

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
MARCH 4, 2025 AGENDA**

| Subject: | Type: | Submitted By: |
|---|--|--|
| PLANNED UNIT DEVELOPMENT – SITE PLAN AMENDMENT HAUSMANN HOLDINGS, LLC | ◆ RESOLUTION ORDINANCES RECEIVE/FILE | CALE BRODERSEN ASSOCIATE CITY PLANNER |

SYNOPSIS

A public hearing has been scheduled and a resolution prepared for Council to consider an application by Hausmann Holdings, LLC for a Planned Unit Development Site Plan Amendment to allow for the construction of an approximately 15,000 square foot office building in Southport East.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval.

BACKGROUND

Hausmann Holdings, LLC (d.b.a. Hausmann Construction) is seeking to construct a new office building for its employees on Lot 3 Southport East Replat Six in the Southport East development. This property is located within an existing Planned Unit Development Overlay District so any changes to the previously approved site plan require an amendment. This amendment allows for the new building footprint and site layout for the approximately 15,000 square foot, 2-story office building.

The building design and landscaping plan are currently under review through the City's Design Review process for conformance with the Southport East Design Guidelines.

A detailed staff report is attached. The Planning Commission held a public hearing on February 6, 2025 and voted unanimously to recommend approval of the Planned Unit Development Site Plan Amendment for the office development on Lot 3 Southport East Replat Six, as the request is consistent with the Comprehensive Plan and the Zoning Ordinance.

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, DETERMINING CONDITIONS FOR APPROVAL OF A PLANNED UNIT DEVELOPMENT (PUD) SITE PLAN AMENDMENT FOR LOT 3 SOUTHPORT EAST REPLAT SIX, A SUBDIVISION LOCATED IN THE SOUTHEAST ¼ OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

WHEREAS, the applicant, Hausmann Holdings, LLC, of the above-described piece of property has made an application for approval of a PUD site plan amendment for Lot 3 Southport East Replat Six; and

WHEREAS, the Community Development staff and the City Engineer have reviewed the PUD site plan amendment; and

WHEREAS, on February 6, 2025, the La Vista Planning Commission held a public hearing and reviewed the amendment to the PUD site plan amendment and recommended approval, as the plan is consistent with the Comprehensive Plan and Zoning Ordinance.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of La Vista, Nebraska, that the PUD site plan amendment for Lot 3 Southport East Replat Six, a subdivision located in the Southeast ¼ of Section 18, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, generally located southeast of the intersection of Eastport Parkway and S. 123rd Plaza, be, and hereby is, approved.

PASSED AND APPROVED THIS 4TH DAY OF MARCH 2025.

CITY OF LA VISTA

ATTEST:

Douglas Kindig, Mayor

Rachel D. Carl, CMC
City Clerk



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

CASE NUMBERS: PPUD24-0001;

FOR HEARING OF: FEBRUARY 18, 2025
REPORT PREPARED ON: FEBRUARY 7, 2025

I. GENERAL INFORMATION

A. APPLICANT:

Hausmann Holdings, LLC
8885 Executive Woods Drive
Lincoln, NE 68512

B. PROPERTY OWNER:

Hausmann Holdings, LLC
8885 Executive Woods Drive
Lincoln, NE 68512

C. LOCATION: 8040 Eastport Parkway, located approximately southwest of the intersection of S. 123rd Plaza and Eastport Parkway.

D. LEGAL DESCRIPTION: Lot 3 Southport East Replat Six.

E. REQUESTED ACTION(S): Application for a Planned Unit Development Site Plan Amendment to alter the previously approved PUD Site Plan to prepare for development.

F. EXISTING ZONING AND LAND USE: C-3 Highway Commercial/Office Park District, Gateway Corridor District (Overlay District), Planned Unit Development Zoning Overlay; the property is currently vacant.

G. PURPOSE OF REQUEST: Authorize the construction of a new 2-story, approximately 15,000-square-foot office building for Hausmann Construction.

H. SIZE OF SITE: Approximately 1.838 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The property is currently vacant with a gradual downward slope to the northeast.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

| <u>Direction From Subject Property</u> | <u>Future Land Use Designation</u> | <u>Current Zoning Designation</u> | <u>Surrounding Development</u> |
|--|--|--|--|
| North | Regional Commercial | C-3 Highway Commercial / Office Park District with a Gateway Corridor Overlay (Overlay District), and a Planned Unit Development Overlay District. | Vacant property |
| East | Parks and Open Space | TA Transitional Agriculture Zoning District with a Gateway Corridor Overlay (Overlay District). | CHI Multi-Sport Complex |
| South | Regional Commercial | C-3 Highway Commercial / Office Park District with a Gateway Corridor Overlay (Overlay District), and a Planned Unit Development Overlay District. | Multi-tenant, commercial strip center containing Houston's Lounge, Beyond Golf, Jimmy Johns, among others. |
| West | Regional Commercial | C-3 Highway Commercial / Office Park District with a Gateway Corridor Overlay (Overlay District), and a Planned Unit Development Overlay District. | Vacant property |

C. RELEVANT CASE HISTORY:

1. The plan for Southport East Replat Six was recorded on May 14, 2007.
2. The most current Planned Unit Development Site Plan for Southport East Replat Six, adopted by the City Council on August 7, 2007, depicts a 10,214 square foot commercial/office building on Lot 3 Southport East Replat Six.

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).

III. ANALYSIS

A. COMPREHENSIVE PLAN:

1. The Future Land Use Map of the Comprehensive Plan designates the area for Regional Commercial development, in which the office use is consistent.
2. The proposed project supports the Comprehensive Plan Policy "Work 1-3" which reads: "Continue to market the City's existing business clusters, convention centers, hotels, and retail at Southport as well as quality of life factors that attract similar businesses" and the Work Hard Vision 6 "attract and maintain a range of large and small businesses within the community."

B. OTHER PLANS: N/A.

C. TRAFFIC AND ACCESS:

1. Access to the property will be provided through two full access driveways off of S. 123rd Plaza, as well as a full access connection from Port Grace Plaza.
2. Perimeter sidewalks and internal pedestrian connections and pathways will be constructed to ensure pedestrian safety in and around the site.

D. UTILITIES:

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

E. PARKING REQUIREMENTS:

1. Parking requirements for the development proposed for Lot 3 Southport East Replat Six are based on a ratio of 1 stall per 200 square feet of office building. Based on the 14,911 square-foot building proposed on Lot 3, a total of 75 stalls would be required. The PUD Site Plan depicts a total of 75 stalls on this lot, therefore meeting the minimum requirement.
2. There is an existing permanent reciprocal vehicular ingress and egress, parking, and sidewalk pedestrian easement granted to the owners, guests, and invitees of Lots 1 through 10 Southport East Replat Six. This cross-parking easement will help maximize parking availability in the area, as the businesses in the commercial strip center to the south are busier during non-office hours when this proposed building will not be heavily utilized.

F. LANDSCAPING:

1. The landscaping for this site will need to comply with the requirements of the Zoning Ordinance and of the Southport East Design Guidelines. The PUD Site Plan and Landscaping Plan are currently under review by the City's third-part design review architect. Substantial completion of this review must be obtained prior to building permit application.

IV. REVIEW COMMENTS:

- A. The designs for the proposed office building and the overall site are currently being reviewed through the City's Architectural Design Review process, and must be substantially complete prior to building permit application.
- B. Applicant has been made aware that development on this property will require FAA approval prior to the issuance of a building permit due to the 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 copy of the site plan package and a preliminary schedule of development for the PUD has been attached to this report.

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

Staff recommends approval of the PUD Site Plan Amendment for an office development on Lot 3 Southport East Replat Six, as the request is consistent with the Comprehensive Plan and the Zoning Ordinance.

VI. PLANNING COMMISSION RECOMMENDATION – PLANNED UNIT DEVELOPMENT SITE PLAN AMENDMENT:

The Planning Commission held a public hearing on 2/6/2025 and voted to recommend approval of the PUD Site Plan Amendment for an office development on Lot 3 Southport East Replat Six, as the request is consistent with the Comprehensive Plan and the Zoning Ordinance.

VIII. ATTACHMENTS TO REPORT:

- A. Vicinity Map
- B. Review & Response Letters
- C. Draft Building Elevation
- D. Draft PUD Site Plan map set
- E. Preliminary Schedule of Development

IX. COPIES OF REPORT SENT TO:

- A. Erin Troffholz, Alley Poyner Macchietto Architecture
- B. Public Upon Request



Prepared by: Associate City Planner



Community Development Director

2-7-25



Date



Planned Unit Development Amendment - Hausmann Holdings, LLC



Legend

-  Property Lines
-  PUD Amendment





December 9, 2024

Alley Poyner Macchietto Architecture
Attn: Erin Trofholz
1516 Cuming Street
Omaha, NE 68102

RE: Hausmann Construction Office Building Planned Unit Development
Initial Review Letter

Erin Trofholz,

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

1. Per Section 5.15.04.08, please identify which of the accessible parking spaces provided are considered and meet the requirements for van-accessible parking, per Section 7.08 of the La Vista Zoning Ordinance. Please include the dimensions for the access aisles serving the ADA parking stalls.
2. Per Section 5.15.05.02.2, please provide the proposed height of the building.
3. Per Section 5.15.05.02.5, please include the name of the street located south of the proposed development. Both S. 123rd Plz and Port Grace Plz are not public roads. Please remove the reference to public right of way on these streets.
4. Per Section 5.15.05.02.11, please depict any existing development within 200 feet of the lot on the PUD plan set.
5. Regarding Section 5.15.05.04, please include the calculations for the pre and post development 100 year events on the Post Construction Stormwater Management Plan Sheet (Sheet 5 of 6).

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

6. Per Section 5.15.05.07, please include a preliminary building rendering with the PUD plan set.
7. Per section 5.15.05.09, please provide all applicable restrictive covenants and easements on the lot.
8. Is Hausmann intending to construct any monument signs on the property? If so, please include their location(s) and setback dimensions in the site plan.
9. The landscaping plan is currently under review by the City's third-party design review architect and shall comply with the Southport East Design Guidelines and Section 7.17 of the La Vista Zoning Ordinance. Comments or changes may be forthcoming.
10. The building design for the proposed office building shall comply with the Southport East Design Guidelines and the design review process shall be substantially complete prior to application for building permits.
11. A flagpole is noted in the PUD site plan. This flagpole shall comply with Section 4.15.03 of the La Vista Zoning Ordinance.
12. Please design and construct the ramps and sidewalks adjacent to the proposed, future roundabout in a manner consistent with the Southport East Design Guidelines. The timing of this roundabout is uncertain, and the ramps and sidewalks can be reconstructed as part of the roundabout construction if necessary. Please design the meandering sidewalk in such a way as to reduce potential conflict with the roundabout and right of way.
13. We recommend relocating the dumpster enclosure to the northeast corner of the property to move it further from the travelway edge and the entrance of the building, as noted in the attached redlined site plan. Please confirm that waste hauler truck routing and turning movements are acceptable to properly service the trash enclosure.
14. Please include a sidewalk ramp for the sidewalk on the west edge of the property that directs toward Lot 1 Southport East Replat 9, and confirm that the alignment does not conflict with the storm sewer inlet on the other side of the street, as noted in the attached redlined site plan.
15. The site plan notes a 15' building setback along S. 123rd Plaza and Port Grace Blvd. These are also considered front yards due to their fronting a street. The required front yard setback when parking is present in front of the building is 50' per Section 5.12.06. There do not appear to be conflicts with the building being in the required setback, but please change the noted setback dimensions along these street frontages to 50' as required per Section 5.12.06.

Please resubmit revised electronic copies of the PUD submittal to the City for further review. Please also provide a response letter that answers or acknowledges each of the comments contained in this letter. 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,



Cale Brodersen, AICP
Associate City Planner
City of La Vista
cbrodersen@cityoflavista.org
(402) 593-6400

cc:

Bruce Fountain, Community Development Director – City of La Vista
Chris Solberg, Deputy Community Development Director – City of La Vista
Pat Dowse, City Engineer – City of La Vista
Garrett Delgado, Engineer Assistant – City of La Vista



VICINITY MAP

LEGAL DESCRIPTION

LOT 2, SOUTHPORT EAST REPLAT SIX, A SUBDIVISION IN BABY COUNTY, NEBRASKA.

LEGEND

- PROPOSED 8" P.C.C. PAVEMENT WITH INTERNAL TYPE 'A' CURB
- PROPOSED 7" P.C.C. PAVEMENT WITH INTERNAL TYPE 'A' CURB
- PROPOSED 4" P.C.C. SIDEWALK SIDEWALK IN R.O.W. SHALL BE 8" P.C.C.
- PARKING COUNT
- BUILDING SETBACK
- LANDSCAPE SETBACK

AGENCY APPROVAL

| PARKING SUMMARY - REQUIRED | | | | |
|----------------------------|-------|--------------------|---|-----------------|
| USE | SF | REQUIREMENT | CALCULATION | REQUIRED SPACES |
| OFFICE | 18000 | 1 SPILL / 300 S.F. | (1 SPILL/300 S.F.) (18000 S.F.) = 60 SPILLS | 60 |

| PARKING SUMMARY | |
|-----------------|--------|
| SPILL TYPE | SPILLS |
| STANDARD SPILLS | 60 |
| ENHANCED SPILLS | 11 |
| ADA SPILLS | 4 |
| TOTAL PARKING | 75 |

| SITE STATISTICS | | | | | | | |
|-----------------|---------------------------------------|-------------------|---------------------------|------------------------|-----------------------|--------------------|-----------------------|
| LOT | ZONING | LOT SIZE (SF/AC) | MAX. BUILDING HEIGHT (FT) | BUILDING COVERAGE (SF) | BUILDING COVERAGE (%) | PAVEMENT AREA (SF) | TOTAL IMPERVIOUS (SF) |
| 2 | C-3 (PUD) CITYWIDE COMMUNITY DISTRICT | BLUFF 12' 1.84 AC | 38.3 | 8,310 | 105 | 43,800 | 51,885 |
| | | | | | | | 84 % |
| | | | | | | | 28,432 |
| | | | | | | | 39 % |



REVISION DATE

Project Number: 23110

Date: November 18, 2024

COPYRIGHT © 2024

PUD - SITE PLAN



TD2
thompson, dreesen & domer, Inc.
10836 Old Mill Rd. Omaha, NE 68154
402.330.8860 www.td2co.com
DBA TD2 Engineering & Surveying
NE CA-0199

NOT FOR CONSTRUCTION

Add sidewalk ramp towards Lot 1 SPE RP 9, but check alignment against storm inlet on the other side of the street and adjust accordingly

Move to the back of the site, off the travelway edge.

Please design this in the manner consistent with the southport east design guidelines. Can the meandering sidewalk be reversed/mirrored so the final "arch" is closer to the property as to potentially reduce the amount of sidewalk that needs to be reconstructed during roundabout construction?

Memo

Date: 12/12/2024
Project: 23110 - Hausmann Omaha Office
Subject: Response to PUD Initial Review Letter

Comments:

1. Per Section 5.15.04.08, please identify which of the accessible parking spaces provided are considered and meet the requirements for van-accessible parking, per section 7.08 of the La Vista Zoning Ordinance. Please include the dimensions for the access aisles serving the ADA parking stalls.

Response: Van accessible stalls have been labeled and the access aisles have been dimensioned.

2. Per Section 5.15.05.02.2, please provide the proposed height of the building.

Response: The height of the building is 38'-2" and is noted in Section II, K, of the Planning & Zoning Application form.

3. Per Section 5.15.05.02.5, please include the name of the street located south of the proposed development. Both S. 123rd Plz and Port Grace Plz are not public roads. Please remove the reference to public right of way on these streets.

Response: Street labels have been updated.

4. Per Section 5.15.05.02.11, please depict any existing development within 200 feet of the lot on the PUD plan set.

Response: A 2022 aerial background image has been added to Sheet 1 to show existing development.

5. Per Section 5.15.05.04, please include the calculations for the pre and post development 100 year events on the Post Construction Stormwater Management Plan Sheet (Sheet 5 of 6).

Response: The 100 year event has been added to the table.

6. Per Section 5.15.05.07, please include a preliminary building rendering with the PUD plan set.

Response: A preliminary building rendering has been included with the revised submittal.

7. Per Section 5.15.05.09, please provide all applicable restrictive covenants and easements on the lot.

Response: Added easements to Sheet 1 of 6.

8. Is Hausmann intending to construct any monument signs on the property? If so, please include their locations(s) and setback dimensions on the site plan.

Response: No monument sign is planned.

9. The landscaping plan is currently under review by the City's third-party design review architect and shall comply with the Southport East Design Guidelines and Section 7.17 of the La Vista Zoning Ordinance. Comments or changes may be forthcoming.

Response: Acknowledged. We will review and respond to comments once they are received.

10. The building design for the proposed office building shall comply with the Southport East Design Guidelines and the design review process shall be substantially complete prior to application for building permits.

Response: Initial comments from the Design Review have been received. Many have been revised and are included in the sheets provided as part of the PUD Review process. Any outstanding items will be addressed prior to application for building permits.

11. A flagpole is noted in the PUD site plan. This flagpole shall comply with Section 4.15.03 of the La Vista Zoning Ordinance.

Response: Acknowledged.

12. Please design and construct the ramps and sidewalks adjacent to the proposed, future roundabout in a manner consistent with the Southport East Design Guidelines. The timing of this roundabout is uncertain, and the ramps and sidewalks can be reconstructed as part of the roundabout construction if necessary. Please design the meandering sidewalk in such a way as to reduce potential conflict with the roundabout and right of way.

Response: The sidewalk and ramp area has been revised.

13. We recommend relocating the dumpster enclosure to the northeast corner of the property to move it further from the travelway edge and the entrance of the building, as noted in the attached redline site plan. Please confirm the waster hauler truck routing and turning movements are acceptable to properly service the trash enclosure.

Response: Dumpster enclosure has been relocated to the northeast corner of the property.

14. Please include a sidewalk ramp for the sidewalk on the west edge of the property that directs toward Lot 1 Southport East Replat 9, and confirm that the alignment does not conflict with the storm sewer inlet on the other side of the street, as noted in the attached redline site plan.

Response: A ramp directed towards Lot 1 Southport East Replat 9 has been added. The alignment does not conflict with the storm sewer inlet on the other side of the street.

15. The site plan notes a 15' building setback along S. 123rd Plaza and Port Grace Blvd. These are also considered front yards due to their fronting a street. The required front yard setback when parking is present in front of the building is 50' per Section 5.12.06. There do not appear to be conflicts with the building being in the required setback, but please change the noted setback dimension along these street frontages to 50' as required per Section 5.12.06.

Response: Building setbacks have been corrected.

END OF RESPONSE MEMO



APMA



VICINITY MAP

LEGAL DESCRIPTION

LOT 3, SOUTHPORT EAST REPLAT SIX A SUBDIVISION IN SPPY COUNTY, NEBRASKA.

LEGEND

- PROPOSED 8" P.C. PAVEMENT WITH HYDRAULIC TYPE "A" CURB
- PROPOSED 7" P.C. PAVEMENT WITH HYDRAULIC TYPE "A" CURB
- PROPOSED 4" P.C. SIDEWALK MINIMUM 6" P.C. SHALL BE 6" P.C.
- PARKING COUNT
- BUILDING SETBACK
- LANDSCAPING SETBACK
- EASEMENT GRANTED TO THE OMAHA PUBLIC POWER DISTRICT, DIRECT COMMUNICATIONS AND ANY FORWARDED CABLE TELEVISION PROVIDER AS NOTED IN THE FINAL PLAT DECORATION OF SOUTHPORT EAST REPLAT SIX.
- EASEMENT GRANTED TO THE METROPOLITAN UTILITIES DISTRICT OF OMAHA AND DALLAS INC. AS NOTED IN THE FINAL PLAT DECORATION OF SOUTHPORT EAST REPLAT SIX.

| PARKING SUMMARY - REQUIRED | | | | |
|----------------------------|-------|-------------------|--|-----------------|
| USE | SF | REQUIREMENT | CALCULATION | REQUIRED STALLS |
| OFFICE | 14011 | 1 STALL / 200 SF. | $(1 \text{ STALL} / 200 \text{ SF}) \times (14,011 \text{ SF}) = 70.055$ | 70 |

| PARKING SUMMARY | |
|------------------|--------|
| STALL TYPE | STALLS |
| STANDARD STALLS | 60 |
| OVERSIZED STALLS | 11 |
| ADA STALLS | 4 |
| TOTAL PARKING | 75 |

| SITE STATISTICS | | | | | | | | | |
|-----------------|-------------------------------------|---------------------|---------------------------|------------------------|-----------------------|--------------------|-----------------------|----------------------|-----------------|
| LOT | ZONING | LOT SIZE (SF/AC) | MAX. BUILDING HEIGHT (FT) | BUILDING COVERAGE (SF) | BUILDING COVERAGE (%) | PAVEMENT AREA (SF) | TOTAL IMPERVIOUS (SF) | TOTAL IMPERVIOUS (%) | OPEN SPACE (SF) |
| 3 | C-3 (PLD) GATEWAY CORRIDOR DISTRICT | 80,457 SF / 1.84 AC | 38.3 | 7,878 | 10% | 43,330 | 51,028 | 64 % | 29,098 |



thompson, dressen & dornier, inc.
10836 Old Mill Rd Omaha, NE 68154
402.330.8860 www.td2co.com
DBA TD2 Engineering & Surveying
NE CA-0198
10/10/2024 2:28 PM

REVISION DATE

Project Number: 23110

Date: February 4, 2025

COPYRIGHT © 2024

PUD - SITE PLAN



VICINITY MAP



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED 8" P.C.C. PAVEMENT WITH INTERGRAL TYPE "A" CURB
- PROPOSED 7" P.C.C. PAVEMENT WITH INTERGRAL TYPE "A" CURB
- PROPOSED 4" P.C.C. SIDEWALK SIDEWALK IN R.O.W. SHALL BE 8" P.C.C.

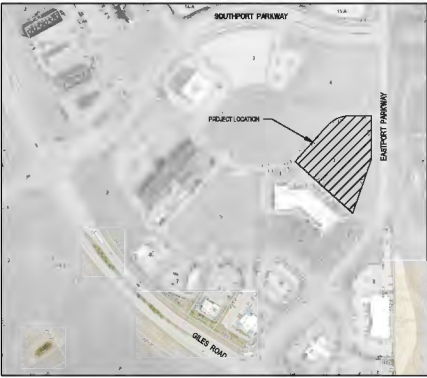
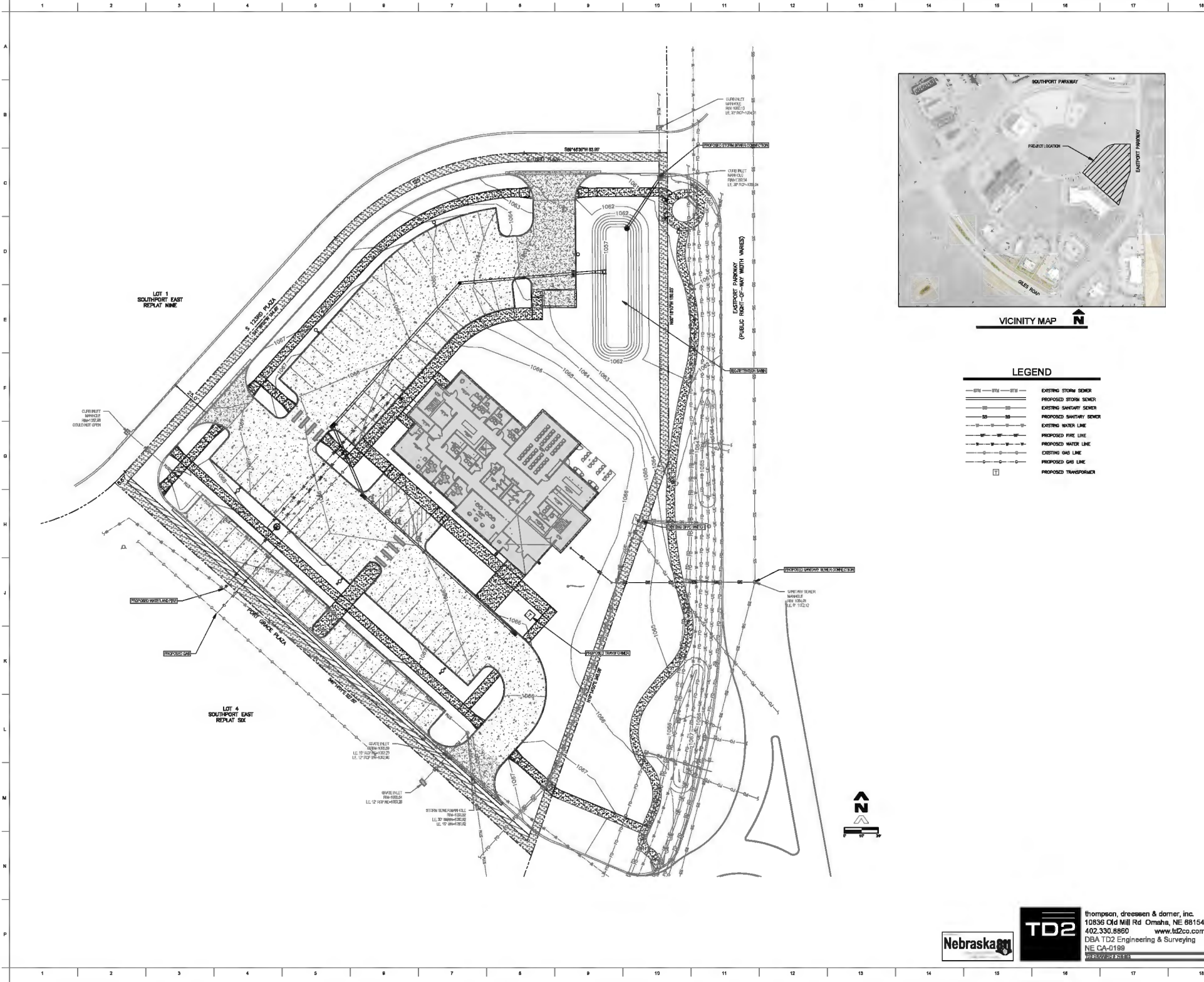
AGENCY APPROVAL

NOT FOR CONSTRUCTION

REVISION DATE
Project Number: 23110
Date: February 4, 2025
COPYRIGHT © 2024

PUD - GRADING PLAN

9/25/2024 6:57:04 AM



VICINITY MAP

| LEGEND | |
|--------|-------------------------|
| | EXISTING STORM SEWER |
| | PROPOSED STORM SEWER |
| | EXISTING SANITARY SEWER |
| | PROPOSED SANITARY SEWER |
| | EXISTING WATER LINE |
| | PROPOSED FIRE LINE |
| | PROPOSED WATER LINE |
| | EXISTING GAS LINE |
| | PROPOSED GAS LINE |
| | PROPOSED TRANSFORMER |

Hausmann
Omaha Office

8040 Eastport Pkwy
La Vista, NE 68126

AGENCY APPROVAL

REVISION DATE
Project Number: 23110
Date: February 4, 2025
COPYRIGHT © 2024

PUD - UTILITY PLAN

NOT FOR CONSTRUCTION

thompson, dreesen & dornier, inc.
10536 Old Mill Rd Omaha, NE 68164
402.330.8660 www.td2co.com
DBA TD2 Engineering & Surveying
NE CA-0199
10/10/2019 2:28:05

BMP SPECIFICATIONS

BIORETENTION SOIL MIX
1. BIORETENTION SOIL MIX (BIM) SHALL BE 80% FINE SAND AND 20% COMPOST BY VOLUME.

2. SAND SHALL MEET THE REQUIREMENTS OF MOST CLASS A AGGREGATE.

| TEST | TARGET | TOLERANCE |
|---------|--------|-----------|
| NO. 10 | 100% | NONE |
| NO. 40 | 85% | +4 |
| NO. 60 | 77% | +3 |
| NO. 100 | 65% | +3 |
| NO. 200 | 35% | +5 |
| NO. 425 | 15% | +5 |

3. COMPOST SHALL BE DERIVED FROM PLANT MATERIAL AND PROVIDED BY A MEMBER OF THE U.S. COMPOSTING SEAL OF TESTING ASSURANCE (STA) PROGRAM. ANIMAL OR POLYTRY MANURE WILL NOT BE ACCEPTABLE.

| TEST | TARGET | TOLERANCE |
|--------------------------|--------|-----------|
| ORGANIC MATTER CONTENT | 25% | +5% |
| C/N RATIO | 6.5 | +0.5 |
| MOISTURE CONTENT | 40% | +5% |
| DRY BULK DENSITY (LB/CF) | 40 | +5 |

4. DRAINAGE AGGREGATE AGGREGATE SHALL WASHED AND CLEAN. MINIMUM OF 4" AROUND PERFORATED PIPE.

INSPECTION AND OBSERVATION

- THE ENGINEER (OR AGGREGATE) SHALL BE NOTIFIED PRIOR TO ADDING THE BIORETENTION SOIL MIX TO OBSERVE THE UNDERDRAIN, BEST PRACTICE PAVING, AND DRAINAGE AGGREGATE. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING PRIOR TO INSPECTION.
- CONTRACTOR SHALL NOTIFY ENGINEER AFTER BIORETENTION BASIN HAS BEEN COMPLETED, PLANTS AND DECKS INSTALLED, AND UPSTREAM AREAS STABILIZED FOR FINAL INSPECTION.

BRB PLANTINGS AND GRASSES

| BRB PLANTINGS AND GRASSES | BRB PLANTINGS AND GRASSES |
|---------------------------|---------------------------|
| • COMMON TURT | • PASTURE |
| • BLUETAIL GRASS | • PASTURE |
| • KENTUCKY BLUE GRASS | • PASTURE |
| • BROWN TOP GRASS | • PASTURE |
| • COW GRASS | • PASTURE |
| • LITTLE BLUESTEM | • PASTURE |
| • WINTERGRASS | • PASTURE |

| BRB PLANTINGS AND GRASSES | BRB PLANTINGS AND GRASSES |
|---------------------------|---------------------------|
| • BLUEGRASS | • PASTURE |
| • BROWN TOP GRASS | • PASTURE |
| • COW GRASS | • PASTURE |
| • LITTLE BLUESTEM | • PASTURE |
| • WINTERGRASS | • PASTURE |

SEEDING AND FERTILIZING

- ALL DISTURBED AREAS (EXCEPT WITHIN BIORETENTION BASIN) SHALL BE SEEDING AND FERTILIZED. SEEDING TYPE (TYPE I FOR UNDISTURBED AREAS AND TYPE II FOR DISTURBED AREAS) SHALL BE USED. SEE OTHER SHEETS FOR APPROVED BY OWNER/ENGINEER.
- ALL SEEDING AREAS SHALL BE COVERED WITH A TURFGRASS SEEDING CONTROL MAT (NORTH AMERICAN GREEN OR APPROVED EQUIV.) IMMEDIATELY AFTER SEED AND FERTILIZER ARE PLACED.

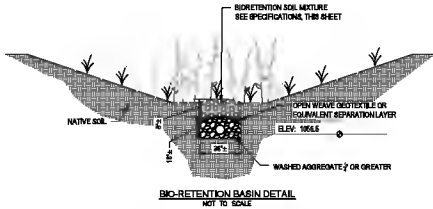
| DESCRIPTION | PEAK RUN-OFF FROM PROJECT SITE |
|----------------------------------|--------------------------------|
| IMPACT POINT 1 | 2.46 16.46 100.46 |
| PRE-DEVELOPMENT | 1.812 3.780 6.875 |
| POST-DEVELOPMENT (W/D DETENTION) | 1.083 1.488 6.711 |
| IMPACT POINT 2 | 2.46 16.46 100.46 |
| PRE-DEVELOPMENT | 0.920 1.143 2.022 |
| POST-DEVELOPMENT (W/D DETENTION) | 0.493 0.886 1.400 |

TOTAL DISTURBED AREA = 71,346 SF

REQUIRED TREATMENT VOLUME FOR SITE:
(71,346 SF) * (2.46 INCH) * (1 FT/12 INCHES) = 1,473 CF

100% TREATMENT PROVIDED:
TOTAL STORAGE BELOW RIM
RIM ELEV. 1006
= 6,700 CF

6,700 CF > 1,473 CF THEREFORE ADEQUATE TREATMENT IS PROVIDED

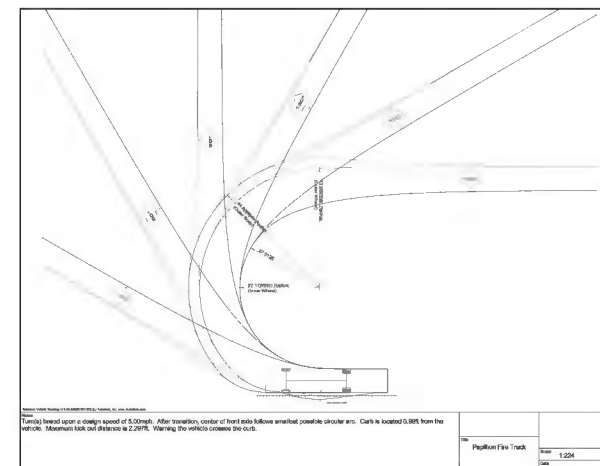


thompson, dressen & domer, inc.
10836 Old Mill Rd Omaha, NE 68154
402.330.8860 www.td2co.com
DBA TD2 Engineering & Surveying
NE CA-0198
102 COUNCIL ST. 2ND FL.

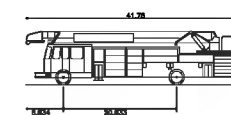
AGENCY APPROVAL

REVISION DATE
Project Number: 23110
Date: February 4, 2025
COPYRIGHT © 2024

PUD - PCSMP PLAN



AGENCY APPROVAL



| | |
|---------------------------|----------|
| Popitikan Fire Truck | |
| Overall Length | 41.750ft |
| Overall Width | 8.000ft |
| Overall Body Height | 9.864ft |
| Min Body Ground Clearance | 0.875ft |
| Max Truck Width | 8.142ft |
| Lock-to-lock time | 5.00s |
| Max Wheel Angle | 37.00° |



| Δ REVISION | DATE |
|-----------------|------------------|
| Project Number: | 23110 |
| Date: | February 4, 2025 |

COPYRIGHT © 2024

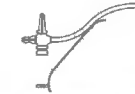
PUD - FIRE PLAN

6 of 6

GENERAL REQUIREMENTS:

- A. CONTRACTOR SHALL VERIFY CATALOG NUMBERS AND INSTALLATION REQUIREMENTS PRIOR TO ORDERING. NOTIFY ENGINEER OF ANY CONFLICTS WITH PROPOSED INSTALLATION.
- B. POLE TYPE DESCRIPTION: SSS = SQUARE STRIGHT STEEL STW = SQUARE TWISTED STEEL PSS = ROUND STRONG STEEL STS = ROUND TAPERED STEEL
 SSF = SQUARE STRAIGHT ALUMINUM STWF = SQUARE TWISTED ALUMINUM PRS = ROUND STRONG ALUMINUM RTS = ROUND TAPERED ALUMINUM
- C. PROVIDE EACH POLE WITH FULL METAL BASE COVER WITH MATCHING FINISH AND FACTORY-INSTALLED INTERNAL VIBRATION DAMPERS FOR ALL POLES 8 FEET AND HIGHER.
- D. PROVIDE POLES AND BASE COVER WITH RAIN PIONEER COATED POLYESTER LAMINATE TO PREVENT CORROSION.
- E. PROVIDE POLES WITH INTERNAL RECEPTACLES AND ADDITIONAL HANGHOLES FOR CAMERAS OR OTHER DEVICES. REFER TO PLANS AND POLE DETAILS FOR MORE INFORMATION.

1. PROVIDE WITH ACILITY ELKNO FITTER COME CORP ARM FITTER, FINISHES SHALL MATCH THE FEATURE.
2. PROVIDE WITH VALMONT CSQ 8 BS OF HT 303 P O BC RAL P42 (SPRKE FINISH RAL 3030) POLE AND VALMONT BC AF C H C RAL 800P DECORATIVE BASE.
3. PROVIDE WITH VALMONT P73 P42 2 E2 VSC 9 BC RAL 800P TWIN ARM MOUNT.
4. PROVIDE WITH VALMONT P73 P42 1 E2 VSC 9 BC RAL 800P SINGLE ARM MOUNT.



Boston Harbour

ALLEY POYNER
MACCHIETTO
ARCHITECTURE

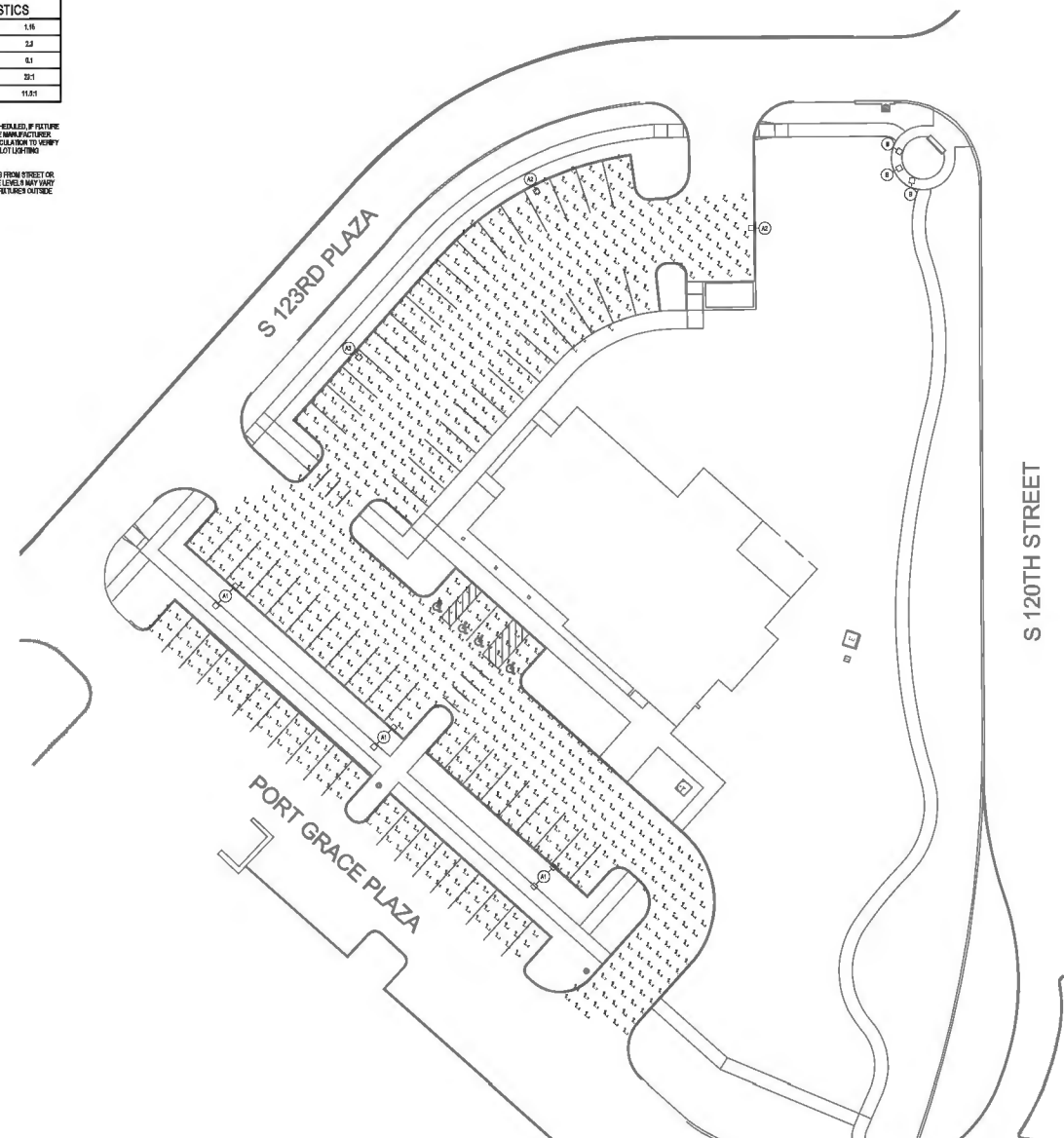
| ▲ REVISION | DATE |
|------------------|-------------------|
| Project Number: | 23110 |
| Date: | February 04, 2025 |
| COPYRIGHT © 2023 | |

CEO.1

| | |
|--------------------------|--------|
| AVERAGE FOOTCANDLES | 1.16 |
| MAXIMUM FOOTCANDLES | 2.3 |
| MINIMUM FOOTCANDLES | 0.1 |
| MAXIMUM TO MINIMUM RATIO | 23:1 |
| AVERAGE TO MINIMUM RATIO | 11.5:1 |

NOTE:

1. CALCULATIONS ARE BASED ON FIXTURE TYPE SCHEDULED, IF FIXTURE OTHER THAN THOSE SPECIFIED IS PROVIDED, THE MANUFACTURER SHALL PROVIDE A DETAILED POINT-BY-POINT CALCULATION TO VERIFY COMPLIANCE WITH LOCAL STREET AND PARKING LOT LIGHTING GUIDELINES.
2. CALCULATIONS DO NOT INCLUDE CONTRIBUTIONS FROM STREET OR EXISTING LIGHT FIXTURES. ACTUAL FOOTCANDLE LEVELS MAY VARY DEPENDING ON LOCATIONS AND QUANTITIES OF FIXTURES OUTSIDE OF PROPERTY LINE.



① **PHOTOMETRIC SITE PLAN - CITY REVIEW**
1" = 20'-0"



NEI PROJECT NO: 2418



4940 North 110th Street
Omaha, NE 68164
P: 402.481.4144
Nebraska CCA Number: CA-0835
www.marineengineering.com

Warning: permission to reproduce all or part of this drawing is hereby granted solely for the limited purpose of construction of this project or an unaltered copy, disclosure or construction cost without written permission of McCarthy Engineering, Inc. is prohibited by copyright.

note:
do not scale drawings, verify all dimensions and clearances from architectural, structural, shop and other appropriate drawings or, if they do, use and coordinate all work prior to fabrication. If clearance is required, coordinate with the architect, engineer and verify non-interference with other work. do not fabricate prior to verification of clearance for all trades.

AGENCY APPROVAL

ALLEY POYNER
MACCHIETTO
ARCHITECTURE

| Δ REVISION | DATE |
|-----------------|-------------------|
| Project Number: | 23110 |
| Date: | February 04, 2025 |

COPYRIGHT © 2023

PHOTOMETRIC PLAN - CITY
REVIEW

CE0.2

DATE _____

NOT FOR CONSTRUCTION



Construction Duration Overview:

Re: Proposed Construction Timelines for Hausmann
Construction's new LaVista Office

- November 2024 - Hausmann Holdings closed on property.
- Winter 2024/2025 – Complete design documents
- Spring 2025 – Apply for building permit
- June 2025 - Mobilize and begin construction.
- June / October 2025 – Foundations and Structure Erection
- Fall / Winter 2025 – Roofing and Building enclosure
- Winter/Spring 2026 – Interior Framing and MEP rough ins
- Spring 2026 – Site Paving
- Summer 2026 – Interior finishes complete
- Summer 2026 – Landscaping
- Fall 2026 – Building Occupancy

11627 Virginia Plaza, Suite 106
La Vista, NE 68128

402.979.8200
HAUSMANNCONSTRUCTION.COM