

City Council Introduction: **Monday**, August 11, 2003  
Public Hearing: **Monday**, August 18, 2003, at **1:30** p.m.

Bill No. 03R-217

## **FACTSHEET**

**TITLE:** **PRELIMINARY PLAT NO. 02021, EDM Business and Industrial Park**, requested by EDM Corporation, consisting of 31 lots for commercial and industrial development, on property generally located south of the intersection of Southwest 32<sup>nd</sup> Street and West O Street.

**STAFF RECOMMENDATION:** Conditional approval.

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: Consent Agenda: 05/28/03  
Administrative Action: 05/28/03

**RECOMMENDATION:** Conditional Approval (8-0: Carlson, Duvall, Krieser, Larson, Schwinn, Steward, Bills-Strand and Taylor voting 'yes').

### **FINDINGS OF FACT:**

1. This preliminary plat would create 31 lots for commercial and industrial development on 29.8 acres, more or less, generally located south of S.W. 32<sup>nd</sup> and West "O" Streets. There are no waivers being requested.
2. The staff recommendation of conditional approval is based upon the "Analysis" as set forth on p.6-7, concluding that, with minor modifications, the plat complies with the requirements of the Land Subdivision Ordinance, and allows for an appropriate use of land consistent with the Comprehensive Plan.
3. On June 11, 2003, this application appeared on the Consent Agenda of the Planning Commission and was opened for public hearing. No one came forward to speak.
4. On June 11, 2003, the Planning Commission agreed with the staff recommendation and voted 8-0 to recommend conditional approval, as set forth in the staff report dated May 29, 2003.
5. On June 12, 2003, a letter reflecting the action of the Planning Commission and the conditions of approval was mailed to the applicant (p.2-4).
6. 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:** August 4, 2003

**REVIEWED BY:** \_\_\_\_\_

**DATE:** August 4, 2003

**REFERENCE NUMBER:** FS\CC\2003\PP.02021 EDM

June 12, 2003

ESP, Inc.  
Reed Schwartzkopf  
601 Old Cheney Rd., Ste. A  
Lincoln NE 68512

Re: Preliminary Plat No. 02021  
EDM Industrial Center

Dear Mr. Schwartzkopf:

At its regular meeting on Wednesday, **June 11, 2003**, the Lincoln-Lancaster County Planning Commission granted approval to your preliminary plat, **EDM Industrial Center**, located in the general vicinity of **SW. 32<sup>nd</sup> St. and West "O" St.**, subject to the following conditions:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans and 6 copies to the Planning Department, 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 preliminary plat to show:
    - 1.1.1 33' wide right-of-way east of the centerline of Southwest 32<sup>nd</sup> Street between West O Street and West View Avenue
    - 1.1.2 66' wide right-of-way for West View Avenue.
    - 1.1.3 A signed surveyor's certificate.
    - 1.1.4 A graphic scale on Sheet 1 of 6
    - 1.1.5 The zoning boundary between H-3 and I-1 in the actual location.
    - 1.1.6 Minimum opening elevations for lots adjacent to detention areas or drainage ways.
    - 1.1.7 Additional utility easements as noted in the May 9, 2003 L.E.S. review.
    - 1.1.8 Lot 8 with frontage to an abutting sewer.

- 1.2 The required corrections noted in the Public Works review, including a revised grading and drainage plan approved by Public Works and Utilities.
- 1.3 A water system plan approved by Public Works and Utilities.

General:

2. Final Plats will be scheduled on the Planning Commission agenda after:
  - 2.1 The sidewalks, streets, drainage facilities, street lighting, street trees, temporary turnarounds and barricades, and street name signs have been completed or the subdivider has submitted a bond or an escrow of security agreement to guarantee their completion.
  - 2.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
    - 2.2.1 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.
    - 2.2.2 To complete the private improvements shown on the preliminary plat.
    - 2.2.3 To maintain the outlot 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.
    - 2.2.4 To submit to the lot buyers and builders a copy of the soil analysis.
    - 2.2.5 To pay all improvement costs.
    - 2.2.6 To comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.
    - 2.2.7 To properly and continuously maintain and supervise the private facilities which have common use or benefit, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development, and that these are the responsibility of the land owner.

- 2.3 That portion of the Southwest 32<sup>nd</sup> Street right-of-way from the cul-de-sac to the south boundary of the plat has been approved for vacation by the City Council and the land has been deeded to the subdivider.

The findings of the Planning Commission will be submitted to the City Council for their review and action. You will be notified by letter if the Council does not concur with the conditions listed above.

You may appeal the findings of the Planning Commission to the City Council by filing a notice of appeal with the City Clerk. The appeal is to be filed within 14 days following the action by the Planning Commission. You have authority to proceed with the plans and specifications for the installation of the required improvements after the City Council has approved the preliminary plat. If you choose to construct any or all of the required improvements prior to the City's approval and acceptance of the final plat, please contact the Director of Public Works before proceeding with the preparation of the engineering plans and specifications. If the required minimum improvements are not installed prior to the City Council approving and accepting any final plat, a bond or an approved Agreement of Escrow of Security Fund is required.

The approved preliminary plat is effective for only ten (10) years from the date of the City Council's approval. If a final plat is submitted five (5) years or more after the effective date of the preliminary plat, the City may require that a new preliminary plat be submitted. A new preliminary plat may be required if the subdivision ordinance or the design standards have been amended.

You should submit an ownership certificate indicating the record owner of the property included within the boundaries of the final plat when submitting a final plat.

The Subdivision Ordinance requires that there be no liens of taxes against the land being final platted and that all special assessment installment payments be current. When you submit a final plat you will be given forms to be signed by the County Treasurer verifying that there are no liens of taxes and by the City Treasurer verifying that the special assessment installment payments are current.

Sincerely,

J. Greg Schwinn, Chair  
City-County Planning Commission

cc: Owner  
Public Works - Dennis Bartels  
LES  
Alltel Communications Co.  
Cablevision  
Fire Department  
Police Department  
Health Department  
Parks and Recreation  
Urban Development  
Lincoln Public Schools  
County Engineers  
City Clerk

**LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT**

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**for JUNE 11, 2003 PLANNING COMMISSION MEETING**

**P.A.S.:** Preliminary Plat #02021  
EDM Business and Industrial Park

**PROPOSAL:** To create 31 lots for commercial and industrial development.

**LOCATION:** South of the intersection of Southwest 32<sup>nd</sup> and West O Streets.

**LAND AREA:** Approximately 29.8 acres.

**CONCLUSION:** With minor modifications, this preliminary plat complies with the requirements of the Land Subdivision Ordinance, and allows for an appropriate use of land consistent with the Comprehensive Plan.

<b>RECOMMENDATION:</b>	Conditional Approval
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**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** See attached.

**EXISTING ZONING:** H-3 Highway Commercial, I-1 Industrial

**EXISTING LAND USE:** One industrial building at the northeast corner, the remainder of the site is undeveloped.

**SURROUNDING LAND USE AND ZONING:**

North:	Commercial	H-3
South:	Railroad	I-1
East:	Commercial	H-3, I-1
West:	Commercial, Vacant	H-3, I-1

**COMPREHENSIVE PLAN SPECIFICATIONS:**

**Page F25** - The Land Use Plan designates commercial and industrial uses in this area consistent with the existing zoning boundary.

**Page F31** - This plat is within the City's future Service Limit and in an area designated as Tier 1 - Priority A.

**Page F38** - Commercial and industrial districts in Lancaster County shall be located:  
• within the City of Lincoln or incorporated villages

- outside of saline wetlands, signature habitat areas, native prairie and floodplain areas (except for areas of existing commercial and industrial zoning)
- where urban services and infrastructure are available or planned for in the near term
- in sites supported by adequate road capacity – commercial development should be linked to the implementation of the transportation plan
- in areas compatible with existing or planned residential uses
- in areas accessible by various modes of transportation (i.e. automobile, transit and pedestrian)
- so that they enhance entryways or public way corridors, when developing adjacent to these corridors
- in a manner that supports the creation and maintenance of green space as indicated in the environmental resources section of this Plan.

**HISTORY:**

- The preliminary plat was submitted on September 23, 2002
- The Director’s Letter was sent on October 24, 2002.
- The revised preliminary plat was submitted on April 30, 2003.

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

**TRAFFIC ANALYSIS:** The plat provides an internal public street system with access to West O Street. The street layout also provides for the continuation of streets through adjoining properties at such time as they are developed.

**ENVIRONMENTAL CONCERNS:** An approximate one-acre area of potential wetland at the southeast corner of the plat.

**ANALYSIS:**

1. The subdivision ordinance requires 66' wide rights-of-way, with 33' wide streets for commercial and industrial developments. Southwest 32<sup>nd</sup> Street is shown having 50' of right-of-way between West O Street and West View Avenue. Because the adjacent lands to the west are not included in the plat, only half the right-of-way must be dedicated with this development. This requires another 8' of right-of-way, or 33' east of the centerline, to be dedicated with this plat. Additionally, West View Avenue is shown as having a 63' wide right-of-way, but 66' must be provided.
2. The Southwest 32<sup>nd</sup> Street right-of-way currently extends to the south boundary of the plat. The configuration shown on the plat revises Southwest 32<sup>nd</sup> Street and terminates it in a cul-de-sac. As a result, that portion of the right-of-way from the cul-de-sac to the south boundary of the plat must be vacated.
3. Public Works notes that Lot 8, Block 3 must be provided abutting sanitary sewer per the subdivision ordinance. As shown, sanitary sewer is provided to Lot 8 via a 20' wide sewer easement across Lot 7 and is not allowed. Providing the required frontage to an abutting sewer could be accomplished by including the area of the 20' easement 4as part of Lot 8. In their review, Public Works also notes other deficiencies relating to grading and drainage that must be corrected.

4. There are several other deficiencies noted in the Public Works (including Watershed Management) review pertaining to grading and drainage. While it does not appear that these deficiencies significantly affect the layout of the plat, they must be corrected before the plat can be scheduled for City Council. This includes demonstrating that the proposed water system is adequate to serve this development.
5. Several minor corrections must be made to the plat including: the surveyor's certificate must be signed; provide a graphic scale on Sheet 1 of 6; move the zoning boundary between H-3 and I-1 as it is actually located south of the right-of-way line of West View Avenue; and, provide minimum opening elevations for lots adjacent to detention areas or drainage ways.
6. A potential wetlands area is shown at the southeast corner of the plat. A permit from the U.S. Army Corps of Engineers will be required if there are wetlands and they are disturbed. There is the potential to reconfigure the lot layout to preserve the wetland area. This may be accomplished by exploring opportunities to combine stormwater detention with wetlands preservation.
7. Additional utility easements are required, and the plat must show the additional utility easements per the L.E.S. review.
8. The Health Department reviewed this request, and their advisory comments are noted and are attached for reference by the applicant.
9. This plat as submitted generally complies with the applicable regulations, and with minor revisions requires no waivers for approval. It will provide 31 lots for commercial and industrial development in an area where such development is encouraged, and is an appropriate use of land at this location.

**CONDITIONS:**

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  - 2.2.7 To properly and continuously maintain and supervise the private facilities which have common use or benefit, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development, and that these are the responsibility of the land owner.
- 2.3 That portion of the Southwest 32<sup>nd</sup> Street right-of-way from the cul-de-sac to the south boundary of the plat has been approved for vacation by the City Council and the land has been deeded to the subdivider.

Prepared by:

Brian Will  
Planner

May 29, 2003

**APPLICANT  
OWNER:**

EDM Corporation  
3001 West O Street  
Lincoln, NE 68528  
(402) 434-5212

Raymond Farms, LLC  
PO Box 81463  
Lincoln, NE 68501  
(402)434-5212

**CONTACT:**

Reed Schwartzkopf  
ESP, Inc.  
601 Old Cheney Road Suite A  
Lincoln, NE 68512  
(402) 421-2500

**PRELIMINARY PLAT NO. 02021  
EDM BUSINESS AND INDUSTRIAL PARK**

**CONSENT AGENDA**  
**PUBLIC HEARING & ADMINISTRATIVE ACTION**  
**BEFORE PLANNING COMMISSION:**

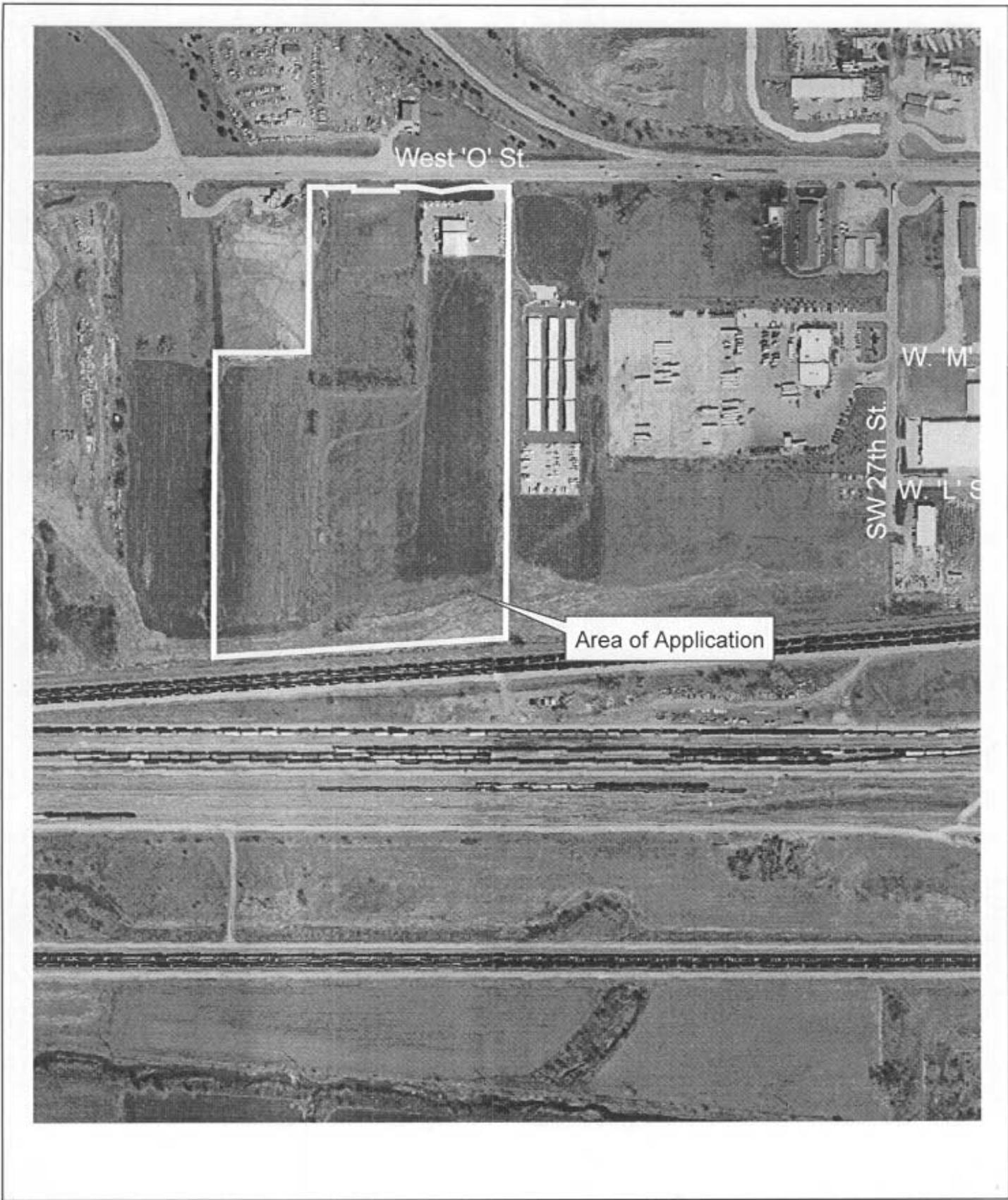
June 11, 2003

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

The Consent Agenda consisted of the following items: **SPECIAL PERMIT NO. 228J; SPECIAL PERMIT NO. 2018; and PRELIMINARY PLAT NO. 02021, EDM INDUSTRIAL CENTER.**

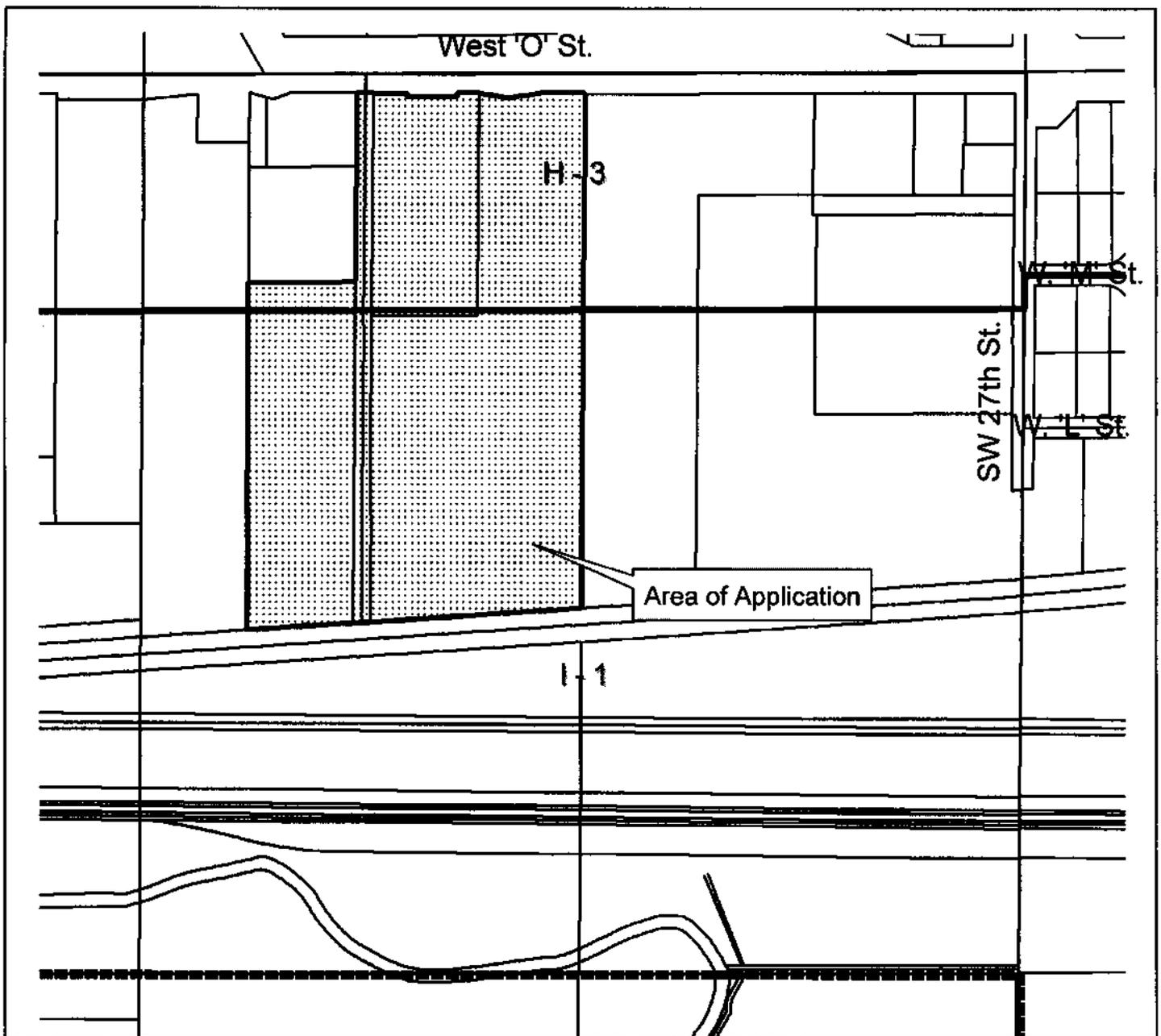
Larson moved to approve the Consent Agenda, seconded by Taylor and carried 8-0: Carlson, Duvall, Krieser, Larson, Schwinn, Steward, Bills-Strand and Taylor voting 'yes'.

Note: This is final action on Special Permit No. 2018, unless appealed to the City Council by filing a letter of appeal with the City Clerk within 14 days of the action by the Planning Commission.



**Preliminary Plat #02021  
EDM Industrial Center**





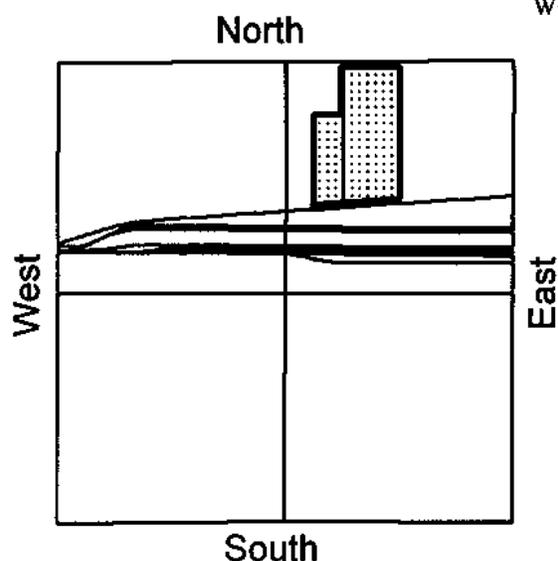
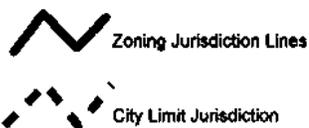
# Preliminary Plat #02021 EDM Industrial Center



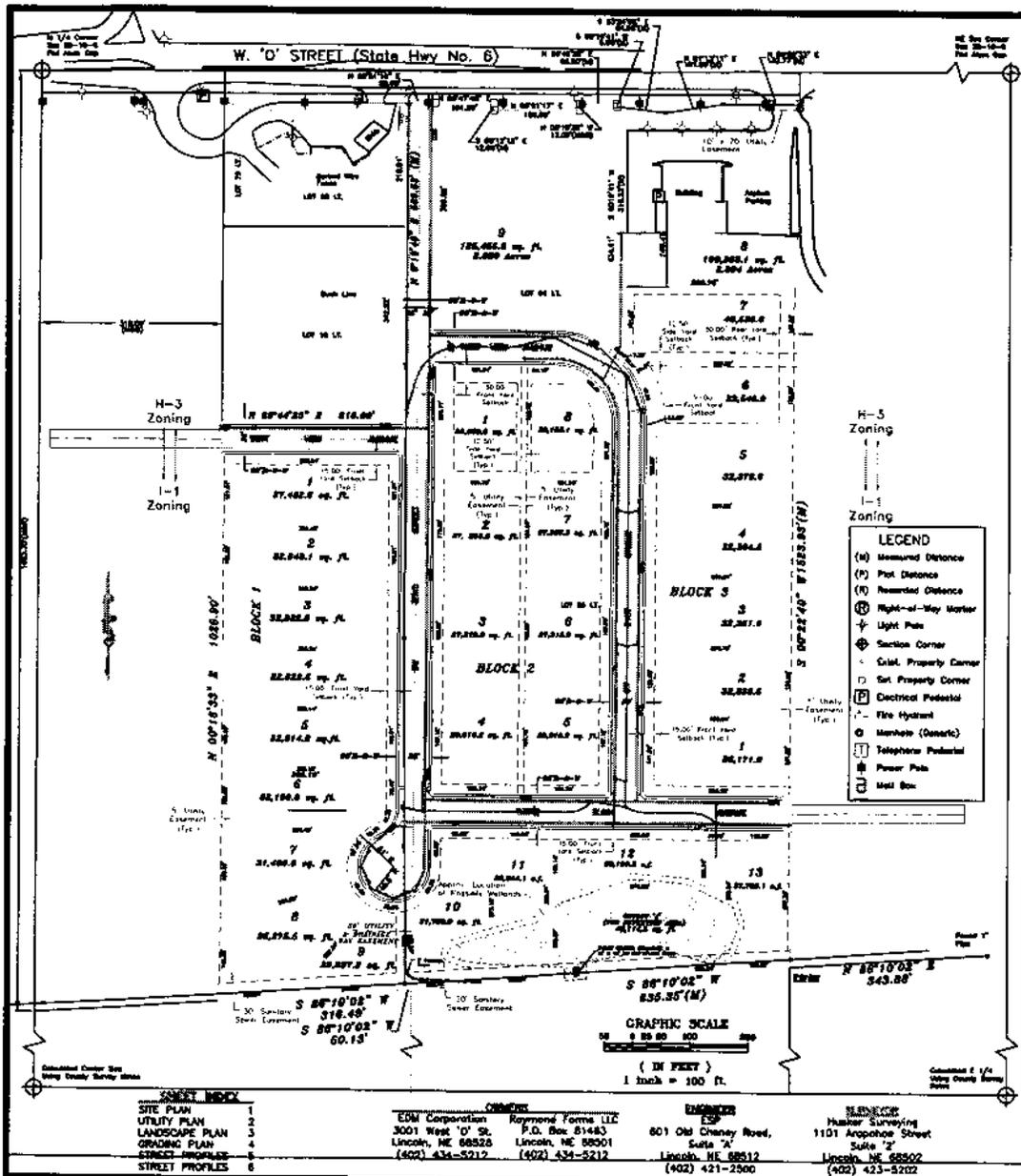
## Zoning:

One Square Mile  
Sec. 29 T10N R7E

- R-1 to R-6 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
- I-3 Employment Center District
- P Public Use District



012



Block	Area (Ac.)	Area (Sq. Ft.)
1	10.258	442,885
2	10.258	442,885
3	10.258	442,885
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**GENERAL NOTES**

- The relocation of existing facilities will be at the owner/developer's expense.
- The contours shown are based on NAVD83 Datum.
- All dimensions along curves shall be chord distances.
- All interior intersection radii shall be 40 feet.
- Sanitary Sewer and Water Lines to be 8" Pipe and to be built to the City of Lincoln Specifications.

**APPROVAL**  
The foregoing plat was approved by the Lincoln/Lancaster County Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_ 2003.

ATTEST: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
I, Joyce Malone, a Registered Professional Land Surveyor under the laws of the State of Nebraska, certify the above survey was conducted by me, or under my direct supervision. Distances shown are measured in feet and decimals of a foot.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_ 2003.

Joyce Malone  
L.S. No. \_\_\_\_\_

**LEGAL DESCRIPTION**  
Lot 61 of Irregular Tract, located in the Northeast Quarter of Section 28, Township 10 North, Range 6 East of the 8th Principal Meridian, City of Lincoln, Lancaster County, Nebraska, and being more particularly described as follows:  
Referring to the North Quarter corner Section 28; thence southerly N 89°42'25" E on the north line of the Northeast Quarter of said section, 318.00 feet; thence southerly S 00°18'22" W on the easterly right-of-way line of Southwest 32nd Street, 218.50 feet to the Northeast corner of Lot 61 LT.; a set 1" square iron pipe, said pipe being the True Point of Beginning; thence southerly N 89°42'25" E on the easterly line of Lot 61 LT., 518.00 feet to the Northeast corner of Lot 61 LT.; a 1" square iron pipe set, said pipe being 25.00 feet easterly of the East line of the West Half of the West Half of the Northeast Quarter, thence southerly S 00°18'22" W on the easterly line of Lot 61 LT., 1007.11 feet to a point of intersection with the easterly right-of-way line of the Chicago Burlington and Quincy Railroad, a 1" square iron pipe set, said pipe being the Southeast corner of Lot 61 LT.; thence southerly S 89°10'02" W on the easterly right-of-way line of the Chicago Burlington and Quincy Railroad, 316.48 feet to a point of intersection with the westerly line of Lot 61 LT.; a 1" square iron pipe set, said pipe being the Southeast corner of Lot 61 LT.; thence southerly N 00°18'22" E on the westerly line of Lot 61 LT., 1008.00 feet to the True Point of Beginning.  
Containing a calculated area of 7.361 Ac. more or less. Subject to all easements, restrictions and reservations of record.  
and  
Lot 64 of Irregular Tract, located in the Northeast Quarter of Section 28, Township 10 North, Range 6 East of the 8th Principal Meridian, City of Lincoln, Lancaster County, Nebraska, and being more particularly described as follows:  
Referring to the North Quarter corner Section 28; thence southerly N 89°42'25" E on the easterly line of the Northeast Quarter, 885.08 feet; thence southerly S 00°18'22" W on the easterly right-of-way line of Southwest 32nd Street, 561.00 feet to a point of intersection with the easterly right-of-way line of State Highway No. 6, thence southerly S 89°10'02" W on the easterly line of Lot 64 LT., 1007.11 feet to a point of intersection with the easterly right-of-way line of the Chicago Burlington and Quincy Railroad, a 1" square iron pipe set, said pipe being the Southeast corner of Lot 64 LT.; a 1" square iron pipe set, thence southerly S 00°18'22" W on the easterly line of Lot 64 LT., 1007.11 feet to a point of intersection with the easterly right-of-way line of the Chicago Burlington and Quincy Railroad, a 1" square iron pipe set, said pipe being the Southeast corner of Lot 64 LT.; a 1" square iron pipe set, thence southerly N 89°42'25" E on the easterly line of Lot 64 LT., 843.36 feet to a point of intersection with the westerly line of Lot 64 LT., a 1" square iron pipe set; thence southerly S 00°18'22" W on the easterly line of Lot 64 LT., 317.88 feet to a point of intersection with the easterly right-of-way line of Southwest 32nd Street, said pipe being the easterly corner of Lot 64 LT.; a 1" square iron pipe set, thence southerly N 00°18'22" E on the easterly right-of-way line of Southwest 32nd Street, 841.83 feet to the True Point of Beginning.  
Containing a total calculated area of 4.788 Ac. more or less. Subject to all easements, restrictions and reservations of record.  
and  
Lot 65 of Irregular Tract, located in the Northeast Quarter of Section 28, Township 10 North, Range 6 East of the 8th Principal Meridian, City of Lincoln, Lancaster County, Nebraska, and being more particularly described as follows:  
Referring to the Northeast corner of Lot 64 of Irregular Tract; thence southerly S 00°18'22" W on the easterly right-of-way line of State Highway No. 6, thence southerly S 89°10'02" W on the easterly line of Lot 65 LT., a 1" square iron pipe set, thence southerly S 00°18'22" W on the easterly line of Lot 65 LT., 1007.11 feet to a point of intersection with the easterly right-of-way line of the Chicago Burlington and Quincy Railroad, a 1" square iron pipe set, thence southerly S 89°10'02" W on the easterly line of Lot 65 LT., 317.88 feet to a point of intersection with the easterly right-of-way line of Southwest 32nd Street, said pipe being the easterly corner of Lot 65 LT.; a 1" square iron pipe set, thence southerly N 00°18'22" E on the easterly right-of-way line of Southwest 32nd Street, 841.83 feet to the True Point of Beginning.  
Containing a total calculated area of 17.625 Ac. more or less. Subject to all easements, restrictions and reservations of record.

**E.S.P.**  
CONSULTING ENGINEERS

601 OLD CHENEY RD.  
SUITE 'A'  
LINCOLN NEBRASKA 68512

WEST 'O' EDM BUSINESS & INDUSTRIAL PARK

SW 35th St. & West 'O' Street  
LINCOLN NEBRASKA

**SITE PLAN**

PROJECT MANAGER:  
NDS INC.  
PO BOX 8012  
LINCOLN, NEBRASKA 68501  
PHONE (402) 426-1157  
FAX (402) 489-8065

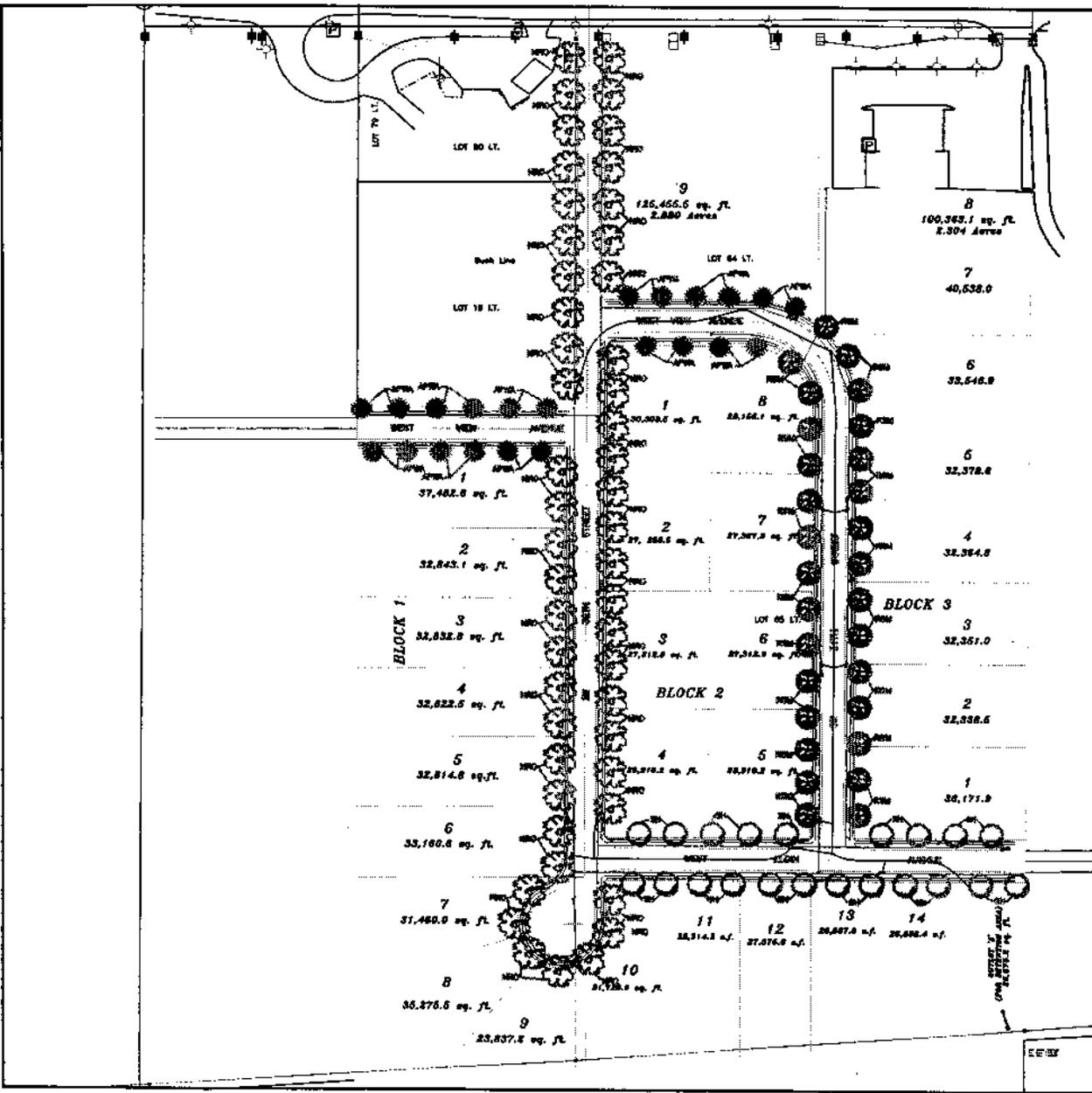
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Draw: Project Plat  
Date: 4/17/03

Revisions:

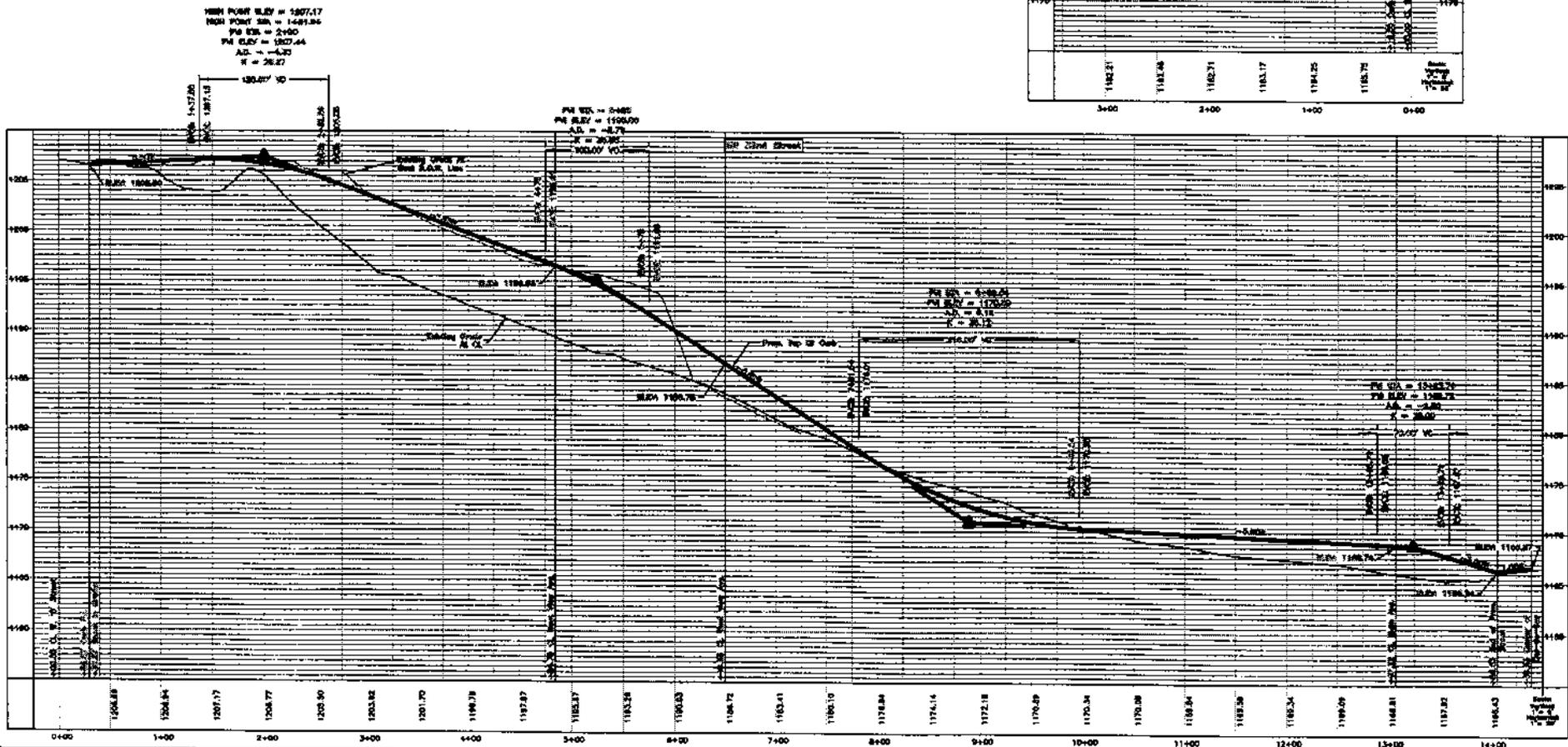
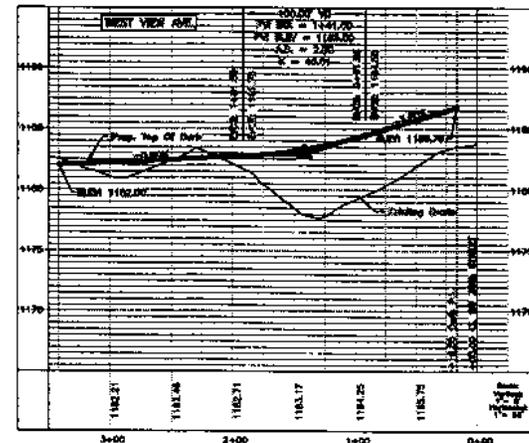
1 of 6



STREET TREE SCHEDULE							
NO.	CULTURE NAME / BOTANICAL NAME	STREET NAME	SIZE	MINOR	SPACING	HEIGHT	QUANT.
NRO	Northern Red Oak <i>Quercus Rubra</i>	SW 32nd Street	1-1/2" dia.	B & B	45'	50'	50
RSM	Red Sunset Maple <i>Acer Rubrum "Red Sunset"</i>	SW 31st Street	1-1/2" dia.	B & B	30'	35'	29
SH	Skyline Honeylocust <i>Gleditsia Tricoccoides Inermis "Skyline"</i>	W Elgin Avenue	1-1/2" dia.	B & B	35'	45'	21
APWA	Autumn Purple White Ash <i>Fraxinus Americana "Autumn Purple"</i>	West View Avenue	1-1/2" dia.	B & B	30'	45'	22







**E.S.P.**  
CONSULTING  
ENGINEERS

601 OLD  
CHENEY RD.  
SUITE 'A'  
LINCOLN  
NEBRASKA  
68512

WEST 'O'  
EDM  
BUSINESS &  
INDUSTRIAL  
PARK

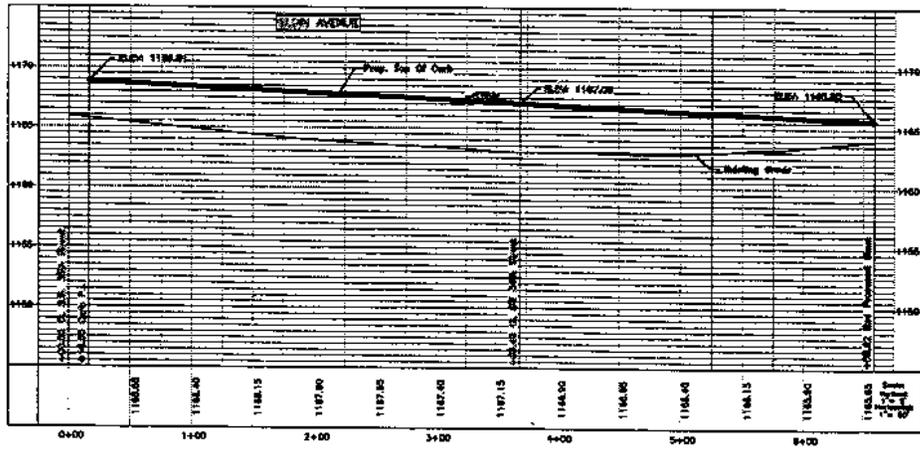
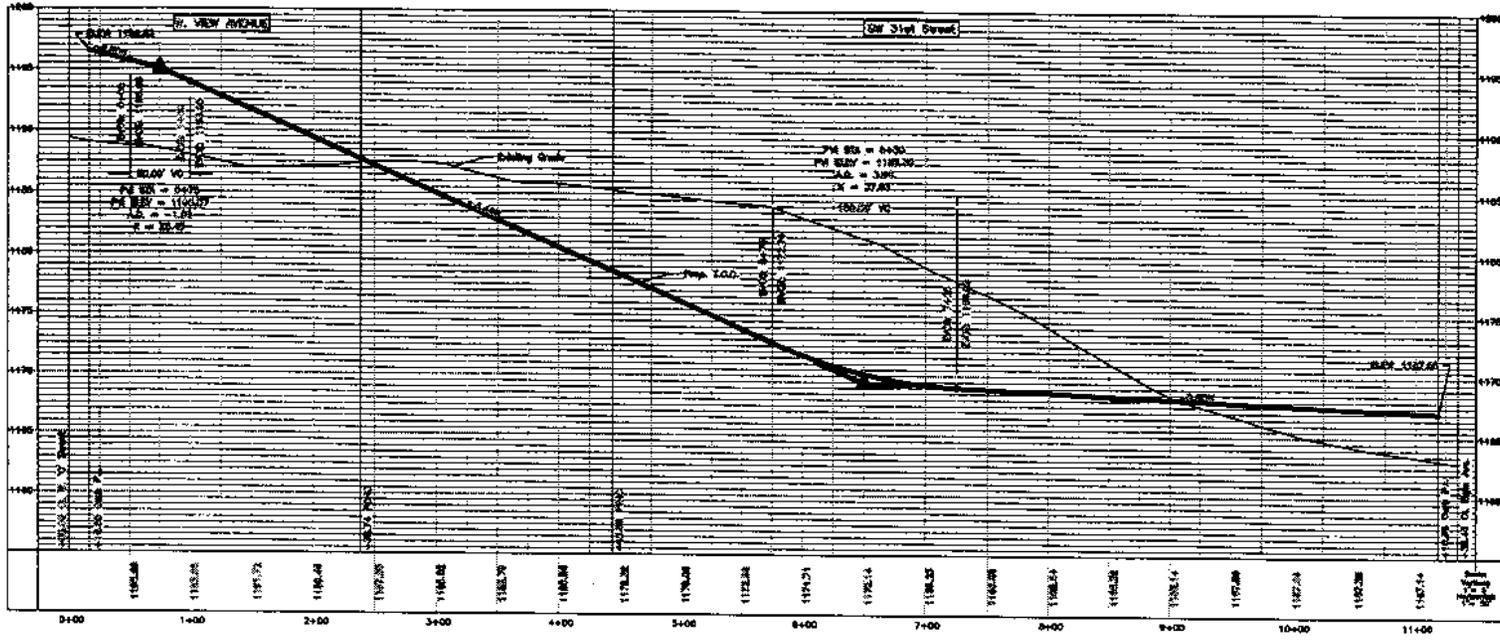
SW 35th St.  
& West 'O'  
Street  
LINCOLN  
NEBRASKA

**STREET  
PROFILES**

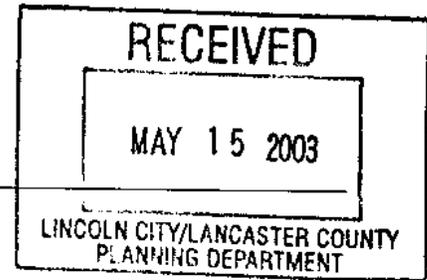
PROJECT  
MANAGER:  
NDS INC.  
PO BOX 80112  
LINCOLN  
NEBRASKA  
68501  
PHONE  
(402) 430-3157  
FAX  
(402) 489-8065

Scale: 1"=100'  
Proj:  
AAA/Weat'O'  
Dwg: Prelim Plat  
Date: 8/21/02  
Revisions:

6  
of  
6



# M e m o r a n d u m



**To:** Brian Will, Planning Department

**From:** *CB* Chad Blahak, Public Works and Utilities

**Subject:** EDM Business & Industrial Park

**Date:** May 14, 2003

**cc:** Randy Hoskins  
Devin Biesecker

Engineering Services has reviewed the resubmitted West 'O' EDM Business and Industrial Park Preliminary Plat, located south of West O Street at 32nd Street and has the following comments:

- Sanitary - Lot 8 in Block 3 needs to be provided abutting sewer as per the subdivision ordinance. Public Works recommends that Lot 8 be provided frontage on to West View Avenue/Southwest 31st Street to accommodate this requirement. A private service across Lot 7 is unsatisfactory. This would also give the lot access to the internal road system which will eventually be connected to West O Street with a signalized intersection to the west.
- Water - Comments need to be addressed concerning the adequacy of the standard 8" water main in such a long dead end water system. As the area east and west of this plat develops, the system will be looped. The adequacy of the system needs to be verified for the development of this plat alone.
- Grading/Drainage - The contours in the east end of Elgin Avenue show a non-standard paving cross section. This is unsatisfactory and the contours need to be revised to show a cross section consistent with design standards.
- There does not appear to be an overland flow path for any storm greater than the 10 year storm. Elgin Avenue slopes to the east at 0.5% from Southwest 32nd Street to the east property line without a low point to route the flow into the detention cell. Since the storm sewer is designed for the 10 year storm, any flow greater than the 10 year storm will flow off site to the property east of this project. Provisions need to be made to route the runoff to the detention cell.
- There appears to be discrepancies in the hydrology study. The front page shows 19.91 cfs, 35.39 cfs, and 54.06 cfs for the 2,10, and 100 year for the area that bypasses the detention cell. On page 23 it shows 49.79, 88.50, and 135.19 for each of the storms. If the values on page 23 are correct then more detention is required as they are higher than the pre-development flows.

- There is no emergency overflow shown for the detention cell. The detail for the outlet structure shows an elevation for the top of the weir to be 1166.08 and the contours for the bank of the detention cell show the top to be at 1166 on the south and west sides and 1165 on the north and east sides. This situation will cause overflow onto the adjoining lots to the east and west of the detention cell. An emergency over flow is required at the south end of the detention cell with no less than 1.0' from the overflow elevation to the top of the detention cell.
- A 2% minimum slope is required, as per design standards, in the bottom of the detention cell.
- Stage/storage information for the detention cell and stage/discharge information for the outlet structure need to be provided as per drainage criteria manual.
- Streets - Portions of Southwest 32nd Street are only showing 50' of right-of-way. The full 66' of right-of-way is required for the entire length of Southwest 32nd Street.
- Street grades of West View Avenue and West Elgin Avenue need to be extended 300' beyond the property line as per subdivision ordinance requirements. Street names for numbered streets shown on the profile do not agree with street names on the plan. West View Avenue intersects Southwest 32nd Street, not West O Street as shown on the profile.
- General - The information shown on the special permit 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 providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and th method of connection 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.



**UTILITIES DEPARTMENT**

**PUBLIC WORKS AND**



***MEMORANDUM***

**D**

**Fr**

***Subj***

May 13, 2003

Brian Will  
Ben Higgins, Chad Blahak

Devin Biesecker

***EDM Industrial Center Preliminary Plat***

Below are Watershed Management's comments on the EDM Industrial Center Preliminary Plat. Comments are based on a six-sheet plan set and hydraulic study stamped April 30, 2003 by the Planning Department.

1. The are errors in the pre developed flow rate calculations, the values in the summary appear to be to high. A new study showing that post-developed flows don't exceed pre-developed flows must be submitted.
2. A large amount of flow for this area is not detained. This could lead to potential erosion problems in the adjacent railroad ROW.
3. Contours show flows that exceed the capacity of the street system on 32nd street will continue on down the cul-de-sac and exit the property via a swale. The street profile shows the grading of the cul-de-sac in the other direction.

4. Minimum opening elevations must be included for lots adjacent to detention areas and swales.

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

**TO:** Brian Will

**DATE:** May 12, 2003

**DEPARTMENT:** Planning

**FROM:** Chris Schroeder  
Jerry Hood, REHS

**ATTENTION:**

**DEPARTMENT:** Health

**CARBONS TO:** Bruce Dart, Director  
EH File  
EH Administration

**SUBJECT:** Maple Village  
SP #2017 CZ #3407

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the special permit and change of zone applications for the proposed Maple Village. The following items are noted:

- Considering the past land-use of the property, former storage yard/service area with above ground storage tanks, the LLCHD recommends that at least a Phase I Environmental Assessment be conducted for the property.
- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County 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.
- Sewage disposal is projected to be the City of Lincoln municipal collection.
- Water supply is projected to be the City of Lincoln municipal water supply.



INTER-DEPARTMENT COMMUNICATION

DATE May 9, 2003

TO Brian Will, City Planning

FROM Sharon Theobald  
(Ext. 7640)

SUBJECT DEDICATED EASEMENTS  
DN#1S-35W

Attached is the Resubmitted Preliminary Plat for EDM Industrial Center.

**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. Also, please include "and utility" in the Sanitary Sewer easement, as noted.

It should be noted, any relocation of existing facilities will be at the owner/developer's expense.

*Sharon Theobald*

ST/ss  
Attachment  
c: Terry Wiebke  
Easement File

