

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for June 7, 2006 PLANNING COMMISSION MEETING

PROJECT #: Preliminary Plat #06004

PROPOSAL: Preliminary plat consisting of approximately 428.61 acres and 1,120 lots to be developed with approximately 1,850 dwelling units to include detached single-family, attached single-family, townhouses, and multi-family units.

LOCATION: Generally located south of Yankee Hill Road and north of Rokeby Road, between South 27th and South 40th Streets.

WAIVER REQUEST:

1. Waive requirement for pedestrian access easement in blocks that exceed 1,000'.
2. To allow maximum block length to exceed 1,320'.
3. To allow maximum lot depth greater than three times the lot width.
4. To allow double frontage lots.

LAND AREA: 428.61 acres, more or less.

CONCLUSION: This preliminary plat will provide a variety of housing types, an inter-connected street network, conservation of green space, recreational space, and a school site. Subject to the conditions of approval, the request complies with the Subdivision and Zoning Ordinances and the Comprehensive Plan. .

RECOMMENDATION:

Preliminary Plat #06004

Conditional Approval

Waivers:

- | | | |
|----|---|----------|
| 1. | Waive requirement for pedestrian access easement for blocks that exceed 1,000', for the following blocks: | |
| | Block 9 | Approval |
| | Block 26 | Approval |
| | Block 38 | Approval |
| | Block 44 | Approval |
| | Block 49 | Approval |
| 2. | To allow maximum block length to exceed 1,320', for the following blocks: | |
| | Block 1 | Approval |
| | Block 19 | Approval |
| | Block 30 | Approval |

	Block 43	Approval
	Block 44	Not Required
	Block 48	Approval
	Block 50	Approval
	Block 51	Approval
	Block 52	Approval
3.	To allow maximum lot depth greater than three times the lot width for the following lots/blocks:	
	Lots 2-16, Block 1	Approval
	Lots 5-6 & 15-29, Block 43	Approval
	Lots 35-36, Block 44	Denial
	Lots 3-8 & 17-21, Block 46	Approval
	Lot 2, Block 47	Denial
	Lots 2-26, Block 48	Approval
	Lots 13-18 & 42-43, Block 49	Denial
4.	To allow double frontage lots for Lots 1-5, Block 43	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 1 & 2 King's Addition situated in the SW 1/4 of Section 30, the SE 1/4 of Section 30 and Lots 42, 43, 46, and 47 Irregular Tracts and a portion of Lots 40 and 44 Irregular Tracts located in Section 30 all situated in Township 9 North, Range 7 East, Lancaster County, Nebraska, more particularly described as attached.

EXISTING ZONING: AG Agricultural

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE AND ZONING:

North:	Undeveloped	R-4 Residential/B-2 Neighborhood Business
South:	Undeveloped	AG Agricultural
East:	Undeveloped	AG Agricultural
West:	Residential	R-3 Residential/R-5 Residential

COMPREHENSIVE PLAN SPECIFICATIONS:

F-25 The Future Land Plan shows this area as Urban Residential.

F-31 This site is in Tier 1, Priority Area A of the City's Future Service Limit.

F-28 The Comprehensive Plan includes three tiers of growth for the City of Lincoln. Tier I reflects the "Future Service Limit," where urban services and inclusion in the city limits are anticipated by 2025. Infrastructure planning, especially for water and sanitary sewer facilities, can reach beyond the 25 year time horizon to 50 years and further. Tier I defines the City of Lincoln's near term growth area – generally a 40 square mile area which could reasonably expect urban services within the next twenty five year period. Land within this area should remain generally in the present use in order to permit future urbanization by the City.

F-57 **The Greenprint Challenge** - Seek early identification of areas to be preserved – While planning for future growth is integral to this Comprehensive Plan, it is equally important that environmental resource features be accorded similar attention. The community should invest planning resources into the early identification of those areas most valued as part of the Greenprint Challenge. This principle supports the notion of "getting ahead of the game" by knowing what resources are most valued, where they are located, and what actions should be made within the broader planning process to secure their future for the community.

Make "green space" an integral part of all environments – "Green space" can come in a wide variety of forms. The policies of the Comprehensive Plan should strive to incorporate such uses in the full range of urban and rural landscapes.

Prevent the creation of a "wall-to-wall city" through the use of green space partitions – As cities and villages expand, establishing corridors and districts of green should be part of the growth process. This often requires the advance delineation of these areas and the means for securing their on going maintenance.

F-59 **Greenways and Open Spaces :General** Encourage linear connection of green spaces where possible. Efforts should be made to preserve small stream corridors throughout future developments. When the new crossings of riparian ways are proposed or existing ones expanded, care should be given to ensure that the connectivity is not diminished.

Pursue Greenways connecting urban and rural areas. Such corridors should follow stream courses (particularly along floodplains) and connect valuable resource areas (such as the Salt Valley Lakes, points with special vistas or views, prairie grasslands, cultural and historic sites, and the county's towns and villages).

F-67 **Guiding Principles for New Neighborhoods**

- Encourage a mix of housing types, single family, townhomes, apartments, elderly housing all within one area;
- Similar housing types face each other: single family faces single family, change to different use at rear of lot;
- Parks and open space within walking distance of all residences;
- Multi-family and elderly housing nearest to commercial area;
- Pedestrian orientation; shorter block lengths, sidewalks on both sides of all roads;

- Public uses (elementary schools, churches) as centers of neighborhood – shared facilities (city parks & school sites).

F-87 The Overall Objectives of the Transportation Plan

Continuing Lincoln's street and trails network into newly developing areas.

Designing a street and road improvement program that is both physically attractive and sensitive to the environments of urban neighborhoods.

F-90 Pedestrian Level of Service Factors

Directness Pedestrians should be able to walk in a direct path to destinations like transit stops, schools, parks, and commercial and mixed-use activity centers. Directness is the ratio of actual distance along a sidewalk or pathway divided by the minimum distance the trip would take on a grid system.

F-91 Pedestrian Activity Centers Plan

Schools While it might not be critical for the route to school to be picturesque and visually captivating, a safe and secure environment must be provided for students going to and coming from schools. Sidewalks should be direct and continuous with safe street crossings.

F-94 Bicycle and Trail Standards

Extend the bicycle and trails system into the new neighborhoods as the city grows. Connections should be made to schools, parks, and other activity areas.

F-95 Bicycles and Trails Standards for Developing Areas

The Trails and Bicycles Facilities Plan shows a future trail in this area following the proposed conservation easement with future grade-separated crossings at Yankee Hill Road, Rokeby Road, and S. 40th Street.

Select and implement a near term bicycle facilities demonstration project embracing best engineering practices, bicycle design standards, and minimum Federal guidelines.

Develop an interconnected system of trails that utilizes drainage channels and greenway corridors when feasible. Trail routes adjoining major streets should only be considered in establishing trail connections over ridgelines between drainage basins.

HISTORY:

- | | |
|------------------|--|
| March 28, 2006 | Preliminary Plat for Wilderness Hills, 1 st Addition submitted. |
| November 7, 2005 | Use Permit #154A approved for Wilderness Hills Commercial Center and the southeast corner of S. 27 th & Yankee Hill Road, adjacent to this preliminary plat. |
| June 28, 2004 | Special Permit #1999 approved for Wilderness Hills Community Unit Plan at the southeast corner of Wilderness Hills Blvd & S. 27 th Street, west of this preliminary plat. |

- March 1993 Special Permit #1450 approved for the operation of a golf practice facility at the southwest corner of S. 40th & Yankee Hill Road.
- 1992 Special Permit #1443 approved for soil extraction along the west side of S. 40th Street, a portion of which lies within the boundaries of this preliminary plat .

UTILITIES:

- A. **Sanitary Sewer** Service is provided via the Upper Salt Creek Trunk Sewer. The Public Works Department approves the requested waiver of design standards to construct sanitary sewer opposite of street grade provided the minimum and maximum depths are not exceeded. Additionally, Public Works approves the request to construct sanitary sewer at a depth in excess of 15' for portions of the trunk sewer downstream of Creekside Drive and S. 30th Street and that located in Tree Line Drive. A depth waiver is not approved for any portion of the local sanitary sewer system.
- B. **Water** The water system is satisfactory.
- C. **Roads** This site is served by four arterial roads; Yankee Hill Road (north) currently being widened and improved, S. 27th Street (west) improved and widened from Yankee Hill Road to Whispering Wind Boulevard with county paving from Whispering Wind Boulevard southward to Rokeby Road, S. 40th Street (east) a paved county road, and Rokeby Road (south), currently a two-lane gravel road. All internal residential streets will have 60' ROW. S. 29th Street from Rokeby Road to Kings Corner Drive, White Pine Drive from S. 40th Street to Allen Ray Road, Stonybrook Drive from S. 27th Street to Keystone Drive, and S. 37th Street will all feature 70' ROW. The site will be further served by Wilderness Hills Boulevard, an east/west collector street to be constructed as a two-lane boulevard with 84' ROW, 15' landscaped median and two planned roundabouts at its intersection with Wilderness Woods Drive and Tree Line Drive. A third roundabout is located outside of the boundaries of this plat to the west.

TRAFFIC ANALYSIS:

This site will be served by 4 arterial roads; Yankee Hill Road, with an access point at S. 37th Street; S. 40th Street with an access point at White Pine Drive; Rokeby Road with an access point at S. 29th Street; and S. 27th Street with access points at Stonybrook Drive and Whispering Wind Boulevard (constructed). Additional access to Rokeby Road and S. 40th may be constructed with future development to the south and east of the boundaries of

this plat, the exact locations are not yet known. Internally, the site will be served by Wilderness Hills Boulevard, an east/west collector street connecting the approved commercial center at the SE corner of S. 27th Street and Yankee Hill Road to the residential neighborhood, future school site, and S. 40th Street on the east

PUBLIC SERVICE:

The Lincoln Fire Department indicated that they find the application acceptable, but noted that limited facilities in the area may cause greater response times as development continues.

ENVIRONMENTAL CONCERNS:

Existing wetland areas proposed to be filled have been mitigated to an area adjacent to the stream channel upstream of Rokeby Road in accordance with USACOE Permit #2003-11099. Additionally, the developer has agreed to dedicate approximately 80 acres of the site as a conservation easement intended to provide conveyance for flood water, protect wildlife habitat, and to provide recreational opportunities. The easement will roughly follow the stream channels of South East Upper Salt Creek as shown on the plat.

ANALYSIS:

1. This is a request for a preliminary plat for a total of 1,120 lots composed of 1,101 residential lots, 1 office/single family lot, 17 outlots, and 1 Lincoln Public School lot.
2. The applicant requests three waivers to design standards; 1) to allow sanitary sewer to run opposite of street grade; 2) to allow construction of sanitary sewer at a depth of greater than 15'; and 3) the intersections of major streets to be spaced less than 1/4 mile apart. All of these requests have the approval of the Public Works Department and therefore may be approved by the Planning Director.
3. The applicant also requests the following waivers to the Subdivision Ordinance:
 - A. Waivers to the requirement for pedestrian access easements for blocks that exceed 1,000', on Blocks 9, 26, 38, 44, and 49. Block 9 double-fronts onto S. 27th Street and with the lack of a pedestrian destination along 27th Street here, such an access is not needed. The request for Block 26 is acceptable due to the man-made barrier created by the previously platted Wilderness Hills CUP to the west. The request for a waiver on Block 38 is acceptable because adequate and direct pedestrian access from properties within the block is provided by street-side sidewalks. The request for Blocks 44 and 49 are acceptable because of outlots located in each block for drainage,

green space, and detention. Staff finds that all waivers to pedestrian access easements are acceptable

- B. Waivers to maximum block length not to exceed 1,320' on Blocks 1, 19, 30, 43, 44, 48, 50, 51, and 52. The applicant did not request waivers to Blocks 1 and 48 though block length waivers would be required per the submitted plan. Planning staff finds the request for waiver to Blocks 1, 43, and 48 acceptable because all lots in these blocks back to an arterial road which allow limited public street access points. Waivers to Blocks 19, 50, and 52 are acceptable because all blocks either straddle an outlot used for drainage or green space or back up to the conservation easement shown on the plat. The waiver requested for Block 50 is supported by staff as this block backs onto the proposed LPS school site. The waiver request for Block 44 is not necessary as the block length does not exceed 1,320 feet. All other block length waivers requested as well as those not requested but required for Blocks 1 and 48 are supported by planning staff.
- C. Waivers to allow maximum lot depth greater than three times the width on the following Lots/Blocks; 2-16 Block 1, 5-6 & 15-29 Block 43, 35-36 Block 44, 3-8 & 17-21 Block 46, Lot 2 Block 47, 2-26 Block 48, 13-18 and 42-43 Block 49. Staff recommends denial to the request for Lots 35-36, Block 44 and Lots 13-18 & 42-43, Block 49 because the rear lot lines could be adjusted, thus avoiding the need for a waiver. Denial is recommended for Lot 2, Block 47 because Lots 1, 2, 19, and 20 could be redrawn to front onto Russell Allen Road, thus eliminating the need for this request. The remaining requests are acceptable to planning staff because each lot either backs onto an arterial road, a conservation easement, or is impacted by a street alignment or a combination of the three.
- D. Waivers to allow double-frontage lots for Lots 1-5 Block 43. This request is not acceptable to planning staff because allowing lots to front onto S. 33rd Street would create access issues to those lots closes to the intersection of S. 33rd and Yankee Hill Road where 33rd Street is planned to include a median.
4. The Planning Commission has the authority to grant the waivers that planning staff has found acceptable.
5. The proposed land uses shown on the preliminary plat comply with the urban residential, green space, and public/semi-public designations of the Comprehensive Plan.

6. The property within this plat is currently zoned AG-Agricultural and most of the area is not within the city limits. The applicant intends to apply for annexation and an appropriate change of zone to permit the development of this site at a later date.
7. The City has negotiated with the developer to purchase a conservation easement along and adjacent to the stream channel known as the South East Upper Salt Creek and its smaller tributaries throughout this plat. Plans show a recreational trail through the easement.
8. The mid-block access between Lots 8 & 9 Block 50 should be eliminated to discourage youth from accessing the school site via this area and making a potentially dangerous mid-block street crossing.
9. Provide more direct pedestrian and vehicular access to the LPS school site from the portion of this development that lies west of Outlots N, O, and P by extending Forest Avenue from its current terminus at Green Valley Lane through to S. 35th Street and White Pine Drive from its terminus at Wilderness View Drive through to S. 35th Street. Provide pedestrian access easements from the intersection of White Pine Drive and Forest Avenue with S. 35th Street to the school site. By making these changes, the proposed alignment of Forest Avenue as it exists now may be eliminated as well as that portion of White Pine Drive between S. 30th Street and Creekside Drive.
10. Modify the alignment of Wilderness Hills Boulevard at its intersection with White Pine Drive and Wilderness Woods Drive such that the boulevard will approach the roundabout at a southeastward angled arc to provide the driver the impression that Wilderness Hills Boulevard continues on southeastward from this intersection and to discourage traffic from continuing eastward onto White Pine Drive.
11. Some concerns have been raised over proposed street names. Due to addressing concerns, S. 30th Street between Forest Avenue and Valley Stream Drive must be renamed a non-numbered street and Creekside Drive must be renamed west of its intersection with Tree Line Drive given one new name, and north of its intersection with Tree Line Drive given a second new name, preferably S. 32nd Street. Additionally, White Pine Drive is used to name two different sections of roads that do not align with one another. At least one of these sections must be renamed.
12. Because S. 37th Street will provide full access to Yankee Hill Road, staff suggests that the site plan be modified so that this street can be extended beyond its current terminus at Hohensee Drive southward to White Pine Drive. In general, collector roads with full access points to adjacent arterials should penetrate into a development a minimum of 3 to 4 blocks.

13. Direct vehicular access to Yankee Hill Road, Rokeby Road, S. 27th Street, and S. 40th Street is relinquished except where shown. Right-in/right-out driveway access to S. 40th Street from Lot 42, Block 52 is allowed.
14. Stormwater detention will be provided on Outlots C, D, E, F, I, M, N, O, and P.
15. Parks and Recreation Department comments:
 - 15.1 A 20' easement be shown on this plat following the path of the trail within the conservation easement, that a grade-separated crossing be shown where the trail crosses S. 34th Street, and that the trail be re-routed where it crosses Wilderness Hills Boulevard a distance of approximately 100' eastward from its present location so that the trail will cross the stream channel along the north side of Wilderness Hills Boulevard and so that potential conflict between pedestrian traffic on the trail and vehicular traffic navigating the roundabout is avoided and that the developer contribute \$25,000 for a "low flow/bridge" crossing for the north/south trail that crosses drainage way "C" at Outlot F, which would be reimbursable to the developer from impact fees.
 - 15.2 A note that Outlots A, B, C, D, E, G, H, J, K, L, M, N, Q and portions of Outlots I & F (excluding proposed park land) will be maintained by the developer and/or future homeowner's associations
 - 15.3 Identify on the site plan the proposed future park area to be donated in Outlots I and F.
 - 15.4 A note that all medians and islands in roundabouts, circles, and boulevards will be maintained by the developer and/or future homeowner's associations.
 - 15.5 Eliminate the mid-block access between Lots 8 and 9 of Block 50.
16. The Department of Public Works and Utilities comments:
 - 16.1 Changes to the site plan in the vicinity of the LPS school site will require a new and revised grading and drainage plan, subject to the approval of public works prior to final approval of this preliminary plat.
 - 16.2 Show White Pine Drive between Wilderness Hills Boulevard and S. 40th Street at a width of 27' with a note that at such time LPS school is constructed parking may need to be prohibited on one side of the street in this area.

17. The Lincoln/Lancaster County Health Department comments:
 - 17.1 A 12" natural gas pipeline is located just south of the centerline of Yankee Hill Road, thus creating a hazard area of approximately 221 feet on each side of the pipeline. Lots fronting along the north side of Hohensee Drive in Blocks 43 and 48 are located within the hazard area and the health department requests that all future owners and lessees of these lots be advised of the gas pipeline's location.

18. Watershed Management comments:
 - 18.1 Potential flooding may occur beyond the boundaries of the conservation easement at the following locations: Block 50, Lots 2-5 upstream of S. 34th Street, Block 19, Lots 1-10 and 15-19 downstream of S. 34th Street, and adjacent to the future commercial area east of the stream and conservation easement. Revise the grading and drainage plans to show no flooding beyond the proposed boundaries of the conservation easement.

 - 18.2 Site grading/detention points must be revised so that there is no increase in water surface elevations upstream of the development site.

 - 18.3 Revise the cross-sectional map to include the location of the upstream cross-sections.

 - 18.4 Correct Appendix A cross section data.

 - 18.5 Call out minimum corridor on the drainage and grading plans as references in the general notes.

 - 18.6 Ensure that flow rates be consistent between the Stormwater Detention Analysis Report and the plan.

 - 18.7 Submit information indicating what lots adjacent to the tributary channels will not be inundated during a 100-year flood event.

CONDITIONS OF APPROVAL:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans and 6 copies to the Planning Department office, the preliminary plat will be signed by the Chair of the Planning Commission certifying approval: (NOTE: These documents and plans are required by ordinance or design standards.)

- 1.1 Revise the site plan and the plat to show the street layout to the satisfaction of the Planning Department as discussed in Items 9 and 10 of this report.
 - 1.2 Revise the site plan and the plat to eliminate the pedestrian access between Lots 8 and 9, Block 50.
 - 1.3 Revise the site plan and plat by changing proposed names of the streets as described in Item 11 of this report.
 - 1.5 Make revisions as requested by the Parks and Recreation Department in Items 15.1 through 15.5 of this report.
 - 1.6 Make revisions as requested by the Department of Public Works and Utilities in Items 16.1 and 16.2 of this report.
 - 1.7 Show the natural gas pipeline in the centerline of Yankee Hill Road as referenced in Item 17.1 of this report.
 - 1.8 Make revisions as requested by Watershed Management in Items 18.1 through 18.7 of this report.
 - 1.9 Show minimum opening elevations for all lots adjacent to flow routes.
 - 1.10 Add a note that parking may need to be restricted from one side of White Pine Drive between Wilderness Hills Boulevard and S. 40th Street upon the completion of the LPS school if traffic volumes warrant such.
 - 1.11 Show maximum lot depths not greater than three times lot width for Lots 35-36 Block 44, Lot 2 Block 47, and Lots 13-18 & 42-43 Block 49 unless the subdivider's waiver request is approved by City Council.
2. The City Council approves associated request:
 - 2.1 A modification to the requirements of the land subdivision ordinance to permit lot depths greater than three times lot width for Lots 35-36 Block 44, Lot 2 Block 47, and Lots 13-18 & 42-43 Block 49.
3. Final Plats will be approved by the Planning Director after:
 - 3.1 The required improvements are completed or a surety is posted to guarantee the completion of the public streets, sidewalks, sanitary sewer system, water system, drainage facilities, land preparation and grading,

sediment and erosions control measures, storm water detention/retention facilities, drainageway improvements, street lights, landscaping screens, street trees, temporary turnaround and barricades, and street name signs.

3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:

to complete the street paving of public streets, and temporary turnarounds and barricades located at the temporary dead-end of the streets shown on the final plat within two (2) years following the approval of this final plat.

to complete the installation of sidewalks along both sides of all streets as shown on the final plat within four (4) years following the approval of this final plat.

to construct the sidewalk in the pedestrian way easement in the following locations:

Outlot B, Block 48 and Outlot C of Block 49 at the same time as Hohensee Drive is paved,

Outlot A, Block 43 at the same time as Hohensee Drive is paved,

Between Lot 9 and 10, Block 51 or at the locations identified in Item 10 of this report at the same time S. 35th Street is paved,

Between Lots 12 and 13, Block 1 at the same time as Kings Corner Drive is paved,

and to agree that no building permit shall be issued for construction on Lots 8 and 9 Block 48, Lots 14 and 15, Block 43, Lots 9 and 10 Block 51, and Lots 12 & 13, Block 1 until such time as the sidewalk in the pedestrian way easement is constructed.

to complete the public water distribution system to serve this plat within two (2) years following the approval of this final plat.

to complete the public wastewater collection system to serve this plat within two (2) years following the approval of this final plat.

to complete the enclosed public drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of this final plat.

to complete the enclosed private drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of this final plat.

to complete land preparation including storm water detention/retention facilities and open drainageway improvements to serve this plat prior to the installation of utilities and improvements but not more than two (2) years following the approval of this final plat.

to complete the installation of public street lights along all streets within this plat within two (2) years following the approval of this final plat.

to complete the planting of the street trees along all streets within this plat within four (4) years following the approval of this final plat.

Pay cash to the City of Lincoln for the construction of the sidewalks along the east side of S. 27th Street, the south side of Yankee Hill Road, the north side of Rokeby Road, and the west side of S. 40th Street.

to complete the planting of the street trees along Yankee Hill Road, Rokeby Road, S. 27th Street, and S. 40th Street as shown on the final plat within two (2) years following the approval of this final plat.

to complete the planting of the landscape screen within this plat within two (2) years following the approval of this final plat.

to complete the installation of the street name signs within two (2) years following the approval of this final plat.

Pay cash to the City of Lincoln for the planting of the street trees along east side of S. 27th Street, the south side of Yankee Hill Road, the north side of Rokeby Road, and the west side of S. 40th Street. Return the payment to the Planning Department.

to complete the installation of the permanent markers prior to construction on or conveyance of any lot in the plat.

to timely complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance which have not been waived but which inadvertently may have been omitted from the above list of required improvements.

to submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.

to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

to complete the public and private improvements shown on the preliminary plat.

to maintain the outlots and private improvements on a permanent and continuous basis.

to maintain the plants in the medians and islands on a permanent and continuous basis.

to maintain the street trees along the private roadways and landscape screens on a permanent and continuous basis.

to maintain the sidewalks in the pedestrian way easements on Outlot B, Block 48, Outlot C, Block 49, Outlot A, Block 43, between Lots 9 and 10, Block 51, and between Lots 12 and 13, Block 1 on a permanent and continuous basis.

to maintain and supervise the private facilities which have common use or benefit on a permanent and continuous basis, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development.

to retain ownership of and the right of entry to the outlots in order to perform the above-described maintenance of the outlots and private improvements on a permanent and continuous basis. However, Owner(s) may be relieved and discharged of such maintenance obligations upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance subject to the following conditions:

- (1) Owner shall not be relieved of Owner's maintenance obligation for each specific private improvement until a registered professional engineer or nurseryman who supervised the installation of said

private improvement has certified to the City that the improvement has been installed in accordance with approved plans.

- (2) The maintenance agreements are incorporated into covenants and restrictions in deeds to the subdivided property and the documents creating the association and the restrictive covenants have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

to submit to the lot buyers and builders a copy of the soil analysis.

to inform all purchasers and users of land located within the 100 year floodplain that said land is located within the 100 year floodplain and that the grading of the lots and outlots shall be in conformance with the grading plan approved with the Wilderness Hills 1st Addition Preliminary Plat #06004 or as amended by the Director of Planning. The volume of fill material brought into each lot and outlot from outside the floodplain shall not exceed that shown on the approved grading plan accompanying the preliminary plat.

to protect the trees that are indicated to remain during construction and development.

to relinquish the right of direct vehicular access from all lots to Yankee Hill Road, S. 27th Street, Rokeby Road, and S. 40th Street except where shown on this plat. Future right-in/right-out driveway access to S. 40th Street from Lot 42, Block 52.

Prepared by:

Joe Rexwinkle 441-6373
Planner (jrexwinkle@lincoln.ne.gov)

DATE: May 25, 2006

APPLICANT: Lincoln Federal Bancorp, Inc.
1101 N Street
Lincoln, NE 68508
(402) 474-1400

OWNER: same as above

CONTACT: Brandon Garrett
Engineering Design Consultants
2200 Fletcher Avenue
Suite 102
Lincoln, NE 68521
(402) 438-4014

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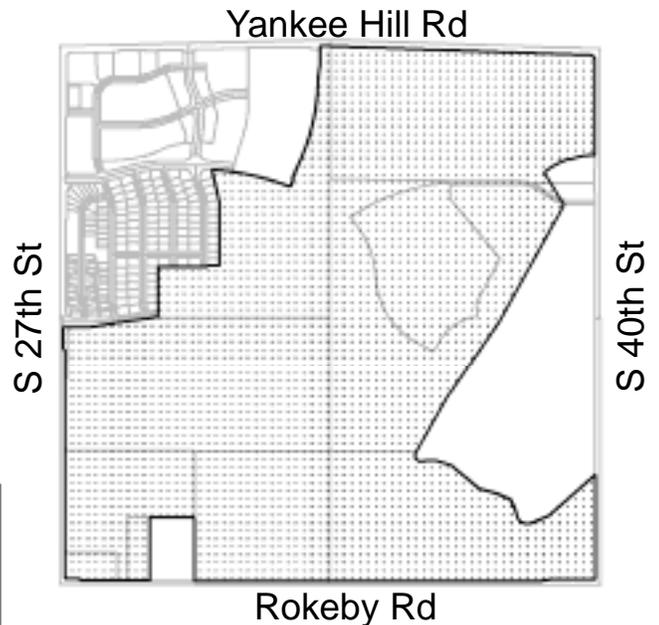
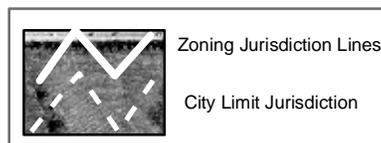
**Preliminary Plat #06004
Wilderness Hills 1st Addition
S 27th St & Rokeby Rd**

2005 aerial

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
Sec. 30 T09N R07E



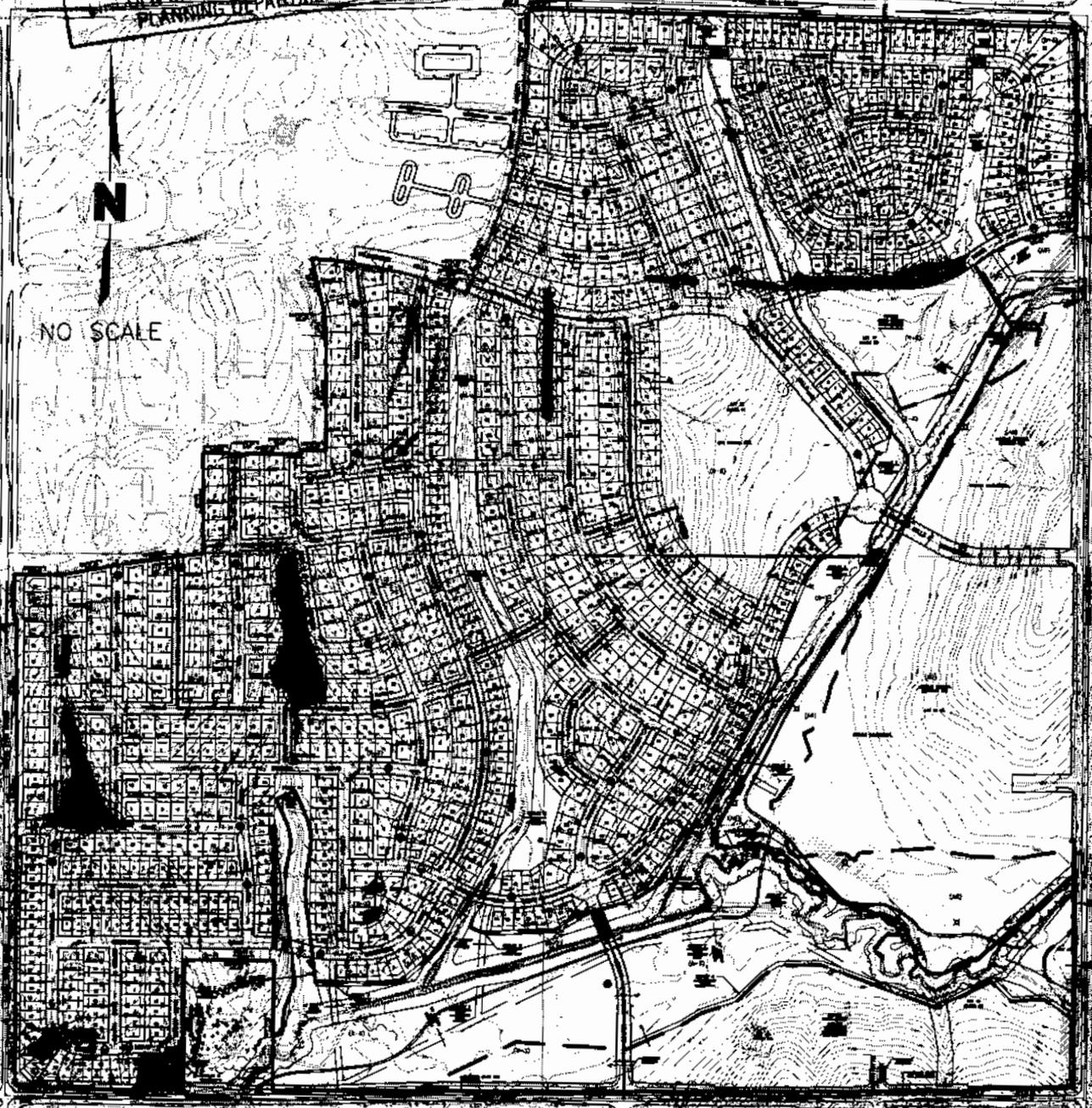
RECEIVED

MAY 11 2006

LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

N

NO SCALE



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2208 Fletcher Ave., Suite 102, Lincoln, NE, 68521
402-438-4014 • Fax 402-438-4024

WILDERNESS HILLS 1ST ADDITION

EXHIBIT A: SITE PLAN

Lincoln, Nebraska

Drawn By: BMG
Dwg.: CUP Site Plan
Date: (05/11/2006)
Job#: 05-012

SHEET
1 OF 1

PRELIMINARY PLAT LEGAL DESCRIPTION

LOTS 1 & 2, KING'S ADDITION SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30 AND LOTS 42, 43, 46 & 47 IRREGULAR TRACTS AND A PORTION OF LOTS 40 & 44 IRREGULAR TRACTS LOCATED IN SECTION 30 ALL SITUATED IN TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

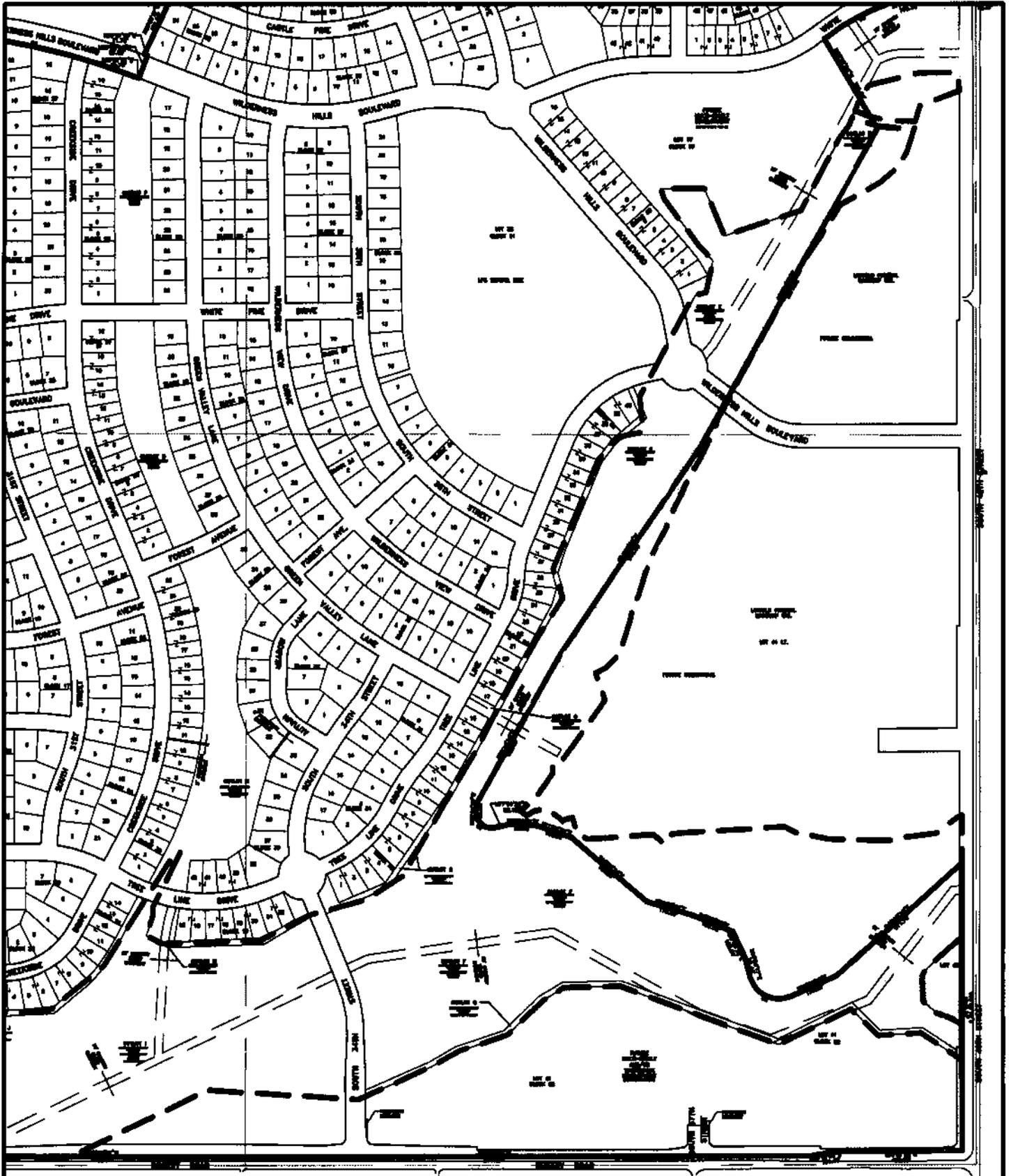
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 47, ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF YANKEE HILL ROAD; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE FOR THE NEXT 3 COURSES, N88°45'48"E, 98.72 FEET TO THE NORTHEAST CORNER OF SAID LOT 47 IRREGULAR TRACT, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 44 IRREGULAR TRACT; THENCE S88°06'13"E, 2,554.39 FEET; THENCE S44°07'12"E, 41.66 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH 40TH STREET; THENCE ON SAID WEST RIGHT-OF-WAY LINE FOR THE NEXT 2 COURSES, S01°27'28"E, 365.46 FEET; THENCE S00°02'27"E, 588.23 FEET; THENCE S89°57'20"W, 12.47 FEET; THENCE WESTERLY ON A 765.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 111.02 FEET (LONG CHORD BEARS S85°47'53"W, 110.92 FEET); THENCE S77°55'48"W, 150.14 FEET; THENCE SOUTHWESTERLY ON A 770.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 262.53 FEET (LONG CHORD BEARS S60°39'11"W, 261.26 FEET); THENCE S30°37'54"E, 372.26 FEET TO THE NORTHWEST CORNER OF LOT 41 IRREGULAR TRACT; THENCE ON THE WEST LINE OF SAID LOT 41 IRREGULAR TRACT FOR THE NEXT 15 COURSES, S29°04'29"W, 1,311.38 FEET; THENCE S34°08'39"W, 903.63 FEET; THENCE S29°13'11"W, 628.09 FEET; THENCE S02°22'29"W, 24.50 FEET; THENCE SOUTHEASTERLY ON A 56.35 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 102.99 FEET (LONG CHORD BEARS S49°58'59"E, 89.24 FEET); THENCE N77°39'26"E, 58.15 FEET; THENCE S87°29'51"E, 88.38 FEET; THENCE S71°58'39"E, 139.85 FEET; THENCE S49°56'24"E, 358.87 FEET; THENCE S73°23'00"E, 170.43 FEET; THENCE S67°55'09"E, 159.48 FEET; THENCE S25°05'23"E, 103.56 FEET; THENCE S15°04'17"E, 72.44 FEET; THENCE SOUTHEASTERLY ON A 107.08 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 185.01 FEET (LONG CHORD BEARS S64°34'08"E, 162.84 FEET); THENCE N65°56'02"E, 179.00 FEET; THENCE N48°18'19"E, 611.73 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH 40TH STREET; THENCE ON SAID WEST RIGHT-OF-WAY LINE, S00°02'18"E, 1,040.21 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ROKEBY ROAD; THENCE ON SAID NORTH RIGHT-OF-WAY LINE FOR THE NEXT 4 COURSES, S89°57'28"W, 450.00 FEET; THENCE S80°18'35"W, 101.43 FEET; THENCE S89°57'28"W, 2,049.21 FEET; THENCE N89°48'01"W, 1,322.30 FEET TO THE SOUTHEAST CORNER OF LOT 18 IRREGULAR TRACT; THENCE ON THE EAST LINE OF SAID LOT 18 IRREGULAR TRACT, N00°13'28"E, 628.56 FEET TO THE NORTHWEST CORNER OF SAID LOT 18 IRREGULAR TRACT; THENCE N89°49'06"W, 439.93 FEET TO THE NORTHWEST CORNER OF SAID LOT 18 IRREGULAR TRACT; THENCE S00°02'58"E, 628.24 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18 IRREGULAR TRACT, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF ROKEBY ROAD; THENCE ON SAID NORTH RIGHT-OF-WAY LINE FOR THE NEXT 4 COURSES, N89°46'17"W, 315.92 FEET; THENCE N89°48'23"W, 363.95 FEET; THENCE N00°08'37"W, 17.24 FEET; THENCE N89°48'24"W, 150.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH 27TH STREET; THENCE ON SAID EAST RIGHT-OF-WAY LINE FOR THE NEXT 6 COURSES, N00°00'34"W, 259.77 FEET; THENCE N00°00'28"E, 1,012.51 FEET; THENCE N00°04'09"W, 329.67 FEET; THENCE N00°36'26"W, 673.89 FEET; THENCE S89°59'17"W, 10.00 FEET; THENCE N00°00'43"W, 212.49 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WHISPERING WIND BOULEVARD; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE FOR THE NEXT 4 COURSES, S89°57'32"E, 237.27 FEET; THENCE N80°07'47"E, 303.80 FEET; THENCE N81°58'32"E, 319.63 FEET; THENCE EASTERLY ON A 1,970.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 77.65 FEET (LONG CHORD BEARS N83°06'17"E, 77.65 FEET) TO A POINT ON THE WESTERLY LINE OF LOT 47 IRREGULAR TRACT; THENCE ON THE WESTERLY LINE OF SAID LOT 47 IRREGULAR TRACT FOR THE NEXT 18 COURSES, N00°07'52"W, 489.87 FEET; THENCE N89°52'08"E, 120.00 FEET; THENCE S00°07'52"E, 5.02 FEET; THENCE N89°52'08"E, 360.00 FEET; THENCE N00°07'52"W, 15.60 FEET; THENCE N89°56'50"E, 120.00 FEET; THENCE N00°07'52"W, 558.72 FEET; THENCE N02°58'55"W, 79.47 FEET; THENCE N12°35'31"W, 83.37 FEET; THENCE N13°28'51"W, 221.71 FEET; THENCE EASTERLY ON A 2,558.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 771.00 FEET (LONG CHORD BEARS S78°00'00"E, 768.09 FEET); THENCE S69°21'51"E, 15.70 FEET; THENCE N20°38'04"E, 87.00 FEET; THENCE N69°21'56"W, 11.75 FEET; THENCE N25°00'27"E, 151.66 FEET; THENCE NORTHERLY ON A 2,030.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 891.45 FEET (LONG CHORD BEARS N12°25'38"E, 884.31 FEET); THENCE N08°06'52"E, 135.60 FEET; THENCE N00°09'12"W, 152.05 FEET TO THE POINT OF BEGINNING, CONTAINING 18,670,242.01 SQUARE FEET (428.61 ACRES) MORE OR LESS.



WILDERNESS HILLS 1ST ADDITION
EXHIBIT B: PRELIMINARY PLAT LEGAL DESCRIPTION
Lincoln, Nebraska

Drawn By: BMG
Dwg.: CUP Cover.dwg
Date: (03/30/2006)
Job#: 05-012

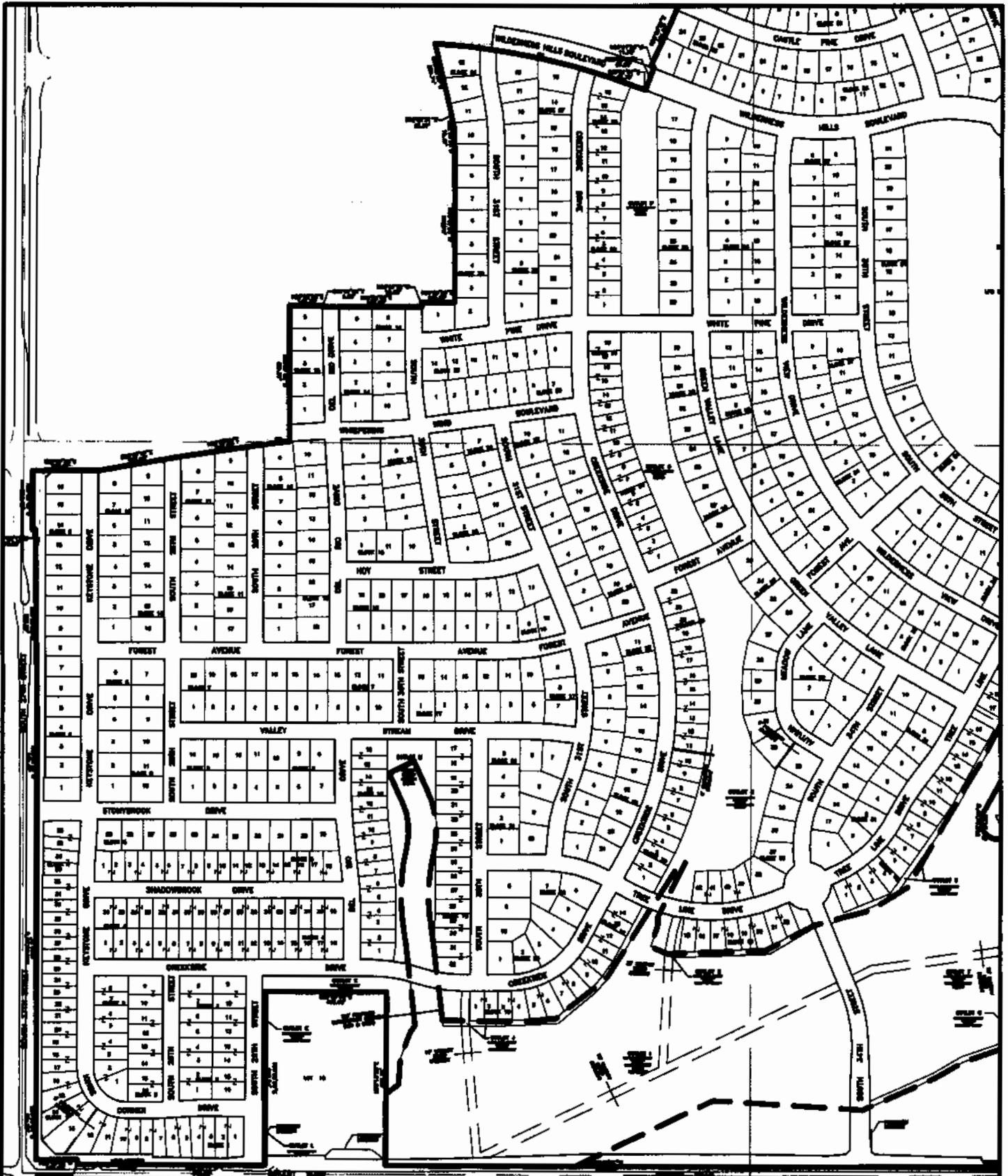
SHEET
1 OF 1



WILDERNESS HILLS 1ST ADDITION
Site Plan
Lincoln, Nebraska

Drawn By: BMG
Dwg.: CUP Site Plan
Date: 05-30-06
Job#: 05-012-25

SHEET
3 OF 3



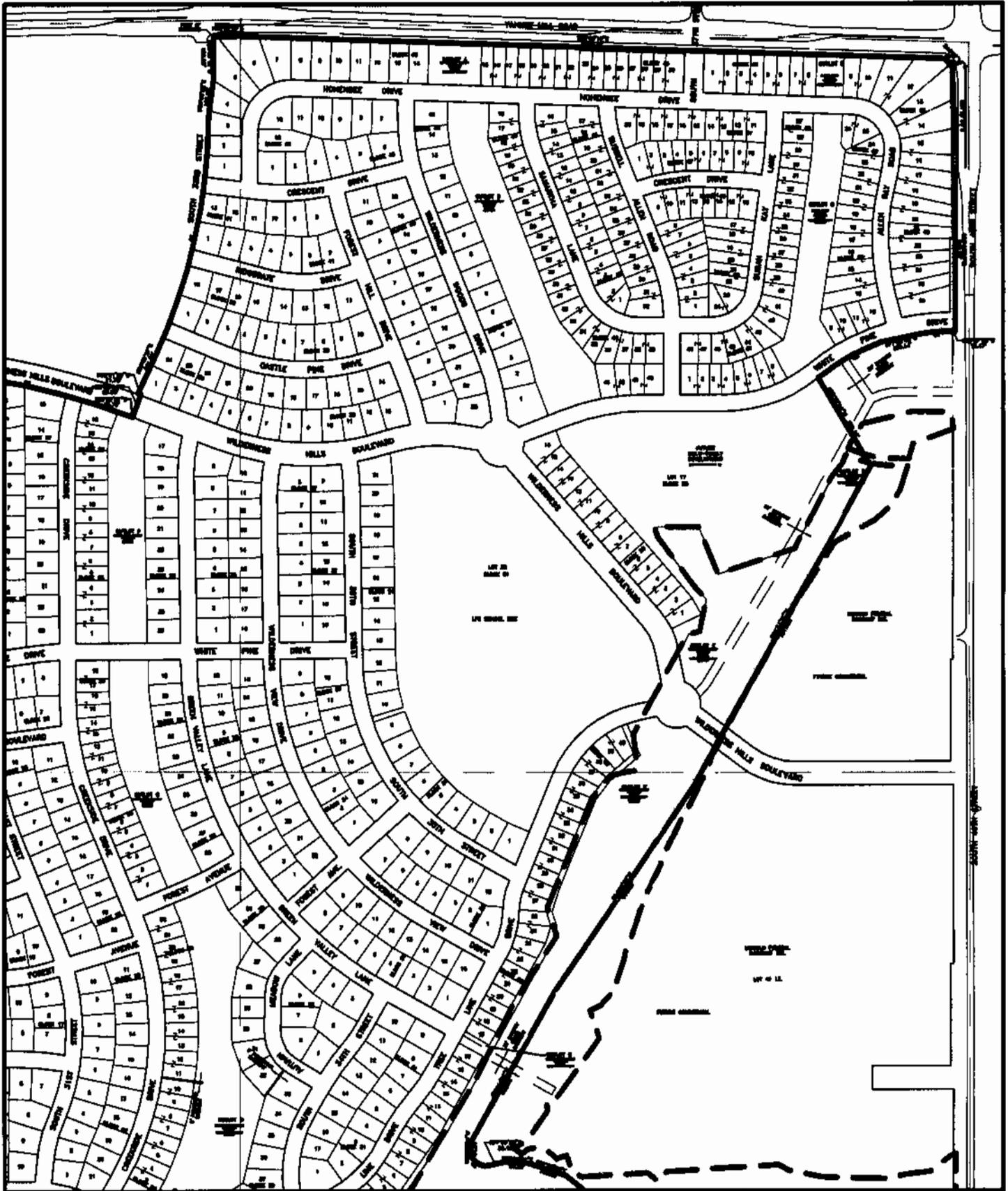
WILDERNESS HILLS 1ST ADDITION

Site Plan

Lincoln, Nebraska

Drawn By: BMG
 Dwg.: CUP Site Plan
 Date: 05-30-06
 Job#: 05-012-25

SHEET
 1 OF 3



WILDERNESS HILLS 1ST ADDITION

Site Plan

Lincoln, Nebraska

Drawn By: BMG
 Dwg.: CUP Site Plan
 Date: 05-30-06
 Job#: 05-012-25

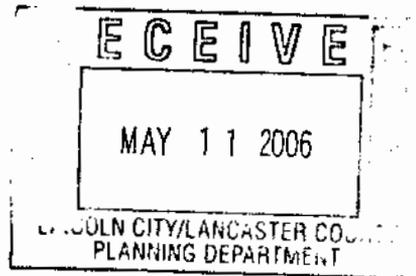
SHEET
 2 OF 3



Engineering Design Consultants

2200 Fletcher Ave.
Suite 102
Lincoln, NE 68521
Ph 402-438-4014
Fx 402-438-4026

May 11, 2006



Joe Rexwinkle
Planning Department
City-County Building
555 South 10th Street
Lincoln, NE 68508

RE: Wilderness Hills C.U.P. #1999
Administrative Amendment to Special Permit (C.U.P.) #1999
Wilderness Hills U.P. #154A
Amendment to Special Permit (Use Permit) #154A
Wilderness Hills 1st Addition
Preliminary Plat
EDC Job #05-012-25 and 05-012-25B

Dear Mr. Rexwinkle,

On behalf of Lincoln Federal Bancorp, the following applications have already been submitted for approval per the subdivision review process on March 28, 2006:

1. Application for an Administrative Amendment to the Wilderness Hills C.U.P. #1999.
2. Application for an Amendment to the Wilderness Hills Use Permit #154A.
3. Application for a Preliminary Plat for Wilderness Hills 1st Addition.

This letter amends the previous submittal of the Wilderness Hills 1st Addition Preliminary Plat. Lincoln Public Schools has indicated the desire for a smaller school site. The plat submitted on March 28, 2006 showed a school site of approximately 30 acres. The revised site plan allocates approximately 20 acres for the future school site. Additionally, new lots and blocks have been formed as a result of this change in acreage. Consequently, waivers have been added or removed as necessary in order to pertain to the new site plan.

Wilderness Hills 1st Addition Preliminary Plat

The Wilderness Hills 1st Addition is a 428.61 acre site generally located south of Yankee Hill Road, north of Rokeby Road, east of South 27th Street, and west of South 40th Street. The development will include 1,850 residential units consisting of a variety

of housing types including single family, attached single family, townhouses, and multi-family. The Wilderness Hills 1st Addition Preliminary Plat includes the following:

1. The existing zoning is AG; proposed zoning is R-3 and R-5.
2. A Change of Zone application was submitted on May 8, 2006. This application will establish R-3 zoning over approximately 64 acres within the plat to accommodate the first phase of the development.
3. Agriculture and acreage residential are the existing uses.
4. Total Usage

a. Single Family Lots	613
b. Attached Single Family Lots	486
c. Multi-Family or Townhouse Units	750
d. Future Office/Single Family Lot	1
e. Total Residential Units	1,850
f. Outlots	17
g. Lincoln Public School Lot	1
h. Multi-Family Lots	2
i. Total Lots	1,120
5. Direct vehicular access to Yankee Hill Road, Rokeby Road, South 27th Street, and South 40th Street is relinquished except where shown and right-in/right-out driveway access to South 40th Street from Lot 42, Block 52. Direct vehicular access to 33rd Street is relinquished for lots 1-5, Block 43.
6. A minimum building opening elevation shall be 1 foot above the proposed 100 year flood elevation for lots backing up to Outlots A, B, C, D, E, F, G, H, I, J, K, M, N, O, P, and Q.
7. Wetlands have been identified to exist on the site. Jurisdictional wetlands and waterways have been identified on the site. Existing wetland areas proposed to be filled have been mitigated to an area adjacent to the channel upstream of Rokeby Road in accordance with USACOE Permit #2003-11099.
8. The developer is currently negotiating with the City to dedicate approximately 80 acres on this site as a conservation easement. The conservation easement is intended to provide conveyance for flood water, protect or create wildlife habitat, and provide recreational opportunities. All site improvements shall conform to the conditions of the pending conservation easement. Limits of the conservation easement displayed are intended to be an accurate representation of the latest draft of the easement. Final definition of the easement will be described in the

official recorded document filed with the Lancaster County Register of Deeds. No construction other than installation of underground utilities & overhead electric transmission lines shall be performed within the proposed easement area prior to its dedication.

9. Storm water detention will be provided on Outlots C, D, E, F, I, M, N, O, and P. Initial review of the detention analysis has been completed in conjunction with conservation easement negotiations.
10. Outlots G, H, J, and Q extend into the conservation easement with the intent to provide additional rear yard space for the dwelling units backing onto them. However, the rear yard landscaping will be restricted according to terms and conditions of the conservation easement. No earth embankments or structures shall be allowed within the conservation easement.
11. One of the proposed one acre pocket parks in conjunction with the Wilderness Hills Use Permit #154A is proposed to be eliminated with the Wilderness Hills 1st Addition Preliminary Plat. The two pocket parks, totaling 2.2 acres were in exchange for reduced front yard setbacks for the commercial area along Yankee Hill Road. The Wilderness Hills 1st Addition Preliminary Plat provides substantially more open space than was anticipated when this provision was originally negotiated. In addition to the green space and bike paths along the open channels and the 79 acre conservation easement throughout the development, a public elementary school is proposed on Lot 22, Block 51 and a large public park is proposed in Outlot I, Block 19. The future residents of Wilderness Hills 1st Addition will have ample access to a variety of recreational activities and therefore the one acre pocket park is not necessary.
12. The following waivers are being requested to the City of Lincoln Design Standards:
 - a. Title 2, Chapter 2.00, Section 3.6:
To allow sanitary sewer to run opposite of street grade for Del Rio Drive at the intersection of Valley Stream Drive; Valley Stream Drive at the intersection of Del Rio Drive; South 30th Street at the intersection of Valley Stream Drive; Creekside Drive between Del Rio Drive and South 30th Street; Hohensee Drive from Wilderness Woods Drive to Samantha Lane; Hohensee Drive from Susan Kay Lane to Allen Ray Road; and Tree Line Drive from Wilderness View Drive to beyond the intersection of Wilderness Hills Boulevard. The sewer design is intended to provide the most efficient layout and does not require depths greater than 15' except as noted in paragraph "b" below.

b. Title 2, Chapter 2.00, Section 3.6:

To allow construction of sanitary sewer greater than 15 feet for the outfall sewer downstream of Creekside Drive and South 30th Street to the Upper Salt Creek Trunk Sewer and the trunk sewer located in Tree Line Drive. The design provides for a more efficient sewer layout, eliminates parallel systems, and is necessary to extend sewer under the existing drainage channel.

c. Title 2, Chapter 2.15, Section 2.2:

To allow the intersections of local streets with major streets to be spaced less than one quarter mile apart for White Pine Drive. White Pine Drive is shown to intersect with South 40th Street at approximately 1,005 feet (south of the Yankee Hill Road and South 40th Street intersection). The positioning of this intersection is necessary to avoid an additional crossing of the conservation easement and channel within Wilderness Hills.

To allow the intersections of local streets with major streets to be spaced less than one quarter mile apart for South 29th Street. South 29th Street is shown to intersect with Rokeby Road at approximately 837 feet (east of the South 27th Street and Rokeby Road intersection). The positioning of this intersection is necessary due to the drainage channel, conservation easement, park, and the McNeely property. The location provides for a 150 foot westbound right turn lane without impacting the most current Rokeby bridge design.

To allow the intersections of local streets with major streets to be spaced less than one quarter mile apart for South 37th Street. South 37th Street is shown to intersect with Yankee Hill Road at approximately 991 feet (west of the South 40th Street and Yankee Hill Road intersection). The positioning of this intersection is necessary due to the existing intersection of South 37th Street on the north side of Yankee Hill Road and was dictated by the design of Rokeby Road prepared by City engineering staff.

d. Title 26, Chapter 26.23, Section 125:

To waive the requirement to provide a pedestrian easement for Block 9, which measures approximately 1,183 feet at its extremities. This block double fronts to South 27th Street and Keystone Drive. The man-made barrier of the major street South 27th Street and the existing golf course to the west eliminates the need for a pedestrian easement. This is due to safety concerns crossing South 27th Street and a lack of pedestrian destinations west of South 27th Street (golf course) and along the east side of South 27th Street since all homes in Wilderness Hills along South 27th Street front to Keystone Drive.

To waive the requirement to provide a pedestrian easement for Block 26, which measures approximately 1,003 feet along South 31st Street. This block will be the east half of the block already platted as Block 7 of the Wilderness Hills Community Unit Plan. The man-made barrier of these existing platted lots makes it prohibitive to provide a pedestrian easement.

To waive the requirement to provide a pedestrian easement for Block 38, which measures approximately 1,028 feet along Wilderness Hills Boulevard. This block is only 849 feet along Castle Pine Drive. An easement in this block would not significantly improve pedestrian circulation.

To waive the requirement to provide a pedestrian easement for Block 44, which measures approximately 1,396 feet at its extremities. This block straddles natural and man-made barriers in Outlot D which is being reserved for green space, drainage, detention, and a bike path. An easement in this block would not significantly improve pedestrian circulation.

To waive the requirement to provide a pedestrian easement for Block 49, which measures approximately 1,205 feet at its extremities. This block straddles natural and man-made barriers in Outlot C which is being reserved for green space, drainage, and detention. An easement in this block would not significantly improve pedestrian circulation.

e. Title 26, Chapter 26.23, Section 130(a):

To allow maximum block length to exceed 1,320 feet for Block 19, which measures 2,167 feet at its extremities. This block straddles natural and man-made barriers in Outlots H-L consisting of detention, a conservation easement, a park, a bike path, and three drainage channels. Block 19 also encompasses the 6.3 acre McNeely property.

To allow maximum block length to exceed 1,320 feet for Block 30, which measures approximately 1,327 feet at its extremities. This block straddles natural and man-made barriers in Outlot N which is being reserved for green space, drainage, and detention.

To allow maximum block length to exceed 1,320 feet for Block 43, which measures approximately 2,293 feet at its extremities. This block straddles natural and man-made barriers in Outlot A which is being reserved for green space, drainage, detention, and a bike path/pedestrian easement. Block 43 is also adjacent to the arterial Yankee Hill Road, which limits the

number of public street access points. This block lies between two of these points.

To allow maximum block length to exceed 1,320 feet for Block 44, which measures approximately 1,396 feet at its extremities. This block straddles natural and man-made barriers in Outlot D which is being reserved for green space, drainage, and detention.

To allow maximum block length to exceed 1,320 feet for Block 50, which measures approximately 1,615 feet along White Pine Drive. This block straddles natural and man-made barriers in Outlot E, and Lot 17. Outlot E is reserved for open space, drainage, detention, and a conservation easement. Lot 17 is reserved for Multi-Family residential. A large portion of Block 50 is outside of the boundary of this preliminary plat.

To allow maximum block length to exceed 1,320 feet for Block 51, which measures approximately 1,697 feet along South 35th Street. Lot 22 is reserved for a Lincoln Public School site.

To allow maximum block length to exceed 1,320 feet for Block 52, which measures approximately 3,298 feet at its extremities. This block straddles natural and man-made barriers in Outlots F, G, and Q which include bike paths, detention, and a conservation easement. Lot 41 is reserved as an area for future multi-family and/or townhouses. A very large portion of this block lies outside of the preliminary plat boundary in an area planned for future commercial use. Future streets in these future developments will diminish the block length issues for this area.

f. Title 26, Chapter 26.23, Section 140(a):

To allow maximum lot depth greater than three times the lot width for Lots 2-35, Block 1; Lots 5-6 & 15-29, Block 43; Lots 35-36, Block 44; Lots 3-8 & 17-21, Block 46; Lot 2, Block 47; Lots 2-26, Block 48; and Lots 13-18 & 42-43, Block 49. These lots are for duplexes and the deeper lots allow for landscape buffers along major streets and larger rear yards on wider blocks.

g. Title 26, Chapter 26.23, Section 140(e):

To allow double frontage lots for Lots 1-5, Block 43. These lots are double fronting on South 33rd Street and Hohensee Drive. These five lots will front onto Hohensee Drive to permit better stacking and circulation on South 33rd Street, which will be a signalized collector with a median that would hinder access to these properties and would interfere with circulation at an intersection with a major street.

13. The developer has partial ownership of Lot 41, Irregular Tract located to the east of the Wilderness Hills 1st Addition Preliminary Plat and west of South 40th Street. The developer's interest is to develop the property as commercial use. The developer owns Lot 49 & 50, Irregular Tract located adjacent to Wilderness Hills 1st Addition and east of South 40th Street. The developer's interest is to develop the property as commercial and residential use.
14. The developer owns the Wilderness Hills Addition located to the west and north of the Wilderness Hills 1st Addition Preliminary Plat. The Community Unit Plan is currently being developed as single family and attached single family residential at this time. The developer does not have plans to change the current planned use. The developer also has partial ownership interest in the Wilderness Hills Use Permit located at the southeast corner of South 27th Street and Yankee Hill Road and to the north and west of the Wilderness Hills 1st Addition Preliminary Plat. The property has been approved as a neighborhood center.
15. A future Community Unit Plan could overlay Lots 1-22, Block 19 and Lots 1-40, Block 52 to reduce the required rear yard setback for the lots backing onto the conservation easement. Outlots G, H, and J are 20 foot wide outlots that extend from the backs of these lots into the conservation easement. The purpose of these outlots will be to provide additional rear yard space for these lots.

If you have any additional questions or concerns please contact me at 438-4014 or at bgarrett@edc-civil.com.

Sincerely,

ENGINEERING DESIGN CONSULTANTS, L.L.C.



Brandon M. Garrett
Land Planner

Enclosed:

Wilderness Hills 1st Addition Preliminary Plat
6 Sets of Sheets 1-6
Exhibit A: 8.5 x 11 Preliminary Plat Site Plan

c: Jerry Maddox, Leo Schumacher, Mike Rierden, Scott Wieskamp

Memorandum

To: Brian Will, Planning Department
From: Chad Blahak, Public Works and Utilities
Subject: Wilderness Hills 1st Addition Preliminary Plat #06004
Date: May 30, 2006
cc:

Engineering Services has reviewed the preliminary plat Wilderness Hills 1st Addition, located between South 27th Street, Yankee Hill Road, Rokeby Road, and South 40th Street, and has the following comments:

Sanitary Sewer - The following comments need to be addressed.

- (1.1) Public Works approves the requested waiver of design standards to construct sanitary opposite street grade provided that the minimum and maximum depths are not exceeded.
- (1.2) Public Works approves the requested waiver of design standards to construct sanitary sewer in excess of the maximum 15 foot depth. This waiver is approved for the sections of the trunk sewer listed in the submittal letter only. A depth waiver is not approved for any sections to the local sanitary sewer system.

Water Main - The water system is satisfactory.

Grading/Drainage - The following comments need to be addressed.

- (3.1) The grading and drainage plan is generally satisfactory. However, the changes to the site plan in the vicinity of the proposed school site involving a revised street layout will require a revised grading and drainage plan, subject to the approval of Public Works prior to the approval of the preliminary plat.

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

- (4.1) The intersection of White Pine Drive and 40th Street is considered to be a quarter mile intersection and therefore, if warrants were to be met in the future would be considered for a traffic signal. White Pine Drive also serves as a direct route to and from the future school site for this development and for the future development on the east side of 40th Street. When the future school opens parking may be removed from one side of the street if traffic volumes are sufficiently high.
- (4.2) Stonybrook Drive intersects 27th Street at the quarter mile point in southwest corner of this plat. Quarter mile streets are considered for traffic signals when warrants are met and should be characterized as being streets that provide more continuity and efficient way finding routes into

and out of neighborhoods. As proposed, Stonybrook enters the neighborhood and tees into Del Rio Drive which tees into streets both to the north and to the south. This does not meet the goal of providing a more continuous and efficient residential network. Consideration should be given to revising the site plan such that Stonybrook is a continuous street connecting to Creekside Drive.

(4.3) The waiver of design standards for intersections to be placed at less than the required quarter mile spacing on an arterial is approved by Public Works. The intersection locations requiring the waiver listed in the submittal letter have been agreed upon based on their proximity to natural and manmade features mentioned in the letter.

(4.4) The waiver of design standards for pedestrian easements in blocks longer than 1000' for the blocks indicated in the submittal letter are approved by Public Works. Any blocks other than those specifically listed in the submittal letter that are found to be in violation will be subject to a separate review and possible approval.

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.



Lincoln Parks & Recreation

Memo

To: Joe Rexwinkle, Planning Department
From: Mark Canney, Parks & Recreation
Date: May 18, 2006 (REVISED)
Re: Wilderness Hills 1st PP06004

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

1. Contact Forestry at 441-7036 for street tree assignments.
2. All outlot areas to be maintained by the developer and/or future homeowners association including A, B, C, D, E, G, H, J, K, L, M, N, and Q. Please note a portion of Outlot I & F are to be maintained by the developer and/or future homeowners association.
3. The proposed park area needs to be more clearly outlined/distinguished from the other outlot areas with a bolder line or hatching.
4. The proposed future donation of the park area as identified in outlot I and F is only applies to the portion south of the center line of the tributary.
5. A 20' easement needs to be shown for the future trail.
6. The developer is to provide \$25,000 for a low flow/bridge crossing at the north/south trailway crossing drainage way "C" at Outlot F.
7. A trail parallel to Wilderness Hills Boulevard on north side to cross drainage channel. Pedestrian crossing will be approximately 100' east of round about.
8. Grade separating crossing under 34th street north of Rokeby for trail needs to be identified.
9. Medians, Round-about, circles and Boulevards to be maintained by Developers/Homeowners Association.
10. Eliminate mid-block (Block. 50 between Lots 8 & 9) access to school site.

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: Brian Will	DATE: April 10, 2006
DEPARTMENT: Planning	FROM: Chris Schroeder
ATTENTION:	DEPARTMENT: Health
CARBONS TO: EH File EH Administration	SUBJECT: Wilderness Hills PP #06004

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

- According to the LLCHD's Geographic Information System (GIS) records, a twelve inch high pressure underground natural gas pipeline is located along the north edge of this proposed development just south of the centerline for Yankee Hill Road. The LLCHD calculated a hazard area of approximately 221 feet on each side for this pipeline using the hazard area equation from report entitled, "A Model for Sizing High Consequence Areas Associated with Natural Gas Pipelines" prepared by Mark J. Stephens from C-FER Technologies. A hazard area or high consequence area is defined as the area within which the extent of property damage and the chance of serious or fatal injury would be expected to be significant in the event of a worst case scenario rupture failure.
- At this time, there are no current regulations that prohibit the location of occupied buildings within hazard areas. However, the LLCHD strongly recommends that occupied dwellings or buildings not be located within projected hazard areas. At the very least, LLCHD recommends that future owners and/or lessees of dwellings or buildings located within the projected hazard area, be advised of the natural gas pipeline's location.
- 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.

Watershed



Brian J Will/Notes
05/01/2006 12:54 PM

To Joseph C Rexwinkle/Notes@Notes
cc
bcc
Subject Fw: Comments for Wilderness Hills , PP 06004

This maybe the same as the other one from Ben.

Brian Will, AICP
Lincoln/Lancaster County Planning Department
555 South 10th Street
Lincoln, NE 68508
(402) 441-6362

— Forwarded by Brian J Will/Notes on 05/01/2006 12:52 PM —



Benjamin J Higgins/Notes
04/07/2006 08:35 AM

To Brian J Will/Notes@Notes
cc Dennis D Bartels/Notes@Notes, Chad E
Blahak/Notes@Notes
Subject Comments for Wilderness Hills , PP 06004

Brian

Comments based on Wilderness Hills (PP06004) submittal dated 3/28/06 consisting of packet, cover and site plans - sheets 1 thru 6 of 30, grading and drainage plans - sheets 7 thru 11 of 30, and Stormwater Detention Analysis Report dated 12/18/05 with updates from 3/24/06. It is noted that comments were made on the 12/18/05 version of the Stormwater Detention Analysis Report and a response was made to EDC on 1/30/06 (the 3/24/06 updates from EDC were based on many of those comments). Thanks

Overall the preliminary plat submittal meets the general intent of the ordinances and new growth area standards. The following comments are to clarify some items and as a follow up on preliminary 1/30/06 comments that still need to be responded to.

- From previous 1/30/06 comments 2 & 3 regarding proposed grading plan and flood limits. Grading and drainage plans from the 3/28/06 preliminary plat indicate potential flooding beyond conservation easement limits at the following locations: future commercial area east of northwest branch, Block 50 - generally lots 2 thru 5 upstream of S. 34th, Block 19 - generally lots 1 - 10 and 15 - 19 downstream of S. 34th. Grading needs to be revised to show no flooding beyond the proposed conservation easement area.

- From previous 1/30/06 comment 4 regarding increase in water surface elevation upstream of development. A comparison of the off site cross section data for existing and proposed conditions submitted with Appendix A in the 3/24/06 Stormwater Detention Analysis Report indicate an increase in the water surface elevation upstream of the development. As background information the increase was shown in the 12/18/05 submittal, but was not indicated in a supplementary submittal of 2/24/06. Site grading/detention ponds need to be revised so there is no increase in water surface elevations upstream of the development site. Also the cross sectional map needs to be revised to include the location of the upstream cross sections.

- From previous 1/30/06 comment 21 regarding 2 year water surface elevations being higher than 10 and 100 year elevations. Appendix A cross section data for existing conditions continues to show the 2 year water surface elevation greater than the 10 and 100 year water surface elevation for North 1 cross sections 3781.68 to 1247.171. This needs to be corrected.

Fire Dept



Brian J Will/Notes
05/03/2006 11:49 AM

To Joseph C Rexwinkle/Notes@Notes
cc
bcc
Subject Fw: Wilderness Hills

Here's another.

Brian Will, AICP
Lincoln/Lancaster County Planning Department
555 South 10th Street
Lincoln, NE 68508
(402) 441-6362

— Forwarded by Brian J Will/Notes on 05/03/2006 11:49 AM —

Richard J Furasek/Notes
05/02/2006 08:48 AM

To Brian J Will/Notes@Notes
cc
Subject Wilderness Hills

I received the utility plans for the Wilderness Hills request. The fire hydrants are adequate and seems by design standards. My biggest concern if the lack of Fire Stations in these areas and we continue to keep expanding. Thanks.

Richard J. Furasek
Assistant Chief Operations
Lincoln Fire & Rescue
1801 Q Street
Lincoln Ne. 68508
Office 402-441-8354
Fax 402-441-8292

INTER-DEPARTMENT COMMUNICATION



DATE April 4, 2006

TO: Brian Will, City Planning

FROM: Sharon Theobald (Ext. 7640) *St*

SUBJECT: DEDICATED EASEMENTS
DN #92S-33E

PP#06004

Attached is the Preliminary Plat for Wilderness Hills 1st Addition.

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, along with Blanket Utility Easements over the Outlots, as already noted on the plans.

Please add, as a stipulation, the following:

Any construction or grade changes in LES transmission line easement corridors are subject to LES approval and must be in accordance with LES design and safety standards.

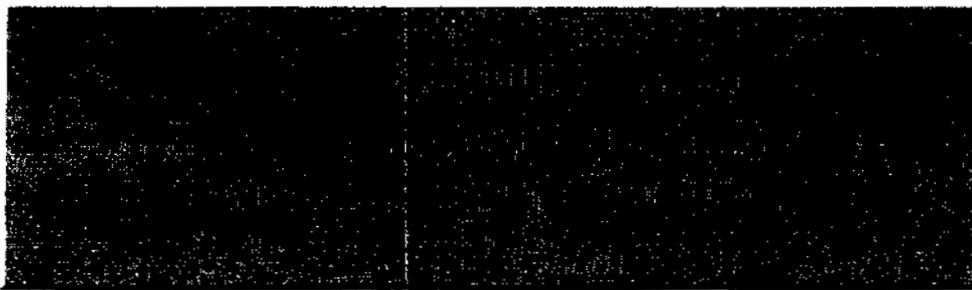
Landscaping material selections within easement corridors shall follow established guidelines to maintain minimum clearance from utility facilities.

ST/ss

Attachment

c: Terry Wiebke
Easement File





Status of Review: Denied

03/30/2006 8:38:05 AM

Reviewed By 911

ANY

Comments: Following proposes names do NOT align with and there fore conflict/ duplicate existing streets. 1) Wilderness Woods Dr with Wilderness Woods Pl 2) Stonybrook Dr with Stonebrook Pkwy 3) Creekside Dr with Creekside Trl.

Status of Review: Approved

Reviewed By Alltel

ANY

Comments:

Status of Review: Approved

03/29/2006 12:04:00 PM

Reviewed By Building & Safety

BOB FIEDLER

Comments: approved

Status of Review: Denied

04/03/2006 8:49:30 AM

Reviewed By Building & Safety

Terry Kathe

Comments: South 30th Street between Valley Stream Drive and Forest Avenue should be changed to a non-numbered street.

Status of Review: FYI

04/07/2006 12:35:05 PM

Reviewed By Fire Department

ANY

Comments: I have only received the site plan and not a utilities plan to see where the fire hydrants and water mains will be. Another concern is the lack of fire facilities close to this project. Our response to emergencies will be greater then what our citizens have grown to expect. We need fire stations near this area.

Status of Review: Active

Reviewed By Lincoln Electric System

JIM HENNESSY

Comments:

Status of Review: Complete

Reviewed By Lincoln Police Department

DON SCHEINOST

Comments:

Status of Review: Active

Reviewed By Natural Resources District

Any

Comments:

Status of Review: Active

Reviewed By Nebraska Department of Roads

ANY

Comments:

Status of Review: Denied

04/04/2006 3:10:01 PM

Reviewed By Parks & Recreation

ANY

Comments: Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and approval is contingent on the following:

1. Contact Forestry at 441-7036 for street tree assignments.
 2. All outlot areas to be maintained by the developer and/or future homeowners association including A, B, C, D, E, G, H, J, K, L, M, N, and Q. Please note a portion of Outlot I & F are to be maintained by the developer and/or future homeowners association.
 3. The proposed park area needs to be more clearly outlined/distinguished from the other outlot areas with a bolder line or hatching.
 4. The proposed future donation of the park area as identified in outlot I and F is only applies to the portion south of the center line of the tributary.
 5. A 20' easement needs to be shown for the future trail.
 6. The developer is to provide \$25,000 for a low flow/bridge crossing at the north/south trailway crossing drainage way "C" at Outlot F.
-

Status of Review: Active

Reviewed By Planning Department

BRIAN WILL

Comments:
