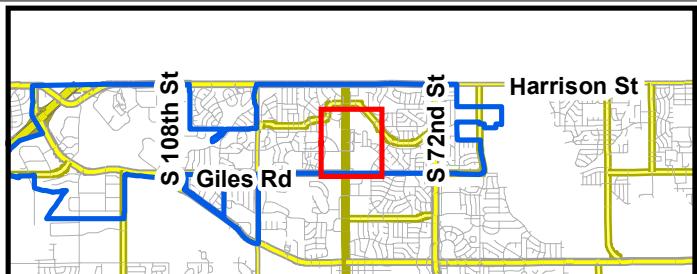


AGENDA ITEM 4A

La Vista City Centre — Replat 3



Project Vicinity Map



La Vista City Centre Replat 3

6/10/2019

CAS





CITY OF LA VISTA
PLANNING DIVISION

RECOMMENDATION REPORT

CASE NUMBER: PRP 19-0002

FOR HEARING OF: July 18, 2019
Report Prepared on: July 9, 2019

I. GENERAL INFORMATION

A. APPLICANT:

La Vista City Centre LLC
222 S. 15th Street, Suite 1404S
Omaha, NE 68102

B. PROPERTY OWNERS:

Lots 5, 6, 8-12 La Vista City Centre and Lot 1 La Vista City Centre
Replat 1:

La Vista City Centre LLC
222 S. 15th Street, Suite 1404S
Omaha, NE 68102

Lot 7 La Vista City Centre:

City of La Vista
8116 Park View Blvd.
La Vista, NE 68128

C. LOCATION: East of the intersection of 84th Street and Barmettler Drive.

D. LEGAL DESCRIPTION: Lots 5-12 La Vista City Centre and Lot 1
La Vista City Centre Replat 1

E. REQUESTED ACTION(S): Replat for proposed Lots 1-12 La Vista City Centre Replat 3.

F. EXISTING ZONING AND LAND USE:

MU-CC, Mixed Use City Centre District; vacant.

G. PURPOSE OF REQUEST:

1. Replat of properties listed in the request into 12 lots for the purpose of redevelopment.
2. Dedication of property for right-of-way.

H. SIZE OF SITE: 9.98 Acres

II. **BACKGROUND INFORMATION**

A. EXISTING CONDITION OF SITE: The property is vacant. The land is generally flat with a gradual downward slope to the east.

B. GENERAL NEIGHBORHOOD/AREA ZONING AND LAND USES:

1. **North:** La Vista Civic Centre Park, R-1 Single-Family Residential with a Gateway Corridor Overlay (Overlay District) and a Flood Plan; Open Recreation Space
2. **East:** La Vista City Centre; MU-CC, Mixed Use City Centre District; Mixed Use development.
3. **South:** La Vista City Centre; MU-CC, Mixed Use City Centre District; Mixed Use development.
4. **West:** Brentwood Plaza; C-1 Shopping Center Commercial with a Gateway Corridor Overlay; Strip cent development.

C. RELEVANT CASE HISTORY:

1. The final plat for La Vista City Centre was originally approved by City Council on July 19, 2016.

D. APPLICABLE REGULATIONS:

1. Section 5.19 of the Zoning Regulations – MU-CC Mixed Use City Centre District
2. Section 3.03 of the Subdivision Regulations – Preliminary Plats

III. **ANALYSIS**

A. COMPREHENSIVE PLAN: The Future Land Use Map of the Comprehensive Plan designates the area for mixed uses.

B. OTHER PLANS: This site was identified in *A Vision Plan for 84th Street* as a mixed use city center. This site has also been designated as blighted and substandard and in need of redevelopment, and identified as the initial redevelopment project in the *84th Street Redevelopment Plan*.

C. TRAFFIC AND ACCESS:

1. The Replat includes the dedication of:
 - Right-of-way to extend City Centre Drive to 84th Street,
 - Additional right-of-way to widen the Barmettler Drive,
 - Right-of-way provide public access to planned public parking facilities on Lots 7 and 12 La Vista City Centre Replat 3.
2. Existing access points are at 84th Street and Barmettler Drive, 84th Street and Main Street, and an intersection currently under construction at 84th Street and City Centre Drive, approximately 275 feet south of the former intersection of 84th Street and Summer Drive.

Sidewalk connections into the development from 84th Street and through the development will be constructed at the time of development of each respective lot.

3. The City Engineer has concluded that this replat of the existing lots within La Vista City Centre will not have a substantial impact to the determinations made within the original traffic study for the original La Vista City Centre plat.

D. UTILITIES:

1. The properties have access to water, sanitary sewer, gas, power and communication utilities.

IV. REVIEW COMMENTS:

1. An amendment to Subdivision Agreement will be needed to address infrastructure installation and expenditures prior to City Council consideration of the Replat.
2. The land swap areas identified on the Replat will require the exchange of deeds as part of the subdivision or redevelopment agreements and that process would need to be completed prior to the final plat being recorded.
3. Easements have been proposed for access and utilities. The utility easement traversing Lot 12 has been added to accommodate the conduit and service panels.
4. Lot numbering has been revised from the initial draft to the current plan set at the desire of the applicant to match existing lot numbering as much as possible. The staff review letter comments refer to the initial lot numbering scheme. A copy of the initial draft of the final plat has been added after the staff review letter for reference purposes.
5. Based on discussions between the City, Papillion Fire Department, DLR Group, AGA Consulting, and Olsson Associates, the lot width of Lot 7 has been adjusted to meet the schematic design needs for a parking structure on this lot that was prepared in January of 2017.

V. STAFF RECOMMENDATION – Replat:

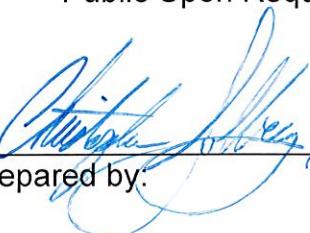
Approval of La Vista City Centre Replat as the Replat request is consistent with the Comprehensive Plan and the Subdivision Regulations.

VI. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. Staff Review Letter and Applicant Response Letter
3. Replat Map set

VII. COPIES OF REPORT SENT TO:

1. Eric Williams, Olsson Associates Inc.
2. Chris Erickson, La Vista City Centre, LLC
3. Public Upon Request



Prepared by:

Community Development Director



Date



May 22, 2019

Chris Erickson
La Vista City Centre, LLC
PO Box 428
Boys Town NE, 68010

RE: Replat – Initial Review
La Vista City Centre – Replat 3

Mr. Erickson,

We have reviewed the documents submitted for the above-referenced application. Based on the elements for consideration set forth in the applicable section of the Subdivision Regulations for the Replat the City has the following comments:

Preliminary Plat Review

1. Article 3.03.07: Provide clarification between existing (or soon to be existing) public sewers and water mains and proposed additional public sewers and water mains. This can be done with line types and should identify additional proposed public sewers and water mains beyond what is currently contracted for Phase 1 public improvements. The sanitary sewer layout shown on Sheet C2.1 is not correct and needs to be corrected to match the public improvement plans. The location of the relocated sanitary outfall sewer north of Lots 1 and 2 should be shown based on the TD2 topographic survey of the "interface" area dated January 31, 2019. If Olsson does not already have a copy of this survey, the City will make arrangements for Olsson to receive it.

2. Article 3.03.09: The proposed lot areas should be identified in square footage and not acres since appraisals and negotiations will need the areas in square feet. Lot 11 as proposed does not comply with the definition of "Lot" per Section 2.13 of the Zoning Regulations or Section 4.15 of the Subdivision Regulations.

Staff recommends converting Lot 11 to a flag lot fronting on Barmettler Drive to resolve this issue.

3. Article 3.03.10: In addition to comment on Article 3.03.07 identify in some manner (illustration or notation) proposed sidewalks to reach Lots 11, 5 and 2.

4. Article 3.03.12: Identify proposed easements for ingress/egress and utilities. Examples include sidewalk over edges of Lots 7 and 8 to reach Lot 5 as well as utility easement in the same area to provide communications to the second parking structure. Also, any easements needed to accommodate street lighting

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

cables, conduit and service panels (such as over part of Lot 12) need to be addressed. Any blanket ingress/egress easements should be noted.

5. Article 3.03.15: An amendment to Subdivision Agreement will be needed to address infrastructure installation and expenditures prior to City Council consideration of the replat.
6. Article 3.03.19: The parking demands for Lots 9, 11 and 12 need to be identified and checked for quantity of available parking on-site and abutting the lots. This would include the First National Bank parking demands.
7. Article 3.03.20:
 - a. The proposed sanitary sewer layout needs to address how Lots 1, 2, 3, and 8 will access sanitary sewer. The layout shown on C2.1 does not match the public infrastructure plans in some locations.
 - b. A drainage plan is needed that identifies drainage areas and where they will connect to the infrastructure system. This pertains to Lots 1, 2, 5, 7 and 11 for example.
 - c. Information on a PCSMP plan needs to be provided on Sheet C3.1. This would include reference to the current plan for PCSMP No. 20170324-3736P and particularly Note 2 on Exhibit "B". Notations as to which lots will be expected to provide water quality devices in accordance with said Note 2 should be added to Sheet C3.1.

Final Plat Review

8. Article 3.05.02: Refer Item 2 above concerning Lot 11. Also, at the southwest corner of Lot 11 there appears to be an erroneous line type indicating a lot line that is believed to be a dimension line to tie down the location of Lot 11 and it is not intended to be a lot line.

There needs to be further discussion on the proposed configuration of Lot 5. A schematic design for a parking structure on this lot was prepared in January of 2017 by the team of DLR Group, AGA Consulting, and Olsson Associates. That schematic design proposed a dimension of 194.08 feet along 84th Street. The current plat proposal is 185.00 feet along 84th Street. This dimension will require some easement rights on adjacent lots for foundations extending past the proposed property line and will require some concurrence from the CBO and Fire Marshall as to fire separation requirements relative to easements versus lot lines. There is also a need for open air easements on lots adjacent to Lot 5 to avoid the parking garage being required to have mechanical ventilation systems.

Staff will be meeting internally to examine the options and requirements for configuration of this lot. A conclusion regarding this issue will be provided after the conclusion of this meeting.

9. Article 3.05.09: Identify the square footage of each lot, not the acreage.

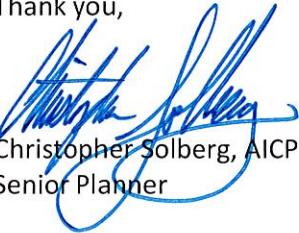
10. Article 3.05.15: In the Surveyor's Certification include a statement of the total acreage in the boundary of the plat.
11. Article 3.05.19: Revise the wording of the Surveyor's Certificate to be consistent with the language in Section I 0.02. The first sentence is missing.
12. Article 3.05.25: An amendment to Subdivision Agreement will be needed to address infrastructure installation and expenditures prior to City Council consideration of the replat.
13. A full metes and bounds description of each piece of property proposed to change hands through this process will need to be provided to allow for the commencement of an appraisal process.

In addition to the comments provided above, additional redline comments have been provided in the attached documents.

Please submit 4 full size copies (along with electronic copies) of the revised documents for final review.

If you have any questions regarding these comments please feel free to contact me at any time.

Thank you,



Christopher Solberg, AICP
Senior Planner

Attachment

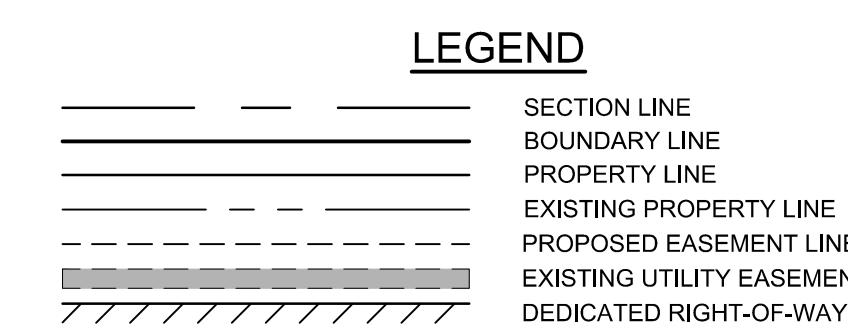
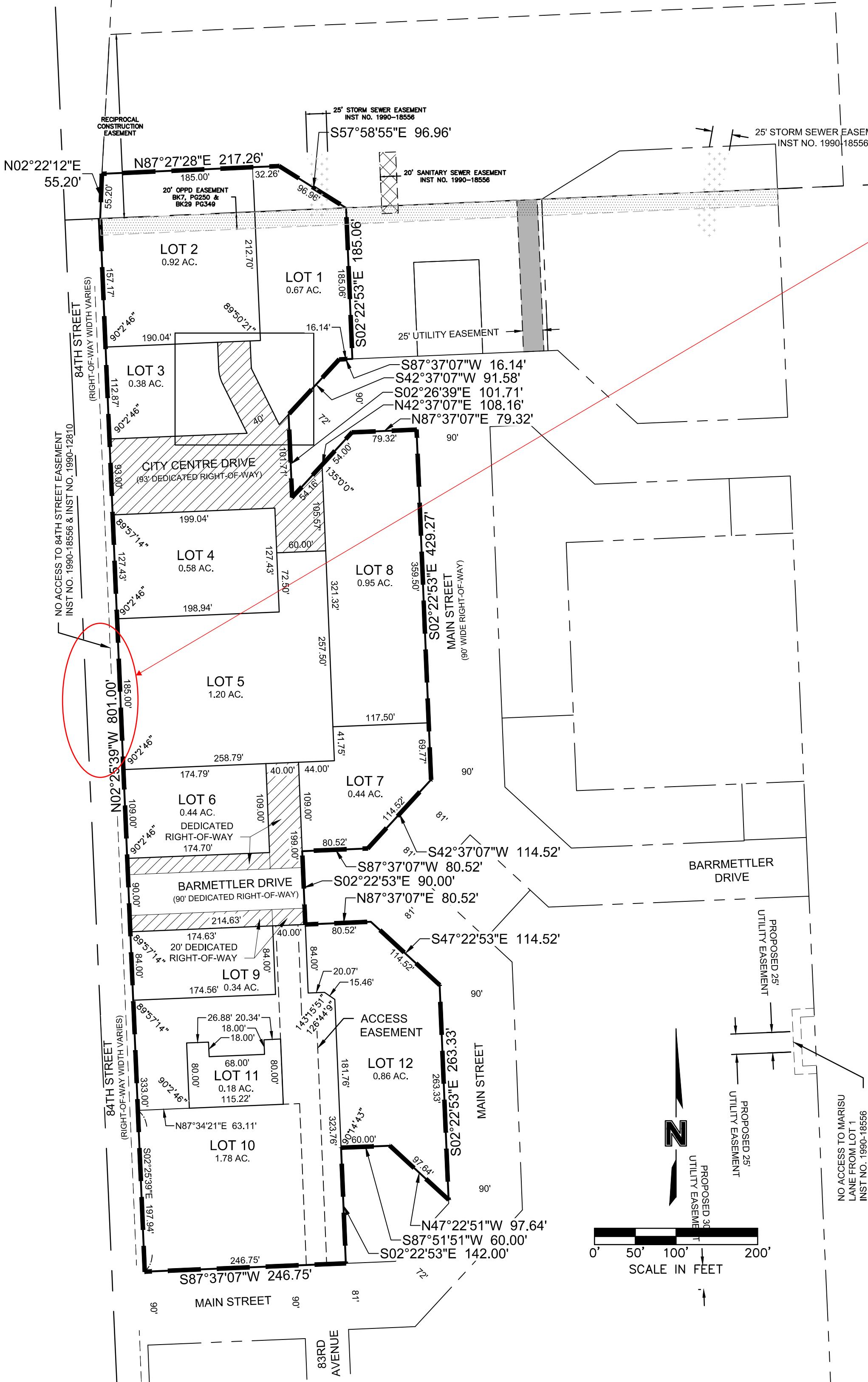
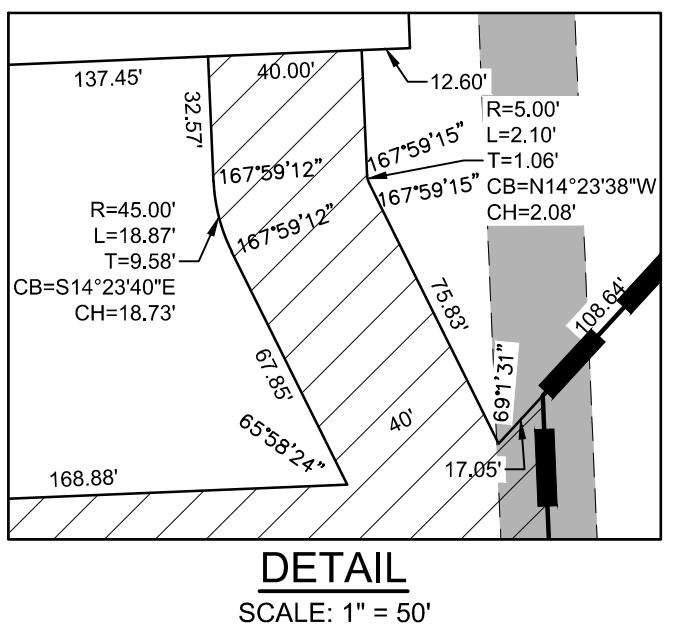
cc: John Kottmann, City Engineer
 Pat Dowse, City Engineer
 Eric Williams, Olsson Associates

LA VISTA CITY CENTRE REPLAT THREE

LOTS 1 THRU 12

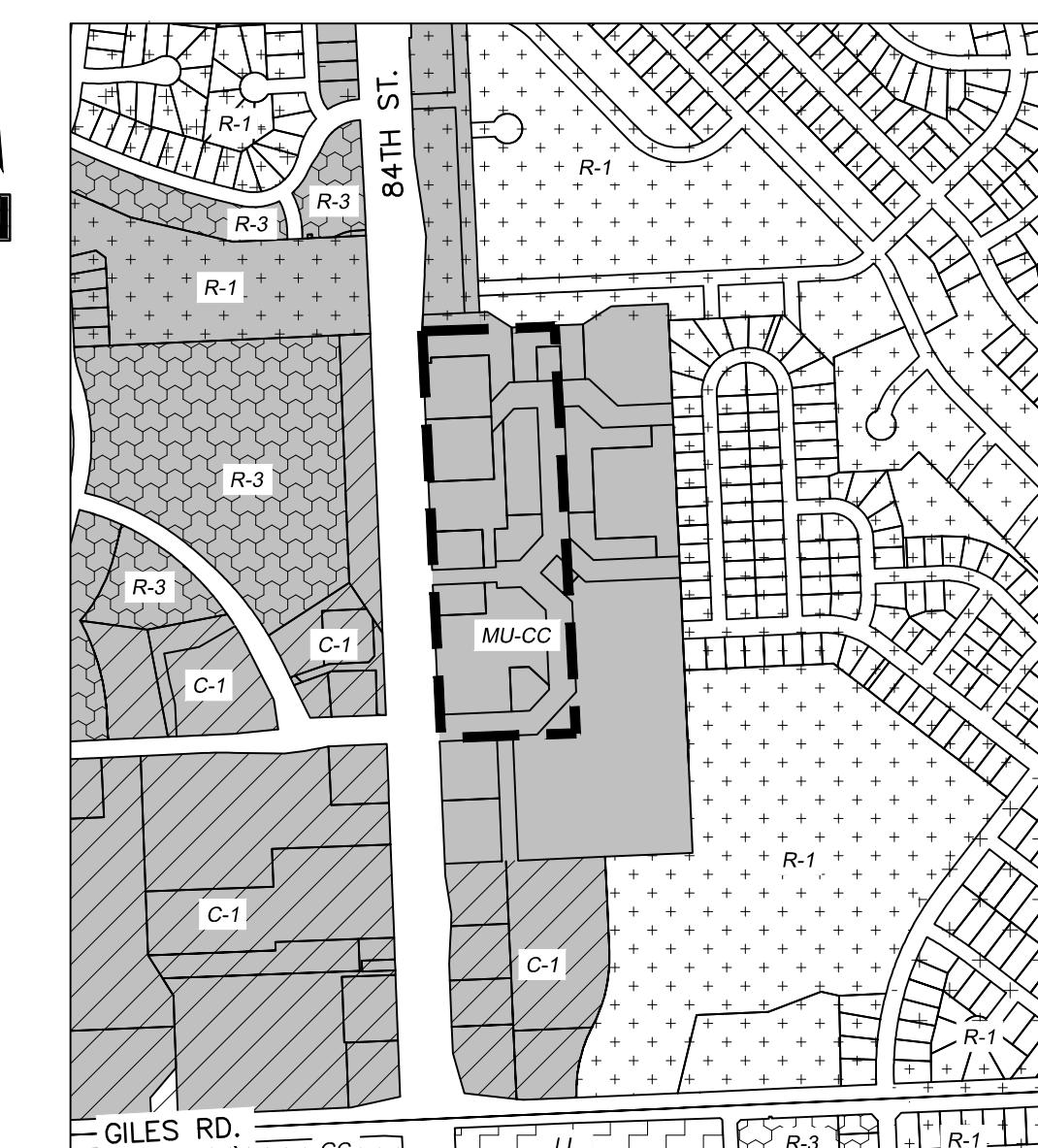
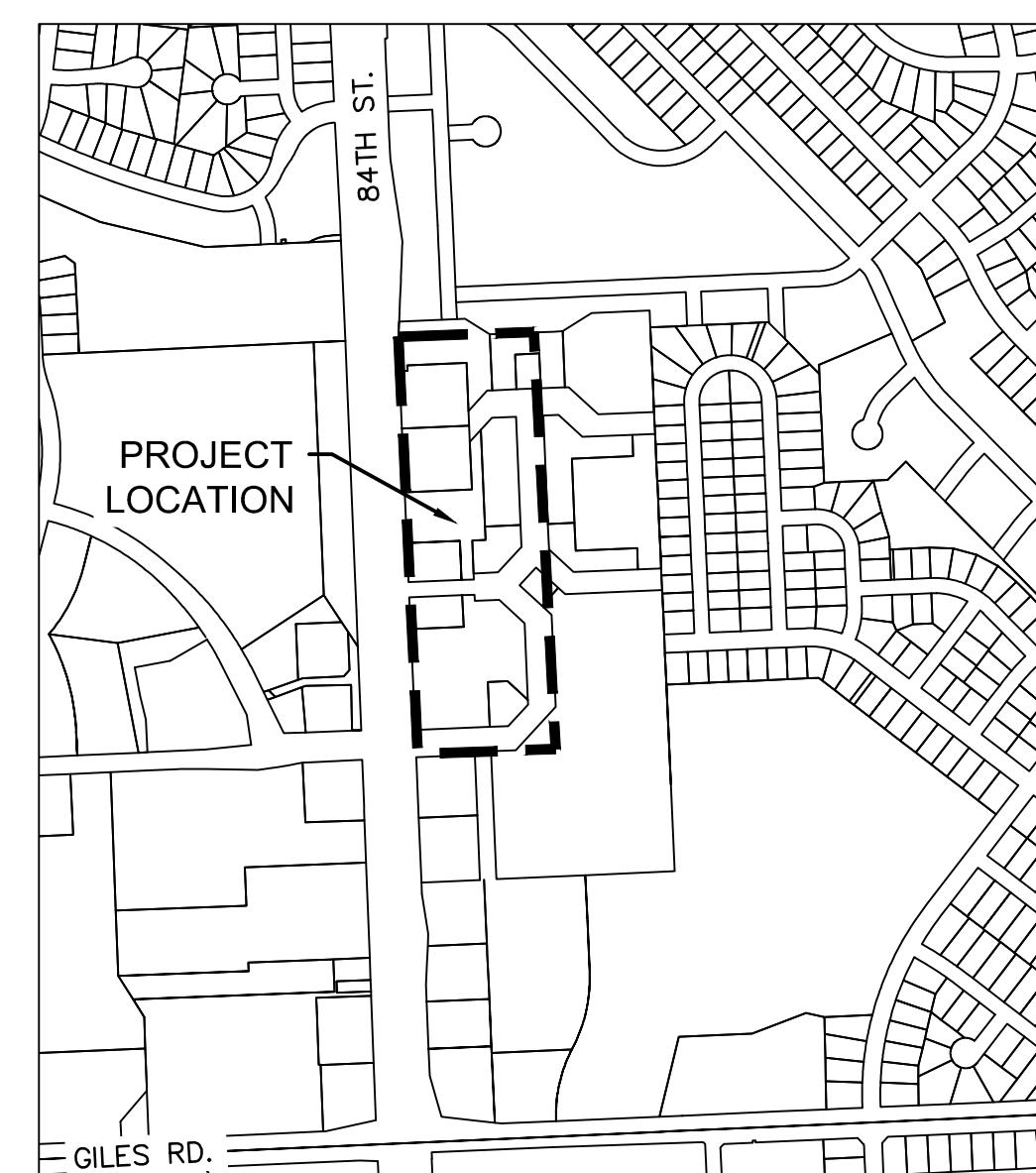
BEING A REPLAT OF LOTS 5 THRU 12, LA VISTA CITY CENTRE AND LOT 1, LA VISTA CITY CENTRE REPLAT 1, BOTH PLATTED AND RECORDED SUBDIVISIONS LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

DID NOT CLOSE. 490.09 SHORT ON THE WEST LINE ALONG 84TH ST. SAYS 801.00' NOT 1291.09'. NO LEGAL TO MATCH (REPLAT)
5-8-2019
TT
REVIEWED BEFORE 5-7-2018 FOR LOTS 1-8



NOTE:

1. ALL INTERNAL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. REFERENCE EXISTING CONDITIONS PLAN FOR EASEMENT DETAILS.
3. SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 9.980 ACRES MORE OR LESS.



SHEET INDEX		
C1.1	PRELIMINARY PLAT	
C2.1	PRELIMINARY SITE AND UTILITY PLAN	
C3.1	PRELIMINARY GRADING, DRAINAGE, & SWPPP	

LOTS 1 THRU 12	ZONING	DESC.
LOTS 1 THRU 12	MU-CC	MIXED USE / CITY CENTRE

LOTS 1 THRU 12	ZONING	DESC.
LOTS 1 THRU 12	MU-CC	MIXED USE / CITY CENTRE

DEVELOPER	SURVEYOR	ENGINEER
CHRISTOPHER ERICKSON LA VISTA CITY CENTRE, LLC	TERRY ROTHANZL OLSSON 222 S. 15TH SUITE 14245 OMAHA, NE 68102	ERIC GALLEY OLSSON 2111 S. 67TH STREET, SUITE 200 OMAHA, NE 68106

SURVEY CERTIFICATION		
TERRY ROTHANZL, L.S.		

CITY OF LA VISTA PLAT APPROVAL		

C-1 = SHOPPING CENTER DISTRICT
CC = COMMUNITY COMMERCIAL DISTRICT
MU = MIXED USED DISTRICT
R-1 = SINGLE-FAMILY RESIDENTIAL DISTRICT
R-2 = TWO-FAMILY RESIDENTIAL DISTRICT
GC = GENERAL COMMERCIAL
LI = LIGHT INDUSTRIAL DISTRICT
GWAY = GATEWAY CORRIDOR OVERLAY DISTRICT

Olsson

2111 South 67th Street Suite 200
Omaha, NE 68106
TEL: 402-341-1116
www.olsson.com

PRELIMINARY PLAT	REV. NO.	DATE	REVISIONS DESCRIPTION	REVISIONS
LA VISTA CITY CENTRE REPLAT THREE LOTS 1 THRU 12	2019			

drawn by: JLC
checked by: EW
approved by: ERG
QA/QC by: ERG
project no.: 016-0546
drawing no.: 05.06.19
date: 05.06.19

SHEET
C1.1

LA VISTA CITY CENTRE REPLAT THREE

LOTS 1 THRU 12

LOT 12 OF LA VISTA CITY CENTRE
IS ALSO IN THE NW 1/4 14-14-12

BEING A REPLAT OF LOTS 5 THRU 12, LA VISTA CITY CENTRE AND LOT 1, LA VISTA CITY CENTRE REPLAT 1, BOTH PLATTED
AND RECORDED SUBDIVISIONS LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

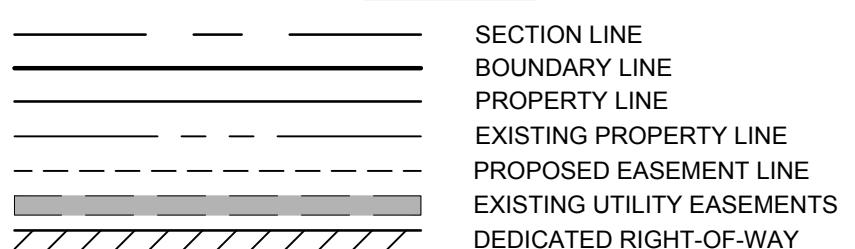
USER: dhastings

dwg

DETAIL

SCALE: 1" = 50'

LEGEND



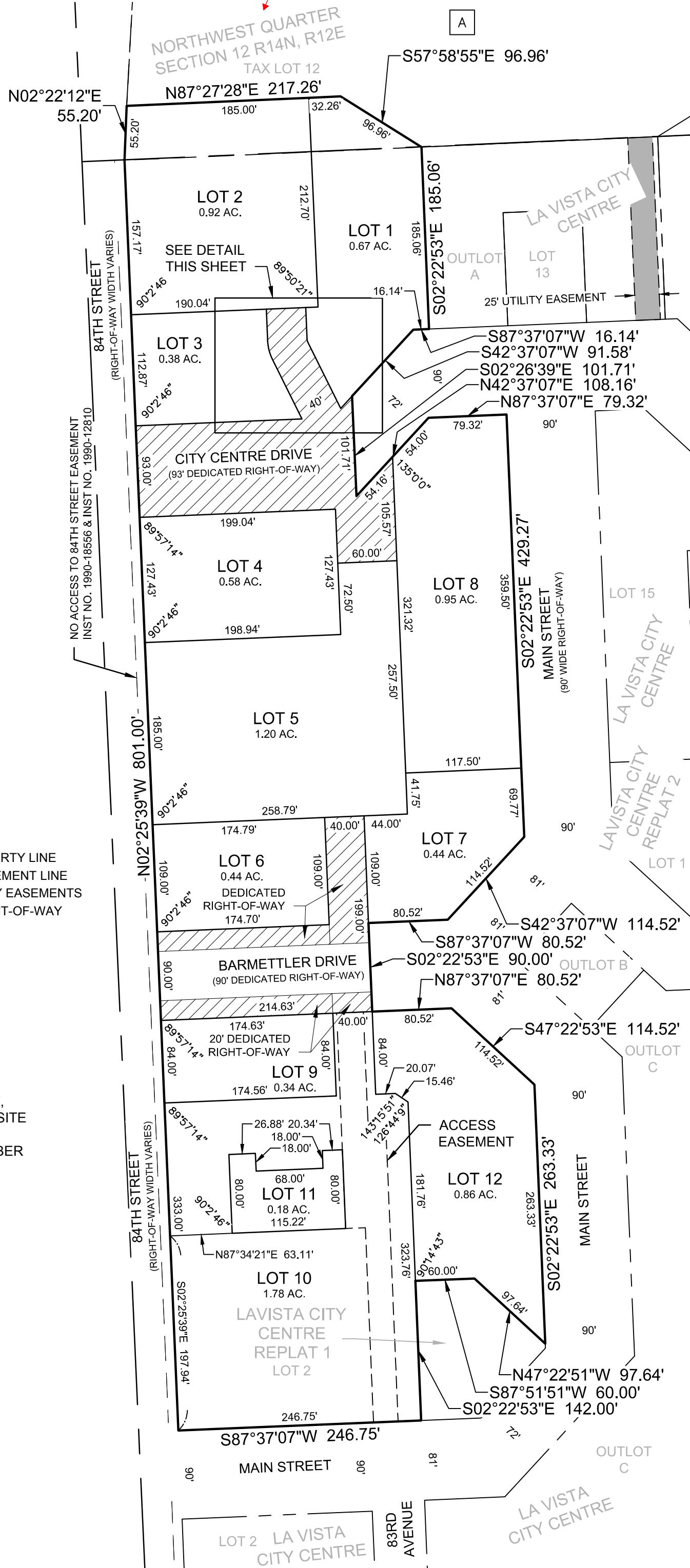
EXISTING EASEMENTS

RECIPROCAL CONSTRUCTION EASEMENT,
AND CONVEYANCE OF DEMOLITION AND SITE
PREPARATION RIGHTS AND EASEMENT
DATED DECEMBER 1, 2016, FILED DECEMBER
2, 2016 AT INSTRUMENT NO. 2016-31250



0' 50' 100' 200'
SCALE IN FEET

DWG: F:\2016\0501-1000\016-0546\40-Design\Survey\SRVY\Sheets\Final Plat\La Vista City Centre Replat Three\c_FPT_Replat Three.dwg
DATE: May 03, 2019 12:00pm
XREFS:



OWNER'S CERTIFICATION

I, WE THE UNDERSIGNED LA VISTA CITY CENTRE, LLC OWNER OF THE REAL ESTATE SHOWN AND CHRISTOPHER L. ERICKSON DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I/WE HAVE LAID OUT, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OUT, PLAT AND SUBDIVIDED, SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS LA VISTA CITY CENTRE REPLAT THREE. AN ADDITION TO THE CITY OF LA VISTA, NEBRASKA. ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC UNLESS SPECIFICALLY NOTED HEREIN. OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY RESERVED FOR PUBLIC USE.

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED. ANY ENCUMBRANCES OR SPECIAL ASSESSMENTS ARE EXPLAINED AS FOLLOWS:

THERE ARE STRIPS OF GROUND SHOWN OR DESCRIBED ON THIS PLAT AND MARKED EASEMENT, RESERVED FOR THE USE OF PUBLIC UTILITIES AND SUBJECT TO THE PARAMOUNT RIGHT OF UTILITY OR CITY TO INSTALL, REPAIR, REPLACE AND MAINTAIN ITS INSTALLATIONS.

LA VISTA CITY CENTRE, LLC CHRISTOPHER L. ERICKSON MANAGING MEMBER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF _____) SS

ON THE _____ DAY OF _____, 2019, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AFORESAID COUNTY PERSONALLY APPEARED CHRISTOPHER L. ERICKSON, KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER VOLUNTARY ACT AND DEED AS SAID LA VISTA CITY CENTRE, LLC.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE MENTIONED.

NOTARY PUBLIC

OWNER'S CERTIFICATION

I, WE THE UNDERSIGNED CITY OF LA VISTA, A MUNICIPAL CORPORATION OWNER OF THE REAL ESTATE SHOWN AND CHRISTOPHER L. ERICKSON DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I/WE HAVE LAID OUT, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OUT, PLAT AND SUBDIVIDED, SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

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Douglas Kindig, Mayor

ATTEST: Pam Buethe, City Clerk

SARPY COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AS APPEARS ON THIS PLAT.

ON THIS _____ DAY OF _____, 2019.

SARPY COUNTY TREASURER

PRINTED NAME

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF LA VISTA CITY CENTRE REPLAT THREE, LOTS 1 THRU 12 WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS _____ DAY OF _____, 2019.

COUNTY SURVEYOR/ENGINEER

NOTES

- ALL INTERNAL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- NO DIRECT ACCESS SHALL BE PERMITTED ONTO 84TH STREET FROM LOTS 2, 3, 4, 5, 6, 9, AND 10.

SUBDIVIDE

LIEN HOLDER CONSENT

THE UNDERSIGNED HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS LA VISTA CITY CENTRE REPLAT THREE (HEREAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF SARPY COUNTY, NEBRASKA AS INSTRUMENT NO. 2016-31248 (HEREAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY (SEWER, WATER, ELECTRIC, CABLE TV, TELEPHONE, NATURAL GAS) EASEMENTS, OR STREETS OR ROADS, PEDESTRIAN WAY EASEMENTS, AND ACCESS EASEMENTS AND RELINQUISHEMENTS OF ACCESS, DEDICATED TO THE PUBLIC, ALL AS SHOWN ON THE PLAT, BUT NOT OTHERWISE. THE UNDERSIGNED CONFIRMS THAT IT IS THE HOLDER OF THE LIEN AND HAS NOT ASSIGNED THE LIEN TO ANY OTHER PERSON.

DUNDEE BANK, A BRANCH OF SECURITY STATE BANK

BY: ADRIAN HERNANDEZ
TITLE: SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF _____) SS

ON THE _____ DAY OF _____, 2019, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AFORESAID COUNTY PERSONALLY APPEARED ADRIAN HERNANDEZ, KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER VOLUNTARY ACT AND DEED AS SAID LA VISTA CITY CENTRE, LLC.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE MENTIONED.

NOTARY PUBLIC

APPROVAL BY LA VISTA CITY ENGINEER

THE PLAT OF LA VISTA CITY CENTRE REPLAT THREE, LOTS 1 THRU 12 WAS APPROVED BY THE LA VISTA CITY ENGINEER.

ON THIS _____ DAY OF _____, 2019.

John Kottmann, City Engineer

APPROVAL BY LA VISTA CITY PLANNING COMMISSION

THE PLAT OF LA VISTA CITY CENTRE REPLAT THREE, LOTS 1 THRU 12 WAS APPROVED BY THE LA VISTA CITY PLANNING COMMISSION.

ON THIS _____ DAY OF _____, 2019.

Chairperson, La Vista Planning Commission

ACCEPTANCE BY LA VISTA CITY COUNCIL

THE PLAT OF LA VISTA CITY CENTRE REPLAT THREE, LOTS 1 THRU 12 WAS APPROVED AND ACCEPTED BY THE LA VISTA CITY COUNCIL.

ON THIS _____ DAY OF _____, 2019.

Pam Buethe, City Clerk Douglas Kindig, Mayor

SURVEYOR'S CERTIFICATION

I, TERRY L. ROTHANZL, DO HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS AS NOTED HEREON HAVE BEEN PLACED ON THE BOUNDARY OF THE PLAT AND AT ALL CORNERS, ANGLE POINTS, AND ENDS OF ALL CURVES ON THE BOUNDARY AND ON THE LOTS IN THE SUBDIVISION TO BE KNOWN AS LA VISTA CITY CENTRE REPLAT THREE, LOTS 1 THRU 12 BEING A REPLAT OF LOTS 5 THRU 12, LA VISTA CITY CENTRE AND LOT 1, LA VISTA CITY CENTRE REPLAT 1, BOTH SUBDIVISIONS, AS SURVEYED, PLATTED, AND RECORDED IN SARPY COUNTY, NEBRASKA.

TERRY L. ROTHANZL
NEBRASKA L.S. 607
DATE

drawn by:	DSH
checked by:	EWVTLR
approved by:	TLR
QA/QC by:	EWVTLR
project no.:	016-0546
drawing no.:	042.19
date:	04.26.19

SHEET
1 of 1

olsson

LA VISTA CITY CENTRE REPLAT THREE

LOTS 1 THRU 12

BEING A REPLAT OF LOTS 5 THRU 12, LA VISTA CITY CENTRE AND LOT 1, LA VISTA CITY CENTRE REPLAT 1, BOTH PLATTED AND RECORDED SUBDIVISIONS LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

OWNER'S CERTIFICATION

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THERE ARE STRIPS OF GROUND SHOWN OR DESCRIBED ON THIS PLAT AND MARKED EASEMENT, RESERVED FOR THE USE OF PUBLIC UTILITIES AND SUBJECT TO THE PARAMOUNT RIGHT OF UTILITY OR CITY TO INSTALL, REPAIR, REPLACE AND MAINTAIN ITS INSTALLATIONS.

LA VISTA CITY CENTRE, LLC
CHRISTOPHER L. ERICKSON
MANAGING MEMBER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF _____)
SS

ON THE _____ DAY OF _____ 2019, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AFORESAID COUNTY PERSONALLY APPEARED CHRISTOPHER L. ERICKSON, KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER VOLUNTARY ACT AND DEED AS SAID LA VISTA CITY CENTRE, LLC.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE MENTIONED.

NOTARY PUBLIC

OWNER'S CERTIFICATION

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THERE ARE STRIPS OF GROUND SHOWN OR DESCRIBED ON THIS PLAT AND MARKED EASEMENT, RESERVED FOR THE USE OF PUBLIC UTILITIES AND SUBJECT TO THE PARAMOUNT RIGHT OF UTILITY OR CITY TO INSTALL, REPAIR, REPLACE AND MAINTAIN ITS INSTALLATIONS.

Douglas Kindig, Mayor

ATTEST: Pam Buethe, City Clerk

SARPY COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AS APPEARS ON THIS PLAT.

ON THIS _____ DAY OF _____ 2019.

SARPY COUNTY TREASURER

PRINTED NAME

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF LA VISTA CITY CENTRE REPLAT THREE, LOTS 1 THRU 12 WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS _____ DAY OF _____ 2019.

COUNTY SURVEYOR/ENGINEER

NOTES

- ALL INTERNAL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- NO DIRECT ACCESS SHALL BE PERMITTED ONTO 84TH STREET FROM LOTS 2, 3, 4, 5, 6, 9, AND 10.

LIEN HOLDER CONSENT

THE UNDERSIGNED HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS LA VISTA CITY CENTRE REPLAT THREE (HEREAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF SARPY COUNTY, NEBRASKA AS INSTRUMENT NO. 2016-31248 (HEREAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY (SEWER, WATER, ELECTRIC, CABLE TV, TELEPHONE, NATURAL GAS) EASEMENTS, OR STREETS OR ROADS, PEDESTRIAN WAY EASEMENTS, AND ACCESS EASEMENTS AND RELINQUISHEMENTS OF ACCESS, DEDICATED TO THE PUBLIC, ALL AS SHOWN ON THE PLAT, BUT NOT OTHERWISE. THE UNDERSIGNED CONFIRMS THAT IT IS THE HOLDER OF THE LIEN AND HAS NOT ASSIGNED THE LIEN TO ANY OTHER PERSON.

DUNDEE BANK, A BRANCH OF SECURITY STATE BANK

BY: Adrian Hernandez
TITLE: SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF _____)
SS

ON THE _____ DAY OF _____ 2019, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AFORESAID COUNTY PERSONALLY APPEARED ADRIAN HERNANDEZ, KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER VOLUNTARY ACT AND DEED AS SAID LA VISTA CITY CENTRE, LLC.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE MENTIONED.

NOTARY PUBLIC

APPROVAL BY LA VISTA CITY ENGINEER

THE PLAT OF LA VISTA CITY CENTRE REPLAT THREE, LOTS 1 THRU 12 WAS APPROVED BY THE LA VISTA CITY ENGINEER.

ON THIS _____ DAY OF _____ 2019.

John Kottmann, City Engineer

APPROVAL BY LA VISTA CITY PLANNING COMMISSION

THE PLAT OF LA VISTA CITY CENTRE REPLAT THREE, LOTS 1 THRU 12 WAS APPROVED BY THE LA VISTA CITY PLANNING COMMISSION.

ON THIS _____ DAY OF _____ 2019.

Chairperson, La Vista Planning Commission

ACCEPTANCE BY LA VISTA CITY COUNCIL

THE PLAT OF LA VISTA CITY CENTRE REPLAT THREE, LOTS 1 THRU 12 WAS APPROVED AND ACCEPTED BY THE LA VISTA CITY COUNCIL.

ON THIS _____ DAY OF _____ 2019.

Pam Buethe, City Clerk Douglas Kindig, Mayor

SURVEYOR'S CERTIFICATION

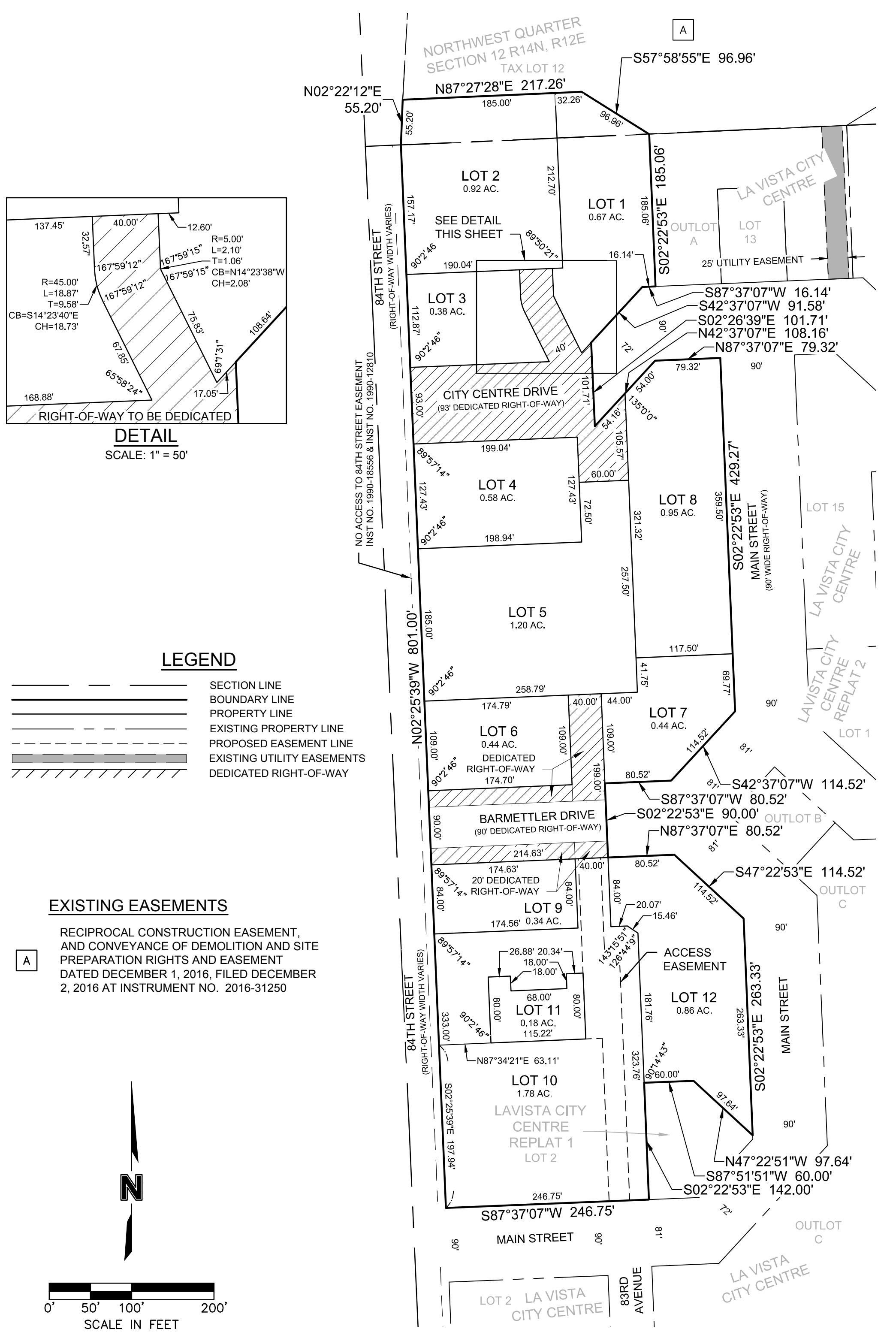
I, TERRY L. ROTHANZL, DO HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS AS NOTED HEREON HAVE BEEN PLACED ON THE BOUNDARY OF THE PLAT AND AT ALL CORNERS, ANGLE POINTS, AND ENDS OF ALL CURVES ON THE BOUNDARY AND ON THE LOTS IN THE SUBDIVISION TO BE KNOWN AS LA VISTA CITY CENTRE REPLAT THREE, LOTS 1 THRU 12 BEING A REPLAT OF LOTS 5 THRU 12, LA VISTA CITY CENTRE AND LOT 1, LA VISTA CITY CENTRE REPLAT 1, BOTH SUBDIVISIONS, AS SURVEYED, PLATTED, AND RECORDED IN SARPY COUNTY, NEBRASKA.

Terry L. Rothanzl
Nebraska L.S. 607
DATE



Olsson

FINAL PLAT	REV. NO.	DATE	REVISIONS DESCRIPTION	REVISIONS
LA VISTA CITY CENTRE REPLAT THREE LOTS 1 THRU 12	2019			



Comment Response: Preliminary Plat-Final Plat Replat 3

Preliminary Plat Review

1. Article 3.03.07: Provide clarification between existing (or soon to be existing) public sewers and water mains and proposed additional public sewers and water mains. This can be done with line types and should identify additional proposed public sewers and water mains beyond what is currently contracted for Phase 1 public improvements. The sanitary sewer layout shown on Sheet C2.1 is not correct and needs to be corrected to match the public improvement plans. The location of the relocated sanitary outfall sewer north of Lots 1 and 2 should be shown based on the TD2 topographic survey of the "interface" area dated January 31, 2019. If Olsson does not already have a copy of this survey, the City will make arrangements for Olsson to receive it.
Response: Sanitary and storm mains for the development have been installed throughout the project and the plans have been updated to reflect what was installed with the public improvements including the stub locations for the lots. The outfall sewer north of the lots have been added and coordinated with TD2 and provided on the plans.
2. Article 3.03.09: The proposed lot areas should be identified in square footage and not acres since appraisals and negotiations will need the areas in square feet. Lot 11 as proposed does not comply with the definition of "Lot" per Section 2.13 of the Zoning Regulations or Section 4.15 of the Subdivision Regulations.

Staff recommends *converting* Lot 11 to a flag lot *fronting on* Barmettler Drive to resolve this issue.

Response: Areas have been changed to SF instead of acres. Lot 11 (now Lot 3) has been revised to a flag lot per the meeting with staff.

3. Article 3.03.10: In addition to comment on Article 3.03.07 identify in some manner (illustration or notation) proposed sidewalks to reach Lots 11, 5 and 2. **Response: Sidewalks are shown as part of the future development configuration. These are subject to change depending on the final lot configurations.**
4. Article 3.03.12: Identify proposed easements for ingress/egress and utilities. Examples include sidewalk over edges of Lots 7 and 8 to reach Lot 5 as well as utility easement in the same area to provide communications to the second parking structure. Also, any easements needed to accommodate street lighting cables, conduit and service panels (such as over part of Lot 12) need to be addressed. Any blanket ingress/egress easements should be noted. **Response: Easements have been provided for access and utilities as well as ROW areas have been provided for the entrance to the garages to accommodate the planned sidewalks for these entries. Utility easement for Lot 12, has been added to accommodate the conduit and service panels.**
5. Article 3.03.15: An amendment to Subdivision Agreement will be needed to address infrastructure installation and expenditures prior to City Council consideration of the replat. **Response: An updated Subdivision Agreement will be provided.**
6. Article 3.03.19: The parking demands for Lots 9, 11 and 12 need to be identified and checked for quantity of available parking on-site and abutting the lots. This would include the First National Bank parking demands. **Response: A parking table has been provided on the plans for the lots.**

7. Article 3.03.20:

- a. The proposed sanitary sewer layout needs to address how Lots 1, 2, 3, and 8 will access sanitary sewer. The layout shown on C2.1 does not match the public infrastructure plans in some locations. **Response: The sanitary layout has been updated to ensure we are matching the public infrastructure layout. The stubs for the lots are shown for the lots.**
- b. A drainage plan is needed that identifies drainage areas and where they will connect to the infrastructure system. This pertains to Lots 1, 2, 5, 7 and 11 for example. **Response: The drainage for these lots are accommodated under the original drainage report for the overall development. Drainage for these lots are accommodated in the storm system running through the development and discharged to the north through the storm system.**
- c. Information on a PCSMP plan needs to be provided on Sheet C3.1. This would include reference to the current plan for PCSMP No. 20170324- 3736P and particularly Note 2 on Exhibit "8". Notations as to which lots will be expected to provide water quality devices in accordance with said Note 2 should be added to Sheet C3.1. **Response: Notes regarding the current PCSMP has been added. Reference to which lots are draining to specific pond and water quality areas per the original drainage report has been added to the plan.**

Final Plat Review

8. Article 3.05.02: Refer Item 2 above concerning Lot 11. Also, at the southwest corner of Lot 11 there appears to be an erroneous line type indicating a lot line that is believed to be a dimension line to tie down the location of Lot 11 and it is not intended to be a lot line.

There needs to be further discussion on the proposed configuration of Lot 5. A schematic design for a parking structure on this lot was prepared in January of 2017 by the team of DLR Group, AGA Consulting, and Olsson Associates. That schematic design proposed a dimension of 194.08 feet along 84th Street. The current plat proposal is 185.00 feet along 84th Street. This dimension will require some easement rights on adjacent lots for foundations extending past the proposed property line and will require some concurrence from the CBO and Fire Marshall as to fire separation requirements relative to easements versus lot lines. There is also a need for open air easements on lots adjacent to Lot 5 to avoid the parking garage being required to have mechanical ventilation systems.

Staff will be meeting internally to examine the options and requirements for configuration of this lot. A conclusion regarding this issue will be provided after the conclusion of this meeting. **Response: This lot has been revised based on coordination with DLR on the proposed parking garage drawings. The Lot (which is now labeled as Lot 7) has been increased in size from 184' to 205' to accommodate the open air/fire requirement along the garage.**

9. Article 3.05.09: Identify the square footage of each lot, not the acreage. **Response: Lot areas have been revised to SF as requested.**

Article 3.05.15: In the Surveyor's Certification include a statement of the total acreage in the boundary of the plat. **Response: This has been added.**

10. Article 3.05.19: Revise the wording of the Surveyor's Certificate to be consistent with the language in Section 1 0.02. The first sentence is missing. **Response: Language has been update as requested**

11. Article 3.05.25: An amendment to Subdivision Agreement will be needed to address infrastructure installation and expenditures prior to City Council consideration of the replat. **Response: A amendment to the agreement will be provided to the City prior to Council**

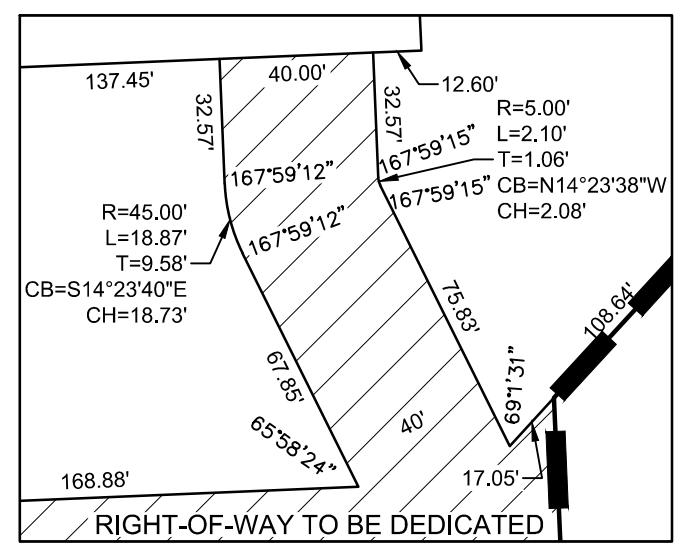
consideration

12. A full metes and bounds description of each piece of property proposed to change hands through this process will need to be provided to allow for the commencement of an appraisal process. **Response: Legals have been provided to the City and Kevin Koreger for coordination.**

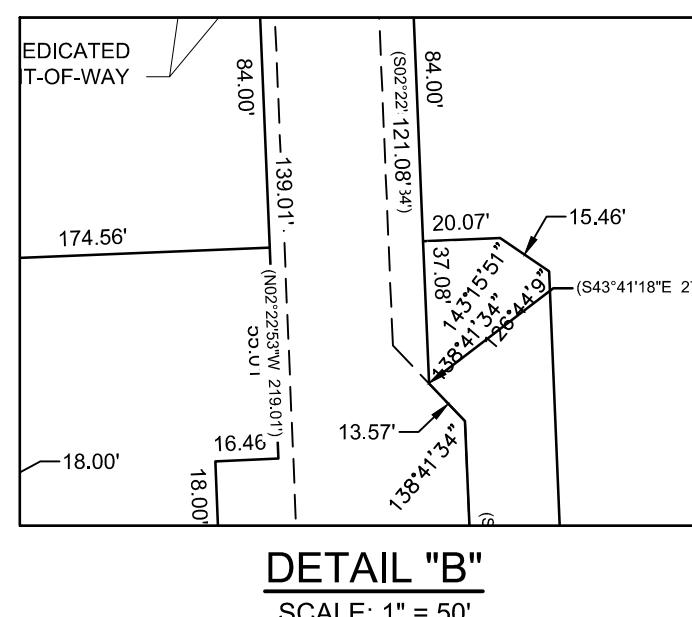
LA VISTA CITY CENTRE REPLAT THREE

LOTS 1 THRU 12

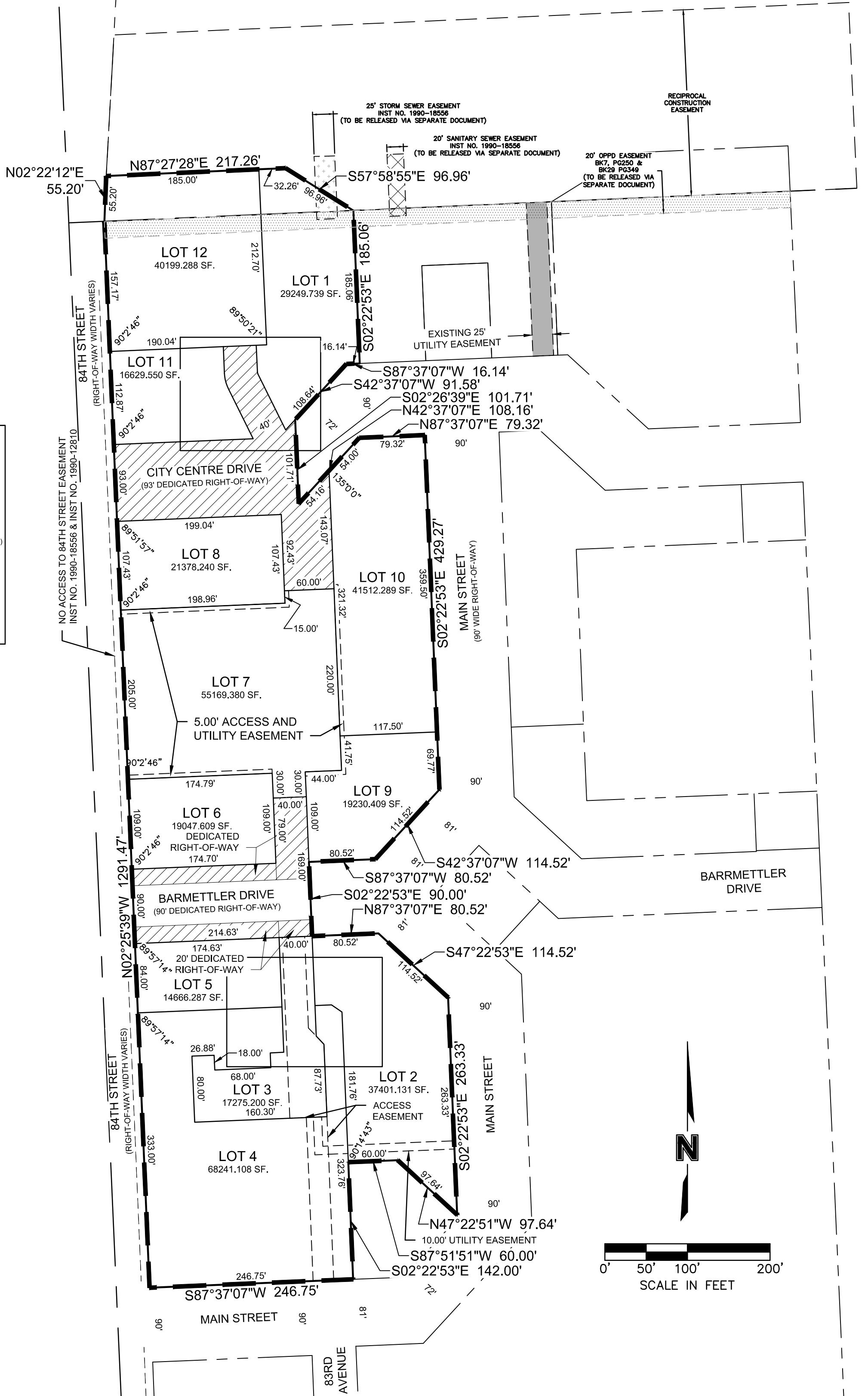
BEING A REPLAT OF LOTS 5 THRU 12, LA VISTA CITY CENTRE AND LOT 1, LA VISTA CITY CENTRE REPLAT 1, BOTH PLATTED AND RECORDED SUBDIVISIONS LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



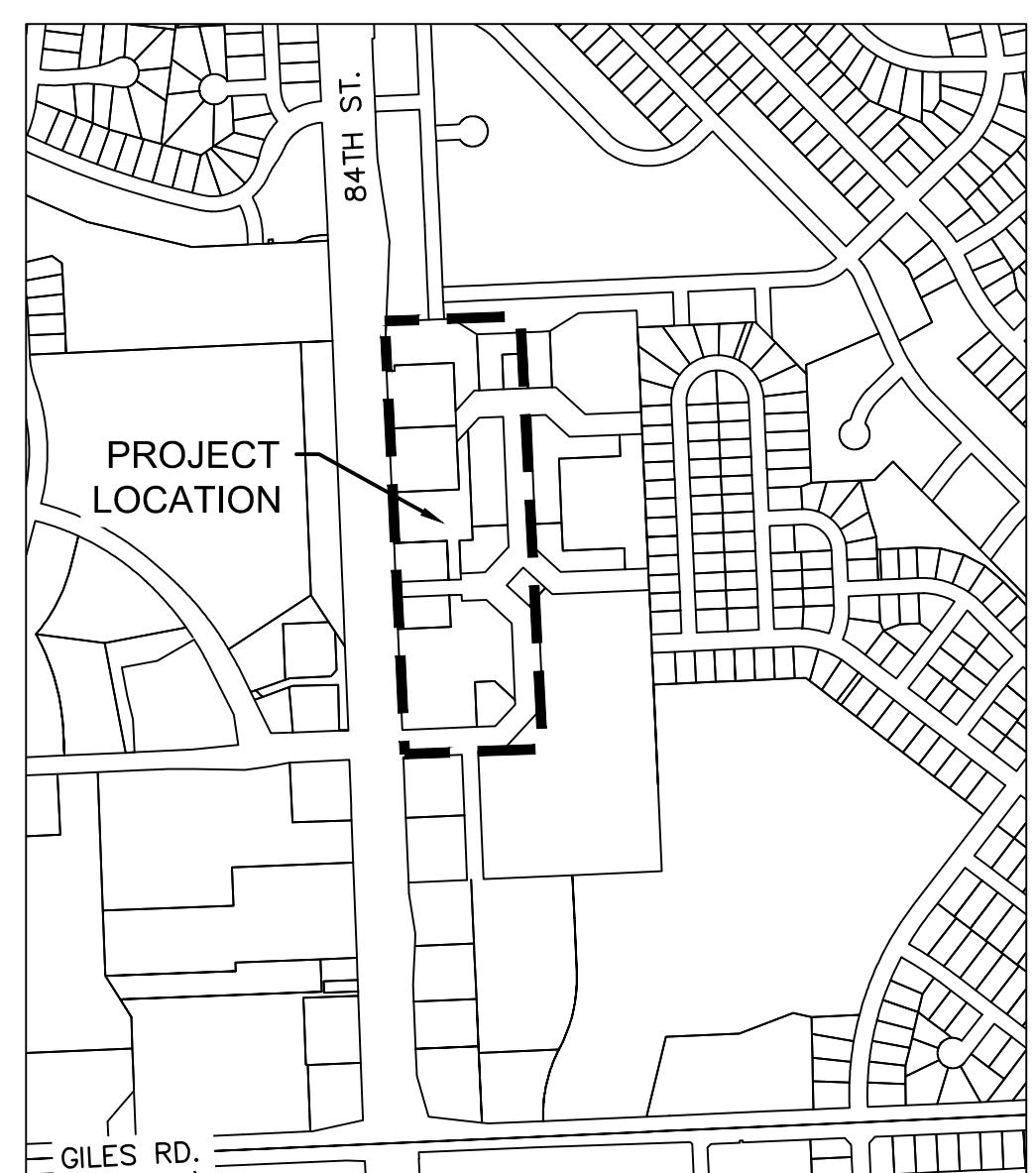
DETAIL "A"
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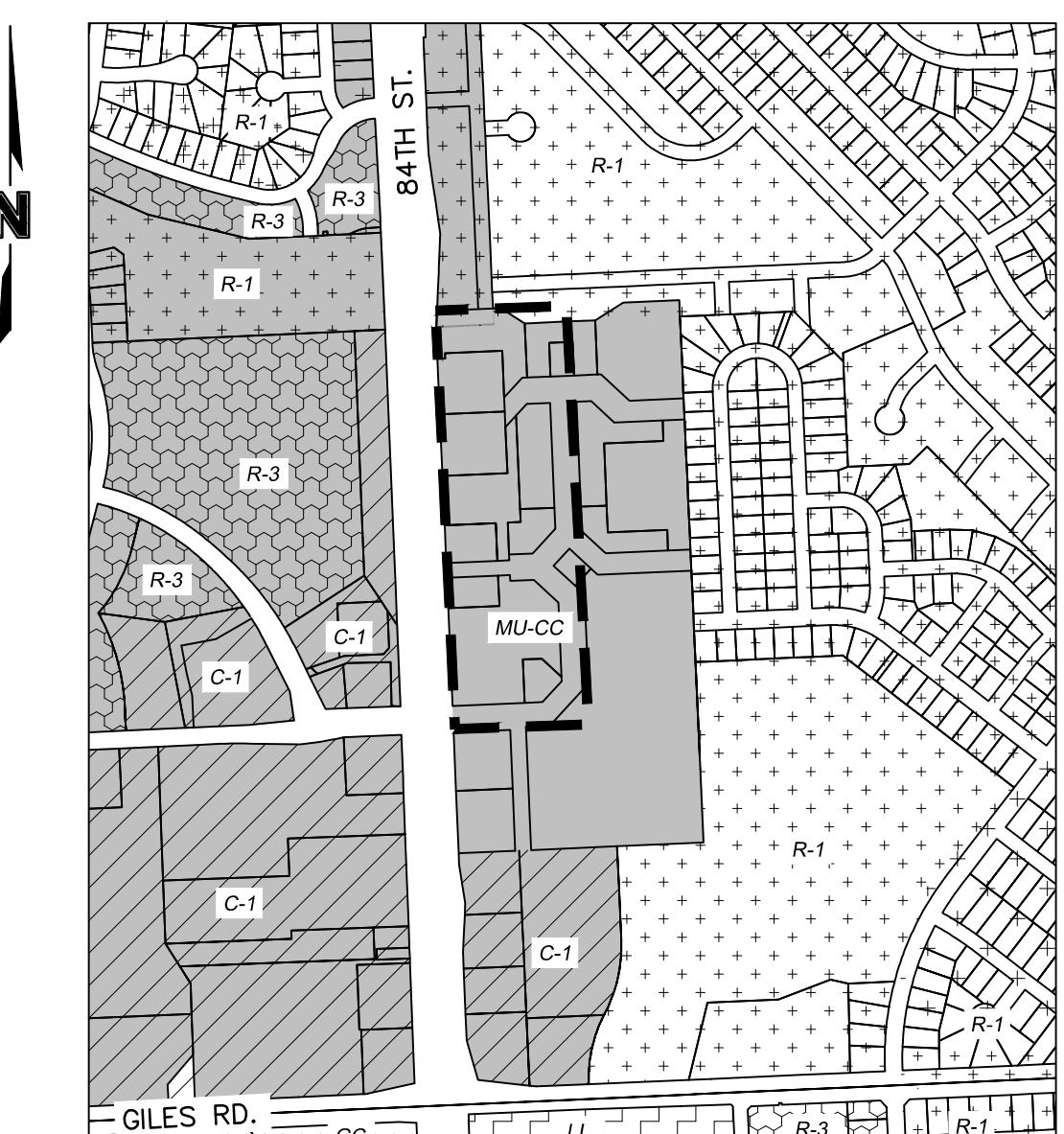
DETAIL "B"
SCALE: 1" = 50'



SCALE IN FEET



VICINITY MAP
NOT TO SCALE



EXISTING ZONING MAP
NOT TO SCALE

SHEET INDEX		
C1.1	PRELIMINARY PLAT	
C2.1	PRELIMINARY SITE AND UTILITY PLAN	
C3.1	PRELIMINARY GRADING, DRAINAGE, & SWPPP	

LOTS 1 THRU 12	ZONING	DESC.
LOTS 1 THRU 12	MU-CC	MIXED USE / CITY CENTRE

LOTS 1 THRU 12	ZONING	DESC.
LOTS 1 THRU 12	MU-CC	MIXED USE / CITY CENTRE

DEVELOPER	SURVEYOR	ENGINEER
CHRISTOPHER ERICKSON LA VISTA CITY CENTRE, LLC	TERRY ROTHANZL OLSSON 222 S. 15TH SUITE 14245 OMAHA, NE 68102	ERIC GALLEY OLSSON 2111 S. 67TH STREET, SUITE 200 OMAHA, NE 68106

SURVEY CERTIFICATION		
TERRY ROTHANZL, L.S.		

CITY OF LA VISTA PLAT APPROVAL		

C-1 = SHOPPING CENTER DISTRICT
CC = COMMUNITY COMMERCIAL DISTRICT
MU = MIXED USED DISTRICT
R-1 = SINGLE-FAMILY RESIDENTIAL DISTRICT
R-2 = TWO-FAMILY RESIDENTIAL DISTRICT
GC = GENERAL COMMERCIAL
LI = LIGHT INDUSTRIAL DISTRICT
GWAY = GATEWAY CORRIDOR OVERLAY DISTRICT

Olsson

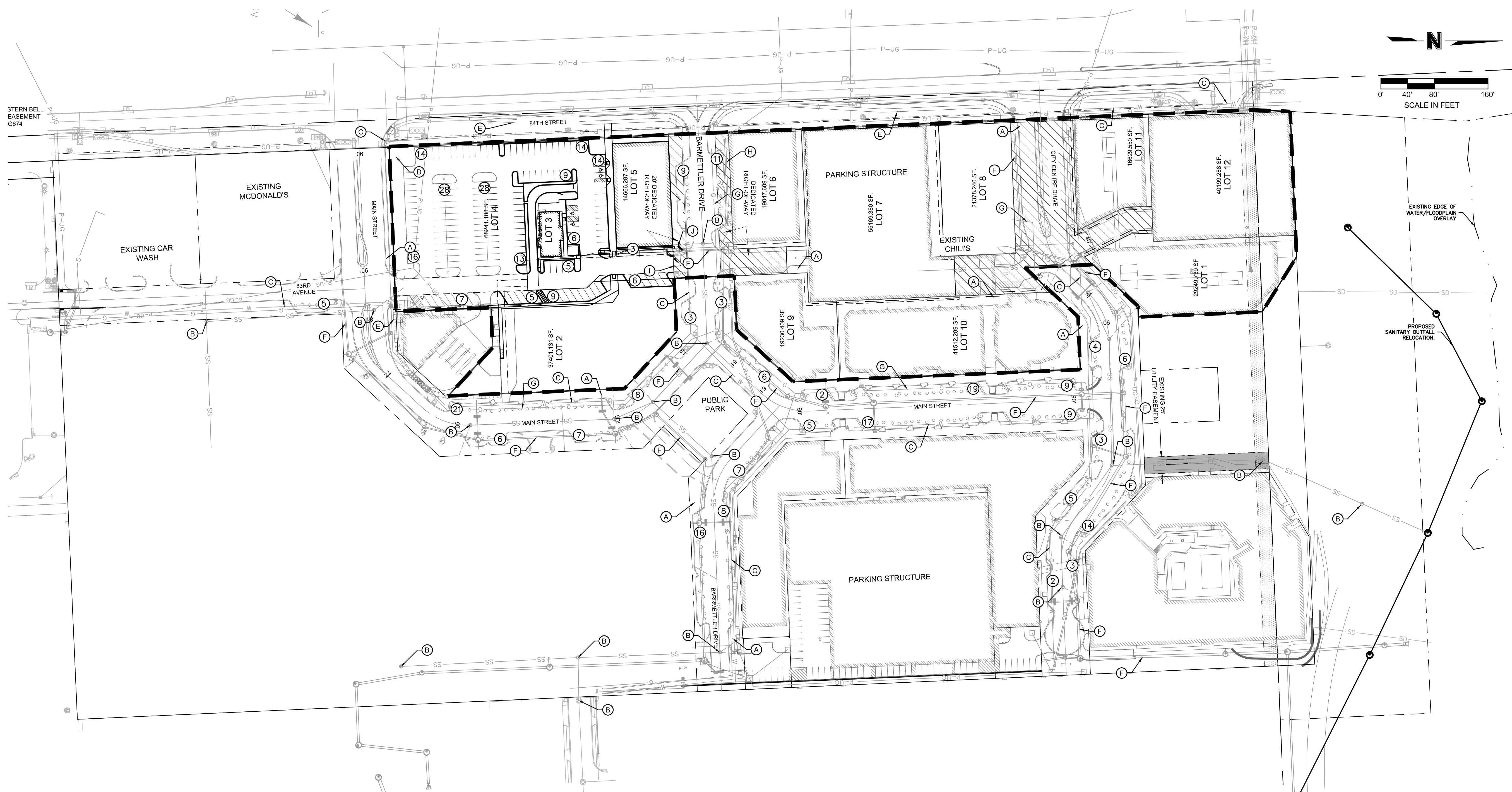
2111 South 67th Street Suite 200
Omaha, NE 68106

TEL: 402.341.1116
www.olsson.com

PRELIMINARY PLAT
LA VISTA CITY CENTRE REPLAT THREE
LOTS 1 THRU 12
LA VISTA, NEBRASKA

drawn by: JLC
checked by: EW
approved by: ERG
QA/QC by: ERG
project no.: 016-0546
drawing no.:
date: 05.06.19

SHEET
C1.1



PARKING TABLE	
LOT NUMBER	PARKING PROVIDED
LOT 2	55 STALLS
LOT 3	47 STALLS
LOT 4	79 STALLS
LOT 5	40 STALLS

KEY MAP	
(A)	FIRE HYDRANT
(B)	EXISTING SANITARY SEWER MANHOLE
(C)	EXISTING WATER LINE
(D)	MONUMENT SIGN
(E)	SIDEWALK
(F)	EXISTING STORM SEWER
(G)	EXISTING GAS LINE
(H)	EXISTING UNDERGROUND POWER LINE
(I)	PROPOSED SANITARY SEWER STUB
(J)	PROPOSED STORM SEWER STUB

LEGEND	
—	BOUNDARY LINE
—	SECTION LINE
—	EXISTING PROPERTY LINE
—	EXISTING SANITARY SEWER
—	EXISTING OVERHEAD POWER
—	EXISTING GAS LINE
—	EXISTING STORM SEWER
—	EXISTING WATER LINE
—	PROPOSED SANITARY SEWER LATERAL
—	PROPOSED STORM SEWER STUB
—	PUBLIC SIDEWALK CONNECTION

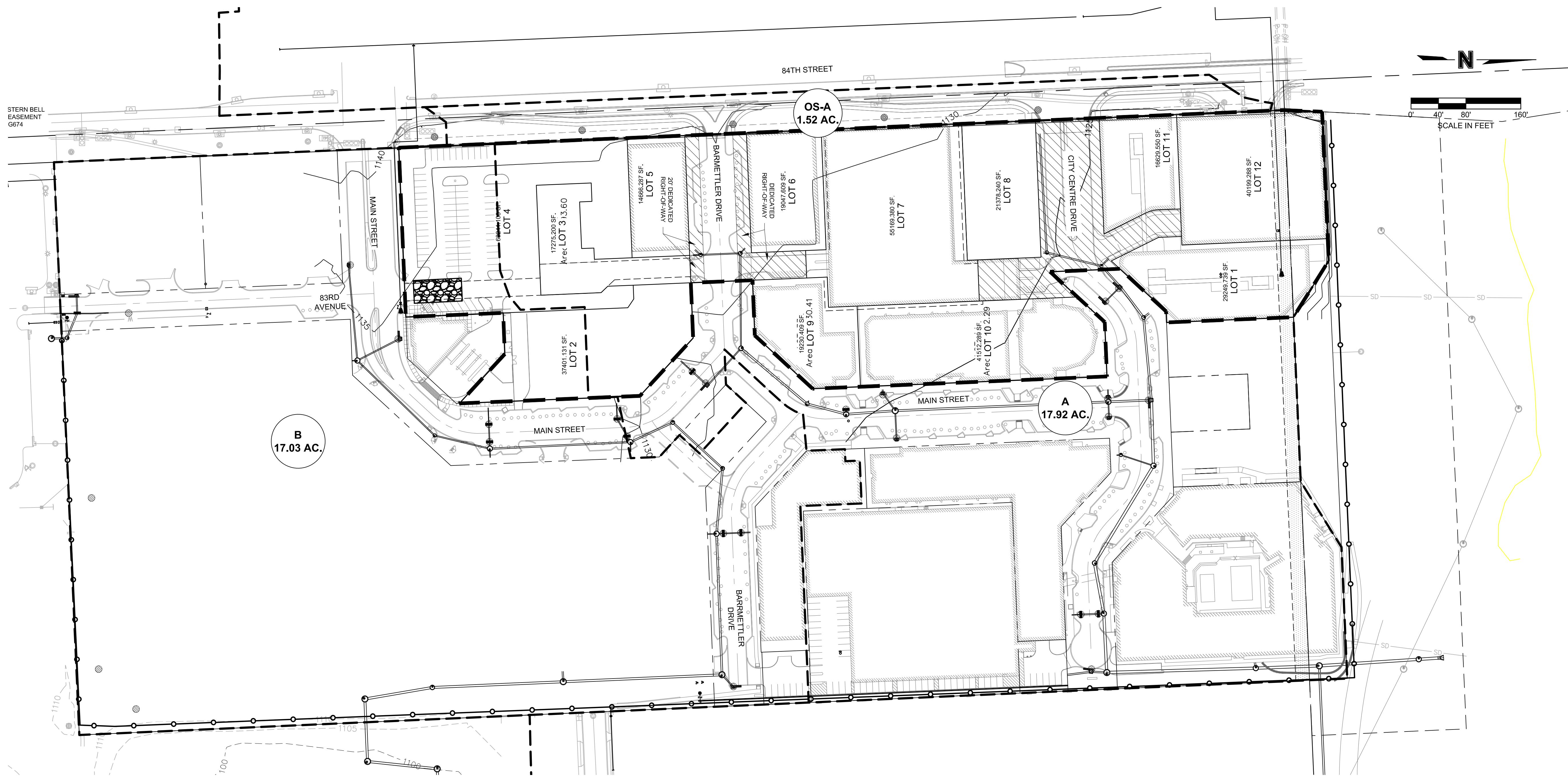
NOTES:

1. WATER PROVIDED BY M.U.D. GAS TO BE PROVIDED BY BLACK HILLS ENERGY.
2. POWER TO BE PROVIDED BY O.P.P.D.
3. TELEPHONE AND CABLE TO BE PROVIDED BY LOCAL SERVICE.
4. ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.

PRELIMINARY SITE AND UTILITY PLAN	REV. NO.	DATE	REVISIONS DESCRIPTION	REVISIONS
LA VISTA CITY CENTRE REPLAT THREE LOTS 1 THRU 12	2019			

Olsson

LA VISTA, NEBRASKA

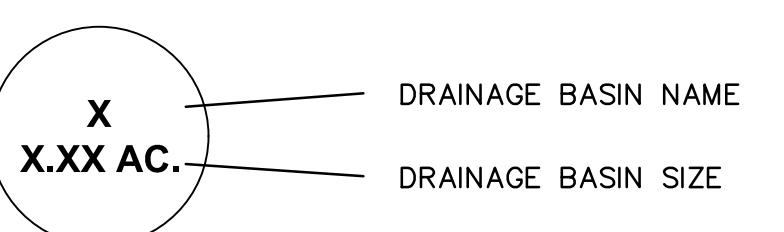


NOTES

1. CONTOURS SHOWN ARE AT 5' INTERVALS.
2. IT IS THE DEVELOPER'S INTENT TO DO ALL GRADING AND EROSION CONTROL UNDER ONE PERMIT.
3. FOR LOTS 1, 3, 5, 6, 7, 8, 9, 10, 11, 12 AND PORTIONS OF LOT 2 AND LOT 4, WATER QUALITY IS PROVIDED IN WITHIN POND P1 PER THE ORIGINAL DRAINAGE REPORT. FOR PORTION OF LOTS 2 AND LOT 4, WATER QUALITY IS PROVIDED WITHIN POND P2 AS PER THE ORIGINAL DRAINGE REPORT.
4. AREA DRAIN A, B AND OS-A ARE PER APPROVED DRAINAGE REPORT.

LEGEND

	BOUNDARY LINE
	SECTION LINE
	EXISTING PROPERTY LINE
	SILT FENCE
	CONSTRUCTION ENTRANCE
	INLET PROTECTION
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED STORM SEWER INLET/MANHOLE



drawn by: _____
checked by: _____
approved by: _____ E
QA/QC by: _____ E
project no.: _____ 016-0
drawing no.: _____
date: _____ 05.00

SHEET

C3.1

on
so
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s
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A VISTA CITY CENTRE REPLAT THREE
LOTS 1 THRU 12

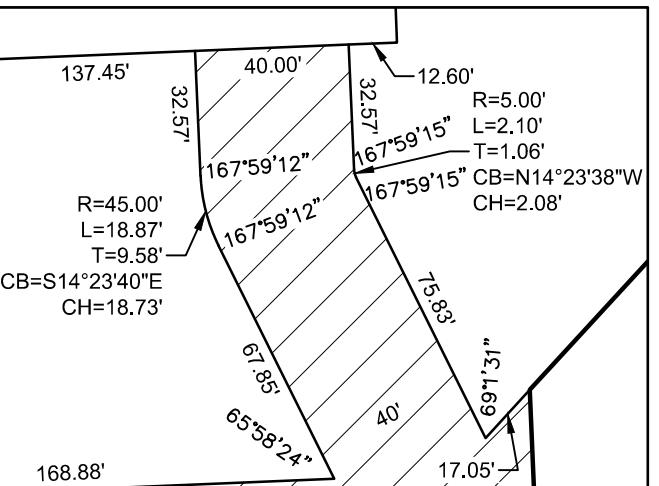
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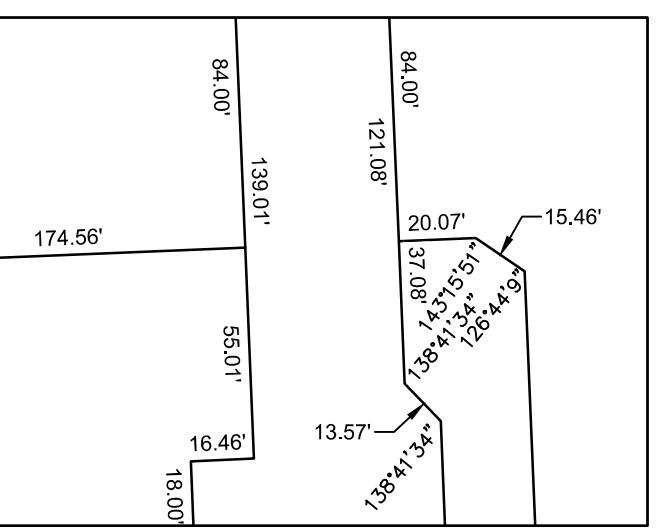
USER: dhastings

DWG: F:\2016\0501-1000\016-0546\40-Design\Survey\Survey\SRVY\Sheets\Final Plat\La Vista City Centre Replat Three\c_FPT_Replat Three.dwg
DATE: Jul 08, 2019 12:20pm
XREFS:



DETAIL "A"

SCALE: 1" = 50'



DETAIL "B"

SCALE: 1" = 50'

LEGEND

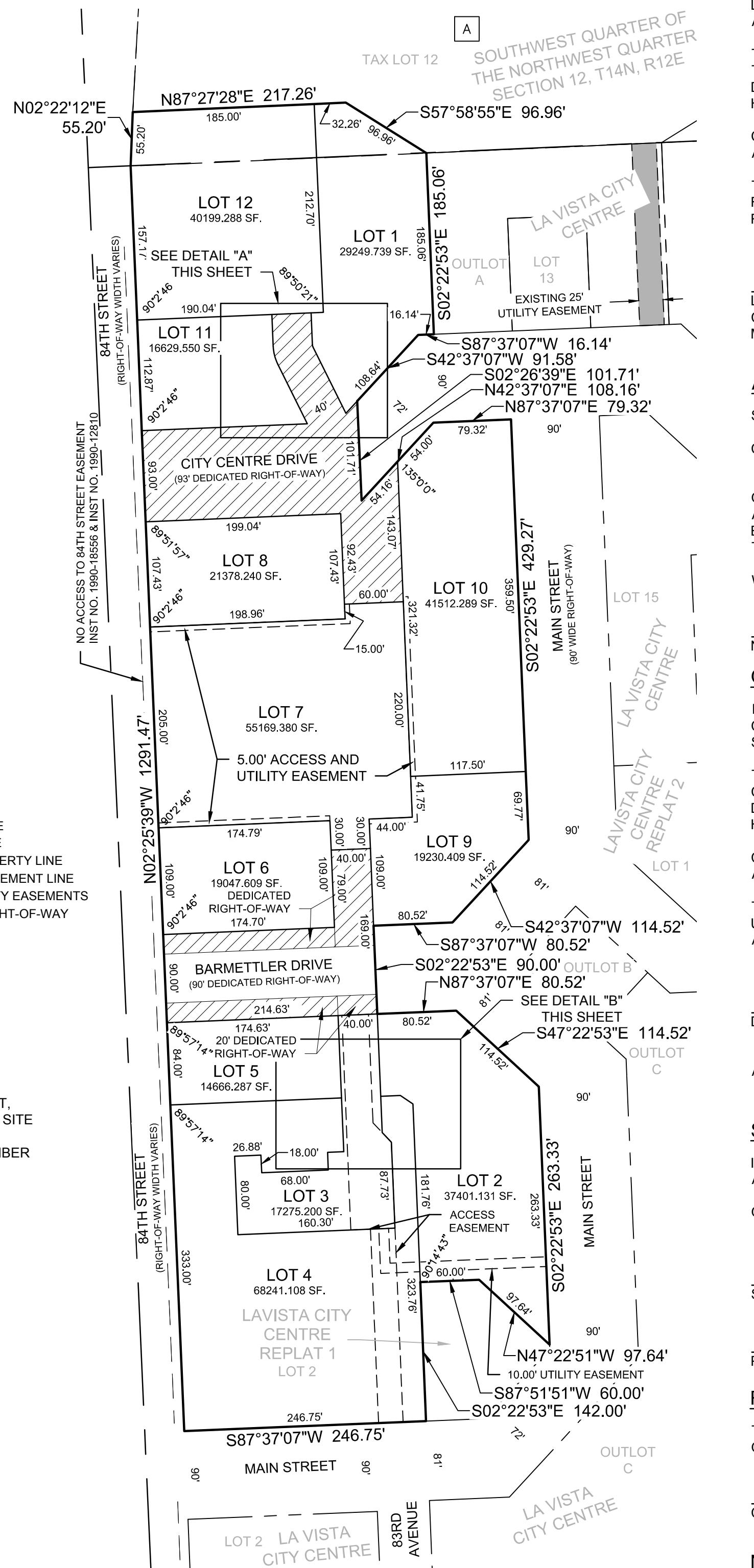
- SECTION LINE
- BOUNDARY LINE
- PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING UTILITY EASEMENTS
- DEDICATED RIGHT-OF-WAY

EXISTING EASEMENTS

RECIPROCAL CONSTRUCTION EASEMENT, AND CONVEYANCE OF DEMOLITION AND SITE PREPARATION RIGHTS AND EASEMENT
DATED DECEMBER 1, 2016, FILED DECEMBER 2, 2016 AT INSTRUMENT NO. 2016-31250



0' 50' 100' 200'
SCALE IN FEET



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I/WE THE UNDERSIGNED LA VISTA CITY CENTRE, LLC OWNER OF THE REAL ESTATE SHOWN AND CHRISTOPHER L. ERICKSON DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I/WE HAVE LAID OUT, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OUT, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

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LA VISTA CITY CENTRE, LLC
CHRISTOPHER L. ERICKSON
MANAGING MEMBER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF _____) SS

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Douglas Kindig, Mayor

ATTEST: Pam Buethe, City Clerk

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SARPY COUNTY TREASURER

PRINTED NAME

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COUNTY SURVEYOR/ENGINEER

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DUNDEE BANK, A BRANCH OF SECURITY STATE BANK

BY: ADRIAN HERNANDEZ

TITLE: SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

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COUNTY OF _____) SS

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NOTARY PUBLIC

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ON THIS _____ DAY OF _____, 2019.

John Kottmann, City Engineer

APPROVAL BY LA VISTA CITY PLANNING COMMISSION

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ON THIS _____ DAY OF _____, 2019.

Chairperson, La Vista Planning Commission

ACCEPTANCE BY LA VISTA CITY COUNCIL

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ON THIS _____ DAY OF _____, 2019.

Pam Buethe, City Clerk

Douglas Kindig, Mayor

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, AND THAT THIS PLAT MEETS OR EXCEEDS THE "MINIMUM STANDARDS FOR SURVEYS" ADOPTED BY THE NEBRASKA STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. I, TERRY L. ROTHANZL, DO HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS AS NOTED HEREON WILL BE PLACED ON THE BOUNDARY OF THE PLAT AND AT ALL CORNERS, ANGLE POINTS, AND ENDS OF ALL CURVES ON THE BOUNDARY AND ON THE LOTS IN THE SUBDIVISION TO BE KNOWN AS LA VISTA CITY CENTRE REPLAT THREE, LOTS 1 THRU 12, BEING A REPLAT OF LOTS 5 THRU 12, LA VISTA CITY CENTRE AND LOT 1, LA VISTA CITY CENTRE REPLAT 1, BOTH SUBDIVISIONS, AS SURVEYED, PLATTED, AND RECORDED IN SARPY COUNTY, NEBRASKA. SAID FINAL PLAT CONTAINS A CALCULATED AREA OF 434,718.61 SQUARE FEET OR 9.980 ACRES.

Terry L. Rothanzl
Nebraska L.S. 607

DATE



FINAL PLAT		REV. NO.	DATE	REVISIONS DESCRIPTION
LA VISTA CITY CENTRE REPLAT THREE LOTS 1 THRU 12	2019			REVISIONS

olsson