

FACTSHEET

TITLE: PRELIMINARY PLAT NO. 00010, PINE LAKE HEIGHTS SOUTH 3RD ADDITION, requested by Ridge Development Company and Southview, Inc., for 120 single family lots and two outlots at approximately South 27th Street and O'Hanlon Drive.

STAFF RECOMMENDATION: Conditional Approval, as revised on October 18, 2000.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 10/18/00
Administrative Action: 10/18/00

RECOMMENDATION: Conditional Approval, with amendment deleting Condition #1.1.12 and adding Condition #1.3.2 (9-0: Carlson, Steward, Newman, Duvall, Hunter, Schwinn, Krieser, Taylor and Bayer voting 'yes').

FINDINGS OF FACT:

1. The Planning staff recommendation of conditional approval is based upon the "Analysis" as set forth on p.3-13, concluding that the waivers for street approaches is acceptable to Public Works. However, the block length waiver for Block 3 is opposed by the Lincoln Police Department and is contrary to the subdivision ordinance and goals of the Comprehensive Plan. The longer block length will increase the daily vehicle trip length for some residents of the subdivision. The site plan could be revised to shorten the block length. The stated reason for not meeting the standard is due to the grading. However, the natural grades are being substantially changed by the applicant. The grading to create "walk out" lots is acceptable, but this is not a reason to violate the block length standard and to inconvenience future residents in their daily trips. Residents and emergency vehicles should not be inconvenienced in the long term for a short term gain of a few lots or to gain walk out basements. Once the plat is changed to provide the required block length it will conform with the subdivision ordinance. The other two blocks are also quite long, but conform to the ordinance standards.
2. The Planning staff added Condition #1.1.12 at the public hearing before Planning Commission on October 18, 2000, which would eliminate the block length waiver in Block 3. (See p.6).
3. The applicant's testimony is found on p.12, including a request to delete Condition #1.1.12 and to approve a waiver of the block length for Block 3. The staff response is also found on p.12.
4. On October 18, 2000, the Planning Commission agreed with the staff recommendation of conditional approval, with amendment to grant the waiver of block length on Block 3 and deleting Condition #1.1.12 (See Minutes, p.13).
5. On October 24, 2000, a letter reflecting the action of the Planning Commission and the amended conditions of approval was mailed to the applicant (See pp.8-11).
6. The Site Specific conditions of approval required to be completed prior to scheduling this item on the Council agenda have been submitted by the applicant and approved by the reviewing departments.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: December 4, 2000

REVIEWED BY: _____

DATE: December 4, 2000

REFERENCE NUMBER: FS\CC\FSP00010

LINCOLN CITY/LANCASTER COUNTY PLANNING DEPARTMENT
STAFF REPORT

P.A.S.#: Pine Lake Heights South 3rd
Preliminary Plat #00010

Date: October 4, 2000

****As Revised by Planning Commission, 10/18/00****

PROPOSAL: Olsson Associates for Ridge Development Company and Southview Inc. has applied for a Preliminary Plat for 120 single family lots and two outlots at approximately S. 27th St. and O'Hanlon Drive.

Requested Waivers of the Subdivision Ordinance:

7. Section 26.23.130 "Block Sizes" for block lengths over 1,320 feet.
8. Section 26.27.010 requiring curb and gutter in adjacent streets and for streets within the subdivision.

Requested Waivers of Subdivision Design Standards for:

1. Street grade approaches to 3% for several streets.

GENERAL INFORMATION:

APPLICANT: Gary Bredehoft, Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508
(402) 474-6311

OWNERS/

DEVELOPERS:

Ridge Dev. Co., P. O Box 22769, Lincoln, 68542; (402) 421-1627
Southview Inc., 3901 Normal Blvd., #203 Lincoln, 68506 (402) 436-3112
Horizons Community United (Church), 5930 S. 58th Street, Lincoln, 68516

LOCATION: Approximately S. 27th Street and O'Hanlon Road

LEGAL DESCRIPTION: Outlot C, Pine Lake Heights South Addition and a portion of Lot 1, Block 5, Pine Lake Heights South 1st Addition in the south half of Section 19, Township 9 North, Range 7 East of the 6th P. M., Lincoln, Lancaster County, Nebraska.

EXISTING ZONING: R-3 Residential

SIZE: 47.58 acres, more or less

EXISTING LAND USE: Agricultural.

SURROUNDING LAND USE AND ZONING: R-3 zoning uses to the north, east and south. Porter Park is to the north. The Porter Ridge West and Pine Lake Heights neighborhoods are to the north. Cavett Elementary School is to the east. Agricultural land zoned B-2 Planned Neighborhood Business is to the south.

COMPREHENSIVE PLAN SPECIFICATIONS: Designated as Urban Residential in the Lincoln Land Use Plan of the 1994 Lincoln/ Lancaster County Comprehensive Plan. Property is in the S1-S2 Subarea Plan, approved by the City Council on February 1, 1999.

ANALYSIS:

1. The applicant has proposed to plat 120 single family lots. The project is to the south of Porter Park and is to the north of a planned commercial center zoned B-2 Planned Neighborhood Business.
2. The applicant has requested a waiver of subdivision design standards for the grades in approaches on several streets. This proposed minor variation is acceptable to the Public Works and Utilities Department.
3. The applicant has proposed a waiver of Section 26.23.130 "Block Sizes" for block lengths over 1,320 feet. The subdivision ordinance states that a "block length shall not exceed 1,320 feet between cross streets except where a major street, other man made barrier, lake or other natural barrier forms one boundary of a block." (LMC 26.23.130(a)) The block lengths are as follows:

Block

<u>#</u>	<u>Block Description</u>	<u>Block Length</u>
2	North side O'Malley, O'Hanlon to Brummond	2,400 ft. (next to 27 th / park)
3	North side O'Neil/ O'Shea, east of 28th	1,377 feet
5	South side O' Shea, 28 th to Brummond	1,315 feet

4. Block 2 is next to a major street (27th Street), a wetland and Porter Park so the exception to the block length is appropriate for Block 1. This does not require a waiver, since the Subdivision Ordinance grants exception for blocks next to major streets and parks.
5. The Lincoln Police Department recommends against the block length waiver for Block 3. They state "in an effort to be able to provide efficient emergency services, would like to see the block lengths in the development conform to the City."
6. The applicant states that the block length waiver is necessary "due to the existing and proposed grades on the site." The grading plan proposes areas of up to 10 foot cuts and fills in some circumstances. The grading on the site is being done in order to develop lots on the north side of O'Neil Drive which will allow for the construction of homes with "walk out" basements. The applicant also stated that they didn't want to lose two lots in order to accommodate the required street.
7. The grading plan could be revised to accommodate a street between O'Neil and O'Malley so that a block length waiver in Block 3 would not be necessary.
8. Initially, the applicant also requested a block length waiver for Block 5. However, upon resubmittal the applicant made a minor change to the plan to conform to the 1,320 feet block length standard. This block along O'Shea Drive is now approximately 1,315 feet long — which is a block 5 feet short of 1/4 mile in length.

9. The applicant has agreed to provide the required pedestrian easement for Blocks 2, 3 and 5 as per Section 26.23.125 which requires pedestrian easements when block lengths exceed 1,000 feet and where needed for pedestrian traffic.
10. The Parks and Recreation Department has several revisions to the pedestrian easement leading to Porter Park.
11. The Lower Platte South NRD notes that access needs to be provided to the detention pond for maintenance vehicles. The applicant's plan preserves a wetland on the north side of the site next to Porter Park and uses it as a detention pond.
12. This property is in the boundaries of the S1-S2 Subarea and drains into Salt Creek. The S1-S2 Subarea Plan states:

"Development in this area should respect the natural corridors of the landscape. Grading should be kept to a minimum to reduce erosion, maintain the natural drainage system and vegetation, and to keep disturbance of the natural soil layers to a minimum." (Page 13)

"There is a great opportunity in the S1-S2 Subarea for conservation design concepts which protect and enhance natural corridors. Developments in this subarea should make every effort to preserve natural drainageways and to protect and enhance natural vegetative buffers along them." (Page 18)
13. Section 26.23.190 of the Subdivision Ordinance states "earth moving shall be kept to a minimum to protect and preserve the existing trees and grasses and to keep erosion to a minimum."

CONCLUSION:

The waivers for street approaches is acceptable to Public Works. However, the block length waiver for Block 3 is opposed by the Lincoln Police Department and is contrary to the subdivision ordinance and goals of the Comprehensive Plan. The longer block length will increase the daily vehicle trip length for some residents of the subdivision. The site plan could be revised to shorten the block length. The stated reason for not meeting the standard is due to the grading. However, the natural grades are being substantially changed by the applicant. The grading to create "walk out" lots is acceptable, but this is not a reason to violate the block length standard and to inconvenience future residents in their daily trips.

Residents and emergency vehicles should not be inconvenienced in the long term for a short term gain of a few lots or to gain walk out basements. Once the plat is changed to provide the required block length it will conform with the subdivision ordinance. The other two blocks are also quite long, but conform to the ordinance standards.

RECOMMENDATION: Approval with conditions.

CONDITIONS:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans to the Planning Department office, the preliminary plat will be scheduled on the City Council's agenda:
 - 1.1 Revise the preliminary plat to show:
 - 1.1.1 Provide the additional easements requested by L.E.S.
 - 1.1.2 Remove the landscape screen from the 10 foot utility easement. The screen could be planted in Outlot B.
 - 1.1.3 Revise the street tree and landscape screen trees beneath the LES transmission line easement to the satisfaction of LES and the Parks and Recreation Department. (The selected trees grow from 30 to 50 feet in height which may not be desirable beneath the LES transmission lines.)
 - 1.1.4 Revise the sanitary sewer to the satisfaction of the Public Works and Utilities Department.
 - 1.1.5 Provide pedestrian way easements in Blocks 3 and 5 to the satisfaction of the Planning Director.
 - 1.1.6 In regards to the easement in Lots 8 and 9, Block 2 revise the following to the satisfaction of the Parks and Recreation Department: 1)to clarify the location of the future sidewalk, on the plan extend the pedestrian way easement across Outlot B from the end of the easement to Porter Park; 2)revise the grading plan to provide a slope to ADA guidelines for the sidewalk; 3) extend the storm sewer to the wetlands.
 - 1.1.7 Move the pedestrian easement from between Lots 19 and 20, Block 2 further to the south and clarify the location of the future sidewalk on the plan to extend the pedestrian way easement across Outlot B to S. 27th Street to the satisfaction of the Planning Director.
 - 1.1.8 Revise the drainage and grading plan to the satisfaction of the Public Works and Utilities Department.
 - 1.1.9 Revise Note #9 to state "Sidewalks to built along both sides of public streets and the east side of 27th Street." Revise Note #11 to state the future use of Outlot A is "wetlands and future development."
 - 1.1.10 Provide access to the detention pond in Outlot B, as requested by the NRD, to the satisfaction of Public Works and Utilities.

- 1.1.11 Change Sheet 1 to include the other property owner, Horizon Community United.
- ~~1.1.12 — Revise the plan to eliminate the block length waiver in Block 3. (If the revised plan provides blocks less than 1,000 feet in length, then a pedestrian easement is not required in Block 3 as per Condition #1.1.5). (**Per Planning Commission, 10/18/00**)~~
- 1.2 The City Council approves the following waiver of Subdivision Design Standards:
 - 1.2.1 Street approach platforms to 3% slope on streets within the subdivision.
- 1.3 The City Council approves of the Waiver of the Subdivision Ordinance:
 - 1.3.1 Section 26.27.010 requiring curb and gutter in the adjacent S. 27th Street.
 - 1.3.2 Section 26.23.130 requiring block lengths over 1,320 feet for Block 3. (**Per Planning Commission, 10/18/00**)

General:

- 2. Final Plats will be scheduled on the Planning Commission agenda after:
 - 2.1 Streets, sidewalks, public water distribution system, public wastewater collection system, drainage facilities, ornamental street lights, landscape screens, street trees, temporary turnarounds and barricades, and street name signs have been completed or the subdivider has submitted a bond or an approved escrow of security agreement to guarantee their completion.
 - 2.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 2.2.1 To submit to the Director of Public Works an erosion control plan.
 - 2.2.2 To protect the remaining trees on the site during construction and development.
 - 2.2.3 To pay all improvement costs.
 - 2.2.4 To submit to lot buyers and home builders a copy of the soil analysis.
 - 2.2.5 To continuously and regularly maintain street trees.
 - 2.2.6 To complete the private improvements shown on the preliminary plat.
 - 2.2.7 To maintain the outlots, medians in the cul-de-sacs and private improvements on a permanent and continuous basis. However, the

subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

2.2.8 To comply with the provisions of the Land Subdivision Ordinance regarding land preparation.

2.2.9 To relinquish access to South 27th Street except as shown.

Prepared by:

Stephen Henrichsen, AICP
Planning Department

October 24, 2000

Olsson Associates
Gary Bredehoff
1111 Lincoln Mall
Lincoln NE 68508

Re: Preliminary Plat No. 00010
PINE LAKE HEIGHTS SOUTH 3RD

Dear Mr. Bredehoff:

At its regular meeting on Wednesday, **October 18, 2000**, the Lincoln-Lancaster County Planning Commission granted approval to your preliminary subdivision, **Pine Lake Heights South 3rd**, located in the general vicinity of **S. 27th St. and O'Hanlon Drive**, subject to the following conditions:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans to the Planning Department office, the preliminary plat will be scheduled on the City Council's agenda:
 - 1.1 Revise the preliminary plat to show:
 - 1.1.1 Provide the additional easements requested by L.E.S.
 - 1.1.2 Remove the landscape screen from the 10 foot utility easement. The screen could be planted in Outlot B.
 - 1.1.3 Revise the street tree and landscape screen trees beneath the LES transmission line easement to the satisfaction of LES and the Parks and Recreation Department. (The selected trees grow from 30 to 50 feet in height which may not be desirable beneath the LES transmission lines.)
 - 1.1.4 Revise the sanitary sewer to the satisfaction of the Public Works and Utilities Department.
 - 1.1.5 Provide pedestrian way easements in Blocks 3 and 5 to the satisfaction of the Planning Director.
 - 1.1.6 In regards to the easement in Lots 8 and 9, Block 2 revise the following to the satisfaction of the Parks and Recreation Department: 1)to clarify the location of the future sidewalk, on the plan extend the pedestrian way easement across Outlot B from the end of the easement to Porter Park; 2)revise the grading plan

to provide a slope to ADA guidelines for the sidewalk; 3) extend the storm sewer to the wetlands.

- 1.1.7 Move the pedestrian easement from between Lots 19 and 20, Block 2 further to the south and clarify the location of the future sidewalk on the plan to extend the pedestrian way easement across Outlot B to S. 27th Street to the satisfaction of the Planning Director.
- 1.1.8 Revise the drainage and grading plan to the satisfaction of the Public Works and Utilities Department.
- 1.1.9 Revise Note #9 to state “Sidewalks to built along both sides of public streets and the east side of 27th Street.” Revise Note #11 to state the future use of Outlot A is “wetlands and future development.”
- 1.1.10 Provide access to the detention pond in Outlot B, as requested by the NRD, to the satisfaction of Public Works and Utilities.
- 1.1.11 Change Sheet 1 to include the other property owner, Horizon Community United.
- ~~1.1.12~~ ~~Revise the plan to eliminate the block length waiver in Block 3. (If the revised plan provides blocks less than 1,000 feet in length, then a pedestrian easement is not required in Block 3 as per Condition #1.1.5). (* *Per Planning Commission, 10/18/00**)~~
- 1.2 The City Council approves the following waiver of Subdivision Design Standards:
 - 1.2.1 Street approach platforms to 3% slope on streets within the subdivision.
- 1.3 The City Council approves of the Waiver of the Subdivision Ordinance:
 - 1.3.1 Section 26.27.010 requiring curb and gutter in the adjacent S. 27th Street.

General:

- 2. Final Plats will be scheduled on the Planning Commission agenda after:
 - 2.1 Streets, sidewalks, public water distribution system, public wastewater collection system, drainage facilities, ornamental street lights, landscape screens, street trees, temporary turnarounds and barricades, and street name signs have been completed or the subdivider has submitted a bond or an approved escrow of security agreement to guarantee their completion.
 - 2.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 2.2.1 To submit to the Director of Public Works an erosion control plan.

- 2.2.2 To protect the remaining trees on the site during construction and development.
- 2.2.3 To pay all improvement costs.
- 2.2.4 To submit to lot buyers and home builders a copy of the soil analysis.
- 2.2.5 To continuously and regularly maintain street trees.
- 2.2.6 To complete the private improvements shown on the preliminary plat.
- 2.2.7 To maintain the outlots, medians in the cul-de-sacs and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.
- 2.2.8 To comply with the provisions of the Land Subdivision Ordinance regarding land preparation.
- 2.2.9 To relinquish access to South 27th Street except as shown.

The findings of the Planning Commission will be submitted to the City Council for their review and action. You will be notified by letter if the Council does not concur with the conditions listed above.

You may appeal the findings of the Planning Commission to the City Council by filing a notice of appeal with the City Clerk. The appeal is to be filed within 14 days following the action by the Planning Commission. You have authority to proceed with the plans and specifications for the installation of the required improvements after the City Council has approved the preliminary plat. If you choose to construct any or all of the required improvements prior to the City's approval and acceptance of the final plat, please contact the Director of Public Works before proceeding with the preparation of the engineering plans and specifications. If the required minimum improvements are not installed prior to the City Council approving and accepting any final plat, a bond or an approved Agreement of Escrow of Security Fund is required.

The approved preliminary plat is effective for only ten (10) years from the date of the City Council's approval. If a final plat is submitted five (5) years or more after the effective date of the preliminary plat, the City may require that a new preliminary plat be submitted. A new preliminary plat may be required if the subdivision ordinance or the design standards have been amended.

You should submit an ownership certificate indicating the record owner of the property included within the boundaries of the final plat when submitting a final plat.

The Subdivision Ordinance requires that there be no liens of taxes against the land being final platted and that all special assessment installment payments be current. When you submit a final plat you will be given forms to be signed by the County Treasurer verifying that there are no liens of taxes and by the City Treasurer verifying that the special assessment installment payments are current.

Sincerely,

Russell J. Bayer, Chair
City-County Planning Commission

cc: Owner
Public Works - Dennis Bartels
LES
Alltel Communications Co.
Cablevision
Fire Department
Police Department
Health Department
Parks and Recreation
Urban Development
Lincoln Public Schools
County Engineers
City Clerk
File (2)

**PRELIMINARY PLAT NO. 00010
PINE LAKE HEIGHTS SOUTH 3RD ADDITION**

PUBLIC HEARING BEFORE PLANNING COMMISSION:

October 18, 2000

Members present: Duvall, Krieser, Carlson, Steward, Hunter, Schwinn, Newman, Taylor and Bayer.

Planning staff recommendation: Conditional approval, as revised on October 18, 2000, to add Condition #1.1.12.

Steve Henrichsen of the Planning staff amended the staff recommendation to add Condition #1.1.12, which is necessary since the staff is recommending denial of the waiver of block length.

Proponents

1. **Jack Lynch of Olsson Associates** appeared on behalf of Southview, Inc. and Ridge Development Company, the developers. This is simply a single family plat that will finish out the development pattern between 27th and 40th Street down to Yankee Hill Road. He agreed with all of the conditions of approval, except #1.1.12 submitted today. The staff report refers to this application not being so sensitive to the environment; however, Lynch noted that by the natural terrain they have created some walkouts so that the dead-end cul-de-sac sits as the highest part of the property. Staff is requesting a road extension in part of the steepest part of the property. The applicant would request to put in a pedestrian easement to move pedestrians back and forth and leave the cul-de-sac as shown.

There was no testimony in opposition.

Carlson inquired about the block length waiver. Henrichsen clarified that there are multiple locations or other changes to the lot configuration that could be done. Condition #1.1.12 does not dictate a specific location on the steepest part of the site. The staff is just requiring revision to meet the block length requirement of 1320'. The reason staff is recommending this is that it adds more travel time to all of the residents to get to their destinations every trip every day. The 1320' block length is for the traveling public and the future residents of this area. Staff is recommending some type of connection between O'Neil and O'Malley. We leave it up to the applicant as to how they meet that standard.

Response by the Applicant

Lynch believes the most logical place to connect those two streets is at the end of the cul-de-sac. If you move it to the west, you get into problems with four-way intersections. If you move it further west, we get such small blocks that it isn't very efficient. The only way they can go is to the north to shorten that block up.

Public hearing was closed.

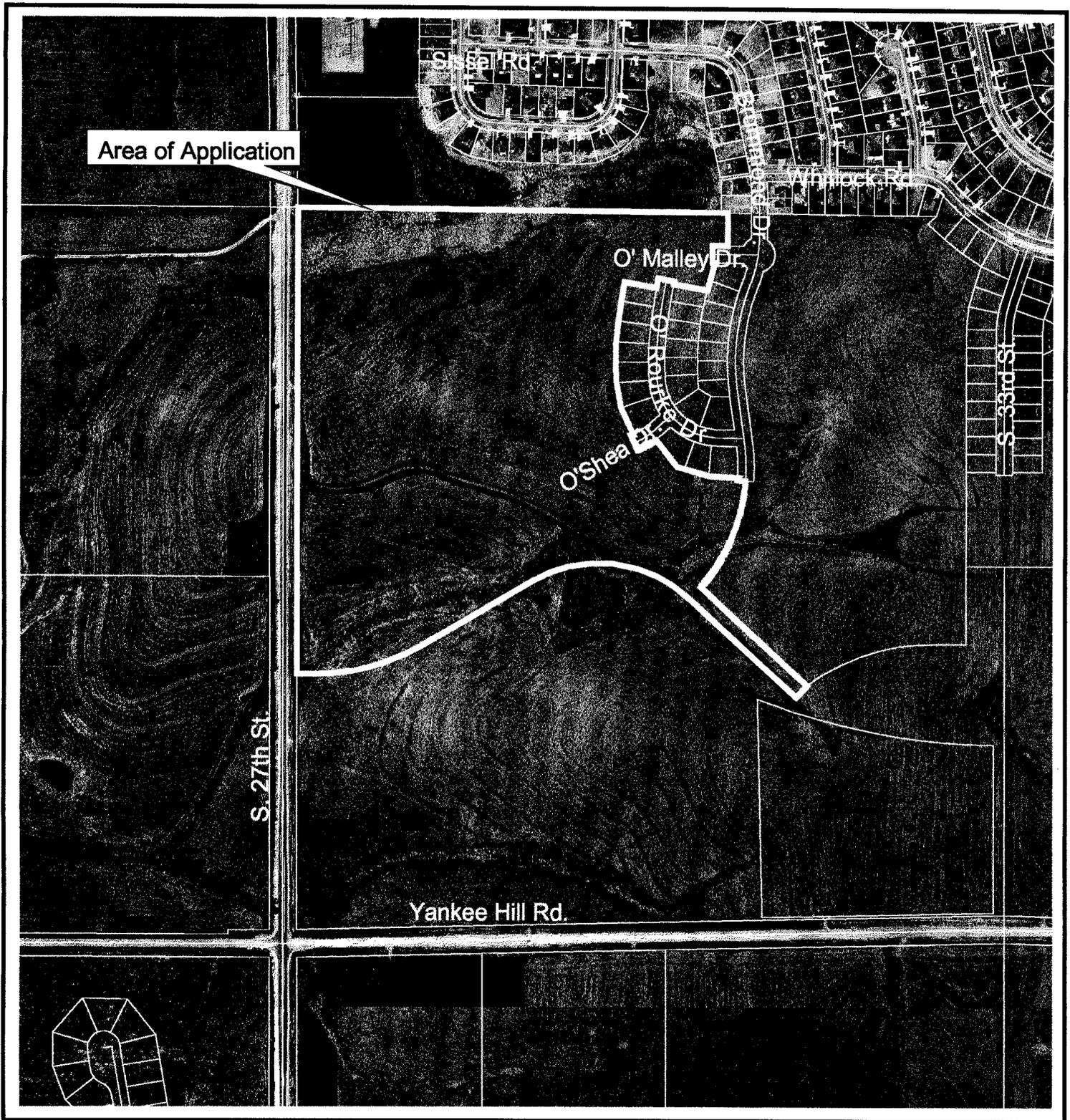
ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

October 18, 2000

Duvall moved to approve the Planning staff recommendation of conditional approval, with amendment deleting Condition #1.1.12, seconded by Steward.

Carlson believes the topography argument is compelling, but the staff argument is compelling also and he respects the professionalism of the staff.

Motion for conditional approval, with amendment deleting Condition #1.1.12 carried 9-0: Duvall, Krieser, Carlson, Steward, Hunter, Schwinn, Newman, Taylor and Bayer voting 'yes'.



**Preliminary Plat #00010
Pine Lake Hts. 3rd Add.**



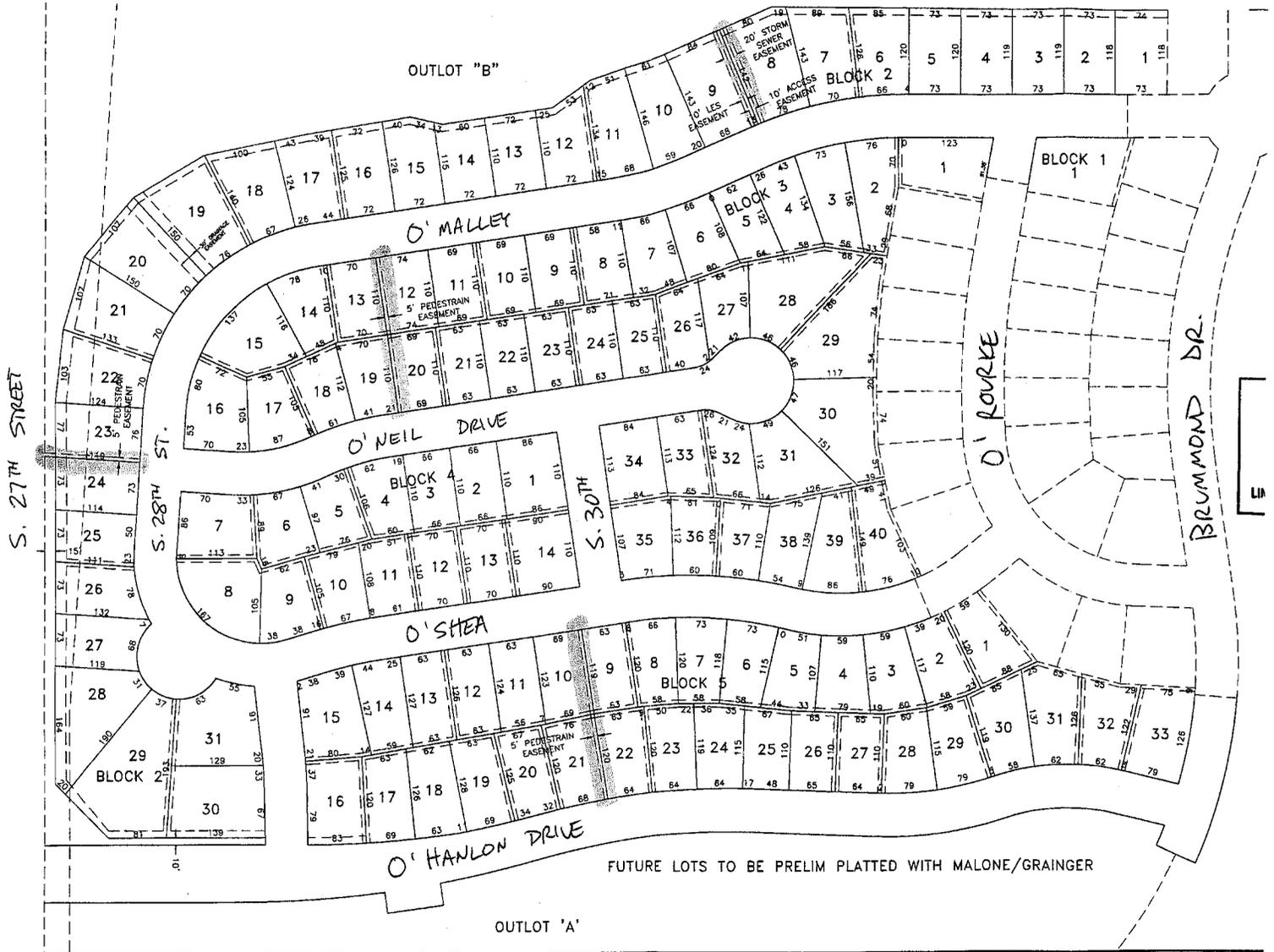
Sheet 2 of 3

Date: _____

Photograph Date: 1999 015

Lincoln City - Lancaster County Planning Dept.

PORTER PARK



CONCEPT 10-3-00

OLSSON ASSOCIATES

CONSULTING ENGINEERS

1111 Lincoln Mall, P.O. Box 84608, Lincoln, NE 68501

Preliminary Plat #00010
 Pine Lake Height Sath 3rd Add.

↑
 NORTH

016
 3 OF 3

LOWER PLATTE SOUTH
NATURAL RESOURCES DISTRICT



3125 Portia St., Box 83581, Lincoln NE 68501-3581
(402) 476-2729 • FAX (402) 476-6454
www.lpsnrd.org

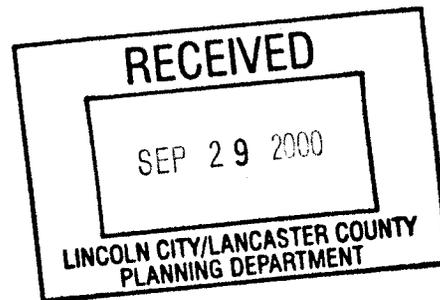
Memorandum

Date: September 29, 2000
To: Ray Hill, City Planner
From: Ed Ubben, Projects Coordinator
Subject: PP 00010 / Pine Lake Heights South 3rd

I have reviewed the plans for the referenced project and have the following comments in regard to the detention ponds. Maintenance access should be provided to the detention pond. The access road should have less than 8% slope and be ten feet wide. It is recommended that a five to ten year cleanout cycle be incorporated.

EU/eu

pc: file



017

M e m o r a n d u m



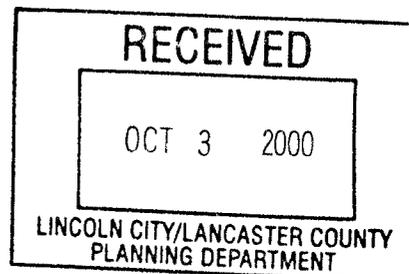
To: Ray Hill, Planning Department

From: *D*Dennis Bartels, Public Works and Utilities

Subject: Pine Lake Heights South 3rd Addition

Date: October 3, 2000

cc: Allan Abbott, Roger Figard

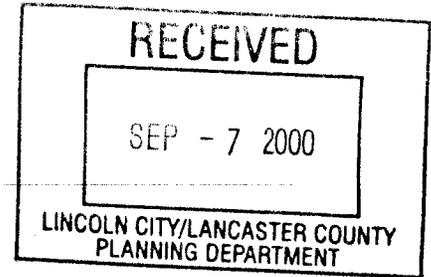


Public Works has reviewed the revised Preliminary Plat for Pine Lake Heights South 3rd Addition, revised to include additional property and has the following comments:

1. Comments in my September 6, 2000 memo are still applicable except for the first paragraph of the drainage comments. Comment 2 of this memo addresses in part some revisions made to address my original comments.
2. The revised plat does not address the required 15' of access around the pond for maintenance purposes adjacent to the limits of the detention. The future paving of 27th Street will address access to the outlet structure. The only access to the remainder of the detention area outside the wetlands is outside the plat in the park or along the steeply graded side slopes of the detention.

Design standards require a low flow or pilot channel across the bottom of the detention facility. This condition is also not addressed.

M e m o r a n d u m



[REDACTED]

To: Ray Hill, Planning Department

From:  Dennis Bartels, Public Works and Utilities

Subject: Pine Lake Heights 3rd Addition Preliminary Plat

Date: September 6, 2000

cc: Allan Abbott, Roger Figard, Lynn Johnson, John Huff

Public Works has reviewed the revised preliminary plat for Pine Lake Heights 3rd Addition located east of 27th Street north of Yankee Hill Road and has the following comments:

1. Sanitary Sewer - This plat has no outlet that presently exists. No final plat can be approved until an outlet sanitary sewer is approved for construction to the south and west of this plat. This outlet passes through unplatted property where no routing of the sewer has been reviewed or approved.
2. Water - The proposed water system is satisfactory.
3. Drainage and Grading - The proposed north detention area does not meet design standards. A portion of the area flooded by the 100 year pool is outside this plat where the developer does not control the drainage. The cross slope of the detention does not meet design standards. The slope along the 27th Street right-of-way appears to be flat. No emergency spill way exists. Design standards require 15' of access for maintenance around the outside of the pond. If this flat area for maintenance is provided, the storage area is contained within the plat and the design standard slopes are provided. I do not believe that the calculated 18.0 acre feet of storage can be provided below elevation 1,147.21 with the grading plan shown.
Additional detention is required for the south portion of this plat. This detention is proposed to be built with future phases to the south. As a condition of this plat, this detention must be agreed to be built whether or not the property to the south is developed.
4. Street system and Sidewalks - The exception to design standards for rural paving is satisfactory for south 27th Street adjacent to this residential plat.
A potential street system is shown for the unplatted property to the south. As noted in the first review of this plat, Public Works objects to a full access at the intersection shown for 27th and Grainger. Grainger is too close to Yankee Hill Road and 27th Street. The future design of the commercial property to the south may require commercial traffic to use O'Hanlon Drive for access to the proposed commercial area. The geometrics shown for O'Hanlon may not be adequate for the traffic that may use the 27th and O'Hanlon intersection. The wide medians shown in O'Hanlon Drive are not satisfactory as it approaches 27th Street. The 8' wide median and lane widths shown will not allow for proper lane alignment for a future street on the west side of 27th opposite this intersection.

5. Sidewalks should be required on both sides of all public streets and along the east side of 27th Street.
Public Works agrees with the block length waiver in Block 3.
6. General - The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system and public storm sewer system has been reviewed to determine if the sizing and general method of providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant locations, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connecting storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

interoffice
M E M O R A N D U M

to: Ray Hill
from: Rachel Martin, Parks and Recreation
subject: Pine Lake Heights South 3rd
date: September 27, 2000

Parks and Recreation Department staff have reviewed the above referenced proposal and have the following comments.

- 1) A 20' stormwater easement is depicted between Lots 8 and 9 of Block 2. It is requested that the storm sewer be extended to the edge of the wetland, rather than to the boundary of Outlot B to allow for the proposed pedestrian walkway.
- 2) The pedestrian easement depicted between Lots 8 and 9 of Block 2 will be the primary access for future residents from the subdivision to Porter Park. It is recommended that the applicant construct a six foot wide concrete walk from O'Malley Drive to the park boundary prior to construction of the homes on the adjoining lots. The slope of the walkway should conform with ADA guidelines. The plan for the walkway should be approved by the Parks and Recreation Department prior to construction.

Please phone me at 441-7936 with any questions or comments.



MEMORANDUM

DATE: 9-20-00

TO: Ray Hill

FROM: Dennis Duckworth

REG: PP # 00010 Pine Lake Heights South 3rd Resubmittal

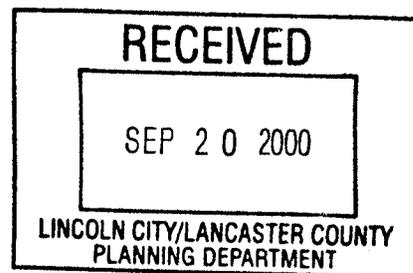
Ray:

As I have indicated in previous memo's, the Police Department, in an effort to be able to provide effecient emergency services, would like to see the block lengths in this development conform to City code.

Thank you,



Sergeant Dennis Duckworth
Lincoln Police Department
441-7215



REQUESTED WAIVERS

We are requesting the following waivers:

1. The approach off of O'Malley Drive for O'Rourke Drive is at 2.86% slope for 110'. The grade flattens out to a 0.70% slope following this. This is due to the existing vertical curve already constructed for O'Rourke Drive.
2. A waiver to the design standards for South 30th Street to 2.39% due to the grade difference between O'Neil Drive & O'Shea Drive.
3. A waiver to the design standards for O'Hanlon Drive from 27th Street east at a slope of 2.09% to match future improvements to South 27th Street.
4. A waiver to the design standard for exceeding block length for Block 2 due to the wetlands which border this block to the north. A 20' pedestrian access is shown between Lots 9 and 10.
5. A waiver to the design standards for exceeding block length for Blocks 3 and 5 due to the existing and proposed grades on the site.

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