

AGENDA ITEM 4 A

PRELIMINARY PUD BELLA LA VISTA



**CITY OF LA VISTA
PLANNING DIVISION**

RECOMMENDATION REPORT

CASE NUMBER:

FOR HEARING OF: December 8, 2011

Report Prepared on: December 1, 2011

I. GENERAL INFORMATION

A. APPLICANT:

Bella La Vista Housing Partners, LP
416 East Third Street
Kansas City, MO 64106

B. PROPERTY OWNER:

Garrison Development
416 East Third Street
Kansas City, MO 64106

C. LOCATION: East of Chandler Road and 132nd Street

D. LEGAL DESCRIPTION: Lot 2, Bella La Vista

E. REQUESTED ACTION(S): Preliminary PUD for Lot 2 Bella La Vista

F. EXISTING ZONING AND LAND USE: R-3 – High Density
Residential, Vacant/Agricultural

G. PURPOSE OF REQUEST: Preliminary PUD for the development of a
three-phase multi-family residential complex development.

H. SIZE OF SITE: 36.19 Acres

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: Existing Lot 2, Bella La Vista is
rolling terrain, sloping downward towards the south.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

- | | | |
|----|---------------|---|
| 1. | North: | R-1 Single-Family Residential; Millard Highlands South |
| 2. | East: | C-3 Highway Commercial/Office Park; Southport West |
| 3. | South: | C-3 Highway Commercial/Office Park; Bella La Vista
Lot 1 |
| 4. | West: | I-1 Light Industrial; Centech Business Park |

C. RELEVANT CASE HISTORY:

1. Rezoning of the property from TA – Transitional Agriculture to R-3 – High Density Residential was approved May 16, 2006.

D. APPLICABLE REGULATIONS:

1. Section 5.08 of the Zoning Regulations – R-3 High Density Residential
2. Section 5.15 of the Zoning Regulations – PUD-1 Planned Unit Development

III. ANALYSIS

- A. COMPREHENSIVE PLAN:** The Future Land Use Plan of the Comprehensive Plan designates the area for high-density residential development.

- B. OTHER PLANS:** Not applicable.

C. TRAFFIC AND ACCESS:

1. The main access for the property will be the intersection of 132nd Street and Chandler Road. Future secondary access, as delineated through the Preliminary PUD plan, will be through Highland Blvd. This secondary access is necessary for adequate emergency access as the future phases develop.
2. The existing traffic study calls for a left turn lane on 132nd Street. A geometric plan for the reconfiguration of 132nd Street will need to be provided in satisfactory form prior to City Council review.
3. The existing traffic study does not address the future traffic generation of the proposed Outlot A. The designation as an outlot will prevent building permits until the traffic impact of development on Outlot A, as well as other issues, are addressed when proposed development plans on this parcel are determined.

D. UTILITIES:

1. The property has access to water, sanitary sewer, gas, power and communication utilities along 132nd Street.

IV. REVIEW COMMENTS:

1. After approval of the Preliminary PUD, applicant will need to apply for a Final PUD, Replat, and Conditional Use Permit in order to commence development.
2. The proposed architectural design is currently under review. Design review will need to be finalized as part of the Conditional Use Permit, a prerequisite of multi-family development in the R-3 High Density Residential district.

V. PLANNING COMMISSION RECOMMENDATION:

Approval Preliminary PUD for Lot 2 Bella La Vista, subject to the satisfactory resolution of the following issues prior to City Council review:

1. A connection at 130th Street is not needed. The applicant will need to provide an update on discussions with adjacent property owners concerning vacating of the existing 130th Street right-of-way stubbed out towards this property.
2. The traffic study indicated need for left-turn bay on 132nd Street, there will need to be a preliminary geometric plan of the widening of 132nd Street. Any additional comments from Felsburg, Holt and Ullevig (traffic engineering review consultant) will need to be addressed in the final copy of the traffic study as well.
3. There is a significant excess of stalls in Phase 2 and consideration should be given to deleting stalls and increasing green space such as for play space, as well as save costs.
4. The proposed vertical curve at Sta. 16+84 on Chandler Plaza needs to be lengthened to provide minimum 175 sight distance per subdivision regulations.

VI. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. Preliminary PUD Site Plan Maps
3. Preliminary PUD Landscape Plan Map

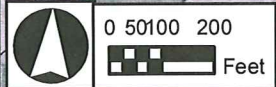
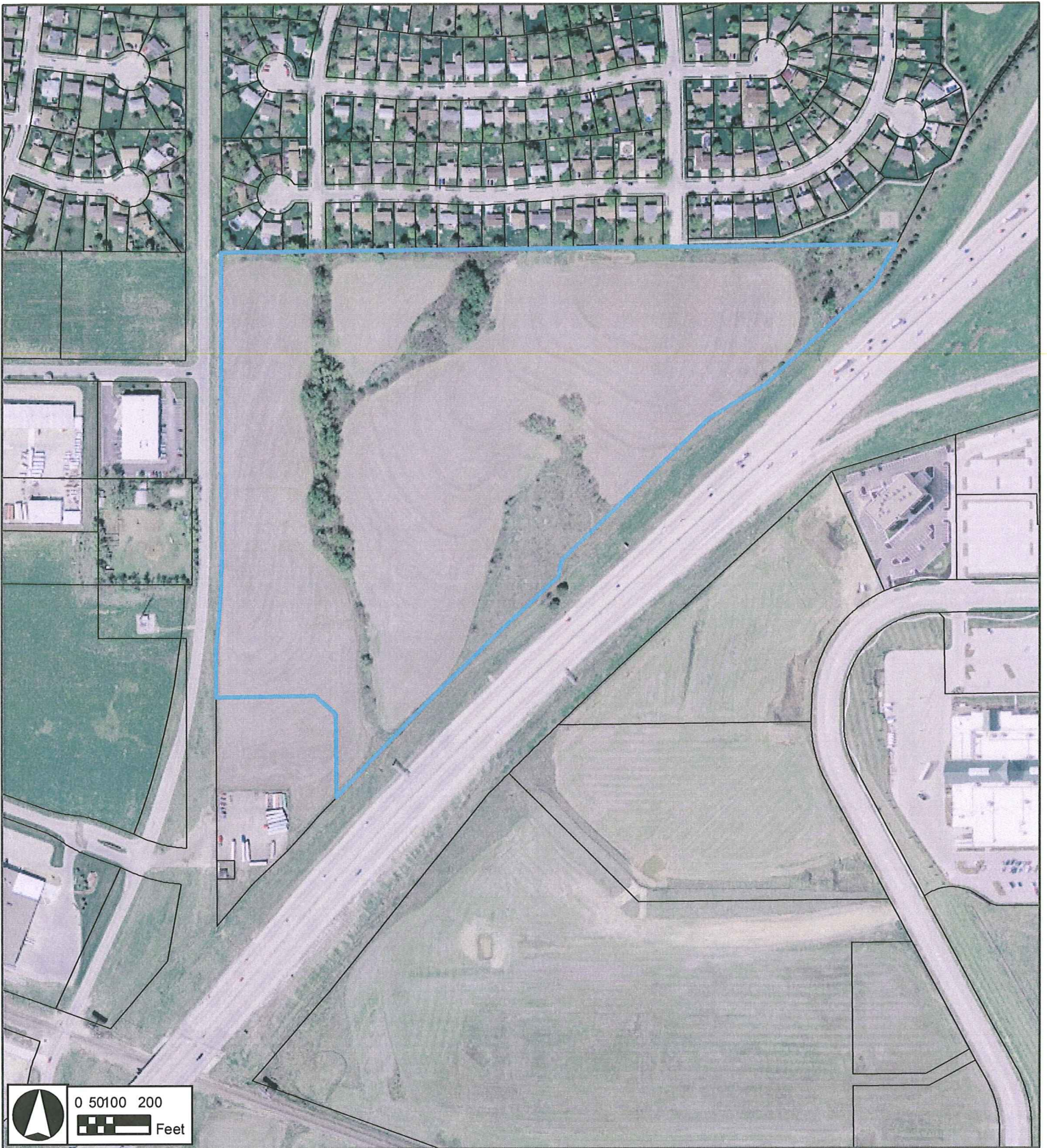
VII. COPIES OF REPORT SENT TO:

1. John Wygoski, Fauss-Wygo
2. Douglas S. Dreesen, P.E., Thompson, Dreesen, and Dorner
3. Public Upon Request

Prepared by:

Community Development Director

Date



Bella La Vista

Preliminary PUD Application

December 8, 2011
CAS





PLANNING & ZONING APPLICATION

CITY OF LA VISTA

8116 PARK VIEW BLVD., LA VISTA, NE 68128

402-331-4343

Check Application/s Submitted:

- | | | |
|---|---|--|
| ☐ Comprehensive Plan Amendment | ☐ Administrative Plat | ☒ Preliminary P. U. D. |
| ☐ Rezoning | ☐ Preliminary Plat* | ☐ Final P.U.D. |
| ☐ Zoning/Subdivision Amendment | ☐ Revised Preliminary Plat | ☐ Building Design Review |
| ☐ Conditional Use Permit | ☐ Final Plat | ☐ Site Plan Review |
| ☐ Conditional Use Permit Amendment | ☐ Replat or Small Tract Sub. | ☐ Other: _____ |
| ☐ Tower Development Permit | ☐ Vacation of Plat | _____ |

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

A. General Information

1. APPLICANT

Name: Bella La Vista Housing Partners, LP Contact: Gary Hassenflu
Address: 416 East Third Street
City/State/Zip: Kansas City, MO 64106
Phone/Fax: (816) 474-4775
Email address: ghassenflu@garrisoncompanies.com

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

Name: Garrison Development Contact: Gary Hassenflu
Address: 416 East Third Street
City/State/Zip: Kansas City, MO 64106
Phone/Fax: (816) 474-4775
Email address: ghassenflu@garrisoncompanies.com

3. ENGINEER/SURVEYOR OR ARCHITECT:

Name: Thompson, Dreesen, and Dorner Contact: Douglas S. Dreesen, P.E.
Address: 10836 Old Mill Road
City/State/Zip: Omaha, NE 68154
Phone/Fax: (402) 330-8860
Email address: dsdreessen@td2co.com

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

Name: JOHN WYGOSKI Contact: _____
Address: 111 N 121ST ST, SUITE 202
City/State/Zip: OMAHA, NE 68022
Phone/Fax: 402-932-7444 X15 (OFF) ; 402-720-8117 (cell)
Email address: JWYGOSKI@FAUSSWYGO.COM

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

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

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

5. Certification:

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

Indicate your authority.

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

Garrison Hassenflu Garrison Hassenflu 416 E 3rd St, Kansas City, MO
Signature Print Name Address 64106

Signature Print Name Address

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

6. Affiliated Application:

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

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

Signature	Print Name	Address
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Signature	Print Name	Address
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B. Project Information:

- Subdivision Name: Bella La Vista
- Project Location: SW 1/4 1/4 Section 18, T 14, R 12, Sarpy County, Nebraska
General Location: Northeast of 132nd Street and I-80
- Project/Property Address (if known): Lot 1, Bella La Vista Replat 1
- Area: 17.69 (acres)
- Future Land Use Designation (Comprehensive Plan): _____
- Proposed Land Use Designation (if applicable): _____
- Existing Zoning Designation: (attach additional sheet if necessary)

Zoning	Acres	Lots	Units	Density
R-3	5.49	1	0	0
R-3	12.20	2	0	0
Total				

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

Zoning	Acres	Lots	Units	Density
R-3 PUD	5.49	1	72	13.1 units/acre
R-3 PUD	12.20	2	144	11.8 units/acre
Total				

- Present Use of the Land: Vacant - Agricultural
- Proposed Request: Multi Family Residential

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

- Number & Type of units/buildings: Clubhouse (1), Apartment Buildings (9) Garages (7 Buildings, 38 Units)
- Total building coverage (footprint): 141,460 square feet.
- Total Open Space: 649,120 square feet.
- Total paved impervious area: 272,860 square feet

- e. Total building floor area: Five Buildings Total 289,980 gross square feet.
f. Total number of parking spaces: Provided 486 Covered 114 Uncovered 372
g. Total number of persons employed or intended to be regularly employed on the site during the maximum working shift 3.

12. Building Height: _____ feet _____ stories. Apartments: 40.72' (3 stories)
Clubhouse: 20.89' (1 story)
13. If single family residential: Garages: 14.33' (1 story)

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

14. Attach Legal Description of Property and Surveyor's Certificate.
15. Attach list of Property Owners located with 300 feet of proposed project. (Must be prepared by a title company and in label-ready format).
16. Attach site plan and/or other documents that illustrate this request.
17. Include appropriate application fee.
18. For public hearing presentation, overhead transparencies or other approved form of projected illustrations identical to any display boards being used are required.

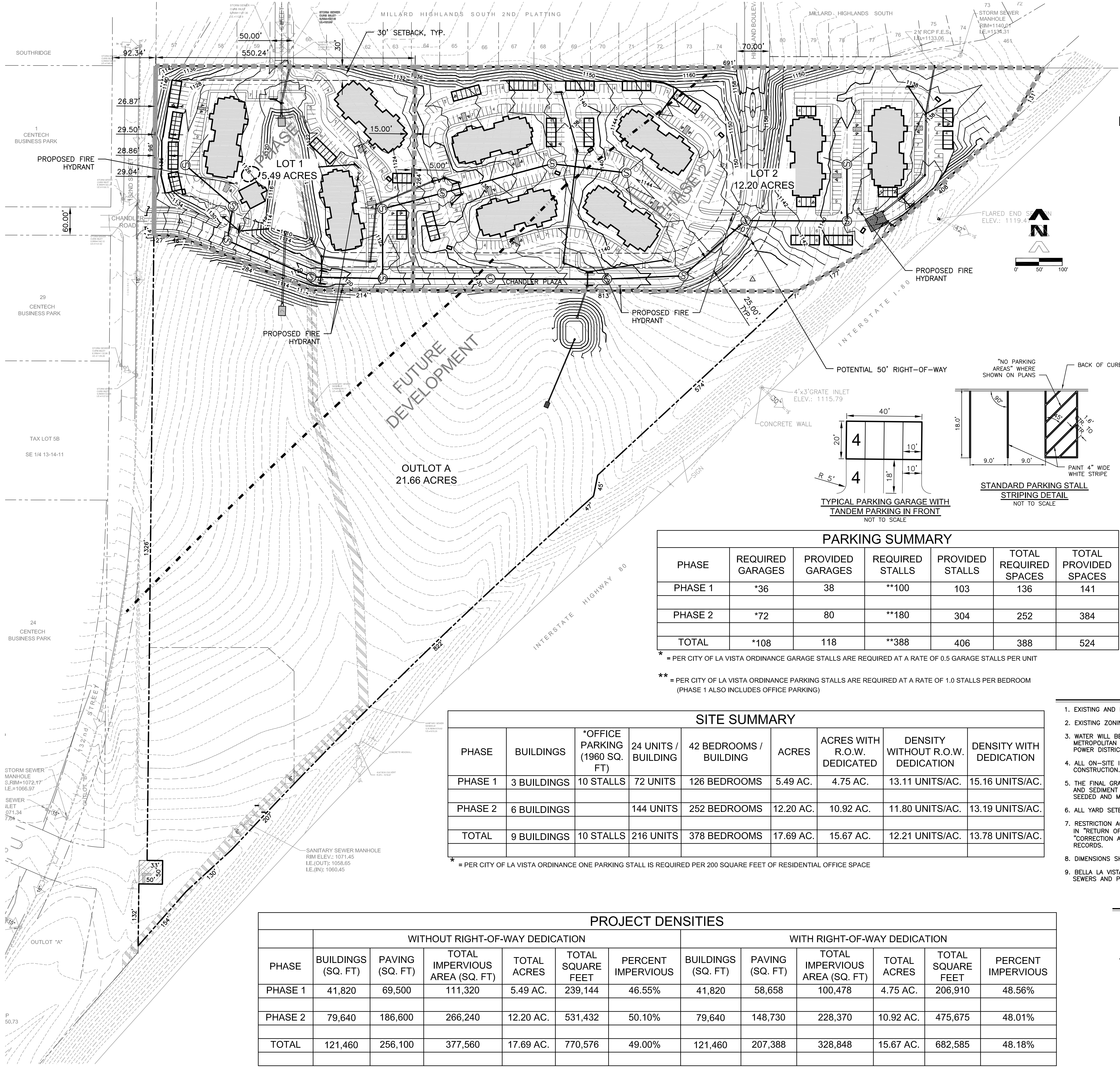
For Office Use Only

Project Case Number _____ Planning Commission _____
Published _____
Action: _____

Date Complete Application Received _____ City Council _____
Published: _____
Action: _____

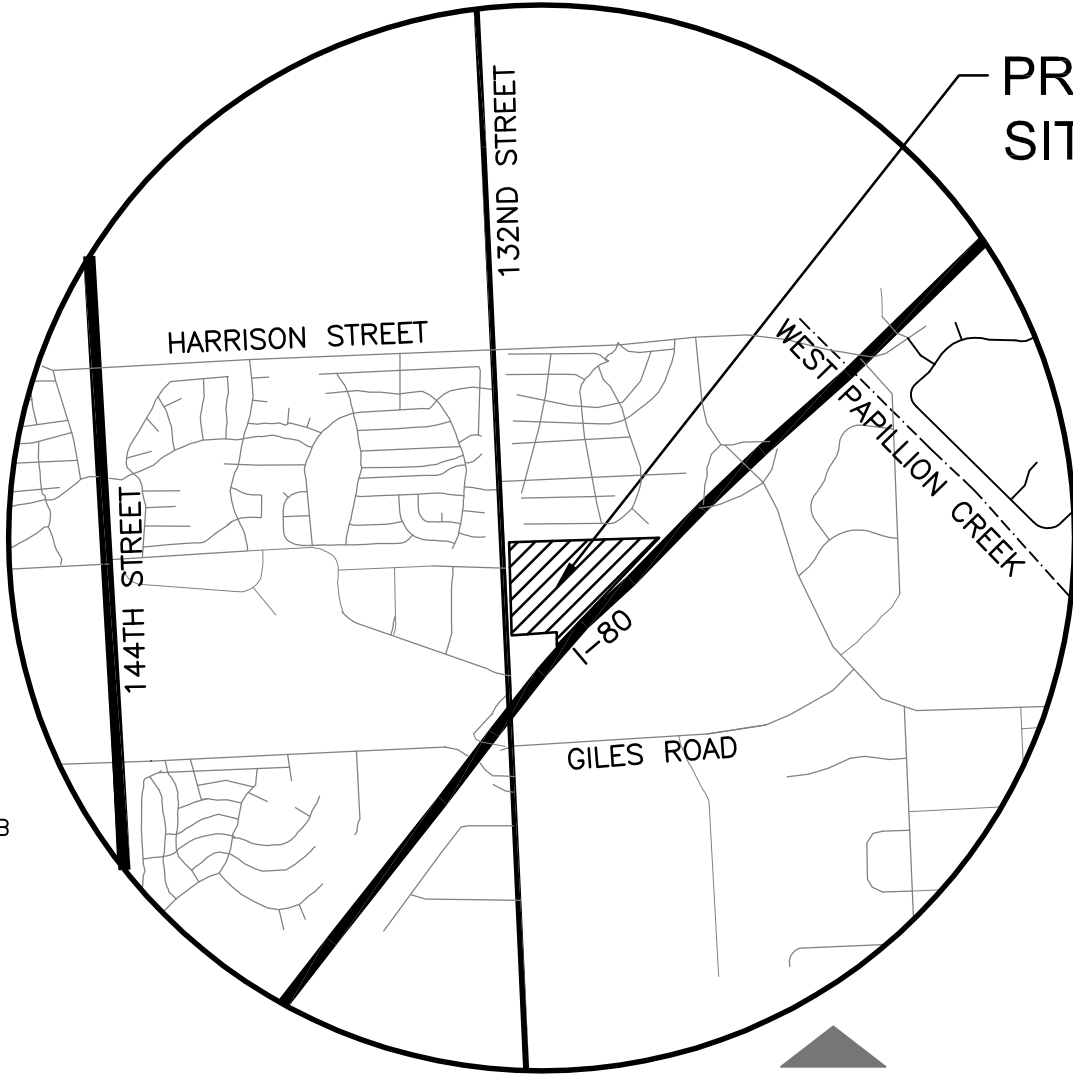
Check Number/Amount _____ Posted on Property: _____
Notice to School District: _____

Other Comment(s): _____



BELLA LA VISTA REPLAT 1

LOTS 1, 2 AND OUTLOT A
BEING A REPLATTING OF LOT 2, BELLA LA VISTA,
A SUBDIVISION IN SARPY COUNTY, NEBRASKA



PROJECT
SITE

VICINITY MAP

SUBDIVIDER

BELLA LAVISTA HOUSING PARTNERS, LP
416 EAST 3rd STREET
KANSAS CITY, MISSOURI 64106

ENGINEER

THOMPSON, DREESSEN & DORNER, INC.
10836 OLD MILL ROAD
OMAHA, NEBRASKA. 68154

LEGAL DESCRIPTION

LOT 2, BELLA LA VISTA, A SUBDIVISION IN
SARPY COUNTY, NEBRASKA.

NOTES

- EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FOOT INTERVALS AND ARE BASED ON USGS DATUM.
- EXISTING ZONING IS R-3. PROPOSED ZONING IS R-3.
- WATER WILL BE PROVIDED BY METROPOLITAN UTILITIES DISTRICT. GAS WILL BE PROVIDED BY METROPOLITAN UTILITIES DISTRICT OR BLACK HILLS ENERGY. POWER WILL PROVIDED BY OMAHA PUBLIC POWER DISTRICT.
- ALL ON-SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN PHASES TO COINCIDE WITH BUILDING CONSTRUCTION.
- THE FINAL GRADING PLAN WILL BE PREPARED IN ACCORDANCE WITH THE CITY OF LA VISTA SOIL EROSION AND SEDIMENT CONTROL MANUAL. ALL PHASE AREAS NOT UNDER CONSTRUCTION SHALL BE PERMANENTLY SEEDED AND MAINTAINED UNTIL SUCH TIME CONSTRUCTION OF THE PHASE BEGINS.
- ALL YARD SETBACKS SHALL ADHERE TO R-3 ZONING DISTRICT REGULATIONS.
- RESTRICTION AGAINST DIRECT ACCESS TO AND FROM SUBJECT PROPERTY ONTO INTERSTATE 80 DESCRIBED IN "RETURN OF APPRAISERS" RECORDED IN MISC. BOOK 22 AT PAGE 197 AND CORRECTED BY "CORRECTION AGREEMENT" RECORDED IN MISC. BOOK 53 AT PAGE 749 BOTH OF THE SARPY COUNTY RECORDS.
- DIMENSIONS SHOWN IN PARENTHESIS PERTAIN TO EASEMENTS.
- BELLA LA VISTA HOUSE PARTNERS, LP WILL PROVIDE MAINTENANCE OF COMMON AREA FACILITIES SUCH AS SEWERS AND PRIVATE ROADWAY.

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED 8" SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED PHASE LINE
- CONTROLLED ADVERTISING LINE EASEMENT GRANTED TO THE STATE OF NEBRASKA RECORDED IN BOOK 35 AT PAGE 160 OF THE SARPY COUNTY RECORDS.
- PUMP AND WELL HOUSE EASEMENT AS DESCRIBED IN "RETURN OF APPRAISERS" RECORDED IN BOOK 37 AT PAGE 588 OF THE SARPY COUNTY RECORDS.
- 20 FOOT WIDE SANITARY SEWER EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 104 RECORDED IN BOOK 52 AT PAGE 386 OF THE SARPY COUNTY RECORDS.

PARKING SUMMARY

PHASE	REQUIRED GARAGES	PROVIDED GARAGES	REQUIRED STALLS	PROVIDED STALLS	TOTAL REQUIRED SPACES	TOTAL PROVIDED SPACES
PHASE 1	*36	38	**100	103	136	141
PHASE 2	*72	80	**180	304	252	384
TOTAL	*108	118	**388	406	388	524

* = PER CITY OF LA VISTA ORDINANCE GARAGE STALLS ARE REQUIRED AT A RATE OF 0.5 GARAGE STALLS PER UNIT
** = PER CITY OF LA VISTA ORDINANCE PARKING STALLS ARE REQUIRED AT A RATE OF 1.0 STALLS PER BEDROOM (PHASE 1 ALSO INCLUDES OFFICE PARKING)

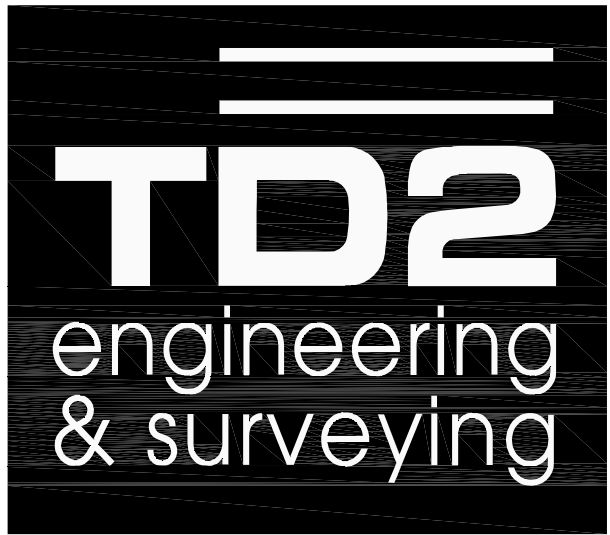
SITE SUMMARY

PHASE	BUILDINGS	*OFFICE PARKING (1960 SQ. FT)	24 UNITS / BUILDING	42 BEDROOMS / BUILDING	ACRES	ACRES WITH R.O.W. DEDICATED	DENSITY WITHOUT R.O.W. DEDICATION	DENSITY WITH DEDICATION
PHASE 1	3 BUILDINGS	10 STALLS	72 UNITS	126 BEDROOMS	5.49 AC.	4.75 AC.	13.11 UNITS/AC.	15.16 UNITS/AC.
PHASE 2	6 BUILDINGS		144 UNITS	252 BEDROOMS	12.20 AC.	10.92 AC.	11.80 UNITS/AC.	13.19 UNITS/AC.
TOTAL	9 BUILDINGS	10 STALLS	216 UNITS	378 BEDROOMS	17.69 AC.	15.67 AC.	12.21 UNITS/AC.	13.78 UNITS/AC.

* = PER CITY OF LA VISTA ORDINANCE ONE PARKING STALL IS REQUIRED PER 200 SQUARE FEET OF RESIDENTIAL OFFICE SPACE

PROJECT DENSITIES

PHASE	WITHOUT RIGHT-OF-WAY DEDICATION						WITH RIGHT-OF-WAY DEDICATION					
	BUILDINGS (SQ. FT)	PAVING (SQ. FT)	TOTAL IMPERVIOUS AREA (SQ. FT)	TOTAL ACRES	TOTAL SQUARE FEET	PERCENT IMPERVIOUS	BUILDINGS (SQ. FT)	PAVING (SQ. FT)	TOTAL IMPERVIOUS AREA (SQ. FT)	TOTAL ACRES	TOTAL SQUARE FEET	PERCENT IMPERVIOUS
PHASE 1	41,820	69,500	111,320	5.49 AC.	239,144	46.55%	41,820	58,658	100,478	4.75 AC.	206,910	48.56%
PHASE 2	79,640	186,600	266,240	12.20 AC.	531,432	50.10%	79,640	148,730	228,370	10.92 AC.	475,675	48.01%
TOTAL	121,460	256,100	377,560	17.69 AC.	770,576	49.00%	121,460	207,388	328,848	15.67 AC.	682,585	48.18%



thompson, dreessen & dörner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

Project Name

Bella La Vista
Apartments

Client Name

Garrison
Development

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
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Drawn By: RTM Reviewed By: DSD
Job No.: 1610-136 Date: 11-01-11

Sheet Title

Preliminary Planned
Unit Development
Site Plan

Sheet Number

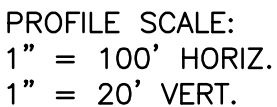
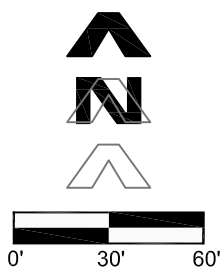
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Bella La Vista Apartments

Garrison Development

Professional Sea

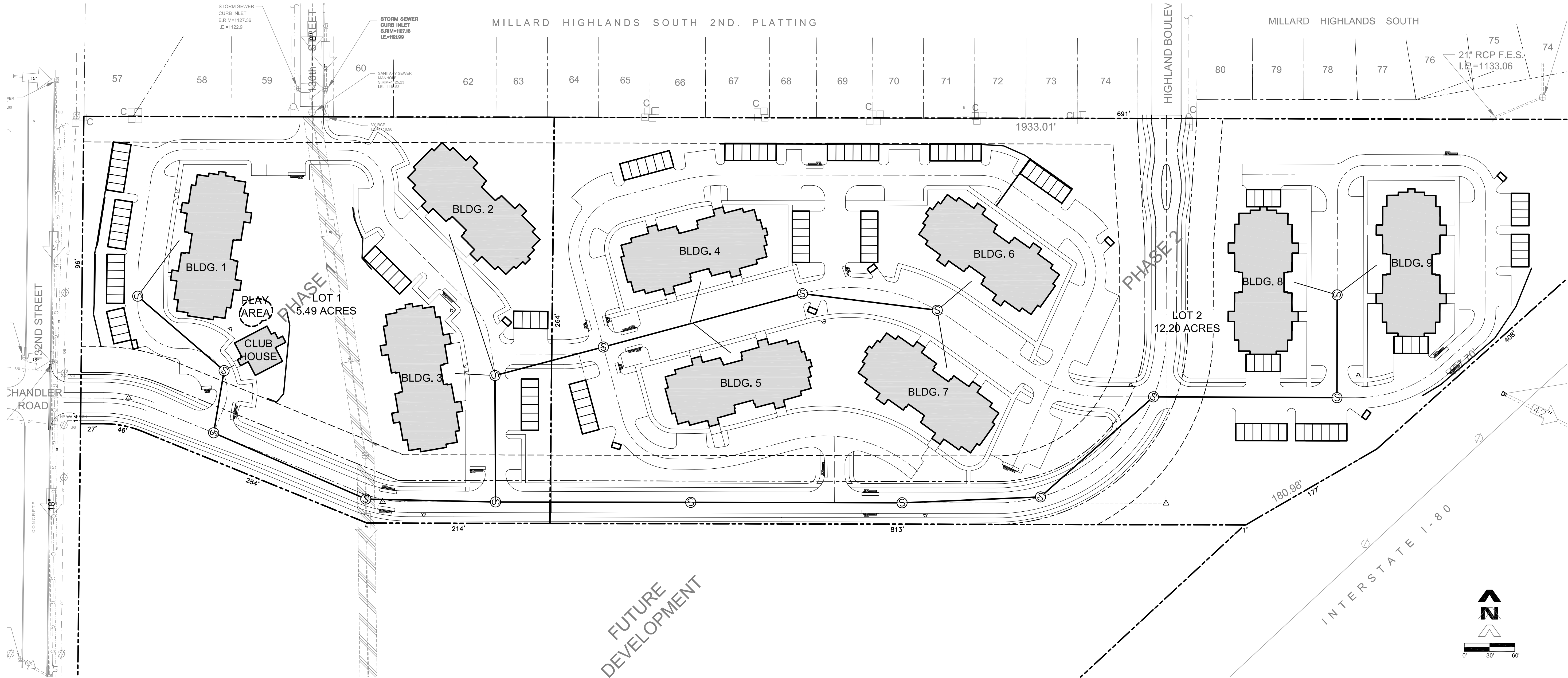


Drawn By: RTM Reviewed By: DSD
Job No.: 1610-136 Date: 11-01-11

Site Grading and Street Profiles

Sheet Number

C2.0



LEGEND

PROPOSED 8" SANITARY SEWER

CONTROLLED ADVERTISING LINE EASEMENT GRANTED TO THE STATE OF NEBRASKA RECORDED IN BOOK 35 AT PAGE 160 OF THE SARPY COUNTY RECORDS.

PUMP AND WELL HOUSE EASEMENT AS DESCRIBED IN "RETURN OF APPRAISERS" RECORDED IN BOOK 37 AT PAGE 588 OF THE SARPY COUNTY RECORDS.

20 FOOT WIDE SANITARY SEWER EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 104 RECORDED IN BOOK 52 AT PAGE 386 OF THE SARPY COUNTY RECORDS.

TD2

engineering & surveying

thompson, dreessen & dörner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

Project Name
**Bella La Vista
Apartments**

Client Name
**Garrison
Development**

Professional Seal

Revision Dates		
No.	Description	MM-DD-YY
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Drawn By:RTM Reviewed By: DSD
Job No.: 1610-136 Date: 11-01-11

Sheet Title
**Sanitary Sewer
Plan**

Sheet Number
C3.0



LOT 2, BELLA LA VISTA, A SUBDIVISION IN
SARPY COUNTY, NEBRASKA.

Professional Seal

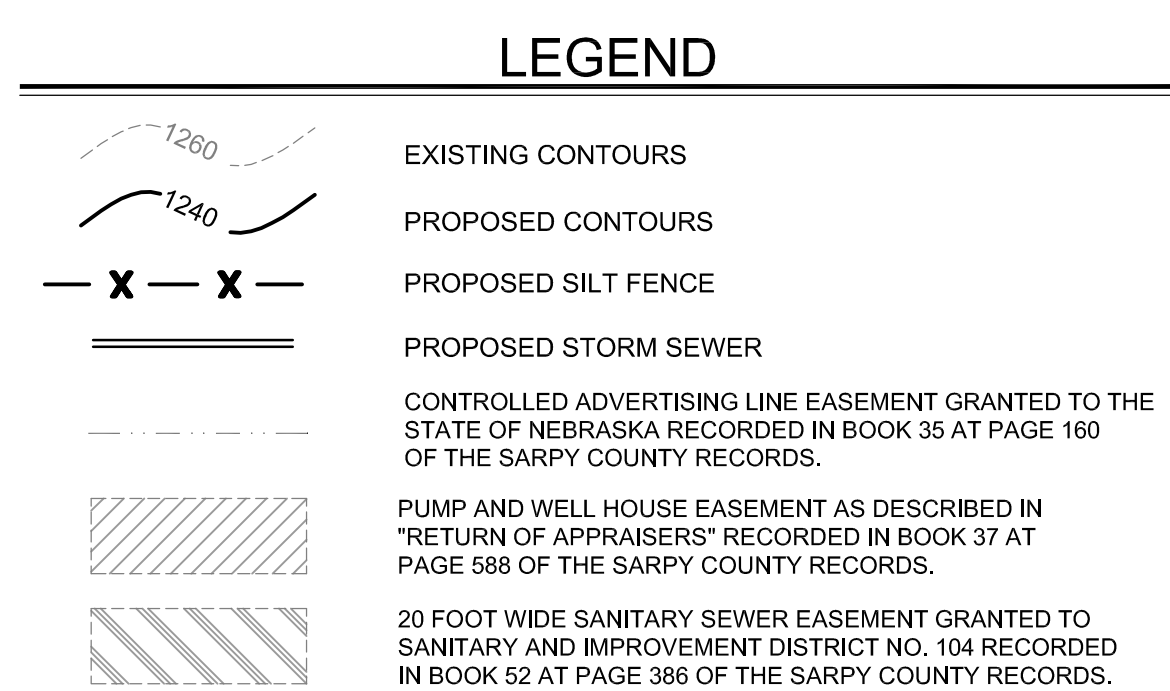
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LOT 2, BELLA LA VISTA, A SUBDIVISION IN
SARPY COUNTY, NEBRASKA.



C5.0



SUBDIVIDER

BELLA LAVISTA HOUSING PARTNERS, LP
416 EAST 3rd STREET
KANSAS CITY, MISSOURI 64106

ENGINEER

THOMPSON, DREESSEN & DORNER, INC.
10836 OLD MILLS ROAD
OMAHA NEBRASKA. 68154

LEGAL DESCRIPTION

LOT 2, BELLA LA VISTA, A SUBDIVISION IN
SARPY COUNTY, NEBRASKA.



Client Name

Garrison
Development

[illegible]

Drawn By: RTM Reviewed By: DSD
Job No.: 1610-136 Date: 11-01-11

Erosion Control Plan

Sheet Number

C6.0



Bella La Vista Apartments

Garrison Development

Professional Seal

QUANTITY	SYMBOL							MATURE SIZE		PLANTING SIZE		PLANT	
		COMMON NAME	BOTANICAL NAME	SPRD	HGT	CALIPER	HGT	O.C.	METHOD				
OVERSTORY TREES													
65	A	EMERALD QUEEN MAPLE	ACER PLATANOIDES 'EMERALD QUEEN'	35	50	2"		30'	BB/S-30				
15	B	COLUMNAR NORWAY MAPLE	ACER PLATANOIDES 'COLUMNARE'	20	50	2"		15'	BB/S-30				
54	C	GREEN MOUNTAIN MAPLE	ACER SACCHARUM 'GREEN MOUNTAIN'	30	35	2"		25'	BB/S-30				
39	D	SHADEMASTER LOCUST	GLEDISIA TRICANTHOS INERMIS 'SHADEMASTER'	35	50	2"		35	BB/S-30				
83	E	COLORADO BLUE SPRUCE	PICEA PUNGENS GLAUCA	15	25		5'	18'	BB/S-30				
256	TOTAL OVERSTORY TREES		BB/S -30 Balled & Burlaped or Spaded - size of ball in inches										
UNDERSTORY/ORNAMENTAL													
		COMMON NAME	BOTANICAL NAME	SPRD	HGT	CAL	HGT	O.C.	METHOD				
50	AS	APPLE SERVICEBERRY	AMALANCHIER GRANDIFLORA	20	25	1.5"		15'	BB/S-20				
50	TOTAL UNDERSTORY/ORN. TREES		BB/S -20 Balled & Burlaped or Spaded - size of ball in inches										

Revision Dates		
No.	Description	MM-DD-YY
001		01-01-11
002		02-01-11
003		03-01-11
004		04-01-11
005		05-01-11
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097		01-01-19
098		02-01-19
099		03-01-19
100		04-01-19
101		05-01-19
102		06-01-19
103		07-01-19
104		08-01-19
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106		10-01-19
107		11-01-19
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110		02-01-20
111		03-01-20
112		04-01-20
113		05-01-20
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121		01-01-21
122		02-01-21
123		03-01-21
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129		09-01-21
130		10-01-21
131		11-01-21
132		12-01-21
133		01-01-22
134		02-01-22
135		

Preliminary Planned Unit Development Landscape Plan

L1.0

