

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

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**for May 28, 2003 PLANNING COMMISSION MEETING**

**P.A.S.:** Final Plat No.03008  
Final Plat Name: Wilderness Ridge 6<sup>th</sup> Addition

**PROPOSAL:** A final plat consisting of 35 lots and one Outlot

**LOCATION:** S. 27<sup>th</sup> Street & Yankee Hill Rd.

**LAND AREA:** 9.33 acres, more or less

**CONCLUSION:** Final plat is in conformance with the preliminary plat.

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

**LEGAL DESCRIPTION:** Outlot "C", Wilderness Ridge 3<sup>rd</sup> Addition, located in the Southeast 1/4 of Section 25, Township 9 North, Range 6 East of the 6<sup>th</sup> P.M., Lincoln, Lancaster County, Nebraska.

**EXISTING ZONING:** R-3 Residential

**EXISTING LAND USE:** Undeveloped

**SURROUNDING LAND USE AND ZONING:**

North: R-3 Residential

South: AG Agriculture

East: R-3 Residential and AG Agriculture (east of S. 27<sup>th</sup> St.)

West: R-3 Residential

**HISTORY:** Wilderness Ridge Preliminary Plat and Community Unit Plan were approved by City Council on July 6, 1999.

**UTILITIES:** Available

**TRAFFIC ANALYSIS:** All streets within the plat are private.

**ANALYSIS:**

1. The final plat conforms to the approved preliminary plat.
2. Executive Orders have been approved for the completion of street paving, water mains, sanitarysewer, storm sewers and ornamental lighting. Certificate of Deposits have been accepted for the completion of sidewalks, street trees and landscape screen.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

Prepared by:

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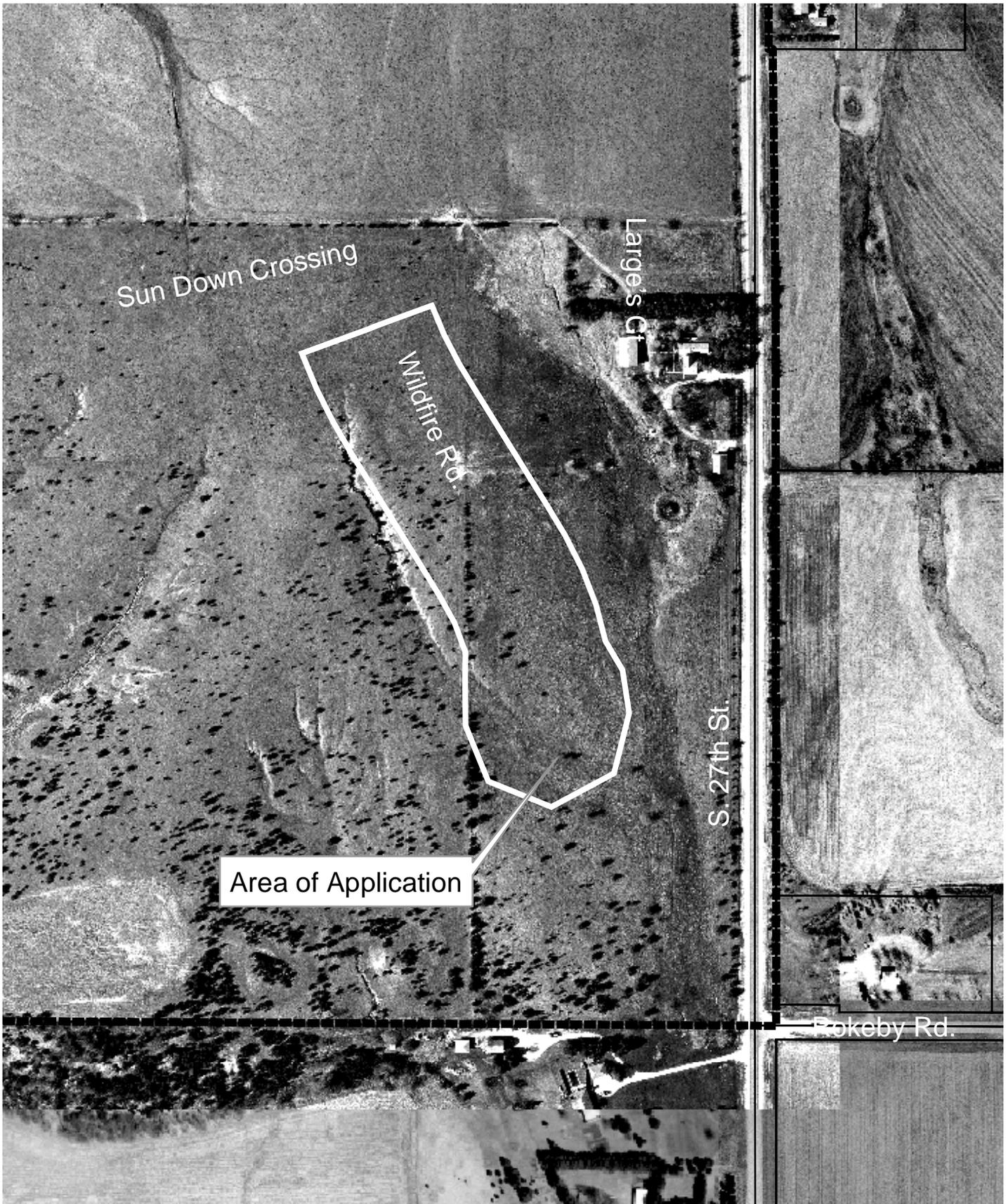
Tom Cajka  
Planner

**DATE:** May 15, 2003

**APPLICANT:** Ridge Development Co.  
2001 Pine Lake Rd. Suite 100  
Lincoln, NE 68512  
(402) 421-1627

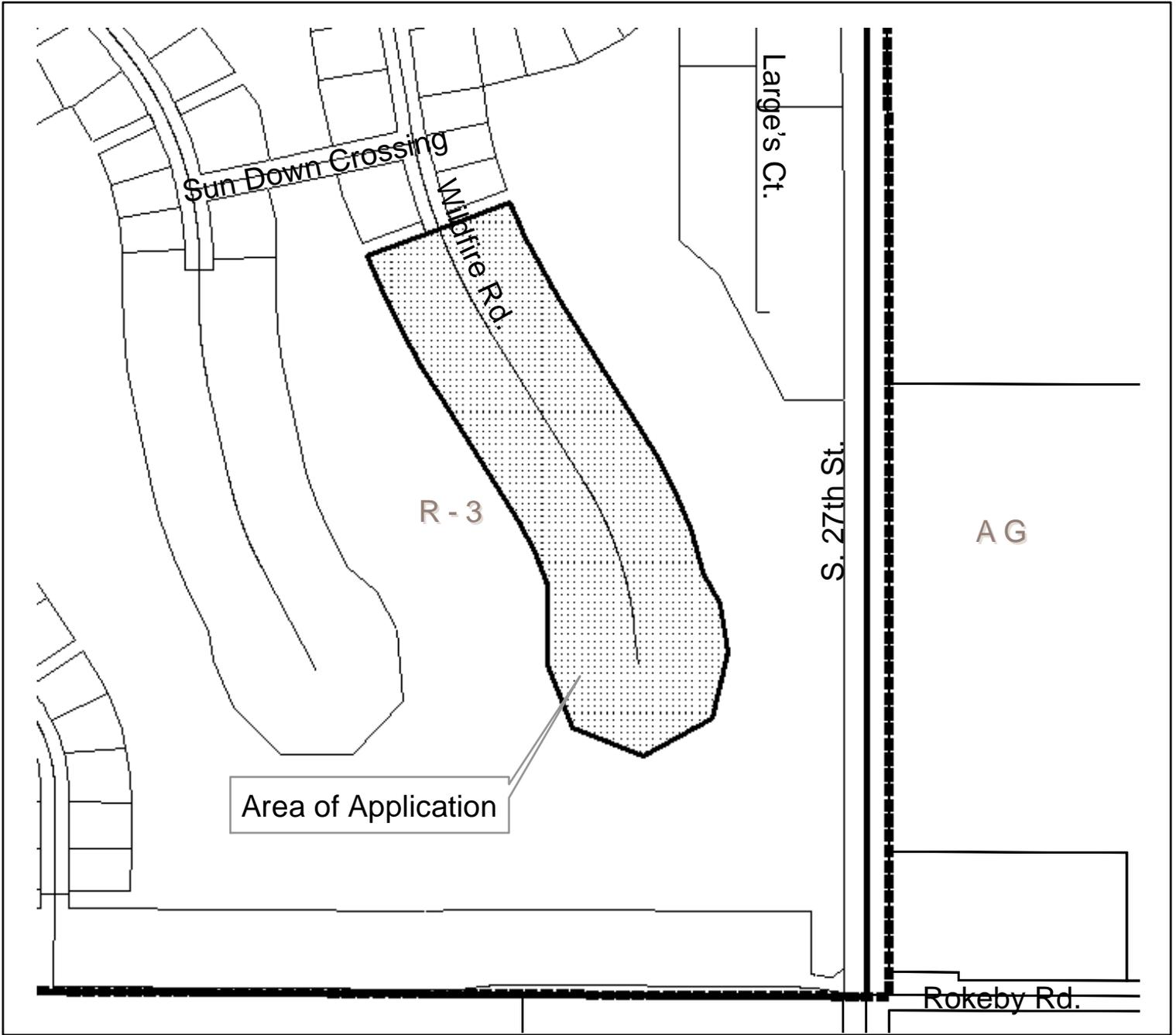
**OWNER:** same as applicant

**CONTACT:** Michael R. Johnson  
Olsson Associates  
1111 Lincoln Mall  
Lincoln, NE 68508  
(402) 474-6311



**Final Plat #03008  
Wilderness Ridge 6th Add**



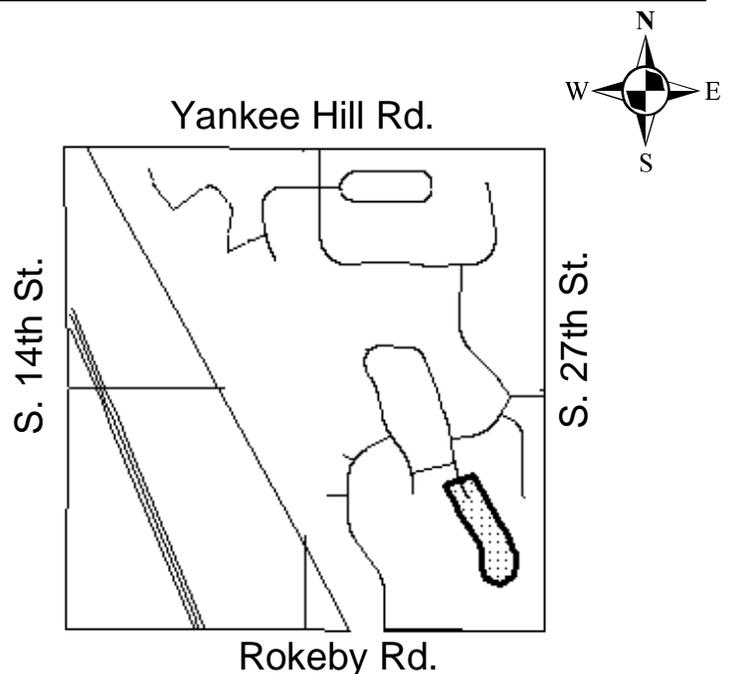
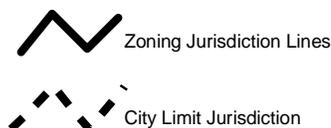


# Final Plat #03008 Wilderness Ridge 6th Add

## 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
- I-3 Employment Center District
- P Public Use District

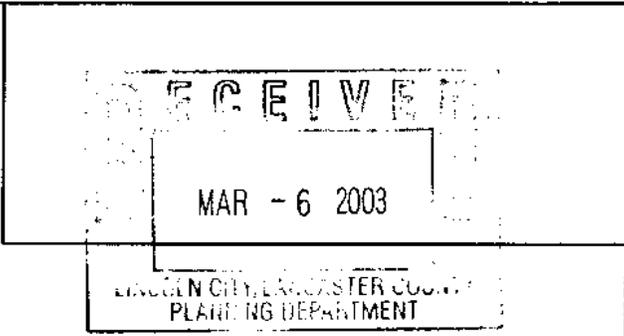
One Square Mile  
Sec. 25 T9N R6E



# WILDERNESS RIDGE 6TH ADDITION

FINAL PLAT

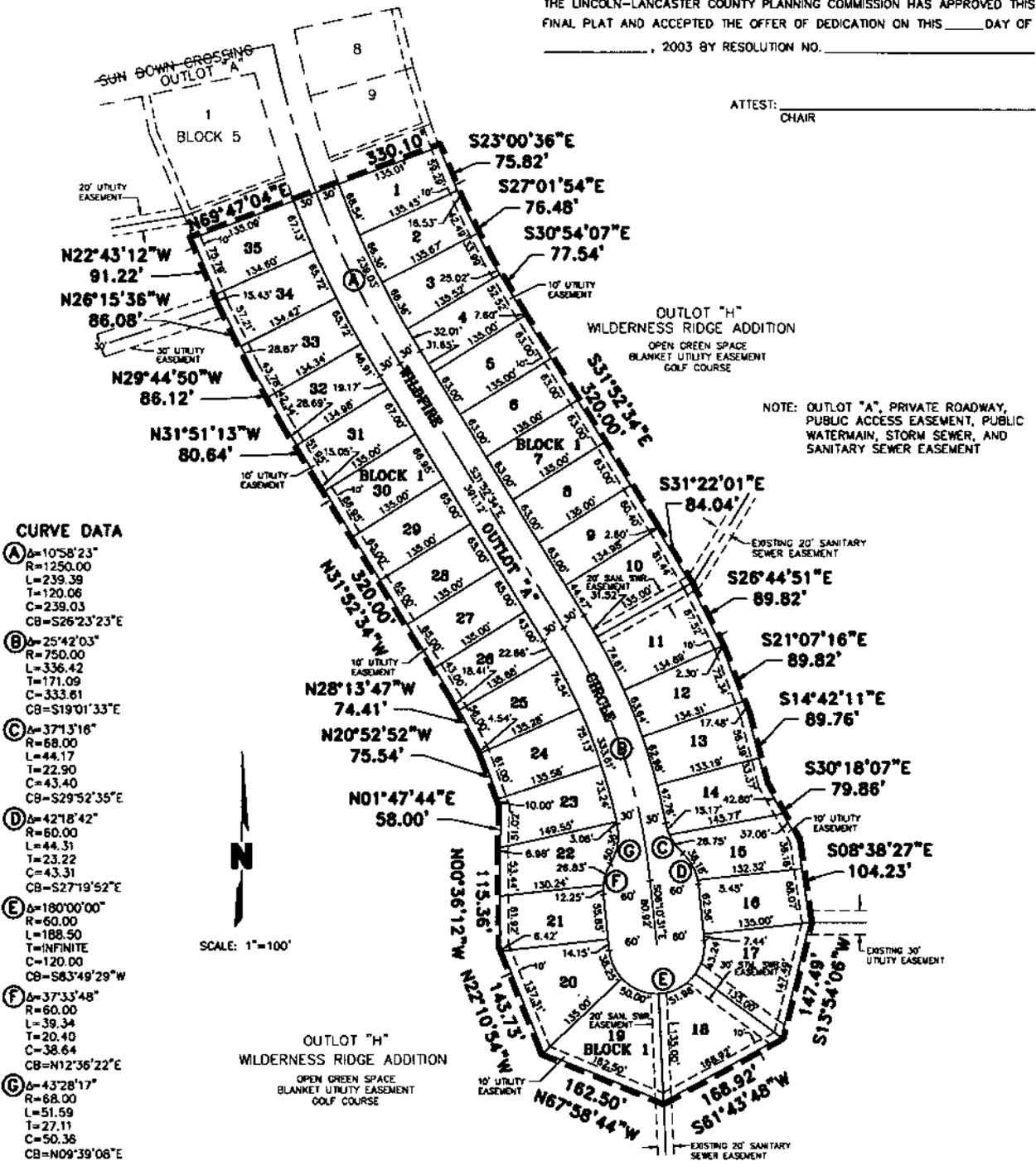
THIS PLAT BASED UPON PRELIMINARY PLAT  
NO. 99005 FOR WILDERNESS RIDGE ADDITION



### PLANNING COMMISSION APPROVAL

THE LINCOLN-LANCASTER COUNTY PLANNING COMMISSION HAS APPROVED THIS  
FINAL PLAT AND ACCEPTED THE OFFER OF DEDICATION ON THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 2003 BY RESOLUTION NO. \_\_\_\_\_

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



### CURVE DATA

- (A) Δ=10°58'23"  
R=1250.00  
L=239.39  
T=120.06  
C=239.03  
CB=S26°23'23"E
- (B) Δ=25°42'03"  
R=750.00  
L=336.42  
T=171.09  
C=333.61  
CB=S19°01'33"E
- (C) Δ=37°13'16"  
R=68.00  
L=44.17  
T=22.90  
C=43.40  
CB=S29°52'35"E
- (D) Δ=42°18'42"  
R=60.00  
L=44.31  
T=23.22  
C=43.31  
CB=S27°19'52"E
- (E) Δ=180°00'00"  
R=60.00  
L=188.50  
T=INFINITE  
C=120.00  
CB=S63°49'29"W
- (F) Δ=37°33'48"  
R=60.00  
L=39.34  
T=20.40  
C=38.64  
CB=N12°36'22"E
- (G) Δ=43°28'17"  
R=68.00  
L=51.59  
T=27.11  
C=50.38  
CB=N09°39'08"E