CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat No. 02013
Heritage Lakes Addition

DATE: May 28, 2002

PROPOSAL: A final plat consisting of 40 lots and 8 outlots.

LAND AREA: 54.39 acres, more or less

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

RECOMMENDATION:	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 96 I.T., located in the NE 1/4 of Section 23, T9N, R7E of the 6th P.M., Lancaster County, Nebraska.

LOCATION: S. 98th & Pine Lake Road

APPLICANT: Gary Kort
Heritage Lakes, L.L.C.
5950 VanDerVoort Dr. - Suite B
Lincoln, NE 68516

OWNER: same

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

EXISTING ZONING: R-3 Residential

EXISTING LAND USE: Vacant, graded land

SURROUNDING LAND USE AND ZONING:

North:	R-3	Acreage lots and developing
South:	AG	Agriculture

East: AG Agriculture
West: R-3 Vacant graded land

HISTORY: The Heritage Lakes Preliminary Plat was accepted by the City Council on **April 29, 2002**.

TRAFFIC ANALYSIS: Pine Lake Road is designated as a minor arterial in the future functional street and road classification in the 2025 Comprehensive Plan.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat. The lot lines in Block 3 adjacent to Outlot "D" have changed, although the alteration is within the 10 feet permitted by the preliminary plat.

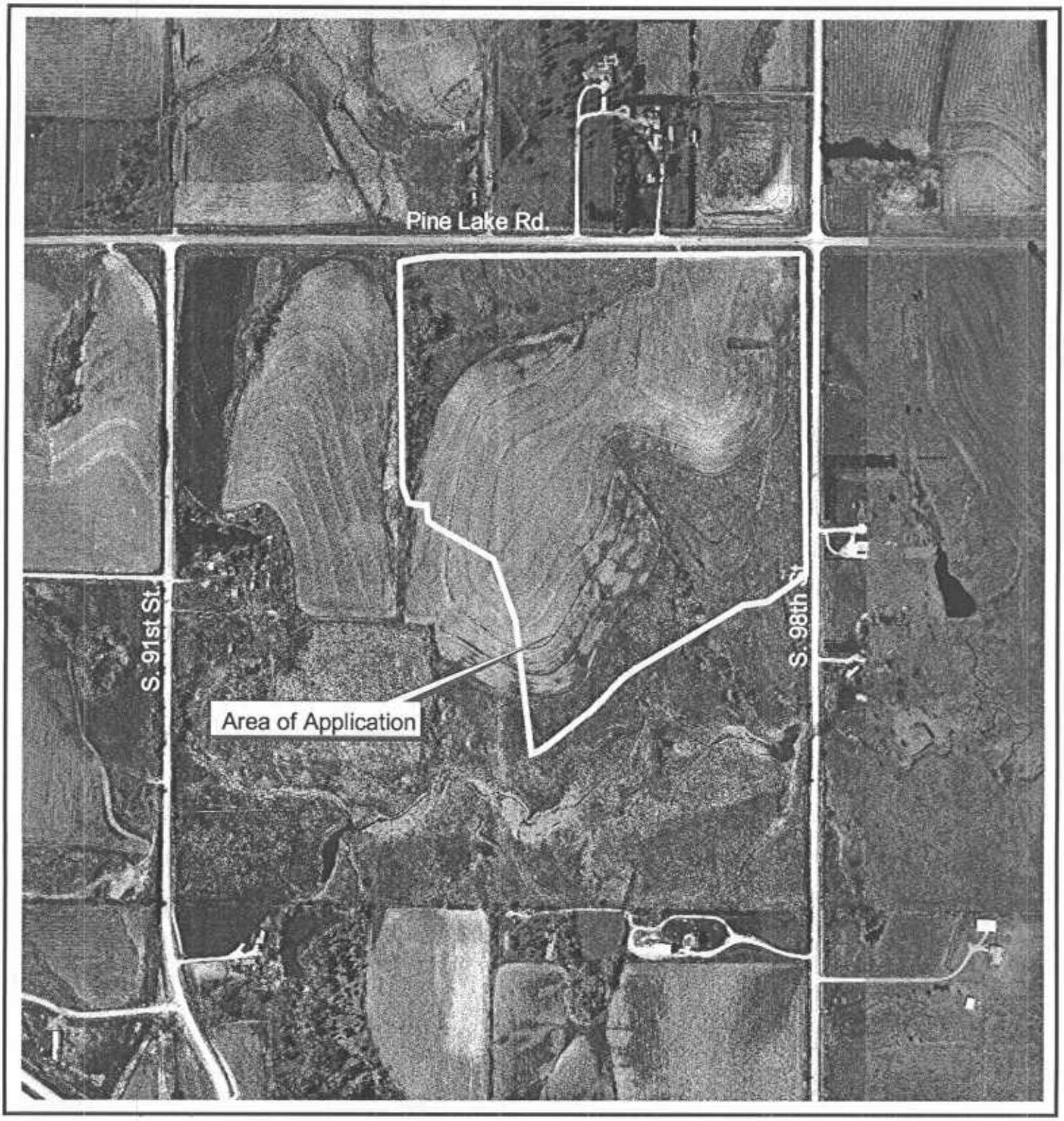
2. Executive Orders have been approved for the completion of street paving, water mains, sanitary sewer, storm sewers and ornamental lighting. An agreement for escrow of security fund has been accepted for the completion of private roadway paving, sidewalks, a bicycle trail/sidewalk, private street lights, street trees, street name signs, permanent survey markers, and temporary turnarounds.

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.

_____
Jason Reynolds
Planner

F:\FILES\Planning\PC\FP\02000\FP02013.heritagelakes.jwr.wpd



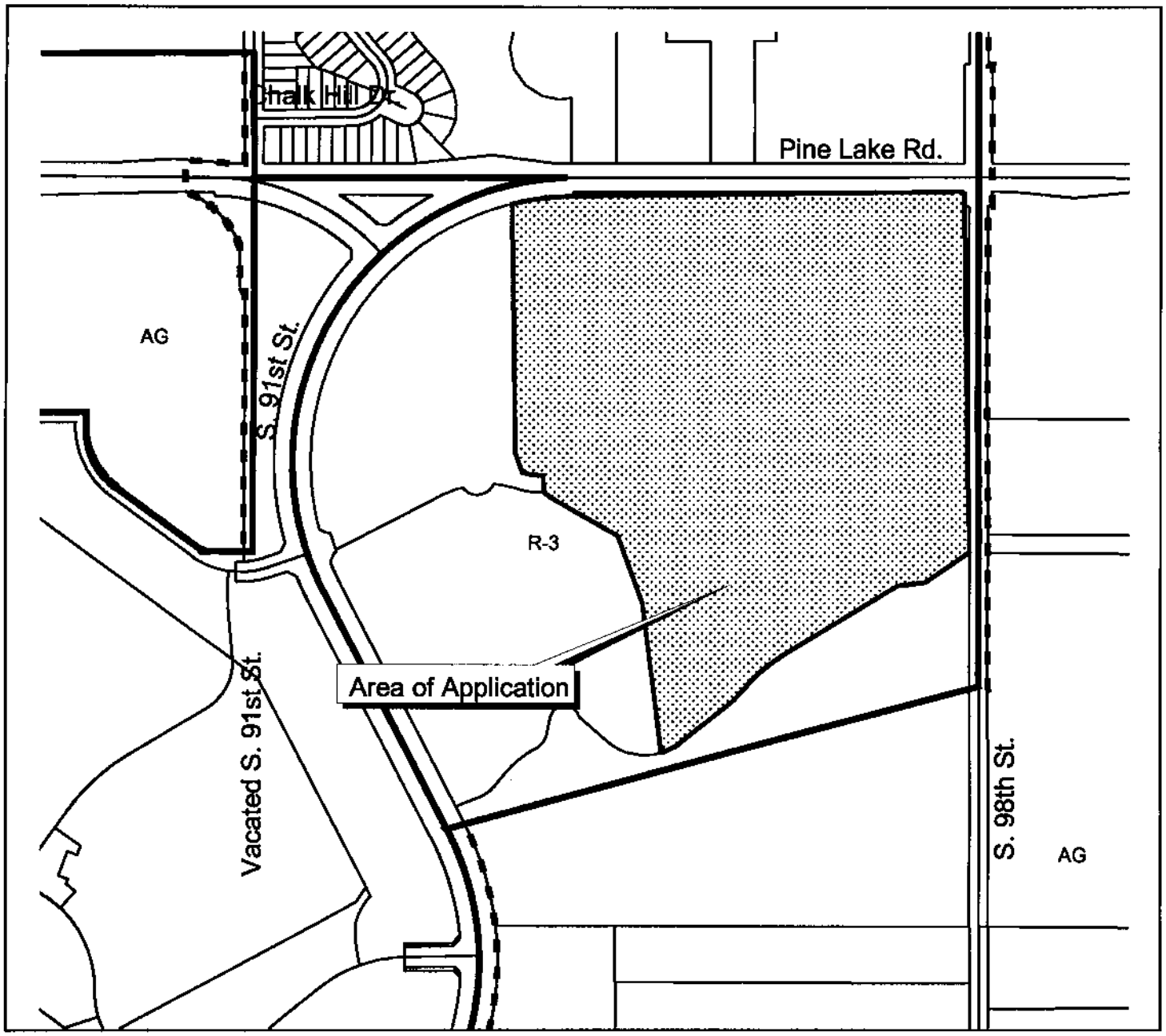
Final Plat #02013
Heritage Lakes
98th & Pine Lake

N

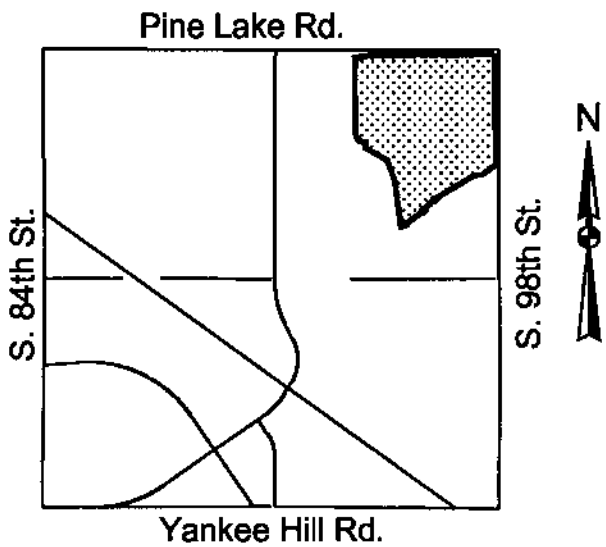
Photograph Date: 1999

m:\plan\arcview\02fp\fp02013

Lincoln City - Lancaster County Planning Dept.



Final Plat #02013
Heritage Lakes
98th & Pine Lake



Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Convervation 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. 23 T9N R7E

Zoning Jurisdiction Lines

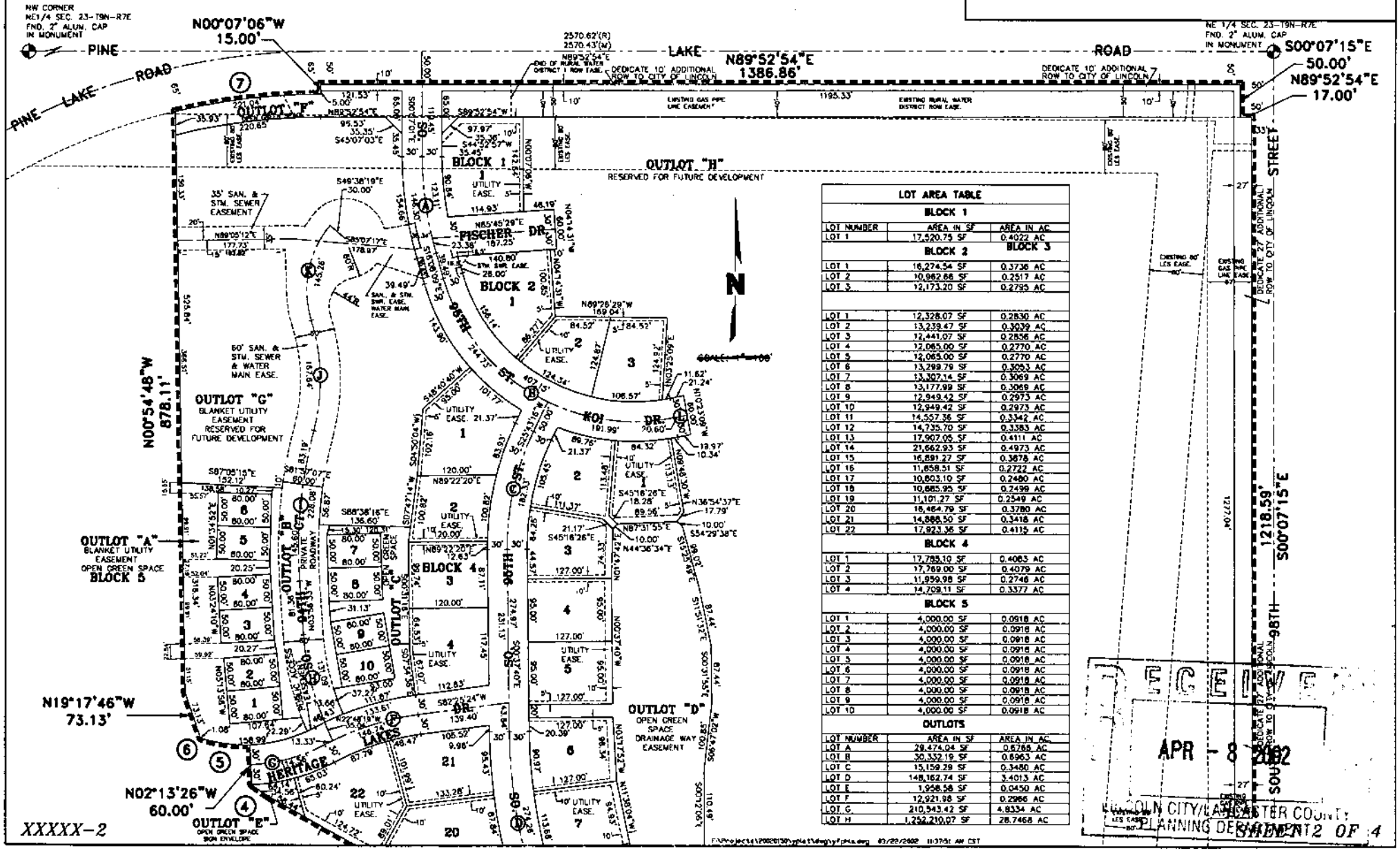
City Limit Jurisdiction

m:\plan\arcview\02fp\fp02013

Lincoln City - Lancaster County Planning Dept.

HERITAGE LAKES ADDITION

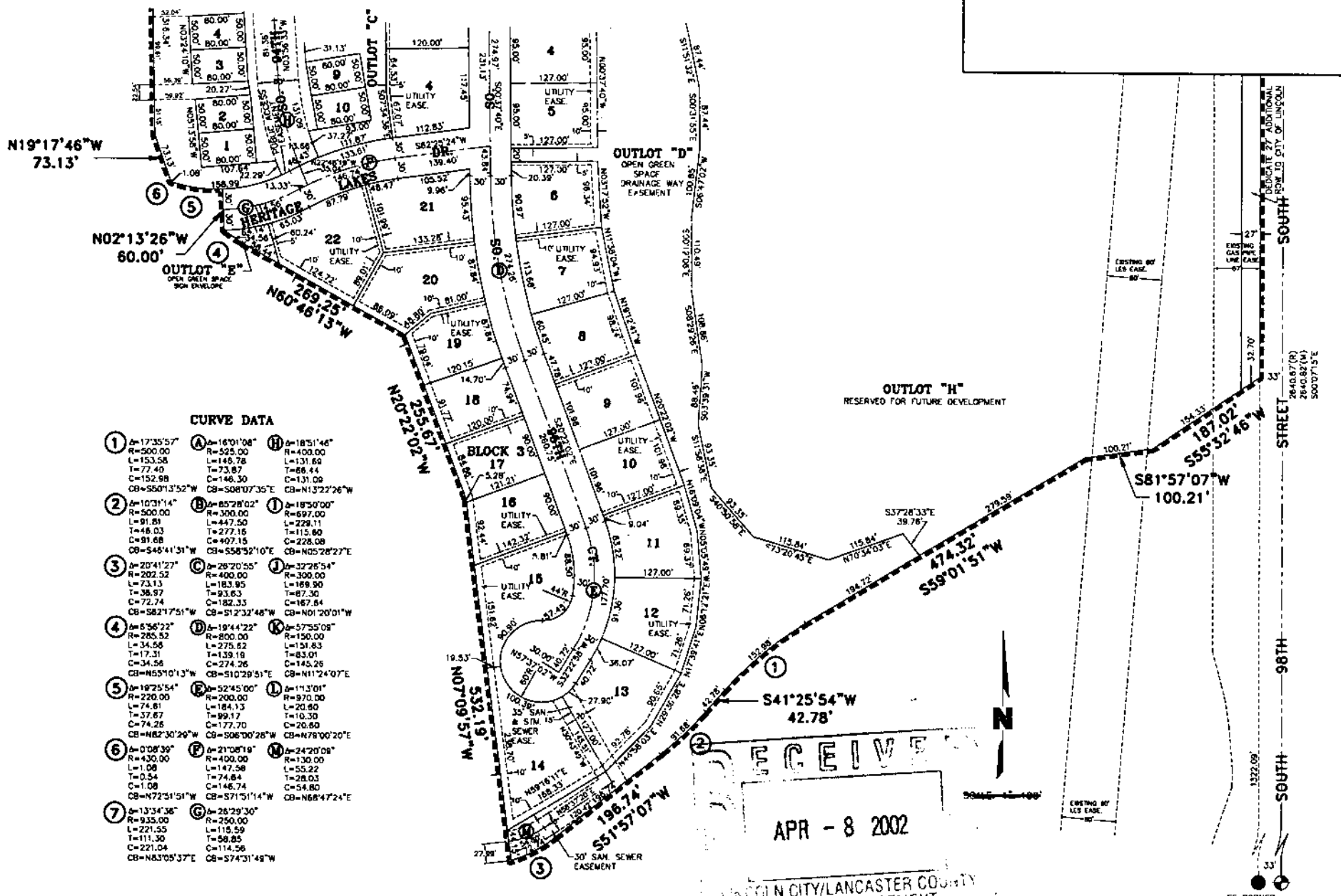
FINAL PLAT



LOT AREA TABLE		
BLOCK 1		
LOT NUMBER	AREA IN SF	AREA IN AC
LOT 1	17,520.75 SF	0.4022 AC
BLOCK 2		
LOT 1	16,274.54 SF	0.3736 AC
LOT 2	10,962.66 SF	0.2517 AC
LOT 3	12,173.20 SF	0.2795 AC
BLOCK 3		
LOT 1	12,328.07 SF	0.2830 AC
LOT 2	13,239.47 SF	0.3039 AC
LOT 3	12,441.07 SF	0.2856 AC
LOT 4	12,065.00 SF	0.2770 AC
LOT 5	12,065.00 SF	0.2770 AC
LOT 6	13,299.79 SF	0.3053 AC
LOT 7	13,307.14 SF	0.3069 AC
LOT 8	13,177.99 SF	0.3069 AC
LOT 9	12,949.42 SF	0.2973 AC
LOT 10	12,949.42 SF	0.2973 AC
LOT 11	14,557.36 SF	0.3342 AC
LOT 12	14,735.70 SF	0.3383 AC
LOT 13	17,907.06 SF	0.4111 AC
LOT 14	21,662.93 SF	0.4973 AC
LOT 15	16,891.27 SF	0.3878 AC
LOT 16	11,858.51 SF	0.2722 AC
LOT 17	10,803.10 SF	0.2480 AC
LOT 18	10,885.95 SF	0.2499 AC
LOT 19	11,101.27 SF	0.2549 AC
LOT 20	16,464.79 SF	0.3780 AC
LOT 21	14,888.50 SF	0.3418 AC
LOT 22	17,923.36 SF	0.4115 AC
BLOCK 4		
LOT 1	17,785.10 SF	0.4083 AC
LOT 2	17,769.00 SF	0.4079 AC
LOT 3	11,959.98 SF	0.2746 AC
LOT 4	14,709.11 SF	0.3377 AC
BLOCK 5		
LOT 1	4,000.00 SF	0.0918 AC
LOT 2	4,000.00 SF	0.0918 AC
LOT 3	4,000.00 SF	0.0918 AC
LOT 4	4,000.00 SF	0.0918 AC
LOT 5	4,000.00 SF	0.0918 AC
LOT 6	4,000.00 SF	0.0918 AC
LOT 7	4,000.00 SF	0.0918 AC
LOT 8	4,000.00 SF	0.0918 AC
LOT 9	4,000.00 SF	0.0918 AC
LOT 10	4,000.00 SF	0.0918 AC
OUTLOTS		
LOT NUMBER	AREA IN SF	AREA IN AC
LOT A	29,474.04 SF	0.6766 AC
LOT B	30,332.19 SF	0.6963 AC
LOT C	15,159.29 SF	0.3480 AC
LOT D	148,162.74 SF	3.4013 AC
LOT E	1,958.58 SF	0.0450 AC
LOT F	12,921.98 SF	0.2966 AC
LOT G	210,543.42 SF	4.8334 AC
LOT H	1,252,210.07 SF	28.7468 AC

HERITAGE LAKES ADDITION

FINAL PLAT



CURVE DATA

(1) Δ=17°35'57" R=500.00 L=153.58 T=77.40 C=152.98 CB=S50°13'52"W	(A) Δ=16°01'08" R=525.00 L=146.78 T=73.87 C=146.30 CB=S08°07'35"E	(H) Δ=18°51'46" R=400.00 L=131.69 T=66.44 C=131.09 CB=N13°22'26"W
(2) Δ=10°31'14" R=500.00 L=91.89 T=46.03 C=91.68 CB=S46°41'31"W	(B) Δ=85°28'02" R=300.00 L=447.50 T=277.18 C=407.15 CB=S58°52'10"E	(I) Δ=18°50'00" R=697.00 L=229.11 T=115.60 C=228.08 CB=N05°28'27"E
(3) Δ=20°41'27" R=202.52 L=73.13 T=36.97 C=72.74 CB=S82°17'51"W	(C) Δ=26°20'55" R=400.00 L=183.95 T=93.63 C=182.33 CB=S12°32'48"W	(J) Δ=32°26'54" R=300.00 L=169.90 T=87.30 C=167.64 CB=N01°20'01"W
(4) Δ=6°56'22" R=285.52 L=34.56 T=17.31 C=34.56 CB=N55°10'13"W	(D) Δ=19°44'22" R=800.00 L=275.62 T=139.19 C=274.26 CB=S10°29'51"E	(K) Δ=57°55'09" R=150.00 L=151.63 T=83.01 C=145.26 CB=N11°24'07"E
(5) Δ=19°25'54" R=220.00 L=74.61 T=37.67 C=74.26 CB=N82°30'29"W	(E) Δ=52°45'00" R=200.00 L=184.13 T=99.17 C=177.70 CB=S06°00'28"W	(L) Δ=11°31'01" R=970.00 L=20.60 T=10.30 C=20.60 CB=N79°00'20"E
(6) Δ=0°08'39" R=430.00 L=1.08 T=0.54 C=1.08 CB=N72°51'51"W	(F) Δ=21°08'19" R=400.00 L=147.58 T=74.64 C=146.74 CB=S71°51'14"W	(M) Δ=24°20'09" R=130.00 L=55.22 T=28.03 C=54.80 CB=N68°47'24"E
(7) Δ=13°34'36" R=935.00 L=221.55 T=111.30 C=221.04 CB=N83°05'37"E	(G) Δ=26°29'30" R=250.00 L=115.59 T=58.85 C=114.56 CB=S74°31'49"W	

RECEIVED
APR - 8 2002
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT