

AGENDA ITEM 4E

**Conditional Use Permit Amendment— Multiple
Family Dwellings—Lots 2 through 4 Echo Hills
Replat Four—West Management, LLC**



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

CASE NUMBERS: PCUP22-0001;

FOR HEARING ON: MARCH 3, 2022

REPORT PREPARED ON: FEBRUARY 22, 2022

I. GENERAL INFORMATION

A. APPLICANT(S):

West Management, LLC
Attn: Brett West
129 N 10th Street, #106
Lincoln, NE 68508

B. PROPERTY OWNERS:

Vandelay Investments, LLC
Attn: Brett West
PO Box 22151
Lincoln, NE 68542

Echo Hills Apartments, LLC
Attn: Brett West
129 N 10th Street, #106
Lincoln, NE 68508

C. LOCATION: 7631 S 146th Street, La Vista, NE 68138, generally located northwest of the intersection of 144th Street and Chandler Road.

D. LEGAL DESCRIPTION: Lots 2-4 Echo Hills Replat Four.

E. REQUESTED ACTION(S): Approval of an amendment to the Conditional Use Permit for the Echo Hills Apartments to incorporate changes including the proposed construction and operation of an additional apartment building with 71 units.

F. EXISTING ZONING AND LAND USE: C-1 Shopping Center Commercial, Planned Unit Development (Overlay District), and Gateway Corridor District (Overlay District). This property is currently vacant.

G. PURPOSE OF REQUEST: Applicant is seeking to construct an additional apartment building as part of the Echo Park Apartments complex (building #5). The building would include 71 units, 16 tuck-under garages, and an 1,800 square foot retail space for a coffee shop user on the first floor on the westernmost edge of the building. With

the construction of proposed building #5, the Echo Park Apartments would have a total of 281 units.

H. **SIZE OF SITE:** Approximately 8.65 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	Medium-Density Residential and High-Density Residential	RS-72 Single-Family Residential (Sarpy County Zoning); R-3 High-Density Residential, PUD, and Gateway Corridor District (Overlay District)	Echo Hills Neighborhood and Echo Hills Assisted Living and Memory Care
East	Commercial	C-1 Shopping Center Commercial and Gateway Corridor District (Overlay District).	Dino's Storage
South	Industrial	I-1 Light Industrial and Gateway Corridor District (Overlay District).	Vacant
West	Medium-Density Residential	RS-72 Single-Family Residential (Sarpy County Zoning)	Echo Hills Neighborhood

B. **RELEVANT CASE HISTORY:**

1. On February 4, 2020 the City Council of the City of La Vista approved a Comprehensive Plan Future Land Use Map amendment, rezoning, planned unit development site plan, and replat for Lot 3 Echo Hills (replatted as Lots 1 through 4 Echo Hills Replat Four) for the development of an assisted living and memory care facility, apartments, and commercial development. Shortly thereafter, conditional use permits were approved for the apartments and assisted living facilities.
2. On May 26, 2020 the applicant requested an amendment to the PUD Site Plan relating to the amount and configuration of the provided off-street parking. Further design of the buildings necessitated a reduction in the number of provided stalls from 352 stalls on Lot 2 to 337 stalls in addition to the removal of one stall on Lot 1. Since the proposed number of parking stalls still greatly exceeded the number required by the La Vista Zoning Ordinance, this change was considered minor, qualified

for administrative approval, and was approved by the City Administrator.

3. An additional amendment to the PUD Site Plan relating to the off-street parking was requested by the applicant on July 14, 2020. This request removed 28 stalls from the parking count on Lot 2 Echo Hills Replat Four. The space for these stalls still exists, but the stalls would not be striped or counted in the total parking count to reduce confusion and the likelihood that parked cars would block access to the attached parking garages in apartment buildings #1 and #2. Like the previous request, the updated proposed number of parking stalls still exceeded the number required by the La Vista Zoning Ordinance. As a minor change, this request qualified for administrative approval, and was approved by the City Administrator.
4. On September 15, 2020, City Council approved an amendment to the PUD site plan that allowed for alternative parking stall dimensions for the 91 stalls in the underground parking garage under apartment building #3 on Lot 2. Standard configurations for 90-degree parking stalls, per Section 7.09 of the La Vista Zoning Ordinance are 9' wide by 18' deep with an isle width of 24' for two-way traffic. The revised, approved dimensions for the underground garage stalls include a 22'-4" drive isle width (a 1'6" reduction), and some stalls with a depth of 17' (a 1' reduction). Other stalls in the garage will have a depth of 19'-6" (an increase of 1'-6").
5. Construction has been completed on the Echo Hills Assisted Living and Memory Care facility and the Echo Park Apartments buildings #1 and #2. Construction on the Echo Park Apartments buildings #3 and #4 is underway.

C. APPLICABLE REGULATIONS:

1. Section 5.08 of the City of La Vista Zoning Ordinance – R-3 High Density Residential
2. Section 5.10 of the City of La Vista Zoning Ordinance – C-1 Shopping Center Commercial
3. Section 5.15 of the City of La Vista Zoning Ordinance – PUD Planned Unit Development District (Overlay District)
4. Section 5.17 of the City of La Vista Zoning Ordinance – Gateway Corridor District (Overlay District)
5. Article 6 of the City of La Vista Zoning Ordinance – Conditional Use Permits

III. ANALYSIS

A. COMPREHENSIVE PLAN:

1. The Future Land Use Map of the La Vista Comprehensive Plan designates this property for commercial development. This application is contingent on the approval of the proposed amendment to the Future Land Use Map of the Comprehensive Plan that would change the designation from commercial to high-density residential.

B. OTHER PLANS: N/A.

C. TRAFFIC AND ACCESS:

1. A traffic impact analysis prepared by Felsburg, Holt & Ullevig (FHU) was submitted and reviewed through the approval process for Phase 1 of the Echo Hills Apartments and the Echo Hills Assisted Living and Memory Care facilities. As a result of this study and the subdivision agreement approved by the La Vista City Council on July 10, 2020, the applicant has made the following street signal improvements at the intersection of 144th Street and Chandler Road:
 - i. Added a permissive/protected phase to the northbound left turn lane with a 4-section signal head to include a flashing yellow arrow; and
 - ii. Modification to 3-section signal heads, with a flashing yellow arrow, to all other left turning lane signal head as to be consistent with signals in the vicinity.
2. A trip generation comparison was completed by Felsburg, Holt & Ullevig (FHU) to explore the traffic generation differences between the previously approved PUD site plan and commercial development concept for Lots 3 and 4 Echo Hills Replat Four and the proposed revised PUD site plan and multi-family residential development. A memo containing this analysis, dated December 29, 2021, concludes "based on the trip generation analysis results, no significant impact is anticipated to traffic conditions with the proposed changes in land uses and quantities."
3. The trip generation comparison memo mentioned above has been reviewed by the Nebraska Department of Transportation and they expressed no comments or concerns. The memo is currently under review by Sarpy County, and the applicant will be required to take any action(s) required as a result of their review, per the existing and revised subdivision agreement.
4. As part of the Echo Park Apartments phase 1 development to mitigate the potential negative impacts of increased traffic to the neighborhood, the applicant installed a speed table and pedestrian crossing on 146th Street, a speed hump on Echo

Hills Drive, a fence along the east edge of Echo Hills Park along 146th Street, additional on-street parking stalls for Echo Hills park, and an improved sidewalk connection to the park from the neighborhood.

D. UTILITIES:

1. The property has access to all necessary utilities.

E. PARKING REQUIREMENTS:

1. The minimum off-street parking stall requirements for the proposed development per Section 7.06 of the La Vista Zoning Ordinance and the number of proposed parking stalls for each lot in the development are as follows:

<u>Lot #</u>	<u>Use</u>	<u>Required Stalls</u>	<u>Provided Stalls</u>
Lot 1	Assisted Living & Memory Care	80 + 24 Employees	82
Proposed Lot 1 Echo Hills Replat Five	Multi-Family with one commercial bay with a drive-through	385	422

2. With the approval of the original PUD Site Plan, the applicant was granted a reduction in the required parking stall count for the assisted living and memory care facility and Lot 1 Echo Hills Replat Four based on historical data from the operating history of similar projects. The applicant anticipates that only 5 assisted living residents will operate vehicles, and that no memory care residents will be operating a vehicle, greatly reducing the need for parking. This reduction of parking for this facility was approved.
3. The proposed number of provided off-street parking stalls for Lot 2-4 Echo Hills Replat Four (proposed Lot 1 Echo Hills Replat Five) exceeds the minimum number of stalls required by Section 7.06 of the La Vista Zoning Ordinance.
4. Per Section 7.05.09, multi-family housing developments shall provide a minimum of 0.5 enclosed garages per unit, but these garages may count toward the total number of parking spaces required. With 281 units, this requirement for the Echo Park Apartments is to provide a minimum of 141 garage stalls. This proposal includes 153 garage stalls (88 stalls in the garage under apartment building #3, and 65 single garages under apartment buildings #1, #2, #4, and #5).

IV. REVIEW COMMENTS:

1. Per Section 5.15.02.04 of the La Vista Zoning Ordinance, land uses not permitted in the underlying zoning district may be allowed by City Council through a Planned Unit Development Overlay District

to promote mixed-use development. The development proposal related to this application includes a coffee/shop (commercial) use on the property which is not currently permitted in the underlying R-3 High Density Residential Zoning District, but will be permitted through the PUD ordinance if approved by City Council.

2. The applicant has requested an allowance for a reduction in the lot area minimum requirement for the R-3 High-Density Residential Zoning District from 3,000 square feet for the first four units and 1,500 square feet for each additional unit to 3,000 square feet for the first four units and 1,316 square feet for each additional unit. This represents an 11% reduction in the lot area requirement for the multi-family housing on proposed Lot 1 Echo Hills Replat Five. A formal request letter for this allowance was submitted and is attached to the staff report for the PUD application. Allowances for this lot area requirement may be granted by City Council through the Planned Unit Development process, per Section 5.15.02.04 of the La Vista Zoning Ordinance.
3. The building design for the Echo Park Apartments Building #5 is currently under review by the City's third-party Design Review Architect. This design review process must be substantially complete prior to application for building permits.
4. The landscaping plan is currently under review by the City's third-party Design Review Architect and must be approved prior to City Council review.
5. Through the PUD ordinance, limitations will be placed on the commercial or coffee shop user proposed for the 1,800 square foot space on the west side of apartment building #5, to ensure that the user is one that can regularly maintain a drive through stacking queue of 5 cars or fewer (or such amount that the City Engineer deems appropriate for the location) to ensure that vehicles in the proposed drive-through do not stack out onto the public street.
6. The amended subdivision agreement has been drafted and is under City review. It will need to be approved prior to City Council approval of the Final Plat. It addresses items including but not limited to: public and private improvements, maintenance of common areas, staking bonds, guarantees and performance bonds, etc.

V. STAFF RECOMMENDATION – CONDITIONAL USE PERMIT AMENDMENT:

Staff recommends approval of the amendment to the existing Conditional Use Permit for the Echo Hills Apartments, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of a amendments to the Future Land Use Map of La Vista's Comprehensive Plan, the Official Zoning Map, and the Planned Unit

Development Site Plan, and approval and recording of the final replat and subdivision agreement.

VI. ATTACHMENTS TO REPORT:

- A. Vicinity Map
- B. Review and response letters
- C. Draft Conditional Use Permit with Operating Statement

VII. COPIES OF REPORT SENT TO:

- A. Brett West, West Management, LLC
- B. Joe Dethlefs, Thompson, Dreessen & Dorner, Inc.
- C. Public Upon Request

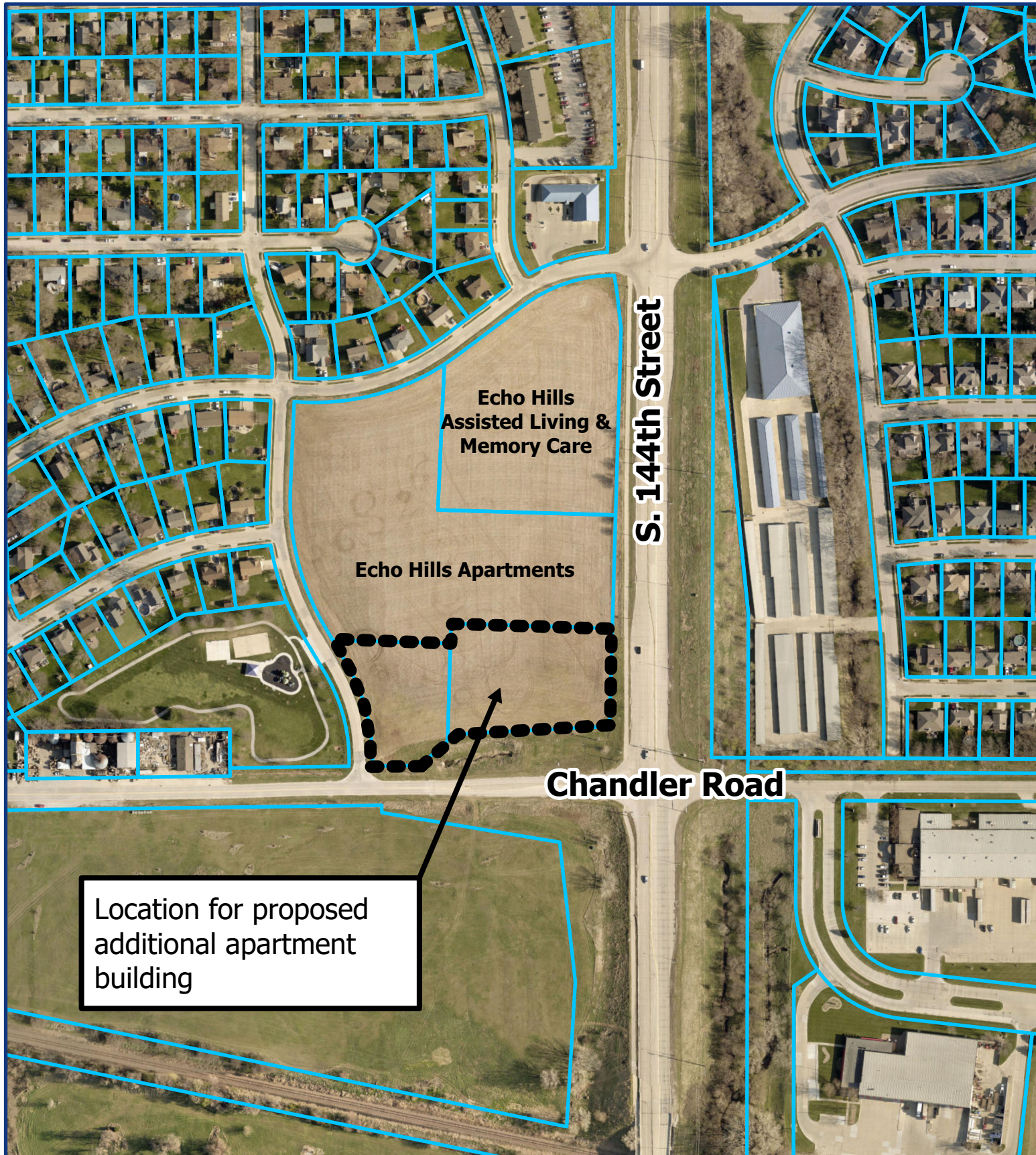


Prepared by: Assistant Planner

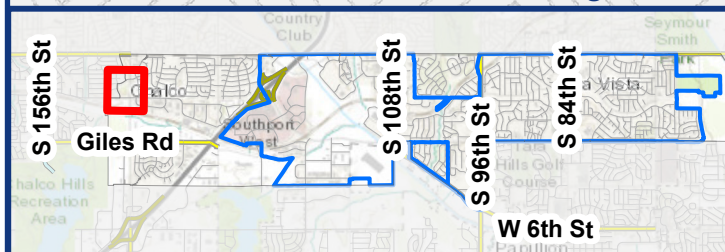


Deputy Community Development Director

2/24/2022
Date



Project Vicinity Map - West Management, LLC



Legend

- TaxParcel
- Proposed Development Area





January 25, 2022

Joe Dethlefs
Thompson, Dreessen & Dorner, Inc.
10836 Old Mill Road
Omaha, NE 68154

RE: Echo Hills Apartments Phase 2 - Planned Unit Development Amendment &
Conditional Use Permit Applications – Initial Review Letter - Lots 1 through 4 Echo
Hills Replat Four

Mr. Dethlefs,

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

General Comments

1. Per Section 5.08.01 of the La Vista Zoning Ordinance, the required lot area for 281 units on proposed Lot 1 Echo Hills Replat Five is 425,500 square feet. Proposed Lot 1 Echo Hills Replat Five will have only 376,751 square feet. Allowances for this requirement can be made through the Planned Unit Development site plan process, per Section 5.15.02.04. Please submit a formal request letter for a reduction in the lot area requirement from 3,000 square feet for the first 4 units and 1,500 square feet for each additional unit to 3,000 square feet for the first 4 units and 1,316 square feet for each additional unit.
2. Per Section 5.15.05.03.2-4, include an exhibit on the plan set that shows the density of dwelling units per acre of the development.

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

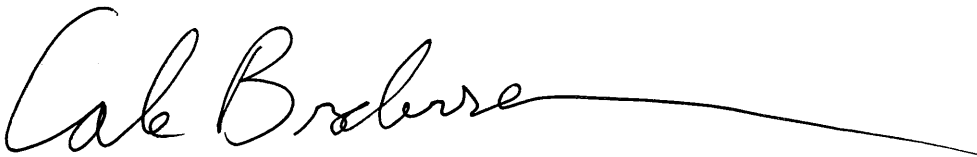
3. In September of 2020 your application for an amendment to the existing PUD was approved to allow for alternative parking stall dimensions for the stalls located within the parking garage in Apartment Building #3. Please confirm if the standard parking stall dimensions outlined in Section 7.09 of the La Vista Zoning Ordinance will be met for the garage stalls in proposed apartment building #5.
4. Language will be included in the adopting PUD ordinance that commercial uses that regularly generate drive-through queues of more than five vehicles will be prohibited, due to the current site layout and close proximity to S. 146th Street. If you have identified a potential user for the commercial space at this time, please submit supporting information or documentation about their operation to assist in the site analysis.
5. Please amend the operating statement submitted with the conditional use permit application to include details on the total number of units, garage stalls, parking stalls, and community spaces for the entire Echo Hills Apartments complex (Echo Park). Please specify unit and stall counts for each building in a table.
6. Attached to this letter are several sheets from the submitted PUD plan set with redlines and requested revisions. Please make the necessary revisions.
7. The updated traffic impact analysis that was submitted is currently under review. This TIA will need to be reviewed by the Nebraska Department of Transportation for the intersections along 14th Street (HWY 50), and by Sarpy County Public Works for the intersections along Chandler Road.
8. Please ensure that the provisions for common area maintenance and ownership are updated to reflect the proposed lot arrangement.
9. The sidewalk connection to the northeast corner of 146th Street and Chandler Road needs to be made as was previously contemplated. This section is identified in the attached redlined plan set.
10. Please provide an updated lighting exhibit to ensure there are no adverse lighting impacts to the adjacent properties, per Section 5.15.04.22.
11. The Post-Construction Stormwater Management Plan will need to be revised as part of the proposed change of land-use. Sarpy County Public Works will need to review the modified extended dry detention basin calculations as the basin drains into county road right-of-way.

12. Assurances will be required for all additional public improvements through the subdivision agreement and a performance bond.
13. Please provide an exhibit that shows the turning movements/radii for emergency vehicles navigating between existing Lots 2 and 3 Echo Hills Replat Four, as identified in the attached redlined plan set.
14. Per Section 5.15.02.04, land uses not allowed in the underlying zoning district may be allowed by City Council to promote mixed-use development. Your proposal to include a coffee shop/commercial use on the property (which is not allowed within the R-3 District) may be allowed within the PUD Overlay District if approved by City Council.

Please submit 2 full size revised copies of the PUD plans, CUP Operating Statement, and related documents (along with electronic copies) to the City for further review. A timeline for review by the Planning Commission and City Council will be determined based on the timing of the resubmittal and the extent to which the issues noted this review have been sufficiently addressed.

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

Thank you,

A handwritten signature in black ink that reads "Cale Brodersen". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

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

cc:

Brett West - West Management, LLC
Bruce Fountain, Community Development Director – City of La Vista
Christopher Solberg, Deputy Community Development Director – City of La Vista
Pat Dowse, City Engineer – City of La Vista

January 27, 2022

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

RE: Echo Hills Apartments Phase 2 – Planned Unit Development Amendment & Conditional Use
Permit Applications – Initial Review Letter Response – Lots 1 through 4 Echo Hills Replat 4

Mr. Brodersen,

Below are responses to the comments on the Planned Unit Development Amendment & Conditional Use Permit initial review letter. The City comments are listed below followed by our response in bold.

1. Per Section 5.08.01 of the La Vista Zoning Ordinance, the required lot area for 281 units on proposed Lot 1 Echo Hills Replat Five is 425,500 square feet. Proposed Lot 1 Echo Hills Replat Five will have only 376,751 square feet. Allowances for this requirement can be made through the Planned Unit Development site plan process, per Section 5.15.02.04. Please submit a formal request letter for a reduction in the lot area requirement from 3,000 square feet for the first 4 units and 1,500 square feet for each additional unit to 3,000 square feet for the first 4 units and 1,316 square for each additional unit.
A request letter for the reduction in the lot area requirement has been included in this submittal.
2. Per Section 5.15.05.03.2-4, include an exhibit on the plan set that shows the density of dwelling units per acre of the development.
A unit density table has been added to the PUD Site Plan.
3. In September of 2020 your application for an amendment to the existing PUD was approved to allow for alternative parking stall dimensions for the stalls located within the parking garage in Apartment Building #3. Please confirm if the standard parking stall dimensions outlined in Section 7.09 of the La Vista Zoning Ordinance will be met for the garage stalls in proposed apartment building #5.
The proposed garage parking for building #5 will be standard.

4. Language will be included in the adopting PUD ordinance that commercial uses that regularly generate drive-through queues of more than five vehicles will be prohibited, due to the current site layout and close proximity to S. 146th Street. If you have identified a potential user for the commercial space at this time, please submit supporting information or documentation about their operation to assist in the stie analysis.

A potential user for the commercial space has not been determined at this time.

5. Please amend the operating statement submitted with the conditional use permit application to include details on the total number units, garage stalls, parking stalls, and community spaces for the entire Echo Hills Apartment complex (Echo Park). Please specify unit and stall counts for each building in a table.

The operating state has been amended to include these items.

6. Attached to this letter are several sheets from the submitted PUD plan set with redlines and requested revisions. Please make the necessary revisions.

The PUD plan set has been updated to address the redlines and requested revisions.

7. The updated traffic impact analysis that was submitted is currently under review. This TIA will need to be reviewed by the Nebraska Department of Transportation for the intersections along 14th Street (HWY 50), and by Sarpy County Public Works for the intersections along Chandler Road.

TD2 acknowledges. The TIA will be reviewed by the NDOT and Sarpy County Public Works.

8. Please ensure that the provisions for common area maintenance and ownership are updated to reflect the proposed lot arrangement.

The subdivision agreement has been updated to reflect the proposed lot arrangement.

9. The sidewalk connection to the northeast corner of 146th Street and Chandler Road needs to be made as was previously contemplated. This section is identified in the attached redlined plan set.

The sidewalk connection has been updated.

10. Please provide an updated lighting exhibit to ensure there are no adverse lighting impacts to the adjacent properties, per Section 5.15.04.22.

An updated lighting exhibit is being prepared and will be forwarded upon completion.

11. The Post-Construction Stormwater Management Plan will need to be revised as part of the proposed change of land-use. Sarpy County Public Works will need to review the modified extended dry detention basin calculations as the basin drains into county road right-of-way.

The updated PCSMP will be submitted to Sarpy County Public Works as part of the building permit process.

12. Assurances will be required for all additional public improvements through the subdivision agreement and a performance bond.

TD2 acknowledges.

13. Please provide an exhibit that shows the turning movements/radii for emergency vehicles navigating between existing Lots 2 and 3 Echo Hills Replat Four, as identified in the attached redlined plan set.

The additional turning movement route has been added to the PUD plan set.

14. Per Section 5.15.02.04, land use not allowed in the underlying zoning district may be allowed by City Council to promote mixed-use development. Your proposal to include a coffee shop/commercial use on the property (which is not allowed within the R-3 District) may be allowed within the PUD Overlay District if approved by Council.

TD2 acknowledges.

We appreciate the City's effort in preparing this review. We would like to continue working with the City to address any unresolved items. Please contact our office with any questions or concerns.

Respectfully submitted,

THOMPSON, DREESSEN & DORNER, INC.

A handwritten signature in black ink, appearing to read 'T. Veskrna', with a long horizontal flourish extending to the right.

Trevor Veskrna, E.I.



February 3, 2022

Joe Dethlefs
Thompson, Dreessen & Dorner, Inc.
10836 Old Mill Road
Omaha, NE 68154

RE: Echo Hills Apartments Phase 2 - Planned Unit Development Amendment &
Conditional Use Permit Applications – Second Review Letter - Lots 1 through 4 Echo
Hills Replat Four

Mr. Dethlefs,

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

General Comments

1. Regarding the letter that was submitted to request a reduction in the lot area minimum requirements (an allowance through the PUD), please have this letter submitted by the applicant/property owner (as opposed to TD2). This is a procedural requirement.
2. Please adjust the lighting calculations exhibit to show the lighting level calculations off-site, as in the previous lighting exhibit attached to this letter as Exhibit A.
3. Please include the monument sign setback dimensions on the PUD Site Plan. This setback requirement is 10 feet from the property line.

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

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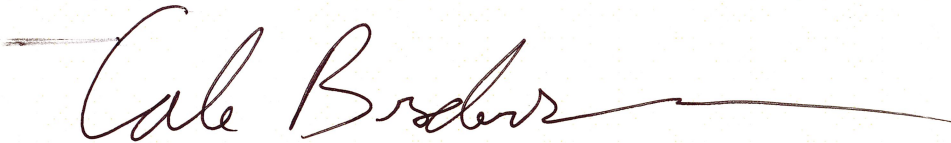
Recreation
8116 Park View Blvd.
402.331.3455 P
402.331.0299 F

4. In our last letter, we noted "the sidewalk connection to the northeast corner of 146th Street and Chandler Road needs to be made as was previously contemplated." This comment was specifically noting that a sidewalk connection was needed along the west side of the property (along 146th Street) down to the southern property line. The resubmittal included a relocation of the entire southern sidewalk. As discussed with you on 2/1/2022, this sidewalk may be relocated as originally submitted, with the addition of the west-side, sidewalk connection.

Please submit 2 full size revised copies of the PUD plans, CUP Operating Statement, and related documents (along with electronic copies) to the City for further review. A timeline for review by the Planning Commission and City Council will be determined based on the timing of the resubmittal and the extent to which the issues noted this review have been sufficiently addressed.

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

Thank you,

A handwritten signature in dark ink, reading "Cale Brodersen", followed by a long horizontal flourish.

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

cc:

Brett West - West Management, LLC
Bruce Fountain, Community Development Director – City of La Vista
Christopher Solberg, Deputy Community Development Director – City of La Vista
Pat Dowse, City Engineer – City of La Vista

Enclosure

February 16, 2022

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

RE: Echo Hills Replat Five – Second Review Letter Response

Mr. Brodersen,

Below are responses to the comments on the Echo Hills Phase 2 - PUD second review letter dated February 3, 2022, for the proposed development at Echo Hills Replat Five. The City comments are listed below followed by our response in bold.

1. Regarding the letter that was submitted to request a reduction in the lot area minimum requirements (an allowance through PUD), please have this letter submitted by the applicant/property owner (as opposed to TD2). This is a procedural requirement.
The applicant has completed and signed the request letter.
2. Please adjust the lighting calculations exhibit to show the lighting level calculations off-site, as in the previous lighting exhibit attached to this letter as Exhibit A.
Updated light calculation exhibit has been included with this submittal.
3. Please include the monument sign setback dimensions on the PUD Site Plan. This setback requirement is 10 feet from the property line.
Dimension has been added to the PUD Site Plan. The minimum setback requirement for the monument sign is 10'.
4. In our last letter, we noted "the sidewalk connection to the northeast corner of 146th Street and Chandler Road needs to be made as was previously contemplated." This comment was specifically noting that a sidewalk connection was needed along the west side of the property (along 146th Street) down to the southern property line. The resubmittal included a relocation of the entire southern sidewalk. As discussed with you on 2/1/2022, this sidewalk may be relocated as originally submitted, with the addition of the west-side connection.
The sidewalk has been updated per these comments.

We appreciate the City's continued effort in preparing this review. We would like to continue working with the City to address any unresolved items. Please contact our office with any questions or concerns.

Respectfully submitted,

THOMPSON, DREESSEN & DORNER, INC.


Trevor Veskrna, E.I.

CITY OF LAVISTA
CONDITIONAL USE PERMIT

**Conditional Use Permit for Multiple Family Dwellings
(Echo Hills Apartments)
Lot 1 Echo Hills Replat Five**

This Conditional Use Permit is issued this ____ day of _____ 2022 by the City of La Vista, a municipal corporation in Sarpy County, Nebraska ("City") to Echo Hills Apartments, LLC, a limited liability company authorized to do business in Nebraska ("Owner"), pursuant to the La Vista Zoning Ordinance.

WHEREAS, Owner was granted a Conditional Use Permit by the City Council of the City of La Vista on April 21, 2020 to construct and operate a multiple family dwelling complex to be known as the Echo Hills Apartments (now known as the Echo Park Apartments) upon Lot 2 Echo Hills Replat Four, a subdivision in Sarpy County, Nebraska; and

WHEREAS, Owner has applied for an amended Conditional Use Permit for the purpose of constructing and operating additional multiple family dwelling units as part of the Echo Park Apartment Complex on Lots 3 and 4 Echo Hills Replat Four, being combined with Lot 2 Echo Hills Replat Four through a replatting process to be Lot 1 Echo Hills Replat Five, a subdivision in Sarpy County, Nebraska (the "Property") as depicted in Exhibit "A" the final plat; and

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a Conditional Use Permit to the Owner for such purposes, subject to certain conditions and agreements as hereinafter provided (the "Permit").

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

Conditions of the Permit

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

1. Development and operation on the Property is governed by this Permit. The rights granted by this Permit are transferable and any material breach hereof shall cause Permit to expire and terminate, subject to the rights of the Owner to cure such default or deficiency as set forth in this Permit.
2. In respect to the proposed Uses:
 - a. The site plan (the "Site Plan") showing the Property's boundaries, all existing and proposed easements, proposed structures, parking, access points, and drives, is attached hereto and incorporated herein as Exhibit " B ".
 - b. Operations on the property will be limited to and carried out in accordance with the Operational Statement attached as Exhibit "C" and incorporated into this permit by reference.
 - c. Architectural review of the building design, landscaping, and lighting must be completed prior to issuance of building permits, and the foregoing plans are approved as shown in Exhibits " D " through " F ".
 - d. The Property shall be developed and maintained in accordance with the Site Plan and all other Exhibits of this Agreement, as well as the final plat of Lots 1-4 Echo Hills Replat Four ("Final Plat"), Planned Unit Development Plan ("PUD") and Subdivision Agreement applicable to the Property,

- ("Subdivision Agreement"), as approved by the City and incorporated herein by this reference. Any modifications to the Site Plan must be submitted to the Chief Building Official for approval. Modification of any other document or Exhibit shall be subject to approval of the City, as directed by the City Administrator, unless otherwise expressly provided in the document or Exhibit to be modified.
- e. All signage, including without limitation design, location, placement and dimensions, shall be subject to approval of the Community Development Department, per the La Vista Zoning Ordinance.
 - f. As-built topographic surveys of the storm water detention areas constructed in accordance with the Subdivision Agreement shall be provided to the City before certificates of occupancy are issued for any completed building on the Property, with a requirement that any variances from the approved detention plans be corrected, or certified as inconsequential, to the satisfaction of the City Engineer prior to issuing such certificates.
 - g. No vehicle repair (other than emergency maintenance such as changing a tire), inoperable or abandoned vehicles, or storage of vehicles shall be allowed in the parking areas on the Property shown on Exhibit "B ". The Owner shall have seventy-two (72) hours after notice from the City or other appropriate political subdivision to correct any violation or cause the removal of any such vehicle that is in violation.
 - h. Owner shall obtain all required permits for the Uses from the City of La Vista.
 - i. Owner shall comply (and shall ensure that all structures, appurtenances and improvements on the Property at any time comply) with any applicable federal, state and/or local laws, rules or regulations, as amended or in effect from time to time, including, but not limited to, applicable building codes, fire codes, ADA requirements, and environmental or safety laws, rules or regulations.
 - j. Owner hereby indemnifies the City against, and holds the City harmless from, any liability, loss, claim or expense whatsoever (including, but not limited to, reasonable attorney fees and court cost) arising out of or resulting from the acts, omissions or negligence of the Owner or its agents, employees, assigns, suppliers or invitees relating to the Owner's Uses of the Property, including, but not limited to, any liability, loss, claim or expense arising out of or resulting from any violations of any applicable environmental or safety law, rule or regulation but excluding any liability, loss, claim or expense proximately caused by the sole negligence of the City.
 - k. A drainage study for the Property has been completed, as referenced in the Subdivision Agreement, with respect to the proposed Uses on Lot 1 Echo Hills Replat Four and Lot 1 Echo Hills Replat Five. Owner agrees to comply with requirements related to drainage that are specified in said Subdivision Agreement.
 - m. Owner shall ensure that the leasing and business office on the property will be staffed during normal business hours.
 - n. If at any time any part of Lot 1 Echo Hills Replat Five is owned by any person or entity other than Owner, all owners shall cooperate and coordinate to carry out Subdivider (as "Subdivider" is defined in the Subdivision Agreement) obligations under the Subdivision Agreement.
 - o. There shall not be any outside storage of materials. All trash receptacles, benches and planters shall be placed on property and securely fastened to building or concrete. Trash dumpsters shall be placed with a trash enclosure of six feet in height and screened accordingly.
 - p. Landscaping requirements from Section 7.17 of the City of La Vista Zoning Ordinance shall be satisfied and maintained in accordance with the approved landscaping plan (Exhibit "D") and the requirements of the Gateway Corridor District.
3. The Owner's right to maintain the Uses of the Property, as contemplated by this Permit, shall be based on the following conditions:
- a. An annual inspection to determine compliance with the conditions of this Permit. The Permit may be revoked (with respect to a particular Use) only upon a finding by the City that there is a material violation of the material terms of this Permit if the violation occurs after written notice from the City to Owner and opportunity to cure in the time and manner described below.

- b. Construction will be in accordance with the City Building Code. Time limitation for building permits shall be in accordance with the City Building Code. Extensions shall be requested in writing and justifiable cause demonstrated.
 - c. All obsolete or unused structures, accessory facilities or materials with an environmental or safety hazard shall be abated and/or removed from the Property at Owner's expense within twelve (12) months of cessation of the Use of the Property as related to said structures, facilities or materials.
- 4. Notwithstanding any other provision herein to the contrary, this Permit, and all rights granted hereby, shall expire and terminate as to a Permitted Use hereunder upon the first of the following to occur:
 - a. Owner's abandonment of the Permitted Use. There shall be a presumption that the project on the Property has been abandoned if the Owner fails to commence construction of the buildings within the time provided by Section 4(b) above.
 - b. Cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Uses, and such cancellation, revocation denial or failure to maintain any federal, state or local permit required for the use is not cured in the time and manner described below, so long as curative rights are provided under laws, rules and regulations governing said permit.
 - c. Owner's construction or placement of a storage tank, structure or other improvement on the Property, (except during construction of any phase of the project) not specified in this Permit and Owner's failure to cure such breach in the time and manner described below after City's giving notice thereof.
 - d. Owner's breach of other terms hereof and its failure to cure such breach in the time and manner set forth below.
- 5. If construction of the improvements on the Property has not been commenced within twelve (12) months from the date of this Permit, this Permit shall be null and void and all rights hereunder shall lapse; provided, however, Owner shall have the right to file for an extension of time pursuant to the La Vista Zoning Ordinance.
- 6. If the Owner upon the expiration or termination of this Permit fails to promptly remove any remaining safety, environmental or other hazard or nuisance, the City may at its option (but without any obligation to the Owner or any third party to exercise said option) cause the same to be removed at Owner's cost (including, but not limited to, the cost of any excavation and earthwork that is necessary or advisable in connection with the removal thereof) and the Owner shall reimburse the City the costs incurred to remove the same. Owner hereby irrevocably grants the City, its agents and employees the right, provided notice is furnished to the Owner along with a reasonable time to remove or cure such hazard, to enter the Property and to take whatever action as is necessary or appropriate to remove any such hazards or nuisances in accordance with the terms of this Permit, and the right of the City to enter the Property as may be necessary or appropriate to carry out any other provision of this Permit.
- 7. If any provision, or any portion thereof, contained in this Permit is held to be unconstitutional, invalid, or unenforceable, the remaining provisions hereof, or portions thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.
- 8. The conditions and terms of this Permit shall constitute covenants running with the land and shall be binding upon, and shall inure to the benefit of, the Owner, its successors and assigns.
- 9. Delay of City to terminate this Permit on account of breach of Owner of any terms hereof in accordance with the terms hereof shall not constitute a waiver of City's right to terminate this Permit, unless the City has expressly waived said breach. A waiver of the right to terminate upon any breach shall not constitute a waiver of the right to terminate upon a subsequent breach of the terms hereof, whether said breach be of the same or different nature.

10. Cure Rights. Notwithstanding any other provision of this Permit to the contrary, Owner shall be entitled to written notice and opportunity to cure a breach of this Permit as follows. City will notify the Owner in writing of any breach of this Permit and Owner shall be permitted to cure any breach. Such written notice shall specify the particular conditions giving rise to the breach, and, to the extent known, what actions are required to cure such breach. Cure shall be commenced and completed as soon as possible and in all cases within thirty (30) days after City provides notice of breach; provided, however, in any case that cure cannot be completed within 30 days, additional time will be allowed, so long as cure is commenced within the time required in this Section 10 and diligently pursued and completed as soon as is reasonably possible, and allowing additional time does not substantially increase risk of harm to persons or property. City shall have the right to terminate this Permit if a breach is not timely cured.

11. Nothing herein shall be construed to be a waiver or suspension of, or an agreement on the part of the City to waive or suspend, any zoning law or regulation applicable to the premises except to the extent and for the duration specifically authorized by this Permit.

12. Any notice to be given by City hereunder shall be in writing and shall be sufficiently given if sent by regular mail, postage prepaid, addressed as follows:

To Owner: Echo Hills Apartments, LLC
PO Box 22151
Lincoln, NE 68542

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

14. Exhibits. The following exhibits are incorporated herein by reference:

Exhibit "A":	Final Plat
Exhibit "B":	Site Plan
Exhibit "C":	Operating Statement
Exhibit "D":	Landscaping Plan
Exhibit "E":	Site Lighting Plan
Exhibit "F":	Elevation Renderings

Effective Date:

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

THE CITY OF LA VISTA

By _____
Douglas Kindig, Mayor

Attest:

Pamela A Buethe, CMC
City Clerk

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

On this _____ day of _____, 2022, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Douglas Kindig, personally known by me to be the Mayor of the City of La Vista and Pamela Buethe, to me personally known to be the City Clerk of the City of La Vista, the identical persons whose names are affixed to the foregoing Permit, and they acknowledged the execution thereof to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.

CONSENT AND AGREEMENT

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

Owner:

Echo Hills Apartments, LLC

By: _____, it's owner

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
)
COUNTY OF _____)

On this _____ day of _____, 2022, before me a Notary Public, duly commissioned and qualified in and for said County, appeared _____ personally known by me to be an owner of Echo Hills Apartments, L.L.C., a limited liability company, and the identical person whose name is affixed to the foregoing Permit, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said company.

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Public

ECHO HILLS REPLAT FIVE

LOT 1

BEING A REPLATTING OF LOTS 2, 3 AND 4, ECHO HILLS REPLAT FOUR, A SUBDIVISION IN THE SE 1/4 OF THE NE 1/4 OF SECTION 14, T14N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

EXHIBIT A



thompson, dreessen & dörner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com

ACCEPTANCE BY LA VISTA COUNCIL

THIS PLAT OF ECHO HILLS REPLAT FIVE WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA ON THIS _____ DAY OF _____, 2022, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

MAYOR

ATTEST CITY CLERK

REVIEW BY SARPY COUNTY PUBLIC WORKS

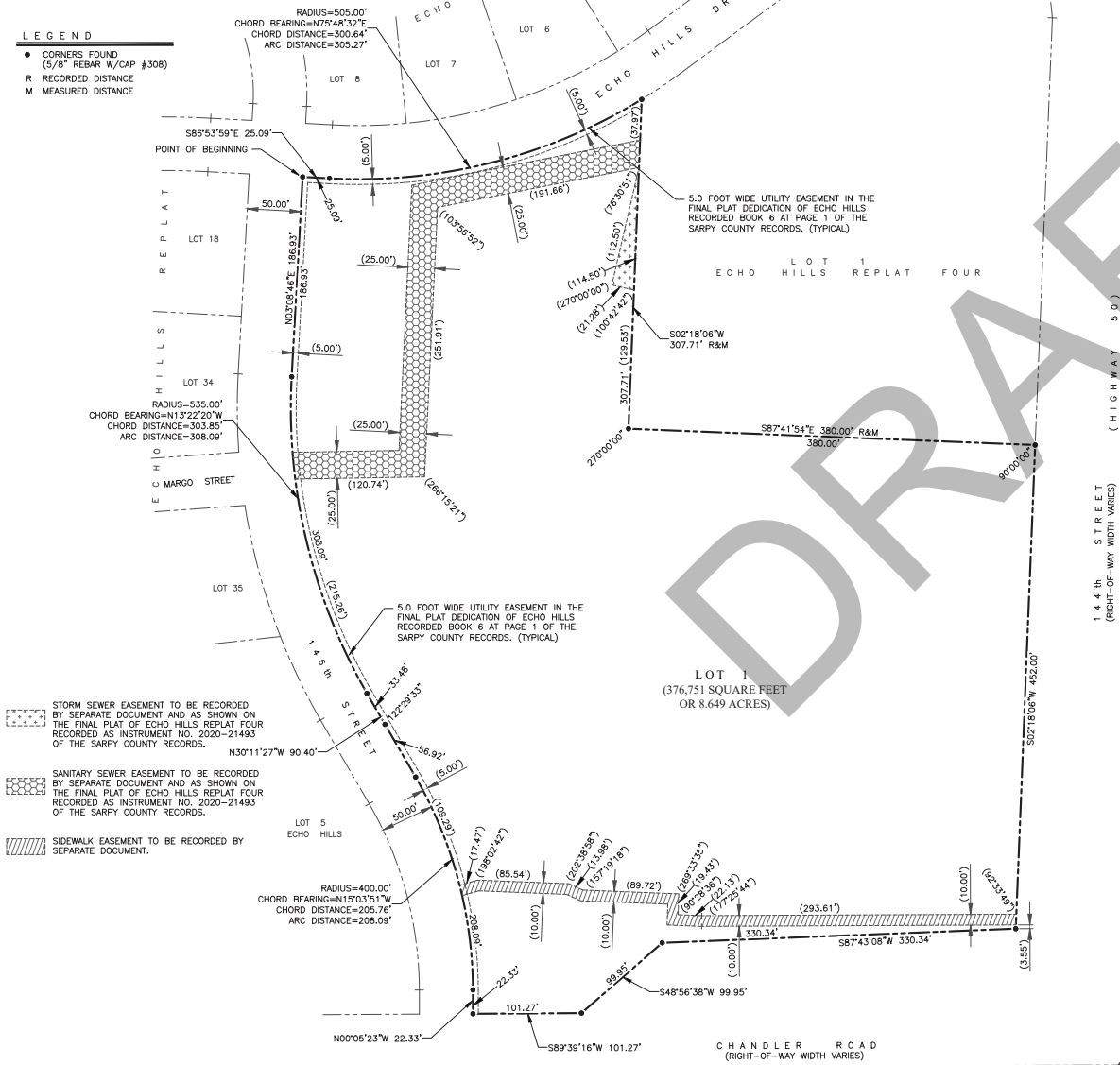
THIS PLAT OF ECHO HILLS REPLAT FIVE WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE THIS _____ DAY OF _____, 2022.

NOTE:

- DIMENSIONS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS.
- THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO 144th STREET OVER THE EAST LINE OF LOT 1.

LEGEND

- CORNERS FOUND (5/8" REBAR W/CAP #308)
- R RECORDED DISTANCE
- M MEASURED DISTANCE



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, AND 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 AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN THE SUBDIVISION TO BE KNOWN AS ECHO HILLS REPLAT FIVE, LOT 1, BEING A REPLATTING OF LOTS 2, 3 AND 4, ECHO HILLS REPLAT FOUR, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOW, BEGINNING AT THE NW CORNER OF SAID LOT 2;

THENCE S86°53'59\"E (ASSUMED BEARING) 25.09 FEET ON THE NORTH LINE OF SAID LOT 2;
THENCE NORTHEASTERLY ON THE NORTH LINE OF SAID LOT 2 ON A 505.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N75°48'32\"E, CHORD DISTANCE 300.64 FEET; AN ARC DISTANCE OF 305.27 FEET TO THE NE CORNER THEREOF;
THENCE S02°18'06\"W 307.71 FEET ON THE EAST LINE OF SAID LOT 2;
THENCE S87°41'54\"E 380.00 FEET ON THE NORTH LINE OF SAID LOT 2 TO THE WEST LINE OF SOUTH 144TH STREET (HIGHWAY 50);
THENCE S02°18'06\"W 452.00 FEET ON THE WEST LINE OF SOUTH 144TH STREET (HIGHWAY 50) TO THE NORTH LINE OF CHANDLER ROAD;
THENCE S87°43'08\"W 330.34 FEET ON THE NORTH LINE OF CHANDLER ROAD;
THENCE S48°56'38\"W 99.95 FEET ON THE NORTH LINE OF CHANDLER ROAD TO THE SOUTH LINE OF SAID LOT 4;
THENCE S89°39'16\"W 101.27 FEET ON THE NORTH LINE OF CHANDLER ROAD AND ON THE SOUTH LINE OF SAID LOT 4 TO THE SW CORNER THEREOF;
THENCE N00°05'23\"W 22.33 ON THE WEST LINE OF SAID LOT 4;
THENCE NORTHWESTERLY ON THE WEST LINE OF SAID LOT 4 ON A 400.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N15°03'51\"W, CHORD DISTANCE 205.76 FEET, AN ARC DISTANCE OF 208.09 FEET;
THENCE N30°11'27\"W 90.40 FEET ON THE WEST LINES OF SAID LOT 2 AND 4;
THENCE NORTHWESTERLY ON THE WEST LINE OF SAID LOT 2 ON A 535.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N13°22'20\"W, CHORD DISTANCE 303.85 FEET, AN ARC DISTANCE OF 308.09 FEET;
THENCE N03°08'46\"E 186.93 FEET ON THE WEST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

CONTAINING 8.649 ACRES MORE OR LESS

DECEMBER 28, 2021
DATE:



JAMES D. WARNER
NEBRASKA RLS 308

OWNER'S CERTIFICATE

WE THE UNDERSIGNED ECHO HILLS APARTMENTS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OUT, PLATTED AND SUBDIVIDED, SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS ECHO HILLS REPLAT FIVE,

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED.

THERE ARE STRIPS OF GROUND SHOWN OR DESCRIBED ON THIS PLAT AND MARKED EASEMENT, RESERVED FOR THE USE OF PUBLIC UTILITIES AND SUBJECT TO THE PARAMOUNT RIGHT OF UTILITY OR CITY TO INSTALL, REPAIR, REPLACE AND MAINTAIN ITS INSTALLATIONS.

ECHO HILLS APARTMENTS, LLC
A NEBRASKA LIMITED LIABILITY COMPANY

BY: _____
KEVIN JAMES, MANAGER

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF SARPY

ON THE _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AFORESAID COUNTY PERSONALLY APPEARED KEVIN JAMES, MANAGER OF ECHO HILLS APARTMENTS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED ON BEHALF OF SAID COMPANY.

WITNESS MY HAND AND NOTARIAL SEAL THIS DAY AND YEAR LAST ABOVE MENTIONED

NOTARY PUBLIC

COUNTY TREASURER'S CERTIFICATIONS

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'S

DATE

TREASURER'S SEAL

APPROVAL OF THE PLANNING COMMISSION OF LA VISTA, NEBRASKA

THIS PLAT OF ECHO HILLS REPLAT FIVE WAS APPROVED BY THE LA VISTA PLANNING COMMISSION THIS _____ DAY OF _____, 2022.

CHAIRPERSON, LA VISTA PLANNING COMMISSION

ECHO HILLS REPLAT FIVE
LOT 1



Revision Dates

No.	Description	MM-DD-YY
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Job No.: A2142-103A

Drawn By: RJR

Reviewed By: JDW

Date: DECEMBER 28, 2021

Book: 19/25

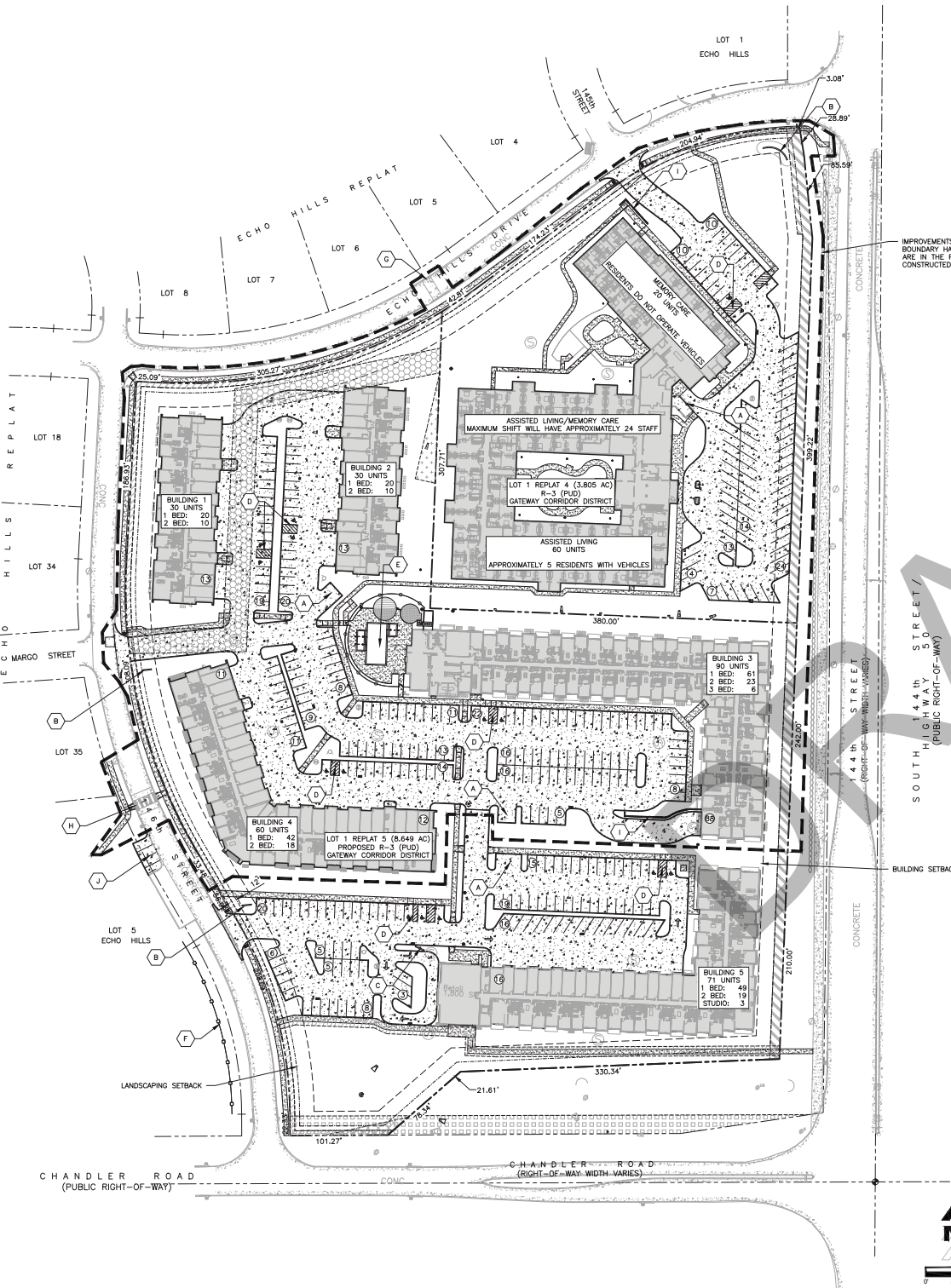
Pages: 33-35

Sheet Title

CITY OF LA VISTA
FINAL PLAT

Sheet Number

SHEET 1 OF 1



- SITE KEY NOTES**
- A. TRASH ENCLOSURE LOCATION
 - B. MONUMENT SIGN LOCATION MIN. 10' FROM PROPERTY LINE
 - C. DRIVE THRU SIGN LOCATION
 - D. PROPOSED ADA STALLS
 - E. PROPOSED POOL LOCATION
 - F. PROPOSED FENCE LOCATION
 - G. PROPOSED SPEED HUMP
 - H. PROPOSED SPEED TABLE & PEDESTRIAN CROSSING
 - I. PROPOSED RETAINING WALL
 - J. PROPOSED ON-STREET PARKING STALLS

BUILDING HEIGHT			
LOT NUMBER	BUILDING NUMBER/NAME	STORIES	HEIGHT
1 (REPLAT 4)	ASSISTED LIVING	2	39'
1 (REPLAT 5)	MEMORY CARE	1	20'-24'
	BUILDING 1	3	39'
	BUILDING 2	3	39'
	BUILDING 3	3	39'
	BUILDING 4	3	39'
	BUILDING 5	3	39'

SITE STATISTICS											
LOT NUMBER	PROPOSED ZONING	LOT SIZE (SF/AC)	BUILDING COVERAGE (SF)	BUILDING COVERAGE (%)	GROSS FLOOR (SF)	COMMERCIAL FLOOR (SF)	PAVEMENT AREA (SF)	TOTAL IMPERVIOUS (SF)	TOTAL IMPERVIOUS (%)	OPEN SPACE (SF)	TOTAL OPEN SPACE (%)
LOT 1 (REPLAT 4)	R-3 (PUD) GATEWAY CORRIDOR DISTRICT	165,737 SF / 3.805 AC	61,216	37	122,432 SF	0	38,500	99,716	60 %	65,548	40 %
LOT 1 (REPLAT 5)	R-3 (PUD) GATEWAY CORRIDOR DISTRICT	376,751 SF / 8.649 AC	108,300	29	324,900 SF	1,800	150,804	299,104	69 %	117,647	31 %

PARKING SUMMARY			
LOT NUMBER	PARAMETERS	REQUIRED STALLS	PROVIDED STALLS
1 (REPLAT 4)	60 ASSISTED CARE UNITS & 20 MEMORY CARE UNITS	80 + 24 EMPLOYEES **	82
1 (REPLAT 5)	281 UNITS	140 COVERED	60 STANDARD COVERED
-	1 STALL / 150 S.F. COMMERCIAL FLOOR AREA	12	12
-	373 BEDROOMS	373	410
-	TOTAL REQUIRED PARKING	385	422
** APPROXIMATELY 5 ASSISTED LIVING RESIDENTS OPERATE VEHICLES & MEMORY CARE RESIDENTS DO NOT OPERATE VEHICLES			

PHASING INFORMATION		
PHASE NUMBER	LOT NUMBER	PROPOSED USE
PHASE 1	LOT 1 (REPLAT 4)	ASSISTED LIVING
PHASE 2	LOT 2 (REPLAT 4)	MULTI-FAMILY
PHASE 3	LOT 1 (REPLAT 5)	MULTI-FAMILY / COMMERCIAL MU

DENSITY INFORMATION			
LOT NUMBER	UNITS	LOT AREA	S.F. / UNIT
1 (REPLAT 4)	80	165,737 S.F.	2,072
1 (REPLAT 5)	281	376,751 S.F.	1,340



VICINITY MAP

- LEGAL DESCRIPTION**
- LOT 1, ECHO HILLS REPLAT 4 AND LOT 1, ECHO HILLS REPLAT 5, BEING A REPLATING OF LOTS 2, 3, AND 4, ECHO HILLS REPLAT 4, A SUBDIVISION IN SAPPY COUNTY, NEBRASKA.
- LEGEND**
- PROPOSED P.C.C. PAVEMENT
 - PROPOSED P.C.C. SIDEWALK
 - PROPOSED SANITARY SEWER MANHOLE
 - PHASE 1 AND 2 BOUNDARY LINE
 - PARCEL BOUNDARY
 - BUILDING SETBACK
 - LANDSCAPE SETBACK
 - SANITARY SEWER EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT
 - STORM SEWER EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT
 - EXISTING SANITARY SEWER EASEMENT
 - UTILITY EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT AND NORTHWESTERN BELL TELEPHONE COMPANY IN THE FINAL PLAT DEDICATION OF ECHO HILLS.
 - EASEMENT AND RIGHT-OF-WAY GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA RECORDED AS INSTRUMENT NO. 98-022243 OF THE SAPPY COUNTY RECORDS.
 - SIDEWALK EASEMENT

TD2
engineering
& surveying

thompson, dreessen & dornier, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

Project Name

Echo Hills Planned
Unit Development

EXHIBIT B

Client Name

Echo Hills
Apartments LLC

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
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Drawn By:TDV Reviewed By: JAD
Job No.: 2142-103 Date: 02-14-22

Sheet Title

PUD Site Plan

Sheet Number

C1.0

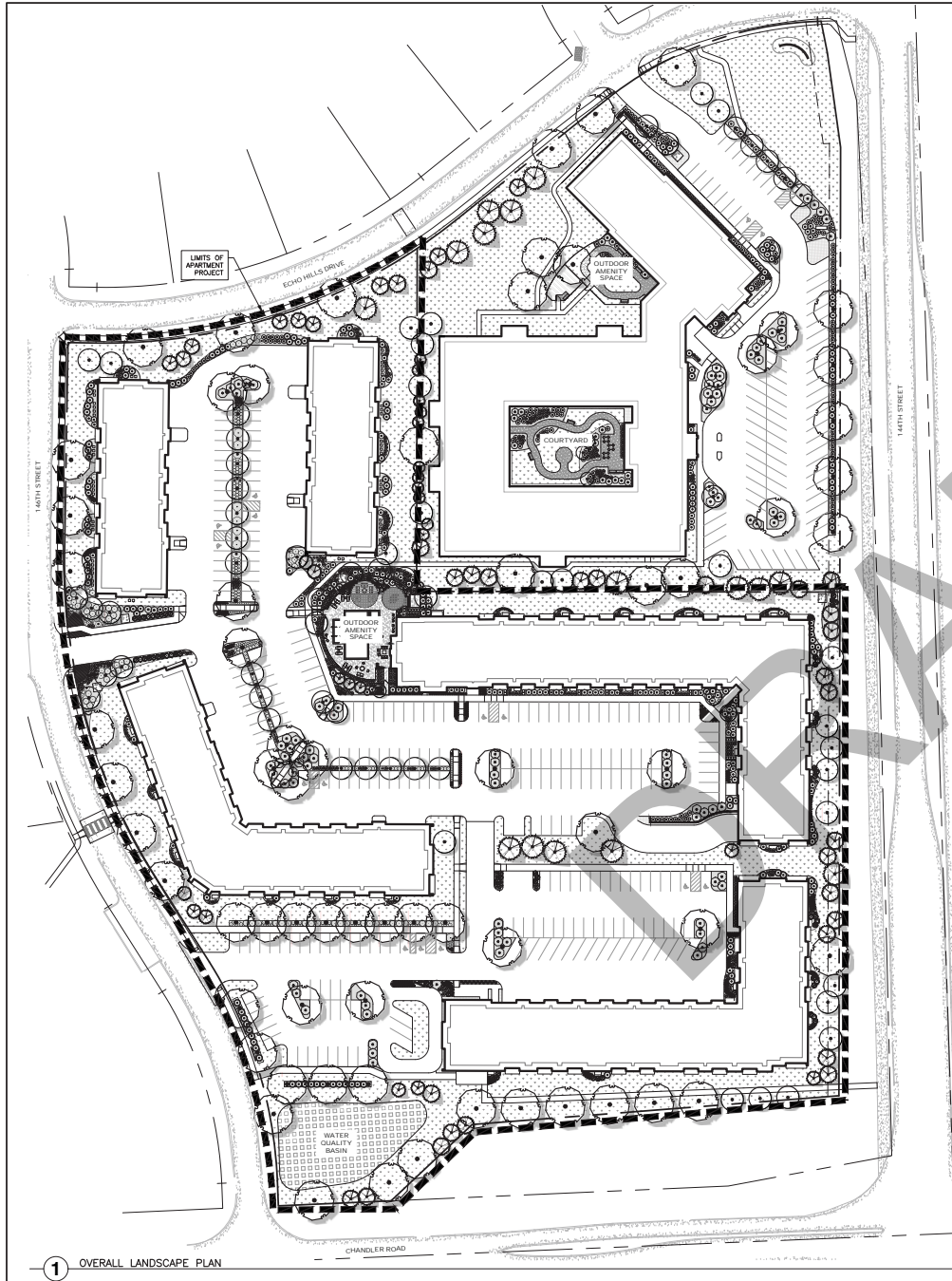
Echo Park Apartments Phase 2 Operating Statement

Echo Park Phase 2 will be comprised of one building with 71 units and 16 tuck in garages on the first floor. The Tract of land is comprised of 376,751 sq ft (8.649 Acres). The 71-units will be comprised of a mix of studios, 1 bedroom, and 2-bedroom apartment homes. Additionally, this building will house an approximate 2,000 sq ft coffee shop on the first floor.

Building	Unit Count	Parking Stalls	Garage Stalls
Building 1	30	19	13
Building 2	30	20	13
Building 3	90	67	88
Building 4	60	66	23
Building 5	71	97	16

*Clubhouse is in Building 3 which includes living room area, pet spa, craft room, study hall, pool area, and grill area

*Building 5 is anticipating a coffee shop located on first floor of building



LANDSCAPE REQUIREMENTS

STREET FRONTAGE (SECTION 07.17.03.02) — 144TH STREET

144TH STREET FRONTAGE 966' -
TREES REQUIRED (1 TREE / 40 LF FRONTAGE) 966' / 40' = 24 TREES
TREES PROVIDED = 26 TREES

STREET FRONTAGE (SECTION 07.17.03.02) — ECHO HILLS DRIVE

ECHO HILLS DRIVE FRONTAGE 865' - ACCESS DRIVES 88' = 668'
TREES REQUIRED (1 TREE / 40 LF FRONTAGE) 668' / 40' = 17 TREES
TREES PROVIDED = 18 TREES

STREET FRONTAGE (SECTION 07.17.03.02) — 146TH STREET

146TH STREET FRONTAGE 815' - ACCESS DRIVES 168' = 647'
TREES REQUIRED (1 TREE / 40 LF FRONTAGE) 647' / 40' = 16 TREES
TREES PROVIDED = 17 TREES

STREET FRONTAGE (SECTION 07.17.03.02) — CHANDLER ROAD

CHANDLER ROAD FRONTAGE 531' -
TREES REQUIRED (1 TREE / 40 LF FRONTAGE) 531' / 40' = 13 TREES
TREES PROVIDED = 17 TREES

PARKING AREA INTERIOR LANDSCAPING (SECTION 07.17.03.06)

PARKING STALLS = 351
INTERIOR LANDSCAPING REQUIRED (10 SF / PARKING STALL) = 3,510 SF
INTERIOR LANDSCAPING PROVIDED = 11,341 SF

PARKING AREA PERIMETER LANDSCAPING (SECTION 07.17.03.07)

PARKING LOT STREET FRONTAGE = 616'
TREES REQUIRED (1 TREE / 40 LF STREET FRONTAGE) = 15 TREES
TREES PROVIDED = 23

PARKING AREA SCREENING (SECTION 07.17.04.01)

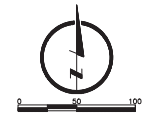
MINIMUM 3' HIGH VEGETATIVE SCREENING PROVIDED

NOTES:

1. SEE SHEET L2.0 FOR PLANT SCHEDULE
2. ALL TURF GRASS AREAS AND LANDSCAPE PLANTINGS SHALL BE IRRIGATED. SEE SHEET L3.0 FOR ADDITIONAL INFORMATION.

**LAMP
RYNEARSON**

14710 W. DODGIE RD. STE. 100
OMAHA, NE 68154
402.495.2438
Lamp@rynearson.com



PRELIMINARY

NOT RELEASED FOR CONSTRUCTION
ZACHARY R. PERGUS
LAMP

OVERALL LANDSCAPE PLAN

ECHO HILLS APARTMENTS
LA VISTA, NEBRASKA



Know what's below.
Call before you dig.

REVISIONS

DESIGNER / DRAWN

ZACHARY R. PERGUS

DATE

JANUARY 3, 2022

PROJECT NUMBER

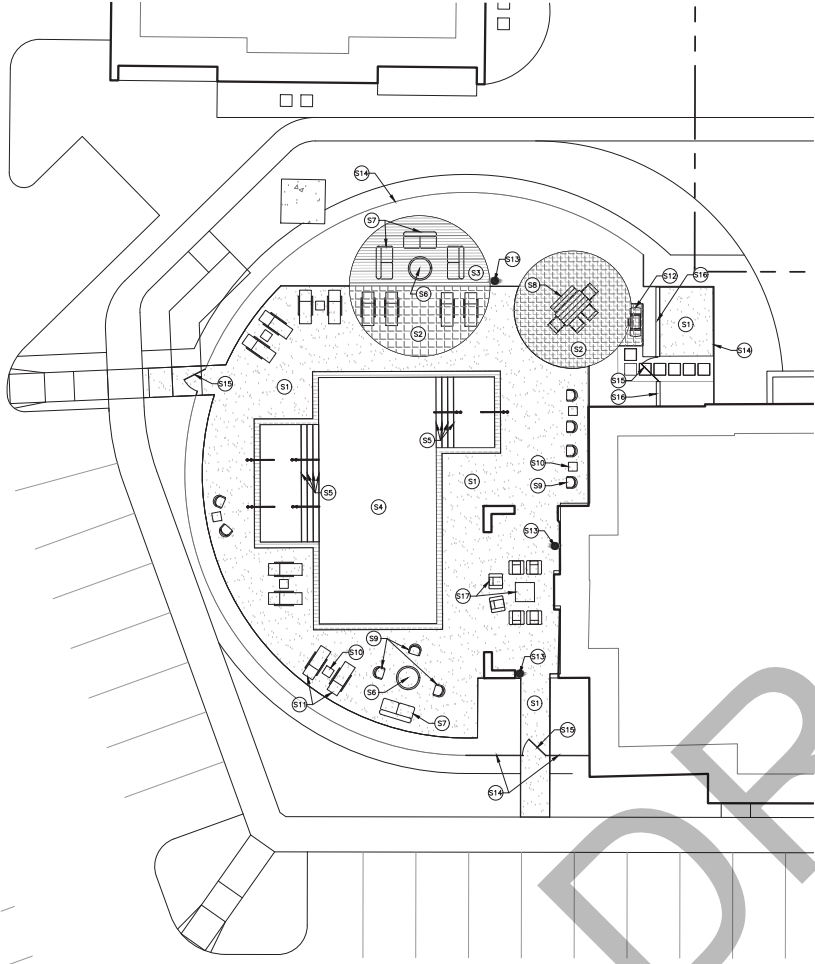
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BOOK AND PAGE

SHEET

L1.0

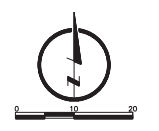
1 OVERALL LANDSCAPE PLAN



- SITE AND PAVING KEYNOTES**
- 51 6" DEPTH STANDARD GRAY CONCRETE WITH MEDIUM BROOM FINISH. COORDINATE WITH ENGINEER.
 - 52 6" DEPTH INTEGRALLY COLORED CONCRETE WITH MEDIUM BROOM FINISH. COORDINATE WITH ENGINEER. COORDINATE COLOR WITH ARCHITECT.
 - 53 COMPOSITE DECKING SEATING AREA. COORDINATE COLOR AND DECK DESIGN WITH ARCHITECT. DECK SHALL BE AT SAME GRADE AS POOL DECK.
 - 54 SWIMMING POOL WITH ACCENT TILE BELOW COPING TO 12" BELOW WATER LINE. COORDINATE DETAILED DESIGN WITH POOL CONTRACTOR. COORDINATE TILE COLOR WITH ARCHITECT.
 - 55 POOL TREADS WITH HANDRAILS, TYPICAL. COORDINATE WITH POOL CONTRACTOR.
 - 56 FIRE PIT WITH CAST IN PLACE CONCRETE WALL AND 2" BEVELLED EDGES. COORDINATE WALL DESIGN WITH ENGINEER AND ARCHITECT. PROVIDE GAS SUPPLY LINE WITH SHUT-OFF.
 - 57 OUTDOOR SOFT SEATING, TYPICAL. ALL FURNISHING COLORS SHALL COMPLEMENT COLORS OF BUILDINGS. COORDINATE WITH OWNER AND ARCHITECT.
 - 58 OUTDOOR TABLE WITH SEATING, TYPICAL. ALL FURNISHING COLORS SHALL COMPLEMENT COLORS OF BUILDINGS. COORDINATE WITH OWNER AND ARCHITECT.
 - 59 OUTDOOR MOVABLE CHAIR, TYPICAL. ALL FURNISHING COLORS SHALL COMPLEMENT COLORS OF BUILDINGS. COORDINATE WITH OWNER AND ARCHITECT.
 - 510 OUTDOOR MOVABLE END TABLE, TYPICAL. ALL FURNISHING COLORS SHALL COMPLEMENT COLORS OF BUILDINGS. COORDINATE WITH OWNER AND ARCHITECT.
 - 511 OUTDOOR CHAIRS LOUNGE, TYPICAL. ALL FURNISHING COLORS SHALL COMPLEMENT COLORS OF BUILDINGS. COORDINATE WITH OWNER AND ARCHITECT.
 - 512 OUTDOOR GAS GRILL, TYPICAL. COORDINATE WITH OWNER AND ARCHITECT.
 - 513 TRASH RECEPTACLE WITH WEATHER RESISTANT LID, TYPICAL. ALL FURNISHING COLORS SHALL COMPLEMENT COLORS OF BUILDINGS. COORDINATE WITH OWNER AND ARCHITECT.
 - 514 6' HEIGHT TUBULAR METAL BLACK POWDER COATED FENCE. COORDINATE FINAL DESIGN WITH ARCHITECT.
 - 515 6' HEIGHT TUBULAR METAL BLACK POWDER COATED GATE WITH LOCK AND PANE HARDWARE TO MEET CODE. COORDINATE FINAL DESIGN WITH ARCHITECT.
 - 516 SCREEN WALL. COORDINATE DESIGN WITH ARCHITECT.
 - 517 EXTERIOR FURNISHINGS. COORDINATE WITH OWNER AND ARCHITECT.

1 SITE AMENITY PLAN

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Lamp@rynearson.com



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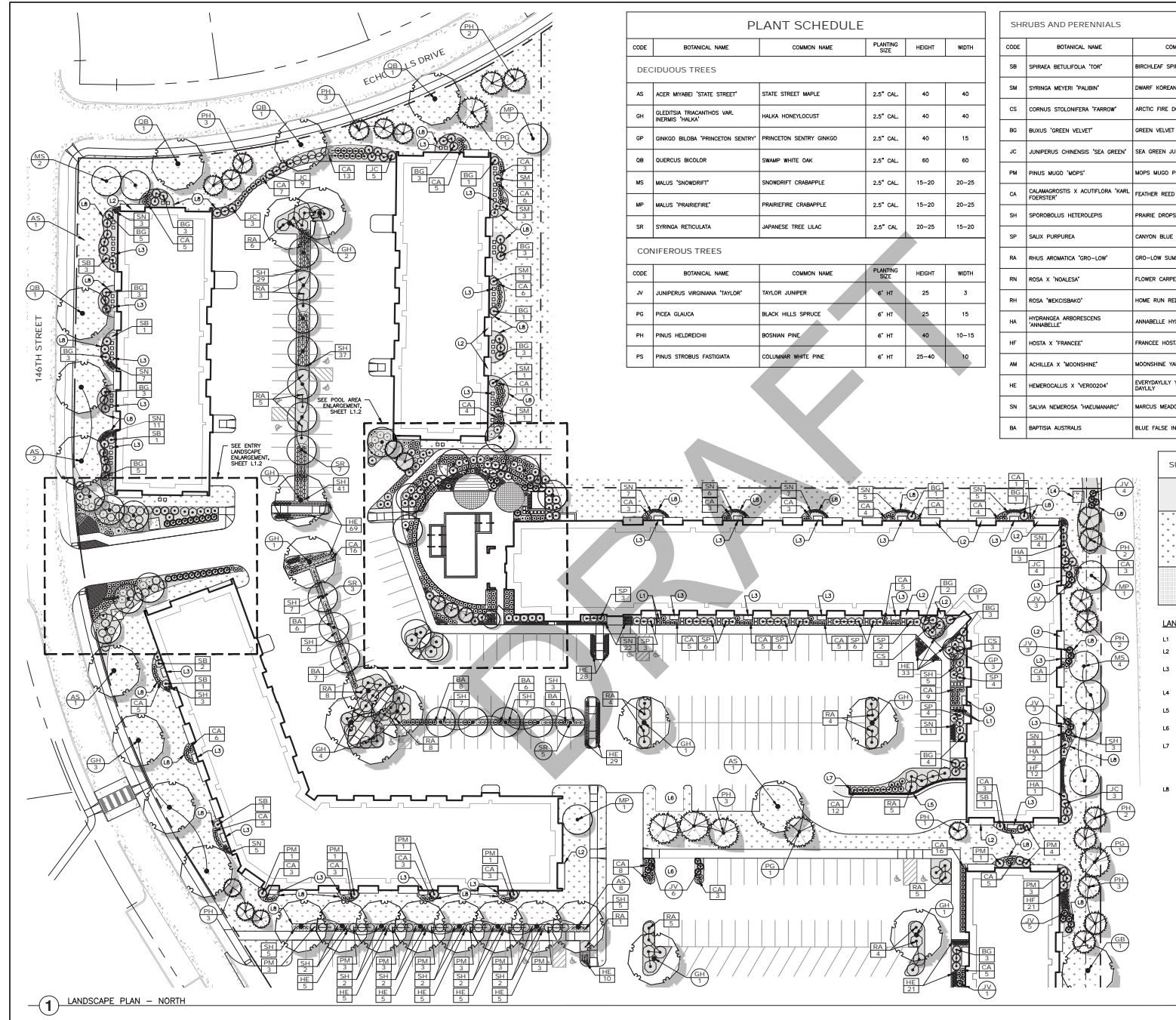
SITE AMENITY PLAN

ECHO HILLS APARTMENTS
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DESIGNER / DRAFTER
ZACHARY R. FERGUS
DATE
JANUARY 3, 2022
PROJECT NUMBER
0120015.01-026/027
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PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	HEIGHT	WIDTH
DECIDUOUS TREES					
AS	ACER MYABE 'STATE STREET'	STATE STREET MAPLE	2.5" CAL.	40	40
GH	GLEDITSIA TRIACANTHOS VAR. INERMIS 'HALKA'	HALKA HONEYLOCUST	2.5" CAL.	40	40
GP	GINKGO BILOBA 'PRINCETON SENTINEL'	PRINCETON SENTINEL GINKGO	2.5" CAL.	40	15
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5" CAL.	60	60
MS	MALUS 'SNOWDRIFT'	SNOWDRIFT CRABAPPLE	2.5" CAL.	15-20	20-25
MP	MALUS 'PRAIRIEFIRE'	PRAIRIEFIRE CRABAPPLE	2.5" CAL.	15-20	20-25
SR	SYRINGA RETICULATA	JAPANESE TREE LILAC	2.5" CAL.	20-25	15-20
CONIFEROUS TREES					
JN	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR JUNIPER	6" HT	25	3
PG	PICEA GLAUCA	BLACK HILLS SPRUCE	6" HT	25	15
PH	PINUS HELDREICHII	BOSNIAN PINE	6" HT	40	10-15
PS	PINUS STROBUS FASTIGIATA	COLUMBIAN WHITE PINE	6" HT	25-40	10

SHRUBS AND PERENNIALS

CODE	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	HEIGHT	WIDTH
SB	SPARGANEA BETULIFOLIA 'TOR'	BIRCHLEAF SPIREA	5 GAL.	2-3	2-3
SM	SPRINGA MEYERI 'PALBIN'	DWARF KOREAN LILAC	5 GAL.	4-5	3-4
CS	CORNUS STOLONIFERA 'YARROW'	ARCTIC FIRE DOGWOOD	5 GAL.	3-4	3-4
BG	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	5 GAL.	3-4	3-4
JC	JUNPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL.	4-6	4-6
PM	PNUS MUGO 'MOPS'	MOPS MUGO PINE	5 GAL.	5	5
CA	CALLAMAGROSTIS X ACUTIFLORA 'VARI FORTISER'	FEATHER REED GRASS	1 GAL.	2-3	2-3
SH	SPOROBOULUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL.	2-3	2-3
SP	SAUX PURPUREA	CANYON BLUE ARCTIC WILLOW	5 GAL.	4-5	3-4
RA	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	5 GAL.	2-3	6-8
RN	ROSA X 'NOULESA'	FLOWER CARPET YELLOW ROSE	5 GAL.	2-3	3-4
RH	ROSA 'MEXICOBAND'	HOME RUN RED ROSE	5 GAL.	4-5	4-5
HA	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	5 GAL.	4-5	4-5
HF	HOSTA X 'FRANCEE'	FRANCEE HOSTA	1 GAL.	2	4
AM	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	1 GAL.	1-2	2
HE	HEMEROCALLIS X 'VER00204'	EVERDAYLILY YELLOW PUNCH DWYLY	1 GAL.	1-2	2
SN	SAVIA NEMEROSA 'HAELMANARC'	MARCUS MEADOW SAGE	1 GAL.	1	1-1.5
BA	BAPTISIA AUSTRALIS	BLUE FALSE INDIGO	1 GAL.	3-4	3-4

SURFACE RESTORATION SCHEDULE

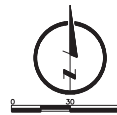
SHREDDED HARDWOOD MULCH - INSTALL TO MINIMUM 3" DEPTH. SUBMIT SAMPLE TO OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
LAWN SOD - RPT TURF TYPE FESCUE BY TODD VALLEY FARMS (WWW.TODDVALLEYFARMS.COM) OR APPROVED EQUAL. INSTALL PER SUPPLIER'S SPECIFICATIONS. REMOVE NETTING PRIOR TO INSTALLATION. ALL AREAS RECEIVING RPT TURF TYPE FESCUE SHALL HAVE COMPACTED SOILS. SEE NOTES.
STONE GROUNDCOVER - 2" - 4" RIVER ROCK GROUNDCOVER WITH GEOTEXTILE UNDERLAYMENT. INSTALL TO A MINIMUM 6" DEPTH. SUBMIT SAMPLE TO OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

LANDSCAPE KEYNOTES

- 24" SQUARE CONCRETE STEPPING STONE, TYP.
- CONCRETE PATIO, TYP. REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.
- MECHANICAL EQUIPMENT TO BE SCREENED BY PLANTINGS. REFER TO MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
- ELECTRICAL EQUIPMENT TO BE SCREENED BY PLANTINGS. REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- RETAINING WALL. REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.
- TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- CONSTRUCT METAL LANDSCAPE EDGING BETWEEN STONE GROUNDCOVER AND MULCH/GRASS AREAS. EDGING SHALL BE "SURE-EDGE" BY SURE-LOG, 3/16" x 5.5" ALUMINUM, BLACK ANODIZED, WITH 1/4" DOWEL STAKES, OR APPROVED EQUAL. SEE WWW.SURELOGEDGING.COM FOR ADDITIONAL INFORMATION.
- CONSTRUCT NATURAL EARTH EDGE.

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LampRynarson.com



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ZACHARY R. PERGUS

(LAMP)

LANDSCAPE PLAN

ECHO HILLS APARTMENTS
LA VISTA, NEBRASKA



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REVISIONS

DESIGNER / DRAFTER

ZACHARY R. PERGUS

DATE

JANUARY 3, 2022

PROJECT NUMBER

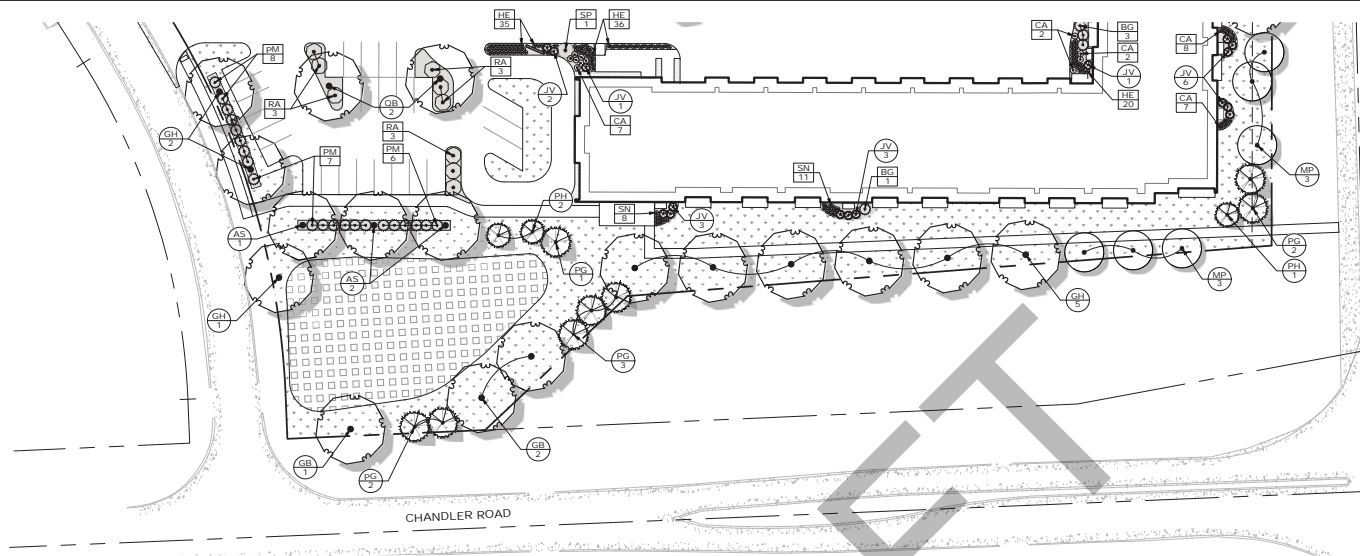
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1 LANDSCAPE PLAN – SOUTH

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DESIGNER / DRAFTER
ZACHARY R. FERGUS

ZAC
RATE

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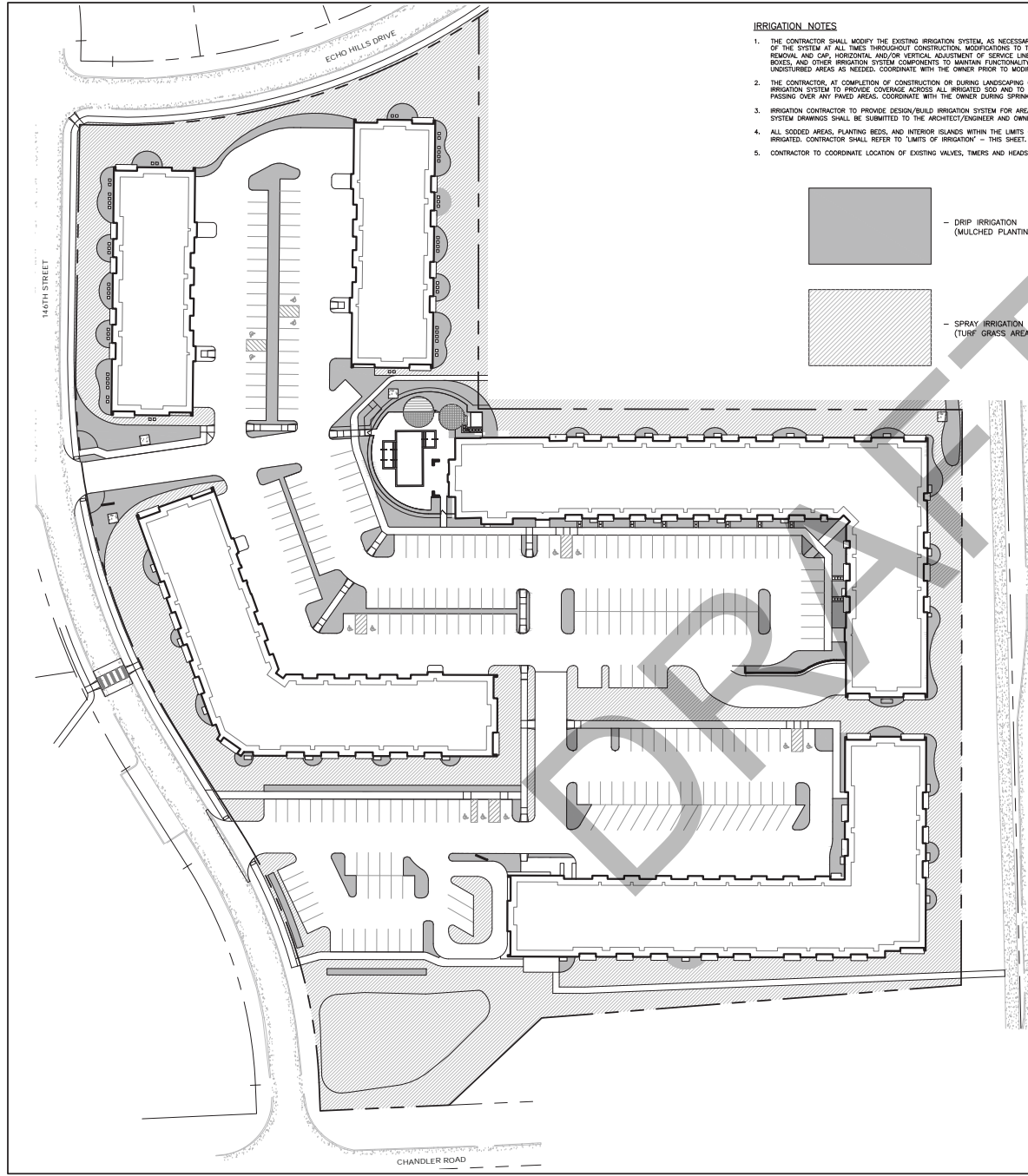
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IRRIGATION NOTES

1. THE CONTRACTOR SHALL MODIFY THE EXISTING IRRIGATION SYSTEM, AS NECESSARY, WHILE MAINTAINING FUNCTIONALITY OF THE SYSTEM AT ALL TIMES THROUGHOUT CONSTRUCTION. MODIFICATIONS TO THE EXISTING SYSTEM MAY INCLUDE REMOVAL AND CAP, HORIZONTAL AND/OR VERTICAL ADJUSTMENT OF SERVICE LINES, SPRINKLER HEADS, JUNCTION BOXES, AND OTHER IRRIGATION SYSTEM COMPONENTS TO MAINTAIN FUNCTIONALITY OF THE SYSTEM THROUGH ALL UNDISTURBED AREAS AS NEEDED. COORDINATE WITH THE OWNER PRIOR TO MODIFYING IRRIGATION SYSTEM.
2. THE CONTRACTOR, AT COMPLETION OF CONSTRUCTION OR DURING LANDSCAPING OPERATIONS, SHALL MODIFY THE IRRIGATION SYSTEM TO PROVIDE COVERAGE ACROSS ALL IRRIGATED SOIL AND TO PREVENT SPRINKLER HEADS FROM PASSING OVER ANY PAVED AREAS. COORDINATE WITH THE OWNER DURING SPRINKLER MODIFICATION.
3. IRRIGATION CONTRACTOR TO PROVIDE DESIGN/BUILD IRRIGATION SYSTEM FOR AREAS TO BE IRRIGATED. IRRIGATION SYSTEM DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER AND OWNER FOR THEIR RECORDS.
4. ALL SOODED AREAS, PLANTING BEDS, AND INTERIOR ISLANDS WITHIN THE LIMITS OF THE PROJECT SHALL BE IRRIGATED. CONTRACTOR SHALL REFER TO LIMITS OF IRRIGATION - THIS SHEET.
5. CONTRACTOR TO COORDINATE LOCATION OF EXISTING VALVES, TIMERS AND HEADS WITH OWNER.



— DRIP IRRIGATION
(MULCHED PLANTING BEDS)

— SPRAY IRRIGATION
(TURF GRASS AREAS)

IRRIGATION SPECIFICATIONS

1. WITHIN THE LIMITS OF THE PROPOSED LANDSCAPED AREAS SHOWN ON THIS PLAN, CONTRACTOR SHALL PROVIDE A FULLY AUTOMATIC OPERATIONAL IRRIGATION SYSTEM. THE COMPLETED PRESSURIZED SYSTEM (INCLUDING WATER SUPPLY, PUMPS, BACKFLOW PREVENTER, MAIN VALVE, MAINLINE, VALVES, LATERALS, HEADS, CONTROLLERS, AND WIRING) SHALL PROVIDE 100% HEAD TO HEAD COVERAGE TO ALL PROPOSED LAWN AND 100% WATERING TO MATURING SHRUBS ROOT ZONES. THE COMPLETED SYSTEM SHALL NOT OVERSPRAY DRIVE WALKS, PAVEMENT OR BUILDINGS AND SHALL TAKE WIND INTO CONSIDERATION WHEN CALCULATING FOR THE POTENTIAL FOR OVERSPRAY. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND CONSTRUCTED USING THE SPRINKLER HEADS, VALVES, FITTINGS, CONTROLLERS, WIRING, ETC., OF SIZES AND TYPES ADEQUATE FOR THE AREAS SHOWN AND MEETING ALL APPLICABLE CODES AND MANUFACTURER'S RECOMMENDATIONS. ALL EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND STANDARD INSTALLATION PRACTICES. FINISHED IRRIGATION SYSTEM SHALL COMPLY WITH LOCAL PLUMBING CODES.
2. CONTRACTOR SHALL PROVIDE THE OWNER'S REPRESENTATIVE WITH CONSTRUCTION PLANS FOR A FULLY OPERATIONAL IRRIGATION SYSTEM THAT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:
 - 2.1. EXISTING AND PROPOSED SITE CONDITIONS
 - 2.2. STATIC PRESSURE AND PROPOSED GALLONAGE
 - 2.3. EXISTING IRRIGATION EQUIPMENT INCLUDING:
 - 2.3.1. CONTROLLERS AND WIRING
 - 2.3.2. POINT OF CONNECTIONS WITH SIZE
 - 2.3.3. VALVES INCLUDING MAKE, MODEL AND SIZE
 - 2.3.4. IRRIGATION MAINLINES AND LATERALS WITH SIZES
 - 2.3.5. IRRIGATION HEADS INCLUDING MAKE, MODEL AND SIZE
 - 2.3.6. VALVE BOXES AND EQUIPMENT INCLUDING PRESSURE RELEASE VALVES, SHUT-OFF VALVES AND QUICK COUPLING VALVES
 - 2.3.7. GALLONAGE AND WATERING WINDOW OF AFFECTED AREAS
 - 2.4. PROPOSED IRRIGATION EQUIPMENT INCLUDING:
 - 2.4.1.1. CONTROLLERS AND WIRING AND/OR CONNECTIONS TO EXISTING
 - 2.4.1.2. POINT OF CONNECTIONS WITH SIZE
 - 2.4.1.3. VALVES INCLUDING MAKE, MODEL AND SIZE
 - 2.4.1.4. IRRIGATION MAINLINES AND LATERALS WITH SIZES
 - 2.4.2. IRRIGATION HEADS INCLUDING MAKE, MODEL AND SIZE
 - 2.4.3. VALVE BOXES AND EQUIPMENT INCLUDING PRESSURE RELEASE VALVES, SHUT-OFF VALVES AND QUICK COUPLING VALVES
 - 2.4.4. GALLONAGE AND WATERING WINDOW OF AFFECTED AREAS
 - 2.5. IRRIGATION PLANS SHALL BE DESIGNED BY THE IRRIGATION CONTRACTOR AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
3. COORDINATE DESIGNED IRRIGATION NEEDS WITH AVAILABILITY OF WATER FROM SOURCE INCLUDING TIMES AND/OR DATED WATER IS AVAILABLE. VERIFY CONTROLLER NEEDS PRIOR TO SYSTEM DESIGN.
4. COORDINATE LOCATION OF CONTROLLER WITH OWNER. ENSURE DESIGN ALLOWS FOR ADEQUATE DRAINAGE OF SYSTEM, AND ALLOW FOR COMPLETE WATERATION OF SYSTEM. DESIGN SHALL CONSIDER THE NEED FOR CHECK VALVES IN HEADS TO RESTRICT LOW HEAD DRAINAGE IN SYSTEM.
5. CONTRACTOR IS RESPONSIBLE FOR 110V POWER TO CONTROLLERS. ELECTRICAL WIRING SHALL BE INSTALLED ACCORDING TO LOCAL CODE. THE COST OF ALL ELECTRICAL WORK NECESSARY TO MAKE THE AUTOMATIC EQUIPMENT WORK SHALL BE INCLUDED IN THE CONTRACT.
6. SYSTEM DESIGN SHALL FOLLOW INDUSTRY DESIGN STANDARDS INCLUDING TO SIZE PIPE TO MAINTAIN LESS THAN 5 FPS VELOCITY. USE A MINIMUM PIPE SIZE OF 3/4". SLEEVE ALL PIPE UNDER PAVING, WALKS AND ROADWAYS. MINIMIZE PRESSURE LOSS DUE TO FITTINGS AND EXCESSIVELY LONG PIPE RUNS. MAINTAIN MINIMUM PSI FOR PROPER OPERATION AT ALL SPRINKLER HEADS. LOCATE VALVES IN VALVE BOXES NEXT TO WALKWAYS OR OTHER ACCESSIBLE LOCATION OUTSIDE OF SPRINKLER SPRAY. AND CONSTRUCTION SYSTEM TO DESIGNED GRADES AND CONFORM TO SITE AND LANDSCAPE PLANS. WHEN POSSIBLE, CONTRACTOR IS TO CONSOLIDATE IRRIGATION COMPONENTS INTO ONE VALVE BOX INSTEAD OF USING MULTIPLE VALVE BOXES IN THE SAME VICINITY.
7. THROUGHOUT CONSTRUCTION, MAINTAIN ACCURATE AS-BUILT INFORMATION SHOWING ALL INSTALLED MATERIALS. SUBMIT A COPY TO OWNER, OWNER'S REPRESENTATIVE, AND MAINTENANCE STAFF UPON COMPLETION.
8. THE WORK (WHETHER MENTIONED OR NOT) SHALL CONSIST OF ALL LABOR, TOOLS, MATERIALS, TEST, PERMITS AND OTHER RELATED ITEMS NECESSARY FOR THE INSTALLATION AND OPERATION OF THE IRRIGATION SYSTEM.
9. CONTRACTOR MUST BE A LICENSED SPRINKLER IRRIGATION CONTRACTOR. THE SPRINKLER IRRIGATION SYSTEM MUST BE SUPERVISED BY A SPRINKLER IRRIGATION TECHNICIAN WITH FIVE (5) YEARS OR MORE OF EXPERIENCE. ALL ELECTRICAL SERVICE CONNECTION WORK MUST BE DONE BY A LICENSED ELECTRICIAN.
10. BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL INSPECT THE SITE, LOCATE ANY EXISTING IRRIGATION SYSTEM AND PUMPING COMPONENTS, CAREFULLY CHECK ALL GRADES AND VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK IN ORDER TO PROCEED SAFELY.
11. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT OR OWNER ALL DEVIATION AND/OR CONFLICTS BETWEEN DRAWINGS AND SITE CONDITIONS. EXTRA WORK ARISING FROM FAILURE TO DO SO SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
12. CONTRACTOR'S STANDARD ONE YEAR WARRANTY SHALL INCLUDE THE FOLLOWING:
A. FILLING AND REPAIRING DEPRESSIONS AND REPLACING PLANTINGS DUE TO SETTLEMENT OF IRRIGATION TRENCHES FOR ONE YEAR FOLLOWING ACCEPTANCE OF PROJECT.
B. SYSTEM CAN BE ADEQUATELY DRAINED AND BLOWN OUT TO PROTECT FROM FREEZE DAMAGE.
C. SYSTEM HAS BEEN ADJUSTED TO SUPPLY PROPER COVERAGE OF AREAS TO RECEIVE WATER.

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IRRIGATION MAP

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ECHO HILLS APARTMENTS
LA VISTA, NEBRASKA

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EXTERIOR LIGHT FIXTURE SCHEDULE										
TYPE	DESCRIPTION	LAMP TYPE	LUMENS	COLOR TEMP	WATTS	MOUNTING	MANUFACTURER	CATALOG NUMBER	ACCEPTABLE MANUFACTURERS	NOTES
A1	LED POST TOP AREA LIGHT, FLARED HOOD, CLEAR LENS, TYPE 2 DISTRIBUTION, DARK BRONZE FINISH	LED	7000	3000K	70	POLE	AAL	UCL24RFLR70-310KTC20B-BA30CL454M	-	-
A2	LED POST TOP AREA LIGHT, FLARED HOOD, CLEAR LENS, TYPE 2 DISTRIBUTION, HOUSE SIDE SHIELD, DARK BRONZE FINISH	LED	3800	3000K	70	POLE	AAL	UCL24RFLR70-310KTC20B-BA30CL454M	-	-
B1	LED POST TOP AREA LIGHT, FLARED HOOD, CLEAR LENS, TYPE 3 DISTRIBUTION, DARK BRONZE FINISH	LED	7000	3000K	70	POLE	AAL	UCL24RFLR70-310KTC40B-BA30CL454M	-	-
B2	LED POST TOP AREA LIGHT, FLARED HOOD, CLEAR LENS, TYPE 3 DISTRIBUTION, HOUSE SIDE SHIELD, DARK BRONZE FINISH	LED	3500	3000K	70	POLE	AAL	UCL24RFLR70-310KTC40B-BA30CL454M	-	-
D	LED POST TOP AREA LIGHT, FLARED HOOD, CLEAR LENS, TYPE 5 DISTRIBUTION, DARK BRONZE FINISH	LED	7000	3000K	70	POLE	AAL	UCL24RFLR70-310KTC50B-BA30CL454M	-	-
GENERAL NOTES: 1. POLE FINISH TO MATCH AAL FIXTURE FINISH.										

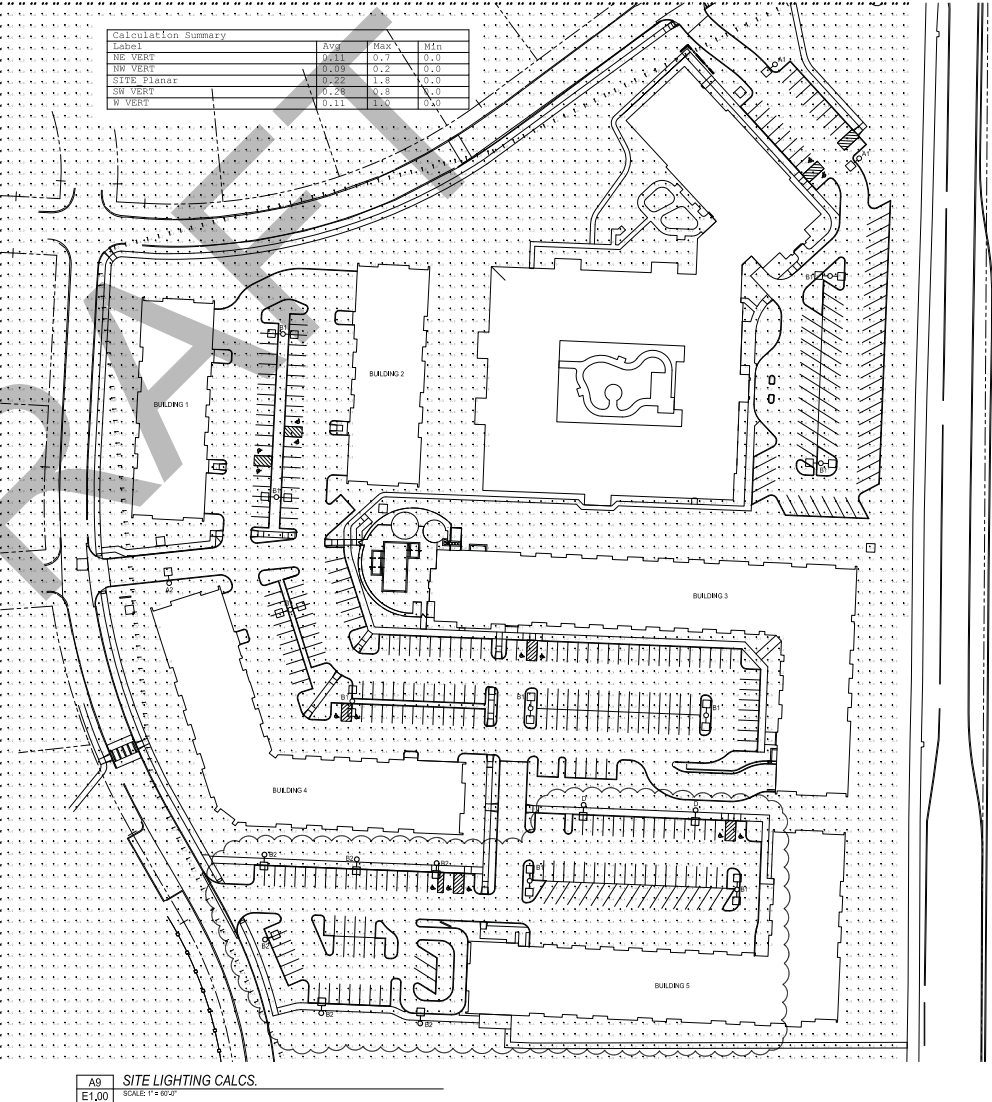


EXHIBIT E

ECHO PARK
PHASE 2
APARTMENTS

REV.	DESCRIPTION	DATE
1	ADD #1	XX.XX.20XX

PROJECT NUMBER	2022-012
DATE	FEBRUARY 15TH, 2022
DRAWN BY:	HAL
CHECKED BY:	TAE

SHEET NAME:
SITE LIGHTING CALCS

SHEET NUMBER:
E1.00

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17

EXHIBIT F



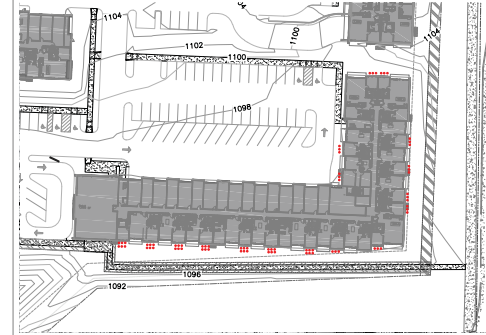
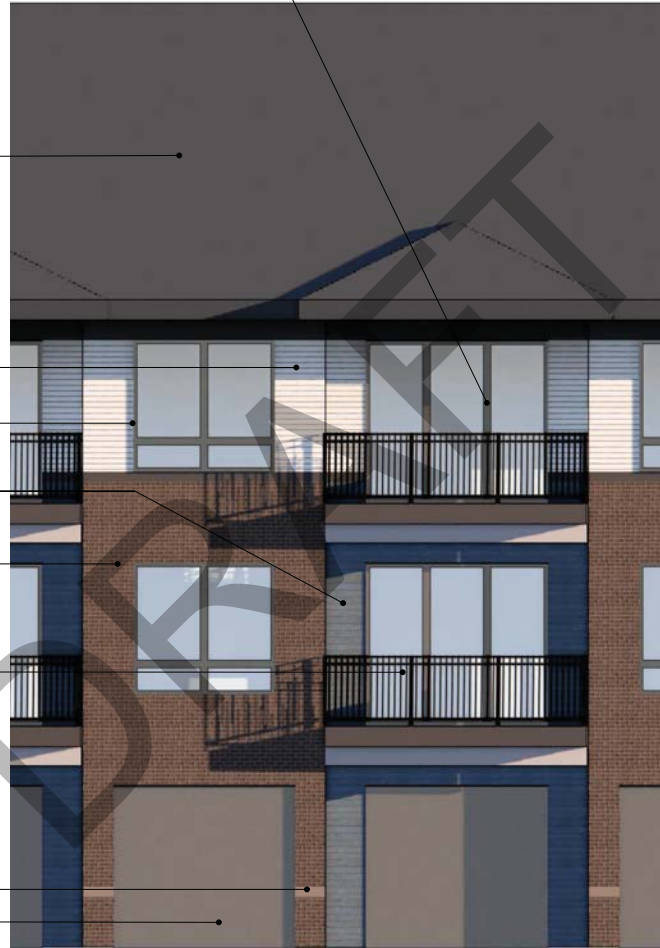
EXISTING BUILDING #3 (UNDER CONSTRUCTION)



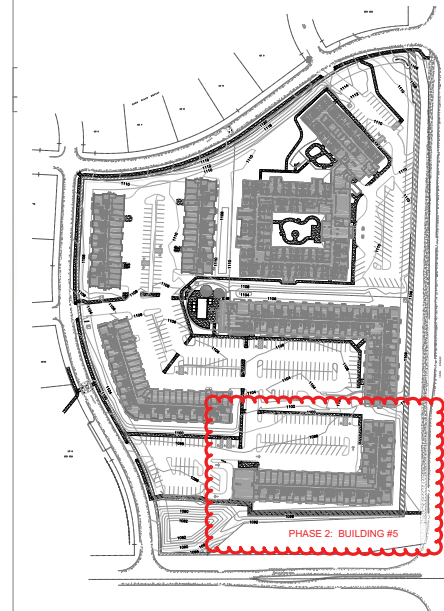
EXISTING BUILDING #1 (UNDER CONSTRUCTION)



EXISTING BUILDING #1 (UNDER CONSTRUCTION)



● CONDENSER LOCATIONS



PHASE 2: BUILDING #5

A100	SIA PROJECT NO.	700 Q St. LINCOLN, NE 68508 TEL: 402.478.7331 F: 402.478.7332	SINCLAIR hille architects 700 Q St. LINCOLN, NE 68508 TEL: 402.478.7331 F: 402.478.7332	WEST DEVELOPMENT ECHO HILLS APARTMENTS AND ASSISTED LIVING	PROJECT CONSULTANTS	PLANNING REVIEW NOT TO BE USED FOR CONSTRUCTION	DESIGN ARCHITECT	REVISION SCHEDULE:
	Project Number	XXX PROJECT ARCHITECT XXX ARCH. DR. A/E/DP 01/01/20						

ECHO PARK APARTMENTS - Building Five



1 NORTH ELEVATION

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



2 EAST ELEVATION

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



3 SOUTH ELEVATION

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



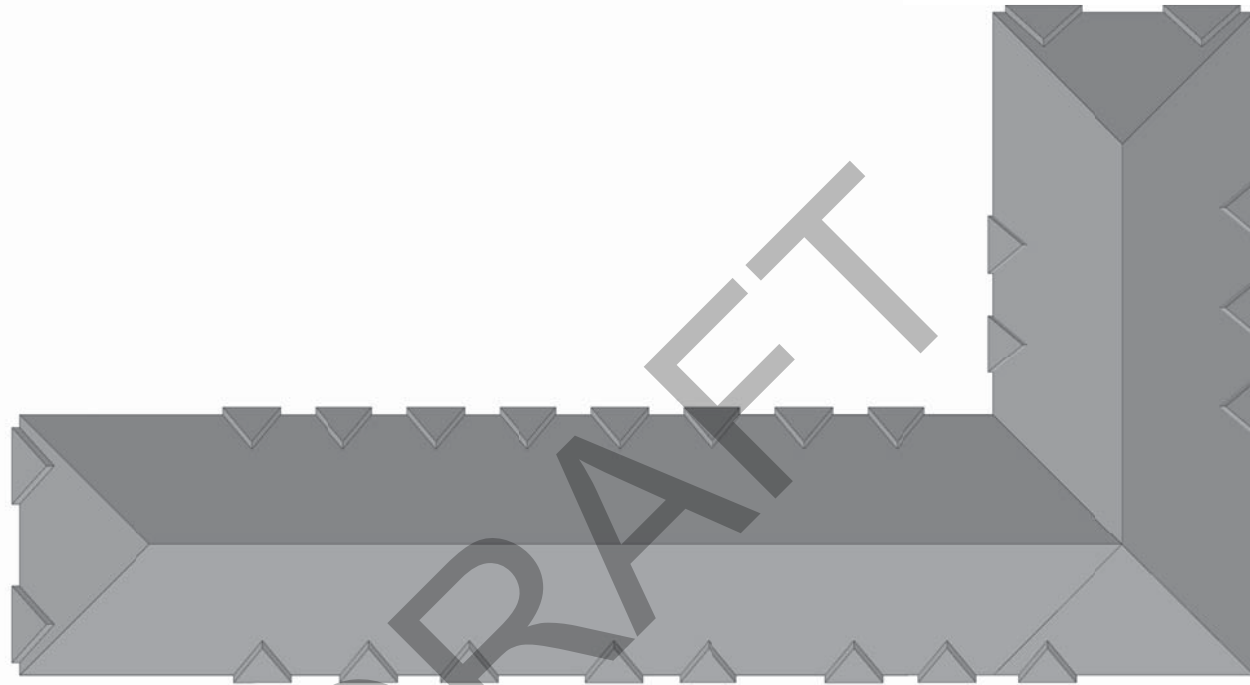
4 WEST ELEVATION

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

January, 2022

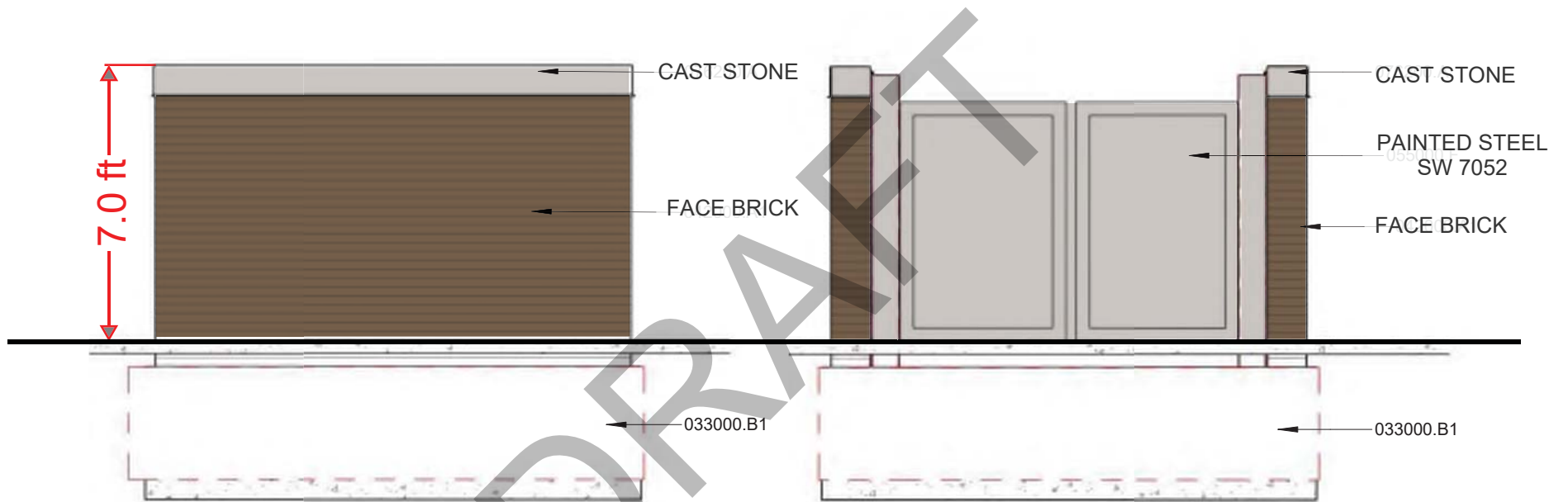
sinclairhille.com

AS200



1 ROOF PLAN

SCALE: 1/8" = 1'-0"



TRASH ENCLOSURE