

AGENDA ITEM 4B

**Replat – Southport West Replat Nine – Southport
West Partners, LLC**



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

CASE NUMBERS: PRP22-0002;

FOR HEARING OF: MAY 5, 2022
REPORT PREPARED ON: APRIL 25, 2022

I. GENERAL INFORMATION

A. APPLICANT:

Southport West Partners, LLC
832 S. 249th Street
Waterloo, NE 68069

B. PROPERTY OWNER:

Southport West Partners, LLC
832 S. 249th Street
Waterloo, NE 68069

C. LOCATION: Southwest of the intersection of Giles Road and Southport Parkway.

D. LEGAL DESCRIPTION: Lots 23-26 Southport West, together with Lot 1 Southport West Replat Four.

E. REQUESTED ACTION(S): Replat to allow for commercial development with shared parking.

F. EXISTING ZONING AND LAND USE: C-3 Highway Commercial/Office Park District, Gateway Corridor District (Overlay District), and Southport West PUD District (Overlay District); the properties are currently vacant.

G. PURPOSE OF REQUEST: Authorize a Replat with shared parking to allow for commercial development.

H. SIZE OF SITE: Approximately 10.59 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The existing site is vacant ground. The property slopes gradually downward to the southeast;

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>
Northwest	Commercial	C-3 PUD Highway Commercial / Office Park District with a Planned Unit Development Overlay (Overlay District) and a Gateway Corridor Overlay (Overlay District);	Embassy Suites
Northeast	Commercial	C-3 PUD Highway Commercial / Office Park District with a Gateway Corridor Overlay (Overlay District);	Vacant
Southeast	Commercial	C-3 PUD Highway Commercial / Office Park District with a Planned Unit Development Overlay (Overlay District) and a Gateway Corridor Overlay (Overlay District);	Vacant
West	Commercial	C-3 PUD Highway Commercial / Office Park District with a Planned Unit Development Overlay (Overlay District) and a Gateway Corridor Overlay (Overlay District);	Cabela's

C. RELEVANT CASE HISTORY:

1. The PUD Plan and Ordinance for Southport West was originally approved on December 21, 2004.
2. The PUD Ordinance for Southport West was last amended on February 16, 2016.
3. Southport West Replat Four was approved on February 26, 2008.

D. APPLICABLE REGULATIONS:

1. Section 5.12 of the Zoning Regulations – C-3 Highway Commercial / Office Park 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).
4. La Vista Subdivision Regulations.

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. Primary access to the site will be at an intersection at 125th and Portside Parkway. A second access will be added with the construction of Phase 2 to the south, as depicted in the conceptual PUD Site Plan within the Southport West Replat Nine – Phase 1 map set.
2. Applicant has provided a traffic impact study (TIS) in relation to the development of this project. The study, dated March 2022, finds that traffic is generally anticipated to operate with acceptable delay.
3. If a traffic signal is warranted at the intersection of 125th and West Giles Road, based on proposed revisions to the TIS, the signal will need to be constructed in conjunction with this project.
4. The review of the TIS also concluded that various pedestrian improvements are needed at the intersection of 125th/Westport Parkway and Southport Parkway.
5. Applicant should install all access and signage improvements as recommended in the revised Traffic Impact Study.

D. UTILITIES:

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

E. PARKING REQUIREMENTS:

1. Parking will be addressed through the PUD Site Plan amendments for each phase of development within the Replat area.

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 Southport West Design Guidelines.

IV. REVIEW COMMENTS:

A. The design of the buildings and the overall site will be reviewed through the City's Architectural Design Review process and must be substantially complete prior issuance of any building permits.

- B. 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.
- C. The development will be required to meet the requirements for a Post Construction Storm Water Management Plan as per City regulations.
- D. A subdivision agreement, outlining necessary public improvements, will need to be finalized before the replat application is reviewed by the City Council.

V. STAFF RECOMMENDATION – SOUTHPORT WEST REPLAT NINE:

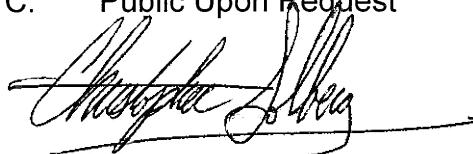
Approval of Southport West Replat Nine, contingent upon satisfactory resolution of the issues stated within the staff report prior to City Council approval, as the Replat request is consistent with the Comprehensive Plan and the Subdivision Regulations.

VI. ATTACHMENTS TO REPORT:

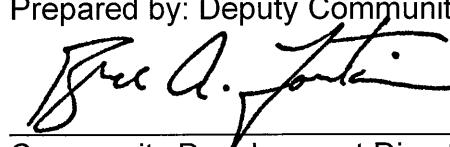
- A. Vicinity Map
- B. Review Letters
- C. Draft Replat map set

VII. COPIES OF REPORT SENT TO:

- A. Pat Kerrigan, Southport West Partners
- B. Eric Williams, Olsson Associates
- C. Public Upon Request



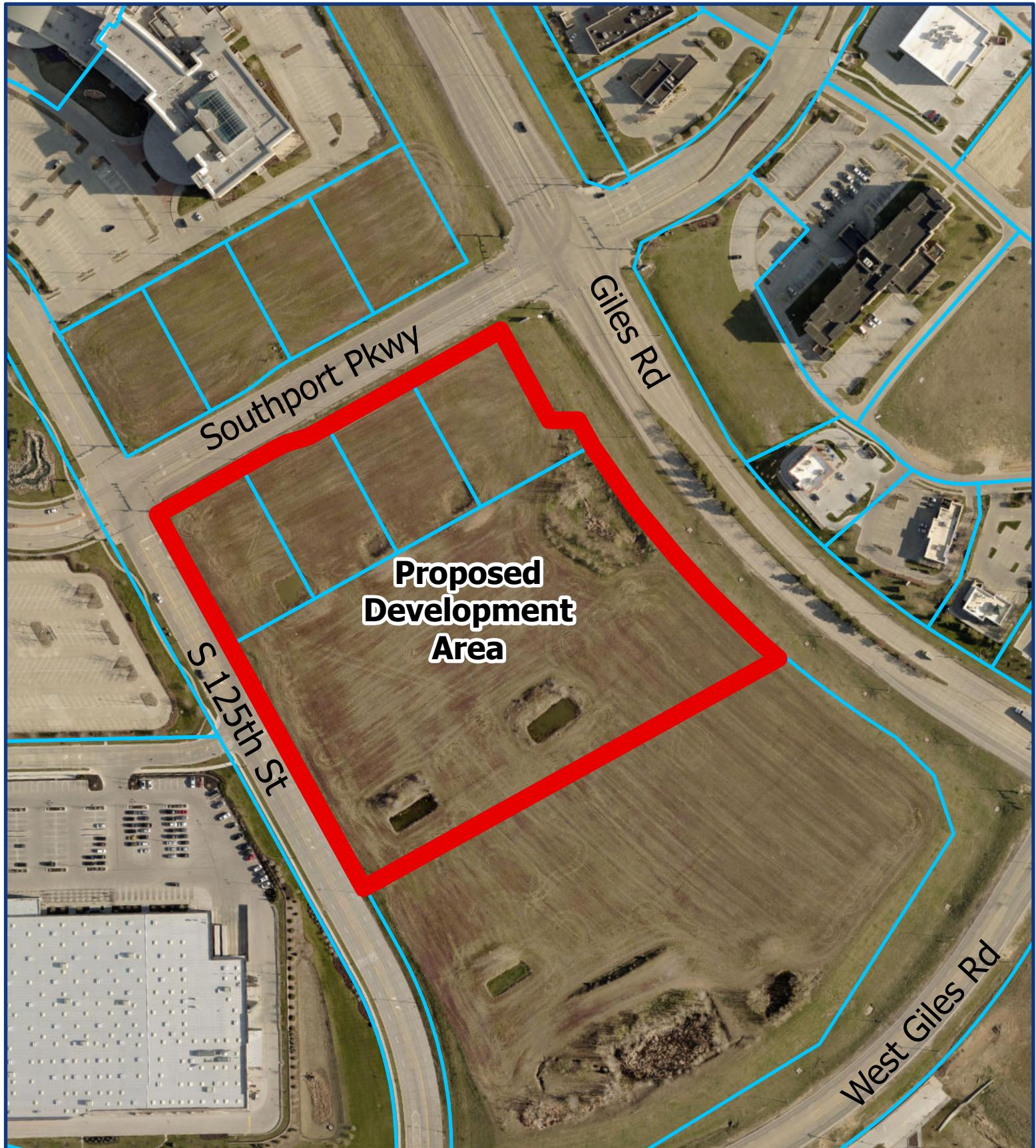
Prepared by: Deputy Community Development Director



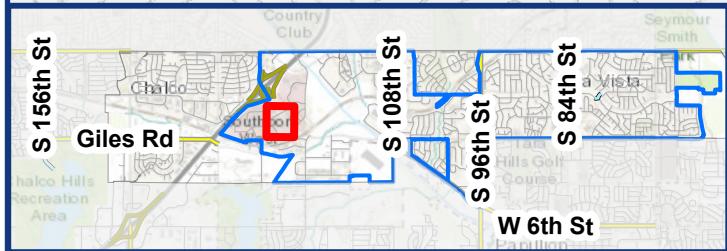
Community Development Director

4/28/12

Date



Vicinity Map: Southport West Replat Nine



Legend

- La Vista Parcels
- Proposed Replat Area





April 6, 2022

Eric Williams
Olsson Associates
2111 N 67th Street, STE 200
Omaha, NE 68106

RE: Southport Parkway Replat Nine – Initial Review Letter
Preliminary and Final Plat
Lots 23-26 Southport West and Lot 1 Southport West Replat Four

Mr. Williams,

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 Subdivision Regulations, the City has the following comments:

1. Please include phasing lines on the preliminary plat if the development will be constructed in phases, per Section 3.03.02 of La Vista's Subdivision Regulations.
2. Per Section 3.03.07, please include all existing utilities, with their sizes indicated, as well as flowlines, elevations of existing sanitary sewers, water mains and storm water drainage.
3. Per Section 3.03.10, please include all easements, including any cross-lot easements and any proposed easements to be vacated. Although a cross-access easement exists on the original plat for Southport West, it should be reiterated on this plat, along with a cross-parking easement.
4. Easements to be vacated shall be completed prior to the recording of the replat, per Section 3.03.12.

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**

5. Please provide copies of the erosion control plan, per Section 3.03.16.
6. Regarding Section 3.03.19, a traffic impact analysis has been submitted by the applicant and is currently under review by the City's traffic engineering consultant. Any comments and/or recommended improvements by the City's consultant and/or further comments by the City will need to be addressed.
7. Complete utility plans, including the post-construction stormwater management plans, will need to be reviewed prior to the issuance of a building permit, per Section 3.03.20.
8. Per Section 3.05.09, please provide the square footage of the proposed lots.
9. Per Section 3.05.11 and 3.05.18, please provide a statement from the title company if there are no mortgage holders on the property.
10. Per Section 3.05.25, the preparation of an acceptable subdivision agreement will be required prior to action by City Council. A template agreement will be provided. Please submit a first draft with your next submittal.
11. The proposed access along Southport Parkway is currently platted as a right out-only, however paving plans show what appears to be a right in, right out access. Please adjust the access constraints in plat accordingly.
12. Confirm that the 125th Street Access to Lot 3 is consistent with the alignment and geometry of the west leg of the 125th Street and Portside Parkway intersection.
13. The access to 125th Street from Lot 3 and the 125th Street access to Lot 4 are within close proximity to each other. Confirm there are no concerns, such as offsetting complementary turning movements that could cause concern due to intersection proximity.
14. In review of the Overall Site Exhibit, it does not appear that the conceptual level paving layout accounts for internal circulation between the proposed Phases 1 and 2 along the phase line at the east end of the project. The applicant should complete the conceptual paving layout to a level that accounts for the alley width, return radii, and extents of paving required for orderly internal circulation between the two phases.
15. The stormwater conveyed through the lots to the water quality basin will likely require easements.

Please resubmit 2 paper copies of the Preliminary and Final Plats (including 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
City of La Vista
csolberg@cityoflavista.org
(402) 431-6400

Cc: David Bernd – Cumming Investments, Inc.
Pat Kerrigan – Southport West Partners, LLC
Bruce Fountain, AICP – Community Development Director
Cale Brodersen, AICP – Assistant City Planner
Pat Dowse, P.E. – City Engineer

Comment Response: Preliminary and Final Plat Southport West -Letter dated 4/06/22

1. Please include phasing lines on the preliminary plat if the development will be constructed in phases, per Section 3.03.02 of La Vista's Subdivision Regulations.

Response: Phasing map has been included.

2. Per Section 3.03.07, please include all existing utilities, with their sizes indicated, as well as flowlines, elevations of existing sanitary sewers, water mains and storm water drainage.

Response: Existing utility information has been provided as requested.

3. Per Section 3.03.10, please include all easements, including any cross-lot easements and any proposed easements to be vacated. Although a Cross-access easement exists on the original plat for Southport West, it should be reiterated on this plat, along with a cross-parking easement.

Response: Cross access information has been updated and provided on the preliminary and final plat.

4. Easements to be vacated shall be completed prior to the recording of the replat, per Section 3.03.12.

Response: Per discussion, we will receive a letter from OPPD noting the vacation of easements immediately after recordation of the plat.

5. Please provide Copies of the erosion control plan, per Section 3.03.16.

Response: Provided

6. Regarding Section 3.03.19, a traffic impact analysis has been submitted by the applicant and is currently under review by the City's traffic engineering consultant. Any comments and/or recommended improvements by the City's consultant and/or further comments by the City will need to be addressed.

Response: Understood.

7. Complete utility plans, including the post-construction stormwater management plans, will need to be reviewed prior to the issuance of a building permit, per Section 3.03.20.

Response: Understood.

8. Per Section 3.05.09, please provide the square footage of the proposed lots.

Response: Square Footage has been added to both preliminary and final plat.

9. Per Section 3.05.11 and 3.05.18, please provide a statement from the title company if there are no mortgage holders on the property.

Response: Mortgage Statement has been added.

10. Per Section 3.05.25, the preparation of an acceptable subdivision agreement will be required prior to action by City Council. A template agreement will be provided. Please submit a first draft with your next submittal.

Response: Subdivision Agreement will be coordinated with ownership and the City.

11. The proposed access along Southport Parkway is currently platted as a right out- only, however paving plans show what appears to be a right in, right out access. Please adjust the access constraints in plat accordingly.

Response: Plat has been updated to include this as a right-in/right-out access.

12. Confirm that the 125th Street Access to Lot 3 is consistent with the alignment and geometry of the west leg of the 125th Street and Portside Parkway intersection.

Response: This has been reviewed and confirmed.

13. The access to 125th Street from Lot 3 and the 125th Street access to Lot 4 are within close proximity to each other. Confirm there are no concerns, such as offsetting complementary turning movements that could cause concern due to intersection proximity.

Response: Traffic engineer has reviewed and noted that traffic volume does not warrant concerns at this time with these movements.

14. In review of the Overall Site Exhibit, it does not appear that the conceptual level paving layout accounts for internal circulation between the proposed Phases 1 and 2 along the phase line at the east end of the project. The applicant should complete the conceptual paving layout to a level that accounts for the alley width, return radii, and extents of paving required for orderly internal circulation between the two phases.

Response: This map has been revised.

15. The stormwater conveyed through the lots to the water quality basin will likely require easements.

Response: Storm lines will be private and a private storm easement will be added for lines that cross properties to get to the basin.



April 22, 2022

Eric Williams
Olsson Associates
2111 N 67th Street, STE 200
Omaha, NE 68106

RE: Southport Parkway Replat Nine – 2nd Review Letter
Preliminary and Final Plat
Lots 23-26 Southport West and Lot 1 Southport West Replat Four

Mr. Williams,

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

1. Per Section 3.03.07, please include information on water mains, in addition to the existing sanitary sewers and storm water drainage lines that were included in the latest submittal. If water main information cannot be included in the resubmittal for Planning Commission, it must be completed prior to City Council packet preparation.
2. Per Section 3.03.10, the cross-access easement should be reiterated on this plat. A cross-parking easement also needs to be added to the Final Plat.
3. Regarding Section 3.03.19, a traffic impact analysis has been submitted by the applicant and is currently under review by the City's traffic engineering consultant. Any comments and/or recommended improvements by the City's consultant and/or further comments by the City will need to be addressed.

City Hall
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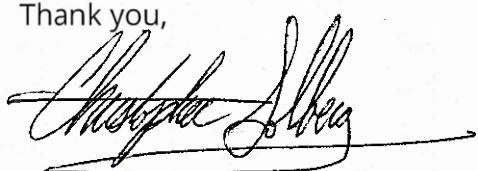
Public Works
9900 Portal Rd.
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402.331.1051 F

Recreation
8116 Park View Blvd.
402.331.3455 P
402.331.0299 F

4. The access to 125th Street from Lot 3 is also being evaluated by the City's traffic engineering consultant to confirm there are no concerns due to the intersection proximity.
5. Per Section 3.05.25, the preparation of an acceptable subdivision agreement will be required prior to action by City Council. Staff is currently reviewing the draft agreement submitted with the previous submittal. Comments will be provided upon completion of the review.
6. Note 4 on the Final Plat states that "no direct access shall be permitted onto Giles Road from Lots 1 and 2 or Outlot A". Lot 1 does not have frontage on Giles Road. Please revise this note to state that "no direct access shall be permitted onto Giles Road from Lots 1 and 3 or Outlot A"

Your application is currently on the agenda to be reviewed by the Planning Commission on May 5th, 2022 at La Vista City Hall (8116 Park View Blvd, La Vista, NE 68128) at 6:30pm. For this item to move forward at this May 5th Planning Commission meeting, please submit a revised PUD plan set to incorporate the changes mentioned in the comments above by close-of-business Tuesday, April 26th for packet preparation. Assuming that deadline is met, please have a representative in attendance at the May 5th Planning Commission meeting to introduce your request and answer any questions that the Planning Commission might have.

Thank you,



Christopher Solberg, AICP
Deputy Community Development Director
City of La Vista
csolberg@cityoflavista.org
(402) 431-6400

Cc: David Bernd – Cumming Investments, Inc.
Pat Kerrigan – Southport West Partners, LLC
Bruce Fountain, AICP – Community Development Director
Cale Brodersen, AICP – Assistant City Planner
Pat Dowse, P.E. – City Engineer



Comment Response: Preliminary and Final Plat Southport West -Letter dated

4/22/22

1. Per Section 3.03.07, please include information on water mains, in addition to the existing sanitary sewers and storm water drainage lines that were included in the latest submittal. If water main information cannot be included in the resubmittal for Planning Commission, it must be Completed prior to City Council packet preparation.

Response: Water main information has been added to the plans for reference.

2. Per Section 3.03.10, the cross-access easement should be reiterated on this plat. A cross-parking easement also needs to be added to the Final Plat.

Response: Per discussions, a note will be added to the Preliminary and Final Plat regarding cross parking for the lots.

3. Regarding Section 3.03.19, a traffic impact analysis has been submitted by the applicant and is Currently under review by the City's traffic engineering consultant. Any Comments and/or recommended improvements by the City's Consultant and/or further comments by the City will need to be addressed.

Response: Understood.

4. The access to 125th Street from Lot 3 is also being evaluated by the City's traffic engineering Consultant to confirm there are no concerns due to the intersection proximity.

Response: Understood. Discussions with traffic engineer noted with the traffic counts and speeds access is not a concern.

5. Per Section 3.05.25, the preparation of an acceptable subdivision agreement will be required prior to action by City Council. Staff is currently reviewing the draft agreement submitted with the previous submittal. Comments will be provided upon completion of the review.

Response: Understood.

6. Note 4 on the Final Plat states that "no direct access shall be permitted onto Giles Road from Lots 1 and 2 or Outlot A". Lot 1 does not have frontage on Giles Road. Please revise this note to state that "no direct access shall be permitted onto Giles Road from Lots 1 and 3 or Outlot A"

Response: Note has been revised accordingly based on the relabeling of lots which occurred with the previous iteration.

SOUTHPORT WEST REPLAT NINE

LOTS 23-26 OF SOUTHPORT WEST
LOT 1, OF SOUTHPORT WEST REPLAT 4
LA VISTA, SARPY COUNTY, NEBRASKA

LEGEND

FOUND 5/8" REBAR (UNLESS OTHERWISE NOTED)
SET IN REBAR W/CAP L.S. 607
MEASURED PROPERTY
PLATTED DISTANCE
BOUNDARY LINE
PARKING PROPERTY LINE
EXISTING PROPERTY LINE
EXISTING EASEMENT LINE
EXISTING EASEMENT
TO BE LOCATED
EXISTING LANDSCAPE SETBACK
EXISTING STORM SEWER EASEMENT
EXISTING UTILITY EASEMENT

EXISTING ZONING		
ZONING	DESC.	
LOTS 1, 23, 24, 25, & 26	C-3	COMMERCIAL

PROPOSED ZONING		
ZONING	DESC.	
LOTS 1 THRU 4 & OUTLOT A	C-3	COMMERCIAL

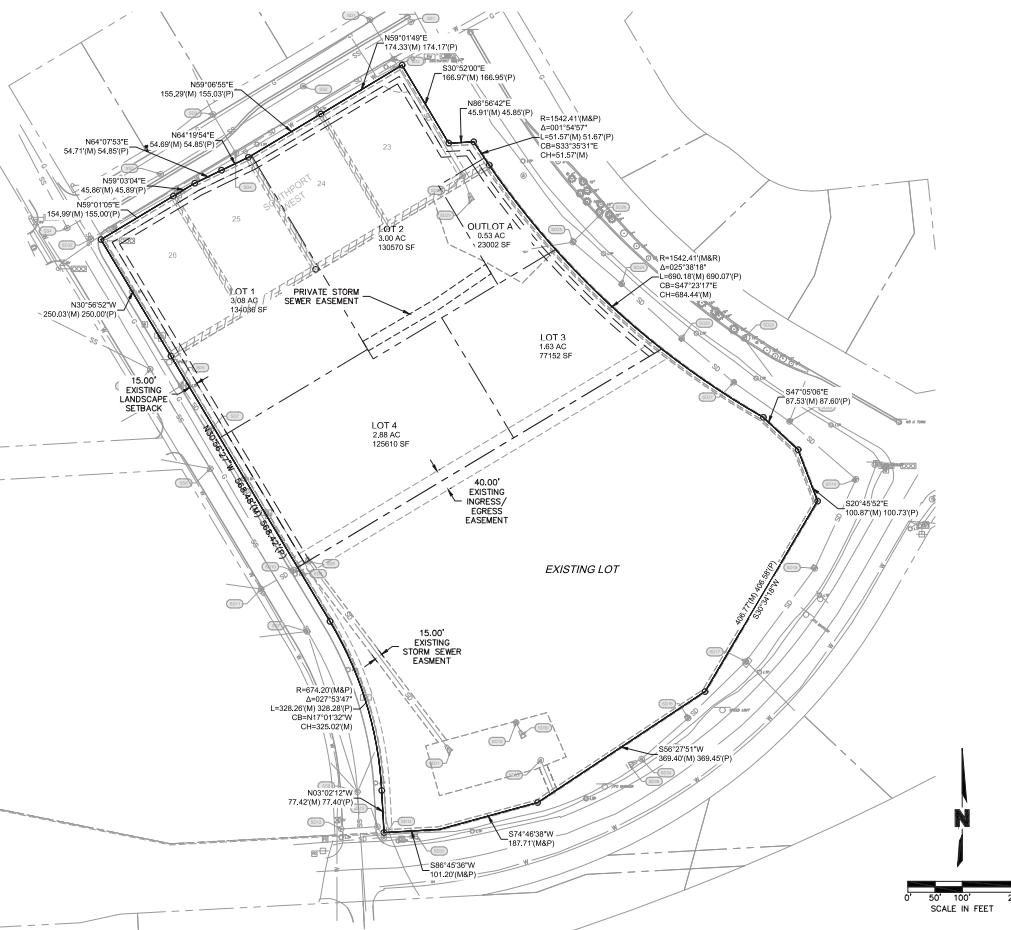
DEVELOPER: PAT KERIGAN
SURVEYOR: TERRY ROTHANZL, L.S.
ENGINEER: ERIC WILLIAMS
SOUTHPORT WEST PARTNERS, LLC
OLSSON
2111 S. 67TH STREET
SOUTHPORT
WATERLOO, NE 68069
SOUTHPORT
OMAHA, NE 68106

SURVEY CERTIFICATION

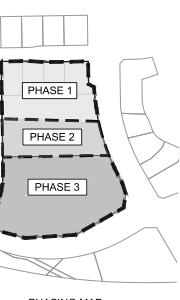
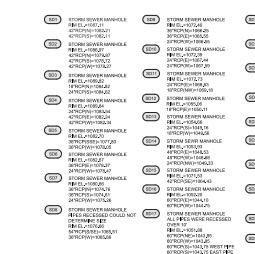
TERRY ROTHANZL, L.S.

CITY OF LA VISTA PLAT APPROVAL

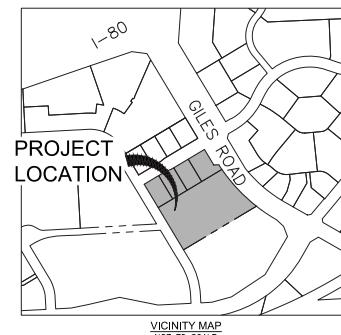
NOTES:
1. PERMANENT RECIPROCAL PARKING ACCESS IS
ALLOWED OVER AND ACROSS LOTS 1 THRU 4
AND OUTLOT A.



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C:\VR\SE\SE_C:\20200624.dwg
Dwg Date: 07/02/2022 10:00:00
Refers to: 07/02/2022 11:19pm
C:\VR\SE\SE_C:\20200624.dwg



PHASING MAP



VICINITY MAP
NOT TO SCALE



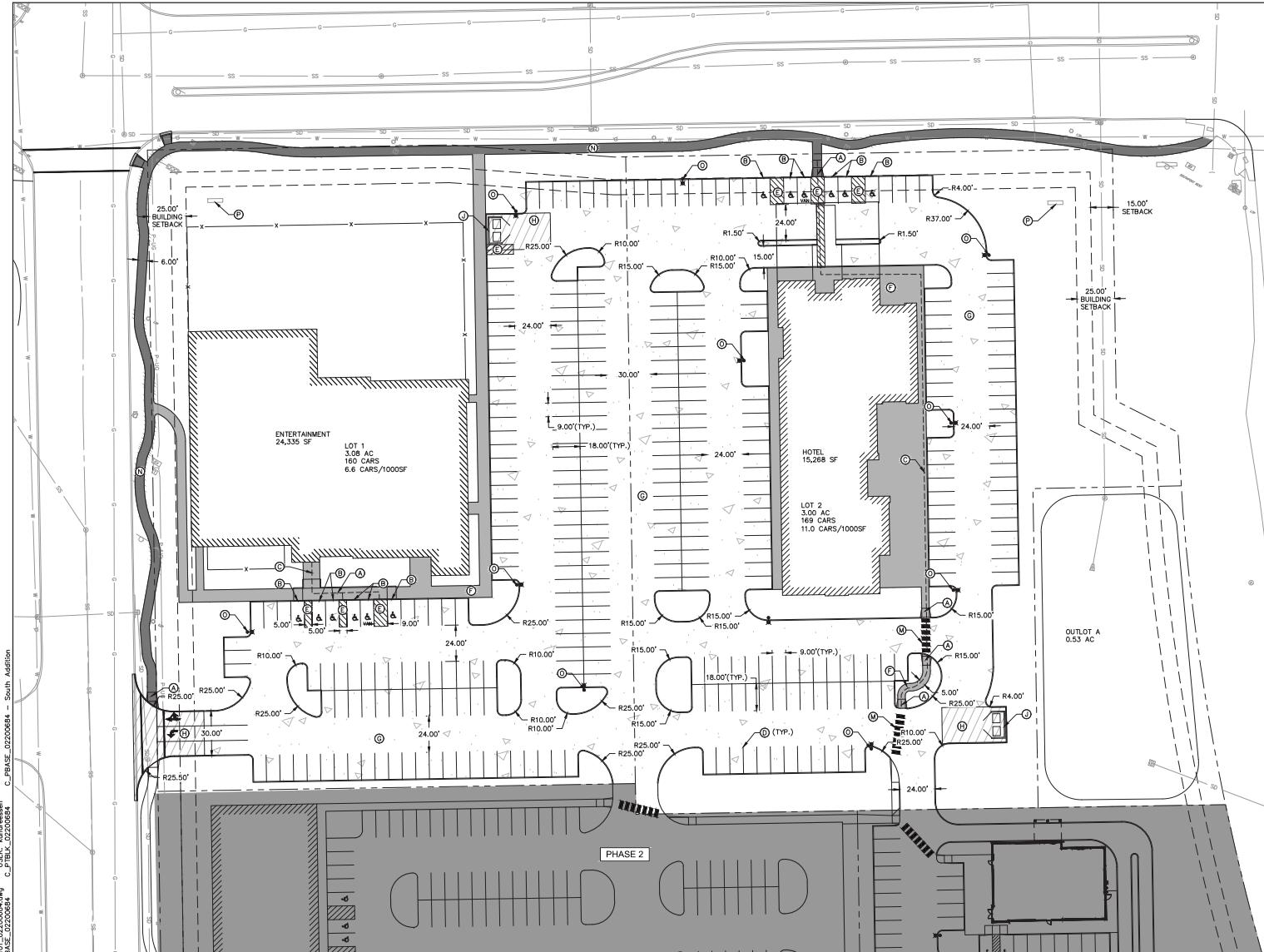
EXISTING ZONING MAP
NOT TO SCALE

PRELIMINARY PLAT
PRELIMINARY PLAT SUBMITTAL
SOUTHPORT WEST REPLAT NINE
PHASE 1
LA VISTA, NE

REVISIONS
REVISIONS DESCRIPTION
REV. NO.
DATE

2022

olsson
2115 South 67th Street, Suite 200
Omaha, NE 68106
www.olsson.com
TEL: 402.341.1166



F:\\022022\\00001\\01200\\022-20284\\022-20284.dwg USED: hidereset
 C:\\FBASE\\0220084 South Addition
 C:\\FBASE\\0220084
 C:\\FBASE\\0220084
 C:\\FBASE\\0220084
 C:\\FBASE\\0220084
 C:\\FBASE\\0220084

SITE KEY NOTES	
⑥	CONSTRUCT CURB RAMP PER ADA REGULATIONS AND LOCAL REQUIREMENTS. REFERENCE DETAIL SHEET AND CITY OF OMAHA STANDARD PLATE 503-01.
⑥	INSTALL ADA PARKING STALL AND ASSOCIATED STRIPING AND SIGNAGE PER ADA REGULATIONS AND LOCAL JURISDICTIONAL REQUIREMENTS. REFERENCE DETAIL SHEET.
⑥	PROPOSED ADA ACCESSIBLE ROUTE PER ADA REGULATIONS AND LOCAL JURISDICTIONAL REQUIREMENTS.
⑥	INSTALL 4-INCH WHITE PAVEMENT STRIPING. PAINT SHALL NOT EXCEED CITY OF OMAHA STANDARD SPECIFICATIONS (TPR).
⑥	INSTALL 4-INCH WHITE PAVEMENT STRIPING AT 45°, 2-FEET O.C. PAINT SHALL MEET OR EXCEED CITY OF OMAHA STANDARD SPECIFICATIONS (TPR).
⑥	CONSTRUCT 6-INCH THICK STANDARD DUTY P.C. SIDEWALK. REFERENCE DETAIL SHEET AND CITY OF OMAHA STANDARD PLATE 503-01.
⑥	CONSTRUCT 6-INCH THICK STANDARD DUTY P.C. CONCRETE DRIVE. REFERENCE DETAIL SHEET.
⑥	CONSTRUCT 6-INCH DRIVE ENTRANCE APRON HEAVY DUTY P.C. CONCRETE PAVEMENT. REFERENCE DETAIL SHEET.
⑥	CONSTRUCT TYPE 'A' INTEGRAL CURB AND GUTTER PER CITY OF OMAHA STANDARD PLATE 503-01.
⑥	TRASH ENCLOSURE. REFERENCE ARCHITECTURAL PLANS. CONSTRUCT HEAVY DUTY PAVEMENT APRON AS SHOWN ON ARCHITECTURAL PLANS.
⑥	INSTALL STOP SIGN PER MUTCD STANDARDS AND PER CITY OF OMAHA STANDARD PLATES 906-03 AND 906-04. REFERENCE DETAIL SHEET.
⑥	CONSTRUCT 6-INCH THICK STANDARD DUTY P.C. SIDEWALK IN PUBLIC R.O.W. 5' WIDE AND SPACED 6.5' OFF BACK OF CURB OF PUBLIC STREET UNLESS OTHERWISE NOTED ON PLANS.
⑥	LIGHT POLE AND BASE. REFERENCE SITE LIGHTING PLAN.
⑥	PROPOSED MONUMENT SIGN. REFERENCE ARCHITECTURAL PLANS. SEPARATE SIGNAGE PERMIT IS REQUIRED.

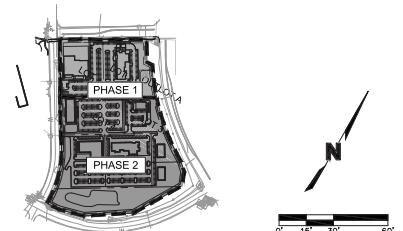
SITE INFORMATION TABLE	
LEGAL DESCRIPTION:	SOUTHPORT LOTS 1, 2, 3, 4, OUTLOT A
EXISTING ZONING:	C-3 PUD WITH A GATEWAY CORRIDOR OVERLAY
PROPOSED ZONING:	C-3 PUD WITH A GATEWAY CORRIDOR OVERLAY
SETBACKS:	
FRONT YARD:	25'-0"
FRONT YARD: (PARKING PRESENT IN FRONT YARD)	50'-0"
SIDE YARD:	15'-0"
REAR YARD:	15'-0"
BUILDING COVERAGE:	13%
IMPERVIOUS COVERAGE:	62%
PARKING REQUIREMENTS:	
REQUIRED: (LOT 1)	300 STALLS
PROVIDED: (LOT 1)	ON-SITE PARKING: 160 STALLS (6.6 CARS PER 1,000 SF) & PUBLIC PARKING: (LOT 2 SFW REPLAT ONE)
REQUIRED: (LOT 2)	151 STALLS (1 PER RENTAL UNIT: 151 UNITS MAX 6 FLOORS. REQUIRES 151 STALLS)
PROVIDED: (LOT 2)	ON-SITE PARKING: 169 STALLS (11.0 CARS PER 1,000 SF)
TOTAL REQUIRED:	451 STALLS
TOTAL PROVIDED:	329 STALLS
ACCESSIBLE PARKING:	
REQUIRED: (LOT 1)	6 (INCLUDING 1 VAN ACCESSIBLE STALL)
PROVIDED: (LOT 1)	6 (INCLUDING 1 VAN ACCESSIBLE STALL)
REQUIRED: (LOT 2)	6 (INCLUDING 1 VAN ACCESSIBLE STALL)
PROVIDED: (LOT 2)	6 (INCLUDING 1 VAN ACCESSIBLE STALL)
REQUIRED:	12 (INCLUDING 2 VAN ACCESSIBLE STALLS)
PROVIDED:	12 (INCLUDING 2 VAN ACCESSIBLE STALLS)

SITE PLAN
 PRELIMINARY PLAT SUBMITTAL
 SOUTHPORT WEST REPLAT NINE
 PHASE 1

drawn by: EK
 checked by: EK
 dated: 03/21/22
 project no.: 0220084
 drawing no.: 0220084
 date: 03/21/22
 SHEET
 C4.1

REV. NO. DATE
 REVISIONS
 2022

olsson
 2115 South 67th Street, Suite 200
 Omaha, NE 68106
 TEL: 402.341.1116
 www.olson.com

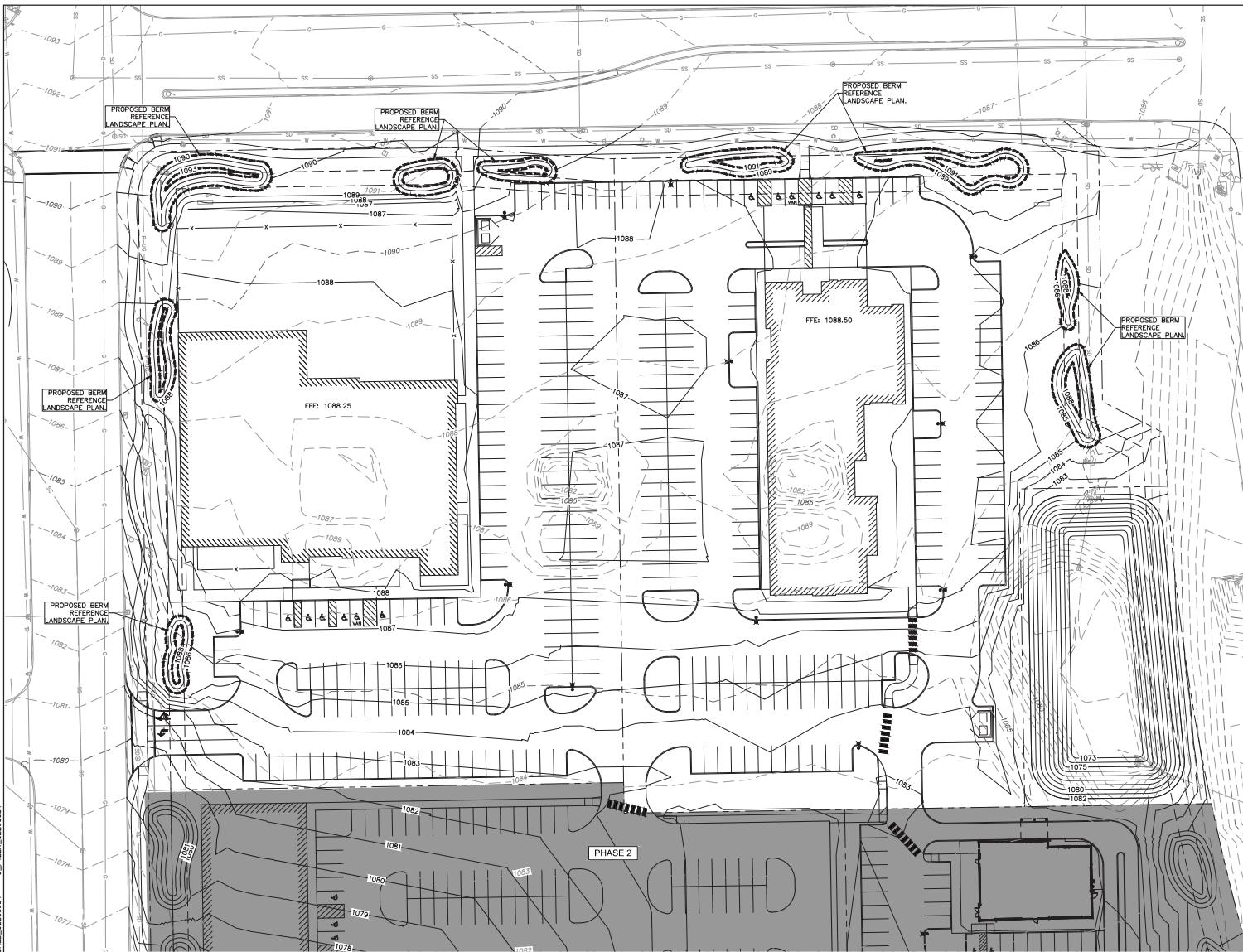


PHASING MAP

0' 15' 30' 60'

SCALE IN FEET

2115 South 67th Street, Suite 200
 Omaha, NE 68106
 TEL: 402.341.1116
 www.olson.com



LEGEND

— — — 10XX — — —	EXISTING MAJOR CONTOUR
— — — 10XX — — —	EXISTING MINOR CONTOUR
— — — 10XX — — —	PROPOSED MAJOR CONTOUR
— — — 10XX — — —	PROPOSED MINOR CONTOUR

Olsson

2111 South 67th Street, Suite 200
Omaha, NE 68106
TEL 402.341.1116
www.disson.com

GRADING INFORMATION TABLE		
AREA	CONTOURS REPRESENT	CONTRACTOR TO GRADE TO
STREETS/INTERNAL DRIVES	FINISHED GROUND (TOP OF SLAB)	SUBGRADE (REF. SITE PLANS FOR PAVEMENT THICKNESS)
PARKING LOT PAVED AREAS	FINISHED GROUND (TOP OF SLAB)	SUBGRADE (REF. SITE PLANS FOR PAVEMENT THICKNESS)
BUILDING AREAS	FINISHED GROUND (FINISHED FLOOR ELEV.)	SUBGRADE (REF. ARCHITECTURAL PLANS FOR FLOOR SLAB AND SUBBASE THICKNESS)
ALL OTHER NON-PAVED / NON-BUILDING AREAS	FINISHED GROUND	6" BELOW CONTOURS (FOR TOPSOIL*)

* NOTE: AFTER COMPLETION AND APPROVAL OF MASS GRADING BY ENGINEER, ENTIRE SITE SHALL RECEIVE 6" MIN. OF TOPSOIL FOR FINAL SEEDING AND STABILIZATION.

1. CONTOURS REPRESENT TOP OF SLAB ELEVATION IN PAVED AREAS AND FINISHED GRADE ELEVATION IN NON-PAVED AREAS, UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING AND GARAGE PAD AREAS AND PAVEMENTS.
3. REFERENCE THE DRAINAGE INFORMATION TABLE FOR CONSTRUCTION INFORMATION.
4. REFERENCE THE FILL PLACEMENT / COMPACTION REQUIREMENTS TABLE FOR MINIMUM SUBGRADE PREPARATION REQUIREMENTS FOR VARIOUS AREAS OF THE PROJECT.
5. CONTOURS ARE SHOWN AT 1' INTERVALS FOR BOTH EXISTING AND PROPOSED.
6. DEVELOPMENT SHALL PROVIDE LOTS CREATING MORE THAN 5,000 SQUARE FEET OF IMPERVIOUS SURFACE FOR THE PURPOSE OF VEHICULAR TRAVEL AND PARKING SHALL PROVIDE ON SITE STORM WATER MANAGEMENT FACILITIES FOR ON SITE IMPERVIOUS AREAS REQUIRED BY SECTION 164-19 OF THE LA VISTA MUNICIPAL CODE AND SHALE BE DESIGNED IN ACCORDANCE WITH THE APPROPRIATE SECTION OF THE OMBUDSMAN'S WORKBOOK. MANAGEMENT AND MONITORING WATER QUALITY FACILITIES SHALL BE PROVIDED BY BRIMOR PROPERTY GROUP. MANAGEMENT OF THE 2-1/2 ACRES OF THE LA VISTA HILL WILL BE PROVIDED BY THE CITY OWNED FACILITIES.

ALSO LOCATED IN:
NW 1/4 SE 1/4 18-14-12
SW 1/4 SE 1/4 18-14-12
SE 1/4 SE 1/4 18-14-12

SOUTHPORT WEST REPLAT NINE

LOTS 1 THRU 4 AND OUTLOT A

A TRACT OF LAND BEING A REPLAT OF LOTS 23 THRU 26, SOUTHPORT WEST AND LOT 1, SOUTHPORT WEST REPLAT FOUR, BOTH PLATTED AND RECORDED SUBDIVISIONS IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

LIEN HOLDER CONSENT

THE UNDERSIGNED HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS SOUTHPORT WEST REPLAT NINE, LOTS 1 THRU 4 AND OUTLOT A (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF SARPY COUNTY, NEBRASKA AS INSTRUMENT NO. 2006-17152, (HEREINAFTER "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.

(NAME OF LIEN HOLDER)

BY: _____

(PRINT THE NAME OF INDIVIDUAL)

TITLE: _____

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____) SS
COUNTY OF _____)

ON THE _____ DAY OF 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AFORESAID COUNTY PERSONALLY APPEARED,

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.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND 2022 LAST ABOVE MENTIONED.

NOTARY PUBLIC

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF SOUTHPORT WEST REPLAT NINE, LOTS 1 THRU 4 AND OUTLOT A WAS REVIEWED BY THE SARPY COUNTY PUBLIC WORKS ON THIS _____ DAY OF _____, 2022.

SARPY COUNTY PUBLIC WORKS

SARPY COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

SARPY COUNTY TREASURER DATE

APPROVAL BY LA VISTA CITY PLANNING COMMISSION

THE PLAT OF SOUTHPORT WEST REPLAT NINE, LOTS 1 THRU 4 AND OUTLOT A WAS APPROVED BY THE LA VISTA CITY PLANNING COMMISSION.

ON THIS _____ DAY OF _____, 2022.

CHAIRPERSON, LA VISTA PLANNING COMMISSION

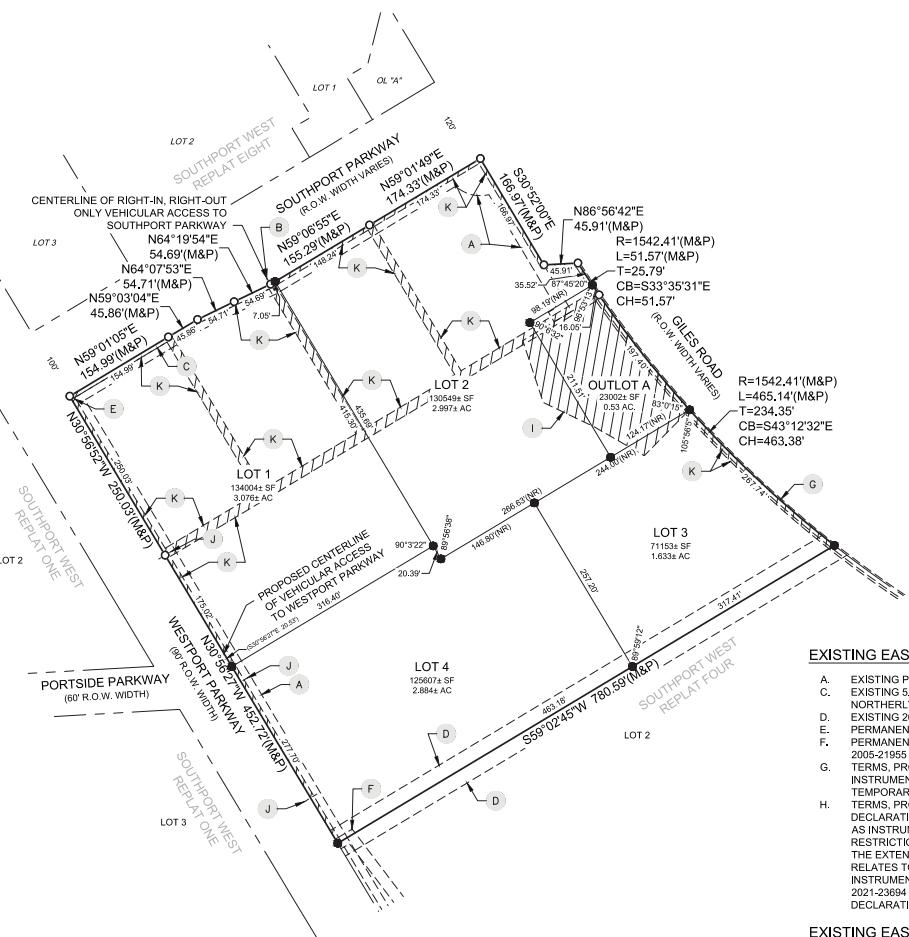
ACCEPTANCE BY LA VISTA CITY COUNCIL

THE PLAT OF SOUTHPORT WEST REPLAT NINE, LOTS 1 THRU 4 AND OUTLOT A WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA

ON THIS _____ DAY OF _____, 2022, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

MAYOR

ATTEST CITY CLERK



LEGEND

- FOUND 5/8" REBAR (UNLESS OTHERWISE NOTED)
- SET 5/8" REBAR W/CAP L.S. 607
- (M) MEASURED DISTANCE
- (P) PLATTED DISTANCE
- BOUNDARY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING EASEMENT (TO BE VACATED)



NOTES

- ALL INTERNAL LINES ARE RADIAL/PERPENDICULAR UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).
- ALL INTERNAL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ANGLES MEASURED ADJACENT TO CURVES ARE MEASURED TO THE CHORD OF SAID CURVE.
- PERMANENT RECIPROCAL PARKING ACCESS IS ALLOWED OVER AND ACROSS LOTS 1 THRU 4 AND OUTLOT A.
- NO DIRECT ACCESS SHALL BE PERMITTED ON GILES ROAD FROM LOTS 2, 3 AND OUTLOT A.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, SOUTHPORT WEST PARTNERS, LLC, OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN. SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SOUTHPORT WEST REPLAT NINE, LOTS 1 THRU 4 AND OUTLOT A, AND WE DO HEREBY DEDICATE AND APPROVE THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT. PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CABLES, CONDUITS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A (5') FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES. AN (8') EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT OF OMAHA AND BLACK HILLS/NEBRASKA GAS UTILITY, LLC, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A (5') FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL STREETS, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, WE DO SET OUR HANDS

SOUTHPORT WEST PARTNERS, LLC

PATRICK J. KERRIGAN
PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____) SS
COUNTY OF _____)

ON THE _____ DAY OF 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AFORESAID COUNTY PERSONALLY APPEARED, PATRICK J. KERRIGAN, 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 MANAGER.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND 2022 LAST ABOVE MENTIONED.

NOTARY PUBLIC

EXISTING EASEMENTS

- A. EXISTING PERMANENT LANDSCAPE AND SIGN EASEMENT GRANTED TO S.I.D. NO. 253, INSTRUMENT NO.'S 2005-21955 AND 2008-05315.
- C. EXISTING 5.0' WIDE PERMANENT M.U.D. CONSTRUCTION AND MAINTENANCE OF WATER MAINS AND RELATED FACILITIES EASEMENT ON THE NORTHERLY 5.00 FEET OF LOTS 25 AND 26, SOUTHPORT WEST, INSTRUMENT NO. 2005-30969.
- D. EXISTING 20.00 FOOT WIDE PERMANENT INGRESS/EGRESS AND STORM SEWER EASEMENT NO. 2008-18321.
- E. PERMANENT 5.00 FOOT WIDE STORM SEWER EASEMENT GRANTED TO S.I.D. NO. 253 AND THE CITY OF LA VISTA, INSTRUMENT NO. 2005-21955 AND 2008-05315.
- F. PERMANENT 5.00 FOOT WIDE STORM SEWER EASEMENT GRANTED TO S.I.D. NO. 253 AND THE CITY OF LA VISTA, INSTRUMENT NO. 2005-21955 AND 2008-05315.
- G. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS AND EASEMENTS SET FORTH IN THE RETURN OF APPRAISERS RECORDED JULY 23, 1992 AT INSTRUMENT NO. 1993-32937 OF THE RECORDS OF SARPY COUNTY, NEBRASKA, INCLUDING BUT NOT LIMITED TO RESTRICTIONS ON ACCESS, TEMPORARY EASEMENTS, AND RESERVATION OF MINERAL RIGHTS.
- H. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SOUTHPORT WEST SUBDIVISION RECORDED JULY 5, 2005 AS INSTRUMENT NO. 2005-22474 OF THE RECORDS OF SARPY COUNTY, NEBRASKA, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, NATIONAL ORIGIN, OR ANY OTHER CLASSIFICATION. THIS EASEMENT IS LIMITED ONLY TO THE EXCEPT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS AMENDED BY THE FIRST AMENDMENT AT INSTRUMENT NO. 2006-17152, THE SECOND AMENDMENT AT INSTRUMENT NO. 2015-32100, AND THE THIRD AMENDMENT AT INSTRUMENT NO. 2021-23694 AND AS ASSIGNED AT INSTRUMENT NO. 2006-19335 AND 2008-06886 AND AS RATIFIED BY CONSENT TO AND RATIFICATION OF DECLARATION RECORDED JULY 5, 2005 AT INSTRUMENT NO. 2005-22497, (BLANKET TYPE EASEMENT)

EXISTING EASEMENTS (TO BE VACATED)

- B. EXISTING CENTERLINE OF RIGHT-OUT ONLY VEHICULAR ACCESS TO SOUTHPORT PARKWAY INST. NO. 2008-05315.
- I. PERMANENT DRAINAGE DETENTION EASEMENT GRANTED TO S.I.D. NO. 253 AND THE CITY OF LA VISTA, INSTRUMENT NO. S 2005-21955 AND 2008-05315.
- J. EXISTING CENTERLINE OF UNRESTRICTED FULL ACCESS FOR VEHICULAR INGRESS/EGRESS INSTRUMENT NO. S 2005-21955 AND 2008-05315.
- K. EXISTING DEDICATED UTILITY EASEMENTS, INSTRUMENT NO. 2005-21955.

SURVEYOR'S CERTIFICATION

I, TERRY L. ROTHANZL, 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. FURTHER, I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN THE SUBDIVISION TO BE KNOWN AS SOUTHPORT WEST REPLAT NINE, LOTS 1 THRU 4 AND OUTLOT A BEING A REPLAT OF LOTS 23 THRU 26, SOUTHPORT WEST AND LOT 1, SOUTHPORT WEST REPLAT FOUR, BOTH SUBDIVISIONS, AS SURVEYED, PLATTED, AND RECORDED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, CONTAINING 11.19 ACRES, MORE OR LESS.

Terry L. Rothanzl
TERRY L. ROTHANZL
NEBRASKA L.S. 607
NEBRASKA
LAND SURVEYOR
TERRY L. ROTHANZL

04-25-2022

olsson

2111 South 67th Street, Suite 200 TEL 402-341-1116
Omaha, NE 68106 FAX 402-341-5895
www.olsson.com

FINAL PLAT

REV. NO.	DATE	REVISIONS

SOUTHPORT WEST REPLAT NINE
LOTS 1 THRU 4 AND OUTLOT A
LA VISTA, NEBRASKA SARPY COUNTY 2022

drawn by: DSH
checked by: EW
approved by: TLR
QA/QC by: TLR/REW
proj. no.: 022-00684
drawn no.: 04252022
date: 04.25.2022
SHEET 1 of 1