

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
NOVEMBER 2, 2021 AGENDA**

Subject:	Type:	Submitted By:
LA VISTA REPLAT 4 LOTS 1 AND 2 RFS HOLDINGS, LLC 8201 HARRISON STREET	◆ RESOLUTION ORDINANCE RECEIVE/FILE	CALE BRODERSEN ASSISTANT PLANNER

SYNOPSIS

A resolution has been prepared to approve a replat of Lot 1282-D1 La Vista, located at 8201 Harrison Street that would split the existing lot into two separate lots to prepare one lot to be sold for future development. The new lots will be known as Lots 1 and 2 La Vista Replat 4.

FISCAL IMPACT

None.

RECOMMENDATION

Approval.

BACKGROUND

A resolution has been prepared to approve a replat of Lot 1282-D1 La Vista, being replatted as Lots 1 and 2 La Vista Replat 4. Bethany Funeral Home is located on this property, with approximately half of the lot sitting vacant. The property owner has applied to subdivide the undeveloped portion of the lot so that it can be sold for future development. There is no known development proposal or future tenant in mind for the undeveloped portion at this time.

The La Vista Planning Commission met on August 5, 2021 to review the proposal and voted unanimously to recommend approval of the replat to City Council. A more detailed staff report is attached.

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, APPROVING THE REPLAT OF LOT 1282-D1 LA VISTA, TO BE REPLATTED AS LOTS 1 AND 2 LA VISTA REPLAT 4, A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., IN SARPY COUNTY, NEBRASKA.

WHEREAS, the owner of the above described piece of property has made application for approval of a replat of Lot 1282-D1 La Vista, to be replatted as Lots 1 and 2 La Vista Replat 4; and

WHEREAS, the City Engineer has reviewed the replat; and

WHEREAS, on August 5, 2021, the La Vista Planning Commission reviewed the replat and unanimously voted to recommended approval to the La Vista City Council;

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of La Vista, Nebraska, that the replat of Lot 1282-D1 La Vista, to be replatted as Lots 1 and 2 La Vista Replat 4, a subdivision located in the Northwest Quarter of the Northwest Quarter of Section 14, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, generally located southeast of the intersection of Harrison Street and S 83rd Street be, and hereby is, approved.

PASSED AND APPROVED THIS 2ND DAY OF NOVEMBER 2021.

CITY OF LA VISTA

ATTEST:

Douglas Kindig, Mayor

Pamela A. Buethe, CMC
City Clerk



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

CASE NUMBERS: PRP21-0001;

FOR HEARING ON: NOVEMBER 2, 2021
REPORT PREPARED ON: SEPTEMBER 24, 2021

I. GENERAL INFORMATION

A. APPLICANT(S):

RFS Holdings, LLC
PO Box 79201
Atlanta, GA 30357

B. PROPERTY OWNER:

RFS Holdings, LLC
PO Box 79201
Atlanta, GA 30357

C. LOCATION: 8201 Harrison Street, La Vista, NE 68128.

D. LEGAL DESCRIPTION: Lot 1282-D1 La Vista

E. REQUESTED ACTION(S): Approval of a replat for Lot 1282-D1 La Vista being replatted as Lots 1 and 2 La Vista Replat 4.

F. EXISTING ZONING AND LAND USE: C-2 General Commercial District and Gateway Corridor District (Overlay District).

G. PURPOSE OF REQUEST: The applicant wishes to split the existing property into two lots so that the undeveloped portion can be sold and developed at a later date.

H. SIZE OF SITE: Approximately 2.52 acres.

II. BACKGROUND INFORMATION

A. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

<u>Direction From Subject Property</u>	<u>Future Land Use Designation</u>	<u>Current Zoning Designation</u>	<u>Surrounding Development</u>
North	General Commercial and High-Density Residential (Ralston)	GC General Commercial District and R-4 Multiple-Family Residential (Ralston)	Conoco Station; Fireside Village (Ralston)
East	Medium-Density Residential	R-1 Single Family Residential	Southwest Baptist Church
South	High-Density Residential	R-3 High-Density Residential and a Gateway Corridor Overlay (Overlay District)	Southfield Apartments
West	Commercial	C-2 General Commercial District and a Gateway Corridor District (Overlay District).	KFC Restaurant

B. RELEVANT CASE HISTORY: Lot 1282-D1 La Vista was created using a deed split (not an allowed method per La Vista's subdivision regulations) so this proposed lot split did not qualify to be performed administratively. This combined replat process will correct the issue and create two legal lots of record.

C. **APPLICABLE REGULATIONS:**

1. Section 5.11 of the City of La Vista Zoning Ordinance – C-2 General Commercial District
2. Section 5.17 of the City of La Vista Zoning Ordinance – Gateway Corridor District (Overlay District)
3. Section 3.07 of the City of La Vista Subdivision Regulations – Replats
4. Article 4 of the City of La Vista Subdivision Regulations – Design Standards

III. ANALYSIS

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

B. OTHER PLANS: N/A.

C. TRAFFIC AND ACCESS:

1. Proposed Lot 1 La Vista Replat 4 has one driveway access onto Harrison Street (Shared with Lot 1191 La Vista) . Full requirements for access and parking for Lot 1 will be determined when a development proposal and building permit application are submitted. Future development may be subject to a traffic study in order to determine whether or not any traffic-related public improvements, provisions, or restrictions are required due to the location of the access to this site.
2. Proposed Lot 2 La Vista Replat 4 has one driveway access onto Harrison Street, and one onto S. 83rd Street. These two access points are existing.

D. UTILITIES: N/A

1. The property has access to all necessary utilities.
2. Details pertaining to the sanitary sewer easement located on proposed Lot 2 to ensure proper service to proposed Lot 1 will be included and recorded on a separate document. This separate easement document is attached to this report, has been approved by the City Engineer, and shall be recorded prior to recording of the Final Plat.

E. PARKING REQUIREMENTS:

1. The existing off-street parking provided on proposed Lot 1 is sufficient for the existing land use and business (Bethany Funeral Home).
2. The number of off-street parking stalls required for proposed Lot 2 will be determined at a later date based upon the proposed use for the property. A development proposal has not been received at this time.

IV. REVIEW COMMENTS:

- A.** Building permits and approval of the associated grading plan and post construction stormwater management plan will be required prior to any development activities on proposed Lot 1 La Vista Replat 4.

V. STAFF RECOMMENDATION – REPLAT:

Staff recommends approval of the replat for Lot 1282-D1 La Vista being replatted as Lots 1 and 2 La Vista Replat 4, contingent upon City Engineer approval of the separate sanitary sewer easement document, as the request is consistent with La Vista's Subdivision Regulations.

VI. PLANNING COMMISSION RECOMMENDATION – REPLAT:

The La Vista Planning Commission held a public hearing on August 5, 2021 and voted unanimously to recommend approval of the replat for Lot 1282-D1 La Vista being replatted as Lots 1 and 2 La Vista Replat 4, contingent upon City Engineer approval of the separate sanitary sewer easement document, as the request is consistent with La Vista's Subdivision Regulations.

VII. ATTACHMENTS TO REPORT:

- A. Vicinity Map
- B. Review & Response Letters
- C. Draft Sanitary Sewer Easement
- D. Preliminary Plat
- E. Final Plat

VIII. COPIES OF REPORT SENT TO:

- A. Jeff Stoll, E & A Consulting Group, Inc.
- B. RFS Holdings, Inc.
- C. Public Upon Request

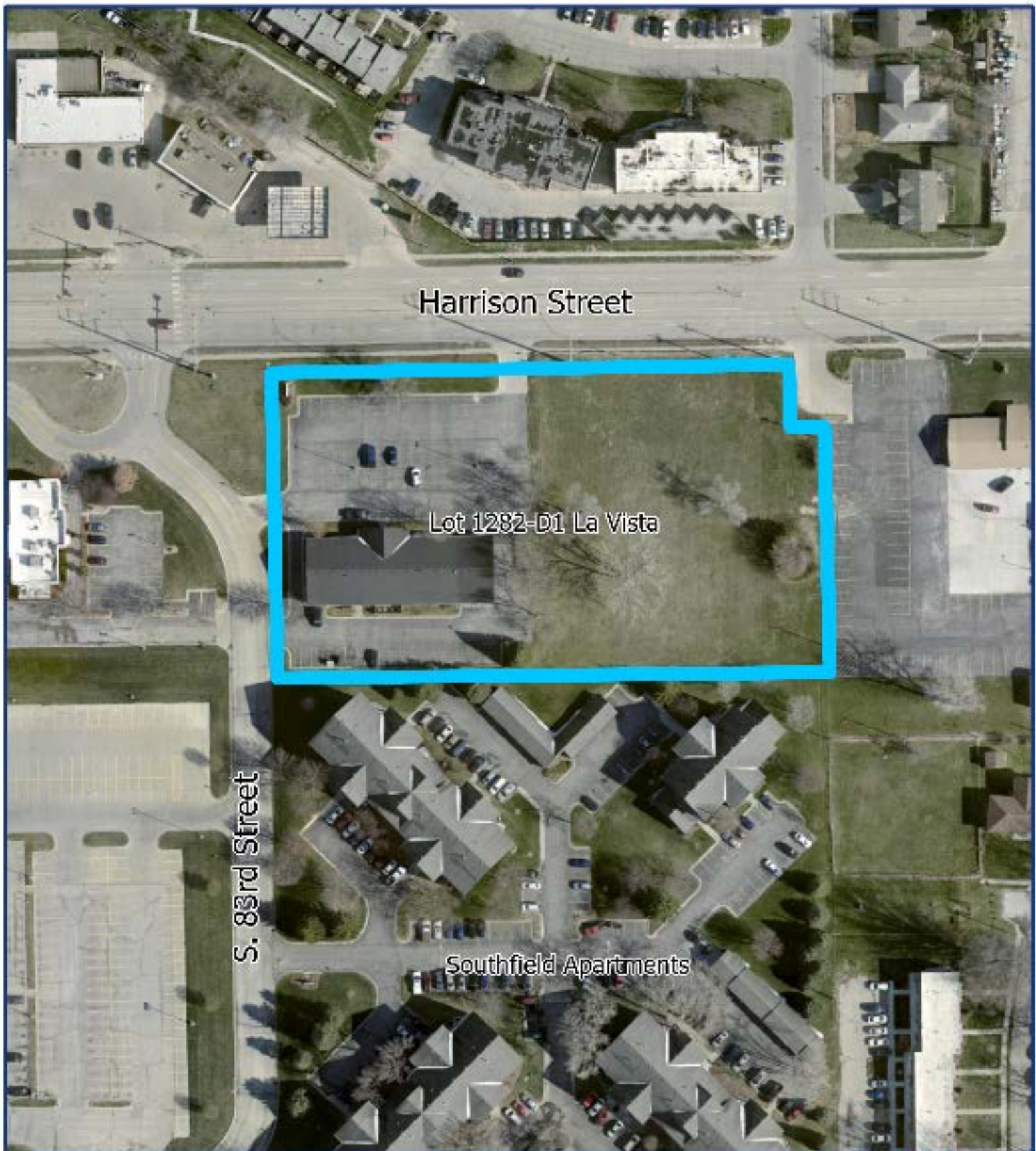


Prepared by: Assistant Planner



Community Development Director

9/27/21
Date



Harrison Street

Lot 1282-D1 La Vista


S. 83rd Street

Southfield Apartments

Replat Vicinity Map



Legend

 RPS Holdings Property Boundaries
(area to be replatted)





April 22, 2021

Jeff Stoll
E&A Consulting Group, Inc.
10909 Mill Valley Road, STE 100
Omaha, NE 68154

RE: La Vista Replat 4 – Initial Review Letter

Mr. Stoll,

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

1. Section 3.03.07 – The preliminary plat does not show all underground utilities within the vicinity of the two parcels. If Lot 1 is to be viable for development, surrounding utilities will need to be understood. Please include all underground utilities.
2. Section 3.03.14 – Setback lines should be illustrated on both proposed lots.
3. Sarpy County Public Works reviewed your application and has requested some revisions to the Final Plat document. Please see the attached comment letter and redlined final plat exhibit from Sarpy County Public Works and make the necessary corrections.

City Hall
8116 Park View Blvd.
La Vista, NE 68128-2198
402.331.4343 P
402.331.4375 F

Community Development
8116 Park View Blvd.
402.593.6400 P
402.593.6445 F

Library
9110 Giles Rd.
402.537.3900 P
402.537.3902 F

Police
7701 S. 96th St.
402.331.1582 P
402.331.7210 F

Public Works
9900 Portal Rd.
402.331.8927 P
402.331.1051 F

Recreation
8116 Park View Blvd.
402.331.3455 P
402.331.0299 F

4. The following items must occur prior to the issuance of any building permit(s) for Lot 1 La Vista Replat 4:
 - a. The proposed uses will need to be known and verified for conformance with the La Vista Zoning Ordinance.
 - b. A Post Construction Stormwater Management Plan must be submitted that demonstrates that the project will address all stormwater management criteria as per Section 154 of the La Vista Municipal Code.
 - c. Grading plans consistent with Section 3.03.16 of the Subdivision Regulations must be reviewed and approved.
 - d. Any waiver considerations must be submitted completed, per Section 3.03.17 of the Subdivision Regulations.
 - e. The development may be subject to a traffic study, if requested, per Section 3.03.19 of the Subdivision Regulations. Results of the traffic study may indicate and/or limit the types of uses that can be expected by the development as well as require certain traffic-related public improvements and/or provisions.

Please resubmit the preliminary and final plats electronically to the City for further review. A timeline for review by the Planning Commission and City Council will be determined based on the timing of the resubmittal and the extent to which the issues noted this review have been sufficiently addressed. If you have any questions regarding these comments, please feel free to contact me at any time.

Thank you,



Cale Brodersen
Assistant Planner
City of La Vista
(402) 593-6405
cbrodersen@cityoflavista.org

cc:

Christopher Solberg, Deputy Community Development Director – City of La Vista
Bruce Fountain, Community Development Director – City of La Vista



SARPY COUNTY

Dennis L. Wilson, P.E., PhD
Sarpy County Engineer

PUBLIC WORKS DEPARTMENT
15100 South 84th Street ♦ Papillion, NE 68046-2895
Phone (402) 537-6900 ♦ FAX (402) 537-6955 ♦ www.sarpy.com

TO: Meghan Enberg, City of La Vista

FROM: Michael R. Sharp, RLS, Registered Land Surveyor

DATE: Thursday, April 08, 2021

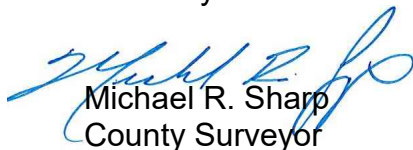
RE: LaVista Repat 4

Sarpy County Public Works has reviewed the application, as submitted. Please see the attached plan with comments for the Final Plat.

- Legal description needs same dimension as the drawing (27.95 or 27.94)
- The two parcels to the south needs to be changed as shown on DWG.
- And correct the word to westerly to easterly as shown in legal description.

Any questions please contact me at (402)537-6909.

Sincerely:


Michael R. Sharp
County Surveyor

Reviewed by MWF
04/07/21

Reviewed By (MRS)
04/07/2021 6:41:50 AM

LA VISTA REPLAT 4

LOTS 1 & 2 INCLUSIVE

BEING A REPLATTING OF SUBLOT "D1" COMMERCIAL LOT 1282, CITY OF LA VISTA, A SUBDIVISION LOCATED IN THE NW1/4 OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

APPROVAL OF LA VISTA CITY PLANNING COMMISSION

THIS PLAT OF LA VISTA REPLAT 4 (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING COMMISSION

ON THIS _____ DAY OF _____, 20____.

CHAIRPERSON, LA VISTA PLANNING COMMISSION

ACCEPTANCE BY LA VISTA CITY COUNCIL

THIS PLAT OF LA VISTA REPLAT 4 (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA

ON THIS _____ DAY OF _____, 20____, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

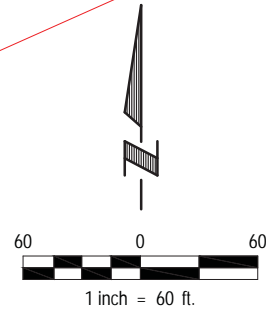
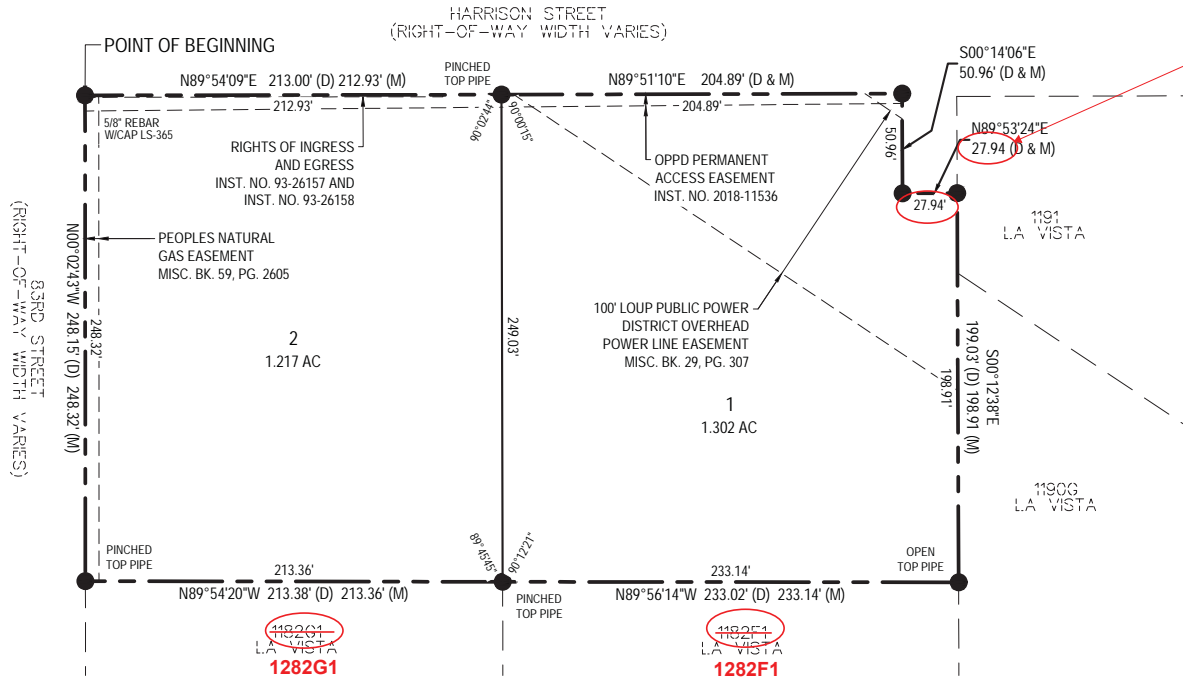
MAYOR

ATTEST
CITY CLERK

COUNTY TREASURER'S CERTIFICATE

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

COUNTY TREASURER DATE



LEGEND

- | | |
|-----|------------------------------------|
| (D) | DEED DISTANCE |
| (M) | MEASURED DISTANCE |
| ● | PINS FOUND 5/8\" REBAR OR AS NOTED |
| --- | BOUNDARY LINE |
| --- | PROPERTY LINE |
| --- | EXIST. PROPERTY LINES |

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA AND THAT THIS PLAT MEETS OR EXCEEDS THE "MINIMUM STANDARDS FOR SURVEYS" ADOPTED BY THE NEBRASKA STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. FURTHER, I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS WILL BE SET (OR HAVE BEEN SET) AT ALL CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN THE SUBDIVISION TO BE KNOWN AS LA VISTA REPLAT 4 (THE LOTS NUMBERED AS SHOWN), SUBLOT "D1" COMMERCIAL LOT 1282, CITY OF LA VISTA, A SUBDIVISION LOCATED IN THE NW1/4 OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBLOT "D1" COMMERCIAL LOT 1282, CITY OF LA VISTA, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF HARRISON STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF 83RD STREET: THENCE N89°54'09"E (ASSUMED BEARING) ALONG THE NORTHERLY LINE OF SAID SUBLOT "D1" COMMERCIAL LOT 1282, CITY OF LA VISTA, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF HARRISON STREET, A DISTANCE OF 212.93 FEET: THENCE N89°51'10"E ALONG SAID NORTHERLY LINE OF SUBLOT "D1" COMMERCIAL LOT 1282, CITY OF LA VISTA, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF HARRISON STREET, A DISTANCE OF 204.89 FEET TO THE NORTHEAST CORNER OF SAID SUBLOT "D1" COMMERCIAL LOT 1282, CITY OF LA VISTA: THENCE S00°14'06"E ALONG THE EASTERLY LINE OF SAID SUBLOT "D1" COMMERCIAL LOT 1282, CITY OF LA VISTA, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY OF HARRISON STREET, A DISTANCE OF 50.96 FEET: THENCE N89°53'24"E ALONG SAID EASTERLY LINE OF SUBLOT "D1" COMMERCIAL LOT 1282, CITY OF LA VISTA, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY OF HARRISON STREET, A DISTANCE OF 27.94 FEET TO A POINT ON THE WESTERLY LINE OF COMMERCIAL LOT 1191, SAID CITY OF LA VISTA: THENCE S00°12'38"E ALONG SAID EASTERLY LINE OF SUBLOT "D1" COMMERCIAL LOT 1282, CITY OF LA VISTA, SAID LINE ALSO BEING SAID WESTERLY LINE OF COMMERCIAL LOT 1191, CITY OF LA VISTA, AND ALSO THE WESTERLY LINE OF SUBLOT "G" OF COMMERCIAL LOT 1190, SAID CITY OF LA VISTA, A DISTANCE OF 198.91 FEET TO THE SOUTHEAST CORNER OF SAID SUBLOT "D1" COMMERCIAL LOT 1282, CITY OF LA VISTA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SUBLOT "F1" COMMERCIAL LOT 1282, SAID CITY OF LA VISTA: THENCE N89°56'14"W ALONG THE SOUTHERLY SAID LINE OF SAID SUBLOT "D1" COMMERCIAL LOT 1282, CITY OF LA VISTA, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID SUBLOT "F1" COMMERCIAL LOT 1282, CITY OF LA VISTA, A DISTANCE OF 233.14 FEET TO THE NORTHWEST CORNER OF SAID SUBLOT "F1" COMMERCIAL LOT 1282, CITY OF LA VISTA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SUBLOT "G1" COMMERCIAL LOT 1282, SAID CITY OF LA VISTA: THENCE N89°54'20"W ALONG SAID SOUTHERLY LINE OF SUBLOT "D1" COMMERCIAL LOT 1282, CITY OF LA VISTA, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID SUBLOT "G1" COMMERCIAL LOT 1282, CITY OF LA VISTA, A DISTANCE OF 213.36 FEET TO THE SOUTHWEST CORNER OF SAID SUBLOT "D1" COMMERCIAL LOT 1282, CITY OF LA VISTA, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID SUBLOT "G1" COMMERCIAL LOT 1282, CITY OF LA VISTA, AND ALSO BEING ON SAID EASTERLY RIGHT-OF-WAY LINE OF 83RD STREET: THENCE N00°02'43"W ALONG THE WESTERLY LINE OF SAID SUBLOT "D1" COMMERCIAL LOT 1282, CITY OF LA VISTA, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF 83RD STREET, A DISTANCE OF 248.32 FEET TO THE POINT OF BEGINNING.

EASTERLY

SAID TRACT OF LAND CONTAINS AN AREA OF 109,702 SQUARE FEET OR 2.518 ACRES MORE OR LESS.

JOHN W. VON DOLLEN, LS-579

DATE

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF LA VISTA REPLAT 4 WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE

ON THIS _____ DAY OF _____, 20____.

COUNTY SURVEYOR / ENGINEER

Proj No:	P2020.318.001
Date:	03/30/2021
Designed By:	JRS
Drawn By:	EHN
Scale:	1" = 60'
Sheet:	1 of 1

Revisions		
NO	Date	Description

FINAL PLAT

LA VISTA REPLAT 4
LOTS 1 & 2 INCLUSIVE
LA VISTA, NEBRASKA



E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154
Phone: 402.895.4700 • Fax: 402.895.3599
www.eacg.com



E & A CONSULTING GROUP, INC.

Engineering Answers

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154-3950
P 402.895.4700 • F 402.895.3599
www.eacg.com

June 13, 2021

Cale Brodersen
City of La Vista Planning Department
8116 Park View Boulevard
La Vista, NE 68128

RE: La Vista Replat 4 – Preliminary Plat & Final Plat Resubmittal
E & A File: P2020.318.001

Dear Cale,

On behalf of our client, RFS Holdings, LLC, we hereby submit the above referenced project. This submittal is in response to your April 22, 2021 Comment Letter from our March 31 Preliminary Plat & Final Plat Submittal. Each of the comments are listed, with our response following it shown in *italics*.

1. Section 3.03.07 – The preliminary plat does not show all underground utilities within the vicinity of the two parcels. If Lot 1 is to be viable for development, surrounding utilities will need to be understood. Please include all underground utilities.
Response: The Preliminary Plat has been updated to include all the known utilities in the area based on the 811 One-Call information provided to us.
2. Section 3.03.25 – Setback lines should be illustrated on both proposed lots.
Response: The setback lines have been added to both the Preliminary Plat and Final Plat.
3. Sarpy County Public Works reviewed your application and has requested some revisions to the Final Plat document. Please see the attached comment letter and redlined final plat exhibit from Sarpy County Public Works and make the necessary corrections.
Response: The Final Plat has been updated per the Sarpy County comments.
4. The following items must occur prior to the issuance of any building permit(s) for Lot 1 La Vista Replat 4:
 - a. The proposed uses will need to be known and verified for conformance with the La Vista Zoning Ordinance.
 - b. A Post Construction Stormwater Management Plan must be submitted that demonstrates that the project will address all stormwater management criteria as per Section 154 of the La Vista Municipal Code.
 - c. Grading plans consistent with Section 3.03.16 of the Subdivision Regulations must be reviewed and approved.
 - d. Any waiver considerations must be submitted completed, per Section 3.03.17 of the subdivision Regulations.
 - e. The development may be subject to a traffic study, if requested, per Section 3.03.19 of the Subdivision Regulations. Results of the traffic study may indicate and /or limit types of uses that can be expected by the development as well as require certain traffic-related public improvements and/or provisions.

Response: Understood, any building permit application must comply with any applicable City regulations. We will work with City staff regarding any applicable City regulation. It is our hope that we can avoid doing a traffic study for this 1.3 acre site.

All documents included are listed on the attached transmittal. If you have any questions regarding the application, please contact me at 402-895-4700.

Sincerely,
E & A Consulting Group, Inc.

A handwritten signature in blue ink, appearing to read 'J. Stoll', with a long, sweeping horizontal stroke extending to the right.

Jeff Stoll,
Platting Services Assistant Manager

From: [Cale Brodersen](#)
To: ["Jeff Stoll"](#)
Cc: [zzEACG Project 2020.318.001](#); [Christopher Solberg](#); [Bruce Fountain](#)
Subject: RE: [EXT]La Vista Replat 4 - Preliminary & Final Plat Submittal
Date: Thursday, June 17, 2021 11:33:46 AM

Hello Jeff,

Thank you for the resubmittal. Our remaining concerns are with the stormwater and sanitary sewer connections, and whether or not both of these utilities will adequately serve the property once it is developed. Were you able to find any stormwater information? There appears to be sanitary sewer along 83rd Street, and if that is the closest/only point of contact, it will likely require an easement. We will need these utilities to be represented on the preliminary plat and any necessary easements represented on the final plat.

Per our [draft review schedule](#), to be considered for the July 15th Planning Commission meeting agenda, our resubmittal deadline would be June 28th (assuming that the resubmittal satisfactorily addresses the utility concerns).

Let me know if you have any questions! Thanks,

Cale Brodersen

City of La Vista | Assistant Planner
402.593.6400 (Office)
402.593.6405 (Direct)
8116 Park View Blvd. | La Vista, NE 68128
CityofLaVista.org

Accountability | Integrity | Public Service

[Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



E & A CONSULTING GROUP, INC.

Engineering Answers

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154-3950
P 402.895.4700 • F 402.895.3599
www.eacg.com

June 28, 2021

Cale Brodersen
City of La Vista Planning Department
8116 Park View Boulevard
La Vista, NE 68128

RE: La Vista Replat 4 – Preliminary Plat & Final Plat Resubmittal
E & A File: P2020.318.001

Dear Cale,

On behalf of our client, RFS Holdings, LLC, we hereby submit the above referenced project. This submittal is in response to your June 17, 2021 email regarding our June 13th resubmittal.

Per your email *"Our remaining concerns are with the stormwater and sanitary sewer connections, and whether or not both of these utilities will adequately serve the property once it is developed. Were you able to find any stormwater information? There appears to be sanitary sewer along 83rd Street, and if that is the closest/only point of contact, it will likely require an easement. We will need these utilities to be represented on the preliminary plat and any necessary easements represented on the final plat."*

Response: We have verified that there are storm sewer inlets along Harrison Street for proposed Lot 1 to utilize, the preliminary plat has been revised to show the nearest storm inlet locations. It is our assumption that the inlets along Harrison Street are adequately sized to handle the storm drainage from Lot 1. Regarding the sanitary sewer, we agree with the City's assessment that the nearest sanitary sewer connection will be along 83rd Street. The preliminary plat and final plat have been updated to show an easement.

All documents included are listed on the attached transmittal. If you have any questions regarding the application, please contact me at 402-895-4700.

Sincerely,
E & A Consulting Group, Inc.

Jeff Stoll,
Platting Services Assistant Manager

SANITARY SEWER EASEMENT

This Sanitary Sewer Easement is made the date hereinafter stated by RFS Holdings, LLC, a Georgia limited liability company, as the owner of Lot 1 and Lot 2, LaVista Replat 4 being a replatting of Sublot "D1" Commercial Lot 1282, City of LaVista, a subdivision located in the NW1/4 of Section 14, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska.

As owner of both Lots 1 and 2 of LaVista Replat 4, RFS Holdings, LLC, a Georgia limited liability company, hereby creates a Sanitary Sewer Easement across the South end of Lot 2 to provide access for Lot 1 to access the Sanitary Line located in Lot 2, and the Easement herein is for the benefit of said Lot 1.

The owners of said Lots 1 and 2 identified above shall construct a Sanitary Sewer Line over, under, and/or across the South 20 feet of said Lot 2. The owner of said Lot 2 grants to the owner of said Lot 1 access to said Sanitary Sewer Line including the right and privilege to access and use said Sewer Line. No owner of said Lot 1 or Lot 2 shall interfere with the rights of the other to access to said Sanitary Sewer Line and shall do nothing to impede its use by the owner of said Lot 1. The owners of Lots 1 and 2 shall be responsible for the repair and maintenance of said Sanitary Sewer Line as needed, including paying the costs of such maintenance and repair.

This Easement shall run with the land.

IN WITNESS WHEREOF, the parties hereto have executed this Sanitary Sewer Easement on the _____ day of August, 2021.

RFS HOLDINGS, LLC,
a Georgia limited liability company

By Jeffrey K. Boutwell, Manager

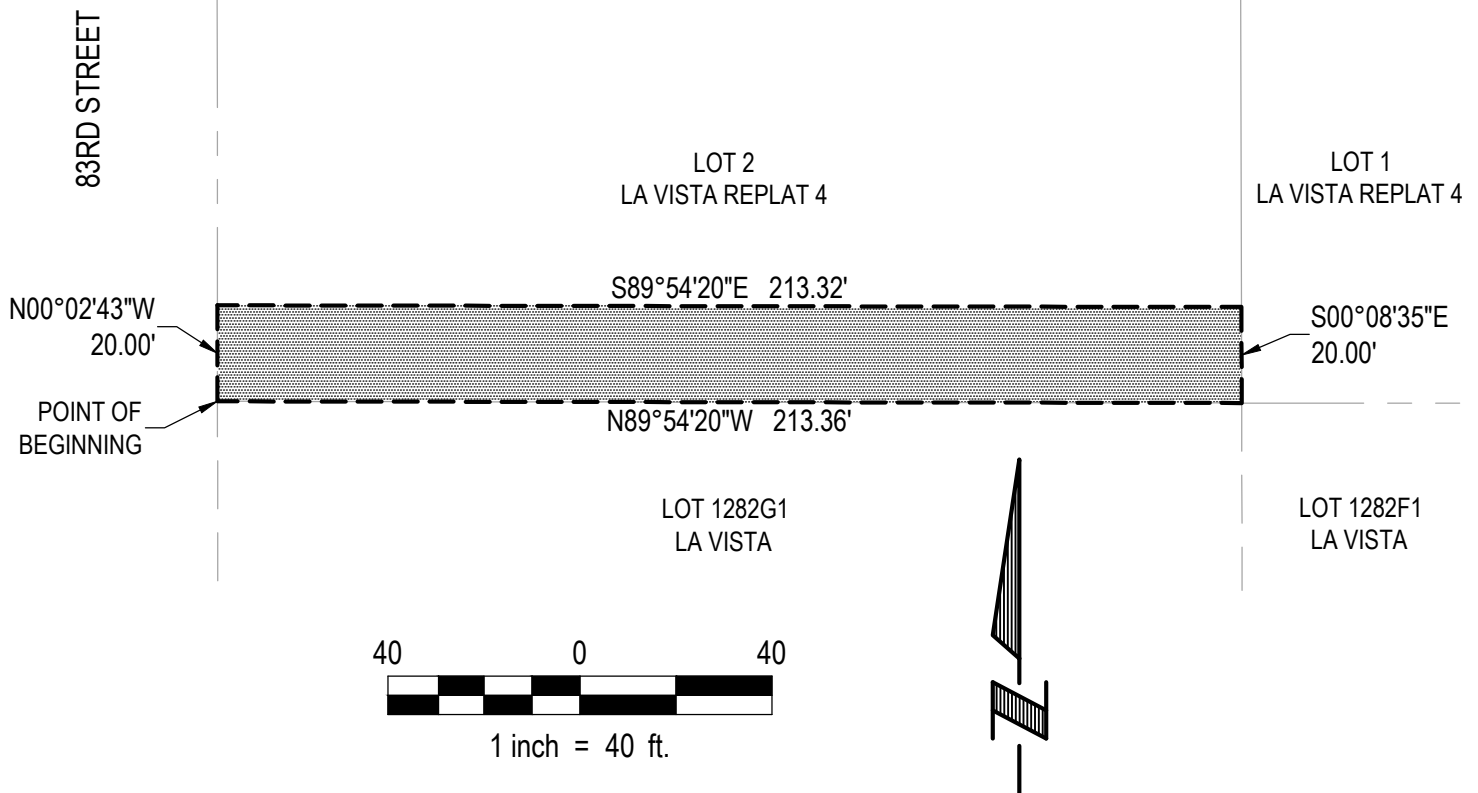
STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of August, 2021, before me a Notary Public in and for said county, personally appeared Jeffrey K. Boutwell, Manager of RFS Holdings, LLC, a Georgia limited liability company, to me personally known to be the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution of the same to be his voluntary act and deed, for the purpose therein set forth.

WITNESS, my hand and official seal the day and year last above written.

Notary Public

EXHIBIT "A"



LEGAL DESCRIPTION

A 20' SANITARY SEWER EASEMENT LOCATED IN PART OF LOT 2, LA VISTA REPLAT 4, A SUBDIVISION BEING A REPLATTING OF SUBLOT "D1" COMMERCIAL LOT 1282, CITY OF LA VISTA, A SUBDIVISION LOCATED IN THE NW1/4 OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, LA VISTA REPLAT 4, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SUBLOT "G1" SAID COMMERCIAL LOT 1282, CITY OF LA VISTA, AND ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF 83RD STREET; THENCE N00°02'43"W (ASSUMED BEARING) ALONG THE WEST LINE OF SAID LOT 2, LA VISTA REPLAT 4, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF 83RD STREET, A DISTANCE OF 20.00 FEET; THENCE S89°54'20"E, A DISTANCE OF 213.32 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2, LA VISTA REPLAT 4, SAID LINE ALSO BEING THE WEST LINE OF LOT 1, SAID LA VISTA REPLAT 4; THENCE S00°08'35"E ALONG THE EAST LINE OF SAID LOT 2, LA VISTA REPLAT 4, SAID LINE ALSO BEING SAID WEST LINE OF LOT 1, LA VISTA REPLAT 4, A DISTANCE OF 20.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, LA VISTA REPLAT 4, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1, LA VISTA REPLAT 4, AND ALSO THE NORTHWEST CORNER OF SUBLOT "F1" SAID COMMERCIAL LOT 1282, CITY OF LA VISTA, AND ALSO THE NORTHEAST CORNER OF SAID SUBLOT "G1" COMMERCIAL LOT 1282, CITY OF LA VISTA; THENCE N89°54'20"W ALONG THE SOUTH LINE OF SAID LOT 2, LA VISTA REPLAT 4, SAID LINE ALSO BEING THE NORTH LINE OF SAID SUBLOT "G1" COMMERCIAL LOT 1282, CITY OF LA VISTA, A DISTANCE OF 213.36 FEET TO THE POINT OF BEGINNING.

SAID 20' SANITARY SEWER EASEMENT CONTAINS 4,267 SQUARE FEET OR 0.098 ACRES, MORE OR LESS.



E & A CONSULTING GROUP, INC.

Engineering Answers

E & A CONSULTING GROUP, INC.

Engineering • Planning • Environmental & Field Services

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154 Phone: 402.895.4700 • Fax: 402.895.3599

Job No.: P2020.318.001

Date: 09-16-2021

Drawn by: CJV

Scale: 1" = 40'

Sht: 1 of 1

20' SANITARY SEWER EASEMENT

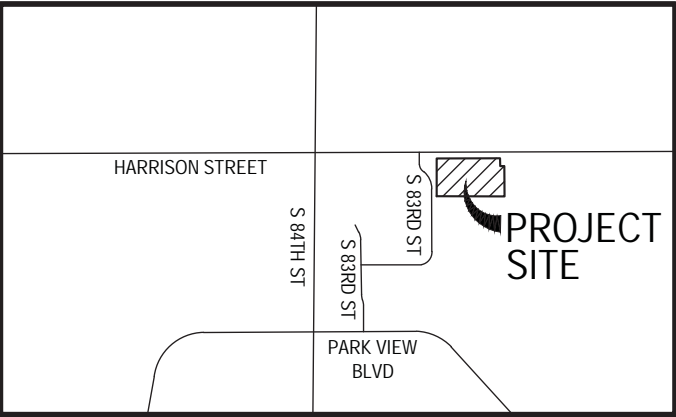
PART OF LOT 2, LA VISTA REPLAT 4

SARPY COUNTY, NEBRASKA

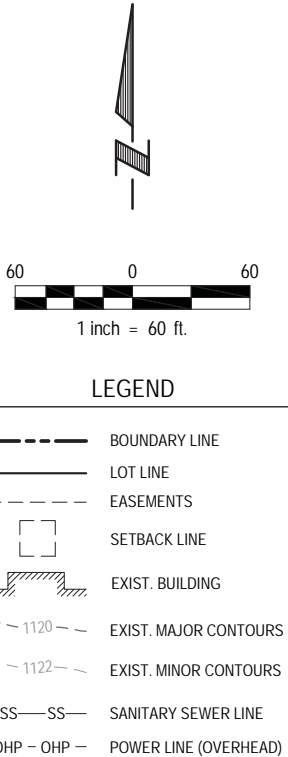
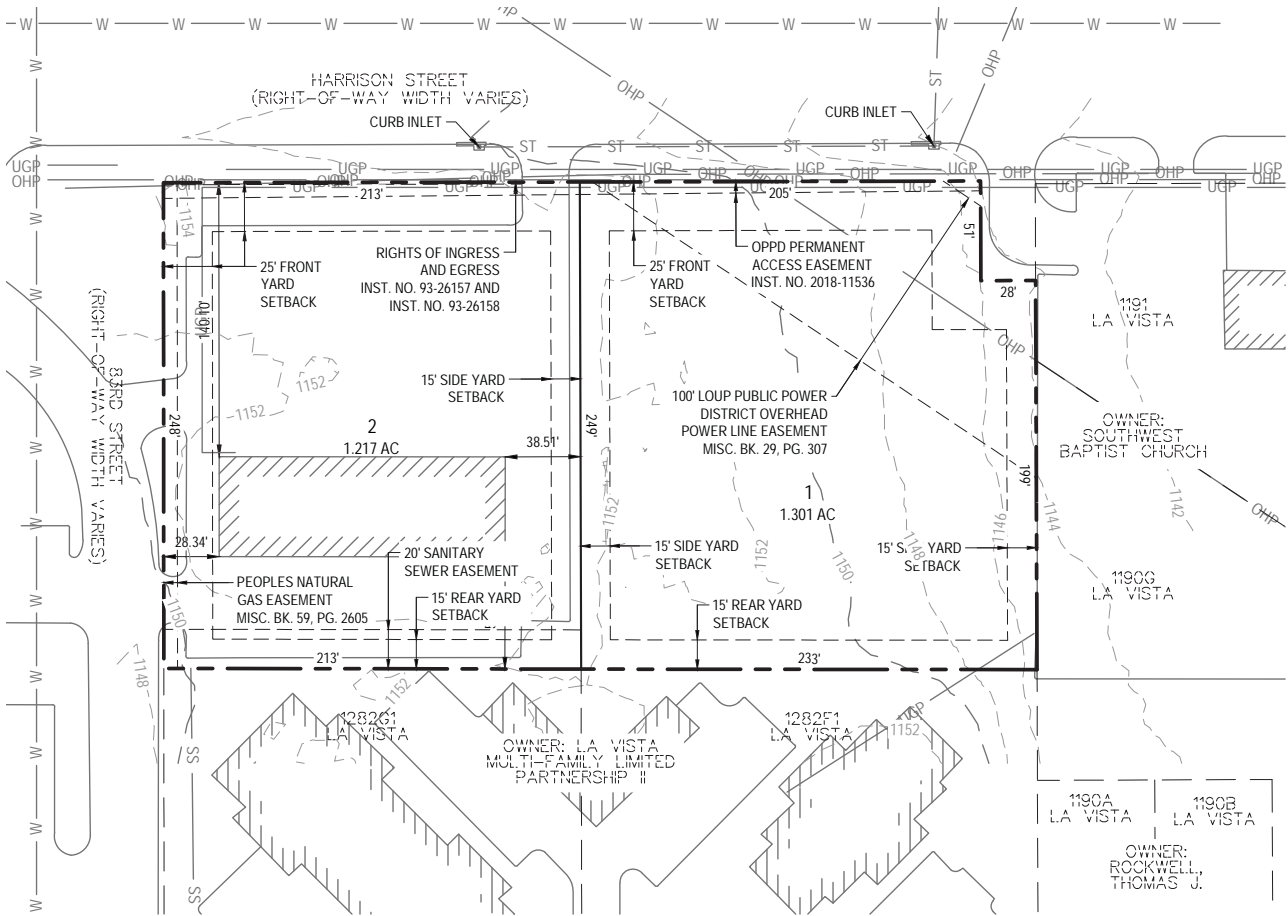
LA VISTA REPLAT 4

LOTS 1 & 2 INCLUSIVE

BEING A REPLATTING OF SUBLOT "D1" COMMERCIAL LOT 1282, CITY OF LA VISTA, A SUBDIVISION LOCATED IN THE NW1/4 OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



VICINITY MAP



LEGEND

- BOUNDARY LINE
- LOT LINE
- - - EASEMENTS
- SETBACK LINE
- ▨ EXIST. BUILDING
- - - 1120 - - - EXIST. MAJOR CONTOURS
- - - 1122 - - - EXIST. MINOR CONTOURS
- SS — SS — SANITARY SEWER LINE
- OHP - OHP - POWER LINE (OVERHEAD)

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NW1/4 OF THE NW1/4 OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS AN AREA OF 109,702 SQUARE FEET OR 2.518 ACRES MORE OR LESS.

DEVELOPER/OWNER
RFS HOLDING, LLC.
PO BOX 79201
ATLANTA, GA 30357

ZONING:

EXISTING	C-2	
PROPOSED:	C-2, LOTS 1 & 2	2.518 AC
	TOTAL	2.518 AC

Proj No:	P2020.318.001
Date:	03/30/2021
Designed By:	JRS
Drawn By:	EHN
Scale:	1" = 60'
Sheet:	1 of 1

Revisions		
No.	Date	Description

PRELIMINARY PLAT

LA VISTA REPLAT 4
LOTS 1 & 2 INCLUSIVE
LA VISTA, NEBRASKA



E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154
Phone: 402.895.4700 • Fax: 402.895.3599
www.eacg.com

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, RFS HOLDINGS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, THE OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS LA VISTA REPLAT 4 (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT (OPPD), COX COMMUNICATIONS, AND CENTURYLINK ACROSS FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. THE SIXTEEN (16) FOOT WIDE EASEMENT MAY BE REDUCED TO EIGHT (8) FEET WIDE WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. THE SUBDIVIDER SHALL GRANT PERPETUAL EASEMENTS TO METROPOLITAN UTILITIES DISTRICT AND/OR BLACK HILLS ENERGY, THEIR SUCCESSORS AND ASSIGNS TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID OR RIGHTS HEREIN GRANTED.

RFS HOLDINGS, LLC, A GEORGIA LIMITED LIABILITY COMPANY

JEFFREY K. BOUTWELL, MANAGER DATE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)

COUNTY OF)

ON THIS DAY OF , BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME JEFFREY K. BOUTWELL, MANAGER OF RFS HOLDINGS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC DATE

LA VISTA REPLAT 4

LOTS 1 & 2 INCLUSIVE

BEING A REPLATTING OF SUBLOT "D1" COMMERCIAL LOT 1282, CITY OF LA VISTA, A SUBDIVISION LOCATED IN THE NW1/4 OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

APPROVAL OF LA VISTA CITY PLANNING COMMISSION

THIS PLAT OF LA VISTA REPLAT 4 (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING COMMISSION

ON THIS DAY OF , 20.

CHAIRPERSON, LA VISTA PLANNING COMMISSION

ACCEPTANCE BY LA VISTA CITY COUNCIL

THIS PLAT OF LA VISTA REPLAT 4 (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA

ON THIS DAY OF , 20, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

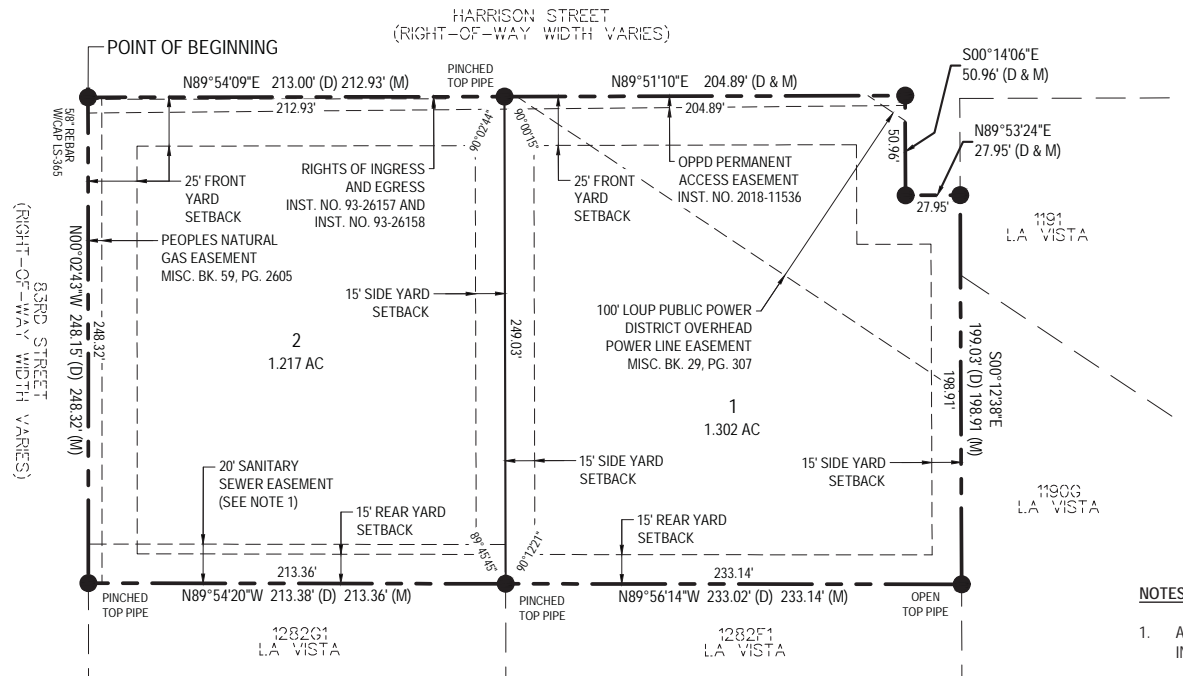
MAYOR

ATTEST CITY CLERK

COUNTY TREASURER'S CERTIFICATE

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

COUNTY TREASURER DATE



NOTES:

- ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA AND THAT THIS PLAT MEETS OR EXCEEDS THE "MINIMUM STANDARDS FOR SURVEYS" ADOPTED BY THE NEBRASKA STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. FURTHER, I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS WILL BE SET (OR HAVE BEEN SET) AT ALL CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN THE SUBDIVISION TO BE KNOWN AS LA VISTA REPLAT 4 (THE LOTS NUMBERED AS SHOWN), SUBLOT "D1" COMMERCIAL LOT 1282, CITY OF LA VISTA, A SUBDIVISION LOCATED IN THE NW1/4 OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBLOT "D1" COMMERCIAL LOT 1282, CITY OF LA VISTA, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF HARRISON STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF 83RD STREET; THENCE N89°54'09"E (ASSUMED BEARING) ALONG THE NORTHERLY LINE OF SAID SUBLOT "D1" COMMERCIAL LOT 1282, CITY OF LA VISTA, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF HARRISON STREET, A DISTANCE OF 212.93 FEET; THENCE N89°51'10"E ALONG SAID NORTHERLY LINE OF SUBLOT "D1" COMMERCIAL LOT 1282, CITY OF LA VISTA, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF HARRISON STREET, A DISTANCE OF 204.89 FEET TO THE NORTHEAST CORNER OF SAID SUBLOT "D1" COMMERCIAL LOT 1282, CITY OF LA VISTA; THENCE S00°14'06"E ALONG THE EASTERLY LINE OF SAID SUBLOT "D1" COMMERCIAL LOT 1282, CITY OF LA VISTA, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY OF HARRISON STREET, A DISTANCE OF 50.96 FEET; THENCE N89°53'24"E ALONG SAID EASTERLY LINE OF SUBLOT "D1" COMMERCIAL LOT 1282, CITY OF LA VISTA, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY OF HARRISON STREET, A DISTANCE OF 27.95 FEET TO A POINT ON THE WESTERLY LINE OF COMMERCIAL LOT 1191, SAID CITY OF LA VISTA; THENCE S00°12'38"E ALONG SAID EASTERLY LINE OF SUBLOT "D1" COMMERCIAL LOT 1282, CITY OF LA VISTA, SAID LINE ALSO BEING SAID WESTERLY LINE OF COMMERCIAL LOT 1191, CITY OF LA VISTA, AND ALSO THE WESTERLY LINE OF SUBLOT "G" OF COMMERCIAL LOT 1190, SAID CITY OF LA VISTA, A DISTANCE OF 198.91 FEET TO THE SOUTHEAST CORNER OF SAID SUBLOT "D1" COMMERCIAL LOT 1282, CITY OF LA VISTA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SUBLOT "F1" COMMERCIAL LOT 1282, SAID CITY OF LA VISTA; THENCE N89°56'14"W ALONG THE SOUTHERLY SAID LINE OF SAID SUBLOT "D1" COMMERCIAL LOT 1282, CITY OF LA VISTA, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID SUBLOT "F1" COMMERCIAL LOT 1282, CITY OF LA VISTA, A DISTANCE OF 233.14 FEET TO THE NORTHWEST CORNER OF SAID SUBLOT "F1" COMMERCIAL LOT 1282, CITY OF LA VISTA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SUBLOT "G1" COMMERCIAL LOT 1282, SAID CITY OF LA VISTA; THENCE N89°54'20"W ALONG SAID SOUTHERLY LINE OF SUBLOT "D1" COMMERCIAL LOT 1282, CITY OF LA VISTA, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID SUBLOT "G1" COMMERCIAL LOT 1282, CITY OF LA VISTA, A DISTANCE OF 213.36 FEET TO THE SOUTHWEST CORNER OF SAID SUBLOT "D1" COMMERCIAL LOT 1282, CITY OF LA VISTA, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID SUBLOT "G1" COMMERCIAL LOT 1282, CITY OF LA VISTA, AND ALSO BEING ON SAID EASTERLY RIGHT-OF-WAY LINE OF 83RD STREET; THENCE N00°02'43"W ALONG THE WESTERLY LINE OF SAID SUBLOT "D1" COMMERCIAL LOT 1282, CITY OF LA VISTA, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF 83RD STREET, A DISTANCE OF 248.32 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 109,702 SQUARE FEET OR 2.518 ACRES MORE OR LESS.

JOHN W. VON DOLLEN, LS-579

DATE

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF LA VISTA REPLAT 4 WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE

ON THIS DAY OF , 20.

COUNTY SURVEYOR / ENGINEER

Proj No:	P2020.318.001
Date:	03/30/2021
Designed By:	JRS
Drawn By:	EHN
Scale:	1" = 60'
Sheet:	1 of 1

Revisions	
Date	Description

FINAL PLAT

LA VISTA REPLAT 4
LOTS 1 & 2 INCLUSIVE
LA VISTA, NEBRASKA



E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154
Phone: 402.895.4700 • Fax: 402.895.3599
www.eacg.com