

AGENDA ITEM 4A

**Public Hearing for a Conditional Use Permit (CUP) -
Lot 2A5, Willow Brook—Cennox Project & Security
Solutions**



**CITY OF LA VISTA
PLANNING DIVISION**

RECOMMENDATION REPORT

CASE NUMBER: PCUP 17-0003

FOR HEARING OF: July 20, 2017
Report Prepared on July 6, 2017

I. GENERAL INFORMATION

- A. APPLICANT:** Cennox – Project & Security Solutions
- B. PROPERTY OWNER:** Frank R Krejci
- C. LOCATION:** Southwest of 84th Street and Brentwood Drive
- D. LEGAL DESCRIPTION:** Lot 2A5 Willow Brook
- E. REQUESTED ACTION(S):** Conditional Use Permit approval for an Automated Teller Machine (ATM)
- F. EXISTING ZONING AND LAND USE:**
C-1 Shopping Center Commercial; Multi-tenant bay and parking lot.
- G. PROPOSED USES:** The Conditional Use Permit (CUP) will allow the applicant to operate an Automated Teller Machine (ATM) in the Brentwood Square parking lot, replacing the vacant ATM building that currently exists on the site.
- H. SIZE OF SITE:** 1.429 acres

II. BACKGROUND INFORMATION

- A. EXISTING CONDITION OF SITE:** The lot includes the Dollar Tree bay of the Brentwood Square shopping center and a strip of the adjoining parking lot. The property is relatively flat with a gradual downward slope eastward.
- B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**
 - 1. **North:** Vacant – Former Bakers; C-1 Shopping Center Commercial District and Gateway Corridor District (Overlay District)
 - 2. **East:** Scooters; C-1 Shopping Center Commercial District and Gateway Corridor District (Overlay District)
 - 3. **South:** Wendy's/Multi-Tenant Strip Commercial; C-1 Shopping Center Commercial District and Gateway Corridor District (Overlay District)

4. **West:** Multi-Tenant Strip Commercial; C-1 Shopping Center Commercial District and Gateway Corridor District (Overlay District)

C. RELEVANT CASE HISTORY:

N/A

D. APPLICABLE REGULATIONS:

1. Section 5.10 of the Zoning Regulations – C-1 Shopping Center Commercial District
2. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District)
3. Article 6 of the Zoning Regulations – Conditional Use Permits

III. ANALYSIS

A. COMPREHENSIVE PLAN:

1. The Future Land Use Map of the Comprehensive Plan currently designates this property for commercial uses.

B. OTHER PLANS: N/A

C. TRAFFIC AND ACCESS:

1. Access will be from proposed egress / ingress points within the Brentwood Square parking lot.

D. UTILITIES: All utilities are available to the site.

E. PARKING REQUIREMENTS: The plan illustrates a loss of 13 stalls as a result of this project. Staff has not witnessed the use of these stalls in recent years, except for employee parking for the adjoining Scooters coffee kiosk. Based on the limited demand for these stalls, staff does not foresee a negative impact from the loss of the stalls.

F. LANDSCAPING: N/A

IV. REVIEW COMMENTS:

1. The Conditional Use Permit will include a condition to require that the parking stalls and traffic arrows shall be repainted in the project area limits and that the markings shall be regularly maintained. Repainting and continued maintenance of these markings is important in guiding traffic movements correctly.

V. STAFF RECOMMENDATION – CONDITIONAL USE PERMIT:

Staff recommends approval of the Conditional Use Permit as the CUP request is consistent with the Comprehensive Plan and the Zoning Ordinance.

VI. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. CUP Operational Statement
3. Staff Review Letter
4. Draft CUP
5. CUP Site Plan map set

VII. COPIES OF REPORT TO:

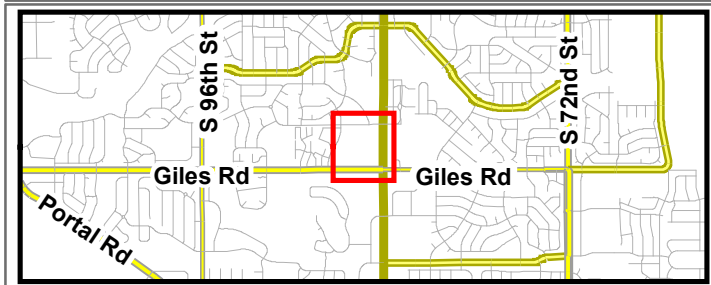
1. Diane Frank, Cennox
2. Frank R. Krejci
3. Joe Dela Cruz, McPherson Design
4. James Kratochvil, Burnham Nationwide
5. Public Upon Request


Prepared by _____

Community Development Director
7-10-17
Date



Project Vicinity Map



Lot 2A6 Willow Brook

7-10-2017
JMC



Statement of Operation

The request is for the drive up ATM to be open to transactions 24/7. There are no employees on the site. Below is a summary of the transactions that can be processed.

Envelope-FreeSM deposits

You don't need envelopes or deposit slips at the Envelope-Free ATMs we're installing across the country.

Quickly access your favorite ATM tasks

Your time is valuable, so we've designed our ATMs to automatically remember your most frequent transactions and show them as a favorites button on the main menu. Whatever your favorite transaction is, you have one-touch access to it so you can get your banking done quickly and conveniently.

Buy sheets of stamps

Avoid those long lines at the post office. At most of our ATMs, you can buy sheets of stamps and charge them to any account linked to your ATM or debit card.¹

See or print balances and statements

You can see or print a statement of your most recent transactions and balances directly from an ATM to stay on top of your finances. Print a statement of your last 10 transactions.

Make transfers and payments

You can also transfer funds between accounts linked to your ATM or debit card or make a payment to a credit card from an ATM. It's easy — just choose the accounts and tell us how much you want to transfer.

Choose electronic ATM receipts

With electronic ATM receipts, you can send your ATM receipt directly to your personal email address or your *Wells Fargo Online*[®] secure inbox.

June 16, 2017



James Kratochvil
Burnham Nationwide
111 W. Washington
Chicago, IL 60602

RE: Conditional Use Permit – Initial Review
Wells Fargo ATM

Mr. Kratochvil:

Thank you for your submittal of the Wells Fargo Conditional Use Permit (CUP) application. Staff has reviewed the initial submittal and has provided the following initial comments:

1. In regards to Articles 6.05.02 and 6.05.03 the impact on the parking lot is the consideration. The plan illustrates a loss of 13 stalls as a result of this project. The City Engineer has not observed any use of these stalls in recent years but given the low occupancy of the Brentwood Square commercial center, that would be expected. However, given the location at the perimeter of the lot and some of the farthest from the main buildings, staff does not see an impact from this loss of stalls.

Please modify stall layout on Sheet A1 in the area west of Scooters to show the correct existing stall configuration. The layout appears to be correct on Sheet A2, but Sheet A1 does not match.

2. The Conditional Use Permit will include a condition to require that the parking stalls and traffic arrows shall be repainted in the project area limits and that the markings shall be regularly maintained. Repainting and continued maintenance of the markings is important in guiding traffic movements correctly.
3. The project drawings depict three signs on the ATM. Signage regulation limit the number of signs to two. Please adjust accordingly.
4. The proposed project is under the Gateway Corridor District (Overlay District) of the zoning map. This district requires design review approval of improvements in the area. The proposed color scheme does not comply with the requirement in the guidelines that:

- *Colors shall be harmonious and shall include only compatible accents*

City Hall
8116 Park View Blvd.
La Vista, NE 68128-2198
p: 402-331-4343
f: 402-331-4375

Community Development
8116 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

Fire
8110 Park View Blvd.
p: 402-331-4748
f: 402-331-0410

Golf Course
8305 Park View Blvd.
p: 402-339-9147

Library
9110 Giles Rd.
p: 402-537-3900
f: 402-537-3902

Police
7701 South 96th St.
p: 402-331-1582
f: 402-331-7210

Public Buildings & Grounds
8112 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

Public Works
9900 Portal Rd.
p: 402-331-8927
f: 402-331-1051

Recreation
8116 Park View Blvd.
p: 402-331-3455
f: 402-331-0299

www.cityoflavista.org
info@cityoflavista.org

Staff suggests continuance of the gray of the canopy down through the yellow areas of the main cabinet, similar to what is show in the attached image of another Wells Fargo ATM. This would make it harmonious with the nearby Wendy's building.

A draft Conditional Use Permit (CUP) will be forwarded to you in the coming days for your review. It should be noted that this is just a draft of the CUP document, the City Attorney will review the draft prior to forwarding it on to City Council.

Please provide revisions prior to June 26th to remain under consideration for the July 20th Planning Commission meeting.

Should you have any questions please contact me at 402-593-6402 or csolberg@cityoflavista.org.

Sincerely,

A handwritten signature in dark ink, appearing to read "Christopher Solberg", written over a horizontal line.

Christopher Solberg, AICP
City Planner

Enclosure

Cc: Ann Birch, Community Development Director
John Kottmann, City Engineer
Jeff Sinnett, Chief Building Official
Diane Frank, Cennox – Project and Security Solutions
Joe Dela Cruz, McPherson Design
File



City of La Vista Conditional Use Permit

Conditional Use Permit for Hotel

This Conditional Use Permit issued this ____th day of August, 2017, by the City of La Vista, a municipal corporation in the County of Sarpy County, Nebraska (“City”) to, Cennox – Project and Security Solutions (“Owner”), pursuant to the La Vista Zoning Ordinance.

WHEREAS, Owner wishes to construct and operate an automated teller machine (ATM) upon the following described tract of land within the City of La Vista zoning jurisdiction:

Lot 2A5, Willow Brook, a subdivision as surveyed, platted and recorded in the City of La Vista, Sarpy County, Nebraska.

WHEREAS, Owner has applied for a conditional use permit for the purpose of locating and operating an automated teller machine (ATM); 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 an automated teller machine (ATM), 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 “A1”.
 - b. The hours of operation will be 24 hours a day, seven days a week.
 - c. There shall not be any outside storage of materials.
 - d. Parking lot striping depicted on the site plan (Exhibit “A1”) shall be painted at time of construction, and regularly repainted and maintained to ensure proper visibility and to improve traffic flow.
 - e. The premises shall be developed and maintained in accordance with the site plan (Exhibit “A1”) as approved by the City and incorporated herein by this reference. Any modifications must be submitted to the Chief Building Official for approval.
 - f. Exterior lighting, when used, shall enhance the building design and the adjoining landscape. Fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design and excessive brightness avoided. Lighting shall be designed to a standard that does not impact adjoining properties.

- g. 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, FAA and ADA.
 - h. 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.
 - i. 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. In respect to the Gateway Corridor Overlay District:
 - a. Exterior (Style and Building Materials)
 - i. The elevation plans (Exhibits “A5” and “A5.1”) depict a metal cabinet with a color palette that is similar to adjoining structures.
 - b. Signage
 - i. All signs shall comply with the City’s sign regulations.
- 4. 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 for Owner to cure such violation.
 - 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.
- 5. 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 breach of any other terms hereof and his failure to correct such breach within ten (10) days of City’s giving notice thereof.
- 6. If the permitted use is not commenced within one (1) year from August 21, 2017 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.
- 7. 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.

8. 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: Diane Frank
Cennox Project & Security Solutions
1627 S Central Ave
Glendale, CA 91204

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:

Pam A. Buethe

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: _____

STATE OF NEBRASKA)
) ss.
COUNTY OF _____)

On this ____ day of _____, 2017, before me, a Notary Public duly commissioned and qualified in and for said County and State, appeared Douglas Kindig and Pamela A. Buethe, personally known by me to be the Mayor and City Clerk of the City of La Vista, and the identical persons whose names are affixed to the foregoing Agreement, and acknowledged the execution thereof to be their voluntary act and deed and the voluntary act and deed of said City.

Notary Public

STATE OF KANSAS)
) ss.
COUNTY OF _____)

On this ____ day of _____, 2017, before me, a Notary Public duly commissioned and qualified in and for said County and State, appeared [____], personally known by me to be the _____ of Cennox Project & Security Solutions, and the identical person whose name is affixed to the foregoing Agreement, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said company.

Notary Public

City of La Vista Conditional Use Permit

Conditional Use Permit for Hotel

This Conditional Use Permit issued this ____th day of August, 2017, by the City of La Vista, a municipal corporation in the County of Sarpy County, Nebraska (“City”) to, Cennox – Project and Security Solutions (“Owner”), pursuant to the La Vista Zoning Ordinance.

WHEREAS, Owner wishes to construct and operate an automated teller machine (ATM) upon the following described tract of land within the City of La Vista zoning jurisdiction:

Lot 2A5, Willow Brook, a subdivision as surveyed, platted and recorded in the City of La Vista, Sarpy County, Nebraska.

WHEREAS, Owner has applied for a conditional use permit for the purpose of locating and operating an automated teller machine (ATM); 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 an automated teller machine (ATM), 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 “A1”.
 - b. The hours of operation will be 24 hours a day, seven days a week.
 - c. There shall not be any outside storage of materials.
 - d. Parking lot striping depicted on the site plan (Exhibit “A1”) shall be painted at time of construction, and regularly repainted and maintained to ensure proper visibility and to improve traffic flow.
 - e. The premises shall be developed and maintained in accordance with the site plan (Exhibit “A1”) as approved by the City and incorporated herein by this reference. Any modifications must be submitted to the Chief Building Official for approval.
 - f. Exterior lighting, when used, shall enhance the building design and the adjoining landscape. Fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design and excessive brightness avoided. Lighting shall be designed to a standard that does not impact adjoining properties.

- g. 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, FAA and ADA.
 - h. 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.
 - i. 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. In respect to the Gateway Corridor Overlay District:
 - a. Exterior (Style and Building Materials)
 - i. The elevation plans (Exhibits “A5” and “A5.1”) depict a metal cabinet with a color palette that is similar to adjoining structures.
 - b. Signage
 - i. All signs shall comply with the City’s sign regulations.
 4. 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 for Owner to cure such violation.
 - 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.
 5. 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 breach of any other terms hereof and his failure to correct such breach within ten (10) days of City’s giving notice thereof.
 6. If the permitted use is not commenced within one (1) year from August 21, 2017 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.
 7. 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.

8. 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: Diane Frank
Cennox Project & Security Solutions
1627 S Central Ave
Glendale, CA 91204

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:

Pam A. Buethe

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: _____

STATE OF NEBRASKA)
) ss.
COUNTY OF _____)

Notary Public

STATE OF KANSAS)
) ss.
COUNTY OF _____)

Notary Public

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2012 INTERNATIONAL BUILDING CODES AND ALL OTHER APPLICABLE REQUIREMENTS OF LOCAL AND STATE CODES, ORDERS, ORDINANCES, AND REGULATIONS.
2. BEFORE COMMENCING WORK, CONTRACTOR SHALL BECOME FAMILIAR WITH DRAWINGS, SCOPE OF WORK AND VERIFY EXISTING CONDITIONS AND DIMENSIONS AT THE SITE.
3. PRIOR TO STARTING WORK, THE GENERAL CONTRACTOR SHALL SUBMIT TO WELLS FARGO BANK PROJECT MANAGER AN ITEMIZED COST BREAKDOWN OF ALL WORK AND A CONSTRUCTION SCHEDULE. WORK TO BE SCHEDULED TO MEET WELLS FARGO BANK REQUIREMENTS.
4. ALL WORK DESCRIBED OR INDICATED IN THESE DOCUMENTS AND ALL WORK DEPENDENT UPON OR NECESSARY TO COMPLETE THIS WORK SHALL BE EXECUTED IN A WORKMAN LIKE MANNER CONSISTENT WITH THE BEST STANDARDS OF THE TRADE INVOLVED AND BE OF ITEMS AND MATERIALS SUITED FOR THE PURPOSE INTENDED.
5. TRADESMEN, CRAFTSMEN, INSTALLERS, FOREMEN, SUPERVISORS, AND SUBCONTRACTORS SHALL BE SKILLED AND EXPERIENCED IN THE WORK THEY WILL BE PERFORMING.
6. PROJECT CONSTRUCTION ITEMS TO BE NEW, UNLESS NOTED OTHERWISE. NO SUBSTITUTIONS WILL BE ALLOWED UNLESS COMPLETE DESCRIPTIONS OF ITEMS INCLUDING DRAWINGS, TEST DATA, SAMPLES, COST AND SCHEDULE CHANGES ARE SUBMITTED BY THE CONTRACTOR. ANY ITEM NOTED ON THE DRAWINGS THAT ARE NOT AVAILABLE OR WOULD CAUSE A TIME DELAY SHALL BE IDENTIFIED BY THE GENERAL CONTRACTOR.
7. TYPICAL DETAILS AND GENERAL NOTES SHALL BE USED WHENEVER APPLICABLE U.O.N.. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED CONSTRUCTION STANDARDS. IF CONTRACTOR HAS ANY QUESTIONS REGARDING THE SAME OR THEIR EXACT MEANING, ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.
8. DIMENSION LINES ARE TO FACE OF FINISH ON EXISTING AND NEW WORK, UNLESS NOTED AS FACE OF STUD OR MASONRY OR CENTERLINE OR OTHERWISE. DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE AND LARGER SCALE DRAWINGS SHALL HAVE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
9. PROVIDE SHOP DRAWINGS FOR ALL MILLWORK AND METAL FABRICATION AND WHERE THEY ARE CALLED OUT FOR ON THE CONSTRUCTION DOCUMENTS.
- 10.CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF AS-BUILT DRAWINGS NOTING DEVIATIONS BETWEEN THESE DRAWINGS & ACTUAL FIELD CONDITIONS & NEW CONSTRUCTION OF ALL TRADES & DELIVER TO WELLS FARGO BANK AT END OF PROJECT. GENERAL CONTRACTOR SHALL PROVIDE ALL SUBCONTRACTORS WITH THE MOST CURRENT CONST. DOCUMENTS THROUGHOUT THE PROJECT, INCLUDING ALL REVISIONS.
- 11.CONTRACTOR TO NOTIFY WELLS FARGO BANK PROJECT MANAGER OF ALL REVISIONS TO THE DRAWINGS AND CHANGES WITH SCOPE OF WORK OR SCHEDULE REQUIRED BY GOVERNING AGENCIES, FIELD CONDITIONS OR WELLS FARGO BANK PERSONNEL REGARDLESS OF EXTENT. ALL REVISIONS TO BE IN WRITING AS CHANGE ORDERS AND APPROVED PRIOR TO STARTING WORK.

12. CONTRACTOR TO PROVIDE EQUIPMENT TO ENSURE LIFE SAFETY OF PUBLIC, TENANTS AND WORKERS AS REQUIRED BY FEDERAL, STATE AND LOCAL CODES THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT PEDESTRIANS.
13. SITE AND BUILDING SHALL BE MAINTAINED IN A CLEAN, SAFE MANNER. DIRTY/NOISY WORK SHALL BE PERFORMED AT SUCH TIME AS DIRECTED PER THE OWNER AND/OR CITY. WHEN THE WORK OF VARIOUS SECTIONS ARE COMPLETED, AND AT OTHER TIMES AS DIRECTED BY WELLS FARGO BANK, OR OWNER, ALL TRASH, DEBRIS, SURPLUS MATERIAL, TOOLS, AND EQUIPMENT TO BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER. LEAVE PREMISES IN A CONDITION ACCEPTABLE TO WELLS FARGO BANK OR OWNER.
14. WHERE EXISTING CONSTRUCTION, FINISHES, OR EQUIPMENT TO REMAIN ARE DAMAGED BY WORK IN THIS CONTRACT, THEY SHALL BE PATCHED, REPAIRED, OR REPLACED AS REQUIRED TO MATCH EXISTING, BY TRADE WHOSE WORK IS DAMAGED AT NO COST TO WELLS FARGO BANK.
15. LAYOUT OF WORK:

A. LOCATION AND ELEVATIONS OF ALL WORK TO BE CONSTRUCTED ARE SHOW ON DRAWINGS AND UNLESS DISCREPANCIES ARE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION, THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER LOCATION AND ELEVATIONS AS SHOWN AND INTENDED.

B. THE CONTRACTOR SHALL LAYOUT THE WORK AND SHALL ESTABLISH AND MAINTAIN NECESSARY MARKERS, AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF SAME. THE CONTRACTOR SHALL LAYOUT, AS A GUIDE TO ALL TRADES AND TO HIS SUBCONTRACTORS, THE EXACT LOCATIONS OF NEW OR REMODEL WORK WITH RESPECT TO CHANGES TO EXISTING.
16. INSTALL AND APPLY ITEMS, MATERIALS, EQUIPMENT, FINISHES, ETC., INCLUDING THE PREPARATIONS OF SURFACES, IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED RECOMMENDATIONS AND INSTALLATION REQUIREMENTS
17. EQUIPMENT (GENERAL CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING): REMOVAL AND RELOCATION OF ANY EXISTING EQUIPMENT, FIXTURES, AS NECESSARY FOR A COMPLETE INSTALLATION.
18. ACCESS PANELS SHALL BE PROVIDED FOR ALL EQUIPMENT SWITCHES, VALVES, AND OTHER CONTROL DEVICES THAT ARE CONCEALED.
19. BESIDES GUARANTEES REQUIRED ELSEWHERE, THE CONTRACTOR SHALL, AND HEREBY DOES, GUARANTEE ALL WORK FOR A MINIMUM PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE BY WELLS FARGO BANK AND SHALL REPAIR OR REPLACE ANY OR ALL SUCH WORK, TOGETHER WITH ANY OTHER WORK, WHICH MAY BE DISPLACED IN SO DOING, THAT MAY PROVE DEFECTIVE IN WORKMANSHIP AND/OR MATERIALS WITHIN A MINIMUM OF ONE YEAR PERIOD FROM THE DATE OF ACCEPTANCE WITHOUT EXPENSE TO WELLS FARGO BANK.
20. THE CONTRACTOR SHALL HOLD HARMLESS PROJECT AND SECURITY SOLUTIONS, INC, AS A COMPANY AND INDIVIDUAL ARCHITECTS, THE BUILDING OWNER, TENANT AND ALL REPRESENTATIVES FROM ANY LEGAL LIABILITY OR ACTION RESULTING FROM WORK ON THIS PROJECT.

WELLS FARGO BANK
BRENTWOOD SQUARE OFFSITE
NEW DRIVE-UP ISLAND ATM

GENERAL LOCATION:
BRENTWOOD SQUARE OFFSITE ATM

PROJECT ADDRESS:
8140 S 84TH STREET
LA VISTA, NE 68126

PARCEL: 011047321

MAP: 2959-15-0-30015-000-0014

LEGAL DESCRIPTION: LOT 2A6
WILLOW BROOK ADDITION

OTHER PARCELS:
ADDRESS: 8040-8074 S 84TH STREET
PARCEL: 011047305
MAP: 2959-15-0-30015-000-0012
LEGAL DESCRIPTION: LOTS 2A4A & 2A7A
WILLOW BROOK ADDITION

ADDRESS: 8020 S 84TH STREET
PARCEL: 011047313
MAP: 2959-15-0-30015-000-0013
LEGAL DESCRIPTION: LOTS 2A5 WILLOW
BROOK ADDITION

PROPERTY OWNER:
FRANK R KREJCI
1505 N 203RD STREET
ELKHORN, NE 68022

SHEET INDEX:

T1	TITLE PAGE
A1	SITE PLAN &
A2	DEMOLITION PLAN
A3	PROPOSED PLAN
A4	ENLARGED ISLAND PLAN
A5	PROPOSED ELEVATIONS
A5.1	PROPOSED COLOR ELEVATIONS
A6	FOUNTAIN PLAN & SECTION
A7	DETAILS
A8	DETAILS
A9	ELECTRICAL DETAILS

KIOSK MANUFACTURER:

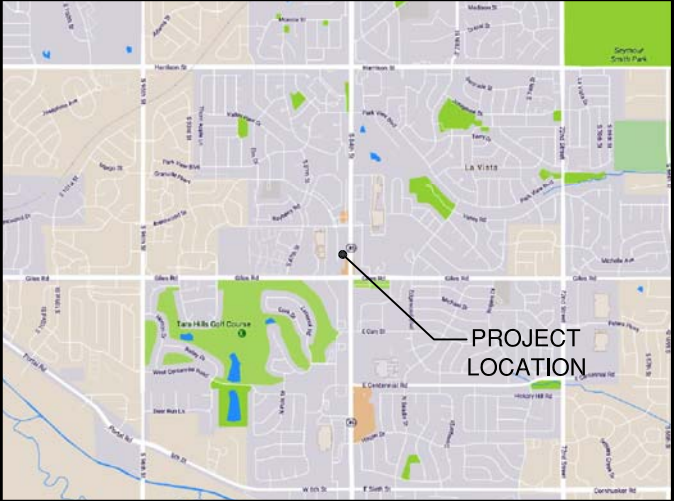
1	GENERAL NOTES
2	KIOSK DIMENSIONS
3	FRAMING DIMENSIONS
4	FRAMING SECTIONS
5	FOUNDATION

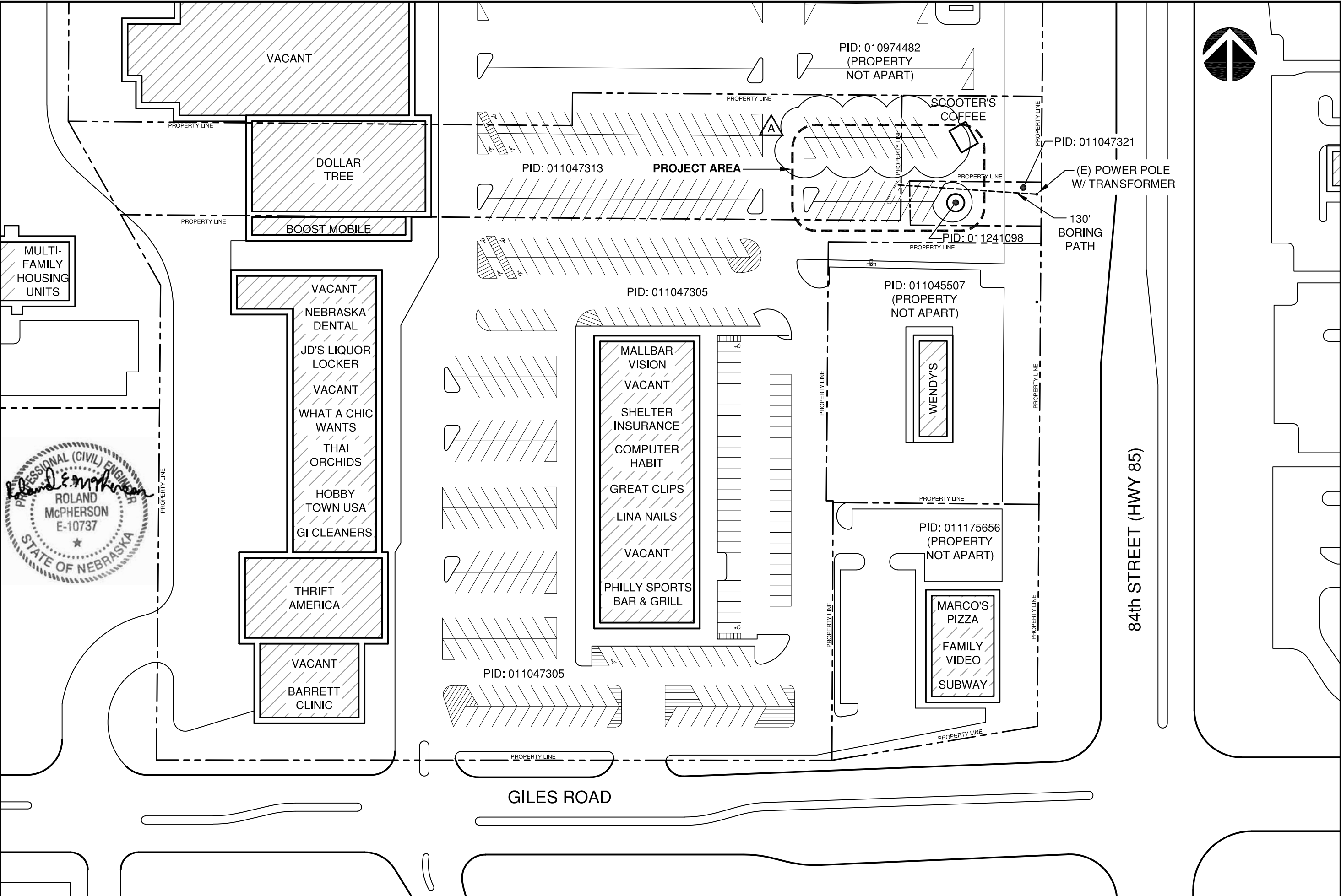
SCOPE OF WORK:
- INSTALL NEW DRIVE-UP ISLAND
- INSTALL NEW ATM
- INSTALL NEW POWER PEDESTAL
- INSTALL NEW LIGHTING FIXTURE

BUILDING DATA:
TYPE OF USE: BANK
NUMBERS OF STORIES: 1
OCCUPANCY: B
TYPE OF CONSTRUCTION: V-B

PROJECT AREA: 2,115 SQ. FT.
ATM ISLAND AREA: 88 SQ. FT.

VICINITY MAP





McPHERSON
DESIGN
GROUP P.C.
STRUCTURAL ENGINEERS
6371 Center Drive, Suite 100
Norfolk, Virginia 23502-4102
Phone (757) 965-2000
Facsimile (757) 965-2001
www.McPhersonDesignGroup.com

WELLS
FARGO

Cennox
Project and Security Solutions
1627 S. Central Avenue
Glendale, CA 91204

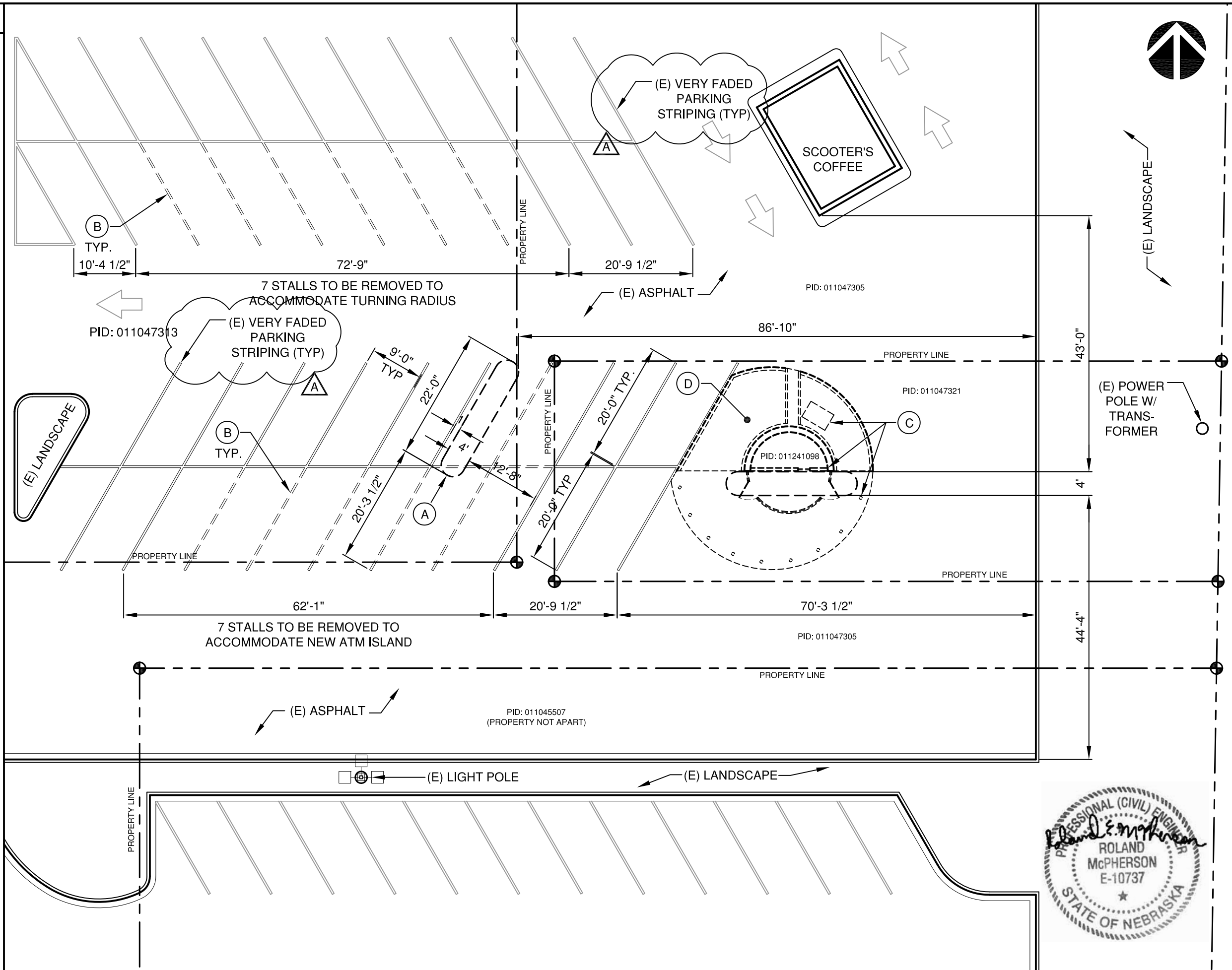
REVISIONS	
A	CUP REVIEW 06/16/17
B	
C	
D	

WELLS FARGO BANK
BRENTWOOD SQUARE OFFSITE
8140 S 84TH STREET
LA VISTA, NE 68126

DRAWN BY: A. WALLIHAN
CHECKED:
DATE: 06/20/2017
SCALE: AS NOTED
TITLE: SITE PLAN
SHEET: A1

NOTES

- A SAWCUT & EXCAVATE FOR CONCRETE ISLAND FOOTING
- B REMOVE PARKING STRIPING
- C REMOVE KIOSK BUILDING, BOLLARDS & ALL EQUIPMENT
- D SAW CUT & REMOVE CONCRETE PAD



DEMOLITION PLAN

SCALE: 1/16" = 1'-0" (1)

**McPHERSON
DESIGN
GROUP p.c.**
STRUCTURAL ENGINEERS
1371 Center Drive, Suite 100
Norfolk, Virginia 23502-4102
Phone (757) 965-2000
Facsimile (757) 965-2001
www.McPhersonDesignGroup.com

WELLS
FARGO

Cennox
Project and Security Solutions

1627 S. Central Avenue
Glendale, CA 91204

REVISIONS	
CUP REVIEW 06/16/17	

WELLS FARGO BANK
BRENTWOOD SQUARE OFFSITE
8140 S 84TH STREET
LA VISTA, NE 68126

DRAWN BY:
A. WALLIHAN

CHECKED:

DATE:
06/20/2017

SCALE:
AS NOTED

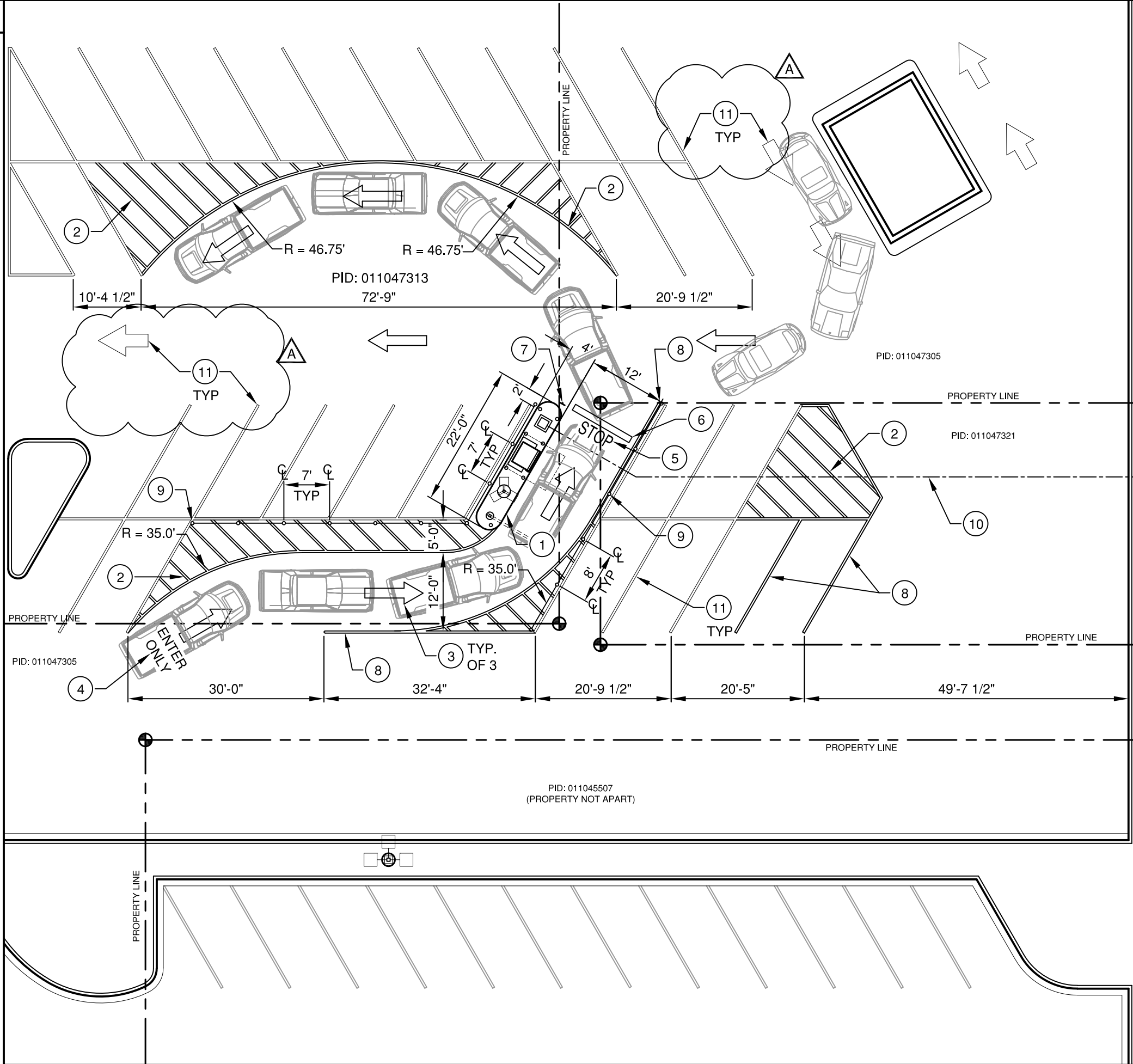
TITLE:
**DEMOLITION
PLAN**

SHEET:
A2



NOTES

- 1 NEW DRIVE-UP ISLAND & ATM
- 2 NEW 4" WIDE WHITE DIAGONAL PARKING STRIPING @ 36" O.C.
- 3 NEW WHITE DIRECTION PARKING LOT ARROWS
- 4 NEW 18" HIGH WHITE LETTERS
- 5 NEW 24" HIGH WHITE LETTERS
- 6 NEW WHITE STOP LINE
- 7 NEW "WATCH FOR ONCOMING TRAFFIC" SIGN & POST
- 8 NEW 4" WIDE WHITE LANE LINE
- 9 NEW BOLLARDS W/ STAINLESS STEEL CHAIN BETWEEN
- 10 NEW FEEDER PATH OF ELEC. CONDUIT
- 11 REPAINT FADED PARKING STRIPING



McPHERSON
DESIGN
GROUP P.C.
STRUCTURAL ENGINEERS
6371 Center Drive, Suite 100
Norfolk, Virginia 23502-4102
Phone (757) 965-2000
Facsimile (757) 965-2001
www.McPhersonDesignGroup.com

WELLS
FARGO

Cennox
Project and Security Solutions
1627 S. Central Avenue
Glendale, CA 91204

REVISIONS	
A	CUP REVIEW 06/16/17
B	
C	
D	

WELLS FARGO BANK
BRENTWOOD SQUARE OFFSITE
8140 S 84TH STREET
LA VISTA, NE 68126

DRAWN BY: A. WALLIHAN
CHECKED:
DATE: 06/20/2017
SCALE: AS NOTED
TITLE: PROPOSED PLAN
SHEET: A3

PROPOSED PLAN

SCALE: 1/16" = 1'-0" 1

NOTES

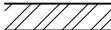
1 NEW CONCRETE ISLAND, 6" ABOVE FINISH GRADE 2 NEW NCR 6688 ATM 3 NEW WFB B3885 (BRONZE TOT) MULTI-USE DRIVE UP KIOSK 4 NEW UTILITY PEDESTAL W/ 24" x 24" x 4" HIGH CONC. RISER PAD	5 NEW 24"Ø x 8'-0" CONC. LIGHT POLE BASE, PAINTED YELLOW AFF 6 NEW 20'-0" HIGH LIGHT STANDARD W/ 3 LED FIXTURES 7 NEW VEHICLE HEIGHT CLEARANCE BAR 8 NEW 4"Ø STEEL BOLLARDS x 48" HIGH W/ WARM GRAY WFB BOLLARD COVERS 9 PAINT CURB YELLOW	10 NEW "WATCH FOR ONCOMING TRAFFIC" SIGN & POST 11 NEW 4"Ø STEEL BOLLARDS x 48" HIGH, PAINTED YELLOW 12 NEW STAINLESS STEEL METAL CHAIN 13 NEW 4" WIDE WHITE DIAGONAL PARKING STRIPING @ 36" O.C. 14 NEW FEEDER CONDUIT PATH
---	---	---

- NOTES**

1	NEW CONCRETE ISLAND, 6" ABOVE FINISH GRADE	5	NEW 24"Ø x 8'-0" CONC. LIGHT POLE BASE, PAINTED YELLOW AFF	10	NEW "WATCH FOR ONCOMING TRAFFIC" SIGN & POST
2	NEW NCR 6688 ATM	6	NEW 20'-0" HIGH LIGHT STANDARD W/ 3 LED FIXTURES	11	NEW 4"Ø STEEL BOLLARDS x 48" HIGH, PAINTED YELLOW
3	NEW WFB B3885 (BRONZE TOT) MULTI-USE DRIVE UP KIOSK	7	NEW VEHICLE HEIGHT CLEARANCE BAR	12	NEW STAINLESS STEEL METAL CHAIN
4	NEW UTILITY PEDESTAL W/ 24" x 24" x 4" HIGH CONC. RISER PAD	8	NEW 4"Ø STEEL BOLLARDS x 48" HIGH W/ WARM GRAY WFB BOLLARD COVERS	13	NEW 4" WIDE WHITE DIAGONAL PARKING STRIPING @ 36" O.C.
		9	PAINT CURB YELLOW	14	NEW FEEDER CONDUIT PATH

LEGEND

	NEW ATM KIOSK BLDG.
	NEW 4" WIDE PARKING STRIPING
	NEW YELLOW PAINT

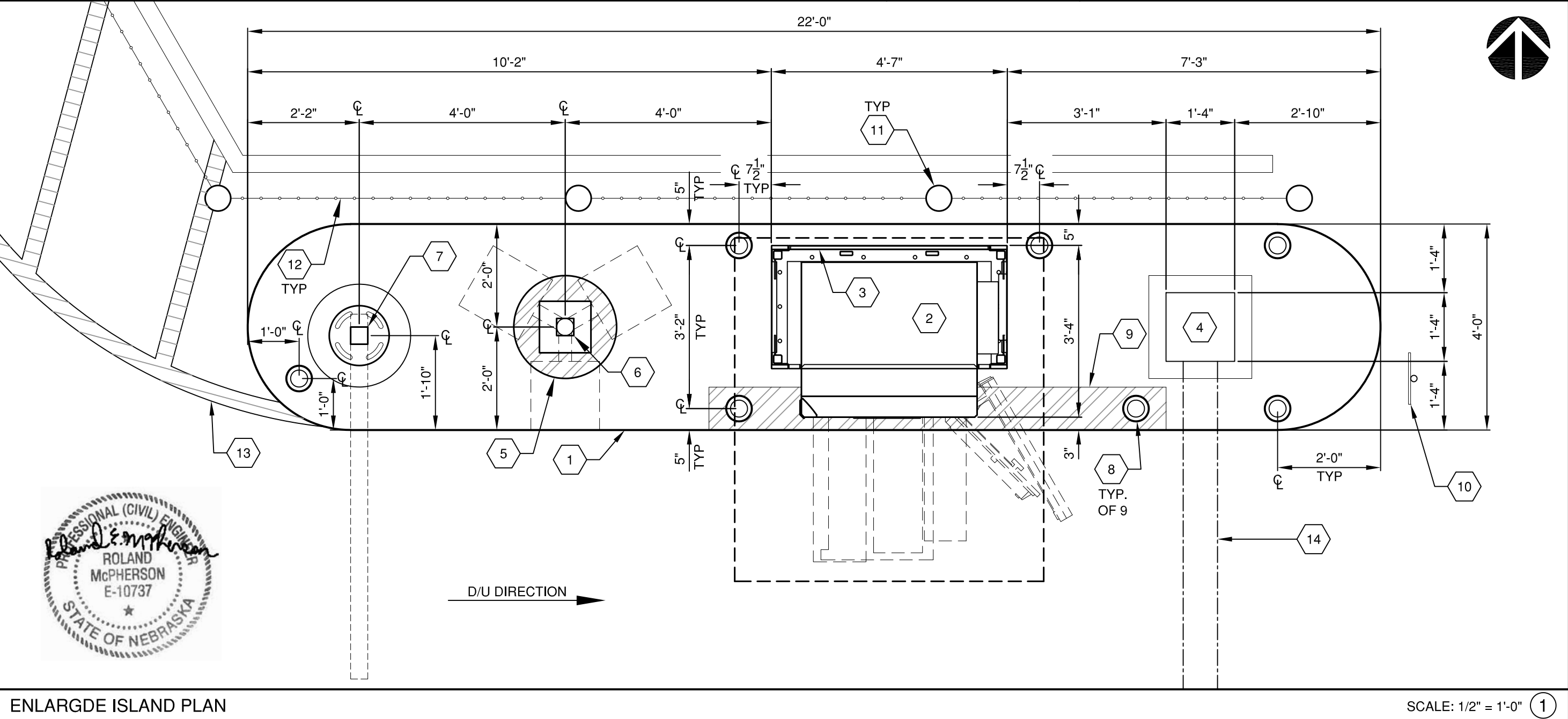
- # LEGEND
- | | |
|---|------------------------------------|
|  | NEW ATM
KIOSK BLDG. |
|  | NEW 4" WIDE
PARKING
STRIPING |
|  | NEW YELLOW
PAINT |

ATM REQUIREMENTS

- A. INSTALL 4G WIRELESS COMMUNICATION CONNECTION.
- B. INSTALL NEW NON- DEDICATED POWER.
- C. INSTALL NEW DEDICATED POWER.
- D. INSTALL NEW ALARM AND VIDEO CABLE/ CONNECTIONS.
- E. FLOOR DIFFERENCE IS NONE, WITH A 6" HIGH CURB.
- F. HIGHEST POINT OF OPERATION FOR THE ATM SHALL BE 51 1/2" TO THE RECEIPT PRINTER FROM THE BOTTOM OF THE CURB.

- ## ATM REQUIREMENTS
- A. INSTALL 4G WIRELESS COMMUNICATION CONNECTION.
 - B. INSTALL NEW NON- DEDICATED POWER.
 - C. INSTALL NEW DEDICATED POWER.
 - D. INSTALL NEW ALARM AND VIDEO CABLE/ CONNECTIONS.
 - E. FLOOR DIFFERENCE IS NONE, WITH A 6" HIGH CURB.
 - F. HIGHEST POINT OF OPERATION FOR THE ATM SHALL BE 51 1/2" TO THE RECEIPT PRINTER FROM THE BOTTOM OF THE CURB.

	McPHERSON DESIGN GROUP P.C. STRUCTURAL ENGINEERS 6371 Center Drive, Suite 100 Norfolk, Virginia 23502-4102 Phone (757) 965-2000 Facsimile (757) 965-2001 www.McPhersonDesignGroup.com
Cennox Project and Security Solutions 1627 S. Central Avenue Glendale, CA 91204	
REVISIONS	
A	CUP REVIEW 06/16/17
B	
C	
D	
WELLS FARGO BANK BRENTWOOD SQUARE OFFSITE 8140 S 84TH STREET LA VISTA, NE 68126	
DRAWN BY: A. WALLIHAN	
CHECKED:	
DATE: 06/20/2017	
SCALE: AS NOTED	
TITLE: PROPOSED ISLAND PLAN	
SHEET: A4	

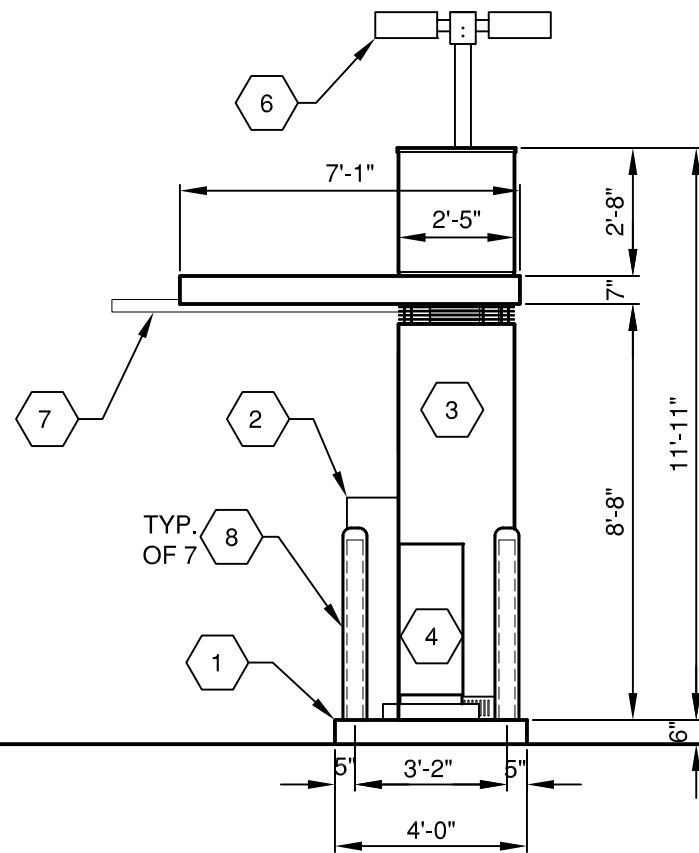


NOTES

- 1 NEW CONCRETE ISLAND,
6" ABOVE FINISH GRADE
- 2 NEW NCR 6688 ATM
- 3 NEW WFB B3885 (BRONZE TOT)
MULTI-USE DRIVE UP KIOSK
- 4 NEW POWER PEDESTAL
WITH A 24"x24" CONC.
RISER PAD
- 5 NEW 24"Ø x 24" CONC.
LIGHT POLE BASE,
PAINTED YELLOW
- 6 NEW 20'-0" HIGH LIGHT
STANDARD W/ 3 LED
FIXTURES
- 7 NEW VEHICLE HEIGHT
CLEARANCE BAR
- 8 NEW 4"Ø BOLLARDS x 48"
HIGH W/ WARM GRAY WFB
BOLLARD COVERS
- 9 PAINT CURB YELLOW
- 10 NEW "WATCH FOR ONCOMING
TRAFFIC" SIGN & POST
- 11 NEW 4"Ø STEEL BOLLARDS x
48" HIGH, PAINTED YELLOW
- 12 NEW STAINLESS STEEL
METAL CHAIN
- 13 NEW 4" WIDE WHITE DIAGONAL
PARKING STRIPING @ 36" O.C.

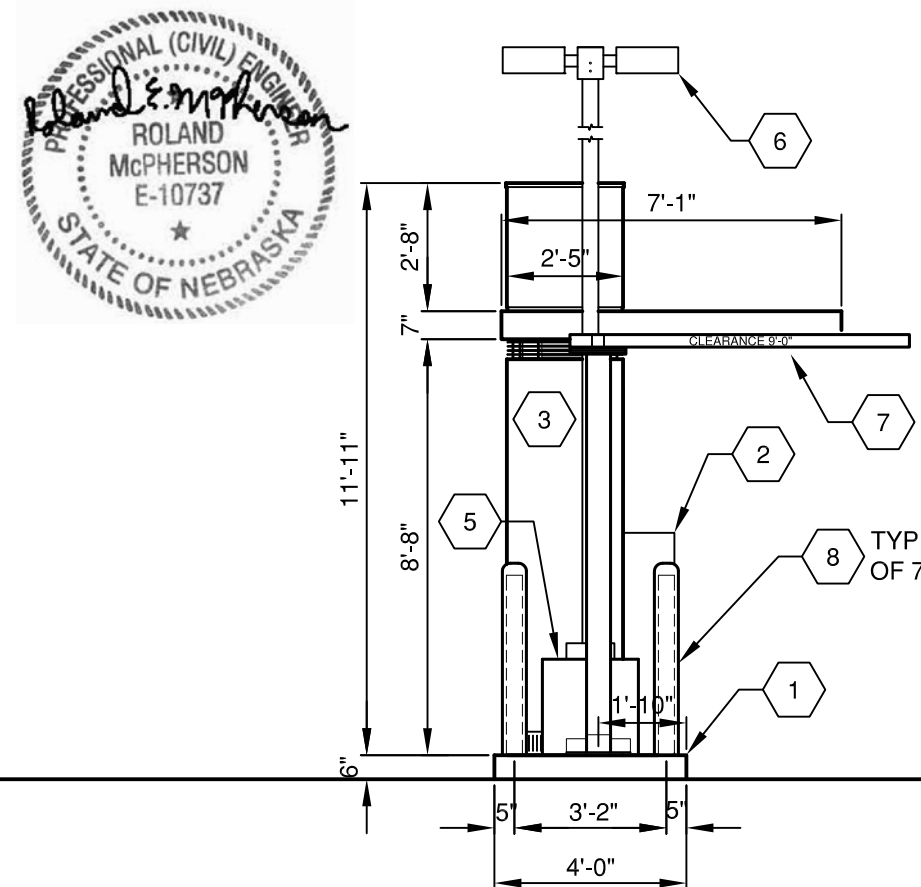
LEGEND

 NEW YELLOW PAINT



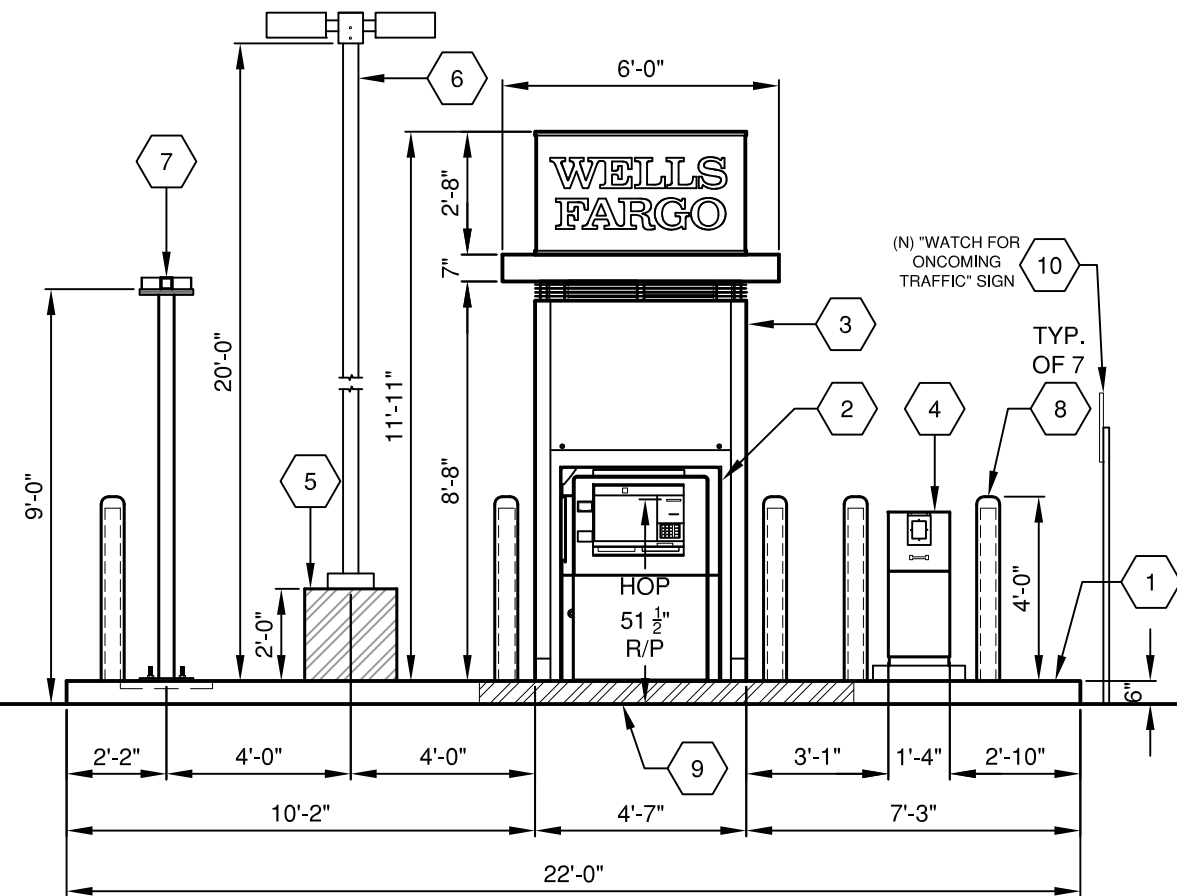
PROPOSED RIGHT ELEVATION SCALE: 1/4" = 1'-0" (3)

SCALE: 1/4" = 1'-0" (3)



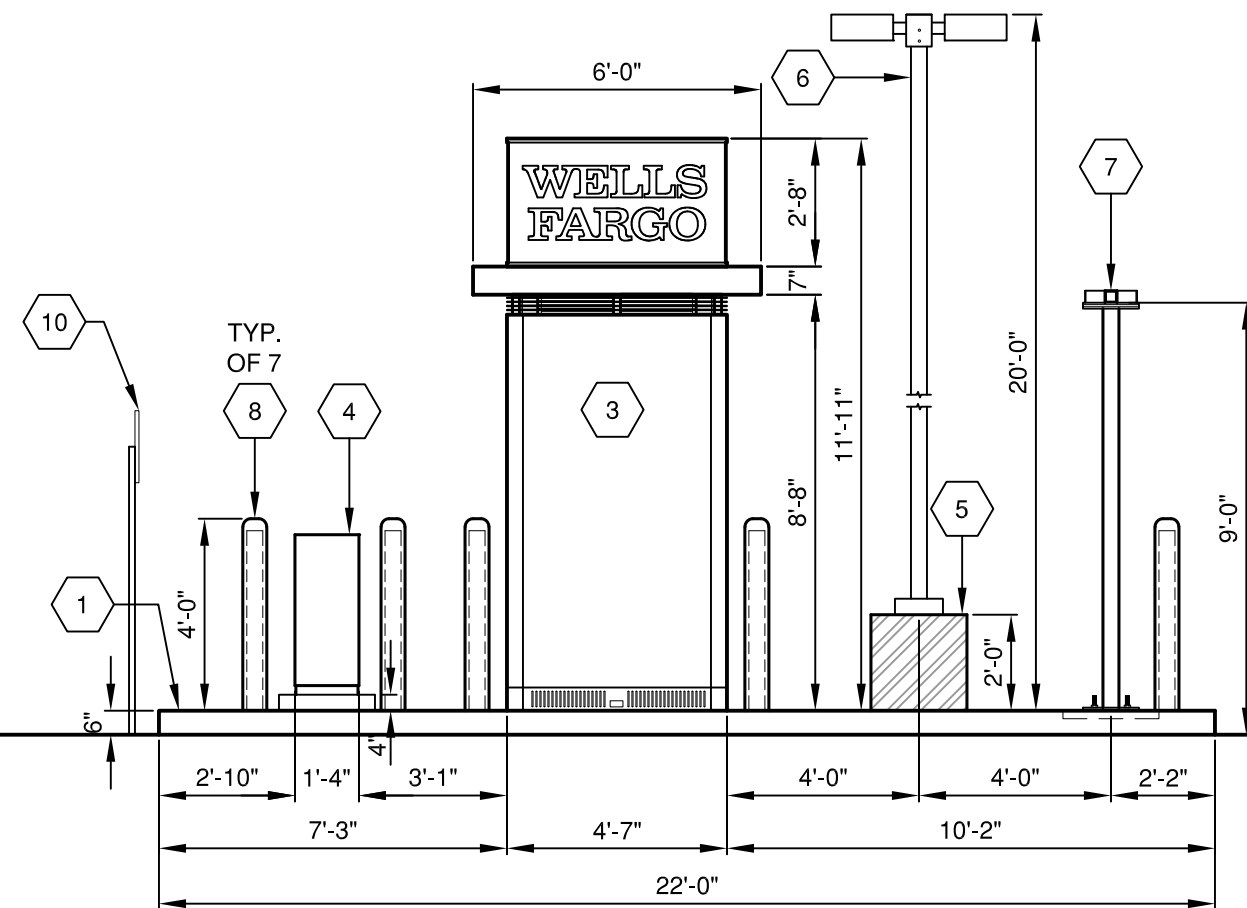
PROPOSED LEFT ELEVATION SCALE: 1/4" = 1'-0" (4)

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



PROPOSED FRONT ELEVATION

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



PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'-0" (2)

**McPHERSON
DESIGN
GROUP p.c.**
STRUCTURAL ENGINEERS
6371 Center Drive, Suite 100
Norfolk, Virginia 23502-4102
Phone (757) 965-2000
Facsimile (757) 965-2001
www.McPhersonDesignGroup.com

WELLS
FARGO

Cennox
Project and Security Solutions

1627 S. Central Avenue
Glendale, CA 91204

REVISIONS	
A	CUP REVIEW 06/16/17
B	
C	
D	

WELLS FARGO BANK
BRENTWOOD SQUARE OFFSITE
8140 S 84TH STREET
LA VISTA, NE 68126

DRAWN BY: A. WALLIHAN
CHECKED:
DATE: 06/20/2017
SCALE: AS NOTED
TITLE: PROPOSED ELEVATIONS
SHEET: A5



SURROUND FINISH SCHEDULE

- 1. BRONZE TT GRAPHIC WRAP WITH CLEAR COAT
- 2. MATTHEWS 75296 BRONZE LIGHT STIPPLE FINISH
- 3. MATTHEWS 65837 LIGHT RED SMOOTH FINISH
- 4. 3M PREMIUM YELLOW VINYL #3630-4039
- 5. 3M PREMIUM RED VINYL #3630-2236
- 6. LIGHTED ACRYLIC VINYL ON SECOND SURFACE



McPHERSON

DESIGN

GROUP P.C.

STRUCTURAL ENGINEERS

6371 Center Drive, Suite 100

Norfolk, Virginia 23502-4102

Phone (757) 965-2000

Facsimile (757) 965-2001

www.McPhersonDesignGroup.com

WELLS

FARGO

Cennox

Project and Security Solutions

1627 S. Central Avenue

Glendale, CA 91204

REVISIONS

A CUP REVIEW 06/16/17

B

C

D

WELLS FARGO BANK

BRENTWOOD SQUARE OFFSITE

8140 S 84TH STREET

LA VISTA, NE 68126

DRAWN BY:

A. WALLIHAN

CHECKED:

DATE:

06/20/2017

SCALE:

AS NOTED

TITLE:

COLOR ELEVATIONS

SHEET:

A5.1