

REVISED MEETING RECORD

NAME OF GROUP: PLANNING COMMISSION

DATE, TIME AND PLACE OF MEETING: Wednesday, August 19, 2020, 1:00 p.m., Hearing Room 112, on the first floor of the County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Tom Beckius, Dick Campbell, Tracy Corr, Tracy Edgerton, Cristy Joy, Cindy Ryman Yost; Deane Finnegan and Dennis Scheer absent; 9th Seat Vacant; Steve Henrichsen, David Cary, Geri Rorabaugh, George Wesselhoft, Rachel Jones, Brian Will and Rhonda Haas (via broadcast) of the Planning Department; media and other interested citizens.

STATED PURPOSE OF MEETING: Regular Planning Commission Hearing

Chair Corr called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Chair Corr requested a motion approving the minutes for the regular meeting held August 5, 2020.

Motion for approval of the minutes made by Campbell, seconded by Beckius and carried 5-0: Campbell, Edgerton, Joy, Ryman Yost and Beckius voting 'yes'; Corr abstained; Finnegan and Scheer absent.

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION BEFORE PLANNING COMMISSION:

AUGUST 19, 2020

Members present: Campbell, Edgerton, Joy, Ryman Yost, Beckius and Corr; Finnegan and Scheer absent.

The Consent Agenda consisted of the following item: Change of Zone 20022, Special Permit 04009A, Special Permit 09022D, Special Permit 20025 and Street & Alley Vacation 20003.

Item 1.2 Special Permit 04009A, was removed from the Consent Agenda for a separate public hearing.

There were ex-parte communications disclosed. Commissioner Joy stated that the Street and Alley Vacation 20003 was with the RFP that she disclosed last time.

There was no ex-parte communications disclosed relating to site visits.

Campbell moved approval of the remaining Consent Agenda items, seconded by Beckius and carried 5-0: Campbell, Edgerton, Ryman Yost, Beckius and Corr voting 'yes'; Joy abstained; Finnegan and Scheer absent.

Note: This is **FINAL ACTION** on **Special Permit 09022D** and **Special Permit 20025** unless appealed by filing a letter in the Office of the City Clerk within 14 days.

SPECIAL PERMIT 04009A

TO REVISE THE LAND USE AND SITE LAYOUT, WITH WAIVERS TO SETBACKS, ON PROPERTY GENERALLY LOCATED AT 2110 NORTH 86TH STREET

PUBLIC HEARING:

AUGUST 19, 2020

Members present: Campbell, Edgerton, Joy, Ryman Yost, Beckius and Corr; Finnegan and Scheer absent.

Staff Recommendation: Conditional Approval

There was no ex-parte communications disclosed.

There was no ex-parte communications disclosed relating to site visits.

Staff Presentation: Rachel Jones, Planning Department, came forward and stated the applicant is requesting to amend the Andersons Place Special Permit to allow a revised layout and fitness center located at the southeast corner of N. 86th and Garland Streets. A waiver is requested to reduce the side yard setback on the south to accommodate parking and trash enclosure from 20 feet to 5 feet adjacent to a detention cell. The existing 50-foot setback on the east to the residential uses will be preserved. It is important to mention that the applicant can build anywhere within the building envelopes. Jones stated there are concerns with a boot camp going into the 50-foot setback, which would not be allowed.

Applicant

Robert Wittler, Ayars & Ayars, Inc., 2436 N 48th Street, came forward on behalf of Schubert Real Estate. He stated this would be adding an exercise facility for Planet Fitness to this site, which would serve the expanding area. He shared that this building would be within the building envelope previously defined for the property. They have maintained the 50-foot setback from the property to the east, and they have increased the landscaping in that area. He shared that this site does sit lower than the residential area to the east and should provide an additional buffer for sounds. They will meet the code for parking lot light requirements with two light poles. He stated that he has had a discussion with the owner of the facility and they communicated to him that they have no intentions on having outdoor cross fit or boot camp type activities at this facility, and they do not have outdoor activities at their other facilities

either. Wittler noted that he had received a call from a neighbor of the site and, after their discussion the neighbor felt it would be a nice amenity to the area.

Beckius asked if the only improvement was the setback reduction on the south side for the parking lot. Wittler stated it would be for the parking lot and the trash enclosure, which was a condition and it has been relocated to the east side of the parking lot.

Edgerton shared that it looks like most individuals that would come to the facility would access it off Leighton Avenue or Garland Street. Wittler stated that in his opinion, it would be accessed from Leighton Avenue or Lexington Avenue, with the traffic coming from 86th Street. He shared he would not anticipate much traffic from Garland Street, unless it was from that neighborhood. Edgerton asked if they enter the parking lot on the west side. Wittler said yes.

Proponents:

No one came forward in support.

Opponents:

1. **Christopher Weber, 2121 N. 87th Street, testified in opposition via Zoom teleconference**, stating that they should stay with the original plan because when they purchased their house, they had looked at the plans for the surrounding area and the original plan had retail space going from the north end to the south end. He shared that all the parking and lighting in the original plan was to be to the west of the building. The new plan shows the majority of the parking on the south side, which will bring in unnecessary light and noise to the neighbors to the east. He shared they feel people will use the 50-foot setback to come and go from this facility. He stated that this would affect the quality of life for the residents in the area.

Campbell asked if Mr. Weber lived on Block 5. Weber said yes, Block 5 and on Lot 2.

Corr stated that the applicant had shared that there was a significant grade change between the row of houses and this property, and asked Mr. Weber if he had noticed the grading change. Weber stated that there is no grade change.

Staff Questions:

Corr asked Ms. Jones for confirmation of grade change at that site. Jones stated that without looking at the grading plan, she would be unable say what the grading change is and would defer to the applicant on that question.

Beckius asked about the original layout on the proposed building envelope. Jones stated the original layout had a narrower building that went north to south and parking to the west.

Edgerton asked if that layout was for a different owner. Jones said yes, it was for a different developer, but is unsure if it is a different owner. Edgerton asked if the original layout and the current layout fall within the zoning restrictions other than the request for the waiver of the setback. Jones said that is correct, they both conform to the 50-foot setback on the east side.

Corr stated that there is no change to the building envelope and they can build anywhere within the envelope. Jones said yes.

Beckius inquired if at the time of the original approval, if there was anything that stated doors could not be opening onto the greenspace and no lights above doors or other items along that line that would restrict a normal commercial or office use here. Jones stated that the door swings would be regulated by the building code, but certainly, they would not have been allowed to have any structures back there, and they still would need to conform to the lighting standards, which are not being waived. Beckius stated that there is nothing specific for the prior approval which stands out. Jones said no.

Edgerton inquired where the entrance is on the submitted building plan. Jones stated they would probably have an entrance on the south side and potentially the west side as well.

Corr stated that this would not have needed to come before the Planning Commission again, except they are asking for the south setback to be reduced. Jones said correct.

Steve Henrichsen, Planning Department, came forward and shared that the grade is generally around 1240 on 87th Street and it does look as if it does drop a few more feet from their back yards to the site. He shared that the question asked if there had been any change to the grade, which is true that they have not gone out and physically changed the grade, but the contours show that it does go down a little more to the site from their backyards. Corr stated that there is some differences in elevation. Henrichsen said yes.

Campbell asked what the contour was in the middle of the site. Henrichsen stated 1230.

Applicant Rebuttal:

Wittler ~~Weber~~ stated that the grades to the east on the street are 1234 and 1236. He shared that the floor elevation is proposed to be 1226.25. He shared that he does not believe that there will be much foot traffic through the greenspace to the south, because there will be a sidewalk adjacent to that area.

Campbell asked if the building would be 1-story or 2-story. Wittler ~~Weber~~ stated the building is primarily 1-story with some mezzanine space, so it is tall enough to be 2-story, and he further stated that he believes the eave height is 30-feet.

Beckius asked for a description of what the upgraded improvements to the greenspace would include. Wittler stated that the landscaping is almost the same with the addition of one more shade tree.

Edgerton asked where the buildings entrance would be. ~~Wittler~~ ~~Weber~~ stated the primary entrance is on the south side. Edgerton asked if it was basically off the parking lot. ~~Wittler~~ ~~Weber~~ said yes.

Campbell moved to close the public hearing on this item, seconded by Edgerton and carried 6-0: Campbell, Edgerton, Joy, Ryman Yost, Beckius and Corr voting 'yes'; Finnegan and Scheer absent.

SPECIAL PERMIT 04009A

ACTION BY PLANNING COMMISSION:

AUGUST 19, 2020

Campbell moved approval, seconded by Edgerton.

Campbell stated that he could empathize with the residents that have lived there for 14 years and were able to look out on a bare field, but the applicant is following everything passed previously and the only thing that they are asking for is a waiver with the setback. Campbell shared that he is in approval.

Corr stated that she agrees with Commissioner Campbell and if it was not for the reduction in the south setback that is not adjacent to the homes on the east, this would not need to come before Planning Commission. She stated that 50-foot is a good setback for those properties to the east, and she further stated that she knows sound travels, but with the building and as the trees mature, it will help absorb some of the sound.

Motion carried 5-0: Campbell, Edgerton, Ryman Yost, Beckius and Corr voting 'yes'; Joy abstained; Finnegan and Scheer absent.

CHANGE OF ZONE 20025

FROM R-1 (RESIDENTIAL DISTRICT) TO O-3 (OFFICE PARK DISTRICT), ON PROPERTY GENERALLY LOCATED AT SOUTH 61ST STREET AND OLD CHENEY ROAD

AND

SPECIAL PERMIT 1786B

TO AMEND THE EXISTING CUP (COMMUNITY UNIT PLAN) FOR APPROXIMATELY 67 DWELLING UNITS, WITH A WAIVER TO BLOCK LENGTH, ON PROPERTY GENERALLY LOCATED AT SOUTH 61ST STREET AND OLD CHENEY ROAD

AND

USE PERMIT 20009

TO ALLOW FOR A 1-LOT USE PERMIT FOR A SINGLE BUILDING CONTAINING UP TO 25,000 SQUARE FEET OF COMMERCIAL FLOOR AREA, ON PROPERTY GENERALLY LOCATED AT SOUTH 61ST STREET AND OLD CHENEY ROAD

PUBLIC HEARING:

AUGUST 19, 2020

Members present: Campbell, Edgerton, Joy, Ryman Yost, Beckius and Corr; Finnegan and Scheer absent.

Staff Recommendation:

Change of Zone
Special Permit
Use Permit

Approval
Conditional Approval
Conditional Approval

There was no ex-parte communications disclosed.

There was no ex-parte communications disclosed relating to site visits.

Staff Presentation: Brian Will, Planning Department, came forward and stated the applicant is requesting an amendment to the Black Forest Estates Community Unit Plan (CUP) located at approximately South 62nd Street and Old Cheney Road. The CUP is approximately 35.18 acres in area and proposes approximately 70 dwelling units. This request both revises the lot layout within the CUP and reduces the boundary by 3.61 acres for the associated request for Use Permit 20009 for a 25,000 square foot office building. The only additional waiver with this request is to block length. The site plan shows a pedestrian easement in an outlot instead of the original Crosscut Lane street connection. The Planning Department does not approve of the waiver for a pedestrian easement. Will stated that it is always a good practice to have another way out when subdivisions are developed, because if something was blocking the road there would not be another way out.

Corr asked if the connection to Tanglewood Lane would be a public street. Will said yes.

Edgerton inquired how long ago the houses on Black Forest Drive were built. Will said the original CUP was in 2000, and it would be sometime within the last 20 years. Will said that all the houses built, during this time, the owners would have had full knowledge of the CUP and the street connections. Edgerton asked what it looks like now between Lot 7 and Lot 8 and what is there now. Will said that there is a small drainage through that area and trees were planted in that area.

Beckius asked if Black Forest Drive was built to city standards. Will stated that he is unable to say for sure, but did not think so.

Corr stated that it is not as wide as a public street would be. Will stated that he does not believe that it is the 27-foot wide that it would need to be. Corr stated that she assumes this was done more like an acreage and that is why all the sidewalks were waived on Black Forest Drive. Will stated that the original layout shows lots like what is seen today. Will stated that the entire development is shown as private roadways, but today it would not have been done that

way. They would have made them all public streets, so the burden of taking care of the street would not fall on the property owners. Corr asked if improvements would need to be done to change this into a public street. Will said yes, although he does not think that would be practical for the owners to do.

Campbell stated that residents living on Black Forest have concerns and do not want all the additional traffic that the connection would make on a private street. Will said that not making the connection would keep the traffic low.

Corr stated that some of the letters received discussed additional dwelling units with this change. Will stated that from the original CUP there are fewer dwelling units shown overall, but there is the potential for more.

Applicant

DaNay Kalkowski, Seacrest and Kalkowski, 1128 Lincoln Mall, came forward on behalf Black Forest Holdings, LLC and stated that the original Preliminary Plat and CUP was approved over 20 years ago. The original plan was largely for single-family homes, except for an area by the Edgewood site, there was an area for multi-family dwellings that would have a higher density. The original Preliminary Plat showed the connection to Tanglewood Lane and the Crosscut Lane. The new plan has a small office component to it, which would be the transitional use area with a shopping center to the west and residential to the east. The Black Forest neighbors are in support of the office use that involves 3.61 acres and that will allow 25,000 square feet of office use. Lincoln Pediatric Group will have one building on this site, which would be a good fit for the neighborhood and the Pediatric Group. Kalkowski stated that they are proposing a pedestrian connection with a sidewalk to replace Crosscut Lane connection. The neighbors are supportive of the entire development, and their only request was to not have the street connection for Crosscut Lane. Kalkowski stated that there would be a pedestrian connection in its place and, while this does not meet the block length, this is a lower density area with only 14 homes. For the last 20 years, these houses have worked with just having the one access to 62nd Street and the need for the connection has diminished. She stated to put the street in today would cause some significant impacts to the two adjacent properties, and she further stated that they have a motion to amend (See Exhibit "1") relating to the proposed associated special permit. This amendment would remove condition 1.1.3 that would require them to revise the site plan to show the Crosscut Lane connection. All the other conditions listed on the staff report are acceptable. There was a zoom meeting that neighbors shared their concerns with the grading and drainage, which was because the adjacent properties development had caused some drainage issues. The neighbors were assured that the grading and drainage would be taken care of with the plan that is submitted.

Brad Marshall, Olsson Associates, 601 P Street, Suite 200, came forward and stated that some of the feedback from the neighbors were concerns as the development were to buildout. Marshall referenced diagrams (See Exhibit "2") that showed what the drainage looks like

currently for the area. He explained that almost 100 percent of the site drains to the south and southeast, and he further explained there are a few backyards to the east where it would flow into an undeveloped area. He shared that Colonial Hills had voiced concerns and asked if the drainage would be pushed in their direction. Marshall stated they were told that there are some small changes with the street systems and how they collect drainage, which shows how the water will get down to the southwest corner. There is a pond off 62nd Street where 14 lots on the west side will drain into. There will be a detention area just south of the proposed office building, which will meet the water quality standards that will be incorporated into the detention cells. On the traffic study, Lincoln Transportation and Utilities (LTU) has review the study twice and the office park will have right and left turn lanes that are being added by the developer. Marshall stated that with Crosscut Lane, the contours are at 1325 from the existing driveway to 1308 at the bottom, which is about a 17-foot fall. He shared that the internal streets in the new development will be public and not private.

Beckius asked the Crosscut Lane connection and if they would use one or two lots or lose some width on other lots. Marshall stated that they could adjust, which was done with the site plan and that nothing would change to the property owners.

Edgerton asked if the only condition on all three of these items is that they do not agree with the Crosscut Lane being made into a street. Kalkowski said yes.

Corr asked about the Pinoak Court connection. Marshall stated that Pinoak Court is partially constructed, and would be part of a new development on the other side. Corr stated it will be a similar situation as Outlot C, with all of the trees that have grown in the area. Marshall stated if you have been back in there the entire area is heavily treed.

Campbell stated that some of the neighbors argue and are against making the Tanglewood connection and have indicated that it should be connected into Edgewood. Marshall stated that there is a road off the south end that serves the back and is used for garbage.

Kalkowski stated if you go back and look at the staff report of when that connection was built, the developer did not have any rights to connect to Edgewood at that time, because the Edgewood permit did not show a connection. She stated that they looked at that and it was not a realistic option for the developer.

Proponents:

No one came forward in support.

Opponents:

1. **John Huseman, 6431 Tanglewood Lane, testified in opposition via Zoom teleconference** stating that he just listened to the testimony about grading and

wondered if it would be possible to get a clause put in by the Planning Department that the builder cannot change the grade of the land, because that was a problem when Pheasant Run was built. At that time, the builders raised the grade 6 feet and that is when they had problems with water runoff. He shared that 25 years ago Building and Safety came out and said that there was nothing that could be done and that they should hire an attorney. Huseman asked what is going to stop the developer from raising the grade if this is approved and what are they going to do with the mansion.

Staff Questions:

Campbell asked Will how strongly the Planning Department feels about making the Crosscut Lane connection. Will stated from the original plan there has not been that much that has changed and there is no reason to not make the connection. In this case, it is pretty much the same plan and should be developed as approved, because there has been no justification provided for the waiver. Will stated that connectivity benefits everybody in general so, as a rule, this is something that they try to do when they can.

Edgerton asked what was going to happen to the mansion. Will stated that he believes that the mansion is going to remain.

Corr asked why the sidewalks were removed when Black Forest was first approved. Will stated that he was unsure and would need to go back and read the record and they had apparently made the case that a sidewalk was only needed on one side.

Applicant Rebuttal:

Marshall stated that the plan does have grade changes according to the development and getting the streets put in. He shared that the plans have been reviewed by Watershed and LTU and there will be some modification, but they are not changing the direction of the water flow.

Campbell asked if there was a mention of a significant grade change from the stub of Crosscut Lane into the new development.

Marshall stated that is correct and some grading will need to be done there because it is a 17-foot grade change and they would be working with LTU on this because they want to be very careful.

Kalkowski stated that Will had asked what has changed, and she stated that 20 years has passed and this is a situation where they are asking the commissioners to use their judgement on whether some circumstances are different enough here and that it makes since.

Steve Henrichsen, Planning Department, came forward and stated that he had pulled up the plan from 1999, and the staff report from then notes that the sidewalk was waived on the west side because at that point there was a 10- foot pedestrian easement and sidewalk on the back

of the lots. The sidewalk requirement does allow you to waive the sidewalk if alternative locations are provided and there was an alternative location provided on the back of those lots.

Corr asked if that was along the drainage way. Henrichsen said yes, that it was on the back of the lots next to the sidewalks in the original plans. Corr stated that she had thought that the sidewalks on both sides were waived on for Black Forest Drive and Court, and she further stated that she was unable to find Black Forest Court. Henrichsen stated in the original plan the sidewalk was only waived on the west side of Black Forest Drive.

Beckius moved to close the public hearing on this item, seconded by Joy and carried 6-0: Campbell, Edgerton, Joy, Ryman Yost, Beckius and Corr voting 'yes'; Finnegan and Scheer absent.

CHANGE OF ZONE 20025

ACTION BY PLANNING COMMISSION:

AUGUST 19, 2020

Beckius moved approval, seconded by Campbell.

Beckius stated that he agrees with the overall site plan, the change of zone and the office use, which is a good use of the adjoining land. The change of zone is a marginal variance to what was originally shown on the future land use map. He shared that he also sees the applicant's proposed elimination of Crosscut to be a very marginal variance as well. Beckius stated that he is in support of neighborhood connectivity, which is continued with the sidewalk and there is an existing road running parallel to it. He stated that he is in support of the removal of the condition that requires the Crosscut connection, and he further stated that he is in support of the entire package.

Campbell stated that he is in support of the entire package and would also make the motion to remove the condition. He shared that he is for connectivity and walkability, but there is a 17-foot grade change and even 12 foot is a lot of ground that would need to be added to make that connection. This will affect the two properties on either side. The trees are a significant benefit to those properties and the retaining walls would eat up the side yards.

Joy stated that she will support the motion and agrees with her fellow commissioners. She also stated that the deceleration lanes that are coming into the development are a good use from the developer and she is in support of this.

Motion carried 6-0: Campbell, Edgerton, Joy, Ryman Yost, Beckius and Corr voting 'yes'; Finnegan and Scheer absent.

SPECIAL PERMIT 1786B

ACTION BY PLANNING COMMISSION:

AUGUST 19, 2020

Beckius moved approval, seconded by Campbell.

Beckius made a motion to amend the Special Permit 1786B, and remove the Site-Specific Condition 1.1.3, seconded by Campbell.

Beckius stated that he would like to add, that generally speaking, the proposed development is achieving the grand scheme of adding connectivity from Colonial Hills to the north and connecting to Old Cheney to the south and that is the big theme, which is being achieved.

Corr stated that she agrees that the office use is a good change, which will result in less traffic than the multi-family would have. She stated that she is hesitant about removing the site-specific condition, because the original site plan had this connection and it is just because the redevelopment has taken so long that trees have been allowed to mature in the area. When the property owners purchased their properties and built their houses on either side of that lot, they should have been aware this was going to happen. If they were not aware, then that is something that needs to be addressed and to ask for this change now is not appropriate. She stated that she does believe in connectivity and if something were to happen at the end of Black Forest Drive, those residents may not be able to out and that is a concern to her. She stated that she is not going to vote for removing that condition.

Ryman Yost stated that she is in favor of Commissioner Beckius' motion to remove the condition. She shared that she does understand the concerns for connectivity and appreciates that a sidewalk will be going in. If there are so few homes on this private road that have existed there for 20-years without a significant issue of having a loss of access to Old Cheney Road and the Colonial Hills connection to Old Cheney is achieved with this current design.

Campbell echoed Commissioner Ryman Yost that it has been 20-years and everything is developed there, and he further shared that he has problems connecting a private street to a public street when the upkeep of the private street is to those 14 properties.

Corr stated that she could think of a couple of instances where private streets connect to public streets and they seem to work just fine. Corr stated that a disservice was done with allowing this to be a private street, which is creating many of the struggles now. She shared that a proposal had come before Planning Commission with fewer than 14 houses and it was denied because they did not have the access, and she further shared it is these things that she is drawing on and why she is hesitant to make this a pedestrian walkway instead of a street.

Motion to amend the special permit Site-Specific Condition 1.1.3 to remove this condition, carried 5-1: Campbell, Edgerton, Joy, Ryman Yost and Beckius voting 'yes'; Corr voting 'no'; Finnegan and Scheer absent.

Motion as amended, carried 6-0: Campbell, Edgerton, Joy, Ryman Yost, Beckius and Corr voting 'yes'; Finnegan and Scheer absent.

Note: This is **FINAL ACTION** on **Special Permit 1786B** unless appealed by filing a letter in the Office of the City Clerk within 14 days.

USE PERMIT 20009

ACTION BY PLANNING COMMISSION:

AUGUST 19, 2020

Beckius moved approval, seconded by Campbell.

Motion carried 6-0: Campbell, Edgerton, Joy, Ryman Yost, Beckius and Corr voting 'yes'; Finnegan and Scheer absent.

Note: This is **FINAL ACTION** on **USE PERMIT 20009** unless appealed by filing a letter in the Office of the City Clerk within 14 days.

Chair Corr stated that anyone wishing to speak on an item not on the agenda may come forward and do so; no one came forward.

Edgerton moved to adjourn the Planning Commission Meeting of August 19, 2020, seconded by Campbell and carried 6-0: Campbell, Edgerton, Joy, Ryman Yost, Beckius and Corr voting 'yes'; Finnegan and Scheer absent.

Meeting adjourned 2:48 p.m.

Note: The Planning Commission will not formally approve these minutes until their next regular meeting on Wednesday, September 2, 2020.

F:\Boards\PC\Minutes\2020\pcm081920.docx

MOTION TO AMEND

I hereby move to amend Special Permit #1786B – Black Forest Estates Community Unit Plan as follows:

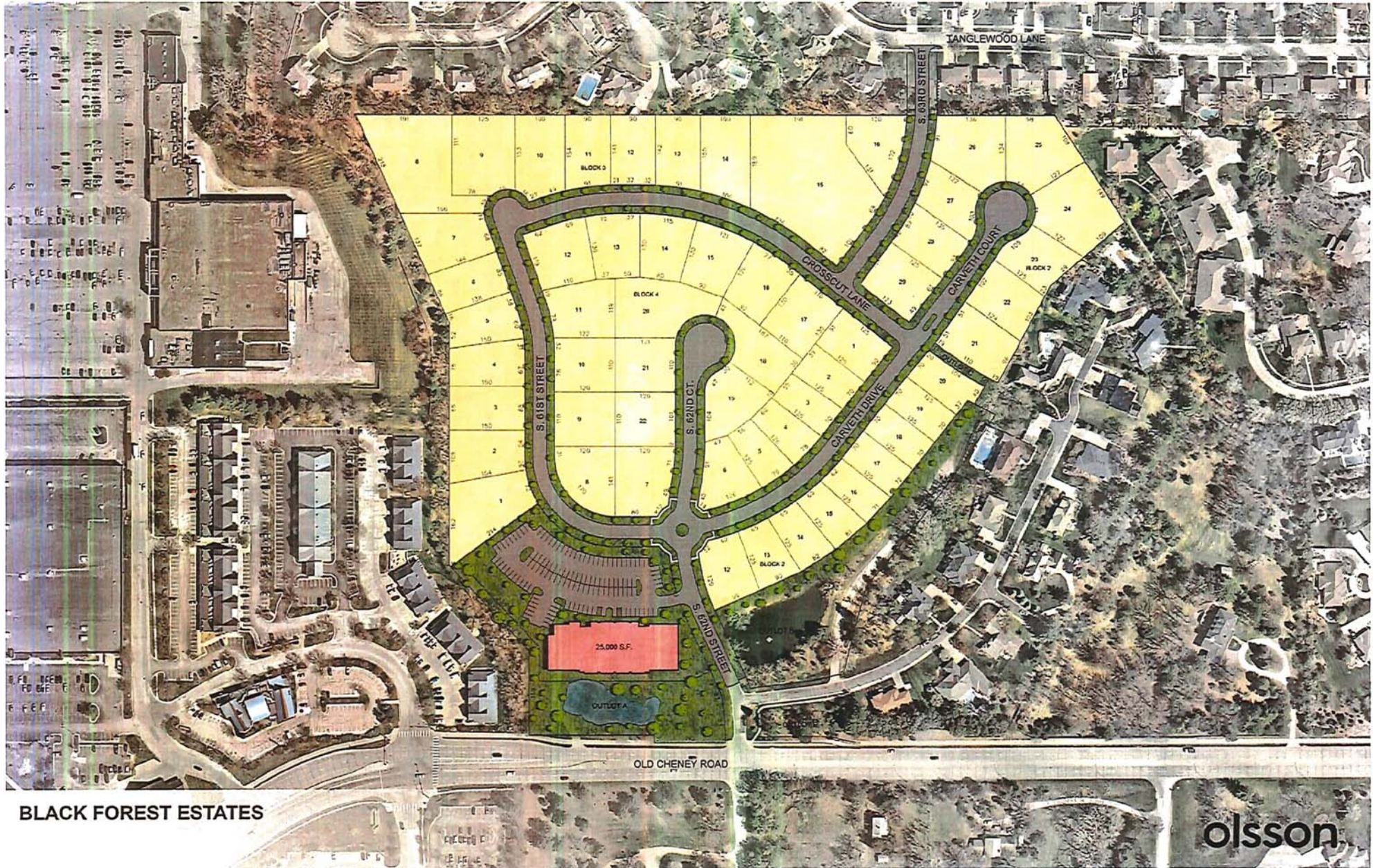
CONDITIONS OF APPROVAL:

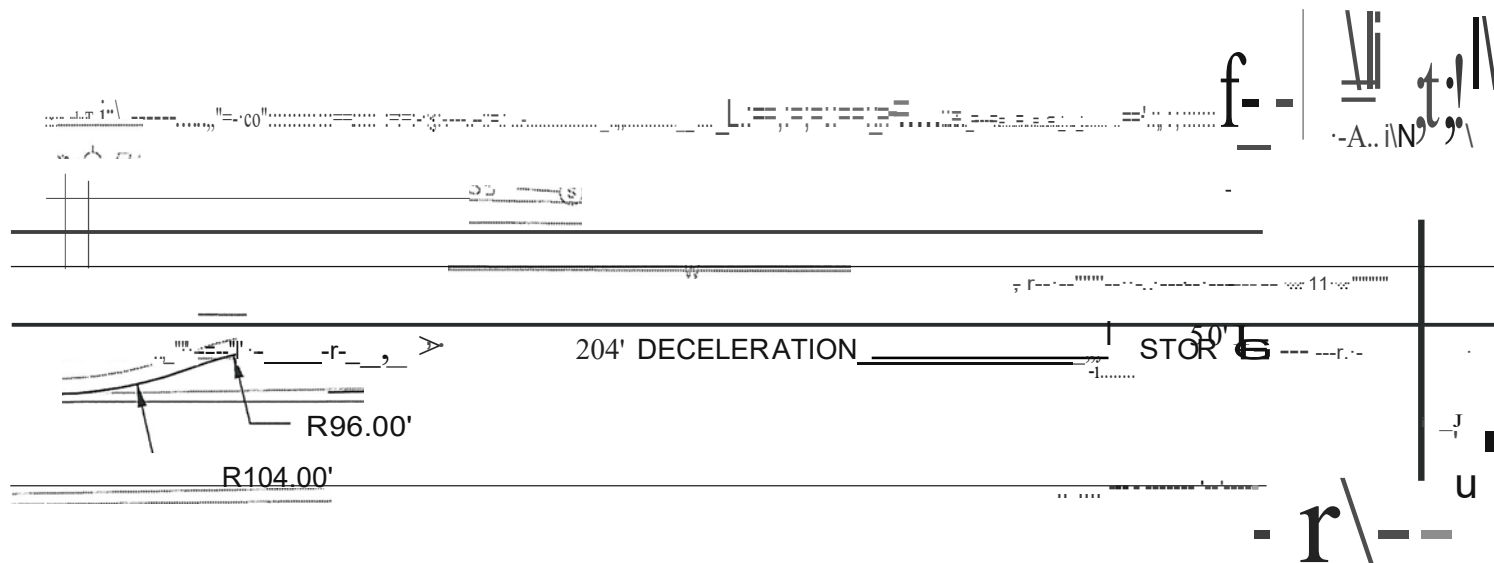
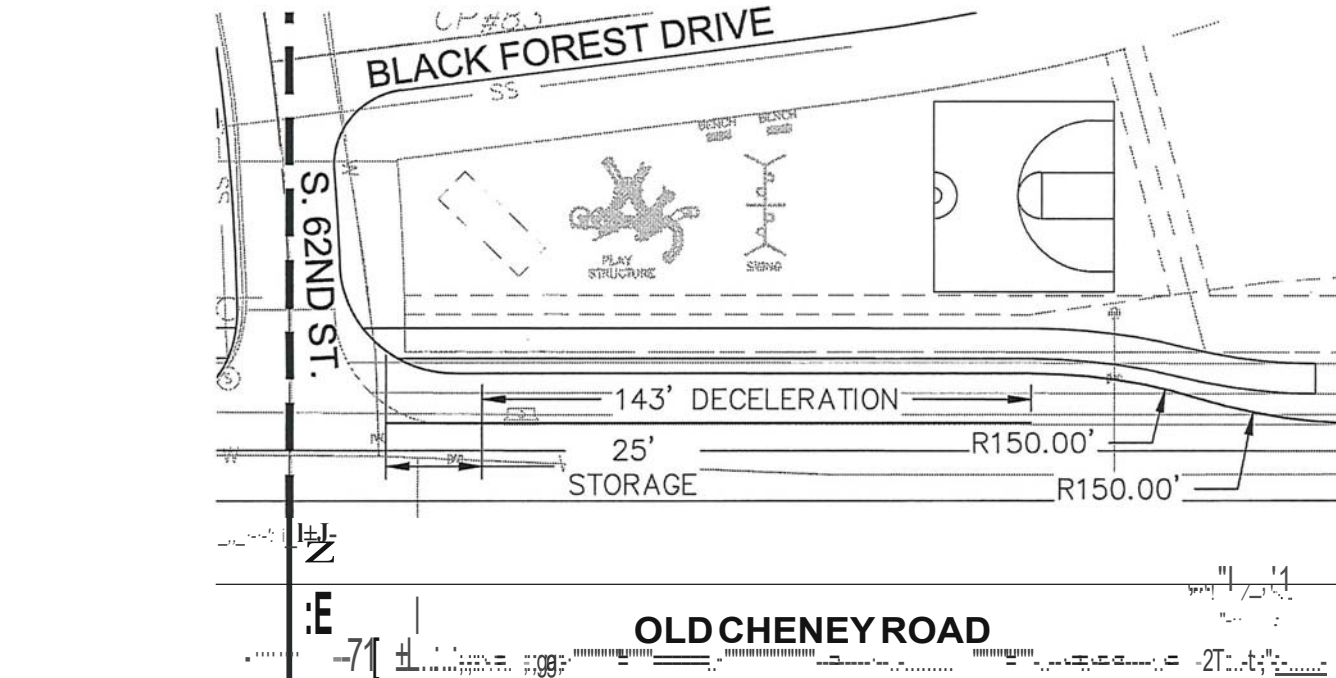
Site Specific Conditions:

- 1.1.3 ~~Revise the site plan to show the Crosseut Lane street connection between Black Forest Drive and Carveth Drive.~~

Introduced by:

Requested by: SEACREST & KALKOWSKI, PC, LLO on behalf of Applicant

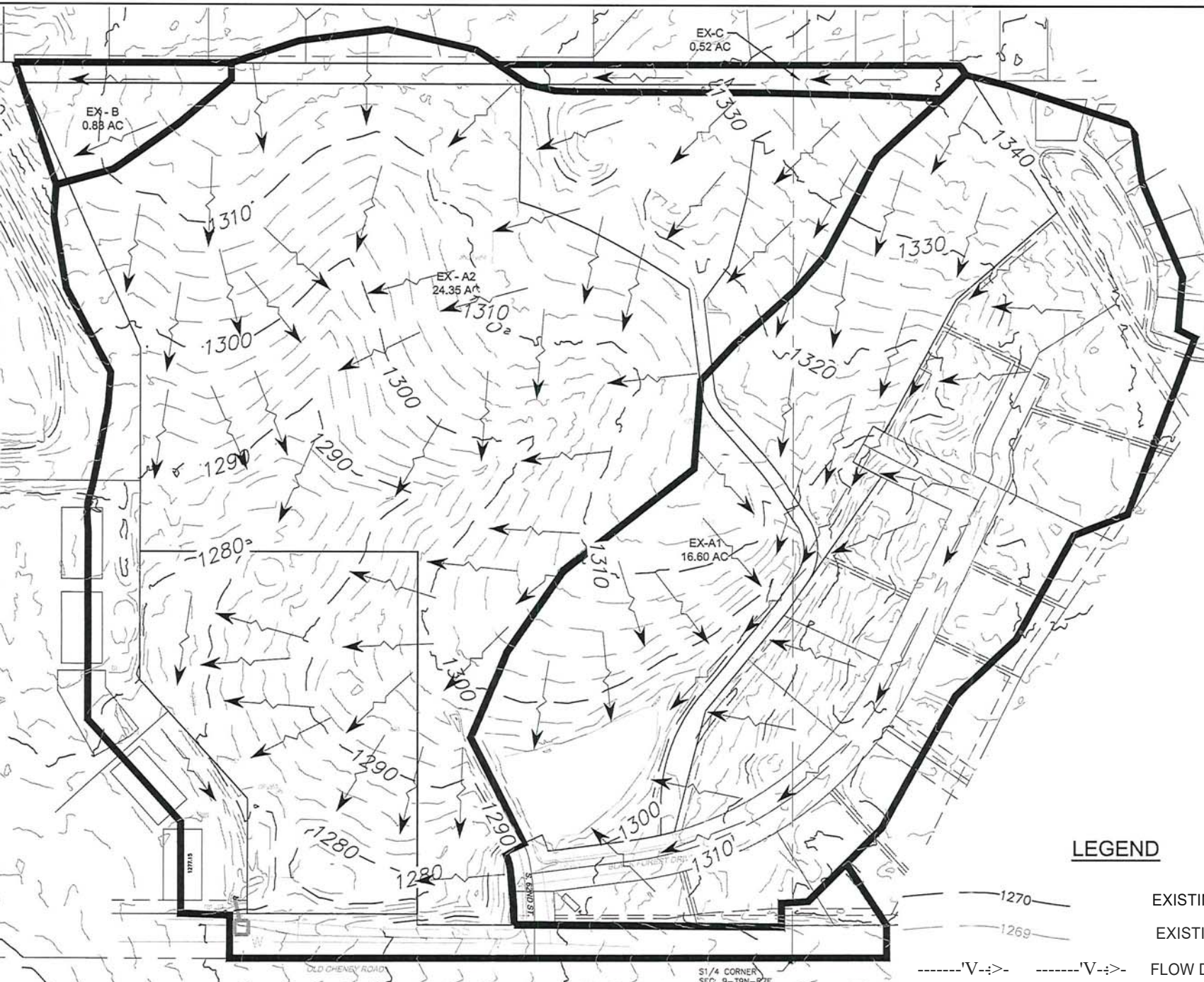




PROJECT NO: 019-1469	BLACK FOREST ESTATES TURN LANE EXHIBIT		601 P Street, Suite 200 P.O. Box 84608 Lincoln, NE 68508 TEL 402.474.6311	EXHIBIT
DRAWN BY: JRM				1
DATE: 08-19-20				

USER: jnichalski

DWG: F:\2019\1001-1500\019-1469\40-Design\Exhibits\Drainage Exhibits\Existing Drainage Exhibit.dwg
DATE: Aug 05, 2020 9:30am
XREFS: C:\XBASE_TOPO_0191469 C:\XBASE_OLD_TOPO_0191469



LEGEND

- 1270 — EXISTING MAJOR CONTOUR
- 1269 — EXISTING MINOR CONTOUR
- 'V-->-----'V-->----- FLOW DIRECTION ARROW

PROJECT NO: 019-1469

DRAWN BY: JRM

DATE: 08-05-20

BLACK FOREST ESTATES EXISTING DRAINAGE EXHIBIT

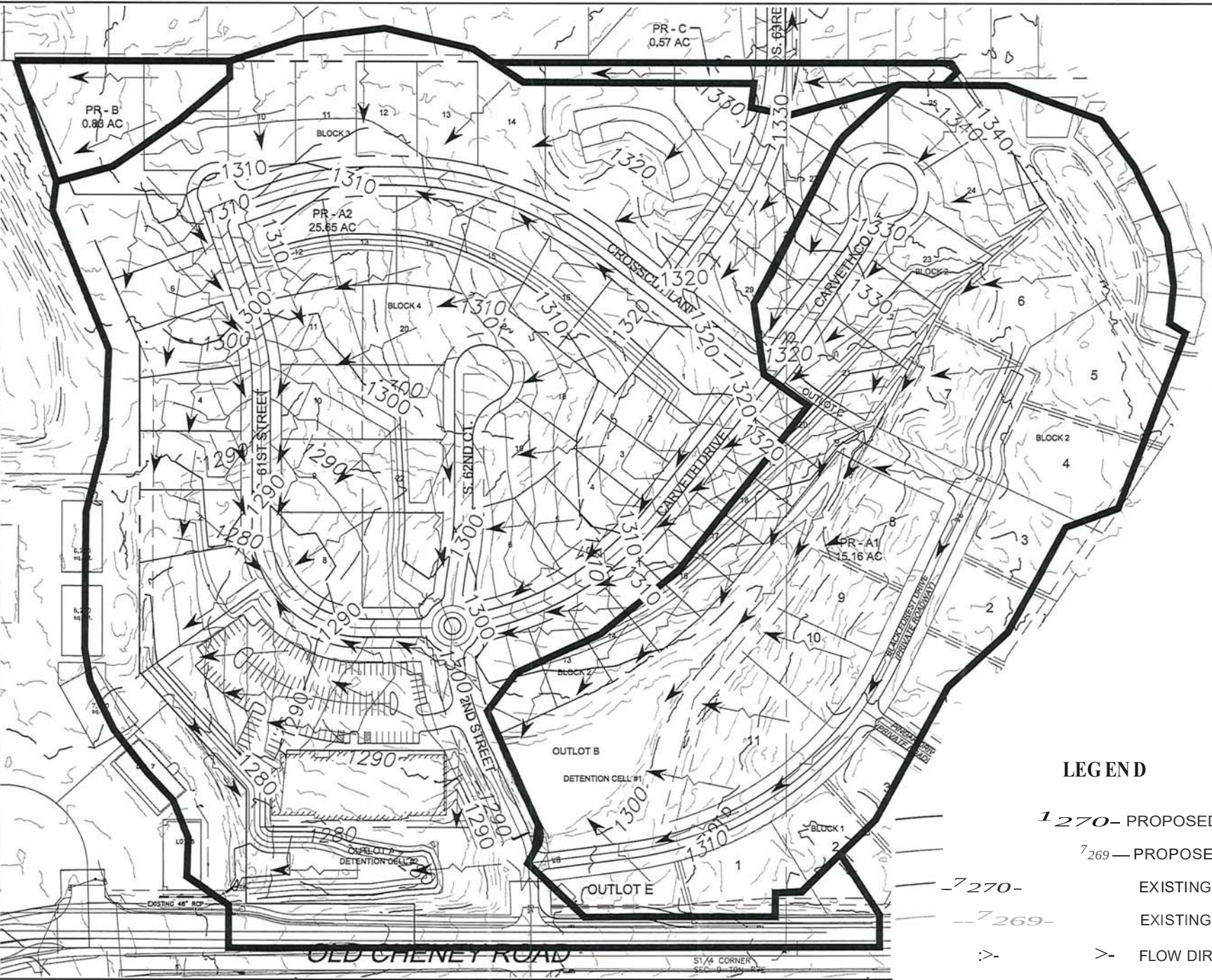
olsson

601 P Street, Suite 200
P.O. Box 84608
Lincoln, NE 68508
TEL 402.474.6311

EXHIBIT

1

DWG: F:\2019\1001-1500\019-1469\40-Design\Exhibits\Drainage Exhibits\Proposed Drainage Exhibit.dwg
 DATE: Aug 05, 2020 9:27am
 USER: jrmichalski
 XREFS: C:\BASE_GIS_0191469 C:\BASE_OLD TOPO_0191469 C:\BASE_0191469



LEGEND

- 1 270- PROPOSED MAJOR CONTOUR
- 7 269- PROPOSED MINOR CONTOUR
- 7 270- EXISTING MAJOR CONTOUR
- 7 269- EXISTING MINOR CONTOUR
- :> FLOW DIRECTION ARROW

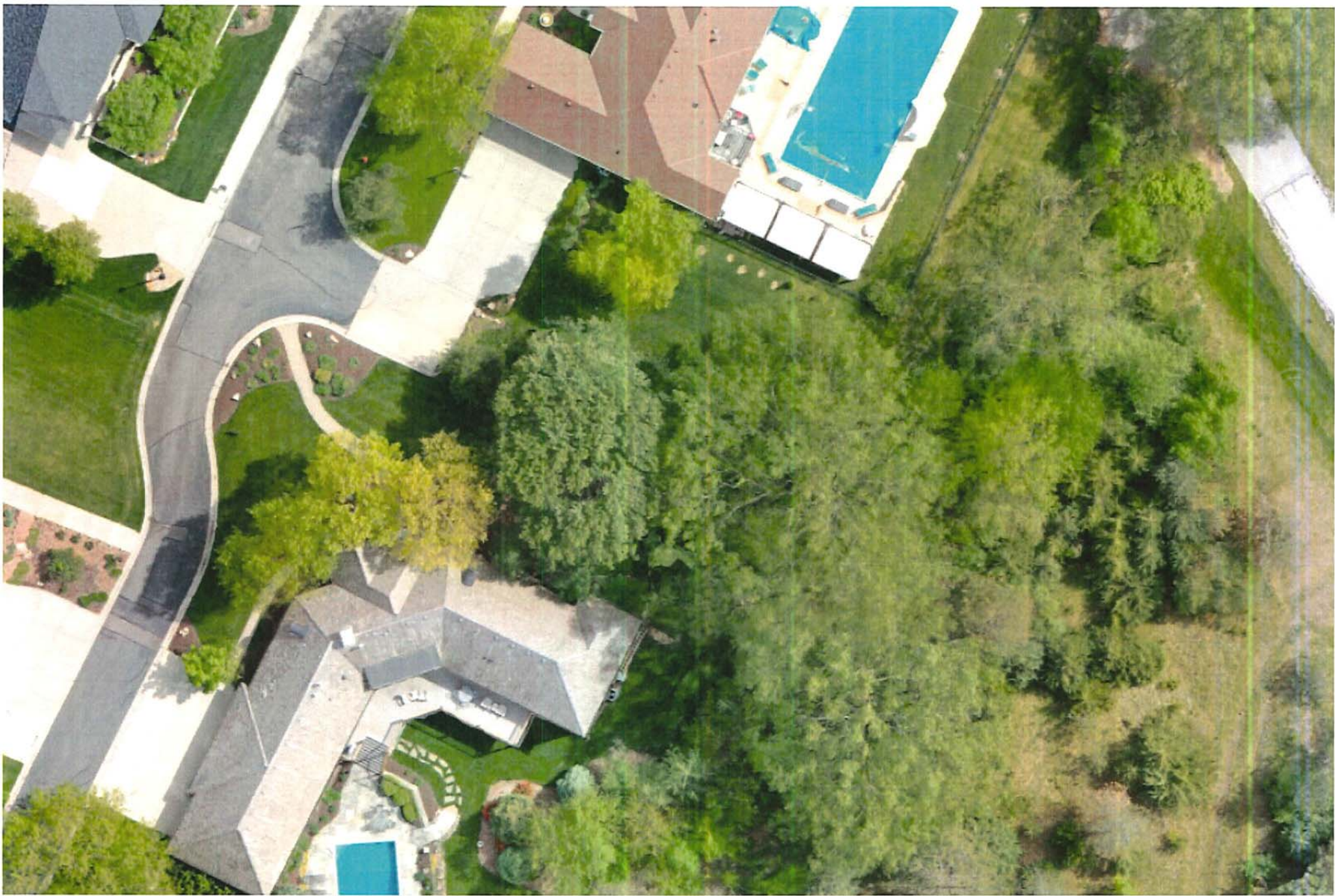
PROJECT NO: 019-1469
 DRAWN BY: JRM
 DATE: 08-05-20

BLACK FOREST ESTATES PROPOSED DRAINAGE EXHIBIT

olsson

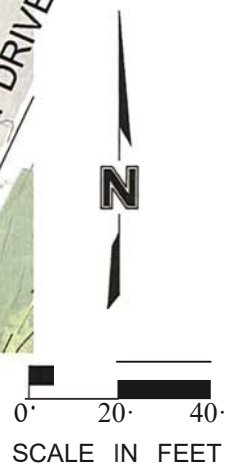
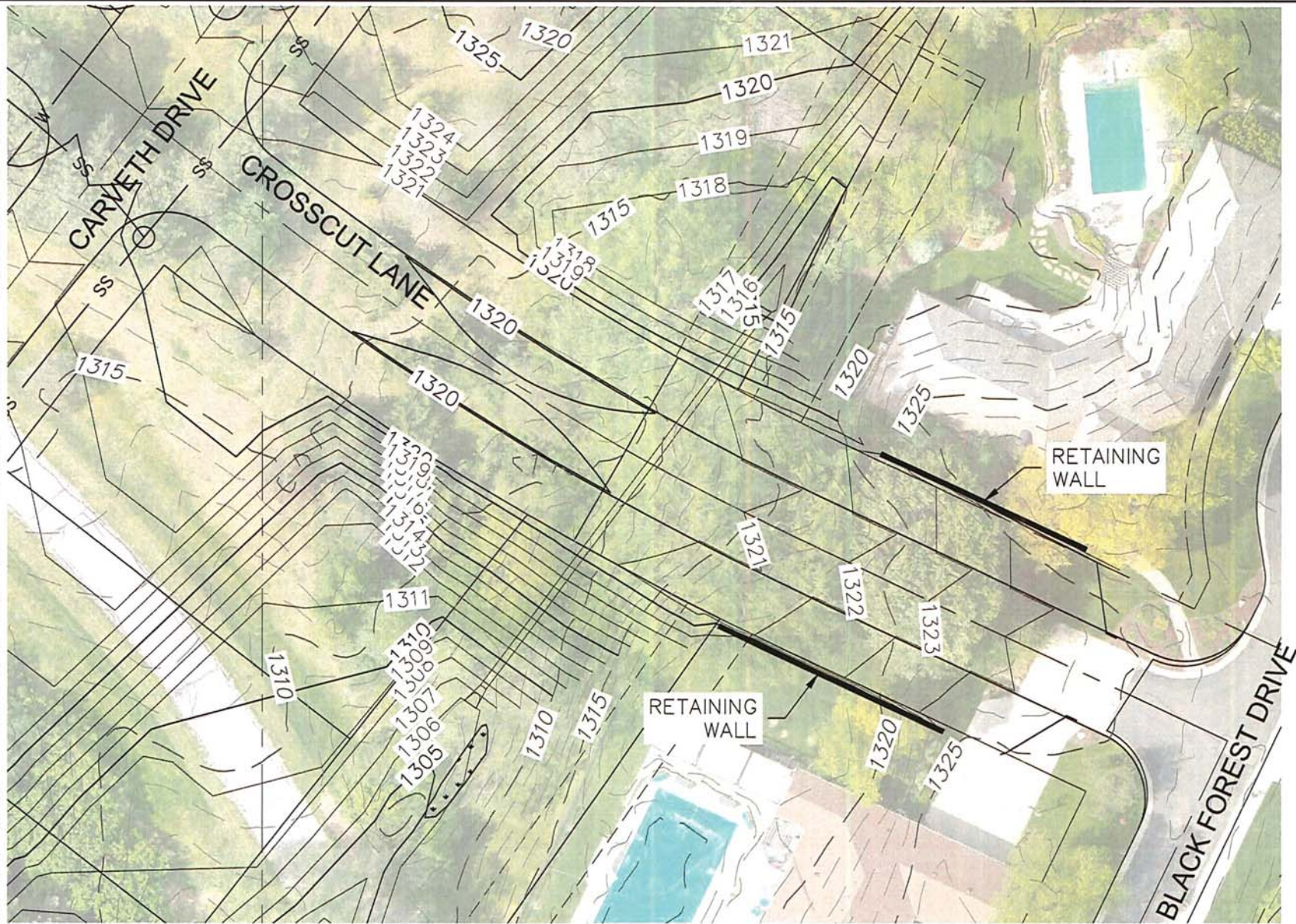
601 P Street Suite 200
 P.O. Box 84608
 Lincoln, NE 68508
 TEL 402.474.6311

EXHIBIT
 1





F:\2019\1001-1500\019-1469\40-Design\AutoCAD\Preliminary Plans\Xref\C_PCONT-4_0191469.dwg
 USER: jnicholski
 C:\BASE-2_0191469 C_PBASE_OLD TOPO_0191469
 XREFS: Black Forest Base
 Aug 19, 2020 9:21am
 G:\P\W



PROJECT NO:	019-1469
DRAWN BY:	JRM
DATE:	08-19-20

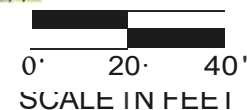
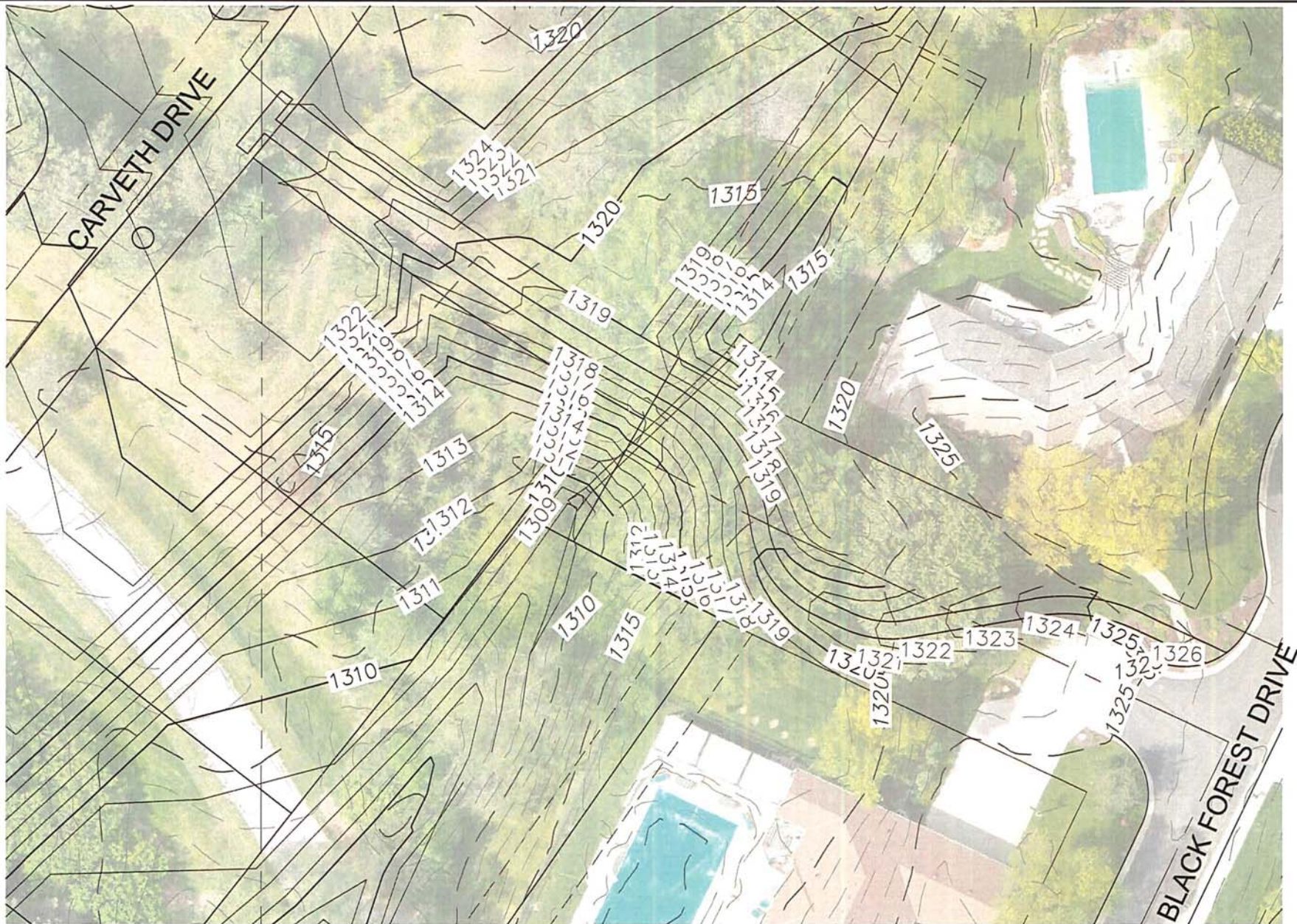
BLACK FOREST ESTATES CROSSCUT LANE CONNECTION EXHIBIT



601 P Street, Suite 200
 P.O. Box 84608
 Lincoln, NE 68508
 TEL 402.474.6311

EXHIBIT
1

-1469\40-Design\AutoCAD\Preliminary Plans\Xref\C_PCONT-3_0191469.dwg USER: jrnichalski
XREFS: C_PBASE_0191469 Block Forest Base C_XBASE_OLD TOPO_0191469



PROJECT NO:	019-1469
DRAWN BY:	JRM
DATE:	08-19-20

BLACK FOREST ESTATES CROSSCUT LANE PEDESTRIAN EXHIBIT

olsson

601 P Street, Suite 200
P.O. Box 84608
Lincoln, NE 68508
TEL 402.474.6311

EXHIBIT

1

