

## FACTSHEET

**TITLE: SPECIAL PERMIT NO. 1990, Heritage Lakes Early Childhood Development Center**, requested by Olsson Associates on behalf of Andermatt, L.L.C. and Gary Kort, for an early childhood care facility for up to 214 children, on property generally located northeast of the intersection of South 91<sup>st</sup> Street and Heritage Lakes Drive.

**STAFF RECOMMENDATION:** Conditional approval, except denial of the waiver to allow a sign in the front yard.

**ASSOCIATED REQUEST:** Waiver of Design Standards No. 02021 (03R-18)

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: 10/16/02 and 10/30/02  
Administrative Action: 10/30/02

**RECOMMENDATION:** Conditional Approval, with amendments (7-0: Krieser, Larson, Carlson, Newman, Bills-Strand, Taylor and Schwinn voting 'yes'; Steward and Duvall absent).

### FINDINGS OF FACT:

1. This special permit and the associated Waiver of Design Standard No. 02021 were heard at the same time before the Planning Commission on October 16 and October 30, 2002.
2. The staff recommendation of conditional approval, except to deny the waiver to allow a sign in the front yard, is based upon the "Analysis" as set forth on p.4-5, concluding that with minor modifications to the site plan, the proposal generally complies with the Zoning Ordinance and is an appropriate use of land at this location. At the public hearing, the staff requested an amendment to Condition #1.1.1 to show all parking spaces required at full buildout. The conditions of approval are found on p.6-7.
3. The applicant's testimony and testimony in support is found on p.8-10, including requests to amend Conditions No. 1.1.5 and 1.5, which requires an internal driveway connection (See Minutes, p.8-9). The applicant's concern was that the connection would introduce more traffic in the parking lot and reduce the safety of children and their parents. Staff explained that the purpose of the internal driveway connection is to assure that there is some sort of internal vehicular connection between the subject lot and the surrounding outlot, which is expected to develop with apartments. The staff was opposed to making this a "pedestrian" as opposed to "vehicular" connection.
4. There was no testimony in opposition.
5. The Planning Commission discussion is found on p.9-11.
6. On October 30, 2002, the Planning Commission agreed with the staff recommendation of conditional approval, with amendment to Condition #1.1.1 as requested by staff and agreed upon by the applicant; however, the Commission disagreed with the staff recommendation regarding the internal driveway connection and voted 7-0 to amend Condition #1.1.5 and Condition #1.5 making the "internal driveway connection an "internal pedestrian connection". The waiver request to allow a sign in the front yard was denied.
7. The Site Specific conditions of approval required to be completed prior to scheduling this application on the City Council agenda have been submitted by the applicant, approved by the reviewing departments and the revised site plans are attached (p.16-18).

**FACTSHEET PREPARED BY:** Jean L. Walker

**REVIEWED BY:**

**REFERENCE NUMBER:** FS\CC\2002\SP.1990

**DATE:** December 30, 2002

**DATE:** December 30, 2002



**CONTACT:** Stephen Clymer  
Olsson Associates  
1111 Lincoln Mall  
Lincoln, NE 68508  
(402) 458-5987

**EXISTING ZONING:** R-3 Residential

**EXISTING LAND USE:** Vacant

**SURROUNDING LAND USE AND ZONING:**

North:	Vacant	R-3
South:	Vacant (Proposed Nebraska Heart Hospital)	R-3
East:	Vacant	R-3
West:	Vacant	R-3

**ASSOCIATED APPLICATIONS:** AFP#02062 Heritage Lakes Early Childhood Development Addition  
- An administrative final plat to create a 1.49 acre lot for the proposed day care center currently under review.

**COMPREHENSIVE PLAN SPECIFICATIONS:**

**Page F18 Residential Neighborhoods** - Fourth paragraph - Child care centers should be located within neighborhoods and near schools and parks when possible.

**Page F18 Transportation** - Interconnected networks of streets, trails and sidewalks should be designed to encourage walking and bicycling, reduce the number and length of automobile trips, conserve energy and for the convenience of the residents.

The street network should facilitate calm traffic conditions, provide multiple connections within and between neighborhoods, using neighborhood development aspects such as four way intersections of residential streets, multiple connections to arterial streets, and reduced block lengths.

**Page F25 Future Land Use Plan** - The Future Land Use Plan designates this area for future urban residential uses.

**Page F42 Business and Commerce** - Second paragraph - Buildings and land uses at the edge of the center should be compatible with adjacent residential uses. Examples of compatible land uses include office and child care centers.

**Page F145 Guiding Principles** - Fourth paragraph - Child care centers should be located within neighborhoods and near schools and parks when possible.

**UTILITIES:** Water - There is a 6" water main in Heritage Lakes Drive that can be tapped to serve this site.

Sewer - There is a 15" sewer line in a 30' sewer easement adjacent to this site. This line can only be tapped by a manhole connection and must be shown on the plans submitted.

**TRAFFIC ANALYSIS:** Heritage Lakes Drive has a 66' wide right-of-way, with a 33' wide improved surface. This is the standard for a local street in a commercial, business, or industrial district, and is wider than the 26' pavement width required of a local residential street. Additionally, there are no single-family homes fronting the street on the south justifying the increase in the number of children.

**PUBLIC SERVICE:** Fire and Police protection will be provided by the City of Lincoln.

**AESTHETIC CONSIDERATIONS:** The facility must be designed in a manner that visually accommodates one of the allowed alternate uses in the R-3 district should the day care cease to operate.

**ALTERNATIVE USES:** As with all child care centers caring for 31 or more children, the City of Lincoln Design Standards require that the facility be designed to accommodate conversion to an alternate use that is allowed by right in the district. In this case, the plans show the facility designed to be converted to a seven-unit apartment building should the day care cease to operate. Apartments are not allowed by right in the R-3 district, and the plan will need to be modified to show conversion to a use that is allowed by right.

**BACKGROUND:** At the October 16, 2002 Planning Commission public hearing on this project, the applicant was granted a two week delay to allow for the site plan to be revised. The revised site plan was submitted on October 18, 2002, and shows the west driveway redesigned to allow access onto Heritage Lakes Drive, instead of to the adjacent lot. The staff recommendation has been revised to consider this revision.

## **ANALYSIS:**

### **Special Permit #1990**

1. The facility shown on the plan is proposed to be built in two phases. The first phase will accommodate up to 134 children and 17 full-time staff members all on the first floor. Phase II will accommodate an additional 80 children (for a total of 214) and two additional staff people. The number of parking spaces and the size of the drop-off zone exceed the amount required by the Zoning Ordinance to accommodate employees and parents. However, the site plan must be revised to include a schedule containing the details of the expansion and the number of parking spaces per phase to ensure required off-street parking is being provided for each phase and full build-out.
2. A waiver to Design Standard Chapter 3.90 (1.3) for facilities with 31 or more children that states "The applicant's lot must have frontage on an arterial street" has been requested. This design standard was adopted to help ensure that a larger day care center, many of which generate traffic volumes similar to commercial uses, could not locate in a residential neighborhood. At this location, Heritage Lakes Drive will be 33' wide when completed - the width for a local street in a commercial, office or industrial district. Additionally, the Nebraska Heart Hospital has been

approved to be built south across the street. Given the location of this facility, the planned street layout and the developing land use pattern in this area, it is appropriate to grant this waiver.

3. A waiver to allow the sign in the front yard has also been requested. Lincoln Municipal Code (LMC) Section 27.69.160 allows a sign up to 20 square feet in area in a residential district for special permitted uses such as this one, provided it is not located in a required yard. This waiver cannot be granted as there is no provision that allows the City Council to waive the front yard restriction.
4. The Design Standards for early childhood care facilities require that a conversion plan be submitted as part of the application. The intent is to ensure the facility can be converted to a use that is appropriate for the zoning district in which it is located in the event the day care ceases to operate. The alternate use shown in the conversion plan must be a use that is allowed by right in the district. In this case, the plan shows conversion to a seven-unit apartment building. Apartments are not allowed by right, but are only allowed as part of a community unit plan approved by special permit. The plan must be revised to show conversion to one of the uses allowed by right in the R-3 district per LMC Chapter 27.15.
5. The Design Standards require that outdoor play areas be screened. This can be accomplished by either a 6' high opaque fence, or by plants that create a 6' high, 100% screen surrounding the play area. The plan shows a fence around the play area but does not indicate height or opacity, and the plants shown do not grow to a mature height of 6'. The landscape plan must be revised to show either the required fence or landscape screen.
6. Sanitary sewer service is presumably provided by the 15" line east of the facility. This line can only be tapped by a manhole connection, and the method by which this is to be accomplished must be shown on the plan.
7. Erosion control protection must be provided at the outlet of culverts and pipes, and must be provided at a sufficient size and quantity to withstand the velocities of the system. Erosion control to prevent channel bank erosion due to overland flow from Area A2 must also be provided, along with calculations demonstrating that the existing storm sewer system along Heritage Lakes Drive has sufficient capacity to accept additional flow from Areas A3 and A4.
8. The Lincoln Electric System (LES) review noted that a 10' utility easement along all property lines is needed to ensure delivery of utility service.
9. The revised site plan submitted on October 18, 2002, shows the west driveway redesigned to allow access onto Heritage Lakes Drive, instead of to the adjacent lot. This second drive onto Heritage Lakes Drive is acceptable provided a drive connection to Outlot A continues to be shown. The internal drive can be relocated, but it is important that it be provided as it will enhance access to the facility and contribute to neighborhood connectivity consistent with the Comprehensive Plan. This revised plan was submitted to Public Works for review, but those comments could not be included in the report due to time constraints. The second driveway onto Heritage Lakes Drive must be approved by Public Works.

## Waiver to Design Standard #02021

1. A waiver to the Subdivision Ordinance design standard that requires lot lines to be perpendicular to streets has also been requested. The rationale for the request is that the proposed lot for this facility is located next to a delineated wetland, and the east lot line is drawn to partially accommodate that fact. Additionally, this site is located at the apex of the curve on Heritage Lakes Drive. Given the site constraints and street layout, this waiver is appropriate.

## CONDITIONS:

### Special Permit #1990

#### Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

- 1.1 Revise the site plan to show:
  - 1.1.1 A phasing schedule for development of the center showing floor area and parking space calculations, and all parking spaces required at full buildout. (**\*\*As recommended by staff and approved by Planning Commission: 10/30/02\*\***)
  - 1.1.2 The sign envelope moved to a location that complies with the requirements of the Zoning Ordinance and that is acceptable to Public Works.
  - 1.1.3 Sanitary sewer connection.
  - 1.1.4 A 10' wide utility easement along all property lines of the site.
  - 1.1.5 A provision for making an internal driveway pedestrian connection to the adjacent lot. (**\*\*Per Planning Commission: 10/30/02\*\***)
- 1.2 Revise the conversion plan to show conversion to a use allowed by right in the R-3 zoning district.
- 1.3 Revise the landscape plan to show at a minimum either a 6' high, 100% opaque fence, or landscaping that provides a 6' high, 100% opaque screen around the play area.
- 1.4 Provide erosion control measures and demonstrated storm sewer capacity approved by Public Works and Utilities - Watershed Management..

- 1.5 Provide a written agreement among the owners of Lot 1 and Outlot A stating that an internal ~~driveway~~ pedestrian connection between the day care and the adjacent lot will be made when Outlot A is developed. (**\*\*Per Planning Commission: 10/30/02\*\***)
2. This approval permits an early childhood care facility for up to 214 children with a waiver to required access to an arterial street.

General:

3. Before receiving building permits:
  - 3.1 The permittee shall have submitted a revised final plan including 5 copies and the plans are acceptable.
  - 3.2 The construction plans shall comply with the approved plans.
  - 3.3 The operation and the premises are to meet appropriate local and state licensing requirements, including compliance with health codes.

Standard:

4. The following conditions are applicable to all requests:
  - 4.1 Before occupying the facility all development and construction shall have been completed in compliance with the approved plans.
  - 4.2 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
  - 4.3 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
  - 4.4 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by:

Brian Will  
Planner

**SPECIAL PERMIT NO. 1990,  
HERITAGE LAKES DAYCARE FACILITY  
and  
WAIVER OF DESIGN STANDARDS NO. 02021**

**PUBLIC HEARING BEFORE PLANNING COMMISSION:**

October 16, 2002

Members present: Steward, Bills-Strand, Krieser, Larson, Carlson, Newman, Taylor, Duvall and Schwinn.

Staff recommendation: Conditional approval of Special Permit No. 1990, except denial of the waiver of the sign requirements; and approval of Waiver of Design Standards No. 02021.

These applications were removed from the Consent Agenda at the request of the applicant and had separate public hearing.

Proponents

**1. Steve Clymer of Olsson Associates** appeared on behalf of the applicant and requested a two-week deferral. The applicant wishes to make revisions to the site plan.

Duvall moved to defer, with continued public hearing and administrative action scheduled for October 30, 2002, seconded by Bills-Strand and carried 9-0: Steward, Bills-Strand, Krieser, Larson, Carlson, Newman, Taylor, Duvall and Schwinn voting 'yes'.

There was no other public testimony.

**CONT'D PUBLIC HEARING BEFORE PLANNING COMMISSION:**

October 30, 2002

Members present: Krieser, Larson, Carlson, Newman, Bills-Strand, Taylor and Schwinn; Duvall and Steward absent.

Staff recommendation: Conditional approval of the special permit and approval of the waiver request.

Proponents

**1. Steve Clymer of Olsson Associates** appeared on behalf of the **Heritage Lakes Early Childhood Center** and agreed with the Planning staff recommendation and conditions of approval, except Condition #1.1.5 and #1.5, which is the provision to show an internal driveway connection to the adjacent lot. The applicant agrees with the recommendation to deny the waiver of the sign requirements.

Clymer explained that the applicant will agree to a future internal connection if it is required; however, there is a one-way drive coming in from the south on the east driveway which exits back out to the south

on the drive to the west. There is an isolated parking lot at the northwest corner of the site, adjacent to and abutting the outdoor play area. This is also an area where there will be a lot of drop-off. The developer is concerned about making a connection into any apartments that are to the north because it could turn into a shortcut to go through the area where children will be unloading. If this connection is required, the developer would request authority to install speed bumps in this parking lot to slow the traffic. The requirements in the design standards asks for off-street parking. By providing this connection, it will result in being a street and there will be on-street parking. More than half of the children using the day care center will be coming from the Nebraska Heart Institute as opposed to from the apartments.

Larson confirmed with the applicant that the only objection is the internal driveway. Clymer concurred. The applicant requests to delete Condition #1.1.5 and #1.5. If they are required to make a connection, it would probably end up coming out of the north part of the lot.

Carlson inquired whether the developer anticipates an apartment development between 91<sup>st</sup> and Heritage Lakes Drive. Clymer pointed out that Nebraska Heart Institute is across Heritage Lakes Drive, and the property surrounding this day care is zoned R-3 Residential and will probably end up being apartments. He acknowledged that the Comprehensive Plan talks about connectivity to residential areas and that is the purpose of the proposed condition. But this applicant is concerned about people taking shortcuts through the day care parking lot to get to the apartment complex.

Carlson likes the idea of moving around without having to go out on the main street. What about a pedestrian access to walk the children back to the apartments? Clymer believes that would be acceptable to the developer.

**2. Julie Delp, owner of Heritage Lakes Early Childhood Development Center, testified in support.** She is concerned about the access being granted into the northern area because of security issues and safety of the children. She believes that this access will cause unregulated traffic to converge to the center from all directions. The center will also provide Saturday hours, and she does not want this to be a traffic thoroughfare from the apartments to the Walmart in the southwest corner. At the end of the first year of operation of Nebraska Heart Institute (NHI), it is anticipated that NHI will use 109 of the 134 openings in the day care center. They do not believe there will be a lot of clients coming from the apartment complex. She believes that a pedestrian footpath would be more acceptable. She wants to be able to regulate the traffic. They want to keep the center and the parking away from the traffic.

There was no testimony in opposition.

### Staff questions

Newman inquired whether there might be other possibilities to get the connection in the future. Brian Will of Planning staff advised that the outlot surrounding this day care center is part of an administrative final plat that has been submitted. Other than this scheme for the child care center, there is currently no plan on file for the development of the remainder of this lot. It is zoned R-3.

Larson asked staff to explain the objection to deleting the internal driveway. Will explained that the purpose of the connection is to assure that there is some sort of internal connection between this lot

and the surrounding outlot. The staff does not want to delete that vehicular connection. The Comprehensive Plan seeks to secure this sort of internal connection among uses. It appeared to be logical that there will be an apartment complex that should not have to drive out to 91<sup>st</sup> Street to access the day care center. The driveway off of Heritage Lakes Drive is one-way coming off of Heritage Lakes into the drop-off lane. Ray Hill of Planning staff further explained that a lot of the parking is for parents and then they will exit onto Heritage Lakes Drive. There are other options available that would not necessarily have the traffic going by the playground. When the residential development comes in, the city would like to be able to work with that developer on a connection to their street pattern so that there is a way of getting to the day care center without going back out onto the main street for a very short period of time. Going straight through the parking lot is not the only solution. Larson does not believe the parking lot should be used as a drop off area.

Newman inquired whether the pedestrian connection would be acceptable to the staff. Will indicated that it would not.

Taylor inquired about speed bumps. Will does not believe the city would have a problem with that. The intent is only to provide vehicular access, not a street.

Carlson asked why the pedestrian connection would not be acceptable. Will indicated that the staff has not discussed that specifically. It is believed that most people will be driving to drop off and pick up the children.

Will requested that the Commission revise Condition #1.1.1 to add, "and show all parking spaces required at full buildout".

#### Response by the Applicant

Clymer agreed with the amendment to Condition #1.1.1 as requested by the staff. It is currently the intent of the owner to put in all of the required parking stalls for the full buildout. They probably will not have any phasing on the parking, but they will be phasing the building.

Tim Gergen of Olsson Associates indicated that the internal driveway would cause problems with the site plan due to the necessity to show all the parking spaces required at full buildout.

Clymer would not be opposed to providing the pedestrian connection.

Public hearing was closed.

#### **SPECIAL PERMIT NO. 1990**

#### **ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

October 30, 2002

Larson moved approval, with conditions, with amendment to Condition #1.1.1 as requested by staff, and with amendment deleting Condition #1.1.5 and Condition #1.5, seconded by Bills-Strand.

Carlson moved to amend Condition #1.1.5 and Condition #1.5 to change from internal “driveway” connection to internal “pedestrian” connection. Upon further discussion, this amendment became part of the main motion.

Buff Baker of Public Works reminded the Commission that the reason the original site plan was changed was because of Kelvin Korver’s (the adjacent owner) objection to the location of that roadway. He did not want to be tied down with that location. The pedestrian connection might have the same problem. The amendment requires a pedestrian easement on someone else’s property. There is no location that does not adversely affect the adjoining property owner. The roadway connection being required was upon approval of the other property owner and that is why the condition was put in place. The written agreement will still need to be required for the pedestrian connection.

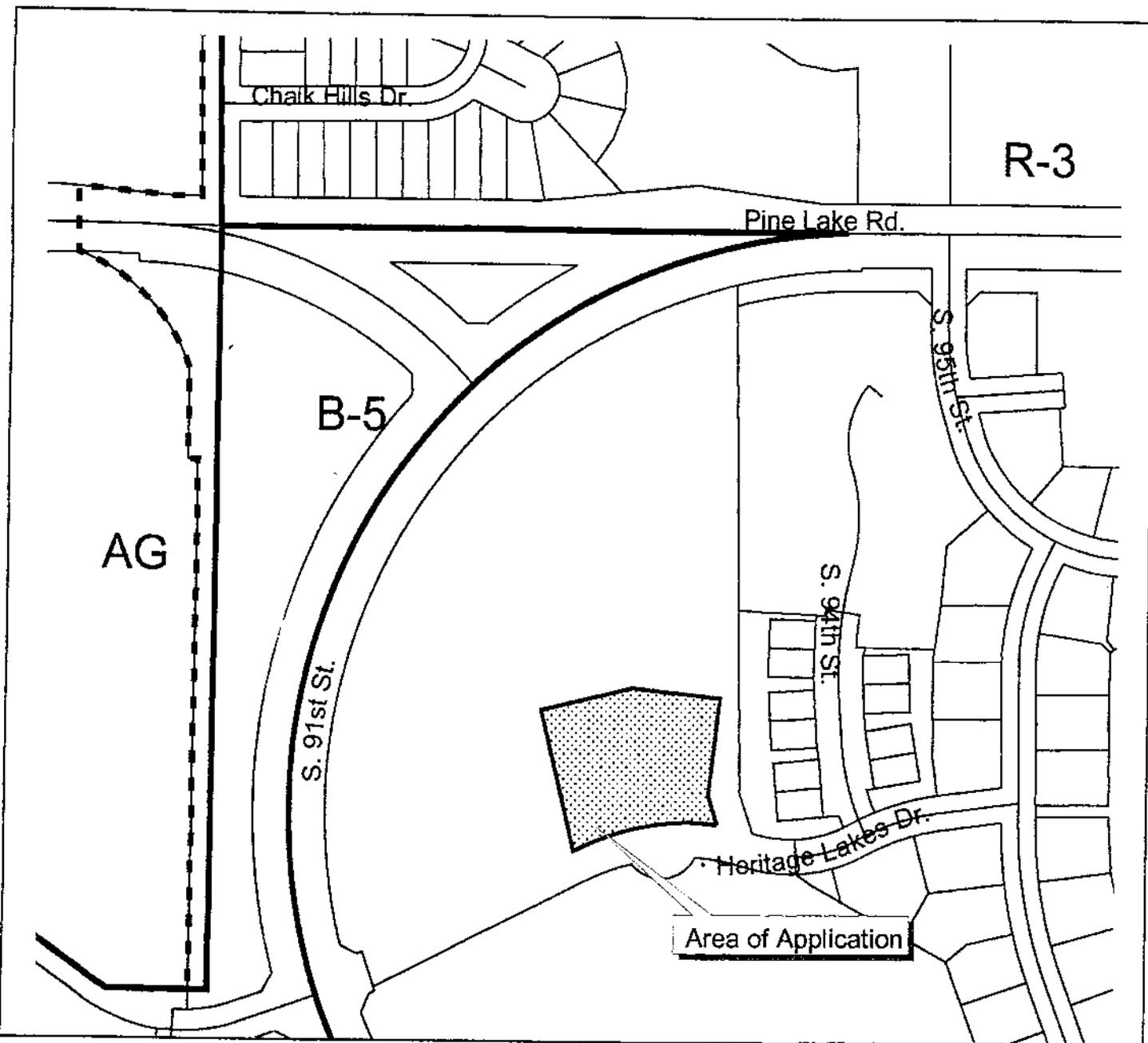
Motion for conditional approval, with amendment to Condition #1.1.1 as requested by staff, and with amendment to Condition #1.1.5 and Condition #1.5 for a pedestrian connection, carried 7-0: Krieser, Larson, Carlson, Newman, Bills-Strand, Taylor and Schwinn voting ‘yes’; Steward and Duvall absent.

**WAIVER OF DESIGN STANDARDS NO. 02021**

**ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

October 30, 2002

Carlson moved approval, seconded by Newman and carried 7-0: Krieser, Larson, Carlson, Newman, Bills-Strand, Taylor and Schwinn voting ‘yes’; Steward and Duvall absent.

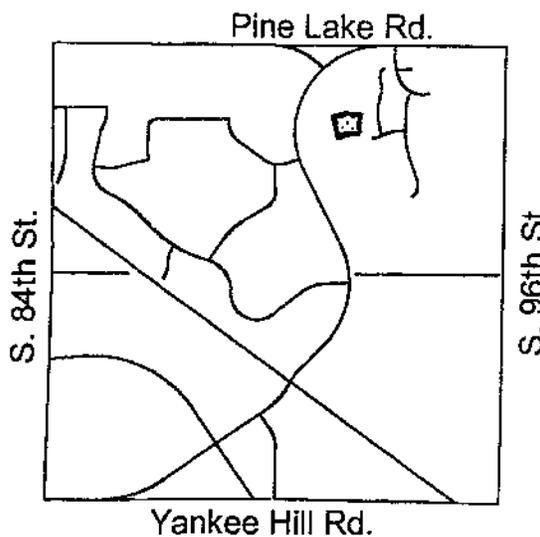
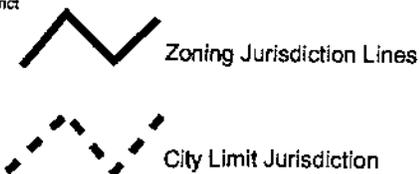


**Waiver of Design Standards #02021**  
**Heritage Lakes Early Childhood Development Center**  
**S.91st & Heritage Lakes Dr.**

**Zoning:**

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- RC Residential Conservation District
- O Office District
- O-1 Suburban Office District
- O-2 Office Park District
- O-3 Residential Transition District
- L Local Business District
- P-1 Planned Neighborhood Business District
- C Commercial District
- LC Lincoln Center Business District
- PR Planned Regional Business District
- IC Interstate Commercial District
- HB Highway Business District
- HC Highway Commercial District
- GC General Commercial District
- I Industrial District
- IP Industrial Park District
- EC Employment Center District
- P Public Use District

One Square Mile  
 Sec. 23 T9N R7E



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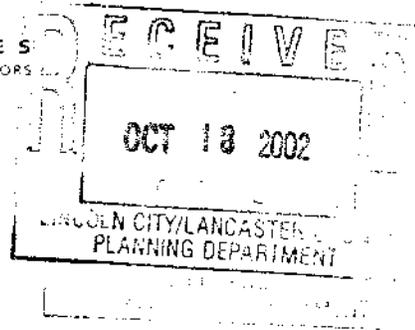


Waiver of Design Standards #02021  
Heritage Lakes Early Childhood Development Center  
S.91st & Heritage Lakes Dr.





OLSSON ASSOCIATES  
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS



October 18, 2002

Mr. Marvin S. Krout, Director  
Lincoln Lancaster Planning Department  
County-City Building  
555 South 10th Street, Suite 213  
Lincoln, NE 68508

Re: Heritage Lakes Early Childhood Development Center, "Special Permit for Use".  
OA Project No. 2002.0756

Dear Mr. Krout,

It was approved at the October 16th Planning Commission meeting to delay this project for two weeks to allow revisions to the site access. Enclosed, please find the following revised documents for your review.

1. Site Plan, Sheet 1; 5 copies
2. Grading & Drainage Plan, Sheet 2; 5 copies
3. Landscape Plan, Sheet 3; 5 copies
4. 8 ½" x 11" Reduced Drawings of the Site Plan

On behalf of the Developer, Gary Kort, Heritage Builders, 5950 Van Dervoort Drive, Lincoln, NE 68516, we are requesting a "Special Permit for Use" to allow an "Early Childhood Care Facility" on property located in the Northeast Quarter of Section 23, Township 9 North, Range 7 east of the 6th P.m., Lancaster County, Nebraska. Enrollment will exceed sixteen children (27.15.040, (y)). As required by the Design Standards a "Conversion Plan" for future permitted residential usage has been prepared by Davis Design and is included with this submittal. Previously submitted and on behalf of the Developer, we are requesting an Administrative Final Plat also for this property. It is intended that the processes will run concurrent with each other.

Requested waivers remain same as our first submittal dated September 12, 2002. We intend that this new submittal will again be recommended by Planning Staff for Approval, with same conditions. We were in agreement to the previous conditions as per your Staff Report Dated September 30, 2002.

1. To allow non-perpendicular lot lines to the R.O.W. to Heritage Lakes Drive on both the east and west lot lines of Lot 1 (Lot area is taken from Lot 98, I.T.).
2. To allow waiver of Design Standards for Early Childhood Care Facilities, Chapter 3.90:

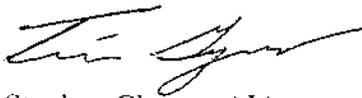
*Section 1.3, Daycare with 31 or More Children / Arterial Street Access:*

This site does not front on an arterial street, however, it does front on a street that has a typical section of Business Commercial pavement design (66' ROW, 33' of pavement). This street also serves another business, The Nebraska Heart Hospital. The site plan illustrates traffic entering the site on a one-way drive located on the east side of the site. Traffic will exit out of a second drive on the west side of the property onto Heritage Lakes Drive. The Final Plat drawings will reflect the same.

3. To allow a sign envelope within the front yard set. As per 27.69.160 Other Permitted Signs; Special Permitted Uses, (a) the sign will be no more than 20 square feet in area and will be illuminated.

Please contact us if you have any questions or require any additional material.

Sincerely,



for Stephen Clymer, AIA

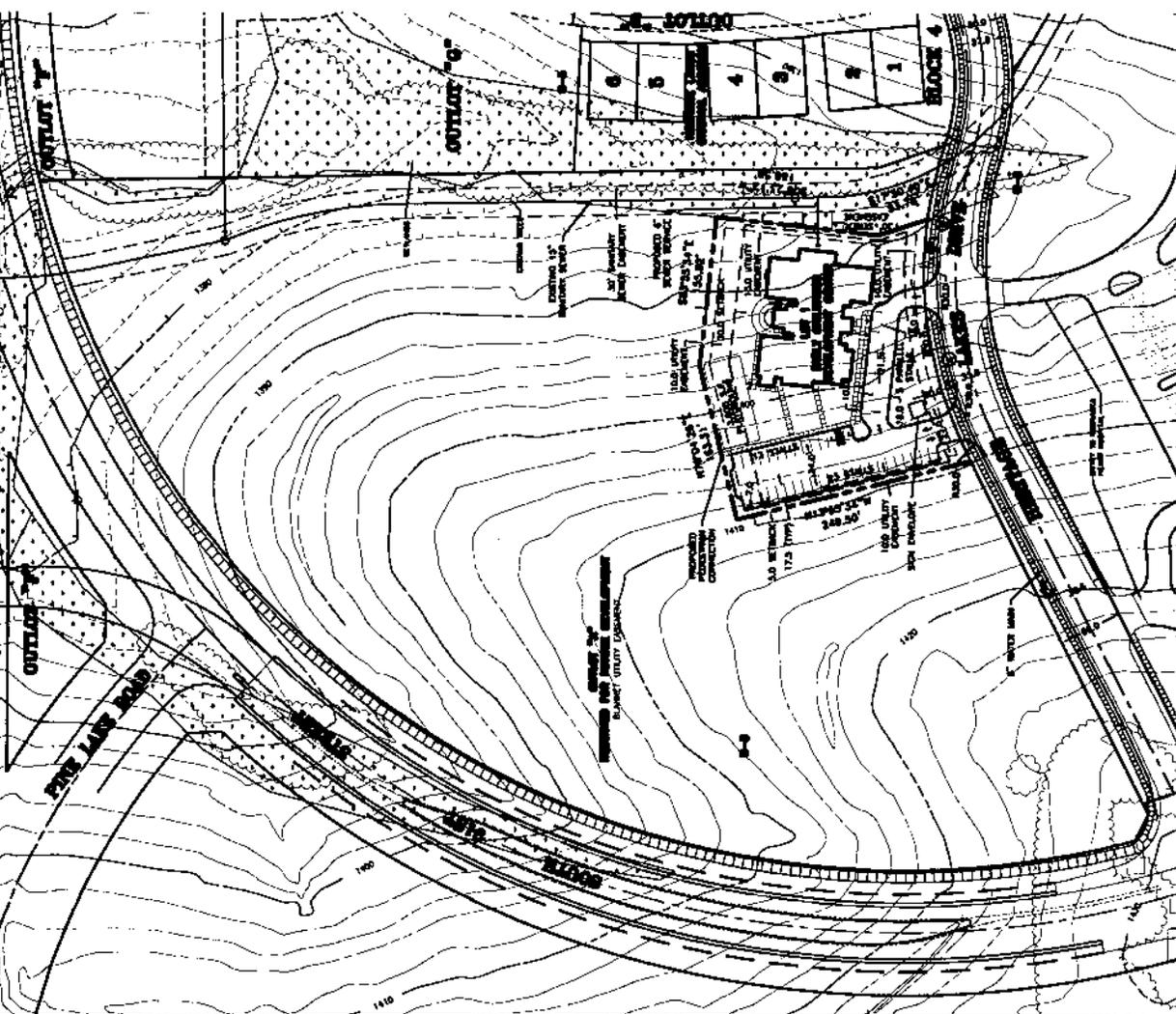
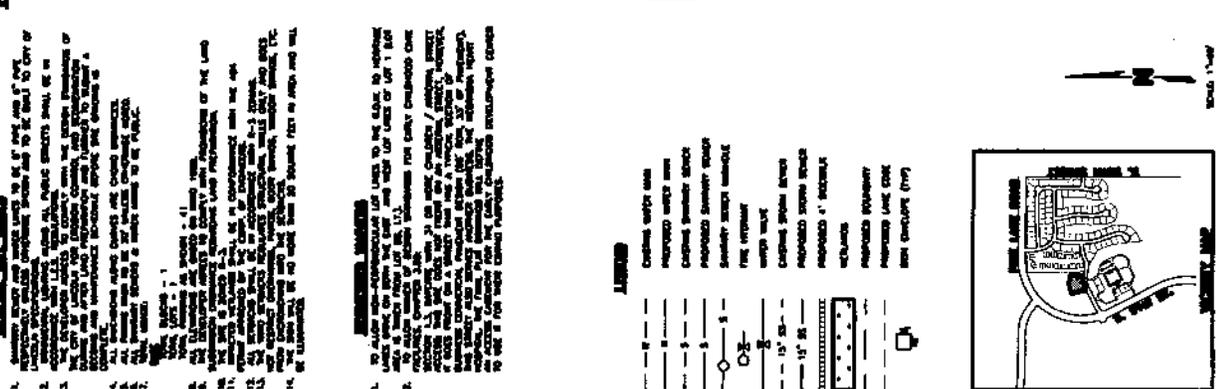
cc: Matt Metcalf, AIA, Davis Design  
Kelvin Korver

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**GENERAL NOTES:**  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
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 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

**LEGEND:**  
 1. 1" = 10' - CONTOUR  
 2. 1" = 10' - PROPERTY LINE  
 3. 1" = 10' - EASEMENT  
 4. 1" = 10' - DRIVEWAY  
 5. 1" = 10' - SIDEWALK  
 6. 1" = 10' - CURB  
 7. 1" = 10' - STREET LIGHT  
 8. 1" = 10' - UTILITY POLE  
 9. 1" = 10' - UTILITY TOWER  
 10. 1" = 10' - UTILITY TOWER FOUNDATION

**ADDITIONAL NOTES:**  
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
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12/31/02  
 016

ENVELOPED DRAINAGE CALCULATIONS Storm Frequency 10 Yr.

Line	A	C	AC	I	Q	S	L	Per Cap	Per Acre	Theoretical
Area	Area	Area								
1	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
2	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
3	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
4	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
5	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
6	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
7	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
8	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
9	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
10	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
11	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
12	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
13	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
14	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
15	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
16	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
17	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
18	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
19	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
20	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
21	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
22	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
23	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
24	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
25	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
26	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
27	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
28	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
29	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
30	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
31	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
32	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
33	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
34	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
35	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
36	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
37	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
38	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
39	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
40	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
41	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
42	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
43	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
44	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
45	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
46	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
47	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
48	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
49	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
50	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
51	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
52	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
53	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
54	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
55	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
56	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
57	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
58	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
59	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
60	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
61	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
62	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
63	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
64	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
65	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
66	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
67	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
68	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
69	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
70	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
71	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
72	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
73	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
74	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
75	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
76	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
77	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
78	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
79	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
80	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
81	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
82	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
83	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
84	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
85	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
86	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
87	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
88	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
89	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
90	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
91	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
92	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
93	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
94	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
95	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
96	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
97	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
98	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
99	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
100	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

REFER TO HERITAGE LAKES PRELIMINARY PLAN & C.D.P. FOR DETAILS AND CALCULATIONS OF THE COLLECT CONTROL STRUCTURE AND DRAINAGE CHANNELS.

ALL DRAINAGE SYSTEMS SHALL HAVE EROSION CONTROL PROVISIONS INSTALLED AT THE OUTLET. SIZE, QUANTITY AND LOCATION OF EROSION CONTROL SHALL BE DETERMINED DURING FINAL DESIGN.

ADDITIONAL EROSION CONTROL

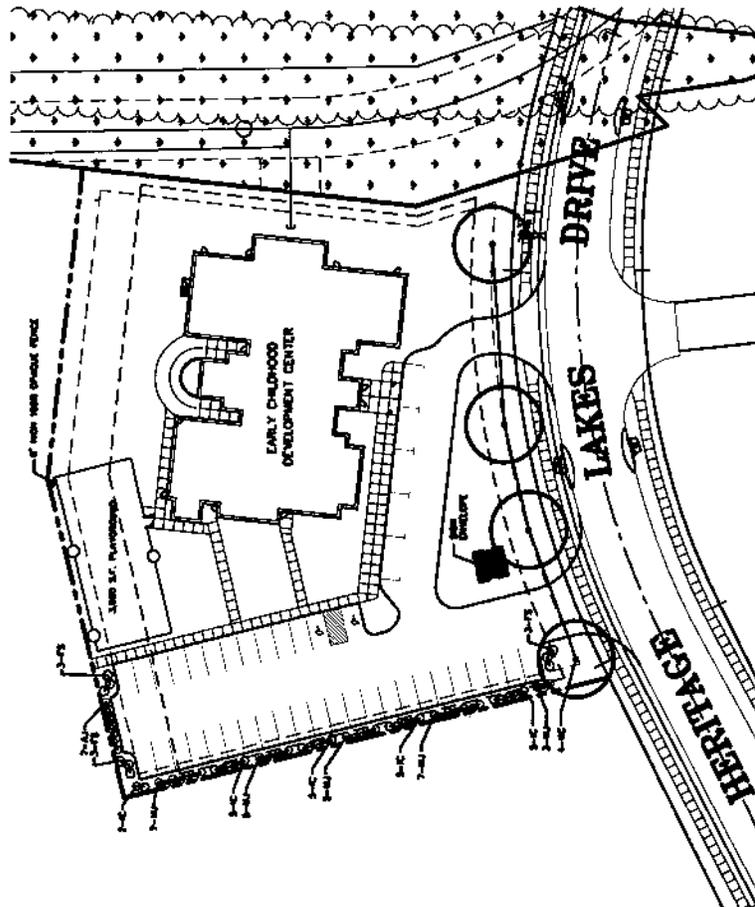
TYPE OF EROSION CONTROL	QUANTITY	LOCATION
TRIPLE ROW VEGETATION	1000	OUTLET
TRIPLE ROW VEGETATION	1000	OUTLET

**LANDSCAPE SUMMARY**

1. SEE DRAWING # 42
2. LANDSCAPE MATERIALS QUANTITIES FOR ALL PLANTINGS (1/2" BARK) TO BE PROVIDED FOR ALL PLANTINGS. PLANTINGS TO BE PROVIDED FOR ALL PLANTINGS. PLANTINGS TO BE PROVIDED FOR ALL PLANTINGS. PLANTINGS TO BE PROVIDED FOR ALL PLANTINGS.
3. ALL PLANTINGS TO BE PROVIDED FOR ALL PLANTINGS. PLANTINGS TO BE PROVIDED FOR ALL PLANTINGS. PLANTINGS TO BE PROVIDED FOR ALL PLANTINGS. PLANTINGS TO BE PROVIDED FOR ALL PLANTINGS.
4. ALL PLANTINGS TO BE PROVIDED FOR ALL PLANTINGS. PLANTINGS TO BE PROVIDED FOR ALL PLANTINGS. PLANTINGS TO BE PROVIDED FOR ALL PLANTINGS. PLANTINGS TO BE PROVIDED FOR ALL PLANTINGS.
5. ALL PLANTINGS TO BE PROVIDED FOR ALL PLANTINGS. PLANTINGS TO BE PROVIDED FOR ALL PLANTINGS. PLANTINGS TO BE PROVIDED FOR ALL PLANTINGS. PLANTINGS TO BE PROVIDED FOR ALL PLANTINGS.

**GENERAL NOTES**

1. ALL PLANTINGS TO BE PROVIDED FOR ALL PLANTINGS. PLANTINGS TO BE PROVIDED FOR ALL PLANTINGS. PLANTINGS TO BE PROVIDED FOR ALL PLANTINGS. PLANTINGS TO BE PROVIDED FOR ALL PLANTINGS.
2. ALL PLANTINGS TO BE PROVIDED FOR ALL PLANTINGS. PLANTINGS TO BE PROVIDED FOR ALL PLANTINGS. PLANTINGS TO BE PROVIDED FOR ALL PLANTINGS. PLANTINGS TO BE PROVIDED FOR ALL PLANTINGS.
3. ALL PLANTINGS TO BE PROVIDED FOR ALL PLANTINGS. PLANTINGS TO BE PROVIDED FOR ALL PLANTINGS. PLANTINGS TO BE PROVIDED FOR ALL PLANTINGS. PLANTINGS TO BE PROVIDED FOR ALL PLANTINGS.

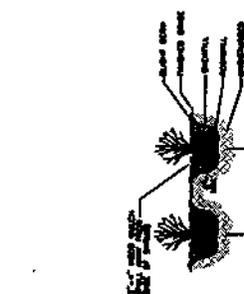


**LANDSCAPE PLAN**

NO.	LOCATION	COMMON NAME	SPACING	ROW & COLUMN	PLANTING DATE	CONTRACTOR
1	HERITAGE LAKES DRIVE	HERITAGE LAKES DRIVE	3' x 3'	1' x 1'	1/2"	1/2"
2	HERITAGE LAKES DRIVE	HERITAGE LAKES DRIVE	3' x 3'	1' x 1'	1/2"	1/2"
3	HERITAGE LAKES DRIVE	HERITAGE LAKES DRIVE	3' x 3'	1' x 1'	1/2"	1/2"
4	HERITAGE LAKES DRIVE	HERITAGE LAKES DRIVE	3' x 3'	1' x 1'	1/2"	1/2"
5	HERITAGE LAKES DRIVE	HERITAGE LAKES DRIVE	3' x 3'	1' x 1'	1/2"	1/2"
6	HERITAGE LAKES DRIVE	HERITAGE LAKES DRIVE	3' x 3'	1' x 1'	1/2"	1/2"
7	HERITAGE LAKES DRIVE	HERITAGE LAKES DRIVE	3' x 3'	1' x 1'	1/2"	1/2"
8	HERITAGE LAKES DRIVE	HERITAGE LAKES DRIVE	3' x 3'	1' x 1'	1/2"	1/2"
9	HERITAGE LAKES DRIVE	HERITAGE LAKES DRIVE	3' x 3'	1' x 1'	1/2"	1/2"
10	HERITAGE LAKES DRIVE	HERITAGE LAKES DRIVE	3' x 3'	1' x 1'	1/2"	1/2"
11	HERITAGE LAKES DRIVE	HERITAGE LAKES DRIVE	3' x 3'	1' x 1'	1/2"	1/2"
12	HERITAGE LAKES DRIVE	HERITAGE LAKES DRIVE	3' x 3'	1' x 1'	1/2"	1/2"
13	HERITAGE LAKES DRIVE	HERITAGE LAKES DRIVE	3' x 3'	1' x 1'	1/2"	1/2"
14	HERITAGE LAKES DRIVE	HERITAGE LAKES DRIVE	3' x 3'	1' x 1'	1/2"	1/2"
15	HERITAGE LAKES DRIVE	HERITAGE LAKES DRIVE	3' x 3'	1' x 1'	1/2"	1/2"
16	HERITAGE LAKES DRIVE	HERITAGE LAKES DRIVE	3' x 3'	1' x 1'	1/2"	1/2"
17	HERITAGE LAKES DRIVE	HERITAGE LAKES DRIVE	3' x 3'	1' x 1'	1/2"	1/2"
18	HERITAGE LAKES DRIVE	HERITAGE LAKES DRIVE	3' x 3'	1' x 1'	1/2"	1/2"
19	HERITAGE LAKES DRIVE	HERITAGE LAKES DRIVE	3' x 3'	1' x 1'	1/2"	1/2"
20	HERITAGE LAKES DRIVE	HERITAGE LAKES DRIVE	3' x 3'	1' x 1'	1/2"	1/2"
21	HERITAGE LAKES DRIVE	HERITAGE LAKES DRIVE	3' x 3'	1' x 1'	1/2"	1/2"
22	HERITAGE LAKES DRIVE	HERITAGE LAKES DRIVE	3' x 3'	1' x 1'	1/2"	1/2"
23	HERITAGE LAKES DRIVE	HERITAGE LAKES DRIVE	3' x 3'	1' x 1'	1/2"	1/2"
24	HERITAGE LAKES DRIVE	HERITAGE LAKES DRIVE	3' x 3'	1' x 1'	1/2"	1/2"
25	HERITAGE LAKES DRIVE	HERITAGE LAKES DRIVE	3' x 3'	1' x 1'	1/2"	1/2"
26	HERITAGE LAKES DRIVE	HERITAGE LAKES DRIVE	3' x 3'	1' x 1'	1/2"	1/2"
27	HERITAGE LAKES DRIVE	HERITAGE LAKES DRIVE	3' x 3'	1' x 1'	1/2"	1/2"
28	HERITAGE LAKES DRIVE	HERITAGE LAKES DRIVE	3' x 3'	1' x 1'	1/2"	1/2"
29	HERITAGE LAKES DRIVE	HERITAGE LAKES DRIVE	3' x 3'	1' x 1'	1/2"	1/2"
30	HERITAGE LAKES DRIVE	HERITAGE LAKES DRIVE	3' x 3'	1' x 1'	1/2"	1/2"



**1 MULCHING DETAIL**



**2 TREE PLANTING DETAIL**



**3 SHRUB PLANTING DETAIL**

12/31/02  
018