

AGENDA ITEM 4B

**Public Hearing for Rezoning, Preliminary PUD,
Replat, and Conditional Use Permit**

Andover Pointé



CITY OF LA VISTA
PLANNING DIVISION

RECOMMENDATION REPORT

CASE NUMBER: 2014-PUD-03;
2014-SUB-05, 2014-CUP-03

FOR HEARING OF: September 18, 2014
Report Prepared on: September 09, 2014

I. GENERAL INFORMATION

A. APPLICANT:

Mark Harrison
Edward Rose Development Company, LLC
6101 Newport Road, P.O. Box 3015
Kalamazoo MI, 49003-3015

B. PROPERTY OWNER:

Central State Bank
109 West Main
State Center, IA 50247

C. LOCATION: Northeast of 132nd and Centech Road

D. LEGAL DESCRIPTION: Lots 1 and 2 Bella La Vista

E. REQUESTED ACTION(S): Approval of Preliminary PUD Plan, Conditional Use Permit, Replat for Lots 1 and 2 Bella La Vista, and waiver of Section 4.02 of the Subdivision Regulations regarding the continuation of adjacent streets.

F. EXISTING ZONING AND LAND USE: Lot 1 Bella La Vista: C-3 – Highway Commercial/Office Park District, Gateway Corridor District (Overlay District); Lot 2 Bella La Vista: R-3 – High Density Residential, PUD – Planned Unit Development (Overlay District), and Gateway Corridor District (Overlay District); Lot 1 is currently developed as a truck yard and Lot 2 is vacant.

G. PURPOSE OF REQUEST: Multi-family housing development.

H. SIZE OF SITE: 39.59 Acres

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The property has rolling terrain, sloping downwards to the south. Preliminary site grading, surcharging, and the installation of some underground infrastructure had been completed for a previous multi-family project (Bella La Vista).

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:
1. **North:** Millard Highlands South; R-1 Single-Family Residential

2. **East:** Southport West; C-3 Highway Commercial/Office Park, PUD – Planned Unit Development (Overlay District)
3. **South:** Southport West; C-3 Highway Commercial/Office Park, PUD – Planned Unit Development (Overlay District)
4. **West:** Centech Business Park; I-1 Light Industrial

C. RELEVANT CASE HISTORY:

1. Rezoning of the property from TA – Transitional Agriculture to R-3 – High Density Residential was approved May 16, 2006.
2. At their June 5, 2012 meeting, the City Council approved the Final PUD, Conditional Use Permit, Replat and Subdivision Agreement for the Bella La Vista development. The replat was never recorded and the development never progressed beyond initial rough site grading.

D. APPLICABLE REGULATIONS:

1. Section 5.08 of the Zoning Regulations – R-3 High Density Residential
2. Section 5.15 of the Zoning Regulations – PUD Planned Unit Development (Overlay District)
3. Section 5.17 of the Zoning Regulations – Gateway Corridor District (Overlay District)
4. Article 6 of the Zoning Regulations – CUP – Conditional Use Permit
5. Section 3.08 of the Subdivision Regulations – Replats
6. Section 4.02 of the Subdivision Regulations – Design Standards; Streets
7. Article 8 of the Subdivision Regulations - Waivers

III. ANALYSIS

A. COMPREHENSIVE PLAN: The Future Land Use Map of the Comprehensive Plan designates the area for high-density residential development.

B. OTHER PLANS: Traffic Impact Analysis.

C. TRAFFIC AND ACCESS:

1. The main access for the property will be the intersection of 132nd Street and Chandler Road. A secondary access will be constructed in a later phase at the intersection of 132nd Street and Centech Road.
2. The developer is requesting a waiver of Section 4.02 of the Subdivision Regulations, Design Standards for Streets, waiving the requirement for an extension of existing streets that abut the plat at 130th Street and Highland Boulevard. The developer has requested the waivers as the development will provide two routes of ingress/egress

through 132nd Street and Chandler Road as well as 132nd and Centech Road, alleviating the need for additional connections to the north. The internal street system is proposed and designed as private roads and not intended for public access.

3. A traffic impact analysis has been reviewed by Felsburg, Holt & Ullevig the traffic engineering consultant hired by the City. They have found the study to be acceptable.

The study recommends the widening of a portion of 132nd Street to include northbound and southbound left turn bays at Chandler Road, as well as a northbound right turn lane. Staff has requested the addition of this activity to the phasing plan.

The study has noted that existing traffic volumes on 132nd Street warrant a southbound right-turn bay at Chandler Road. However, that is due to existing traffic and will not serve new traffic to or from the proposed Andover Pointe development; therefore, the southbound right-turn bay has not been required as part of the street widening of 132nd Street by this development.

Staff has discussed the phasing of the development regarding emergency access routes. The proposal shows Phases 1, 2, and 3 being served by a single point of access from 132nd Street. When Phase IV develops, a second access from 132nd Street would be constructed. Staff recommends that the applicant consider swapping Phase 2 with Phase 4 (including the road connection to Centech) so that a second access to 132nd Street occurs earlier in the phased construction of the development.

4. The intersection of 132nd and Giles is currently scheduled for reconstruction in 2016. Which, according to the developer's proposed phasing schedule, would likely be completed, or nearly completed, before the construction of Phase 3.

D. UTILITIES:

1. The property has access to water, sanitary sewer, gas, power and communication utilities along 132nd Street.
2. Storm water management fees will be collected at the time of building permit and will be remitted to the Papillion Creek Watershed Partnership in accordance with the recently updated Interlocal Cooperation Agreement.

IV. REVIEW COMMENTS:

1. With approval of the Preliminary PUD Plan, the applicant will also need to have the Final PUD Plan, Conditional Use Permit, and Replat approved in order to commence the development process.
2. Section 7.05.08 of the Zoning Ordinance requires multi-family developments to have a minimum of 0.5 enclosed garages per unit. The developer requested a reduction in this minimum based on their experience with garage usage as discussed in the attached garage parking study. Based on the review of the study, Condition 2(d) of the Conditional Use Permit specifically allows for 0.25 fully enclosed single-vehicle parking garages per residential unit.
3. The proposed development has completed the design review process under the Gateway Corridor District Regulations. Design review documentation has been included in your packet. The developer is requesting a waiver of Section 4.02 of the Subdivision Regulations, Design Standards for Streets, waiving the requirement for an extension of existing streets that abut the plat at 130th Street and Highland Boulevard.

The developer has requested the waivers as the development will provide two routes of ingress/egress through 132nd Street and Chandler Road as well as 132nd and Centech Road, alleviating the need for additional connections to the north. The internal street system is proposed and designed as private roads and not intended for public access.
4. The applicant has revised the plans to show no encroachment onto NDOR right of way for I-80 and therefore would not have to obtain a permit to work on state right-of-way. The applicant has also prepared a drainage study indicating that they do not propose to *increase* the peak flows being discharged onto NDOR right-of-way. However, since the runoff will be discharged onto NDOR property, the drainage study is required to be submitted to the NDOR to avoid future delays or costs related to any claims about inadequate management of storm water runoff. The drainage report has been submitted. No grading or building permits should be granted until the NDOR has accepted the drainage report.
5. Chapter 154 of the City Municipal Code requires a Post Construction Storm Water Management Plan (PCWSMP). A permit will be required through the Permix website that is utilized by all Papillion Creek Watershed Partnership communities. A PCSWMP and a draft Maintenance Agreement have been provided in the draft Subdivision Agreement. The PCSWMP will be reviewed in detail as part of the review process through the Permix web site, but the concept of using several extended detention basins to serve the development is acceptable. Some ponds will have permanent pools.
6. A draft of the Conditional Use Permit has been included in the packet for review. This is the most recent version of the Conditional

Use Permit after review by the developer and the City. However, the Community Development Department, the City Engineer, and the City Attorney have yet to finalize the review of the document. This document needs to be in final form before presentation to City Council.

7. Staff has requested changes to the phasing plan to include a line item for the widening of 132nd Street at Chandler, as well as to correct an assumed error in the building construction start date of Phase 1.

V. STAFF RECOMMENDATION - Rezoning from R-3 to R-3 PUD and Final PUD:

Approval of Rezoning from C-3 to R-3 PUD for Lot 1 and Final PUD Plan for Lots 1 and 2 Bella La Vista (to be replatted as Lot 1 Andover Pointe).

VI. STAFF RECOMMENDATION – Conditional Use Permit:

Approval of a Conditional Use Permit for Lots 1 and 2 Bella La Vista (to be replatted as Lot 1 Andover Pointe), subject to the satisfactory resolution of the following issues prior to City Council review:

1. Preparation of the final draft and any remaining issues regarding the Conditional Use Permit as approved by the City Engineer and the City Attorney.

VII. STAFF RECOMMENDATION - Replat:

Approval of Replat for Lots 1 and 2 Bella La Vista, being replatted as Lot 1 Andover Pointe, subject to the satisfactory resolution of the following issues prior to City Council review:

1. Satisfactory approval of storm water issues regarding the drainage study discussed in Section IV(4) above as approved by the City Engineer prior to grading and building permit approval.
2. Satisfactory final draft of the Subdivision Agreement as approved by the City Attorney.
3. Approval of a waiver of Section 4.02 of the Subdivision Regulations, Design Standards for Streets.

VII. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. Most recent review report from City Planner
3. Introductory booklet provided by developer (PC members only)
4. PUD Site Plan maps
5. PUD Landscape Plan map
6. PUD Plan Cross-Sections
7. Phasing plan
8. Garage parking study
9. Draft Conditional Use Permit
10. Design review documentation
11. Waiver request letter
12. Preliminary Plat map
13. Final Plat map

VII. COPIES OF REPORT SENT TO:

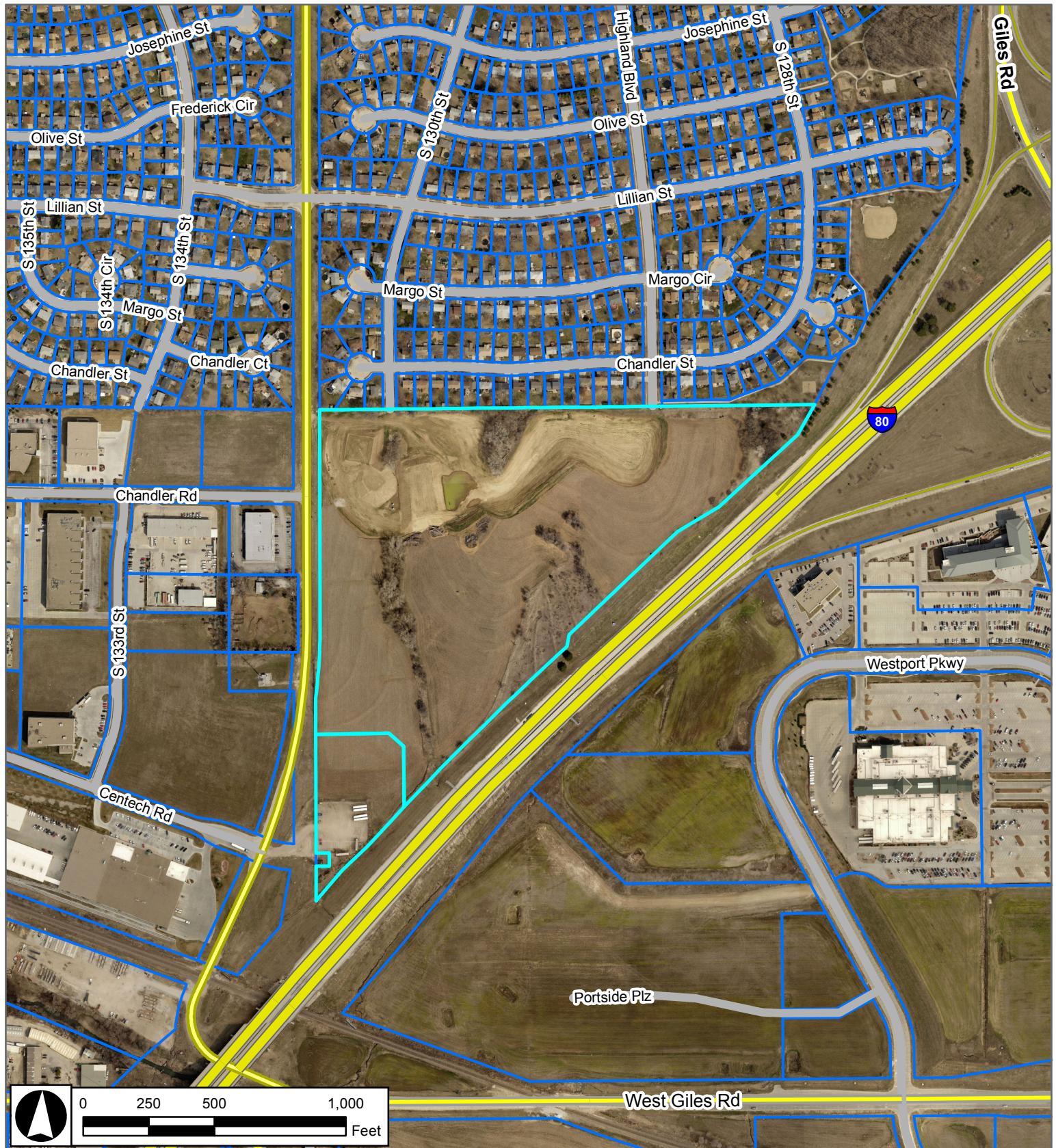
1. Mark Harrison, Edward Rose Development Company, LLC
2. Jason Thielen, E & A Consulting Group
3. Public Upon Request

Prepared by:

Community Development Director

9-11-12

Date



Vicinity Map

Andover Pointe Rezoning, PUD, Replat, and CUP

September 10, 2014

CAS





August 28, 2014

Mark Harrison
Edward Rose Development Company, LLC
6101 Newport Road
P.O. Box 3015
Kalamazoo, MI 49003-3015

RE: Preliminary PUD, Rezoning, Replat, CUP – 3rd Review
Andover Pointe

Mr. Harrison:

Staff has reviewed the revised documents that were provided for the above-referenced application. Based on the elements for consideration set forth in the applicable section of the Zoning Regulations for the Preliminary PUD, rezoning and Conditional Use Permit and the Subdivision Regulations for the Preliminary Plat and Final Plat, staff has the following comments:

Preliminary Plat

1. The applicant has revised their plans to show no encroachment onto NDOR right of way for I-80 and therefore would not have to obtain a Permit to Work on State Right of Way. The applicant has also prepared a drainage study indicating that they do not propose to increase the peak flows being discharged onto NDOR right-of-way. They have stated their opinion that they do not need to submit the drainage study to the NDOR. However, since the runoff will be discharged onto NDOR property the drainage study needs to be submitted to the NDOR to avoid future delays or costs related to any claims about inadequate management of storm water runoff. If the applicant does not submit the drainage study to the NDOR and provide a copy of the transmittal of such, then the City will proceed to submit the drainage study to the NDOR for comment. No grading or building permits should be granted until the NDOR has accepted the drainage report.
2. The revised traffic impact analysis has been reviewed by Felsburg, Holt & Ullevig the traffic engineering consultant hired by the City. They have found the revised study to be acceptable. They have noted that existing traffic volumes on 132nd Street warrant a southbound right-turn bay at Chandler Road. However, that is due to existing traffic and will not serve new traffic to or from the proposed Andover Pointe development; therefore, the southbound right-turn bay has not been required as part of the street widening of 132nd Street by this development. Staff has discussed the

City Hall
8116 Park View Blvd.
La Vista, NE 68128-2198
p: 402-331-4343
f: 402-331-4375

Community Development
8116 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

Fire
8110 Park View Blvd.
p: 402-331-4748
f: 402-331-0410

Golf Course
8305 Park View Blvd.
p: 402-339-9147

Library
9110 Giles Rd.
p: 402-537-3900
f: 402-537-3902

Police
7701 South 96th St.
p: 402-331-1582
f: 402-331-7210

Public Buildings & Grounds
8112 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

Public Works
9900 Portal Rd.
p: 402-331-8927
f: 402-331-1051

Recreation
8116 Park View Blvd.
p: 402-331-3455
f: 402-331-0299

phasing of the development with regards to emergency access routes. The proposal shows Phases 1, 2, and 3 being served by a single point of access from 132nd Street. When Phase IV develops, then a second access from 132nd Street would exist. Staff recommends that the applicant consider swapping Phase 2 with Phase 4 (including the road connection to Centech) so that a second access to 132nd Street occurs sooner.

Final Plat

3. The estimate for the construction costs for the widening of 132nd Street remains to be submitted along with a statement as to the source of funding for the widening.

Preliminary/Final PUD Review

4. See comment #2 above.

Design Review

The design review submittal is currently under review by the City's third-party architect. A separate review letter will be provided regarding the design review in the near future.

Draft Conditional Use Permit

The draft Conditional Use Permit is currently under review by the Community Development Department, the City Engineer, and the City Attorney. Comments regarding the draft CUP will be forthcoming.

Draft Subdivision Agreement – Other Agreements

The draft subdivision agreement and other final documents are currently under review by staff and the City Attorney. Their comments on the document will be provided prior to the City Council meeting as the Planning Commission does not review these documents. However, continuing to work on the review and editing of these documents helps to ensure that they will be ready for City Council.

In order for the Preliminary PUD, Rezoning, Replat, and CUP to be considered for review at the September 18, 2014 Planning Commission meeting, revised documents will need to be provided for Planning Commission packets. Please submit 15 full-size and 15 ledger-size (11"x17") revised PUD documents by September 3, 2014 to ensure that the application stays on track for the review by Planning Commission on the 18th of September.

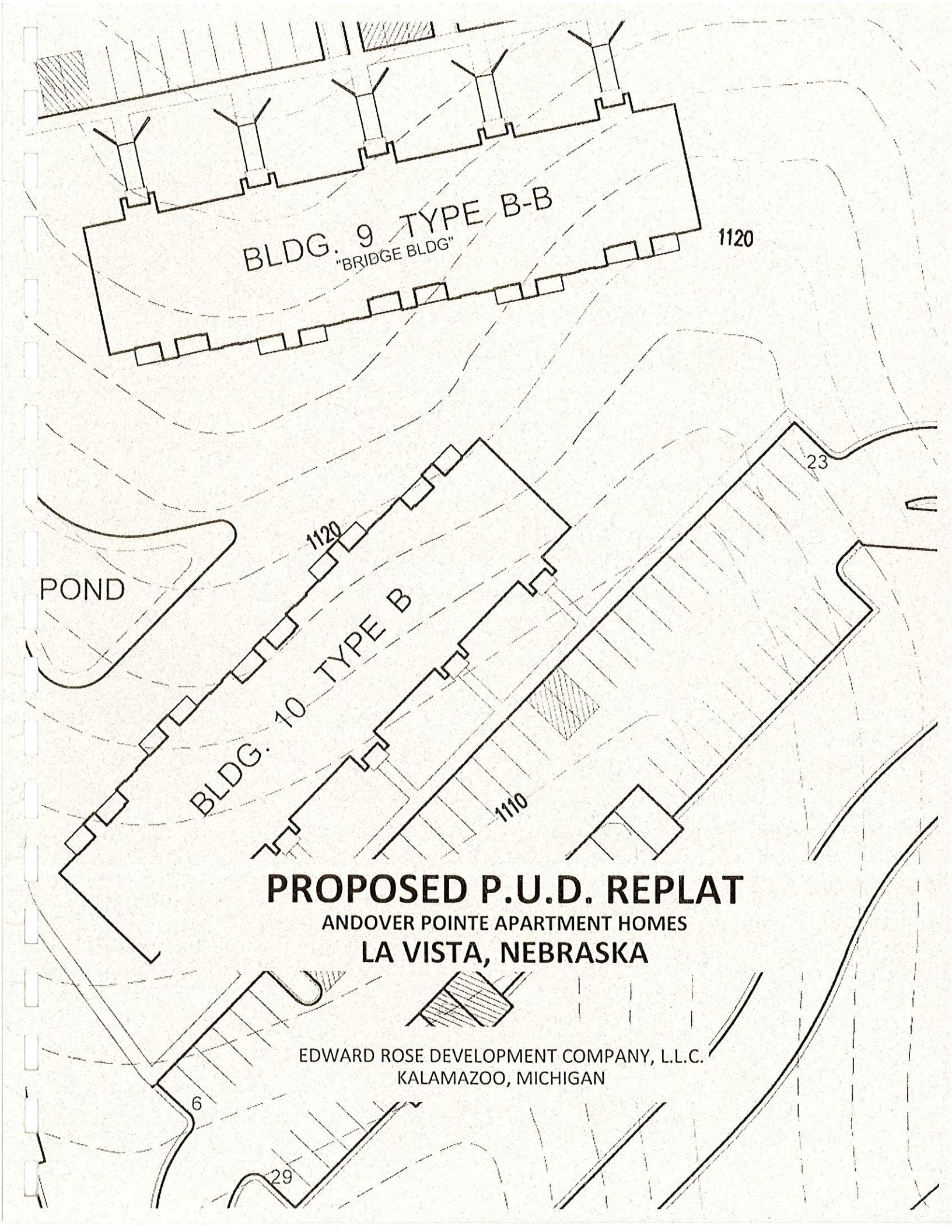
If you have any questions regarding these comments please feel free to contact me at any time.

Thank you,

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

Christopher Solberg, AICP
City Planner

cc: Ann Birch, Community Development Director
John Kottmann, City Engineer



BLDG. 9 TYPE B-B
"BRIDGE BLDG"

1120

1120
BLDG. 10 TYPE B

1110

23

POND

PROPOSED P.U.D. REPLAT

ANDOVER POINTE APARTMENT HOMES
LA VISTA, NEBRASKA

EDWARD ROSE DEVELOPMENT COMPANY, L.L.C.
KALAMAZOO, MICHIGAN

6

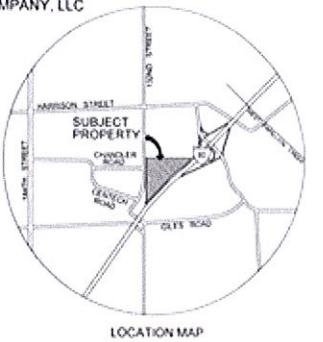
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PROPOSED GARDEN APARTMENTS

LA VISTA, NEBRASKA
SARPY COUNTY

PRELIMINARY PUD SITE PLAN SHEET C1

PREPARED BY:
EDWARD ROSE DEVELOPMENT COMPANY, LLC
6101 NEWPORT ROAD
KALAMAZOO, MICHIGAN 49002
269/323-9484



SCALE: 1" = 100'
August 5, 2014

BUILDING SCHEDULE					
BUILDING TYPE	ONE BEDROOM	TWO BEDROOM	TOTAL UNITS	TYPE OF BUILDING	NUMBER OF BUILDINGS
A	16	8	24	3 STORY	4
A-B	16	8	24	2 1/2-3 STORY	4
B	19	11	30	3 STORY	3
B-B	19	11	30	2 1/2-3 STORY	4
C-B	22	14	36	2 1/2-3 STORY	1

TOTAL UNITS ----- 438 (11.09 D.U./A.)
ONE BEDROOM ----- 283
TWO BEDROOM ----- 155

SITE SIZE ----- 39.7 ACRES

PARKING SPACES ----- 913 (593 REQUIRED*)
OPEN SPACES: 799
GARAGE SPACES: 114 (219 REQUIRED*)

BUILDING COVERAGE ----- 10.74%
PARKING LOT & DRIVE COVERAGE ----- 29.53 %
OPEN SPACE ----- 59.52 %

NOTE
DOUBLE LOADED PARKING AREAS ARE 8' WIDE. SINGLE LOADED PARKING AREAS ARE 4' WIDE. PARKING SPACES ARE 8' x 20'. GARAGES ARE 12' x 21'. ALL PRIVATE DRIVES ARE 24' WIDE. SIDEWALKS ADJACENT TO PARKING LOTS ARE 5' WIDE. ALL OTHER SIDEWALKS ARE 4' WIDE. ALL PAVED AREAS HAVE 2' WIDE CONCRETE CURBS.

* REQUIRED PER ZONING ORDINANCE 7.06

** REQUIRED PER ZONING ORDINANCE 7.05.08

MANAGER'S OFFICE/
COMMUNITY BUILDING w/
MAINTENANCE GARAGE
(LOWER LEVEL)

30 UNIT BUILDING
(43' X 208')

36 UNIT BUILDING
(43' X 250')

CENTECH BUSINESS
PARK

STORMWATER
DETENTION POND
(TYPICAL)

24 UNIT BUILDING
(43' X 166')

CENTECH ROAD



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COMPANY PROFILE

Edward Rose Development Company, L.L.C. is one of the companies within Edward Rose and Sons Building Enterprises ("Edward Rose and Sons"), a privately owned firm engaged in development, construction, and management of residential properties. The company is headquartered in Bloomfield Hills, Michigan with additional offices in Indianapolis, Indiana and in Flint and Kalamazoo, Michigan. The firm has been actively engaged in residential construction without interruption since 1921 and has built over 85,000 single-family and multifamily dwellings.

The majority of new construction at this time is of market rate rental units and is being financed internally or by conventional lending sources. The company acts as developer, general contractor, and property manager and retains ownership of the multifamily developments after completion of construction. The Kalamazoo office of Edward Rose and Sons will be responsible for this development. This office developed and presently manages apartment communities in Alabama, Illinois, Indiana, Iowa, Michigan, Missouri, Nebraska, Ohio, and Wisconsin.

OBJECTIVE

The information in this booklet and on the accompanying site plan pertains to a 39.7 acre site on the east side of 132nd Street and north of Interstate I-80. The applicant, Edward Rose and Sons has entered into an agreement to purchase this property. The request is for a P.U.D. (Planned Unit Development) of the entire 39.7 acre site.

Currently there are two zoning classifications on the site: 36.2+/- acres zoned R-3 High Density Residential with a Gateway Corridor Overlay, and 3.5+/- acres zoned C-3 Highway Commercial/Office Park District with a Gateway Corridor Overlay. The request is to rezone the entire site to R-3 High Density Residential P.U.D. with a Gateway Corridor Overlay.

If the request is approved, Edward Rose Development Company, L.L.C. proposes to develop multifamily one- and two-bedroom apartments. The proposed multifamily development is for 438 units with approximately two-thirds of the units being one-bedroom and one-third being two-bedroom units. Open space for this development will be approximately 60% of the site. Public water and sewer are available to serve the site.

Based on a Pre-Application meeting with the City of La Vista Community Development, Planning, and Engineering, the following items will be incorporated into a C.U.P.(Conditional Use Permit):

- Multifamily development within an R-3 High Density Residential District;
- A 70' SMATV antenna tower (with security fence);
- A secondary monument entrance sign at the south entrance of the development;
- Enclosed parking at 0.25/unit ratio; and
- Traffic connections to 130th Street and Highland Boulevard omitted (based on two access points off 132nd Street).

The development will be privately financed. Edward Rose Development Company, L.L.C. will act as developer, general contractor, and property manager and will remain the owner upon completion of construction.

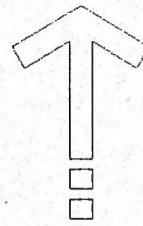
Current Owner:

Central State Bank
109 W Main Street
State Center, IA 57247

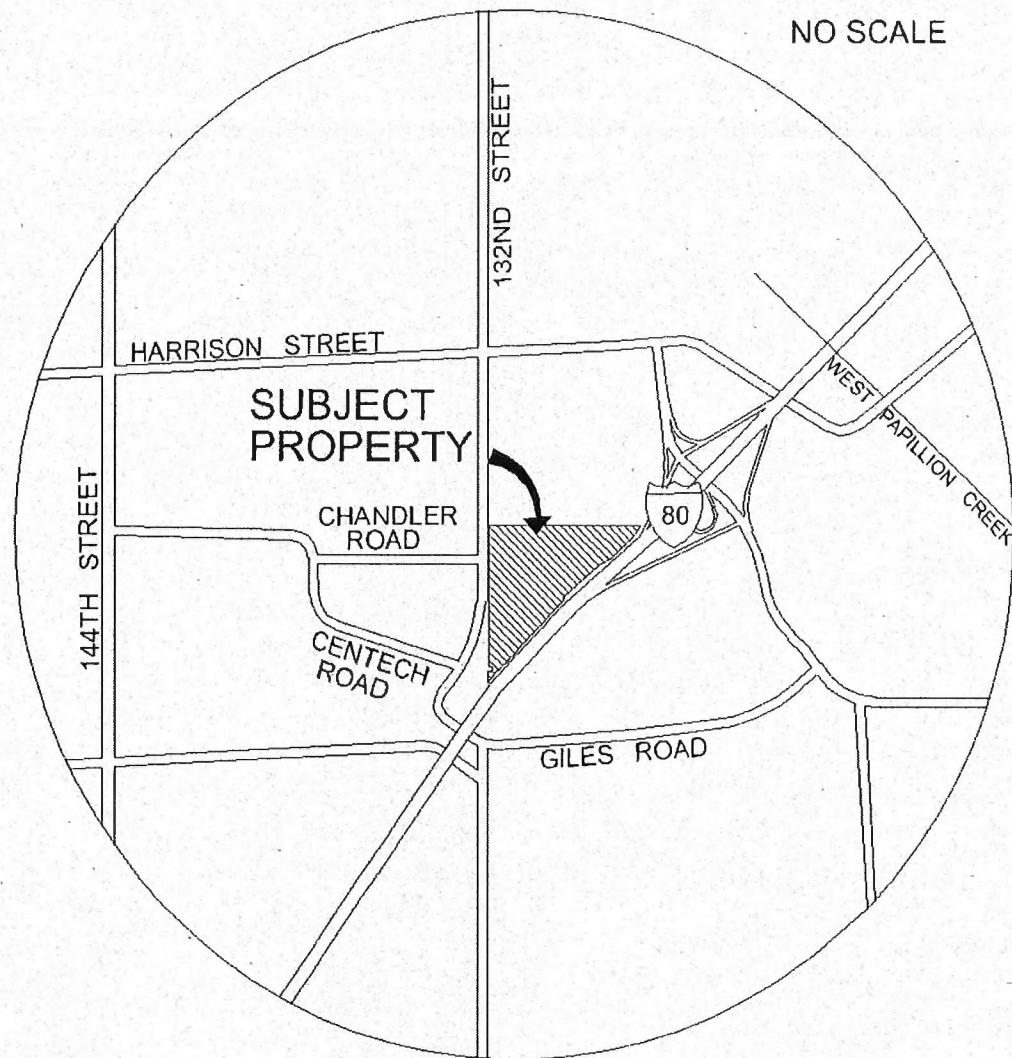
Developer:

Edward Rose Development Company, L.L.C.
6101 Newport Road, PO Box 3015
Kalamazoo, MI 49003
(269) 323-9484

LOCATION MAP



NO SCALE



SITE INFORMATION

The site is located on the west side of the City of La Vista in the greater Omaha Metropolitan Area. Although the site is not located within the city limits, it is within the city's jurisdiction. The site is a triangularly shaped parcel of approximately 39.7 acres. The subject property extends +/-1,867 feet along the east side of 132nd Street, +/-1,883 feet along the south side of Millard Highlands (South 2nd Platting), and +/-2,675 feet along the northwest side of Interstate 80. The Giles Road interchange for I-80 is located within two miles of the site.

The site is zoned R-3 High Density Residential with a Gateway Corridor Overlay and C-3 Highway Commercial/Office Park District with a Gateway Corridor Overlay. Land surrounding the site is mostly developed. A large single-family plat is located to the north of the site (zoned R-1 Single-Family Residential). Centech Business Park is located on the west side of 132nd Street (zoned I-1 Light Industrial). South of I-80 is zoned C-3 Highway Commercial/Office Park District. Pay Pal, Cabela's, hotels and other businesses are located within this area. The land directly across I-80 from the site is currently undeveloped.

The site has direct access off the northern portion of 132nd Street. Where 132nd Street curves to the southwest, 132nd Street is no longer contiguous with the site. An access easement aligned with Centech Road provides access to the site from the south. There are two out-lots owned by Sarpy County between the site and 132nd Street on either side of the access easement.

The northwestern portion of the site has been disturbed for a previous development project. Previously, the site has been used for agricultural production. The southern corner of the property is currently leased for semi-truck trailer storage.

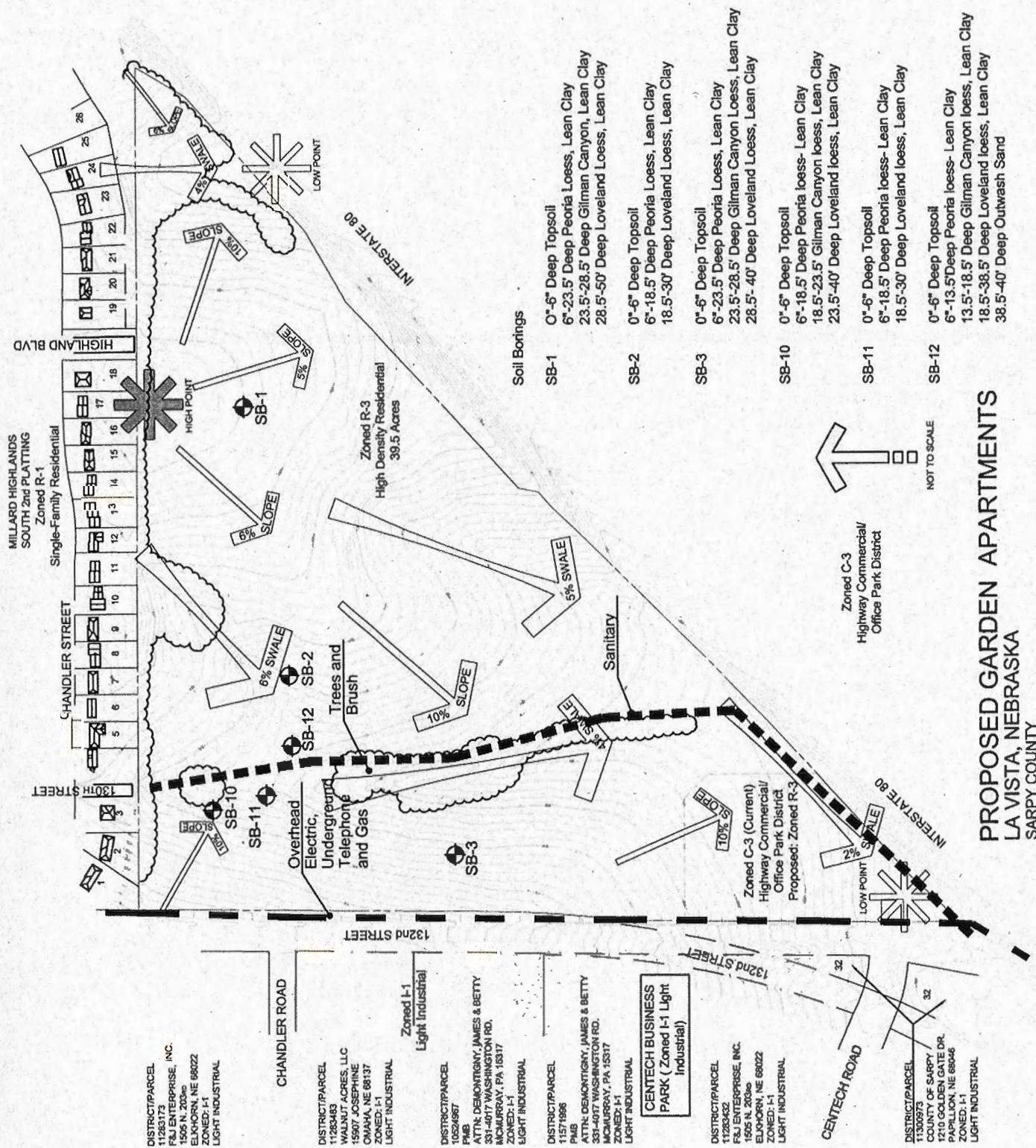
SITE FEATURES

Historically, the site drained primarily from north to south with 6%-11% slopes (this is altered in the disturbed area). The hilltop near the north property line and Highland Boulevard intersection acts as an east-west runoff divide. Previously, a swale aligned with 130th Street (running north/south) conveyed storm water runoff from the western portion of Millard Highlands. The existing storm sewer has been extended through the disturbed portion to the existing swale. A shorter storm water swale is located in the northeast corner of the site draining storm water from the eastern portion of Millard Highlands. Runoff from the site is collected along the I-80 embankment. This runoff, as well as runoff from I-80, is directed via swales to culverts under I-80.

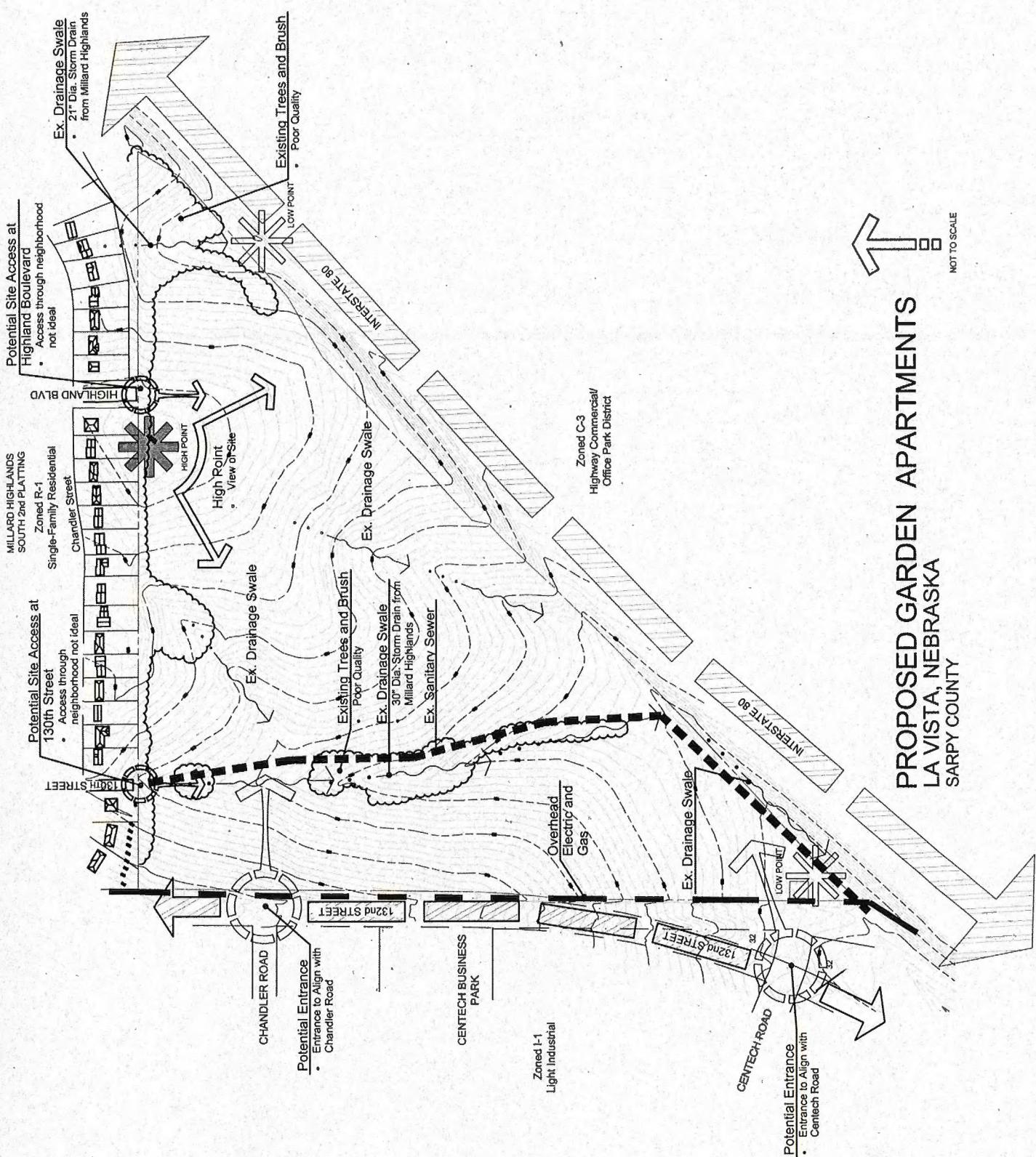
Soil investigation indicated approximately 6" of topsoil over loess, lean clay. Free water was not encountered consistently or at shallow depths. Based on the geotechnical evaluation, surcharge of the building pads, pavement, and underground utilities is recommended to reduce post construction settlement.

Utilities are available to the site. Water is located in Chandler Road and Centech Road on the west side of 132nd Street, as well as at the ends of both 130th Street and Highland Boulevard. A sanitary sewer easement runs north/south through the site and parallels the south property line out to 132nd Street. Gas and electric run along the east side of 132nd Street.

SITE INVENTORY



SITE ANALYSIS



**PROPOSED GARDEN APARTMENTS
LA VISTA, NEBRASKA**

NOT TO SCALE

SITE DEVELOPMENT

The proposed development is for 438 units on approximately 39.7 acres for a density of approximately 11 units per acre with anticipated completion in 2019. These units will be housed in 16 buildings; one building containing 36 units, seven buildings containing 30 units, and eight buildings containing 24 units.

Approximately 63% (283 units) will be one-bedroom apartments with the remaining 37% (155 units) being two-bedroom. No three (or more) bedroom units are planned. The buildings are oriented such that they "cluster" around open spaces, with some having views of ponds that will function as storm water controls as well as aesthetic features.

Storm water will be retained on site and metered off such that the rate will not exceed the predevelopment rate.

Building coverage of the site will be less than 11%, drives and parking lots will cover approximately 29%, and the remaining 60% will be maintained open space or left natural where possible and practical.

A rendered site plan is provided in the front cover of this booklet.

TRAFFIC GENERATION INFORMATION

The proposed P.U.D. will be located on the east side of 132nd Street between Chandler Road and Centech Road. There are two access points to the proposed P.U.D. The primary entryway will be off 132nd Street, aligned with Chandler Road. A secondary entrance will be further south on 132nd Street, aligned with Centech Road. Signalization is not anticipated at either access point at this time.

To estimate the amount of traffic to be generated by the proposed development and future development, ITE trip Generation Handbook 9th Edition equations for Apartment (ITE Land Use 220) was utilized for each peak hour. This source is the industry standard for estimating traffic generation characteristics for various development types. Based on this data, it is estimated that the proposed development will generate approximately 218 trips during the peak a.m. period (7:00 a.m. – 8:00 a.m.) and 259 trips during the peak p.m. period (4:30 p.m. – 5:30 p.m.). Based on traffic data collected at other communities owned by Edward Rose and Sons (data derived from over 10,000 similar units), it is believed that the traffic rate increase will be less than indicated.

GARAGE VACANCY RATES

City of La Vista Zoning Ordinance Section 7.05.08 requires 0.5 enclosed garages per unit (50%)

Edward Rose Development Company, L.L.C. is requesting the C.U.P. allow 0.25 enclosed garages per unit (25%) based on our historical vacancy data shown below:

Development	Location	Units	Garages	Overall %	Summer Vacancy 9/9/2013	Winter Vacancy 1/27/2014
Black Sand	Lincoln, NE	378	102	26.98%	8.82%	2.94%
Brentwood Park	La Vista, NE	336	106	31.55%	3.77%	1.89%
Canal 2	Lansing, MI	144	48	33.33%	14.58%	8.33%
Colonial Pointe *	Bellevue, NE	300	72	24.00%	0.00%	1.39%
Gull Prairie	Kalamazoo, MI	432	144	33.33%	11.81%	4.86%
Heatherwood	Grand Blanc, MI	576	180	31.25%	21.67%	6.67%
Tall Oaks	Kalamazoo, MI	198	52	26.26%	5.88%	0.00%
Tracey Creek	Perrysburg, OH	426	114	26.76%	1.92%	1.75%
Trillium Pointe	Jackson, MI	360	86	26.89%	1.16%	2.13%
West Hampton Park	Omaha, NE	594	164	27.61%	4.27%	6.10%
Total		3744	1068			
Averages				28.50%	7.39%	3.61%

Nebraska Developments Only

Development	Location	Units	Garages	Overall %	Summer Vacancy 9/9/2013	Winter Vacancy 1/27/2014
Black Sand	Lincoln, NE	378	102	26.98%	8.82%	2.94%
Brentwood Park	La Vista, NE	336	106	31.55%	3.77%	1.89%
Colonial Pointe *	Bellevue, NE	300	72	24.00%	0.00%	1.39%
West Hampton Park	Omaha, NE	594	164	27.61%	4.27%	6.10%
Totals		1608	444			
Averages				27.54%	4.22%	3.08%

*Colonial Pointe at Fairview ("Colonial Pointe") Could not build garages at one building due to gas main easement

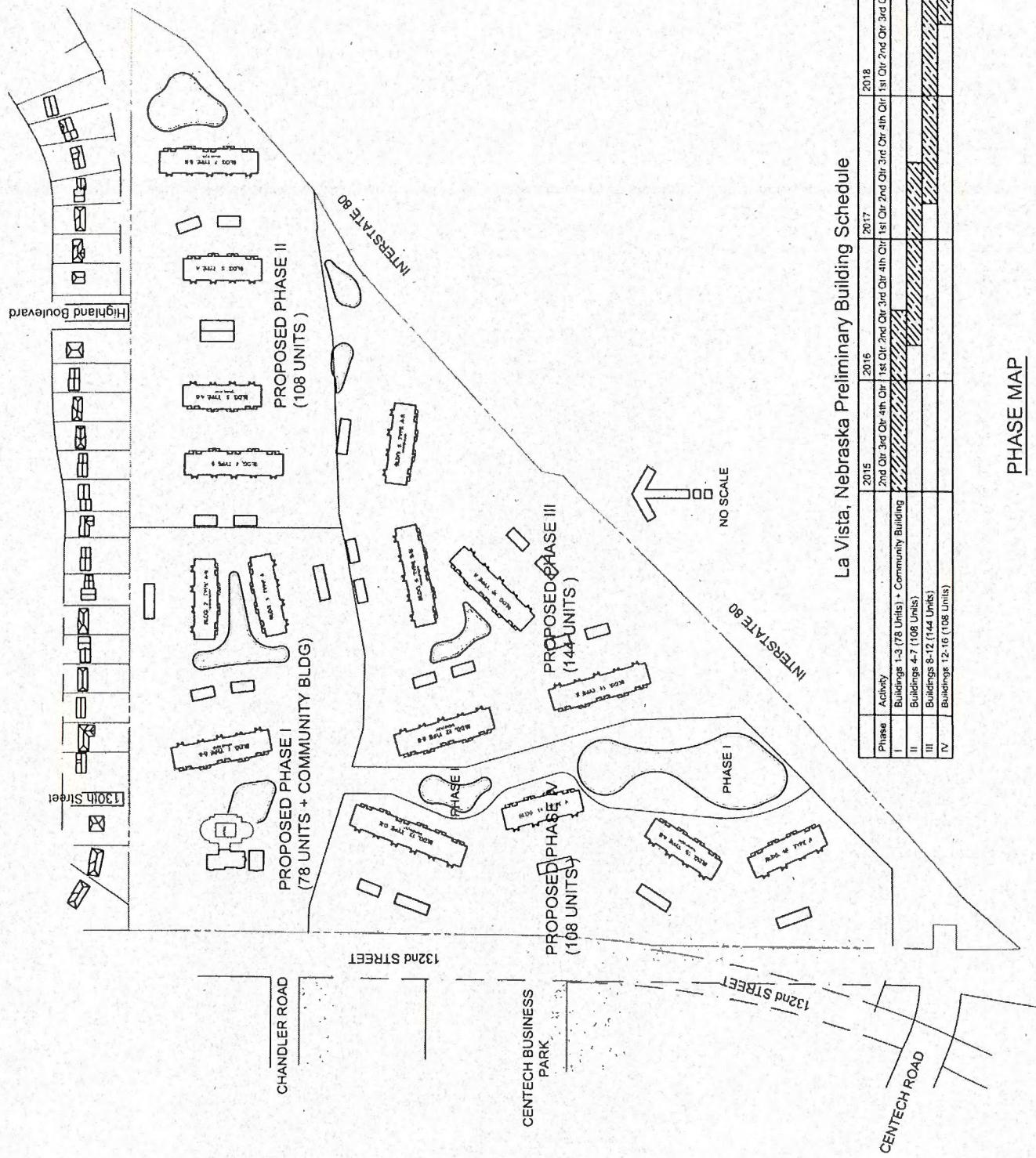
Internal Design Standard

Building Type	Units	Current Design Standards	%
24 unit building	24	6	25.00%
30 unit building	30	8	26.67%
36 unit building	36	10	27.78%

Garage/Unit internal design standard has changed over time based on historical vacancy rates

Individual development overall percentage of garages is based on building mix.

PRELIMINARY BUILDING SCHEDULE

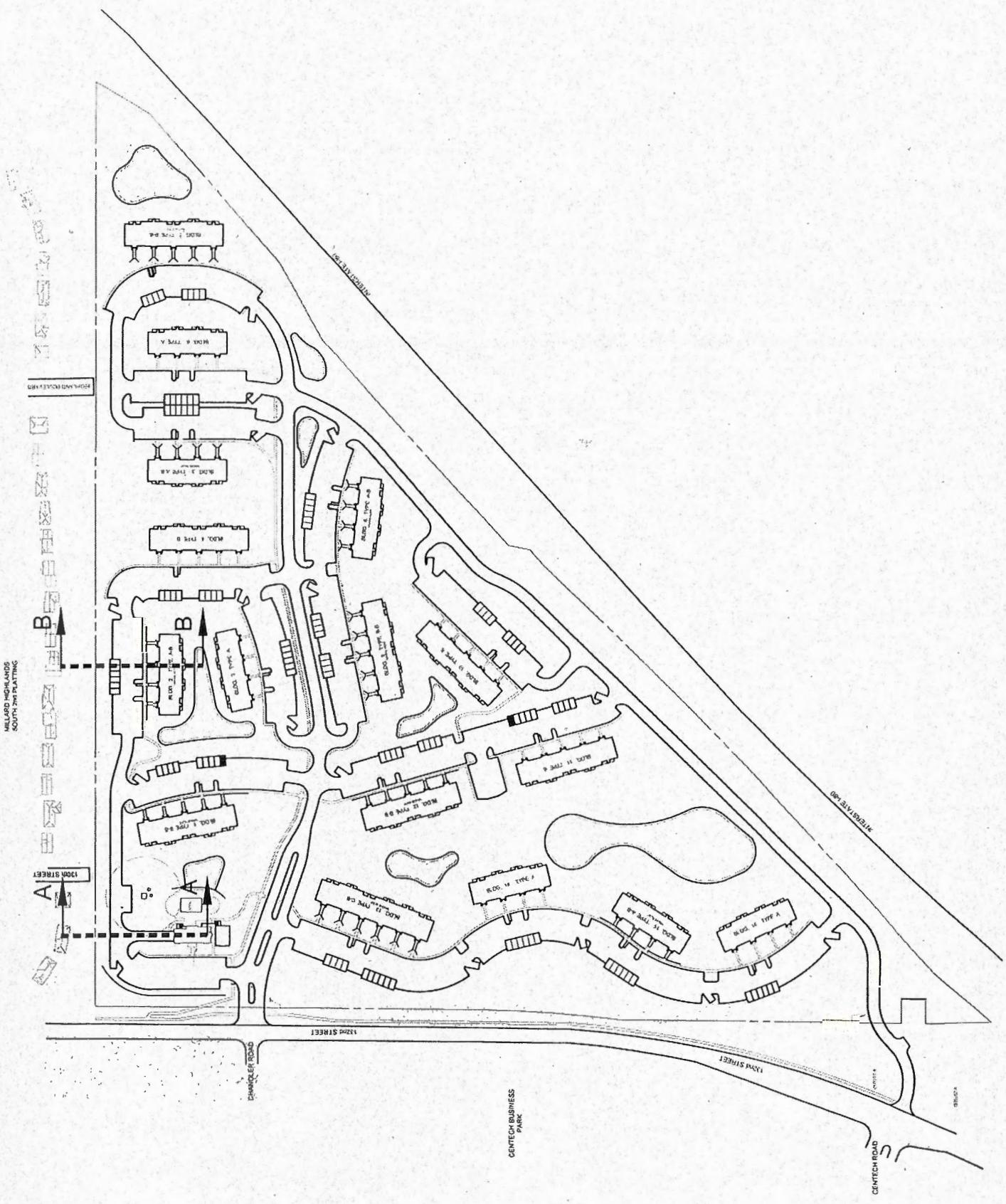


La Vista, Nebraska Preliminary Building Schedule

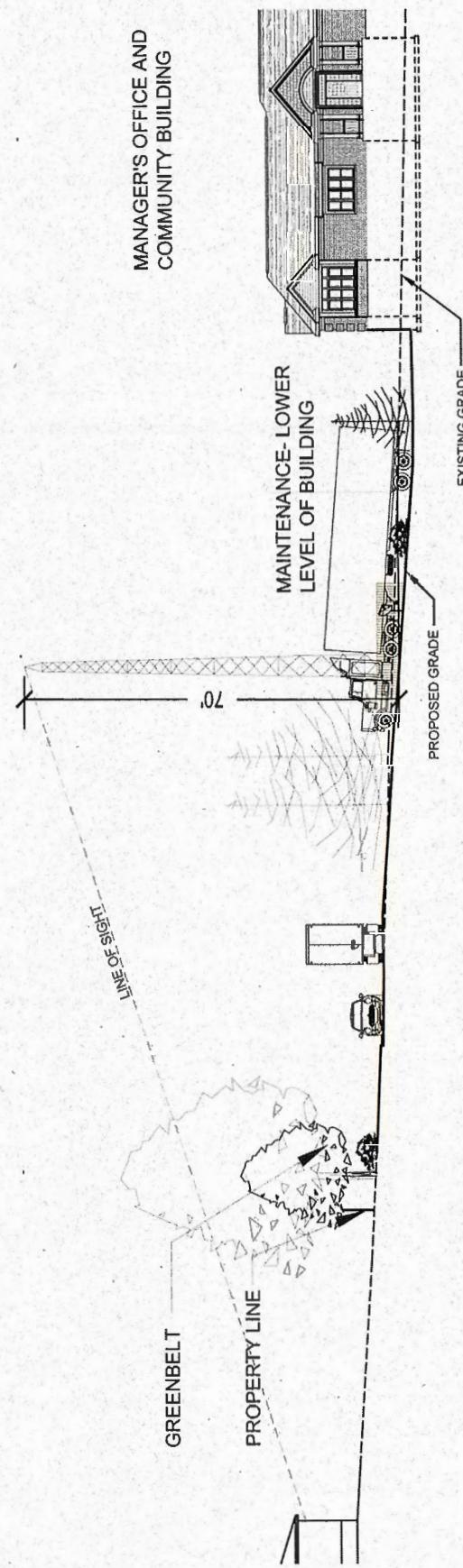
Phase	Activity	2015	2016	2017	2018	2019
I	Buildings 1-3 (78 Units) - Community Building					
II	Buildings 4-7 (108 Units)					
III	Buildings 8-12 (144 Units)					
IV	Buildings 13-16 (108 Units)					

PHASE MAP

SITE PLAN AND CROSS SECTION LOCATIONS

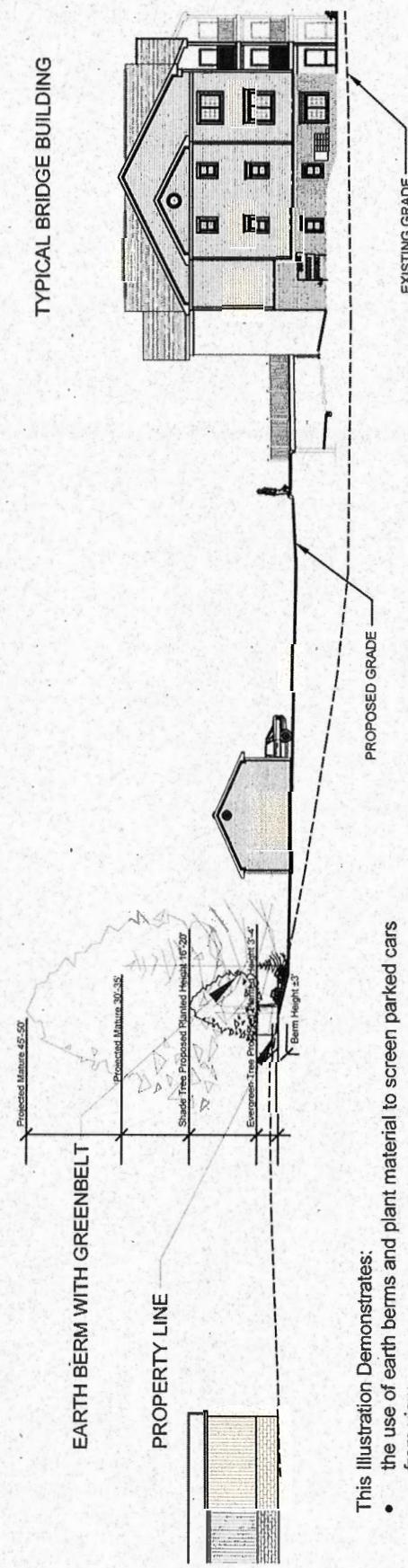


CROSS SECTION-A AT PROPERTY LINE



CROSS-SECTION A
SEE SITE PLAN - PG. 11 FOR LOCATION
NO SCALE

CROSS SECTION B AT PROPERTY LINE

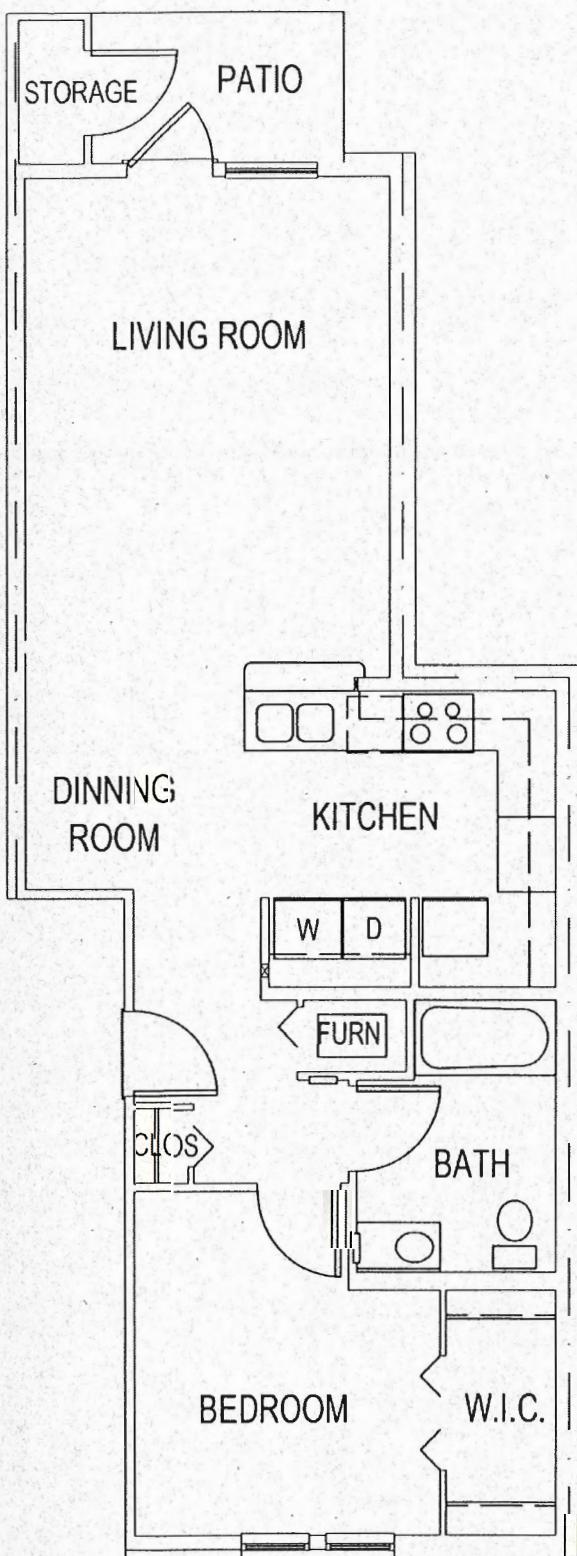


This Illustration Demonstrates:

- the use of earth berms and plant material to screen parked cars from view
- the spatial relationship between the building, parking lots, and typical property line

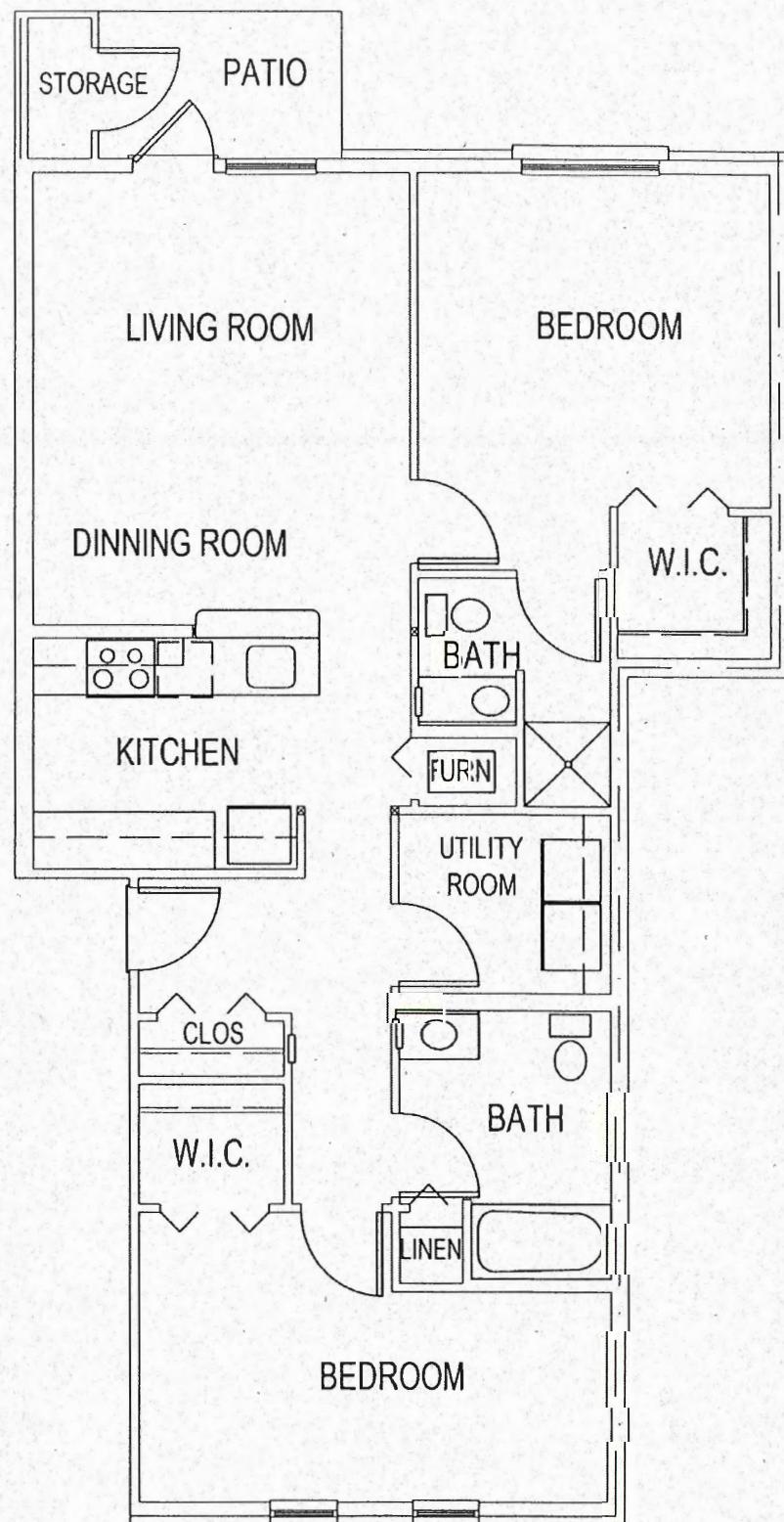
CROSS-SECTION B
SEE SITE PLAN - PG. 11 FOR LOCATION
NO SCALE

FIRST LEVEL FLOOR PLANS



ONE BEDROOM

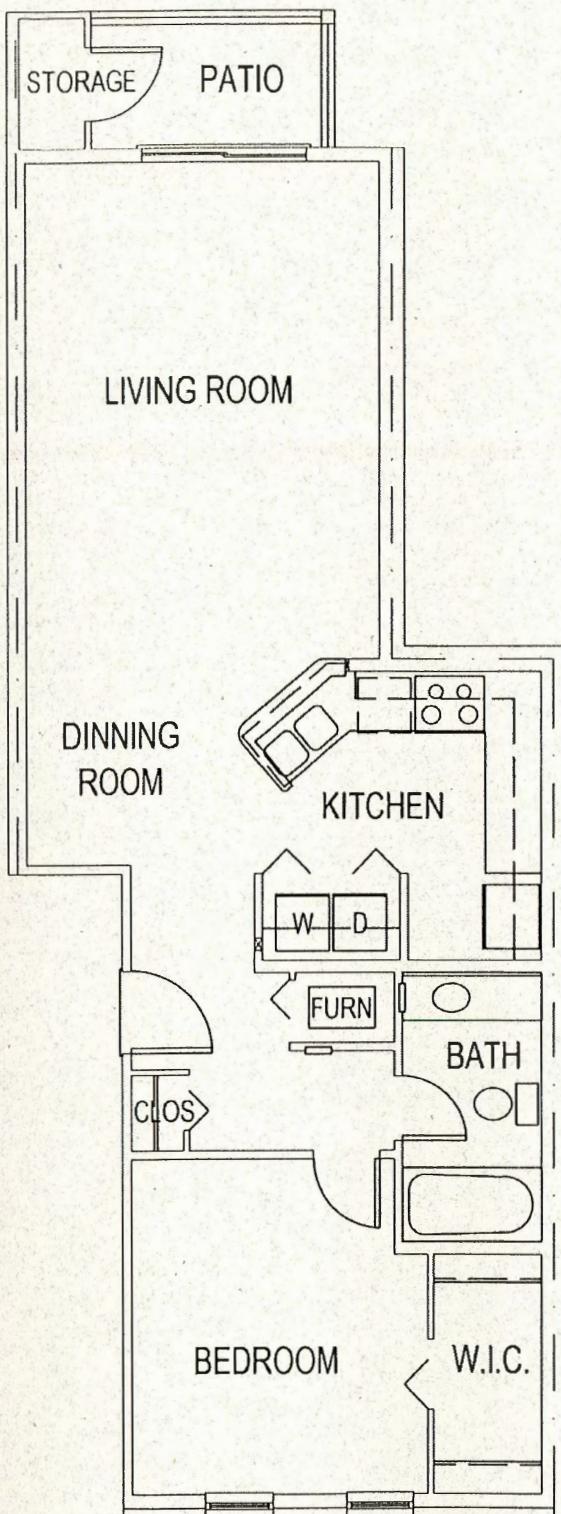
714 SQ. FT.



TWO BEDROOM

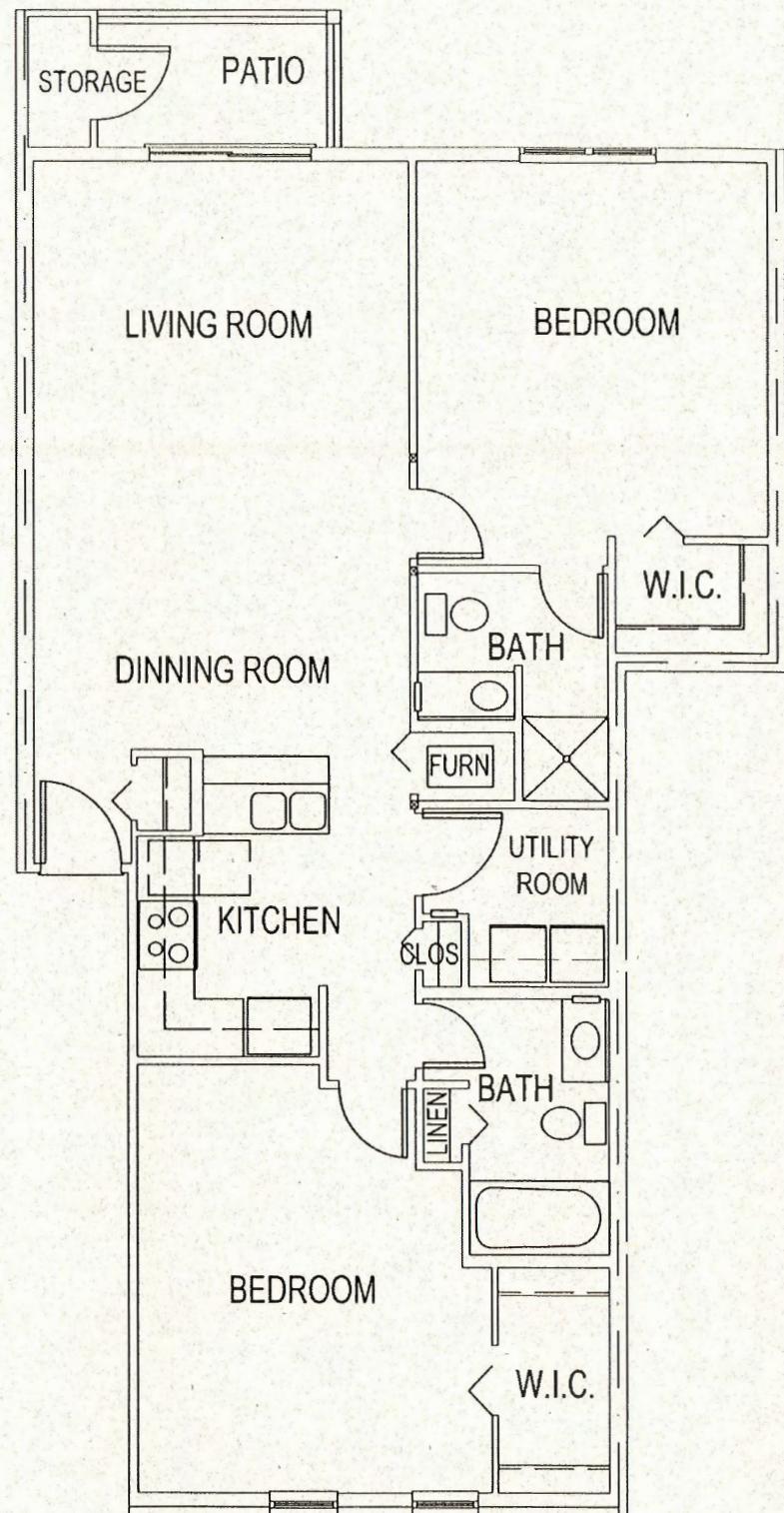
1,100 SQ. FT.

SECOND/THIRD LEVEL FLOOR PLANS



ONE BEDROOM

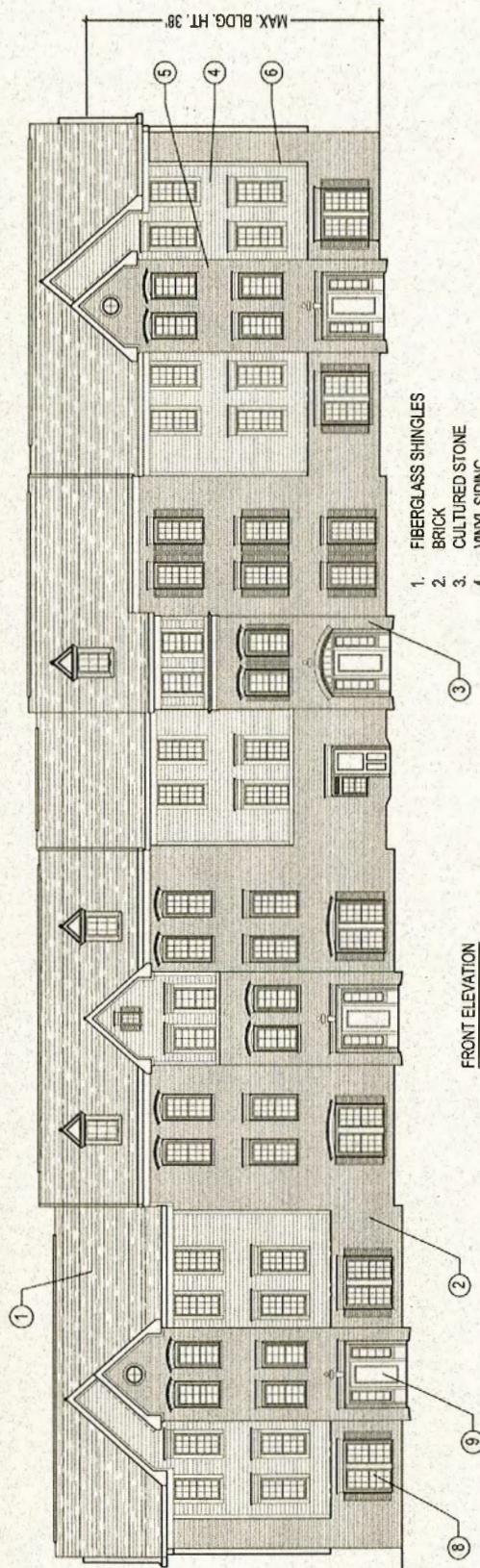
725 SQ. FT.



TWO BEDROOM

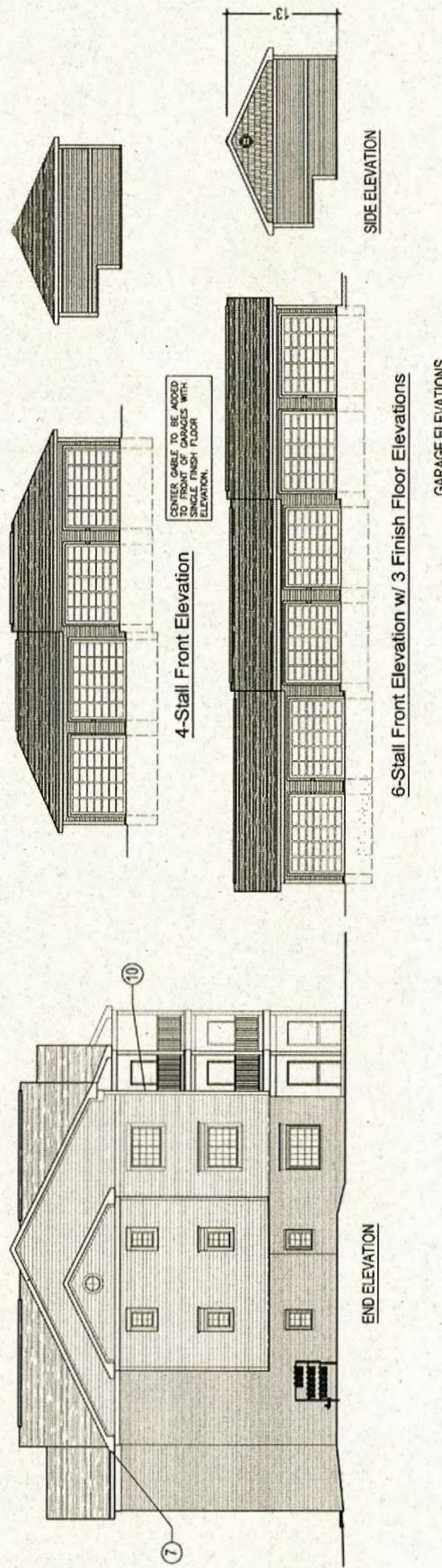
1,104 SQ. FT.

TYPICAL ELEVATIONS AND EXTERIOR MATERIALS



Note: Please see attached representative exterior color combinations.

1. FIBERGLASS SHINGLES
2. BRICK
3. CULTURED STONE
4. VINYL SIDING
5. CEDAR SHAKES
6. EXTERIOR CEMENT TRIM BOARDS
7. EXTERIOR CEMENT PANEL SOFFITS
8. THERMALLY BROKEN SINGLE SLIDING EXTERIOR WINDOWS
9. EXTERIOR DOORS MEETING ANSI TESTING CRITERIA
10. SGD-B2011 X 96 RATED SLIDING GLASS DOORS



TYPICAL BUILDING AND GARAGE ELEVATIONS

TYPICAL ELEVATIONS AND EXTERIOR MATERIALS



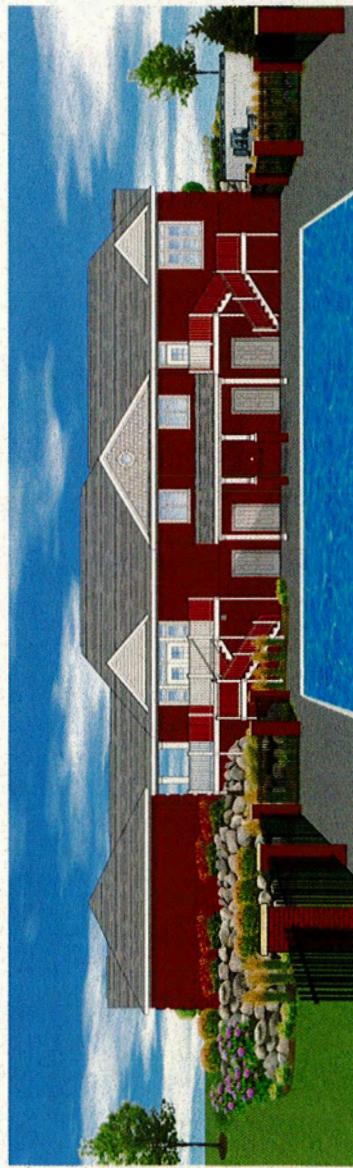
Right Elevation



Left Elevation



Front Elevation



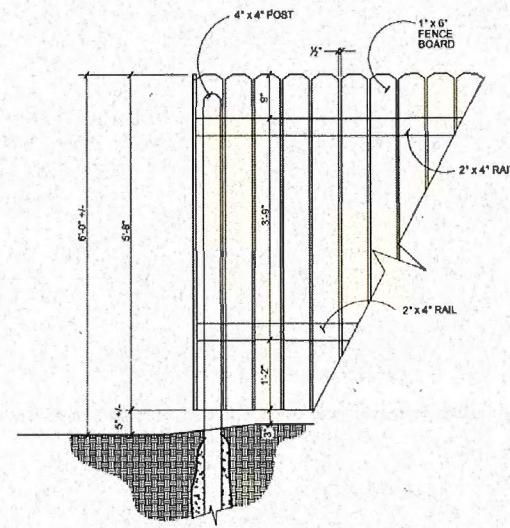
Rear Elevation

MATERIAL & COLOR NOTES
• DARK BRICK
• TAN OR GRAY VINYL SIDING
• WHITE TRIM
• MEDIUM GRAY SHINGLE
ROOF
COLORS SHOWN ARE
REPRESENTATIVE ONLY AND WILL
VARY SLIGHTLY FROM
MANUFACTURED PRODUCTS.
COLORS TO MATCH APARTMENT
BUILDINGS.

NOTE: ELEVATIONS SHOWN ARE
REPRESENTATIVE ONLY AND MAY
VARY SLIGHTLY FROM FINAL DESIGN

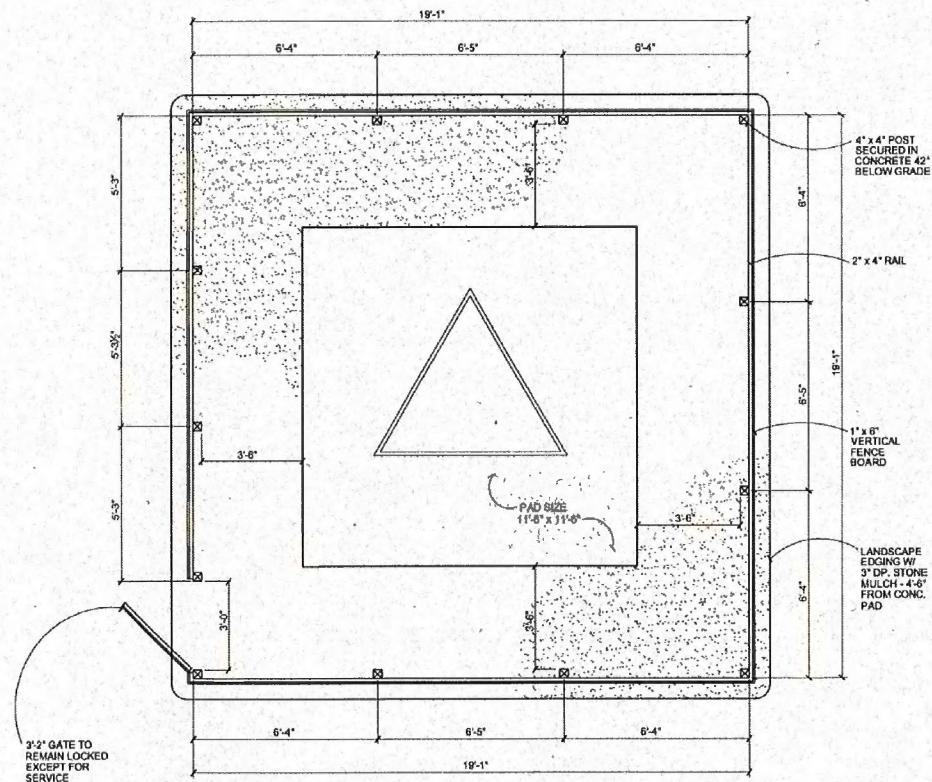
NOTE: LANDSCAPING SHOWN IS FOR
PRESENTATION PURPOSES. REFER
TO SEPARATELY SUBMITTED
LANDSCAPE PLANS.

SMATV TOWER SECURITY FENCE DETAILS



FENCE DETAIL

SCALE: $\frac{1}{2}$ = 1'-0"

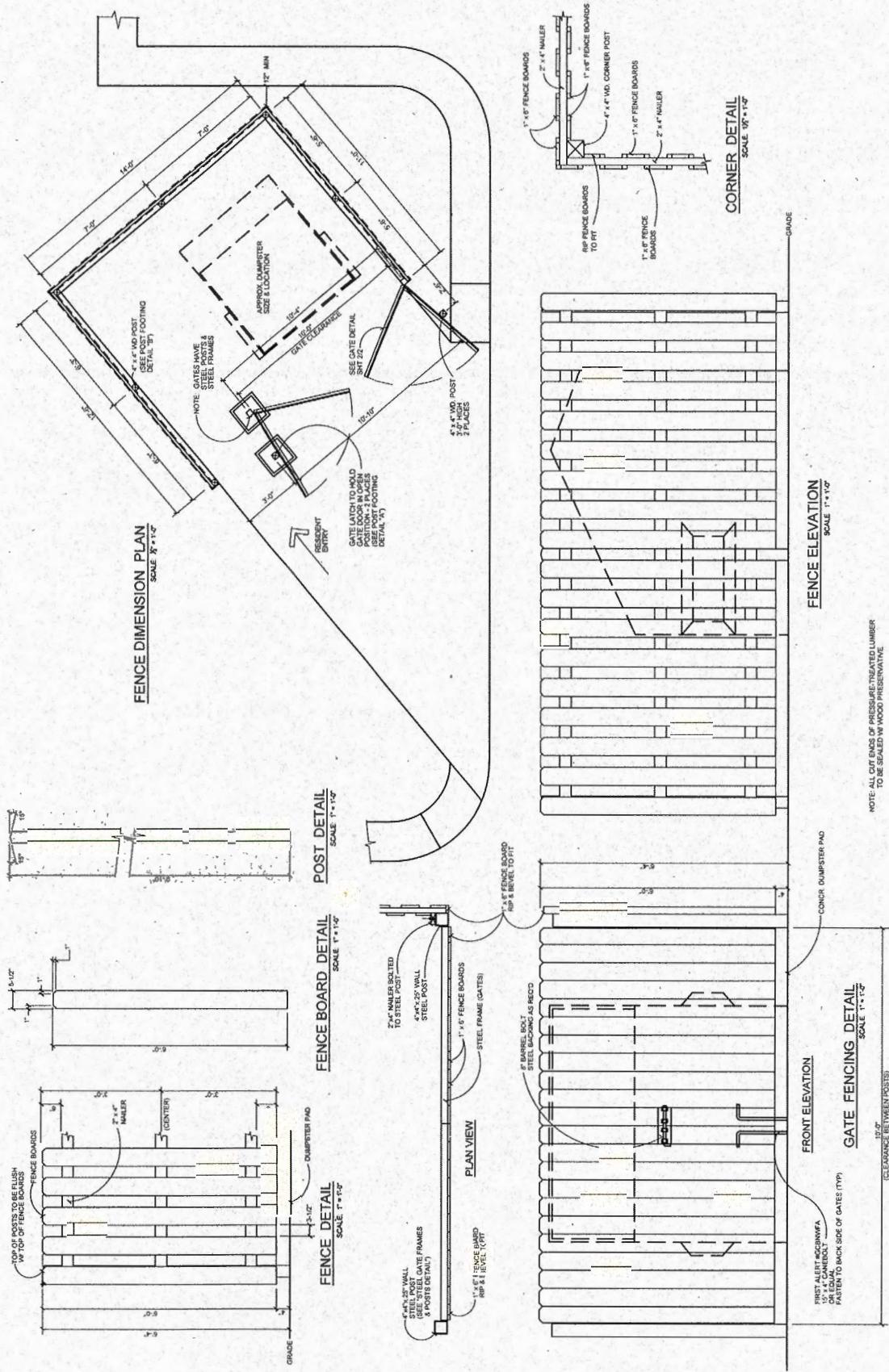


PLAN VIEW

SCALE: $\frac{1}{2}$ = 1'-0"

NOTE:
ALL WOOD MATERIALS SHALL BE .40
PRESSURE TREATED

DUMPSTER PAD AND FENCE DETAILS



PHOTOGRAPHS

The following photographs are of other Edward Rose and Sons developments.

Pages 23-27 are representative of what is proposed for this development.



North Pointe (Elkhart, IN)



Liberty Mills (Fort Wayne, IN)



Orchard Lakes (Toledo, OH)



Brentwood Park (La Vista, NE)



Orchard Lakes (Toledo, OH)



Brentwood Park (La Vista, NE)



Gull Prairie (Kalamazoo, MI)



The Highlands (Elkhart, IN)



Liberty Mills (Fort Wayne, IN)



West Hampton Park (Elkhorn, NE)



Tracy Creek (Perrysburg, OH)



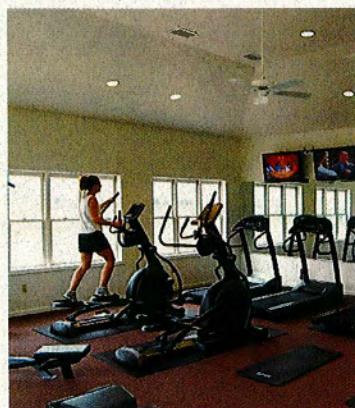
Hunters Pond (Champaign, IL)



Fieldstream (Ankeny, IA)



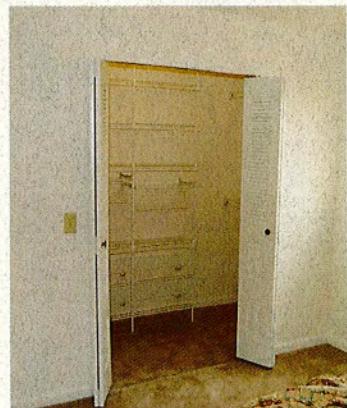
Fieldstream (Ankeny, IA)



Tracy Creek (Perrysburg, OH)



West Hampton Park (Elkhorn, NE)



Hunters Pond (Champaign, IL)



West Hampton Park, Elkhorn, NE

REGIONAL PROPERTIES

Edward Rose and Sons currently owns and manages six communities in the Omaha region.

Black Sand
4911 North 32nd Street
Lincoln, NE 68504
No. of Units: 378

Brentwood Park
10736 Brentwood Drive
La Vista, NE 68128
No. of Units: 336

Colonial Pointe
14102 Williamsburg Court
Bellevue, NE 68123
No. of Units: 300

Fieldstream
1735 NW Fieldstream Lane
Ankeny, IA 50023
No. of Units: 504 (not all are complete)

Lynbrook
19910 Lake Plaza
Elkhorn, NE 68022
No. of Units: 288 (not all are complete)

West Hampton Park
19312 Grant Plaza
Elkhorn, NE 68022
No. of Units: 594

TYPICAL RESIDENT CHARACTERISTICS

Brentwood Park Apartments

La Vista, Nebraska

PERSONAL INCOME

Annual Income

Under \$20,800	15.5%	of residents
\$20,801 through \$31,200	45.1%	" "
\$31,201 through \$41,600	21.1%	" "
\$41,601 through \$62,400	14.1%	" "
Over \$62,401	4.2%	

Average Personal Income: \$32,680
Average Household Income: \$43,992

OCCUPATION

Professional and Technical	11.3%	of residents
Teachers	9.9%	" "
Managers and Administrators	28.2%	" "
Sales Workers	4.2%	" "
Clerical	19.7%	" "
Craftsmen and Laborers	14.1%	" "
Retired	2.8%	" "
Service Workers	4.2%	" "
Other	5.6%	" "

AGE

20-24 years	26.8%	" "
25-29 years	40.8%	" "
30-34 years	16.9%	" "
35-39 years	7.1%	" "
40-44 years	1.4%	" "
45-49 years	2.8%	" "
50+ years	4.2%	" "

Average Age of Adult Residents: 29.7 years
Median Age of Adult Residents: 27 years

TYPICAL RESIDENT CHARACTERISTICS

West Hampton Park Apartments Elkhorn, Nebraska

PERSONAL INCOME

Annual Income

Under \$20,800	31.4%	of residents
\$20,801 through \$31,200	31.9%	" "
\$31,201 through \$41,600	17.3%	" "
\$41,601 through \$62,400	12.3%	" "
Over \$62,401	7.1%	" "

Average Personal Income: \$33,637
Average Household Income: \$45,368

OCCUPATION

Professional and Technical	13.2%	of residents
Teachers	6.4%	" "
Managers and Administrators	22.9%	" "
Sales Workers	9.5%	" "
Clerical	7.0%	" "
Craftsmen and Laborers	21.0%	" "
Retired	3.2%	" "
Service Workers	13.5%	" "
Other	3.3%	" "

AGE

18-19 years	3.3%	of residents
20-24 years	35.6%	" "
25-29 years	22.4%	" "
30-34 years	9.0%	" "
35-39 years	6.6%	" "
40-44 years	4.0%	" "
45-49 years	4.2%	" "
50+ years	14.9%	" "

Average Age of Adult Residents: 32.27 Years
Median Age of Adult Residents: 27.00 Years

TYPICAL RESIDENT CHARACTERISTICS

Colonial Pointe Apartments Bellevue, Nebraska

PERSONAL INCOME

Annual Income

Under \$20,800	2.1%	of residents
\$20,801 through \$31,200	18.3%	" "
\$31,201 through \$41,600	24.1%	" "
\$41,601 through \$62,400	30.7%	" "
Over \$62,401	24.8%	

Average Household Income: \$53,653

OCCUPATION

Professional and Technical	9.8%	of residents
Teachers	6.3%	" "
Managers and Administrators	13.7%	" "
Sales Workers	3.5%	" "
Clerical	2.2%	" "
Craftsmen and Laborers	12.8%	" "
Retired	4.1%	" "
Service Workers (including military)	46.5%	" "
Other	1.1%	" "

AGE

18-19 years	0.3%	of residents
20-24 years	30.3%	" "
25-29 years	22.8%	" "
30-34 years	11.2%	" "
35-39 years	5.7%	" "
40-44 years	4.7%	" "
45-49 years	4.2%	" "
50+ years	20.8%	" "

Average Age of Adult Residents: 35.1 years
Median Age of Adult Residents: 28 years

ESTIMATED POPULATION

The following estimates are based on surveys of similar units conducted by members of the Edward Rose and Sons Kalamazoo office staff.

The apartment communities included in the census are owned and managed by the firm.

The following estimated population for the proposed development is based on 438 completed apartment units (283 one-bedroom and 155 two-bedroom apartment units).

TOTAL ESTIMATED POPULATION: 660

Adults:	597
Preschool children:	28
Grades K-5 Children:	20
Grades 6-8 children:	7
Grades 9-12 children:	8

The census data used to derive these population estimates is included on pages 33-35.

FRONT-TO-BACK APARTMENTS CENSUS -- ONE BEDROOM UNITS

COMMUNITY	# OF UNITS OCCUPIED	# OF PEOPLE	HOUSEHOLD SIZE		ADULTS	CHILDREN	PRE SCHOOL	GRADES K-5	School Children	
			ADULTS	CHILDREN					GRADES 6-8	GRADES 9-12
Arbor Lakes	256	325	1.27	301	24	9	6	5	4	5
Autumn Lakes *	525	691	1.32	670	21	6	5	3	3	7
Brentwood Park	187	245	1.31	242	3	3	0	0	0	0
Byron Lakes	336	424	1.26	419	5	3	1	1	1	0
Canal Club	249	307	1.23	306	1	1	0	0	0	0
Canal 2	80	94	1.18	94	0	0	0	0	0	0
The Crossings	359	430	1.20	423	7	3	3	0	0	1
Dupont Lakes	194	247	1.27	235	12	7	2	1	1	2
Emerald Park	134	155	1.16	155	0	0	0	0	0	0
Foxwood	117	149	1.27	148	1	1	0	0	0	0
Glenn Valley	212	254	1.20	246	8	1	4	2	2	1
Green Ridge	392	466	1.19	462	4	0	2	2	2	0
Gull Prairie	125	164	1.31	162	2	0	1	0	0	1
Gull Run	407	495	1.22	489	6	4	1	0	0	1
Hampton Lakes	127	153	1.20	150	3	1	0	1	1	1
Heatherwood	184	242	1.32	237	5	4	0	1	1	0
The Highlands	184	238	1.29	236	2	1	1	0	0	0
Huntington Cove	359	477	1.33	461	16	4	6	5	5	1
Hunwich Farms	239	276	1.15	271	5	3	1	0	0	1
Indian Lakes	547	633	1.16	622	11	6	4	0	0	1
Liberty Mills	109	131	1.20	130	1	0	1	0	0	0
North Pointe	192	241	1.26	234	7	2	3	0	2	2
Oak Shores	311	362	1.16	359	3	0	1	1	1	1
Orchard Lakes	147	189	1.29	187	2	1	1	0	0	0
Pine Knoll	319	365	1.14	361	4	2	1	1	0	0
South Bridge	363	456	1.26	440	16	6	8	1	1	1
Tall Oaks *	43	62	1.44	62	0	0	0	0	0	0
W. Hampton Pk.	283	382	1.35	374	9	4	2	1	2	2
Windmill Lakes	215	280	1.30	272	8	4	2	1	1	1
TOTALS	7,195	8,933	1.24	8,748	186	76	56	25	29	

* rev. 2008

FRONT-TO-BACK APARTMENTS CENSUS -- TWO BEDROOM UNITS

COMMUNITY	# OF UNITS OCCUPIED	# OF PEOPLE	HOUSEHOLD SIZE		ADULTS CHILDREN	SCHOOL	PRE	GRADES	School Children		
			ADULTS	CHILDREN					K-5	6-8	9-12
Arbor Lakes	145	305	2.10	243	62	28	20	20	8	6	
Autumn Lakes *	314	634	2.02	516	118	44	32	32	16	26	
Brentwood Park	115	236	2.05	210	49	22	15	15	7	5	
Byron Lakes	190	375	1.97	320	55	34	13	13	4	4	
Canal Club	144	249	1.73	217	32	15	16	16	1	0	
Canal 2	41	72	1.76	65	7	4	1	1	0	2	
The Crossings	218	415	1.90	348	67	26	24	24	10	7	
Dupont Lakes	119	240	2.02	193	47	20	18	18	3	6	
Emerald Park	83	158	1.90	138	20	10	7	7	1	2	
Foxwood	66	134	2.03	114	20	8	8	8	3	1	
Glenn Valley	118	225	1.91	176	49	19	19	19	7	4	
Green Ridge	197	375	1.90	332	43	25	10	10	3	5	
Gull Prairie	71	130	1.83	116	14	6	3	3	3	2	
Gull Run	223	438	1.96	360	78	30	31	31	8	9	
Hampton Lakes	69	110	1.59	101	9	4	1	1	2	2	
Heatherwood	84	175	2.08	138	37	10	15	15	7	5	
The Highlands	125	282	2.26	209	73	32	23	23	8	10	
Huntington Cove	201	418	2.08	321	97	41	29	29	13	14	
Hurwich Farms	121	193	1.60	181	12	4	7	7	0	1	
Indian Lakes	319	589	1.85	487	102	42	32	32	8	20	
Liberty Mills	78	143	1.83	119	24	14	8	8	1	1	
North Pointe	142	310	2.18	231	79	37	22	22	8	12	
Oak Shores	175	318	1.82	275	43	19	15	15	6	3	
Orchard Lakes	81	157	1.94	150	7	3	3	3	0	1	
Pine Knoll	195	382	1.96	294	88	31	35	35	12	10	
South Bridge	230	483	2.10	374	109	60	34	34	9	6	
Tall Oaks *	24	51	2.13	45	6	3	1	1	0	2	
W. Hampton Pk.	170	372	2.19	295	76	38	21	21	9	8	
Windmill Lakes	126	254	2.02	215	39	21	11	11	5	2	
TOTALS	4,184	8,223	1.97	6,783	1,462	650	474	474	162	176	

* rev. 2008

FRONT-TO-BACK APARTMENTS CENSUS -- ONE AND TWO BEDROOM SUMMARY

COMMUNITY	# OF UNITS OCCUPIED	# OF PEOPLE	HOUSEHOLD SIZE	ADULTS	CHILDREN	PRE SCHOOL			GRADES K-5			GRADES 6-8			GRADES 9-12			School Children				
						SCHOOL	GRADES	SCHOOL	K-5	GRADES	6-8	GRADES	9-12	SCHOOL	GRADES	6-8	GRADES	9-12	SCHOOL	GRADES	6-8	GRADES
Arbor Lakes	401	630	1.57	544	86	37	26	12	12	19	33	1	11	33	33	19	19	33	33	19	19	33
Autumn Lakes *	839	1,325	1.58	1,186	139	50	37	12	12	15	7	5	5	5	5	5	5	5	5	5	5	5
Brentwood Park	313	484	1.55	438	49	22	15	7	7	14	5	5	4	4	4	4	4	4	4	4	4	4
Byron Lakes	526	799	1.52	739	60	37	16	16	16	16	1	1	0	0	0	0	0	0	0	0	0	0
Canal Club	393	556	1.41	523	33	16	16	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
Canal 2	121	166	1.37	159	7	4	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
The Crossings	577	845	1.46	771	74	29	27	10	10	27	10	8	8	8	8	8	8	8	8	8	8	8
Dupont Lakes	313	487	1.56	428	59	27	20	4	4	20	4	4	4	4	4	4	4	4	4	4	4	4
Emerald Park	217	313	1.44	293	20	10	7	1	1	7	1	1	1	1	1	1	1	1	1	1	1	1
Foxwood	183	283	1.55	262	21	9	8	3	3	8	3	3	3	3	3	3	3	3	3	3	3	3
Glenn Valley	330	479	1.45	422	57	20	23	9	9	23	9	9	9	9	9	9	9	9	9	9	9	9
Green Ridge	589	841	1.43	794	47	25	12	5	5	12	5	5	5	5	5	5	5	5	5	5	5	5
Gull Prairie	196	294	1.50	278	16	6	4	3	3	4	3	3	3	3	3	3	3	3	3	3	3	3
Gull Run	630	933	1.48	849	84	34	32	8	8	32	8	8	8	8	8	8	8	8	8	8	8	8
Hampton Lakes	196	263	1.34	251	12	5	1	3	3	1	3	3	3	3	3	3	3	3	3	3	3	3
Heatherwood	268	417	1.56	375	42	14	15	8	8	15	8	8	8	8	8	8	8	8	8	8	8	8
The Highlands	309	520	1.68	445	75	33	24	8	8	24	8	8	8	8	8	8	8	8	8	8	8	8
Huntington Cove	560	895	1.60	782	113	45	35	18	18	35	18	18	18	18	18	18	18	18	18	18	18	18
Hurwicj Farms	360	469	1.30	452	17	7	8	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0
Indian Lakes	866	1,222	1.41	1,109	113	48	36	8	8	36	8	8	8	8	8	8	8	8	8	8	8	8
Liberty Mills	187	274	1.47	249	25	14	9	1	1	9	1	1	1	1	1	1	1	1	1	1	1	1
North Pointe	334	551	1.65	465	86	39	25	8	8	25	8	8	8	8	8	8	8	8	8	8	8	8
Oak Shores	486	680	1.40	634	46	19	16	7	7	16	7	7	7	7	7	7	7	7	7	7	7	7
Orchard Lakes	228	346	1.52	337	9	4	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0
Pine Knoll	514	747	1.45	655	92	33	36	13	13	36	13	13	13	13	13	13	13	13	13	13	13	13
South Bridge	593	939	1.58	814	125	66	42	10	10	42	10	10	10	10	10	10	10	10	10	10	10	10
Tall Oaks *	67	113	1.69	107	6	3	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
W. Hampton Pk.	453	754	1.66	669	85	42	23	10	10	23	10	10	10	10	10	10	10	10	10	10	10	10
Windmill Lakes	341	534	1.57	487	47	25	13	6	6	13	6	6	6	6	6	6	6	6	6	6	6	6
TOTALS	11,390	17,159	1.51	15,517	1,645	723	530	187	187	530	187	187	187	187	187	187	187	187	187	187	187	187

Rev. 2008

PROPERTY TAX IMPACT

Estimated Assessed Value \$ 21,900,000.00

Estimated total taxes paid by completed project
(Based on 2013 payable 2014 tax rate and 438 apartments) \$ 495,204.00

Governmental Unit	Tax Rate	Tax Revenue Generated by Project
Sarpy County	0.299900	\$ 65,678.00
Papillion/La Vista Schools	1.266448	\$ 277,352.00
La Vista City	0.550000	\$ 120,450.00
Papio Natural Resources	0.032753	\$ 7,173.00
Metro Community College	0.095000	\$ 20,805.00
Ed Service Unit 3	0.015000	\$ 3,285.00
<u>Agricultural Society</u>	<u>0.002104</u>	<u>\$ 461.00</u>
TOTAL 2013 PAYABLE 2014 TAX RATE	2.261205	\$ 495,204.00

6101 NEWPORT ROAD
POST OFFICE BOX 3015
KALAMAZOO, MICHIGAN 49003
PHONE (269) 323-9484
FAX (269) 321-7884

July 22, 2014

Damon Morrison
c/o Central State Bank
109 W Main St
State Center IA 57247

RE: PROPOSED MULTIFAMILY DEVELOPMENT, LOCATED EAST OF 132ND STREET
AND NORTHWEST OF I-80 (SOUTH OF MILLARD HIGHLANDS).

Dear Damon Morrison:

Our company is in the process of purchasing land, which was formally known as Bella La Vista and is now owned by Central State Bank. This is a tract of land of approximately 40 acres located as described above. A map showing this tract location is enclosed.

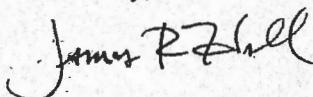
The purpose for this letter is to invite you to a meeting where members of our firm will be available to describe the proposed development and answer any questions you may have. This meeting will be held on Monday, August 11, 2014 at 7:00 p.m. in the Sugarloaf Room at the Embassy Suites, Omaha-La Vista Hotel & Conference Center. The enclosed map also shows this location.

If you are unable to attend this meeting and have questions or concerns about our proposal, please feel free to call me, Kirsten Rimes or Mark Harrison at (269) 323-9484. Also, please feel free to mention this meeting to anyone you believe may be interested in attending.

We are scheduled for a public hearing before the La Vista Planning Commission on August 21, 2014 at 7:00 p.m. You should receive a separate notice from the City regarding this public hearing.

In addition, we are the owners of Brentwood Park Apartments in La Vista. If you would like to see a development we have built that is similar to what we are proposing for this site, please feel free to visit Brentwood Park. It is located north of Giles Road and east of 108th Street.

Sincerely,



James R. Hall
EDWARD ROSE DEVELOPMENT COMPANY, L.L.C.

/amm
encl.

cc: Chris Solberg, AICP, Kirsten Rimes, Mark Harrison

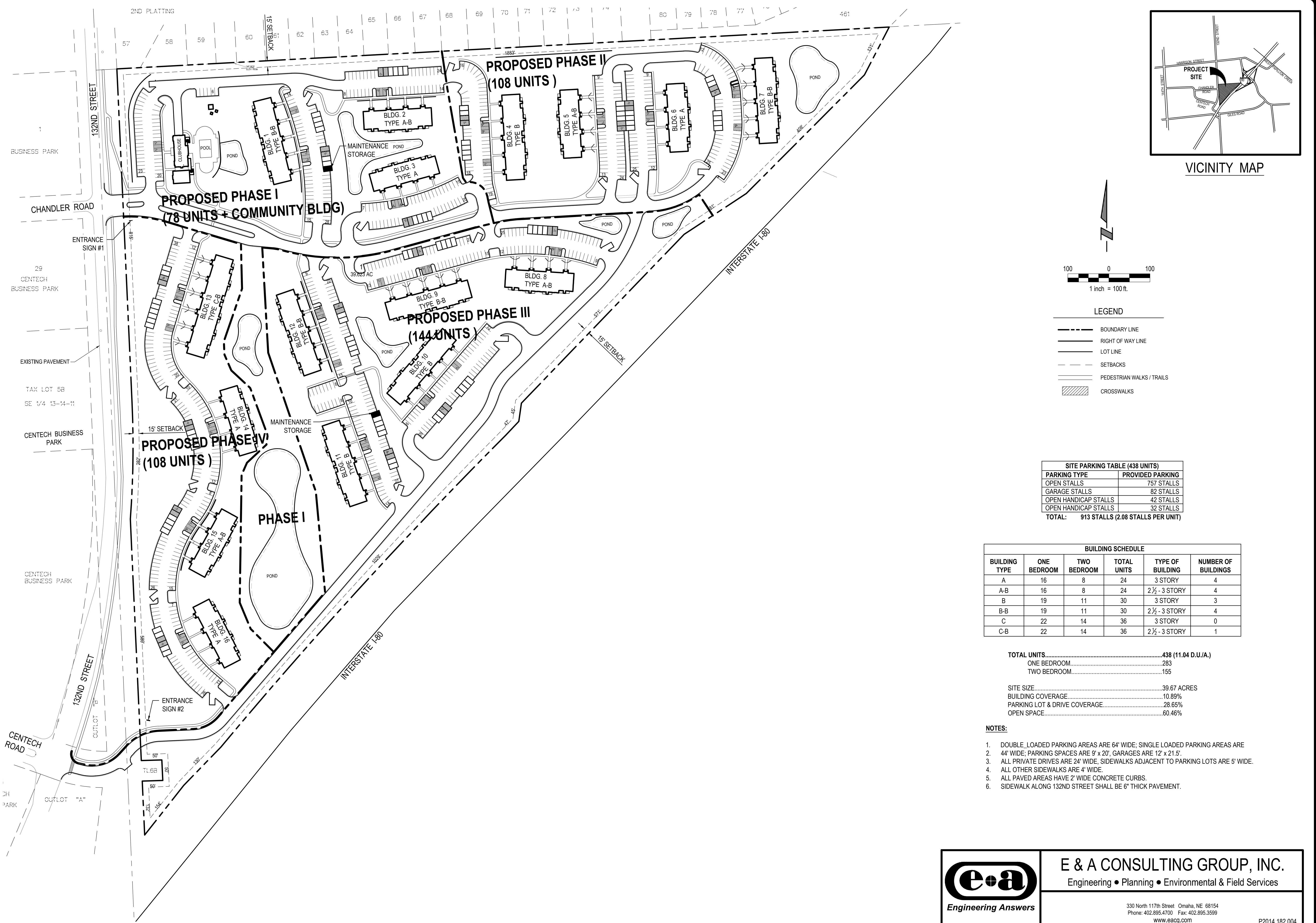


EDWARD
ROSE & SONS

Drawn: By Others
Checked: 7/7/2014

Issue / Revisions
Description
Revised P.U.D. Plans for Resubmittal

Andover Pointe Apartment Homes La Vista, Nebraska P.U.D. Site Plan



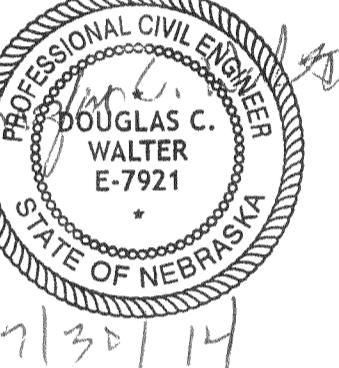


EDWARD
ROSE & SONS

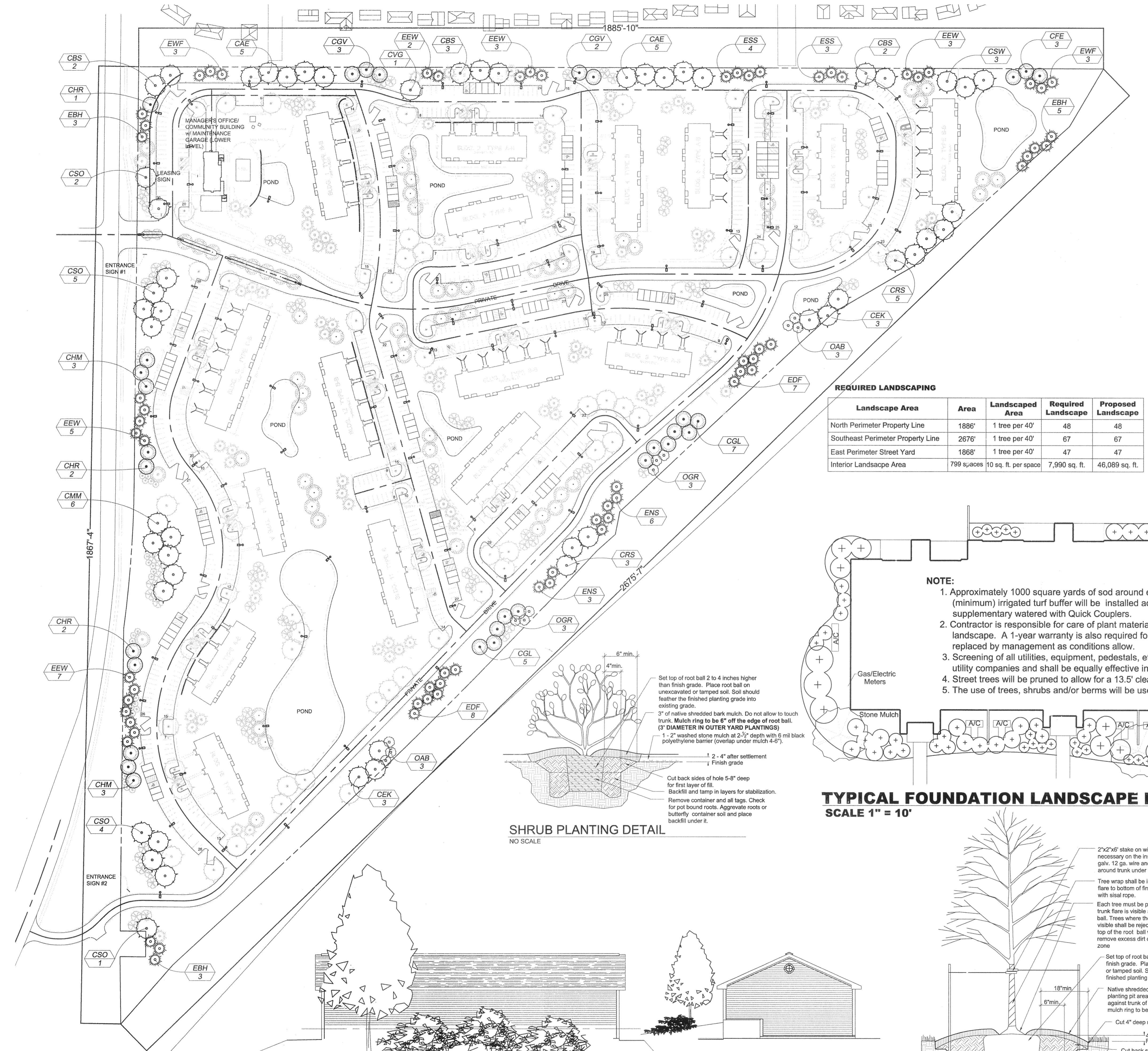
Drawn: TH
Checked: JH
06.23.14

Issue / Revisions
Description
Revised P.U.D. Plans for Resubmittal

Date
7/30/14



Andover Pointe Apartments La Vista, Nebraska Landscape Plan - Exhibit 11



LANDSCAPE PLAN

SCALE 1" = 100'

GARAGE LANDSCAPE ELEVATIONS

NO SCALE

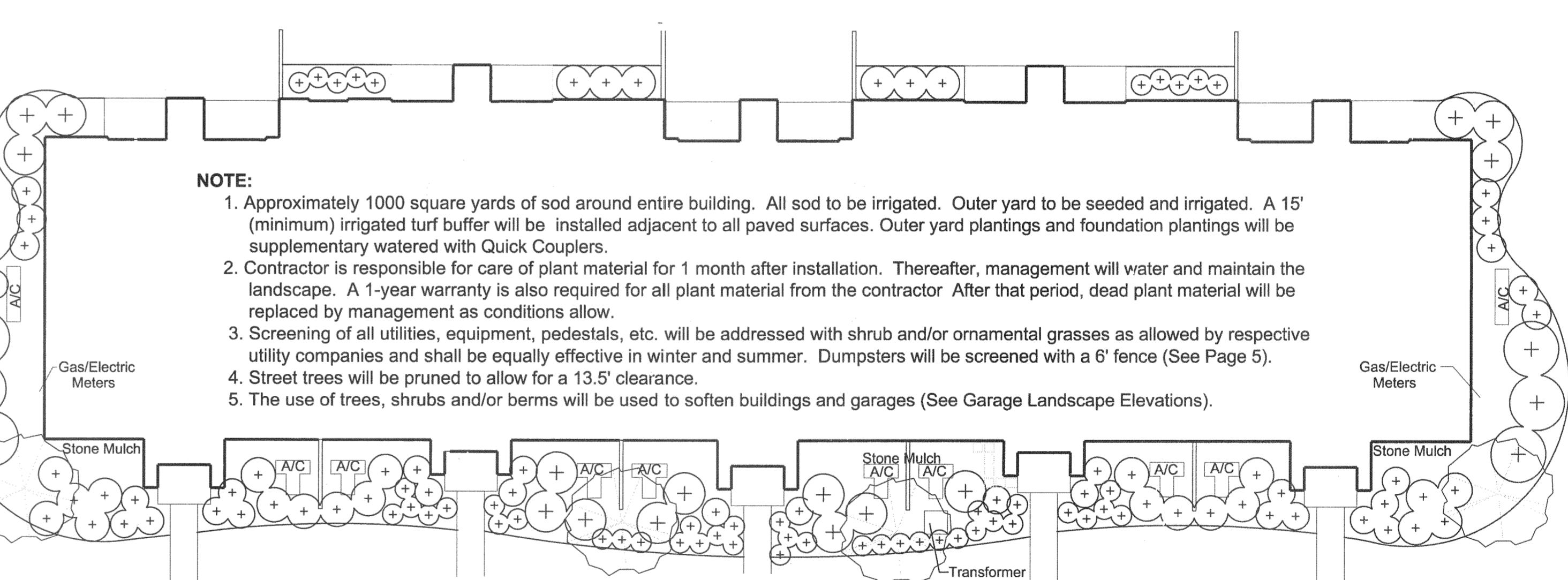
REAR ELEVATION

SIDE ELEVATION

NOTE:
Plantings and berms determined
by site constraints.

PLANT LIST			
Key	Common Name	Botanical Name	Size
EVERGREENS			
EBH	Black Hills Spruce	Picea glauca 'Densata'	6' B&B
ECS	Colorado Spruce	Picea pungens	6' B&B
EEW	Eastern White Pine	Pinus strobus	6' B&B
ENS	Norway Spruce	Picea abies	6' B&B
ESS	Serbian Spruce	Picea omorika	6' B&B
EWF	White Fir	Abies concolor	6' B&B
MEDIUM CANOPY TREES			
CBC	Bald Cypress	Taxodium distichum	6' B&B
CFE	Frontier Elm	Ulmus 'Frontier'	2.5' B&B
CGL	Greenspire Linden	Tilia cordata 'Greenspire'	2.5' B&B
CGV	Green Vase Zelkova	Zelkova serrata 'Green Vase'	2.5' B&B
CHM	Hedge Maple	Acer campestre	2.5' B&B
CHR	Heritage River Birch	Betula nigra 'Cully'	2.5' B&B
CRR	Royal Red Maple	Acer platanoides 'Royal Red'	2.5' B&B
CSM	Shantung Maple	Acer truncatum	2.5' B&B
LARGE CANOPY TREES			
CAE	Accolade Elm	Ulmus 'Morton'	2.5' B&B
CAG	Autumn Gold Ginkgo	Ginkgo biloba 'Autumn Gold'	2.5' B&B
CBS	Bonfire Sugar Maple	Acer saccharum 'Bonfire'	2.5' B&B
CEK	Expresso Kentucky Coffee Tree	Gymnocladus dioicus 'Espresso'	2.5' B&B
CHH	Halka Honeylocust	Gleditsia triacanthos var. inermis 'Halka'	2.5' B&B
CMM	Marmo Maple	Acer freemall 'Marmo'	2.5' B&B
CRS	Red Sunset Maple	Acer rubrum 'Franksred'	2.5' B&B
CSO	Shumard Oak	Quercus shumardii	2.5' B&B
CSW	Swamp White Oak	Quercus bicolor	2.5' B&B
CYL	Yarwood London Planetree	Platanus x acerifolia 'Yarwood'	2.5' B&B
ORNAMENTAL TREES			
OAB	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	2.5' Clump B&B
OCB	Corallburst Crab	Malus 'Corallcole'	2.5' B&B
OFA	Flame Amur Maple	Acer ginnala 'Flame'	2.5' Clump B&B
OGG	Golden Glory Dogwood	Cornus mas 'Golden Glory'	2.5' Clump B&B
OGR	Golden Rain Tree	Koelreuteria paniculata	2.5' B&B
OIS	Ivory Silk Lilac	Syringa reticulata 'Ivory Silk'	2.5' B&B
OPC	Prairiefire Crab	Malus 'Prairiefire'	2.5' B&B
OSC	Snowdrift Crab	Malus 'Snowdrift'	2.5' B&B
OST	Sugar Tyme Crab	Malus 'Sutyzam'	2.5' B&B
SHRUBS			
SAR	Arnold Red Honeysuckle	Lonicera tatarica 'Arnold Red'	5 gal.
SAV	Arrowwood Viburnum	Viburnum dentatum	5 gal.
SCR	Cardinal Red Osier Dogwood	Cornus sericea 'Cardinal'	5 gal.
SFS	Fragrant Sumac	Rhus aromatica	5 gal.
SMF	Meadowhawk Forsythia	Forsythia x 'Meadowhawk'	5 gal.
SVS	Vanhoote Spirea	Spiraea x vanhootei	5 gal.
SWB	Winged Burning Bush	Euonymus alatus	5 gal.
SYT	Yellow Twig Dogwood	Cornus sericea 'Flaviramea'	5 gal.

NOTE: MUTED TREE SYMBOLS ARE NOT REQUIRED AND
LOCATION, QUANTITY, AND SIZE MAY CHANGE DEPENDING ON
SITE CONDITIONS



TYPICAL FOUNDATION LANDSCAPE PLAN

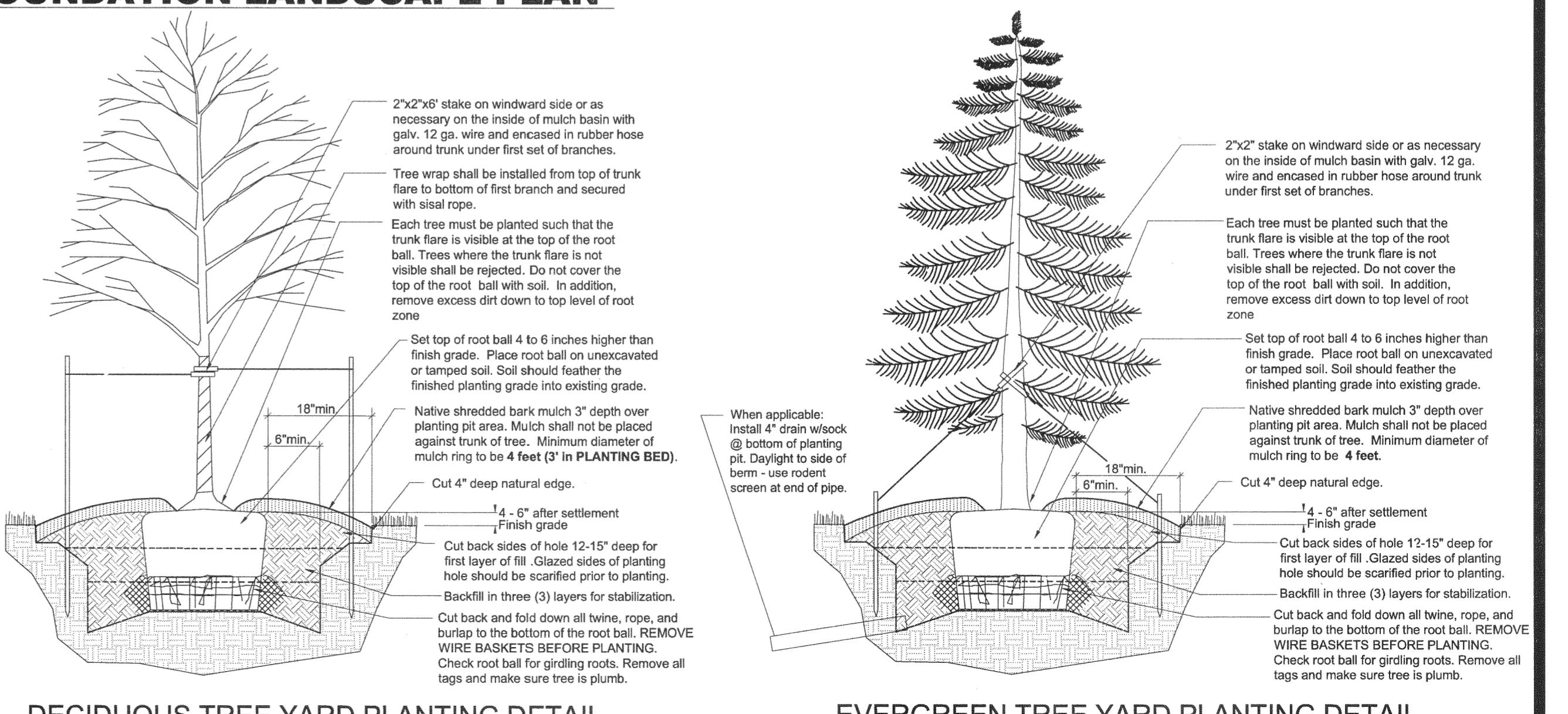
SCALE 1" = 10'

SHRUB PLANTING DETAIL

NO SCALE

Set top of root ball 2 to 4 inches higher than finish grade. Place root ball on unexcavated or tamped soil. Soil should feather the finished planting grade into existing grade.
3" of native shredded bark mulch. Do not allow to touch trunk flares (ring to be 6" off the edge of root ball).
(3" DIAMETER IN OUTER YARD PLANTINGS)
1-2" washed stone mulch at 2-3" depth with 6 mil black polyethylene barrier (overlap under mulch 4-5").
1-2" after settlement
Finish grade

Cut back sides of hole 5-8" deep for first layer of fill.
Backfill and tamp in layers for stabilization.
Remove container and all tags. Check for pot bound roots. Aggregate roots or butterfly container soil and place backfill under it.



DECIDUOUS TREE YARD PLANTING DETAIL

NO SCALE

2" x 2" stake on windward side or as necessary on the inside of mulch basin with galv. 12 ga. wire and encased in rubber hose around trunk under first set of branches.
Tree wrap shall be installed from top of trunk flares to first branch and secured with sisal rope.
Each tree must be planted such that the trunk flare is visible at the top of the root ball. Trees where the trunk flare is not visible shall be rejected. Do not cover the top of the root ball with soil. In addition, remove excess dirt down to top level of root zone.
Set top of root ball 4 to 6 inches higher than finish grade. Place root ball on unexcavated or tamped soil. Soil should feather the finished planting grade into existing grade.
Native shredded bark mulch 3" depth over planting pit area. Mulch shall not be placed against trunk of tree. Minimum diameter of mulch ring to be 4 feet (3" in PLANTING BED).
Cut 4" deep natural edge.
1/4" - 6" after settlement
Finish grade

Install 4" drain w/cock @ bottom of planting pit. Daylight to side of berm - use rodent screen at end of pipe.
Cut back sides of hole 12-15" deep for first layer of fill. Glazed sides of planting hole should be scarified prior to planting.
Cut back and fold down all twine, rope, and burlap at the bottom of the root ball. REMOVE WIRE BASKETS BEFORE PLANTING.
Check root ball for girdling roots. Remove all tags and make sure tree is plumb.

EVERGREEN TREE YARD PLANTING DETAIL

NO SCALE

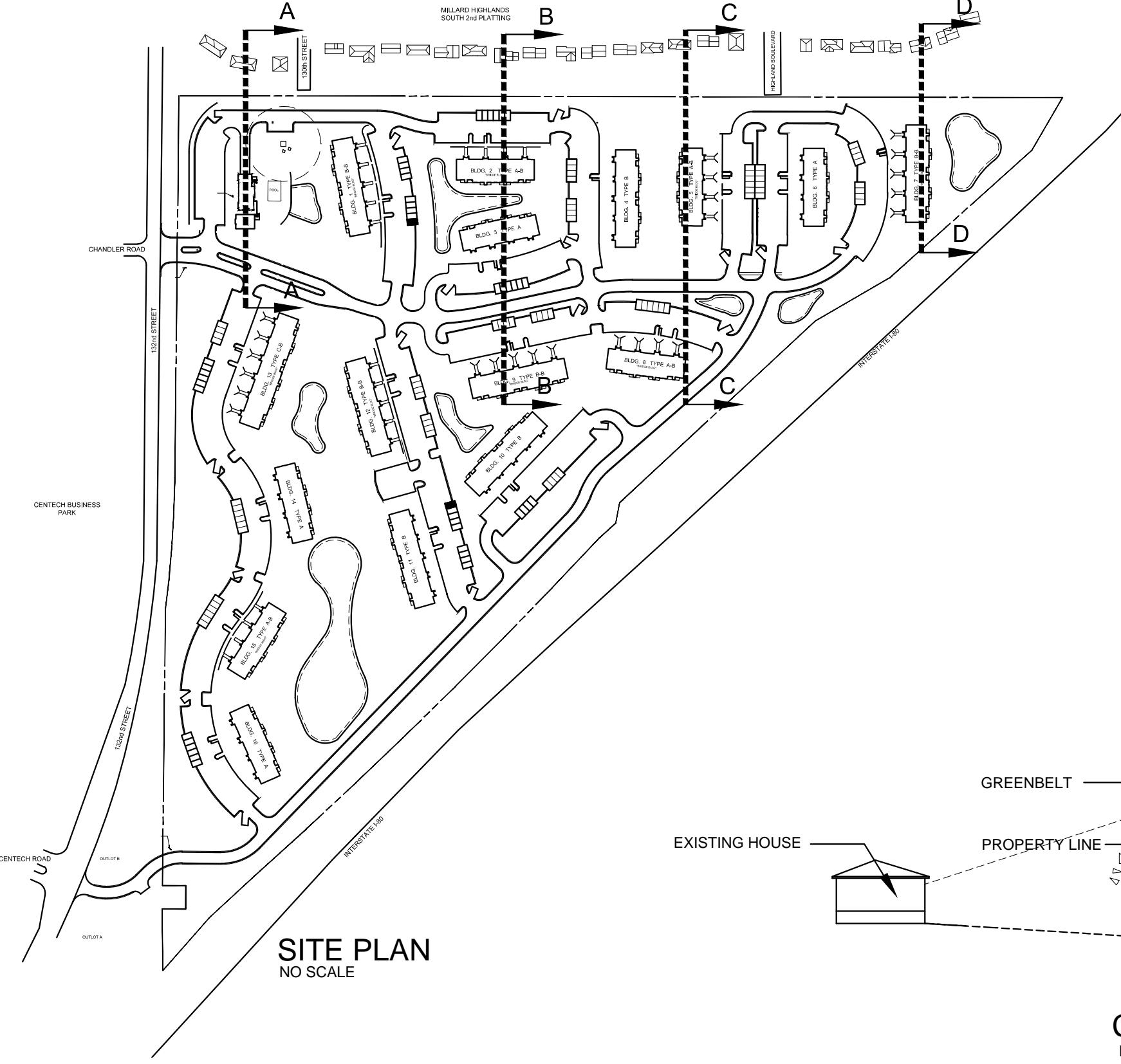
2" x 2" stake on windward side or as necessary on the inside of mulch basin with galv. 12 ga. wire and encased in rubber hose around trunk under first set of branches.
Each tree must be planted such that the trunk flare is visible at the top of the root ball. Trees where the trunk flare is not visible shall be rejected. Do not cover the top of the root ball with soil. In addition, remove excess dirt down to top level of root zone.
Set top of root ball 4 to 6 inches higher than finish grade. Place root ball on unexcavated or tamped soil. Soil should feather the finished planting grade into existing grade.
Native shredded bark mulch 3" depth over planting pit area. Mulch shall not be placed against trunk of tree. Minimum diameter of mulch ring to be 4 feet.
Cut 4" deep natural edge.
1/4" - 6" after settlement
Cut back sides of hole 12-15" deep for first layer of fill. Glazed sides of planting hole should be scarified prior to planting.
Backfill in three (3) layers for stabilization.
Cut back and fold down all twine, rope, and burlap at the bottom of the root ball. REMOVE WIRE BASKETS BEFORE PLANTING.
Check root ball for girdling roots. Remove all tags and make sure tree is plumb.

PLAN:

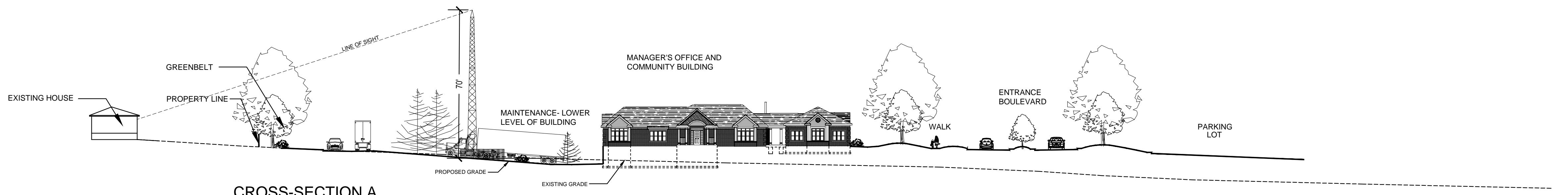
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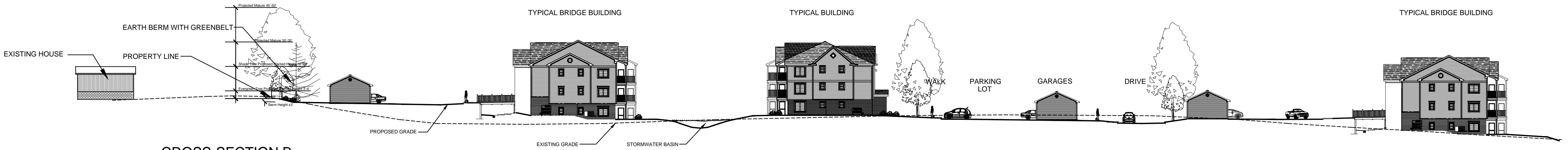
Andover Pointe Apartment Homes La Vista, Nebraska



CROSS-SECTION A
NO SCALE



CROSS-SECTION B
NO SCALE



CROSS-SECTION C
NO SCALE



CROSS-SECTION D
NO SCALE



ANDOVER POINTE CONSTRUCTION SCHEDULE

<u>Activity</u>	<u>Start</u>	<u>Finish</u>	<u>Comment</u>
Phase I			
Grading	May-15	June-15	
Sanitary Sewer	June-15	June-15	
Storm Sewer	July-15	July-15	
Paving	August-15	September-15	
Building Construction	July-14	May-16	
Phase II			
Grading	May-16	June-16	Market Dependent, Projected Schedule
Sanitary Sewer	June-16	June-16	
Storm Sewer	July-16	July-16	
Paving	August-16	September-16	
Building Construction	July-16	May-17	
Phase III			
Grading	May-17	June-17	Market Dependent, Projected Schedule
Sanitary Sewer	June-17	June-17	
Storm Sewer	July-17	July-17	
Paving	August-17	September-17	
Building Construction	July-17	May-18	
Phase IV			
Grading	May-18	June-18	Market Dependent, Projected Schedule
Sanitary Sewer	June-18	June-18	
Storm Sewer	July-18	July-18	
Paving	August-18	September-18	
Building Construction	July-18	May-19	

SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT:
DEVELOPER:
JURISDICTION:
DATE:
ESTIMATED BY:
PROJECT NO.:

ANDOVER POINTE
EDWARD ROSE
LAVISTA
07/30/14
WESTERGARD
P2014.182.004

PROJECT:

PAVING (132ND STREET WIDENING)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	Mobilization	1	LS	5,000.00	5,000.00
2	Traffic Control	1	LS	7,500.00	7,500.00
3	Clearing & Grubbing	1	LS	2,000.00	2,000.00
4	Grading/Subgrade Preparation	1	LS	7,500.00	7,500.00
5	Construct 9" P.C.C. Pavement w/ Integral Curb, in place	1,800	SY	40.00	72,000.00
8	Drill & Grout #5 x 18" Tie Bars @ 4' Ctrs. in place	450	EA	8.00	3,600.00
9	Storm Sewer (Allowance)	1	LS	15,000.00	15,000.00
13	Permanent Pavement Markings	1	LS	6,000.00	6,000.00
14	Seeding - NDOR mix, in place	4	AC	800.00	3,200.00
15	Provide & Install Temporary Erosion Control Blanket (N.A.G. SC 150 or equal)	1,500	SY	1.75	2,625.00
16	Silt Fence, in place	2,000	LF	2.00	4,000.00

CONSTRUCTION COST SUBTOTAL = 128,425

Garage Vacancy Rates (completed or stable developments with garages only)

City of La Vista Zoning Ordinance Section 7.05.08 requires .5 enclosed garages per unit (50%)

Edward Rose Development Company, L.L.C. is requesting the P.U.D. allow .25 enclosed garages per unit (25%) based on our historical vacancy data shown below

Development	Location	Units	Garages	Overall %	Summer Vacancy	Winter Vacancy
					9/9/2013	1/27/2014
Black Sand	Lincoln, NE	378	102	26.98%	8.82%	2.94%
Brentwood Park	La Vista, NE	336	106	31.55%	3.77%	1.89%
Canal 2	Lansing, MI	144	48	33.33%	14.58%	8.33%
Colonial Pointe *	Bellevue, NE	300	72	24.00%	0.00%	1.39%
Gull Prairie	Kalamazoo, MI	432	144	33.33%	11.81%	4.86%
Heatherwood	Grand Blanc, MI	576	180	31.25%	21.67%	6.67%
Tall Oaks	Kalamazoo, MI	198	52	26.26%	5.88%	0.00%
Tracey Creek	Perrysburg, OH	426	114	26.76%	1.92%	1.75%
Trillium Pointe	Jackson, MI	360	86	23.89%	1.16%	2.13%
West Hampton Park	Omaha, NE	594	164	27.61%	4.27%	6.10%
Totals		3744	1068			
Averages				28.50%	7.39%	3.61%

Nebraska Developments Only

Development	Location	Units	Garages	Overall %	Summer Vacancy	Winter Vacancy
					9/9/2013	1/27/2014
Black Sand	Lincoln, NE	378	102	26.98%	8.82%	2.94%
Brentwood Park	La Vista, NE	336	106	31.55%	3.77%	1.89%
Colonial Pointe *	Bellevue, NE	300	72	24.00%	0.00%	1.39%
West Hampton Park	Omaha, NE	594	164	27.61%	4.27%	6.10%
Totals		1608	444			
Averages				27.54%	4.22%	3.08%

* Could not build garages at one building due to gas main easement

Internal Design Standard

Building Type	Units	Current Design Standard	
		Standard	%
24 unit building	24	6	25.00%
30 unit building	30	8	26.67%
36 unit building	36	10	27.78%

Garage/Unit internal design standard has changed over time based on historical vacancy rates

Individual development overall percentage of garages is based on building mix

EXHIBIT B

CITY OF LAVISTA
CONDITIONAL USE PERMIT

CONDITIONAL USE PERMIT FOR ANDOVER POINTE APARTMENTS

(Lot 1, Andover Pointe)

This Conditional Use Permit ~~is~~ issued this day of , 2014 by the City of La Vista, a municipal corporation in ~~the County of~~ Sarpy County, Nebraska ("City") to, Edward Rose Development Company, ~~LLC L.L.C.~~, a ~~Nebraska Michigan~~ limited ~~partnershipliability company~~ authorized to do business in Nebraska ("Edward Rose ~~Development Company~~" or "Owner"), pursuant to the La Vista Zoning Ordinance.

WHEREAS, Edward Rose ~~Development Company~~ is the legal owner of Lot 1, Andover Pointe Subdivision, consisting of 39.67 acres, more or less ("Lot 1"), which property is located outside of the corporate limits of the City but within the City's zoning and platting jurisdiction. Edward Rose ~~Development Company~~ desires to develop ~~a portion of~~ Lot 1 in a unified, compatible manner as a multi-family housing development.

WHEREAS, Edward Rose ~~Development Company~~, subject to recording with the Sarpy County Register of Deeds ~~anthe~~ approved ~~replat of Lots 1 and 2 of Bella La Vista into one lot, plat of Lot 41,~~ Andover Pointe, a subdivision in Sarpy County, Nebraska, shall construct and operate a multiple family dwelling complex to be known as Andover Pointe Apartments upon the following described tract of land within the City of La Vista's zoning jurisdiction:

Lot 1, Andover Pointe, a subdivision in Sarpy County, Nebraska (the "Property"),

being approximately 39.67 acres, and which complex will be comprised of 16 residential buildings, ~~(aggregating~~ 438 total residential units, ~~115 detached garages and a clubhouse,~~ ~~114 detached enclosed garages, 1 combined manager office and community building and an antenna tower solely for the purpose of providing private cable television service for residents of Andover Pointe Subdivision (the "Antenna Tower"),~~ as presented to the City Council with Edward Rose ~~Development Company~~'s request for ~~replattingplatting~~, planned unit development and conditional use permit.

~~WHFREAS~~ WHEREAS, Owner has applied for a conditional use permit for the purpose of constructing and operating a multiple family dwelling complex and Antenna Tower on the Property as described above; 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 ~~purpose~~purposes, subject to certain conditions and agreements as hereinafter provided (the "Permit").

NOW, THEREFORE, BE IT KNOWN THAT subject to the conditions hereof, this Permit is issued to the Owner to use the Property for the ~~purpose~~purposes described above, said use hereinafter being referred to interchangeably as a "Permitted UseUses" or "UseUses".

Conditions of the Permit

The conditions to which the granting of this Permit is subject are as follows:

1. Development and operation on the Property is governed by this Permit. The rights granted by this Permit are transferable and any breach of any terms hereof shall cause Permit to expire and terminate, subject to the rights of the Owner to cure such default or deficiency as set forth in this Permit.
2. In respect to the proposed ~~Use~~Uses:
 - a. ~~A~~The site plan (the "Site Plan") showing the Property's boundaries, all existing and proposed easements, proposed structures, parking, access points, and drives, is attached hereto and incorporated herein as Exhibit "—A".
 - b. Architectural review of the building design, landscaping, ~~and~~ lighting ~~and~~ Antenna Tower has been completed and the foregoing plans are approved as shown in Exhibits "—A"through "—I".
 - c. The Property shall be developed and maintained in accordance with the ~~site plan (Exhibit "—")~~ Site Plan and all other Exhibits of this Agreement, as well as the final plat of Lot 1, Andover Pointe ("Final Plat"), Planned Unit Development Plan ("PUD") and Subdivision Agreement applicable to the Property, ("Subdivision Agreement"), as approved by the City and incorporated herein by this reference. Any modifications to the ~~site plan~~Site Plan must be submitted to the City PlannerChief Building Official for approval. Modification of any other document or Exhibit shall be subject to approval of the City, as directed by the City Administrator, unless otherwise expressly provided in the document or Exhibit to be modified.
 - d. In accordance with the PUD, the minimum number of fully enclosed single-vehicle parking garages shall be .25 fully enclosed single-vehicle parking garages per residential unit as depicted in the approved Site Plan.
 - e. In accordance with the PUD, in addition to the entrance sign at the northerly 132nd Street entrance to Lot 1, a second entrance sign shall be allowed at the southerly 132nd Street entrance to Lot 1; which signage, including without limitation design, location, placement and dimensions, shall be subject to approval of the City Planner.
 - f. ~~d.~~—There shall be no construction traffic on Highland Boulevard related to development on Lot 4 Andover Pointe.1.
 - g. ~~e.~~—As-built topographic surveys of the storm water detention areas shall be required before certificates of occupancy are issued for any completed building on the Property, with a requirement that any discrepancies from the approved detention plans be corrected, or certified as inconsequential, to the satisfaction of the City Engineer prior to issuing such certificates.
 - h. ~~f.~~—No vehicle repair (other than emergency maintenance such as changing a tire), inoperable or abandoned vehicles, or storage of vehicles shall be allowed in the parking areas on the Property shown on Exhibit "A". The Owner shall have seventy-two (72) hours after notice to correct any violation or cause the removal of any such vehicle that is in violation.
 - i. ~~g.~~—Owner shall obtain all required permits for the ~~Use~~Uses from the City of La Vista.
 - j. ~~h.~~—Owner shall comply (and shall ensure that all structures, appurtenances and improvements, and all activities occurring or conducted on the Property at any time comply) with any applicable federal, state and/or local laws, rules or regulations, as amended or in effect from time to time, including, but not limited to, applicable building codes, fire codes, ADA requirements, and environmental or safety laws, rules or regulations.
 - k. ~~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 or its agents, employees, assigns, suppliers or invitees, including, but not limited to, any liability, loss, claim or expense arising out of or resulting from any violations of any applicable environmental or safety law, rule or regulation relating to the Owner's ~~Use~~Uses of the Property but excluding any liability, loss, claim or expense arising out of acts, omissions or proximately caused by the sole negligence of the

City.

1. j.-A drainage study for the Property has been completed, as referenced in the Subdivision Agreement ~~applicable to Lot 1 and Andover Pointe~~, with respect to the proposed ~~Use~~Uses on Lot 1. Owner agrees to comply with requirements related to drainage that are specified in said Subdivision Agreement.
 - k. Owner shall ensure that any ~~clubhouse~~ community building on the property is professionally staffed during open hours.
 - m. l.-If at any time any part of ~~Andover Pointe Lot 1~~ is owned by any person or entity other than Owner, all owners shall cooperate and coordinate to carry out Subdivider (as "Subdivider" is defined in the Subdivision Agreement) obligations under the Subdivision Agreement.
3. In respect to the Gateway Corridor Overlay District, building design has been approved per letter from the City's design review architect, ~~BCDM Architects~~ _____, dated ____ 2014.
4. The Owner's right to maintain the Use~~Uses~~ of the Property, as contemplated by this Permit, shall be based on the following conditions:
 - a. An annual inspection to determine compliance with the conditions of this Permit. The Permit may be revoked (with respect to a particular Use) only upon a finding by the City that there is a material violation of the material terms of this Permit if the violation occurs after written notice from the City to Owner and opportunity to cure in the time and manner described below.
 - b. The Use~~Uses~~ authorized by this Permit must be initiated in accordance with this subparagraph "b" within 12 months after the date of the approval of this Permit otherwise such Permit shall become void. Construction of the ~~Phase 1~~ improvements on the Property, consisting of ~~78438 residential~~ units, ~~24114 enclosed~~ garages, ~~and a "clubhouse" and a combined manager office and community building, and Antenna Tower,~~ having the design, dimensions, construction and amenities set forth in application(s) for ~~Andover Pointe, Lot 1~~, this Permit and PUD zoning by or on behalf of Owner, as approved, ("Application") shall be commenced within 12 months after the date of the approval of this Permit and completed with certificate of occupancy within 24 months after commencement of construction, subject to such extension of time as granted by Chief Building Official in the event Owner commences construction within the time specified in this Section 4(b) and diligently continues with construction thereafter, and completion within the time required in this Section 4(b) is delayed for cause beyond the reasonable control of Owner; otherwise such Permit shall become void.
 - c. All obsolete or unused structures, accessory facilities or materials with an environmental or safety hazard shall be abated and/or removed from the Property at Owner's expense within twelve (12) months of cessation of the Use of the Property as related to said structures, facilities or materials.
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. There shall be a presumption that the project on the Property has been abandoned if the Owner fails to commence construction of the buildings within the time provided by Section 4(b) above. Provided, however, if Owner solely abandons the Permitted Use of an Antenna Tower, such abandonment shall not in any way affect the Permit with respect to other Permitted Uses, including, but not limited to, multifamily residential uses.
 - b. Cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Use~~Uses~~, and such cancellation, revocation denial or failure to maintain any federal, state or local permit required for the use is not cured in the time and manner described below, so long as curative rights are provided under laws, rules and regulations governing said permit. Provided, however,

cancellation, revocation, denial or failure to maintain any federal, state or local permit solely required for the Antenna Tower shall not in any way affect the Permit with respect to other Permitted Uses, including, but not limited to, multifamily residential uses.

- c. Owner's construction or placement of a storage tank, structure or other improvement on the Property, (except during construction of any phase of the project) not specified in this Permit and Owner's failure to cure such breach in the time and manner described below after City's giving notice thereof.
- d. Owner's breach of other terms hereof and its failure to cure such breach in the time and manner set forth below. Provided, however, the Owner's breach of any terms solely pertaining to the Antenna Tower and its failure to cure any said breach with respect to the Antenna Tower shall not in any way affect the Permit with respect to other Permitted Uses, including, but not limited to, multifamily residential uses.

6. If construction of the improvements on the Property has not been commenced within twelve (12) months from the date of this Permit, this Permit shall be null and void and all rights hereunder shall lapse; provided, however, Owner shall have the right to file for an extension of time pursuant to the La Vista Zoning Ordinance.

7. In the event the Owner fails to promptly remove any safety, environmental or other hazard or nuisance from the Property, or upon the expiration or termination of this Permit the Owner fails to promptly remove any remaining safety, environmental or other hazard or nuisance, 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 in connection with the removal thereof) 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, provided notice is furnished to the Owner along with a reasonable time to remove or cure such hazard, to enter the Property and to take whatever action as is necessary or appropriate to remove any such hazards or nuisances in accordance with the terms of this Permit, and the right of the City to enter the Property as may be necessary or appropriate to carry out any other provision of this Permit.

8. If any provision, or any portion thereof, contained in this Permit 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

9. Notwithstanding any other provision that may be to the contrary, the rights given and obligations created under this Permit are intended to be and shall be severable as to the Antenna Tower Use, meaning. Thus, should there be an uncured breach of this Permit solely with respect to the Antenna Tower giving rise to a termination of the Permit with respect to said Antenna Tower, such termination may will pertain solely to a termination of Use for an Antenna Tower and shall not in any way affect other Permitted Uses, including, but not limited to, multifamily residential uses.

10. The conditions and terms of this Permit shall be binding upon owner, and shall inure to the benefit of, the Owner, its successors and assigns.

11. Delay of City to terminate this Permit on account of breach of Owner of any terms hereof in accordance with the terms hereof shall not constitute a waiver of City's right to terminate this Permit, unless the City has expressly waived said breach. 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.

12. Cure Rights. Notwithstanding any other provision of this Permit to the contrary, Owner shall be entitled to written notice and opportunity to cure a breach of this Permit as follows. City will notify the Owner in writing of any breach of this Permit. Owner, which for purposes of taking action to cure a breach shall also include a limited partner of Edward Rose Development Company, LLC, and Owner shall be permitted to cure any breach. Such written notice shall specify the particular conditions giving rise to

the breach, and, to the extent known, what actions are required to cure such breach. Cure shall be commenced and completed as soon as possible and in all cases within thirty (30) days after City provides notice of breach; provided, however, in any case that cure cannot be completed within 30 days, additional time will be allowed, so long as cure is commenced within the time required in this Section 212 and diligently pursued and completed as soon as is reasonably possible, and allowing additional time does not present or increase risk of harm to persons or property. City shall have the right to terminate this Permit if a breach is not timely cured. Provided, however, a failure to cure a breach that is solely with respect to the Antenna Tower shall not give the City the right to terminate this Permit with respect to other Permitted Uses, including, but not limited to, multifamily residential uses.

3.13. 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.

4.14. 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 as follows:

To Owner: Edward Rose Development Company, LLC L.L.C.
6101 Newport Road
P.O. PO Box 3015
Kalamazoo, MI Michigan 49003-3015

5.15. All recitals at the beginning of this document and exhibits or other documents referenced in this Permit shall be incorporated herein by reference.

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:

Pamela A Buethe, CMC
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.

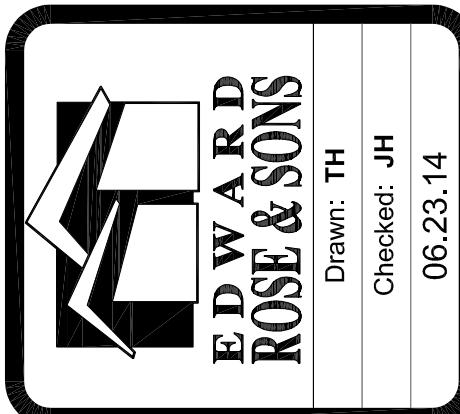
Owner:

Edward Rose Development Company ~~LLC, a Nebraska limited partnership, L.L.C., a~~
Michigan limited liability company

By: _____

_____, it's Authorized Agent

By: _____



Issue / Revisions	Key	Description	Date	Revised P.U.D. Plans for Resubmittal	7/30/14	Review	02.19.09

Andover Pointe Apartments La Vista, Nebraska Sign Plan

PLAN:
PAGE:
4

The drawing illustrates the installation details for street signs and a logo. It shows a cross-section of a curb/walk area with dimensions and material specifications. A large 'AP' logo is shown with dimensions of 18" width and 24" height. Below it, a 'SPEED LIMIT 15' sign is shown with dimensions of 18" width and 24" height. A 'NO TRESPASSING' sign is also shown with dimensions of 18" width and 24" height. A 'STOP' sign is shown with dimensions of 24" width and 24" height. A 'POND' sign is shown with dimensions of 30" width and 9" height. A 'LAKE PLAZA' sign is shown with dimensions of 9" width and 30" height. A 'COUNTERSINK' detail shows a 4" x 4" cedar post with a 5/16" x 3 1/4" stainless steel carriage bolt. A 'SIGN' detail shows a 3/4" x 3 1/4" countersink. A 'NOTE' specifies that signs/posts should be installed parallel to roads at crossings. A 'GRADE' detail shows a slope of 1:8. A 'DIRECTION ARROW' is shown with a 30" x 9" or 36" x 9" scale. A 'SIGN/POST ORIENTATION DETAIL' shows the orientation of the signs relative to the post. A 'STREET IDENTIFICATION LOGO' detail shows the 'AP' logo with a 18" width and 24" height. A 'COUNTERSINK DETAIL for Stop, Speed Limit, and Pond Signs' shows the installation of the signs on a post. A 'NOTE: SIGNS/POSTS SHOULD BE INSTALLED PARALLEL TO ROADS CROSSINGS (SEE DETAIL)' is present. A 'POND SIGN' detail shows a 4" x 4" x 8' cedar post purchased locally. A 'LAKE PLAZA' sign detail shows a 30" x 9" or 36" x 9" sign with 1/2" border. A 'COPPER CAP PURCHASED LOCALLY SECURE W/ EXTERIOR GLUE' detail shows a copper cap secured with exterior glue. A 'STOP SIGN SUPPLIED (7 EACH) See Counter Sink Detail' detail shows the supply of 7 stop signs. A 'SLOPE TOP OF CONCRETE RING AWAY FROM POST' detail shows a slope of 1:8. A 'CONCRETE RING HAND-FORMED AROUND BASE OF POST' detail shows a concrete ring hand-formed around the base of the post. A 'COMPACT FILL NEXT TO POST' detail shows compact fill next to the post. A 'SIGN/POST ORIENTATION DETAIL NO SCALE' detail shows the orientation of the signs relative to the post. A 'STREET IDENTIFICATION SIGN DETAIL NO SCALE' detail shows the orientation of the signs relative to the post.

NO SCALE

Architectural drawing showing a building facade with the following details:

- PANELS** - Warm Gray 7c
- IEL** - 4c
- Pantone Black 7c**
- RAISED PANEL**
- 1" x 1 1/4" TRIM** ON **2" x 6" RAFTERS**
- 1'-5"** width of the raised panel area
- 2'-9"** width of the trim area
- 3"** height of the trim area
- 3'** height of the raised panel area
- 6'-5"** total height of the facade
- 1'-2"** width of the trim area
- 1'-7"** width of the trim area
- 3'** height of the trim area
- 1" x 1 1/4" TRIM**
- 3'-3"** height of the trim area
- CEDAR-CLAD**
- 4" x 4" POSTS**
- A** - Reference point for the vertical post

Text on the facade:

ANDOVER
POINT
LEASING OFFICE

Monday-Friday.....9am - 6pm
Saturday.....10am - 4pm
Sunday.....By Appointment
(402) 555-5555 edwardrose.com

SIDE ELEVATION SCALE E: 1"-1' 0"

LEASING SIGN DETAIL

FRONT ELEVATION

SCALE: 1"=1'-0"

This technical drawing shows a cross-section of a stone wall. The wall is built of large, rectangular stones. A section of the wall is topped with a smooth limestone cap, which features the words "DOLYAN AND CO." in large, stylized, block letters. Above this, a "4" LIMESTONE BORDER" is visible. A "4" LIMESTONE TOP CAP SMOOTH EDGE" is shown at the very top. A "FOAM/METAL LETTERING COLOR TBD" is mounted on the wall. A "DOUBLE-SIDED SIGN TILE: TBD FACE (32 SQ.FT.)" is also present. The wall is built on a "BRICK OR STONE BASE". The ground surface is labeled "GRADE". The overall height of the wall is indicated as "9'-10" 10'".

LIMESTONE TOP CAP SMOOTH EDGE

11'-7"

9'

4"

4"

4"

4"

4" LIMESTONE BORDER

FOAM/METAL LETTERING COLOR TBD

DOUBLE-SIDED SIGN TILE: TBD FACE (32 SQ.FT.)

CULTURED STONE OR LIMESTONE WITH NATURAL EDGE FILL WITH MATCHING MORTAR

9'-8"

3'-6"

7'-4"

2'-6"

4"

GRADE

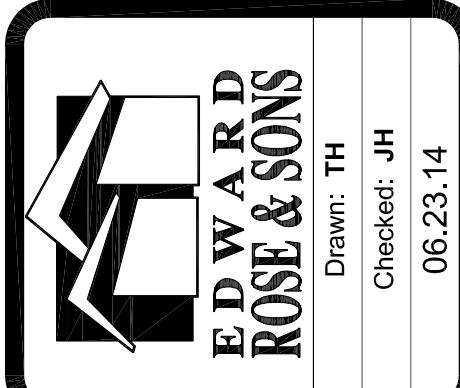
DOLYAN AND CO.

LIMESTONE TOP CAP SMOOTH EDGE

ENTRANCE SIGN 1 & 2 DETAIL
SCA | E: 1" ≡ 1'-0"

NOTE: LIGHTING TBD

Exhibit "D"



Issue / Revisions	Key	Description	Date	Revised P.U.D. Plans for Resubmittal	7/30/14
02.19.09	Review				

Andover Point Apartments La Vista, Nebraska Dumper Fence Detail

PLAN:	PAGE: 5
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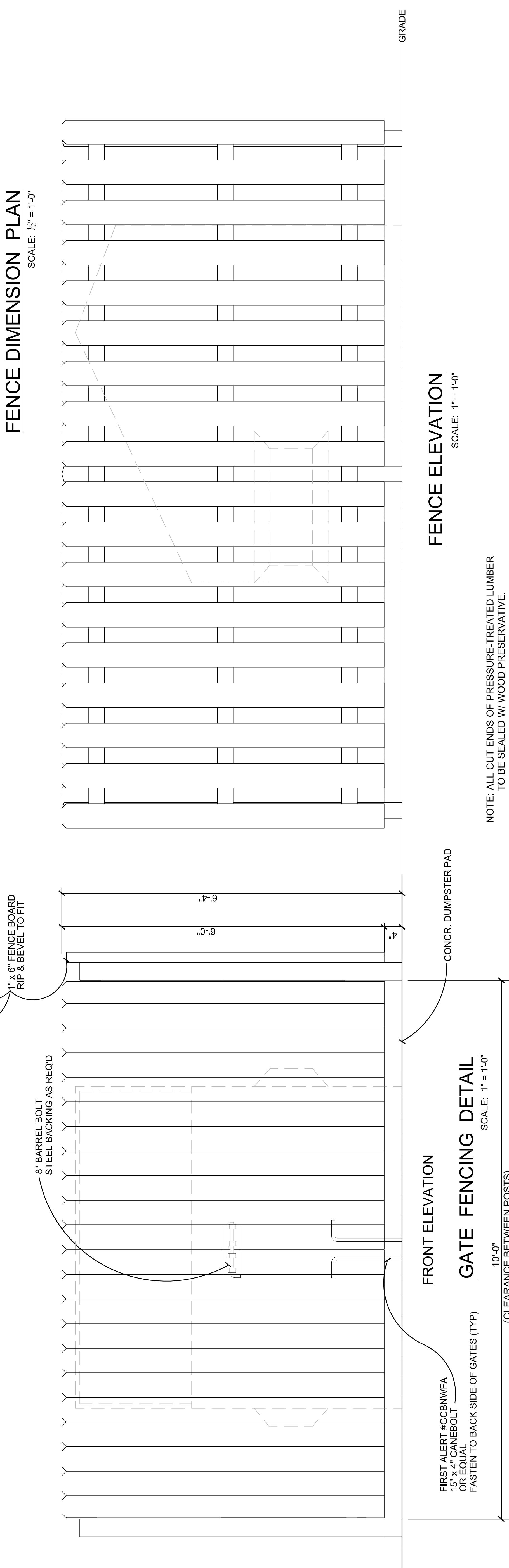
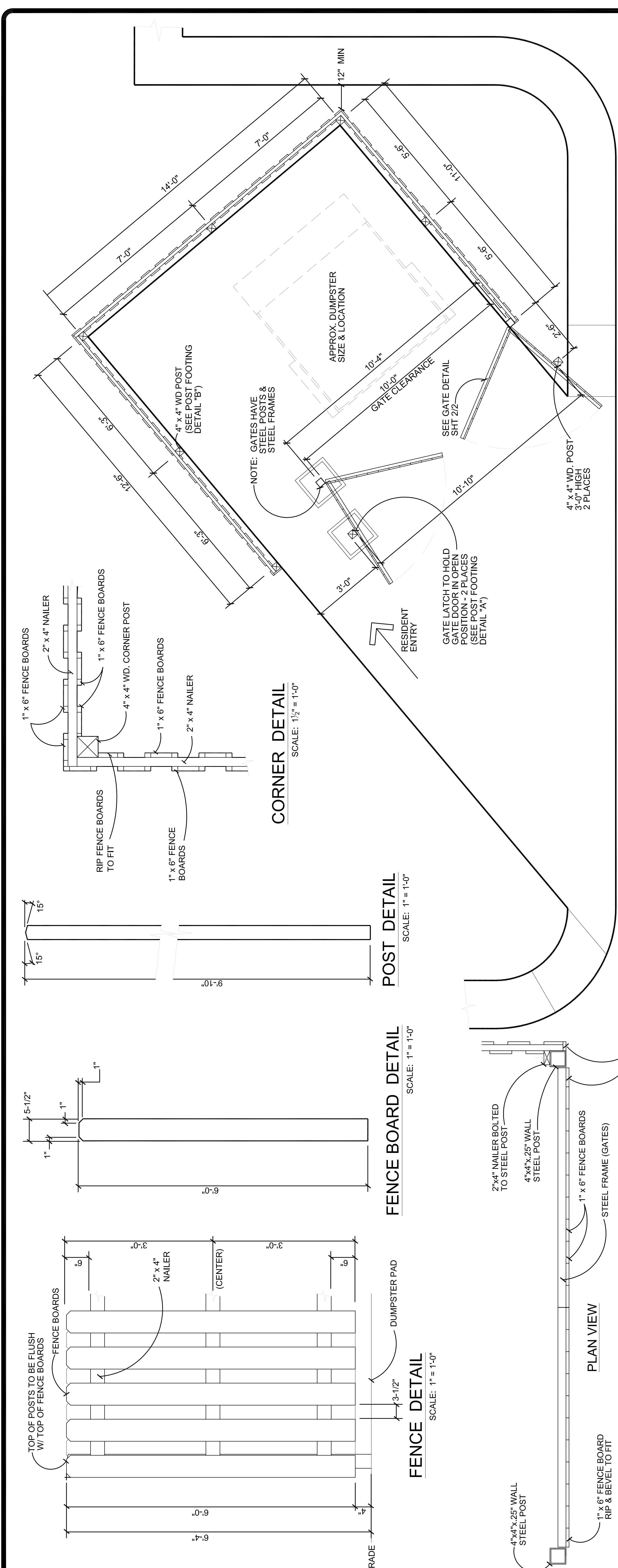
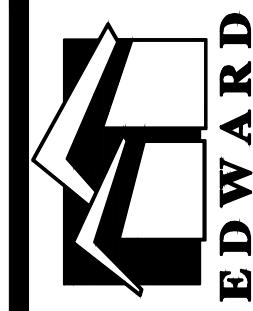


Exhibit "E"



EDWARD
ROSE & SONS

Drawn:

Checked:

7/30/14

Date

Key
1
Issue / Revisions
Description
Revised P.U.D. Plans for Resubmittal
Date
7/30/14

Andover Pointe Apartment Homes

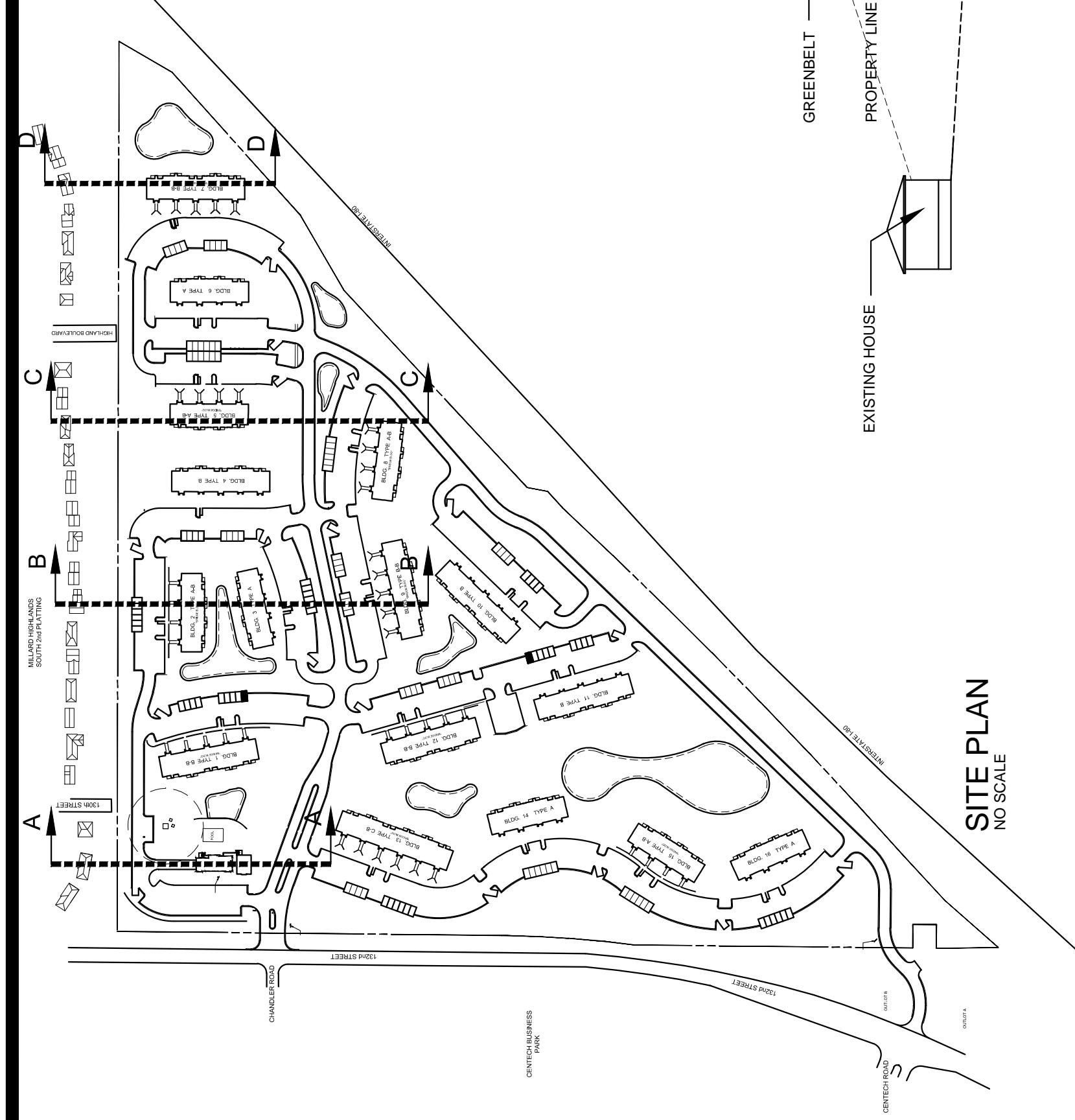
Sections

La Vista, Nebraska

PLAN:

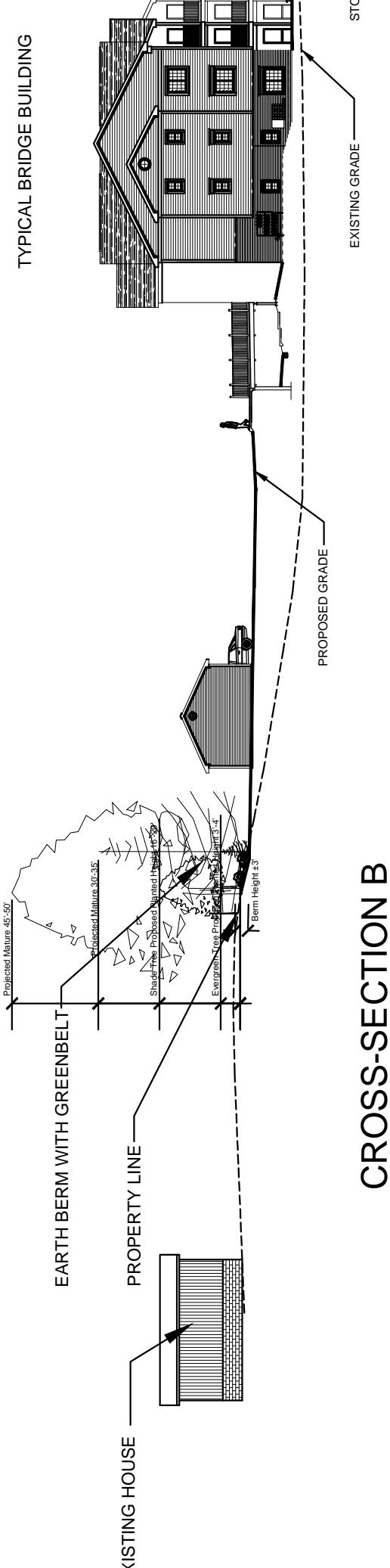
PAGE:

6



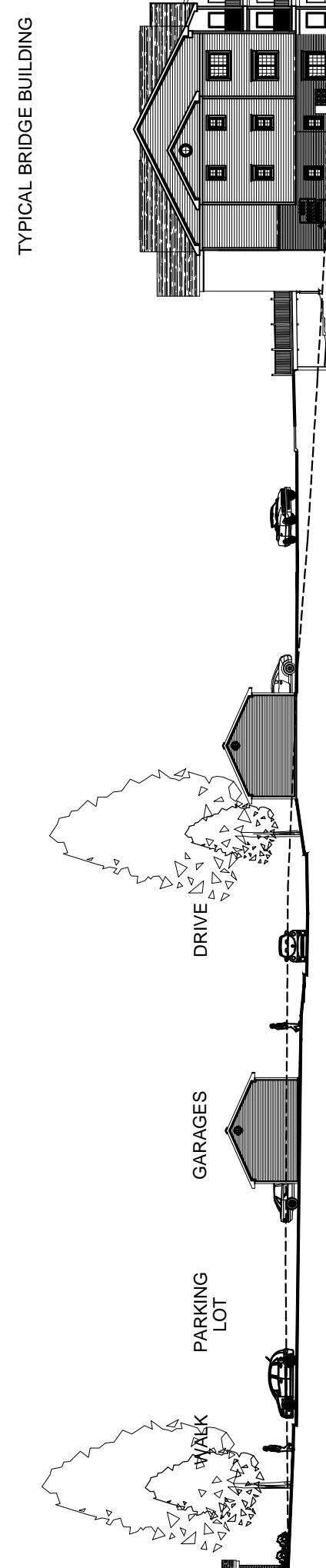
CROSS-SECTION A
NO SCALE

MANAGER'S OFFICE AND
COMMUNITY BUILDING
MAINTENANCE, LOWER
LEVEL OF BUILDING
EXISTING GRADE
PROPOSED GRADE
7.0
LINE OF GRADE
GREENBELT
PROPERTY LINE
EXISTING HOUSE
NO SCALE



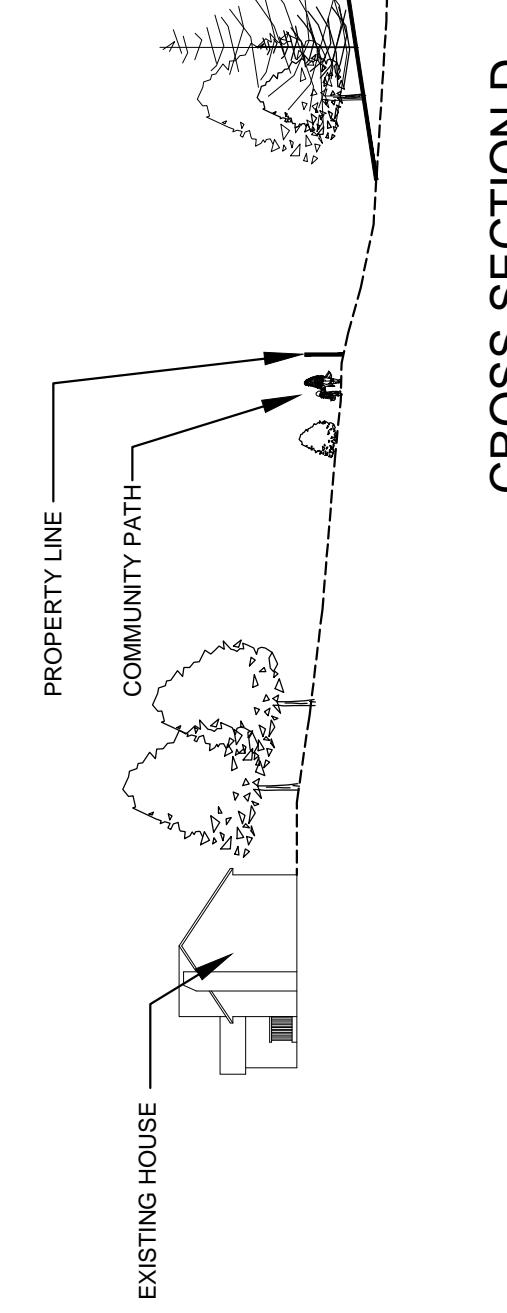
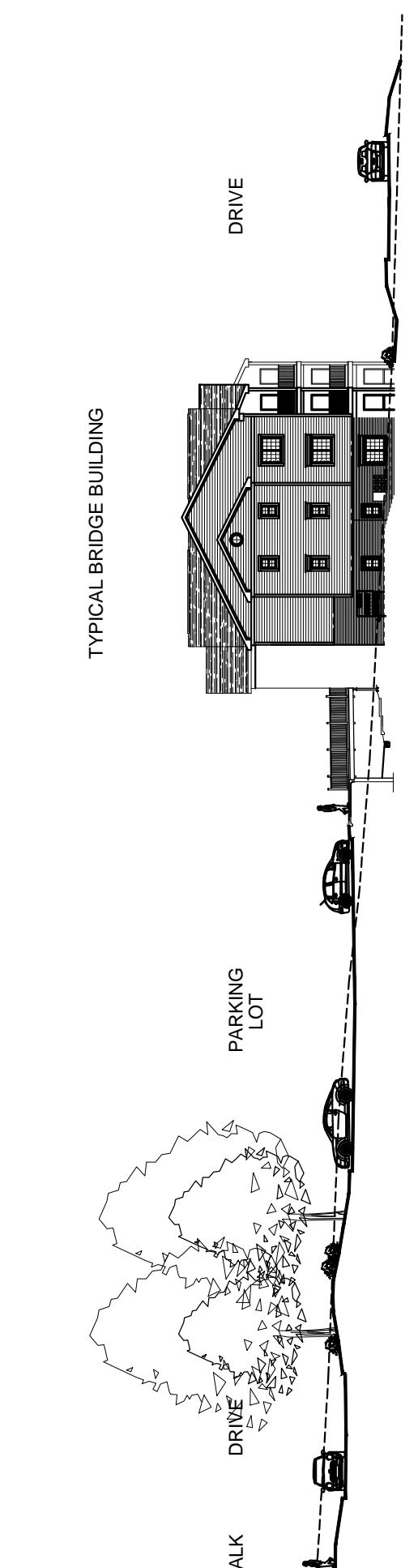
CROSS-SECTION B
NO SCALE

TYPICAL BRIDGE BUILDING
EXISTING GRADE
PROPOSED GRADE
STORMWATER BASIN
NO SCALE



CROSS-SECTION C
NO SCALE

TYPICAL BRIDGE BUILDING
(REAR ELEVATION)
EXISTING GRADE
PROPOSED GRADE
NO SCALE



CROSS-SECTION D
NO SCALE

Exhibit "F"

ANDOVER POINTE

A TRACT OF LAND BEING LOTS 1 AND 2, BELLA LA VISTA, A SUBDIVISION
LOCATED IN THE SW1/4 OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 12
EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



Exhibit "H"

Engineering • Planning • Environmental & Field Services

Engineering Answers

ANDOVER POINTE LAVISTA NEBRASKA

FINAL PLAT

Proj No:	P2014.182.004		
Date:	07/07/2014	Description	Revisions
Designed By:	JMT	PLAT RESUBMITAL	PER CITY COMMENTS
Drawn By:	TRH	Sheet 1 of 1	
Scale:	1"=100'		
7/29/2014 12:25 PM K:\Projects\2014\182\p01\PlatFinal\Design\PLAT_000.dwg			
<p>COUNTY TREASURER'S CERTIFICATE</p> <p>THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.</p> <p>DATE _____ COUNTY TREASURER _____</p> <p>REVIEW BY SARPY COUNTY PUBLIC WORKS</p> <p>THIS PLAT OF ANDOVER POINTE WAS REVIEWED BY THE THE SARPY COUNTY SURVEYOR'S OFFICE THIS _____ DAY OF _____, 20_____. _____</p> <p>COUNTY SURVEYOR / ENGINEER _____</p>			

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, AND THIS PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR SURVEYORS ADOPTED BY THE NEBRASKA STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. FURTHER, I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AS ANDOVER POINTE AND THAT PERMANENT MARKERS HAVE BEEN PLACED ON ALL LOT CORNERS, ANGLE POINTS, AND AT THE ENDS OF ALL CURVES WITHIN THE SUBDIVISION TO BE KNOWN AS ANDOVER POINTE . A TRACT OF LAND BEING LOTS 1 AND 2, BELLA LA VISTA, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2, BELLA LA VISTA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 57, MILLARD HIGHLANDS SOUTH 2ND PLATTING, A SUBDIVISION LOCATED IN SAID SECTION 18, AND ALSO ON THE EASTERLY RIGHT-OF-WAY LINE OF 132ND STREET; THENCE N86°53'46"E (ASSUMED BEARING) ALONG THE NORTHERLY LINE OF SAID LOT 2, BELLA LA VISTA, SAID LINE ALSO BEING THE SOUTHERLY LINE OF LOTS 57 THRU 74, SAID MILLARD HIGHLANDS SOUTH 2ND PLATTING, AND ALSO THE SOUTHERLY RIGHT-OF-WAY LINE OF 130TH STREET, AND ALSO THE SOUTHERLY RIGHT OF WAY LINE OF HIGHLAND BOULEVARD, AND ALSO THE SOUTHERLY LINE OF LOT 461, MILLARD HIGHLANDS SOUTH, A SUBDIVISION LOCATED IN SAID SECTION 18, A DISTANCE OF 1883.02' TO THE NORTHEAST CORNER OF SAID LOT 2, BELLA LA VISTA, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 461, MILLARD HIGHLANDS SOUTH, AND ALSO ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 80; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 2, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 1, BELLA LA VISTA, AND ALSO SAID WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 80 ON THE FOLLOWING 9 DESCRIBED COURSES: S27°16'37"W, A DISTANCE OF 131.33 FEET; THENCE S44°53'07"W, A DISTANCE OF 407.65 FEET; THENCE S56°41'39"W, A DISTANCE OF 181.06 FEET; THENCE S43°36'09"W, A DISTANCE OF 570.95 FEET; THENCE S08°06'22"W, A DISTANCE OF 45.06 FEET; THENCE S43°31'40"W, A DISTANCE OF 46.53 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 11,609.16 FEET, A DISTANCE OF 1028.64 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S42°23'47"W, A DISTANCE OF 1028.30 FEET; THENCE S44°04'39"W, A DISTANCE OF 130.24 FEET; THENCE S38°10'31"W, A DISTANCE OF 153.57 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BELLA LA VISTA, SAID POINT ALSO BEING THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF 132ND STREET AND SAID WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 80; THENCE N02°35'53"W ALONG THE WESTERLY LINE OF SAID LOT 1, BELLA LA VISTA, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF 132ND STREET, A DISTANCE OF 131.53 FEET TO THE SOUTHWEST CORNER OF TAX LOT 6B, A TAX LOT LOCATED IN SAID SW1/4 OF SECTION 18; THENCE N88°15'05"E ALONG SAID WESTERLY LINE OF LOT 1, BELLA LA VISTA, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID TAX LOT 6B, A DISTANCE OF 50.16 FEET TO THE SOUTHEAST CORNER OF SAID TAX LOT 6B; THENCE N02°47'49"W ALONG SAID WESTERLY LINE OF LOT 1, BELLA LA VISTA, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID TAX LOT 6B, A DISTANCE OF 50.01 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 6B; THENCE S88°15'16"W ALONG SAID WESTERLY LINE OF LOT 1, BELLA LA VISTA, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID TAX LOT 6B, A DISTANCE OF 49.99 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 6B, SAID POINT ALSO BEING ON SAID EASTERLY RIGHT-OF-WAY LINE OF 132ND STREET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF 132ND STREET, SAID LINE ALSO BEING SAID WESTERLY LINE OF LOT 1, BELLA LA VISTA, AND ALSO THE WESTERLY LINE OF SAID LOT 2, BELLA LA VISTA ON THE FOLLOWING 3 DESCRIBED COURSES: N02°35'53"W, A DISTANCE OF 588.96 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 2342.00 FEET, A DISTANCE OF 282.47 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N00°51'16"E, A DISTANCE OF 282.30 FEET; THENCE N02°35'53"W, A DISTANCE OF 815.08 FEET TO THE POINT OF BEGINNING.

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBODIED IN THIS DEED AS SHOWN

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF ANDOVER POINTE WAS REVIEWED BY THE THE SARPY COUNTY

COUNTY SURVEYOR / ENGINEER



Exhibit "I"

9 July, 2014

Revised 30 July, 2014

Revised 7 August, 2014

Revised 28 August, 2014

Mr. Chris Solberg

City of La Vista

8116 Parkview Boulevard

La Vista, NE 68128-2198

RE: Design Review – Andover Pointe
BCDM Project No. 3700-11

Dear Chris:

Per your request, we have completed a design review of the above referenced project using the Design Guidelines for the Gateway Corridor District (dated 17 September 2013) as applicable.

The following recommendations, comments and concerns are based on the provided drawings for Andover Pointe dated 7-7-2014. This review will note items **Not in Compliance** with the Design Guidelines.

I. Relationship of Buildings to Site:

- Refer to item F. Provide information for utility services, to be underground where possible.
-Additional information needed.
-Additional information provided on description of utility screening to be utilized.
Not in Compliance pending utility information.
Not in Compliance pending utility information.
Submittal is Compliant.

- Grading and building sites/elevations don't appear to match up. Provide information on how facilities and sites are modified to merge at grade levels.
-Additional information provided to describe how buildings meet site.
Not in Compliance pending additional site information.
Not in Compliance pending additional site information.
Submittal is Compliant.

II. Relationship of Buildings and Site to Adjoining Area

- All criteria of this section are being satisfied or do not apply.
Submittal is Compliant.

III. Landscape and Site Treatment

- Refer to Item D. ...*All projects are required to use the minimum number of species under each category from the variety list in Appendix A...*
 - Deciduous and Coniferous shrubs listed in the landscape plan do not match Appendix A and do not fulfill the requirement.
 - **Shrubs from Appendix A to be included in the design.**
Not in Compliance.
 - **Refer to Item D and Appendix A.** Minimum species to be included as trees and shrubs are listed.
 - **Planting plan submittal has been revised to include compliant plantings.**
Not in Compliance.
Submittal is Compliant.

- Refer to Item G. *Irrigation of all landscape elements as defined above and turf area is required. Provide specification or information showing compliance in design submittal.*
 - -Additional information needed to confirm irrigation of landscape elements.
Not in Compliance.
 - **Irrigation noted as required.**
Submittal is Compliant.
Submittal is Compliant.
- Refer to Item I. *Screening of service yards, mechanical, electrical, phone equipment and pedestals and other places that tend to be unsightly shall be accomplished by use of walls, fencing, planting, or combinations of those. Screening shall be equally effective in winter and summer.*
 - -Additional information for any and all utility and mechanical equipment to be screened for use in the design of the project.
 - -All equipment and utility hookups are to be screened.
 - -Provide additional information for mechanical and utility locations.
Not in Compliance.
 - **-Additional information as to the treatment of typical equipment and utility screening required.**
Not in Compliance.
 - Additional information provided on screening of utility equipment.
Submittal is Compliant.
- Refer to Item J. *...Lighting standards and fixtures for the parking areas and drives within the building area shall be similar in appearance and quality level as the light fixtures identified in Appendix B. ...*
 - Provide cut sheet for exterior lighting selections.
Not in Compliance.
 - Provide cut sheet for exterior lighting selections.
Not in Compliance.
 - Additional information provided for compliant lighting selections.
Submittal is Compliant.

IV. Building Design

- Refer to Item C. *All buildings are to be designed from a four-sided (360 degree) structure perspective, thus requiring the same caliber of finishes and design attention on all facades of the building. Large areas of blank exterior are to be avoided and are grounds for non-compliance.* -
 - Rear and sides of building have significantly less brick and show lower levels of caliber, design and attention to finishes.
 - Provide design to show 360 degree construction.
 - Garage elevations show definite front and definite back sides.
Not in Compliance.
 - Comment not addressed.**
 - Submittal revised to include additional brick at areas of the designs.
 - With no return on sides of brick towers, recommendation to include additional brick on side tower faces to comply with requirements.
Not in Compliance.

-Submittal has been revised to include additional brick on side elevations.

-This increases total masonry, and creates design of similar caliber finishes to all sides.

Submittal is compliant.

- Refer to Item D. *(i) The primary building material of all portions of the building shall be brick (clay or stone)...*

-Rear and Sides of buildings show designs not of the same proportion of finishes as the other sides.

Not in Compliance.

Comment not addressed.

-Proportion of finishes revised. See previous comment.

-With no return on sides of brick towers, recommendation to include additional brick on side tower faces to comply with requirements.

Not in Compliance.

-Submittal has been revised to include additional brick on side elevations.

-This increases total masonry, and creates design of similar proportion of finishes to all sides.

Submittal is compliant.

- Refer to Item H. *Equipment Screening: Mechanical Equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building or they shall be so located as not to be visible from the elevation view and all angles associated with any public view.*

-Provide additional information for equipment to determine adequacy of screening design.

Not in Compliance.

Comment not addressed.

-Additional information provided on screening of utility equipment.

Submittal is Compliant.

- Refer to Item M. *Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. In multiple building projects, variable siting or individual buildings may be used to prevent a monotonous appearance.*

- Additional variation in design for visual interest to be included as much as possible to prevent a monotonous appearance.

- Additional detailing/variation needed on sides, rear, garages, etc for compliance.

Not in Compliance.

-Garage variation needed.

Not in Compliance.

-Comment not addressed under current submission.

Not in Compliance.

-Garage variation increased in roof configuration, grading, and single band of material.

Submittal is Compliant.

V. Signs

- To be reviewed by City of La Vista.

VI. Maintenance- Planning and Design Factors

Mr. Chris Solberg

City of La Vista

July 9, 2014, **Revised July 30, 2014**, Revised August 7, 2014, Revised August 28, 2014.

Page 4

- All criteria of this section are being satisfied. **Submittal is compliant.**

VII. Factors for Evaluation

- Comments included throughout sections above.

VIII. Re-submittal Requirements

- After the initial submittal, digital submissions are acceptable, with the exception of material and color samples. A final hard copy submittal in 11" x 17" form Mat shall be required after final approval. Comments included throughout sections above.

Design Review Summary:

- 1. Additional brick has been added to the side elevations of the buildings. This has increased the caliber and proportion of materials used to create a more 360-degree design of finishes.**

If you have questions on any of the comments listed above, please contact me directly at (402) 384-6428.

Sincerely,



Kevin Schluckebier, AIA, LEED AP
BCDM Architects

KES/bsf

c: File 3700-11, 2.0

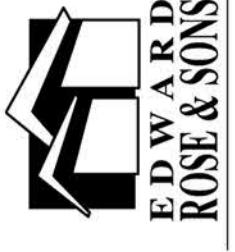


Front Elevation

COLORS SHOWN ARE
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MANUFACTURED PRODUCTS.

LANDSCAPING SHOWN IS FOR
PRESENTATION PURPOSES. REFER
TO SEPARATELY SUBMITTED
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MATERIALS & COLOR NOTES:
• TAN OR GREY SHAKES AND
VINYL SIDING
• WHITE TRIM
• MEDIUM GREY SHINGLE ROOF
WHITE GARAGE DOORS
•

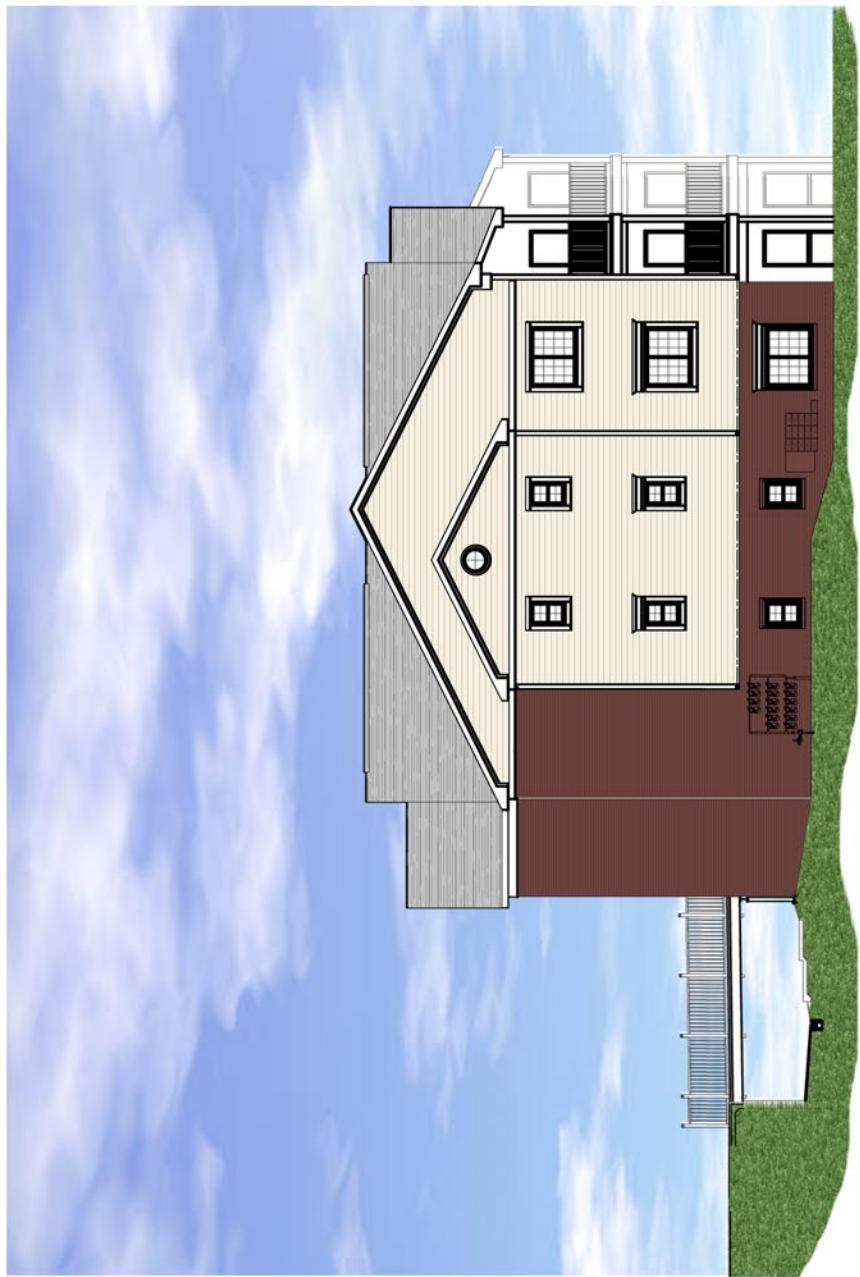


Andover Pointe Apartments
La Vista, Nebraska



Right Side Elevation Shown
(Left Side the Same but Mirrored)

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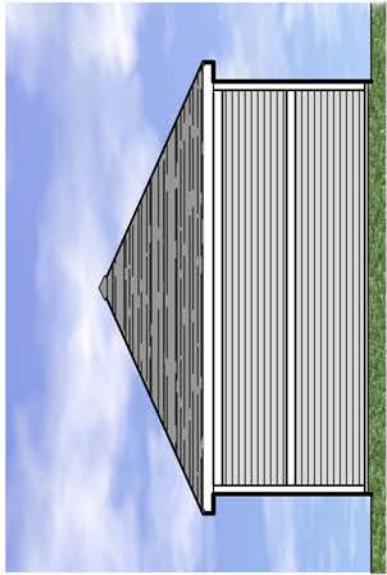


Bridge Building Right Side Elevation Shown
(Left Side the Same but Mirrored)

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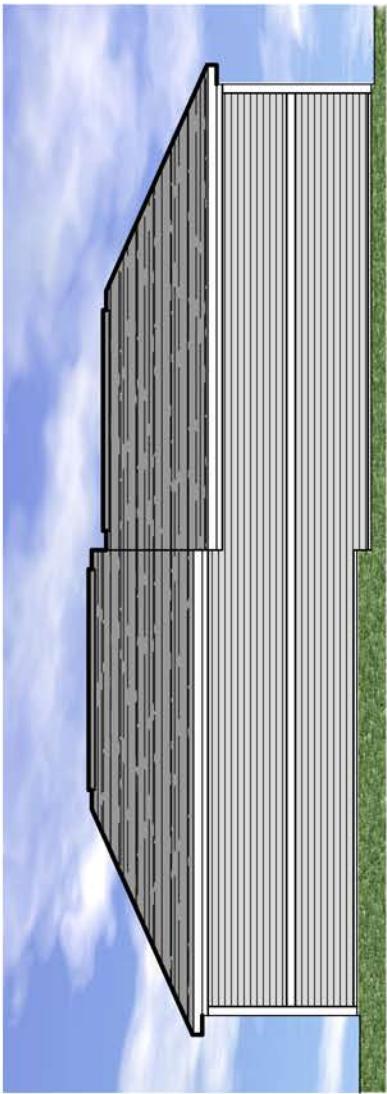


Side Elevation

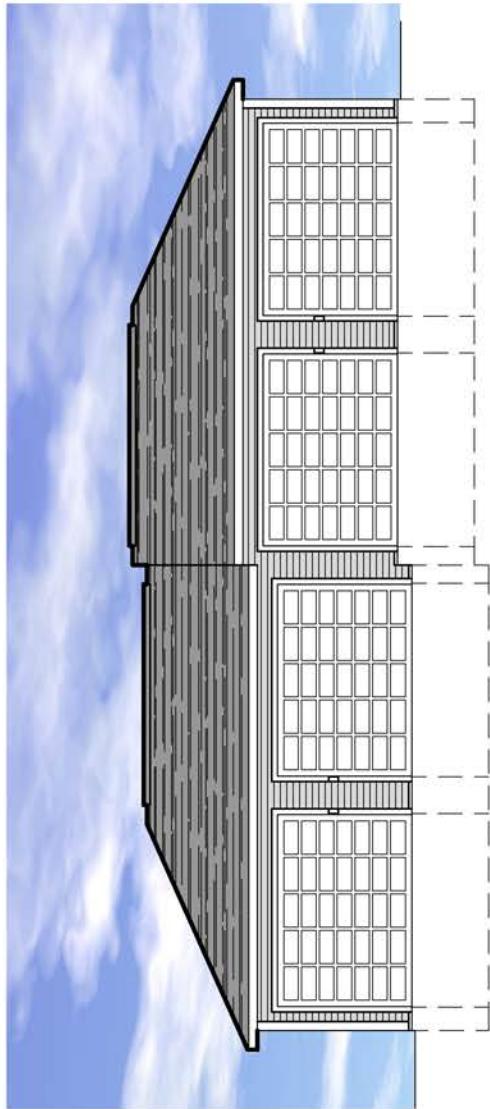
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MATERIALS & COLOR NOTES:

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4-Stall Rear Elevation



4-Stall Front Elevation

CENTER GABLE TO BE ADDED
TO FRONT OF GARAGES WITH
SINGLE FINISH FLOOR
ELEVATION.

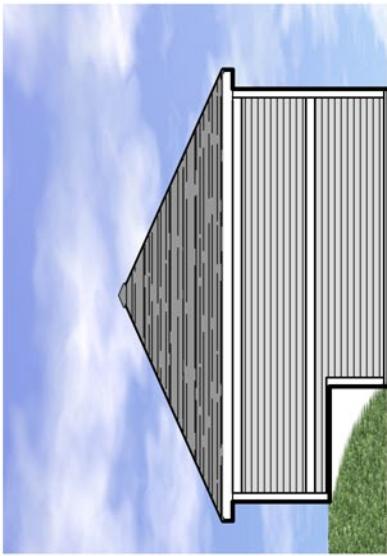
4-Stall Garage Elevation w/ Out Berm

Andover Pointe Apartments
La Vista, Nebraska

Rev. 8-19-14



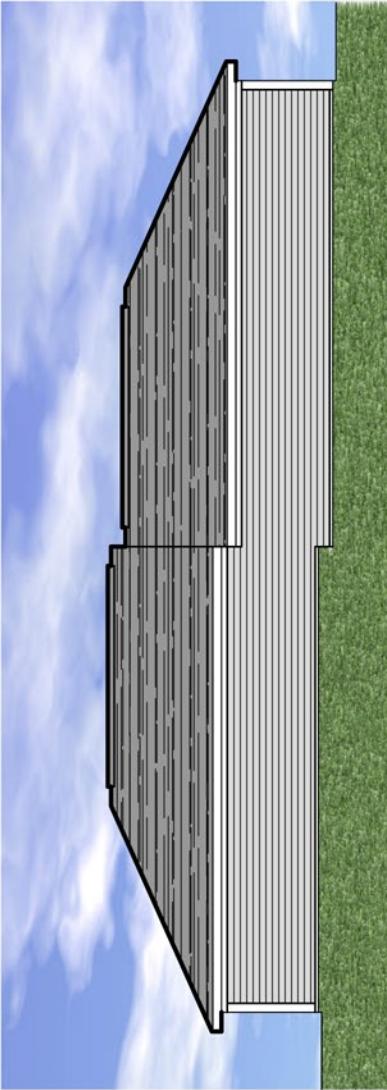
E DWARD
ROSE & SONS



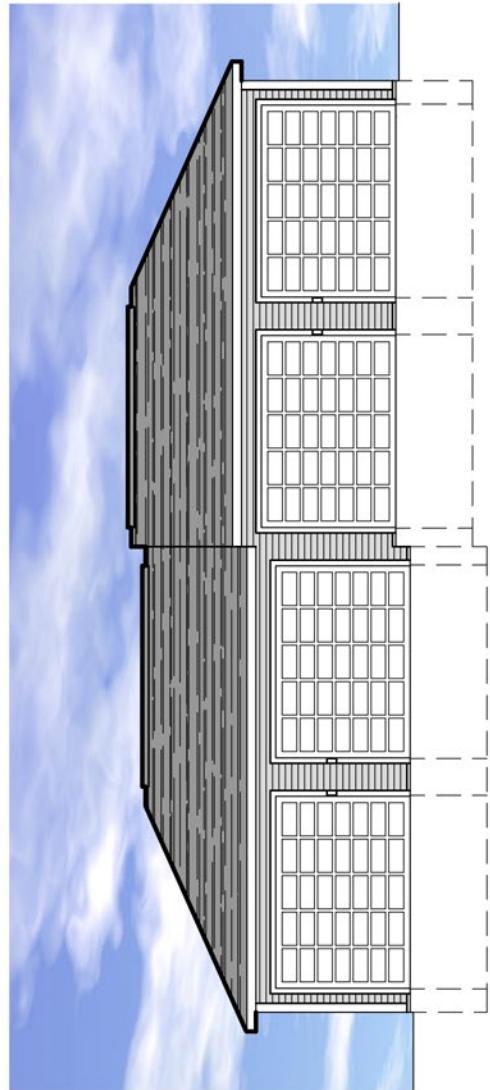
Side Elevation

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4-Stall Rear Elevation



4-Stall Front Elevation

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TO FRONT OF GARAGES WITH
SINGLE FINISH FLOOR
ELEVATION.

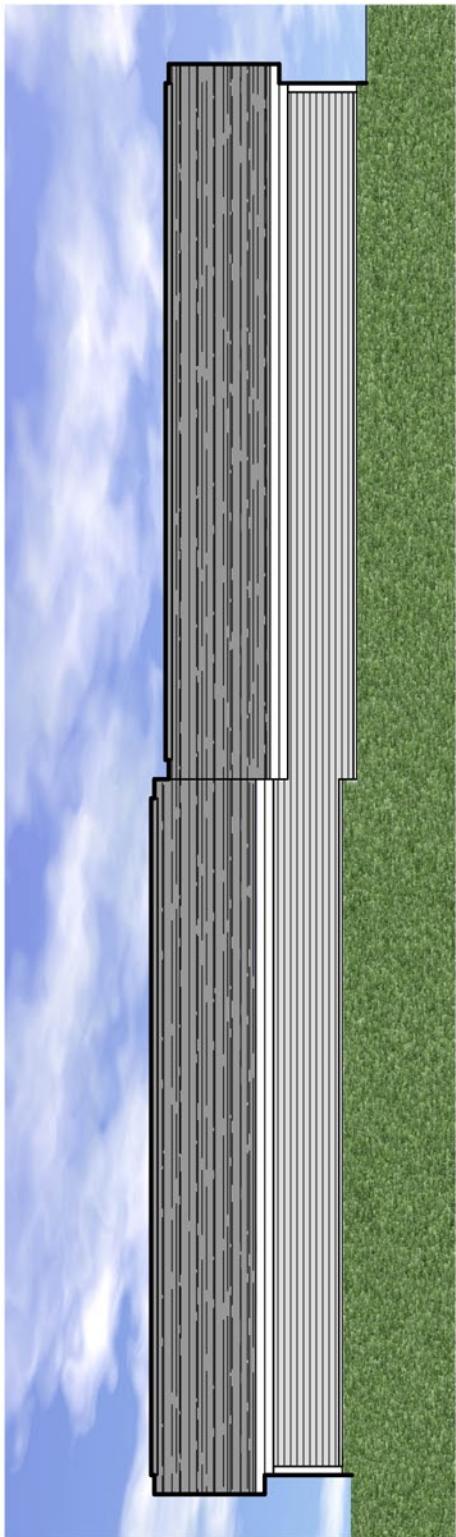
4-Stall Garage Elevation w/ Hip Roof

Andover Pointe Apartments

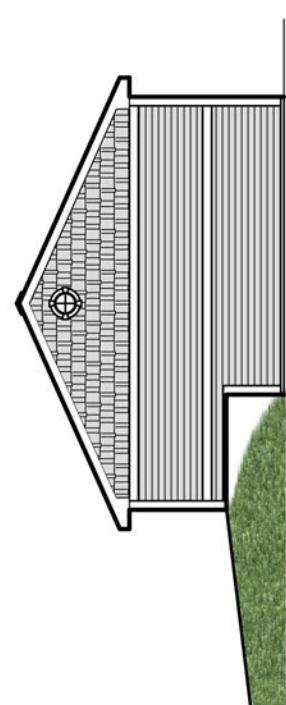
La Vista, Nebraska

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6-Stall Rear Elevation w/ 3 Finish Floor Elevations

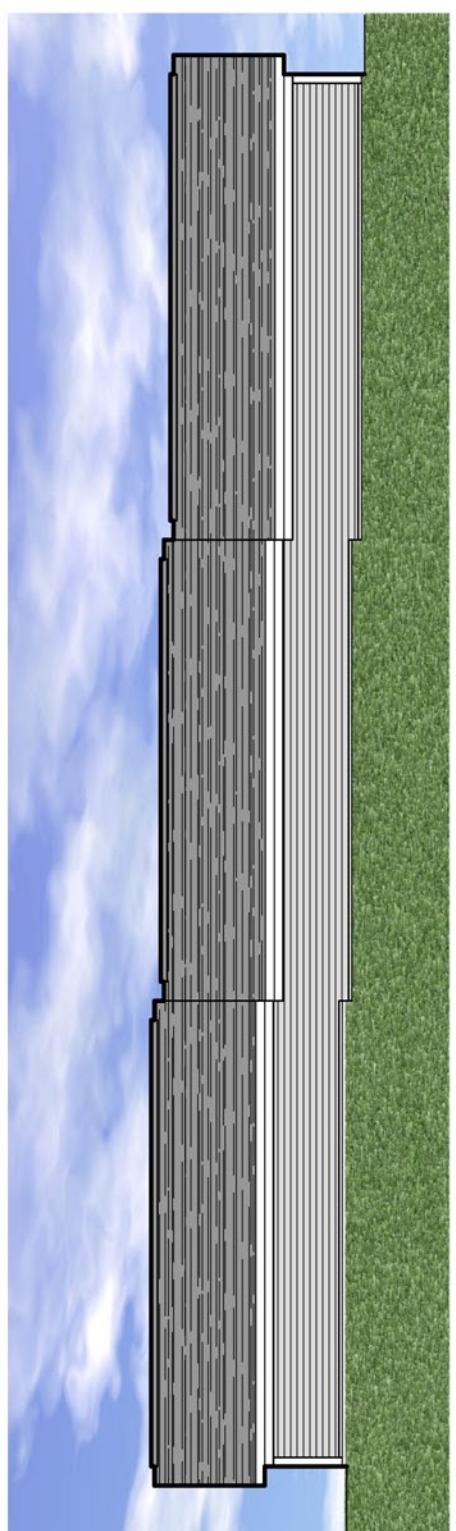


Side Elevation

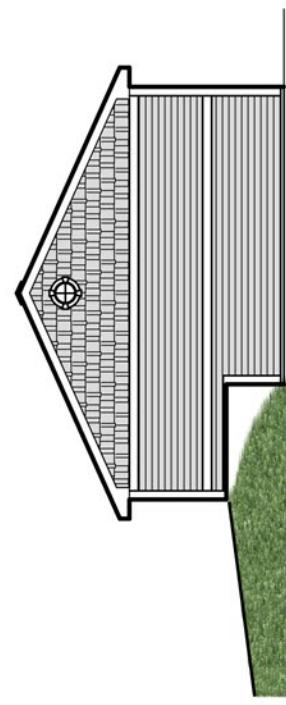
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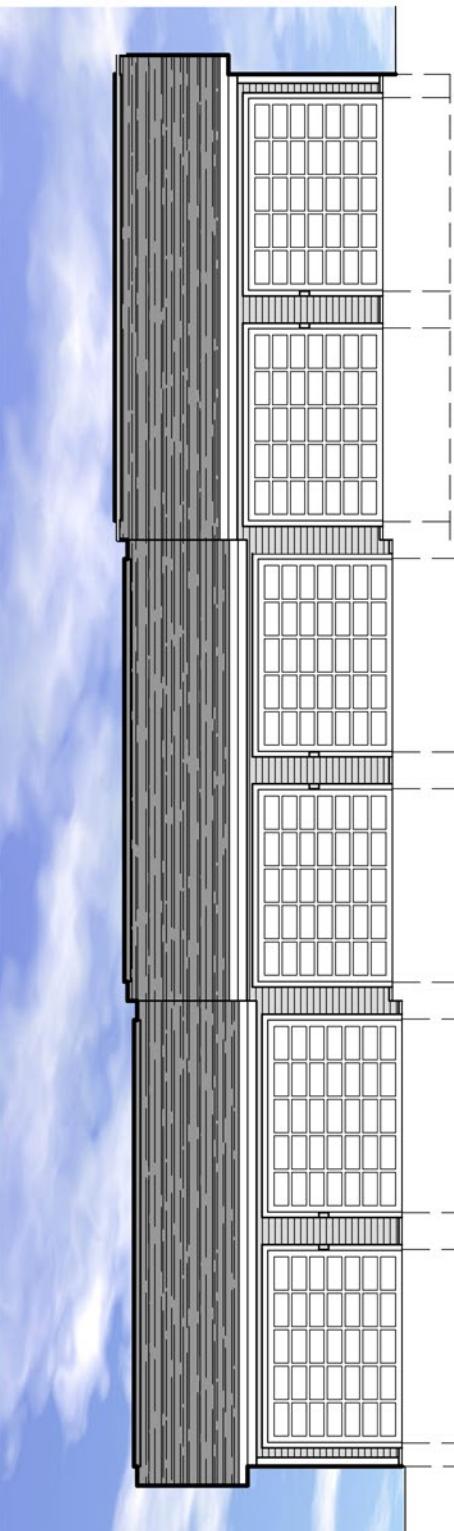
6-Stall Rear Elevation w/ 2 Finish Floor Elevations



Side Elevation



6-Stall Front Elevation w/ 2 Finish Floor Elevations



6-Stall Front Elevation w/ 3 Finish Floor Elevations

CENTER GABLE TO BE ADDED
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SINGLE FINISH FLOOR
ELEVATION.

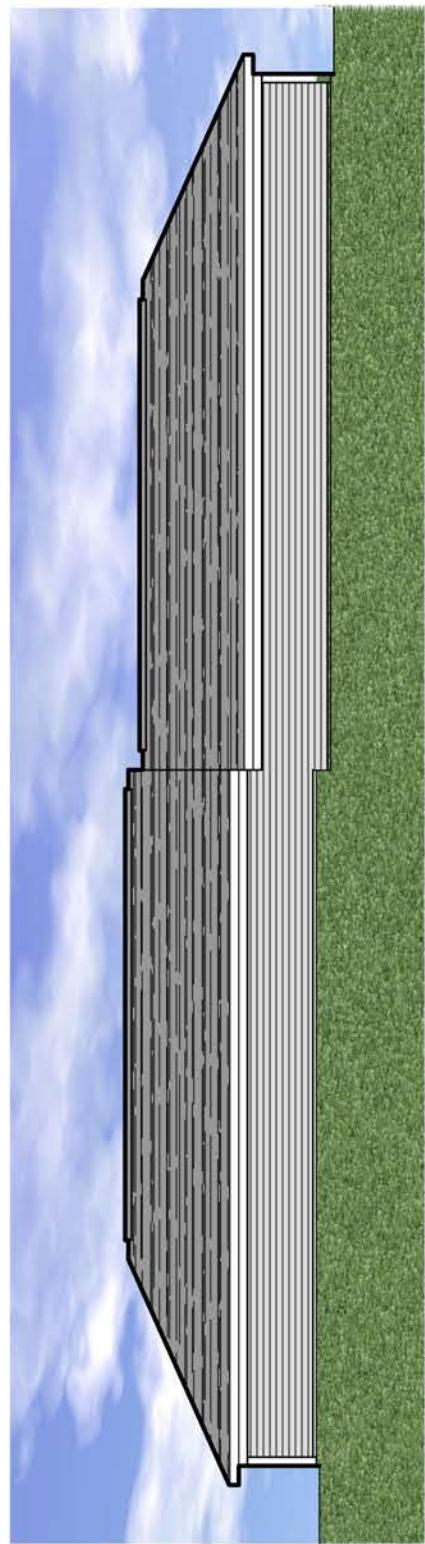
6-Stall Garage Elevation w/ Gable Ends

Andover Pointe Apartments

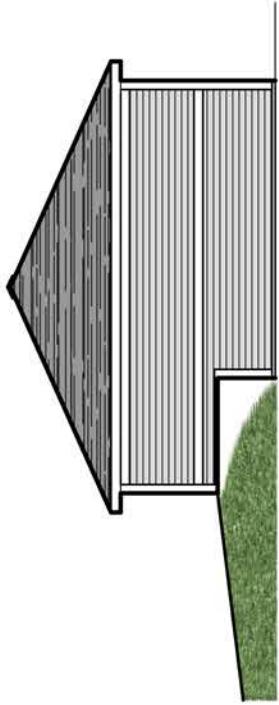
La Vista, Nebraska

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EDWARD
ROSE & SONS



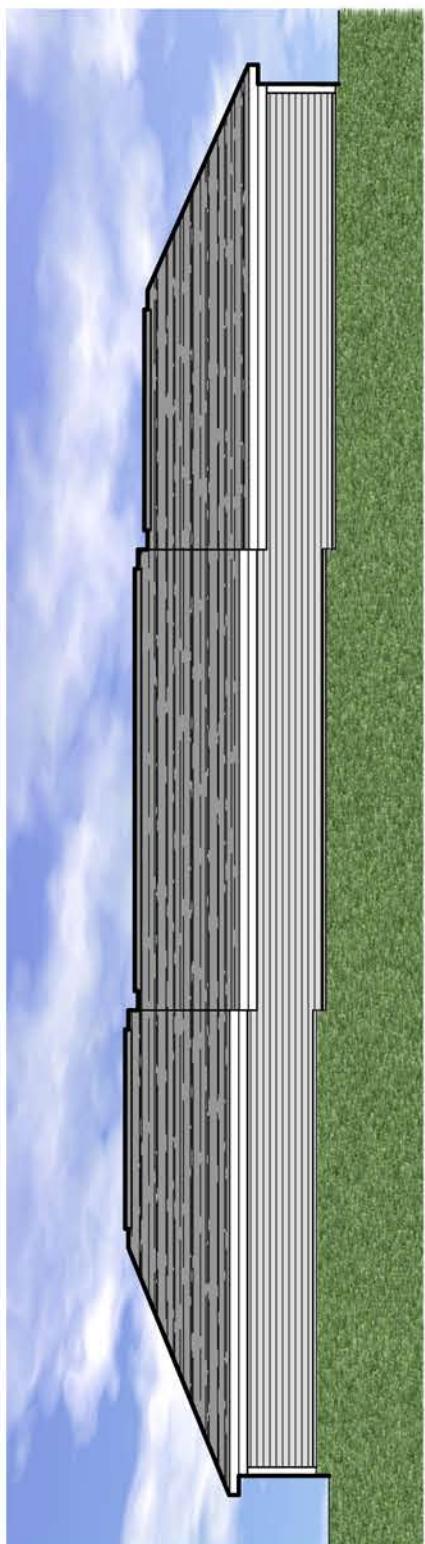
6-Stall Rear Elevation w/ 3 Finish Floor Elevations



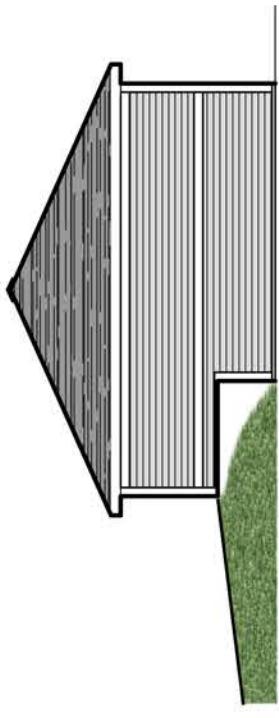
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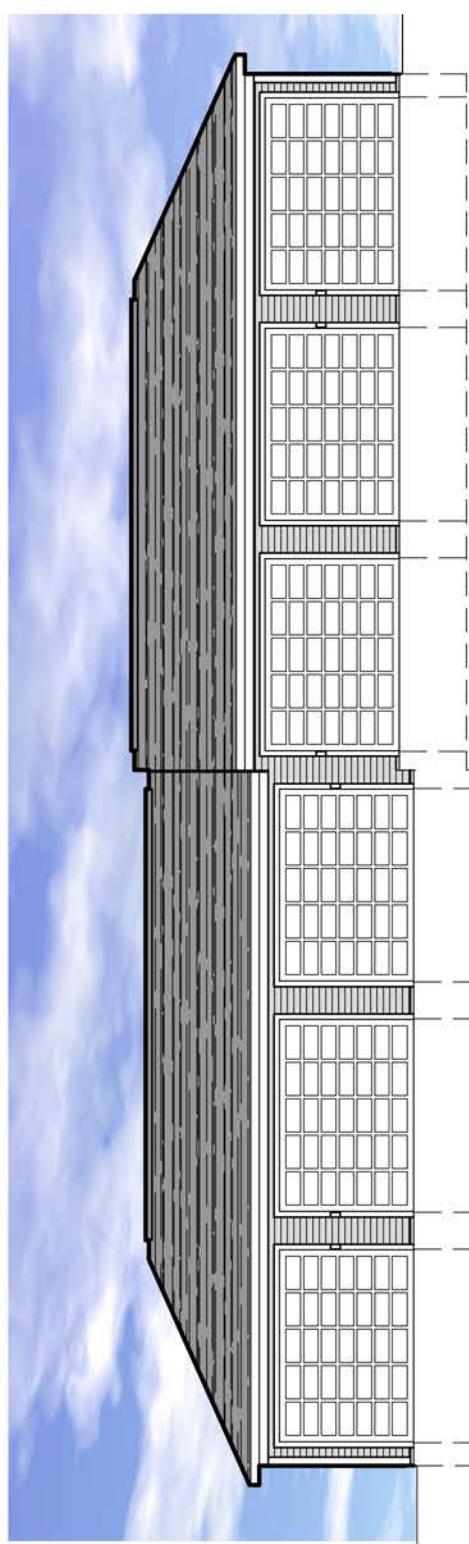
Side Elevation



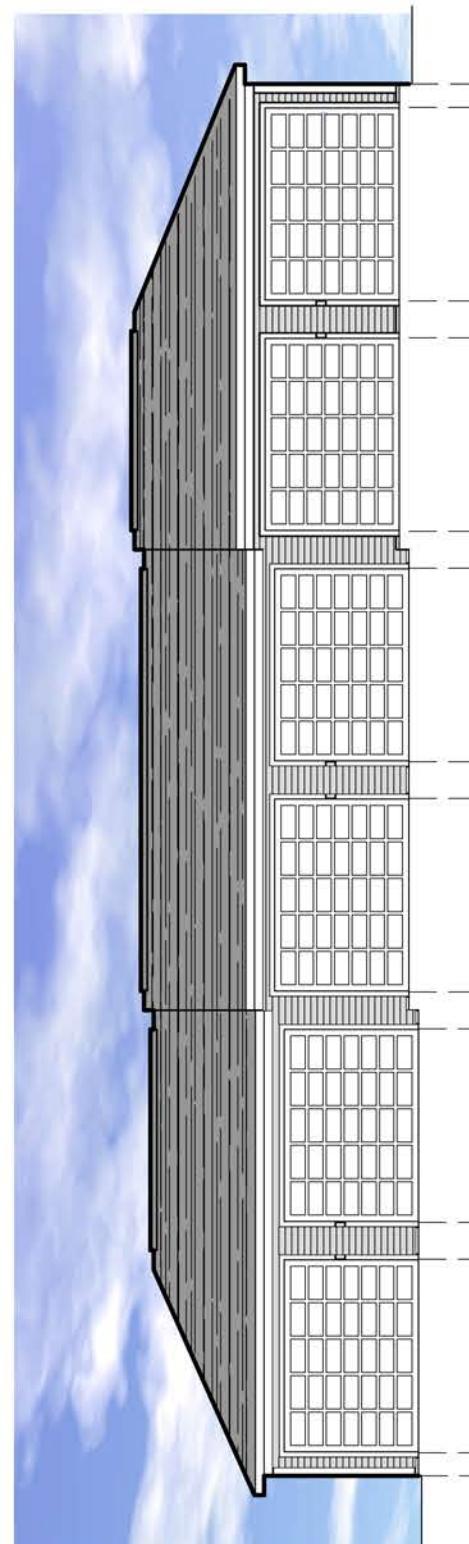
6-Stall Rear Elevation w/ 2 Finish Floor Elevations



Side Elevation

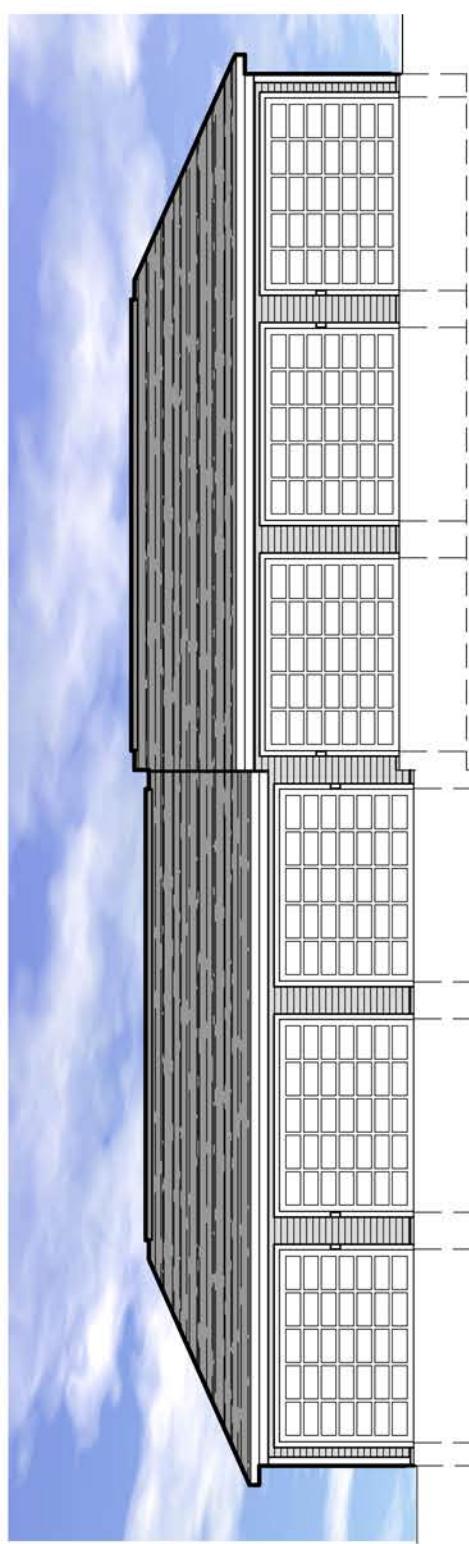


6-Stall Front Elevation w/ 3 Finish Floor Elevations



6-Stall Front Elevation w/ 2 Finish Floor Elevations

CENTER GABLE TO BE ADDED
TO FRONT OF GARAGES WITH
SINGLE FINISH FLOOR
ELEVATION.



6-Stall Front Elevation w/ Hip Roof

6-Stall Garage Elevation w/ Hip Roof
Andover Pointe Apartments
La Vista, Nebraska

Rev. 8-19-14


E D W A R D
ROSE & SONS



9 July, 2014
Revised 30 July, 2014
Revised 7 August, 2014
Revised 28 August, 2014

Mr. Chris Solberg
City of La Vista
8116 Parkview Boulevard
La Vista, NE 68128-2198

RE: Design Review – Andover Pointe
BCDM Project No. 3700-11

Dear Chris:

Per your request, we have completed a design review of the above referenced project using the Design Guidelines for the Gateway Corridor District (dated 17 September 2013) as applicable.

The following recommendations, comments and concerns are based on the provided drawings for Andover Pointe dated 7-7-2014. This review will note items ***Not in Compliance*** with the Design Guidelines.

I. Relationship of Buildings to Site:

- Refer to item F. Provide information for utility services, to be underground where possible.
-Additional information needed.
-Additional information provided on description of utility screening to be utilized.
Not in Compliance pending utility information.
Not in Compliance pending utility information.
Submittal is Compliant.

- Grading and building sites/elevations don't appear to match up. Provide information on how facilities and sites are modified to merge at grade levels.
-Additional information provided to describe how buildings meet site.
Not in Compliance pending additional site information.
Not in Compliance pending additional site information.
Submittal is Compliant.

II. Relationship of Buildings and Site to Adjoining Area

- All criteria of this section are being satisfied or do not apply.
Submittal is Compliant.

III. Landscape and Site Treatment

- Refer to Item D. ...*All projects are required to use the minimum number of species under each category from the variety list in Appendix A...*
 - Deciduous and Coniferous shrubs listed in the landscape plan do not match Appendix A and do not fulfill the requirement.
 - **Shrubs from Appendix A to be included in the design.**
Not in Compliance.
 - **Refer to Item D and Appendix A.** Minimum species to be included as trees and shrubs are listed.
 - **Planting plan submittal has been revised to include compliant plantings.**
Not in Compliance.
Submittal is Compliant.

- Refer to Item G. *Irrigation of all landscape elements as defined above and turf area is required. Provide specification or information showing compliance in design submittal.*
 - -Additional information needed to confirm irrigation of landscape elements.
Not in Compliance.
 - **Irrigation noted as required.**
Submittal is Compliant.
Submittal is Compliant.
- Refer to Item I. *Screening of service yards, mechanical, electrical, phone equipment and pedestals and other places that tend to be unsightly shall be accomplished by use of walls, fencing, planting, or combinations of those. Screening shall be equally effective in winter and summer.*
 - -Additional information for any and all utility and mechanical equipment to be screened for use in the design of the project.
 - -All equipment and utility hookups are to be screened.
 - -Provide additional information for mechanical and utility locations.
Not in Compliance.
 - **-Additional information as to the treatment of typical equipment and utility screening required.**
Not in Compliance.
 - Additional information provided on screening of utility equipment.
Submittal is Compliant.
- Refer to Item J. *...Lighting standards and fixtures for the parking areas and drives within the building area shall be similar in appearance and quality level as the light fixtures identified in Appendix B. ...*
 - Provide cut sheet for exterior lighting selections.
Not in Compliance.
 - Provide cut sheet for exterior lighting selections.
Not in Compliance.
 - Additional information provided for compliant lighting selections.
Submittal is Compliant.

IV. Building Design

- Refer to Item C. *All buildings are to be designed from a four-sided (360 degree) structure perspective, thus requiring the same caliber of finishes and design attention on all facades of the building. Large areas of blank exterior are to be avoided and are grounds for non-compliance.* -
 - Rear and sides of building have significantly less brick and show lower levels of caliber, design and attention to finishes.
 - Provide design to show 360 degree construction.
 - Garage elevations show definite front and definite back sides.
Not in Compliance.
 - Comment not addressed.**
 - Submittal revised to include additional brick at areas of the designs.
 - With no return on sides of brick towers, recommendation to include additional brick on side tower faces to comply with requirements.
Not in Compliance.

-Submittal has been revised to include additional brick on side elevations.

-This increases total masonry, and creates design of similar caliber finishes to all sides.

Submittal is compliant.

- Refer to Item D. *(i) The primary building material of all portions of the building shall be brick (clay or stone)...*

-Rear and Sides of buildings show designs not of the same proportion of finishes as the other sides.

Not in Compliance.

Comment not addressed.

-Proportion of finishes revised. See previous comment.

-With no return on sides of brick towers, recommendation to include additional brick on side tower faces to comply with requirements.

Not in Compliance.

-Submittal has been revised to include additional brick on side elevations.

-This increases total masonry, and creates design of similar proportion of finishes to all sides.

Submittal is compliant.

- Refer to Item H. *Equipment Screening: Mechanical Equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building or they shall be so located as not to be visible from the elevation view and all angles associated with any public view.*

-Provide additional information for equipment to determine adequacy of screening design.

Not in Compliance.

Comment not addressed.

-Additional information provided on screening of utility equipment.

Submittal is Compliant.

- Refer to Item M. *Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. In multiple building projects, variable siting or individual buildings may be used to prevent a monotonous appearance.*

- Additional variation in design for visual interest to be included as much as possible to prevent a monotonous appearance.

- Additional detailing/variation needed on sides, rear, garages, etc for compliance.

Not in Compliance.

-Garage variation needed.

Not in Compliance.

-Comment not addressed under current submission.

Not in Compliance.

-Garage variation increased in roof configuration, grading, and single band of material.

Submittal is Compliant.

V. Signs

- To be reviewed by City of La Vista.

VI. Maintenance- Planning and Design Factors

Mr. Chris Solberg

City of La Vista

July 9, 2014, **Revised July 30, 2014**, Revised August 7, 2014, Revised August 28, 2014.

Page 4

- All criteria of this section are being satisfied. **Submittal is compliant.**

VII. Factors for Evaluation

- Comments included throughout sections above.

VIII. Re-submittal Requirements

- After the initial submittal, digital submissions are acceptable, with the exception of material and color samples. A final hard copy submittal in 11" x 17" form Mat shall be required after final approval. Comments included throughout sections above.

Design Review Summary:

- 1. Additional brick has been added to the side elevations of the buildings. This has increased the caliber and proportion of materials used to create a more 360-degree design of finishes.**

If you have questions on any of the comments listed above, please contact me directly at (402) 384-6428.

Sincerely,



Kevin Schluckebier, AIA, LEED AP
BCDM Architects

KES/bsf

c: File 3700-11, 2.0



Front Elevation

COLORS SHOWN ARE
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LANDSCAPING SHOWN IS FOR
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MATERIALS & COLOR NOTES:
• TAN OR GREY SHAKES AND
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Andover Pointe Apartments
La Vista, Nebraska



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COLORS SHOWN ARE REPRESENTATIVE ONLY AND WILL VARY SLIGHTLY FROM MANUFACTURED PRODUCTS.



Rear Elevation

MATERIAL & COLOR NOTES

- DARK BRICK
- TAN OR GREY SHAKES & VINYL SIDING
- WHITE TRIM MEDIUM GREY
- SHINGLE ROOF

Andover Pointe Apartments

La Vista, Nebraska

Rev. 8-6-14





Right Side Elevation Shown
(Left Side the Same but Mirrored)

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Bridge Building Right Side Elevation Shown
(Left Side the Same but Mirrored)

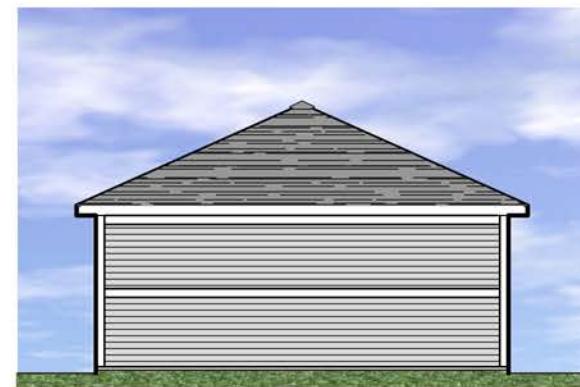
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Andover Pointe Apartments
La Vista, Nebraska
Rev. 8-6-14





4-Stall Rear Elevation



Side Elevation



4-Stall Front Elevation

CENTER GABLE TO BE ADDED
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SINGLE FINISH FLOOR
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4-Stall Garage Elevation w/ Out Berm

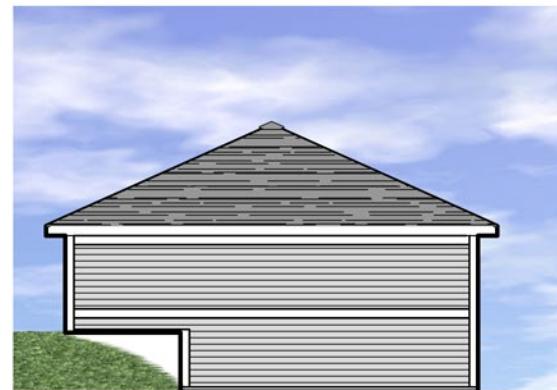
Andover Pointe Apartments
La Vista, Nebraska

Rev. 8-19-14





4-Stall Rear Elevation



Side Elevation



4-Stall Front Elevation

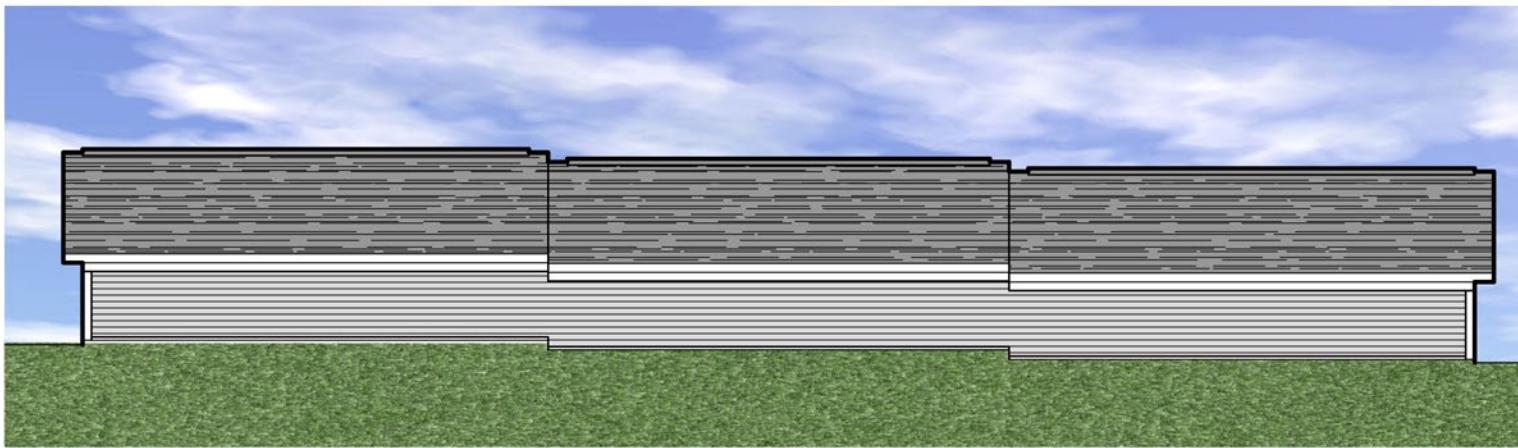
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ROOF
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4-Stall Garage Elevation w/ Hip Roof
Andover Pointe Apartments
La Vista, Nebraska
Rev. 8-19-14





6-Stall Rear Elevation w/ 3 Finish Floor Elevations



Side Elevation

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MATERIALS & COLOR NOTES:
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ROOF
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6-Stall Rear Elevation w/ 2 Finish Floor Elevations



Side Elevation



6-Stall Front Elevation w/ 3 Finish Floor Elevations

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ELEVATION.



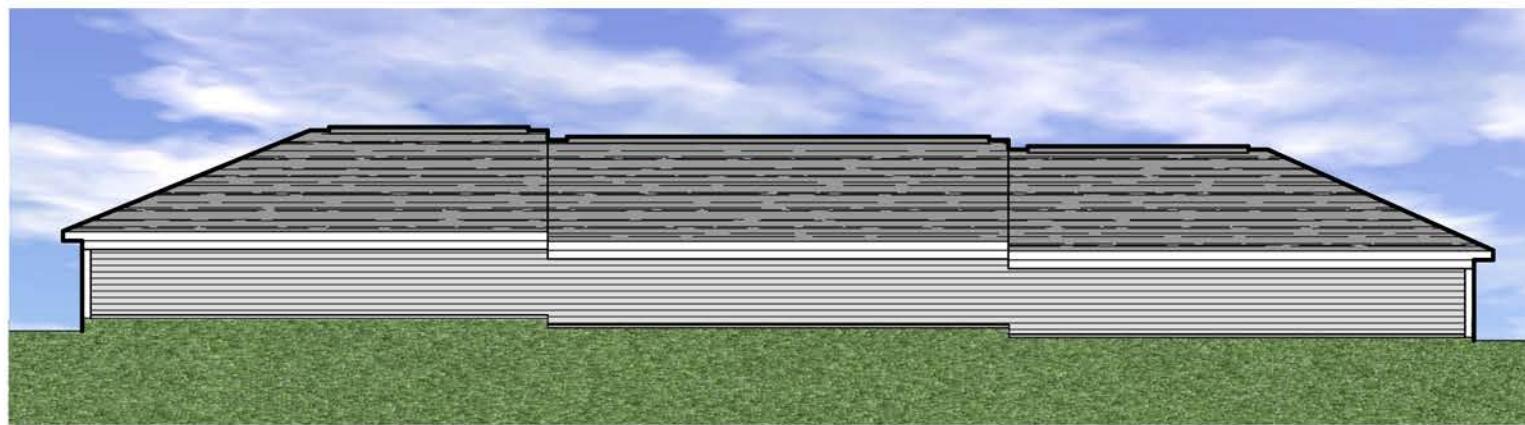
6-Stall Front Elevation w/ 2 Finish Floor Elevations

6-Stall Garage Elevation w/ Gable Ends

Andover Pointe Apartments

La Vista, Nebraska

Rev. 8-19-14



6-Stall Rear Elevation w/ 3 Finish Floor Elevations

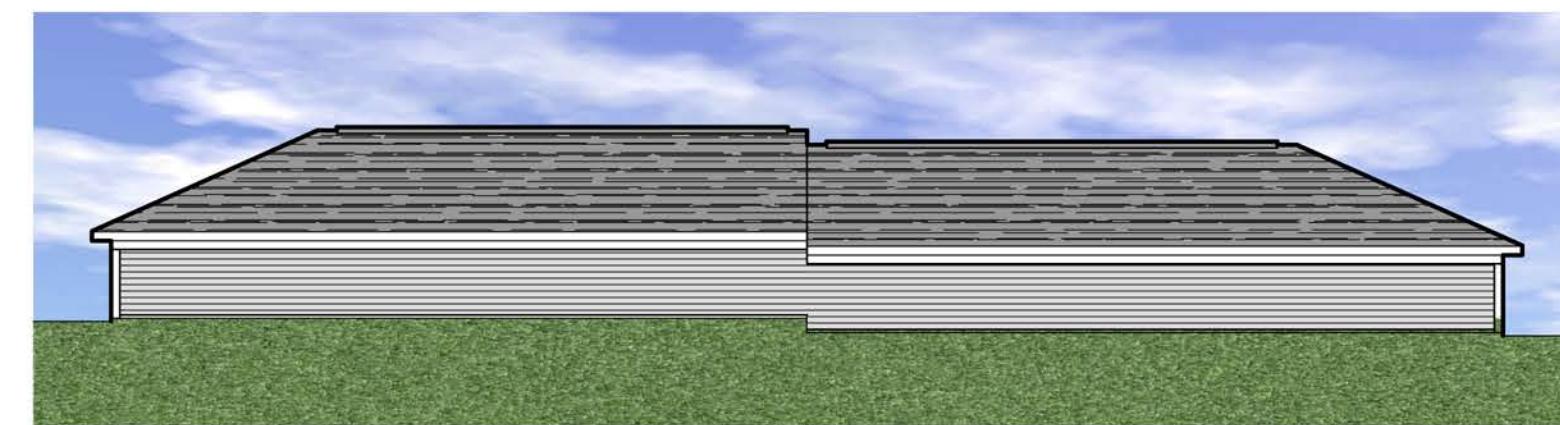


Side Elevation

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6-Stall Rear Elevation w/ 2 Finish Floor Elevations



Side Elevation



6-Stall Front Elevation w/ 3 Finish Floor Elevations

CENTER GABLE TO BE ADDED
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ELEVATION.



6-Stall Front Elevation w/ 2 Finish Floor Elevations

6-Stall Garage Elevation w/ Hip Roof
Andover Pointe Apartments
La Vista, Nebraska

Rev. 8-19-14

6101 NEWPORT ROAD
POST OFFICE BOX 3015
KALAMAZOO, MICHIGAN 49003
PHONE (269) 323-9484
FAX (269) 321-7884

July 1, 2014

Mr. Christopher Solberg
City of LaVista
Planning Department
8116 Park View Blvd.
LaVista, NE 68128-2198

Re: Andover Pointe – Waiver Requests

Dear Chris:

The Andover Pointe Apartment development will have multiple points of access to and from 132nd Street without connection to the north at 130th Street and Highland Boulevard. Roads constructed within the Andover Pointe Apartment development will be private and not a continuation of any public road. Therefore, we are writing to request the following waivers:

- Waiver of Article 4.02 of the Subdivision regulations regarding extension of existing streets that abut the plat for 130th Street; and
- Waiver of Article 4.02 of the Subdivision regulations regarding extension of existing streets that abut the plat for Highland Boulevard.

Please contact me with any questions or if additional information is required. I can be reached at the telephone number above or via email at mharrison@edwardrose.com.

Sincerely,

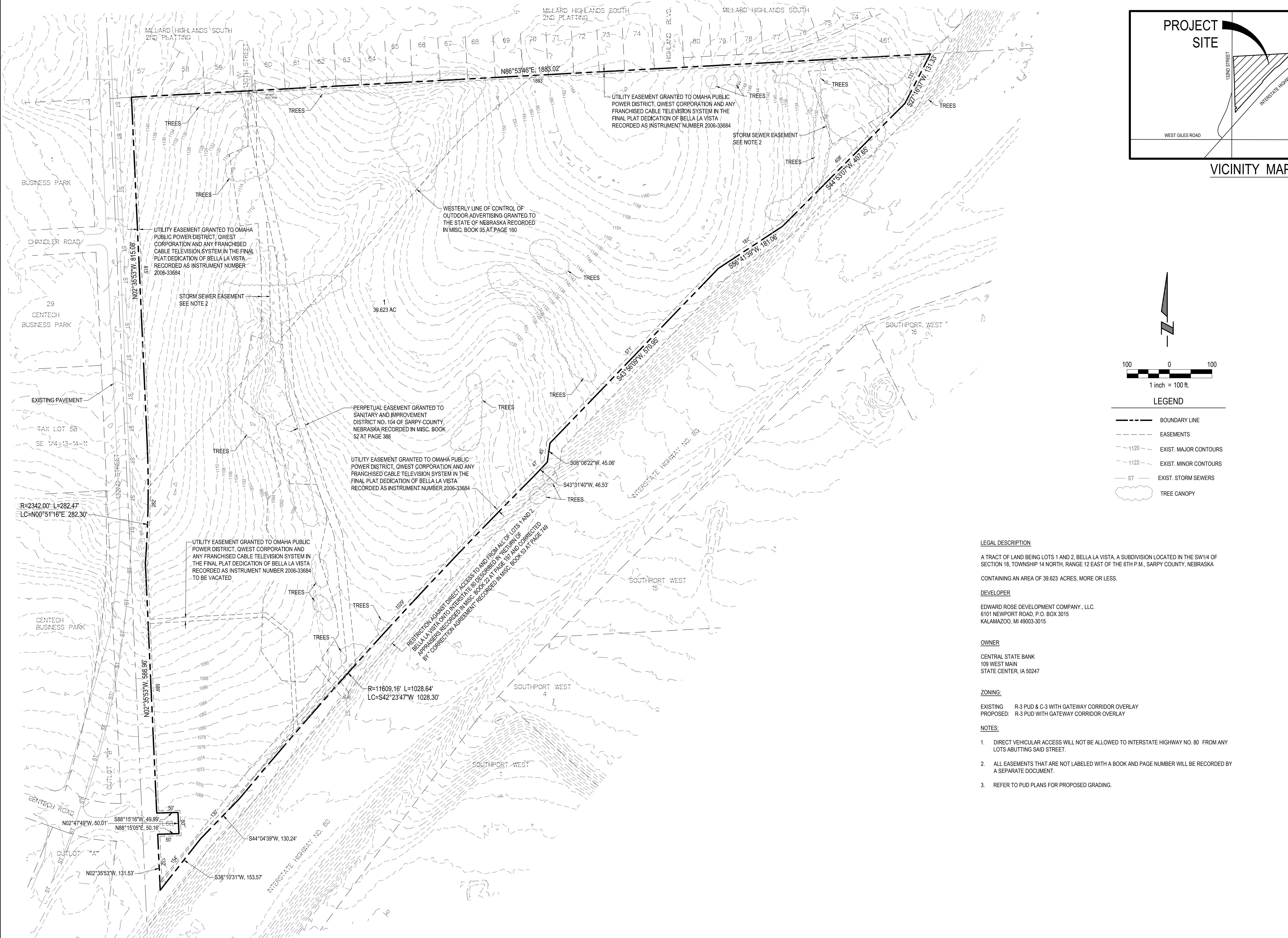
EDWARD ROSE DEVELOPMENT COMPANY, L.L.C.



Mark G. Harrison

/mr

c: Tom Wheatley; Jerry Speedy, Jim Hall, Kirsten Rimes, Steven D. Johnson, Esq.



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Phone: 402.895.4700 Fax: 402.895.3599
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Engineering Answers

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ANDOVER POINTE

LA VISTA, NEBRASKA

11 of 11

REF ID: A11000000000000000000000000000000

PRELIMINARY PLA

11 of 11

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