

AGENDA ITEM 4C

**Conditional Use Permit – Hotel – Proposed Lot 2
Southport West Replat Nine – Cumming
Investments, Inc.**



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

CASE NUMBERS: PCUP22-0002;

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

I. GENERAL INFORMATION

A. APPLICANT:

Cumming Investments, Inc.
2145 Duluth Highway, Suite A
Duluth, GA 30097

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: Lot 23 and part of Lot 24 Southport West, together with part of Lot 1 Southport West Replat Four, to be replatted as Lot 2 Southport West Replat Nine.

E. REQUESTED ACTION(S): Conditional Use Permit (CUP) to allow for the construction and operation of a hotel.

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 Conditional Use Permit (CUP) to allow for the development of a hotel.

H. SIZE OF SITE: Approximately 2.99 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. Article 6 of the Zoning Regulations – Conditional Use Permits (CUP).

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, along with the development within the PUD.

D. UTILITIES:

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

E. PARKING REQUIREMENTS:

1. The minimum parking requirement for a hotel of this size is 151 parking spaces (1 per rental unit). As per the provided CUP plan set, the applicant has provided 164 stalls, exceeding the minimum parking stalls needed.
2. A cross-parking easement has been added to the plat for Southport West Replat Nine, allowing the for the sharing of parking amongst the properties included in the plat.

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.

V. STAFF RECOMMENDATION – CONDITIONAL USE PERMIT:

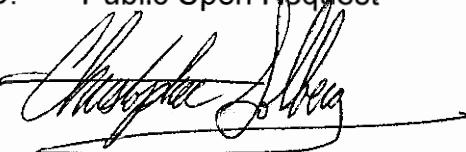
Approval of the Conditional Use Permit, contingent upon approval of the related PUD Site Plan Amendment and Replat for Southport West Replat Nine, as well as the satisfactory resolution of the issues stated within the staff report prior to City Council approval, as the Conditional Use Permit request is consistent with the Comprehensive Plan and the Zoning Regulations.

VI. ATTACHMENTS TO REPORT:

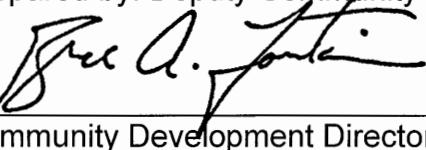
- A. Vicinity Map
- B. Review Letters
- C. Draft Conditional Use Permit
- D. Draft Conditional Use Permit map set

VII. COPIES OF REPORT SENT TO:

- A. David Bernd, Cumming Investments, Inc.
- B. Pat Kerrigan, Southport West Partners
- C. Eric Williams, Olsson Associates
- D. Public Upon Request



Prepared by: Deputy Community Development Director



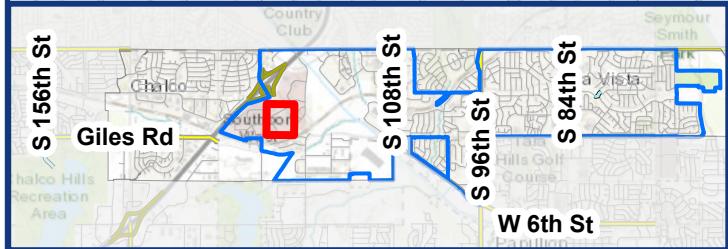
Community Development Director

4/28/22

Date



Vicinity Map: Home2 Suites Hotel Conditional Use Permit



Legend

- La Vista Parcels
- Proposed Hotel Site



April 6, 2022

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

RE: Conditional Use Permit – Initial Review
Cumming Investments, LLC
Home 2 Suites – Southport West
Proposed Lot 2 Southport West Replat Nine

Mr. Williams:

Thank you for your submittal of Home 2 Hotel CUP request to allow for a hotel southwest of Southport Parkway and Giles Road. Based on the elements for consideration set forth in Article 6.05 of the Zoning Ordinance, our staff has reviewed the submittal and has provided the following comments:

1. Per Section 6.05.01 and Section 6.05.04 of the La Vista Zoning Ordinance, Applicant needs to submit a site-specific CUP site plan package to be utilized as exhibits within the CUP presented to the Planning Commission and City Council. Specifically, the site plan should be centered on the hotel alone as it is the subject of the CUP.

This includes a full site plan, including locations of lights, structures, sidewalks/trails, and other aspects pertinent to this application. A copy of a similar CUP site plan has been attached as an example.

2. Per Section 6.05.01 and Section 6.05.04, please provide the height of the structure within the CUP site plan in feet as well as number of stories.
3. In regards to Section 6.05.01 and Section 6.05.04, the current site plan does not depict sidewalk connections to sidewalks along Southport Parkway. Please include these connections.

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**

4. Per Section 6.05.05, the stall count for the subject property needs to be updated for the CUP only, including a breakdown of the ADA and ADA van stalls.
5. Regarding Section 6.05.05 and Section 6.05.10, the Applicant has submitted a draft Traffic Impact Analysis through the PUD application which is currently being reviewed by staff and the City's third-party traffic engineer. Provisions for traffic control and other improvement may result from the traffic study and subsequent discussions with the applicant.
6. Per Section 5.12.06 and 6.05.01, this project will need to be reviewed and approved by the FAA in terms of any potential obstacle clearances.
7. As the site lies with the Southport West PUD, the development will need to proceed through the architectural design review approval process. This includes structures, lighting, landscaping and other aspects as set forth within the Architectural and Site Design Guidelines for the Southport West Development. The recommendation within the staff report will include language requiring the completion of the design review process prior to the execution and recording of the CUP in order to allow for the inclusion of the final design review documents as exhibits within the final CUP.

The design review process needs to achieve substantial completion prior to applying for building permit.

A draft of the Conditional Use Permit has been enclosed. Please review the document and inform us of any questions or concerns that you may have in relation to it.

Please submit 2 full size revised copies of the PUD plans 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.

Should you have any questions please contact me at 402-593-6400.

Sincerely,



Christopher Solberg, AICP

Deputy Community Development Director

Enclosures

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, PE – City Engineer

Comment Response: CUP Southport West -Letter dated 4/06/22

1. Per Section 6.05.01 and Section 6.05.04 of the La Vista Zoning Ordinance, Applicant needs to submit a site-specific CUP site plan package to be utilized as exhibits within the CUP presented to the Planning Commission and City Council. Specifically, the site plan should be centered on the hotel alone as it is the subject of the CUP.

This includes a full site plan, including locations of lights, structures, sidewalks/trails, and other aspects pertinent to this application. A copy of a similar CUP site plan has been attached as an example.

Response: Plan has been updated to include the information for this lot only.

2. Per Section 6.05.01 and Section 6.05.04, please provide the height of the structure within the CUP site plan in feet as well as number of stories.

Response: Structure height and stories have been updated based on discussions with the client.

3. In regards to Section 6.05.01 and Section 6.05.04, the current site plan does not depict sidewalk connections to sidewalks along Southport Parkway. Please include these connections.

Response: A sidewalk connection has been added to Southport Parkway

4. Per Section 6.0F.05, the stall count for the subject property needs to be updated for the CUP only, including a breakdown of the ADA and ADA van stalls.

Response: Stall count has been revised for this lot only.

5. Regarding Section 6.05.05 and Section 6.05.10, the Applicant has submitted a draft Traffic Impact Analysis through the PUD application which is currently being reviewed by staff and the City's third-party traffic engineer. Provisions for traffic control and other improvement may result from the traffic study and subsequent discussions with the applicant.

Response: Understood.

6. Per Section 5.12.06 and 6.05.01, this project will need to be reviewed and approved by the FAA in terms of any potential obstacle clearances.

Response: FAA process has been started for the height of the proposed structure.

7. As the site lies with the Southport West PUD, the development will need to proceed through the architectural design review approval process. This includes structures, lighting, landscaping and other aspects as set forth within the Architectural and Site Design Guidelines for the Southport West Development. The recommendation within the staff report will include language requiring the completion of the design review process prior to the execution and recording of the CUP in order to allow for the

inclusion of the final design review documents as exhibits within the final CUP.

Response: Understood. This process has been discussed with the client. They are working through the building information needed to get through this process and will start ASAP to ensure the process keeps moving.



April 22, 2022

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

RE: Conditional Use Permit – 2nd Review
Cumming Investments, LLC
Home 2 Suites – Southport West
Proposed Lot 2 Southport West Replat Nine

Mr. Williams:

Thank you for your resubmittal of Home 2 Hotel CUP request to allow for a hotel southwest of Southport Parkway and Giles Road. Based on the elements for consideration set forth in Article 6.05 of the Zoning Ordinance, our staff has reviewed the submittal and has provided the following comments:

1. Per Section 6.05.01 and Section 6.05.04, please provide the height of the structure within the CUP site plan in feet as well as number of stories.
2. Regarding Section 6.05.05 and Section 6.05.10, the Applicant has submitted a draft Traffic Impact Analysis through the PUD application which is currently being reviewed by staff and the City's third-party traffic engineer. Provisions for traffic control and other improvement may result from the traffic study and subsequent discussions with the applicant.
3. As stated previously, the site lies with the Southport West PUD, the development will need to proceed through the architectural design review approval process. The landscaping plan is currently under review by the City's third-party Design Review Architect. However, one aspect that needs to be addressed, even prior to the provision of a design review letter, is the lack of berthing along Giles Road.

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8116 Park View Blvd.
La Vista, NE 68128-2198
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Community Development
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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

We have published the legal ad for your application 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 CUP plan set to incorporate the changes mentioned 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.

Should you have any questions please contact me at 402-593-6400.

Sincerely,

A handwritten signature in blue ink, appearing to read "Christopher Solberg".

Christopher Solberg, AICP
Deputy Community Development Director

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, PE – City Engineer



Comment Response: CUP Southport West -Letter dated 4/22/22

1. Per Section 6.05.01 and Section 6.05.04, please provide the height of the structure within the CUP site plan in feet as well as number of stories.

Response: Structure height and stories have been updated based on discussions with the client.

2. Regarding Section 6.05.05 and Section 6.05.10, the Applicant has submitted a draft Traffic Impact Analysis through the PUD application which is currently being reviewed by staff and the City's third-party traffic engineer. Provisions for traffic control and other improvement may result from the traffic Study and subsequent discussions with the applicant

Response: Understood

3. As stated previously, the site lies with the Southport West PUD, the development will need to proceed through the architectural design review approval process. The landscaping plan is currently under review by the City's third-party Design Review Architect. However, one aspect that needs to be addressed, even prior to the provision of a design review letter, is the lack of berthing along Giles Road

Response: Understood. We will work with developers to get these items submitted.

City of La Vista Conditional Use Permit

Conditional Use Permit for Hotel

This Conditional Use Permit issued this ____ day of _____, 2022, by the City of La Vista, a municipal corporation in the County of Sarpy County, Nebraska ("City") to, Cumming Investments, Inc. ("Owner"), pursuant to the La Vista Zoning Ordinance.

WHEREAS, Owner wishes to construct and operate a hotel upon the following described tract of land within the City of La Vista zoning jurisdiction:

Lot 2, Southport West Replat Nine, a subdivision as surveyed, platted and recorded in the City of La Vista, Sarpy County, Nebraska.

WHEREAS, Owner has applied for a conditional use permit for the purpose of locating and operating a hotel; and

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a conditional use permit to the owner for such purposes, subject to certain conditions and agreements as hereinafter provided.

NOW, THEREFORE, BE IT KNOWN THAT subject to the conditions hereof, this conditional use permit is issued to the owner to use the area designated on Exhibit "B" hereto for a hotel, said use hereinafter being referred to as "Permitted Use or Use".

Conditions of Permit

The conditions to which the granting of this permit is subject are:

1. The rights granted by this permit are transferable and any variation or breach of any terms hereof shall cause permit to expire and terminate without the prior written consent of the City (amendment to permit) or unless exempted herein.
2. In respect to the proposed Use:
 - a. Operations on the property will be limited to and carried out in accordance with the Operational Statement attached as Exhibit "A" and incorporated into this permit by reference.
 - b. A site plan showing the property boundaries of the tract of land and easements, proposed structures, parking, access points, and drives shall be provided to the City and attached to the permit as Exhibit "B".
 - c. The hours of operation will be 24 hours a day seven days a week.
 - d. There shall not be any outside storage of materials. All trash receptacles, benches and planters shall be placed on property and securely fastened to building or concrete.
 - e. The premises shall be developed and maintained in accordance with the site plan (Exhibit "B") as approved by the City and incorporated herein by this reference. Any modifications must be submitted to the Community Development Director for approval.
 - f. Exterior lighting, when used, shall enhance the building design and the adjoining landscape. Building fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design and excessive brightness avoided. Lighting shall be

designed to a standard that does not impact adjoining properties.

- g. Owner shall obtain all required permits from the City of La Vista and shall comply with any additional requirements as determined by the Chief Building Official, including, but not limited to, building, fire, FAA and ADA.
- h. Owner shall comply (and shall ensure that all employees, invitees, suppliers, structures, appurtenances and improvements, and all activities occurring or conducted, on the premises at any time comply) with any applicable federal, state and/or local regulations, as amended or in effect from time to time, including, but not limited to, applicable environmental or safety laws, rules or regulations.
- i. Owner hereby indemnifies the City against, and holds the City harmless from, any liability, loss, claim or expense whatsoever (including, but not limited to, reasonable attorney fees and court cost) arising out of or resulting from the acts, omissions or negligence of the owner, his agents, employees, assigns, suppliers or invitees, including, but not limited to, any liability, loss, claim or expense arising out of or resulting from any violation on the premises of any environmental or safety law, rule or regulation.

3. In respect to the Gateway Corridor Overlay District and Southport West Design Guidelines:

- a. Building Exterior (Style and Building Materials)
 - i. The elevation plans (Exhibits "C") and material submitted indicate a combination of exterior materials in accordance with the Southport West Design Guidelines and approved through the design review process with a recognizable base, mid-façade and cornice.
- b. Mechanical Units
 - i. The ground units, electrical transformers, and gas meters are to be screened from view by a mixture of shrubs and grasses as depicted in the landscape plan (Exhibit "D").
- c. Trash Enclosure
 - i. The Site Plan (Exhibit "B") and Site Landscaping Plan (Exhibit "D") indicates screening (trash enclosure) around the refuse dumpsters. The walls of the trash enclosure are to be constructed of masonry units to match the material on the main structure. Two gates with steel frames will be utilized on the enclosure.
- d. Landscaping and Site Treatment
 - i. The Landscape Plan (Exhibit "D") has identified the required landscaping to the site and shall be incorporated accordingly.
 - ii. Any changes to the landscape plan must be approved by the City of La Vista.
 - iii. All sidewalks along Southport Parkway shall be serpentine.
- e. Exterior Light Fixtures
 - i. All exterior light fixtures used on this project for parking lots shall be in accordance with the Southport West Design Guidelines. Parking lot lights (Exhibit "E") shall be located according to the Site Plan (Exhibit "B").
 - ii. All additional exterior light fixtures must be submitted for approval.
- f. Signage
 - i. All signs shall comply with the City's sign regulations and the design shall be in accordance with the Southport West Design Guidelines.

4. The applicant's right to maintain the use as approved pursuant to these provisions shall be based on the following:

- a. An annual inspection to determine compliance with the conditions of approval. The conditional use permit may be revoked upon a finding by the City that there is a violation of the terms of approval, if the violation continues after written notice from the City to Owner and a reasonable time for Owner to cure such violation.
- b. The use authorized by the conditional use permit must be initiated within one (1) year of approval and shall become void two (2) years after the date of approval unless the applicant

has fully complied with the terms of approval.

- c. All obsolete or unused structures, accessory facilities or materials with an environmental or safety hazard shall be abated and/or removed at owner's expense within twelve (12) months of cessation of the conditional use.

5. Notwithstanding any other provision herein to the contrary, this permit, and all rights granted hereby, shall expire and terminate as to a permitted use hereunder upon the first of the following to occur:

- a. Owner's abandonment of the permitted use. Non-use thereof for a period of twelve (12) months shall constitute a presumption of abandonment.
- b. Cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Use.
- c. Owner's breach of any other terms hereof and his failure to correct such breach within ten (10) days of City's giving notice thereof.

6. If the permitted use is not commenced within one (1) year from _____, this Permit shall be null and void and all rights hereunder shall lapse, without prejudice to owner's right to file for an extension of time pursuant to the La Vista Zoning Ordinance.

7. In the event of the owner's failure to promptly remove any safety or environmental hazard from the premises, or the expiration or termination of this permit and the owner's failure to promptly remove any permitted materials or any remaining environmental or safety hazard, the City may, at its option (but without any obligation to the owner or any third party to exercise said option) cause the same to be removed at owner's cost (including, but not limited to, the cost of any excavation and earthwork that is necessary or advisable) and the owner shall reimburse the City the costs incurred to remove the same. Owner hereby irrevocably grants the City, its agents and employees the right to enter the premises and to take whatever action as is necessary or appropriate to remove the structures or any environmental or safety hazards in accordance with the terms of this permit, and the right of the City to enter the premises as necessary or appropriate to carry out any other provision of this permit.

8. If any provision, or any portion thereof, contained in this agreement is held to be unconstitutional, invalid, or unenforceable, the remaining provisions hereof, or portions thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

Miscellaneous

The conditions and terms of this permit shall be binding upon owner, his successors and assigns.

- 1. Delay of City to terminate this permit on account of breach of owner of any of the terms hereof shall not constitute a waiver of City's right to terminate, unless it shall have expressly waived said breach and a waiver of the right to terminate upon any breach shall not constitute a waiver of the right to terminate upon a subsequent breach of the terms hereof, whether said breach be of the same or different nature.
- 2. Nothing herein shall be construed to be a waiver or suspension of, or an agreement on the part of the City to waive or suspend, any zoning law or regulation applicable to the premises except to the extent and for the duration specifically authorized by this permit.
- 3. Any notice to be given by City hereunder shall be in writing and shall be sufficiently given if sent by regular mail, postage prepaid, addressed to the owner as follows:

Contact Name and Address: David Bernd
Cumming Investments, Inc.
2145 Duluth Highway, Suite A
Duluth, GA 30097

Effective Date:

This permit shall take effect upon the filing hereof with the City Clerk a signed original hereof.

THE CITY OF LA VISTA

By _____
Douglas Kindig, Mayor

Attest:

Pam A. Buethe
City Clerk

CONSENT AND AGREEMENT

The undersigned does hereby consent and agree to the conditions of this permit and that the terms hereof constitute an agreement on the part of the undersigned to fully and timely perform each and every condition and term hereof, and the undersigned does hereby warrant, covenant and agree to fully and timely perform and discharge all obligations and liabilities herein required by owner to be performed or discharged.

Owner: _____

By: _____

Title: _____

Date: _____

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
) ss.
COUNTY OF _____)

On this _____ day of _____, 2000, before me, a Notary Public duly commissioned and qualified in and for said County and State, appeared Douglas Kindig and Pamela A. Buethe, personally known by me to be the Mayor and City Clerk of the City of La Vista, and the identical persons whose names are affixed to the foregoing Agreement, and acknowledged the execution thereof to be their voluntary act and deed and the voluntary act and deed of said City.

Notary Public

ACKNOWLEDGMENT OF NOTARY

STATE OF KANSAS)
) ss.
COUNTY OF _____)

On this _____ day of _____, 2022, before me, a Notary Public duly commissioned and qualified in and for said County and State, appeared [_____], personally known by me to be the _____ of Cumming Investments, Inc., and the identical person whose name is affixed to the foregoing Agreement, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said company.

Notary Public

Operating Statement

March 21, 2022

City of La Vista
Community Development
8116 Park View Boulevard
La Vista, Nebraska 68128

To whom it may concern:

Please let this letter serve as our intention to request a Conditional Use Permit for the property located on the existing lots 23-26 of Southport West 9 and Lot 1 of Southport West Replat 4. The proposed use that we are seeking is for a hotel on Lot 2 of Replat 9. The subject property is currently zoned C-3 PUD within the Gateway Corridor Overlay district. The proposed hotel will meet the requirements for site and building as enumerated in the Southport West Design guidelines for the City of La Vista, Nebraska.

The proposed development and building standards are as follows:

Proposed Height	Not to exceed 6 stories and/or 75 feet
Proposed Building Square Footage	Approximately 92,000 square feet
Proposed Parking	1 space per room
Proposed rooms: 151	Parking shown on site plan 164 spaces
Architectural Treatments	In compliance with the Southport West Design Guidelines
Landscaping	In compliance with the Southport West Design Guidelines
Sidewalks/Pedestrian Access	As required by Development Regulations

The developer of the project, Cumming Investments, Inc., is committed to building a quality hotel that will be an asset to the surrounding community and the City of La Vista.

The contact information for the developer is as follows:

Cumming Investments, Inc.
2145 Duluth Highway
Suite A
Duluth, Georgia 30097.
Contact: David W. Bernd – Senior VP Development and Strategy
dwbernd@blackstone.rest

Sincerely,

Tonya Woods
Thomas and Hutton

DRAFT

Exhibit C

209' - 7"



NORTH ELEVATION

SCALE: 3/64" = 1' - 0"

209' - 7"



SOUTH ELEVATION

SCALE: 3/64" = 1' - 0"

Design #	0820614AR1
Sheet	2 of 5
Client	HOME 2
Address	NWC WESTSIDE PKY & MANSELL ROAD ATLANTA, GA
Account Rep.	J LEBIHAN
Designer	P MCDONALD
Date	12/11/17
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	

R1:HG:12/19/17:REMOVE C;
ADD E

Chandler Signs

Brand Image Begins Here™

chandlersigns.com

National Headquarters	3201 Manor Way Dallas, TX 75235 (214) 902-3900 (m) (214) 902-2044
San Antonio	17319 San Pedro Ave San Antonio, TX 78232 (210) 459-1834 (w) (210) 459-8724
West Coast	3320 Executive Ridge Dr Vista, CA 92081 (760) 754-1798 (w) (760) 754-5752
Northeast US	965 Baxter Avenue Louisville, KY 40204 (502) 479-3875 (w) (502) 452-8013
Florida	2584 Sand Hill Point Circle Davenport, FL 33837 (800) 426-1200 (w) (863) 424-1160
Georgia	1311 Woodstone Place Dawsonville, GA 30534 (404) 715-6852 (w) (208) 349-8724
South Texas	PO BOX 125 206 Doral Drive Portland, TX 78374 (361) 563-5599 (w) (361) 645-8533

This drawing is the property of
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**FINAL ELECTRICAL
CONNECTION BY
CUSTOMER**

THIS SIGN IS INTENDED TO BE INSTALLED
IN ACCORDANCE WITH ARTICLE 606 OF THE
NATIONAL ELECTRICAL CODE AND OTHER
APPLICABLE LOCAL CODES. THIS INCLUDES
PROPER GROUNDING & BONDING OF THE SIGN.
SIGN WILL BEAR UL LABELS.



Design #

0820614AR1

Sheet 3 of 5

Client

HOME 2

Address

NWC WESTSIDE PKY &
MANSELL ROAD
ATLANTA, GA

Account Rep. J LEBIHAN

Designer P MCDONALD

Date 12/11/17

Approval / Date

Client

Sales

Estimating

Art

Engineering

Landlord

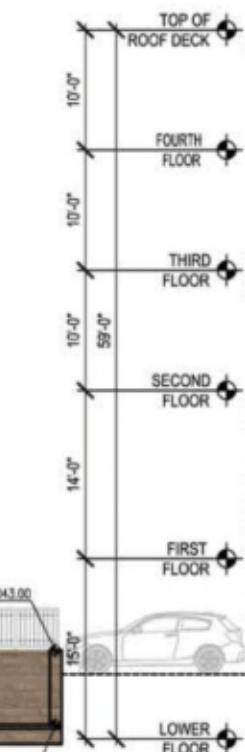
Revision/Date

R1:HG:12/19/17:REMOVE C;
ADD E



EAST ELEVATION

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

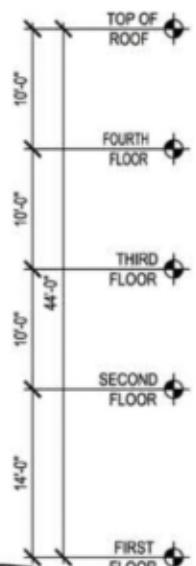


DRAFT



WEST ELEVATION

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



Chandler Signs
Brand Image Begins Here™

chandlersigns.com

National Headquarters 3210 Manor Way
Dallas, TX 75235
(214) 902-3900 Fax (214) 902-2044

San Antonio 17319 San Pedro Ave
San Antonio, TX 78232
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West Coast 3220 Executive Ridge Dr
Vista, CA 92081
(760) 754-1798 Fax (760) 754-5752

Northeast US 965 Baxter Avenue
Louisville, KY 40204
(502) 479-3975 Fax (502) 452-8033

Florida 2584 Sand Hill Point Circle
Davenport, FL 33837
(800) 428-1300 Fax (800) 424-1160

Georgia 131 Woodstone Place
Dawsonville, GA 30534
(404) 715-6852 Fax (404) 749-8724

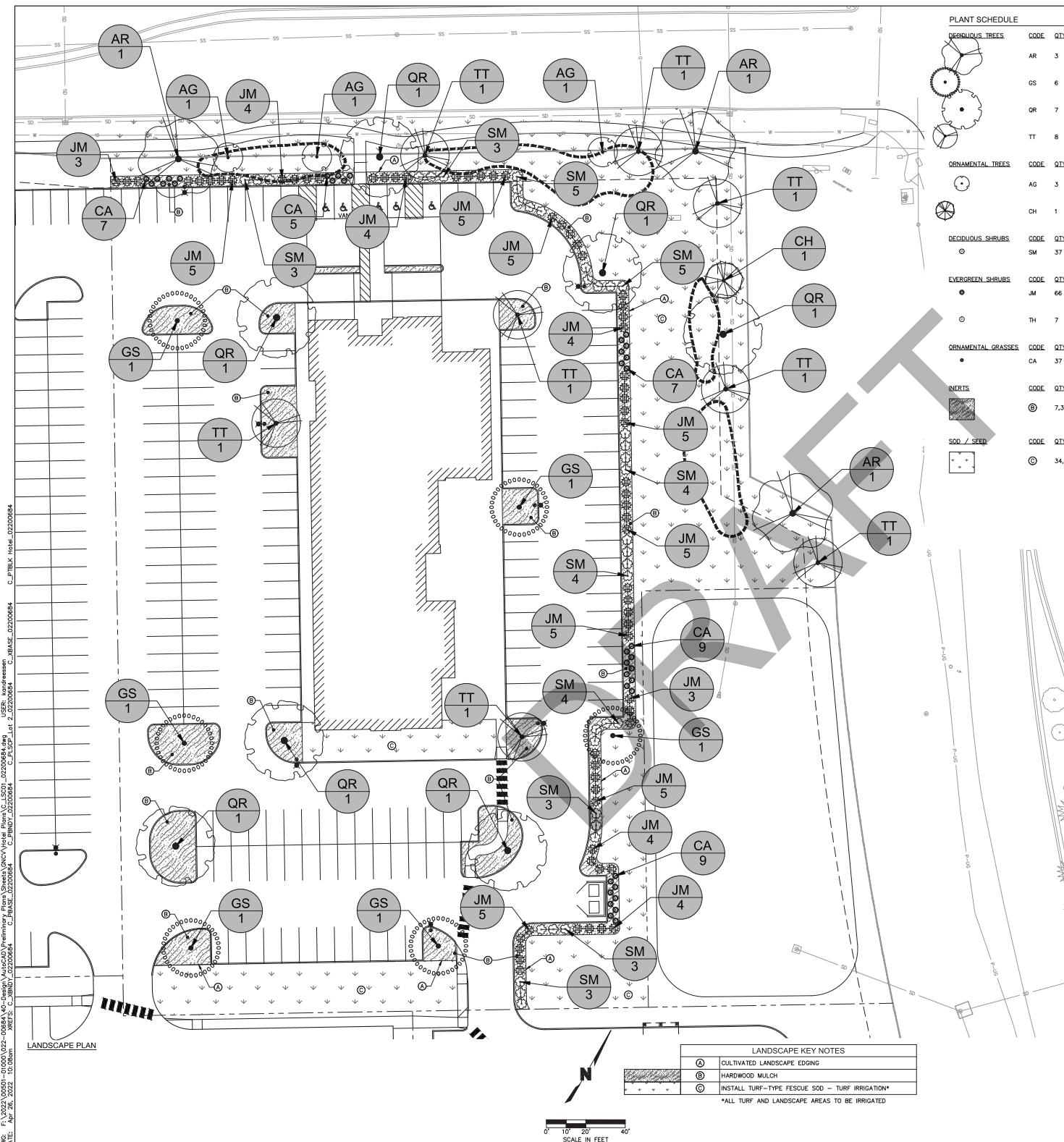
South Texas PO BOX 125 206 Doral Drive
Port Lavaca, TX 78374
(361) 963-5999 Fax (361) 645-8533

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PROPER GROUNDING & BONDING OF THE SIGN.
SIGN WILL BEAR UL LABELS.





PLANT SCHEDULE										
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL/HT	CONTAINER	PLNT. HT.	M. HT.	M. SPR.		
	AR	3	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	2" CAL	B&B	6'	35'	50'		
	GS	6	GLEBISSA TRICANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST	2" CAL	B&B	6'	50'	35'		
	QR	7	QUERCUS RUBRA RED OAK	2" CAL	B&B	6'	60'	50'		
	TT	8	TILIA TOmentosa SILVER LINDEN	2" CAL	B&B	6'	50'	30'		
ORNAMENTAL TREES		CODE	QTY	BOTANICAL / COMMON NAME		CAL/HT	CONTAINER	PLNT. HT.	M. HT.	M. SPR.
	AG	3	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY		1.5" CAL	B&B	6'	20'	15'	
	CH	1	CRATAEGUS ORUS-GALLI COOKSPUR HAWTHORN		1.5" CAL	B&B	6'	25'	20'	
DECIDUOUS SHRUBS		CODE	QTY	BOTANICAL / COMMON NAME		CONTAINER	M.HT.	M.SPR.	PLNT.HT.	
	SM	37	SYRINGA MEYERI KOREAN LILAC		3 GAL.	5'	5'	2'		
EVERGREEN SHRUBS		CODE	QTY	BOTANICAL / COMMON NAME		CONTAINER	M.HT.	M.SPR.	PLNT.HT.	
	JM	66	JUNIPERUS CHINENSIS 'MANEY' MANEY JUNIPER		3 GAL.	4'	5'	2'		
	TH	7	TAXUS X MEDIA 'HICKSII' HICKS ANGLO-JAPANESE YEW		3 GAL.	10'	5'	2'		
ORNAMENTAL GRASSES		CODE	QTY	BOTANICAL / COMMON NAME		CONTAINER	M.HT.	M.SPR.	PLNT.HT.	
	CA	37	CALAMAGROSTIS X ACUTIFLORA FEATHER REED GRASS		1 GAL.	3'	3'	10"		
INERTS		CODE	QTY	BOTANICAL / COMMON NAME		CONTAINER	M.HT.			
	⑤	7,340 SF	MULCH MULCH SHREDDED HARD WOOD WOOD MULCH		---					
SOIL / SEED		CODE	QTY	BOTANICAL / COMMON NAME		CONTAINER	M.HT.			
	⑥	34,635 SF	TURF SOIL DROUGHT TOLERANT TURF-TYPE FESCUE		SEED					

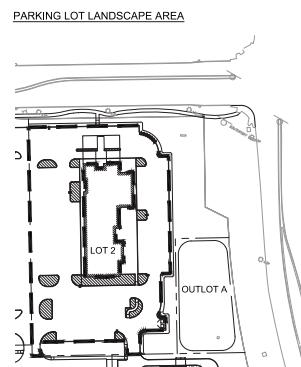


Exhibit D

AREA CALCULATIONS/PARKING STATISTICS	
	LOT 2
PARKING LOT AREA	82,560
PARKING LOT LANDSCAPE	6,919
	8.3%
LINEAR STREET FRONTPAGE	571
TREES REQUIRED (1 / 40 LF)	14.3
TREES PROVIDED	14

if: _____
by: _____
ed by: _____
by: _____
no.: 022-00
no.: 032-00

ANSWER

**OUTHPORT WEST REPLAT NINE PUD
PHASE 1**

Ossion 100

UPDATED SOUTHPORT WEST LIGHT FIXTURE CUT SHEETS

Revised due to change in manufacturer and
revision to arm fitter for improved durability.

DRAFT

Revised October 2021





EML25

Munich Pendant Eurotique Family

Catalog
Number

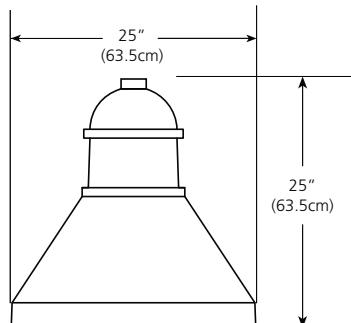
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 1.86 ft²
Height: 25"
Diameter: 25"
Weight: 60 lbs



Introduction

The Munich is a European-styled pendant luminaire suitable for use with a variety of Eurotique decorative arms and poles.

Intended for use in pedestrian areas such as retail environments, public parks, city centers and commercial areas or other spaces with decorative requirements and a contemporary theme.

Ordering Information

EXAMPLE: EML25 ST 63LED 350MA 4K GCF 120 R3 DDBXD

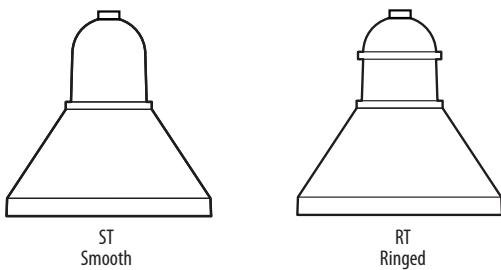
EML25		Performance Package		Color Temperature		Lens Option		Voltage		Distribution		Finish	
Series	Base	49LED 350MA	5,000 lumens	3K	3000K	GCF	Glass clear flat	MVOLT	R2	Type 2	DDBXD	Super durable dark bronze	
EML25	ST Smooth	49LED 350MA	5,000 lumens	3K	3000K	GCF	Glass clear flat	MVOLT	R2	Type 2	DDBXD	Super durable dark bronze	
	RT Ringed	49LED 525MA	6,700 lumens	4K	4000K	GCSG	Glass clear sag	120	R3	Type 3	DBLXD	Super durable black	
	FLT Fluted	63LED 350MA	6,000 lumens	5K	5000K			208	R4	Type 4	DNAXD	Super durable natural aluminum	
		63LED 525MA	8,200 lumens					240	R5	Type 5	DWHXD	Super durable white	
								277			ANBK	Antique black	
								347			ANDB	Antique dark bronze	
								480			ANDG	Antique dark green	
											ANVG	Antique verde green	
											DSPA		

Per Design Engineer of
Record requirements
for design

Use this base part #

EML25 FLT P40HO 4K GCF MVOLT Rx QSM DSPA MEZxxx/ BHC QSM FITTER DSPA

Base

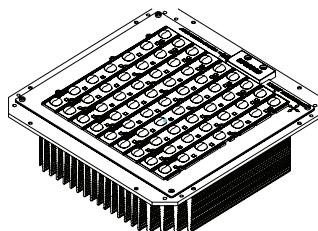


Select Your Options From

Base	Description
ST	Smooth Base
RT	Ringed Base
FT	Fluted Base

Notes:
Must select ST, RT, or FT style.

Performance Package



Select Your Choice From

Performance Package	Description
49LED 350mA	49 chips, 350 mA
49LED 525mA	49 chips, 525 mA
63LED 350mA	63 chips, 350 mA
63LED 525mA	63 chips, 525 mA

Performance Package	Watts	Distribution	3000K CCT (opt)		3000K CCT (opt)		3000K CCT (opt)	
			Lumens	Efficacy	Lumens	Efficacy	Lumens	Efficacy
49LED 350mA	59	R2	4,495	76	4,994	85	4,994	85
		R3	4,780	81	5,311	90	5,311	90
		R4	4,669	79	5,188	88	5,188	88
		R5	4,955	84	5,506	93	5,506	93
49LED 525mA	87	R2	6,030	69	6,700	77	6,700	77
		R3	6,412	74	7,125	82	7,125	82
		R4	6,264	72	6,960	80	6,960	80
		R5	6,648	76	7,387	85	7,387	85
63LED 350mA	74	R2	5,434	73	6,038	82	6,038	82
		R3	5,779	78	6,421	87	6,421	87
		R4	5,645	76	6,272	85	6,272	85
		R5	5,991	81	6,657	90	6,657	90
63LED 525mA	110	R2	7,322	67	8,135	74	8,135	74
		R3	7,786	71	8,651	79	8,651	79
		R4	7,605	69	8,450	77	8,450	77
		R5	8,072	73	8,969	82	8,969	82

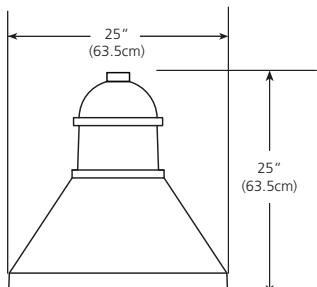
Data is considered accurate as of the revision date, shown in the highest operating temperature available.
Antique Street Lamps reserves the right to modify specifications without notice.

Color Temp

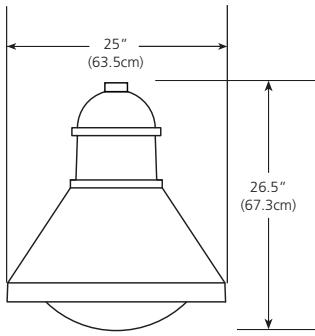
Select Your Options From

Color Temp	CCT
3K	3000K
4K	4000K
5K	5000K

Lens Option



GCF
Glass, Clear Flat



GCSG
Glass, Clear Sag

Select Your Options From

Lens	Description
GCF	Glass, Clear Flat (Standard)
GCSG	Glass, Clear Sag



Consistent with LEED® goals
& Green Globes™ criteria
for light pollution reduction

Notes:
Nighttime Friendly™ distributions available with GCF lens only.

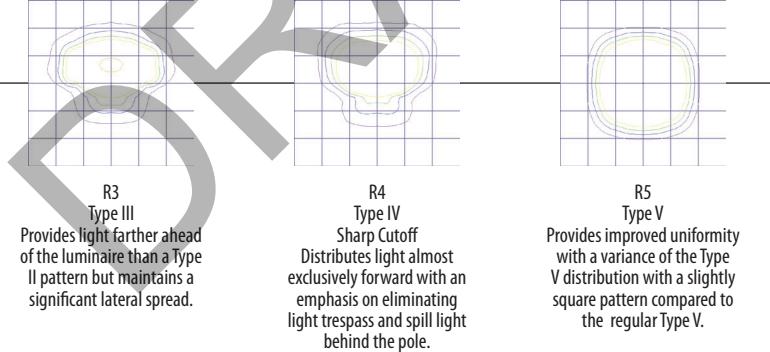
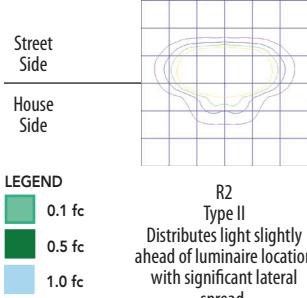
Voltage

MVOLT driver operates on any line voltage from 120 - 277V (50/60Hz)

Select Your Options From

Voltage	Description
MVOLT	MVOLT
120	120V
208	208V
240	240V
277	277V
347	347V
480	480V

Distribution



Select Your Options From

Distribution	Description
R2	Type II
R3	Type III
R4	Type IV
R5	Type V

Finish

The luminaire has a powder coat finish utilizing a premium TGIC polyester powder. The finish is a three-stage process which consists of drying, powder application and curing. Before coating, the parts are treated with a five-stage pretreatment process, consisting of a heated alkaline cleaner, rinse, phosphate coating, rinse and sealant.

For a complete listing of colors, visit:
www.acuitybrandslighting.com/architecturalcolors

Notes:

- Consult factory for RAL colors or custom color matching.

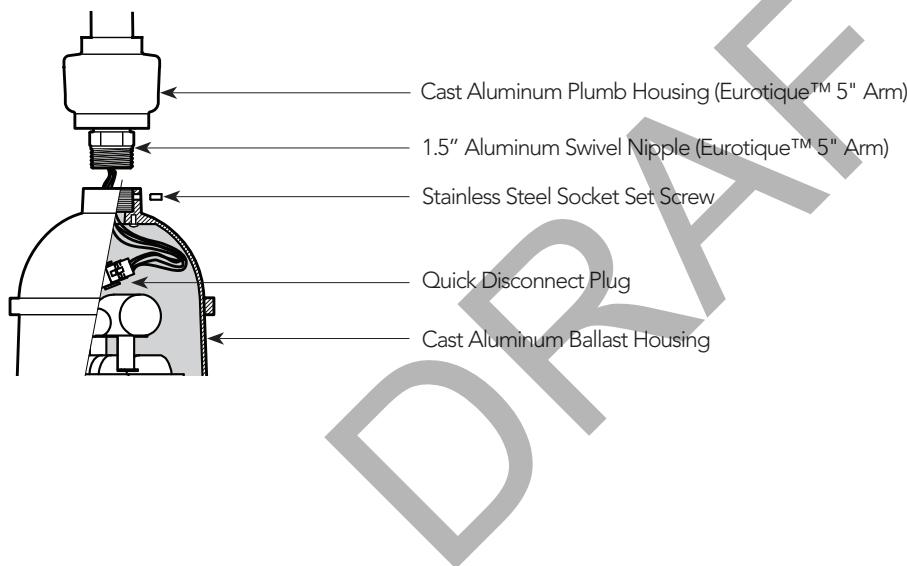
Select Your Options From

Finish	Description	Swatch
DDBXD	Super durable dark bronze	
DBLXD	Super durable black	
DNAXD	Super durable natural aluminum	
DWHXD	Super durable white	
ANBK	Antique black	
ANDB	Antique dark bronze	
ANDG	Antique dark green	
ANVG	Antique verde green	
DSPA	Traffic Grey	

Data is considered accurate as of the revision date shown.
Antique Street Lamps reserves the right to modify specifications without notice.

Installation

The luminaire is installed with a 1.5" female NPT at the top for mounting to the Eurotique 5" diameter arms. The luminaire shall be gasketed and mounted on an aluminum ring which is hinged to the skirt and furnished with a captive screw for easy relamping. The driver assembly shall be furnished with a quick disconnect plug and mount on a removable driver plate.



FEATURES & SPECIFICATIONS

INTENDED USE

This European-styled pendant or wall mount decorative luminaire is perfect for area lighting in retail, city-center, pedestrian areas or any other space with decorative requirements with a contemporary theme.

CONSTRUCTION

This luminaire consists of a driver housing with an attached skirt to shield the source from view while allowing the widest distribution. The light source is protected by your choice of a flat or sag-glass lens and assembled with stainless steel hardware. Driver and light engine assembly mount on a removable assembly plate and are furnished with quick-disconnect plugs for ease of installation and maintenance.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

Precision acrylic refractive optics for optimum light distribution through the flat or sag glass lens. Light engines are available in 3000K, 4000K or 5000K with a color rendering index (CRI) of 70 and is shielded by the skirt which blocks the view of the source from high angles.

ELECTRICAL

Light engine consists of either 49 or 63 high-efficiency LEDs mounted to a metal core circuit board and aluminum heat sink ensuring optimal thermal management and long life. Class 1 electronic driver is designed to have a power factor > 90%, THD< 20% and an expected life of 100,000 hours.

INSTALLATION

Mounts via a 1-1/2" NPT threaded swivel nipple to the Urban 4" or 5" diameter arms (specify PNJP6 option when ordering 4" arm) see arm specification sheets for details on mounting options.

LISTINGS

CSA certified to U.S. and Canadian standards and labeled as suitable for wet locations.

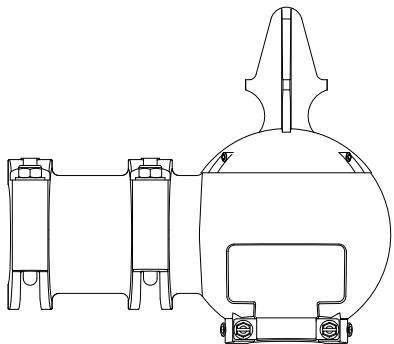
WARRANTY

5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

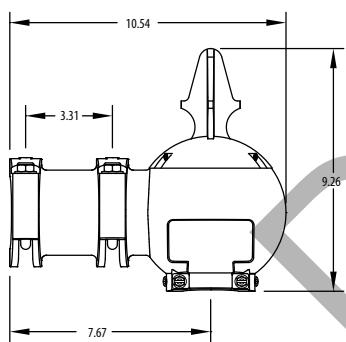
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25C. Specifications subject to change without notice.

BHDF SERIES BOSTON HARBOUR STYLE

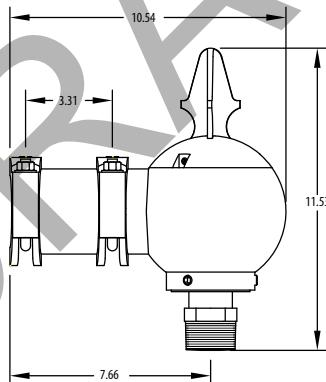
Decorative Arm Fitter



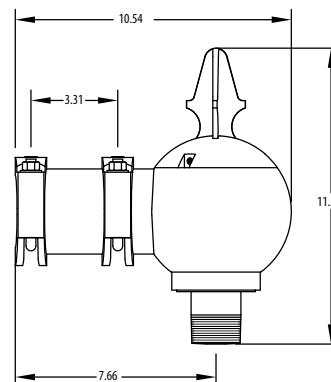
DIMENSIONAL DATA



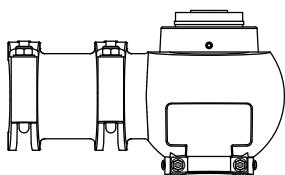
QSM Mounting



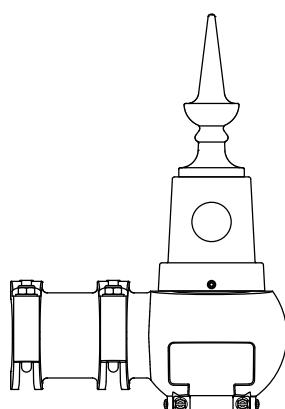
NPT15S Mounting



NPT15R Mounting



QSM Mounting with PR3E or PR7E option



TPRCSXX Accessory

Installation

The fitter is provided with (2) U-bolts, washers and nuts and (2) leveling set screws that lock the fitter to a nominal 2" horizontal arm and allow a +/- 5 degree adjustment from horizontal to the fitter. (3) set screws lock either the QSM stem or NPT15S threaded male connector in place. The cast top cover can be removed to allow access to the inside of the fitter to facilitate wire connections. (3) set screws lock the cover to the fitter.

Finish

- Utilize a polyester powder coat paint to ensure maximum durability.
- Rigorous multi-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 8 (per ASTM D1654) after over 5000 hours exposure to salt fog chamber (operated per ASTM B117) on standard and RAL finish options.
- RAL (RALxxxSDCR) paint colors are Super Durable Corrosion Resistant, 80% gloss.

Warranty

2-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
Specifications subject to change without notice.

BHDF SERIES

BOSTON HARBOUR STYLE

Decorative Arm Fitter



ORDERING INFORMATION

Example: BHDF QSM BK PR7E PCLL

Series	Size	Finish	Options
BHDF	Harbor Decorative Arm Fitter	NPT15S Pendant 1.50 NPT Swivel	BK Black
		NPT15R Pendant 1.50 NPT Rigid	BZ Bronze
		QSM Quick Stem Mount	DB Dark Blue
			GH Graphite
			GN Green
			GR Gray
			PP Prime Painted
			SL Silver
			WH White
			CMC Customer matching color
			CTBS Standard color to be selected
			RALxxxxSDCR RAL Super Durable Corrision Resistant, 80% Gloss Paint, replace xxxx with RAL number.
			PR3E External Mounted NEMA Twist Lock Photocontrol Receptacle - 3 PIN
			PR7E External Mounted NEMA Twist Lock Dimming Photocontrol Receptacle - 7 PIN
			SH Shorting cap
			PCLL Long Life DTL Twistlock Photocontrol for Solid State, MVOLT
			P34 Long Life DTL Twistlock Photocontrol for Solid State, 347V
			P48 Long Life DTL Twistlock Photocontrol for Solid State, 480V

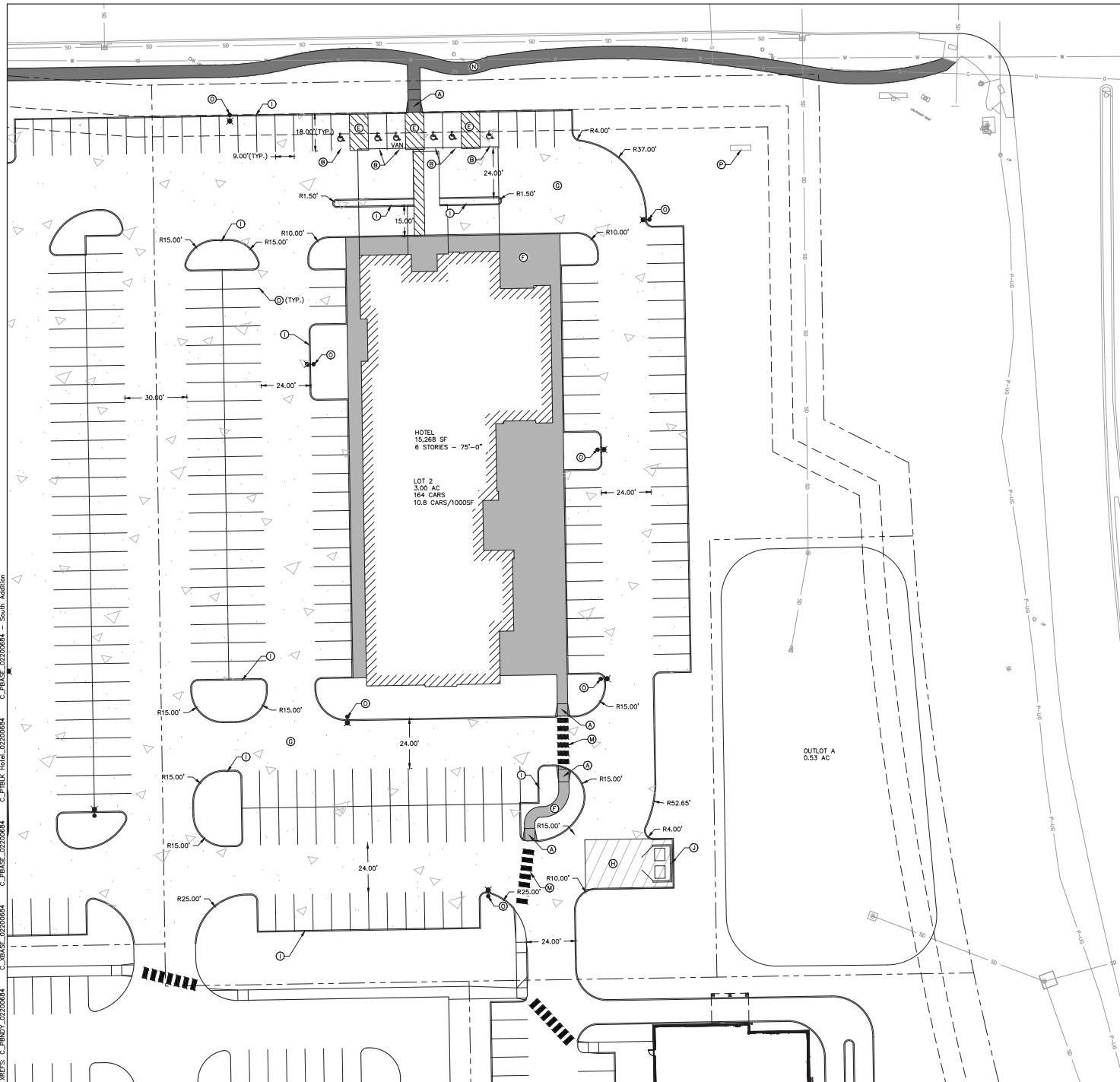
Accessories
TPRCSXX Twistlock Photocontrol Cover Assembly with Spike Finial

Note:

Cover will only work with PR3E or PR73 with Acuity's PCLL, P34, P48, SH or other like devices equal in dimension.

DRAFT

CONDITIONAL USE PERMIT PLAN SET



SITE KEY NOTES

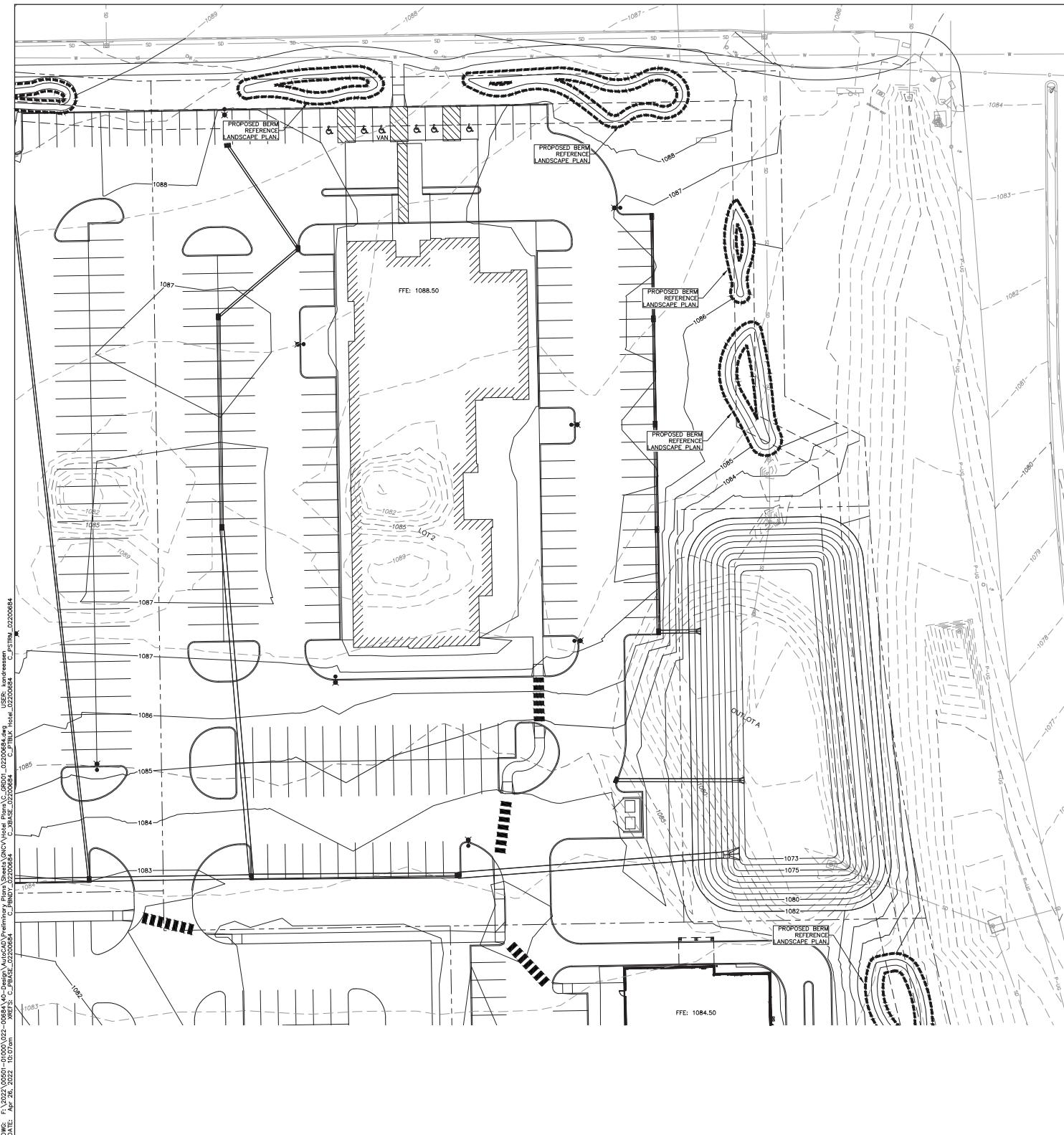
- Ⓐ CONSTRUCT CURB RAMP PER ADA REGULATIONS AND LOCAL JURISDICTIONAL REQUIREMENTS. REFERENCE DETAIL SHEET AND CITY OF OMAHA STANDARD PLATE 500-82.
- Ⓑ INSTALL ADA PARKING STALL AND ASSOCIATED STRIPING AND SIGNAGE PER ADA REGULATIONS AND LOCAL JURISDICTIONAL REQUIREMENTS. REFERENCE DETAIL SHEET.
- Ⓒ PROPOSED ADA ACCESSIBLE ROUTE PER ADA REGULATIONS AND LOCAL JURISDICTIONAL REQUIREMENTS.
- Ⓓ INSTALL 4-INCH WHITE PAVEMENT STRIPE. PAINT SHALL MEET OR EXCEED CITY OF OMAHA STANDARD SPECIFICATIONS (TYP.).
- Ⓔ INSTALL 4-INCH WHITE PAVEMENT STRIPE AT 45°, 2-FEET APART, REFERENCE DETAIL SHEET AND CITY OF OMAHA STANDARD SPECIFICATIONS (TYP.).
- Ⓕ CONSTRUCT 4-INCH THICK P.C.C. SIDEWALK. REFERENCE DETAIL SHEET AND CITY OF OMAHA STANDARD PLATE 500-82.
- Ⓖ CONSTRUCT 6-INCH THICK STANDARD DUTY P.C. CONCRETE PAVEMENT. REFERENCE DETAIL SHEET.
- Ⓗ CONSTRUCT 8-INCH DRIVE ENTRANCE APRON HEAVY DUTY P.C. CONCRETE PAVEMENT. REFERENCE DETAIL SHEET.
- Ⓘ CONSTRUCT TYPE "A" INTEGRAL CURB AND GUTTER PER CITY OF OMAHA STANDARD PLATE 500-01.
- Ⓙ TRASH ENCLOSURE. REFERENCE ARCHITECTURAL PLANS. CONSTRUCT HEAVY DUTY PAVEMENT APRON AS SHOWN ON PLAN.
- Ⓚ INSTALL STOP SIGN PER MUTCD STANDARDS AND PER CITY OF OMAHA STANDARD PLATES 906-03 AND 906-04. REFERENCE DETAIL SHEET.
- Ⓛ STRUCTURE STOP AND DOOR. REFERENCE ARCHITECTURAL PLANS FOR EXACT LOCATION, SIZE, AND SLOPE.
- Ⓜ INSTALL 4-INCH WHITE PAVEMENT STRIPE. REFERENCE DETAIL SHEET, PAINT SHALL MEET OR EXCEED CITY OF OMAHA STANDARD SPECIFICATIONS (TYP.).
- Ⓝ CONSTRUCT 6-INCH THICK STANDARD DUTY P.C.C. SIDEWALK IN PUBLIC R.O.W. 5' WIDE AND SLOPES 6.5' OFF BACK OF CURB FOR PUBLIC STREET (UNLESS OTHERWISE NOTED ON PLANS).
- Ⓞ LIGHT POLE AND BASE. REFERENCE SITE LIGHTING PLAN.
- Ⓟ PROPOSED MONUMENT SIGN. REFERENCE ARCHITECTURAL PLANS. SEPARATE SIGNAGE PERMIT IS REQUIRED.

SITE INFORMATION TABLE	
LEGAL DESCRIPTION:	SOUTHPORT LOTS 2 AND 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 2)	151 STALLS (1 PER RENTAL UNIT; 151 MAX 8 FLORS; REQUIRES 151 STALLS)
PROVIDED: (LOT 2)	ON-SITE PARKING: 164 STALLS (10.8 CARS PER 1,000 SF)
ACCESSIBLE PARKING:	
REQUIRED: (LOT 2)	6 (INCLUDING 1 VAN ACCESSIBLE STALL)
PROVIDED: (LOT 2)	6 (INCLUDING 1 VAN ACCESSIBLE STALL)

LA VISTA, NE

SITE PLAN CUP PLANS SOUTHPORT WEST REPAIR AT NINE PUD PHASE 1	NE	2022
--	-----------	-------------

olsson
2111 South 67th Street, Suite 200
Omaha, NE 68106
TEL 402/341-1116
www.olsson.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 FLOR ELEV.)	SUBGRADE (REF. ARCHITECTURAL PLANS FOR BLOCKS AND SUBBASE THICKNESS)
ALL OTHER NON-STRUCTURE BUILDING AREAS	FINISHED GROUND	6" BELOW CONTOURS (FOR TOPSOIL*)
NOTE: AFTER COMPLETION AND APPROVAL OF MASS GRADING BY ENGINEER, ENTIRE SITE SHALL RECEIVED 6" MIN. OF TOPSOIL FOR FINAL SEEDING AND STABILIZATION.		

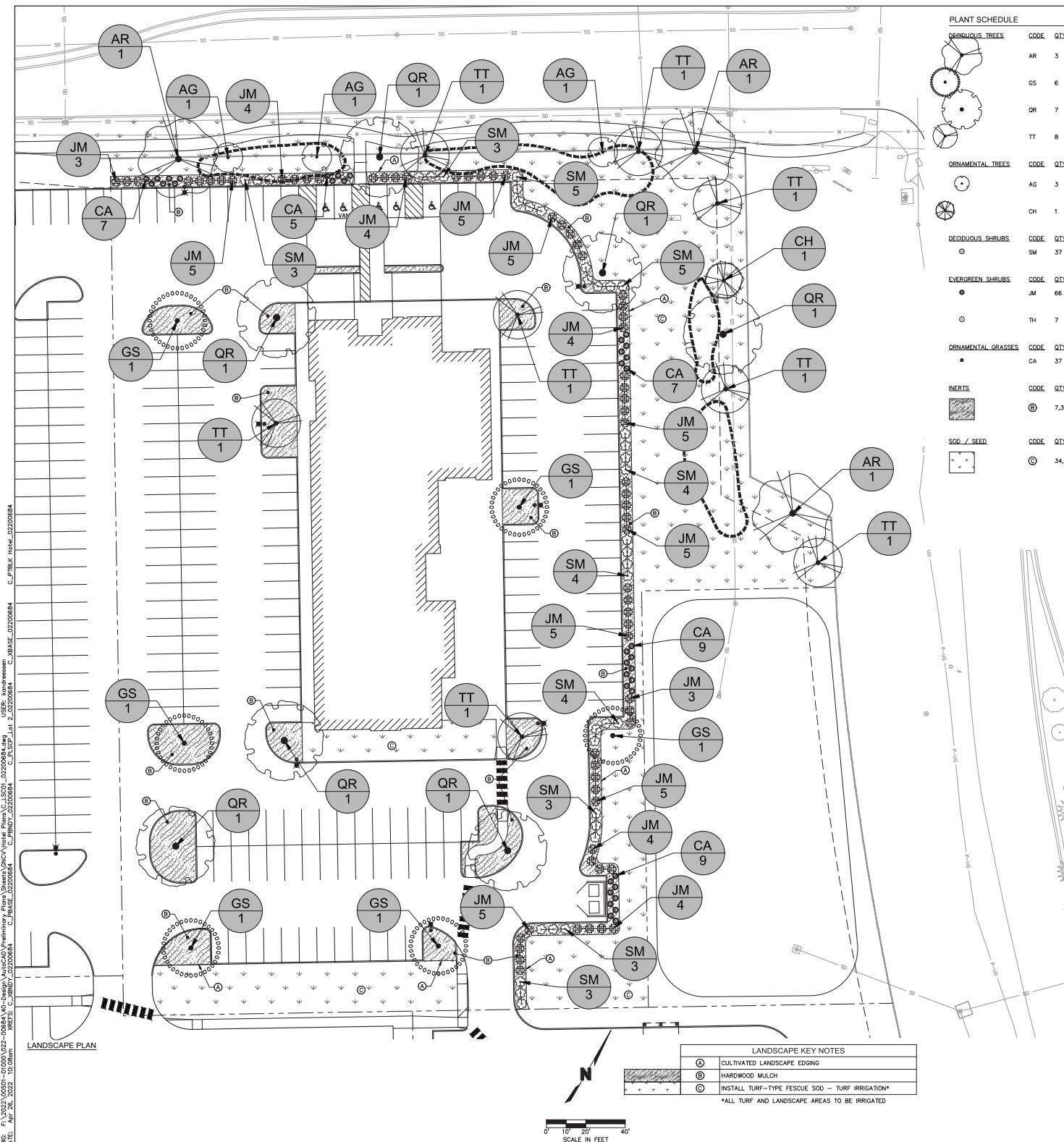
STOUTOURS REPRESENT TOP OF SLAB ELEVATION IN PAVED AREAS AND FINISHED GRADE ELEVATION IN NON-PAVED AREAS, UNLESS OTHERWISE NOTED.
TRACTOR SHALL PRODUCE POSITIVE DRAINAGE AWAY FROM BUILDING AND GARAGE PAD AREAS AND ELEMENTS.
REFERENCE THE GRADING INFORMATION TABLE FOR STOUTOUR INFORMATION.
STOUTOUR PLACEMENT / COMPACTION REQUIREMENTS TABLE FOR MINIMUM SUBGRADE PREPARATION REQUIREMENTS FOR VARIOUS AREAS OF THE PROPERTY.
STOUTOURS ARE SHOWN AT 1' INTERVALS FOR BOTH TIMING AND PROPOSED.
DEVELOPMENT ON PRIVATE LOTS CREATING MORE THAN 1000 SF OF NEW IMPERVIOUS SURFACE FOR THE PURPOSE OF VEHICULAR TRAVEL AND PARKING SHALL PROVIDE ON-SITE STORM WATER MANAGEMENT FACILITIES AS PROVIDED BY THE CITY OF LAGUNA HILLS AND THE CITY OF LAGUNA MUNICIPAL CODE AND SHALL BE DESIGNED IN ACCORDANCE WITH THE APPENDIX SECTIONS OF THE STORM WATER MANAGEMENT DESIGN MANUAL. SUCH WATER QUALITY FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNER. PEAK FLOWS WILL BE PROVIDED BY THE CITY OWNED FACILITIES.

The logo for Olsson, featuring the word "olsson" in a bold, lowercase, sans-serif font. The letters are slightly rounded and have a vertical orientation, with the "o" at the top and the "n" at the bottom.

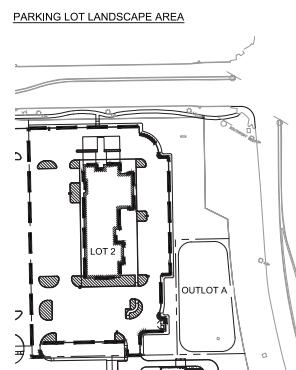
**GRADING PLAN
CUP PLANS**
SOUTHPORT WEST REPLAY NINE PUD
PHASE 1

drawn by:	KA
checked by:	EW
approved by:	
QA/CC by:	
project no.:	022-20034
drawing no.:	03.21.22
date:	

LA VISTA, NE



PLANT SCHEDULE									
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL/HT	CONTAINER	PLNT. HT.	M. HT.	M. SPR.	
	AR	3	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	2" CAL.	B&B	6'	35"	50"	
	GS	6	GLEHNSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOUCUST	2" CAL.	B&B	6'	50"	35"	
	QR	7	QUERCUS RUBRA RED OAK	2" CAL.	B&B	6'	60"	50"	
	TT	8	TILIA TOmentosa SILVER LINDEN	2" CAL.	B&B	6'	50"	30"	
ORNAMENTAL TREES		CODE	QTY	BOTANICAL / COMMON NAME	CAL/HT	CONTAINER	PLNT. HT.	M. HT.	M. SPR.
		AG	3	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	1.5" CAL.	B&B	6'	20"	15"
		CH	1	CRATAEUS CRUS-GALLI COCKSPUR HAWTHORN	1.5" CAL.	B&B	6'	25"	20"
DECIDUOUS SHRUBS		CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	M.HT.	M.SPR.	PLNT.HT.	
		SM	37	SYRINGA MEYERI KOREAN LILAC	3 GAL.	5'	5'	2'	
EVERGREEN SHRUBS		CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	M.HT.	M.SPR.	PLNT.HT.	
		JM	66	JUNIPERUS CHINENSIS 'MANEY' MANEY JUNIPER	3 GAL.	4"	5'	2'	
		TH	7	TAXUS X MEDIA 'HICKS' HICKS ANGLO-JAPANESE YEW	3 GAL.	10"	5'	2'	
ORNAMENTAL GRASSES		CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	M.HT.	M.SPR.	PLNT.HT.	
		CA	37	CALAMAGROSTIS X ACUTIFLORA FEATHER REED GRASS	1 GAL.	3'	3'	10"	
INERTS		CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	M.HT.			
		⑥	7,340 SF	MULCH MULCH SHREDDED HARD WOOD WOOD MULCH	---				
SOIL / SEED		CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	M.HT.			
		⑦	34,635 SF	TURF SOD DROUGHT TOLERANT TURF-TYPE FESCUE	SEED				



AREA CALCULATIONS/PARKING STATISTICS	
	LOT 2
PARKING LOT AREA	82,560
PARKING LOT LANDSCAPE	6,919
	8,385
LINEAR STREET FRONTRAGE	571
TREES REQUIRED (1 / 40 LF)	14.3
TREES PROVIDED	14

own by: _____
checked by: _____
approved by: _____
QC no.: _____
object no.: 02240
drawing no.: _____
date: 03.2000

**LANDSCAPE PLAN
CUP PLANS
DUTHPORT WEST REPLAT NINE PUD
PHASE 1**

olsson