

AGENDA ITEM 4A

**Public Hearing for an Amendment to the
Planned Unit Development (PUD) – Lot
14A and 15A Southport East Replat Eight
and Lots 1-4 Southport East Replat Nine –
The Lund Company**



**CITY OF LA VISTA
PLANNING DIVISION**

RECOMMENDATION REPORT

CASE NUMBER: PPUD-17-0004

For Hearing of: November 16, 2017
Report Prepared on: November 10, 2017

I. GENERAL INFORMATION

A. APPLICANT: The Lund Company

B. PROPERTY OWNER(S):

The Lund Company Partnership / Lund Southport 76 LLC
450 Regency Parkway, Suite 220
Omaha, NE 68144

John Hoich
Hoich Enterprises, Inc.
5410 North 279th Street
Valley, NE 68064

Michael McDermott
425 North Rawhide Drive
Olathe, KS 66061

C. LOCATION: Northwest and Southwest of Southport Parkway and Eastport Parkway intersection

D. LEGAL DESCRIPTION: Lots 14-A and 15-A, Southport East Replat Eight and Lots 1-4 Southport East Replat Nine

E. REQUESTED ACTION(S):

- Planned Unit Development (PUD) Site Plan amendment to allow for expansion of the existing Securities America building and off-site parking.

F. EXISTING ZONING AND LAND USE:

C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District); the current Securities America office building exists on Lot 14-A, the remainder of the property is currently vacant.

G. PROPOSED USES: Developer wishes to construct an addition to the existing Securities America building and construct additional parking on a

lot on the south side of Southport Parkway to accommodate the additional parking demand.

H. SIZE OF SITE: 17.01 Acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: Except for the existing Securities America building and related parking, the existing site is vacant ground. There is a gradual downward grade to the east.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** PayPal; C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District)
2. **West:** MyPlace and Lot 2 Southport East Replat Fourteen (vacant); C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District)
3. **South:** Hampton Inn, Southport Center strip commercial building, and Lots 3 & 5 Southport East Replat Six (vacant); C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District)
4. **East:** Tax Lot 3 17-14-12 - Vacant; TA Transitional Agriculture District and Gateway Corridor District (Overlay District)

C. RELEVANT CASE HISTORY:

1. A PUD Site Plan and Ordinance was originally approved for Southport East Replat Nine on August 7, 2007.
2. A PUD Site Plan and Ordinance was originally approved for Southport East Replat Eight on January 16, 2007.

III. ANALYSIS

A. COMPREHENSIVE PLAN: The Future Land Use Map of the Comprehensive Plan designates this property for commercial uses.

B. OTHER PLANS: N/A

C. TRAFFIC AND ACCESS:

1. The Traffic analysis for the study area intersections indicate that the proposed Securities America expansion will have a minimal impact on Level of Service (LOS) (between the 2040 Background and 2040 Build scenarios) at the intersections within the study during the peak traffic hours for the study horizon year of 2040. This conclusion assumes improvements to Giles Road and the Exit 442 interchange recommended by other recent traffic studies occur by 2040.
2. Due to this development, along with anticipated surrounding growth, some movements at the Giles Road and Southport Parkway

intersection, as well as the Giles Road and Interstate 80 interchange will operate at a LOS “F” by the 2040 study horizon year. Addressing such problems is beyond the scope of this project.

D. UTILITIES: All utilities are available to the site.

E. PARKING REQUIREMENTS:

1. The parking stall count proposed in the PUD ordinance provides for 790 parking stalls to be shared between Lots 14A and 15A of Southport East Replat 8 and Lot 3 Southport East Replat 9. Staff believes this should be a sufficient number for the use proposed on the Southport East Replat 8 lots.
2. A total of 346 parking stalls are proposed for Lots 1, 2, and 4 of Southport East Replat 9. This amount of parking is acceptable for the conceptual development designed within the PUD site plan for office-style uses.

F. LANDSCAPING:

1. The landscaping plan has been reviewed as per the Southport East design guidelines. Comments regarding the landscaping plan are stated within the design review letter from the City’s Design Review Architect and the staff review letter that are attached to this report. The documents provided to the Planning Commission have been revised since the last review letter to address these comments. Final design review approval of the landscaping plan will be required prior to City Council review.

G. BUILDING DESIGN:

1. The building design has been reviewed as part of the design review process that is required for developments within the Southport East as per the Southport East Design Guidelines. The overall design review process is substantially complete and will be required to be fully completed prior to issuance of a building permit.

IV. REVIEW COMMENTS:

1. The Papillion Fire Marshall’s office has reviewed the revised Emergency Vehicle Turning Plan and has approved of the plan be contingent upon applicant’s resubmittal and further demonstration that the requirements of 1, 2 and 3 as listed above, are met for proposed future development of Lots 1, 2 and 4 at the time of development.
2. After review of the Easement Agreement (Instrument No. 2016-06605) and Exhibit “A”, it was determined that satisfactory financial guarantees were needed to be provided for the West Driveway access and the Left-Turn Bay on Southport Parkway. A draft letter of credit providing the guarantee in the

amount necessary to cover the cost of the improvements has been submitted and approved by staff.

3. Since Lot 3 is part of a PUD involving multiple owners, all property owners in the PUD approved under Ordinance No. 1045 were required to provide a letter stating their approval of this application.

V. STAFF RECOMMENDATION – PUD SITE PLAN:

Approval of the PUD Site Plan for an office development with off-site parking, contingent on satisfactory amendments to the existing ingress/egress easement and the finalization of adjustments to the PUD plan set or PUD ordinance as required by city staff prior to City Council approval, as the PUD Site Plan request is consistent with the Comprehensive Plan and the Zoning Ordinance.

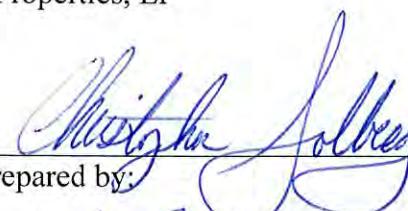
VI. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. Staff Review and Consultant Response Letters
3. Design Review Architect's Letters
4. Draft PUD Site Plan Map Set

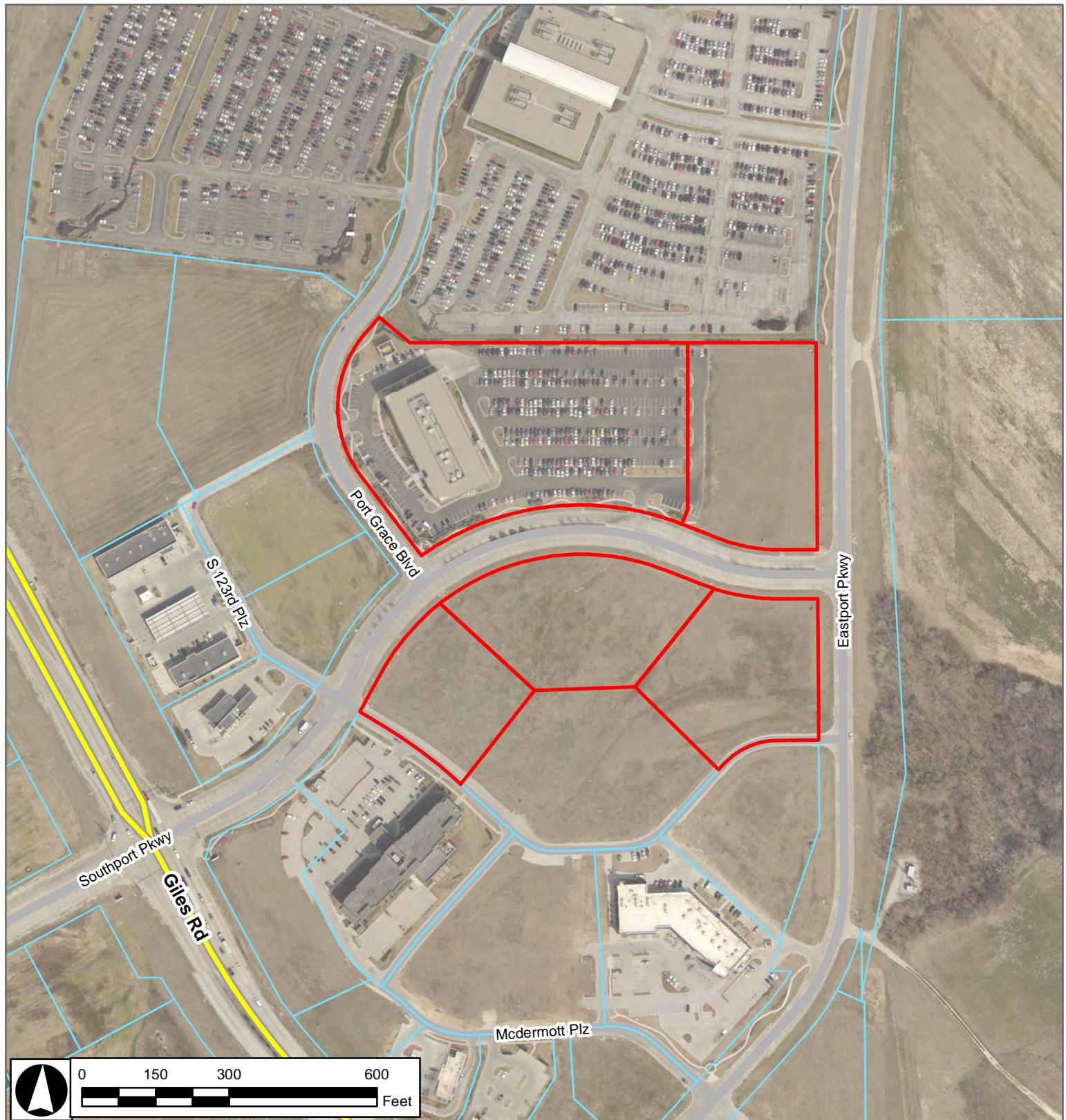
VII. COPIES OF REPORT TO:

1. Gerald Kelly, The Lund Company
2. Sheila Ireland, HDR
3. John Hoich, Hoich Enterprises, Inc.
4. Michael McDermott, Gen3 Properties, LP
5. Public Upon Request

Prepared by:

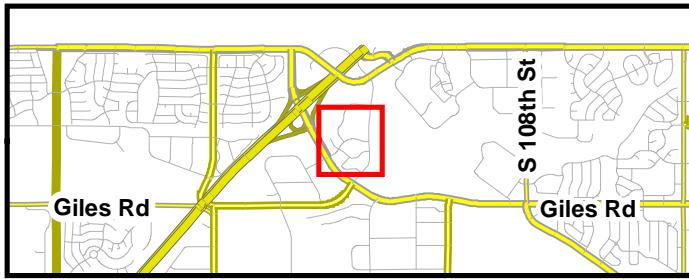

Marylou Solberg
Community Development Director

11-10-17
Date



Project Vicinity Map

**Lots 14-A & 15-A Southport East Replat Eight
Lots 2-4 Southport East Replat Nine**



10-10-2017
JMC



August 25, 2017



Sheila Ireland
HDR
8404 Indian Hills Drive
Omaha, NE 68114

RE: Proposed Securities American Expansion & Offsite Parking Lot Facility
Amendments to PUD Plans-Ordinances 1020 and 1045

Ms. Ireland,

We have reviewed the documents submitted for the above-referenced application. Based on the elements for consideration set forth in the applicable sections of the Zoning Ordinance, as well as the PUD Ordinances for Southport East Replat 6 and Replat 9, the City has the following comments:

1. Article 5.15.04.01: The applicant needs to submit a proposed schedule of construction that is compliant with this article.
2. Article 5.15.04.02: In regards to Lot 3, Southport East Replat Nine, satisfactory financial guarantees are needed for elements of shared infrastructure that are needed on this lot such as sanitary sewers, storm sewers and accesses that need to be constructed on Lot 3 but also are needed to serve the rest of the PUD in Ordinance 1045. These would be required before any building permits are issued for this project. Easements will need to be modified.
3. Article 5.15.04.03: The applicant has submitted a traffic impact analysis in the form of a memorandum. This has been provided to Felsburg, Holt & Ullevig to review on behalf of the City based on their traffic engineering expertise and prior reviews in the Southport area on behalf of the City. Their review letter requests certain additional analysis and that letter should be provided to the applicant. A copy of the letter is attached to this letter for your review. Revisions to the study also need to include a second connection to the parking lot on Lot 3 at the Port Grace Boulevard and Southport Parkway intersection along with the addition of a left-turn bay on Southport to serve this access. Figures 4 and 5 in the study should be revised to include this access.
4. Article 5.15.04.04: Although the La Vista Police Department has concluded that they have no concerns regarding the proposed PUD, comments have not been received from the Papillion Fire Department regarding the application. If

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Golf Course
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p: 402-339-9147

Library
9110 Giles Rd.
p: 402-537-3900
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Police
7701 South 96th St.
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f: 402-331-7210

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the Fire Marshall has any comments regarding the PUD, those will be forwarded upon receipt.

5. Article 5.15.04.05: Since Lot 3 is part of a PUD involving multiple owners, all property owners in the PUD approved under Ordinance No. 1045 will need to provide a letter stating their approval of this application.
6. Article 5.15.04.06: To examine the compatibility of the proposals with the surrounding land, the applicant needs to provide a composite plan of the proposed development over the top of an aerial photo such as the 2016 GIS photo available in Sarpy GIS. This should be at a scale of approximately 1 inch equals 100 feet and cover the area from McDermott Plaza to the PayPal parking lot north of Replat Eight and from Eastport Parkway to the My Place Hotel site. The proposed amendment to the PUD in Ordinance 1020 does not appear to have any adverse impacts to surrounding development and is an improvement in the aspect that a previously proposed vehicular access to Eastport Parkway is not in the revised plan. However, the proposed amendment to the PUD approved under Ordinance No. 1045. The amendment needs to address:
 - a. Shared sanitary sewer
 - b. Shared storm sewer including PCSMP measures as applicable
 - c. Shared access drives including connection to Port Grace and Southport intersection
 - d. Construction of westbound left-turn bay at Port Grace and Southport intersection
 - e. Pedestrian connections
 - f. Vehicular connections (connection to Lot 4 from Lot 3 for example)
 - g. Whether there will be shared parking amongst the PUD property owners, or not.

To demonstrate such considerations, there needs to be an amended PUD plan covering at least Lots 1 through 4 of Southport East Replat Nine.

7. Article 5.15.04.07: The application indicates a total building square footage of 158,000 square feet for office usage. The zoning regulations would require 790 parking stalls of which 16 must be accessible stalls and of that number 1 in 6, or 3, must be van accessible. The application also indicates the expectation of 800 employees on the maximum shift by 2027. A review of the site plan for both on-site and off-site parking lots shows a total of 799 stall which includes 18 accessible stalls. The accessible stall count includes 3 van accessible stalls.

If there is a desire to share parking with other uses in the PUD, then that needs to be set forth in the application.

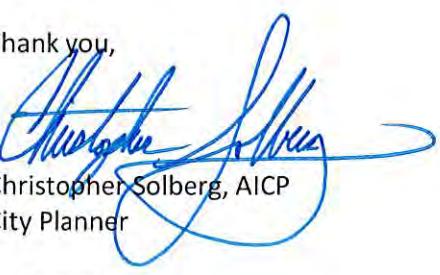
8. Articles 5.15.04.08 & .09: The Southport East Design Guidelines requires a 20 foot wide landscaped area along Southport Parkway. However, the landscaped area along Southport Parkway on north side of Lot 3 is depicted as 15 feet. Additionally, Ordinance 1045 requires 25% greenspace on Lot 3. Although it would appear that this requirement is met, the data needs to be provided on the plan.
9. Article 5.15.04.10: Based on the proposed office use being considered commercial and the individual parcel being Lot 14A, the proposed building coverage is 21.6%. The building footprint area of 53,550 square feet listed on the application was used in making this calculation.
10. Article 5.15.04.11: Not applicable
11. Article 5.15.04.12: While there is not specifically common open space, there is shared, private infrastructure that will be involved in the amendment to the PUD approved in Ordinance 1045. There must be provisions made for operation and maintenance of this shared, private infrastructure. If there is an existing agreement, then it will need to be updated for the revised configuration of the infrastructure.
12. Article 5.15.04.13: Not applicable
13. Article 5.15.04.14: Shared accesses are proposed, but a modification to the connectivity to Lot 4, Southport East Replat Nine is needed.
14. Article 5.15.04.15: The applicant has been responsive to the City's request for a wider sidewalk to be provided along the south side of Southport Parkway in anticipation of the Nebraska Multisport Complex development creating a strong demand for pedestrian access between nearby hotels and the Multisport Complex. There will need to be additional consideration of pedestrian connectivity through the parking lot proposed on Lot 3, Southport East Replat Nine. This might be in the form of extending the pedestrian aisle to the south edge of Lot 3 for continuation to restaurants and other services in adjacent lots.
15. Article 5.15.04.16: Not applicable
16. Articles 5.15.04.17-21: The building and site design is currently under review by the City's Design Review Architect. A separate design review letter will be forwarded once the initial review has been completed. The design review process needs to be substantially complete prior to proceeding through the Planning Commission and City Council approval process.

17. Article 5.15.05.03: Provide information on Exhibits B1 and B2 to address Items 1, 5, 6, and 7 in this article.
18. Article 5.15.05.04: Provide statements and/or illustrations of conceptual plans to address first one-half of storm water runoff for water quality and to limit peak storm water runoff flows for 2-year events to pre-development levels. A copy of the drainage study for the 2015 parking lot expansion on Lot 15A, Southport East Replat Eight, will be provided for the applicant's information. In regards to the Replat Nine portion of the project, the amendment will need to identify if each lot is to be responsible for its own storm water management or whether there will be any shared facilities for storm water management.
19. Article 5.15.05.05: Was satisfactorily addressed in the submittal
20. Article 5.15.05.06: Providing the composite plan identified in Item 6 in this letter would address the need for a vicinity map.

Please submit 4 full size copies (along with electronic copies) of the revised documents. A timeline for review by Planning Commission and City Council will be determined after review of the revised documents.

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

Thank you,



Christopher Solberg, AICP
City Planner

Enclosure

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



FELSBURG
HOLT &
ULLEVIG

connecting and enhancing communities

August 16, 2017

RE: Securities America TIS - Review
FHU No. 15-453-08

Mr. John Kottmann, PE
City Engineer
City of La Vista
9900 Portal Road
La Vista, NE 68128

Dear Mr. Kottmann:

We have completed our review of the Securities America Expansion Traffic Impact Study (TIS) prepared by HDR dated June 22, 2017. As part of the review, we also considered traffic signal timing plans for the Giles Road corridor, and the FHU *Giles Road Traffic Memo* dated July 8, 2016. The proposed Securities America Building is located directly east of the existing building in La Vista, Nebraska (Sarpy County). The development site is on the north side of Southport Parkway between Port Grace Boulevard and Eastport Parkway. Access is proposed to be provided from existing drives onto Southport Parkway and onto Port Grace Boulevard.

Based upon our review of the information provided we offer the following comments:

1. The study should be sealed and signed by a Professional Engineer licensed in the state of Nebraska.
2. In general, we concur with the analysis scenarios and volumes as developed by HDR for this study. This includes the addition of Securities America trips to background volumes for 2040, as well as an analysis of existing conditions.
3. Page 2, Year 2040 Background Volumes: In a description of assumptions from the Nebraska Multisport Complex traffic study, it was stated that dual northbound right-turn lanes were assumed at the intersection Giles Road with I-80 Eastbound ramp terminals.
It should be noted that while this was an assumption in the NMSC study, NDOT has not planned or supported the construction of dual northbound right-turn lanes at this location. Please have the applicant update the report to add a scenario for 2040 build without dual northbound turn lanes. This would adjust the assumed splits for the northbound through and westbound right movements at the intersection of Giles Road with Southport Parkway.
4. Page 3, Field Observations: In general, we concur with the assumed splits for dual lane approaches. For the future year analysis at the intersection of Giles Road with Southport Parkway, the splits should be adjusted for analysis with and without dual northbound lefts at the I-80 Eastbound ramp terminals.

Please have the applicant update the report to add a scenario for 2040 build without dual northbound turn lanes. This would adjust the assumed splits for the northbound

August 16, 2017
Securities America TIS - Review
Page 2

through and westbound right movements at the intersection of Giles Road with Southport Parkway.

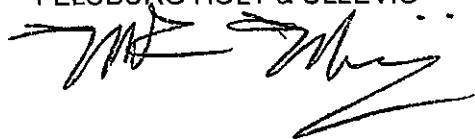
5. Figure 4: Trip generation volumes have been rounded to the nearest 5.

Please have the applicant update the figure to report unrounded trip generation volumes. With rounding it is difficult to backcheck the trip generation volumes on the figure with those on Table 1. Rounding to the nearest 5 for the 2040 Build scenario is acceptable.

If you have any questions regarding this review of the traffic study or if you would like to meet to discuss it in further detail, please give me a call.

Sincerely,

FELSBURG HOLT & ULLEVIG



Mark Meisinger, PE, PTOE
Transportation Engineer

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08.16.17.docx

August 25, 2017



Sheila Ireland
HDR
8404 Indian Hills Drive
Omaha, NE 68114

RE: Proposed Securities American Expansion & Offsite Parking Lot Facility
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See schedule provided.
2. Article 5.15.04.02: In regards to Lot 3, Southport East Replat Nine, satisfactory financial guarantees are needed for elements of shared infrastructure that are needed on this lot such as sanitary sewers, storm sewers and accesses that need to be constructed on Lot 3 but also are needed to serve the rest of the PUD in Ordinance 1045. These would be required before any building permits are issued for this project. Easements will need to be modified.
See Easement Instrument Number 2016-06605, Draft Ordinance and PUD Plan - Exhibit A.
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See revised Final Traffic Impact Study.
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See letters provided.

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See Site Paving Plan - Exhibit B.

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See Stormwater Management Statement provided.

19. Article 5.15.05.05: Was satisfactorily addressed in the submittal

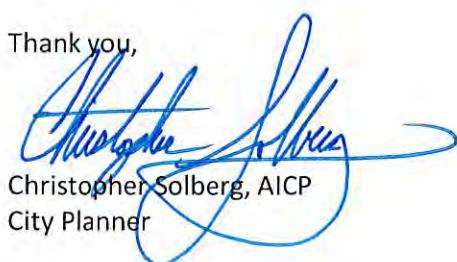
20. Article 5.15.05.06: Providing the composite plan identified in Item 6 in this letter would address the need for a vicinity map.

See Exhibit A.

Please submit 4 full size copies (along with electronic copies) of the revised documents. A timeline for review by Planning Commission and City Council will be determined after review of the revised documents.

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

Enclosure

cc: Ann Birch, Community Development Director
John Kottmann, City Engineer
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October 2, 2017

Sheila Ireland
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2. Article 5.15.04.02: After review of the Easement Agreement (Instrument No. 2016-06605) and Exhibit "A", it was determined that satisfactory financial guarantees need to be provided for the West Driveway access and the Left-Turn Bay on Southport Parkway. The Easement Agreement will need to be amended in regards to the sanitary sewer to serve Lot 1 (which is now proposed on a different route than in the agreement) and the previous easement along the common line of Lots 2 and 3 of Replat 9 will have to be revised to match the location shown on Exhibit "A". The sanitary sewer does not require a financial guarantee.
3. Article 5.15.04.03: The revised traffic study has been provided to Felsburg, Holt & Ullevig (FHU) for review and comment. Comments regarding the study will be forwarded upon review of the response letter from FHU.
4. Article 5.15.04.04: Exhibit "E" has been provided to the Fire Marshall for review and comment. Comments are expected within the next 24-48 hours and will be forwarded upon receipt.
5. Article 5.15.04.05: Memorandums have been provided from the other property owners consenting to the proposed PUD. However, there is some confusion in regards to Lot 4, Replat 9. The memorandum by Michael McDermott has inserted by handwriting that he is the owner of Lot 4, Replat 9.

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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

The memorandum by Mr. Hoich indicates he is the owner of Lot 4, Replat 9. Clarification needs to be provided.

6. Article 5.15.04.06: The provision of Exhibit "A" has been very helpful to review of the project. Staff recommends that the following clarifications be made to Exhibit "A" (or other exhibits due to space restrictions):
 - a. Add a note that Lots 1, 2 and 4 will be providing their own water quality treatment for PCSMP compliance.
 - b. Add side lot line sidewalks to both sides of Lot 1 to provide connectivity from Lot 3 to 123rd Plaza.
 - c. Vehicular connectivity to Lot 1 is poor. Add 1 connection point to Lot 3 or Lot 4 or 123rd Plaza.
 - d. The proposed westbound left-turn bay at Port Grace and Southport intersection is not shown correctly. Revise the geometry which will include revising the island and not just restriping Southport Parkway.
 - e. Identify by notation that the proposed pedestrian crosswalk in Southport Parkway shall include signage and pavement markings and will be installed by the owner of Lot 3 at the time of parking lot construction on Lot 3.
 - f. Add notation about whether Lots 1, 2 and 4 are going to share parking or not. If not, then the proposed parking for Lot 4 is not adequate (states 110 required but 103 provided). This analysis includes the reduction proposed within the PUD ordinance from 5 stalls per 1,000 gsf building area to 4.5 stalls per 1,000 gsf building area for parking areas that allow for shared parking amongst uses.
 - g. The proposed buildings on Lots 1, 2, and 4 need to be labelled as 1 story buildings and state the gross building square footage for each as that relates to required parking.
 - h. The total proposed building square footage for Lot 14A needs to be listed (158,000 square feet?) since that relates to required parking which would be 790 stalls and 789 stalls are listed for total on Lots 14A, 15A and 3.
7. Article 5.15.04.07: A minor correction appears to be needed. See Item 6h above. Accessible stalls will be reviewed in more detail at building permit time.
8. Articles 5.15.04.08 & .09: Landscaped area along Southport Parkway has been increased to 20 feet wide. The data tables on Exhibit "A" indicate greenspace on the lots being less than 25%. The requirement in the proposed PUD and also in the prior PUD ordinances indicate the requirement is for 25% greenspace. This needs to be resolved.
9. Article 5.15.04.10: See comments about greenspace in Item 8 above.

10. Article 5.15.04.11: No response was required.
11. Article 5.15.04.12: The Easement Agreement (Instrument No. 2016-06605) has been reviewed. The City provides the following comments and/or questions:
 - a. Exhibit "D" is labelled as a "No Building Easement" instead of "South Cross Easement" for ingress/egress purposes.
 - b. Paragraph 5D indicates Left Turn Lane in Southport Parkway is to be installed and paid for by Purchaser (of Lot 3) at some future date that is undefined. This should be amended to specify with development of Lot 3 which is the same time as the West Driveway Easement as specified in Paragraph 5A.
 - c. In regards to Paragraph 6D, the language should be modified to indicate that the left turn bay shall be built to City public street standards and that subject to receiving certification of construction being completed in accordance with plans and specs approved by the City, then the City would be responsible for maintenance of the left turn bay since it is in the public right of way.
 - d. Exhibit "E" will need to be replaced with a professionally drawn exhibit that depicts the sewer routes correctly.
 - e. Section 7 needs to have the language modified to match what is proposed in regards to location, easements and maintenance of proposed sanitary and storm sewers.
12. Article 5.15.04.13: No response was required.
13. Article 5.15.04.14: Access revision was made to provide connection to Lot 4.
14. Article 5.15.04.15: Refer to comments in Item 6.
15. Article 5.15.04.16: No response was required.
16. Articles 5.15.04.17-21: The building and site design resubmittal is currently under review by the City's Design Review Architect. A separate design review letter will be forwarded once the initial review has been completed. The design review process has been determined as substantially complete, allowing the project to proceed (from a design review standpoint) through the Planning Commission and City Council approval process. However, resolution of any remaining issues will need to be resolved prior to application submission for building permit.
17. Article 5.15.05.03: See Item 6 above.

18. Article 5.15.05.04: See Item 6a above. Also, revise Exhibit D1 to show the portion of Lot 14A and 15A that will need to receive water quality treatment for compliance with Chapter 154 of the La Vista Municipal Code for new impervious surface and significant redevelopment. With this letter is an exhibit of what portion the City Engineer interprets as coming under this requirement.
19. Article 5.15.05.05: No response was required.
20. Article 5.15.05.06: Exhibit "A" provided a satisfactory response to this comment.

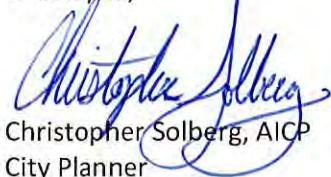
Please submit 4 full size copies (along with electronic copies) of the revised documents for further review in regards to the issues noted in this letter.

Additionally, It has been determined that this application, dependent on the resolution of the aforementioned issues, is ready for review by the Planning Commission. Please submit 14 full size copies of just the PUD ordinance and Exhibits A-G2 and H for the Planning Commission packet preparation by noon on Wednesday, October 11, 2017.

The next Planning Commission meeting is Thursday, October 19, 2017 at 7:00pm. Please have someone in attendance at the meeting to provide a short presentation of the project to the Planning Commission and to answer questions as necessary.

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

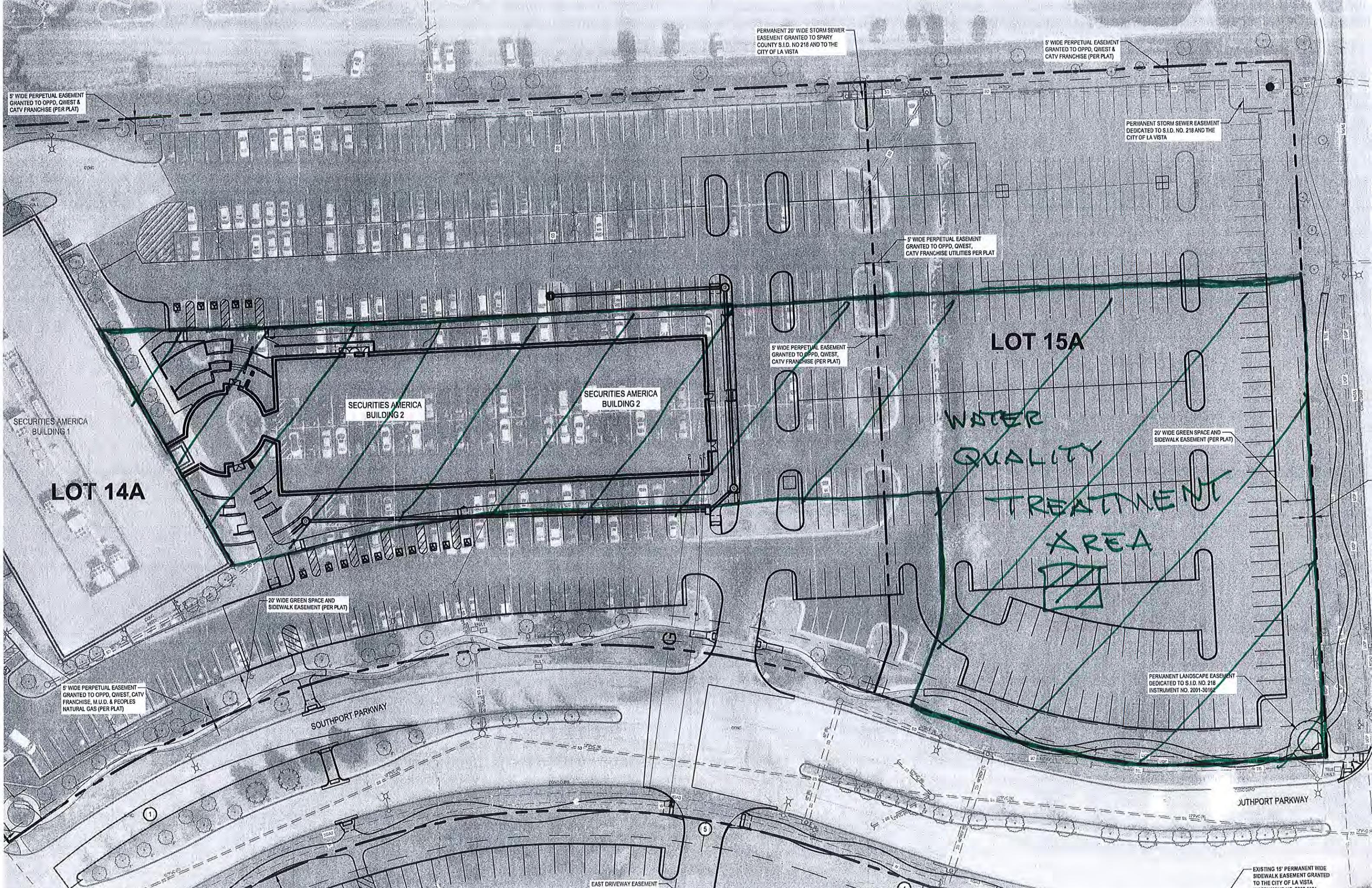
Thank you,



Christopher Solberg, AICP
City Planner

Enclosure

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





October 2, 2017

Sheila Ireland
HDR
8404 Indian Hills Drive
Omaha, NE 68114

RE: Proposed Securities American Expansion & Offsite Parking Lot Facility
Amendments to PUD Plans-Ordinances 1020 and 1045

Ms. Ireland,

We have reviewed the revised documents submitted for the above-referenced application. Based on the elements for consideration set forth in the applicable sections of the Zoning Ordinance, as well as the PUD Ordinances for Southport East Replat 6 and Replat 9, the City has the following comments:

1. Article 5.15.04.01: The applicant has submitted a satisfactory schedule pertaining to Lots 14A and 15A of Replat 8 and Lot 3 of Replat 9. **No comment.**
2. Article 5.15.04.02: After review of the Easement Agreement (Instrument No. 2016-06605) and Exhibit "A", it was determined that satisfactory financial guarantees need to be provided for the West Driveway access and the Left-Turn Bay on Southport Parkway. The Easement Agreement will need to be amended in regards to the sanitary sewer to serve Lot 1 (which is now proposed on a different route than in the agreement) and the previous easement along the common line of Lots 2 and 3 of Replat 9 will have to be revised to match the location shown on Exhibit "A". The sanitary sewer does not require a financial guarantee. **Sanitary sewer line has been moved back into sanitary sewer easement along west driveway between Lots 2 and 3.**
3. Article 5.15.04.03: The revised traffic study has been provided to Felsburg, Holt & Ullevig (FHU) for review and comment. Comments regarding the study will be forwarded upon review of the response letter from FHU. **No comment.**
4. Article 5.15.04.04: Exhibit "E" has been provided to the Fire Marshall for review and comment. Comments are expected within the next 24-48 hours and will be forwarded upon receipt. **See Note 8 on Exhibit A.**
5. Article 5.15.04.05: Memorandums have been provided from the other property owners consenting to the proposed PUD. However, there is some confusion in regards to Lot 4, Replat 9. The memorandum by Michael McDermott has inserted by handwriting that he is the owner of Lot 4, Replat 9.

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

Community Development
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Fire
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f: 402-331-0299

www.cityoflavista.org
info@cityoflavista.org

The memorandum by Mr. Hoich indicates he is the owner of Lot 4, Replat 9.

Clarification needs to be provided. Updated consent letter signed by Mr. McDermott and Mr. Hoich pending signature. Intent to have turned in prior to Planning Commission meeting.

6. Article 5.15.04.06: The provision of Exhibit "A" has been very helpful to review of the project. Staff recommends that the following clarifications be made to Exhibit "A" (or other exhibits due to space restrictions):

- a. Add a note that Lots 1, 2 and 4 will be providing their own water quality treatment for PCSMP compliance. See Note 4 on Exhibit A.
 - b. Add side lot line sidewalks to both sides of Lot 1 to provide connectivity from Lot 3 to 123rd Plaza. See Exhibit A; requested sidewalks centered between lot lines.
 - c. Vehicular connectivity to Lot 1 is poor. Add 1 connection point to Lot 3 or Lot 4 or 123rd Plaza. See Exhibit A; entrance S 123rd Plaza adjusted to accommodated second point of entry.
 - d. The proposed westbound left-turn bay at Port Grace and Southport intersection is not shown correctly. Revise the geometry which will include revising the island and not just restriping Southport Parkway. See Note 1 on Exhibit A and revised layout. Still to be engineered.
 - e. Identify by notation that the proposed pedestrian crosswalk in Southport Parkway shall include signage and pavement markings and will be installed by the owner of Lot 3 at the time of parking lot construction on Lot 3. See Exhibit A; note added to crosswalk location.
 - f. Add notation about whether Lots 1, 2 and 4 are going to share parking or not. If not, then the proposed parking for Lot 4 is not adequate (states 110 required but 103 provided). This analysis includes the reduction proposed within the PUD ordinance from 5 stalls per 1,000 gsf building area to 4.5 stalls per 1,000 gsf building area for parking areas that allow for shared parking amongst uses. See Note 7 on Exhibit A. If requirement were to be revised to a 5 per 1,000 GSF, available parking in each lot meet requirement.
 - g. The proposed buildings on Lots 1, 2, and 4 need to be labelled as 1 story buildings and state the gross building square footage for each as that relates to required parking. See Exhibit A.
 - h. The total proposed building square footage for Lot 14A needs to be listed (158,000 square feet?) since that relates to required parking which would be 790 stalls and 789 stalls are listed for total on Lots 14A, 15A and 3. See Exhibit A.
7. Article 5.15.04.07: A minor correction appears to be needed. See Item 6h above. Accessible stalls will be reviewed in more detail at building permit time. See Exhibit A; handicap stall count (standard and van accessible) have been accounted for per ADA requirements.
8. Articles 5.15.04.08 & .09: Landscaped area along Southport Parkway has been increased to 20 feet wide. The data tables on Exhibit "A" indicate greenspace on the lots being less than 25%. The requirement in the proposed PUD and also in the prior PUD ordinances indicate the requirement is for 25% greenspace. This needs to be resolved. Approval from Chris Solberg to reduce greenspace requirement to have 20% greenspace per Lot.
9. Article 5.15.04.10: See comments about greenspace in Item 8 above. Approval from Chris Solberg to reduce greenspace requirement to have 20% greenspace per Lot.

10. Article 5.15.04.11: No response was required

No comment.

11. Article 5.15.04.12: The Easement Agreement (Instrument No. 2016-06605) has been reviewed. The City provides the following comments and/or questions:

- a. Exhibit "D" is labelled as a "No Building Easement" instead of "South Cross Easement" for ingress/egress purposes. [See Amended and Restated Easement Agreement](#).
- b. Paragraph 5D indicates Left Turn Lane in Southport Parkway is to be installed and paid for by Purchaser (of Lot 3) at some future date that is undefined. This should be amended to specify with development of Lot 3 which is the same time as the West Driveway Easement as specified in Paragraph 5A. [See Amended and Restated Easement Agreement](#).
- c. In regards to Paragraph 6D, the language should be modified to indicate that the left turn bay shall be built to City public street standards and that subject to receiving certification of construction being completed in accordance with plans and specs approved by the City, then the City would be responsible for maintenance of the left turn bay since it is in the public right of way. [See Amended and Restated Easement Agreement](#).
- d. Exhibit "E" will need to be replaced with a professionally drawn exhibit that depicts the sewer routes correctly. [Exhibit E has been eliminated from the Amended and Restated Easement Agreement](#).
- e. Section 7 needs to have the language modified to match what is proposed in regards to location, easements and maintenance of proposed sanitary and storm sewers. [See Amended and Restated Easement Agreement](#).

12. Article 5.15.04.13: No response was required.

No comment.

13. Article 5.15.04.14: Access revision was made to provide connection to Lot 4.

No comment.

14. Article 5.15.04.15: Refer to comments in Item 6.

[See response comments from Item 6.](#)

15. Article 5.15.04.16: No response was required.

No comment.

16. Articles 5.15.04.17-21: The building and site design resubmittal is currently under review by the City's Design Review Architect. A separate design review letter will be forwarded once the initial review has been completed. The design review process has been determined as substantially complete, allowing the project to proceed (from a design review standpoint) through the Planning Commission and City Council approval process. However, resolution of any remaining issues will need to be resolved prior to application submission for building permit. [Comments received from Architecture Design review are being addressed.](#)

17. Article 5.15.05.03: See Item 6 above.

[See response comments from Item 6.](#)

18. Article 5.15.05.04: See Item 6a above. Also, revise Exhibit D1 to show the portion of Lot 14A and 15A that will need to receive water quality treatment for compliance with Chapter 154 of the La Vista Municipal Code for new impervious surface and significant redevelopment. With this letter is an exhibit of what portion the City Engineer interprets as coming under this requirement. **See Stormwater management Statement and Exhibit D1, revised to reflect water quality treatment area.**
19. Article 5.15.05.05: No response was required.
No comment.
20. Article 5.15.05.06: Exhibit "A" provided a satisfactory response to this comment. **No comment.**

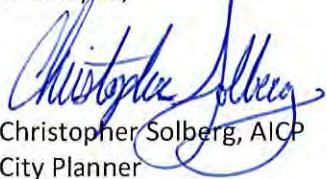
Please submit 4 full size copies (along with electronic copies) of the revised documents for further review in regards to the issues noted in this letter.

Additionally, It has been determined that this application, dependent on the resolution of the aforementioned issues, is ready for review by the Planning Commission. Please submit 14 full size copies of just the PUD ordinance and Exhibits A-G2 and H for the Planning Commission packet preparation by noon on Wednesday, October 11, 2017.

The next Planning Commission meeting is Thursday, October 19, 2017 at 7:00pm. Please have someone in attendance at the meeting to provide a short presentation of the project to the Planning Commission and to answer questions as necessary.

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 that reads "Christopher Solberg".

Christopher Solberg, AICP
City Planner

Enclosure

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

From: Ireland, Sheila [mailto:Sheila.Ireland@hdrinc.com]
Sent: Tuesday, September 26, 2017 3:40 PM
To: Christopher Solberg; Heaney, Scott (sheaney@schemmer.com)
Cc: Ann Birch; Ingunza, Alison
Subject: RE: Securities America

Chris and Scott,

We'd like to request a couple of clarifications regarding the Design Review notes for Securities America.

Civil/Site comment #2: Site furniture cut sheets were not submitted for the street corners because the bench at Port Grace and Southport is existing and shown in the rendering on sheet A-201. The owner was not intending to install a bench at the Southport and Eastport intersection as it was understood that a bench is not required.

Is a bench required at the Southport and Eastport intersection?

Is the photo of the existing bench shown in the rendering suitable in lieu of a cut sheet?

Site furniture cut sheets were not submitted for the entrance plaza between the existing building and the addition because this is not a public entrance plaza (it is an employee entrance and employee amenity). It was our understanding from the meeting with the City of La Vista on 6/15, that the furniture in this area does not fall under the jurisdiction of the design guidelines. Please verify that is still the case. We can provide cut sheets for the city's information, however the selections are conceptual and may be changed by the tenant between now and the proposed completion date of the project. Please advise on how you'd like us to proceed and if the tenant will be required to notify the city of any changes they might make to this furniture.

Civil/Site comment #4: Plant species. In most cases the species specified are varieties of those listed or it's a nomenclature difference. In most cases the species varieties specified were based on hardiness and/or availability for this region. Is that suitable justification or is additional information required?

Thank you,

Sheila J. Ireland AIA, NCARB, LEED AP
D 402.548.5150 M 402.399.1000



From: Christopher Solberg
Sent: Wednesday, October 25, 2017 4:32 PM
To: 'Ireland, Sheila'
Cc: Ann Birch (abirch@cityoflavista.org); alison.ingunza@hdrinc.com; Heaney, Scott (sheaney@schemmer.com)
Subject: RE: Securities America

Sheila,

Thank you for your request for clarification. The City's responses are:

Civil/Site comment #2:

Full buildout of the corner features, as depicted in Appendix A and Appendix B are required for all major corners. The bench is required. A cut sheet should be provided to verify that it meets the published guidelines. Looking at the bench in Google Streetview, it appears that the existing bench matches the McConnell Series that is required as per the Southport Design Guidelines.

It has been determined that site furniture internal to the new design does not have to be submitted and can be flexible to better match the architect's design concept.

Civil/Site comment #4:

This is a suitable explanation for most of the plant species listed. However the Little Devil Ninebark does not tie back in with the list within the Southport East Design Guidelines.

Thank you,

Christopher A. Solberg, AICP

City Planner

City of La Vista

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LA VISTA, NEBRASKA, AMENDING ORDINANCE 1045 WITH RESPECT TO LOTS 1-4 SOUTHPORT EAST REPLAT NINE, AND ORDINANCE 1020 WITH RESPECT TO LOTS 14A AND 15A, SOUTHPORT EAST REPLAT EIGHT; ESTABLISHING STANDARDS AND CONDITIONS FOR DEVELOPMENT UNDER THE FINAL PLANNED UNIT DEVELOPMENT PLAN; TO PROVIDE FOR SEVERABILITY; TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA:

Section 1. In accordance with Section 5.15 of the La Vista Zoning Ordinance No. 848, the PUD (Planned Unit Development) for Lots 1-4 Southport East Replat Nine, and the PUD (Planned Unit Development) for Lots 14A and 15A Southport East Replat Eight, are each amended, and combined into a single PUD, for the following described real estate, to wit:

LEGAL DESCRIPTION

See Exhibit "A" attached hereto and made a part hereof.

Section 2. The PUD plan is hereby adopted to provide for the development of a planned commercial center that will service not only the City, but also the surrounding market area. Such commercial center is characterized by attached and free-standing retail, lodging, office, dining and entertainment establishments served by various parking areas. The regulations contained in this Ordinance will facilitate development in a planned, orderly fashion so as to protect the public health, safety, and general welfare. All grading, installation of infrastructure, development and build out shall be in strict accordance with the provisions of this Ordinance, except as shall be amended by the City Council in the required manner. The underlying commercial zoning district regulations shall continue to be applicable, except as provided for in this Ordinance and the attached exhibits.

Section 3. Definitions

Unless a contrary intent is clearly indicated herein, the following words and phrases shall have the following meanings, regardless of whether or not capitalized:

- A. "Developer" shall mean, with respect to: Lot 1 Southport East Replat Nine, McDermott Gen3 Properties, LP, and Patrick McDermott; Lot 2 Southport East Replat Nine, John Hoich and Michael McDermott; Lot 3 Southport East Replat Nine, The Lund Company Partnership; Lot 4 Southport East Replat Nine, John Hoich and Michael McDermott; Lot 14A Southport East Replat Eight, Lund Southport 14, LLC; and Lot 15A Southport East Replat Eight, Lund Southport 76, LLC, LLC, and Lund Southport 24, LLC, their respective successors and assigns.
- B. "Gateway Corridor District" or "La Vista Gateway Corridor District" shall mean the City's overlay zoning district establishing basic site and building development criteria to be implemented within the boundaries of the overlay district.

- C. "Landscaping Easement" shall mean that area adjacent to the street right-of-way providing for required street trees and landscape material.
- D. "Open Space" shall mean anything on the site except buildings, parking lot and vehicular circulation, generally pervious, but may include well landscaped pedestrian places, pools, pool decks and roof gardens.
- E. "Planned Unit Development Plan" shall mean a plan developed and approved that outlines certain provisions for the property and its uses. Such plan shall consist of the final plat, design guidelines, landscaping, etc.
- F. "Plat" or "the Plat," shall mean the final plat approved by the City Council or an administrative plat approved by staff.
- G. "Southport East Design Guidelines" shall mean the specific guidelines jointly developed, agreed to and amended by Developer and City for the Subdivision for the purpose, among others, of creating cohesiveness and ensure quality of materials, aesthetics and maintenance upon which all tenants and owners can rely and to ensure view continuity and creation of a sense of place through the use of common elements of site and architecture, a copy of which is attached to Ordinance No. 1019 as Exhibit "C".
- H. "Subdivision" shall mean the _____ acres of land described in Section 1 above, which shall continue to be a part of the "Southport Center."

Section 4. Parcel Identification Map

Attached hereto and made a part of this PUD Plan for parcel delineation is the Parcel Identification Map for the Southport Center Amended PUD (Planned Unit Development), marked as Exhibit "B".

Section 5. Conceptual Site Plan

The conceptual site plan for each parcel shall be submitted to the City for approval prior to any lot development within said parcel.

Section 6. Building Design Guidelines and Criteria

A copy of the Southport East Design Guidelines in the form approved and amended by the City is attached to Ordinance No. 1019 as Exhibit "C". All applications shall adhere to requirements of the approved PUD Plan and Design Guidelines. Prior to issuance of a building permit, the City, Developer and the applicant shall have mutually agreed upon a specific design plan that complies with such criteria. The Southport East Design Guidelines take the place of the Appendix A, B, and C of the City's Commercial Building Design Guide and Criteria dated September 17, 2013. The City Administrator shall determine which design criteria is applicable in the event of a conflict between the two documents referenced herein.

Section 7. Conditions

Section 5.15 of the La Vista Zoning Ordinance No. 848 includes the Planned Unit Development Overlay District (PUD) and establishes certain regulations and guidelines pertaining to accompanying information required on a Plat, Site Plan and/or conditional use permits. All uses shall adhere to the underlying zoning district except as herein provided.

A. General Conditions

In addition, the following general site plan criteria shall be integrated into and made part of the Southport Center Amended PUD.

- i. All subdivisions, public streets, public street rights-of-way and general development shall adhere to the standards and design criteria set forth in the La Vista Subdivision Regulations and the most current design standards adopted by the City of La Vista pertaining thereto unless otherwise stated within this PUD Plan and Southport East Design Guidelines.
- ii. Unless otherwise specified herein, the development of the Southport Center Amended shall comply with the applicable La Vista Zoning District Regulations or any other applicable City Codes.

B. Land Use Design Criteria

Unless provided otherwise in this PUD Plan, all general use regulations, performance standards and provisions set forth in the La Vista Zoning Ordinance for the C-3, Gateway Corridor and PUD-1 zoning districts shall apply to any development within the identified area. The negative elements of such uses as loading docks, heating, ventilation, or air conditioning (HVAC) units, or similar electrical or mechanical appurtenances shall be designed to be screened and buffered from view by the general public through the use of architectural features or earth berthing and landscaping.

- i. The intent of the design and layout for: Lots 1, 2 and 4, Southport East Replat Nine is to develop retail, restaurant(s), hotel(s) and office center(s) and/or individual businesses; Lot 3, Southport East Replat Nine is to develop retail, restaurant(s), hotel(s), office center(s), individual businesses, and/or parking lots to service other Lots as an accessory use as authorized by C-3 zoning designation; Lots 14A and 15A, Southport East Replat Eight is to develop retail, restaurant(s), hotel(s) and office center(s) and/or individual businesses.
 - a. **Building Height.** Within these lots, permitted building heights will be a maximum of fifty-five (55) feet above the average finished grade of the ground at the perimeter of the building, unless otherwise approved by the City Council as part of a PUD Plan.
 - b. **Building Setback.** No part of any free standing or multiple attached building shall be erected within ten (10) feet of the property line. The front yard, side yard and rear yard set backs abutting a shared access easement will be no closer than (10) feet from the back of the private street curb.

- c. Open Space/Buffer. The minimum required open space for each lot in this Parcel shall be equal to at least twenty percent (20%) of the gross area of the lot. Except as to Lot 3, Southport East Replat Nine, all parking areas, except for driveways shall be effectively screened from general public view by incorporating the natural landscape and topography with the introduction of permanent earth berming of no less than two (2) feet above the top of curb of the adjacent public street. In any case, all parking areas shall include landscape areas, islands, screens, etc., equal to not less than ten percent (10%) of the total paved area. Such landscaped areas may be included as part of the 20% total open space. Landscaped islands within the parking area shall have ground cover of sodded grass, shrubs or other acceptable living plant material, unless the City specifically approves an alternate ground cover as part of the site plan review.
- d. Landscaping. Landscaping will include the integration of recommended overstory and understory trees, shrubs and ornamental grasses per the Southport East Design Guidelines. A complete and detailed landscape plan is required prior to building permit approval to assure compliance with the vision of Southport Center Development and its approved guidelines.
- e. Signage. All signs identifying the project may be permitted with approval of a sign permit based upon the adopted sign regulations except as modified herein.
- f. Public Spaces. Feature lakes, detention pond areas, easements for public amenities, sidewalks within open areas, pedestrian plazas and paved outdoor spaces (excluding parking lots) are encouraged to link commercial areas with pedestrian plazas and to create interaction.

C. Commercial, Office and Mixed Use Site Design Guidelines

Except with respect to Lot 3, Southport East Replat Nine, which Lot may be utilized as a parking lot (accessory use) for the benefit and use of Lots 14A and 15A Southport East Replat Eight, off-street parking should be behind or beside the building when possible. Buildings should be arranged to create view corridors between pedestrian destinations within and adjacent to the site including building entrances and open spaces. The corners of street intersections and/or shared access easements, particularly site entries, should be distinguished by special landscape or architectural treatments. The use of alternate paving materials to designate pedestrian traffic areas from vehicular use areas and travel lanes is strongly encouraged. Overhead doors and loading docks shall be totally screened from public streets. When possible, the integration of storm drainage and detention should be designed to enhance the public space. It shall be the City Administrator who shall determine which design criteria is applicable in the event of a conflict between the two documents referenced herein.

D. Access and Off-Street Parking

- i. Access. Driveways shall be located so that no undue interference with the free movement of road traffic will result, to provide the required sight distance, and to provide the most-favorable driveway grade. Access points within the development shall be limited to what is shown on the plan referenced on Exhibit "B". Any deviation from this shall require the approval of the City.
- ii. Off-Street Parking. Except with respect to Lot 3, Southport East Replat Nine, which Lot may be utilized as a parking lot (accessory use) for the benefit and use of Lots 14A and 15A Southport East Replat Eight, parking on lots shall be provided based on Section 7.06 of the Zoning Ordinance, or the aggregate ratio of four and a half (4.5) off-street parking spaces per one thousand (1,000) square feet of gross leasable floor area of multi-tenant flex buildings, unless off-site/public parking is utilized with approval of the City.
 - a. Landscaping.
 1. Off-street parking areas containing twenty-five (25) or more parking spaces shall provide internal landscaping, other than that required in a buffer zone or along street frontages, and shall be protected by a concrete curb.
 2. Landscape islands a minimum of seven (7) feet in width shall be provided at the end of all parking rows. In addition, landscape islands a minimum of seven (7) feet in width shall be provided throughout the parking lots such that no parking space is farther than one hundred twenty (120) feet away from any landscaped space.
 3. Required trees shall be located to minimize potential damage to vehicles, to insure adequate sight distance, and the maneuvering of emergency vehicles within the development and each lot.
 4. The internal landscaped areas shall be located to direct traffic, dispersed throughout the lot to improve site aesthetics, and installed so that, when mature, it does not obscure traffic signs, fire hydrants, lighting, drainage patterns on site or adjacent properties, or obstruct vision for safety of ingress or egress.
 5. Parking areas shall be screened, recessed, or otherwise constructed and located so as to prevent the glare from automobile headlights illuminating adjacent properties and to minimize negative views from public streets.
 6. Parking area lighting shall be in accordance with the Southport East Design Guidelines. A lighting plan shall be submitted for review in conjunction with the building design and landscaping plan.

7. Off-street loading areas shall not interfere with or impede the circulation or flow of traffic.

E. Signage

All signs may be permitted with approval of a sign permit based upon the adopted sign regulations, except as modified by the Southport East Design Guidelines. To the extent that the provisions of this PUD Plan conflict with or are more restrictive than similar provisions provided in the La Vista Zoning Ordinance, the provisions of this PUD Plan shall control.

Section 8. Severability Clause. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or invalid, such unconstitutionality or invalidity shall not affect the validity of the remaining portions of this ordinance. The Mayor and City Council of the City of La Vista hereby declare that it would have passed this ordinance and each section, subsection, sentence clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

Section 9. That this Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form as provided by law.

PASSED AND APPROVED THIS th DAY OF , 2017.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk

EXHIBIT A
LEGAL DESCRIPTION

LOTS 1-4, SOUTHPORT EAST REPLAT NINE, SUBDIVISIONS LOCATED IN THE SE $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, GENERALLY LOCATED SE OF GILES ROAD AND SOUTHPORT PARKWAY.

AND

LOTS 14A AND 15A, SOUTHPORT EAST REPLAT EIGHT, A SUBDIVISION LOCATED IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6th P.M., SARPY COUNTY, NEBRASKA, GENERALLY LOCATED NE OF SOUTHPORT PARKWAY & PORT GRACE BOULEVARD.

EXHIBIT B
Parcel Identification Map for the Southport Center Amended PUD

EXHIBIT C
Southport East Design Guidelines

**ARCHITECTURAL AND SITE
DESIGN GUIDELINES**

**Southport Development
La Vista, Nebraska**

**La Vista City Hall
8116 Park View Boulevard
La Vista, Nebraska
1 September 2002**

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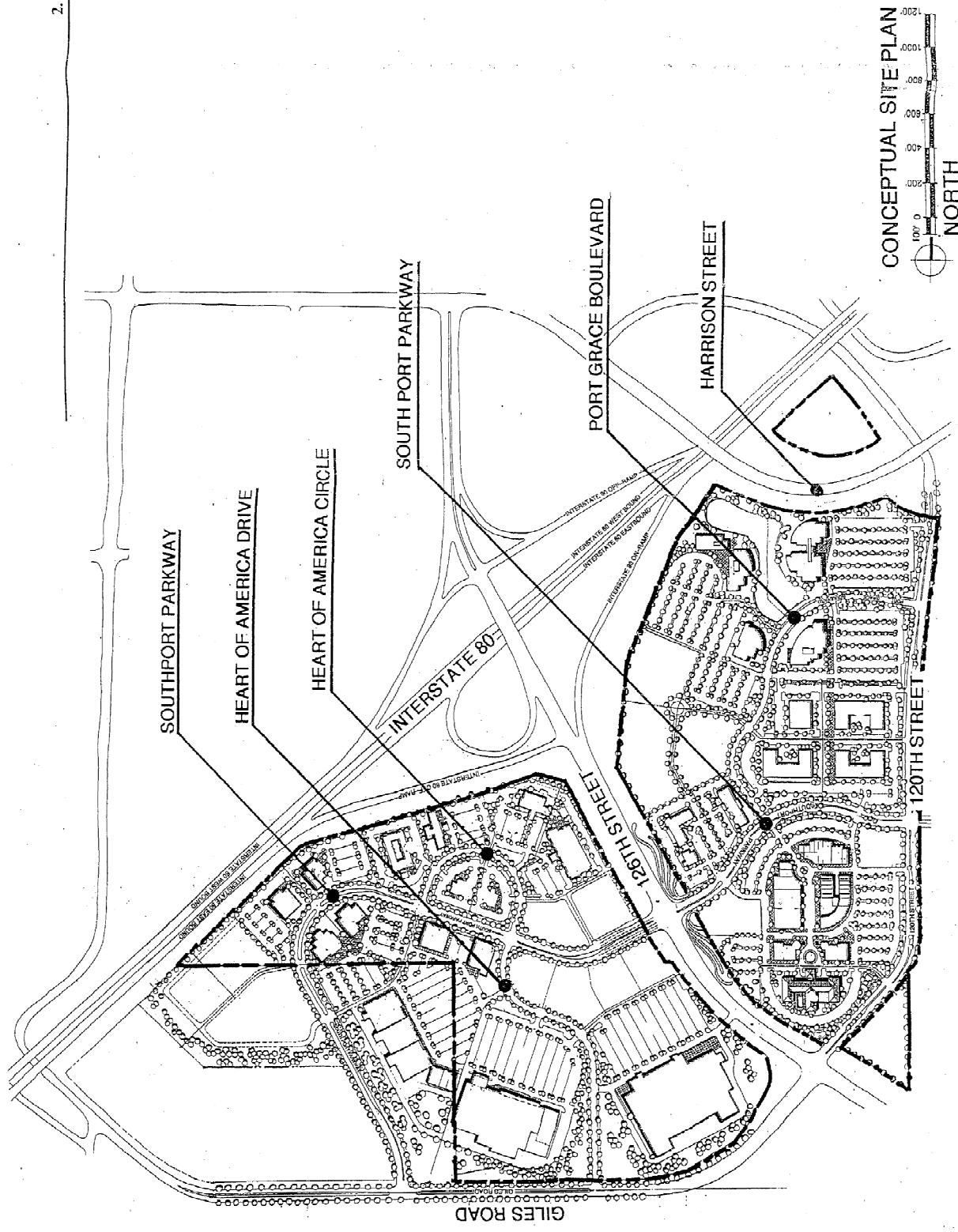
1. INTRODUCTION

The City of La Vista, in partnership with Metropolitan Community College, has made a significant investment in the community with the new La Vista Public Library/MCC Sarpy Center. The city's desire is that this project be the standard of quality for all Commercial Building Projects within the City of La Vista. Consequently, the City of La Vista has developed the *Commercial Building Design Guide and Criteria* that deals with the design of the site, building and structures, planting, signs, street hardware, and miscellaneous other objects that are observed by the public.

The Southport development will serve as a gateway to the City of La Vista. This coupled with the size of the overall development, led the City of La Vista and the Southport developer to jointly establish this set of Design Guidelines that are unique for the Southport development. These guidelines supercede the *Commercial Building Design Guide and Criteria* (dated 15 September 1999) that are in effect elsewhere in the City of La Vista.

The criteria contained herein are not intended to restrict imagination, innovation, or variety, but rather to assist in focusing on design principles that can result in creative solutions that will develop a satisfactory visual appearance within the Southport development, preserve taxable values, and promote the public health, safety, and welfare.

2. GEOGRAPHIC AREA



3. DEFINITIONS

Appearance. The outward aspect visible to the public.

Appropriate. Sympathetic, or fitting, to the context of the site and the whole community.

Appurtenances. The visible, functional objects accessory to and part of buildings.

Architectural concept. The basic aesthetic idea of a building, or group of buildings or structures, including the site and landscape development, that produces the architectural character.

Architectural feature. A prominent or significant part or element of a building, structure, or site.

Architectural style. The characteristic form and detail, as of buildings of a particular historic period.

Attractive. Having qualities that arouse interest or pleasure in the observer.

Berm. A raised form of earth to provide screening or to improve the aesthetic character.

City. City of La Vista

Code. The Municipal Code of the City of La Vista.

Cohesiveness. Unity of composition between design elements of a building or a group of buildings and the landscape development.

Compatibility. Harmony in the appearance of two or more external design features in the same vicinity.

Conservation. The protection and care that prevent destruction or deterioration of historical or otherwise significant structures, buildings, or natural resources.

Cornice. A horizontal molded projection that crowns or completes a building or wall.

Eclectic. Choosing what appears to be the best from diverse sources, systems, or styles.

Exterior building component. An essential and visible part of the exterior of a building.

External design feature. The general arrangement of any portion of a building, sign, landscaping, or structure and including the kind, color, and texture of the materials of such portion, and the types of roof, windows, doors, lights, attached or ground signs, or other fixtures appurtenant to such portions as will be open to public view from any street, place, or way.

Graphic element. A letter, illustration, symbol, figure, insignia, or other device employed to express and illustrate a message or part thereof.

Harmony. A quality that represents an appropriate and congruent arrangement of parts, as in an arrangement of varied architectural and landscape elements.

Landscape. Plant materials, topography, and other natural physical elements combined in relation to one another and to man-made structures.

Light cut-off angle. An angle from vertical, extending downward from a luminaire, which defines the maximum range of incident illumination outward at the ground plane.

Logic of design. Accepted principles and criteria of validity in the solution of the problem of design.

Mechanical equipment. Equipment, devices, and accessories, the use of which relates to water supply, drainage, heating, ventilating, air conditioning, and similar purposes.

Miscellaneous structures. Structures, other than buildings, visible from public ways. Examples are: memorials, stagings, antennas, water tanks and towers, sheds, shelters, fences and walls, kennels, transformers, drive-up facilities.

Plant materials. Trees, shrubs, vines, ground covers, grass, perennials, annuals, and bulbs.

Proportion. Balanced relationship of parts of a building, landscape, structures, or buildings to each other and to the whole.

Scale. Proportional relationship of the size of parts to one another and to the human figure.

Screening. Structure of planting that conceals from view from public ways the area behind such structure or planting.

Shrub. A multi-stemmed woody plant other than a tree.

Site break. A structural or landscape device to interrupt long vistas and create visual interest in a site development.

Street hardware. Man-made objects other than buildings that are part of the streetscape. Examples are: lamp posts, utility poles, traffic signs, benches, litter containers, planting containers, letter boxes, fire hydrants.

Streetscape. The scene as may be observed along a public street or way composed of natural or man-made components, including buildings, paving, planting, street hardware, and miscellaneous structures.

Structure. Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground.

Utilitarian structure. A structure or enclosure relating to mechanical or electrical services to a building or development.

Utility hardware. Devices such as poles, crossarms, transformers and vaults, gas pressure regulating assemblies, hydrants, and buffalo boxes that are used for water, gas, oil, sewer, and electrical services to a building or a project.

Utility service. Any device, including wire, pipe, and conduit, which carries gas, water, electricity, oil and communications into a building or development.

4. SOUTHPORT'S VISION

It is anticipated that the Southport development will be built out with the following project types:

- Office Buildings*
- Retail Buildings (includes hospitality and "box" stores).*
- Flex Space Buildings.*

As a gateway development to the City of La Vista, it is important for Southport to pull the diverse project types listed above together into a development that has a sense of place and visual continuity created by common:

- Style*
- Site Elements*
- Building Elements*
- Color Palettes*

Each of the unifying elements listed above are discussed in more detail within their respective sections of this document.

5. SOUTHPORT'S STYLE

I. GENERAL STYLE REQUIREMENTS

A. Every building within the Southport development shall have an eclectic style that is weighted towards the historical which will give the development life and vitality from the complexity and detail of building forms, richness of materials and detailing, and commonality of materials and colors. Office buildings within Southport can develop a contemporary interpretation of the historically eclectic style. See the *Building Elements* section of this document for further clarification.

II. SPECIFIC STYLE REQUIREMENTS

A. All buildings shall have a recognizable base, mid-façade (or middle), and cornice. Proportionally the mid-façade shall comprise the largest percentage of the building, followed by the base, which, in turn, is followed by the cornice.

1. A **recognizable base** can be achieved by, but not limited to:
 - a. Change in plane between the base and mid-façade
 - b. Change of material from the mid-façade.
2. A **recognizable mid-façade** (middle) shall:
 - a. Be compromised of the main primary building material(s).
3. A **recognizable cornice** can be achieved by, but not limited to:
 - a. Change in plane between the cornice and mid-façade.
 - b. Change of material from the mid-façade.

B. WINDOWS/ MULLIONS

1. In keeping with the historically weighted eclectic style selected for the Southport development, it is desirable that all window openings would be smaller scaled "punched" windows. Horizontal strip windows will not be allowed. However, in understanding the needs of modern day business, the following will also be allowed:
 - a. Office buildings: The mid-façade (middle) could entirely or partially be comprised of a curtain-wall window system.
 - b. Retail Buildings: May have larger scaled "store-front" type openings.
 - c. Flex Space Buildings: May have larger scaled "store-front" type openings.
2. All window mullions shall be natural aluminum in color.

C. ROOFS

1. All buildings shall have either flat roofs or pitched roofs.
 - a. Flat roofs shall have a slope of less than 1/12. They may be either adhered or ballasted. If adhered the membrane shall be in the lighter color ranges.
 - b. Pitched Roofs shall have a slope of 6/12. They shall be comprised of standing seam metal roofing of the color ranges as shown in Appendix L.

D. DIVERSITY OF BUILDING MATERIALS

- Every building shall have a minimum of (3) and a maximum of (5) primary and/or secondary building materials.

1. Office Building Requirements

- a. The base shall be constructed from (1) or more of the Secondary building materials listed below or brick (clay) only if mid-façade is something other than brick.

- b. The mid-façade (or middle) shall be constructed from (1) or more of the Primary building materials listed below. The Primary building materials shall comprise a minimum of 75% of the mid-façade. The remaining 25% can be comprised of the Secondary building materials.
- c. The cornice shall be constructed from (1) or more of the Secondary building materials listed below or brick (clay) only if mid-façade is something other than brick.
- d. **Primary Building Materials** allowed for Office Buildings:
 - Brick (clay) of the color ranges as shown in Appendix J.
 - Tinted or reflective glass of a density to conceal the interior furnishings. Glass shall be in the green color ranges. Clear glass may be used at office building entry/ lobby areas.
- e. **Secondary Building Materials** allowed for Office Buildings:
 - Natural or composite stone laid horizontally in the color ranges as shown in Appendix K.
 - Precast concrete with exposed aggregate and sufficient detail, pattern, or reveals to give scale. Color shall be in the same color range as that shown for Natural and Composite Stone in Appendix K.
 - Cast-In-Place concrete with exposed aggregate and sufficient detail, pattern, or reveals to give scale. Color shall be in the same color range as that shown for Natural and Composite Stone on Appendix K.
 - Integrally colored split-faced concrete block. Color shall be in the same color range as that shown for Brick in Appendix J or for Natural and Composite Stone in Appendix K.
 - Laminated metal panels (Alucobond or similar) of a natural aluminum color.
 - Painted split-faced concrete block is only allowed as an accent and may comprise a maximum of 10% of any single building façade. Paint color shall be in the color range as that shown for Brick Color Ranges as shown in Appendix J, Major Accent Colors as shown in Appendix M, or Minor Accent Colors as shown in Appendix N.

2. Retail Building (includes hospitality and “box” stores) Requirements

- a. The base shall be constructed from (1) or more of the Secondary building materials listed below or brick (clay) only if mid-façade is something other than brick.
- b. The mid-façade (or middle) shall be constructed from (1) or more of the Primary building materials listed below. The primary building materials shall comprise a minimum of 60% of the mid-façade. The remaining 40% can be comprised of the Secondary building materials.
- c. The cornice shall be constructed from (1) or more of the Secondary building materials listed below or brick (clay) only if mid-façade is something other than brick.
- d. **Primary Building Materials** allowed for Retail Buildings (includes hospitality and “box” stores):
 - Brick (clay) of the color ranges as shown in Appendix J.
 - *Quick Brick* (An integrally colored concrete block unit 4" high, 16" long of the color ranges as shown in Appendix J).
 - Clear glass or tinted or reflective glass in the green color ranges.

e. **Secondary Buildings Materials** allowed for Retail Buildings (includes hospitality and “box” stores)

- Natural or Composite stone laid horizontally in the color ranges as shown in Appendix K.
- Precast concrete with sufficient detail, pattern, or reveals to give scale. Color shall be in the same color range as that shown for Natural and Composite Stone in Appendix K.
- Cast-In-Place concrete with sufficient detail, pattern, or reveals to give scale. Color shall be in the same color range as that shown for Natural and Composite Stone in Appendix K.
- Integrally colored split-faced concrete block. Color shall be in the same color range as that shown for Brick in Appendix J or for Natural and Composite Stone in Appendix K.
- Laminated metal panels (Alucobond or similar) of a natural aluminum color.
- Natural or synthetic stucco (E.I.F.S.). Color shall be in the same color range as that shown for Brick Color Ranges in Appendix J, Major Accent Colors as shown in Appendix M, Minor Accent Colors as shown in Appendix N, or the color ranges as shown in Appendix O. Color ranges used should relate to how the stucco is used. For example, if the stucco is being used as a major accent, the coloration should be from the Major Accent color palette.
- Painted split-faced concrete block is only allowed as an accent and may comprise a maximum of 10% of any building façade. Paint color shall be in the color range as that shown for Brick Color Ranges in Appendix J, Major Accent Colors in Appendix M, or Minor Accent Colors as shown in Appendix N.

3. **Flex Space Building Requirements:**

- a. The base shall be constructed from (1) or more of the Secondary Building materials listed below or Brick (clay) only if mid-façade is something other than brick.
- b. The mid-façade (or middle) shall be constructed from (1) or more of the Primary Building Materials listed below. The Primary Building Materials shall comprise a minimum of 60% of the mid-façade. The remaining 40% can be comprised of the Secondary Building Materials.
- c. The cornice shall be constructed from (1) or more of the Secondary building materials listed below or brick (clay) only if mid-façade is something other than brick.
- d. Primary Building Materials allowed for Flex Space Buildings:
 - Brick (clay) of the color ranges as shown in Appendix J.
 - *Quick Brick* (An integrally colored concrete block unit 4" high, 16" long with natural mortar joints of the color ranges as shown in appendix J).
 - Clear glass or tinted or reflective glass in the green color ranges.
- e. Secondary Building Materials allowed for Flex Space Buildings:
 - Natural or Composite stone laid horizontally in the color range as shown in Appendix K.
 - Precast Concrete with exposed aggregate and sufficient detail, pattern, or reveals to give scale. Color shall be in the same color range as that shown for Natural and Composite Stone in Appendix K.

- Cast-In-Place concrete with exposed aggregate and sufficient detail, pattern, or reveals to give scale. Color shall be in the same color range as that shown for Natural and Composite Stone in Appendix K.
- Integrally colored split-faced concrete block. Color shall be in the same color range as that shown for Brick in Appendix J or for Natural and Composite Stone in Appendix K.
- Laminated metal panels (Alucobund or similar) of a natural aluminum color.
- Natural or synthetic stucco (E.I.F.S.). Color shall be in the same color range as that shown for Brick Color Ranges in Appendix J, Major Accent Colors as shown in Appendix M, Minor Accent Colors as shown in Appendix N, or the color ranges as shown in Appendix O. Color ranges used should relate to how the stucco is used. For example, if the stucco is being used as a major accent, the coloration should be from the Major Accent color palette.
- Painted split-faced concrete block is only allowed as an accent and may comprise a maximum of 10% of any building façade. Paint color shall be in the color range as that shown for Brick Color Ranges in Appendix J, Major Accent Colors in Appendix M, or Minor Accent Colors as shown in Appendix N.

6. SITE ELEMENTS

I. SPECIFIC SITE ELEMENT REQUIREMENTS

A. Serpentine Sidewalks. All project sites that have public frontage on:

- 120th Street
- Southport Parkway
- Port Grace Boulevard
- Heart of America Drive
- Heart of America Circle

shall provide and install a (4) foot wide serpentine concrete sidewalk that shall run continuously along that public frontage as shown in Appendix A and Appendix C. A (5) foot wide public access easement shall be granted along the (4) foot wide sidewalk where it occurs on private property.

B. Green Space (Primary Streets Frontage). All project sites that have public frontage on the following primary streets

- Interstate 80
- Giles Road
- 126th Street
- Harrison Street

shall have a (20) foot wide bermed, landscaped, sodded (unless screening interstate fence then may be seeded if approved), and irrigated green space established and maintained continuously along the public frontage of the streets listed above as shown in Appendix D.

1. Plants for the green space shall be selected from the Plant List as shown in Appendixes F and G.
2. The area between the adjacent public street pavement and outer edge of the green space (property line) shall be designed by the Southport developer and maintained as common areas.

C. Green Space (Secondary Street Footage). All project sites that have public frontage on the following secondary streets:

- 120th Street
- Southport Parkway
- Port Grace Boulevard
- Heart of America Drive
- Heart of America Circle

shall have a (20) foot wide bermed, landscaped, sodded (greenspace and adjacent right-of-way must be sodded, not seeded), and irrigated green space established and maintained continuously along the public frontage of the streets listed above as shown in Appendixes A, B and C.

1. Plants for the green space shall be selected from the plant list as shown in Appendixes F and G.
2. The area between the adjacent public street curb and the outer edge of the green space (property line) shall be incorporated into the overall design of the green space and maintained by the abutting property owner.

D. **Green Space (interior).** A (10) foot wide landscaped, turfed (sodded or seeded), and irrigated green space shall be established and maintained along all interior lot lines as shown in Appendix E.

1. Plants for the green space shall be selected from the plant list as shown in Appendix G.

E. **Site Lighting.** When a project within Southport wants to incorporate pole lights into their project to light parking lots, entry plazas, etc., those pole lights shall be the following:

1. Pedestrian Plaza and Feature lights. These shall be single or double headed light fixtures on a lower scaled pole as shown in Appendix H.
2. Parking Lot Lights. These shall be single or double headed light fixtures on a taller pole as shown in Appendix I.

7. BUILDING ELEMENTS

I. GENERAL BUILDING ELEMENT REQUIREMENTS

A. In order to encourage a proper balance of vitality and cohesiveness within the Southport development, two sets of Building Elements have been developed. The first set is a set of Mandatory Building Elements, which will be required for every project within Southport. The second set is a list of Optional Building Elements. All projects within Southport must use a minimum of (4) of the (6) Optional Building Elements in a significant way in the exterior design of the building.

II. SPECIFIC BUILDING ELEMENT REQUIREMENTS

(Mandatory)

A. **Roof Top Mechanical Screens.** All roof top mechanical units, including motel/hotel room units, shall be screened from view from public right-of-ways through the use of permanent architectural screens that are integrated with the overall design of the building.

1. The screen shall be constructed from the following:
 - a. Any of the Primary or Secondary Building Materials listed for the building's project type.
 - b. Pitched roof or vertical wall elements comprised of standing seam metal roofing or perforated galvanized panel.

B. **Ground Level Mechanical Screens.** All ground level mechanical units shall be screened from view from public right-of-ways through the use of architectural screens that are integrated with the overall design of the building.

1. The screen shall be constructed from the following:
 - a. Any of the Primary Building Materials listed for the building's project type.

C. **Refuse Screening.** All trash or refuse receptacles shall be screened from view from public right-of-ways through the use of architectural screens that are integrated with the overall design of the building.

1. The screen shall be constructed from the following:
 - a. Any of the Primary Building Materials listed for the building's project type.
2. If gates are utilized as part of the screen, they shall be constructed from the following:
 - a. Standard detail as shown in appendix R.
3. If the refuse container is integrated with the dock area then the dock screening shall be sufficient.

D. **Dock Screening.** All loading docks shall be screened from view from public right-of-ways through the use of one of the following:

1. Architectural screens that are integrated with the overall design of the building.
 - a. The screen shall be constructed from the following:
 - Any of the Primary Building Materials listed for the building's project.
2. Landscape screen of a density to screen 80% of the dock area from view within 3 years of planting. View shall be 80% screened all 12 months of the year.

E. **Outdoor Storage.** All outdoor storage within the Southport development is only permitted under a separate conditional use permit that may require extensive screening. Contact the City of La Vista for further information.

F. **Building Lighting.** All buildings within the Southport development shall be lit at night with metal halide color lighting. The lighting shall be tastefully done and shall highlight entrances, corners, and other architectural features.

III. SPECIFIC BUILDING ELEMENT REQUIREMENTS

(Optional)

- A. **Awnings.** (Optional) Awnings are encouraged to be used as a colorful design element of Southport. Awnings should be repetitive and used in a significant way within the overall architecture of the building. Awnings shall be constructed of canvas.
 - 1. *Contemporary interpretation (For Office Buildings Only).*
 - a. Awnings may be constructed of metal.
- B. **Arches** (Optional). If arches are used they shall be elliptical flat arches with a recognizable keystone and extrados. Arches should be repetitive and used in a significant way within the overall architecture of the building.
 - 1. *Contemporary interpretation (For Office Buildings Only).*
 - a. Arches may be a stylized elliptical flat arch without a recognizable keystone and extrados. Arches should be repetitive and used in a significant way within the overall architecture of the building.
- C. **Square Columns** (Optional). The use of columns in arcades, porticos, and as a plane changing element is encouraged. All columns shall be square and shall have a recognizable base, middle, and top. Columns should be repetitive and used in a significant way within the overall architecture of the building. Columns shall be 12 inches square minimum. Round accent columns may be allowed in a case by case basis.
 - 1. *Contemporary Interpretation (For Office Buildings Only).*
 - a. Columns shall be square but don't need to have a recognizable base, middle, and top. Columns shall be repetitive and used in a significant way within the overall architecture of the building. Columns shall be 8 inches square minimum. Round accent columns may be allowed in a case by case basis.
- D. **Pitched Roof** (Optional). This element could be fulfilled by having the entire roof of the building pitched or simply having a major design element with a pitched roof. If a building has its entire or significant portion of its roof pitched, it shall have a slope of 6/12.
- E. **Arbors** (Optional). Arbors, pergolas, and trellises are encouraged. The design and material choice must be appropriate to the overall design of the building as well as to the development's historically eclectic style. Colors of the arbors shall be selected from the overall color palettes of the Southport guidelines.
 - 1. *Contemporary Interpretation (For Office Building Only).*
 - a. The design and material choice must be appropriate to the overall design of the building as well as to a contemporary eclectic style.
- F. **Site Furniture** (Optional). Site furniture, waste cans, directories, ash urns, guard rails or railing enclosures, shall be exactly as shown in the illustrations shown in Appendix P. The color of the site furnishings shall be Verde green. Site planters shall be traditional in shape and shall be terra cotta in color.
 - 1. *Contemporary Interpretation (Office Buildings Only).*
 - a. No contemporary interpretations will be allowed for the site furniture element.

8. COLOR PALETTES

In order to encourage a proper balance of vitality and cohesiveness within the Southport development, (3) sets of color ranges have been developed. The inspiration for these color ranges is native Nebraska landscape colors and they have been grouped in the following categories:

- Major Accent Colors - Appendix M
- Minor Accent Colors - Appendix N

No building shall have more than (5) colors or less than (3) colors. The following items shall not count as colors:

- Glass (unless it is tinted or reflective and used in a curtain wall system).
- Window mullions
- Mortar and caulk joints
- Signage

Major accent colors may comprise no more than 10% of each building façade.

Minor accent colors may comprise no more than 5% of each building façade.

9. SIGNAGE

All signage shall comply with the City of La Vista Special Commercial Corridor Sign Regulations.

Signage requirements specific to the Southport Development are as follows:

- All building signs shall be individual can letters. Color of letters is up to the Building owner.
- All frontage monument signs shall be internally illuminated and shall be constructed per Appendix Q.

Refer to:

Appendix Q: Frontage Monument Sign

10. EXCEPTIONS

The following exceptions may be considered at the discretion of the City of La Vista.

- 1. BUILDING MATERIAL EXCEPTION FOR RETAIL AND FLEX SPACE OFFICE BUILDINGS (not allowed for Office Buildings).**
 - a. If the building is properly screened (landscape buffer, another building within a development, etc.) so that any given façade cannot be seen from a public right-of-way, then that specific façade may be constructed entirely of secondary building materials as outlined for that specific building type.
- 2. BUILDING MATERIAL EXCEPTION FOR ALL BUILDING TYPES**
 - a. If a particular building goes beyond the norm in complexity and detail of building forms and/or commonality of materials and colors, then the City of La Vista may choose to relax the Building Material requirements (e.g. Let stucco or synthetic stucco (E.I.F.S.) become a primary building material).

11. PROCESS

SUBDIVISION APPROVAL

All Commercial Building projects within the City of La Vista need to receive Subdivision approval. As a condition of its subdivision approval, all commercial building projects within the Southport development will have to comply with this *Architectural and Site Design Guidelines*. The Developer shall place maintenance provisions for Building Design Criteria in restrictive covenants.

PRE-APPLICATION CONFERENCE (OPTIONAL):

A pre-application conference with city staff and/or a preliminary meeting with the city design review architect gives the applicant an opportunity to discuss plans before a great deal of time or money is expended. If a certain design is inappropriate, the applicant will know before hand.

APPLICATION FOR DESIGN REVIEW:

The applicant needs to fill out the "Application for Certificate of Approval" (see Appendix S) and submit it along with the required submittals. See Appendix T for a listing of required submittals. The application fee required for this submittal shall be in accordance with La Vista's Master Fee Schedule.

DESIGN REVIEW:

The City of La Vista staff in association with the city design review architect will review the submittal documents for compliance with the *Architectural and Site Design Guidelines* for Southport.

SCHEDULE OF REVIEWS:

A completed application will take approximately three weeks to review. (Incomplete applications may cause a delay).

CERTIFICATE OF APPROVAL:

Upon a successful review the City of La Vista will issue to the applicant a Certificate of Approval. A copy of this will need to be included with the Building Permit documents in order to receive a Building Permit.

APPEALS:

In the event where the Applicant, city staff and city design review architect cannot come to an agreement, the applicant may appeal the decision by requesting an amendment to the Subdivision Agreement from the La Vista City Council.

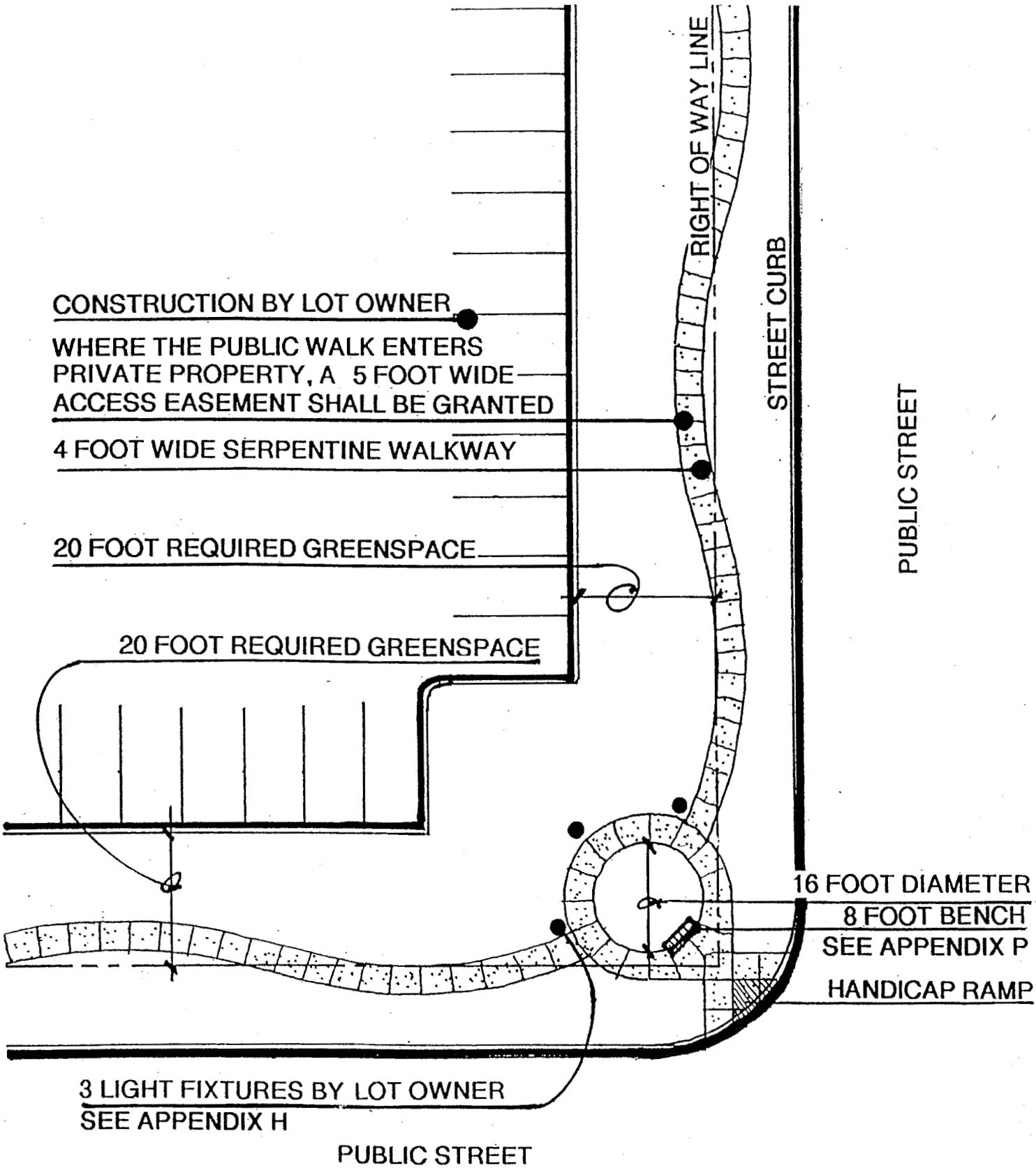
OCCUPANCY PERMIT:

After the building permit is issued, all design requirements must be completed as approved in order for an Occupancy Certificate to be issued.

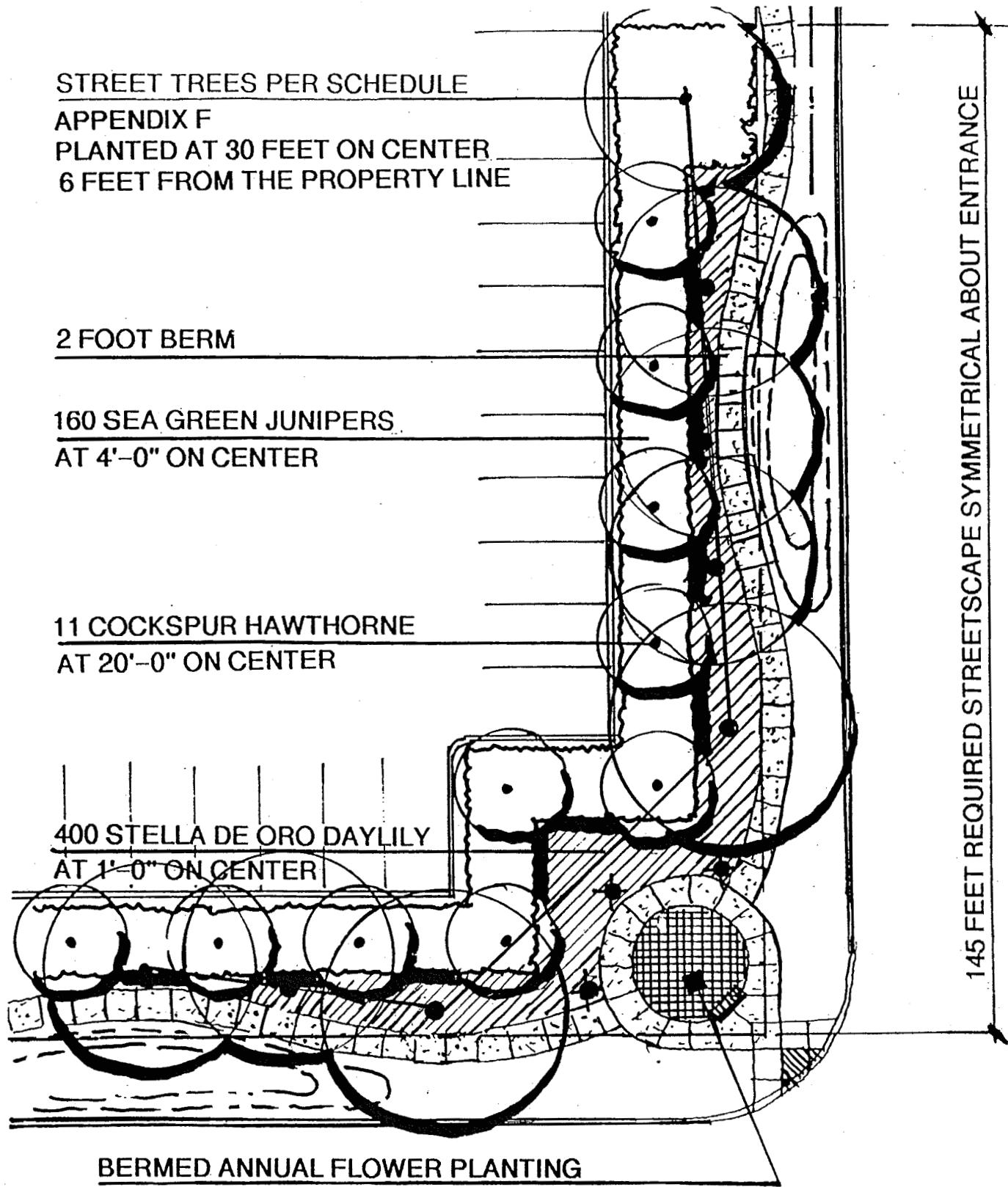
MAINTENANCE OF DESIGN REQUIREMENTS:

The Applicant needs to maintain the Design Requirements for the life of the project. In the event that they fail to do so, the City may revoke the Occupancy Permit.

12. APPENDIX A: Corner Streetscape Layout



13. APPENDIX B: Corner Streetscape Planting



3- ORNAMENTAL TREES

TYPE B APPENDIX G

30- EVERGREEN SCREENING

TYPE D APPENDIX G

40- FLOWERING SHRUBS

TYPE E APPENDIX G

100- PERENNIAL FLOWERS

TYPE G APPENDIX G

STREET TREES PER SCHEDULE

SEE APPENDIX F

BERM AT 3 TO 1 SLOPE

4' SERPENTINE WALK

WHERE THE PUBLIC WALK ENTERS

PRIVATE PROPERTY, A 5 FOOT WIDE
ACCESS EASEMENT SHALL BE GRANTED.

3- ORNAMENTAL TREES

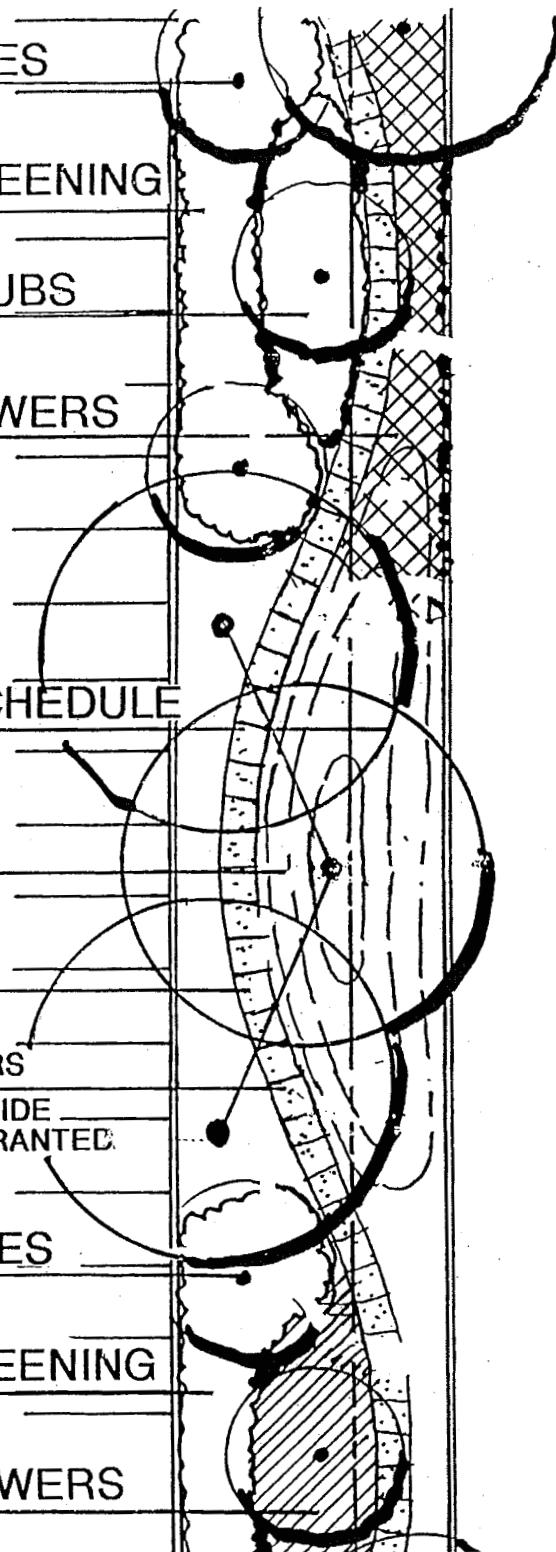
TYPE B APPENDIX G

24- DECIDUOUS SCREENING

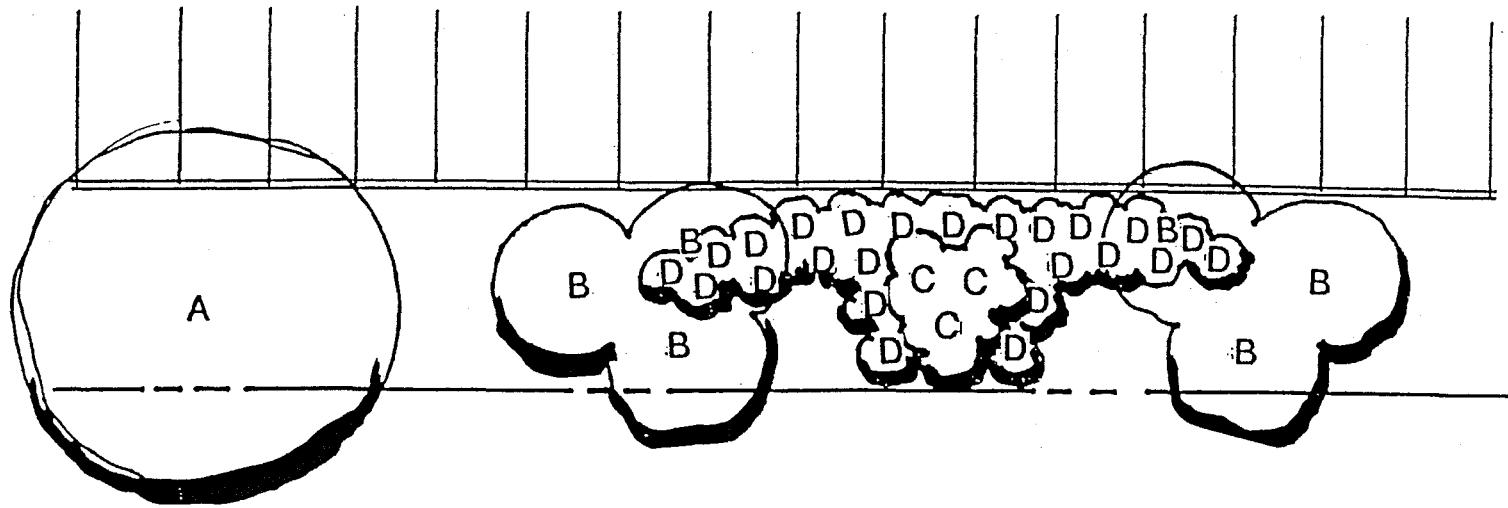
TYPE C APPENDIX G

100- PERENNIAL FLOWERS

TYPE G APPENDIX G



15. APPENDIX D: Exterior Property Line Plantings



PRIMARY STREET FRONTAGE

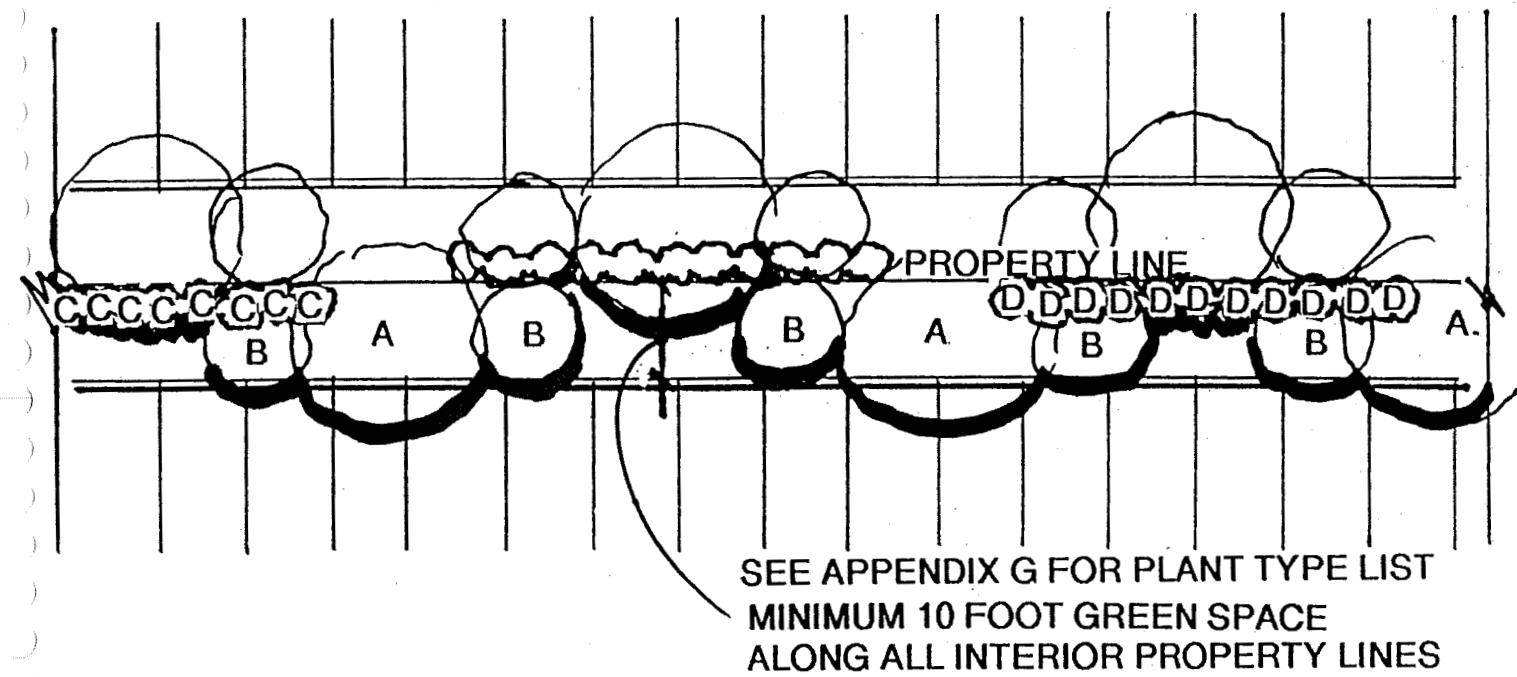
Minimum 20 foot wide green space along I-80, 126th Street, Harrison Street and Giles Road. Repeat landscape shown every 150 feet. Plant types are listed in Appendix G. When screening the interstate fence, berming not to exceed a 3:1 slope, sodding (or seeding if approved) and two varieties of type C shrubs selected from the list in Appendix G are required.

Minimum area of sod shall be 20' from property line.

Mulch shall be locally available hardwood. (Natural color only.)

Scale 1"=20'-0"

16. APPENDIX E: Interior Property Line Plantings



Scale 1"= 20'-0"

- 120TH STREET = AUTUMN PURPLE ASH
- GILES ROAD = SYCAMORE
- PORT GRACE BLVD. = NORTHERN RED OAK
- 126TH STREET = RED SUNSET MAPLE
- SOUTHPORT PKWY = RED SUNSET MAPLE
- HEART OF AMERICA LOOP DR. = GINKGO BILOBA
- HEART OF AMERICA DRIVE SOUTH = AUTUMN PURPLE ASH

TYPE	COMMON NAME	BOTANICAL NAME	SIZE	METHOD
A	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	3" CAL	B & B
A	SYCAMORE	PLATANUS OCCIDENTALIS	3" CAL	B & B
A	NORTHERN RED OAK	QUERCUS RUBRA	3" CAL	B & B
A	GINGKO	GINGKO BILOBA	3" CAL	B & B
A	RED SUNSET MAPLE	ACER RUBRUM 'RED SUNSET'	3" CAL	B & B

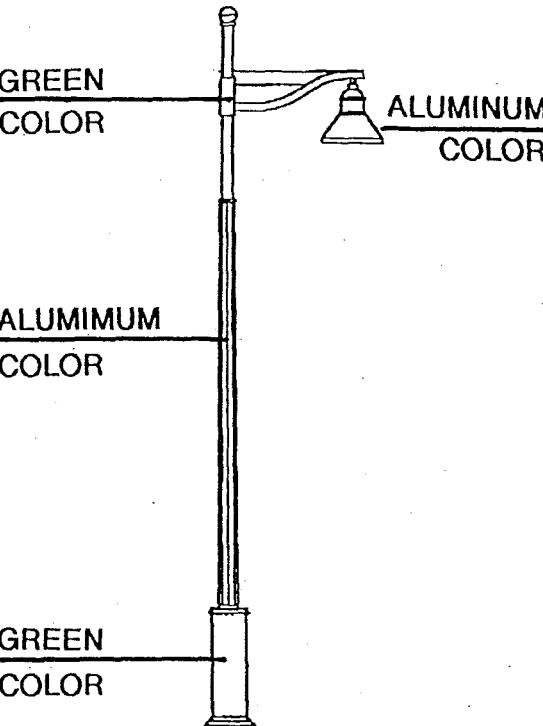
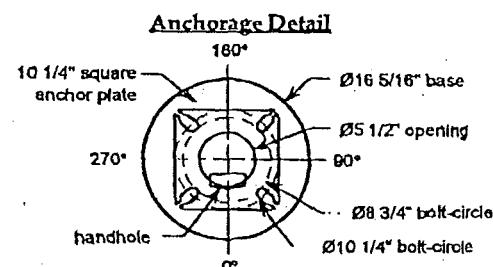
18. APPENDIX G: Plant List

TYPE	COMMON NAME	BOTANICAL NAME	SIZE	METHOD
A	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	3" CAL	B & B
A	SYCAMORE	PLATANUS OCCIDENTALIS	3" CAL	B & B
A	NORTHERN RED OAK	QUERCUS RUBRA	3" CAL	B & B
A	SHADEMASTER HONEY LOCUST	GLEDTSIA TRIACANTHOS INERMIS 'SHADEMASTER'	3" CAL	B & B
A	RED SUNSET MAPLE	ACER RUBRUM 'RED SUNSET'	3" CAL	B & B
A	GINGKO	GINGKO BILOBA	3" CAL	B & B
B	SARGENT CRAB	MALUS 'SARGENTII'	21/2" CAL	B & B
B	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	21/2" CAL	B & B
B	INDIAN MAGIC CRABAPPLE	MALUS 'INDIAN MAGIC'	21/2" CAL	B & B
B	DOWNEY HAWTHORNE	CRATAEGUS CRUSGALLI	21/2" CAL	B & B
B	SHADBLOW SERVICEBERRY	AMELANCHIER CANADENSIS	21/2" CAL	B & B
C	ARROW-WOOD VIBURNUM	VIBURNUM DENTATUM	5 GAL	CONT.
C	VARIGATED REDTWIG DOGWOOD	CORNUS ALBA 'ARGENTEO MARGINATA'	5 GAL	CONT.
C	MISS KIM LILAC	SYRINGA MEYERI	5 GAL	CONT.
C	RED BARBERRY	BERBERIS THUNBERGII	5 GAL	CONT.

18. APPENDIX G: Plant List

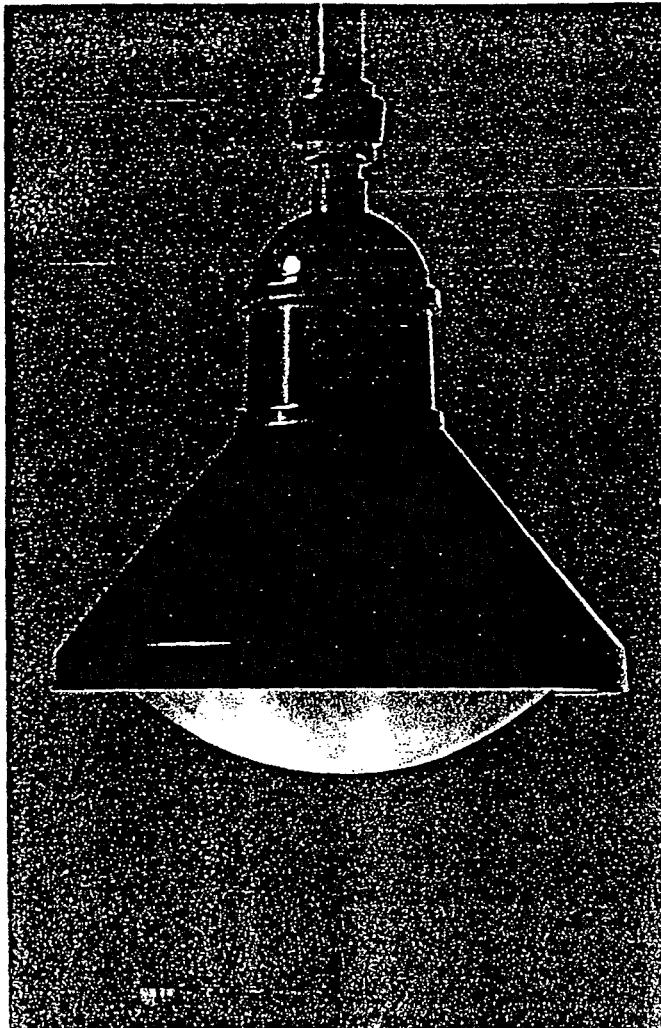
TYPE	COMMON NAME	BOTANICAL NAME	SIZE	METHOD
D	DENSE YEW	TAXUS DENSIFORMIS	18-24"	CONT.
D	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	5 GAL	CONT.
E	ANTHONY WATER SPIREA	SPIRAEA 'ANTHONY WATERER'	2 GAL	CONT.
E	GOLDFLAME SPIREA	SPIRAEA 'GOLDFLAME'	2 GAL	CONT.
E	KNOCKOUT ROSE	ROSA 'KNOCKOUT'	2 GAL	CONT.
F	BLUERUG JUNIPER	JUNIPERUS CHINENSIS	2 GAL	CONT.
F	DWARF JAPGARDEN JUNIPER	JUNIPERUS PROCUMBENS 'NANA'	2 GAL	CONT.
G	STELLA D'ORO DAYLILLY	HEMEROCALIS 'STELLA D'ORO'	1 GAL	CONT.
G	AUTUMN JOY SEDUM	SEDUM AUTUMN JOY	1 GAL	CONT.
G	SUNNY BORDER BLUE SPEEDWELL	VERONICA 'SUNNY BORDER BLUE'	1 GAL	CONT.
G	BLANKET FLOWER	GALLARDIA GRANDIFLORA BABY 'COLE'	1 GAL	CONT.
G	SHASTA DAISY	CHRYSANTHEMUM SUPERBUM 'SHASTA DAISY'	1 GAL	CONT.

19. APPENDIX H: Site Lighting - Pedestrian Plaza And Feature Lights

	Custom Series Aluminum & Steel Post														
	Post: Post shall be aluminum and steel construction, consisting of an 11-gauge, 8-sharp flat flute steel shaft with a custom tenon for luminaire arm mounting, and a spun aluminum slipover base. A handhole is located near the shaft base for wiring access.	Arm: Luminaire arm shall be a two-way of steel construction, consisting of center extension with ball finial, (2) upswept arms with cast aluminum end filters with 1 1/2" NPT fitting for luminaire mounting. The crossarm measures 36" from post center to luminaire centers.	Luminaire: Luminaire shall be 17 1/2" Ø x 18" tall with flat lens panel, cast aluminum ballast housing and munich-series luminaire dome.	Luminaire: Luminaire shall be furnished with a high intensity discharge ballast and horizontal socket assembly.											
<table border="1"> <thead> <tr> <th>Lamp Type</th><th>Mercury Vapor</th><th>Metal Halide</th><th>High Pressure Sodium</th><th>Voltage</th></tr> </thead> <tbody> <tr> <td>HID Socket Size</td><td><input type="checkbox"/> H150 <input type="checkbox"/> MED <input type="checkbox"/> MOG</td><td><input type="checkbox"/> M50 <input type="checkbox"/> M70 <input type="checkbox"/> H76 <input type="checkbox"/> H100 <input type="checkbox"/> H175</td><td><input type="checkbox"/> S35 <input type="checkbox"/> S50 <input type="checkbox"/> S70 <input type="checkbox"/> S100 <input type="checkbox"/> S160</td><td><input type="checkbox"/> 120 <input type="checkbox"/> 208 <input type="checkbox"/> 240 <input type="checkbox"/> 277 <input type="checkbox"/> 480 <input type="checkbox"/> Q/V</td></tr> </tbody> </table>						Lamp Type	Mercury Vapor	Metal Halide	High Pressure Sodium	Voltage	HID Socket Size	<input type="checkbox"/> H150 <input type="checkbox"/> MED <input type="checkbox"/> MOG	<input type="checkbox"/> M50 <input type="checkbox"/> M70 <input type="checkbox"/> H76 <input type="checkbox"/> H100 <input type="checkbox"/> H175	<input type="checkbox"/> S35 <input type="checkbox"/> S50 <input type="checkbox"/> S70 <input type="checkbox"/> S100 <input type="checkbox"/> S160	<input type="checkbox"/> 120 <input type="checkbox"/> 208 <input type="checkbox"/> 240 <input type="checkbox"/> 277 <input type="checkbox"/> 480 <input type="checkbox"/> Q/V
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Anchorage: Post shall be furnished with (4) 3/4" x 17" x 3" hot-dip galvanized L-type anchor bolts, to be installed with a 3 1/2" projection each.															
Finish: Post, arm, and luminaires shall be furnished with a powder coat finish.															
															
Notes: All hardware shall be stainless steel. All easily accessible exterior hardware shall be tamper resistant. Post Height: 14'-0" Overall Height: 19'-0" Base Diameter: 16 9/16"															
date: 04-27-01 scale: none dug. no.: L- 4826G															
ANTIQUE Street Lamps 2011-B West Rundberg Lane • Austin, TX 78758 (512) 977-8444 • Fax (512) 977-9622															

19. APPENDIX H: Site Lighting – Luminaries

MUNICH SERIES Large Luminaires



EM25RT GCSG

EUROTIQUE™
Architectural Lighting

ANTIQUE Street Lamps

An Acuity Brands Company
2011-B W. Rundberg Ln. • Austin, TX 78758
Ph (512) 977-8444 • Fax (512) 977-9622
www.antiquestreetlamps.com

SPECIFICATIONS

DESCRIPTION

The luminaire shall consist of a ballast housing and skirt with internal reflector and horizontal lamp. Lens shall be flat, sag, half sphere or drop globe.

DIMENSIONS

Dimensions shall be as detailed on the back page.

MATERIALS

The ballast housing and skirt shall be cast aluminum. Globe material shall be clear glass, flat or sag, or clear acrylic, half sphere or drop globe. The reflector shall be anodized and segmented for superior uniformity and control. All hardware shall be stainless steel.

INSTALLATION

The luminaire shall have 1.5" female, NPT at top for mounting to Eurotique™ 5" diameter arms. The globe shall be gasketed and mounted on an aluminum ring which is hinged to the skirt and furnished with a captive screw for easy relamping. The reflector shall pivot and be secured with a captive screw for easy access to the ballast plate. The ballast and socket assembly shall be furnished with a quick disconnect plug and mount on a removable ballast plate.

FINISH

For finish specifications and color options, see "Finish" section in catalog.

LIGHT SOURCE

Luminaires shall be furnished with an H.I.D. ballast and socket assembly. Luminaire shall be UL listed and labeled as suitable for wet locations. Socket shall be glazed porcelain, mogul base, with a copper alloy nickel plated screw shell and center contact. Ballast shall be core and coil, high power factor, regulating type.

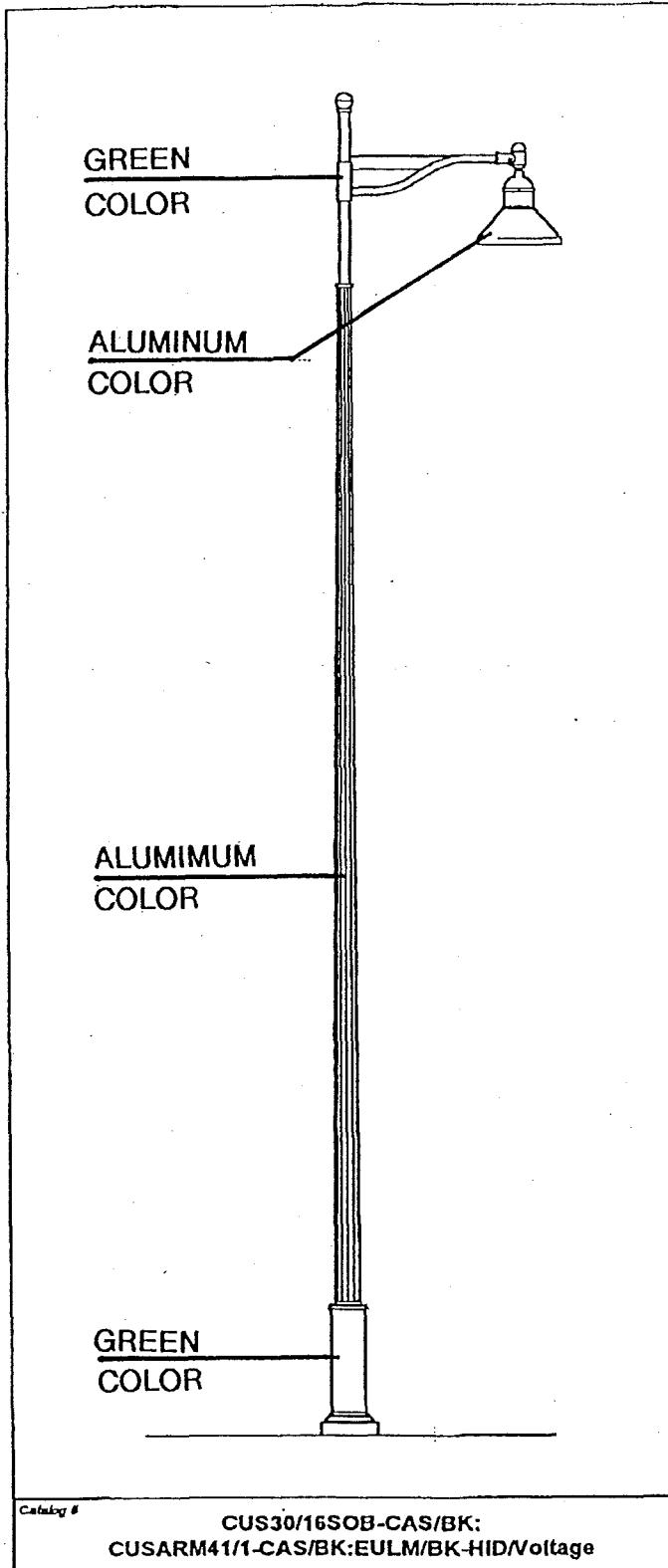
CERTIFICATION

Upon request, manufacturer shall supply UL file# and listing information.

PHOTOMETRY

See "Eurotique™ PHOTOMETRICS" tab in catalog.

20. APPENDIX I: Site Lighting - Parking Lot Lights



Catalog # CUS30/16SOB-CAS/BK:
CUSARM41/1-CAS/BK:EULM/BK-HID/Voltage

Custom Series Aluminum & Steel Post

Post:

Post shall be aluminum and steel construction, consisting of an 11-gauge, 8-sharp flat flute steel shaft with a custom tenon for luminaire arm mounting, and a spun aluminum slipover base. A handhole is located near the shaft base for wiring access.

Arm:

Luminaire arm shall be of steel construction, consisting of center extension with ball finial, an upswept arm with cast aluminum end filter with 1 1/2" NPT fitting for luminaire mounting. The crossarm measures 51 1/2" from post center to luminaire center.

Luminaire:

Luminaire shall be 25"Ø x 23" tall with flat lens panel, cast aluminum ballast housing and munich-series luminaire dome.

Luminaire shall be furnished with a high intensity discharge ballast and horizontal socket assembly.

Lamp Type	Mercury Vapor	Metal Halide	High Pressure Sodium	Voltage
HID Socket Size	<input type="checkbox"/> H60 <input type="checkbox"/> H75 <input type="checkbox"/> H100 <input type="checkbox"/> H125	<input type="checkbox"/> M50 <input type="checkbox"/> M70 <input type="checkbox"/> M100 <input type="checkbox"/> M150 <input type="checkbox"/> M175 <input type="checkbox"/> M250	<input type="checkbox"/> S35 <input type="checkbox"/> S50 <input type="checkbox"/> S70 <input type="checkbox"/> S100 <input type="checkbox"/> S150 <input type="checkbox"/> S250	<input type="checkbox"/> 120 <input type="checkbox"/> 208 <input type="checkbox"/> 240 <input type="checkbox"/> 277 <input type="checkbox"/> 480 <input type="checkbox"/> QV
<input type="checkbox"/> MED				
<input type="checkbox"/> MOG				

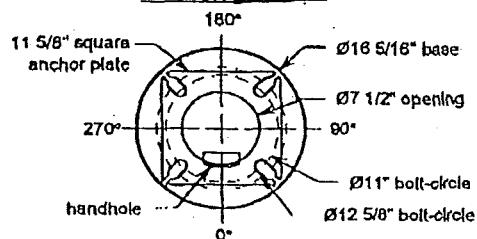
Anchorage:

Post shall be furnished with (4) 1" x 36" x 3" hot-dip galvanized L-type anchor bolts, to be installed with a 4 1/8" projection each.

Finish:

Post, arm, and luminaire shall be furnished with a powder coat finish.

Anchorage Detail



Notes:

All hardware shall be stainless steel. All easily accessible exterior hardware shall be tamper resistant.

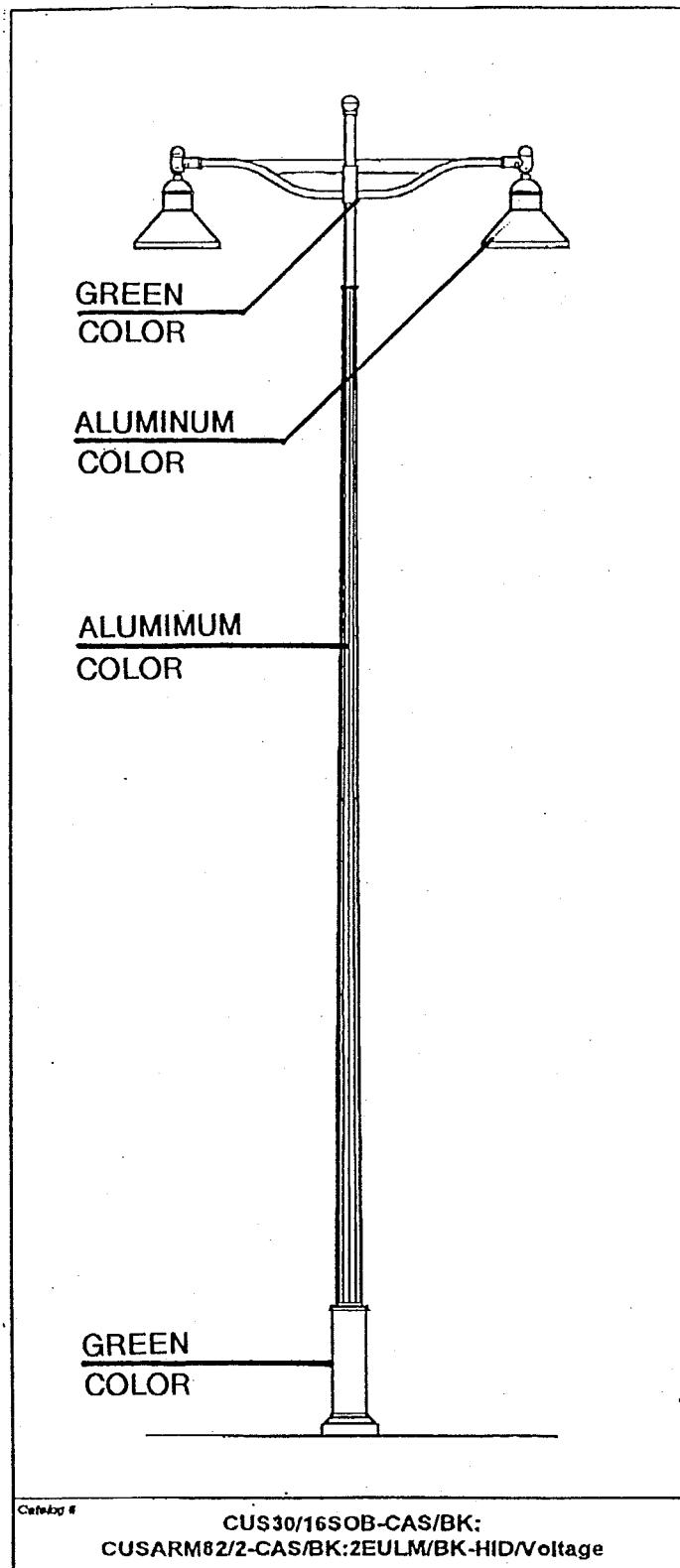
Post Height: 30'-0" Overall Height: 35'-0"
Base Diameter: 16 9/16"Ø

date: 04-27-01 scale: none dwg. no.: L- 4826F

ANTIQUE Street Lamps

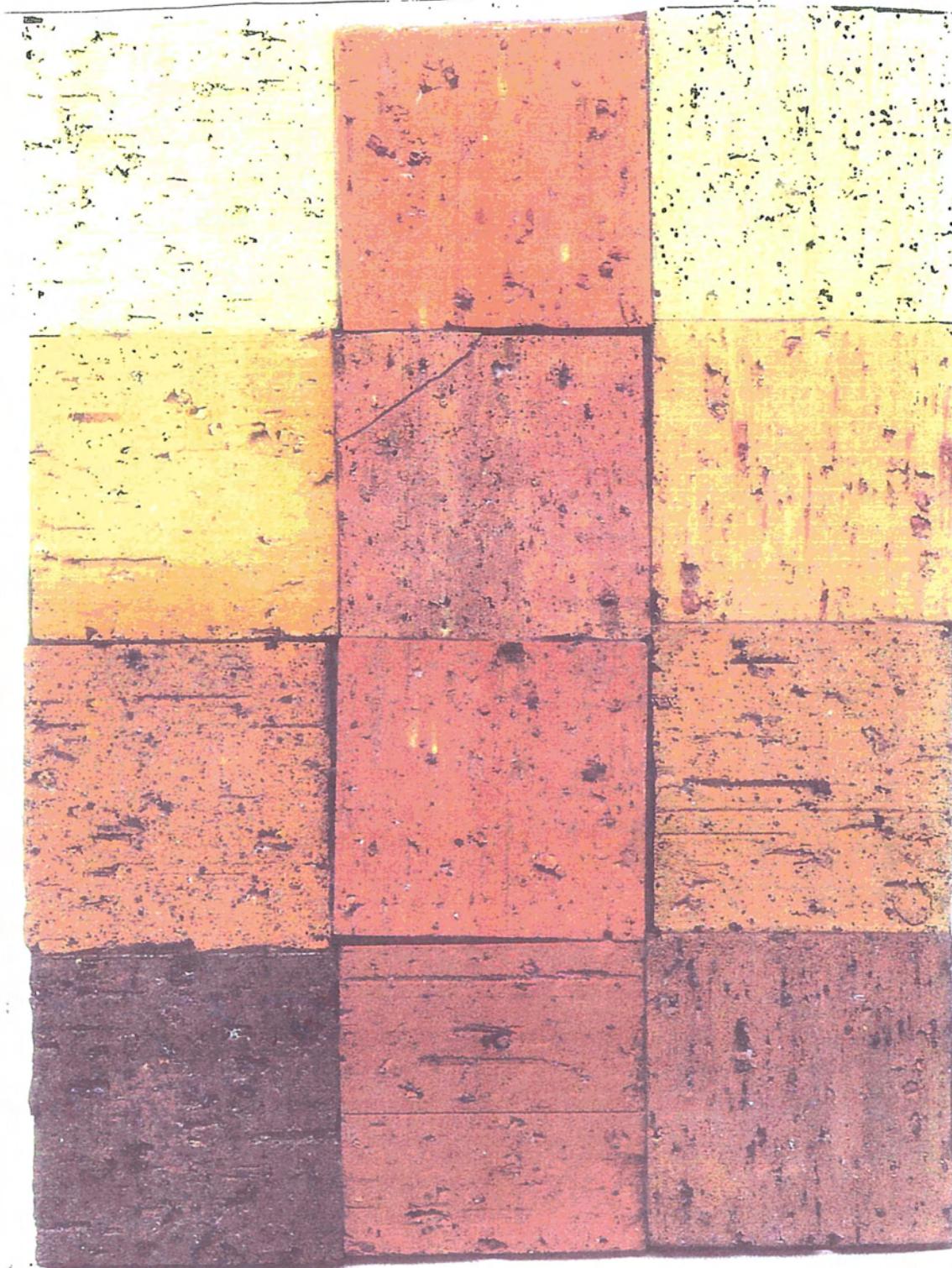
2011-B West Rundberg Lane • Austin, TX 78758
(512) 977-8444 • Fax (512) 977-8622

20. APPENDIX I: Site Lighting - Parking Lot Lights



Custom Series Aluminum & Steel Post																																							
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Finish: Post, arm, and luminaires shall be furnished with a 'black' powder coat finish.																																							
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<table border="1"> <tr> <td>date: 04-27-01</td> <td>scale: none</td> <td>dwg. no.: L- 4826E</td> </tr> </table>					date: 04-27-01	scale: none	dwg. no.: L- 4826E																																
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<p style="text-align: center;">ANTIQUE Street Lamps</p> <p style="text-align: center;">2011-B West Rundberg Lane • Austin, TX 78758 (512) 977-8444 • Fax (512) 977-9622</p>																																							

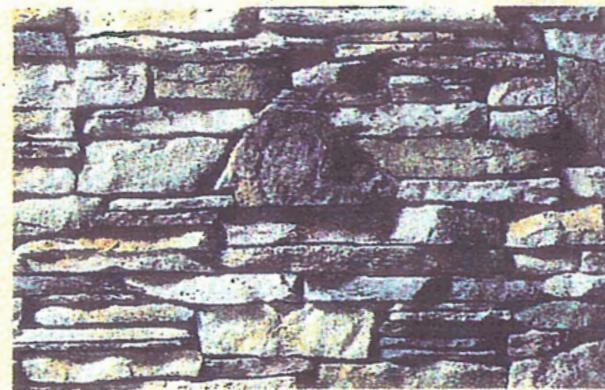
21. APPENDIX J: Brick Color Ranges



22. APPENDIX K: Natural Or Composite Stone Color Ranges



80% Fog Southern Ledgestone (CSV-2028)
20% Aspen Dressed Fieldstone (CSV-2040)



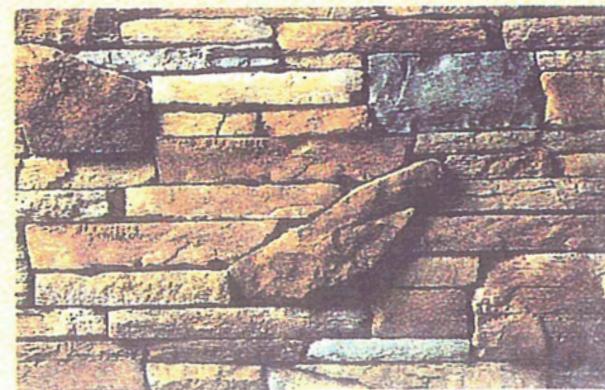
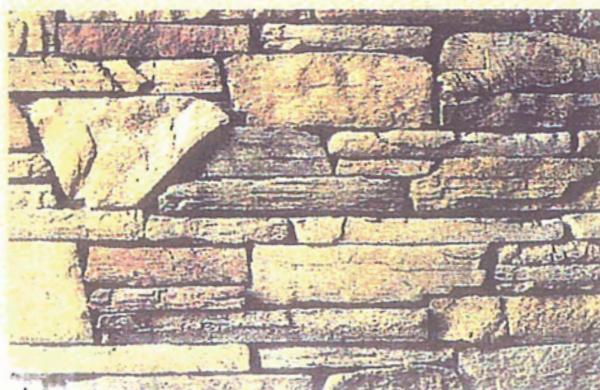
80% Bucks County Southern Ledgestone (CSV-2056)
20% Bucks County Dressed Fieldstone (CSV-2030)



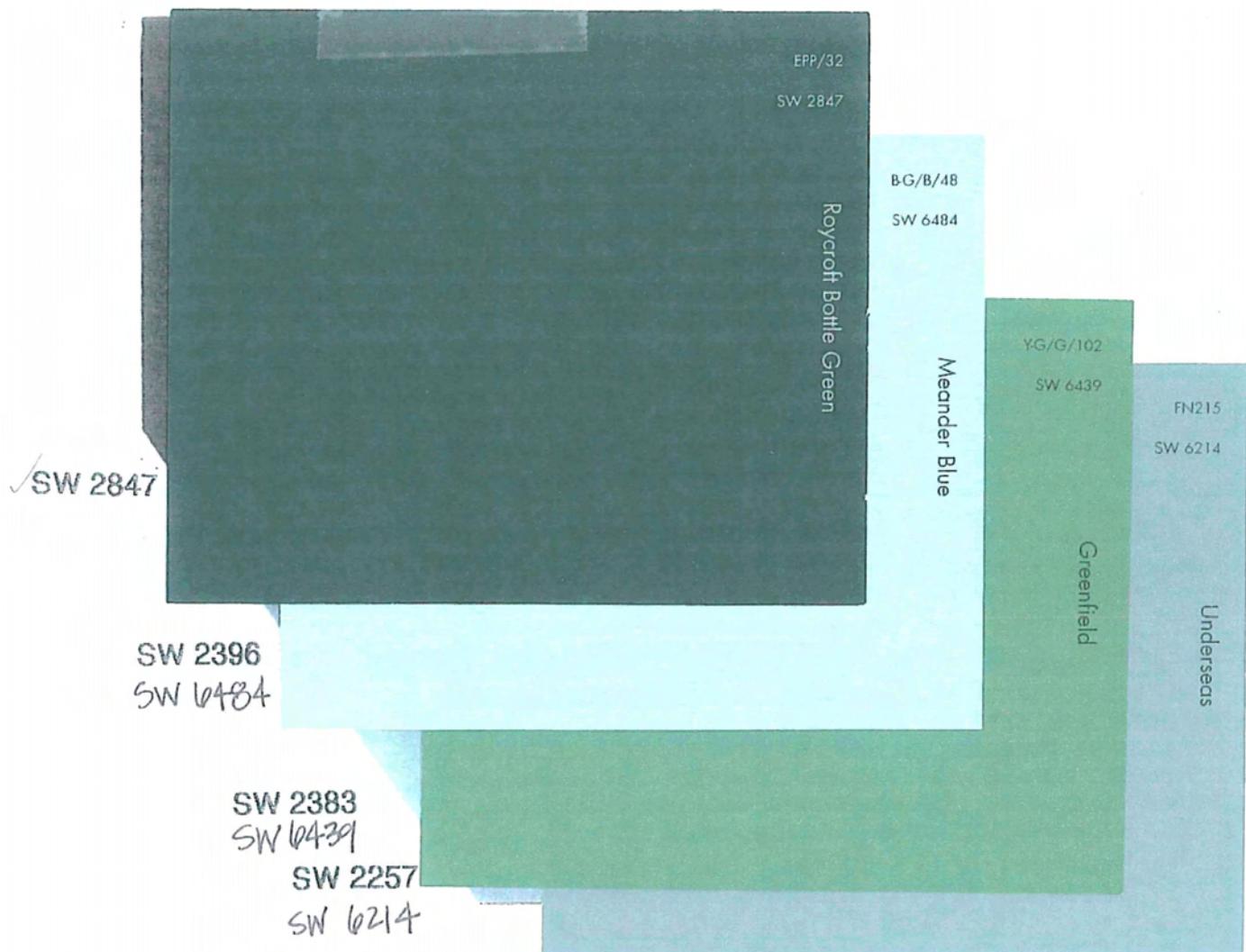
80% Rustic Southern Ledgestone (CSV-2055)
20% Brandywine Dressed Fieldstone (CSV-2029)



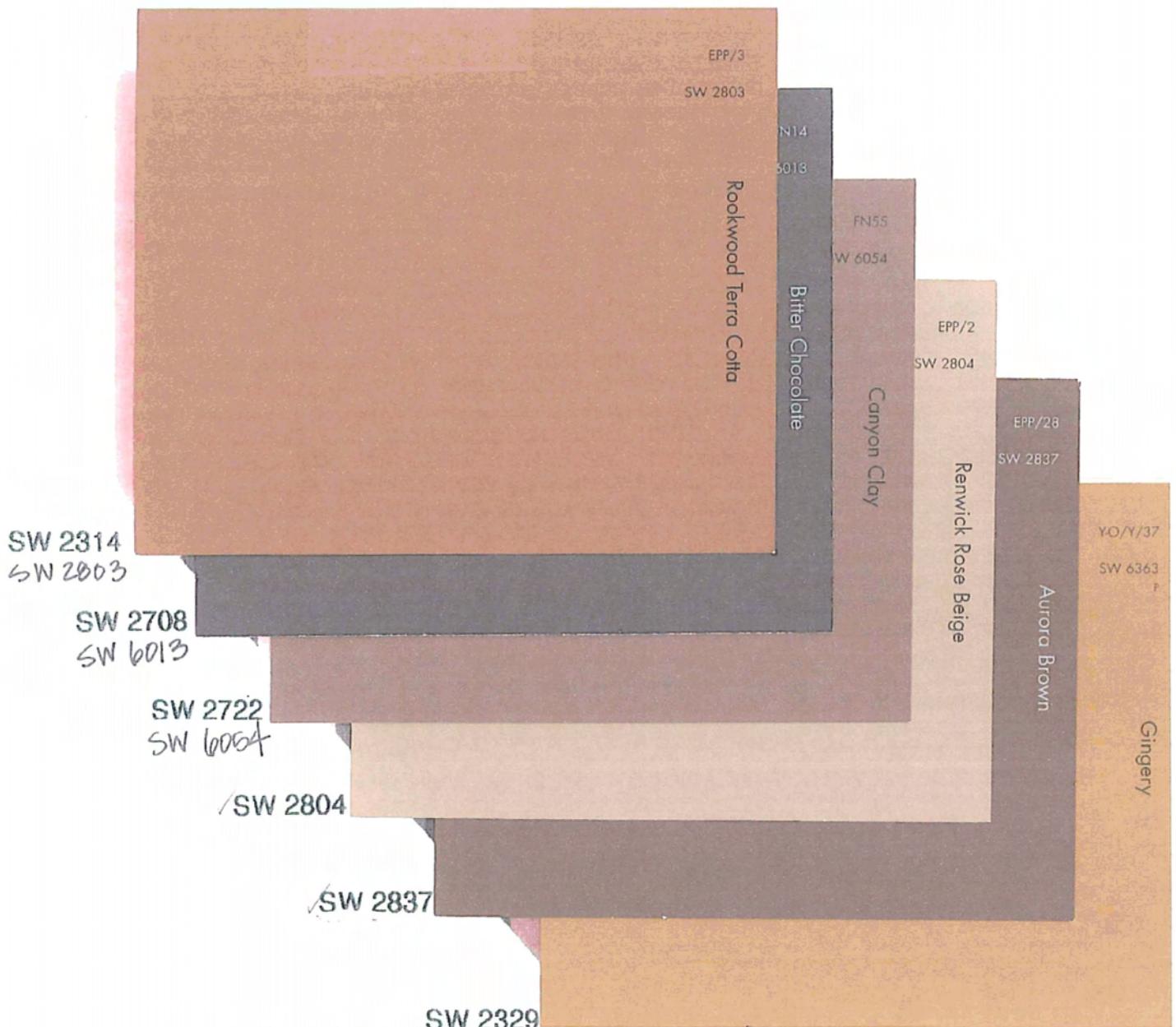
80% Chardonnay Southern Ledgestone (CSV-2054)
20% Chardonnay Dressed Fieldstone (CSV-2042)



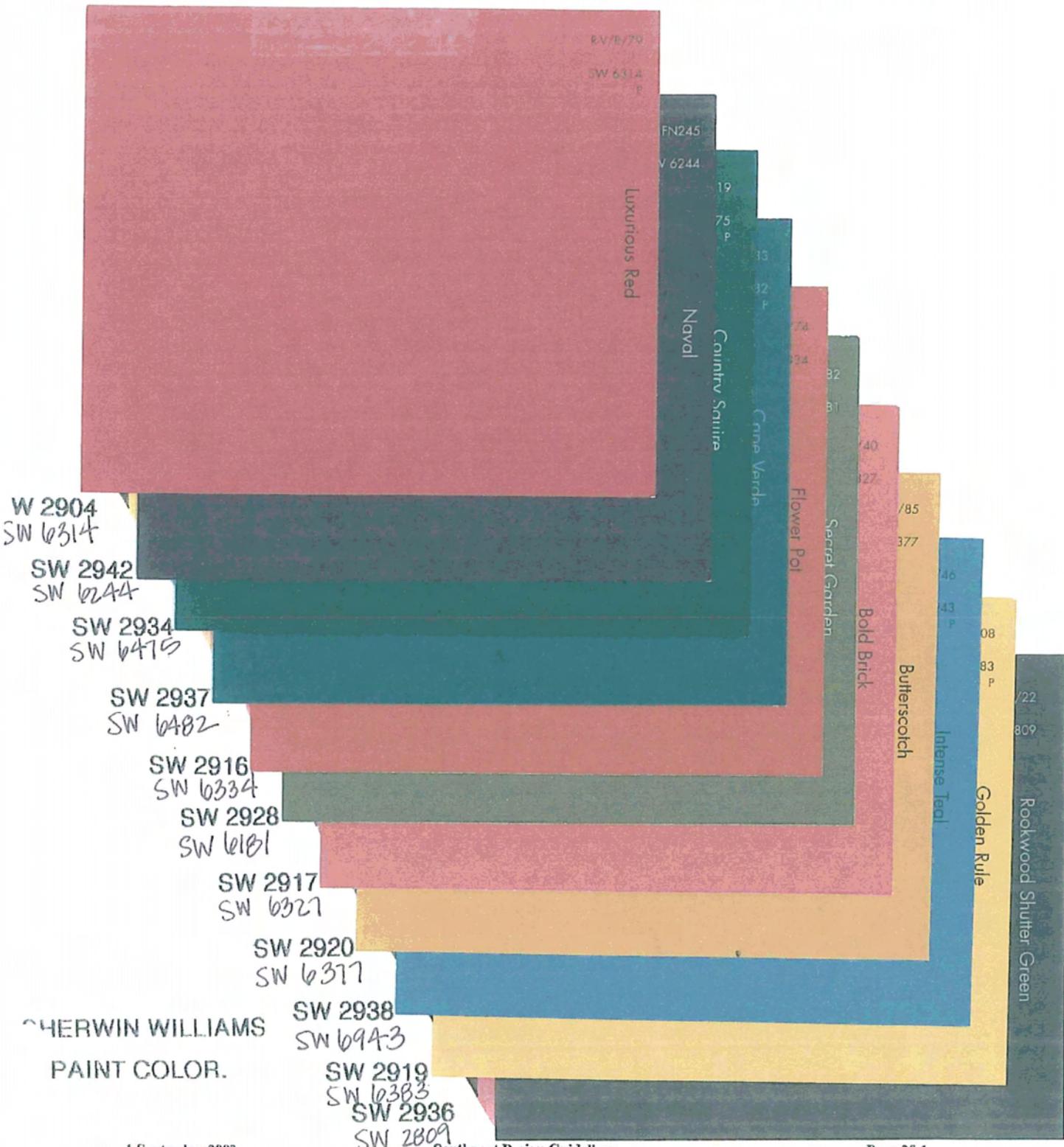
23. APPENDIX L: Standing Seam Metal Roofing Color Ranges



24. APPENDIX M: Major Accent Color Ranges



25. APPENDIX N: Minor Accent Color Ranges



26. APPENDIX O: Stucco Color Ranges For Sign Boards And Accents

SW 2430 - 6112 Biscuit

FPP/12
SW 6112

Biscuit

SW 1900 - 7006 Extra White

EPP/1
SW 2805

Renwick Beige

SW 2432 - 6085 Simplified Beige

E15
SW 7006

Extra White

↓ Noted Colors below discontinued as
these are more suggested equals.

F186
SW 6085

Simplify Beige

SW 2430

SW 2805

SW 1900

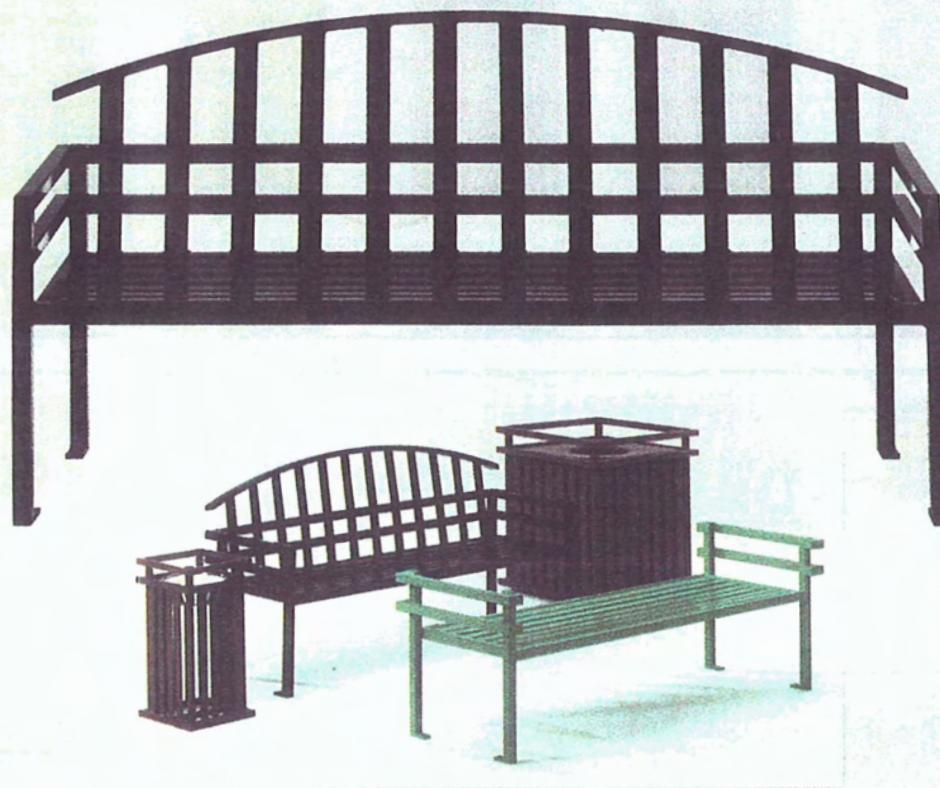
SW 2432

SHERWIN WILLIAMS PAINT COLOR.

27. APPENDIX P: Site Furnishings

McCONNELL SERIES

(Patent No. Des. 413,449)



MC24	McConnell bench w/back 4'
MC26	McConnell bench w/back 6'
MC28	McConnell bench w/back 8'
MC14	McConnell flat bench 4'
MC16	McConnell flat bench 6'
MC18	McConnell flat bench 8'
MC3-22	McConnell litter 22 gal.
MC3-32	McConnell litter 32 gal.
MC5	McConnell ash urn
MCA5	McConnell ash/trash combo

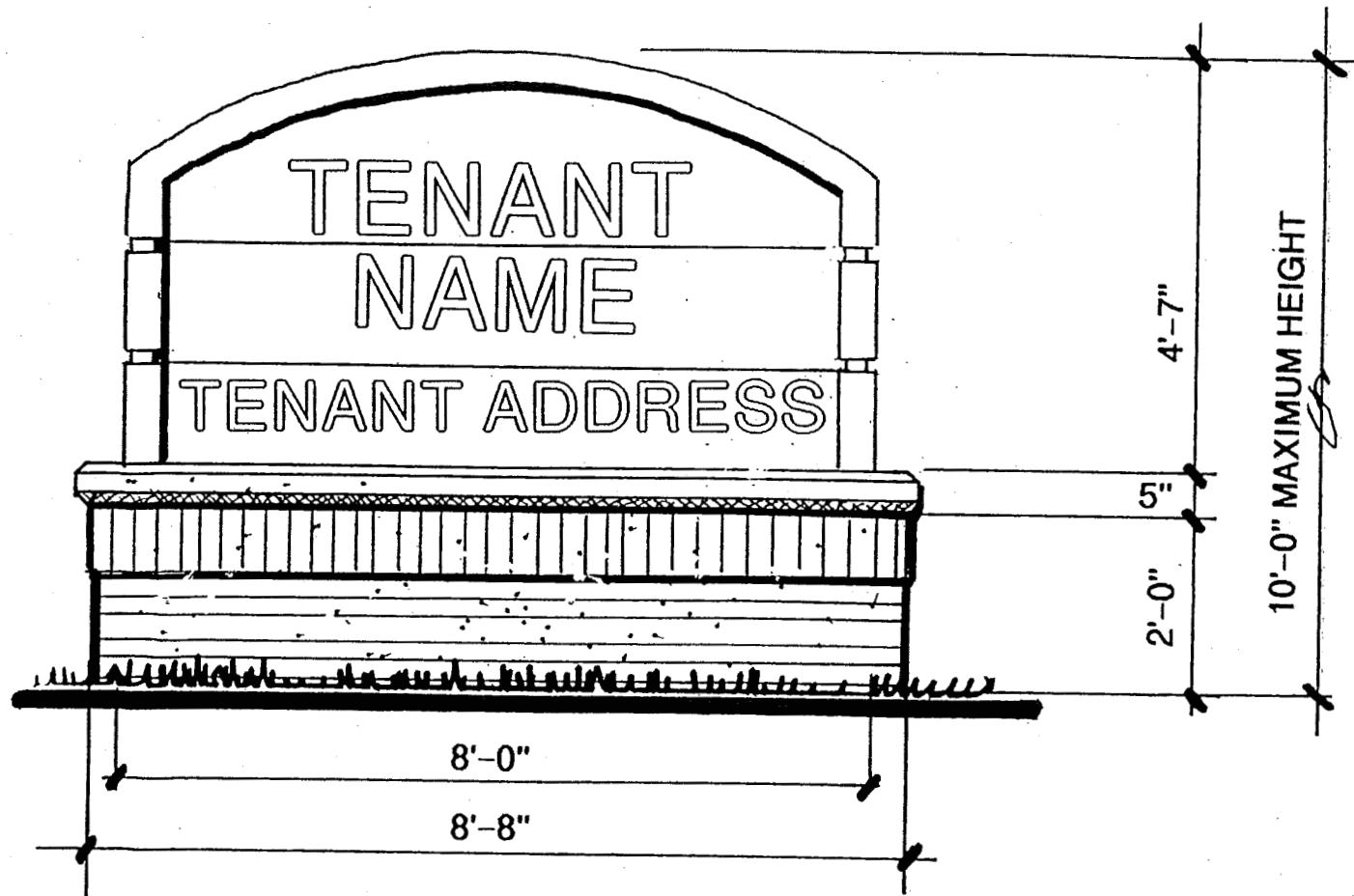


All site furnishings shall be McConnell series benches with back, Mc24, Mc26, Mc28; McConnell ash urn, Mc5, Mc5a, and trash receptacles, Mc3-22, Mc3-32.

All shall be turtle green RAL6009 powder coated finish.

Manufactured by Keystone Ridge Designs. 1-800-284-8208

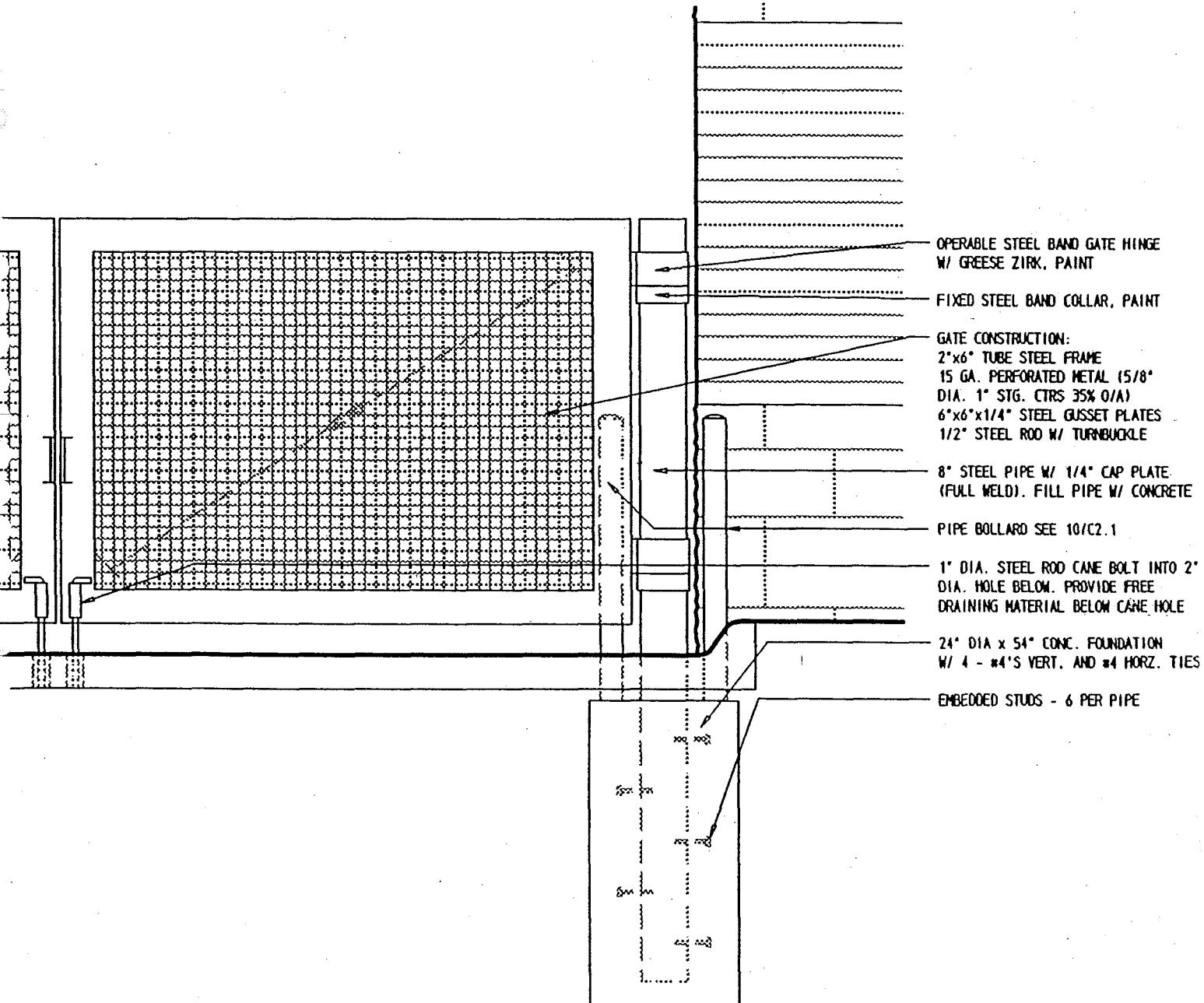
28. APPENDIX Q: Monument Sign



Each lot shall be allowed one monument sign located 10' from the property line. Monument sign height shall be 10'-0". Maximum size of sign shall be 50 square feet. The sign may be double sided. The entire surface face of the sign construction shall be counted to the total square footage of the sign.

The sign shall be similar in construction to the example shown with the base being brick and precast and the upper part being an all natural aluminum cabinet with internally illuminated letters.

29. APPENDIX R: Refuse Screen Gate



30. APPENDIX S.

Application for Certificate of Approval

APPLICATION FOR CERTIFICATE OF APPROVAL

La Vista Building Design Criteria Review

Project Name: _____ Submittal Date: _____
Address of Site: _____ Zoning District: _____
Name of Owner/Manager's Representative: _____ Title: _____
Address: _____ Phone: _____
Name of Designer's Firm or Studio: _____
Address: _____ Phone: _____
Name of Designer's Representative: _____ Title: _____
Application for : Sign _____ Bldg. _____ Landscaping _____ Lighting _____
Other: _____

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

CERTIFICATE OF APPROVAL

La Vista Building Design Criteria Review

This certifies that the "exterior design features" related to the above permit(s) for the site listed above have been approved by the City of La Vista, subject to the conditions stipulated in the minutes shown below.

Planning Director

Date

31. APPENDIX T.

Submittal Requirements

All exhibits required for the permanent file (noted in the following paragraphs) must be able to be reduced to "legal size" (8-1/2" x 17") by folding, photo reduction, etc. However, larger mounting boards, material samples, or other exhibits not meeting this criteria may be used for presentation purposes.

Three (3) black and white prints (one of which shall be colored) of the following required drawings shall be submitted to the City for presentation to the Design Review Staff and architect.

An adequate number of *color* photographs are required to illustrate the existing nature of the proposed site, including any existing buildings and other existing features as well as the context of the proposed site. Photos may also be used to illustrate installations on other sites that are similar to the applicant's proposal.

A. BUILDING CONSTRUCTION, EXTERIOR REMODELING, AND ADDITIONS (INCLUDING PARKING LOTS AND LANDSCAPING) SUBMITTAL REQUIREMENTS

1. *Site Plan.* A site plan is required containing the following information:
 - a. Scale and north arrow;
 - b. Address of site;
 - c. All property and street pavement lines;
 - d. Existing and proposed contours;
 - e. Gross area of tract stated in square feet;
 - f. If parking is involved, show calculations for determining the required number of off-street parking spaces as required by the City's zoning ordinance. Give the number of spaces actually proposed. Give the maximum number of employees, customers, and office vehicles that would be at the facility at any one time;
 - g. Proposed ingress and egress to the site, including on-site parking area(s), parking stalls, and adjacent streets. Delineate traffic flow with directional arrows and indicate the location of direction signs or other motorist's aids (if any);
 - h. Calculations for determining the required number of trees to be placed within the proposed parking area must be shown, as well as the designation of required buffer screens (if any) between the parking area and adjacent property;

- i. Location of all isolated trees having a diameter of six (6) inches or more. (Tree masses may be shown with a diagrammatic outline and a written inventory of individual trees included.)
- j. Existing landscaping that will be retained and proposed landscaping shall be differentiated and shown on the plan. The type, size, number, and spacing of all plantings must be illustrated;
- k. Location of all existing (to remain) and proposed buildings on the site and all buildings within fifty (50) feet of the site's boundaries;
- l. Location of all existing (to remain) and proposed lighting standards.
- m. Finished sidewalk locations – in, around and outside of lot.

2. *Elevations.* Complete elevations of all proposed construction and related elevations of existing structures (if any) are required containing the following information:
 - a. Scale;
 - b. All signs to be mounted on the elevations;
 - c. Designation of the kind, color, and texture of all primary materials to be used.
3. *Material Samples.* Material samples are required for all major materials. Sample size may not exceed 8-1/2" x 14". Two sets are required.

B. FREE-STANDING GROUND SIGNS SUBMITTAL REQUIREMENTS

1. *Site Plan.* A site plan is required containing the following information:
 - a. Scale and north arrow;
 - b. Address of site;
 - c. All property and street pavement lines;
 - d. Proposed ingress and egress to site, including on-site parking area(s), parking stalls, and adjacent streets. Delineate the traffic flow with directional arrows and indicate the location of direction signs and other motorist's aids (if any);
 - e. Location of existing and proposed landscaping;
 - f. Location and height of all buildings on the site and all buildings within fifty (50) feet of the site's boundaries;
 - g. Location and height of all existing (to remain) and proposed signs on the site. Show required setbacks for sign from property lines;
2. *Elevation.* An elevation is required of each face of the proposed sign showing the following information:
 - a. All specifications including size of letters and graphics;

C. WALL SIGN SUBMITTAL REQUIREMENTS

1. *Sign Drawing.* A scaled drawing of each face of the proposed wall sign is required showing the following information:
 - a. All size specifications, including the size of letters and graphics;
 - b. Description of sign and frame materials and colors;
2. *Elevation.* An elevation drawn to scale of the entire wall of the building to which the sign is to be fixed, correctly locating the sign.

D. LIGHTING SUBMITTAL REQUIREMENTS

1. *Site Plan.* A site plan is required containing the following information:
 - a. Scale and north arrow;
 - b. Address of site;
 - c. All property and street pavement lines;

- d. Proposed ingress and egress to the site, including on-site parking area(s), parking stalls, and adjacent streets;
- e. Existing landscaping that will be retained and proposed landscaping;
- f. Location and height of all existing (to remain) and proposed buildings on the site and all buildings within fifty (50) feet of the site's boundaries;
- g. Location of all existing (to remain) and proposed lighting standards, and circumference area that will be lighted by each standard.

2. *Lighting Standard Drawing.* A scaled drawing of the proposed lighting standard(s) is required and should contain the following information:

- a. All size specifications;
- b. Information on lighting intensity (number of watts, isofootcandle diagram, etc.);
- c. Materials, colors.

CONSENT LETTER

To: City of La Vista

Fr: John Hoich, Joint Owner of Lots 1, 2 & 4 in Southport East Replat Nine
Michael McDermott, Joint Owner of Lots 1, 2 & 4 in Southport East Replat Nine

Re: Proposed Ordinance of the City of La Vista, Nebraska, amending Ordinance 1045 with respect to Lots 1-4 Southport East Replat Nine, and Ordinance 1020 with respect to Lots 14A & 15A, Southport East Replat Eight; establishing standards and conditions for development under the final Planned Unit Development Plan; to provide for severability; to provide when this Ordinance shall be in full force and effect; and to provide for the publication of this Ordinance in pamphlet form.

We each hereby acknowledge and consent to the above referenced Ordinance and the accompanying site plan, which amend Ordinance 1045 and Ordinance 1020.

Signature: John Hoich

Date

John Hoich
Hoich Enterprises, Inc.
5410 North 279th Street
Valley, NE 68064

Signature: Michael McDermott

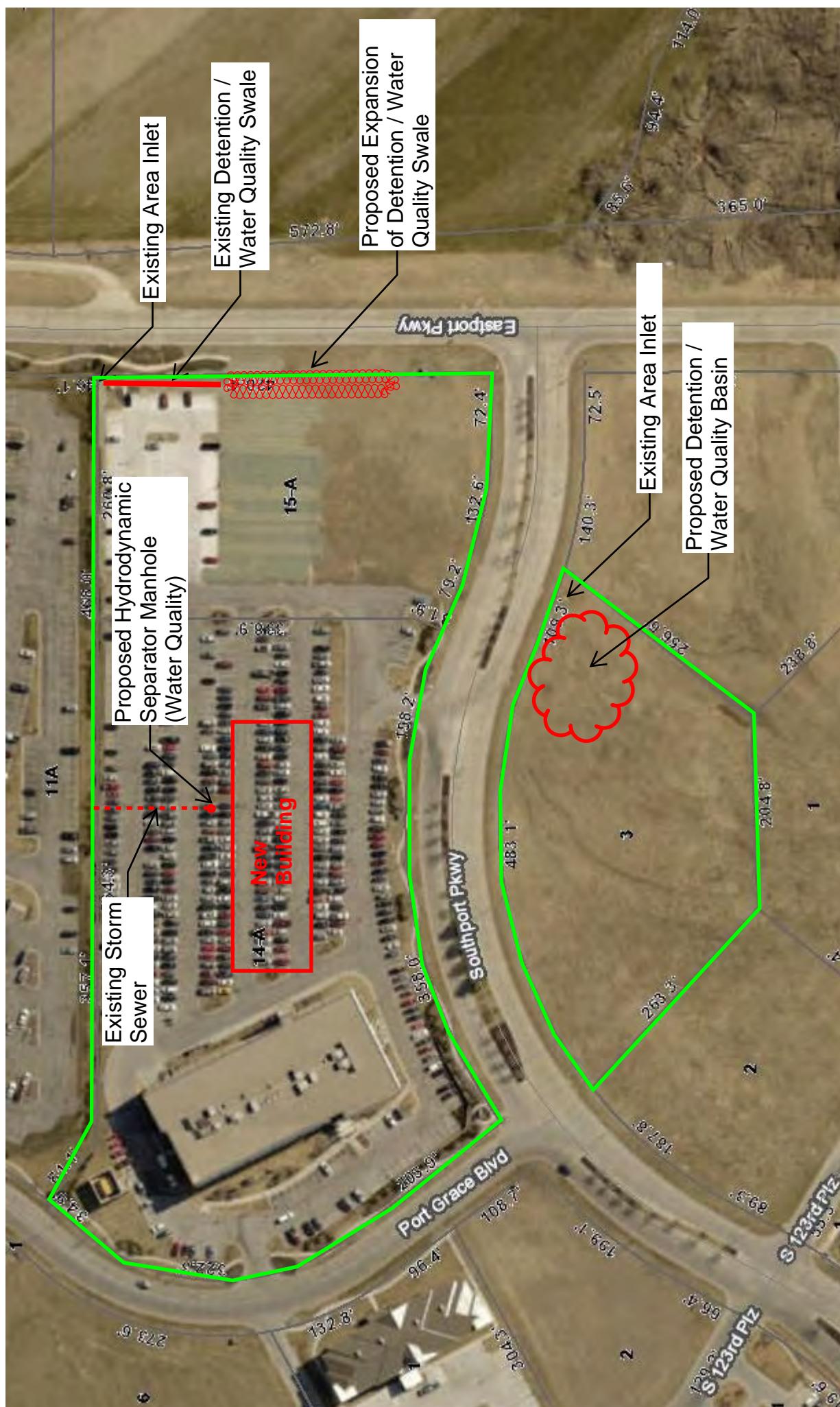
Date

Michael McDermott
425 North Rawhide Drive
Olathe, KS 66061

Securities America Left-Turn Lane Cost Estimate					
Number	Description	Quantity	Unit	Unit Price	total
1	Saw Cut	180	LF	\$7.00	\$1,260.00
2	Pavement Removal	50	SY	\$13.00	\$650.00
3	Tree Removal	8	EA	\$850.00	\$6,800.00
4	Clear and Grub	1	EA	\$3,500.00	\$3,500.00
5	Mobilization	1	EA	\$20,000.00	\$20,000.00
6	9" PCC	100	CY	\$75.00	\$7,500.00
7	Median Surfacing	60	SY	\$38.00	\$2,280.00
8	Striping	100	LF	\$4.00	\$400.00
9	Barricading	1	LS	\$6,000.00	\$6,000.00
10	Landscaping	1	LS	\$6,500.00	\$6,500.00
11	Erosion Control	1	LS	\$2,850.00	\$2,850.00
Total					\$57,740.00
Contingency (30%)					\$17,322.00
total					\$75,062.00
Does not include					
Survey, Staking, Testing, Inspection, SWPPP Inspection, permits					
Design	\$16,000.00				\$91,062.00

Quantities are based on an aerial

Design is based on a % of construction until further information is provided



Securities America Expansion Stormwater Management Figure 1

LEGAL DESCRIPTION
LOT 14A, SOUTHPORT EAST REPLAT EIGHT, A SUBDIVISION LOCATED IN THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, GENERALLY LOCATED NE OF SOUTHPORT PARKWAY & PORT GRACE BOULEVARD.

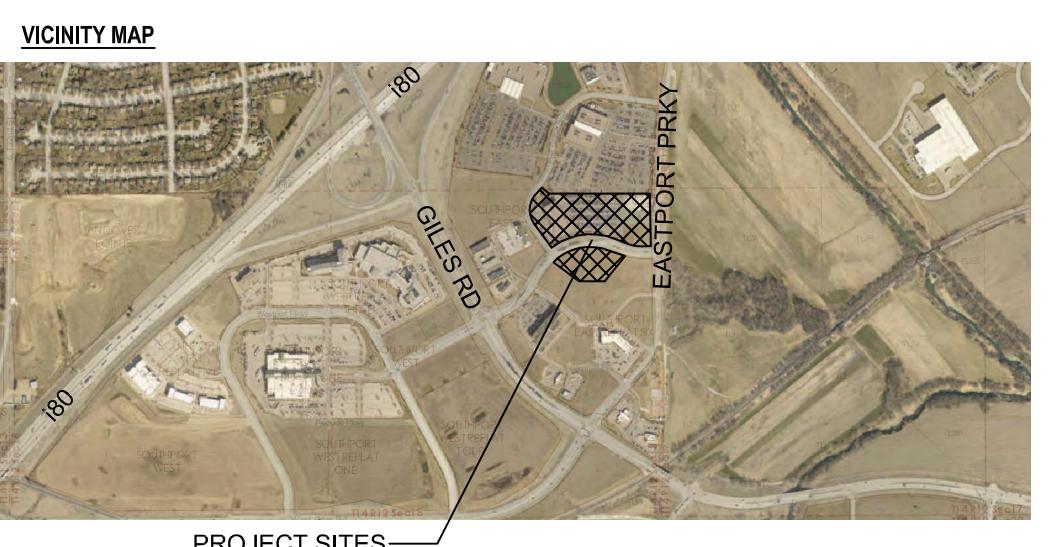
LOT 1, 2, 3, AND 4 SOUTHPORT EAST REPLAT NINE, A SUBDIVISION LOCATED IN THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, GENERALLY LOCATED SE OF SOUTHPORT PARKWAY & PORT GRACE BOULEVARD.

DEVELOPERS
THE LUND COMPANY
450 REGENCY PARKWAY, SUITE 200
OMAHA, NE 68114

E JOHN L. HOCH & MICHAEL McDERMOTT
5410 NORTH 27TH STREET
VALLEY, NE 68064

ZONING
EXISTING: C-3
PROPOSED: C-3; LOTS 14A AND 15A; LOTS 1 THRU 4 INCLUSIVE

NOTES
 ① FUTURE LEFT TURN LANE FROM SOUTHPORT PARKWAY TO BE INSTALLED AS DESCRIBED IN EASEMENT AGREEMENT - INSTRUMENT NUMBER 2014-0665, MEDIAN LAYOUT - TO BE ENGINEERED, LOT 3, WEST DRIVEWAY, TO BE INSTALLED IN CONJUNCTION WITH TURN LANE.
 ② SANITARY SEWER WEST CURB OF WEST DRIVEWAY EASEMENT (AS DESCRIBED IN EASEMENT AGREEMENT - INSTRUMENT NUMBER 2016-0665) FOR BENEFIT OF LOTS 1 & 2.
 ③ STORM SEWER ALONG LOT LINE BETWEEN LOTS 3 & 4 FOR BENEFIT OF LOTS 1, 2, AND 4.
 ④ STORM SEWER INLET AND LINE, SIZED TO SERVE LOT 3 ONLY FOR WATER QUALITY TREATMENT, LOTS 1, 2, AND 4 ARE RESPONSIBLE FOR PROVIDING THEIR OWN WATER QUALITY TREATMENT FOR PCMP COMPLIANCE.
 ⑤ SHARED ACCESS DRIVES FOR BENEFIT OF LOTS 1, 2, AND 4; AS DESCRIBED IN EASEMENT AGREEMENT - INSTRUMENT NUMBER 2016-0665.
 ⑥ ACCESSORY PARKING FOR LOT 14A & 15A; AS AGREED UPON BY LOT OWNER, SHARED USE PARKING WILL BE CONTINGENT ON FUTURE DEVELOPMENT BEING COMPATIBLE, IN TERMS OF PEAK PARKING, WITH TENANT OF LOT 14A.
 ⑦ WITH THE DEVELOPMENT OF LOTS 1, 2, AND 4; DEVELOPER TO COORDINATE SHARE PARKING OPPORTUNITIES WITH BUILDING TENANTS.
 ⑧ UPON DEVELOPMENT OF LOTS 1, 2, AND 4, AN EMERGENCY VEHICLE ACCESS PLAN SHALL BE SUBMITTED TO THE FIRE MARSHALL FOR REVIEW OF WATER SUPPLY, FIRE LANE ACCESS, AND EMERGENCY RESPONDER RADIO COVERAGE.



Project Sites -

Southport East Replat 8

Lot #	Area (acres)
14A	5.6801
15A	2.4684
Total	8.1485

Southport East Replat 9

Lot #	Area (acres)
1	2.7338
2	1.5561
3	2.377
4	2.1423
Total	8.8592

Southport East Replat 8 - Building Coverage

Lot #	Area (SF)	BLDG (SF)	% Coverage
14A & 15A (Shared)	354,948.66	53,550.13	15.09

Southport East Replat 9 - Building Coverage

Lot #	Area (SF)	BLDG (SF)	% Coverage
1	121,262.33	16,200	13.38
2	67,763.72	6,720	9.91
3	103,542.12	0	0
4	93,318.59	20,000	21.43
Total	385,906.76	42,920	11.12

Southport East Replat 8 - Open / Green Space

Lot #	Area (SF)	Open (SF)	% Open
14A & 15A (Shared)	354,948.66	76,990.49	21.66

Southport East Replat 9 - Open / Green Space

Lot #	Area (SF)	Open (SF)	% Open
1	121,262.33	25,297.57	20.86
2	67,763.72	13,568.39	20.02
3	103,542.12	28,110.46	27.15
4	93,318.59	23,176.03	24.84
Total	385,906.76	90,152.45	23.36

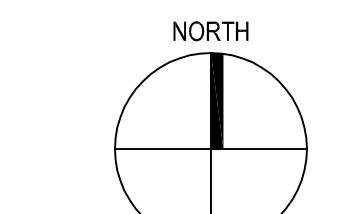
Southport East Replat 8 - Parking Spaces (4.5 per 1,000 GSF)

Lot #	BLDG GSF	Required	Available
14A & 15A (Shared)	156,273	704	607 *

Southport East Replat 9 - Parking Spaces (4.5 per 1,000 GSF)

Lot #	BLDG GSF	Required	Available
1	16,200	73	145
2	6,720	31	88
3	0	0	183 *
4	20,000	90	113
Total	42,920	194	528

* PARKING SPACE COUNT FOR LOTS 14A, 15A, AND 3 TO SERVE AS EMPLOYEE PARKING FOR SECURITIES AMERICA EMPLOYEES AND VISITORS. TOTAL PARKING: 790 PARKING SPACES



0 50' 100'



The Lund Company

New Addition for
Securities America, Inc.
12325 Port Grace Blvd
La Vista NE 68128

CUSHMAN & WAKEFIELD | **LUND**
COMPANY
INDEPENDENT OWNERS & OPERATORS



Project Manager: TIMOTHY KURTZEL
Project Designer: DAVID LEMIRE
Project Architect: SHEILA IRELAND
Landscape Architect: ALISON INGUNZA
Civil Engineer: CHRIS CAIN
Structural Engineer: ROBERT GUINN
Mechanical Engineer: BRIAN KOLM
Electrical Engineer: ANDREW WILSON
Interior Designer: ABBY SCOTT
Wavefinding: --
Drawn By: Alison Ingunza

MARK DATE DESCRIPTION
1 09/22/2017 Resubmitted PUD
2 11/02/2017 Resubmitted PUD - Exhibit

Project Number: 5078 | Original Issue: 08/07/2017

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Name: PUD Plan | Southport East
Replat 8 & Southport East
Replat 9

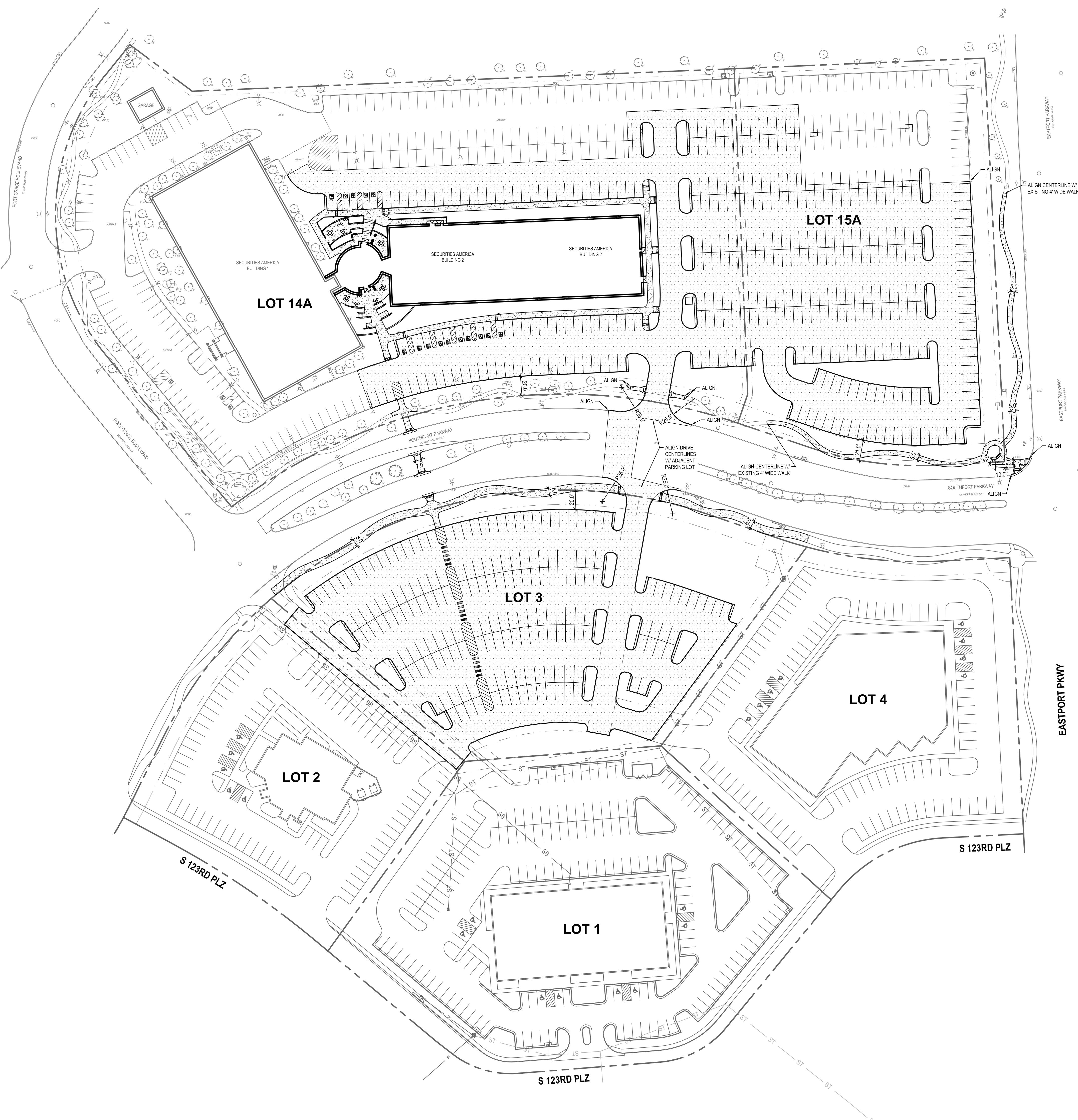
Scale: 1=50'-0"
Sheet Number:

Exhibit A
Project Status: PUD SUBMITTAL

LEGEND

PROPERTY LINE
EASEMENT LINE
1067.17 EXISTING SPOT GRADES
1067 EXISTING GRADE CONTOUR
EXISTING CONCRETE CURB
EXISTING SIGNAGE
EXISTING LIGHT POLE
EXISTING STREET LIGHT
UGP EXISTING UNDERGROUND POWER LINE
NGAS EXISTING NATURAL GAS LINE
GV EXISTING NATURAL GAS VALVE
SD EXISTING SANITARY SEWER LINE WITH STRUCTURE
SD EXISTING STORM DRAIN LINE WITH STRUCTURE
TEL EXISTING TELEPHONE LINE
WV EXISTING WATER LINE
WV PV EXISTING WATER VALVE / POST INDICATOR VALVE
EXISTING FIRE HYDRANT
EXISTING TREE
CONCRETE CURB
7" CONCRETE PAVING
5" CONCRETE PAVING
DETECTABLE WARNING PLATE

HDR Architecture, Inc.
8404 Indian Hills Drive
Omaha, NE 68114
(402) 399-1000



The Lund Company

New Addition for
Securities America, Inc.
12325 Port Grace Blvd
La Vista NE 68128

CUSHMAN & WAKEFIELD | **LUND**
COMPANY
INDEPENDENTLY OWNED AND OPERATED

Securities America

GENERAL NOTES

1. CONTROL JOINTS TO BE PLACED A MAXIMUM OF 6-8 FEET ON CENTER, EXPANSION JOINTS A MAXIMUM OF 30 FEET ON CENTER, AND BETWEEN ALL SEPARATE POURS.
2. ALL CURB, SIDEWALK, AND WALL CURVES SHALL BE SMOOTH AND NOT SEGMENTED.

Project Manager	TIMOTHY WURTELE
Project Designer	DAVID LEMKE
Project Architect	SHEILA IRELAND
Landscape Architect	ALISON INGUNZA
Civil Engineer	CHRIS CAIN
Structural Engineer	ROBERT GUINN
Mechanical Engineer	BRIAN KOLM
Electrical Engineer	ANDREW WILSON
Interior Designer	ABBY SCOTT
Wayfinding	—
Drawn By	Alison Inguna

MARK DATE DESCRIPTION
1 09/22/2017 Resubmitted PUD

Project Number 5078 | 10054297
Original Issue 08/07/2017

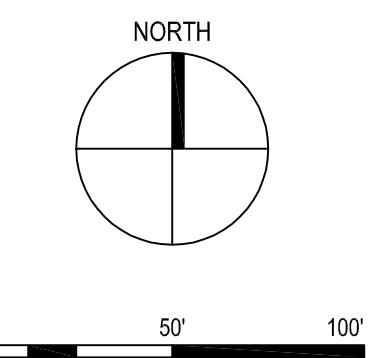
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Name Site Paving Plan

Scale 1"=50'-0"
Sheet Number

Exhibit B

Project Status PUD SUBMITTAL

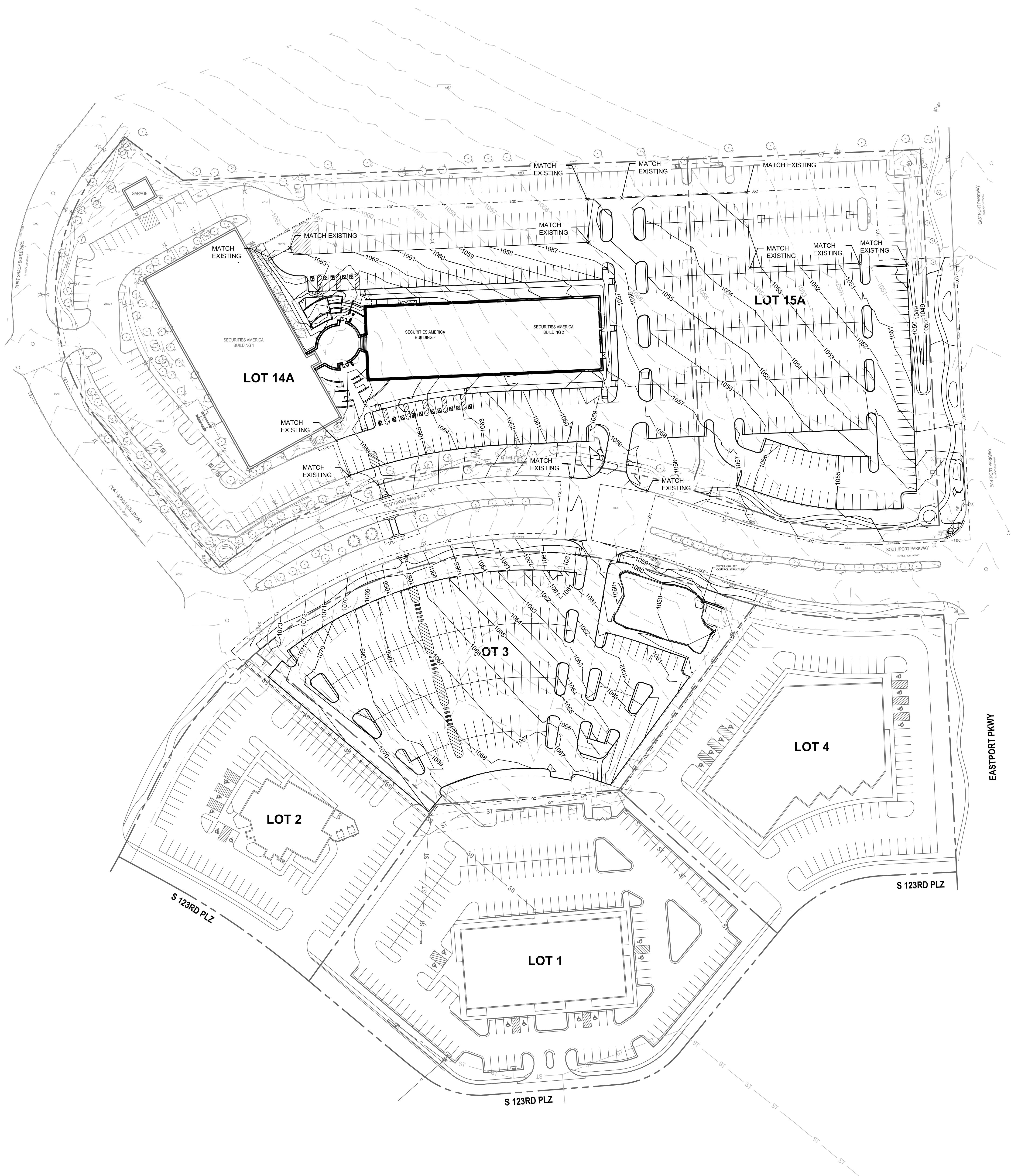


LEGEND

PROPERTY LINE
EASEMENT LINE
x1067.17 EXISTING SPOT GRADES
1067 EXISTING GRADE CONTOUR
EXISTING CONCRETE CURB
EXISTING SIGNAGE
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GV EXISTING NATURAL GAS VALVE
SD EXISTING SANITARY SEWER LINE WITH STRUCTURE
TEL EXISTING TELEPHONE LINE
WV EXISTING WATER LINE
WV PIN EXISTING WATER VALVE / POST INDICATOR VALVE
EXISTING FIRE HYDRANT
EXISTING TREE
CONCRETE CURB
1057 FINISHED GRADE CONTOUR

GENERAL NOTES

1. UTILITIES FACILITIES SHOWN ARE FROM LOCATES OR RECORDS PROVIDED BY OTHERS, AND SHALL BE CONSIDERED AS ABANDONED. OTHER UTILITIES MAY EXIST IN THE AREA, WHICH ARE NOT SHOWN AND THEIR LOCATION MAY NOT BE PRESENTLY KNOWN OR IDENTIFIED ON THE PLANS. THE ENGINEER MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMprise ALL UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE THE EXACT LOCATION INDICATED. THE CONTRACTOR SHALL NOTIFY THE ONE-CALL SYSTEM AT 811 TO IDENTIFY THE LOCATION OF ALL UNDERGROUND UTILITY FACILITIES WITHIN THE CONSTRUCTION AREA.
2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL PUBLIC AND PRIVATE UTILITY FACILITIES LOCATED WITHIN THE CONSTRUCTION AREA TO AVOID DAMAGE. DAMAGE TO UTILITIES DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED OR REPLACED WITHOUT COST TO THE OWNER OR ENGINEER.
3. WHERE EXISTING UTILITY FACILITIES ARE SHOWN IN THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITIES AND CONDUCTING WORK NEAR UTILITY FACILITIES.
4. THE CONTRACTOR SHALL COOPERATE WITH UTILITY COMPANIES IN THEIR ADJUSTMENT OPERATIONS SO THAT THESE OPERATIONS MAY PROGRESS. THE DUPLICATION OF ADJUSTMENT WORK MAY BE REDUCED, AND THAT SERVICES RENDERED BY THOSE PARTIES WILL NOT BE INTERRUPTED.
5. THE CONTRACTOR SHALL REVIEW ALL UTILITIES SHOWN IN THE PLANS AND COORDINATE WITH ALL UTILITY COMPANIES NECESSARY TO SECURE THE USE FOR CONSTRUCTION OF THE UTILITIES. THE CONTRACTOR SHALL BE AWARE THAT UTILITY SERVICES ARE NOT ROUTINELY LOCATED OR SHOWN ON THE PLANS; HOWEVER, MAY BE A CONFLICT WITH THE WORK PERFORMED. DELAYS, INCONVENIENCE, OR DAMAGE CLAIMED BY THE CONTRACTOR DUE TO ANY INTERFERENCE OF UTILITIES SHOWN IN THE PLANS OR SERVICES SHALL NOT BE CONSIDERED A CIRCUMSTANCE FOR ADDITIONAL TIME OR COMPENSATION.
6. THE CONTRACTOR SHALL KEEP SANITARY SEWER AND STORM SEWER LINES AND STRUCTURES CLEAN AND FREE OF DEBRIS THAT IS A RESULT OF CONSTRUCTION OPERATIONS. ANY CLEANING AND REMOVAL OF DEBRIS THAT ENTERS AS A RESULT OF CONSTRUCTION OPERATIONS SHALL BE COMPLETED AT THE EXPENSE OF THE CONTRACTOR.
7. THE CONTRACTOR SHALL CONFINe ALL OPERATIONS, INCLUDING EQUIPMENT AND MATERIAL STORAGE, WITHIN THE CONSTRUCTION LIMITS AND ON EASEMENTS OF THE PROJECT.
8. THE CONTRACTOR SHALL MAINTAIN THE PROJECT LIMITS. BY COMMENCING THE WORK IN A GIVEN AREA, THE CONTRACTOR ASSUMES THE RESPONSIBILITY OF ONGOING REQUIRED MAINTENANCE SUCH AS MOVING AND WEED CONTROL WITHIN THE PROJECT LIMITS.
9. THE CONTRACTOR SHALL CONTROL CONSTRUCTION DEBRIS, HAZARDOUS WASTE, AND SOLID WASTE TRUCKS IN THE PROJECT AREA(S). THE CONTRACTOR SHALL CLEAN-UP AND REMOVE ALL WASTE PROPERLY OFF-SITE AT AN APPROVED DISPOSAL FACILITY. NO CONSTRUCTION MATERIAL, WASTES OR UNUSED MATERIALS SHALL BE BURIED, DUMPED, BURNED, OR DISCHARGED WITH THE PROJECT LIMITS.
10. THE CONTRACTOR SHALL TAKE STEPS TO CONTROL SOIL EROSION AND FUGITIVE DUST DURING CONSTRUCTION. IF NECESSARY, HAY BALES, CHECK DAMS, SEDIMENT TRAPS OR ADDITIONAL SILT FENCE (NOT INDICATED ON THE PLANS) SHALL BE USED TO RETAIN SILT AND PREVENT SILT FROM ENTERING THE STORM DRAINAGE SYSTEM. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT OPERATIONS IN ACCORDANCE WITH THE POLLUTION PREVENTION PLAN AND ADMINISTER IT THROUGHOUT THE PROJECT DURATION.
11. THE CONTRACTOR SHALL CONSTRUCT THE NECESSARY EROSION CONTROL AND RUNOFF DETENTION STRUCTURES INCLUDED IN THE PLANS AND PER THE STORM WATER POLLUTION PREVENTION PLANS (SWPPP) PRIOR TO ANY GRADING ON THE PROJECT IN ORDER TO PREVENT CONCRETE AND SOIL TRACKING OUTSIDE OF THE PROJECT LIMITS. THE CONTRACTOR SHALL MAINTAIN AND WATER HAUL ROADS TO CONTROL FUGITIVE DUST.
12. CONTOUR LINES SHOWN REPRESENT TOP OF PAVEMENT, TOP OF FINISHED GRADE OR BUILDING FINISHED FLOOR ELEVATION. CONCRETE PARKING LOTS SHALL BE 7-INCHES THICK WITH A 6-INCH CURB. CONCRETE SIDEWALKS SHALL BE 5-INCHES THICK.
13. GENERAL FILL AND BACKFILL SHALL BE COMPAcTED TO A MINIMUM OF 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. THE TOP 12-INCHES SHALL BE COMPAcTED TO 98% UNDER PAVING.
14. CONTRACTOR SHALL STRIP AND STOCKPILE TOPSOIL AT ALL AREAS TO BE DISTURBED DURING CONSTRUCTION. TOPSOIL SHALL BE REREDISTRIBUTED FOR AREAS OUTSIDE OF PAVEMENT.



The Lund Company

New Addition for
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12325 Port Grace Blvd
La Vista NE 68128CUSHMAN & WAKEFIELD | LUND
COMPANY
INDEPENDENTLY OWNED AND OPERATEDX
Securities
America

Project Manager	TIMOTHY WURTELE
Project Designer	DAVID LEMKE
Project Architect	SHIELA IRELAND
Landscape Architect	ALISON INGUZNA
Civil Engineer	CHRIS CAIN
Structural Engineer	ROBERT GUINN
Mechanical Engineer	BRIAN KOLM
Electrical Engineer	ANDREW WILSON
Interior Designer	ABBY SCOTT
Wavfilding	--
Drawn By	Sheila Potter

MARK DATE DESCRIPTION
1 09/22/2017 Resubmitted PUDProject Number 5078 | 10054297
Original Issue 08/07/2017PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Name Site Grading Plan

Scale 1"=50'-0"
Sheet Number

Exhibit C

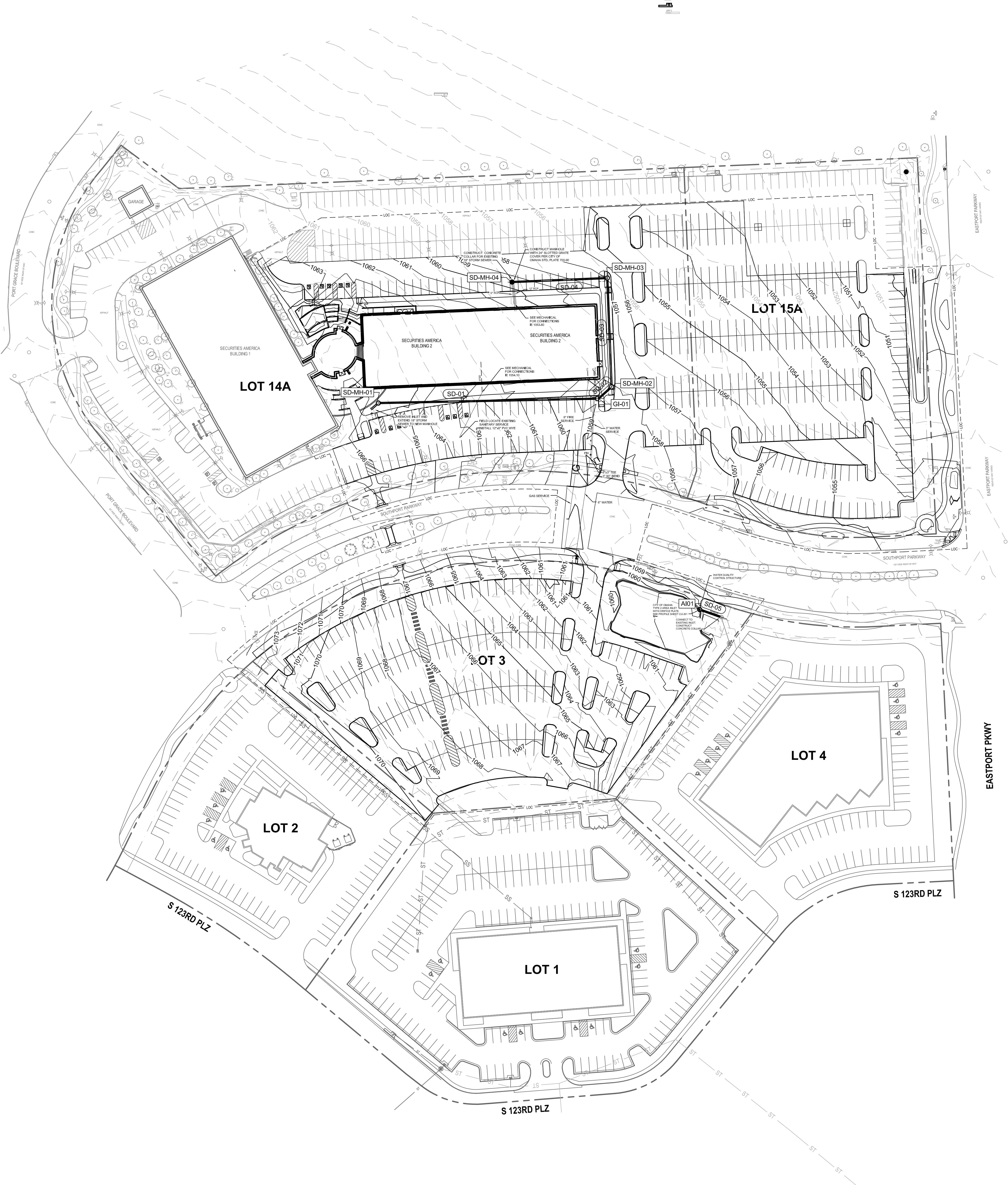
Project Status PUD SUBMITTAL

LEGEND

PROPERTY LINE
EASEMENT LINE
x1067.17 EXISTING SPOT GRADES
1067 EXISTING GRADE CONTOUR
EXISTING CONCRETE CURB
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WV PV EXISTING WATER VALVE / POST INDICATOR VALVE
EXISTING FIRE HYDRANT
EXISTING TREE
CONCRETE CURB
1057 FINISHED GRADE CONTOUR

GENERAL NOTES

1. UTILITIES FACILITIES SHOWN ARE FROM LOCATES OR RECORDS PROVIDED BY OTHERS, AND SHALL BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT IN SERVICE OR ABANDONED, AND THEIR LOCATION MAY NOT BE PRESENTLY KNOWN OR IDENTIFIED ON THE PLANS. THE ENGINEER MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMprise ALL UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE THE EXACT LOCATION INDICATED. THE CONTRACTOR SHALL NOTIFY THE ONE-CALL SYSTEM AT 811 TO IDENTIFY THE LOCATION OF ALL UNDERGROUND UTILITY FACILITIES WITHIN THE CONSTRUCTION AREA.
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3. WHERE EXISTING UTILITY FACILITIES ARE SHOWN IN THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITIES AND CONDUCTING WORK NEAR UTILITY FACILITIES.
4. THE CONTRACTOR SHALL COOPERATE WITH UTILITY COMPANIES IN THEIR ADJUSTMENT OPERATIONS SO THAT THESE OPERATIONS MAY PROGRESS. THE DUPLICATION OF ADJUSTMENT WORK MAY BE REDUCED, AND THAT SERVICES RENDERED BY THOSE PARTIES WILL NOT BE INTERRUPTED.
5. THE CONTRACTOR SHALL REVIEW ALL UTILITIES SHOWN IN THE PLANS AND COORDINATE WITH ALL UTILITY COMPANIES NECESSARY TO SCHEDULE WORK FOR CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL BE AWARE THAT UTILITY SERVICES ARE NOT ROUTINELY LOCATED OR SHOWN ON THE PLANS; HOWEVER, MAY BE A CONFLICT WITH THE WORK PERFORMED. DELAYS, INCONVENIENCE, OR DAMAGE CLAIMED BY THE CONTRACTOR DUE TO ANY INTERFERENCE OF UTILITIES SHOWN IN THE PLANS OR SERVICES SHALL NOT BE CONSIDERED A CIRCUMSTANCE FOR ADDITIONAL TIME OR COMPENSATION.
6. THE CONTRACTOR SHALL KEEP SANITARY SEWER AND STORM SEWER LINES AND STRUCTURES CLEAN AND FREE OF DEBRIS THAT IS A RESULT OF CONSTRUCTION OPERATIONS. ANY CLEANING AND REMOVAL OF DEBRIS THAT ENTERS AS A RESULT OF CONSTRUCTION OPERATIONS SHALL BE COMPLETED AT THE EXPENSE OF THE CONTRACTOR.
7. THE CONTRACTOR SHALL CONFINe ALL OPERATIONS, INCLUDING EQUIPMENT AND MATERIAL STORAGE, WITHIN THE CONSTRUCTION LIMITS AND ON EASEMENTS OF THE PROJECT.
8. THE CONTRACTOR SHALL MAINTAIN THE PROJECT LIMITS. BY COMMENCING THE WORK IN A GIVEN AREA, THE CONTRACTOR ASSUMES THE RESPONSIBILITY OF ONGOING REQUIRED MAINTENANCE SUCH AS MOVING AND WEED CONTROL WITHIN THE PROJECT LIMITS.
9. THE CONTRACTOR SHALL CONTROL CONSTRUCTION DEBRIS, HAZARDOUS WASTE, AND SOLID WASTE TRUCKS IN THAT AREA(S). THE CONTRACTOR SHALL CLEAN-UP AND REMOVE ALL WASTE PROPERLY OFF-SITE AT AN APPROVED DISPOSAL FACILITY. NO CONSTRUCTION MATERIAL, WASTES OR UNUSED MATERIALS SHALL BE BURIED, DUMPED, BURNED, OR DISCHARGED WITH THE PROJECT LIMITS.
10. THE CONTRACTOR SHALL TAKE STEPS TO CONTROL SOIL EROSION AND FUGITIVE DUST DURING CONSTRUCTION. IF NECESSARY, HAY BALES, CHECK DAMS, SEDIMENT TRAPS OR ADDITIONAL SILT FENCE (NOT INDICATED ON THE PLANS) SHALL BE USED TO RETAIN SILT AND PREVENT SILT FROM ENTERING THE STORM DRAINAGE SYSTEM. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT OPERATIONS IN ACCORDANCE WITH THE POLLUTION PREVENTION PLAN AND ADMINISTER IT THROUGHOUT THE PROJECT DURATION.
11. THE CONTRACTOR SHALL CONSTRUCT THE NECESSARY EROSION CONTROL AND RUNOFF DETENTION STRUCTURES INCLUDED IN THE PLANS AND PER THE STORM WATER POLLUTION PREVENTION PLANS (SWPPP) PRIOR TO ANY GRADING ON THE PROJECT IN ORDER TO PREVENT CONCRETE AND SOIL TRACKING OUTSIDE OF THE PROJECT LIMITS. THE CONTRACTOR SHALL MAINTAIN AND WATER HAUL ROADS TO CONTROL FUGITIVE DUST.
12. CONTOUR LINES SHOWN REPRESENT TOP OF PAVEMENT, TOP OF FINISHED GRADE OR BUILDING FINISHED FLOOR ELEVATION. CONCRETE PARKING LOTS SHALL BE 7-INCHES THICK WITH A 6-INCH CURB. CONCRETE SIDEWALKS SHALL BE 5-INCHES THICK.
13. GENERAL FILL AND BACKFILL SHALL BE COMPAKTED TO A MINIMUM OF 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. THE TOP 12-INCHES SHALL BE COMPAKTED TO 98% UNDER PAVING.
14. CONTRACTOR SHALL STRIP AND STOCKPILE TOPSOIL AT ALL AREAS TO BE DISTURBED DURING CONSTRUCTION. TOPSOIL SHALL BE REDISTRIBUTED FOR AREAS OUTSIDE OF PAVEMENT.



The Lund Company

New Addition for
Securities America, Inc.
12325 Port Grace Blvd
La Vista NE 68128CUSHMAN & WAKEFIELD | LUND
COMPANY
INDEPENDENTLY OWNED AND OPERATEDSecurities
America

Project Manager	TIMOTHY WURTE
Project Designer	DAVID LEMKE
Project Architect	SHIELA IRELAND
Landscape Architect	ALISON INGUZNA
Civil Engineer	CHRIS CAIN
Structural Engineer	ROBERT GUINN
Mechanical Engineer	BRIAN KOLM
Electrical Engineer	ANDREW WILSON
Interior Designer	ABBY SCOTT
Wavfilding	--
Drawn By	Sheila Potter

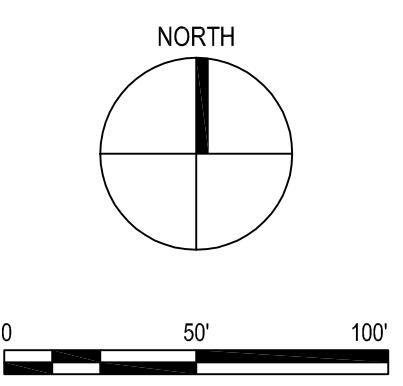
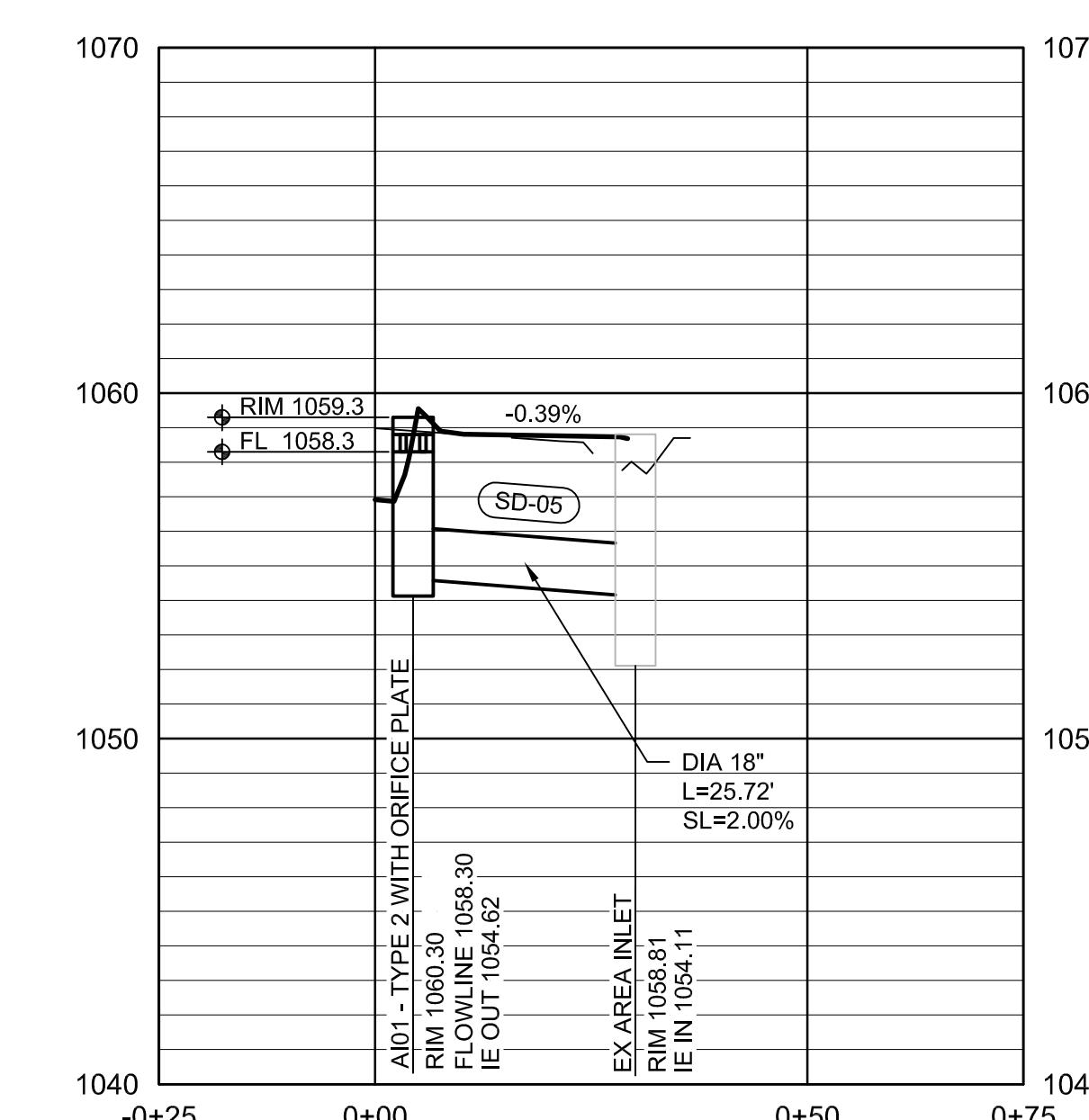
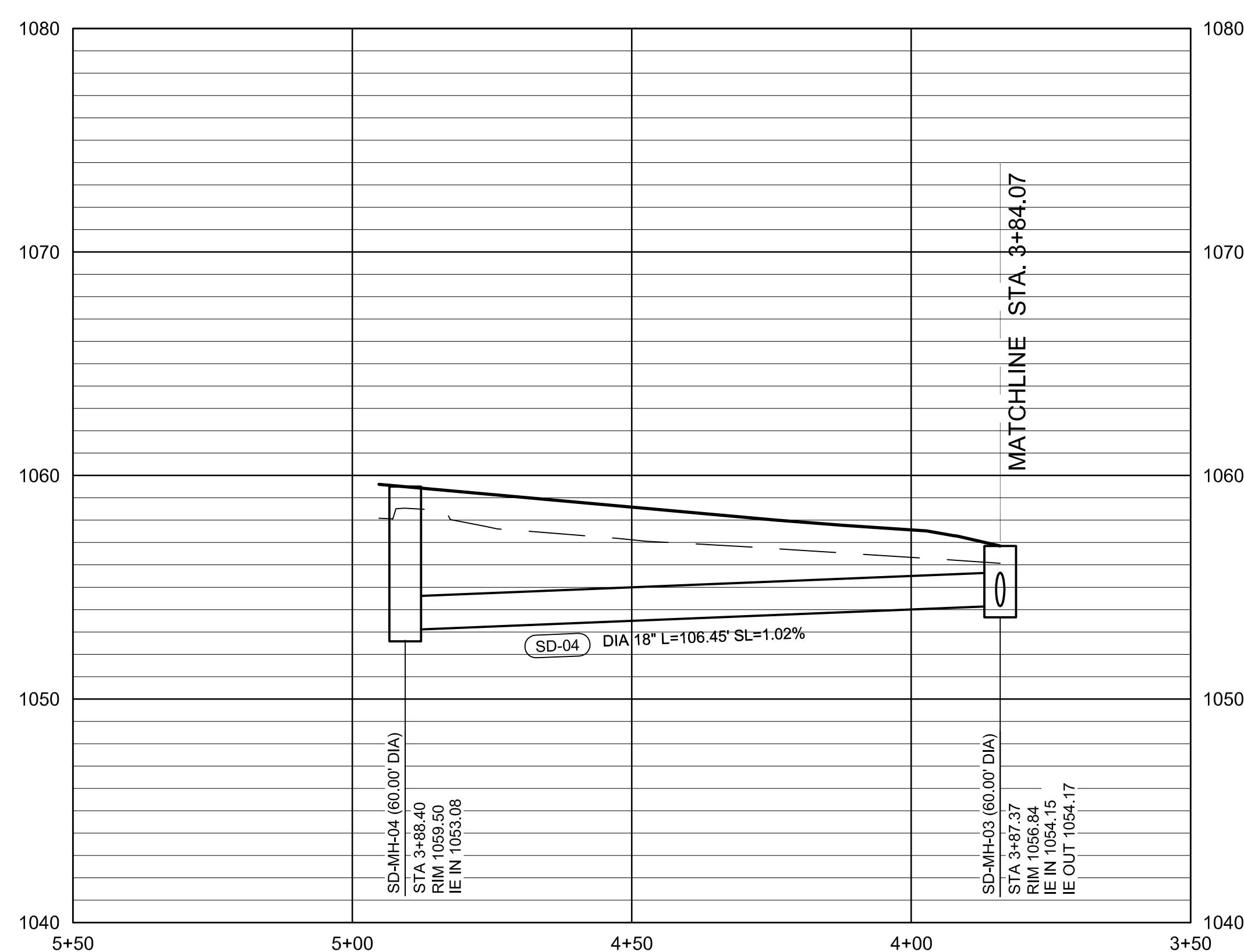
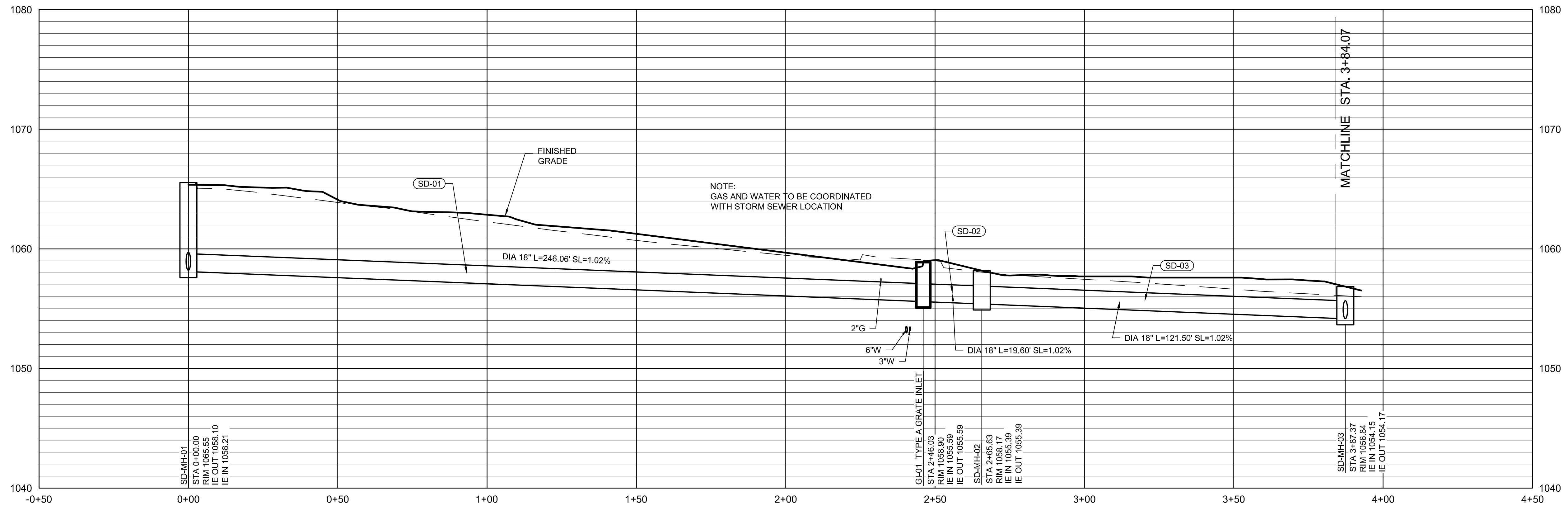
MARK	DATE	DESCRIPTION
1	09/22/2017	Resubmitted PUD

Project Number	5078 10054297
Original Issue	08/07/2017

PRELIMINARY
NOT FOR CONSTRUCTIONSheet Name
Site Utilities PlanScale
1"=50'-0"
Sheet Number

Exhibit D1

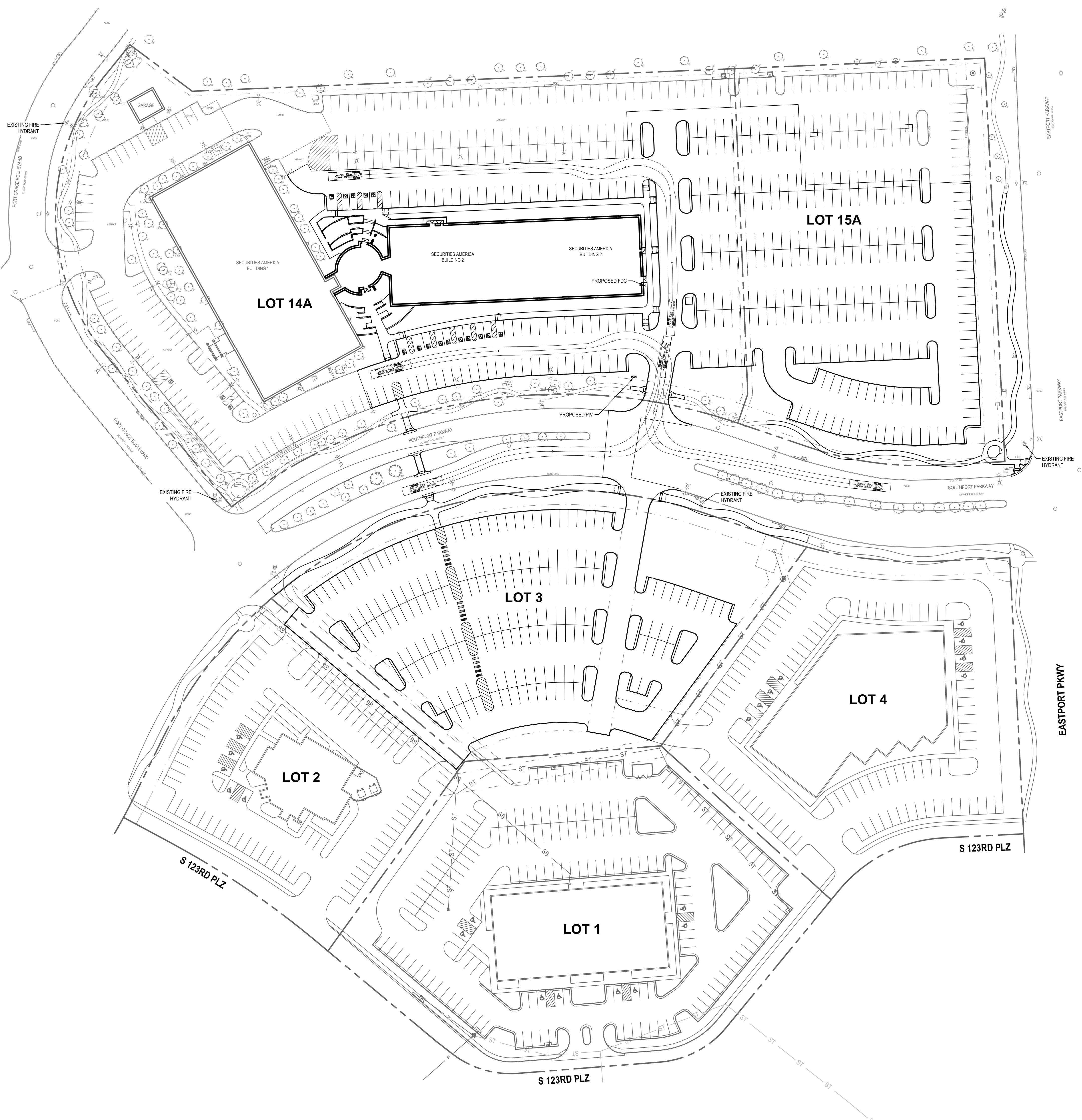
Project Status
PUD SUBMITTAL



LEGEND

PROPERTY LINE
EASEMENT LINE
1067.17 EXISTING SPOT GRADES
1067 EXISTING GRADE CONTOUR
EXISTING CONCRETE CURB
EXISTING SIGNAGE
EXISTING LIGHT POLE
EXISTING STREET LIGHT
UGP EXISTING UNDERGROUND POWER LINE
NGAS EXISTING NATURAL GAS LINE
GV EXISTING NATURAL GAS VALVE
SD EXISTING SANITARY SEWER LINE WITH STRUCTURE
SD EXISTING STORM DRAIN LINE WITH STRUCTURE
TEL EXISTING TELEPHONE LINE
WV EXISTING WATER LINE
WV PV EXISTING WATER VALVE / POST INDICATOR VALVE
EXISTING FIRE HYDRANT
EXISTING TREE

HDR Architecture, Inc.
8404 Indian Hills Drive
Omaha, NE 68114
(402) 399-1000



The Lund Company

New Addition for
Securities America, Inc.
12325 Port Grace Blvd
La Vista NE 68128

CUSHMAN & WAKEFIELD LUND
COMPANY

Securities
America

GENERAL NOTES

1. AERIAL FIRE TRUCK FROM THE LIBRARY OF THE "NATIONAL COOPERATIVE HIGHWAY RESEARCH PROGRAM (NCHRP) REPORT 344: GUIDE FOR THE GEOMETRIC DESIGN OF DRIVEWAYS" WITHIN AUTOCAD® PROFESSIONAL SOFTWARE.
2. AERIAL FIRE TRUCK SPECIFICATIONS:
 - 2.1. TYPE: FIRE TRUCK 2
 - 2.2. CLASS: EMERGENCY - FIRE - PUMPER
 - 2.3. STEERING LOCK ANGLE: 33.3 DEGREES
 - 2.4. STEER CANTON ONLY
 - 2.5. LENGTH: 43 FEET
 - 2.6. WIDTH: 8.5 WIDTH
 - 2.7. WHEEL BASE: 22 FEET
 - 2.8. FRONT AXLE GROUP: 1 AXLE, 2 WHEELS, 8.5 FEET TRACK
 - 2.9. REAR AXLE GROUP: 2 AXLES, 4 WHEELS, 8.5 FEET TRACK

Project Manager TIMOTHY WURTELE
Project Designer DAVID LEMKE
Project Architect SHEILA IRELAND
Landscape Architect ALISON INGUNZA
Civil Engineer CHRIS CAIN
Structural Engineer ROBERT GUINN
Mechanical Engineer BRIAN KOLM
Electrical Engineer ANDREW WILSON
Interior Designer ABBY SCOTT
Wavfilding --
Drawn By Alison Inguna

MARK DATE DESCRIPTION
1 09/22/2017 Resubmitted PUD

Project Number 5078 | 10054297
Original Issue 08/07/2017

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Name
Emergency Vehicle
Access Plan

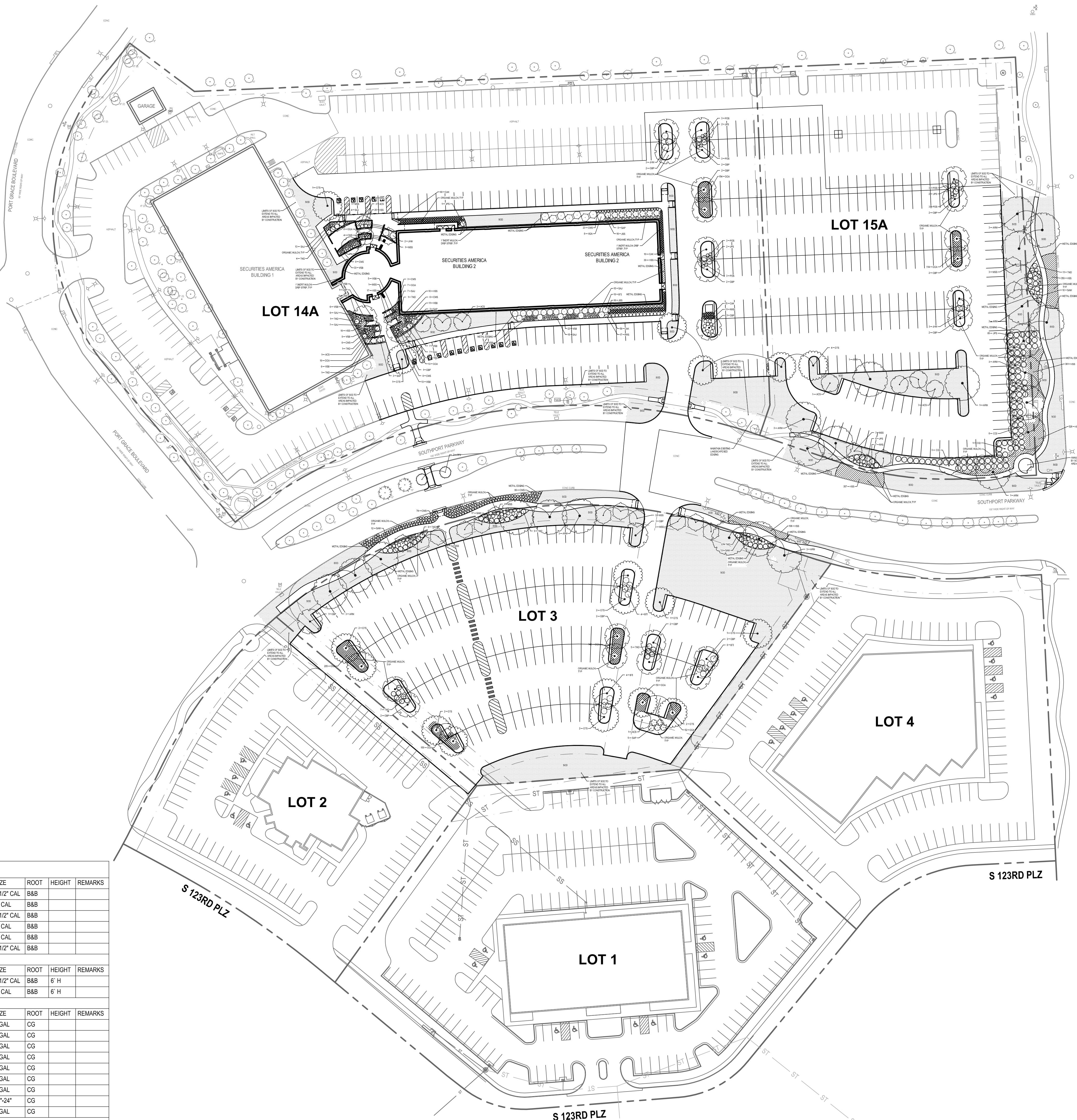
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Exhibit E

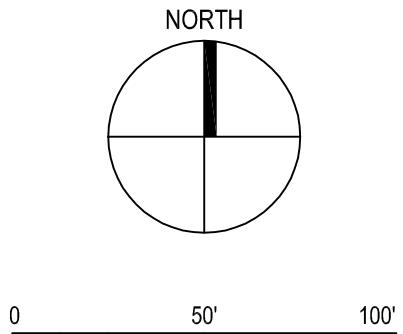
Project Status PUD SUBMITTAL

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- 1067.17 EXISTING SPOT GRADES
- 1067 EXISTING GRADE CONTOUR
- EXISTING CONCRETE CURB
- EXISTING SIGNAGE
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- EXISTING STREET LIGHT
- UGP EXISTING UNDERGROUND POWER LINE
- NGAS EXISTING NATURAL GAS LINE
- GV EXISTING NATURAL GAS VALVE
- SS EXISTING SANITARY SEWER LINE WITH STRUCTURE
- SD EXISTING STORM DRAIN LINE WITH STRUCTURE
- TEL EXISTING TELEPHONE LINE
- WV EXISTING WATER LINE
- WV PV EXISTING WATER VALVE / POST INDICATOR VALVE
- EXISTING FIRE HYDRANT
- EXISTING TREE


GENERAL NOTES
EXISTING SURVEYOR INFORMATION

EXISTING SITE SURVEY INFORMATION FURNISHED BY THE LUND COMPANY AND PREPARED BY EHART GRIFFIN & ASSOCIATES, DATED MARCH 21, 2017. REVISED MAY 2, 2017.


PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	HEIGHT	REMARKS
ACS	12	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2 1/2" CAL	B&B		
ARM	24	ACER RUBRUM 'FRANKRED' RED SUNSET	RED SUNSET MAPLE	3" CAL	B&B		
CGI	10	CRATAEGUS CRUS-GALLI VAR. INERMIS	THORNLESS COCKSPUR HAWTHORN	2 1/2" CAL	B&B		
GBP	27	GINKO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	3" CAL	B&B		
GTS	18	GLEDTIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	3" CAL	B&B		
MSS	21	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2 1/2" CAL	B&B		
<hr/>							
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	HEIGHT	REMARKS
JSS	32	Juniperus scopulorum 'SKYROCKET'	SKYROCKET JUNIPER	2 1/2" CAL	B&B	6' H	
PFV	2	Pinus flexilis 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID PINE	3" CAL	B&B	6' H	
<hr/>							
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	HEIGHT	REMARKS
BTI	33	Berberis thunbergii	JAPANESE BARBERRY	5 GAL	CG		
JHW	8	Juniperus horizontalis 'WILTONII'	BLUE RUG JUNIPER	2 GAL	CG		
JPS	102	Juniperus x pfitzeriana 'SEA GREEN'	SEA GREEN JUNIPER	2 GAL	CG		
POS	18	Physocarpus opulifolius 'LITTLE DEVIL'	LITTLE DEVIL NINEBARK	2 GAL	CG		
RRS	39	Rosa x 'RADRAZZ'	KNOCK OUT SHRUB ROSE	2 GAL	CG		
SAP	19	Syringa pubescens 'MISS KIM'	MISS KIM KOREAN LILAC	5 GAL	CG		
SAW	50	Spiraea japonica 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	2 GAL	CG		
TMD	58	Taxus x media 'DENSIFORMIS'	DENSE YEW	18'-24"	CG		
VDA	8	Viburnum dentatum 'ARROWWOOD'	ARROWWOOD VIBURNUM	5 GAL	CG		
<hr/>							
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	HEIGHT	REMARKS
CAK	152	Calamagrostis x acutiflora 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	2 GAL	CG		
CMS	236	Chrysanthemum x superbum 'BECKY'	SHASTA DAISY	1 GAL	CG		
SAJ	75	Sedum x 'AUTUMN JOY'	AUTUMN JOY SEDUM	1 GAL	CG		
VSB	147	Veronica x 'SUNNY BORDER BLUE'	SUNNY BORDER BLUE SPEEDWELL	1 GAL	CG		
<hr/>							
PERENNIAL AREA	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	HEIGHT	REMARKS
	932	Gaillardia x grandiflora 'BABY COLE'	BABY COLE BLANKET FLOWER	1 GAL	CG	12" O.C.	
	1,999	Calochortus x 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL	CG	12" O.C.	

PRELIMINARY
NOT FOR CONSTRUCTION

Site Planting Plan

Scale
1"=50'-0"
Sheet Number
PUD SUBMITTAL

Project Status
PUD SUBMITTAL

Exhibit F

The Lund Company

New Addition for
Securities America, Inc.
12325 Port Grace Blvd
La Vista NE 68128

CUSHMAN & WAKEFIELD | **LUND**
COMPANY

Securities America

Project Manager: TIMOTHY WURTELE
Project Designer: DAVID LEMKE
Project Architect: SHEILA IRELAND
Landscape Architect: ALISON INGUNZA
Civil Engineer: CHRIS CAIN
Structural Engineer: ROBERT GUINN
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Electrical Engineer: ANDREW WILSON
Interior Designer: ABBY SCOTT
Wayfinding: --
Drawn By: Alison Inguna

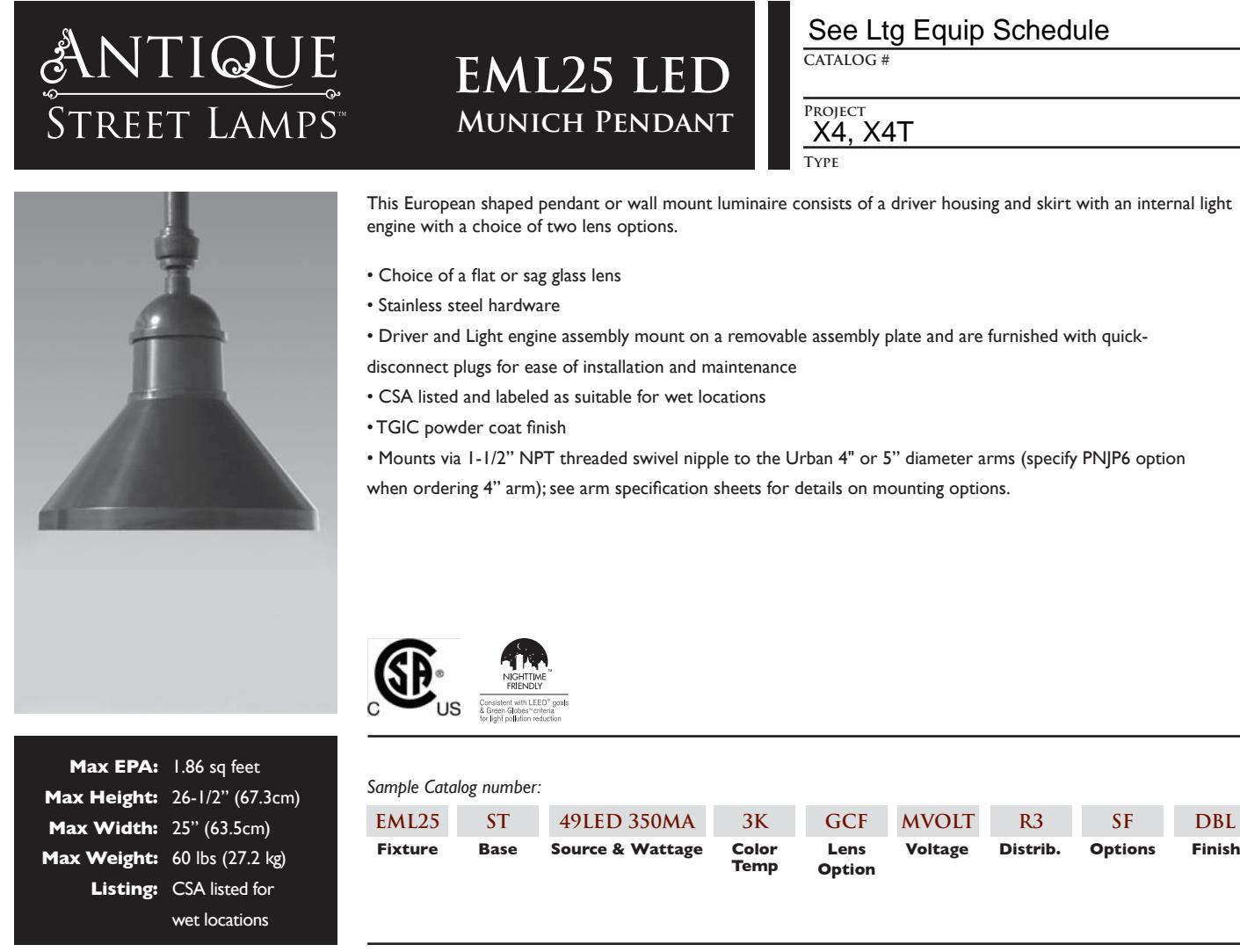
MARK DATE DESCRIPTION
1 09/22/2017 Resubmitted PUD

Project Number: 5078 10054297
Original Issue: 08/07/2017

Project Status: PUD SUBMITTAL

LEGEND

	PROPERTY LINE
	EASEMENT LINE
	EXISTING SPOT GRADES
	EXISTING GRADE CONTOUR
	EXISTING CONCRETE CURB
	EXISTING SIGNAGE
	EXISTING LIGHT POLE
	EXISTING STREET LIGHT
	UGP - EXISTING UNDERGROUND POWER LINE
	NGAS - EXISTING NATURAL GAS LINE
	EXISTING NATURAL GAS VALVE
	SS - EXISTING SANITARY SEWER LINE WITH STRUCTURE
	SD - EXISTING STORM DRAIN LINE WITH STRUCTURE
	TEL - EXISTING TELEPHONE LINE
	W - EXISTING WATER LINE
	WV/PV - EXISTING WATER VALVE / POST INDICATOR VALVE
	EXISTING FIRE HYDRANT
	EXISTING TREE



Ordering Guide:									
Fixture	Base	Source & Wattage	Color Temp	Lens Option	Voltage	Distribution	Options	Finish	
EML25	ST RT FT	49LED 350MA 63LED 350MA 63LED 325MA	3K 4K SK	GCF GCGG	120 208 240 277 347 480	R2 R3 R4 R5	SF SPD	DBL DBA DBW CS CM LME ANDB ANDG ANVG	

GENERAL NOTES

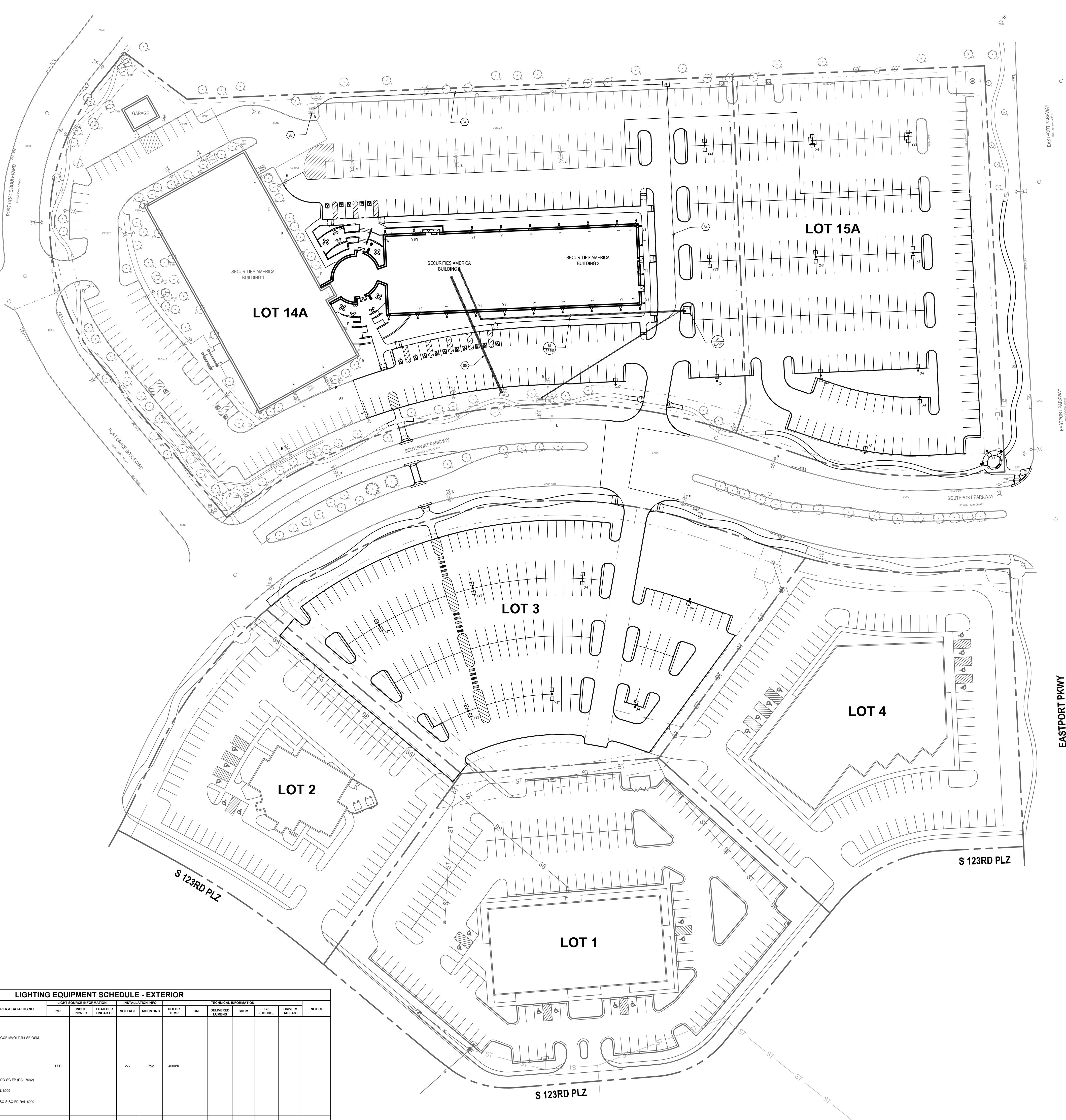
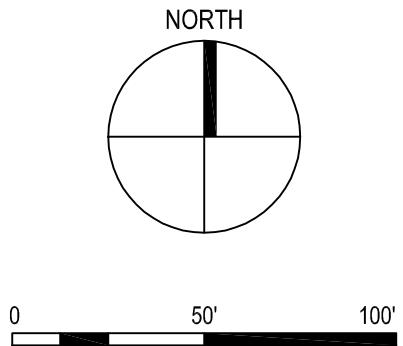
S3 EXISTING ELECTRICAL PULL BOX FEEDING UTILITY TRANSFORMER FOR EXISTING BUILDING.

S4 ROUTE (1) EMPTY 4" CONDUIT AT APPROXIMATELY 42' BELOW GRADE FOR REVISED ROUTING OF EXISTING UTILITY SERVICES TO EXISTING BUILDING. ROUTE FROM EXISTING OPPD SWITCH TO EXISTING ELECTRICAL VAULT AS SHOWN. COORDINATE ALL WORK AND REQUIREMENTS WITH OPPD AND ALL OUTAGES WITH OWNER. PRIMARY CONDUCTORS BY OPPD.

S5 ROUTE (4) CONDUITS FROM EXISTING TELECOMM VAULT TO MAIN TELECOMM ROOM.

EXISTING SURVEYOR INFORMATION

EXISTING SITE SURVEY INFORMATION FURNISHED BY THE LUND COMPANY AND PREPARED BY EHRHART GRIFFIN & ASSOCIATES, DATED MARCH 21, 2017. REVISED MAY 2, 2017.



LIGHTING EQUIPMENT SCHEDULE - EXTERIOR												
TAG	DESCRIPTION	MANUFACTURER & CATALOG NO.	LIGHT SOURCE INFORMATION			INSTALLATION INFO			TECHNICAL INFORMATION			NOTES
			TYPE	POWER	LINEAR FT	VOLTAGE	MOUNTING	COLOR TEMP	CR	DEGREES LUMENS	ROOM	
X4	Antique Street Lighting Heads	DBI-SF-1210-A4-4K-GCF-MVOLT-44-SF-GSM-DSFA-RPFD1210	LED	277	Pole	4000K						
X4T	Antique Street Lighting Heads	DBI-SF-1210-A4-4K-GCF-MVOLT-44-SF-GSM-DSFA-RPFD1210	LED	277	Pole	4000K						

The Lund Company

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12325 Port Grace Blvd
La Vista NE 68128

CUSHMAN & WAKEFIELD | **LUND**
COMPANY

Securities America

Project Manager: TIMOTHY WURTELE
Project Designer: DAVID LEMKE
Project Architect: SHELIA IRELAND
Landscape Architect: ALISON INGUNZA
Civil Engineer: CHRIS CAIN
Structural Engineer: ROBERT GUINN
Mechanical Engineer: BRIAN KOLM
Electrical Engineer: ANDREW WILSON
Interior Designer: ABBY SCOTT
Wavfilding: --
Drawn By: Alison Inguna

MARK DATE DESCRIPTION
1 09/22/2017 Resubmitted PLD

Project Number: 5078 | 10054297
Original Issue: 08/07/2017

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Name: Site Lighting and
Electrical Plan

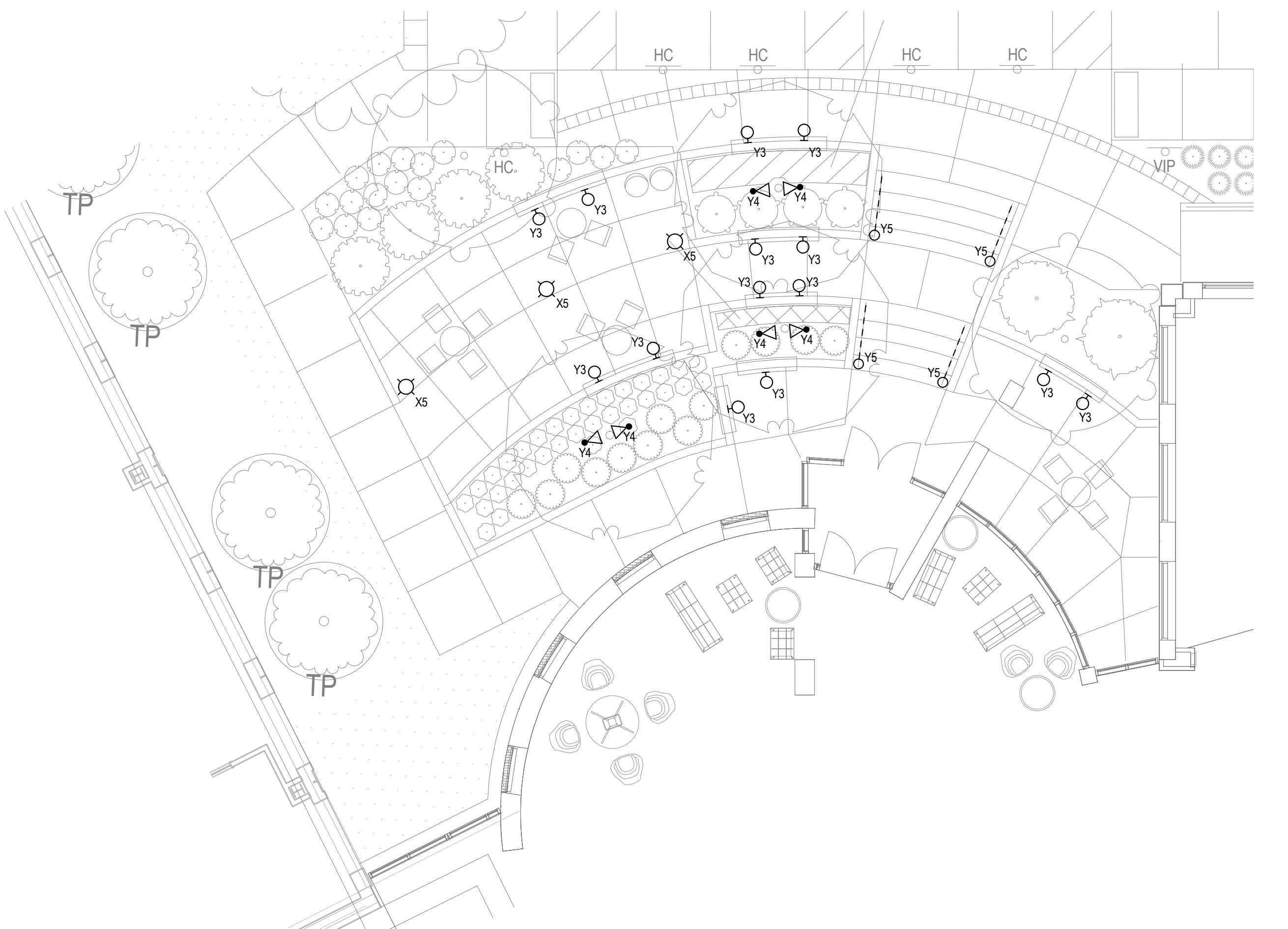
Scale: 1"=50'-0"
Sheet Number: Exhibit G1

Project Status: PUD SUBMITTAL

KEYNOTES - SHEET

#	DESCRIPTION
S6	PROVIDE 10' COPPER CLAD GROUND ROD WITH EXOTHERMIC CONNECTION TO GROUND GRID CONDUCTORS
S7	PROVIDE 10' COPPER CLAD GROUND ROD WITH EXOTHERMIC CONNECTION TO GROUND GRID CONDUCTORS AND SYSTEM TEST WELL
S8	BARE #40 COPPER GROUNDING GRID CONDUCTOR
S9	BARE #40 COPPER GROUNDING ELECTRODE CONDUCTOR BACK TO MAIN GROUNDING BUS BAR MEGB IN ELECTRICAL ROOM 113. REFER TO GROUNDING RISER DIAGRAM ON SHEET E-502 FOR MORE INFORMATION.

HDR Architecture, Inc
8404 Indian Hills Drive
Omaha, NE 68114
(402) 399-1000



C1 NORTH ENTRANCE ENLARGED SITE PLAN
1/8" = 1'-0"



A1 SOUTH ENTRANCE ENLARGED SITE PLAN
1/8" = 1'-0"

The Lund Company

New Addition
Securities America, Inc.
12325 Port Grace Blvd
La Vista, NE 68128



Project Manager: TIMOTHY WURTELE
Project Designer: DAVID LEMKE
Project Architect: SHEILA IRELAND
Site Designer: ALISON INGUNZA
Civil Engineer: CHRISTOPHER CAIN
Structural Engineer: ROBERT GUNN
Mechanical Engineer: BRIAN KOLM
Electrical Engineer: ANDREW WILSON
Interior Designer: ABBY SCOTT
Wayfinding: --
Drawn By: NATE ENGEL

MARK DATE DESCRIPTION

Project Number: 5078 | Original Issue

Sheet Name: Enlarged Site Lighting and Electrical Plan - Entry Link
Scale: 1/8" = 1'-0"
Sheet Number:

Exhibit G2