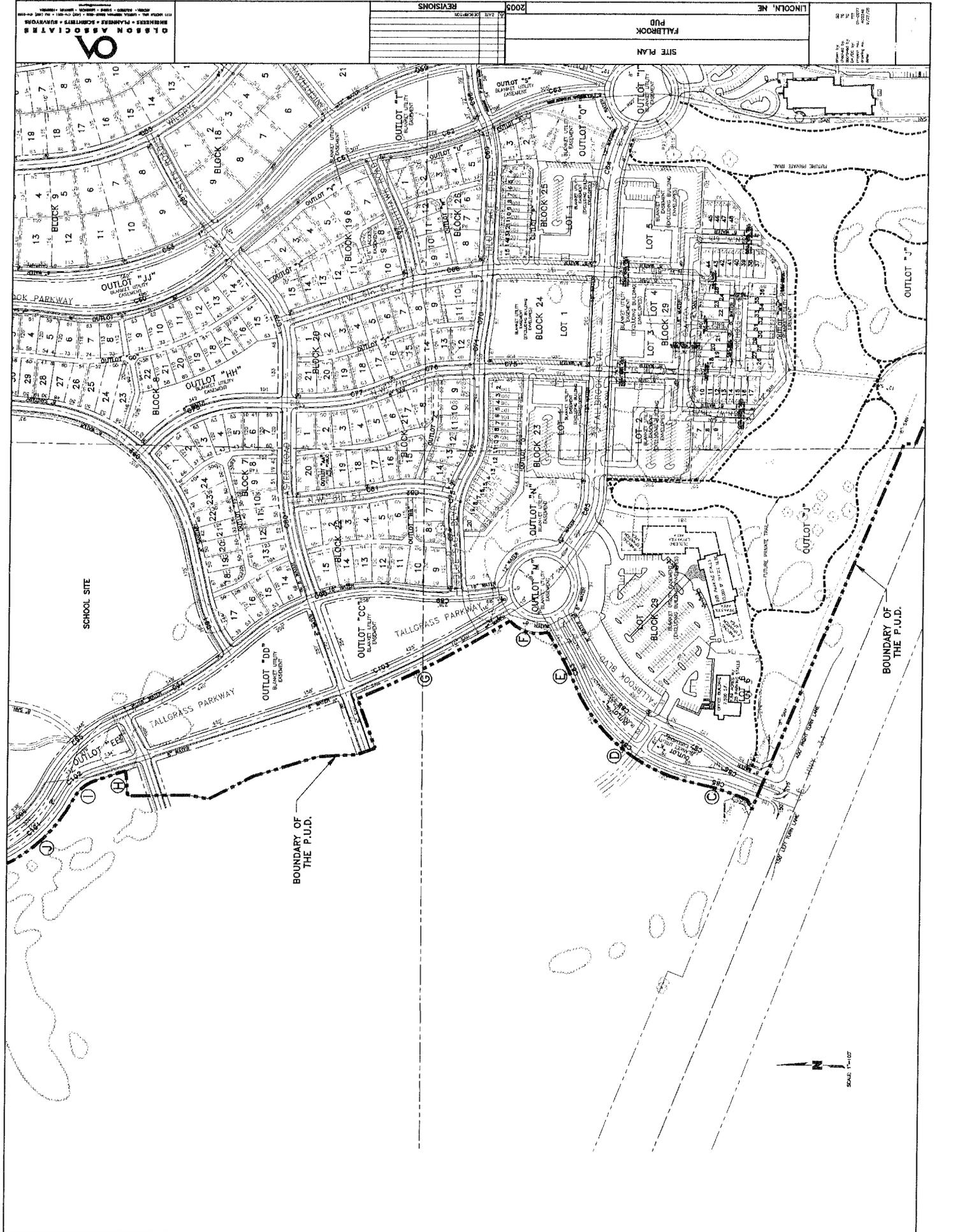


OLSON ASSOCIATES
 ENGINEERS • PLANNERS • ARCHITECTS • SURVEYORS
 1111 West 19th Street, Suite 100, Lincoln, NE 68502
 Phone: (402) 441-1111 Fax: (402) 441-1112
 www.olsonassociates.com

NO.	DATE	DESCRIPTION
1	08/08/2008	PRELIMINARY
2	08/08/2008	REVISIONS
3	08/08/2008	REVISIONS
4	08/08/2008	REVISIONS
5	08/08/2008	REVISIONS
6	08/08/2008	REVISIONS
7	08/08/2008	REVISIONS
8	08/08/2008	REVISIONS
9	08/08/2008	REVISIONS
10	08/08/2008	REVISIONS
11	08/08/2008	REVISIONS
12	08/08/2008	REVISIONS
13	08/08/2008	REVISIONS
14	08/08/2008	REVISIONS
15	08/08/2008	REVISIONS
16	08/08/2008	REVISIONS
17	08/08/2008	REVISIONS
18	08/08/2008	REVISIONS
19	08/08/2008	REVISIONS
20	08/08/2008	REVISIONS
21	08/08/2008	REVISIONS
22	08/08/2008	REVISIONS
23	08/08/2008	REVISIONS
24	08/08/2008	REVISIONS
25	08/08/2008	REVISIONS
26	08/08/2008	REVISIONS
27	08/08/2008	REVISIONS
28	08/08/2008	REVISIONS
29	08/08/2008	REVISIONS
30	08/08/2008	REVISIONS
31	08/08/2008	REVISIONS
32	08/08/2008	REVISIONS

FALLBROOK PUD
 SITE PLAN

LINCOLN, NE
 2008
 PREPARED BY:
 OLSON ASSOCIATES
 1111 WEST 19TH STREET, SUITE 100
 LINCOLN, NE 68502
 (402) 441-1111
 FAX (402) 441-1112
 WWW.OLSONASSOCIATES.COM



CLISSON ASSOCIATES
 ENGINEERS • PLANNERS • ARCHITECTS • SURVEYORS
 1111 North 14th • Lincoln, Nebraska 68502 • TEL: 402-441-8100 • FAX: 402-441-8101

NO.	DATE	DESCRIPTION
1	08/20/03	PRELIMINARY
2	09/15/03	REVISED
3	10/10/03	REVISED
4	11/05/03	REVISED
5	12/01/03	REVISED
6	01/05/04	REVISED
7	02/01/04	REVISED
8	03/01/04	REVISED
9	04/01/04	REVISED
10	05/01/04	REVISED
11	06/01/04	REVISED
12	07/01/04	REVISED
13	08/01/04	REVISED
14	09/01/04	REVISED
15	10/01/04	REVISED
16	11/01/04	REVISED
17	12/01/04	REVISED
18	01/01/05	REVISED
19	02/01/05	REVISED
20	03/01/05	REVISED
21	04/01/05	REVISED
22	05/01/05	REVISED
23	06/01/05	REVISED
24	07/01/05	REVISED
25	08/01/05	REVISED
26	09/01/05	REVISED
27	10/01/05	REVISED
28	11/01/05	REVISED
29	12/01/05	REVISED
30	01/01/06	REVISED
31	02/01/06	REVISED
32	03/01/06	REVISED
33	04/01/06	REVISED
34	05/01/06	REVISED
35	06/01/06	REVISED
36	07/01/06	REVISED
37	08/01/06	REVISED
38	09/01/06	REVISED
39	10/01/06	REVISED
40	11/01/06	REVISED
41	12/01/06	REVISED
42	01/01/07	REVISED
43	02/01/07	REVISED
44	03/01/07	REVISED
45	04/01/07	REVISED
46	05/01/07	REVISED
47	06/01/07	REVISED
48	07/01/07	REVISED
49	08/01/07	REVISED
50	09/01/07	REVISED
51	10/01/07	REVISED
52	11/01/07	REVISED
53	12/01/07	REVISED
54	01/01/08	REVISED
55	02/01/08	REVISED
56	03/01/08	REVISED
57	04/01/08	REVISED
58	05/01/08	REVISED
59	06/01/08	REVISED
60	07/01/08	REVISED
61	08/01/08	REVISED
62	09/01/08	REVISED
63	10/01/08	REVISED
64	11/01/08	REVISED
65	12/01/08	REVISED
66	01/01/09	REVISED
67	02/01/09	REVISED
68	03/01/09	REVISED
69	04/01/09	REVISED
70	05/01/09	REVISED
71	06/01/09	REVISED
72	07/01/09	REVISED
73	08/01/09	REVISED
74	09/01/09	REVISED
75	10/01/09	REVISED
76	11/01/09	REVISED
77	12/01/09	REVISED
78	01/01/10	REVISED
79	02/01/10	REVISED
80	03/01/10	REVISED
81	04/01/10	REVISED
82	05/01/10	REVISED
83	06/01/10	REVISED
84	07/01/10	REVISED
85	08/01/10	REVISED
86	09/01/10	REVISED
87	10/01/10	REVISED
88	11/01/10	REVISED
89	12/01/10	REVISED
90	01/01/11	REVISED
91	02/01/11	REVISED
92	03/01/11	REVISED
93	04/01/11	REVISED
94	05/01/11	REVISED
95	06/01/11	REVISED
96	07/01/11	REVISED
97	08/01/11	REVISED
98	09/01/11	REVISED
99	10/01/11	REVISED
100	11/01/11	REVISED
101	12/01/11	REVISED
102	01/01/12	REVISED
103	02/01/12	REVISED
104	03/01/12	REVISED
105	04/01/12	REVISED
106	05/01/12	REVISED
107	06/01/12	REVISED
108	07/01/12	REVISED
109	08/01/12	REVISED
110	09/01/12	REVISED
111	10/01/12	REVISED
112	11/01/12	REVISED
113	12/01/12	REVISED
114	01/01/13	REVISED
115	02/01/13	REVISED
116	03/01/13	REVISED
117	04/01/13	REVISED
118	05/01/13	REVISED
119	06/01/13	REVISED
120	07/01/13	REVISED
121	08/01/13	REVISED
122	09/01/13	REVISED
123	10/01/13	REVISED
124	11/01/13	REVISED
125	12/01/13	REVISED
126	01/01/14	REVISED
127	02/01/14	REVISED
128	03/01/14	REVISED
129	04/01/14	REVISED
130	05/01/14	REVISED
131	06/01/14	REVISED
132	07/01/14	REVISED
133	08/01/14	REVISED
134	09/01/14	REVISED
135	10/01/14	REVISED
136	11/01/14	REVISED
137	12/01/14	REVISED
138	01/01/15	REVISED
139	02/01/15	REVISED
140	03/01/15	REVISED
141	04/01/15	REVISED
142	05/01/15	REVISED
143	06/01/15	REVISED
144	07/01/15	REVISED
145	08/01/15	REVISED
146	09/01/15	REVISED
147	10/01/15	REVISED
148	11/01/15	REVISED
149	12/01/15	REVISED
150	01/01/16	REVISED
151	02/01/16	REVISED
152	03/01/16	REVISED
153	04/01/16	REVISED
154	05/01/16	REVISED
155	06/01/16	REVISED
156	07/01/16	REVISED
157	08/01/16	REVISED
158	09/01/16	REVISED
159	10/01/16	REVISED
160	11/01/16	REVISED
161	12/01/16	REVISED
162	01/01/17	REVISED
163	02/01/17	REVISED
164	03/01/17	REVISED
165	04/01/17	REVISED
166	05/01/17	REVISED
167	06/01/17	REVISED
168	07/01/17	REVISED
169	08/01/17	REVISED
170	09/01/17	REVISED
171	10/01/17	REVISED
172	11/01/17	REVISED
173	12/01/17	REVISED
174	01/01/18	REVISED
175	02/01/18	REVISED
176	03/01/18	REVISED
177	04/01/18	REVISED
178	05/01/18	REVISED
179	06/01/18	REVISED
180	07/01/18	REVISED
181	08/01/18	REVISED
182	09/01/18	REVISED
183	10/01/18	REVISED
184	11/01/18	REVISED
185	12/01/18	REVISED
186	01/01/19	REVISED
187	02/01/19	REVISED
188	03/01/19	REVISED
189	04/01/19	REVISED
190	05/01/19	REVISED
191	06/01/19	REVISED
192	07/01/19	REVISED
193	08/01/19	REVISED
194	09/01/19	REVISED
195	10/01/19	REVISED
196	11/01/19	REVISED
197	12/01/19	REVISED
198	01/01/20	REVISED
199	02/01/20	REVISED
200	03/01/20	REVISED

2003 REVISIONS

FALLBROOK PUD
 SITE PLAN

LINCOLN, NE

SCALE 1" = 100'

Memorandum

To: Tom Cajka, Planning Department

From: Chad Blahak, Public Works and Utilities
Dennis Bartels Public Works and Utilities

Subject: Fallbrook PUD CZ #05085 AN #05019

Date: January 13, 2006

cc: Randy Hoskins

Engineering Services has reviewed the submitted plans for Fallbrook PUD, located north of Hwy #34 and West of N. 1st Street, and has the following comments:

Sanitary Sewer – The sanitary sewer system is satisfactory.

Water Mains – The water system is satisfactory.

Grading and Drainage – The following comments need to be addressed.

(3.1) It appears that the storm water discharge at the triple 9x4 culvert at the north end of Outlot 'DD' has increased by nearly 300 cfs for the 100 yr storm between the original drainage report and the recently submitted drainage report. This discrepancy needs to be addressed as down stream detention structures have been constructed based on the original drainage report.

(3.2) Stonebrook Parkway is shown inside the boundary of this PUD north of the intersection with Alvo Road. A profile needs to be shown along with the appropriate grading.

Streets/Paving – The following comments need to be addressed.

(4.1) The proposed profile for Alvo Road does not match the originally approved profile and does not meet arterial street standards. Intersection platform standards are not met at the intersection of N. 1st Street and Alvo Road. All of the vertical curves used for the proposed design of Alvo Road do not meet design standards for arterial design speeds. The proposed profile shows proposed grades in excess of the maximum 5-6 percent for arterial streets. The profile needs to be revised to meet all design standards for arterial streets. Also, the grading plans will need to be revised to reflect the revised profile.

(4.2) The vertical curve in Alvo Road at approximately Station 41+34 does not provide adequate site distance for the approach to the proposed roundabout.

(4.3) The vertical curve in northbound Stonebrook Parkway at approximately station 27+50 does not meet k-value design standards. The profile must be revised or a waiver of design standards needs to be requested and justified.

(4.4) A right turn lane needs to be shown at the intersections of Alvo Road with N. 1st Street and NW 12th Street. Also, 130' of ROW needs to be shown in Alvo Road at the intersections as per the approved Comprehensive Plan.

(4.5) It appears that both the NW 5th Street and NW 3rd Street connections to Alvo Road are not necessary. The original approved plat showed just one intersection between the proposed roundabout and N. 1st Street. NW 4th Street should be extended as the thru street and 5th and 3rd can tee intersect with silver leaf drive. If NW 5th and NW 3rd are to remain, NW 5th will need to be revised to show a right in right out only intersection. Full access should not be allowed at both intersections.

(4.6) Engineering services approved the original design intent of Fallbrook Boulevard with the assumption that it would serve as a collector street that provided access from areas east and west of Fallbrook Addition (west of NW 12th and east of N 1st). As the area achieves full development Engineering Services estimates 6000 to 10,000 vehicle trips a day for Fallbrook Boulevard. The proposed revisions for Fallbrook Boulevard show angle parking on both sides of the street through the commercial area. In principle Engineering Services objects to angle parking on public streets especially on streets that will carry collector type volumes or higher. The angle parking will increase the number of crashes along this street and reduce the traffic volume capacity of the street. As the capacity of Fallbrook Boulevard is reduced, due to slower speeds and higher congestion, the thru traffic will likely avoid the route and detour through the surrounding local residential streets. This will increase neighborhood complaints and concerns that cannot be resolved without causing other problems.

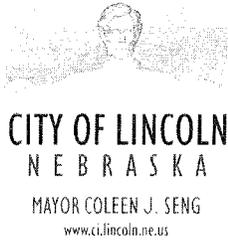
Despite these comments and concerns Engineering services will not raise objections to the Fallbrook Boulevard angle parking design under the following conditions:

- 1 The right-of-way for Fallbrook Boulevard between the roundabouts at Tallgrass and Stonebrook should be vacated. The vacation should provide a 50' stub ROW from the roundabouts at the east and west ends. NW 6th and NW 7th should also be vacated between Blue Sage Boulevard and Fallbrook Boulevard. All three streets should be replatted as private streets.
- 2 The plans should be revised to show the required sight triangles at all private and public street driveways and intersections. Parking, buildings, landscaping, and signing that encroach into the triangles will not be allowed. Sidewalks will need to be shown to determine the required triangles.
- 3 The angle parking and the street widths need to be designed so that vehicles can enter and leave the stalls without crossing the centerline of the streets into the opposing traffic lane.
- 4 The traffic study supplemental analysis does not show any trips from the existing and proposed residential to the north and only a low volume of trips after development. Yet, the plans show over 100 parking stalls along these streets. Fallbrook Boulevard trips should be reanalyzed and left turns potentially forbidden from Fallbrook if traffic volumes warrant it. It should be noted that the traffic study submitted is unsigned and unsealed by a professional engineer. Land use west of the intersection of Fallbrook Boulevard at Highway #34 is not shown. A high traffic generator such as commercial or office would generate more thru trips along Fallbrook Boulevard to N 1st Street.

(4.7) The alley access to Alvo Road west of Lot 9 Block 2 is unsatisfactory to Public Works. The alley should connect to a revised street system north of Alvo Road.

(4.8) The proposed roundabouts in Alvo Road do not represent final intersection designs. Additional traffic analysis will need to be done to assess if the future traffic volumes and patterns will make these intersections good candidates for roundabouts on an arterial street. If the traffic analysis shows that roundabouts will function properly in these locations, a more detailed design will need to be completed to determine actual ROW needs. No lots adjacent to the proposed roundabouts should be final platted until a final design for the intersections are approved by Public Works.

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 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 location, 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 connection 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.



**PUBLIC WORKS AND
UTILITIES DEPARTMENT**

MEMORANDUM

Date: 01/23/2006

To: Tom Cajka, Planning Department

From: *John Callen, Watershed Management*

Subject: *Fallbrook review comments, CZ05085*

cc: *Chad Blahak*

Tom,

Below are Watershed Management's comments regarding the Fallbrook PUD, CZ05085:

1. Explain why curve numbers used for Watershed D, proposed conditions do not agree with curve numbers for Commercial land use given in Table 2-8 of the Drainage Criteria Manual.
2. Starting at station 112.438 of the Main Branch of East Tall Grass and moving downstream, the water surface elevation in the HEC-RAS model extends beyond the width of the cross section shown. Based on proposed grading contours, it appears that this water surface elevation may reach the area of the lots southeast of the intersection of Tallgrass Parkway and Penrose Drive. Please provide further explanation of how this area is being modeled or provide appropriate adjustments.
3. Please provide a key for the GIS information explaining what each shapefile represents.



Memo

To: Tom Cajka, Planning Department
From: Mark Canney, Parks & Recreation
Date: December 20, 2005
Re: Fallbrook CZ05085-PUD

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have the following comments:

1. Please show the trail location as identified in the Comprehensive Plan. Trail should run from east to west on the south side of Alvo Road with a 6' easement minimum along the entire development.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Tom Cajka	DATE: December 28, 2005
DEPARTMENT: Planning	FROM: Chris Schroeder
ATTENTION:	DEPARTMENT: Health
CARBONS TO: EH File EH Administration	SUBJECT: Fallbrook PUD CZ #05085

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed development with the following noted:

- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.

- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.

INTER-DEPARTMENT COMMUNICATION



DATE December 23, 2005
TO: Tom Cajka, City Planning
FROM: Sharon Theobald (Ext. 7640)
SUBJECT: DEDICATED EASEMENTS
DN #68N-5W

AN #05019 & CZ #05085

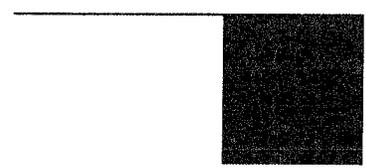
Attached is the PUD for Fallbrook.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map.



ST/nh
Attachment
c: Terry Wiebke
Easement File



December 16, 2005

Mr. Marvin Krout
Planning Department, City of Lincoln
County-City Building
555 So. 10th Street
Lincoln, NE 68508

RE: Fallbrook P.U.D.
OA Project No. 2001-0577

Dear Mr. Krout:

Enclosed please find the following for the above-mentioned project:

1. Zoning Application
2. Application fee (\$3,000)
3. Cover Sheet – 22 copies
4. Master Plan – 7 copies
5. Zoning/Change of Zone Map – 7 copies
6. Site Plans (sheets 4 – 8) – 7 copies
7. Drainage & Grading Plans (sheets 9 – 13) – 7 copies
8. Street Profiles (sheets 13 – 19) – 7 copies
9. Drainage Report – 3 copies
10. Fallbrook P.U.D. General Notes – 3 copies
11. Annexation Legal Description and Exhibits – 3 copies

On behalf of the Owner/Developer, Nebco, Inc., 1815 Y Street, Lincoln, NE 68508, we are requesting a PUD for the above mentioned project. As part of the PUD we are requesting change of zones to include the following and as per sheet 5 of 19.

1. AG to R3 PUD
2. R3 to R3 PUD
3. O-3 to O-3 PUD
4. B-2 to B-2 PUD
5. R-3 to B-2 PUD

Also we are requesting annexation for the area of the proposed PUD that is not currently in the City Limits. Please refer to the attached legal description and exhibit.

Fallbrook P.U.D.
Page 2

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Scott Osterhaus".

Scott Osterhaus

Enclosures

cc: Tim Mettenbrink (Nebco Inc.)
File