

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat No. 02011
Northern Lights 10th Addition

DATE: July 30, 2002

PROPOSAL: A final plat consisting of 30 lots and two Outlots.

LAND AREA: 33.33 acres more or less.

CONCLUSION: Final plat is in conformance with the preliminary plat.

RECOMMENDATION:

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 77 I.T. located in the Northeast 1/4 of Section 22, Township 10 North, Range 7 East of the 6th P.M., Lincoln, Lancaster County, Nebraska.

LOCATION: N. 84th St. and Elizabeth Drive.

<u>APPLICANT:</u> John Brager	Tom White
P.O. Box 22769	P.O. Box 22296
Lincoln, NE 68542	Lincoln, NE 68542
(402) 421-1627	(402) 421-1604

OWNER: same as applicant

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

EXISTING ZONING: R-3 Residential and RT Residential Transition

EXISTING LAND USE: Open Space

SURROUNDING LAND USE AND ZONING:

North:	B-2 Planned Neighborhood Business	Northwoods Plaza Shopping Center
	R-3 Residential	Vacant/Open Space
South:	R-2 Residential	Single family residential
East:	O-3 Office Park	Southeast Rural Fire Station and Church
	R-2 and R-3 Residential	Single family/two family residential
West:	R-2 Residential	Single family residential

HISTORY: Regent Heights 1st Addition/Northern Lights Preliminary Plat No.95022 was approved by City Council December 2, 1996.

UTILITIES: Available

TRAFFIC ANALYSIS: N. 84th Street is a Urban Principal Arterial. All other streets are local streets.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat.
2. Executive Orders have been approved for the completion of street paving, water mains, sanitary sewer, storm sewers and ornamental lighting. An Agreement for Escrow of Security Fund has been accepted for the completion of sidewalks, street trees, setting permanent monuments and street signs.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

Tom Cajka
Planner

attachments: Information from the applicant.
Technical information.

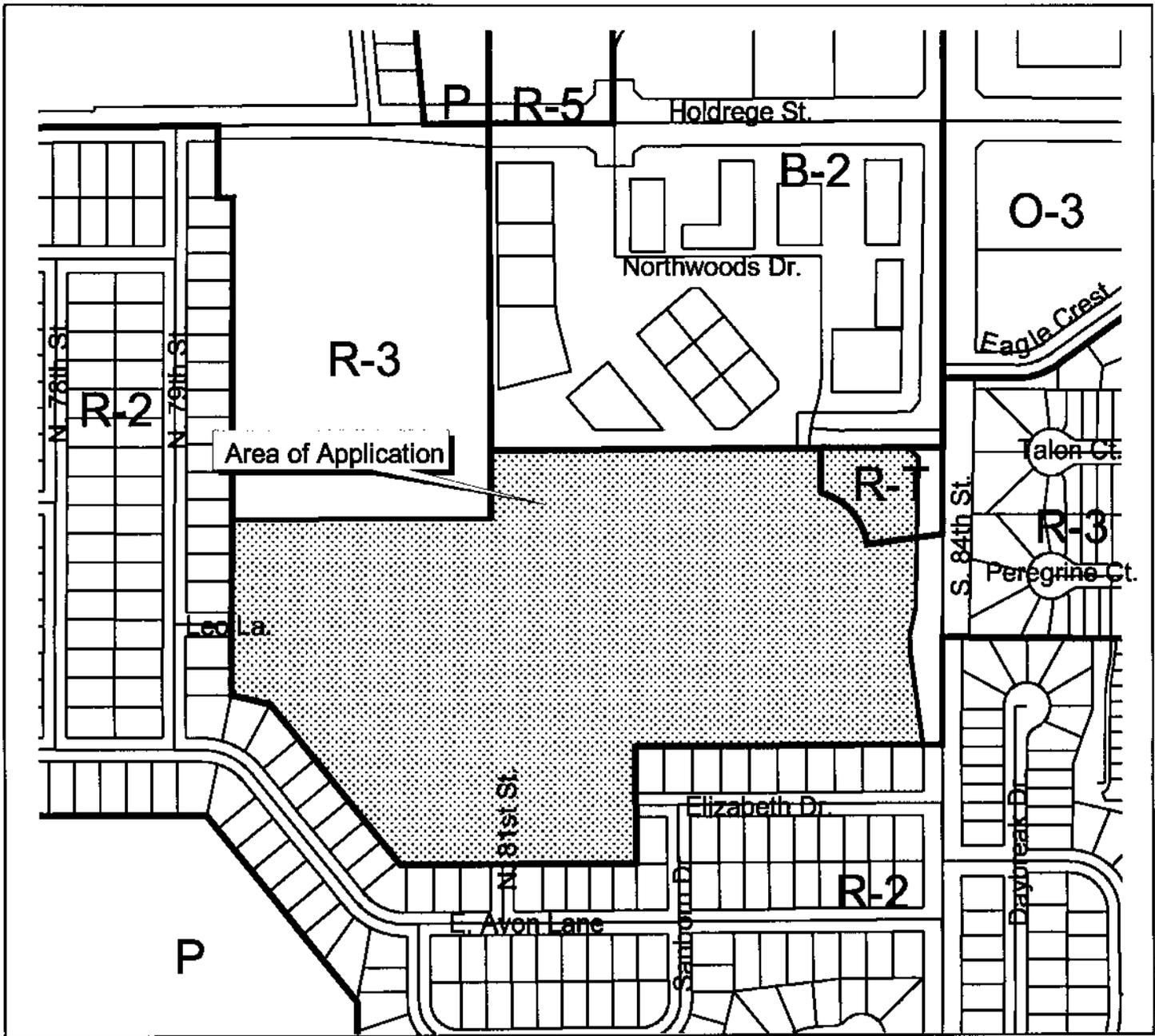


**Final Plat #02011
Northern Lights 10th Add.**



Photograph Date: 1999

Lincoln City - Lancaster County Planning Dept.

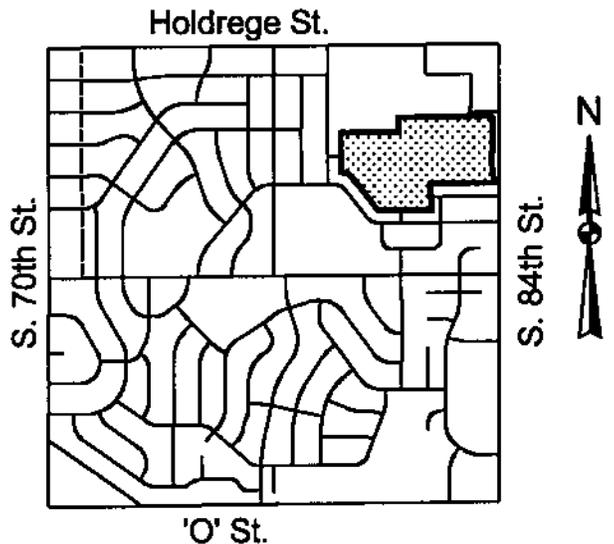
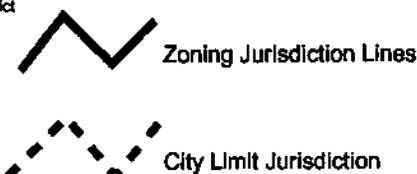


**Final Plat #02011
Northern Lights 10th Add.**

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. 22 T10N R7E



NORTHERN LIGHTS 9TH ADDITION FINAL PLAT

(THIS PLAT BASED UPON PRELIMINARY PLAT
NO. 98031 FOR NORTHERN LIGHTS ADDITION)

SHEET 1: PLAT SHEETS
SHEET 2: AREA TABLE, SURVEYORS CERTIFICATE
SHEET 3: DEDICATION, LIENHOLDERS CONSENT
AND ACKNOWLEDGMENTS AND PLANNING
COMMISSION APPROVAL

OUTLOT "A" 11 NORTHWOODS PLAZA 8
ST. ADD.

P.O.C.
NORTHEAST QUARTER CORNER
SECTION, 22.1 N, 10.18 E.

NORTHWOODS
DRIVE

P.O.B.
N50°00'00"W
63.39'

N00°02'33"W
173.19'

N89°21'11"E-1097.80'
1097.80'
S44°50'36"E
34.84'

S00°57'43"W
107.94'

S00°57'54"W
285.03'

S11°57'37"W
72.38'

S00°00'00"W
29.19'

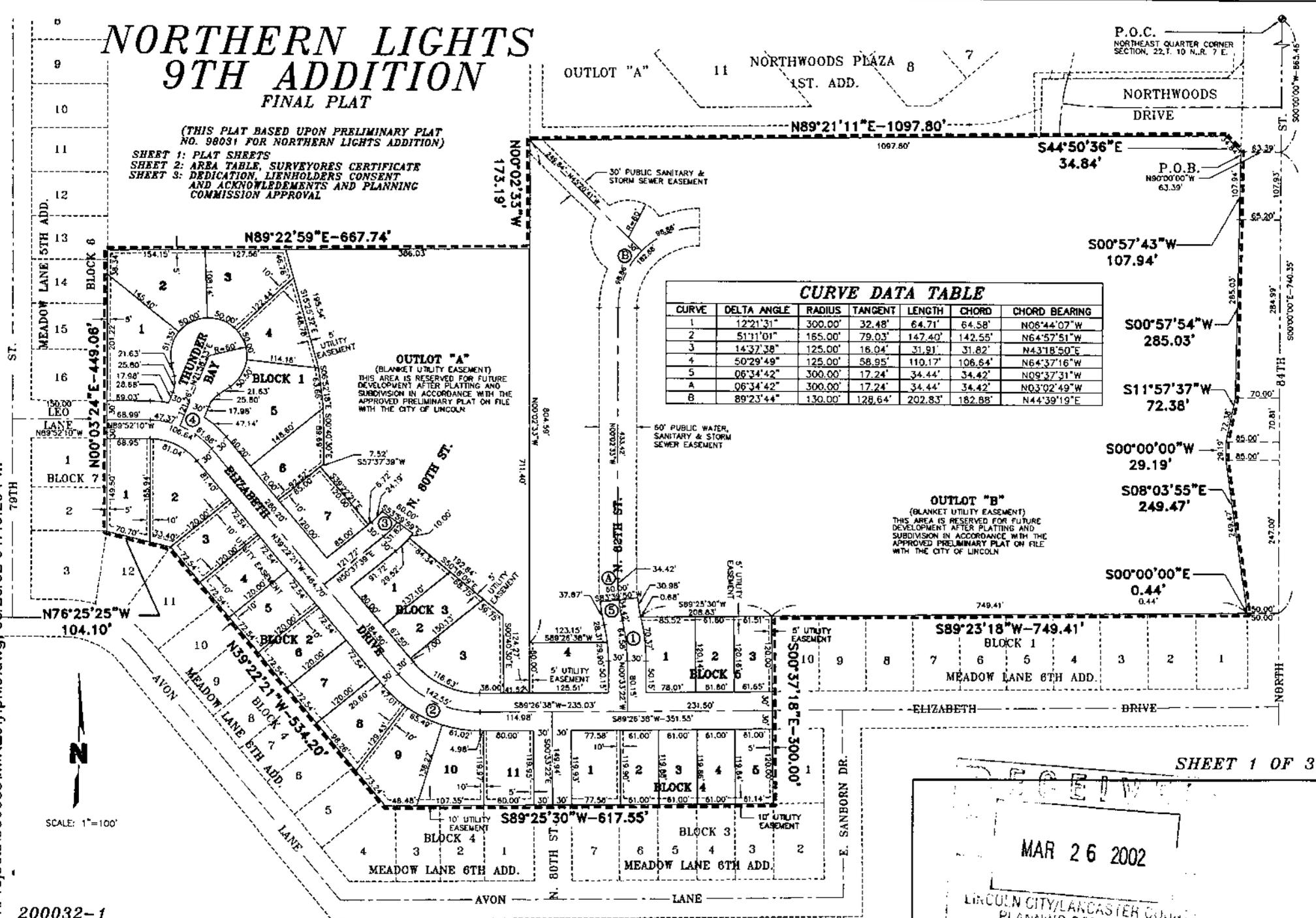
S08°03'55"E
249.47'

S00°00'00"E
0.44'
0.44'

CURVE DATA TABLE						
CURVE	DELTA ANGLE	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
1	12°21'31"	300.00'	32.48'	64.71'	64.58'	N06°44'07"W
2	51°11'01"	165.00'	79.03'	147.40'	142.55'	N64°57'51"E
3	14°37'38"	125.00'	18.04'	31.81'	31.82'	N43°18'50"E
4	50°29'49"	125.00'	58.95'	110.17'	106.64'	N64°37'16"W
5	06°24'42"	300.00'	17.24'	34.44'	34.42'	N09°37'31"W
A	06°34'42"	300.00'	17.24'	34.44'	34.42'	N03°02'49"W
B	89°23'44"	130.00'	128.64'	202.83'	182.88'	N44°39'19"E

OUTLOT "A"
(BLANKET UTILITY EASEMENT)
THIS AREA IS RESERVED FOR FUTURE
DEVELOPMENT AFTER PLATTING AND
SUBDIVISION IN ACCORDANCE WITH THE
APPROVED PRELIMINARY PLAT ON FILE
WITH THE CITY OF LINCOLN.

OUTLOT "B"
(BLANKET UTILITY EASEMENT)
THIS AREA IS RESERVED FOR FUTURE
DEVELOPMENT AFTER PLATTING AND
SUBDIVISION IN ACCORDANCE WITH THE
APPROVED PRELIMINARY PLAT ON FILE
WITH THE CITY OF LINCOLN.



SCALE: 1"=100'

200032-1

SHEET 1 OF 3

RECEIVED
MAR 26 2002
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

Northern lights 10th Hcd
PROJECT NAME

7-16-02
DATE

02011
NUMBER

FINAL PLAT
(12 COPIES minimum)

PLAT _____
LETTER _____

DISTRIBUTION



City Engineer's Office		
Public Works - Survey Check - Bernie Blum		X
L.E.S. - Theobald (3)		
L.E.S. - Hennessy		
Alltel Communications - Al Schroeder-401 S. 21 st St.		
Parks & Recreation- Canney		
Building & Safety (where existing buildings)		
County Engineer (County plats only)		
Post Office - Ron White		
Duncan Ross- Antelope Valley Project		
Ray Hill		
Planner/Pre Plat:		

Please review the attached plans and return your comments to me by 7-23-02
(10 days from submittal)

Please review this application relative to the minimum improvements which your department has responsibility, and please provide the surety amount for those improvements.

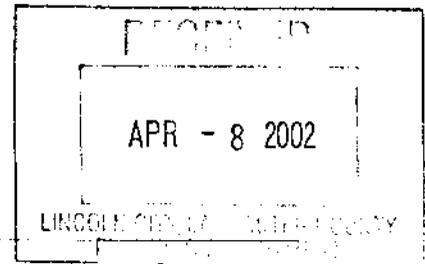
Tom Caska

PROJECT PLANNER

If you have any questions, need additional information or cannot meet the deadline, please let me know.
Phone # 441-7491 FAX # 441-6377

Revised Plans — JULY 24, 2002 BLB — OK

M e m o r a n d u m



To: Tom Cajka, Planning Department

From: Charles W. Baker, Public Works and Utilities *BWB*

Subject: Northern Lights 9th Addition Final Plat # 02011

Date: April 8, 2002 *10^{pm}*

cc: Allan Abbott
Roger Figard
Nicole Fleck-Tooze
Nick McElvain
Mark Bauer

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the Final Plat for Northern Lights 9th Addition located north of 80th and Avon Lane. Public Works has the following comments:

- Storm Sewer - The storm sewer system approved with the preliminary plat is satisfactory. An estimate of \$40,200 has been calculated in conjunction with a proposed executive order for the cost of the construction of the storm sewers within this addition.
- Street Paving - The street paving approved with the preliminary plat is satisfactory. An estimate of \$209,700 has been calculated in conjunction with a proposed executive order for the cost of the construction of the street paving within this addition.
- Water Mains - The water mains approved with the preliminary plat are satisfactory. An estimate of \$67,400 has been calculated in conjunction with a proposed executive order for the cost of the construction of the water mains within this addition.
- Sanitary Sewers - The sanitary sewer system approved with the preliminary plat is satisfactory. An estimate of \$99,800 has been calculated in conjunction with a proposed executive order for the cost of the construction of the sanitary sewers within this addition.
- Ornamental Lighting - An estimate of \$24,000 has been calculated in conjunction with a proposed executive order by Lincoln Electric System for the cost of the installation of the ornamental lighting for this addition.
- Sidewalks - A \$28,200 bond should be required for the construction of the sidewalks within this addition.
- Survey Markers - A \$2,250 bond should be required to guarantee the placement of the permanent survey markers within this addition.

Tom Cajka, Planning
Page 2
April 8, 2002

- Street Signs- A \$460 bond should be required for the installation of the street signs for this addition.

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 locations, 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.

INTER-DEPARTMENT COMMUNICATION

CITY OF LINCOLN PARKS & RECREATION DEPARTMENT

DATE: April 23, 2002

TO: Tom Cajka

SECTION: Planning

FROM: Steve Nosal

SUBJECT: Northern Lights ^{10th} Addition Final Plat #02011

CC:

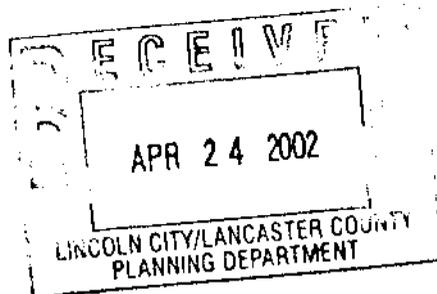
The Lincoln Parks and Recreation staff have reviewed the above and have the following comments to make.

- 1.) The landscape bond amount for the Northern Lights 9th Addition Final Plat #02011 is as follows according to the landscape plan dated 4/12/02.

STREET TREES

<u>STREETS</u>	<u>QTY.</u>	<u>SIZE/TYPE</u>	<u>PRICE*</u>	<u>COST</u>
Elizabeth Dr./ Leo Lane	27	1"cal.B&B or cont. Fraxinus pennsylvanica, "Patmore Ash"	220.00	5940.00
Thunder Bay	5	1"cal.B&B or cont. Malus sp. "Prairifire Crab Apple"	220.00	1100.00
N. 80th St.	2	1"cal.B&B or cont. Quercus rubra "Northern Red Oak"	220.00	440.00
N. 82nd. St.	2	1"cal. B&B or cont. Fraxinus americana, "Autumn Purple Ash"	220.00	440.00
N. 81st. St.	2	1"cal.B&B or cont. Fraxinus americana, "Autumn Purple Ash"	220.00	440.00
TOTAL				\$9360.00

*Includes labor and materials for planting.





OLSSON ASSOCIATES
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS

25 March 2002

Ms. Kathleen L. Sellman
Planning Department
County-City Building
555 South 10th Street
Lincoln, Nebraska 68508

Re: Northern Lights 9th Addition
Final Plat
OA Project No. 99-0688-2-11-502

Dear Kathleen:

Enclosed are 12 prints of the above referenced Final Plat, a check in the amount of \$400.00 for the application fee, the completed application form, and one set of prints reduced to 8½ x 11. The proposed plat is generally located at N. 80th St. and Elizabeth Dr., and more particularly described in the Surveyor's Certificate. The tax status form is being prepared by the County Treasurer and an ownership certificate is being prepared by Union Title.

The proposed plat consists of 30 lots and 2 outlots. The purpose is a final plat of subdivision of lot 77 I.T. The Owners and Developers of this property are Thomas E. White, General Partner, Regent Heights Limited Partnership, 2001 Pine Lake Rd., Lincoln, NE 68512, (402) 421-1604 and John C. Brager, General Partner, Regent Heights Limited Partnership, P.O. Box 22769, Lincoln, NE 68542, (402) 421-1627

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

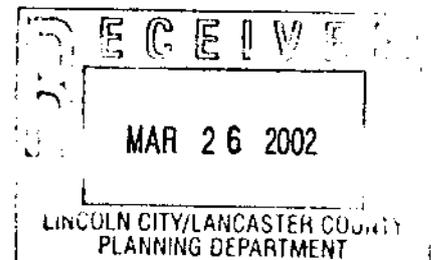
Sincerely,



Michael R. Johnson, R.L.S.

Encls.

cc: John C. Brager
Thomas E. White
Chad Blahak
DaNay Kalkowski



F:\Projects\990688\MIKEJ\LSellman71101.wpd