



CITY OF LA VISTA
PLANNING COMMISSION

STAFF REPORT

PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD)
CIMARRON TERRACE APARTMENTS

DATE OF HEARING:

May 21, 2009

PROPOSAL:

Subdivision of Lot 380, Cimarron Woods into two (2) lots for phased development of apartment buildings as a Planned Unit Development (PUD)

PROPERTY INFORMATION

APPLICANT:

Pedcor Investments, LLC
One Pedcor Square, 770 3rd Ave SW
Carmel, IN 46032

PROPERTY OWNER:

Torco Development, Inc.
11205 S. 150th Street, Suite 100
Omaha, NE 68138

LOCATION AND SIZE:

Lot 380, Cimarron Woods Subdivision
SW Corner of 96th and Harrison Streets
Lot = 25.938 Acres.

CURRENT ZONING:

R-3, High Density Residential
Gateway Corridor Overlay District, Sub-area Secondary Overlay
PUD-1, Planned Unit Development Overlay District

APPLICABLE DEFINITIONS

(from Section 2 of Zoning Ordinance)

APARTMENT shall mean a room or a suite of rooms within an apartment house or multiple family dwelling arranged, intended or designed for a place of residence of a single family or group of individuals living together.

PLANNED UNIT DEVELOPMENT shall mean a development designed to provide for an unusual or different arrangement of residential, business, or industrial uses in accordance with an approved development plan.

BACKGROUND

History of Lot 380, Cimarron Woods:

On March 20, 2003, the original Cimarron Woods PUD was approved by the City for single family residential and high density residential. The high density residential component specifically called for 418 apartment units on Lot 380.

On February 19, 2008, the City Council approved Ordinance No. 1055 which rezoned Lot 380 of Cimarron Woods Subdivision from R-1 PUD-1, Single Family Residential to R-3 PUD-1, High Density Residential.

On April 17, 2008 Planning Commission recommended approval of a revised Preliminary Planned Unit Development Plan. The 2008 Preliminary PUD plan differed significantly from the original Preliminary PUD Plan that was approved in 2003, which is why a new Preliminary PUD application was required.

On June 3, 2008, the City Council denied the request. Minutes from the meeting indicate comments regarding scale, design, character and standard of quality with regards to Cimarron Woods neighborhood. The City Council also mentioned the lack of garages and the amount of stormwater runoff. Also an updated traffic study was requested.

Description of Proposed Development:

On April 9, 2009, the City of La Vista received a new application for the development of Cimarron Terrace Apartments. The developer proposes to subdivide Lot 380 into two parcels to be built out in two phases for apartment buildings and a clubhouse with swimming pool. The current proposal includes 276 apartment units and 168 garages. The last application, which was denied, called for 354 apartment units and 24 garages. Therefore, the new proposal has significantly fewer apartment units and substantially more garages included.

Existing Conditions of Site:

The site is currently undeveloped with moderate to steep slopes. An open drainage channel carries

stormwater from north to south. The drainage area contains an abundance of mature deciduous trees.

Surrounding Area and Adjacent Neighborhoods Land Uses and Zoning:

North – City of Omaha, Applewood Golf Course;

East – Cornerstone Baptist Church, TA Transitional Agriculture; and Southwind 2, R-1 Single Family;

South – Cimarron Woods, R-1 Single Family; and

West – Cimarron Woods, R-1 Single Family

Applicable Regulations:

Section 5.08 of the Zoning Ordinance, R-3 High Density Residential District

Section 5.15 of the Zoning Ordinance, PUD-1 Planned Unit Development District

Section 5.17.06 of the Zoning Ordinance, Gateway Corridor District Secondary Overlay

Applicable Plans:

The Comprehensive Plan and Future Land Use Map

Cimarron Woods Subdivision Plat and Subdivision Agreement

Cimarron Woods Park and Trail Plan

REVIEW COMMENTS FROM CITY STAFF AND OUTSIDE AGENCIES

Black Hills Energy, Denise Montgomery

No comments received

City Engineer, John Kottmann:

1. The required number of parking stalls for this development is 540, which is equivalent to one parking space per bedroom. The clubhouse would require an additional 20 parking spaces. The proposal shows 591 parking spaces provided; therefore, the minimum number of parking stalls has been satisfied.
2. Heights need to be shown for all buildings, including detached garages, so that compliance with height restrictions can be determined.
3. Carports will not be compliant with design review regulations; therefore, this label should be removed from all plans.
4. The Preliminary PUD plan needs to show proposed utility and access easements. The access easement would assure ingress/egress in case Lot 2 is bought by a different owner in the future.
5. A break or gate needs to be provided in the fence to access the pedestrian trail on the Westside of the property. Preferably, the gate should be at a convenient and accessible location to the apartment buildings 7 and 14.
6. A preliminary drainage study is currently under review, including the Post Construction Water Quality Exhibit. These were submitted May 12th.
7. A traffic signal will need to be installed at 99th and Harrison Street, as per the original subdivision agreement for Cimarron Woods Subdivision.
8. A preliminary assessment of the potential waterway / wetland issues needs to be performed by a qualified environmental consultant. The study submitted on May 12th is from 1999.

Chief Building Official, Jeff Sinnett

No comments received

Design Review Architect, Kevin Schluckebier

1. Brick shall be the primary building material. Masonry needs to be used more on the back of the apartment complex buildings, specifically add masonry at center areas to 3rd Floor level at Sheets A202 and A203, similar to A201.
2. The acorn light fixtures used on site need to be downward shining only. The manufacturer of these fixtures assures these fixtures can be made “dark sky compliant,” which would satisfy the requirements in the Gateway Corridor District.
3. Elevation drawings of the clubhouse need to be reviewed for compliance. These were not submitted with the original design review application; however, these drawings were submitted May 12th and are now under review.
4. Elevation drawings of the detached garages need to be reviewed for compliance. These were not submitted with the original design review application; however, these drawings were submitted May 12th and are now under review.
5. Provide example of how apartment complexes step with grade.

Fire Chief, Rich Uhl

The median at the entrance needs to be brought back to the edge of the right-of-way line, so that no portion of the median is within the right-of-way. Also the turn radii at the main entrance to Cimarron Terrace need to be widened some to allow for a fire truck to enter the premises more easily.

Metropolitan Utility District, Jeff Loll

MUD has requested the developer install a line valve into the main line just north of Josephine Ave. along 99th Street. This installation would double the reliability in service.

Omaha Public Power District, Steve Sauer

No comments received

Police Chief, Bob Lausten

No comments received

Public Works Director, Joe Soucie

No comments received

Public School District

No concerns; Portal Elementary and La Vista Junior High would accommodate any children that would reside in this new development. The Papillion-La Vista School District is currently planning for new schools in the district to account for rising populations in Sarpy County.

Qwest, Aaron Krebs

No comments received

PUBLIC COMMENTS

Several phone calls have been received by the Planning Staff regarding this application from concerned neighbors. Primarily, comments have focused on traffic concerns and the quality of the proposed development.

PLANNING STAFF ANALYSIS

Land Use:

The current application reduces the number of proposed apartment units and significantly increases the number of garages, which attempts to address major issues raised by residents of Cimarron Woods and Southwind subdivisions in the previous application to City Council.

Phase 1 has been designed to function as a stand-alone development, as requested by staff. This phase will have full access and parking to meet the needs of the development. In addition, the clubhouse; pool; playground area; and perimeter landscaping along Harrison, 96th Street, and 99th Street are required to be developed as part of Phase One.

Transportation:

Access has been determined to be adequate for emergency access purposes into both Phase One and Phase Two of the development. The loop road is completely within Phase One and can therefore provide safe access prior to the completion of Phase 2.

Access from 99th Street is proposed from two separate points. Both accesses are right-in/ right-out turn movements only. The main access point is located on the perimeter of the roundabout, which allows for further directional movement. In June 2008, E&A Consulting Group prepared a traffic analysis at the intersection of 99th and Harrison and on April 7, 2009 provided an update to determine expected Level of Service (LOS) and adequacy of auxiliary turning lanes based on full build out of Lot 380.

Some of the dumpster locations and parking areas may need further review to ensure good traffic maneuverability and access to buildings. For example, the parking area to the South of building 8 and to the East of the garages appears inconvenient and unneeded. Also, the parking area to the North of building 9 and to the West of the garages could also be eliminated.

The City Planner suggests the addition of bicycle parking racks at the clubhouse / pool and playground, as well as in front of apartment buildings.

Landscaping:

Substantial landscaping of the property provides a significant visual buffering effect from the arterial roadways and adjoining neighborhoods. Interior landscaping around parking areas and buildings provides more visual interest and shading.

Some of the existing mature trees and vegetation will be conserved within the development. The developer proposes a narrow road cutting through the existing groves of trees at two locations on the property. Fill material for building sites and parking lots will likely cause many trees to be removed.

Stormwater Drainage:

The developer needs to designate which stormwater detention areas are to be constructed for Phase I and dedicate needed easements that would be associated with those detention areas.

Installation of the proposed stormwater detention areas will likely cause existing trees to be removed. The use of landscaped drainage swales, permeable pavement, rain gardens or other Low Impact Development Best Management Practices could reduce the size or the need for detention ponds. More existing trees could be kept if the stormwater detention areas were not proposed in the treed areas. Stormwater runoff would infiltrate the ground sooner, thus the detention areas would not need to be as large. Another option is to change the box culvert design to hold water in the open space area during a heavy rain event.

Process:

An application for a Conditional Use Permit and Final PUD Plan approval will be required pending approval of the Preliminary PUD Plan. As noted previously, the applicant intends on subdividing the parcel along the phased development line. This subdivision may be handled as an Administrative Plat.

PLANNING STAFF RECOMMENDATION

Approval of the Preliminary Planned Unit Development (PUD) Plan with the following conditions:

1. The Preliminary PUD Plan and application refers to the property as being zoned R-1 (PUD). This needs to be revised on the Final PUD Plan to read R-3, PUD-1 zoning.
2. A traffic signal shall be installed at the intersection of 99th and Harrison Streets as part of Phase I development of Lot 380, Cimarron Woods, as per the Cimarron Woods Subdivision Agreement. The traffic signal and all additional improvements recommended by the updated traffic study shall be installed before final building occupancies are allowed in Phase I.
3. A 10-foot wide trail shall be installed in Phase II of the development, as per Exhibit E-1 of the Cimarron Woods Subdivision Agreement. An opening or gate needs to be provided in the fence to access the pedestrian trail on the Westside of the property. Preferably, the gate should be at a convenient and accessible location to apartment buildings 7 and 14
4. Revisions requested by the City Engineer, in his letter dated April 30, 2009, shall be incorporated into the Final PUD Plan and Conditional Use Permit submittal.
5. Revisions and additional information requested by the City's Design Review Architect shall be incorporated into the Final PUD Plan and Conditional Use Permit submittal.
6. Other revisions stated in this report shall be addressed prior to Final PUD Plan and Conditional Use Permit submittal.

John Sh

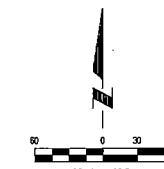
Prepared by:

John Sh

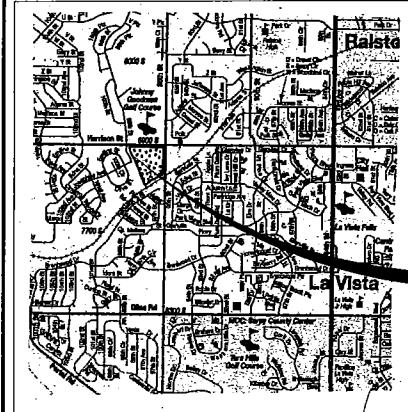
5-14-09

Community Development Director

Date



PROJECT SITE



VICINITY MAP



E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS

110

RECEIVED
MAY 12 2009
BY

LEGAL DESCRIPTION

LOT 380, CIMARRON WOODS, A SUBDIVISION LOCATED IN THE N1/2 OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

CONTAINING 25.937 ACRES, MORE OR LESS.

OWNER

TORCO DEVELOPMENT, INC.
11205 S. 150TH STREET, SUITE 100
OMAHA, NEBRASKA 68138

ENGINEER

DEVELOPER

NOTES 330 NORTH 117TH STREET ONE PEDOR SQUARE 770 3RD. AVE. SW
OMAHA, NEBRASKA 68154 CAREL, IN. 46032

1. EXISTING AND PROPOSED ZONING IS R-1 (PUD).
2. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2-FOOT INTERVALS AND ARE BASED ON USGS DATUM.
3. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO 96TH STREET OR HARRISON STREET FROM ANY LOTS ADJOINING SAID STREETS.
4. WATER SERVICE SHALL BE PROVIDED BY MUD, BLACKHILLS ENERGY SHALL PROVIDE GAS SERVICE.
5. ALL STORM SEWER SIZES ARE 15" UNLESS OTHERWISE NOTED.
6. DUMPSTER LOCATIONS AND NUMBER SUBJECT TO REVIEW AND APPROVAL OF THE CITY OF LA VISTA.
7. THE DEVELOPERS PROPOSED METHOD FOR DETERRING RESIDENTS FROM ENTERING THE RAILROADS RIGHT OF WAY IS TO INSTALL A FENCE ALONG THE RIGHT OF WAY ADJOINING THE DEVELOPERS PROPERTY, THE TYPE AND SIZE HAVE YET TO BE DETERMINED.
8. THE PROPOSED CLUBHOUSE IS INTENDED FOR RESIDENT USE ONLY. SPECIFIC USES INCLUDE COMMUNITY ROOM, ENTERTAINMENT CENTER WITH TV, FULL KITCHEN, RESTROOMS, AND OFFICES.
9. A PERMANENT RECIPROCAL INGRESS AND EGRESS, PARKING AND PEDESTRIAN EASEMENT IS GRANTED TO THE OWNERS OF LOTS 1 AND 2, THEIR GUISHES AND INVITES OVER ALL OF SAID LOTS 1 AND 2, EXCEPT THOSE PARTS OF SAID LOTS 1 AND 2 WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED.

10. PHASE I PROPOSED SCHEDULE OF CONSTRUCTION:

CITY COUNCIL APPROVAL
CLOSING AND BUILDING PERMITS
COMPLETION OF CLUBHOUSE AND 1ST BUILDING
ALL BUILDINGS COMPLETE

6/2009
7/2009
8/2010
9/2011

— 1200 — EXISTING CONTOURS
— 1200 — PROPOSED CONTOURS
— SS — PROPOSED SANITARY SEWER

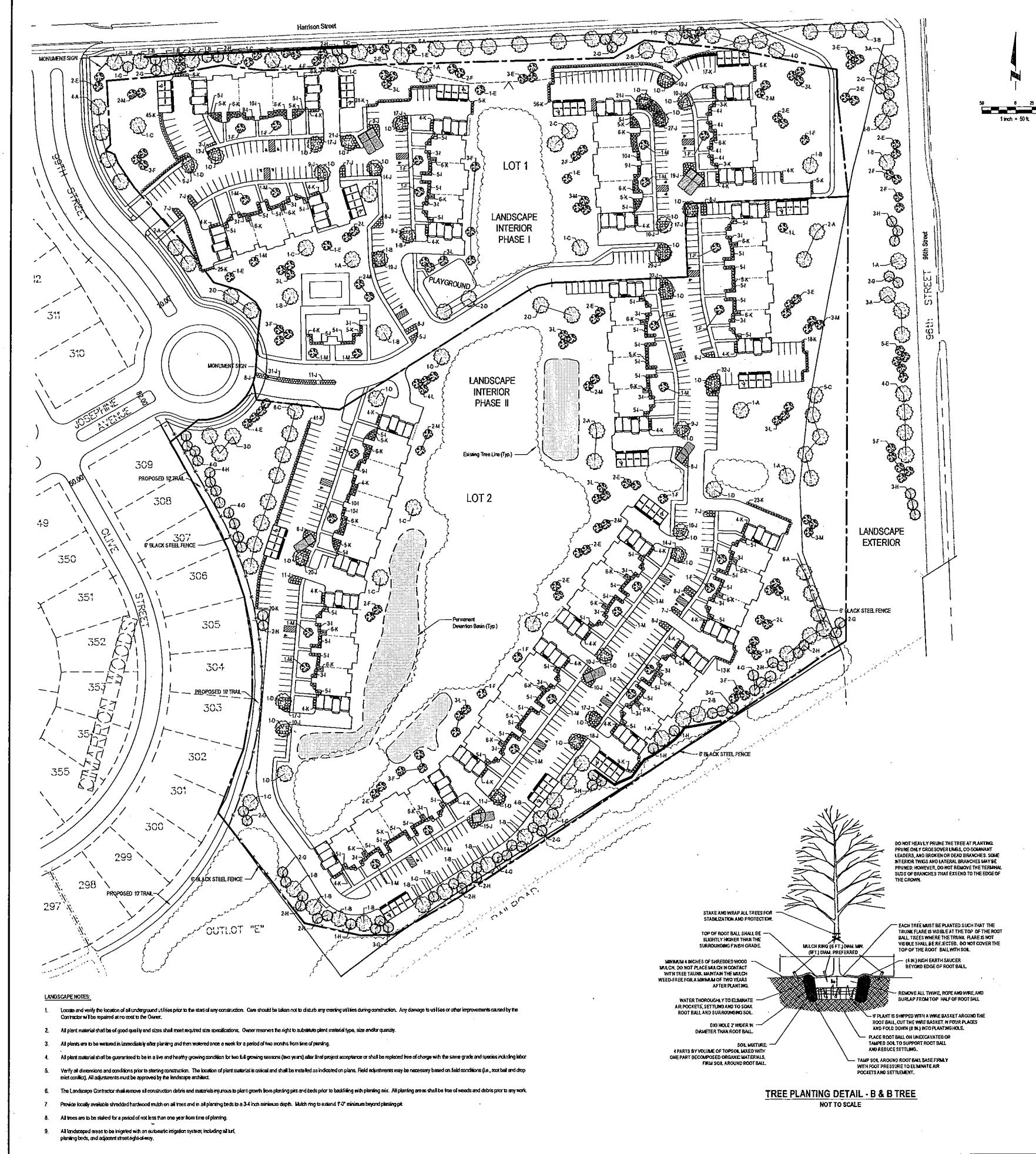
REQUIRED SETBACK LINE

FRONT YARD SETBACK	25'
SIDE YARD SETBACK	5'
STREET SIDE YARD SETBACK	25'

POST CONSTRUCTION STORM
WATER MANAGEMENT AREA

PROJECT DENSITIES									
	BUILDINGS (SQ.FT.)	PAVING (SQ.FT.)	TOTAL IMPERVIOUS	AREA (AC) (SQ.FT.)	% IMPERVIOUS	PARKING PER CODE	REGULAR STALLS	GARAGE STALLS	TOTAL STALLS PROVIDED
PHASE 1	58,529	151,290	209,819	9,887 430,578	48.72%	168	153	64	217
PHASE 2	106,520	153,462	259,982	16,050 699,138	37.19%	372	270	104	374
TOTAL	165,049	304,752	469,801	25,937	41.58%	540	423	168	591

UNIT DENSITIES				
	BEDROOMS	NO. OF BEDROOMS	#UNITS	UNITS/ACRE
PHASE 1				
	1 BR	24	24	
	2 BR	72	36	
	3 BR	72	24	
	TOTAL	168	84	8.5
PHASE 2				
	1 BR	60	60	
	2 BR	168	84	
	3 BR	144	48	
	TOTAL	372	192	11.96
PHASE 1 & 2				
TOTAL		540	276	10.64



SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
*	A 3	<i>Celtis occidentalis</i> 'Prairie Prude'	Prairie Prude Hackberry	3"	B&B
*	B 7	<i>Tilia x fluorescens</i> 'Glenleven'	Glenleven Littleleaf Linden	3"	B&B
*	C 5	<i>Quercus bicolor</i>	Swamp White Oak	3"	B&B
D	15	<i>Gleditsia triacanthos</i> 'Skyline'	Skyline Honeylocust	3"	B&B
*	E 9	<i>Amelanchier arborea</i>	Dormy Serviceberry (dwarf form)	3"	B&B
F	19	<i>Malus 'Prairie Fire'</i>	Prairie Fire Crabapple	3"	B&B
*	G -	<i>Pseudotsuga menziesii</i>	Douglas Fir	6'	B&B
H -		<i>Picea abies</i>	Norway Spruce	6'	B&B
I	160	<i>Spirea bumalda</i> 'Anthony Waterer'	Anthony Waterer Spirea	2 Gal.	Cont.
*	J 346	<i>Juniperus horizontalis</i> 'Plumosa'	Andorra Juniper	2 Gal.	Cont.
K	327	<i>Juniperus x media</i> 'Old Gold'	Old Gold Juniper	2 Gal.	Cont.
L	14	<i>Acer ginnala</i>	Amur Maple	3"	B&B
M	16	<i>Malus 'Red Jewel'</i>	Red Jewel Crabapple	3"	B&B

* Plant Variety as per Section 5.17.06.02 Gateway Corridor District Overlay District.

PHASE II - INTERIOR PLANT SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
*	A 13	<i>Crataegus occidentalis</i> 'Prairie Fire'	Prairie Fire Highberry	3"	B8B
*	B 15	<i>Tilia x euchlora</i> 'Glenleven'	Glenleven Littleleaf Linden	3"	B8B
C	17	<i>Quercus bicolor</i>	Swamp White Oak	3"	B8B
D	22	<i>Gleditsia triacanthos</i> 'Skyline'	Skyline Honeylocust	3"	B8B
*	E 17	<i>Amelanchier arborea</i>	Downy Serviceberry (clump form)	3"	B8B
*	F 22	<i>Malus 'Prairie Fire'</i>	Prairie Fire Crabapple	3"	B8B
*	G 30	<i>Pseudotsuga menziesii</i>	Douglas Fir	6"	B8B
H	24	<i>Picea abies</i>	Norway Spruce	6"	B8B
*	I 287	<i>Spirea bumalda</i> 'Anthony Waterer'	Anthony Waterer Spirea	2 Gal.	Cont.
*	J 313	<i>Juniperus horizontalis</i> 'Plumosa'	Andorra Juniper	2 Gal.	Cont.
K	326	<i>Juniperus x media</i> 'Old Gold'	Old Gold Juniper	2 Gal.	Cont.
L	22	<i>Acer ginnala</i>	Amur Maple	3"	B8B
M	22	<i>Malus 'Red Jewel'</i>	Red Jewel Crabapple	3"	B8B

* Plant Variety as per Section 5.17.06.02 Gateway Corridor District Overlay District.

**EXTERIOR
PLANT SCHEDULE**

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
*	A 20	<i>Celtis occidentalis</i> 'Prairie Pride'	Prairie Pride Hackberry	4"	B&B
*	B 10	<i>Tilia x fluorescens</i> 'Glenleven'	Glenleven Littleleaf Linden	4"	B&B
*	C 5	<i>Quercus bicolor</i>	Swamp White Oak	4"	B&B
*	D 11	<i>Gleditsia triacanthos</i> 'Skyline'	Skyline Honeylocust	4"	B&B
*	E 21	<i>Amelanchier arborea</i>	Downy Serviceberry (clump form)	4"	B&B
*	F 16	<i>Malus 'Prairie Fire'</i>	Prairie Fire Crabapple	4"	B&B
G	9	<i>Pseudotsuga menziesii</i>	Douglas Fir	6"	B&B
*	H 10	<i>Picea abies</i>	Norway Spruce	6"	B&B

* Plant Variety as per Section 5.17.06.02 Gateway Corridor District Overlay District

NOTE: EXTERIOR TO BE PLANTED AT THE SAME TIME AS PHASE I

DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSS OVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT FIXEND TO THE EDGE OF

THE CROWN.

— 1 —

EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

BEYOND EDGE OF FOOTBALL
FIELD.

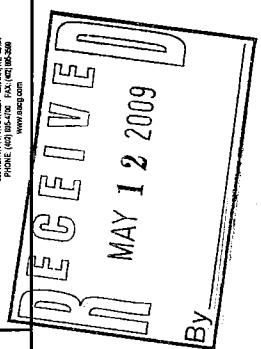
ANT IS SHIPPED WITH A WIRE BASKET AROUND THE
T BALL, CUT THE WIRE BASKET, IN FOUR PLACES
FOLD DOWN (8 IN) INTO PLANTING HOLE.

ROUND ROOT BALL BASE FIRMLY
PRESSURE TO ELIMINATE AIR
AND SETTLEMENT.

ROOF BALL AND SURROUNDING SOIL
SOIL Mixture
4 PARTS BY VOLUME OF TOPSOIL TO GO WITH
ONE PART DECOMPOSED ORGANIC MATERIALS.
FIRM SOIL AROUND ROOF BALL.

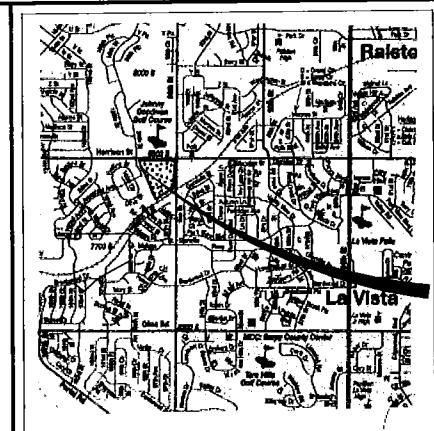
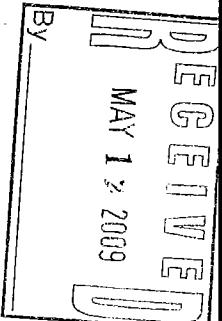
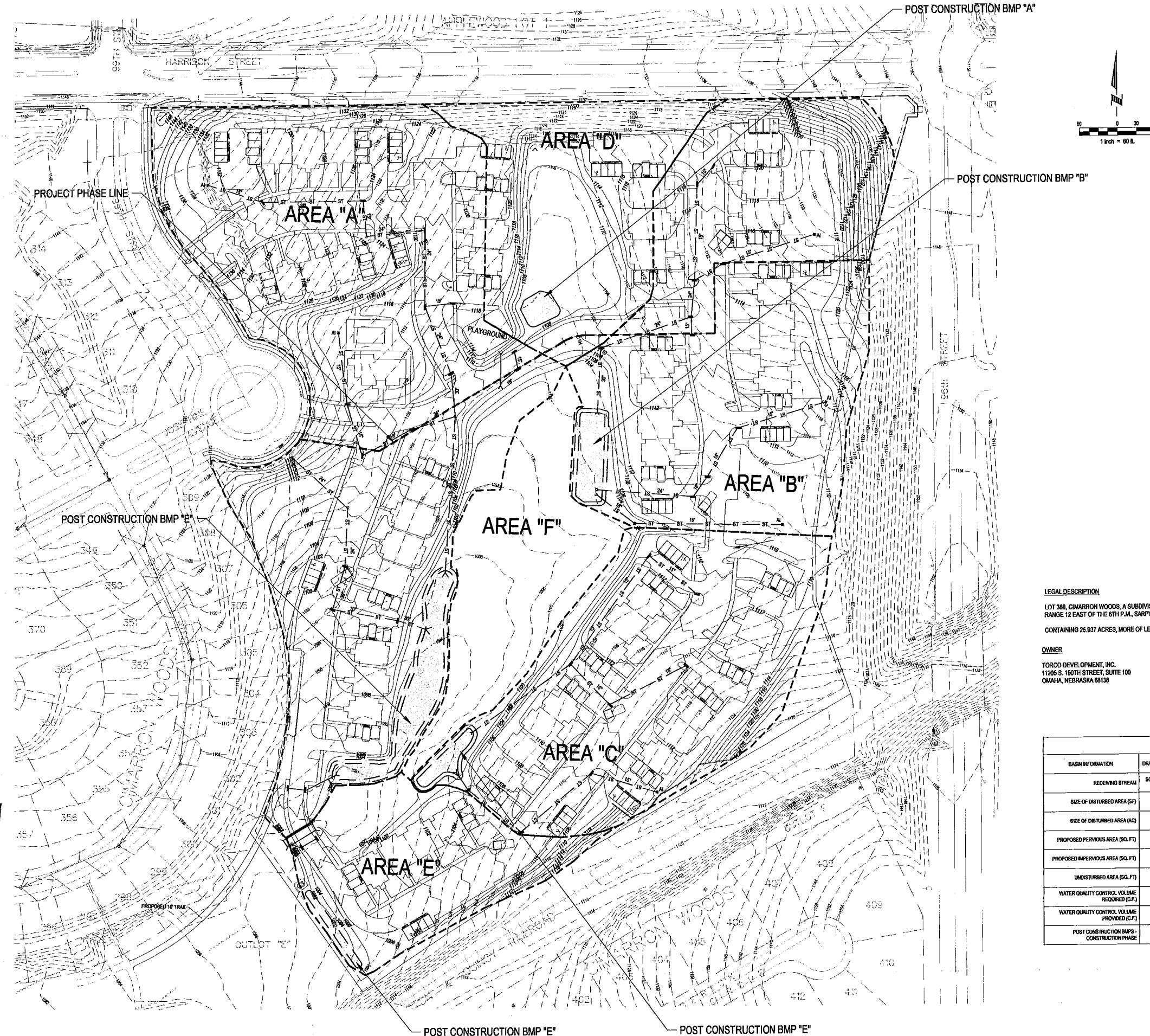
TREE PLANTING DETAIL - B & B TREE
NOT TO SCALE

SHRUB & PERENNIAL PLANTING DETAIL
NOT TO SCALE



CIMARRON WOODS REPLAT ONE
LAWTON, NEBRASKA

RECOMMENDED
DEVELOPMENT LANDSCAPE PLAN



**PROJECT
SITE**



CIMARRON WOODS REPLAT ONE
LAWRENCE, NEBRASKA

POST CONSTRUCTION WATER QUALITY EXHIBIT

POST CONSTRUCTION BASIN (P.C.B.)						
BASIN INFORMATION	DRAINAGE AREA A	DRAINAGE AREA B	DRAINAGE AREA C	DRAINAGE AREA D	DRAINAGE AREA E	DRAINAGE AREA F
RECEIVING STREAM	SOUTH PAPILLION CREEK					
SIZE OF DISTURBED AREA (SF)	385,288	257,645	185,311	109,026	83,028	82,838
SIZE OF DISTURBED AREA (AC)	0.07	0.02	0.02	0.01	0.01	0.01
PROPOSED PERVIOUS AREA (SQ.FT)	277,680	188,241	135,569	59,318	33,314	0
PROPOSED IMPERVIOUS AREA (SQ.FT)	117,400	69,804	48,712	49,713	49,714	0
UNDISTURBED AREA (SQ.FT)	0	0	0	0	0	82,838
WATER QUALITY CONTROL VOLUME REQUIRED (CF) *	18,470	10,744	7,721	4,543	3,460	0
WATER QUALITY CONTROL VOLUME PROVIDED (CF) *	18,470	10,744	7,721	4,543	3,460	0
POST CONSTRUCTION BMPs - CONSTRUCTION PHASE	1	1	2	1	2	2

LEGEND

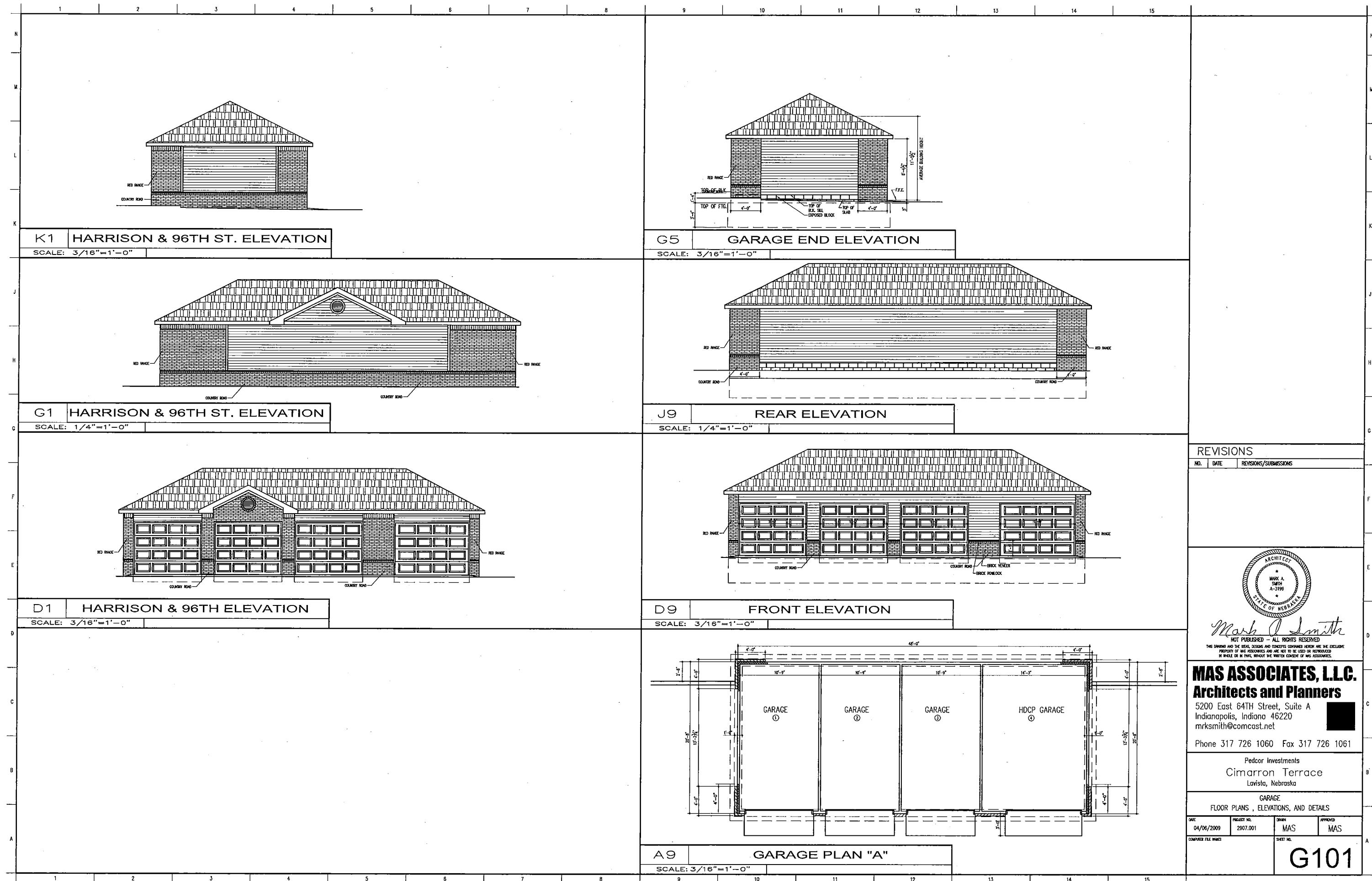
— 1200 — EXISTING CONTOURS
— 1200 — PROPOSED CONTOURS
— ST — PROPOSED STORM SEWER

**POST CONSTRUCTION STORM
WATER MANAGEMENT AREA**





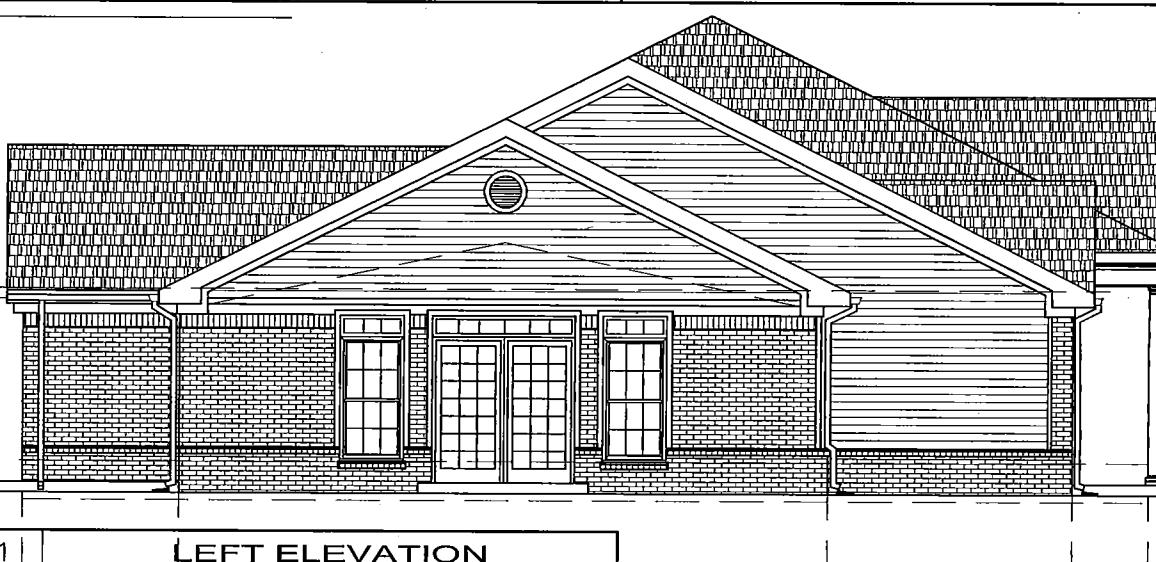






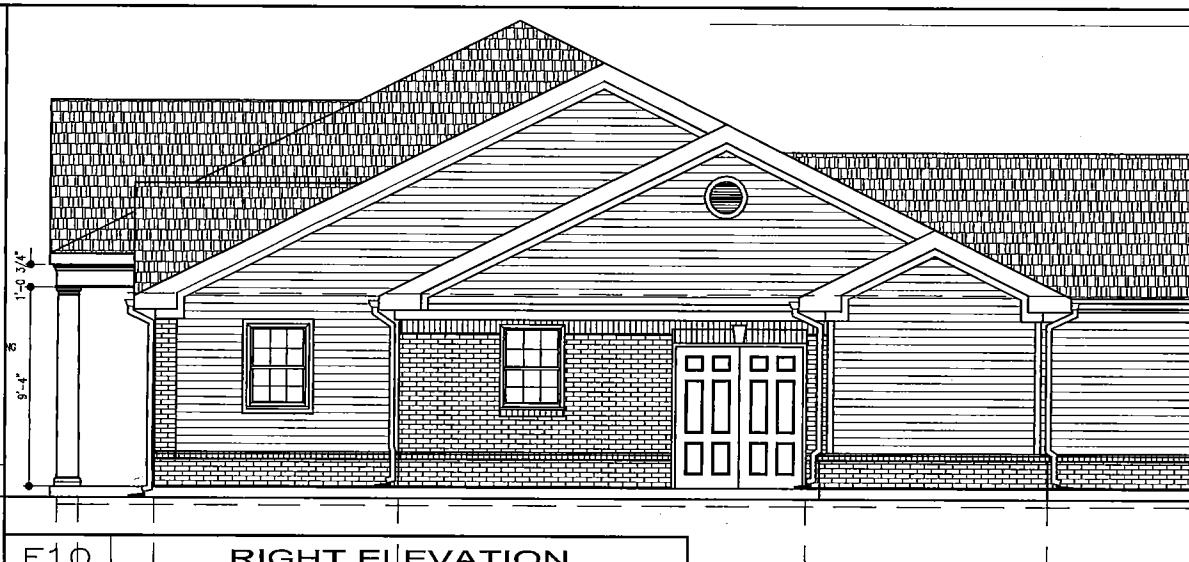
J1 REAR ELEVATION

SCALE: 1/4"=1'-0"



E1 | LEFT ELEVATION

SCALE: 1/1" = 1' 6"



E10 | EIGHT ELEVATION

卷之三



A1 | FRONT ELEVATION

SCALE: 1/4" = 1'-0"



Mark P. Smith

NOT PUBLISHED - ALL RIGHTS RESERVED
THIS DRAWING AND THE IDEAS, DESIGNS AND CONCEPTS CONTAINED HEREIN ARE THE EXCLUSIVE PROPERTY OF WLS ASSOCIATES AND ARE NOT TO BE USED OR REPRODUCED IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF WLS ASSOCIATES.

MAS ASSOCIATES, L.L.C.

Architects and Planners

200 East 64TH Street, Suite A
Indianapolis, Indiana 46220

Phone 317 726 1060 Fax 317 726 1061

Cimarron Terrace
Lavista, Nebraska

CLUBHOUSE EXTERIOR
ELEVATIONS

PROJECT NO. DRAZEN
6/2000 2007.001 MAC

4,2000	2000/01	WAS
FREE NAMES		Sheet No.

24

CA

© 2006 by Pearson Education, Inc.

CA201