

FACTSHEET

TITLE: **SPECIAL PERMIT NO. 1960, Grandview Heights Community Unit Plan**, requested by Olsson Associates on behalf of the property owners, for ~~63~~ 52 dwelling units, with a request to waive the design standards to eliminate the recreation component, on property generally located on the northwest corner of No. 14th Street and Superior Street.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 11/13/02 and 11/27/02
Administrative Action: 11/27/02

RECOMMENDATION: Conditional Approval (7-0: Steward, Larson, Krieser, Bills-Strand, Carlson, Newman and Schwinn voting 'yes'; Duvall and Taylor absent).

STAFF RECOMMENDATION: Conditional Approval.

ASSOCIATED REQUESTS: Preliminary Plat No. 02004, Grandview Heights (03R-293).

FINDINGS OF FACT:

1. This community unit plan and the associated annexation and Preliminary Plat No. 02004, Grandview Heights, were heard at the same time before the Planning Commission. The original request involved the subdivision of 22 lots on 110 acres into 63 lots, and the annexation of 14 acres in the northwest corner of the tract, near 7th Street and Morton; the remainder already having been annexed.
2. The staff recommendation of conditional approval, including approval of the waiver of the recreation component, is based upon the "Analysis" as set forth on 4-6, concluding that the proposal is generally in conformance with the Comprehensive Plan. The requested waivers on the associated preliminary plat are for the most part consistent with similar developments of rural character, such as Hawkswood Estates. Build-through is not a requirement of this subdivision; however, the layout is conducive to further subdivision, although additional streets will be required to provide frontage and access to new lots.
3. The applicant's testimony is found on p.8-9. The applicant agreed with the staff recommendation and conditions of approval.
4. There was no testimony in opposition.
5. On November 27, 2002, the Planning Commission agreed with the staff recommendation and voted 7-0 to recommend conditional approval.
6. Subsequent to action by the Planning Commission, the applicant withdrew the associated annexation request and revised the legal description and the site plan accordingly, reducing the number of dwelling units from 63 to 52 (p.12, 14, 15). The applicant withdrew the annexation request to avoid the possibility of assessment to improve Morton Street.
7. The Site Specific conditions of approval required to be completed prior to scheduling this application on the City Council agenda have been satisfied.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: October 7, 2003

REVIEWED BY: _____

DATE: October 7, 2003

REFERENCE NUMBER: FS\CC\2003\SP.1960 Grandview Heights CUP

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

P.A.S.: Annexation #02008 *** **DATE:** October 24, 2002
Special Permit/Community Unit Plan #1960
Preliminary Plat #02004

****As Revised by Planning Commission: 11/27/02****
*****As Revised by the Planning Department: 10/03/03*****

SCHEDULED PLANNING COMMISSION MEETING: **DATE:** November 13, 2002

PROPOSAL: To preliminary plat an acreage development with a special permit for a community unit plan for ~~63~~ 52 lots on approximately 110 acres on the NW corner of N. 14th and Superior Streets, ~~and annexing approximately 14 acres at N 7th and Morton Streets***.~~

WAIVER REQUEST:

Special Permit/Community Unit Plan
Design Standards for Community Unit Plan recreational component

LAND AREA: Annexation: ~~14 acres, more or less~~ ***
Preliminary Plat/Special Permit : 110 acres, more or less

CONCLUSION: Generally, in conformance with the 2025 Comprehensive Plan. The requested waivers are for the most part consistent with similar developments of rural character, such as Hawkswood Estates. Build through is not a requirement of this subdivision, however the layout is conducive to further subdivision, though the street system will later need to be expanded to make connections throughout the property.

RECOMMENDATION:

Annexation***, **Special Permit**, Preliminary Plat Conditional Approval

GENERAL INFORMATION:

Preliminary Plat/Special Permit: Lots 2 and 7, Grandview Heights Addition, the remaining portion of Lots 3 and 6, Grandview Heights Addition, Lots A-E, Lots H, Lots J-K, and the remaining portion of Lots L-P, all of Replat of Lots 4 and 5, Grandview Heights Addition, Lots 1-2 Grandview Heights 1st Addition, Lot 1 and ~~Outlet A Luff 1st Addition***~~, and a vacated portion of Stanton Street right-of-way, all located in the northeast quarter of Section 2, T10N R6E.

LOCATION: Generally located between N. 7th and N. 14th Streets, north of Superior.

APPLICANT: Stephen Clymer
Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508
(402)474-6311

OWNER: See attached list of owners

CONTACT: Stephen Clymer

EXISTING ZONING: R-1, Residential

EXISTING LAND USE: Acreages, church.

SURROUNDING LAND USE AND ZONING:

North:	Acreages, undeveloped	R-3, Residential
South:	Residential, school	R-2, R-3, Residential, P, Public
East:	Residential, agricultural	R-3, Residential
West:	Acreage	R-1, Residential

COMPREHENSIVE PLAN SPECIFICATIONS: Shown as low density residential in the 2025 Comprehensive Plan (F-25). The 2025 Comprehensive Plan indicates that low density residential areas are for densities ranging from 1-5 acres per dwelling unit with a typical density of 3 acres per dwelling unit (F-27).

The 2025 Comprehensive Plan calls for new neighborhoods to have parks and open space within walking distance, pedestrian orientation, shorter blocks, and sidewalks on both sides of the street (F-67).

The 2025 Comprehensive Plan indicates that all areas of the community should have safe and secure and reasonably direct pedestrian connections (F-91), and indicates a bike trail proposed along N. 14th Street (F-95).

Guiding principles of wastewater services “prohibits the pumping of wastewater across basin boundaries” (F-77).

Strategies for new and existing Urban areas indicates that “new construction should continue the architectural variety, but in a manner that is sympathetic with the existing neighborhoods” (F-71).

HISTORY:

Date when Preliminary Plat was submitted: February 15, 2002
Date when Planning Director’s letter was sent: March 15, 2002
Date when revised preliminary plat was submitted: October 8, 2002
Date annexation removed and site plan revised: September 29, 2003

Change of Zone #2571 from R-3, Residential to R-1, Residential to preserve the wooded areas and open spaces was approved September 17, 1990 by the City Council.

Changed from A-2, Single Family Dwelling district to R-3, Residential during the 1979 zoning update.

UTILITIES: There are existing 24" water mains in Superior Street(south side) and Ogden Road and a 6" water main in Superior Street(north side). An 8" water main exists in N. 14th Street. Oversized water mains are proposed in N. 7th and Morton Streets (12"), the city agrees to subsidize the cost of mains over 6". Internally, the site receives water through standard sized mains(6").

Standard sized sanitary sewer mains(8") are proposed to serve the site. There are existing 8" sanitary sewer mains in N. 7th, N 14th Streets and Ogden Road. There is no proposed over-sized sanitary sewer mains in the development.

TRAFFIC ANALYSIS: N. 14th Street is a rural cross-section road that must be improved to urban standards, and including any temporary improvements to the rural paving. ~~Morton Street and~~*** N. 7th Street are gravel roads adjacent to the plat. They should be improved to urban standards with curb and gutters as a condition of this plat.

The 2025 Comprehensive Plan shows Superior Street as an urban/rural principal arterial (F-103) and N. 14th Street as an urban/rural minor arterial. Principal arterials serve the major portion of inter-community and intra-community traffic movement within the urban area and are designed to carry high traffic volumes (F-102). Superior Street is shown as a 4 lane plus center turn lane roadway. Minor arterials serve trips of moderate length and offers lower levels of mobility than principal arterials. N. 14th Street is shown in the proposed urban improvements (F-109) with 120 feet of right-of-way.

Internal streets are proposed as substandard public streets. The Public Works & Utilities Department indicates that if substandard streets are approved, all internal streets should be revised to show private streets with private maintenance. The Public Works & Utilities Department does not want maintenance responsibility for substandard roadways.

PUBLIC SERVICE: Goodrich Middle School is south of Superior Street and a public library is east of N. 14th Street.

AESTHETIC CONSIDERATIONS: The developers wish to maintain the rural characteristics of the area by maintaining larger lots, large tree masses and limited road systems through the site. Due to this desire, the developer requests numerous waivers. The owners express no desire to subdivide into smaller lots for some time, however, the assumption must be made that at some point in the future this area will become more urbanized with higher densities closer to a standard city subdivision. The proposed layout does enable streets to be connected in the future when further subdivision occurs.

ANALYSIS:

1. ***The applicant requested to remove the request for annexation and portion of the application currently outside the city limits. Staff does not oppose this request. ***
2. This is a request to subdivide 22 existing acreage lots into 63 52 smaller acreage lots. The owners wish to maintain the rural condition of the area. **(***Reduced to 52 lots subsequent to action by the Planning Commission***)**

3. This is similar to the recently approved plat of Hawkswood Estates at 70th and Old Cheney Road which received modifications or waivers to street lighting, intersection platforms, sidewalks on one side, roadway design standards, water and sanitary sewer main locations, storm sewers to allow roadside ditches, sanitary sewers to allow the transfer to another basin, block lengths, and to increase the length of permanent dead end streets. Planning staff recommended denial of the increased block lengths and permanent dead end streets but the Planning Commission and City Council approved these waivers.
4. The area of Grandview Heights is nearly three times larger than the land area of Hawkswood Estates. Due to the nature of the subdivision and large lot layout, the request to waive block lengths, pedestrian access easements, sidewalks on one side of the street seems reasonable. At such time as the subdivision redeveloped into smaller lots and becomes more urban all of the design standards and subdivision requirements could be applied at that time.
5. The Public Works & Utilities Department had the following comments:
 - a. The flag lots create long distances from fire hydrants exceeding design standards. The large lots being created can be further subdivided potentially requiring longer cul-de-sacs. The flag lots should have common access driveways. The 30' frontage for two driveways does not leave sufficient frontage.
 - b. Ogden Road, N. 7th ~~and Morton Streets~~ ^{***} must be paved with curb and gutter when a street from this plat that takes access to one of the streets is platted. The paving, as a minimum, will need to be from the intersection back to a paved street. Paving districts are not a viable option to accomplish this paving due to lack of frontage. The plan must be revised to show these streets paved including showing the required storm sewer. The grading plan must be revised to show the necessary grading based on appropriate street paving.
 - c. The right-of-way dedication along N 14th Street must be revised to 65' of dedication within 700' of Superior and 60' of dedication for the remainder. The intention of the proposed dedication shown on the plat is unclear. N 14th Street is not paved to urban standards. Public Works & Utilities Department requests a contribution of ½ the equivalent cost of a suburban cross section for the frontage of this plat. If final plats are approved prior to the construction of an urban section, an exception to the subdivision standards must be approved.
 - d. If substandard streets are the desire of this development, Public Works & Utilities Department recommends that all the streets be private. Public Works & Utilities Department does not want the responsibility for maintaining rural cross-section streets with open drainage ditches and driveway culverts.
 - e. The sanitary sewer alignment south of Grandview Court is unsatisfactory. The sewer alignment is shown partially aligned along the flow line of a drainage ditch, other portions are along the steep side slopes of a pond. A large portion of the public sewer is being built to serve Lots 16 and 17, which are unconventional flag lots. Large portions of this sewer are through a tree mass proposed to be saved but which will require a 20-30' cleared area to build the sewer. This is a lengthy portion of sewer to maintain outside the standard street location necessary to serve 2 lots.

- f. The sewers shown through Lots 6 and 7, Block 1 may not be able to access the sewer because of the drainage ditch between these lots and the existing houses.
 - g. Lots 25-28 should access the sanitary sewers that front their lots rather than build additional cross country sewers that the City must maintain.
 - h. Specific locations need to be noted for the sanitary sewer waivers. Depths of sewers for the locations shown appear to be excessive. Any sewers not meeting design standards need to be identified.
 - i. Minimum floor elevations or openings must be shown.
 - j. A 5-year design for roadside ditches is indicated. Design standards require that 100-year storm flows and buildable areas of lots are shown to be protected. If storm water leaves the right-of-way, it will flow across private property. If rural streets are approved with open drainage ditches, the plat must make property owners responsible for the grading and maintenance.
6. The Parks and Recreation Department indicated that the development has access to Keech Park, east of N. 14th Street and no additional recreation is needed. Parks and Recreation Department also noted that due to the nature of the existing heavily wooded area street trees were unnecessary at this time and recommended approval of the waiver.
 7. The Comprehensive Plan indicates a bike trail in N. 14th Street. This must be shown on the site plan. Additionally, provisions must be made for pedestrian access within the site by providing some type of internal trail system for those in the north portion of the site to access the south without having to drive or walk out onto the major streets. Retail and a school are located relatively close to this area and pedestrian access should be provided.
 8. Academy Way must be renamed as Lewis Avenue as required by the Subdivision Ordinance §26.23.110(a).
 9. The area north of Morton Road is currently in the process of annexation and preliminary platting. At such time as Pine Crest Preliminary Plat is approved, the area not included in this plat and indicated as Nebraska Academy of Sciences should be annexed because it will be completely surrounded by the city limits.

Special Permit CONDITIONS

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans and 6 copies to the Planning Department office, the preliminary plat will be scheduled on the City Council's agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Revise the sit plan to show:

1.1.1 All changes required to the preliminary plat.

2. This approval permits ~~sixty-three~~ fifty-two (52) dwelling units and an exception to the design standards to eliminate the recreation component for Community Unit Plans. (*****Reduced to 52 dwelling units subsequent to Planning Commission action*****)

General:

3. Before receiving building permits:
- 3.1 The permittee shall have submitted a revised and reproducible final plan including 6 copies and the plans are acceptable:
 - 3.2 The construction plans shall comply with the approved plans.
 - 3.3 Final Plats shall be approved by the City.

STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:
- 4.1 Before occupying the dwelling units all development and construction shall have been completed in compliance with the approved plans.
 - 4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.
 - 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 4.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by:

Becky Horner
Planner

**ANNEXATION NO. 02008;
SPECIAL PERMIT NO. 1960; and
PRELIMINARY PLAT NO. 02004,
GRANDVIEW HEIGHTS**

PUBLIC HEARING BEFORE PLANNING COMMISSION:

November 13, 2002

Members present: Newman, Carlson, Larson, Duvall, Steward, Taylor and Schwinn; Bills-Strand and Krieser absent.

Staff recommendation: Deferral to advertise additional waiver request.

Carlson moved to defer, with continued public hearing and administrative action scheduled for November 27, 2002, seconded by Newman and carried 7-0: Newman, Carlson, Larson, Duvall, Steward, Taylor and Schwinn voting 'yes'; Bills-Strand and Krieser absent.

CONT'D PUBLIC HEARING BEFORE PLANNING COMMISSION:

November 27, 2002

Members present: Steward, Larson, Krieser, Bills-Strand, Carlson, Newman and Schwinn; Duvall and Taylor absent.

Staff recommendation: Approval of the annexation; and conditional approval of the community unit plan and conditional approval of the preliminary plat, as revised adding Condition #3.2.11.

Proponents

1. **Jack Lynch** of Olsson Associates appeared on behalf the 16 property owners who are making this application for the area bounded by 7th on the west, 14th on the east, Morton on the north and Superior on the south. This is a case of property owners who are sitting on 5 acre tracts or larger wanting to insure that their quality of life/neighborhood stays in tact based upon future development. The property owners have all come to agreement that they need a preliminary plat that covers their properties which allows each property owner to develop if he or she may in the future, but which recognizes the desires of each adjoining property owner. Given the amount of waivers being requested, Lynch acknowledged that it sounds like they wish to redesign the design standards, but this is the same kind of project that was approved at Hawkswood Estates, which basically maintains the rural roads that exist in this neighborhood and provides sidewalks on one side of the street. The property is heavily treed so there is no need for additional landscaping and the street lighting system is a little less than the typical urban development. These property owners have agreed to leave the most sensitive areas out of the development. This gives all of the property owners assurance that when the property owners want to develop, they can develop in a consistent manner that has been agreed upon.

Lynch agreed with the staff recommendation and conditions of approval, including the new Condition #3.2.11. They want to keep rural section roads. The property owners would agree to maintain the ditches and he believes this is consistent with the additional Condition #3.2.11 recommended by staff.

There was no testimony in opposition.

Steward sought clarification that Condition #3.2.11 takes care of the complete rural section road condition. Horner confirmed that Condition #3.2.11 relates to the internal streets.

Public hearing was closed.

ANNEXATION NO. 02008

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

November 27, 2002

Larson moved approval, seconded by Bills-Strand and carried 7-0: Steward, Larson, Krieser, Bills-Strand, Carlson, Newman and Schwinn voting 'yes'; Duvall and Taylor absent.

SPECIAL PERMIT NO. 1960,

GRANDVIEW HEIGHTS COMMUNITY UNIT PLAN.

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

November 27, 2002

Carlson moved to approve the staff recommendation of conditional approval, seconded by Newman and carried 7-0: Steward, Larson, Krieser, Bills-Strand, Carlson, Newman and Schwinn voting 'yes'; Duvall and Taylor absent.

PRELIMINARY PLAT NO. 02004

GRANDVIEW HEIGHTS

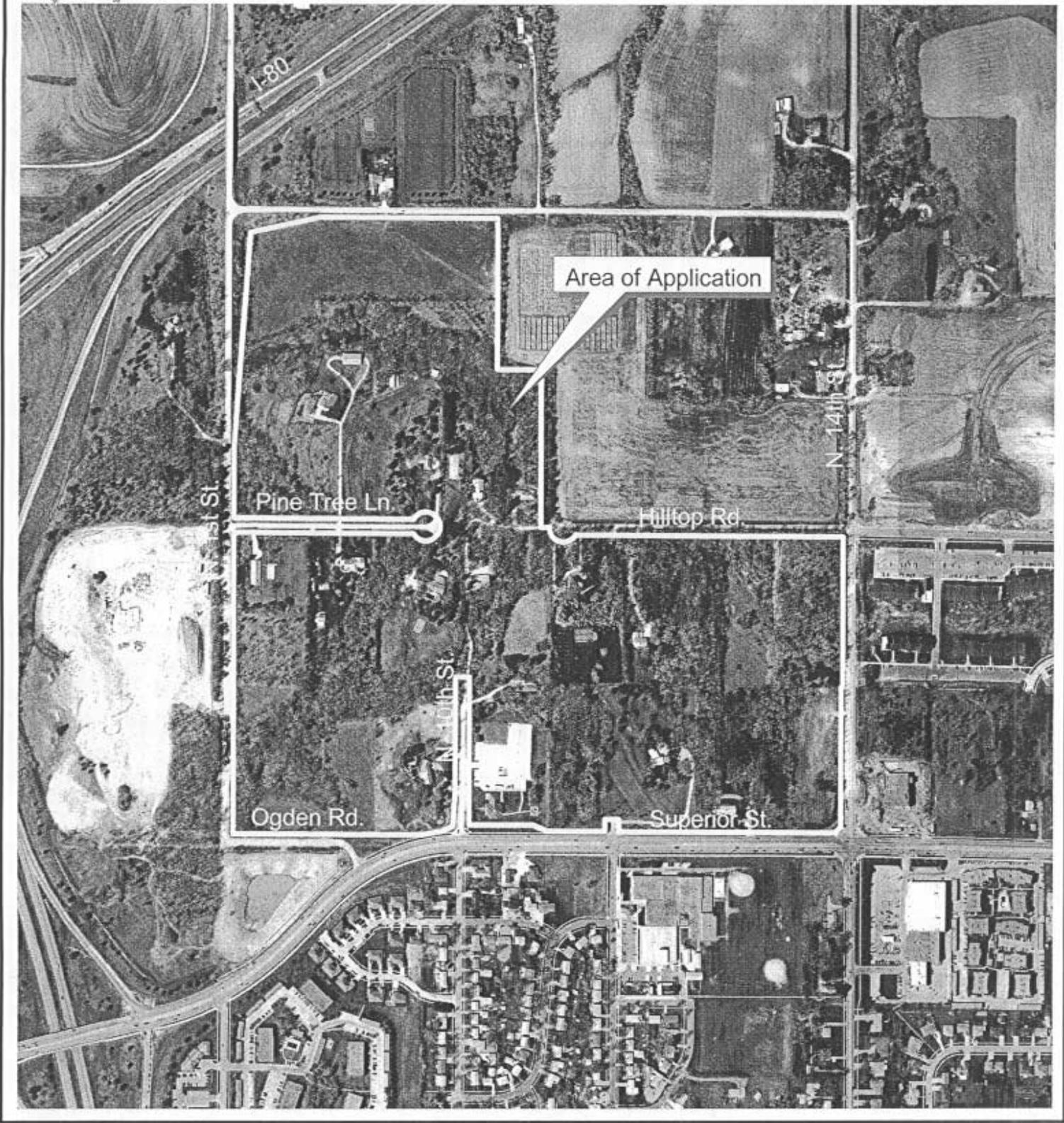
ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

November 27, 2002

Carlson moved to approve the staff recommendation of conditional approval, as revised adding Condition #3.2.11, seconded by Newman.

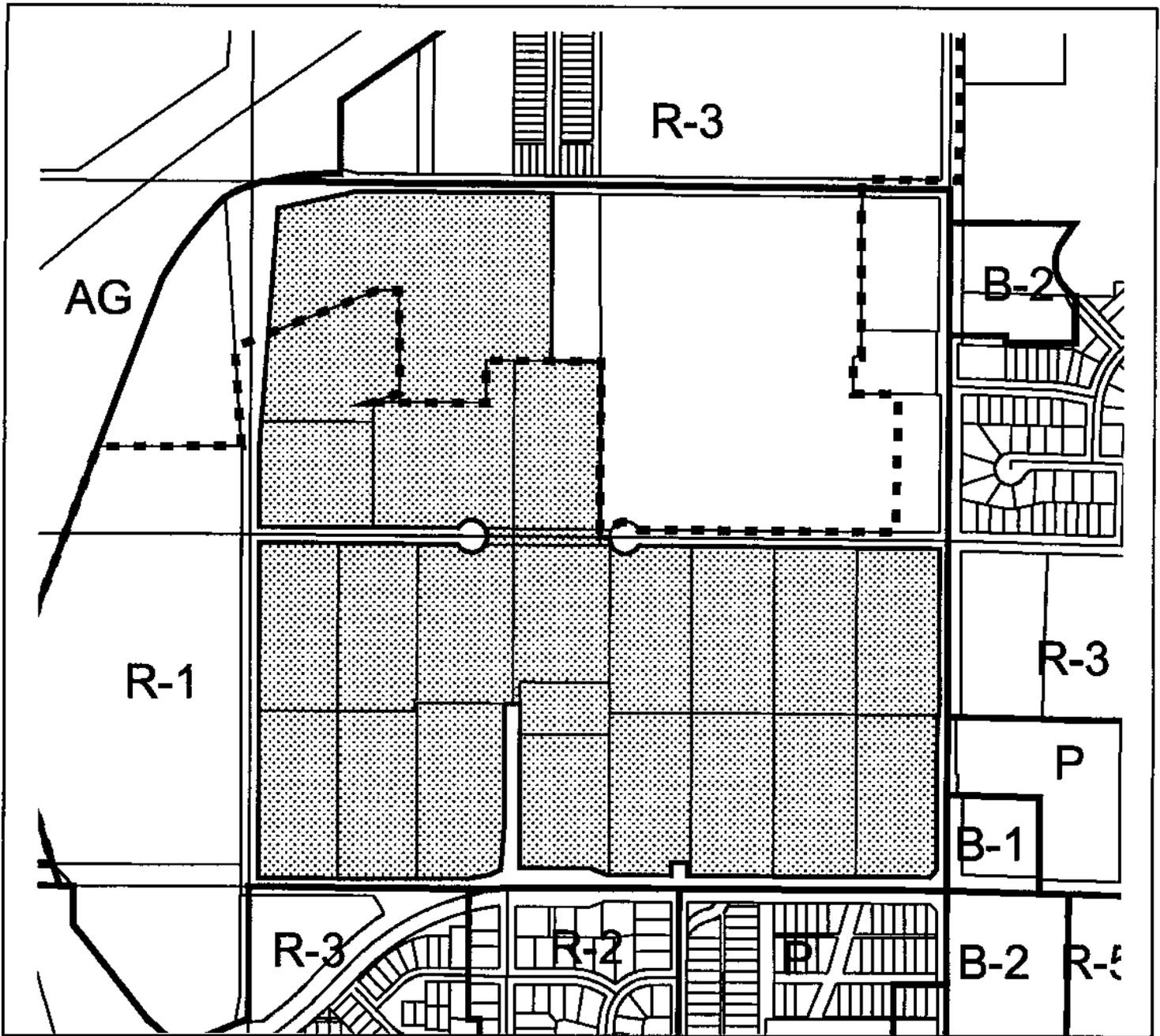
Steward believes compliments are in order to all the property owners and the engineering services applied to this development proposal, and especially the preservation of the sensitive areas within the context of this urbanizing strategy. We've all been concerned about the acreages around Lincoln and how we move to higher density, urbanized and more appropriate use of the land in our new Comprehensive Plan. He believes that this Grandview Heights development is worthy to note as a model.

Motion for conditional approval, as revised, carried 7-0: Steward, Larson, Krieser, Bills-Strand, Carlson, Newman and Schwinn voting 'yes'; Duvall and Taylor absent.



**Preliminary Plat #02004
Special Permit #1960
Grandview Heights**





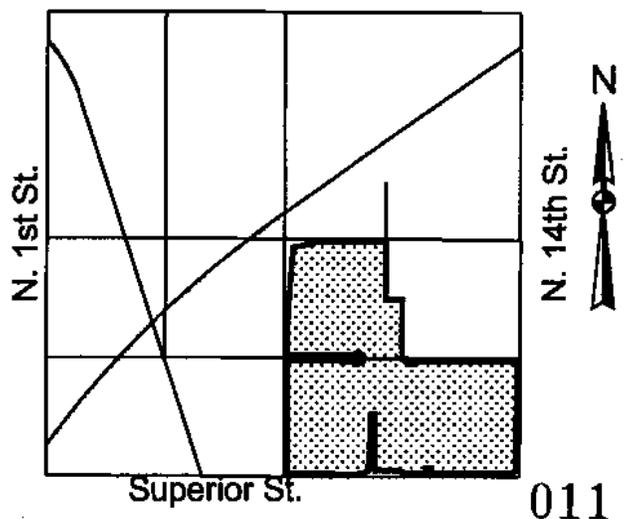
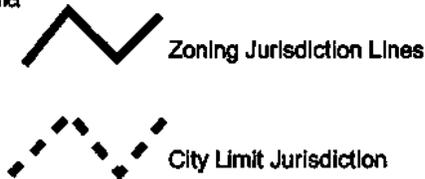
**Preliminary Plat #02004
Special Permit #1960
Grandview Heights**

Fletcher Ave.

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- E-1 Employment Center District
- P Public Use District

One Square Mile
Sec. 2 T10N R6E



011

LEGAL DESCRIPTION

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF LOTS 2 AND 7 GRANDVIEW HEIGHTS, THE REMAINING PORTION OF LOTS 3 AND 6 GRANDVIEW HEIGHTS, A VACATED PORTION OF STANTON STREET RIGHT-OF-WAY, LOTS A THRU E, LOT H, LOTS J AND K, AND THE REMAINING PORTION OF LOTS L THRU P, ALL OF THE REPLAT OF LOTS 4 AND 5 GRANDVIEW HEIGHTS, LOTS 1 AND 2 GRANDVIEW HEIGHTS 1ST ADDITION, LOT 1 LUFF 1ST ADDITION, AND LOT 1 LUFF 2ND ADDITION, ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT J REPLAT OF LOTS 4 AND 5 GRANDVIEW HEIGHTS, SAID POINT BEING 33.00 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER, AND 33.00 FEET EAST OF THE WEST LINE OF SAID NORTHEAST QUARTER, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 08 MINUTES 20 SECONDS EAST ALONG THE WEST LINE OF SAID LOTS J AND H REPLAT OF LOTS 4 AND 5 GRANDVIEW HEIGHTS, AND THE WEST LINE OF LOT 1 LUFF 2ND ADDITION, SAID LINE BEING 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,618.41 FEET TO A WEST CORNER OF SAID LOT 1, THENCE NORTH 04 DEGREES 23 MINUTES 14 SECONDS EAST ALONG A WEST LINE OF SAID LOT 1, A DISTANCE OF 422.31 FEET TO A NORTHWEST CORNER OF SAID LOT 1, THENCE NORTH 68 DEGREES 46 MINUTES 27 SECONDS EAST ALONG A NORTHWEST LINE OF SAID LOT 1, A DISTANCE OF 490.60 FEET TO A NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 00 DEGREES 55 MINUTES 36 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 383.70 FEET TO A SOUTHEAST CORNER OF SAID LOT 1, THENCE SOUTH 71 DEGREES 31 MINUTES 31 SECONDS WEST ALONG A SOUTHEAST LINE OF SAID LOT 1, A DISTANCE OF 151.21 FEET TO THE NORTHWEST CORNER OF THE REMAINING PORTION OF LOT 3, GRANDVIEW HEIGHTS, THENCE SOUTH 89 DEGREES 35 MINUTES 36 SECONDS EAST ALONG THE NORTH LINE OF SAID REMAINING PORTION OF LOT 3, A DISTANCE OF 435.00 FEET TO A NORTH CORNER OF SAID REMAINING PORTION OF LOT 3, THENCE NORTH 00 DEGREES 10 MINUTES 17 SECONDS EAST ALONG A WEST LINE OF SAID REMAINING PORTION OF LOT 3, A DISTANCE OF 160.63 FEET TO A NORTHWEST CORNER OF SAID REMAINING PORTION OF LOT 3, THENCE SOUTH 89 DEGREES 40 MINUTES 41 SECONDS EAST ALONG A NORTH LINE OF SAID REMAINING PORTION OF LOT 3, AND THE NORTH LINE OF LOT 2, GRANDVIEW HEIGHTS, A DISTANCE OF 425.54 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, THENCE SOUTH 00 DEGREES 17 MINUTES 28 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 2 AND ITS EXTENSION, A DISTANCE OF 660.00 TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 2, THENCE SOUTH 89 DEGREES 40 MINUTES 41 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 37.00 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF HILLTOP ROAD RIGHT-OF-WAY, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 60.00 FEET, ARC LENGTH OF 157.08 FEET, DELTA ANGLE OF 150 DEGREES 00 MINUTES 00 SECONDS, A CHORD BEARING OF NORTH 75 DEGREES 19 MINUTES 19 SECONDS EAST ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 115.91 FEET TO A POINT, THENCE SOUTH 89 DEGREES 40 MINUTES 41 SECONDS EAST ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 1134.82 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF NORTH 14TH STREET RIGHT-OF-WAY, THENCE SOUTH 00 DEGREES 00 MINUTES 21 SECONDS WEST ALONG THE EAST LINE OF LOT A REPLAT OF LOTS 4 AND 5 GRANDVIEW HEIGHTS, AND ITS EXTENSION, SAID LINE BEING 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 688.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT A, THENCE NORTH 89 DEGREES 45 MINUTES 04 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 7.00 FEET TO THE NORTHEAST CORNER OF THE REMAINING PORTION OF LOT P REPLAT OF LOTS 4 AND 5 GRANDVIEW HEIGHTS, THENCE SOUTH



OLSSON ASSOCIATES

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LINCOLN OMAHA GRAND ISLAND HOLDREGE KANSAS CITY PHOENIX DE



00 DEGREES 00 MINUTES 21 SECONDS WEST ALONG THE EAST LINE OF SAID REMAINING PORTION OF LOT P, SAID LINE BEING 40.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 585.46 FEET TO A SOUTHEAST CORNER OF SAID REMAINING PORTION OF LOT P, THENCE SOUTH 45 DEGREES 38 MINUTES 38 SECONDS WEST ALONG A SOUTHEAST LINE OF SAID REMAINING PORTION OF LOT P, A DISTANCE OF 35.20 FEET TO A SOUTHEAST CORNER OF SAID REMAINING PORTION OF LOT P, THENCE NORTH 89 DEGREES 44 MINUTES 27 SECONDS WEST ALONG THE SOUTH LINE OF SAID REMAINING PORTION OF LOT P AND REMAINING PORTION OF LOTS O THRU M REPLAT OF LOTS 4 AND 5 GRANDVIEW HEIGHTS, SAID LINE BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 919.58 FEET TO A SOUTH CORNER OF SAID REMAINING PORTION OF LOT M, THENCE NORTH 00 DEGREES 15 MINUTES 33 SECONDS EAST ALONG A WEST LINE OF SAID REMAINING PORTION OF LOT M, A DISTANCE OF 50.00 FEET TO A SOUTH CORNER OF SAID REMAINING PORTION OF LOT M, THENCE NORTH 89 DEGREES 44 MINUTES 27 SECONDS WEST ALONG A SOUTH LINE OF SAID REMAINING PORTION OF LOT M, SAID LINE BEING 100.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 60.00 FEET TO A SOUTH CORNER OF SAID REMAINING PORTION OF LOT M, THENCE SOUTH 00 DEGREES 15 MINUTES 33 SECONDS WEST ALONG A EAST LINE OF SAID REMAINING PORTION OF LOT M, A DISTANCE OF 50.00 FEET TO A SOUTH CORNER OF SAID REMAINING PORTION OF LOT M, THENCE NORTH 89 DEGREES 44 MINUTES 27 SECONDS WEST ALONG THE SOUTH LINE OF SAID REMAINING PORTION OF LOT M AND L REPLAT OF LOTS 4 AND 5 GRANDVIEW HEIGHTS, SAID LINE BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 245.25 FEET TO A SOUTH CORNER OF SAID LOT L, THENCE NORTH 66 DEGREES 59 MINUTES 17 SECONDS WEST ALONG A SOUTH LINE OF SAID REMAINING PORTION OF LOT L, A DISTANCE OF 64.64 FEET TO A SOUTH CORNER OF SAID REMAINING PORTION OF LOT L, THENCE NORTH 89 DEGREES 44 MINUTES 27 SECONDS WEST ALONG A SOUTH LINE OF SAID REMAINING PORTION OF LOT L, SAID LINE BEING 75.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 275.42 FEET TO THE SOUTHWEST CORNER OF SAID REMAINING PORTION OF LOT L, THENCE SOUTH 84 DEGREES 50 MINUTES 25 SECONDS WEST, A DISTANCE OF 70.86 FEET TO A SOUTHEAST CORNER OF THE REMAINING PORTION OF LOT 6 GRANDVIEW HEIGHTS, THENCE SOUTH 66 DEGREES 17 MINUTES 33 SECONDS WEST ALONG A SOUTH LINE OF SAID REMAINING PORTION OF LOT 6, A DISTANCE OF 50.01 FEET TO A SOUTH CORNER OF SAID REMAINING PORTION OF LOT 6, THENCE SOUTH 80 DEGREES 15 MINUTES 55 SECONDS WEST ALONG A SOUTH LINE OF SAID REMAINING PORTION OF LOT 6, A DISTANCE OF 86.40 FEET TO A SOUTH CORNER OF SAID REMAINING PORTION OF LOT 6, THENCE NORTH 89 DEGREES 44 MINUTES 27 SECONDS WEST ALONG THE SOUTH LINE OF THE REMAINING PORTION OF LOT 6, AND THE SOUTH LINE OF THE REMAINING PORTION OF LOTS K AND J REPLAT OF LOTS 4 AND 5 GRANDVIEW HEIGHTS, SAID LINE BEING 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 793.49 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 4,227,477.48 SQUARE FEET OR 97.05 ACRES, MORE OR LESS.

September 26, 2003
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REVISIONS

DATE	DESCRIPTION

COVER SHEET

**GRANDVIEW HEIGHTS
 IMINARY PLAT & C.U.P.**

2002

ENGINEER & PREPARER

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477-2971

Kurtis Bomar
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Charlotte Miller
1203 Hilltop Road
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476-1451

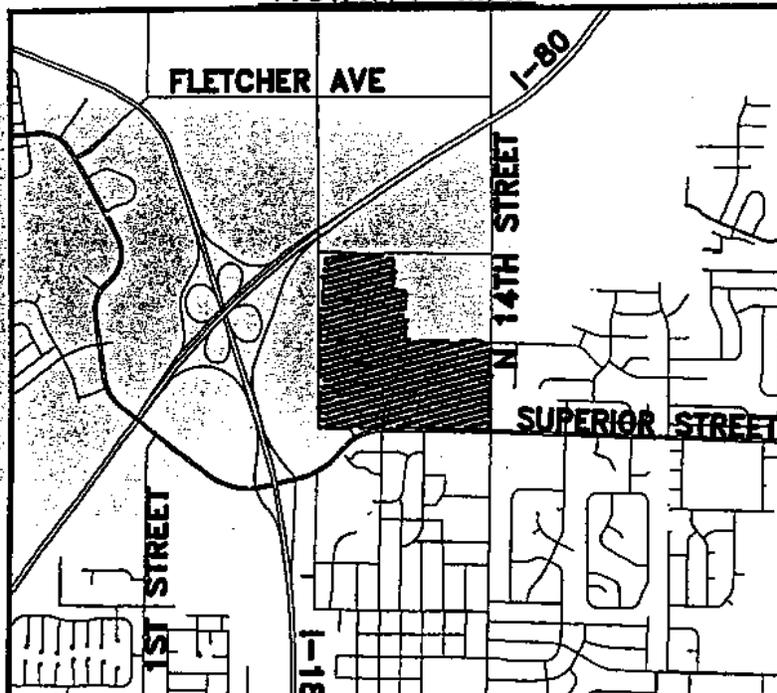
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VICINITY MAP





OLSSON ASSOCIATES
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS

25 September 2002

Mr. Marvin S. Krout, Planning Director
Lincoln-Lancaster County Planning Department
555 South 10th Street, Suite 213
Lincoln, NE 68508

Re: Grandview Heights Preliminary Plan #02004
OA Project #2000-0496

Dear Mr. Krout,

Enclosed, please find the following drawings and documents for the above mentioned project:

1. Site Plan (8 Copies)
2. Drainage and Grading Plan (8 Copies)
3. Preliminary Street Profiles (8 Copies)
4. Drainage Report (3 Copies)

Following are our responses to your itemized comments included in your letter, dated March 15, 2002.

Chapter 26.15 of the Lincoln Municipal Code (the Land Subdivision Ordinance), provides that the preliminary plat shall be accurately and legibly drawn to a scale that clearly shows all pertinent information. Those provisions are not met by your submittal dated February 15, 2002. When your preliminary plat includes all the required information and substantially complies with the requirements of the Land Subdivision Ordinance and the Adopted Design Standards, your project can be approved.

*Changes in the design have allowed the Site Plan to be simplified. Text font has been changed to a more legible one.

1. *The Land Subdivision Ordinance requires subdivision approval by the city when the smallest parcel created is ten acres or less. All of the remaining portion of Lot 1, Grandview Heights Addition must be included in this preliminary plat unless the records in the Register of Deeds shows that the subdivision occurred before July 28, 1959 and the land has not been subdivided since.*

*The C.U.P. boundary has been revised leaving the remaining portions in excess of 10 acres.

2. *Revise the design to eliminate the substandard private roadways by creating "flag shaped" lots. Redesign Lots 25, 26, and 27, Block 1 to eliminate Outlot "E" so that lots would front upon Pine Tree Lane. Redesign Lots 36 and 47, Block 1 to eliminate Outlot "B" so that lots would front upon Pine Tree Lane. Redesign Lots 33, 34 and 35, Block 1 to eliminate Outlot "A" so that lots would front upon N. 7th Street.*

**"Flag shaped" lots have been created for frontage and the private roadways have been deleted.

RECEIVED

SEP 25 2002

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LINCOLN CITY/LANCASTER
PLANNING DEPARTMENT

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3. *Extend Pine Tree Lane so that Pine Tree Lane is connected to Hilltop Road to eliminate the need for long substandard private roadways and turnarounds. However, should this connection not be made pedestrian access easements are necessary to allow pedestrian movement from the east to west and north to south because of the nearby school and library. The Public Works & Utilities Department will not support the request to waive pavement and turnaround standards.*

*The drawings delineate a pedestrian easement with a walk surfaced with natural materials; this being a desired surface in this natural setting.

4. *If a substandard urban street system is to be proposed for the limited number of lots, all the existing streets in the subdivision should be vacated and all proposed interior streets should be platted as private roadways. Even with private streets, more interconnection of the road system is required.*

*Private roadways have been eliminated.

5. *If you plan to pave the private roadways with a surface material not allowed by Design Standards, then a waiver must be requested.*

*This submitted plan does not have private roadways.

6. *The long dead end water mains along these substandard streets (Outlots A, B & C) will not provide the required fire flows. Additionally, the substandard curves and alignment will not handle fire trucks.*

Outlots A, B & C have been eliminated. Flag lots have been added as requested.

7. *The Design Standards for Community Unit Plans require a recreational component of your development project. Your project fails to meet this requirement. Revise the application to include a recreational component.*

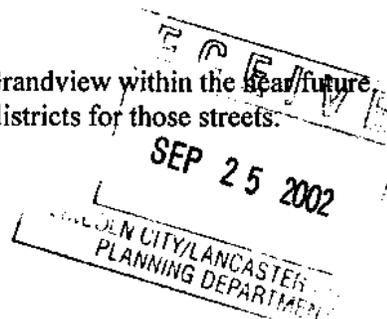
A waiver is being requested to delete the requirement for a recreational component within this C.U.P. This particular development consist of many sizeable existing lots, each with adequate space for their own recreation on their lot. The owner group is interested in maintaining the existing privacy within the development as well as preserving the existing natural forested ambiance.

8. *Show sidewalks on both sides of the public streets and private roadways. There are public uses (school and library) and commercial areas to the south and east that warrant sidewalks on both sides of the streets and private roadways.*

*A waiver is being requested to allow sidewalks on one side only. We do not agree that there will be usage numbers that would merit sidewalks on both sides.

9. *The Public Works & Utilities Department indicated that they have concerns about the general concept of this plat. The roads surrounding this plat are not paved. Morgan Street, Ogden Road and N. 7th Street must be paved to urban standards. The grading and drainage study must be revised to show this condition.*

*Development will occur beyond the perimeter of Grandview within the near/future. This development will eventually lead to the establishment of paving districts for those streets.



10. *Right-of-way in accordance with the Comprehensive Plan must be dedicated along N. 14th Street. Grading along N. 14th Street must be shown in accordance with future grades.*

*These submitted plans meet this requirement.

11. *Private streets have public access and anyone that can drive on the public street has the right to drive on the private roads.*

*Comment noted.

12. *The grading plan for the streets does not agree with the design shown on the site plan.*

*The grading plan and roadways have been revised to conform with the site plan. The street names and the profiles have been changed.

13. *Indicate why Lot 8, Block 1 is a "flag" lot and does not take direct access to N. 7th Street.*

*Lot 8 has been revised to allow direct access to North 7th Street.

14. *The Public Works & Utilities Department indicated that 12" water mains are needed in Morton Street and N. 7th Street. As noted earlier, public water mains along the long dead end mains are unsatisfactory. The location of public mains along gravel paths serving as private streets is undesirable. No easements are shown for public mains outside the right-of-way.*

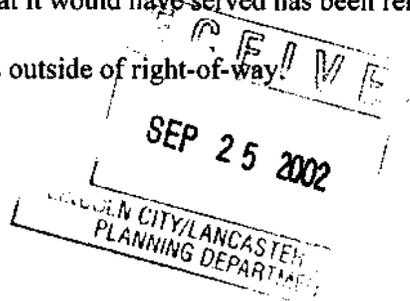
*This development does not require a water service of this size, however development around this property will be coming on line that will require this sizing. This water main should be provided through the creation of a Water District by the new developments.

15. *The Public Works & Utilities Department indicated a large length of sewer is being shown to be built in easements to serve a limited number of lots. The street system, lot layout and sewer alignment should be revised to minimize easement sewer and maximize the sewer built parallel to the proposed streets. The sewer alignment crossing N. 7th Street appears to create a greater than 30-foot deep sewer. A different alignment should be found. The plat should delineate where sewers do not meet standards. Easements must be shown for all sewers outside right-of-way's. Sewer needed north of Morton Street is a responsibility of this plat, not by others as stated on this plat.*

*Sewer alignments outside of street right-of-way is necessary due to the nature of this development. Grading the existing topography of this development is not reasonable due to homes and yards already in place. In addition it is the owners of this development's desire to maintain the existing dense natural low-growth vegetation and forested areas.

Providing sanitary sewer in this manner is not unheard as is evidenced with the existing sewer in the southwest corner of this development which follow the natural channel and in the east portion of this development along the existing lot lines. The proposed sewer which would cross 7th Street would be roughly 22'-24' deep with a drop man-hole and is isolated through the road crossing. This line has no other options for routing through other locations. The Morton Street sanitary sewer line has been removed from this submittal as the area that it would have served has been removed from this plat.

Easements have been shown for all sewers outside of right-of-way.



16. *The Public Works & Utilities Department indicated that Morton Street, N. 7th Street and Ogden Road must be paved as urban streets.*

*See Comment #9 above.

17. *Grassland Lane intersection at N. 14th Street should be eliminated. High traffic volumes are projected along N. 14th Street. The spacing of this intersection with Superior is unsatisfactory. Grassland Lane should be connected to Academy Court and Grassland Lane be terminated in a cul-de-sac.*

*The connection has been removed.

18. *The Public Works & Utilities Department indicated that N. 10th Street needs to be terminated in a cul-de-sac or, more appropriately, extend the road north to Pine Tree Lane to conform to maximum block lengths.*

*A cul-de-sac has been provided.

19. *Due to the traffic generated by the church on Lot 52, Block 1, N. 10th Street as proposed should be paved to urban standards if left as a public street or it should be converted to a private roadway.*

*As these lots are developed they will be paved by paving districts. We are requesting a waiver to allow rural roadway sections.

20. *Lots 1,2 & 15, Block 1 are double frontage lots. Double frontage lots are allowed only along major roadways. Morton Street is not a major road.*

*Our concept is designed to provide lots that are served internally off of Grandview Court. Frontage off of Morton Street is not desired and the owners will agree to that condition. A waiver is being requested that allows double frontage configuration with the condition that the owners relinquish access to Morton Street. Sewer grade conflicts also drive our concept design.

21. *The Public Works & Utilities Department indicated that if N. 14th Street is not paved as an urban street prior to platting of lots or street utilizing N. 14th Street, right and left turn lanes need to be built in N. 14th Street at the intersections. Since Grassland Lane is recommended for revision, this requirement would apply to N. 14th and Hilltop Lane.*

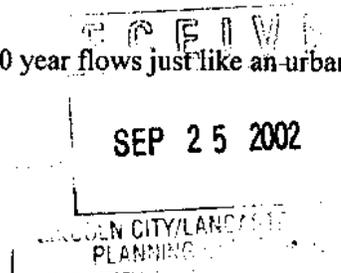
*We agree with this comment and when paving occurs, Grandview subdivision would expect to pay their fair share.

22. *The Public Works & Utilities Department indicated that design standards waiver locations should be specifically identified rather than just asking for blanket waivers.*

*The submitted waivers have been updated and are more specific.

23. *The Public Works & Utilities Department indicated that the 5 year design ditches are not satisfactory along with road systems. The design standards require 100 year flow along open drainage be shown.*

*The roadway ditches shall be designed to collect the 5 and 10 year flows just like an urban storm sewer



system. Storms larger than the 10 year event will overtop the roadway, just like an urban storm sewer system.

24. *The Public Works & Utilities Department indicated that the flow depths along open drainage must be shown along with minimum floor elevations abutting the open drainage ways.*

*The flow depths have been shown at points along the open drainage ways. Minimum opening elevations have not been shown at this time. We agree that they need to be set, however, these are acreage lots that have a large building envelope. There is typically a lot of elevation drop across the lots and specifying a minimum elevation would restrict the landowners use of the property. We have included a note that the minimum opening elevation needs to be established before building permit approval, once the proposed house is located on the lot.

25. *The Public Works & Utilities Department indicated that the design standards require easements over all detention areas up to one foot above the 100-foot flood pool and including the outlet.*

*Easement lines have been shown. Final size and location to be determined at the time of construction.

26. *The Public Works & Utilities Department indicated that if credit is taken for detention behind roadway culverts as shown, easements must be shown over this detention. The Public Works & Utilities Department recommends not using the roadway culverts in determining detention.*

*Easements have been shown. The culverts being utilized are all within the development, this is not any different to urban conditions with a detention cell being drained by a storm sewer system.

27. *The Public Works & Utilities Department indicated that if the plat is approved with public streets and open drainage ditches, the plat should include provisions for the developers and subsequent the owners to maintain the ditches and driveway culverts. Flow, velocity, channel configuration, hydraulic parameters and flow depth information and calculations must be provided for the roadside ditches.*

*These items will be addressed at time of construction.

28. *The Public Works & Utilities Department indicated that the Basin C outlets to an enclosed storm sewer system calculations should be provided to show that it is adequate for an outlet for the detention pond.*

*The calculations have been provided.

29. *The Public Works & Utilities Department indicated that the existing culverts capacities in adjacent streets need to be verified with this plat.*

The exact capacities of the culverts shall be verified at time of construction.

30. *Provide an explanation of why time of concentrations for C2 and D3 are longer for developed conditions than existing to the satisfaction the Public Works & Utilities Department.*

*The developed conditions for D3 are longer and flatter for the sheet flow, which results in a higher time of concentration. The developed conditions for C2 are shorter but flatter for the sheet flow, this also results in a higher time of concentration. The drainage paths are shown on the plans and the TR55 time of concentration worksheet has been included in the drainage report.

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31. *The Public Works & Utilities Department indicated that all culvert outlets need to be checked for erosive velocities. If erosive velocities exist, low flow liners or other measures are required in the downstream graded ditches.*

*The velocities of the culverts will be verified at time of construction and erosion control measures shall be designed.

32. *The Public Works & Utilities Department indicated that detailed grading plans are required to be submitted prior to construction of detention basins. As-built plans are required after construction.*

*The detailed design and as-builts will be provided at time of construction.

33. *Provide the additional easements in the March 6, 2002 LES memo.*

*Additional-LES easements are shown.

34. *Add a note to the plan indicating that any relocation of existing facilities will be at the owner/developer's expense.*

*Note has been added.

35. *The Fire Prevention/Life Safety Code Division of the Building and Safety Department indicated that fire hydrant spacing as shown exceeds 420 feet and cannot be waived because fire hoses would not be able to reach the fire. Revise the plat to the satisfaction of the Fire Prevention/Life Safety Code division.*

The plans have been revised to comply with this requirement.

36. *There are too many streets in Lincoln with the name "pine" and "deer". The streets Pine Tree Court, Pine Gulch Circle, Deer Trail Circle must to be renamed.*

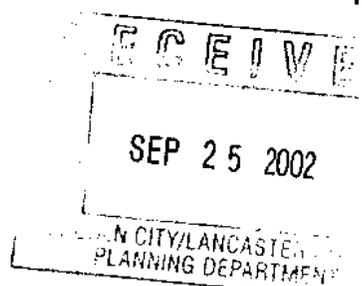
*Names have been changed, however "Pine Tree Lane" is an existing street and will remain unchanged.

37. *The Emergency Communications Department found one duplicate street name. W. Grassland Lane exists as a private street in southwest Lincoln. Since these two streets do not align, rename the street.*

*This has been corrected.

38. *Submit a Landscape Plan to the satisfaction of the Parks and Recreation Department.*

*This particular C.U.P. does not have the typical mix of uses that usually bring items that need to be screened. The property is residential and any future development will be residential with no screening requirements; it is also heavily forested in its current condition. The requirement for a landscape plan in this case probably does not serve any purpose. Please note a waiver has been requested to delete the requirement for a landscape plan.



39. *The Parks and Recreation Department indicated that the Comprehensive Plan depicts a trail along N. 14th Street. The location of the trail needs to be determined as to whether it is on the east or west side of the street. An adequate trail easement (20-feet) needs to be provided along with a graded platform for the trail location.*

A future trail would be located on the east side of 14th Street. Grading and easements would be coordinated with property owners at the time that it is constructed.

40. *The Parks and Recreation Department indicated that it appears that some of the lots will become outlots and drainage area. Therefore, a note on the plan must indicate that these areas will be maintained by the developer and/or future homeowners association.*

*This submitted plan does not have any outlots or drainage areas for a homeowner association to maintain.

41. *A portion of the plat is outside the city limits and requires review of the County Engineer. Those comments will be forwarded to you as soon as they are received.*

*Comments were not received.

42. *Request annexation in writing.*

*This reply to this comment is our formal request for annexation into the city.

43. *Revise Note #2 on the General Site notes to be consistent with Waiver Note #4.*

*Note #2 has been removed.

44. *Revise Note #9 to indicate sidewalks to be built on both sides of the public streets and private roadways.*

*See Comment #8.

45. *Note #11 must indicate all information required by §26.15.015(FD).*

*Note #11 has been updated.

46. *All streets must be named. It appears that the street intersecting with Morton Street and Deer Trail Circle is not named.*

* This has been corrected.

47. *If Pine Tree Lane and Hilltop Road terminate in a cul-de-sac the streets must be named according to §26.23.110(g). A street name change can accomplish this requirement.*

*These are existing public roads.

48. *Correct the error in the legal description for the east boundary of the property.*

*The legal description has been corrected.

49. *Provide deed restrictions information for the properties within the plat.*

*There are no deed restrictions.

50. *Remove any references to private conservation easements because they are not being dedicated to the public.*

*These areas are not being dedicated for public use, however they are forested areas intended to be protected from possible future destruction by the individual private lot owners.

51. *Several of the lots do not meet the lot requirements of §26.23.140(a) the 3:1 lot depth to width ratio. You must either revise the plat or request a modification to this subdivision requirement.*

*We are requesting a waiver to this design standard.

52. *Several of the lots have double frontage which is not allowed by §26.23.140(e). Either revise the plat or request a modification to this subdivision requirement.*

*See Comment #20.

53. *The Lincoln-Lancaster County Health Department comments have not yet been received. Additional revisions may be required. (Those comments were in a Memo dated 3/13/020).*

53.1. *Water supply is proposed to be the Lincoln Water System. There are many existing residences within this plat. Some of the residences have water wells. LLCHD will notify those not already permitted that a biennial water well permit will be required for each well.*

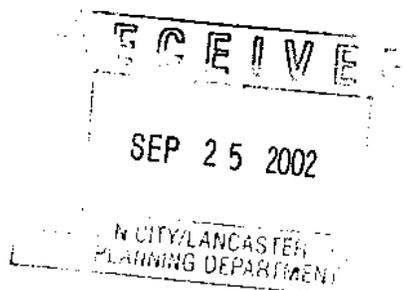
*Comment noted

53.2. *Sewage treatment is proposed to be the Lincoln Wastewater System. Some of the residences are already connected to city sewer. Those residences not connected to city sewer will be notified by LLCHD to properly abandon their onsite wastewater treatment systems and connect to the city sewer within six months of the date of the sewer becomes available.*

*Comment noted.

53.3. *All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance this matter.*

*Comment noted.



53.4. During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.

*Comment noted.

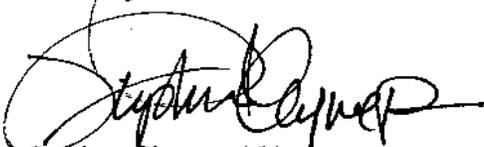
53.5. Provisions should be made for retaining as much tree mass as possible. Alternately, the applicant will need to plan for disposal of tree waste by burying on site, grinding, offering for firewood or hauling to the landfill. Permits for open burning of tree waste within the city limits will not be approved and application for burning with the 3-mile zone are unlikely to be approved.

*Comment noted.

In addition, we are aware of the following general requirements from the City:

1. You must complete, or post a surety to guarantee the completion of the public streets, private roadway improvements, sidewalks, sanitary sewer system, water system, drainage facilities, land preparation and grading, street lights, landscaping screens, street trees, temporary turnaround and barricades, and street name signs, at your own expense, in conformance with adopted design standards and within the time period specified in the Land Subdivision Ordinance.
2. You must agree:
 - 2.1 To submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.
 - 2.2 To complete the private improvements shown on the preliminary plat and Community Unit Plan.
 - 2.3 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.
 - 2.4 To continuously and regularly maintain the street trees along the private roadways and landscape screens.
 - 2.5 To submit to the lot buyers and homebuilders a copy of the soil analysis.
 - 2.6 To pay all improvement costs.
 - 2.7 To comply with the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

Sincerely,

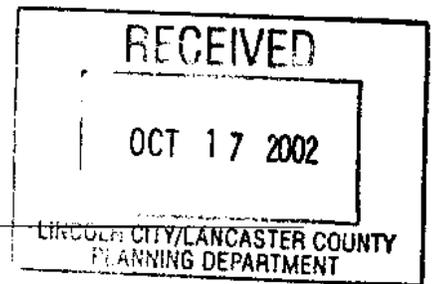


Stephen Clymer, AIA

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M e m o r a n d u m



To: Becky Horner, Planning
From: Dennis Bartels, Public Works and Utilities
Subject: Grandview Heights Preliminary Plat
Date: October 15, 2002
cc: Randy Hoskins
Roger Figard
Virendra Singh
Ben Higgins
Nicole Fleck-Tooze
Gary Brandt
Nick McElvain

Engineering Services has reviewed the preliminary plat for Grandview Heights located between 7th and 14th Streets north of Superior and has the following comments:

1. Streets - Block length requirements are exceeded for this plat, although cul-de-sac length maximums do not appear to be exceeded. The flag lot created creates long distances from fire hydrants exceeding design standards. The large lots being created can be further subdivided potentially requiring longer cul-de-sacs.

The flag lots should have common access driveways. The 30' of frontage for two driveways does not leave sufficient frontage.

Ogen Road, North 7th Street and Morton Street need to be paved with curb and gutter when a street from this plat that takes access to one of the streets is platted. The paving, as a minimum, will need to be from the intersection back to a paved street. Paving districts may not be a viable option to accomplish this paving due to lack of frontage. The plan must be revised to show these streets paved including showing the required storm sewer.

The right-of-way dedication along North 14th Street must be revised to 65' of dedication within 700' of Superior and 60' of dedication for the remainder. The intention of the proposed dedication shown on the plat is unclear. North 14th Street is not paved to urban standards. Public Works requests a contribution of ½ the equivalent cost of a "suburban" cross-section for the frontage of this plat. If final plats are approved prior to construction of an urban section, an exception to subdivision standards must be approved.

If substandard streets are the desire of this development, Public Works recommends that all the streets be private. Public Works does not want the responsibility for maintaining rural cross-section streets with open drainage ditches and driveway culverts.

October 15, 2002

2. Water - The proposed water system is satisfactory for the street system shown.
3. Sanitary Sewer - The sanitary sewer alignment south of Grandview Court is unsatisfactory. The sewer alignment is shown partially aligned along the flow line of a drainage ditch, other portions are along the steep side slopes of a pond. A large portion of the public sewer is being built to serve Lot 16 and Lot 17 which are unconventional flag lots. Large portions of this sewer are through a tree mass proposed to be saved but which will require a 20' to 30' cleared area to build the sewer. This is a lengthy portion of sewer to maintain outside of the standard "street location" necessary to serve 2 lots.

The sewers shown through Lots 6 and 7, Block 1 may not be able to access the sewer because of the drainage ditch between these lots and the existing houses.

Lots 25, 26, 27 and 28 should access the sewers that front their lots rather than build additional cross country sewers that the City must maintain.

Specific locations need to be noted for the sanitary sewer waivers. Depths of sewers for the locations shown appear to be excessive. Any sewers needed meeting design standards need to be identified.

4. Drainage and Grading - As noted, Morton, 7th and Ogden must be built as urban streets and the required storm sewer shown. The grading plan must be revised to show the necessary grading.

✱ Minimum floor elevations or openings must be shown.

A 5-year design for roadside ditches is indicated. Design standards require showing where the 100-year storm flows and buildable areas of lots protected. If storm water leaves the right-of-way, it will flow across private property. If rural streets are approved with open drainage ditches, the plat should make property owners responsible for the grading and maintenance.

5. General - The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system and public storm sewer system has been reviewed to determine if the sizing and general method of providing service is satisfactory. Design consideration including, but not limited to, location of water main bends around curved and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant locations, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connecting storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

Richard J Furasek

To: Rebecca D Horner/Notes@Notes

10/28/2002 03:10 PM

cc:

Subject: Grandview Heights

I have reviewed preliminary plat# 02004 and find it acceptable from the department's perspective.

**Richard J. Furasek
Assistant Chief Operations
Lincoln Fire & Rescue
1801 Q Street
Lincoln Ne. 68508
Office 402-441-8354
Fax 402-441-8292**



INTER-DEPARTMENT COMMUNICATION

DATE October 25, 2002

TO Becky Horner, City Planning

FROM Sharon Theobald
(Ext. 7640)

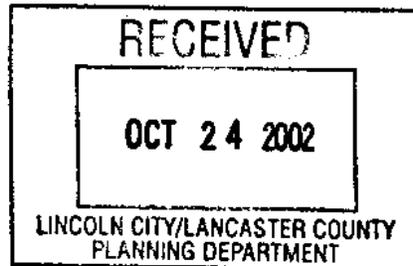
SUBJECT DEDICATED EASEMENTS
DN #47N-10E

Attached is the Resubmitted Preliminary Plat & C.U.P. for Grandview Heights.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map.

Sharon Theobald



ST/ss
Attachment
c: Terry Wiebke
Easement File



IMPORTANT



Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.



Permit # DRF02082

Address

Job Description: Development Review - Fire

Location: GRANDVIEW HEIGHTS

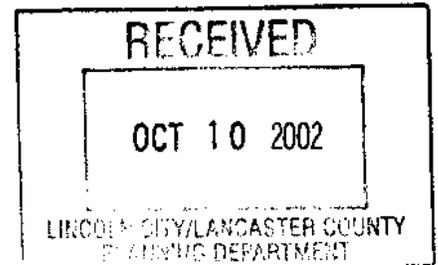
Special Permit:

Preliminary Plat: Y 02004

Use Permit:

CUP/PUD:

Requested By BECKY HORNER



Status of Review: Approved

Reviewer: FIRE PREVENTION/LIFE SAFETY CODE

BOB FIEDLER

Comments:

Current Codes in Use Relating to Construction Development in the City of Lincoln:

- 1997 Uniform Building Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 1994 NFPA 101 Life Safety Code
- 1997 Uniform Fire Code and Local Amendments
- Applicable NFPA National Fire Code Standards

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-DEPARTMENT COMMUNICATION**

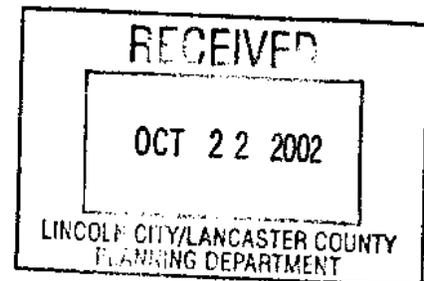
TO:	Rebecca Horner	DATE:	October 21, 2001
DEPARTMENT:	Planning	FROM:	Ron Marquart, REHS 
ATTENTION:		DEPARTMENT:	Health
CARBONS TO:	Bruce D. Dart, Director Scott E. Holmes File	SUBJECT:	Grandview Heights P.P. #02004 and Annex #02008

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed and made an on-site visit of this plat. LLCHD comments are the same as the March 11, 2002 Inter-Departmental communication.

If there are any questions, please contact Ron marquart at 441-8030.

RM:dl

planningdept.memo.wpd



LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-DEPARTMENT COMMUNICATION

COPY

TO: Rebecca Horner **DATE:** March 11, 2001
DEPARTMENT: Planning **FROM:** Ron Marquart, REHS *rm*
ATTENTION: **DEPARTMENT:** Health
CARBONS TO: Bruce D. Dart, Director **SUBJECT:** Grandview Heights
Scott E. Holmes S.P. #1960 and
File P.P. #02004

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed and made an on-site visit of this plat.

Water Supply

Water supply is proposed to be the Lincoln Water System. There are many existing residences within this plat. Some of these residences have water wells. LLCHD will notify those not already permitted that a biennial water well permit will be required for each well.

Sewage Treatment

Sewage treatment is proposed to be the Lincoln Wastewater System. Some of the residences are already connected to City sewer. Those residences not connected to City sewer will be notified by LLCHD to properly abandon their onsite wastewater treatment systems and connect to the City sewer within six months of the date that the sewer becomes available.

Erosion Control

During construction, best management practices should be used to minimize storm water runoff, especially soil erosion prevention methods. LLCHD recommends that the developer contact the Lower Platte South Natural Resources district for technical and potentially financial assistance to minimize storm water pollution.

Disposal of Trees from Land Clearance

Provisions should be made for retaining as much tree mass as possible. Alternately, the applicant will need to plan for disposal of tree waste by burying on site, grinding, offering for firewood or hauling to the landfill. Permits for open burning of tree waste within the City limits will not be approved and applications for burning within the 3-mile zone are unlikely to be approved.

If there are any questions, please contact Ron Marquart at 441-8030.

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Becky Horner

DATE: October 4, 2002

DEPARTMENT: Planning

FROM: Chris Schroeder
Jerry Hood

ATTENTION:

DEPARTMENT: Health

CARBONS TO: Bruce Dart, Director
EH File
EH Administration

SUBJECT: Grandview Heights
PP #02004 Resub

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the resubmittal for PP #02004. There are not any modifications that would alter our department's comments that were submitted to your department on March 11, 2001.



MICHAEL WOOLMAN
<lpd737@CJIS.CI.LIN
COLN.NE.US >

To: R Horner <RHorner@ci.lincoln.ne.us >
cc:
Subject:

10/10/2002 12:42 PM

Becky,

The Lincoln Police Department has no objections to the Grandview Heights PP 02004 Resubmitted.

Michael S. Woolman
Planning Sergeant
Lincoln Police Department

Memo



To: Becky Horner, Planning Department

From: Mark Canney, Parks & Recreation

Date: October 16, 2002

Re: Grandview Heights #02004

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have compiled the following comments:

1. Concur with the request for waiver of outdoor recreation. In addition to the large lot development, existing and future residents have access to outdoor recreation at Keech Park, east of the development, and therefore no additional area is needed to meet the recreation requirement for subdivision development.
2. Concur with the request for waiver of street trees due to the nature of the existing heavily forested area. A note shall be included on the plat stating the waiver of street trees to prevent the future expectation that street trees will be planted by the city.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.