

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for June 22, 2005 PLANNING COMMISSION MEETING

PROJECT #: Use Permit #05006

PROPOSAL: A request for a use permit to allow 130 townhome units.

LOCATION: Northwest of the intersection of South 40th Street and Yankee Hill Road.

WAIVER REQUESTS:

1. To adjust setbacks to 0'.
2. To reduce the roadway width from 27' to 24' for Fitzpatrick Lane, Shelford Lane, and Kirwin Drive.
3. Adjust minimum lot area from 2,500 to 1,800 square feet.
4. To allow sanitary sewer to flow opposite street grades.

LAND AREA: Approximately 15.05 acres.

CONCLUSION: Townhomes are a permitted use in the O-3 district, and are compatible with the existing surrounding residential development in this area. Provided the plans are revised to include the items noted in the recommended conditions of approval, this request is consistent with the Comprehensive Plan and is an appropriate use of land at this location.

RECOMMENDATION:

Use Permit#05006	Conditional Approval
Waivers:	
1. To adjust setbacks to 0'.	Approval
2. To reduce the roadway width from 27' to 24' for Fitzpatrick Lane, Shelford Lane, and Kirwin Drive.	Approval
3. Adjust minimum lot area from 2,500 to 1,800 square feet	Approval
4. To allow sanitary sewer to flow opposite street grades.	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Outlot G, Pine Lake Heights 7th Addition.

EXISTING ZONING: O-3 Office Park

EXISTING LAND USE: Undeveloped.

SURROUNDING LAND USE AND ZONING:

North:	Single-family Residential	R-3
South:	Undeveloped	B-2
East:	Golf Course	AG
West:	Single-family Residential	R-3

HISTORY: PP#00029 and CZ#3298 - The preliminary plat of Pine Lake Heights South 4th was approved on **April 5, 2002**. This preliminary plat included commercial centers near the intersections of both South 27th Street and Yankee Hill Road, and South 40th Street and Yankee Hill Road, and R-3 and R-4 areas for residential development. The change of zone revised the zoning pattern previously approved with CZ#3105.

ANNEX #98005 - Approved **February 3, 1999**, the land within this preliminary plat was annexed along with approximately 450 acres of land southwest of the intersection of South 27th Street and Yankee Hill. An annexation agreement was also approved and subsequently amended **September 1, 2000**.

CPA #94-31 - In **February, 1999**, this comprehensive plan amendment approved the S1/S2 Sub-area Plan.

COMPREHENSIVE PLAN SPECIFICATIONS:

Page F15 -Quality of Life Assets

- Preservation and enhancement of the many quality of life assets within the community continues. For a true "good quality of life," a community has more than jobs, shelter, utilities and roads - there are numerous service, education, historic and cultural resources which are fundamental to enriching lives. The community continues its commitment to neighborhoods. Neighborhoods remain one of Lincoln's great strengths and their conservation is fundamental to this plan. The health of Lincoln's varied neighborhoods and districts depends on implementing appropriate and individualized policies. The Comprehensive Plan is the basis for zoning and land development decisions. It guides decisions that will maintain the quality and character of the community's established neighborhoods.

Page F18 - Residential Neighborhoods

- Affordable housing should be distributed throughout the region to be near job opportunities and to provide housing choices within every neighborhood.
- Encourage different housing types and choices, including affordable housing throughout each neighborhood for an increasingly diverse population.

Page F25 - This land is designated as commercial in the Land Use Plan.

Page F66 - Overall Guiding Principles

-Transit, pedestrian, and bicycle networks should maximize access and mobility to provide alternatives and reduce dependence upon the automobile. Sidewalks should be provided on both sides of all streets, or in alternative locations as allowed through design standards or the Community Unit Plan process.

Page F67 - Guiding Principles for New Neighborhoods

- Encourage a mix of housing types, single-family, townhomes, apartments, elderly housing all within one area.
- Pedestrian orientation, shorter block lengths, and sidewalks on both sides of all roads.
- 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 to a ll residences;
- Pedestrian orientation; shorter block lengths, sidewalks on both sides of all roads.

Page F71 - Strategies for New and Existing Neighborhoods

-The diversity of architecture, housing types and sizes are central to what makes older neighborhoods great places to live. New construction should continue the architectural variety, but in a manner that is sympathetic with the existing neighborhoods.

Page F87 - Transportation Planning Principles

- A Balanced Transportation System - The concept of balance also applies to methods of transportation. While the system must function well for motor vehicles, it should also establish public transportation, bicycling, and walking as realistic alternatives now and into the future.

Page F91 - Other Areas

- All areas of the community should have safe, secure and reasonably direct pedestrian connections. Activities of daily living should be available within walking distance. Neighborhoods should include homes, stores, workplaces, schools, and places to recreate. Interconnecting streets, trails, and sidewalks should be designed to encourage walking and bicycling, reduce the number and length of automobile trips, and conserve energy.

TRAFFIC ANALYSIS: This property is adjacent to South 40th Street, which is shown as a minor arterial. The Comprehensive Plan calls for 120 feet of right-of-way in South 40th Street, and 130' of right-of-way within 700' of the Yankee Hill Road intersection. Access to the site is off Grainger Parkway at South 38th and South 39th Streets, and by a connection to the existing South 38th Street to the north. A connection to South 40th Street is shown at Fitzpatrick Lane, however direct access to South 40th Street was relinquished with the final plat of Pine Lake Heights South 7th Addition.

ALTERNATIVE USES: Office, or any other use allowed in the O-3 district however all uses are subject to an approved use permit.

ANALYSIS:

1. This request is for a use permit to allow 130 townhomes. The lots range in size from approximately 1,800 to 2,112 square feet, with two lots shown as 3,564 square feet.

2. Townhomes are a permitted use, but as with all other uses allowed in the O-3 district a use permit is required. Of the uses allowed in O-3, townhomes is one of the lowest intensity uses, and the traffic impact of townhomes versus office is significantly less. Based upon a general assumption of 10,000 sq. ft. of office floor area per acre for a total of 150,000 sq. ft and divided evenly between medical and general office, daily weekday trip generation for the office uses would be approximately 3,536, versus approximately 762 trips for 130 dwelling units.
3. Adjustments to yard setbacks to 0' and to minimum lot area from 2,500 to 1,800 square feet are requested to allow the layout shown. The adjustment to setbacks are internal to the site only, and allows the townhome structures to be built to lot lines. The individual lots are surrounded by a common outlot which provides perimeter setbacks of 40' along the west boundary, 25' along the south boundary, 25' along the east boundary, and with the exception of the 15' yard adjacent to Lots 30 and 31 there is a 40' setback along the north boundary. Rotating Lots 28-33 90 degrees so they front onto Fitzpatrick Lane would create a more aesthetically pleasing appearance and provide for a consistent 40' setback along the entire north boundary. The 40' perimeter setback adjacent to the residential along the west and north boundaries complies with the required setback for the O-3 district.
4. An adjustment to the roadway width from 27' to 24' for Fitzpatrick Lane, Shelford Lane, and Kirwin Drive is requested. Due to the narrowness of the lots and the proximity of driveways to one another, on-street parking is limited, and the reduced street width is acceptable. To offset the reduced on-street parking, curb cut-outs are shown providing an additional 30 parking spaces. If lots 28-33 are reconfigured, the parking spaces in Fitzpatrick Lane should be retained but relocated.
5. Direct access from this site to South 40th Street was relinquished with the final plat of Pine Lake Heights South 7th Addition. As a result, the Fitzpatrick Lane extension to South 40th Street is prohibited unless approved by this project.
6. Suitable recreation facilities must be provided to serve this development to provide adequate open space and outdoor recreation opportunities. Parks and Recreation notes that the indicated recreation facility at the northwest corner of the site should be large enough to accommodate secondary school-aged children. An area more centrally located within the development also needs to be created to accommodate a play structure and swing set for smaller children. A central location will enhance accessibility for the smaller kids.
7. The standard for the location of sidewalks along local streets is 9.5' from the back of curb to help provide a safer separation for pedestrians from automobiles. The

sidewalks throughout this development are 4' from the back of curb. In those areas where the sidewalks are adjacent to streets and there are no curb cuts for driveways (such as the east side of South 38th and the west side of South 39th Streets) the sidewalks can easily be relocated to provide a 9.5' setback from back of curb. The sidewalks also currently terminate at the on-street parking areas, but should be extended around them to provide for a continuous sidewalk system. The sidewalks along South 38th Street must align with the existing sidewalks to the north.

8. The City of Lincoln Design Standards have a specific landscape standard for the O-3 district, however the plan submitted does not comply with it. The landscape plan must be revised to show all required landscaping per Design Standards Chapter 3.50(7.6). Street trees are required, but must be shown at the time of final plat.
9. Emergency Communications notes that Shelford Lane and Kirwin Drive are phonetically similar to Sheffield Place and Ervin Street, respectively. To avoid confusion on the part of emergency responders, the names should be changed.
10. Public Works and Utilities in their review notes several deficiencies regarding grading and drainage, public utilities, and streets that must be addressed. That review is attached and the items noted must be addressed prior to approval of this request.

CONDITIONS OF APPROVAL:

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 Rotate Lots 28-33 so they to front onto Fitzpatrick Lane and relocate the 12 parking spaces.

1.1.2 Delete the connection of Fitzpatrick Lane to South 40th Street unless the City Council approves it, in which case a 200' long right-turn lane must be shown in South 40th Street.

1.1.3 The recreation area more centrally located or provide an additional recreation area at the southeast portion of the site. The recreation facilities to be provided to the satisfaction of the Parks and Recreation Department.

1.1.4 Sidewalks along east side of South 38th and the west side of South 39th Streets, and along both sides of the South 38th Street connection at the north boundary of the development. Show sidewalks in South 38th Street aligning with existing sidewalks in Pine Lake Heights 15th Addition. Show continuous sidewalks extending around parking areas.

1.1.5 Revise the landscape to comply with the City of Lincoln Design Standards Chapter 3.50(7.6).

1.1.6 Change the names of Shelford Lane and Irwin Drive.

1.1.7 Show easements per the LES review.

2. This approval permits 130 dwelling units with waivers to setbacks to building lots to 0', to reduce the roadway width from 27' to 24' for Fitzpatrick Lane, (Shelford Lane), and (Kirwin Drive), to adjust minimum lot area from 2,500 to 1,800 square feet, and to allow sanitary sewer to flow opposite street grades.

General:

3. Before receiving building permits:
 - 3.1 The permittee shall have submitted 5 copies of a the final plan.
 - 3.2 The construction plans shall comply with the approved plans.
 - 3.3 Final Plats shall be approved by the City.

Standard:

4. The following conditions are applicable to all requests:
 - 4.1 Before occupying the dwelling units all development and construction shall have been completed in compliance with the approved plans.
 - 4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.
 - 4.3 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.

- 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 4.5 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:

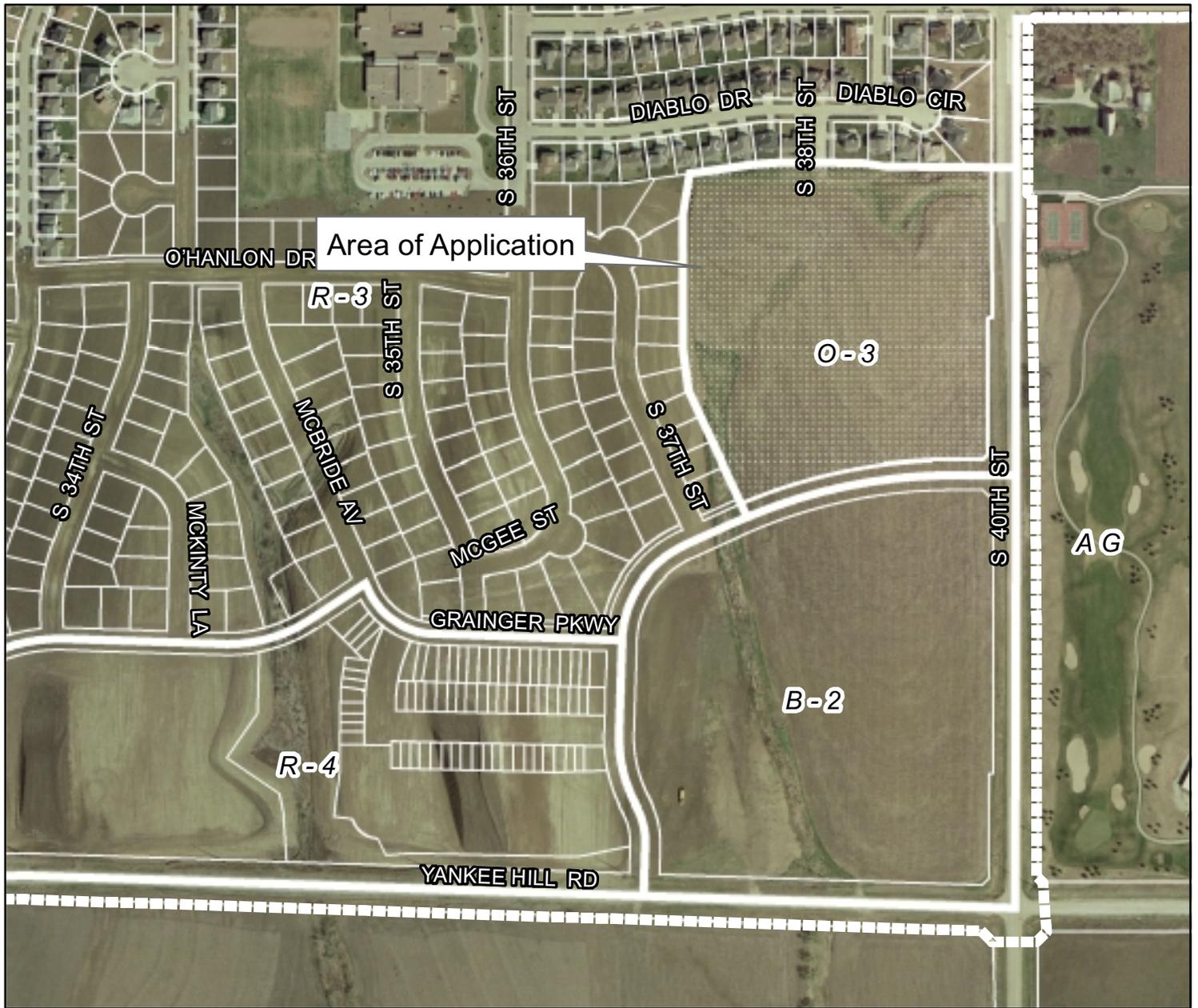
Brian Will, 441-6362, bwill@lincoln.ne.gov
Planner
June 9, 2005

**APPLICANT/
CONTACT:**

Kent Seacreast
1111 Lincoln Mall Ste 350
Lincoln, NE 68508
402.435.6000

OWNER:

Southview Inc., Ridge Development
3901 Normal Blvd Ste 203
Lincoln, NE 68506



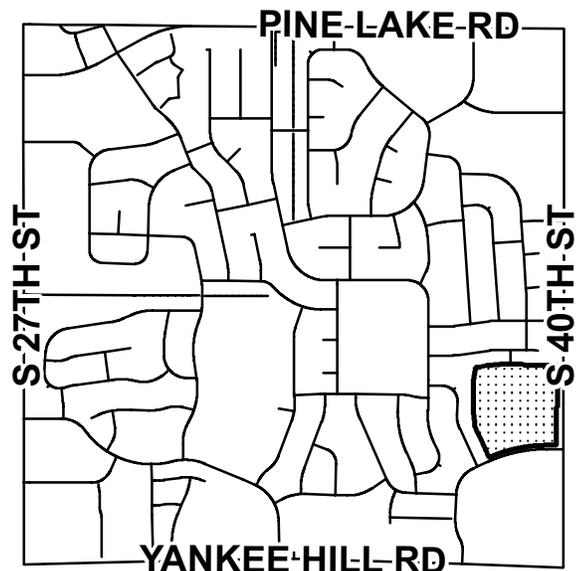
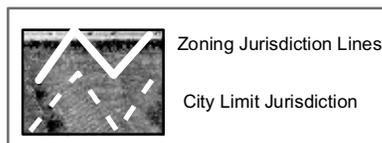
2002 aerial

Use Permit #05006 S. 40th & Grainger Parkway

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. 19 T9N R7E



SEACREST & KALKOWSKI, P.C.

1111 LINCOLN MALL, SUITE 350
LINCOLN, NEBRASKA 68508-3905

TELEPHONE (402) 435-6000
FACSIMILE (402) 435-6100

KENT SEACREST
E-MAIL: kent@sk-law.com

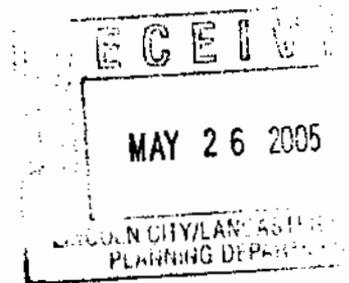
DANAY KALKOWSKI
E-MAIL: danay@sk-law.com

May 26, 2005

HAND DELIVERY

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

RE: Grainger Heights Use Permit



Dear Marvin:

Our office represents Ridge Development Company and Southview, Inc., the owners of Outlot G, Pine Lake Heights South 7th Addition, Lincoln, Lancaster County, Nebraska ("Outlot G"). Outlot G is located at the northwest corner of South 40th Street and Grainger Parkway and is zoned O-3. The Outlot abuts single family residential to the north and west, commercial across Grainger Parkway to the south and Yankee Hill Golf Course across 40th Street to the east. The O-3 zoning for Outlot G was approved by the City Council at the same time the R-3 zoning was approved for the abutting residential. Consequently, the zoning was in place before any single family homes were built.

The owners are requesting a use permit on Outlot G for 130 townhome units consisting of two, three, four and five unit buildings. Townhomes are a permitted use in the O-3 district. We met with Planning and Public Works staff on April 26, 2005, to obtain comments on a draft site plan. We also met with Pine Lake Heights and Pine Lake Heights South neighbors on May 23, 2005 to obtain their comments and questions. Subsequent to both meetings, revisions were made to the site plan to address many of the comments received. Specifically, the single family neighbors were concerned about the setback and screening adjacent to their homes. We have increased the setbacks adjacent to the single family homes and are proposing a plan that shows 40 feet rear yard and 15 feet side yard setbacks which meet the O-3 zoning requirements. A landscape screen is also proposed between the townhomes and single family residences.

The plan shows a road connection to South 38th Street as requested by City staff. The residential neighbors to the north are concerned about the amount of traffic that will utilize Diablo Street from the South 38th Street connection, as Diablo Street is currently part of the routing system for Cavett School and is used intensively during school drop off and pick up times. Consequently, the neighbors have requested that the plan show a right in, right out

connection to South 40th Street to help alleviate some of the traffic concerns. The proposed plan shows a South 40th Street connection.

Another item of concern to the neighbors is the quality of the townhomes that will be constructed. The owners are requiring that the townhome builder meet the same exterior finish requirements as were imposed through covenants on the single family homes.

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

1. Application for a Use Permit with submittal requirements.
2. Application fee.
3. Site Plan – 21 copies.
4. Drainage and Grading Plans – 9 copies.
5. Roadway Profile sheets – 9 copies.
6. Landscape Plan – 9 copies.
7. Ownership Certificate – 1 copy.
8. 8 ½ x 11 site plan.

The following waivers are requested:

1. Waiver to L.M.C. Section 27.27.07 to reduce internal yard setbacks for the townhome lots to 0' within the development.

This waiver request only applies to the internal setbacks within the development. We are providing the required setbacks for O-3 property adjacent to the residential neighbors. The proposed development reserves lots for the building only and shows the open space around the buildings in an outlot that will be owned and maintained by the homeowners association.

2. Waiver to Design Standards to reduce the private roadway street width from 27' to 24' on Fitzpatrick Lane, Shelford Lane, and Kirwin Drive.

The three roadways where this waiver is requested have driveways fronting them for the entire length. There is no room to park a vehicle on the street in between the driveways. We are therefore reducing the width of the roadway from 27' which allows for parking on either side of the roadway to 24' which allows for no parking along the road. We have provided additional parking stalls throughout the development to provide for off-street parking. The remaining private roadways will be constructed 27' wide to allow for parking.

3. Waiver to L.M.C. Section 27.27.07 to decrease the minimum lot area from 4,000 square feet to 1,800 square feet.

This waiver is necessary because the lots encompass just the building area and not the open space around the building. The lots are smaller because they do not include the front or rear yards, which are shown in the surrounding outlot.

4. Waiver to L.M.C. Section 27.27.07 to reduce the front yard setback from 30' to 25' for Lots 43, 49, 50, 51, 61, 62, and 63 abutting Grainger Parkway and South 40th Street.

The setback reduction for the lots along South 40th Street is due to the fact that additional right of way was granted to the City for the South 40th Street widening project. The reduction for the above lots along both streets is also necessary to maintain the 40' rear yard setback along the single family residential lots. The 25' front yard setback on these lots still exceeds the required front yard setback that would be required in the R-3 zoning district if this development was brought forward under a community unit plan.

5. Waiver to Design Standards to allow sanitary sewer mains to flow opposite street grades.

This waiver is necessary to provide sanitary sewer service to all lots within the development. The sewer depth does not exceed 15'.

We look forward to working with the City on this project. Please contact me or Mark Palmer from Olsson Associates if you have any questions or require any additional information.

Very truly yours,


DANAY KALKOWSKI
For the Firm

Enclosures

cc: Ridge Development
Southview, Inc.



Lincoln
Parks & Recreation

Memo

To: Brian Will, Planning Department
From: Mark Canney, Parks & Recreation
Date: June 9, 2005
Re: Grainger Heights UP05006

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. All outlot areas to be maintained by the developer and/or future homeowners association.
2. Contact the Forestry Department at 441-7036 for the assignment of street trees.
- ~~3. Impact fees will be collected in lieu of parkland.~~
4. Rotate lots 73 – 77 of Block 1 foot he southwest to allow more open space for a small composite play structure and swing. Please comply with the Consumer Safety Standards for playgrounds.
5. Locate a ½ court basketball court where the original recreation facility was identified to address the recreational needs of secondary aged children.

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

M e m o r a n d u m

To: Brian Will, Planning Department

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

Subject: Grainger Heights Use Permit #05006

Date: 6/13/05

cc: Randy Hoskins

Engineering Services has reviewed the submitted plans for the Grainger Heights Use Permit, located on the northwest corner of South 40th and Grainger Parkway, and has the following comments:

Sanitary Sewer - The following comments need to be addressed.

(1.1) It appears that some of the sanitary sewer adjacent to the lots located in vicinity of 39th and Kirwin Drive will not achieve standard minimum depth to serve basements. A note needs to be added listing the lots that will not have sewer services with sufficient depth to serve basements and will therefore have to be built as slap on grade units.

(1.2) Public Works approves the requested waiver of design standards to construct sanitary sewer opposite street grades provided that the maximum and minimum depths are not exceeded.

Water Main - The water system is satisfactory.

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

(3.1) Detention for this site was provided for with the Pine Lake Heights South 4th Addition Preliminary Plat.

(3.2) The grading shown for the swale located along the west side of the plat indicates excessively flat slopes that may cause the backs of lots to have insufficient drainage. The grading plan should be revised to create a swale with sufficient slope and cross-section to convey the 100yr event and show the supporting capacity calculations.

(3.3) The proposed grading at the north west corner of the plat appears to be incorrectly tied in to the existing grades. The grading in this area should be revised to ensure that adequate drainage is provided.

(3.4) Minimum opening elevations should be shown for Lots 1-22 adjacent to the swale to ensure that they are protected from the 100yr event.

Brian Will, Planning Department

Page 2

June 13, 2005

(3.5) Although detention for this area was originally approved with the Pine Lake Heights South 4th Addition Preliminary Plat, numerous changes and assumptions have been made concerning detention in this area since that time and Public Works does not have plans or calculations documenting these changes. The current approved drainage plan for this area shows Pond 'B1' at the southwest corner of this site. If this pond is no longer needed documentation needs to be provided showing that detention for this area is provided elsewhere.

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

(4.1) The grading profiles for Shelford Lane and Fitzpatrick Lane need to be revised to eliminate the low points in the middle of the blocks. The grading plan needs to be revised to reflect the revised street grades.

(4.2) Public Works does not approve the street connection of Fitzpatrick Lane with South 40th Street. This plat is adequately served with two connections to Grainger Parkway to the south and a connection to 38th Street to the north. Adding the connection at Fitzpatrick and 40th adds conflict points on 40th Street and increases the chance of crashes occurring. If the connection is ultimately approved, a 200' right turn lane in south 40th Street will need to be constructed at this developers expense.

(4.3) Although the intersection of South 39th Street and Grainger Parkway meets minimum design standards for intersection separation from the 40th and Grainger intersection, Public Works recommends that this intersection be shifted to the west. Once the commercial area on the south side of Grainger develops, the intersection of Grainger and 40th will likely warrant a traffic signal. The intersection of 38th and Grainger as it is shown will likely interfere with the function of a signal at 40th and Grainger.

(4.4) Public Works approves the requested waiver of design standards to construct certain listed private streets 24' wide. The frequent spacing of the driveways on these streets will prevent any on-street parking and 24' is sufficient to handle the traffic flow.

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.

Richard J Furasek/Notes
06/02/2005 12:34 PM

To **Brian J Will/Notes@Notes**
cc
bcc
Subject **Grainger Heights**

Upon review of Use Permit # UP05006, we find it acceptable from the perspective of our department. The main issue is our lack of fire facilities in the area which would allow us to provide the same type of emergency response here as is expected in other areas of our cities and expected by the citizens.

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



Dennis L Roth/Notes
06/01/2005 09:20 AM

To Brian J Will/Notes@Notes
cc
bcc
Subject re: Grainger Heights

PROJ NAME: Grainger Heights
PROJ NMBR: UP05006
PROJ DATE: 05/27/05
PLANNER: Brian Will

Finding TWO SIMILAR/DUPLICATE street names within our database, other than those which are obvious extention of an existing street.

<u>Proposed</u>	<u>Existing</u>
Shelford Lane	Sheffield Place
Kirwin Dr	Ervin St

Dennis "denny" Roth, ESD II/CAD Admin
Emergency Communications 9-1-1 Center

CROSS STs: S 40 St and Grainger Pky

PUBLIC STs: none

PVT STs: Fitzpatrick Ln, Kirwin Dr, Shelford Ln, S 38 St and S 39 St

COMMENTS: Strongly recommend alternate names be selected.

RECOMMEND Denial based on similar street names

INTER-DEPARTMENT COMMUNICATION



DATE: June 9, 2005
TO: Brian Will, City Planning
FROM: Sharon Theobald
Ext 7640
SUBJECT: DEDICATED EASEMENTS
DN# 80S-38E

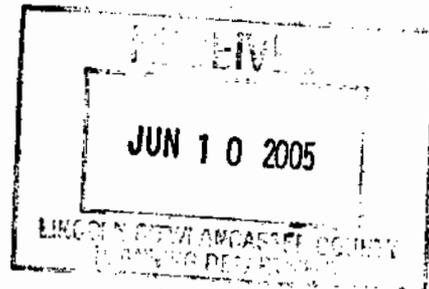
UP# 05006

Attached is the Use Permit for Grainger Heights.

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 Outlot "A" and all of the private roadways.

Sharon Theobald



ST/ss
Attachment
c: Terry Wiebke
Easement File