINENT PLACE



Yellow Copy - To Be Presented To The State Licensing Agency If Necessary



The Real Estate Brokerage Company

11717 Burt Street, Suite 102  
Omaha, Nebraska 68154  
[www.rebcomaha.com](http://www.rebcomaha.com)  
402.333.3333 office  
402.493.5992 fax

September 12, 2007

Marcus Baker & Ann Birch  
LaVista City Planning  
8116 Park View Boulevard  
LaVista, NE 68128

**RE: Southport Plaza Daycare Parking / Conditional Use Permit**

Dear Marcus and Ann:

At the Planning Board's request, I am submitting a more detailed description of the parking lot accommodations for Southport Plaza, and the number spaces required by Learning With Love daycare. The daycare parking calculations are based on the following enrollment projection:

Age Group	Estimate	Teacher Ratio	Teachers
Baby	8	1:4	2
Todler	12	1:6	2
3 yr olds	10	1:10	1
Preschool	84	1:12	7
<u>School Age</u>	<u>26</u>	<u>1:15</u>	<u>2</u>
<b>TOTAL</b>	<b>140</b>		<b>14</b> <b>(12 staff + 2 owner operators)</b>

With one dedicated space per employee (14), and one space per 10 persons of licensed capacity ( $140 / 10 = 14$ ), a total of 28 spaces are required for the daycare. I have attached a letter from our architect showing that 58 spaces have been provided – 28 for the daycare, 28 as needed for future tenants, and 2 additional spaces. I would also note that the expansion site also has adequate parking without using any of these 58 spaces.

Please feel free to contact me if you have questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Underwood".

Brad Underwood  
The Real Estate Brokerage Company

From: "Todd Ommen" <tommen@meyerarchitecture.com>  
Subject: Parking Count  
Date: September 10, 2007 2:29:43 PM CDT  
To: "Brad Underwood" <bunderwood@rebc.comaha.com>

Here's the parking scoop as I have it calculated now: the following ratios are based on Sec. 7.06 of the La Vista, NE Zoning Ordinance.

1. For your 12,230 s.f. building -

- Office/Retail – 1:200 ratio - 5,656 s.f. (remaining shell divided by 200 = 28.28 stalls req'd.)
- Daycare – one space per employee plus one space or loading stall per each 10 persons of licensed capacity – assuming 14 employees, 14 stalls req'd. PLUS 141 children capacity divided by 10 = 14.1 or 14.1 stalls req'd.

TOTAL for your building -  $28.28 + 14 + 14.1 = 56.38$  OR 56 stalls req'd.

**MY ARCH. SITE PLAN ACCOMODATES FOR 58 STALLS FOR YOUR BUILDING.**

2. For the 6,000 s.f. future office building -

- Office & Office Buildings – 1 space per 200 s.f. of gross floor area ratio – 6,000 divided by 200 = 30 stalls req'd.

**MY ARCH. SITE PLAN ACCOMODATES FOR 30 FUTURE STALLS FOR YOUR FUTURE OFFICE BUILDING.** If we have to, we can extend the future parking northward along the west property line, if need be.

Therefore, we are 2 stalls over the minimum required.

Todd L. Ommen  
Meyer & Associates Architects  
1065 North 115th St. Suite 200  
Omaha, NE 68154  
Office: (402) 391-1823  
Fax: (402) 391-5645  
Email: [tommen@meyerarchitecture.com](mailto:tommen@meyerarchitecture.com)

## City of La Vista Conditional Use Permit

### Conditional Use Permit for a Childcare Center

This Conditional Use Permit issued this 2<sup>nd</sup> day of October, 2007, by the City of La Vista, a municipal corporation in the County of Sarpy County, Nebraska ("City") to, Southport Investors, LLC. ("Owner"), pursuant to the La Vista Zoning Ordinance.

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

Lot 1, Southport East Replat Ten located in the NE ¼ Section 18 and the NW ¼ Section 17, 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 childcare center; 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 area designated on Exhibit "A" hereto for a childcare center, 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 "B".
  - b. Hours of operation for the use will be from 6:30 a.m. – 6:00 p.m. Monday – Friday (no weekends).
  - c. There will be a maximum of fourteen (14) employees working at any given time in the childcare center.
  - d. The use will be comprised of 6,574 sq. feet of building space, plus an outdoor, fenced play area.
  - e. Adequate parking shall be provided to accommodate the maximum number of children (140) in attendance at any one time between the hours of operation.
  - f. Adequate parking shall be provided to accommodate the maximum number of employees (14) in attendance at any one time between the hours of operation.
  - g. The premises shall be developed and maintained in accordance with the site plan (Exhibit "B") 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 and those approved in writing by the City.
- i. There shall not be any outside storage of materials. All trash receptacles, benches and planters shall be placed on property and securely fastened to building or concrete.
- 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:

- a. Building Exterior (Style and Building Materials)
  - i. The elevation plans (Exhibit "C") and material submitted indicate the approved design.
  - ii. Building materials and colors listed (Exhibit "C") are approved. If other building materials / colors are preferred, a sample must be submitted to the City for review and approval.
- b. Mechanical Units
  - i. The mechanical units will be placed on the north side of the building and enclosed and will match the color of the building (Exhibit "C").
- c. Trash Enclosure
  - i. The Enlarged Landscape Plan, showing landscape features (Exhibit "D") indicates that the trash enclosure will be located within an alcove of the retaining wall. A black tube steel frame gate with perforated metal (matching the fencing) will be located to provide screening on the south side of the enclosure.
- d. Exterior Light Fixtures
  - i. Any exterior light fixtures used on this project shall be similar to the light fixtures identified in the Gateway Corridor Design Guideline Booklet and to those used at the La Vista Public Library/MCC Sarpy Center.
  - ii. All exterior light fixtures must be submitted for approval.
- e. Landscaping and Site Treatment
  - i. The site layout plan (Exhibit "B") has identified the required landscaping to the site.
  - ii. Any changes to the landscape plan must be approved by the City of La Vista.
- f. Signage
  - i. All permanent and temporary signs shall comply with the City's sign regulations.

- g. Fencing
  - i. The outdoor play area shall be completely enclosed with gates to the parking lot and sidewalk areas.
  - ii. The fencing shall be of approved fencing material (Exhibit "D"), and shall be maintained and in excellent repair during hours of operations.
- 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 October 2, 2007, 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  
11717 Burt Street, 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: \_\_\_\_\_





Meyer & Associates, Architects  
1065 N 115th Street • Suite 200

Omaha, NE 68154

402.391.1823 (6)

402.391.5645 (0)

5832 Monroe Street • 2nd Floor

Shawnee, KS 66216

913.825.1306 (6)

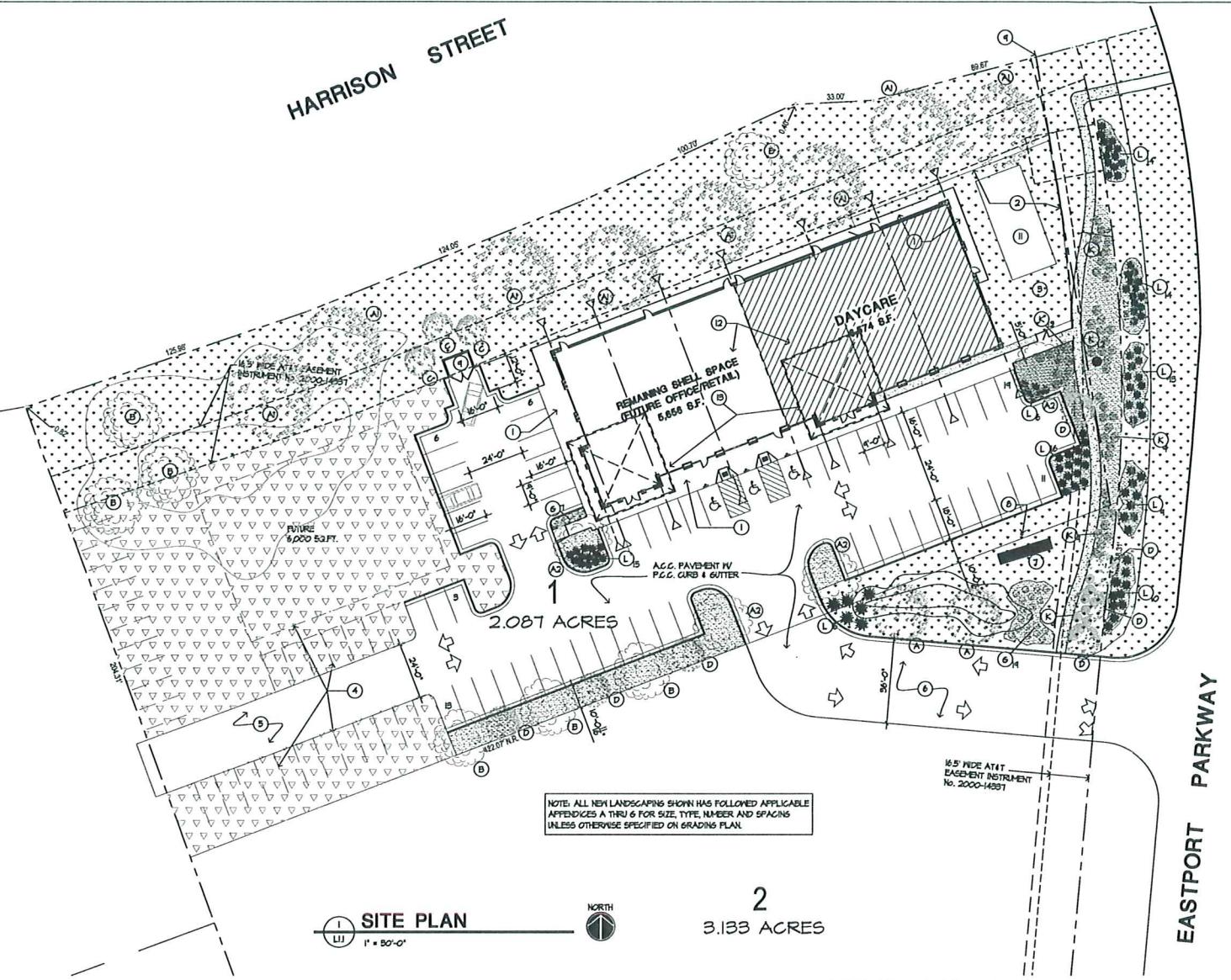
913.825.1306 (0)

www.meyerarchitecture.com

# SOUTHPORT PLAZA

LOT 1 SOUTH & EASTPORT EAST  
LA VISTA, NEBRASKA

CONSTRUCTION DOCUMENTS FOR:

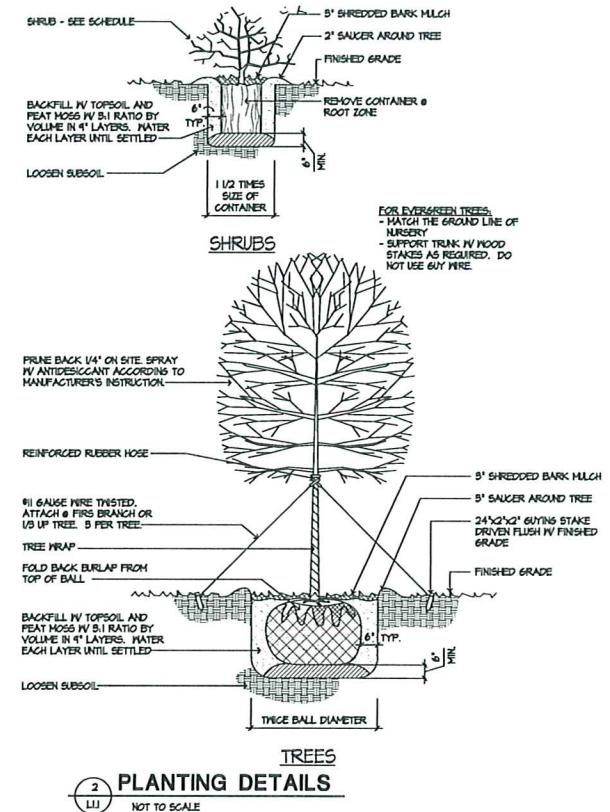


## SITE ELEMENTS LEGEND

- (1) Poured Concrete Walkways
- (2) 5' H. HIGH AMERISTAR ECHLON PLUS 'MAJESTIC' STYLE ALUMINUM FENCE w/ GATE  
FENCE & GATE BLACK POWDER COATED FINISH. FENCE APPROVED BY CITY COUNCIL FOR  
FOR GATEWAY CORRIDOR DISTRICT. - SEE SHEET ON L12
- (3) Sodded Playground Area
- (4) Future Building and Parking
- (5) 24' W. 2-HAY TRAFFIC LANE TO  
NEST ADJACENT LOT
- (6) 36' W. ENTRANCE DRIVE
- (7) MONUMENT SIGN
- (8) FLAG POLE w/ USA AND/OR STATE FLAG
- (9) TRASH ENCLOSURE - MATCH SECONDARY  
BUILDING MATERIALS USED ON BUILDING
- (10) SIGHT DISTANCE  
EASEMENT LINE - SEE CIVIL
- (11) Future Playground Equipment by Owner
- (12) ROOF CONSISTS OF A 1/12 SLOPE, WHITE,  
FULLY-ADHERED MEMBRANE ROOF  
SYSTEM w/ POLY-ISO INSULATION OVER  
METAL DECK AND BAR JOISTS
- (13) 6/12 SLOPE, STANDING SEAM METAL ROOF  
ENTRY TOWERS - SEE ELEVATIONS

## GRASS SYMBOL LEGEND:

- AREA TO RECEIVE BLUE GRASS & FESCUE SOD & UNDERGROUND IRRIGATION
- △△△ AREA TO RECEIVE BLUE GRASS & FESCUE SEED & STABILIZATION FABRIC
- AREA TO RECEIVE MULCH & UNDERGROUND IRRIGATION



## GENERAL NOTES:

1. ALL DIMENSIONS, ELEVATIONS, & CONDITIONS SHALL BE FIELD VERIFIED IN CIVIL DRAWINGS PRIOR TO COMMENCING WORK.
2. LANDSCAPED AREAS DESIGNATED TO BE IRRIGATED BY UNDERGROUND SPRINKLER SYSTEM SHALL BE DESIGNED BY OTHERS. VERIFY LOCATIONS IN PLAN.
3. WORK REQUIRED TO EXECUTE THE PLANTING WORK SHALL INCLUDE FURNISHING ALL NECESSARY EQUIPMENT, MATERIAL AND LABOR.
4. PROVIDE TREES AND SHRUBS FOR THE TYPE AND SIZE INDICATED BY THE "LANDSCAPE SCHEDULE".
5. 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.
6. DETERMINE LOCATION OF ALL UNDERGROUND UTILITIES. PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE AS REQUIRED TO AVOID POSSIBLE DAMAGE.
7. PLANTING METHOD SHALL BE IN ACCORDANCE WITH APPROVED LOCAL HORTICULTURAL PRACTICES.
8. 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.
9. PROVIDE 2" LAYER OF NO-BLOW CEDAR MULCH IN ALL SHRUB BEDS.
10. ALL AREAS DESIGNATED AS 'SOO' ON PLAN SHALL BE SODDED. SOO SHALL BE STATE CERTIFIED AND FESCUE IN TYPE.
11. ALL AREAS DESIGNATED AS 'SEED' ON PLAN SHALL BE FESCUE IN TYPE. SEE PLAN FOR LOCATIONS.
12. LAWN IRRIGATION SUBCONTRACTOR SHALL SUPPLY PRESSURE RELIEF VALVE AND BACKFLOW PREVENTER IN PIT OUTSIDE OF BUILDING. LAWN IRRIGATION METER AND WATER LINE STUB-OUT ARE LOCATED FROM THE MAIN BUILDING IN TECH / UTILITY ROOM (S) SEE PLANS.
13. COORDINATE THE LOCATION OF ALL TREES & SHRUBBRY w/ OWNER.

## LOT 1 INFORMATION

LOT AREA	OCCUPANCY TYPE(S)	BUILDING AREA	BUILDING / LOT COVERAGE %	PARKING REQ/ACTUAL	ACCESSIBLE PARKING	REQD. PARKING RATIOS
LOT 1 2.081 ACRES 60,504.72 SF	GENERAL RETAIL - M DAYCARE - E	12,250 SF 6,574 - DAYCARE 5,656 - RETAIL SHELL	15%	56/55	3	1:200 - GENERAL RETAIL 1 PER EMPLOYEE PLUS 1 PER 10 OF LICENSED CAPACITY - DAYCARE

EXHIBIT *B*



Meyer & Associates, Architects • 2007  
DESIGN AND CONSTRUCTION DOCUMENTS AS  
INSTRUMENTS OF CONTRACT. THEY ARE THE PROPERTY OF  
THE ARCHITECTURAL OFFICES OF MEYER &  
ASSOCIATES, INC. AND ARE TO BE RETURNED UPON  
COMPLETION OF THE PROJECT. THEY ARE  
NOT TO BE COPIED OR REPRODUCED IN WHOLE OR  
IN PART. THE PERIOD OF THE  
PROFESSIONAL SERVICES OF THE  
ARCHITECTURAL OFFICES OF MEYER &  
ASSOCIATES, INC. FOR THE DESIGN AND  
CONSTRUCTION USE ARE PROHIBITED BY  
COPYRIGHT LAW.

REVISIONS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

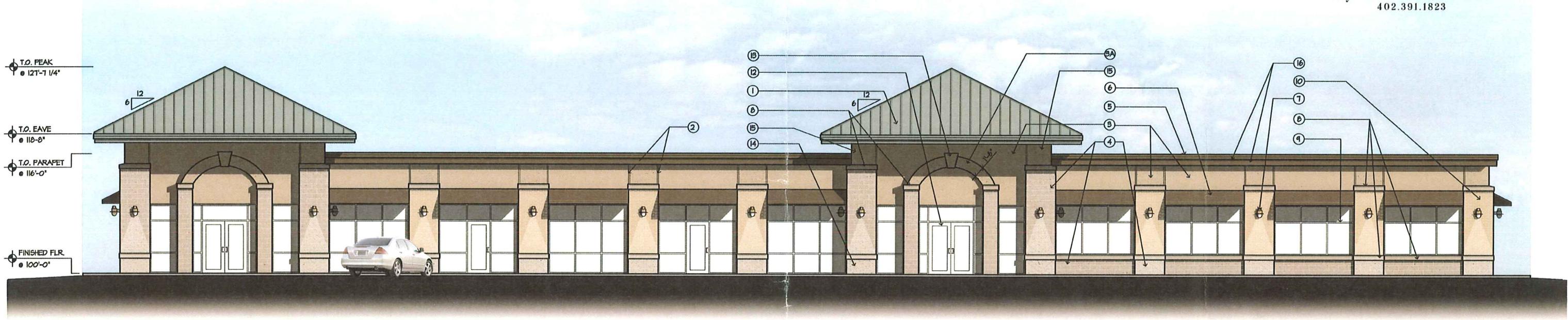
DRAWN BY:  
ISSUED:  
DATE:  
PROJECT NO:  
SHEET NO:

**L1.1**  
ARCHITECTURAL LANDSCAPE PLAN

# SOUTHPORT PLAZA



Meyer & Associates, Architects  
402.391.1823



**SOUTH ELEVATION**

1/8" = 1'-0"

**MATERIALS LEGEND**

- ① STANDING SEAM METAL ROOF & GUTTER
- ② 2" W. EIFS. "V" GROOVE
- ③ EIFS, TYP. - 1 1/2"D.
- ④ RAISED EIFS BAND, 3"D.
- ⑤ SPLIT-FACE CMU, TYP.
- ⑥ PRE-FIN. MTL. FLASHING, TYP.
- ⑦ METAL FRAMED, CANVAS ANNING, TYP.
- ⑧ DECORATIVE LIGHT FIXTURE, TYP.
- ⑨ PRE-CAST CONC. ACCENT BAND, TYP.
- ⑩ CLEAR ANODIZED ALUMINUM STOREFRONT WINDOW SYSTEM
- ⑪ FACE BRICK VENEER - RUNNING BOND
- ⑫ HOLLOW METAL DOOR & FRAME
- ⑬ CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM W/ NARROW STILE DOORS
- ⑭ RAISED EIFS KEYSTONE 4" D.
- ⑮ PRE-CAST CONCRETE VENEER BASE W/ EXPOSED AGGREGATE
- ⑯ RAISED EIFS PILASTER - 3"D.
- ⑰ EIFS PARAPET CAP
- ⑱ PRE-FINISHED METAL FLASHED SCUPPER COLLECTION BOX & DOWNSPOUT TO WALKWAY TRENCH DRAIN

**EXHIBIT C**



Meyer & Associates, Architects

1065 N 115th Street • Suite 200

Omaha, NE 68154

402.391.1823 (0)

402.391.5640 (0)

5832 Monona Street • 2nd Floor

Shawnee, KS 66216

913.825.1306 (0)

913.825.1306 (0)

[www.meyerarchitecture.com](http://www.meyerarchitecture.com)

## SOUTHPORT PLAZA

LOT 1 | SOUTHPORT EAST  
HARRISON ST & EASTPORT PKWY  
LA VISTA, NEBRASKA

CONSTRUCTION DOCUMENTS FOR:



Meyer & Associates, Architects • 2007

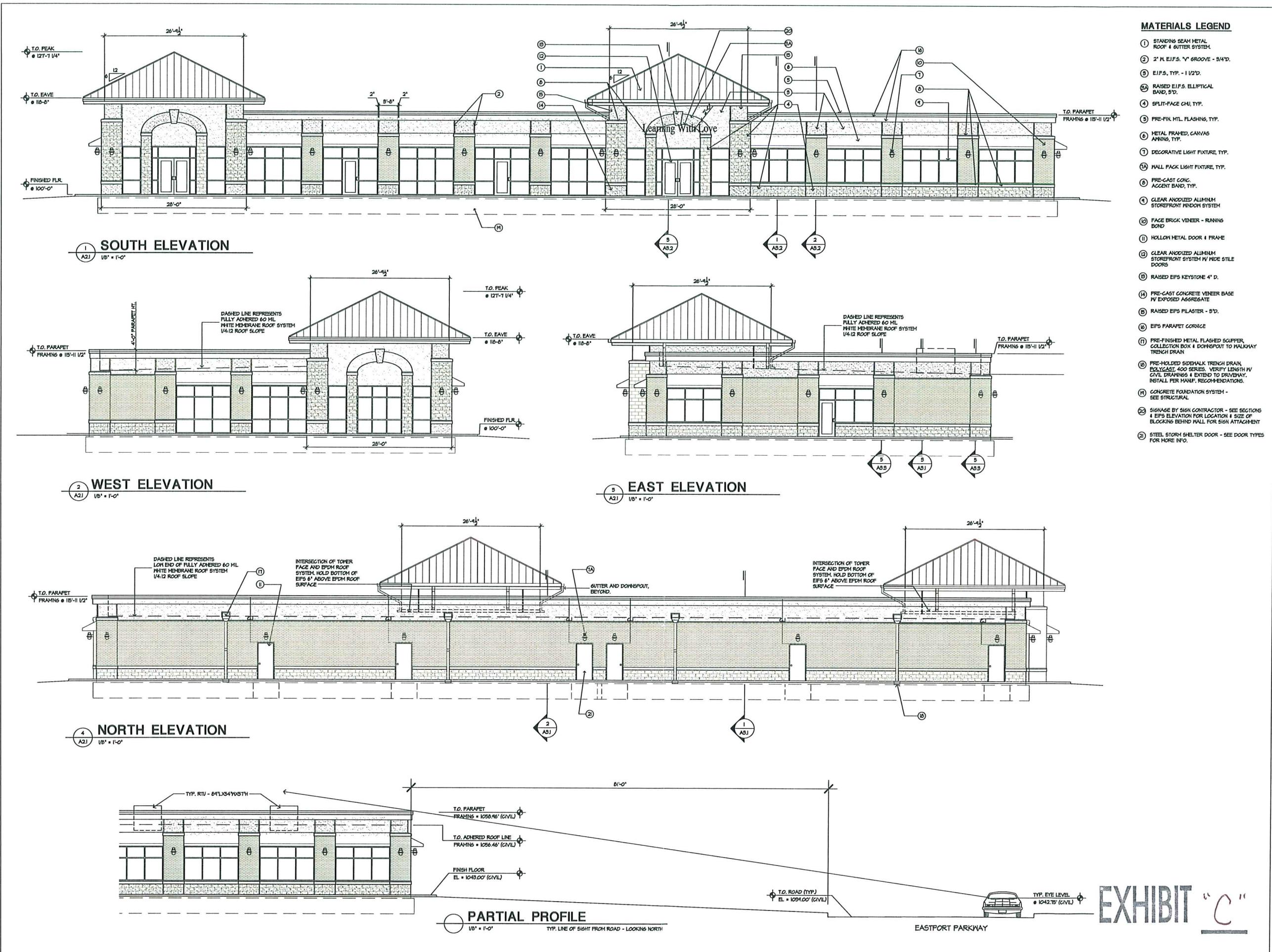
DESIGN AND CONSTRUCTION DOCUMENTS AS  
INSTRUMENTS OF SERVICE ARE GIVEN IN  
CONTRACTOR'S RESPONSIBILITY BY THE  
ARCHITECTURE OFFICES OF MEYER &  
ASSOCIATES. THIS DOCUMENT AND THE  
DETAILED INFORMATION CONTAINED  
HEREIN ARE THE PROPERTY OF  
THE ARCHITECTURE OFFICES OF MEYER &  
ASSOCIATES. UNAUTHORIZED DISCLOSURE OR  
CONSTRUCTION THEREOF IS PROHIBITED BY  
COPYRIGHT LAW.

REVISIONS:

DRAWN BY:  
ISSUED:  
DATE:  
PROJECT NO:  
SHEET NO:

EXHIBIT C

A2.1  
EXTERIOR ELEVATIONS





Meyer & Associates, Architects  
1065 N 115th Street • Suite 200  
Omaha, NE 68154  
402.391.1823 (0)  
402.391.5645 (0)  
5532 Monroe Street • 2nd Floor  
Shawnee, KS 66216  
913.825.1306 (0)  
913.825.1306 (0)  
www.meyerarchitecture.com

**SOUTHPORT PLAZA**  
LOT 1 SOUTHPORT EAST  
HARRISON ST & EASTPORT PKWY  
LA VISTA, NEBRASKA

CONSTRUCTION DOCUMENTS FOR:

**EXHIBIT** *D*



#### SITE ELEMENTS LEGEND

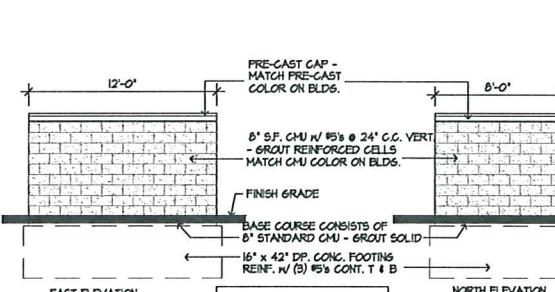
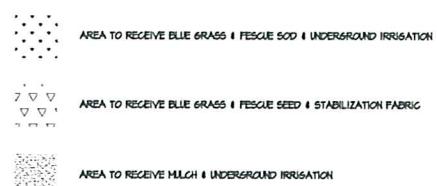
- ① Poured concrete walkway
- ② 5' H. HIGH AMERISTAR ECHELON PLUS 'MAJESTIC' STYLE ALUMINUM FENCE w/ GATE
- ③ SCODDED PLAYGROUND AREA
- ④ FUTURE BUILDING AND PARKING
- ⑤ 24' W. 2-HAY TRAFFIC LANE TO WEST ADJACENT LOT
- ⑥ 86' W. ENTRANCE DRIVE
- ⑦ MONUMENT SIGN
- ⑧ FLAG POLE w/ USA AND/OR STATE FLAG
- ⑨ TRASH ENCLOSURE - MATCH SECONDARY BUILDING MATERIALS USED ON BUILDING
- ⑩ SIGHT DISTANCE EASEMENT LINE - SEE CIVIL
- ⑪ FUTURE PLAYGROUND EQUIPMENT BY OWNER
- ⑫ ROOF CONSISTS OF A 1/4-12 SLOPE, WHITE, FULLY-ADHERED MEMBRANE ROOF SYSTEM w/ POLY-ISO INSULATION OVER METAL DECK AND BAR JOISTS
- ⑬ 6-12 SLOPE, STANDING SEAM METAL ROOF ENTRY TOWERS - SEE ELEVATIONS

#### PARTIAL SITE PLAN

1 1/2" = 1'-0"

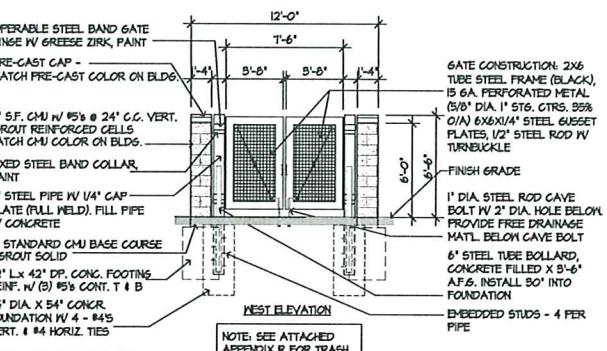
PLAYGROUND AREA

#### GRASS SYMBOL LEGEND:

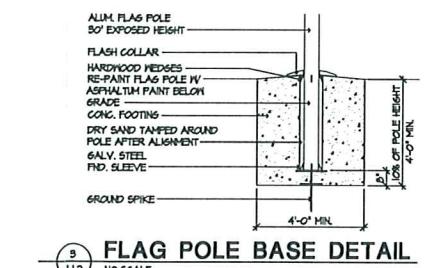


#### TRASH ENCLOSURE

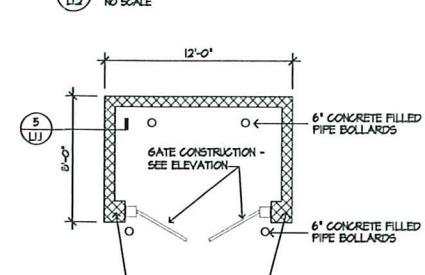
1 1/2" = 1'-0"



NOTE: SEE ATTACHED APPENDIX R FOR TRASH ENCLOSURE GATE DETAIL

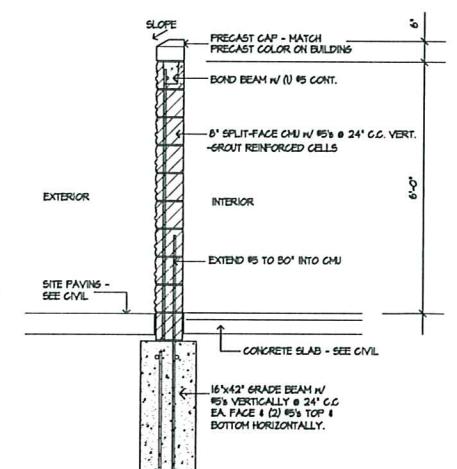


#### FLAG POLE BASE DETAIL



#### PLAN

1 1/2" = 1'-0"



#### SECTION

1 1/2" = 1'-0"

#### GENERAL NOTES:

1. ALL DIMENSIONS, ELEVATIONS, & CONDITIONS SHALL BE FIELD VERIFIED w/ CIVIL DRAWINGS PRIOR TO COMMENCING WORK.
2. LANDSCAPED AREAS DESIGNATED TO BE IRRIGATED w/ UNDERGROUND SPRINKLER SYSTEM SHALL BE DESIGNED BY OTHERS. VERIFY LOCATIONS IN PLAN.
3. WORK REQUIRED TO EXECUTE THE PLANTING WORK SHALL INCLUDE FURNISHING ALL NECESSARY EQUIPMENT, MATERIAL AND LABOR.
4. PROVIDE TREES AND SHRUBS FOR THE TYPE AND SIZE INDICATED BY THE LANDSCAPE SCHEDULE.
5. THE OWNER RESERVES THE RIGHT TO INSPECT AND TAG STOCK AT THEIR PLACE OF BURDEN AND TO INPECT TREES AND SHRUBS AT THE PROJECT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR NAME, SIZE AND QUALITY.
6. DETERMINE LOCATION OF ALL UNDERGROUND UTILITIES. PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE AS REQUIRED TO AVOID POSSIBLE DAMAGE.
7. PLANTING METHOD SHALL BE IN ACCORDANCE WITH APPROVED LOCAL AGRICULTURAL PRACTICES.
8. 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 NEGLIGENCE BY OWNER OR ABUSE OR DAMAGE BY OTHERS.
9. PROVIDE 2" LAYER OF NO-BLOW CEDAR MULCH IN ALL SHRUB BEDS.
10. ALL AREAS DESIGNATED AS 'SOIL' ON PLAN SHALL BE SCODDED. SOIL SHALL BE STATE CERTIFIED AND FUSION IN TYPE.
11. ALL AREAS DESIGNATED AS 'SOIL' ON PLAN SHALL BE FUSION IN TYPE. SEE PLAN FOR LOCATIONS.
12. LAWN IRRIGATION ELECTRO-TRAP VALVE SHALL SUPPLY PRESSURE RELIEF VALVE AND BACKFLOW PRE-FILTER IN PIT OUTSIDE OF BUILDING. LAWN IRRIGATION HITTER AND WATER LINE STUB-OUT ARE LOCATED FROM THE MAIN BUILDING IN MECH / UTILITY ROOM (2 SEE PLANS).
13. COORDINATE THE LOCATION OF ALL TREES & SHRUBBERY IN OWNER.



Meyer & Associates, Architects • 2007

DESIGN AND CONSTRUCTION DOCUMENTS AS INSTRUMENTS OF SERVICE ARE GIVEN IN CONFIDENCE TO THE OWNER OF THE PROPERTY. THE ARCHITECTURAL OFFICES OF MEYER & ASSOCIATES AND THE CONTRACTOR CONCERNED MAY NOT REPRODUCE OR EXCEPTED FROM, WITHOUT THE EXPRESS WRITTEN CONSENT OF MEYER & ASSOCIATES. UNAUTHORIZED DISCLOSURE OR CONSTRUCTION THEREOF IS PROHIBITED BY COPYRIGHT LAW.

REVISIONS:

DRAWN BY:  
ISSUED:  
DATE:  
PROJECT NO:

SHEET NO:

**L1.2**  
ENLARGED LANDSCAPE PLAN,  
LANDSCAPING FEATURES