

AGENDA ITEMS 4A & 4B

4A

**Zoning Map Amendment—Lots 2 & 3 Gary &
Debbie Pink No. 3—TNT Holdings, LLC**

4B

**Planned Unit Development Site Plan—Lots 2 & 3
Gary & Debbie Pink No. 3—TNT Holdings, LLC**



**CITY OF LA VISTA
PLANNING DIVISION
RECOMMENDATION REPORT**

CASE NUMBERS: PPUD20-0002;

FOR HEARING OF: FEBRUARY 18, 2021
REPORT PREPARED ON: FEBRUARY 9, 2021

I. GENERAL INFORMATION

A. APPLICANT:

Takanari Miyomoto
9924 Weschester Drive
Omaha, NE 68114

B. PROPERTY OWNER:

TNT Holdings LLC/VNT LLC
9924 Weschester Drive
Omaha, NE 68114

C. LOCATION: Southwest of the intersection of Giles Road and West Giles Road.

D. LEGAL DESCRIPTION: Lots 2 and 3 Gary & Debbie Pink No. 3

E. REQUESTED ACTION(S):

1. Rezone to extend a Planned Unit Development (PUD) zoning overlay over Lots 2 and 3 Gary & Debbie Pink No. 3.
2. PUD Site Plan amendment to allow for commercial development with shared parking.

F. EXISTING ZONING AND LAND USE: C-2 – General Commercial District and Gateway Corridor District (Overlay District; Lot 3 is developed with a dental office use, Lot 2 is currently vacant.

G. PURPOSE OF REQUEST: Create a PUD Site Plan with allowances for setbacks and shared parking to allow for commercial development.

H. SIZE OF SITE: Approximately 3.02 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The property slopes gradually downward to the south and to the west;

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

<u>Direction From Subject Property</u>	<u>Future Land Use Designation</u>	<u>Current Zoning Designation</u>	<u>Surrounding Development</u>
North	Commercial	C-3 PUD Highway Commercial / Office Park District with a Planned Unit Development Overlay (Overlay District) and a Gateway Corridor Overlay (Overlay District);	Southport West
East	Commercial	C-3 Highway Commercial / Office Park District with a Gateway Corridor Overlay (Overlay District).	Gary & Debbie Pink No. 3, vacant
South	Industrial	I-1 Light Industrial with a Gateway Corridor Overlay (Overlay District); Various Light Industrial uses.	Papio Valley Business Park
West	Commercial	C-2 General Commercial / District with a Gateway Corridor Overlay (Overlay District).	Gary & Debbie Pink No. 3, vacant

C. RELEVANT CASE HISTORY:

1. The lots involved in this application were rezoned to C-2 General Commercial District with a Gateway Corridor District Overlay on March 15, 2016.
2. The Final Plat for Gary and Debbie Pink No. 3 was approved on March 15, 2016.
3. The Board of Adjustment approved of a reduced setback for Lot 2 Gary and Debbie Pink No. 3 on July 10, 2017.

D. APPLICABLE REGULATIONS:

1. Section 5.11 of the Zoning Regulations – C-2 General Commercial District.
2. Section 5.15 of the Zoning Regulations – PUD Planned Unit Development District (Overlay District).
3. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District).

III. ANALYSIS

A. COMPREHENSIVE PLAN:

1. The Future Land Use Map of the Comprehensive Plan designates the area for commercial uses.

B. OTHER PLANS: N/A.

C. TRAFFIC AND ACCESS:

1. One access point exists along West Giles Road at the intersection of West Giles Road and South 125th Street. An access easement, dedicated via the plat, allows internal circulation between the lots.
2. The proposed uses do not vary from those analyzed as part of the process to approve of the original Gary and Debbie Pink No. 3 plat. Approval of this PUD application is not expected to have any additional impact beyond what was already expected for the development area.
3. Staff has recommended the evaluation of the placement of stop signs along the west and east legs of the East/West access road.

D. UTILITIES:

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

E. PARKING REQUIREMENTS:

1. All developments will need to meet the minimum parking requirements of the underlying zoning district. However, the PUD Site Plan, as proposed, utilizes shared parking between Lots 2 and 3 to meet the minimum requirements.

F. LANDSCAPING:

1. The landscaping for any developments on this site will need to comply with the requirements of the Zoning Ordinance and of the Gateway Corridor Design Guidelines. Review letters from the City's Design Review Architect regarding the proposed landscaping plan are included for review.

IV. REVIEW COMMENTS:

A. The design of the building on Lot 2 will be reviewed through the City's Architectural Design Review process, and must be substantially complete prior issuance of any building permits.

B. The applicant has requested setback allowances through the PUD Site Plan application process of 20 feet from the back of curb on the west side and 15 feet from the back of curb on the south side due to exceptional narrowness of the property. A July 10, 2017 decision of the Board of Adjustment allowed for reduced setbacks for the development of Lot 2 due to the same circumstances.

C. Sidewalks have been moved to the back of curb within the PUD Site Plan area, which is non-compliant with Section 4.20 of the

Subdivision Regulations. However, staff has considered this acceptable due to issues with topography, utilities, and narrowness of the lots limiting the ability to meet that section of the regulations.

- D. Applicant has been made aware that developments on this property will require FAA approval prior to the issuance of a building permit due to proximity of the Millard Airport.
- E. The development will be required to meet the requirements for a Post Construction Storm Water Management Plan as per City regulations.

V. STAFF RECOMMENDATION – ZONING MAP AMENDMENT - PUD DISTRICT OVERLAY

Staff recommends approval of the Zoning Map Amendment to add a Planned Unit Development (PUD) – Overlay District to Lots 2 and 3 of Gary & Debbie Pink No. 3 with the allowances stated within the staff report, as the request is consistent with the Comprehensive Plan and the Zoning Ordinance.

VI. STAFF RECOMMENDATION – PLANNED UNIT DEVELOPMENT SITE PLAN AMENDMENT:

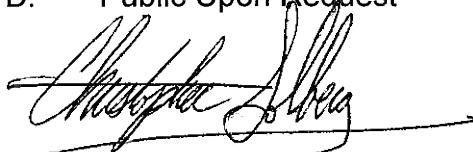
Staff recommends approval of the Planned Unit Development Site Plan for Lots 2 and 3 Gary & Debbie Pink No. 3, with the allowances stated within the staff report, contingent on the resolution of any issues mentioned in this staff report, as the request is consistent with the Comprehensive Plan and the Zoning Ordinance.

VII. ATTACHMENTS TO REPORT:

- A. Vicinity Map
- B. Review Letters
- C. Draft PUD Site Plan set

VIII. COPIES OF REPORT SENT TO:

- A. Takanari Miyamoto, TNT Holdings/VNT LLC
- B. Gregory Perry, P.E., Olmstead and Perry
- C. Ken Hahn, Kenneth Hahn Architects
- D. Public Upon Request



Prepared by: Deputy Community Development Director



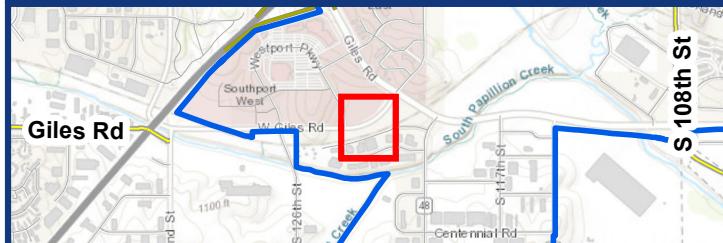
Community Development Director

2-11-21

Date



Planned Unit Development Vicinity Map



TNT Holdings, LLC
Lots 2 & 3 Gary & Debbie Pink No. 3
2/12/2021 CB





August 12, 2020

Ken Hahn, AIA
Kenneth Hahn Architects
1343 South 75th Street
Omaha, NE 68124

RE: Planned Unit Development – Initial Review
TNT Holdings

Mr. Hahn,

We have reviewed the documents submitted for the above-referenced application. Based on the elements for consideration set forth in the applicable sections of the Zoning Ordinance, the City has the following comments:

1. General Comment - The PUD Site Plan lists the zoning as C-3 with a Gateway Corridor District overlay. However, the zoning is C-2 with a Gateway Corridor District overlay.
2. Section 5.15.04.01 - Applicant needs to revise schedule of construction ensure it meets the milestones as described within this section of the Zoning Ordinance. If it cannot, the schedule needs to state reasoning and provide assurances to the City that whatever is left is buildable to the next developer.
3. Article 5.15.04.05: The site plan depicts different ownership for the two parcels involved, it is necessary to confirm that the applicant, TNT Holdings, LLC has adequate legal authority for both parcels.
4. Section 5.15.04.06 – A proposed trash enclosure has been identified on Lot 2 of the PUD site plan. Note that enclosures must abide by Section 7.17.04.03 of the Zoning Ordinance and the Gateway Corridor District Design Guideline in regards to design and construction.
5. Section 5.15.04.06 – Dimension the angles and widths of the angled parking in Lot 2 to confirm the stall dimensions are consistent with Section 7.09 of the Zoning Ordinance.

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

6. Section 5.15.04.06, Section 5.15.04.08, Section 5.15.05.02.9 – Application does not have a landscaping plan, applicant will need to provide more information to confirm provisions of these sections are met.

7. Section 5.15.04.07 - Adequate parking shall be provided for each building and use per the regulations of the underlying zoning district. It would appear from the stall counts that it is anticipated that buildings on Lots 2 and 3 will share parking as allowed through Section 5.15.04.07.

Lot 2 Required Parking Stalls would be 37 rather than 36 as noted on the Site Plan. As Lot 2 has 57 proposed stalls, one additional ADA stall would be required to meet section 7.08 of the Zoning Ordinance. Confirm Lot 2 and Lot 3 each have one (1) Van Accessible stall per Section 7.08 of the Zoning Ordinance.

8. Section 5.15.04.09 - Based on the Lot Configurations and Yard Requirements diagram in Section 2 of the Zoning Ordinance, the North, West, and South faces of Lot 2 are considered “front yards” and need to meet the front yard setbacks of the underlying C-3 Zoning District of 25 feet (without parking). The West and South setbacks depicted within the plan do not meet this requirement. Is it the intention of the applicant to request an allowance for reduced setbacks on these sides?

9. Section 5.15.04.12 - If maintenance and/or snow clearing of sidewalks and/or parking lots are to be completed by the adjacent lot owner or are a shared expense, then provisions for maintenance will need to be included as part of the PUD.

10. Section 5.15.04.15 – Sidewalks as shown are directly behind back of curb, which differs from Section 4.20 of the Subdivision Regulation. ADA considerations will also need to be made. If the intent is to vary from the standard sidewalk location, provisions will need to be included in the PUD for consideration.

11. Section 5.15.04.17-20 - This development will abide by Section 5.17 of the Zoning Ordinance (Gateway Corridor District) and the design guidelines adopted therein. As mentioned in #6 above, PUD Landscape Plan was provided in the PUD application submittal. A PUD Landscape Plan is necessary for review of the interaction of the landscaping with the overall site design.

12. Section 5.15.04.21- Parking lot lighting needs to be addressed and shown on the PUD plan. Site lighting needs to abide by the Gateway Corridor District Design Guideline. See the Guideline for the parking lot light fixture and pole required for developments within the Gateway Corridor District.

13. Section 5.15.05.02, Subsection 2 - Height of each proposed structure needs to be addressed within the PUD plan.

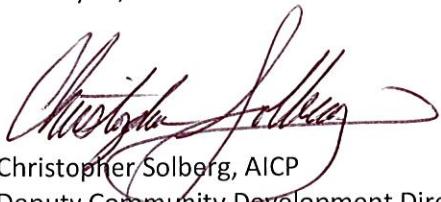
Applicant should be made aware that developments on this property will require FAA approval prior to issuance of a building permit due to proximity to the Millard Airport.

14. Section 5.15.05.02.2 - Please see comment #8 regarding setbacks.
15. Section 5.15.05.02.7 & Section 5.15.05.03.5 – There is a phasing line within Lot 2 for the parking lot, however, it appears to show Lot 3 as proposed, and does not specify that lot 3 is already constructed. Applicant should revise to show what is currently exiting, and what is proposed and in what phases.
16. Section 5.15.05.02.10 Site Plan should show any natural features within the development.
17. Section 5.15.05.02.11 – Site Plan should depict any existing development on adjacent properties within 200 feet.
18. Article 5.15.05.04: Post Construction Storm Water Management Plan will be needed for the proposed development, and any connection to the existing storm water network will need to be evaluated to ensure the plan meets City requirements, and that there are no adverse impacts to the existing storm system.
19. Section 5.15.05.06 – Vicinity map as described in this section of the Zoning Ordinance should be included with the PUD submittal.

Please submit 4 full size revised copies of the plat and related documents (along with electronic copies) to the City for further review. A timeline for review by the Planning Commission and City Council will be determined based on the timing of the resubmittal and the extent to which the issues noted this review have been sufficiently addressed.

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

Thank you,



Christopher Solberg, AICP
Deputy Community Development Director

cc:

Bruce Fountain, AICP, Community Development Director
Pat Dowse, P.E., City Engineer
Cale Brodersen, AICP Candidate, Assistant Planner
Gregory Perry, P.E., Olmsted & Perry
Takanari Miyamoto, TNT Holdings/VNT LLC



1343 South 75th Street
Omaha, NE 68124-1610
402-391-2111
FAX 391-2605

Chris Solberg, AICP
Deputy Community Development Director
City of La Vista, Nebraska
8116 Park View Blvd.
La Vista, NE 68128-2198

31 December 2020

RE: Lot 2 and Lot 3, Gary and Debbie Pink No. 3 – La Vista, Nebraska
Planned Unit Development – Initial Review Response
TNT Holdings

Mr. Solberg,

In regard to your letter of August 12, 2020, here are our responses to the comments contained in the letter:

1. We have corrected the zoning label on the PUD Site Plan in this re-submittal of the application.
2. The initial phase is completed at this point, and includes a 7,250 SF professional building and 29 parking stalls. We intend to construct the remainder of the improvements on this project in two phases over a five-year period. The first phase of additional construction, as shown on the site plan provided, is to build the driveway entrance and 19-stall parking lot on the north end of the current Lot 2. We intend to complete this work within the immediate timeframe after approval of this PUD application and receipt of a building permit. The second phase of additional construction includes a 9,500 SF professional building and a 43-stall parking lot with an additional driveway entrance on the south portion of the current Lot 2. We intend to construct this phase within the 5-year period called for in Section 5.15.04.01.
3. The owner representatives of both Lot 2 and Lot 3 have signed the application to clarify that they all give their legal consent to these proceedings.
4. We understand that the trash enclosure must comply with the Gateway Corridor District design standards, and will do so when the design of that phase of construction occurs.
5. The angles and widths of the parking stalls that are shown on the attached drawing do comply with Section 7.09 of the Zoning Ordinance. The drawing depicts these dimensions and angles.
6. A Landscaping Plan for the property is included with this re-submittal.
7. The purpose of this PUD is to use the long, slender site of Lot 2 to construct a building on the west end, and to use the remainder of the land to construct a parking facility to be shared between both the current building and the future building. The total size of both buildings =

16,750 SF. That would require a total of 67 stalls per the ordinance. The full buildout as shown would provide a total of 89 stalls. With 89 stalls, this would require a total of 4 handicapped-accessible stalls, one of which must be a van-accessible space. Since this parking is intended to serve two buildings, we will provide two van-accessible spaces, one at each building. In light of the fact that the preponderance of the parking is located near the 9,500 SF building, we will provide a third handicapped-accessible stall at that location. This will make a total of 5 handicapped stalls out of the total 89 stalls.

8. Since there are three sides of the proposed building at the west end of the current Lot 2 that are considered "front yards" by Section 2 of the Zoning ordinance, we are requesting to allow this project to follow this strategy:
 - a. At the north side of the building, facing W. Giles Road, we will comply with the 25-foot setback requirement.
 - b. At the west side of the building, facing the access drive where it connects with W. Giles Road, we will provide a setback of 40 feet, due to the presence of an access drive in this portion of the site. This will provide a setback of 20 feet from the access drive easement line to the proposed west face of the building.
 - c. At the south side of the building, facing the access drive, we will provide a setback of 15 feet from the curb of the access drive. This is consistent with the agreement between the owners of Lot 3 and the City, which allowed this 15-foot setback of the curb of the access drive for the existing building on Lot 3.
9. Please see the attached letter that provides assurance from the owners of both lots that the maintenance and/or snow removal will be a shared expense that will be paid for by both parties in a cost sharing agreement.
10. RE: the sidewalk location along W. Giles Road, there are severe physical constraints to placement of a sidewalk along the property line adjacent to W. Giles Road, as required by the subdivision agreement. In 2019, there was a discussion with the City of La Vista about an alternative location for a sidewalk to be placed at the back of the curb of the access drive. There was general agreement from the City of La Vista staff with this proposal, and resulted in the need for an amendment to the subdivision agreement. This amendment has not yet been executed, and the intent is to do so during this PUD approval process.
11. A Landscaping Plan for the property has been included in this re-submittal.
12. Parking lot lighting will be fed from the existing building on the current Lot 3. The locations of light fixtures are shown on the Landscaping Plan. The fixtures will match those which were used on the project that was recently constructed on Lot 3, which are in compliance with the design guidelines for the Gateway Corridor District. These were submitted and approved by the design reviewer on that project.
13. The height of the building is proposed to be no more than 24 feet, including mechanical equipment screens on the roof.
14. Please refer to our response to comment number 8 RE: setbacks.
15. The PUD site plans have been revised to denote the portion of the construction on the PUD that is already completed.
16. The PUD application includes a topographic survey of the current Lot 2 area. The application also now includes a copy of the landscaping plan, site electrical plan, and site layout plan for the improvements on Lot 3 which have been completed and will become part of this PUD.

17. The existing railroad to the south has been added to the PUD site drawing to include existing development on adjacent properties.
18. The PUD plan includes only a schematic grading and storm water plan. The detailed design will be completed at the time of building permit application. We understand the City will review any connection to the existing storm water network to assure no adverse impacts to the existing system.
19. A vicinity map has been added to the PUD Site Plan for this re-submittal.

Please contact me if you have any questions about this PUD Application re-submittal.

Regards,

A handwritten signature in blue ink that reads "Kenneth J. Hahn".

Kenneth J. Hahn, AIA
President



January 26, 2021

Ken Hahn, AIA
Kenneth Hahn Architects
1343 South 75th Street
Omaha, NE 68124

RE: Planned Unit Development – 2nd Review Letter
TNT Holdings

Mr. Hahn,

We have reviewed the documents resubmitted for the above-referenced application. Based on the elements for consideration set forth in the applicable sections of the Zoning Ordinance, the City has the following comments:

1. Section 5.15.04.06, Section 5.15.04.08, Section 5.15.05.02.9 – The overall site and landscape plans are currently under review by the City's Design Review Architect. A separate design review letter will be forwarded once the initial review has been completed. The design review process for these plans needs to be substantially complete prior to proceeding through City Council approval process.
2. Section 5.15.04.09 – Due to the constrained buildable area within the PUD site plan area and the limited impact that the proposed reduction in building setbacks that the site can have upon adjoining properties, staff has concluded that the proposed setbacks should be allowable. This favorable recommendation will be reflected in the staff review and related approval documents.
3. Section 5.15.04.15 – If ADA requirements can be met with the current sidewalk layout, staff has no additional comments regarding the overall sidewalk layout. However, as there is a proposed sidewalk crossing along the East/West access road closer to the existing building that could be construed as a mid-block crossing. Staff recommends evaluating if any sort of mid-block pedestrian crossing warning signage should be installed.

City Hall
8116 Park View Blvd.
La Vista, NE 68128-2198
402.331.4343 P
402.331.4375 F

Community Development
8116 Park View Blvd.
402.593.6400 P
402.593.6445 F

Library
9110 Giles Rd.
402.537.3900 P
402.537.3902 F

Police
7701 S. 96th St.
402.331.1582 P
402.331.7210 F

Public Works
9900 Portal Rd.
402.331.8927 P
402.331.1051 F

Recreation
8116 Park View Blvd.
402.331.3455 P
402.331.0299 F



1343 South 75th Street
Omaha, NE 68124-1610
402-391-2111
FAX 391-2605

Chris Solberg, AICP
Deputy Community Development Director
City of La Vista, Nebraska
8116 Park View Blvd.
La Vista, NE 68128-2198

27 January 2021

RE: Let 2 and Lot 3, Gary and Debbie Pink No. 3 – La Vista, Nebraska
Planned Unit Development – Initial Review Response
TNT Holdings

Mr. Solberg,

Thank you for your letter of 26 January 2021. Here are our responses to the comments contained in the letter:

1. We understand that the overall site plan and landscape plan are under design review at this time. We will respond to any comments once we receive this review.
2. We appreciate that the building setbacks for this site which we presented are being supported by your staff's recommendation.
3. We are pleased that the sidewalk plan is acceptable. In our review of the crosswalk issue, we will add pedestrian crossing signage at the crosswalk. The site plan and landscape plan have been revised accordingly, and are being re-submitted.
4. In our review of this issue, we are adding stop signs as suggested in your letter. The site plan and landscape plan have been revised accordingly, and are being re-submitted. These stop signs will be installed at the time of the construction of the 9,575 SF building.

We are ready to have this PUD request added to the agenda for the Planning Commission meeting to be held on 18 February.

Please contact me if you have any questions about this PUD Application re-submittal.

Regards,

A handwritten signature in blue ink that reads 'Kenneth J. Hahn'.

Kenneth J. Hahn, AIA
President

4. Based on the location of the proposed 9,575 SF VNT building being in close proximity to the intersection of the North/South and East/West access roads, staff recommends evaluating the placement of stop signs along the west and east legs of the East/West access road.

Please submit 4 full size revised copies of the plat and related documents (along with electronic copies) to the City for further review. A timeline for review by the Planning Commission and City Council will be determined based on the timing of the resubmittal and the extent to which the issues noted this review have been sufficiently addressed.

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

Thank you,



Christopher Solberg, AICP
Deputy Community Development Director

cc:

Bruce Fountain, AICP, Community Development Director
Pat Dowse, P.E., City Engineer
Cale Brodersen, AICP Candidate, Assistant Planner
Gregory Perry, P.E., Olmsted & Perry
Takanari Miyamoto, TNT Holdings/VNT LLC

February 2, 2021

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

RE: Gary & Debbie Pink No. 3, PUD Landscaping - Design Review #1

Dear Chris:

This letter shall provide recommendations and/or corrections pertaining to the landscape design for the applicant's PUD submittal package dated September 2020. For tracking purposes, I have noted deficiencies in the submittal package, and where appropriate, the corresponding requirements outlined in the Gateway Corridor District.

General:

1. The following items were submitted for review:
 - a. LS-100 Landscaping Plan
2. It is understood that building shapes and designs are schematic and often preliminary for PUD applications. As such, a separate landscape plan shall be submitted as part of the Building Design Review Process to ensure full compliance and review of landscaping requirements associated with building elements. These would include but are not limited to required plantings adjacent to the base of buildings, plantings for screening, etc.

Drawings:

1. LS-100 Landscaping Plan:
 - a. See section 7.17.03.07 of La Vista Zoning Ordinance. All commercial office and industrial developments...shall provide perimeter landscaping to include a min. (1) tree for each forty (40) lineal feet of street frontage. Please verify and indicate on the drawing that the plan complies with this ordinance.
 - b. See section 7.17.04.01 Screening Requirement of La Vista Zoning Ordinance. Parking areas abutting a public right-of-way are required to be screened from grade to a height of three feet. The trees and bushes indicated as a buffer between the public right-of-way and the parking are deciduous and will likely not have canopy to provide screening below 3 foot. Solid fences, walls, berms, hedges, shrubs, or evergreen trees are allowed by the ordinance. Please revise to show compliance with the ordinance.
 - c. See Section 4, III, F, of the La Vista Gateway Corridor District Design Guideline. This guideline also requires natural undulating landscape forms. Avoid consistent straight-line plantings.
 - d. See section 4, III, K. Storm water management is to be integrated into the site and landscaping. Please show how this will be integrated in your plan.

Please notify the Applicant of the review comments above and request clarification and/or resubmittal as the case may be. Please remind the Applicant to properly date all resubmittals. Gateway Corridor District Guideline Landscaping Requirements not specifically discussed above are in compliance but subject to further review pending resubmittal.

Please feel free to contact me regarding additional clarifications or questions.

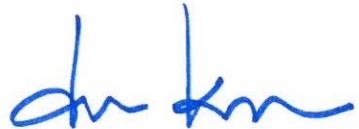
PHONE 402.493.4800
FAX 402.493.7951

1044 North 115th Street, Suite 300
Omaha, Nebraska 68154-4436

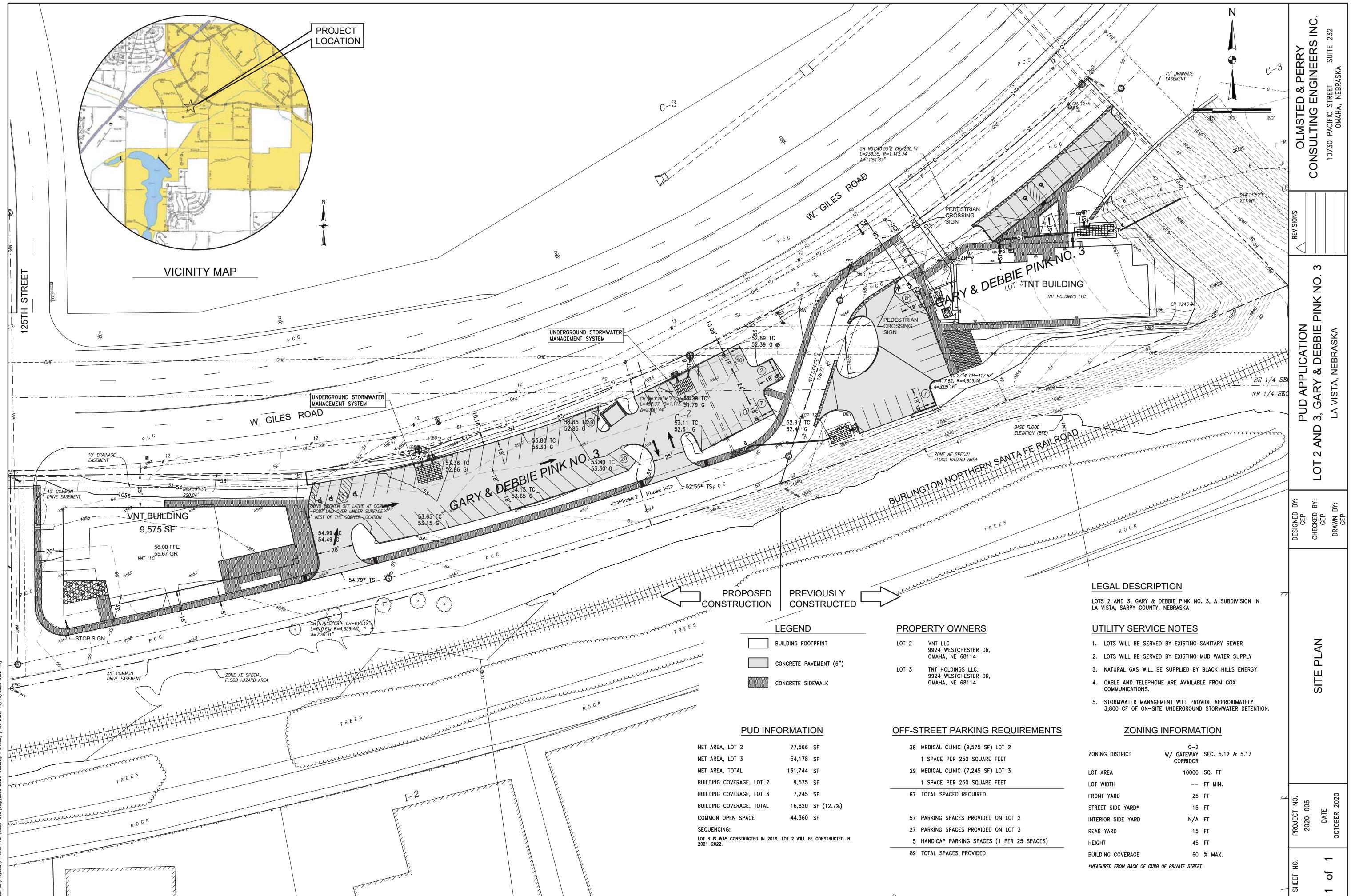
(402) 431-6377 direct
dkerns@schemmer.com

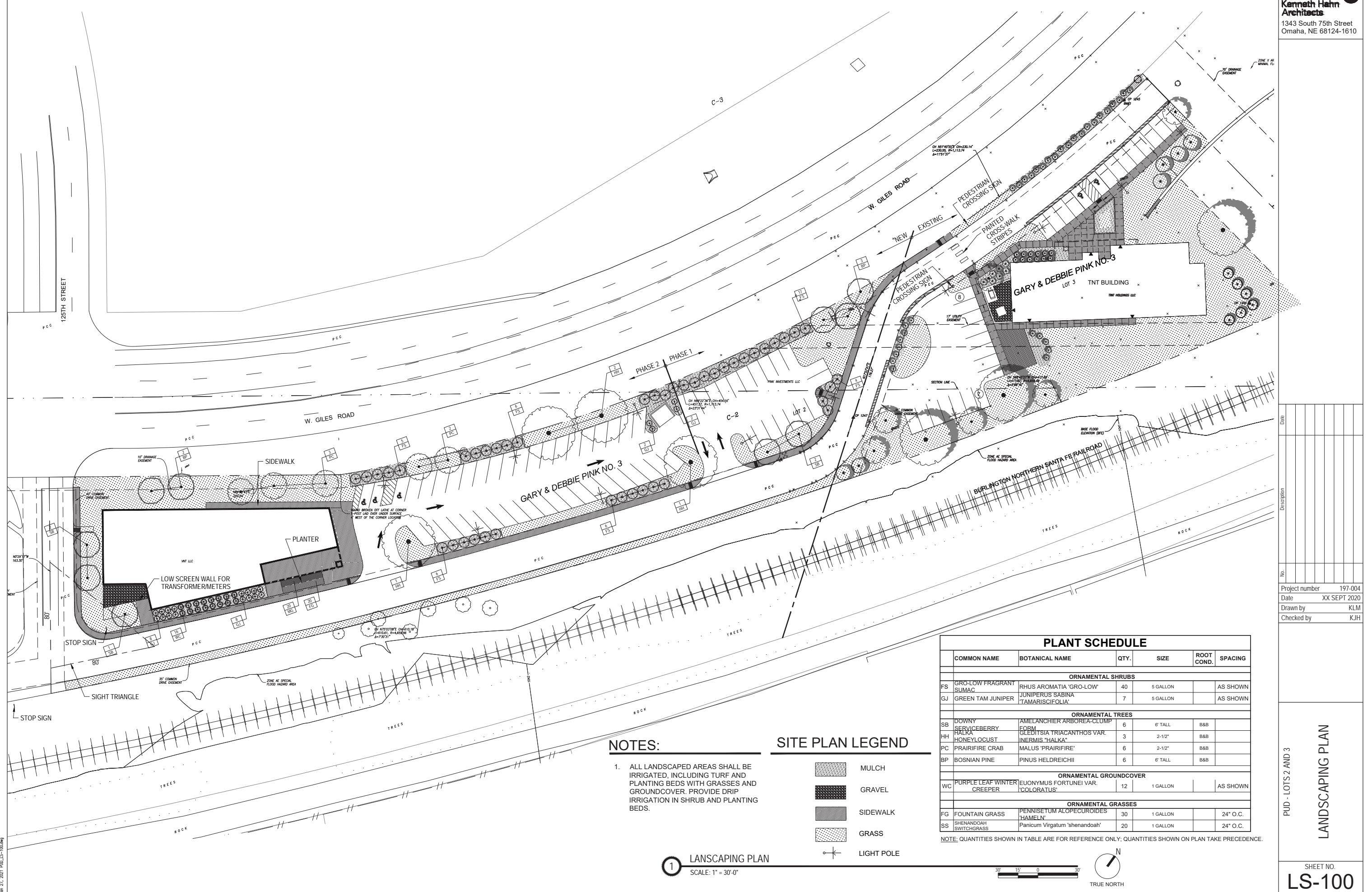
Sincerely,

THE SCHEMMER ASSOCIATES, INC.



Dan Kerns, AIA, NCARB
Manager, Architecture
Shareholder
Commercial Market Leader





LEGAL DESCRIPTION

LOT 2, GARY & DEBBIE PINK NO. 3, AN ADDITION TO THE CITY OF LA VISTA,
AS SURVEYED, PLATTED, AND RECORDED IN SARPY COUNTY, NEBRASKA

FLOOD ZONE CLASSIFICATION

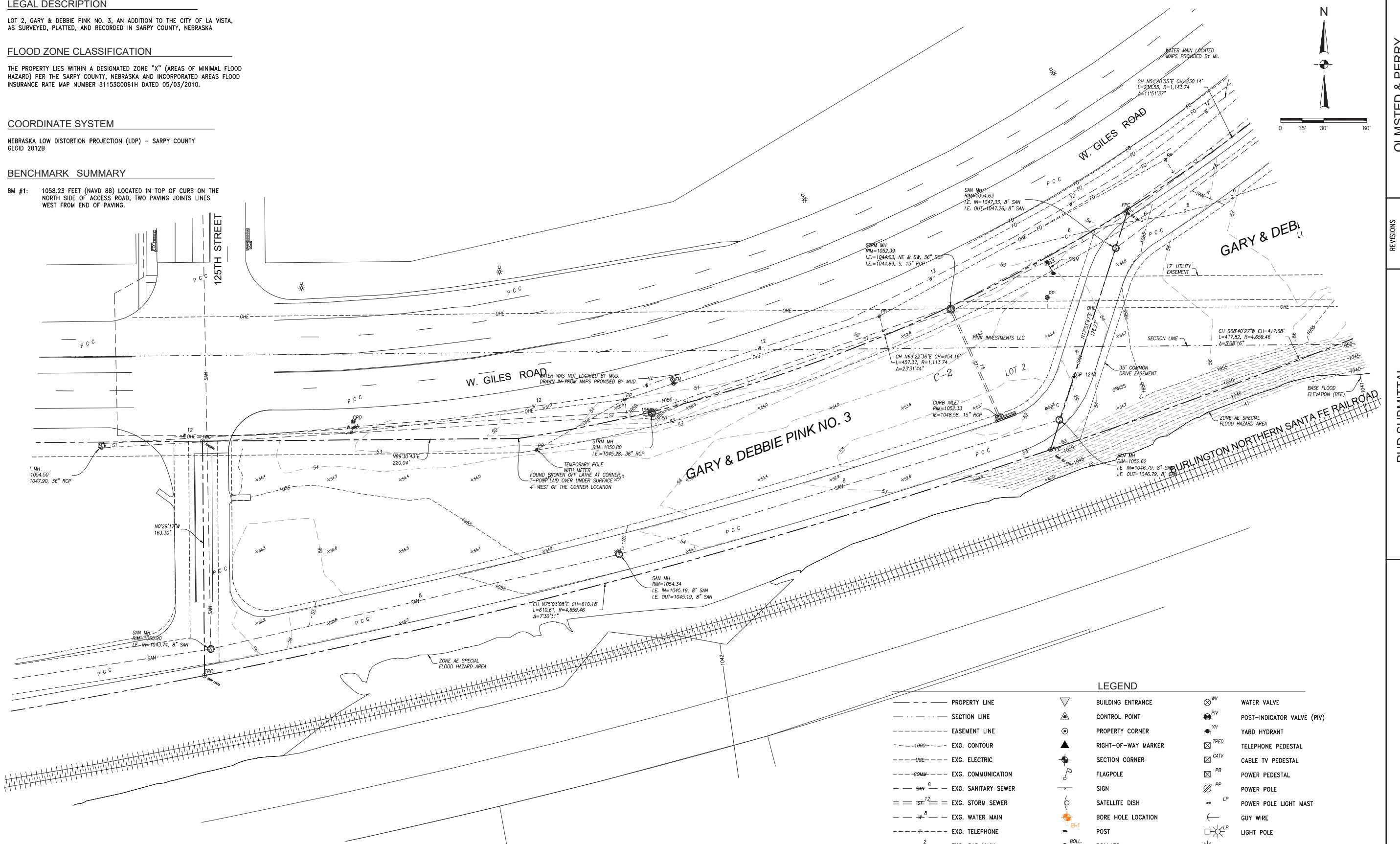
THE PROPERTY LIES WITHIN A DESIGNATED ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) PER THE SARPY COUNTY, NEBRASKA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBER 31153C0061H DATED 05/03/2010.

COORDINATE SYSTEM

NEBRASKA LOW DISTORTION PROJECTION (LDP) – SARPY COUNTY
GEOID 2012B

BENCHMARK SUMMARY

BM #1: 1058.23 FEET (NAVD 88) LOCATED IN TOP OF CURB ON THE
NORTH SIDE OF ACCESS ROAD, TWO PAVING JOINTS LINES
WEST FROM END OF PAVING.



UTILITY INFORMATION

EXISTING UTILITIES, UNDERGROUND STRUCTURES AND SERVICES WERE LOCATED FROM EXISTING OWNER RECORDS, MAPS AND ONE-CALL DIGGERS HOTLINE PAINT DESIGNATION LINES IN THE FIELD. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRIZE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. VERIFICATION OF ALL UTILITIES AND SERVICES SHOULD BE OBTAINED FROM THE OWNER OF EACH RESPECTIVE UTILITY COMPANY PRIOR TO DESIGN, CONSTRUCTION AND EXCAVATION.

LEGEND

— — — — — PROPERTY LINE	▼	BUILDING ENTRANCE	○ ^{WV}	WATER VALVE
— · · · · · SECTION LINE	▲	CONTROL POINT	○ ^{PIV}	POST-INDICATOR VALVE (PIV)
— · · · · · EASEMENT LINE	○	PROPERTY CORNER	○ ^{YH}	YARD HYDRANT
— · · · · · EXG. CONTOUR	▲	RIGHT-OF-WAY MARKER	□ ^{TPED}	TELEPHONE PEDESTAL
— · · · · · EXG. ELECTRIC	○	SECTION CORNER	□ ^{CATV}	CABLE TV PEDESTAL
— · · · · · EXG. COMMUNICATION	○	FLAGPOLE	□ ^{PB}	POWER PEDESTAL
— · · · · · SAN ⁸ EXG. SANITARY SEWER	○	SIGN	○ ^{PP}	POWER POLE
— · · · · · EXG. STORM SEWER ¹²	○	SATELLITE DISH	○ ^{LP}	POWER POLE LIGHT MAST
— · · · · · EXG. WATER MAIN ⁸	○	BORE HOLE LOCATION	←	GUY WIRE
— · · · · · EXG. TELEPHONE	○	POST	□ ^{LP}	LIGHT POLE
— · · · · · EXG. GAS MAIN ²	●	BOLLARD	○	LIGHT
— · · · · · EXG. PAVEMENT	○	12"	○ ^{SSCO}	SANITARY SEWER CLEANOUT
— · · · · · EXG. CENTERLINE	○	STUMP	○ ^{SSMH}	SANITARY SEWER MANHOLE
— · · · · · EXG. WATERWAY	○	CONIFEROUS TREE	○ ^{WMH}	WATER MANHOLE
— // — // — EXG. CHAIN LINK FENCE	○	DECIDUOUS TREE	○ ^{STMH}	STORM SEWER MANHOLE
— · · · · · EXG. WOOD FENCE	○	BUSH	○ ^{TMH}	TELEPHONE MANHOLE
— · · · · · EXG. BARBED WIRE FENCE	○	MAILBOX	○ ^{GMH}	GAS MANHOLE
// // // // EXG. BUILDING	○	FIRE HYDRANT	○ ^{CMH}	COMMUNICATIONS MANHOLE
RAILROAD TRACKS	○	CURB STOP	○	
	○	WATER METER	○	

卷之三

OLMSTED & PERRY
CONSULTING ENGINEERS INC.
10730 PACIFIC STREET SUITE 232
OMAHA, NEBRASKA

REVISIONS

PUD SUBMITTAL
LOT 2, GARY & DEBBIE PINK NO. 3
LA VISTA, NEBRASKA

TOPOGRAPHIC SURVEY

SHEET NO.	PROJECT NO.
1	18041
	DATE
	FEBRUARY 24, 2020