

URBAN DESIGN COMMITTEE

The City of Lincoln Urban Design Committee will have a regularly scheduled public meeting on Tuesday, **May 3, 2022**, at **3:00 p.m.** in City Council Chambers on the 1st floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska, to consider the following agenda. For more information, contact the Planning Department at (402) 441-7491.

AGENDA

1. Approval of UDC meeting record of [March 1, 2022](#).

* [Memo](#) from Stacey Hageman

DISCUSS AND ADVISE

2. [Telegraph District Redevelopment Project – UDR22048](#)
3. [StarTran CNG Fueling Station Project – UDR22049](#)
4. [Campion Redevelopment Streetscape – UDR22050](#)

STAFF REPORT & MISC.

5. Staff report & misc.

Urban Design Committee's agendas may be accessed on the Internet at
<https://www.lincoln.ne.gov/City/Departments/Planning-Department/Boards-and-Commissions/Urban-Design-Committee>

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.

<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/UDC/Agendas/2022/.docx>

MEETING RECORD

Advanced public notice of the Urban Design Committee meeting was posted on the County-City bulletin board and the Planning Department's website.

NAME OF GROUP: URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: Tuesday, March 1, 2022, 3:00 p.m., County-City Building, City Council Chambers, 555 S. 10th Street, Lincoln, NE.

MEMBERS IN ATTENDANCE: Mark Canney, Emily Deeker, Jill Grasso, Peter Hind and Gil Peace; (Tom Huston and Michelle Penn absent).

OTHERS IN ATTENDANCE: David Cary, Collin Christopher and Teresa McKinstry of the Planning Dept.; Dallas McGee of Urban Development; Dan Kerns of The Schemmer Associates; DaNay Kalkowski of Seacrest and Kalkowski; Eric Wolf of the White Lotus Group; Matt Olberding with Lincoln Journal Star; and other interested parties.

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

Peace then called for a motion approving the minutes of the regular meetings February 1, 2022. Motion for approval made by Hind, seconded by Peace and carried 5-0: Canney, Deeker, Grasso, Hind and Peace voting 'yes'; Huston and Penn absent.

LINCOLN LOGISTICS REDEVELOPMENT PROJECT:

March 1, 2022

Members present: Canney, Deeker, Grasso and Peace; Hind declaring a conflict of interest; Huston and Penn absent.

Dan Kerns stated that this is a Class A industrial type development located approximately at N. 70th Street and Arbor Rd. This is just south of Interstate 80. This is about 70 acres. They are proposing three large warehouse distribution type buildings. This site has great access to and great visibility from the Interstate. They will have three buildings that terrace down the hill. There are some grade challenges. Building one will be approximately 300,000 square feet. Building two will be approximately 360,000 square feet. Building three will be about 300,000 square feet. They are showing access points from Arbor Rd., along with new right-of-way access from 70th Street to the east that ends in a cul-de-sac. They have made attempts to separate vehicular traffic from truck traffic. They have worked with the City to develop an acceptable landscape plan. The

buildings themselves are conventional structures. They will be steel framing and painted precast. They have incorporated some horizontal and vertical reveals.

Peace inquired if the applicant is pursuing Tax Increment Financing (TIF). Kerns responded yes. Peace asked if there are any existing buildings as shown in this proposal. Kerns responded yes, there is one in Omaha, Nebraska. Peace noted the drawing appears to show a canopy covering the entrance. Kerns responded he was correct. It will be a cantilevered Mapes canopy

Canney asked about the lifespan of painted concrete. Kerns would like to say twelve years. In reality, it is probably more like ten. It depends on many factors. Canney asked if the owner is aware there will be maintenance. Kerns replied yes.

Peace wondered about signage. He asked if there will be multiple names on a couple of signs or many signs. Kerns stated the drawing is showing the approximate location of the signage at this point. Ideally, they want two tenants. It could end up being five. The idea is to have entrances on the corners of the building and separate entrances in the middle. They will be following the local Ordinance for signage. Peace inquired if this will be divided into bays and leased. Kerns responded that conceivably could happen. One tenant would be more than acceptable also.

Canney sees the renderings that indicate trees and he can't identify them. Kerns stated that the groupings are clusters of three trees.

Deeker stated that when you have street trees with a cluster of three, they can get 50 feet wide. She asked if the applicant has thought about disbursing them throughout the site. Kerns stated that they have worked closely on developing this landscaping plan with Collin Christopher of the Planning Dept. There was a lot of back and forth. He believes this meets the Ordinance. Deeker would suggest if there are ways to make the parking more pleasant and disburse the heat element a little, that would be ideal. She is concerned that whoever plants and maintains these over time will have to take out two of the red oaks. She would like to see them disbursed a little more in the parking areas or on the drive. She doesn't know if there is an opportunity to place some trees on Arbor Rd. She thinks there could be a maintenance issue with the red oaks. They grow to be large trees. The evergreens clusters will be okay

Collin Christopher has seen a plan that disburses the oaks. They have gone back and forth. The applicant will need to plant and maintain the street trees along Arbor Rd.

Hind asked if the applicant is able to share the uses and sources of TIF. Items such as buildings, public streets, etc. DaNay Kalkowski stated they just have the draft of the Redevelopment Plan at this point that identifies the general points of TIF. They have a lot of work to do yet. It will potentially include work on Arbor Rd. and energy efficiency enhancements to name just a couple of items. An agreement was made with another landowner to extend the sewer.

ACTION:

Peace made a motion for approval, seconded by Grasso and carried 4-0: Canney, Deeker, Grasso and Peace voting 'yes'; Hind declaring a conflict of interest; Huston and Penn absent.

There being no further business, the meeting was adjourned at 3:20 p.m.

TO: **Urban Design Committee**

FROM: Stacey Hageman

RE: Meeting of May 3, 2022

DATE: April 27, 2022

ITEM 2: Telegraph District Redevelopment Project

Olsson is working with Speedway to make additional improvements in the Telegraph District. Open Harvest is planning to occupy the first floor space in the warehouse building (330 S 21st), displacing some Allo functions to the garage building (333 S 21st). Developers are also planning to demolish the Telephone Museum building (2047 M) and create a parking area. They'd also like to temporarily create a parking lot on the parcel at the northwest corner of 21st and M Streets, and add district signage along Antelope Valley Parkway. Because this is a TIF project, your advice is sought on this use of City funding.

Warehouse Building (330 S 21st)

The addition of a grocery store to the warehouse will require some improvements to the building. The Open Harvest entrance will be located on the northeast corner of the building and signage is being proposed as shown below.



A truck loading area will also need to be incorporated at the warehouse for this use. The proposal includes the addition of an overhead door on the north side of the building, which requires modification to the adjacent fire escape. The proposed changes are shown below.



This project would be considered Minor Remodeling (investing 50% or less of a property’s assessed valuation) which, according to the Telegraph District Design Standards, should be reviewed under the procedures of the [Lincoln Downtown Design Standards](#). Downtown Design Standards state that “Exterior features of the project shall not cause greater deviation from these Design Standards than currently exists.” Because they are not deviating further from any standard, it appears the proposed modifications meet Downtown Design Standards. Proposed truck circulation routes for this new dock are provided in the attached plans.

Garage Building (333 S 21st)

Allo will be moving some of their operations from the first floor space in the warehouse building to the west end of the garage building. Allo truck/van circulation is prompting a request for an additional vehicular entrance on the south, L Street side of the building. This is proposed to be a one-way in motion that complements the existing one-way out motion at the existing overhead door. Minor modifications for the building also include the addition of a couple doors and windows on the south side of the building. These proposed modifications are shown in the image below.



NOTE: Image shows design intent only. Reference the construction documents for actual building construction

Proposed changes to the north side of the building include incorporation of Allo branding on the existing garage door, and the addition of a new garage door. The image below shows the proposed north façade of the garage building.



NOTE: Image shows design intent only. Reference the construction documents for actual building construction

Like the warehouse building project, this would be considered a minor remodeling project, and it appears to meet the Downtown Design Standards.

Telephone Museum property (2047 M)

Developers are proposing to demolish the Telephone Museum building and create a parking lot on the north side of the garage building at 333 S 21st. Plans for the proposed parking area are attached for your review. Parking lot screening is proposed to match typical screening in the district. An example of the proposed screening (existing along K Street) is shown below.



According to the Design Standards for Screening & Landscaping, “Any on-site surface parking shall be paved and must be screened with plant materials, masonry walls, or masonry and metal (not chain-link) fences, or some combination thereof, to provide at least a 90% screen from grade to three feet above the grade.” The proposed screening, as noted by previous approvals, meets this standard.

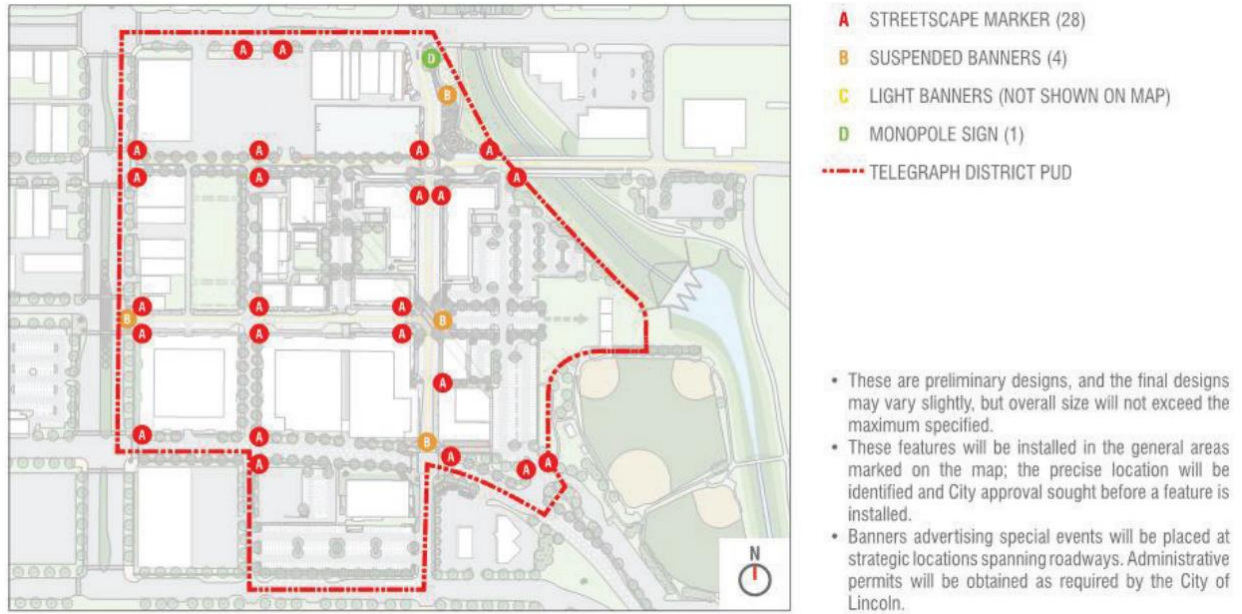
Northeast Corner of 21st & M

Although future development is planned for this lot, developers are proposing to create a temporary parking lot at this location. The proposed plan is attached. Screening here will also be consistent with parking lot screening throughout the district.

Streetscape Markers

The approved Telegraph District PUD allows for installation of streetscape markers. The streetscape markers are not considered signs and shall be in addition to, and not limit or restrict, the Commercial Signs permitted by Chapter 27.69, Signs of the Lincoln Municipal Code. These markers are

Telegraph District branding elements and were approved to generally be located as provided on the map below.



Because of limitations at these initial locations along Antelope Valley Parkway, developers are now proposing to locate streetscape markers in the Parkway's median. New locations are illustrated in the birdseye view below. Streetscape marker details are attached.



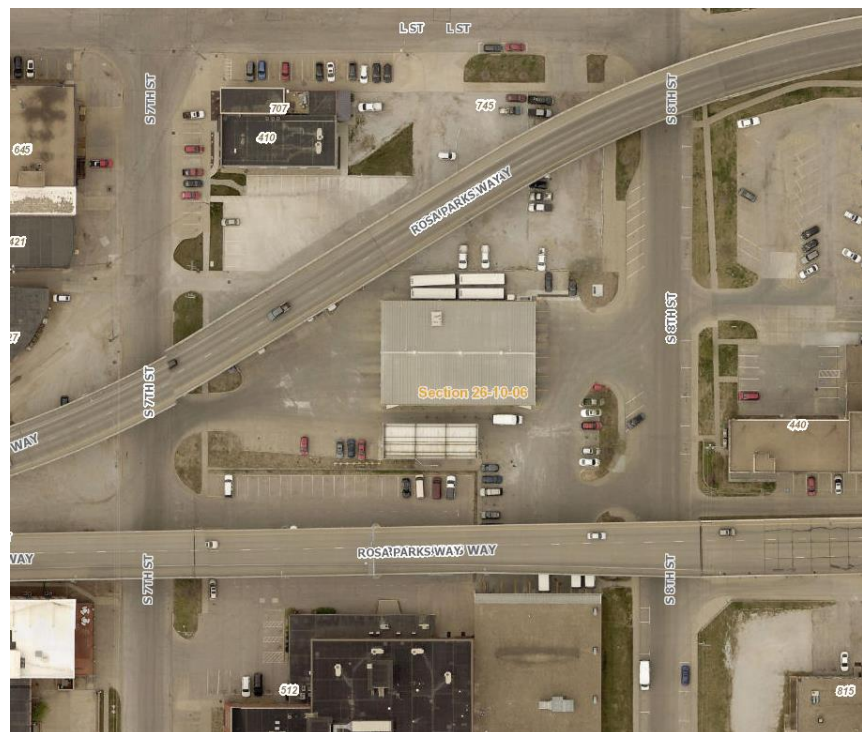
The proposed locations are located outside of the Telegraph District PUD boundary but are within adjacent public right-of-way. The City is seeking your advice on the appropriateness of this location. The original intent appeared to be using the streetscape markers as entryway elements into the Telegraph District, as the markers were shown on both sides of M and N Streets and on the north side of L Street. This new application seemingly expands the district to include the Antelope Valley Parkway corridor. Other considerations include the construction and maintenance costs associated with these markers.

Consideration should be given to the impact that the streetscape markers would have on this major north/south corridor and not just the Telegraph District adjacent to the east. For example, Antelope Valley Parkway is also considered an entryway into the University of Nebraska-Lincoln campus to the north.

City staff has been coordinating with UNL Landscape Services staff to design and install landscape improvements within these medians, and that work is expected to be completed this year. Planning for and installation of any streetscape markers should be coordinated with the anticipated landscape improvements.

ITEM 3: StarTran CNG Fueling Station Project

StarTran is proposing some changes to their Fueling Station between the Rosa Parks Way viaducts, from 7th to 8th Streets. The City is seeking your advice on this public project. An aerial view of the site is provided to the right, and the proposed site plan is attached.



This property is within the South Haymarket area and thus the [South Haymarket Design Standards](#) govern. These design standards include standards for streetscapes which require the following: “Dumpsters, service docks, transformers, and other necessary fixtures shall be located and screened so as not to be visible from adjacent streetscapes.” The plan shows a combination of fencing and landscaping as screening materials. [Design Standards for Screening and Landscaping](#) should be considered when reviewing screening of these areas. Additional detail may be needed to sufficiently determine if these standards are met.

The plan includes the relocation and addition of Compressed Natural Gas (CNG) fueling stations to the southwest portion of the site, which will be visible not only from 7th Street but also from the

planned South Haymarket space immediately west. That South Haymarket space was reviewed by the Urban Design Committee previously and includes accommodations for food trucks, seating areas, and lighting under the viaducts.

The existing view from 7th Street is shown below. The CNG fueling station, equipment, and tanks will be visible from this view. The proposed plan shows an 8' vinyl fence on the west and south sides of this equipment. An 8' vinyl chain link is shown on the other sides. Landscaping material and what appears to be two trees are shown in the greenspace adjacent to 7th Street.



View from 7th Street looking East

Electrical equipment is proposed to be located in the current parking area on the east side of the site toward 8th Street (see view below). The proposed site plans appear to show removal of the existing street trees to allow for the sidewalk to be shifted from back of curb, the addition of a street tree, and landscape screening for the new equipment. No fence is shown on the 8th Street side. Painted artwork or vinyl wraps on the generator, switchgear, and transformer could also be considered as an appropriate treatment on the equipment.



View looking north along 8th Street

ITEM 4: Campion Streetscape

Plans have been refined for the Campion project's proposed streetscape which was initially reviewed by the Urban Design Committee in September 2019. The Campion building is located on the block bounded by 9th, 10th, L, and M Streets and is currently under construction. Your advice is sought because this is a TIF project (with City funding), and the streetscape improvements will be located within the City right-of-way. The landscaping demolition and planting plans are attached.

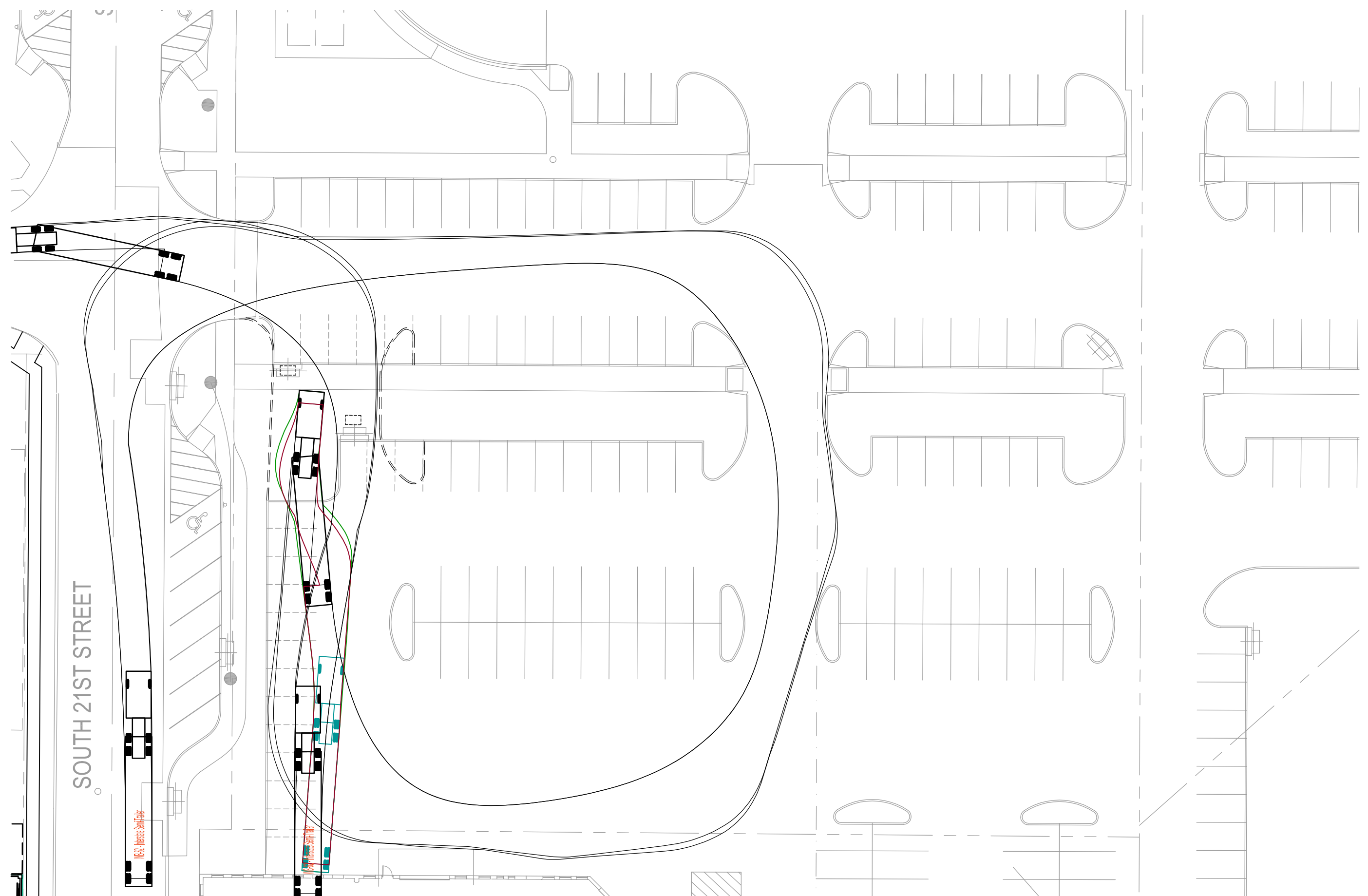
The developer notes a few changes to the submitted plans that are still in progress, and they will be available at the Urban Design Committee meeting to discuss these changes. The changes include the following:

1. The corner planting beds on 9th street at both the M and L Street intersections are incomplete. They will continue to develop the planting design in these areas. New plant material may be added such that there is more variety to choose from that will comply with sight visibility triangles.
2. Quantity reduction along the building foundation along 9th street and L street.
3. Overall simplification of the landscape planting design throughout, based on feedback provided by the city in regards to maintenance operations.

Providing separation between pedestrians and vehicles enhances the pedestrian experience. Overall, the plans appear to show this separation through the use of on-street parking and ample planting zones.

The plans are showing removal and replacement of a number of existing street trees along 9th and L Streets. While the hope was that the existing trees would be protected and preserved during the construction process, they appear to be in poor condition at this point. City forestry staff has analyzed the condition of each of the existing trees and has recommended that they either be removed and replaced, or alternatively, that remediation efforts be performed. Along M Street, new trees are being shown as well, but it should be noted that the placement of those trees is dependent on the undergrounding of existing overhead utility lines. Though undergrounding is planned, the timeline for that work is not certain at this point.

<https://linclanc.sharepoint.com/sites/PlanningDept-Boards/Shared Documents/Boards/UDC/REPORTS/2022/05 May/May2022Memo.docx>



SOUTH 21ST STREET

18' x 24' - Mercedes Sprint Van

18' x 24' - Mercedes Sprint Van



TRUCK TURNING EXHIBIT

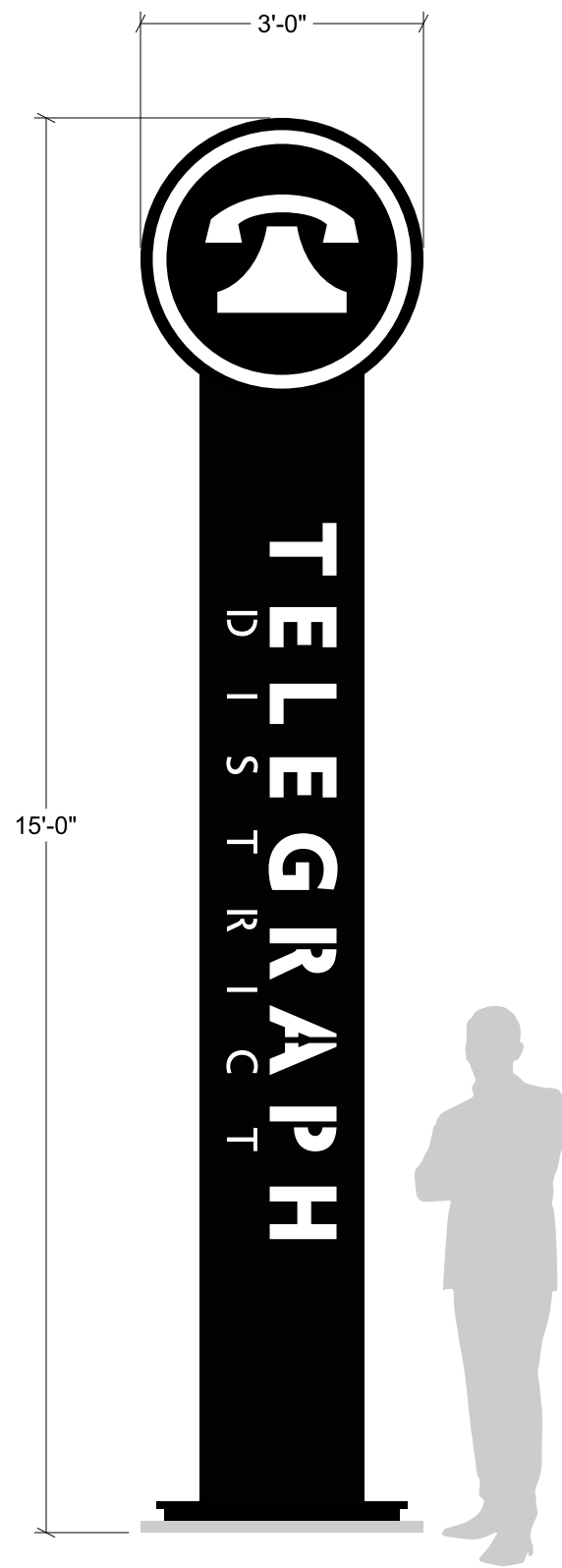


SOUTH 21ST STREET

105'0" - 105'0" - 105'0" - 105'0"



TRUCK TURNING EXHIBIT



NS NEBRASKASIGN
 www.nebraskasign.com
 1140 North 21st Street PH. (402) 476-6563
 Lincoln, Nebraska 68503 FAX (402) 476-3461

CLIENT EADO - Telegraph District
PROJECT Streetscape Markers Spring 2022
ADDRESS N St & S Antelope Valley Pkwy,
 Lincoln, NE 68508

DWG # DC8884
SCALE 1/2" = 1'-0"
SALES Nolan Graham
DESIGN Deanna Cheney

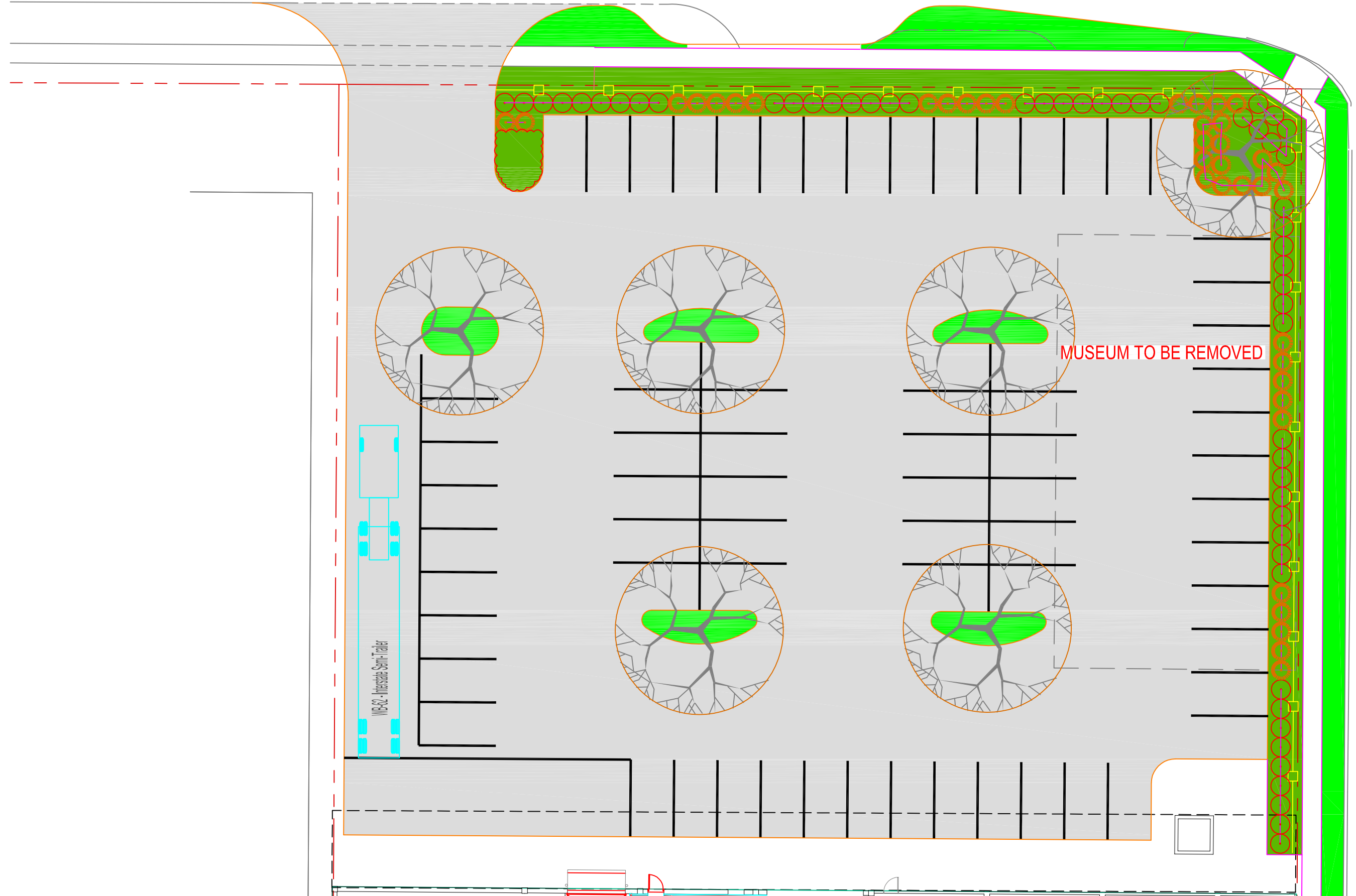
DATE 04/15/22
REV

This design and other design produced for this project are considered intent drawings. Some interpretation may be necessary. Colors are shown for reference only, and are subject to the limitations of the production process.
 This design is provided to your company for the sole purpose of considering the purchase of a sign manufactured by Nebraska Sign Company. Unauthorized use, reproduction and/or display without written permission is expressly forbidden.

APPROVAL SIGNATURE OF AUTHORIZED CLIENT

 DATE OF APPROVAL

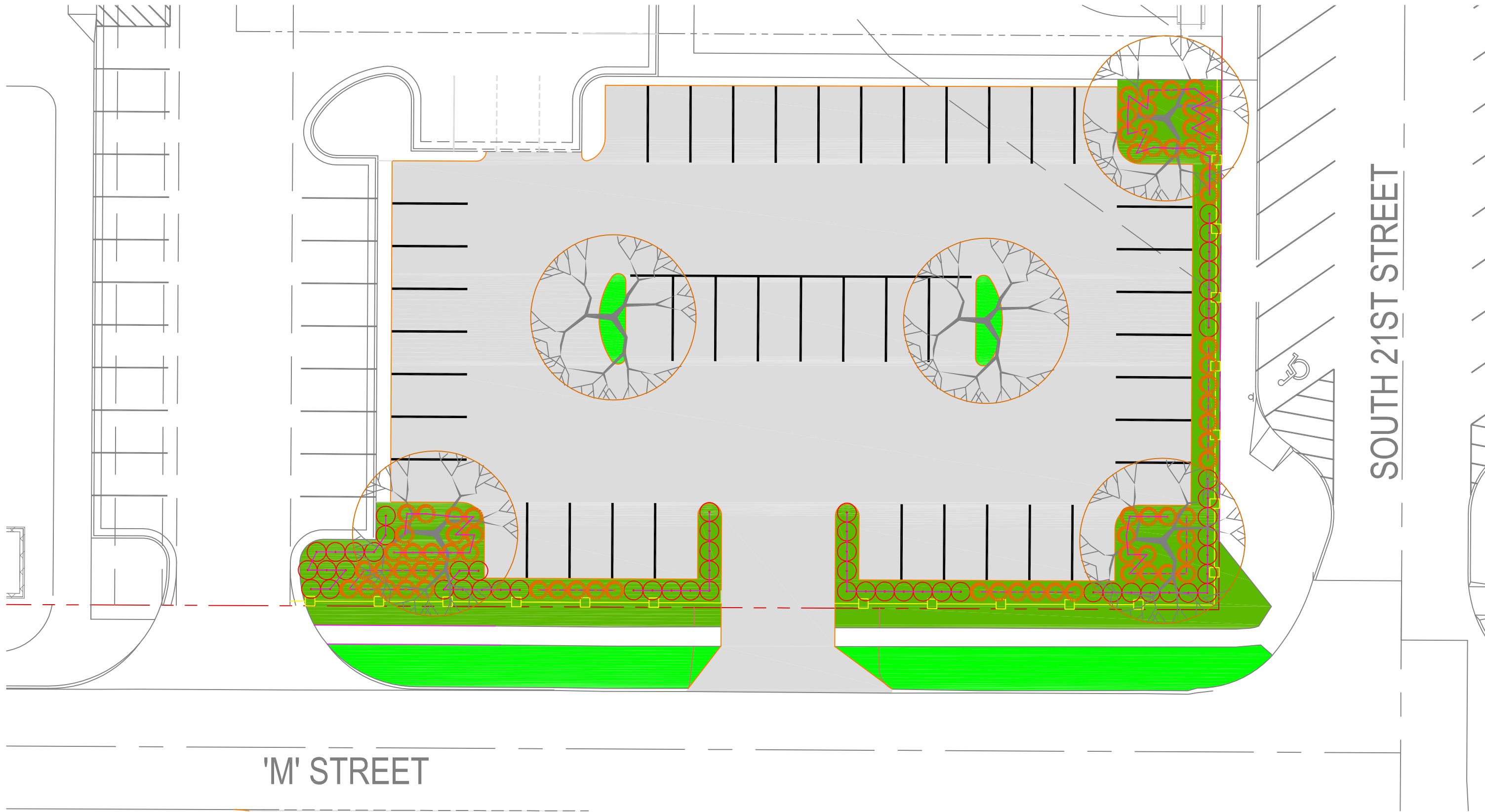
'M' STREET



SOUTH 21ST STREET



MUSEUM PARKING LOT EXHIBIT



LOFTS SOUTH TEMP. PARKING EXHIBIT





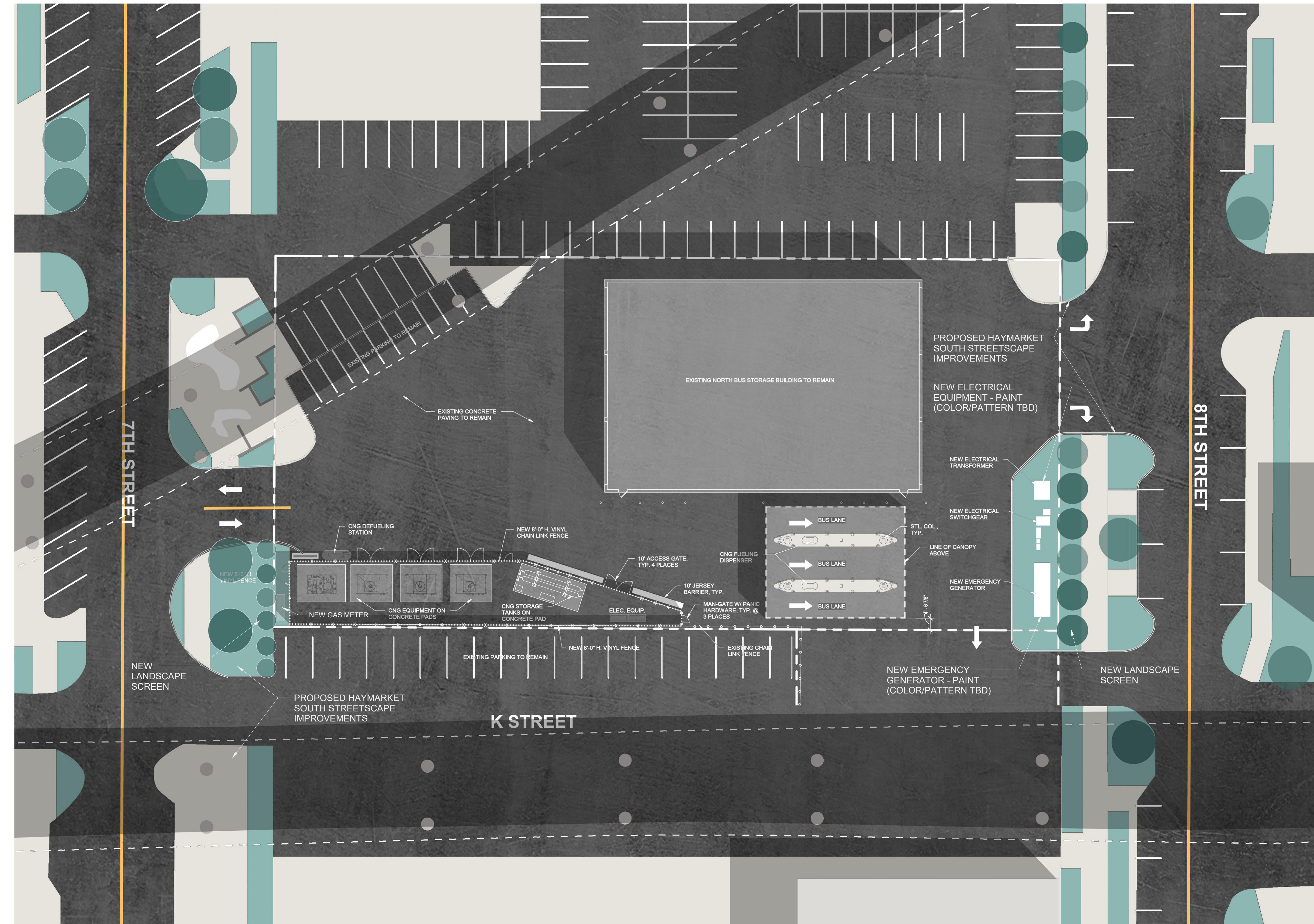
ARCHI + ETC.LLC
ARCHITECTURE ETCETERA

NOTE: Image shows design intent only. Reference the construction documents for actual building construction





LAST EDITED: 4/27/2022 7:01:00 PM
 FILE PATH: B:\360\STL\100-30901574A - StarTran CNG Fueling Station - R2\10309015745A StarTran CNG Arch_R21.rvt



1 PROPOSED ARCHITECTURAL SITE PLAN
 1" = 20'-0"

GENERAL NOTES:

KEYED NOTES:

<<client logo(s)>>

WSP USA
 Suite 2800
 211 North
 Broadway
 St. Louis, MO 63102
 Tel: +1 314
 206-4444
 Fax: +1 314 206-4444
 wsp.com

SUBCONSULTANT:
 <<logo>>
 Sub-Consultant Name and Information

REV	DESCRIPTION	DATE

**STARTRAN CNG FUELING
 STATION IMPROVEMENTS**

745 L STREET
 LINCOLN, NE 68508

STARTRAN

NOT FOR
 CONSTRUCTION

PROFESSIONAL SEAL
 SHEET NAME
 PROPOSED ARCHITECTURAL SITE
 PLAN

DESIGNED BY: Designer
 DRAWN BY: Author
 CHECKED BY: Checker
 DATE: 04.27.2022
 SCALE: 1" = 20'-0"

FULL SCALE SHEET SIZE: ANSI D (22x34)
 WSP PROJECT NUMBER: 309015745A
 SHEET NUMBER **A1.1**

FOR REVIEW



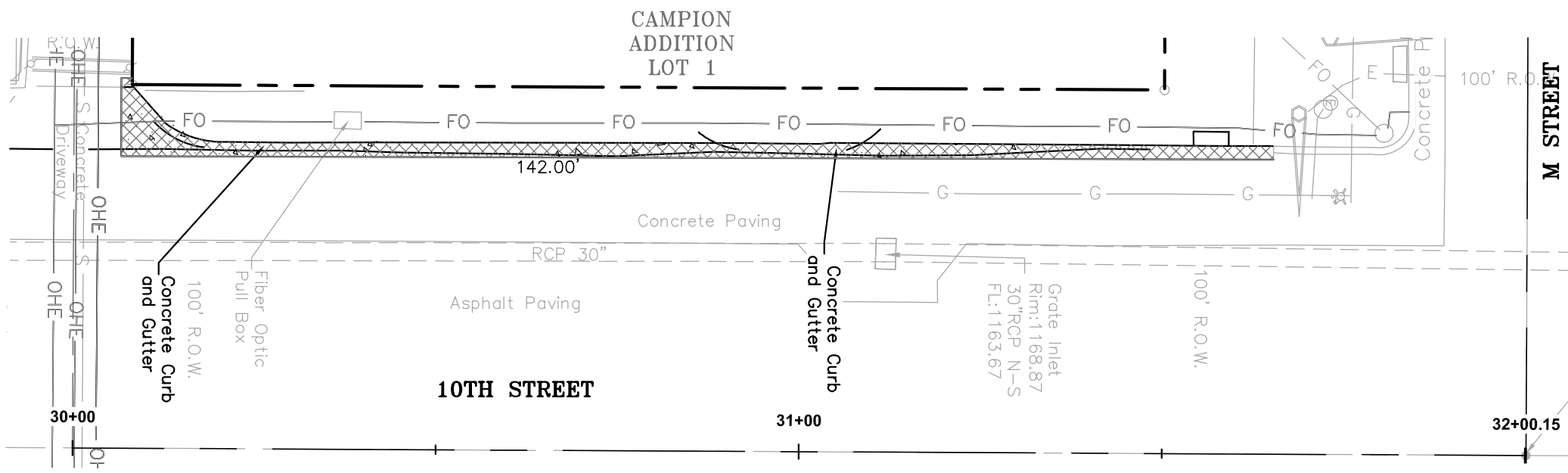
PROJECT
191020

REGA
ENGINEERING
GROUP, INC.

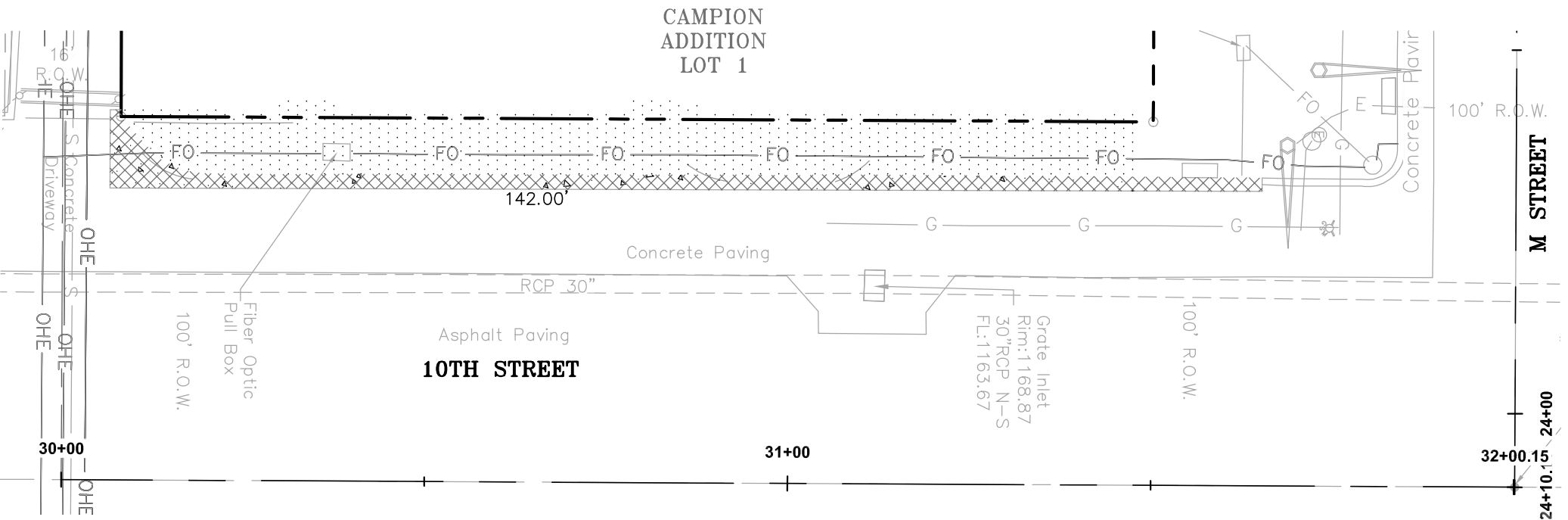
601 OLD CHENEY RD.,
SUITE 'A',
LINCOLN, NE 68512
(402) 484-7342

- ENGINEERING
- PLANNING
 - LANDSCAPE ARCHITECTURE
 - LAND SURVEYING

ISSUED FOR	DATE



10TH STREET - LANDSCAPING DEMOLITION PLAN
SCALE: 1"=20'

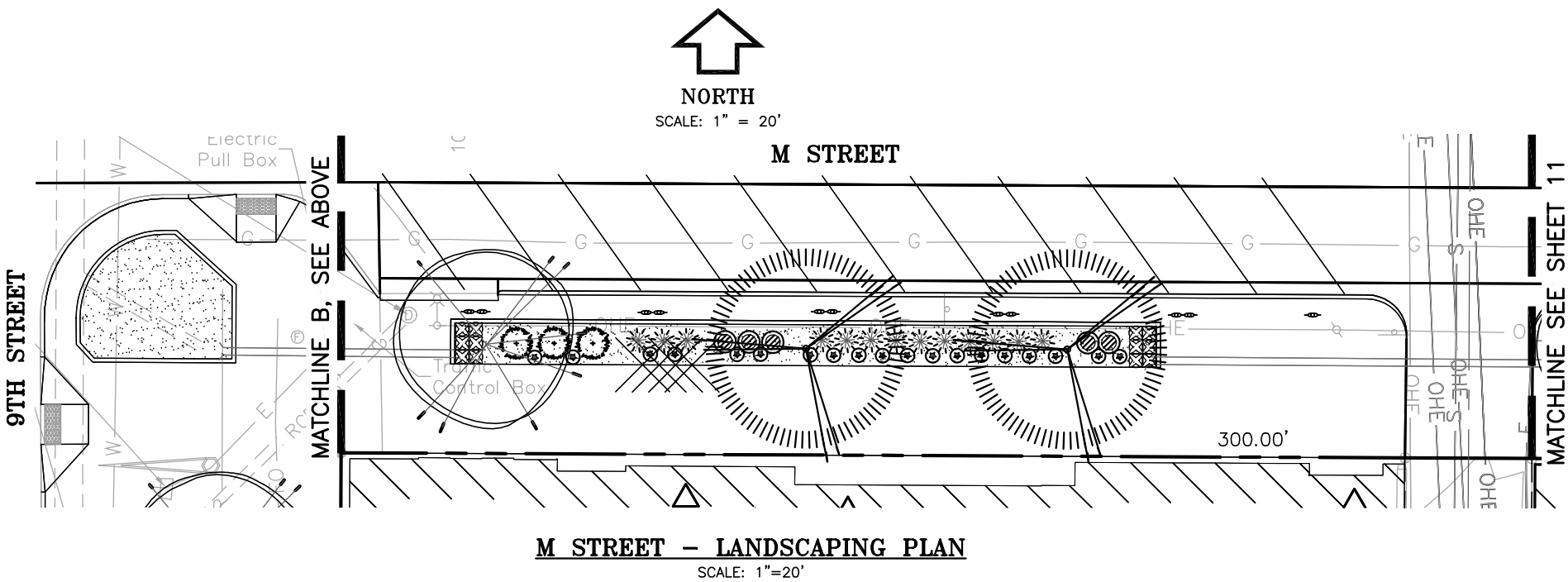
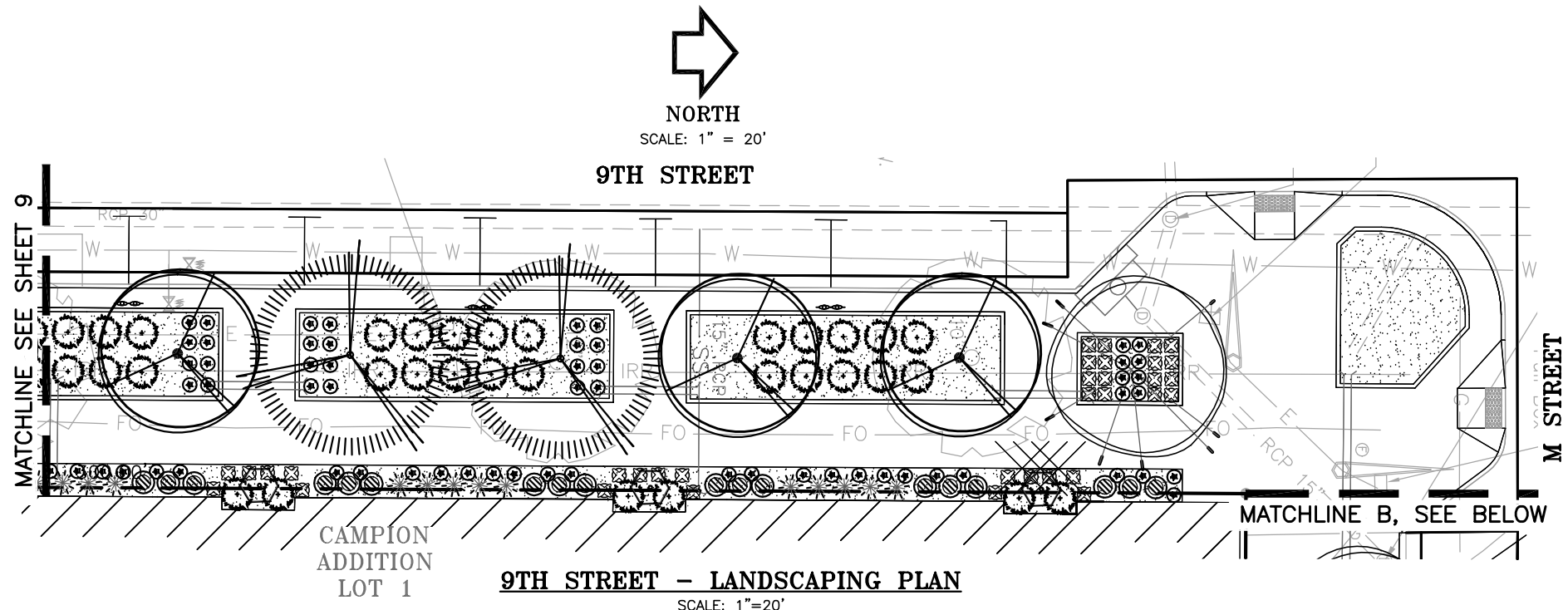


10TH STREET - LANDSCAPING PLAN
SCALE: 1"=20'

E.O. _____ T.C. _____
CAMPION LINCOLN STUDENT HOUSING
921 'M' ST - SIDEWALK/CURB IMPROVEMENTS
LINCOLN, NE
10TH STREET PLAN

SHEET NO.
8 of X

PCA



LANDSCAPE LEGEND	
COMMON NAME	
TREES	
	FRONTIER ELM
	EASTERN REDBUD
	EMERALD CITY TULIP TREE
	PARKLAND PILLAR
SHRUBS - DECIDUOUS	
	ARCTIC FIRE RED DOGWOOD
	RUBY RED STELLA DAYLILY
	BLUE FALSE INDIGO
	INVINCIBELLE RUBY HYDRANGEA
ORNAMENTAL GRASSES	
	PRAIRIE MUNCHKIN LITTLE BLUESTEM
	SHRUB BED/PLANTING AREA

SEE SHEET LS13 FOR FULL LANDSCAPE SCHEDULE AND NOTES.

PROJECT
191020

REGA

ENGINEERING GROUP, INC.

601 OLD CHENEY RD.,
SUITE 'A',
LINCOLN, NE 68512
(402) 484-7342

- ENGINEERING
- PLANNING
 - LANDSCAPE ARCHITECTURE
 - LAND SURVEYING

ISSUED FOR	DATE

E.O. T.C.
CAMPION LINCOLN STUDENT HOUSING
921 'M' ST - SIDEWALK/CURB IMPROVEMENTS
LINCOLN, NE
9TH AND M STREET LANDSCAPE PLAN

SHEET NO.
10 of 13

PCA

LANDSCAPE SCHEDULE (PROVIDED AND INSTALLED BY CONTRACTOR)

	QUANTITY	COMMON NAME	SCIENTIFIC NAME	HEIGHT	WIDTH	METHOD	SIZE
TREES							
	6	FRONTIER ELM	ULMUS 'FRONTIER'	20'-25'	15'-20'	B&B	2" CAL.
	5	EASTERN REDBUD	CERCIS CANADENSIS	25'-35'	20'-30'	B&B	2" CAL.
	6	EMERALD CITY TULIP TREE	LIRIODENDRON TULIPIFERA	40'-55'	20'-25'	B&B	1-1/2" CAL.
	7	PARKLAND PILLAR	BETULA PLATYPHYLLA	30'-40'	6'-7'	B&B	1-1/2" CAL.
SHRUBS - DECIDUOUS							
	41	ARCTIC FIRE RED DOGWOOD	CORNUS STOLONIFERA	3'-4'	3'-4'	GALLON	#2
	210	RUBY RED STELLA DAYLILY	HEMEROCALLIS 'RUBY RED STELLA'	2'	2'	GALLON	#1
	74	BLUE FALSE INDIGO	BAPTISIA AUSTRALIS	3'-5'	2'-3'	GALLON	#2
	79	INVINCIBELLE RUBY HYDRANGEA	HYDRANGEA ARBORESCENS 'INVINCIBELLE'	4'	2'	GALLON	#2
ORNAMENTAL GRASSES							
	74	FEATHER REED GRASS 'KARL FOERSTER'	BAPTISIA AUSTRALIS	3'-5'	2'-3'	GALLON	#2
	252	PRAIRIE MUNCHKIN LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'PRAIRIE MUNCHKIN'	4'	2'	GALLON	#2
GROUNDCOVERS / PERENNIALS							
	~5,168sf	SHRUB BED/PLANTING AREA - HARDWOOD MULCH					

- NOTES:**
- BASIC PLANT MATERIAL STANDARDS:
 - EVERGREEN TREES: MINIMUM HEIGHT OF SIX FEET.
 - SHRUBS: MINIMUM TWO-GALLON SIZE CONTAINER, OR THE EQUIVALENT HEIGHT AND/OR SPREAD.
 - GROUND COVER SHRUBS: MINIMUM SPACING UPON INSTALLATION OF 18 INCHES ON CENTER.
 - DECIDUOUS SHADE TREES: MINIMUM CALIPER OF TWO INCHES AS MEASURED 12 INCHES ABOVE GROUND.
 - ALL OTHER SPECIFICATIONS SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN FOR THAT TYPE OF TREE OR SHRUB AT THE TIME OF INSTALLATION.
 - ALL PLANT MATERIAL SHALL BE INSTALLED FREE OF DISEASE AND IN A MANNER THAT ENSURES THE AVAILABILITY OF SUFFICIENT SOIL AND WATER TO SUSTAIN HEALTHY GROWTH.
 - ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED TO A DEPTH OF THREE INCHES.
 - REFER TO GENERAL LANDSCAPE NOTES AND GENERAL IRRIGATION NOTES ON SHEET C1.11.
 - REFER TO UTILITY PLAN SHEET C1.05 FOR IRRIGATION SLEEVE LOCATIONS. COORDINATE FINAL LOCATION AND SIZE WITH IRRIGATION CONTRACTOR.
 - CONTRACTOR SHALL MULCH ALL PLANTING BEDS / TREE PITS (IF APPLICABLE). PROVIDE A CULTIVATED EDGE FOR ALL PLANTING BEDS WHERE BED ABUTS BACK OF CURB AND/OR SIDEWALKS.
 - PROVIDE 24" DEEP AMENDED SOIL FOR ALL PLANTING BEDS.

GENERAL LANDSCAPING NOTES

- ALL UTILITIES ARE APPROXIMATE. COORDINATE INSTALLATION WITH WORK OF OTHER SECTIONS. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION WITH OWNER OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL PUBLIC AND PRIVATE UTILITIES WHICH LIE WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CALL 811 TO NOTIFY UTILITY COMPANY FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK. REPAIR AT NO COST TO OWNER ANY DAMAGE TO UTILITIES, SITE STRUCTURES, ETC., RESULTING FROM LANDSCAPE CONSTRUCTION. THE CONTRACTOR SHALL REPORT TO THE OWNER ANY DAMAGE TO OWNER'S PROPERTY AND OR UTILITIES PRIOR TO REPAIR.
- PLANTING SOIL SHALL BE A MINIMUM DEPTH OF 6" AND CONSIST OF 50% SELECT LOAMY SOIL, 25% PEAT MOSS, 25% PIT RUN SAND. PLANTING SOIL SHALL BE NEUTRAL BALANCED OF Ph OF 5.5-7.4 FRIABLE AND CONTAINING NOT GREATER THAN 2.0%-5% ORGANIC MATTER BY DRY WEIGHT. PLANTING SOIL SHALL BE FREE OF NON-SOIL TIMES SUCH AS STONES, CONSTRUCTION DEBRIS, STICKS, TRASH AND OTHER DELETERIOUS MATTER. EXISTING TOPSOIL (STOCKPILE FROM SITE) USED MAY NOT EXCEED 10% CLAY CONTENT, SILT SHALL NOT EXCEED 25% AND FREE OF WEEDS, WEED SEEDS, INSECTS AND PESTS.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANT MATERIAL SHALL BE OF GOOD QUALITY, FREE OF DISEASE AND SIZES SHALL MEET REQUIRED SIZES AS SPECIFIED. ALL PLANT MATERIAL SHALL BE RATED FOR ESTABLISHMENT, GROWTH AND SURVIVAL IN PLANT HARDINESS ZONE 5 AND/OR ACCORDING TO THE LATEST VERSION OF THE USDA PLANT HARDINESS ZONE MAP. ALL PLANTS SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND WATERING OF ALL PLANT MATERIAL UNTIL SUBSTANTIAL PROJECT COMPLETION OR OWNER AND ENGINEER/ARCHITECT ACCEPTANCE OF ALL LANDSCAPED AREAS, WHICHEVER IS LATER.
- DO NOT INSTALL PLANT MATERIAL WHEN AMBIENT TEMPERATURES MAY DROP BELOW 32DEGREES F (0 DEGREES C) FOR MORE THAN 24 HOURS. DO NOT INSTALL PLANT MATERIAL WHEN TEMPERATURES OVER 100 DEGREES F WITHOUT WRITTEN DIRECTION FROM THE LANDSCAPE ARCHITECT. DO NOT INSTALL PLANT MATERIAL WHEN WIND VELOCITY EXCEEDS 30 MPH.
- IN ALL AREAS TO RECEIVE SOD, PLANTING BED PREPARATION, MULCHING, FERTILIZING AND PRE-EMERGENT APPLICATION SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS.
- THE CONTRACTOR SHALL COORDINATE HIS/HER EFFORTS SO THAT THE SITE CAN BE SODDED AS SOON AS POSSIBLE FOLLOWING RE-SPREAD OF TOPSOIL.
- ALL PLANTING BEDS (SHRUBS AND GROUNDCOVERS) SHALL RECEIVE 3" AVERAGE DEPTH OF LANDSCAPE ROCK, CONTAINED BY 4" NATURAL CULTIVATED EDGE WHERE SURROUNDED BY TURF, AS SPECIFIED ON PLANS.
- CONTRACTOR SHALL PROVIDE A 5-FOOT DIAMETER RING OF NATURAL COLOR HARDWOOD MULCH WITH NATURAL CULTIVATED EDGE AROUND ALL TREES PER DETAIL. MULCH NOT REQUIRED WITHIN NATIVE WILDFLOWER SEED MIX AREA.
- PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.
- LANDSCAPE CONTRACTOR TO MARK ALL TREE LOCATIONS AND LAYOUT ALL OF PLANT MATERIAL IN THE FIELD FOR APPROVAL BY THE ENGINEER PRIOR TO PLANTING UNLESS APPROVED OTHERWISE.
- SHRUBS ARE NOT TO BE LOCATED CLOSER THAN 2 FEET TO CURB OR SIDEWALKS. PERENNIALS / GRASSES ARE NOT TO BE LOCATED CLOSER THAN ONE FOOT TO CURB OR SIDEWALKS. LANDSCAPE CONTRACTOR SHALL PLANT THREE TREES FOR OWNER / ENGINEER FOR APPROVAL PRIOR TO PLANTING THE REMAINDER OF THE TREES ON SITE.
- ALL LANDSCAPING TO BE INSTALLED IN STRICT ACCORDANCE WITH CITY OF HASTINGS REGULATIONS. DEMONSTRATION SHALL ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN THE PLANTING DETAIL AND SPECIFICATIONS.
- PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.
- STAKING AND GUYING OF TREES PER NATIONAL NURSERY STANDARDS.
- SWEEP AND WASH ALL PAVED SURFACES. REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
- GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING OF THE DATE OF ACCEPTANCE. MAKE ALL REPLACEMENTS PROMPTLY AS PER DIRECTION OF OWNER/ENGINEER.

PROJECT
191020

REGA
ENGINEERING
GROUP, INC.

601 OLD CHENEY RD.,
SUITE 'A',
LINCOLN, NE 68512
(402) 484-7342

- ENGINEERING
- PLANNING
 - LANDSCAPE ARCHITECTURE
 - LAND SURVEYING

ISSUED FOR	DATE

E.O. T.C.
CAMPION LINCOLN STUDENT HOUSING
921 'M' ST - SIDEWALK/CURB IMPROVEMENTS
LINCOLN, NE
L STREET PLAN AND PROFILE

SHEET NO.
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