

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat #01016, Fallbrook 1st Addition

Date: August 2, 2001

PROPOSAL: A final plat consisting of 30 residential lots and 3 outlots.

CONCLUSION: The final plat conforms to the approved preliminary plat.

RECOMMENDATION:

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Outlot "V" Fallbrook Addition located in the southeast 1/4 of Section 34 T11N, R6E of the 6th P.M., City of Lincoln, Lancaster County, Nebraska.

LOCATION: Generally located at N 1st Street and Humphrey Avenue

APPLICANT: Michael Johnson
Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68503
(402)474-6311

OWNER: James P. Abel
NEBCO, Inc.
1815 Y Street
Lincoln, NE 68508
(402)434-1212

EXISTING ZONING: R-3, Residential

EXISTING LAND USE: This site is undeveloped, but some grading has occurred in anticipation of construction.

SURROUNDING LAND USE AND ZONING:

North	Undeveloped Land	R3
South	Undeveloped Land, Agriculture	O3, AG
East	Single-family Residential	AG
West	Undeveloped Land	B2, R3

HISTORY: Fallbrook Addition Preliminary Plat No. 99023 was approved by the Planning Commission on **December 1, 1999.**

ANALYSIS:

1. The Final Plat conforms to the approved preliminary plat.

2. A subdivision agreement is required and will be submitted to the owners for their signature.
3. Executive orders and escrows have been approved for the completion of the required improvements.

Prepared by:

Becky Horner
Planner

attachments: Information from applicant
Technical information

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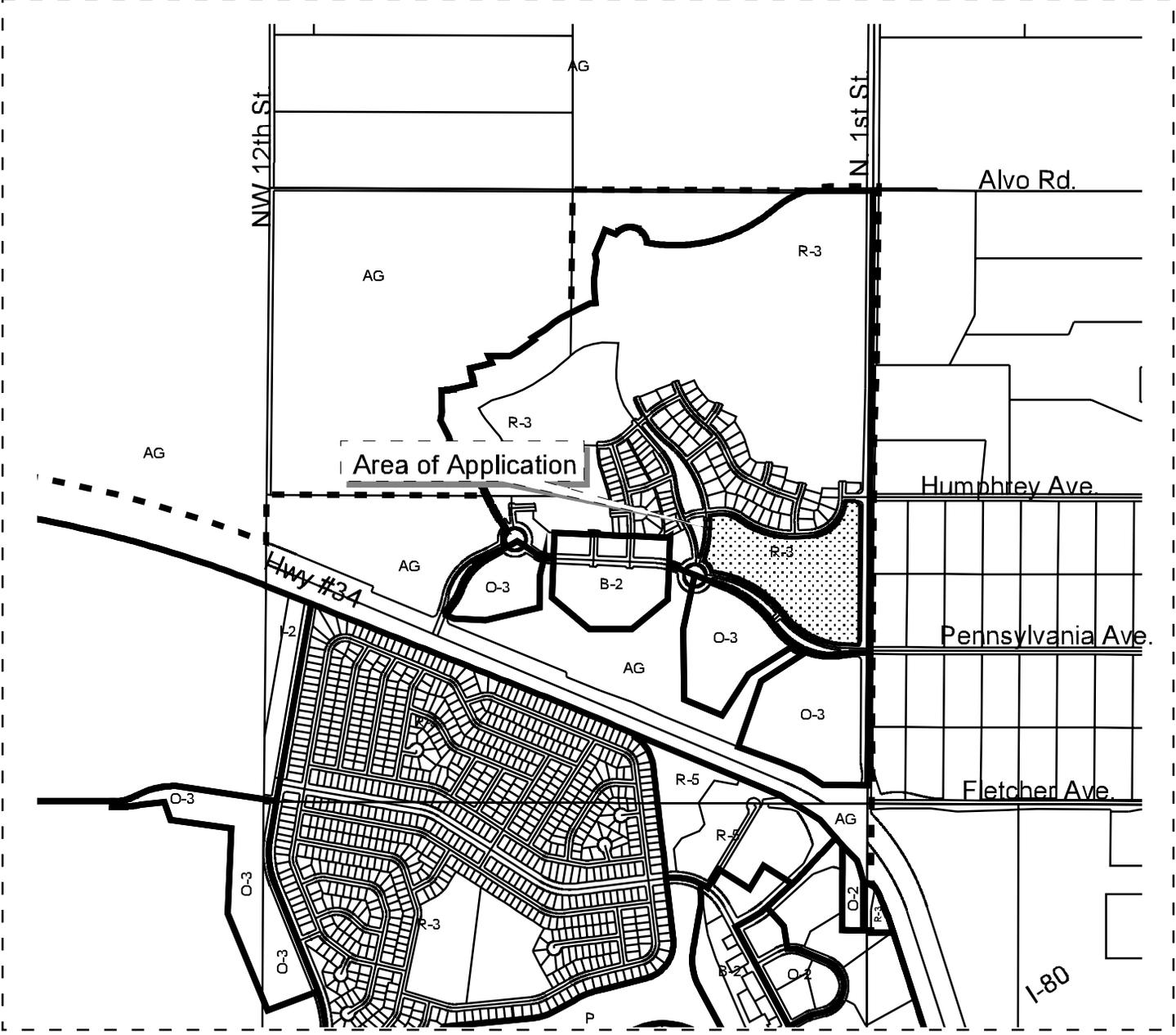


**Final Plat #01016
Fallbrook 1st Add
Hwy 34 & N. 1st**



Photograph Date: 1997 & 1999

Lincoln City - Lancaster County Planning Dept.

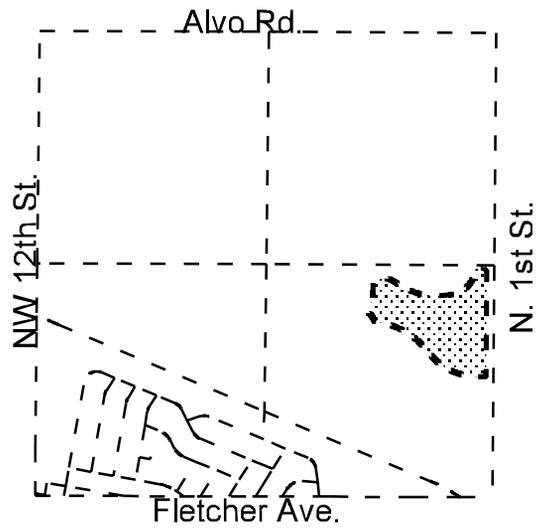


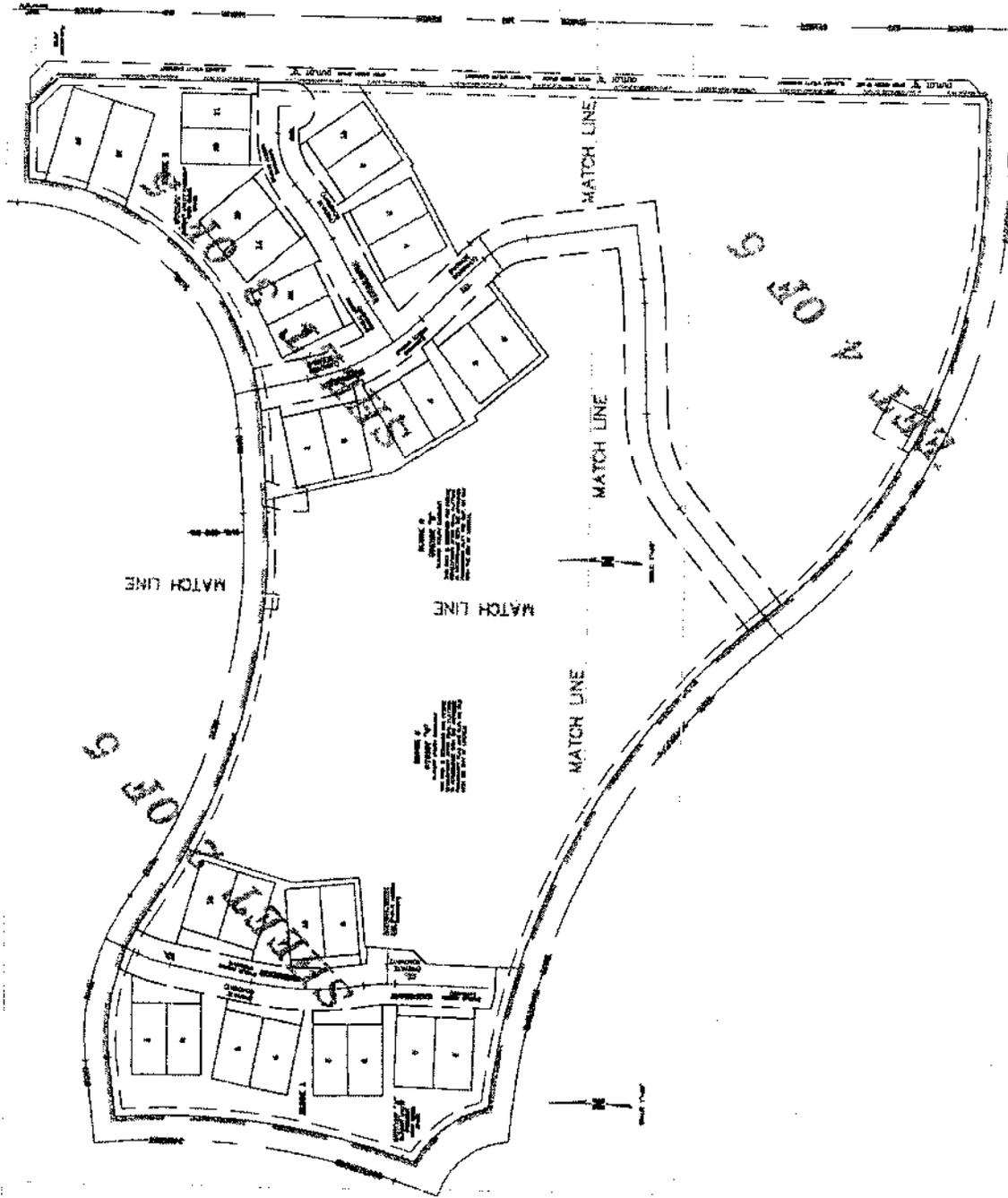
**Final Plat #01016
Fallbrook 1st Add
Hwy 34 & N. 1st**

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. 34 T11N R6E





Final Plat #01016
 Fallbrook 1st Addition

 North
 Date: 8/2/01 North

INTER-DEPARTMENT COMMUNICATION
CITY OF LINCOLN
PARKS & RECREATION DEPARTMENT

DATE: June 27, 2001
TO: Kay Liang
SECTION: Planning
FROM: Steve Nosal
SUBJECT: Fallbrook 1st. Addition Final Plat #010016
REVISED

Forwarded 7-6-01

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

- 1.) The landscape bond amount for the Fallbrook 1st. Addition Final Plat #01016 is as follows according to the landscape plan dated February, 2001.

STREET TREES

<u>STREETS</u>	<u>QTY.</u>	<u>SIZE/TYPE</u>	<u>PRICE*</u>	<u>COST</u>
Fallbrook Blvd.	3	1"cal.B&B or cont. Acer platanoides "Red Sunset Maple"	220.00	660.00
Fallbrook Blvd.	2	1"cal.B&B or cont. Quercus rubra "Red Oak"	220.00	440.00
Fallbrook Blvd.	1	1"cal.B&B or cont. Fraxinus americana "Autumn Purple Ash"	220.00	220.00
Stonebrook Pkwy	2	1"cal.B&B or cont. Quercus rubra "Red Oak"	220.00	440.00
Stonebrook Pkwy.	1	1"cal.B&B or cont. Acer freemanii "Autumn Blaze Maple"	220.00	220.00
Stonebrook Pkwy.	2	1"cal.B&B or cont. Acer platanoides "Red Sunset Maple"	220.00	440.00
Stonebrook Pky.	2	1"cal.B&B Fraxinus pennsylvanica "Patmore Ash Ash"	220.00	440.00
Humphery Ave.	2	1"cal.B&B or cont. Acer freemanii "Autumn Blaze Maple"	220.00	440.00
North 1st. St.	11	1"cal.B&B or cont. Malus "Prairifire Crab"	220.00	2420.00
Blue Sage Blvd.	9	1"cal.B&B or cont. Tilia cordata "Redmond Linden"	220.00	1980.00
Blue Sage Blvd.	6	1"cal.B&B or cont. Acer platanoides "Deborah Maple"	220.00	1320.00
Windflower Rd.	13	1"cal.B&B or cont. Gleditsia triacanthos "Skyline Honeylocust"	220.00	2860.00
Windflower Cr.	15	1"cal.B&B or cont. Pyrus calleryana "Aristocrat Pear"	220.00	3300.00
Saltgrass Rd.	13	1"cal.B&B or cont. Acer platanoides "Emerald Queen Maple"	220.00	2860.00
TOTAL				918040.00

LANDSCAPE SCREEN

North 1st. St.	4	4'-5'ht.B&B or cont. Picea pungens "Colorado Spruce"	220.00	880.00
North 1st. St.	4	4'-5'ht.B&B or cont. Picea glauca "Black Hills Spruce"	220.00	880.00
North 1st. St.	4	4'-5'ht.B&B or cont. Picea abiea "Norway Spruce"	220.00	880.00
North 1st. St.	1	4'-5'ht.B&B or cont. Picea omorika "Serbian Spruce"	220.00	<u>220.00</u>
TOTAL.....				\$2860.00

*Includes labor and materials for planting.



INTER-DEPARTMENT COMMUNICATION

DATE May 21, 2001

TO Kay Liang, City Planning

FROM Sharon Theobald
(Ext. 7640)

SUBJECT DEDICATED EASEMENTS
DN #65N-2W

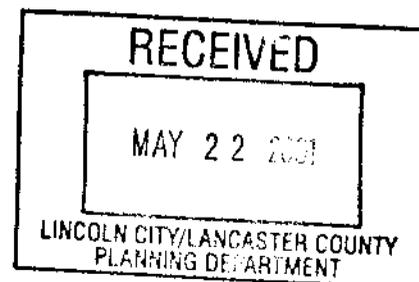
Attached is the Final Plat for Fallbrook 1st Addition.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will not require any additional easements.

Sharon Theobald

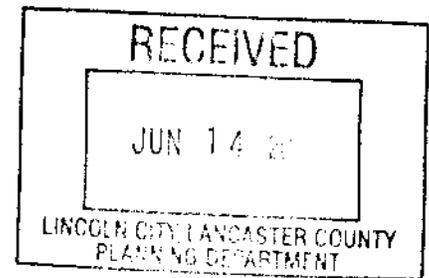
ST/br
Attachment
c: Terry Wiebke
Easement File

OFFICEFO/DEDEAS.Frm



Memorandum

To: Kay Liang, Planning Department
From: Gary Lacy, Public Works and Utilities *GLL*
Subject: Final Plat #01016, Fallbrook 1st Addition
Date: June 14th, 2001
cc: Roger Figard, Nicole Fleck-Tooze



The City Engineer's Office of the Department of Public Works and Utilities has reviewed the Final Plat #01016 for Fallbrook 1st Addition. Public Works has the following comments:

Storm Sewer- The storm sewer system approved with the preliminary plat is satisfactory. An estimate of \$32,900 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 \$70,700 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 \$50,400 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 \$42,100 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 \$14,000 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 \$27,700 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.

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

Kay Liang, Planning Department

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June 14th, 2001

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.

SE
3A-11-10
B-17

TRANSMITTAL MEMO

Fallbrook 1st Add FP # 01010
PROJECT NAME AND NUMBER

PLANNING DEPT.
555 S. 10th ST., #213

7/26/01
DATE

FINAL PLAT
(12 COPIES minimum)

Becky H
CHECKED IN BY:

LETTER
PLAT

DISTRIBUTION

City Engineer's Office		
Public Works - Survey Check - Bernie Blum	X	X
L.E.S. - Theobald (3)		
L.E.S. - Lahman		
Alltel Communications - Al Schroeder-401 S. 21st St.		
Building & Safety / Fire Prevention - Bob Fiedler		
Parks & Recreation		
Building & Safety (where existing buildings)		
County Engineer (County plats only)		
Ray Hill		
Planner/Pre Plat:		

Please review the attached plans and return your comments to me by 7/30/01
(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.

Becky Horner
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

JULY 31, 2001 BJB & SJT - OK