
Lincoln City - Lancaster County

PLANNING COMMISSION AGENDA

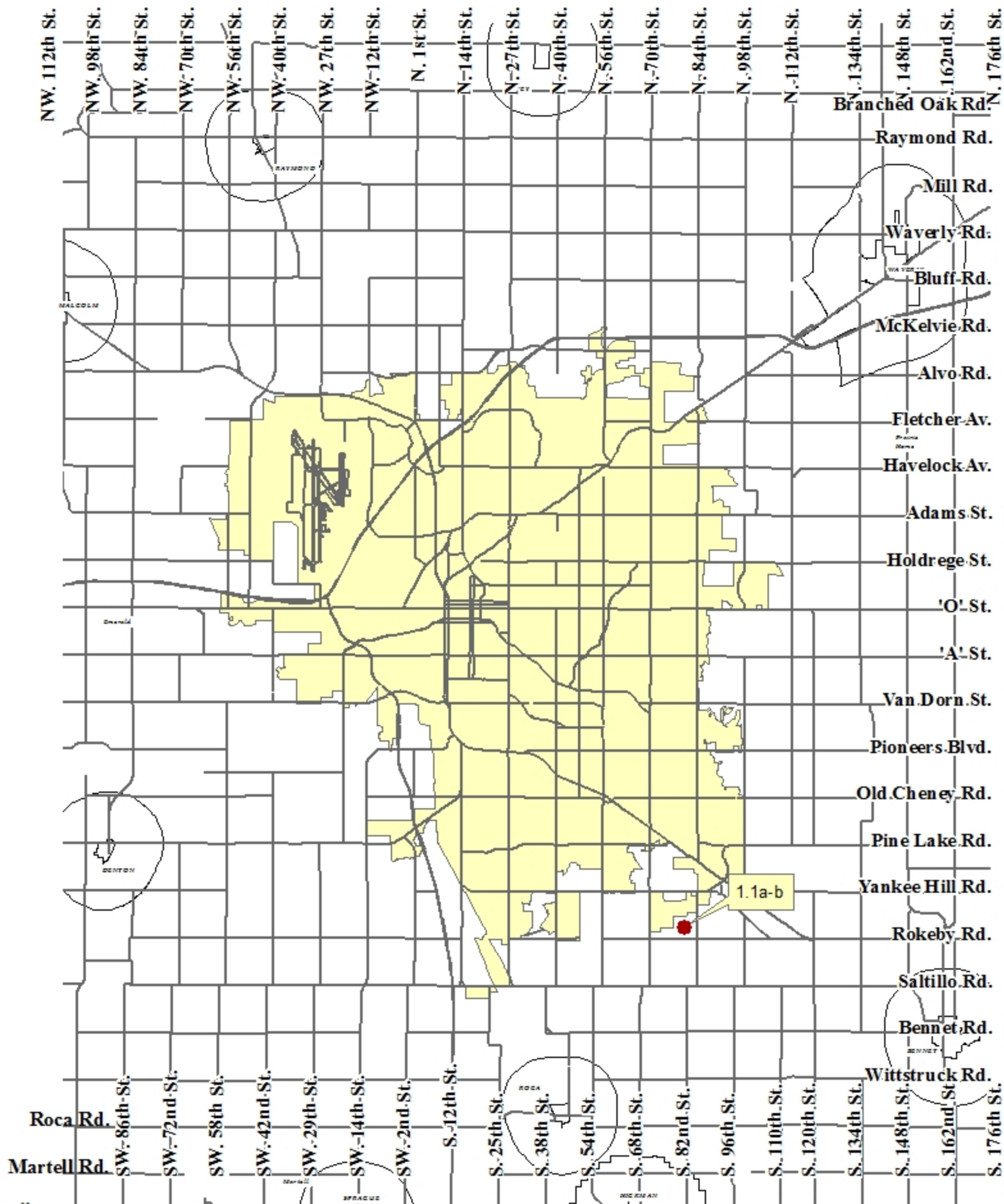
PLANNING COMMISSION

Chris Hove: Chair
Dennis Scheer: Vice-Chair
Thomas Beckius
Tracy Corr
Tracy Edgerton
Deane Finnegan
Maja V. Harris
Sandra Washington
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PLANNING STAFF

David R. Cary: Director
Geri Rorabaugh: Administrative Officer
Amy Huffman: Office Specialist

March 29, 2017



Planning Commission Agenda Item Map

March 29, 2017

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, March 29, 2017, at 1:00 p.m. in Hearing Room 112 on the first floor of the County-City Building, 555 S. 10th St., Lincoln, Nebraska. For more information, call the Planning Department, (402) 441-7491.

The Lincoln/Lancaster County Planning Commission will meet on Wednesday, March 29, 2017, immediately following the regular Planning Commission meeting in Hearing Room 112 on the first floor of the County-City Building, 555 S. 10th St., Lincoln, Nebraska, to discuss the Urban Development Department - Redevelopment Plan Process and Airport Zoning Regulations.

****PLEASE NOTE:** The Planning Commission action is final action on any item with a notation of "FINAL ACTION". Any aggrieved person may appeal Final Action of the Planning Commission to the City Council or County Board by filing a Notice of Appeal with the City Clerk or County Clerk within 14 days following the action of the Planning Commission.

The Planning Commission action on all other items is a recommendation to the City Council or County Board.

AGENDA

WEDNESDAY, MARCH 29, 2017

Approval of minutes of the regular meeting held March 15, 2017.

1. CONSENT AGENDA (Public Hearing and Administrative Action):

ANNEXATION AND RELATED CHANGE OF ZONE:

Page 01 1.1a Annexation No. 17003, to annex approximately 7.19 acres, more or less, on property generally located at South 80th Street and Lilee Lane.
Staff recommendation: Conditional Approval
Staff Planner: Brian Will, 402-441-6362, bwill@lincoln.ne.gov

Page 01 1.1b Change of Zone No. 17004, from AG (Agricultural District) to R-3 (Residential District) on approximately 7.19 acres, more or less, on property generally located at South 80th Street and Lilee Lane.
Staff recommendation: Conditional Approval
Staff Planner: Brian Will, 402-441-6362, bwill@lincoln.ne.gov

2. REQUESTS FOR DEFERRAL:

2.1 _____

2.2 _____

**3. ITEMS REMOVED FROM CONSENT AGENDA
(Public Hearing and Administrative Action):**

3.1 _____

3.2 _____

4. PUBLIC HEARING AND ADMINISTRATIVE ACTION:

**AT THIS TIME, ANYONE WISHING TO SPEAK ON AN ITEM
NOT ON THE AGENDA, MAY DO SO**

Adjournment

PENDING LIST:

Planning Dept. staff contacts:

David Cary, <i>Director</i>	402-441-6364	dcary@lincoln.ne.gov
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Michael Brienzo, <i>Transportation Planner</i>	402-441-6369	mbrienzo@lincoln.ne.gov
Tom Cajka, <i>Planner</i>	402-441-5662	tcajka@lincoln.ne.gov
Brandon Garrett, <i>Planner</i>	402-441-6373	bgarrett@lincoln.ne.gov
Stacey Groshong Hageman, <i>Planner</i>	402-441-6361	slhageman@lincoln.ne.gov
Rachel Jones, <i>Planner</i>	402-441-7603	rjones@lincoln.ne.gov
Andrew Thierolf, <i>Planner</i>	402-441-6371	athierolf@lincoln.ne.gov
George Wesselhoft, <i>Planner</i>	402-441-6366	gwesselhoft@lincoln.ne.gov
Brian Will, <i>Planner</i>	402-441-6362	bwill@lincoln.ne.gov
Kellee Van Bruggen, <i>Transportation Planner</i>	402-441-6363	kvanbruggen@lincoln.ne.gov
Ed Zimmer, <i>Historic Preservation Planner</i>	402-441-6360	ezimmer@lincoln.ne.gov

*** * * * ***

**The Planning Commission meeting
which is broadcast live at 1:00 p.m. every other Wednesday
will be rebroadcast on Wednesdays at 7:00 p.m., Thursdays at 12:00 a.m. and
Sundays at 12:30 p.m. on 5 City TV, Cable Channel 5.**

*** * * * ***

**The Planning Commission agenda may be accessed on the Internet at
<http://www.lincoln.ne.gov/city/plan/pcagenda/index.htm>**

ACCOMMODATION NOTICE

The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participating in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402 441-7624 as soon as possible before the scheduled meeting date in order to make your request.

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for March 29, 2017 PLANNING COMMISSION MEETING

Note: This is a combined staff report for related items. This report contains a single background and analysis section for all items.

PROJECT #: Annexation #17003 - Grandview Estates 1st Addition
Change of Zone #17004

PROPOSAL: To annex 7.19 acres, and change the zoning from AG Agriculture and R-3 Residential for Grandview Estates 1st Addition

LOCATION: South 70th Street and Rokeby Road

LAND AREA: Annexation #17003 - Approximately 7.19 acres
Change of Zone #17004 - Approximately 7.19 acres

CONCLUSION: The subject property is adjacent to the city limit, and the full range of municipal services can be provided if annexed. A change of zone to R-3 is consistent with the Future Land Use Map and compatible with the adjacent development. Both requests comply with the Zoning Ordinance and are consistent with the Comprehensive Plan.

RECOMMENDATION:

AN#17003

Approval

CZ#17004

Approval

PROPOSED CITY COUNCIL DISTRICT ASSIGNMENT: District #2.

GENERAL INFORMATION:

LEGAL DESCRIPTION: AN#17003 and CZ#17004 - Lot 78 I.T. located in the SE 1/4 of Section 27-9-7 of the 6th P.M., Lancaster County, Nebraska.

EXISTING ZONING: AG Agriculture **PROPOSED ZONING:** R-3 Residential

SURROUNDING LAND USE AND ZONING:

North:	Agriculture	AG
South:	Agriculture	AG
East:	Agriculture	AG
West:	Residential (under development)	R-3

EXISTING LAND USE: Agriculture.

HISTORY:

JUN 2014 - Special Permit #14014 for the Grandview Estates CUP was approved. The CUP showed a concept plan covering 109 acres with a site layout showing 316 dwelling units with an overall maximum allowed density of up to 760 dwelling units.

AUG 2014 - Annexation #14004 and Change of Zone #14017 covering approximately 27 acres were approved by the City Council so the first phase of the development could be final platted. These applications were associated with Special Permit #14014.

APR 2016 - Annexation #16001 Change of Zone #16001 to annex 29 acres and change the zoning from AG Agriculture and R-3 Residential for Grandview Estates 1st Addition was approved to allow the second phase to develop.

OCT 2016 - Annexation #16011 Change of Zone #16032 to annex 21.91 acres and change the zoning from AG Agriculture and R-3 Residential for Grandview Estates 1st Addition was approved to allow the third phase to develop.

COMPREHENSIVE PLAN SPECIFICATIONS:

Pg 1.9 - The Future Land Use Map designates this site for urban density residential land uses.

Pg. 1.10 - This site is shown in Tier I, Priority B on the Growth Tier Map.

Pg 12.14 - The ANNEXATION POLICY of the 2040 Comprehensive Plan:

Annexation policy is a potentially powerful means for achieving many of the goals embodied in the Plan's Vision. Annexation is a necessary and vitally important part of the future growth and health of Lincoln. The annexation policies of the City of Lincoln include but are not limited to the following:

The provision of municipal services must coincide with the jurisdictional boundaries of the City – in short, it is not the intent of the City of Lincoln to extend utility services (most notably, but not necessarily limited to, water and sanitary sewer services) beyond the corporate limits of the City.

The extension of water and sanitary sewer services should be predicated upon annexation of the area by the City. City annexation must occur before any property is provided with water, sanitary sewer, or other potential City services.

The areas within Tier I Priority A that are not annexed serve as the future urban area for purposes of annexation per state statute and are appropriate for immediate annexation upon final plat. These areas have approved preliminary plans.

To demonstrate the City's commitment to the urbanization of land in Tier I Priority B, the City should annex land that is contiguous to the City and generally urban in character, as well as land that is engulfed by the City. Land which is remote or otherwise removed from the limits of the City of Lincoln will not be annexed.

Annually the City should review for potential annexation all property in Priority B for which basic infrastructure is generally available or planned for in the near term.

Annexation generally implies the opportunity to access all City services within a reasonable period of time.

Voluntary annexation agreements may limit or otherwise outline the phasing, timing or installation of utility services (e.g., water, sanitary sewer), and may include specific or general plans for the private financing of improvements to the infrastructure supporting or contributing to the land uses in the annexed area. The annexation of large projects may be done in phases as development proceeds.

The character of existing residential areas should be respected as much as possible during the annexation process. When low density "acreage" areas are proposed for annexation due to the City's annexation policy, additional steps should be taken to ease the transition as much as possible, such as public meetings, advance notice and written explanation of changes as a result of annexation. In general, many aspects of acreage life may remain unchanged, such as zoning or covenants. However, any annexation of existing residential areas will include some costs which must be the responsibility of property owners.

Annexation to facilitate the installation of improvements and/or possible assessment districts is appropriate if it is consistent with the annexation policies of the Plan listed above.

Plans for the provision of services within the areas considered for annexation shall be carefully coordinated with the Capital Improvements Program of the City and the County.

SPECIFIC INFORMATION:

UTILITIES & SERVICES:

- A. **Sanitary Sewer:** Sanitary sewer is available in the adjacent phase of this development to the west, and can be extended by the developer to serve this phase.
- B. **Water:** Water is also available in the adjacent phase of this development and can be extended as well.
- C. **Roads:** All internal streets associated with Grandview Estates 1st Addition are local streets and will be constructed by the developer as part of the development. Nearby arterial streets include South 70th Street and Rokeby Road.

South 70th Street is an asphalt county road, and while it won't be improved with this development temporary turn lanes have been installed. Rokeby Road is a gravel road, and improvements will be triggered at such time as lots are platted with access to it. This phase does not annex any land adjacent to Rokeby Road, so there will be no lots adjacent or access taken to it at this time.

- D. **Parks and Trails:** The bike trail system extends south along South 70th Street, and then follows the drainage southeast before jogging east across the north edge of this development. Easements to accommodate the trail have been dedicated with the final plats consistent with the Grandview Estates community unit plan (CUP).
- E. **Fire Protection:** After annexation, fire protection will be provided by Lincoln Fire Rescue (LFR). A new fire/police station is to be constructed at South 63rd Street and Pine Lake Road, and is intended to provide coverage to this development.

ANALYSIS:

1. These are related requests for both annexation and a change of zone, and are based upon the overall site plan for Grandview Estates 1st Addition CUP. They seek to expand the development by annexing an additional 7.19 acres, and re-zoning the land to R-3 to allow for additional single-family dwellings.
2. These requests constitute Phase III of the Grandview Estates 1st Addition development, and if approved will allow for an additional 7 acres to be final platted. Both requests are based upon, and consistent with, the concept plan approved with the original special permit. This plan provided for the associated special permit request also includes the current design for the improvement of Rokeby Road, which will include roundabouts at intersections.
3. The area to be annexed is located within Tier I, Priority B of the Comprehensive Plan. All utilities, including public water and sewer, exist adjacent to the area of these requests in Phase I of the same development. The development can be served by the full range of city services.
4. The subject property is located within the Southeast Rural Fire District #1. Under State law, the District can petition for compensation from the annexing municipality for lost revenue based upon the amount of service area annexed. For voluntary annexations such as this one, any costs due to the district are to be borne by the developer. In this case, staff has conducted the financial analysis and there is no money due the District.
5. It is also the developer's responsibility to reach an agreement regarding any compensation due the Rural Water District #1 (RWD) as a result of the proposed annexation. This developer has previously settled with the RWD, and no additional claim of reimbursement will be as a result of this annexation.
6. Annexation and re-zoning of the area of these requests was anticipated by the approval of the original community unit plan (CUP) for this development. The

annexation agreement signed between the City and the developer as part of the original development to assign financial responsibility for public infrastructure is being followed. It is still in effect, it covers the area of these requests, and does not have to be amended.

7. These applications do not represent changes that warrant a major amendment to the community unit plan. However, the CUP does need to be amended to reflect the new city limit and therefore the area that can be platted and developed. The update to the CUP can be approved by an administrative amendment approved by the Planning Director.
8. This property is located within the Wagon Train watershed, whose drainage master plan is now being considered by the City. It is a requirement of the original community unit plan that the master plan be approved prior to development of lands located within it. The master plan must be approved prior to the administrative amendment for the CUP, which is necessary for final plats and building permits.
9. The site is designated for future urban density residential land uses on the Future Land Use Map, and these requests comply with the requirements of the Zoning Ordinance and Comprehensive Plan.

Prepared by:

Brian Will, 441-6362, bwill@lincoln.ne.gov
March 14, 2017

**APPLICANT/
CONTACT:**

Mike Eckert
Civil Design Group
8535 Executive Woods Drive
Lincoln, NE 68512
402-434-8494

OWNER:

Rokeby Holdings, LLC
8020 O Street
Lincoln, NE 68510



Lincoln/Lancaster, NE GIS

2016 aerial

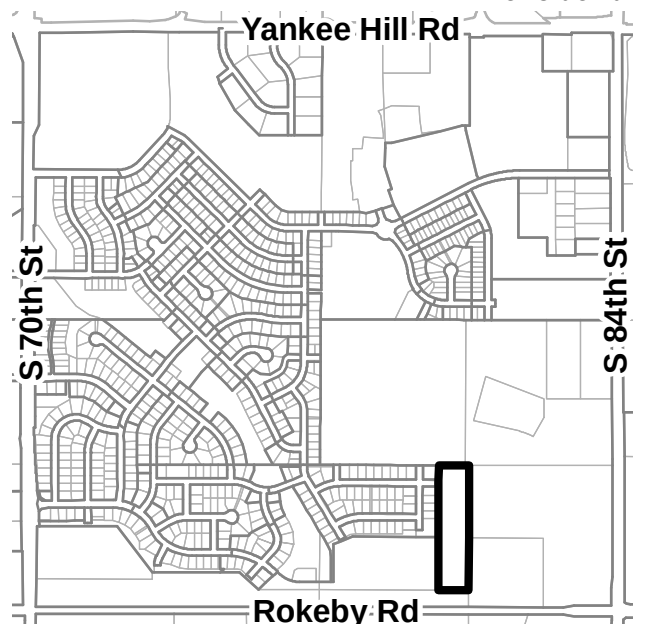
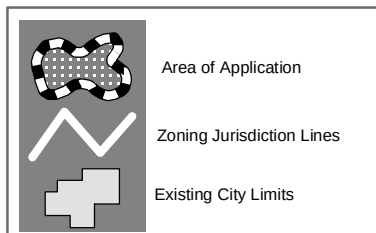
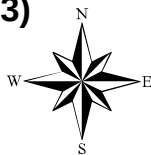
**Annexation #: AN17003 &
Change of Zone #: CZ17004 (AG to R-3)
S 70th St & Rokeby Rd**

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential 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

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**One Square Mile:
Sec.27 T09N R07E**





Civil Design Group, Inc.

Consulting Engineers & Land Use Planners
Civil Design • Site Development • Planning & Zoning

www.civildg.com

February 23, 2017

Mr. David Cary, Director of Planning
City of Lincoln /Lancaster County
555 South 10th Street, Room 213
Lincoln, NE 68508

**Re: Request for Annexation and Change of Zone
Grandview Estates First Addition SP 14051B
CDG Project No. 2016-0280**

Dear David:

On behalf of Rokeby Holdings LTD, we submit the above applications for the annexation and change of zone from AG to R-3 for 7.19 acres within the approved Grandview CUP area. With these applications we also submit the following items:

Applications for Change of Zone and Annexation
Change of Zone Fee - \$988.00
Site and Design Plans uploaded via ProjectDox

I hope that this letter in conjunction with the exhibits provides you with enough information to review these applications. In an effort to facilitate the review process, please feel free to call me at (402) 434-8494 so that I can address any questions you may have.

Sincerely,

Mike Eckert, AICP

cc: Rokeby Holdings LTD

F:\Projects\2011\20110060\landplanning\Doc\COZ-annexation-planning_03-25-13.doc

CHANGE OF ZONE LEGAL DESCRIPTION- AG TO R-3 AND ANNEXATION

Lot 78 Irregular Tract located in the Southeast Quarter of Section 27, Township 9 North, Range 7 East, of the 6th P.M., Lincoln, Lancaster County, Nebraska and more particularly described as follows:

DWG: F:\Projects\2016\20160280\Landplanning\CUP\160280_COZ.dwg
DATE: Mar 02, 2017 8:55am
XREFS: 160280_xbase
USER: Jill Schuerman
160280_CUP-bound& hatch

drawn by: jds
checked by: -
project no.: 2016-0280
date: 02/20/2017

**CHANGE OF ZONE & ANNEX.
EXHIBIT
GRANDVIEW ESTATES FIRST ADD.
LINCOLN, NEBRASKA**



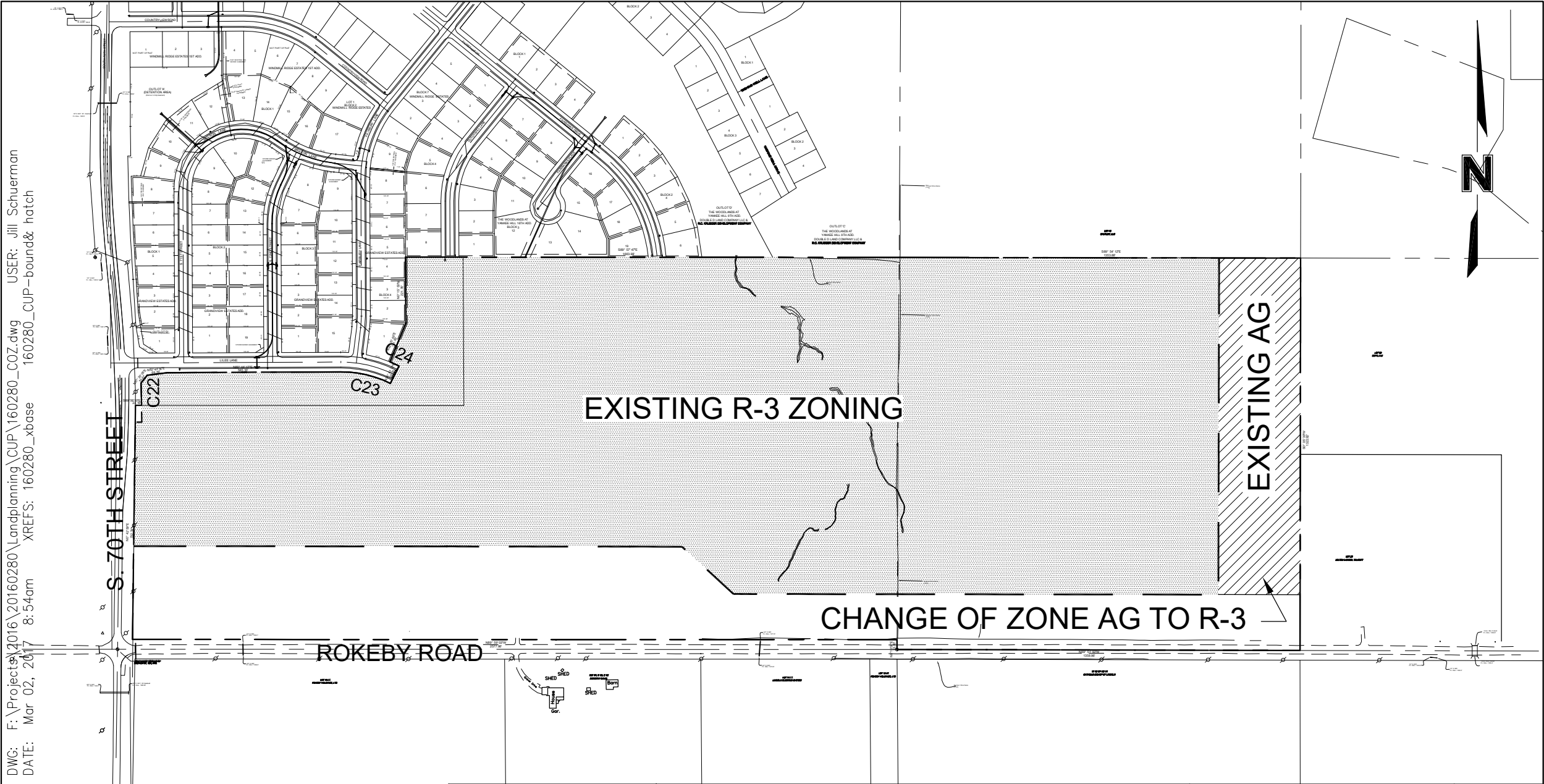
Civil Design Group, Inc.
8535 EXECUTIVE WOODS, DR., SUITE 200
Lincoln, Nebraska 68512
Ph. 402-434-8494 Fax 866-215-8747
www.civildg.com

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EXHIBIT

**2
OF
2**

DWG: F:\Projects\2016\20160280\Landplanning\CUP\160280_COZ.dwg USER: Jill Schuerman
DATE: Mar 02, 2017 8:54am XREFS: 160280_xbase 160280_CUP-bound& hatch



drawn by: jds
checked by: -
project no.: 2016-0280
date: 02/20/2017

**CHANGE OF ZONE & ANNEXATION EXHIBIT
GRANDVIEW ESTATES FIRST ADD.
LINCOLN, NEBRASKA**

C Civil Design Group, Inc.
8535 EXECUTIVE WOODS DR., SUITE 200
Lincoln, Nebraska 68512
Ph. 402-434-8494 Fax 866-215-8747
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EXHIBIT
1
OF
2

A legal description of a Tract of land composed of all of Grandview Estates 1st Addition, Grandview Estates 2nd Addition, Grandview Estates 3rd Addition, Grandview Estates 4th Addition, Grandview Estates 5th Addition, including the dedicated streets, and Lots 74, 77, 78 and 79 of Irregular Tracts, all located in the South Half of Section 27, Township 9 North, Range 7 East of the Sixth P.M., Lincoln, Lancaster County Nebraska and more particularly described as follows:

[illegible]

Subject to any and all easements and restrictions of record.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

MARC J. RAPHAEL RLS #695

THE FOREGOING COMMUNITY UNIT PLAN WAS APPROVED BY THE LINCOLN CITY-LANCASTER COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____ 20__ BY RESOLUTION NO _____.

ATTEST: _____
CHAIR

1. THE EXISTING ZONING IS AG & R-3 CUP, THE PROPOSED ZONING IS R-3 CUP.

2. TOTAL USAGE TABLE
- | | |
|-----------------------|-------|
| a. SINGLE FAMILY LOTS | - 313 |
| b. OUTLOTS | - 17 |
| c. TOTAL BLOCKS | - 21 |
3. OUTLOTS AND USE
- | |
|---|
| a. OUTLOT "A" - DRAINAGE/DETENTION CELL/OPEN SPACE/PEDESTRIAN WAY |
| b. OUTLOT "B" - DRAINAGE/DETENTION CELL |
| c. OUTLOT "C" - DRAINAGE/DETENTION CELL/OPEN SPACE/PEDESTRIAN WAY |
| d. OUTLOT "D" - DRAINAGE/BIKE TRAIL |
| e. OUTLOT "E" - DRAINAGE/DETENTION CELL |
| f. OUTLOT "F" - DRAINAGE/DETENTION CELL/OPEN SPACE/PEDESTRIAN WAY |
| g. OUTLOT "G" - PEDESTRIAN WAY |
| h. OUTLOT "H" - PEDESTRIAN WAY |
| i. OUTLOT "I" - BIKE TRAIL |
| j. OUTLOT "J" - PEDESTRIAN WAY |
| k. OUTLOT "K" - PEDESTRIAN WAY |
| l. OUTLOT "L" - PEDESTRIAN WAY |
| m. OUTLOT "M" - PEDESTRIAN WAY |
| n. OUTLOT "N" - PRIVATE OPEN SPACE |
| o. OUTLOT "O" - PRIVATE OPEN SPACE |
| p. OUTLOT "P" - PRIVATE OPEN SPACE |
| q. OUTLOT "Q" - DETENTION CELL |

4. LOTS AND USE TABLE
- | | |
|----|-------------------------------------|
| a. | LOTS 1 - 30, BLK 1 - SINGLE FAMILY |
| b. | LOTS 1 - 22, BLK 2 - SINGLE FAMILY |
| c. | LOTS 1 - 8, BLK 3 - SINGLE FAMILY |
| d. | LOTS 1 - 4, BLK 4 - SINGLE FAMILY |
| e. | LOTS 1 - 6, BLK 5 - SINGLE FAMILY |
| f. | LOTS 1 - 6, BLK 6 - SINGLE FAMILY |
| g. | LOTS 1 - 10, BLK 7 - SINGLE FAMILY |
| h. | LOTS 1 - 22, BLK 8 - SINGLE FAMILY |
| i. | LOTS 1 - 18, BLK 9 - SINGLE FAMILY |
| j. | LOTS 1 - 4, BLK 10 - SINGLE FAMILY |
| k. | LOTS 1 - 29, BLK 11 - SINGLE FAMILY |
| l. | LOTS 1 - 25, BLK 12 - SINGLE FAMILY |
| m. | LOTS 1 - 3, BLK 13 - SINGLE FAMILY |
| n. | LOTS 1 - 9, BLK 14 - SINGLE FAMILY |
| o. | LOTS 1 - 22, BLK 15 - SINGLE FAMILY |
| p. | LOTS 1 - 17, BLK 16 - SINGLE FAMILY |
| q. | LOTS 1 - 17, BLK 17 - SINGLE FAMILY |
| r. | LOTS 1 - 18, BLK 18 - SINGLE FAMILY |
| s. | LOTS 1 - 6, BLK 19 - SINGLE FAMILY |
| t. | LOTS 1 - 24, BLK 20 - SINGLE FAMILY |
| u. | LOTS 1 - 12, BLK 21 - SINGLE FAMILY |

5. C.U.P. DENSITY CALCULATIONS

ZONE	TOTAL ACRES	UNITS PER ACRE	NUMBER OF UNITS
R-3	109.22	6.96	760
TOTAL APPROVED UNITS			760
TOTAL UNITS USED			312
TOTAL UNASSIGNED UNITS			448

6. BLANKET UTILITY EASEMENTS ARE GRANTED ON ALL OUTLOTS.
7. DIRECT VEHICULAR ACCESS TO S. 70TH STREET AND ROKEBY ROAD IS RELINQUISHED EXCEPT WHERE SHOWN.
8. SINGLE FAMILY LOTS MAY BE USED AS AN ATTACHED SINGLE-FAMILY LOT PROVIDED THAT THE LOT MEETS THE MINIMUM LOT AREA REQUIREMENT INCLUDING A MINIMUM WIDTH OF 38 FEET, AND SETBACKS FOR A TWO-FAMILY LOT LOCATED IN THE R-3 ZONE.

	PROPOSED ROW
	PROPOSED CENTERLINE
	COMMUNITY UNIT PLAN BOUNDARY
	LIMITS OF ANNEXATION AND CHANGE OF ZONE
	EASEMENT
	PROPOSED WATER MAIN
	PROPOSED SEWER MAIN
	FOUND PROPERTY CORNER
	SET PROPERTY CORNER
	PROPOSED RIGHT OF WAY DEDICATION
	MINIMUM CORRIDOR LIMITS

WAIVERS

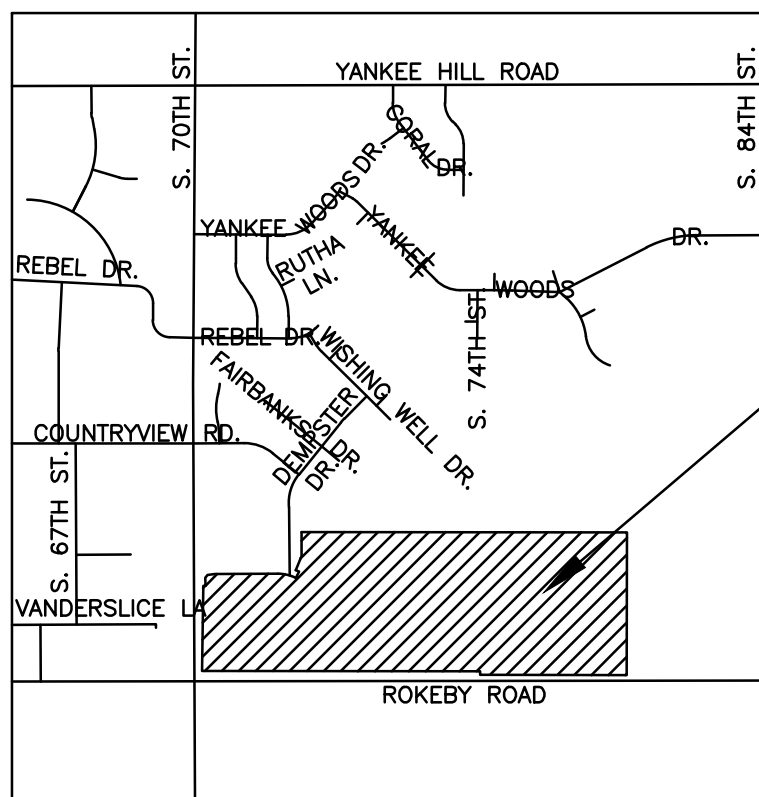
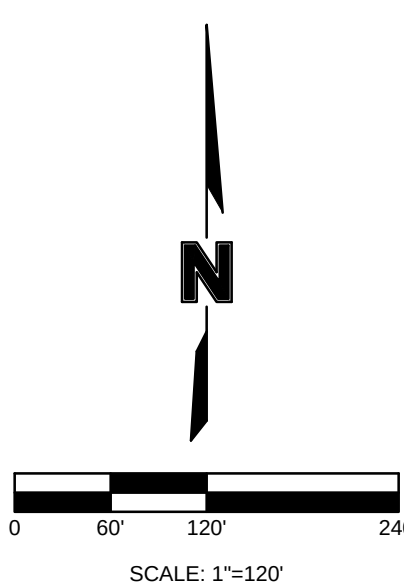
1. SANITARY SEWER RUNNING OPPOSITE OF STREET GRADE.

CENTERLINE CURVE DATA						
CURVE #	RADIUS	ANGLE	TANGENT	LENGTH	CH DIST	CH BRG
C1	400.00'	36°45'09"	132.88'	256.58'	252.20'	N44°54'14"W
C2	400.00'	63°27'24"	234.27'	443.01'	420.71'	N85°15'21"W
C3	600.00'	47°48'51"	265.97'	500.71'	486.30'	N66°04'38"W
C4	300.00'	47°41'38"	132.61'	249.72'	242.58'	N66°01'01"W
C5	150.00'	90°00'00"	150.00'	236.62'	212.13'	S45°15'43"E
C6	300.00'	30°11'41"	80.93'	158.10'	156.28'	S75°09'52"E
C7	300.00'	29°55'01"	80.15'	156.65'	154.87'	N66°01'01"W
C8	150.00'	28°54'18"	38.66'	75.67'	74.87'	S14°11'26"W
C9	300.00'	37°34'27"	102.05'	196.74'	193.23'	N18°31'31"E
C10	300.00'	30°20'23"	81.34'	158.86'	157.01'	N74°50'45"E
C11	300.00'	30°03'07"	80.53'	157.35'	155.55'	S74°57'30"E
C12	300.00'	50°59'40"	143.07'	267.01'	258.28'	S85°25'16"E
C14	450.00'	31°03'46"	125.06'	243.97'	240.99'	S74°36'17"E
C15	450.00'	31°03'46"	125.06'	243.97'	240.99'	S74°36'17"E
C16	150.00'	47°30'00"	66.00'	124.35'	120.82'	N66°15'57"E
C17	150.00'	69°25'05"	103.90'	181.74'	170.82'	N07°48'25"E
C18	450.00'	30°27'43"	122.52'	239.25'	236.44'	N11°40'16"W
C20	500.00'	5°17'51"	23.13'	46.23'	46.21'	S02°50'58"E

SHEET INDEX

COVER SHEET	SHEET 1
SITE/UTILITY PLAN	SHEET 2
SITE/UTILITY PLAN	SHEET 3
SITE/UTILITY PLAN	SHEET 4
GRADING/DRAINAGE PLAN	SHEET 5
GRADING/DRAINAGE PLAN	SHEET 6
PRE-DEVELOPMENT DRAINAGE PLAN	SHEET 7
POST-DEVELOPMENT DRAINAGE PLAN	SHEET 8
STREET PAVING PROFILES	SHEET 9
STREET PAVING PROFILES	SHEET 10
STREET PAVING PROFILES	SHEET 11
STREET PAVING PROFILES	SHEET 12
STREET PAVING PROFILES	SHEET 13
STREET PAVING PROFILES	SHEET 14
STREET PAVING PROFILES	SHEET 15
STREET PAVING PROFILES	SHEET 16
STREET PAVING PROFILES	SHEET 17
STREET PAVING PROFILES	SHEET 18

SHEET 1
SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 9
SHEET 10
SHEET 11
SHEET 12
SHEET 13
SHEET 14
SHEET 15
SHEET 16
SHEET 17
SHEET 18



VICINITY MAP
NO SCALE

OWNER & DEVELOPER:

ROKEBY HOLDINGS LTD
8525 EXECUTIVE WOODS DRIVE
LINCOLN, NE 68512

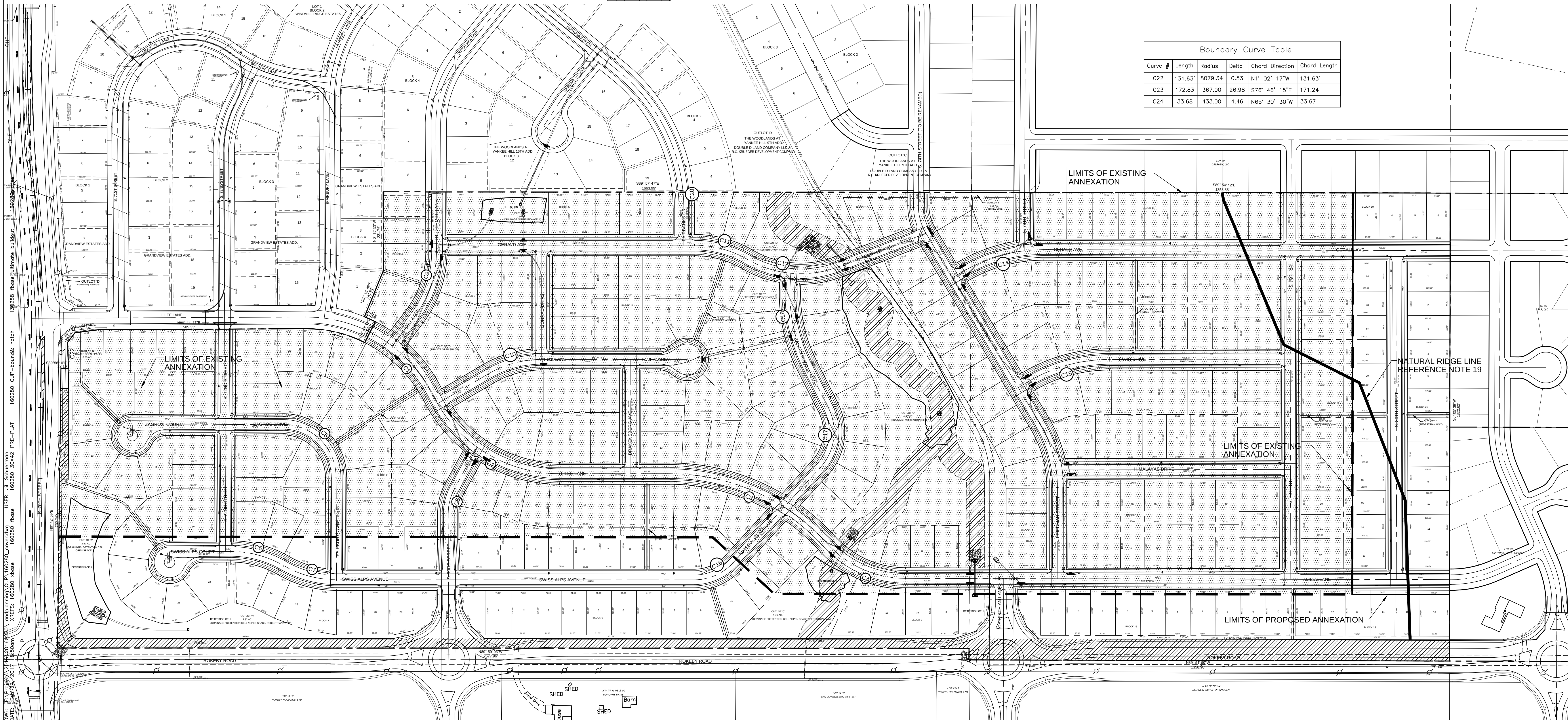
ENGINEER:

CIVIL DESIGN GROUP, INC.
8535 EXECUTIVE WOODS DRIVE
SUITE 200
LINCOLN, NE 68512
(402)434-8494

SURVEYOR

ALLIED SURVEYING & MAPPING
8535 EXECUTIVE WOODS DRIVE, SUITE 200
LINCOLN, NE 68512
(402)434-2686

Boundary Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C22	131.63'	8079.34	0.53	N1° 02' 17"W	131.63'
C23	172.83	367.00	26.98	S76° 46' 15"E	171.24
C24	33.68	433.00	4.46	N85° 30' 30"W	33.67



REVISIONS

[illegible]

**GRANDVIEW ESTATES FIRST ADDITION
AMENDED COMMUNITY UNIT PLAN #14015B**

COVER SHEET

LINCOLN, NEBRASKA

2017

drawn by:	jds
checked by:	-
approved by:	-
project no.:	2016-0280
drawing no.:	-
date:	02/24/2017

SHEET
1 OF 18