

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

Revised Staff Report

This staff report revises and replaces the previous staff report dated June 11, 2002. It is still a combined staff report for related items, and contains a single background and analysis section for all items. However, there are separate conditions provided for the special permit application.

P.A.S.: Change of Zone #3369
Special Permit #1978

DATE: June 26, 2002

PROPOSAL: A change of zone from AG Agriculture to R-4 Residential with a one-lot Community Unit Plan (CUP) for 120 multi-family units and clubhouse.

WAIVER REQUEST: Waiver to design standards for storm water detention facilities.

LAND AREA: Approximately 19.81 acres.

CONCLUSION: This change of zone and CUP generally conform to the Comprehensive Plan and adopted regulations.

<u>RECOMMENDATION:</u>	Change of Zone #3369	Approval
	Special Permit #1978	Approval with Conditions
	Waiver to Design Standards	Deny

GENERAL INFORMATION:

LEGAL DESCRIPTION: A portion of Lot 81 I.T. located in the southeast quarter of Section 24, T9N, R6E, of the 6th P.M., Lancaster County, Nebraska (see attached for complete metes and bounds description).

LOCATION: Northwest of the intersection of South 27th Street and Yankee Hill Road.

**APPLICANT/
OWNER:** Ridge Development Company and Southview, Inc.
2001 Pine Lake Road Suite 100
Lincoln, NE 68542
(402) 421-1627

CONTACT: Stephen Clymer
Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508
(402) 474-6311

EXISTING ZONING: AG Agricultural

EXISTING LAND USE: Agriculture

SURROUNDING LAND USE AND ZONING:

North:	Vacant Agricultural Land	AG
South:	Single-family Residential	R-3
East:	Vacant (site of approved Use Permit for office/retail center)	B-2
West:	Vacant (final plat for single-family res. has been approved)	R-3

HISTORY: FP#01037 - The final plat of Stone Ridge Estates Addition creating 73 lots and five outlots was approved **March 20, 2002**.

CZ#3330 - A change of zone from AG to R-3 Stone Ridge Estates Addition was approved by the Planning Commission on **November 28, 2001** and by the City Council on **January 14, 2002**.

PP#3330 - The preliminary plat of Stone Ridge Estates Addition was approved by the Planning Commission on **November 28, 2001**, and by the City Council on **January 14, 2002**.

SP#1946 - A special permit to allow a Community Unit Plan for ten duplex units on Lots 1-10, Block 7, Stone Ridge Estates Addition, was approved by the Planning Commission on **November 28, 2001**, and by the City Council on **January 14, 2002**.

COMPREHENSIVE PLAN SPECIFICATIONS: In the May, 2002 Comprehensive Plan, this land is designated as Urban Residential in the Land Use Plan (page F27). Other relevant sections include the following:

- Page F20 - 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 F75 - Guiding Principles for New Neighborhoods

Stone Ridge Apartments (Revised)

- Encourage a mix of housing types, single-family, townhomes, apartments, elderly housing all within one area.

- Multiple-family and elderly housing closest to commercial area.

- Page F93 - 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 F99 - 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.

UTILITIES: This area is within the Future Service Limit of the Comprehensive Plan. All utilities are available or planned for this area and capable of serving the needs of the proposed development.

TOPOGRAPHY: This site slopes down to the middle where there is a drainage that extends from east to west across the site.

TRAFFIC ANALYSIS: South 27th Street and Yankee Hill Road are both identified as principal arterials in the Comprehensive Plan, and are both paved adjacent to the limits of this project. Paving improvements are planned for Yankee Hill Road in the current six-year Capital Improvements Program (CIP).

PUBLIC SERVICE: This area is served by City of Lincoln public safety services and utilities, and by Lincoln Public Schools.

BACKGROUND:

At the June 26, 2002 Planning Commission meeting, the applicant submitted two requests associated with these applications: The first was a waiver to Design Standards for storm water detention facilities; The second was to allow the public hearing on the change of zone and special permit to be delayed for two weeks to allow the waiver request to be advertised. The request to delay was approved by the Planning Commission.

This is a revised staff report that includes the request for a waiver to Design Standards, and with the exceptions of the recommendation on the waiver to design standards, a brief discussion of the waiver in the following analysis section (item #9), and a comment concerning off-street parking (item #14), the remainder of the report is unchanged from the original report distributed to the Planning Commission for the June 26, 2002 hearing.

ANALYSIS:

1. The May, 2002 Comprehensive Plan designates this area as Urban Residential. The proposed change of zone from AG to R-4 is consistent with the Plan.

2. In addition to the review for compliance with the Comprehensive Plan, those relevant portions of Nebraska Revised Statutes Section 15-902 are also considered:

- A. **Safety from fire, flood and other dangers;**
There is no FEMA flood plain on the parcel.
- B. **Promotion of the public health, safety, and general welfare;**
There appears to be no major conflicts. The Plan has called for and has anticipated urban residential development in this area.
- C. **Consideration of the character of the various parts of the area, and their particular suitability for particular uses, and types of development;**
R-4 zoning is consistent with existing and planned development in this area.
- D. **Conservation of property values; and**
A change from AG to R-4 is consistent with what has been planned and anticipated for this area and should not be detrimental to property values.
- E. **Encouraging the most appropriate use of land throughout the area zoned, in accordance with a comprehensive plan.**
A change of zoning to R-4 is consistent with the development pattern in this area and is an appropriate use of land that complies with the Comprehensive Plan.

3. The proposed CUP with 120 units and a clubhouse is an allowable density, well under the maximum permitted density of 275 units.

4. The apartment buildings are accessed by an internal private driveway. That portion of the driveway serving the apartments along the north boundary shows a connection to the future street north of the complex. The south portion is a dead-end drive approximately 1,100 in length. While this project is not subject to the requirements of LMC Section 26.23.080 that limits dead-end streets to 1,000' in length and serving no more than 40 dwelling units, the standard was developed with public health and safety in mind. In this case, the concern is the potential number of people and amount of property at risk if the drive becomes blocked for some reason. With only one means of ingress/egress to the buildings on the south, there is no alternate way for both emergency responders to get in or for residents to get out in the case of an emergency. An acceptable solution to the access problem (that would also enhance pedestrian circulation within the complex) is to connect the north and south drives by an

extension across the dam between the two detention ponds. This provides internal circulation throughout the site and accommodates emergency access.

5. Sidewalks are not required by the Zoning Ordinance or Design Standards in the interior of this development, and none are shown. As a result, the development does not have pedestrian connections to surrounding areas, and there is no attempt to accommodate pedestrian circulation within the development. This type of design is contrary to the Comprehensive Plan which encourages connectivity among neighborhoods, and encourages the accommodation of pedestrian facilities to help increase mobility, decrease dependence upon automobiles and reduce traffic congestion.

Sidewalks should be installed along at least one side of the drive throughout the complex, and sidewalk connections should also be made that allow direct access to South 27th Street, Yankee Hill Road, Hollynn Lane, and to the unlabeled building in the southwest corner of the site. Sidewalks should also be installed along both sides of the drive connecting to the 'Future Drive Access' noted north of the site.

6. The two sign envelopes shown between the unlabeled building and Hollynn Lane are not allowed by the zoning ordinance and must be removed. Additionally, all sign envelopes must be indicated on the landscape plan as required by the Zoning Ordinance.

7. The unlabeled building at the southwest corner of the site is presumed to be a clubhouse. Clubhouses are allowed as an accessory use to the apartment complex, and are for the use of the residents living there - not the general public. To enhance the accessibility for the residents of the complex, the unlabeled clubhouse and parking area should be designed with access to the internal road system, and not from the adjacent public street (Hollynn Lane) as shown. A sidewalk connection from the internal sidewalk system to the building should also be provided.

8. There are several items relating to drainage and storm water detention noted in the review from the Public Works and Utilities Department. These items must be corrected and accompanied by a storm water detention plan approved by Public Works prior to this request being forwarded to City Council. Comment #1 of the review relates specifically to the request for a waiver to Design Standards and is addressed in the next paragraph.

9. As designed, the outlet pipes do not allow the detention facilities to drain completely in order to create permanent pools of water. These pools are intended to be large enough to allow for blue water conditions so they may serve as an amenity for the development. However, the City of Lincoln Design Standards require the outlet pipe for such ponds to be at a level that will allow the facility to drain completely. This standard exists to facilitate the removal of the sediment that will accumulate at the bottom over time.

At the time this revised report was written, the recommendation from the Public Works and Utilities Department was to deny the requested waiver to Design Standards. However, based upon discussions between the developer's representatives and City staff, Public Works indicated they would consider any additional information provided prior to the July 10, 2002 Planning Commission public hearing and could modify the recommendation if justified.

10. Design Standards require apartment complexes to provide outdoor recreation facilities. Based upon the design proposed, a ½ basketball court, playground (including swing and spring toys), ground surface, with a shaded seating area must be provided consistent with the review from the Parks and Recreation Department.

11. LES requests a blanket easement (except for building footprints) over the site to accommodate providing utility service to the complex.

12. Note #5 relating to lot dimensions and reductions in lots under General Site Notes is not applicable and should be deleted. Also, note #10 relating to sidewalks not being required should be deleted.

13. Comments from the Health Department remind the applicant of specific requirements prior to and during construction. It should also be noted that plans for swimming pools must be approved by the Health Department prior to construction.

14. The plan shows required parking being provided by tandem parking for all units at each building throughout the development. That is, one parking space is provided in the garage, and the second is in the driveway. This is an exception to the parking standards, but the Zoning Ordinance allows it to be waived through approval of the plan as part of the C.U.P. Using tandem parking, the amount of off-street parking shown complies with the requirements of the Zoning Ordinance.

CONDITIONS FOR SPECIAL PERMIT #1978:

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 plan as follows:

1.1.1 Provide a drive across the dam connecting the north and south access drives.

1.1.2 Provide a sidewalk along one side of the drive throughout the complex, with sidewalk connections made to allow direct access to South 27th Street, Yankee Hill Road, Hollynn Lane, to the unlabeled building, and installed along both sides of the drive connecting to the 'Future Drive Access' noted north of the site.

1.1.3 Delete the two sign envelopes shown between the clubhouse and Hollynn Lane. The landscape plan must also be revised to show all remaining sign envelopes.

1.1.4 Provide outdoor recreation facilities consisting of a ½ basketball court, playground (including swing and spring toys), ground surface, with a shaded seating area consistent with the review from the Parks and Recreation Department.

1.1.5 Provide a blanket utility easement over the site except for building footprints.

1.1.6 Delete notes #5 and #10 under General Site Notes.

1.1.7 Label all buildings and structures along with their purpose, and add the number of dwelling units per structure.

1.1.8 Show the unlabeled clubhouse with vehicular access from the internal road system, with the access drive off Hollynn Lane deleted.

1.2 The applicant must address all items to the satisfaction of the Public Works and Utilities Department noted in their review.

2. This approval permits 120 multiple-family units and one associated clubhouse.

General:

3. Before receiving building permits:

3.1 The permittee shall have submitted a revised and reproducible final plan and 5 copies.

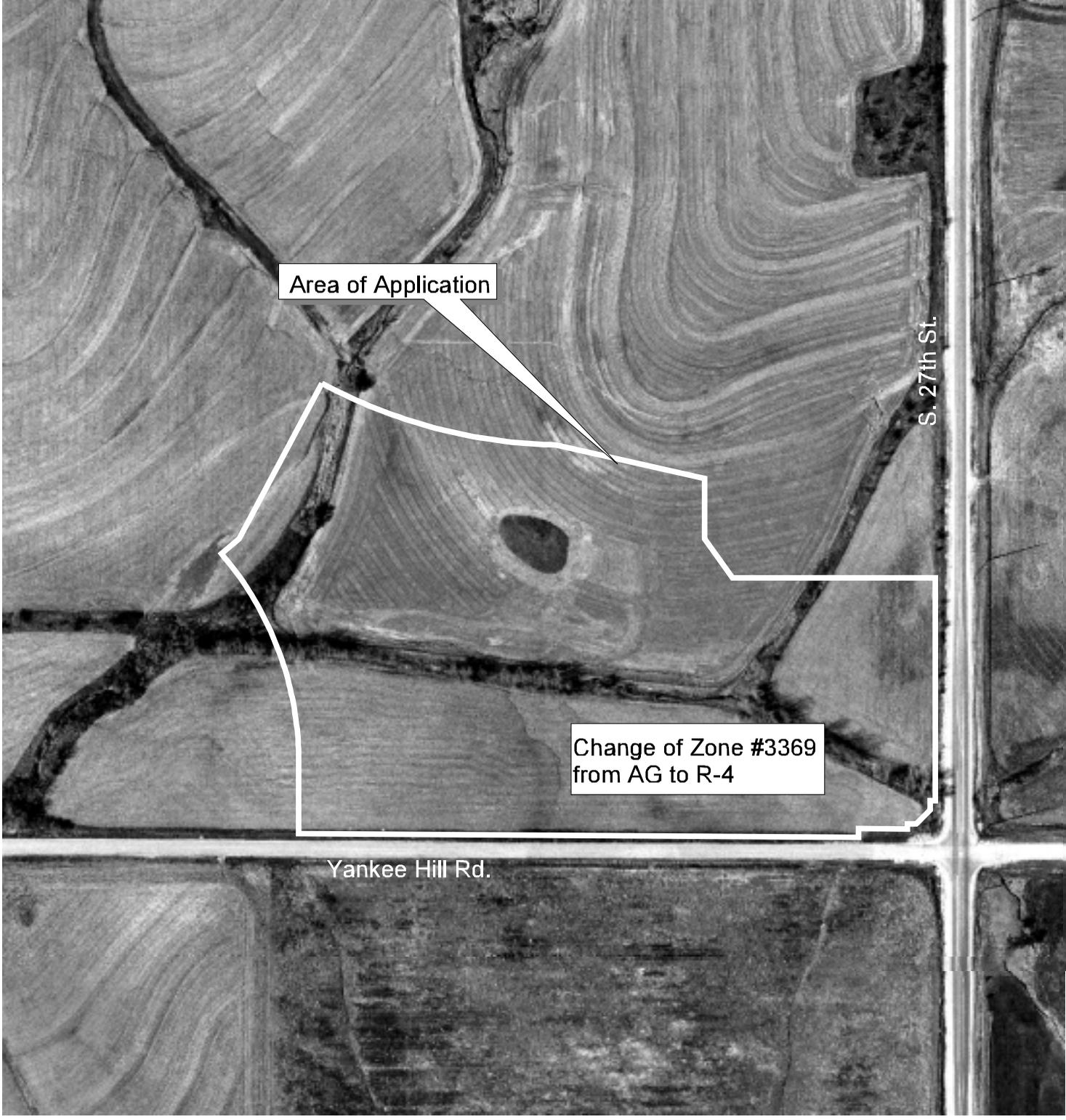
3.2 The construction plans shall comply with the approved plans.

Standard Conditions:

4. The following conditions are applicable to all requests:
 - 4.1 Before occupying the dwelling units and clubhouse 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, AICP
Planner



Area of Application

Change of Zone #3369
from AG to R-4

S. 27th St.

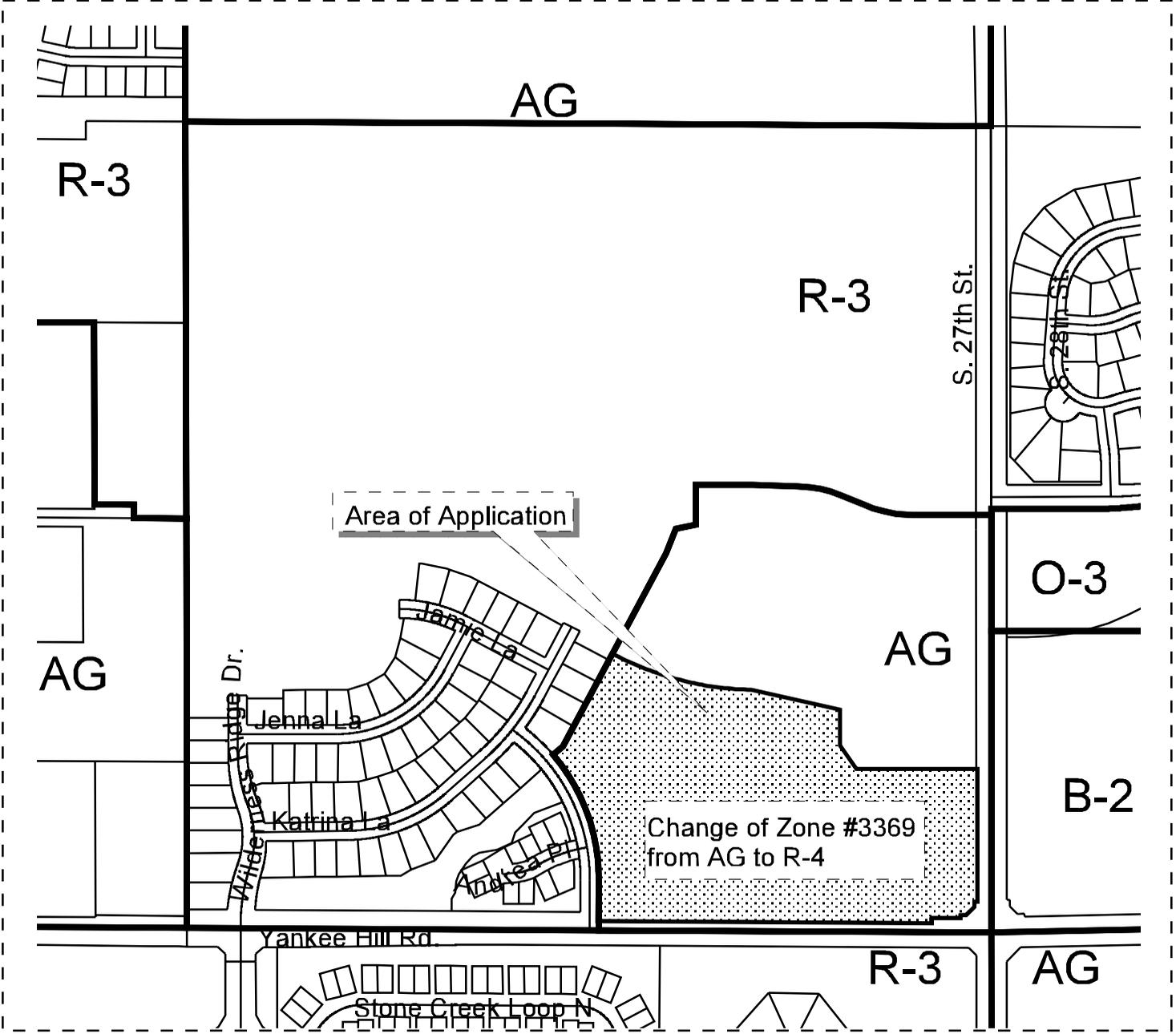
Yankee Hill Rd.

**Change of Zone # 3369
Special Permit #1978
S. 27th & Yankee Hill Rd.**



Photograph Date: 1999

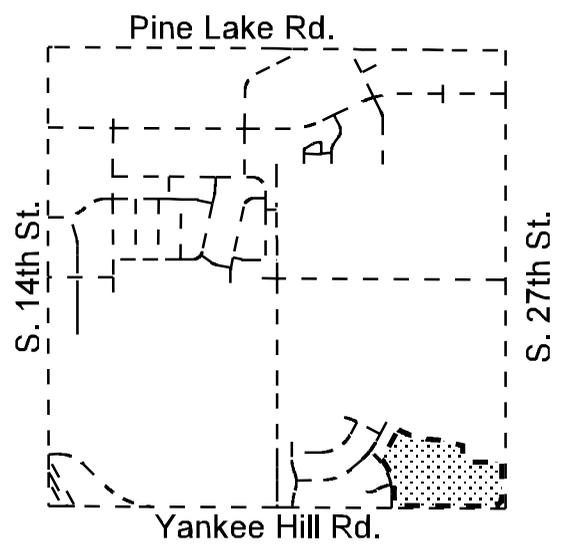
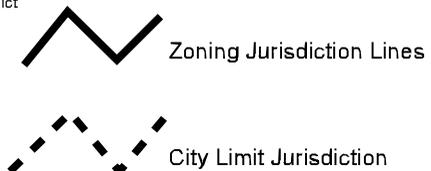
Lincoln City - Lancaster County Planning Dept.



**Change of Zone # 3369
Special Permit #1978
S. 27th & Yankee Hill Rd.**

- 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. 24 T9N R6E



LEGEND

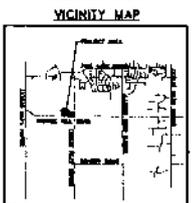
- W --- EXISTING WATER MAIN
- W --- PROPOSED WATER MAIN
- S --- EXISTING SANITARY SEWER
- S --- PROPOSED SANITARY SEWER
- S --- SANITARY SEWER MANHOLE
- X --- FIRE HYDRANT
- X --- WATER VAULT
- 15' SS --- EXISTING STORM SEWER
- 15' SS --- PROPOSED STORM SEWER
- --- FENCE LINE
- --- BUILDING ENVELOPE

DENSITY CALCULATIONS

TOTAL ACRES: 19.87 AC

UNITS PER ACRE: 73.82 UNITS

UNITS ALLOWED: 1457 UNITS



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE BOUNDARY OF THE ABOVE DESCRIBED PARCEL AND THAT THE FOUNDATION POINTS HAVE BEEN PLACED IN ACCORDANCE WITH THE SURVEYING CODE.

DATE: _____

MICHAEL R. JOHNSON, L.S. NO. 214

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MICHIGAN. THE WORK WAS DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY ENGINEERING DEPARTMENT REGULATIONS.

DATE: _____

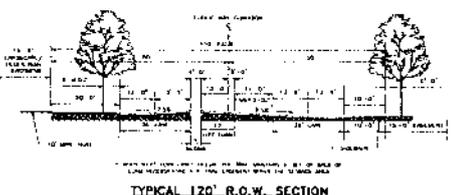
MICHAEL A. TORRES, P.E. NO. 10485

APPROVAL

THE PUBLIC HEALTH, ENVIRONMENTAL AND FIRE DEPARTMENTS OF THE CITY OF ANN ARBOR HAVE REVIEWED THESE PLANS AND APPROVED THEM FOR CONSTRUCTION.

DATE: _____

CITY ENGINEER



BOUNDARY CURVE DATA

1. 120.00' RADIUS	2. 120.00' RADIUS
3. 120.00' RADIUS	4. 120.00' RADIUS
5. 120.00' RADIUS	6. 120.00' RADIUS
7. 120.00' RADIUS	8. 120.00' RADIUS
9. 120.00' RADIUS	10. 120.00' RADIUS

STONE RIDGE APARTMENTS

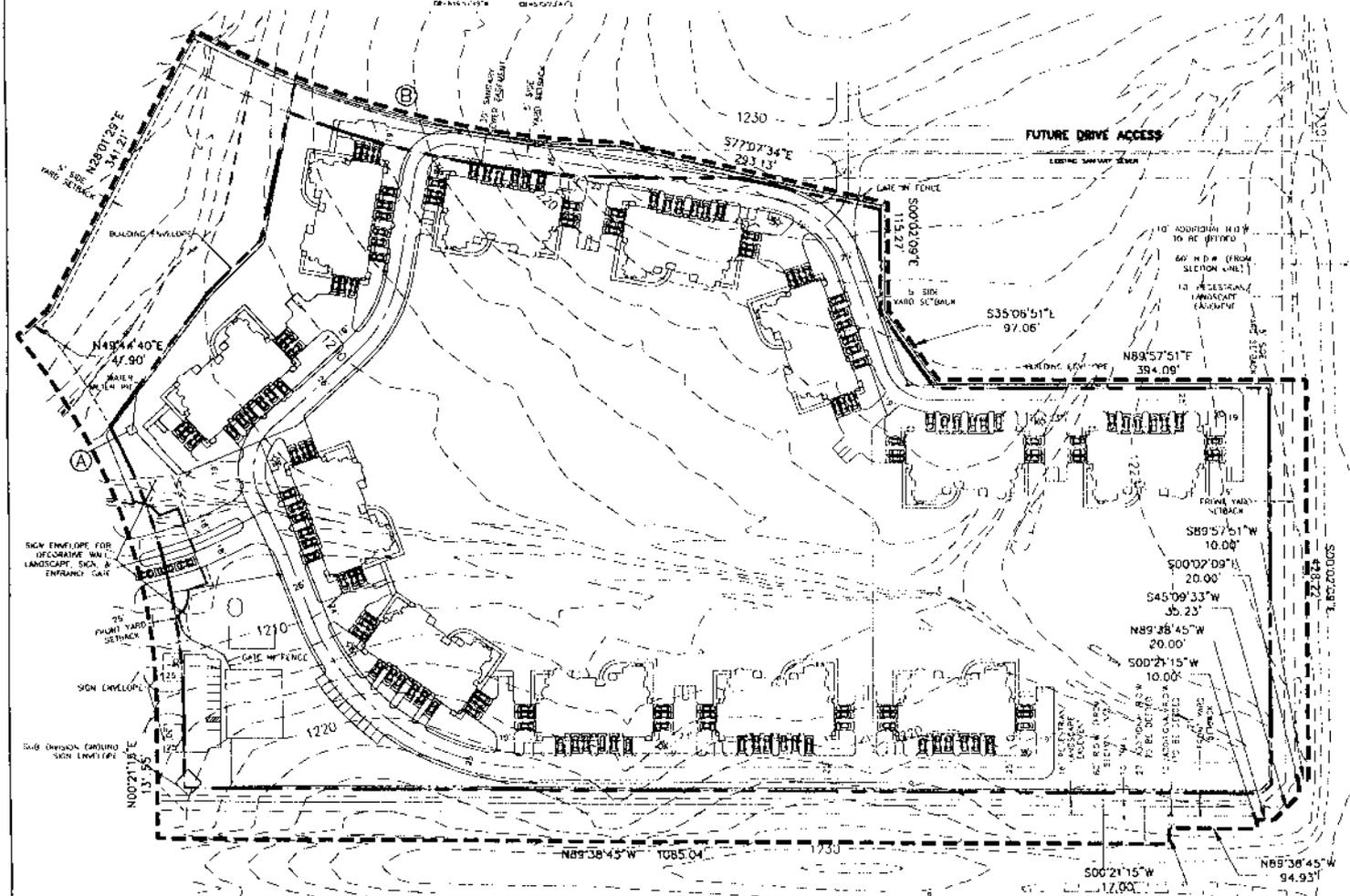
C.U.P. SITE PLAN

ENGINEER & PREPARER
DIXSON ASSOCIATES
1111 LANSING AVE.
ANN ARBOR, MI 48106
PHONE: 474-6311

OWNER & DEVELOPER
1234 5TH AVENUE, ANN ARBOR, MI 48106
PHONE: 474-1234

LEGAL DESCRIPTION

A LEGAL DESCRIPTION OF THE PROPERTY IS ATTACHED TO THIS PLAN AND IS LOCATED IN THE "GENERAL SITE NOTES" SECTION OF THESE PLANS. THIS LEGAL DESCRIPTION IS SUBJECT TO THE CITY ENGINEERING DEPARTMENT REGULATIONS AND ANY OTHER APPLICABLE LAWS.



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GENERAL SITE NOTES

1. SANITARY SEWER AND WATER MAINS TO BE INSTALLED IN ACCORDANCE WITH THE CITY ENGINEERING DEPARTMENT REGULATIONS AND ANY OTHER APPLICABLE LAWS.
2. THE PROVISIONS OF THE ZONING ORDINANCE SHALL APPLY TO THIS PROJECT.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY ENGINEERING DEPARTMENT AND ANY OTHER AGENCIES.
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DEVELOPMENT LAND USE

DWELLING UNITS	USE	GARAGE	TANDEM	PARKING STALLS	MIN. PARKING
120	MULTI-FAMILY RESIDENTIAL	144	144	144	240

OLSSON ASSOCIATES

REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/20	ISSUED FOR PERMITS

SITE PLAN

STONE RIDGE APARTMENTS C.U.P.

SHEET 1 OF 4

PRELIMINARY PIPE SIZING CALCULATIONS

MAJOR STORM SYSTEM CONVEYANCE ANALYSIS										MAJOR STORM SYSTEM CONVEYANCE ANALYSIS										
MAJOR STORM SYSTEM CONVEYANCE ANALYSIS										MAJOR STORM SYSTEM CONVEYANCE ANALYSIS										
STATION	PIPE SIZE	PIPE LENGTH	PIPE AREA	PIPE VELOCITY	PIPE FRICTION LOSS	PIPE HEAD LOSS	STATION	PIPE SIZE	PIPE LENGTH	PIPE AREA	PIPE VELOCITY	PIPE FRICTION LOSS	PIPE HEAD LOSS	PIPE HEAD LOSS	PIPE HEAD LOSS	PIPE HEAD LOSS				
10	18"	100'	1.10	1.50	0.0000	0.00	0.00	0.00	0.00	100'	18"	100'	1.10	1.50	0.0000	0.00	0.00	0.00	0.00	0.00
11	18"	100'	1.10	1.50	0.0000	0.00	0.00	0.00	0.00	200'	18"	100'	1.10	1.50	0.0000	0.00	0.00	0.00	0.00	0.00
12	18"	100'	1.10	1.50	0.0000	0.00	0.00	0.00	0.00	300'	18"	100'	1.10	1.50	0.0000	0.00	0.00	0.00	0.00	0.00
13	18"	100'	1.10	1.50	0.0000	0.00	0.00	0.00	0.00	400'	18"	100'	1.10	1.50	0.0000	0.00	0.00	0.00	0.00	0.00
14	18"	100'	1.10	1.50	0.0000	0.00	0.00	0.00	0.00	500'	18"	100'	1.10	1.50	0.0000	0.00	0.00	0.00	0.00	0.00
15	18"	100'	1.10	1.50	0.0000	0.00	0.00	0.00	0.00	600'	18"	100'	1.10	1.50	0.0000	0.00	0.00	0.00	0.00	0.00
16	18"	100'	1.10	1.50	0.0000	0.00	0.00	0.00	0.00	700'	18"	100'	1.10	1.50	0.0000	0.00	0.00	0.00	0.00	0.00
17	18"	100'	1.10	1.50	0.0000	0.00	0.00	0.00	0.00	800'	18"	100'	1.10	1.50	0.0000	0.00	0.00	0.00	0.00	0.00
18	18"	100'	1.10	1.50	0.0000	0.00	0.00	0.00	0.00	900'	18"	100'	1.10	1.50	0.0000	0.00	0.00	0.00	0.00	0.00
19	18"	100'	1.10	1.50	0.0000	0.00	0.00	0.00	0.00	1000'	18"	100'	1.10	1.50	0.0000	0.00	0.00	0.00	0.00	0.00

STONE RIDGE APARTMENTS

C.U.P.
GRADING & DRAINAGE

- NOTE:**
- ALL ELEVATIONS ARE BASED ON NAVD 1988.
 - FOR EXISTING AND DEVELOPED CONDITIONS, DETENTION PONDS AND OFFSITE RUNOFF SEE PINE LAKE HEIGHTS SOUTH FOURTH ADDITION PRELIMINARY PLAT & USE PERMIT - GRADING & DRAINAGE PLAN SHEETS.
 - DEVELOPED BASINS SHOWN ARE FOR RATIONAL METHOD CALCULATION USED FOR INLET LOCATION DESIGN. SCS METHOD USED FOR DETENTION POND AND OFFSITE RUNOFF CALCULATIONS.

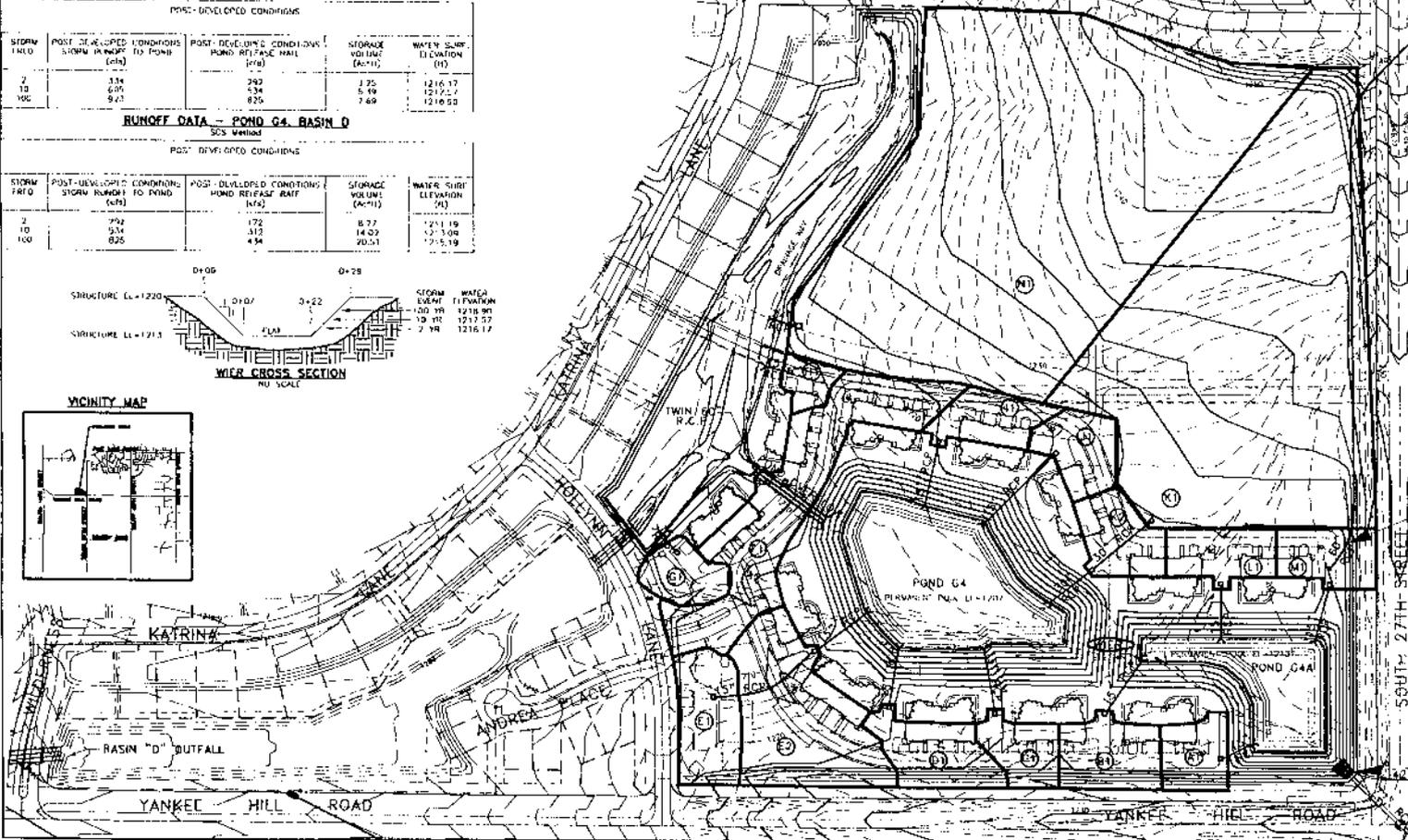
RUNOFF DATA - POND G4A, BASIN D

STORM TRFQ	POST-DEVELOPED CONDITIONS STORM RUNOFF TO POND (cfs)	POST-DEVELOPED CONDITIONS POND RELEASE RATE (cfs)	STORAGE VOLUME (AC-FT)	WATER SURF ELEVATION (ft)
2	695	292	175	1216.17
10	825	534	519	1216.50
100	825	825	749	1216.50

RUNOFF DATA - POND G4, BASIN D

STORM TRFQ	POST-DEVELOPED CONDITIONS STORM RUNOFF TO POND (cfs)	POST-DEVELOPED CONDITIONS POND RELEASE RATE (cfs)	STORAGE VOLUME (AC-FT)	WATER SURF ELEVATION (ft)
2	792	172	8.77	1215.19
10	934	312	14.02	1215.27
100	825	434	20.51	1215.19

GRAINGER PARKWAY



RUNOFF DATA - BASIN D (OUTFALL)

STORM TRFQ	POST-DEVELOPED CONDITIONS STORM RUNOFF (cfs)	POST-DEVELOPED CONDITIONS POND RELEASE RATE (cfs)
2	218	81.4
10	811	61.4
100	822	47.8

STAGE STORAGE DATA

ELEV (ft)	AREA (AC)	STORAGE VOL (AC-FT)	MAX STOR VOL (AC-FT)
1213	45	0.00	0
1214	95	1.1	1.1
1216	117	3.13	3.13
1218.20	144	4.6	4.6
1216	124	4.8	6.12
1210	230	5.69	8.87

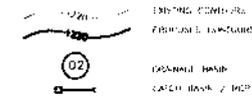
STAGE STORAGE DATA

ELEV (ft)	AREA (AC)	STORAGE VOL (AC-FT)	MAX STOR VOL (AC-FT)
1217	74	0.00	0.00
1218	117	1.1	1.1
1219	115	4.02	4.02
1219.20	144	4.6	4.6
1217	124	4.21	10.05
1214	167	4.62	16.79
1210	230	5.57	21.28

REACH G2

INLET 2' x 12' 100'
OUTLET 2' x 12' 100'
REACH G2 FLOW THROUGH 60' RCH

LEGEND



REACH W2

INLET 2' x 12' 100'
OUTLET 2' x 12' 100'
REACH W2 FLOW THROUGH 60' RCH

OLSON ASSOCIATES
INCORPORATED
1000 17th Street, N.E.
Lincoln, NE 68503
402-441-1000

REVISIONS

GRADING & DRAINAGE PLAN

STONE RIDGE APARTMENTS C.U.P.

LINCOLN, NE

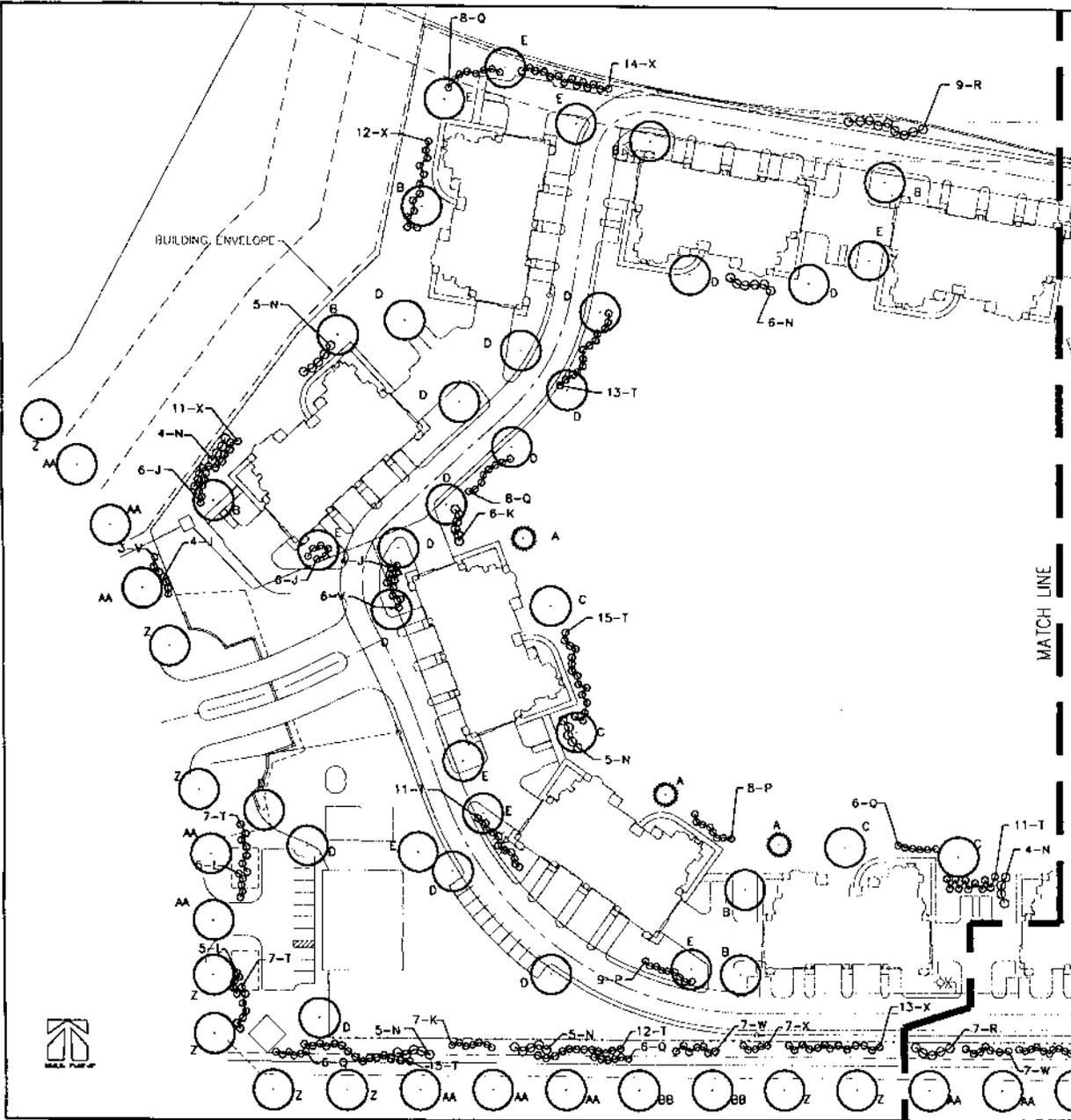
STONE RIDGE APARTMENTS

C.U.P.
SITE PLAN

ENGINEER & PREPARER
OLSSON ASSOCIATES
1151 LINCOLN MALL
LINCOLN, NE, 68501
PHONE: 474-8311

OWNER & DEVELOPER
RIDGE DEVELOPMENT COMPANY &
SOUTHVIEW, INC.
2001 PINE LAKE ROAD, SUITE 100
P.O. BOX 27708
LINCOLN, NE 68542
PHONE: (402) 211-1927

OLSSON ASSOCIATES
ARCHITECTS & PLANNERS
1151 LINCOLN MALL
LINCOLN, NE 68501
PHONE: 474-8311



NOTES:

- ALL PLANT MATERIAL INSTALLED SHALL BE "NURSERY GROWN" MEETING THE FOLLOWING CRITERIA:
 - A) PLANT MATERIAL GROWN BY ESTABLISHED COMMERCIAL NURSERIES AND SOLD TO LICENSED AND CERTIFIED NURSERIES AND/OR LANDSCAPE CONTRACTORS.
 - B) GROWN AND SOLD ACCORDING TO AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS (ANSI 280.1-1990).
- CITY OF LINCOLN SHALL MARK STREET TREE PLANTING LOCATIONS BEFORE PLANTING IS DONE.
- LANDSCAPING SHALL BE DONE IN ACCORDANCE WITH CITY OF LINCOLN STANDARD SPECIFICATIONS FOR MUNICIPAL CONSTRUCTION.

LANDSCAPE SUMMARY:

- LANDSCAPE SCREENING CALCULATED AT 80% COVERAGE (1/2 EVERGREEN, 1/2 DECIDUOUS) FOR AREAS FRONTING YAMHILL HILL ROAD AND HOLLYHILL LANE AS PER CH. 33-3, S.C.T. 7.1, (1)
- INTERIOR TREES CALCULATED FOR 50 FT. OF PARKING PAVING AS FOLLOWS:
 APPROX. 50' OF PARKING LEFT PAVING = 136,826.8 SQ'
 (1 SHADE TREE PER 10,000 SQ' PAVING) = 14 TREES
 AS PER CH. 33-3, S.C.T. 3.8
- INTERIOR TREES & SHRUB COVERAGE FOR 50 FT. OF BUILDING ENVELOPE IS AS FOLLOWS:
 50' OF BUILDING ENVELOPE = 100,000 SQ'
 (4 SHADE TREES & 400' SQ' SHRUB COVERAGE PER 10,000 SQ' OF BUILDING COVERAGE) = 41 TREES AND 4,032 SQ' OF SHRUB COVERAGE, AS PER CH.33-3, S.C.T. 7.8
- STREET TREES FOR YAMHILL HILL ROAD REFERENCED FROM STONE RIDGE ESTATES

TO BE REMOVED

PLANT SCHEDULE

KEY	COMMON NAME	BOTANICAL NAME	SIZE @ PLANTING	PLANTING METHOD	QUANTITY	DEPTH @ PLANTING
DECIDUOUS TREES						
A	Bum Spruce	<i>Picea pungens 'Glauca'</i>	5 1/2" cal.	B&B	8	50' 30"
B	Greenleaf Linden	<i>Liriodendron 'Greenleaf'</i>	3 1/2" cal.	B&B	11	40' 30"
C	Autumn Blue Maple	<i>Acer x rubrum 'Autumn Blue'</i>	3 1/2" cal.	B&B	10	50' 30"
D	Summit Ash	<i>Fraxinus americana 'Summit'</i>	2 1/2" cal.	B&B	14	45' 30"
E	Autumn Purple Ash	<i>Fraxinus americana 'Autumn Purple'</i>	2 1/2" cal.	B&B	12	40' 30"
PERENNIAL SHRUBS						
J	Fractal Spirea	<i>Spiraea x 'Fractal'</i>	18-24"	Cont.	20	3' 4"
K	Hydrangea Betsy Doolittle	<i>Hydrangea macrophylla 'Betsy Doolittle'</i>	18-24"	Cont.	34	3' 4"
L	Dwarf Korean Lilac	<i>Syringa meyeri</i>	18-24"	Cont.	10	4' 2"
M	Purple Sandcherry	<i>Prunella chinensis</i>	24-36"	Cont.	42	4' 4"
N	Four Seasons Shrubrose	<i>Rosa 'Four Seasons'</i>	18-24"	Cont.	25	3' 3"
O	Nearly Mile Shrubrose	<i>Rosa 'Nearly Mile'</i>	18-24"	Cont.	42	3' 3"
P	May Kim Lilac	<i>Syringa persica 'May Kim'</i>	18-24"	Cont.	22	3' 4"
EVERGREEN SHRUBS						
1	Armitage Juniper	<i>Juniperus chinensis 'Armitage'</i>	18-24"	Cont.	418	4' 3"
2	Blue Star Juniper	<i>Juniperus horizontalis 'Blue Star'</i>	18-24"	Cont.	9	2' 2"
3	Pumila Gold Pine	<i>Pinus strobus 'Pumila Gold'</i>	18-24"	Cont.	31	4' 2"
4	Sea Dragon Juniper	<i>Juniperus chinensis 'Sea Dragon'</i>	18-24"	Cont.	73	5' 2"
STREET TREES						
7	Emerald Larch Maple	<i>Larix laricina 'Emerald Larch'</i>	5 1/2" cal.	B&B	15	45' 40"
AA	Callahan Maple	<i>Acer glaberrimum 'Callahan'</i>	2 1/2" cal.	B&B	12	40' 40"
BB	Amelanchier Spring Chokecherry	<i>Malus 'Amelanchier Spring'</i>	2 1/2" cal.	B&B	15	40' 30"
CC	Princeton Chokecherry	<i>Malus 'Princeton'</i>	2 1/2" cal.	B&B	13	30' 30"

REVISIONS

LANDSCAPE PLAN
STONE RIDGE APARTMENTS

Drawn by: [blank]
 Checked by: [blank]
 Date: [blank]
 Project No.: [blank]
 Drawing No.: [blank]
 Title: [blank]

LEGAL DESCRIPTION

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 81 I.T., LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

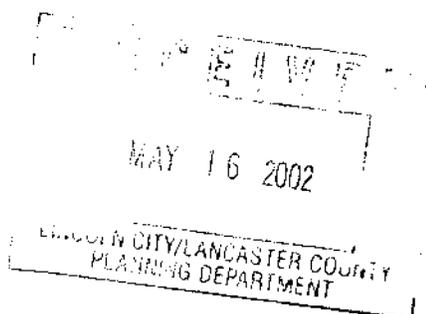
COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 38 MINUTES 45 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 200.34 FEET TO A POINT, THENCE NORTH 00 DEGREES 21 MINUTES 15 SECONDS EAST, A DISTANCE OF 33.00 FEET TO A SOUTHEAST CORNER OF SAID LOT 81 I.T., SAID POINT BEING THE **TRUE POINT OF BEGINNING**, THENCE NORTH 89 DEGREES 38 MINUTES 45 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 81 I.T., SAID LINE BEING 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,085.04 FEET TO A SOUTHWEST CORNER OF SAID LOT 81 I.T., THENCE NORTH 00 DEGREES 21 MINUTES 15 SECONDS EAST ALONG A WEST LINE OF SAID LOT 81 I.T., A DISTANCE OF 131.55 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 630.00 FEET, ARC LENGTH OF 446.81 FEET, DELTA ANGLE OF 40 DEGREES 38 MINUTES 08 SECONDS, A CHORD BEARING OF NORTH 19 DEGREES 57 MINUTES 49 SECONDS WEST ALONG A WEST LINE OF SAID LOT 81 I.T., AND A CHORD LENGTH OF 437.50 FEET TO A WEST CORNER OF SAID LOT 81 I.T., THENCE NORTH 49 DEGREES 44 MINUTES 40 SECONDS EAST ALONG A NORTHWEST LINE OF SAID LOT 81 I.T., A DISTANCE OF 41.90 FEET TO A WEST CORNER OF SAID LOT 81 I.T., THENCE NORTH 28 DEGREES 01 MINUTES 29 SECONDS EAST ALONG A WEST LINE OF SAID LOT 81 I.T., A DISTANCE OF 341.21 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 1,007.00 FEET, ARC LENGTH OF 474.92 FEET, DELTA ANGLE OF 27 DEGREES 01 MINUTES 18 SECONDS, A CHORD BEARING OF SOUTH 75 DEGREES 23 MINUTES 47 SECONDS EAST, AND A CHORD LENGTH OF 470.53 FEET TO A POINT, THENCE SOUTH 77 DEGREES 07 MINUTES 34 SECONDS EAST, A DISTANCE OF 293.13 FEET TO A POINT, THENCE SOUTH 00 DEGREES 02 MINUTES 09 SECONDS EAST, A DISTANCE OF 115.27 FEET TO A POINT, THENCE SOUTH 35 DEGREES 06 MINUTES 51 SECONDS EAST, A DISTANCE OF 97.06 FEET TO A POINT, THENCE NORTH 89 DEGREES 57 MINUTES 51 SECONDS EAST, A DISTANCE OF 394.09 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT 81 I.T., THENCE SOUTH 00 DEGREES 02 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 81 I.T., SAID LINE BEING 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 428.22 FEET TO A SOUTHEAST

MAY 16 2002

LINCOLN CITY/ LANCASTER CO.

CORNER OF SAID LOT 81 I.T., THENCE SOUTH 89 DEGREES 57 MINUTES 51 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 81 I.T., A DISTANCE OF 10.00 FEET TO A EAST CORNER OF SAID LOT 81 I.T., THENCE SOUTH 00 DEGREES 02 MINUTES 09 SECONDS EAST ALONG A EAST LINE OF SAID LOT 81 I.T., SAID LINE BEING 60.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 20.00 FEET TO A SOUTHEAST CORNER OF SAID LOT 81 I.T., THENCE SOUTH 45 DEGREES 09 MINUTES 33 SECONDS WEST ALONG A SOUTHEAST LINE OF SAID LOT 81 I.T., A DISTANCE OF 35.23 FEET TO A SOUTHEAST CORNER OF SAID LOT 81 I.T., THENCE NORTH 89 DEGREES 38 MINUTES 45 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 81 I.T., A DISTANCE OF 20.00 FEET TO A SOUTH CORNER OF SAID LOT 81 I.T., THENCE SOUTH 00 DEGREES 21 MINUTES 15 SECONDS WEST ALONG A EAST LINE OF SAID LOT 81 I.T., A DISTANCE OF 10.00 FEET TO A SOUTHEAST CORNER OF SAID LOT 81 I.T., THENCE NORTH 89 DEGREES 38 MINUTES 45 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 81 I.T., A DISTANCE OF 94.93 FEET TO A SOUTH CORNER OF SAID LOT 81 I.T., THENCE SOUTH 00 DEGREES 21 MINUTES 15 SECONDS WEST ALONG A EAST LINE OF SAID LOT 81 I.T., A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 862,759.27 SQUARE FEET OR 19.81 ACRES, MORE OR LESS.

MAY 8, 2002 (9:33AM)
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M e m o r a n d u m

To: Jason Reynolds, Planning

From: Dennis Bartels, Engineering Services

Subject: Stone Ridge Special Permit for Apartments

Date: May 29, 2002

cc: Roger Figard
Randy Hoskins
Ben Higgins
Virendra Singh
Nicole Fleck-Tooze

Engineering Services has reviewed the Stone Ridge Apartments CUP located at the northwest corner of 27th and Yankee Hill Road and has the following comments:

1. The proposed storm water detention does not meet design standards. The study shows the post development 2 and 10 year flows do not match pre-development. The 2 year post development flows exceed design standard requirements by 60% and are unacceptable. Design standards require that retention facilities with permanent pools be designed with an outlet that allow the retention facility to be drained. The permanent pools for this development have no provisions to drain the permanent pools. The permanent pool for pond G-4 is entirely below the downstream outlet channel.

Energy dissipation must be provided at the outlet of the detention pond. Final design of the cell must include data showing the effective dissipation. Design standards require an emergency overflow. Design and flow data for the emergency spillway should be provided.
2. A sanitary sewer needs to be shown in 27th from Yankee Hill Road north to the existing sewer.
3. Minimum opening elevations for all buildings must be provided.
4. The open channel along the west side of this development is shown. Design standards require evaluation to determine what measures are needed to avoid bottom scour and bank cutting. Headwater calculations should be provided for the box culvert at Hollynn Lane to show depth of flow along this ditch.
5. Consideration should be given to connecting the north and south portions of the apartments by a road connection across the dam between the 2 proposed detention areas. The connection is desirable to provide more than one means of ingress and egress because of the number of apartments and lengths of the connecting drives.

Memo



To: Brian Will, Planning Department

From: Mark Canney, Parks & Recreation

Date: June 3, 2002

Re: Stone Ridge Apartments CUP (Revised0 CUP #1978)

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

1. Provide outdoor recreation plan that includes ½ court basketball, playground (including swing and spring toys), ground surface, shaded seating area. Play equipment needs to meet the consumer safety standards. This information should be available from play equipment manufacturer or representative.

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: Jason Reynolds

DATE: June 3, 2002

DEPARTMENT: Planning

FROM: Chris Schroeder
Jerry Hood

ATTENTION:

DEPARTMENT: Health

CARBONS TO: Bruce Dart, Director
EH File
EH Administration

SUBJECT: Stone Ridge Apartments
SP #1978 CZ #3369

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed Stone Ridge Apartments subdivision. The following items are noted:

Air Pollution

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.

Provisions should be made for retaining as much tree mass as possible. Alternately, the applicant will need to plan for disposal of tree waste by burying on site, grinding, offering for firewood or hauling to the landfill. Permits for open burning of tree waste within the city limits will not be approved and applications for burning within the 3-mile zone are unlikely to be approved.

Sewage Disposal

Sewage disposal is proposed to be the City of Lincoln sewerage collection system.

Water Supply

Water supply is proposed to be the City of Lincoln water supply system.

Erosion Control

During construction means must be taken to prevent wind and water erosion from the site. The Lower Platte South Natural Resources District should be contacted for assistance in this matter.

Swimming Pool

In the Southwest corner of this proposed subdivision is what appears to be a club house with a rectangle and an oval designation behind it. If either of these symbols are a swimming pool the LLCHD must approve the plans for it prior to construction. It would also have to be approved by the State of Nebraska Department of Health and Human Services.