



CITY OF LA VISTA  
PLANNING COMMISSION

## **STAFF REPORT**

PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD)  
CIMARRON TERRACE APARTMENTS

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### **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)

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## **PROPERTY INFORMATION**

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### **APPLICANT:**

Pedcor Investments, LLC  
One Pedcor Square, 770 3<sup>rd</sup> Ave SW  
Carmel, IN 46032

### **PROPERTY OWNER:**

Torco Development, Inc.  
11205 S. 150<sup>th</sup> Street, Suite 100  
Omaha, NE 68138

### **LOCATION AND SIZE:**

Lot 380, Cimarron Woods Subdivision  
SW Corner of 96<sup>th</sup> 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

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## **APPLICABLE DEFINITIONS**

(from Section 2 of Zoning Ordinance)

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**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.

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## **BACKGROUND**

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### **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

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## **REVIEW COMMENTS FROM CITY STAFF AND OUTSIDE AGENCIES**

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**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 12<sup>th</sup>.
7. A traffic signal will need to be installed at 99<sup>th</sup> 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 12<sup>th</sup> 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 3<sup>rd</sup> 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 12<sup>th</sup> 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 12<sup>th</sup> 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 99<sup>th</sup> 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

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## **PUBLIC COMMENTS**

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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.

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## **PLANNING STAFF ANALYSIS**

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### **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, 96<sup>th</sup> Street, and 99<sup>th</sup> 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 99<sup>th</sup> 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 99<sup>th</sup> 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.

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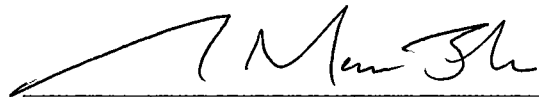
## PLANNING STAFF RECOMMENDATION

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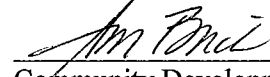
Approval of the Preliminary Planned Unit Development (PUD) Plan with the following conditions:

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 99<sup>th</sup> 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.

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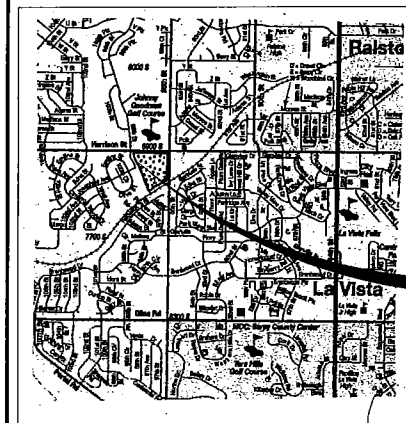
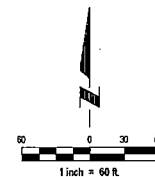
Prepared by:



5-14-09

Community Development Director

Date



VICINITY MAP

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

E & A CONSULTING GROUP  
330 NORTH 117TH STREET  
OMAHA, NEBRASKA 68154

DEVELOPER

PEDCOR INVESTMENTS, LLC  
ONE PEDCOR SQUARE 770 3RD. AVE. SW  
CAREL, IN. 46032

NOTES

- EXISTING AND PROPOSED ZONING IS R-1 (PUD).
- EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2-FOOT INTERVALS AND ARE BASED ON USGS DATUM.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO 96TH STREET OR HARRISON STREET FROM ANY LOTS ADJOINING SAID STREETS.
- WATER SERVICE SHALL BE PROVIDED BY MUD, BLACKHILLS ENERGY SHALL PROVIDE GAS SERVICE.
- ALL STORM SEWER SIZES ARE 15" UNLESS OTHERWISE NOTED.
- DUMPSTER LOCATIONS AND NUMBER SUBJECT TO REVIEW AND APPROVAL OF THE CITY OF LA VISTA.
- THE DEVELOPERS PROPOSED METHOD FOR DETERMINING 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.
- THE PROPOSED CLUBHOUSE IS INTENDED FOR RESIDENT USE ONLY. SPECIFIC USES INCLUDE COMMUNITY ROOM, ENTERTAINMENT CENTER WITH TV, FULL KITCHEN, RESTROOMS, AND OFFICES.
- A PERMANENT RECIPROCAL INGRESS AND EGRESS, PARKING AND PEDESTRIAN EASEMENT IS GRANTED TO THE OWNERS OF LOTS 1 AND 2, THEIR GUESTS AND INVITEES OVER ALL OF SAID LOTS 1 AND 2, EXCEPT THOSE PARTS OF SAID LOTS 1 AND 2 WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED.
- PHASE I PROPOSED SCHEDULE OF CONSTRUCTION:  
CITY COUNCIL APPROVAL 06/16/2009  
CLOSING AND BUILDING PERMITS 11/30/2009  
COMPLETION OF CLUBHOUSE AND 1ST BUILDING 07/01/2010  
ALL BUILDINGS COMPLETE 01/15/2011

LEGEND

- 1200 --- EXISTING CONTOURS
- 1200 --- PROPOSED CONTOURS
- SS --- PROPOSED SANITARY SEWER
- ST --- PROPOSED STORM SEWER
- POST CONSTRUCTION STORM WATER MANAGEMENT AREA

EXISTING AND PROPOSED ZONING: R-1 (PUD)

- REQUIRED SETBACK LINE
- FRONT YARD SETBACK 25'
  - SIDE YARD SETBACK 5'
  - STREET SIDE YARD SETBACK 25'
  - REAR YARD SETBACK 25'

PROJECT DENSITIES

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	9.887 430,678	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 1,129,816	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	

PROJECT SITE

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



330 NORTH 117TH STREET, SUITE 100  
OMAHA, NEBRASKA 68154  
PHONE (402) 854-4707 FAX (402) 855-5558  
www.eag.com

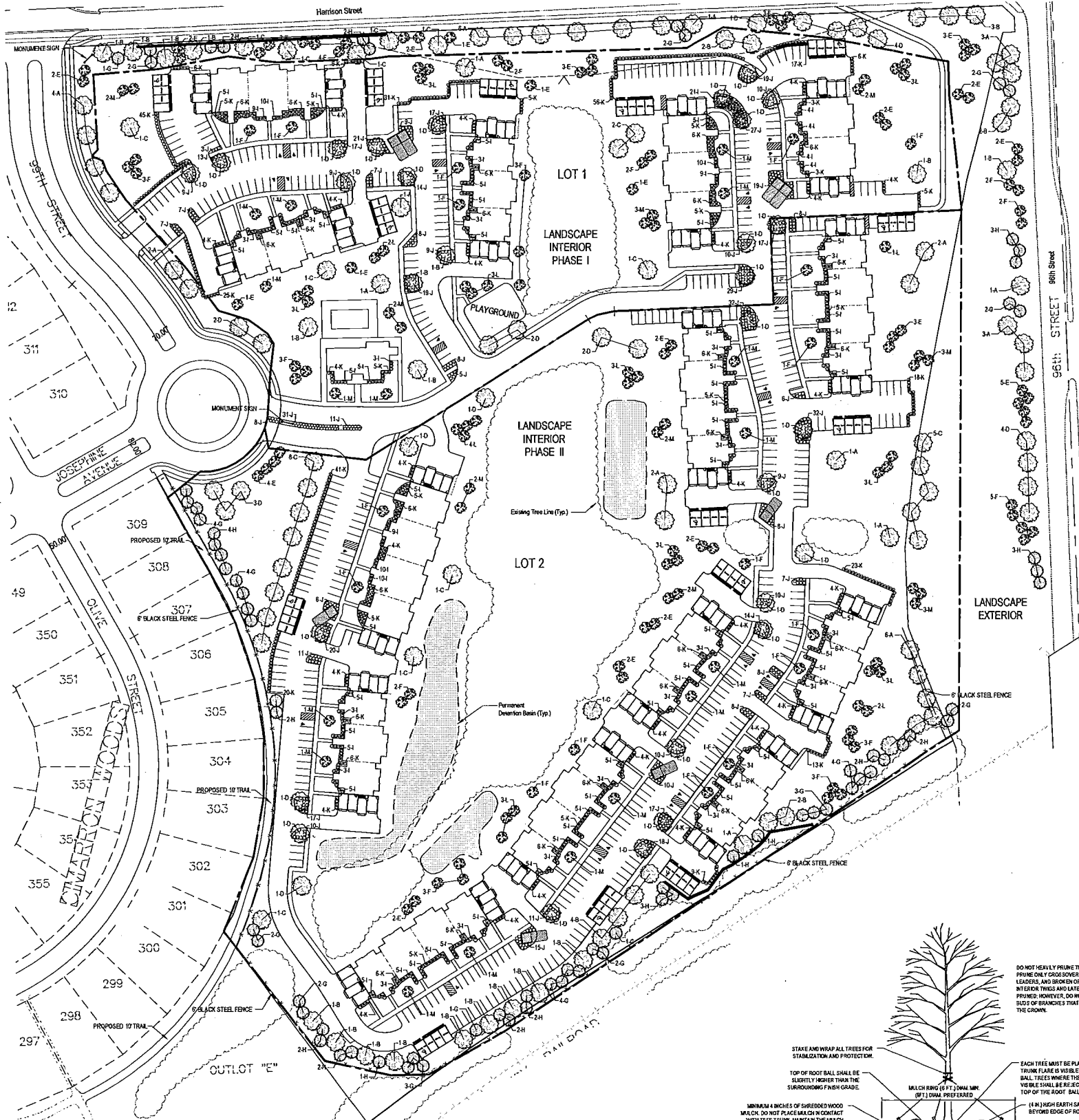
CIMARRON WOODS REPLAT ONE  
LA VISTA, NEBRASKA

PRELIMINARY PLANNED UNIT DEVELOPMENT

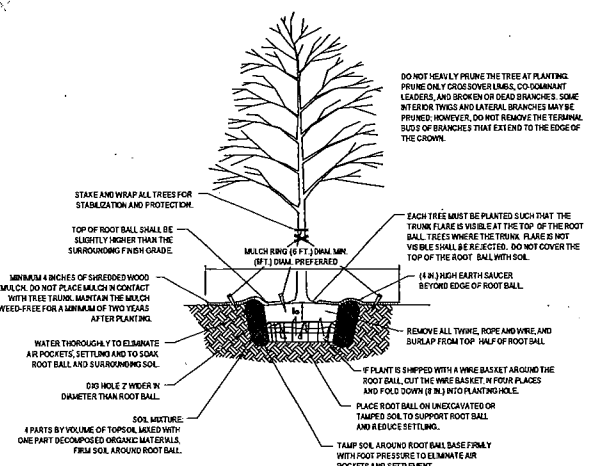
Revisions	Date
1	05/08/2009
Proj No.	P2002 153.002
Date	04/07/2009
Designed By	MAW
Drawn By	LOO
Checked By (Eng)	
Checked By (Arch)	
Checked By (Civil)	
Scale	1" = 60'
Sheet	1 of 1

RECEIVED  
MAY 12 2009  
By

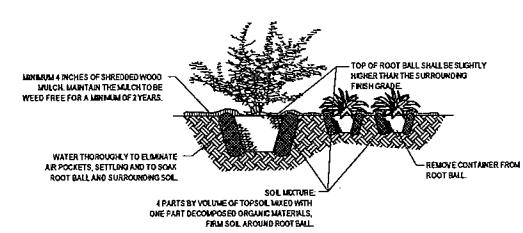




- LANDSCAPE NOTES:**
1. Locate and verify the location of all underground utilities prior to the start of any construction. Care should be taken not to disturb any existing utilities during construction. Any damage to utilities or other improvements caused by the Contractor will be repaired at no cost to the Owner.
  2. All plant material shall be of good quality and shall meet required size specifications. Owner reserves the right to substitute plant material type, size and/or quantity.
  3. All plants are to be watered immediately after planting and then watered once a week for a period of two months from time of planting.
  4. All plant material shall be guaranteed to be a live and healthy growing condition for two full growing seasons (two years) after final project acceptance or shall be replaced free of charge with the same grade and species including labor.
  5. Verify all dimensions and conditions prior to planting construction. The location of plant material is critical and shall be installed as indicated on plans. Field adjustments may be necessary based on field conditions (e.g., root ball and drop inlet conflict). All adjustments must be approved by the landscape architect.
  6. The Landscape Contractor shall remove all construction debris and materials prior to plant growth from planting pits and beds prior to backfilling with planting mix. All planting areas shall be free of weeds and debris prior to any work.
  7. Provide locally available shredded hardwood mulch on all trees and in all planting beds to a 3-4 inch minimum depth. Mulch ring to extend 7' minimum beyond planting pit.
  8. All trees are to be staked for a period of not less than one year from time of planting.
  9. All landscaped areas to be irrigated with an automatic irrigation system, including all turf, planting beds, and adjacent street right-of-way.



**TREE PLANTING DETAIL - B & B TREE**  
NOT TO SCALE



**SHRUB & PERENNIAL PLANTING DETAIL**  
NOT TO SCALE

**PHASE I  
PLANT SCHEDULE**

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

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
* A	13	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	3"	B&B
* B	15	Tilia x flauescens 'Glenleven'	Glenleven Littleleaf Linden	3"	B&B
* C	17	Quercus bicolor	Swamp White Oak	3"	B&B
* D	22	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	3"	B&B
* E	17	Amelanchier arborea	Downy Serviceberry (clump form)	3"	B&B
* F	22	Malus 'Prairie Fire'	Prairie Fire Crabapple	3"	B&B
* G	30	Pseudotsuga menziesii	Douglas Fir	6"	B&B
* H	24	Picea abies	Norway Spruce	6"	B&B
* I	287	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea	2 Gal.	Cont.
* J	313	Juniperus horizontalis 'Plumosa'	Andorra Juniper	2 Gal.	Cont.
* K	326	Juniperus x media 'Old Gold'	Old Gold Juniper	2 Gal.	Cont.
* L	22	Acer glabrum	Amar Maple	3"	B&B
* M	22	Malus 'Red Jewel'	Red Jewel Crabapple	3"	B&B

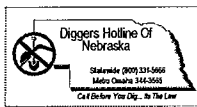
\* Plant Variety as per Section 5.17.06.02 Gateway Corridor District Overlay District.

**EXTERIOR  
PLANT SCHEDULE**

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



**E&A CONSULTING GROUP, INC.**  
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3000 WEST 10TH STREET, SUITE 100, OMAHA, NE 68104  
PHONE: (402) 466-1000  
FAX: (402) 466-1001  
WWW.EA-CONSULTING.COM

CIMARRON WOODS REPLANT ONE

PRELIMINARY PLANNED UNIT  
DEVELOPMENT LANDSCAPE PLAN

DATE: 05/12/2009  
DRAWN BY: J. L. L.  
CHECKED BY: J. L. L.  
SCALE: 1" = 1'

PROJECT NO.: 05/12/2009  
SHEET NO.: 1 OF 1

REVISIONS:  
1. 05/12/2009 J. L. L. MNT  
2. 05/12/2009 J. L. L. MNT  
3. 05/12/2009 J. L. L. MNT  
4. 05/12/2009 J. L. L. MNT

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3. 05/12/2009 J. L. L. MNT  
4. 05/12/2009 J. L. L. MNT

APPROVED BY: J. L. L.  
DATE: 05/12/2009

PROJECT NO.: 05/12/2009  
SHEET NO.: 1 OF 1

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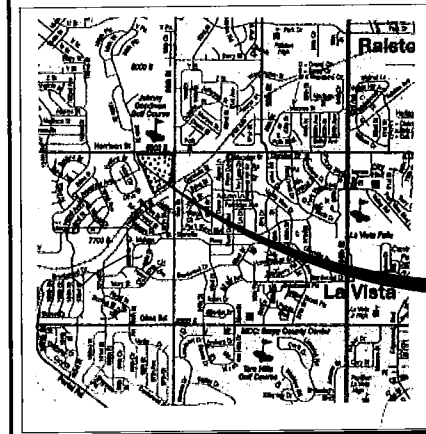
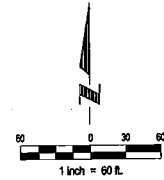
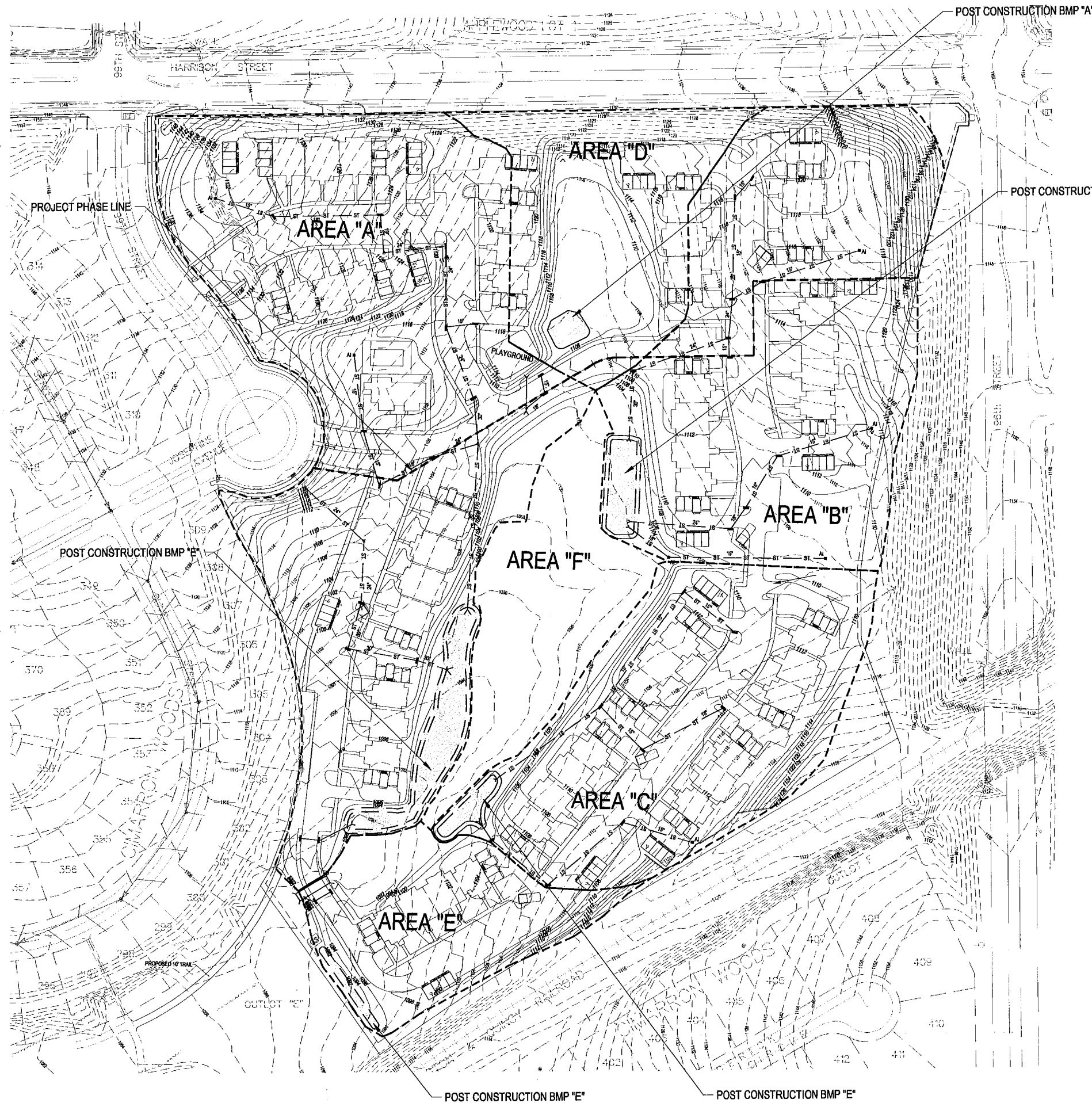
PROJECT NO.: 05/12/2009  
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VICINITY MAP

PROJECT SITE

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 26.937 ACRES, MORE OR LESS.

OWNER

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

ENGINEER/INSPECTOR

E & A CONSULTING GROUP  
330 NORTH 117TH STREET  
OMAHA, NEBRASKA 68154

DEVELOPER

PEDCOR INVESTMENTS, LLC  
ONE PEDCOR SQUARE 770 3RD. AVE. SW  
CARET, IL 46032

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	SOUTH PAPILLION CREEK	SOUTH PAPILLION CREEK	SOUTH PAPILLION CREEK	SOUTH PAPILLION CREEK	SOUTH PAPILLION CREEK
SIZE OF DISTURBED AREA (SF)	385,288	257,845	185,311	108,026	83,028	82,808
SIZE OF DISTURBED AREA (AC)	8.87	5.92	4.25	2.50	1.91	1.90
PROPOSED PERVIOUS AREA (SQ. FT)	277,680	182,411	135,599	59,318	33,514	0
PROPOSED IMPERVIOUS AREA (SQ. FT)	117,406	69,604	48,712	48,713	48,714	0
UNDISTURBED AREA (SQ. FT)	0	0	0	0	0	82,808
WATER QUALITY CONTROL VOLUME REQUIRED (C.F.)	18,470	10,744	7,721	4,543	3,480	0
WATER QUALITY CONTROL VOLUME PROVIDED (C.F.)	18,470	10,744	7,721	4,543	3,480	0
POST CONSTRUCTION BMPs - CONSTRUCTION PHASE	1	1	2	1	2	2

LEGEND

- - - 1200 - - - EXISTING CONTOURS
- - - 1200 - - - PROPOSED CONTOURS
- - - ST - - - PROPOSED STORM SEWER
- [Shaded Box] POST CONSTRUCTION STORM WATER MANAGEMENT AREA

RECEIVED  
MAY 1 2 2009  
By

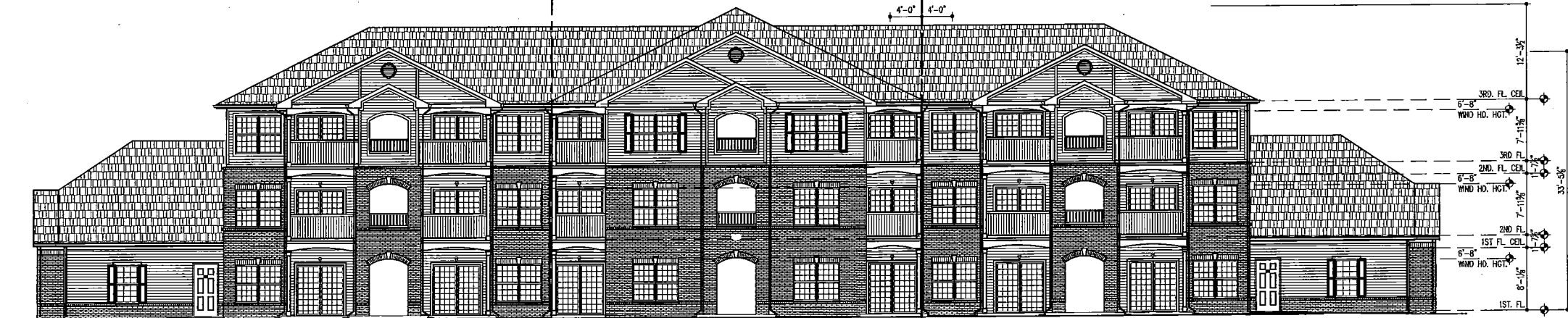
CIMARRON WOODS REPLAT ONE  
LA VISTA, NEBRASKA

POST CONSTRUCTION WATER QUALITY EXHIBIT

Revisions  
1  
Date  
05/12/2009  
Proj No.  
P2002.153.002  
Date:  
04/01/2009  
Designed By:  
MAW  
Drawn By:  
LDO  
Checked By (Design):  
Checked By (Field Map):  
Scale:  
Sheet 1 of 1

E & A CONSULTING GROUP, INC.  
ENGINEERS • PLANNERS • SURVEYORS  
330 NORTH 117TH STREET, OMAHA, NE 68154  
PHONE (402) 864-0100 FAX (402) 864-0390  
www.eaeng.com





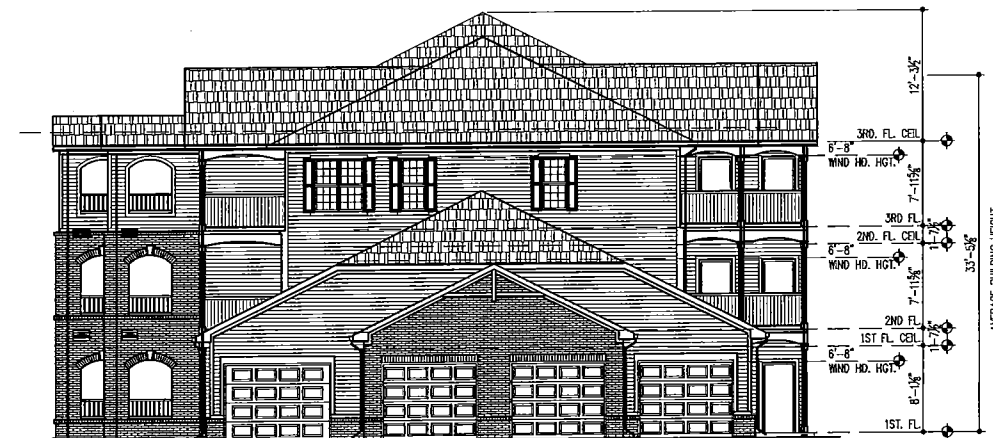
J1 FRONT ELEVATION 6A6B6A-1.6

SCALE: 1/8"=1'-0"



E1 LEFT ELEVATION 6A6B6A-1.6

SCALE: 1/8"=1'-0"



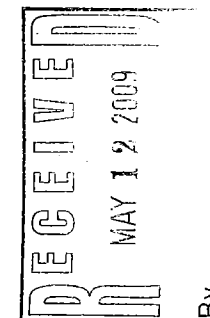
E9 RIGHT ELEVATION 6A6B6A-1.6

SCALE: 1/8"=1'-0"



A1 REAR ELEVATION 6A6B6A-1.6

SCALE: 1/8"=1'-0"



# REVISIONS

NO.	DATE	REVISIONS/SUBMISSIONS



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## **MAS ASSOCIATES, L.L.C.** **Architects and Planners**

5200 East 64TH Street, Suite A  
Indianapolis, Indiana 46220  
mrksmith@comcast.net

Phone 317 726 1060 Fax 317 726 1061

Pedcor Investments  
Cimarron Terrace  
Lawista, Nebraska

BUILDING ELEVATIONS  
BUILDING TYPE 6A6B6A-1.6

DATE	PROJECT NO.	DRAWN	APPROVED
04/06/2009	2907.001	MAS	MAS

COMPILED FILE NAME

SHEET NO.  
**A201**



J1 FRONT ELEVATION 12C-1.8

SCALE: 1/8"=1'-0"



E1 LEFT ELEVATION 12C-1.8

SCALE: 1/8"=1'-0"



E9 RIGHT ELEVATION 12B12C-1.8

SCALE: 1/8"=1'-0"



A1 REAR ELEVATION 12C-1.8

SCALE: 1/8"=1'-0"

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Phone 317 726 1060 Fax 317 726 1061

Pedcor Investments  
Cimarron Terrace  
Lawista, Nebraska

BUILDING ELEVATIONS  
TYPE 12C-1.8

DATE	PROJECT NO.	DRAWN	APPROVED
04/06/2009	2907.001	MAS	MAS

COMPUTER FILE NAME

SHEET NO.  
**A202**





J1 FRONT ELEVATION 12B6C-1.8

SCALE: 1/8"=1'-0"



E1 LEFT ELEVATION 12B6C-1.8

SCALE: 1/8"=1'-0"



E9 RIGHT ELEVATION 12B6C-1.8

SCALE: 1/8"=1'-0"

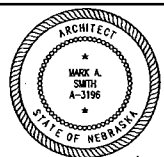


A1 REAR ELEVATION 12B6C-1.8

SCALE: 1/8"=1'-0"

# REVISIONS

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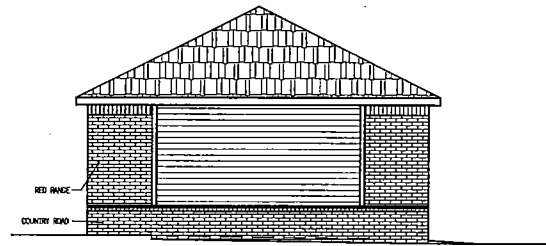
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Cimarron Terrace  
Lawista, Nebraska

BUILDING ELEVATIONS  
TYPE 12B6C-1.8

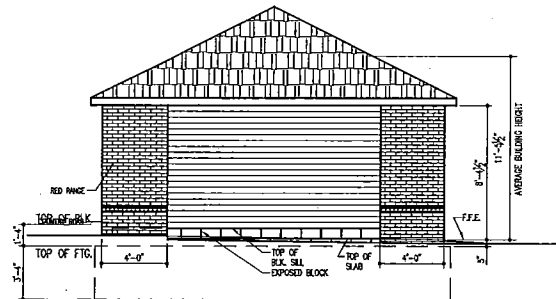
DATE 04/06/2009	PROJECT NO. 2907.001	DRAWN MAS	APPROVED MAS
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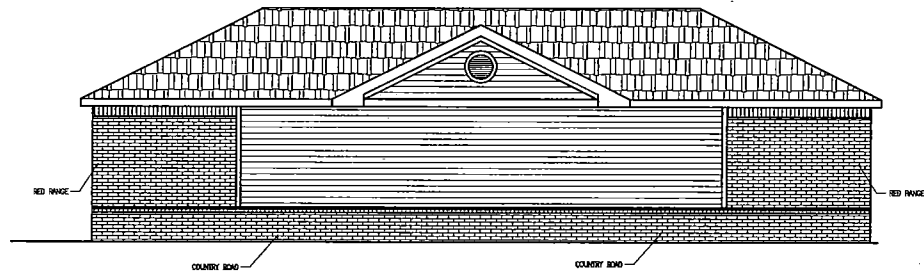
SHEET NO.  
**A203**



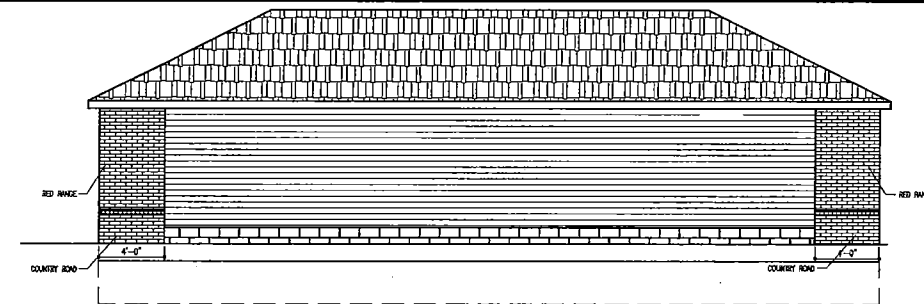
**K1 HARRISON & 96TH ST. ELEVATION**  
SCALE: 3/16"=1'-0"



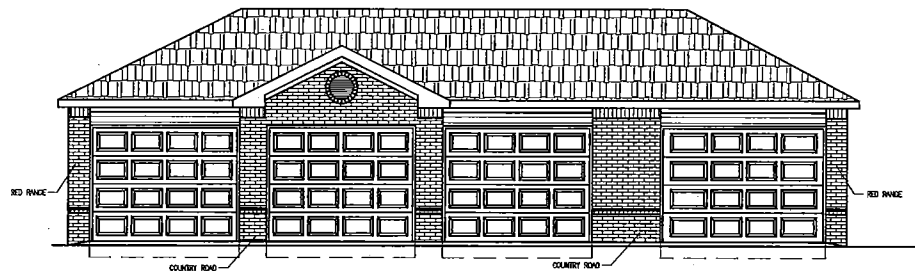
**G5 GARAGE END ELEVATION**  
SCALE: 3/16"=1'-0"



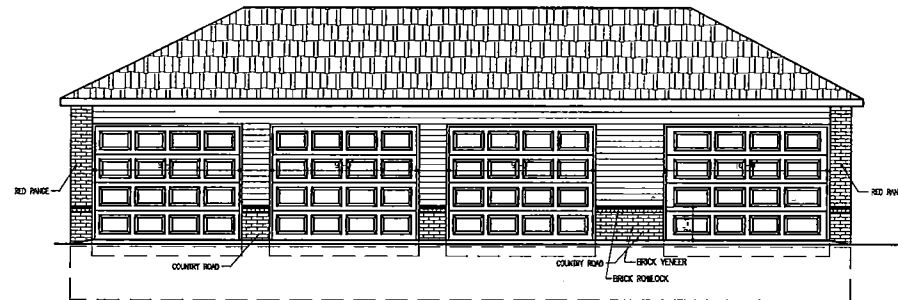
**G1 HARRISON & 96TH ST. ELEVATION**  
SCALE: 1/4"=1'-0"



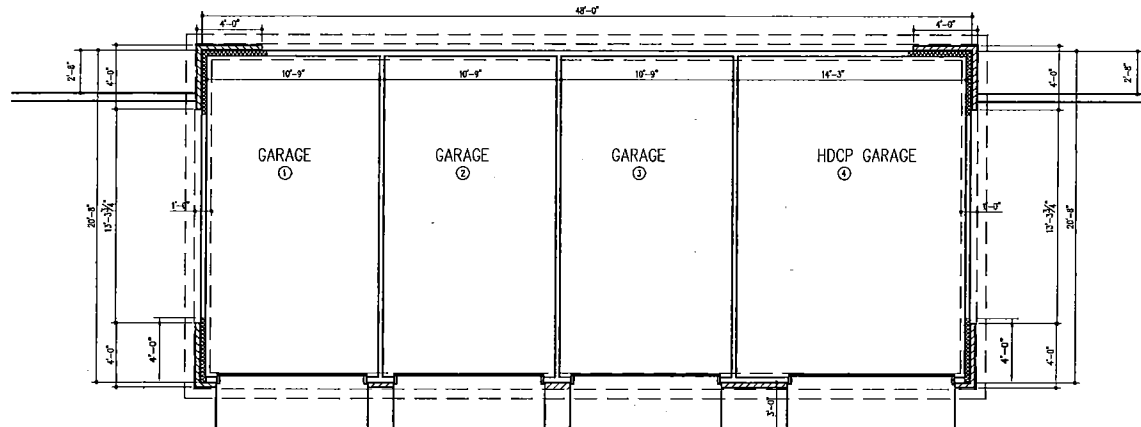
**J9 REAR ELEVATION**  
SCALE: 1/4"=1'-0"



**D1 HARRISON & 96TH ELEVATION**  
SCALE: 3/16"=1'-0"



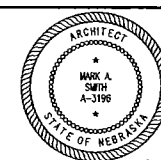
**D9 FRONT ELEVATION**  
SCALE: 3/16"=1'-0"



**A9 GARAGE PLAN "A"**  
SCALE: 3/16"=1'-0"

**REVISIONS**

NO. DATE REVISIONS/SUBMISSIONS



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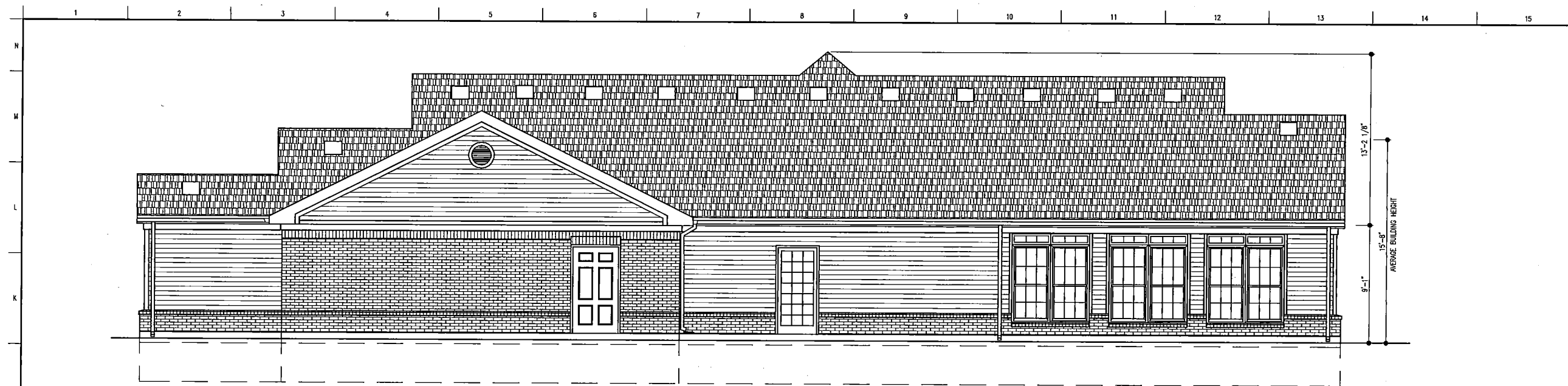
Phone 317 726 1060 Fax 317 726 1061

Pedcor Investments  
Cimarron Terrace  
Lawista, Nebraska

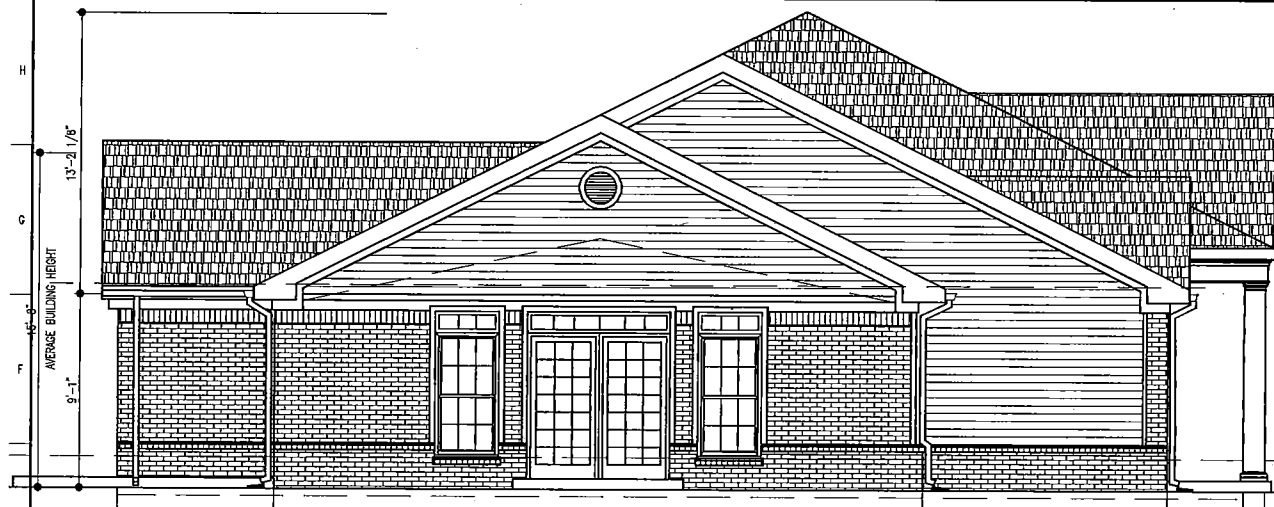
GARAGE  
FLOOR PLANS, ELEVATIONS, AND DETAILS

DATE: 04/06/2009 PROJECT NO.: 2907.001 DRAWN: MAS APPROVED: MAS  
COMPILED FILE NAME: SHEET NO.:

**G101**



J1 REAR ELEVATION  
SCALE: 1/4"=1'-0"



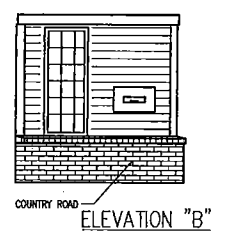
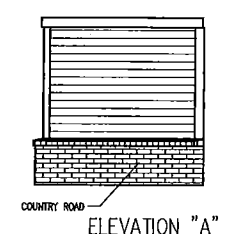
E1 LEFT ELEVATION  
SCALE: 1/4"=1'-0"



E10 RIGHT ELEVATION  
SCALE: 1/4"=1'-0"



A1 FRONT ELEVATION  
SCALE: 1/4"=1'-0"



A14 COVERED PORCH ELEV.  
SCALE: 1/4"=1'-0"

REVISIONS		
NO.	DATE	REVISIONS/SUBMISSIONS



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Phone 317 726 1060 Fax 317 726 1061

Pedcor Investments  
Cimarron Terrace  
Lavista, Nebraska

CLUBHOUSE EXTERIOR  
ELEVATIONS

DATE	PROJECT NO.	DRAWN	APPROVED
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SHEET NO. CA201