

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

P.A.S.: Annexation #02006 **DATE:** October 30, 2002
Change of Zone #3373
Preliminary Plat #02016 - Pine Lake Plaza
Use Permit #145

SCHEDULED PLANNING COMMISSION MEETING: November 13, 2002

PROPOSAL: ANN#02006 - To annex all of Lots 34, 49, 50, 51, 52 and 53 I.T's., and adjacent public rights-of-way.

CZ#3373 - A change of zone from AGR to R-3 and O-3.

PP#02016 - Creates 9 lots for residential development, 12 for office/commercial, and three outlots.

UP#145 - To allow 192, 900 square feet of office and commercial floor area.

WAIVER REQUESTS:

1. To side yard setback for Lots 1, 2, 6 and 7, Block 1; Lots 3 and 4, Block 3.
2. Intersection platform at Eiger Drive and Highway 2.
3. Non-radial or perpendicular side lot lines.
4. Construction of Pine Lake Road to an urban cross-section.
5. Turning Lane length on South 84th Street at Eiger Drive.
6. Sanitary Sewer lines running opposite street grades and exceeding maximum allowed depth.
7. Sidewalks along the west side of South 84th Street, along the south side of Pine Lake Road, and along the north side of Highway 2.
8. To exceed the maximum block length of 1,320 feet.
9. Pedestrian way easement on Block 3.

LAND AREA: Approximately 39.9 acres.

CONCLUSION: With a signed annexation agreement to guarantee participation in required improvements and with minor modifications to the plat, this

annexation, change of zone, use permit and preliminary plat are consistent with the Comprehensive Plan.

RECOMMENDATION:	Annexation #02006	Conditional Approval
	Change of Zone #3373	Approval
	Preliminary Plat #02016	Conditional Approval
	Use Permit #145	Conditional Approval
WAIVER REQUESTS		
	Side Yard Setback	Approval
	Intersection Platform	Denial
	Non-radial or Perpendicular Lot Lines	Approval
	Reconstruct Pine Lake Road	Denial
	Turning Lane Length on South 84 th at Eiger Drive	Denial
	Sanitary Sewer Depth and Grade	Approval
	Sidewalks along South 84 th and Pine Lake Road	Denial
	Sidewalk along Highway 2	Approval
	Excess Block Length	Approval
	Pedestrian Easement	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION:

Annexation #02006 - All of Lots 34, 49, 50, 51, 52 and 53 I.T's., and adjacent public rights-of-way.

Change of Zone #3373 - See attached.

Preliminary Plat #02016 - See attached.

Use Permit #145 - See attached.

LOCATION: Northwest of the intersection of South 84th Street and Highway 2.

APPLICANT: Pine Lake Development, LLC
3600 Village Drive, Suite 140
Lincoln, NE 68516
(402) 434-5650

OWNERS: Pine Lake Development, LLC
3600 Village Drive, Suite 140
Lincoln, NE 68516
(402) 434-5650

Mid-America Union Conference
Association of Seventh Day
Adventists
PO Box 6128
Lincoln, NE 68506
(402) 484-3000

Stan and Grace Portsche
5020 M Street
Lincoln, NE 68510
(402) 488-1120

CONTACT: Robert Dean
EDC
630 North Cotner Blvd Suite 105
Lincoln, NE 68505

EXISTING ZONING: AGR Agricultural Residential

EXISTING LAND USE: Church, single-family residential, and vacant.

SURROUNDING LAND USE AND ZONING:

North:	Residential	AGR
South:	Vacant, Residential	AG, AGR
East:	Regional Center under development	B-5
West:	Residential	AGR

COMPREHENSIVE PLAN SPECIFICATIONS:

Page F25 - This area is designated for commercial land use on the Future Land Use Map.

Page F27 - This area is shown within the City's Future Service Limit.

Page 8 - The area of this plat is included in Figure 2 of the Southeast Lincoln/Highway 2 Subarea Plan.

HISTORY: Preliminary Plat was submitted **July 28, 2002**.
Planning Director's letter was sent **August 28, 2002**.
Revised preliminary plat was submitted **October 11, 2002**.

UTILITIES: This site is located within the City's Future Service Limit, and City water and sewer service can be provided. Electricity, telephone and cable service can also be provided.

TRAFFIC ANALYSIS: South 84th Street and Highway 2 are both considered principal arterials in the Comprehensive Plan. In the Southeast Lincoln/Highway 2 Subarea Plan, South 84th Street is scheduled for reconstruction adjacent to this site. As part of that project, South 84th Street will be relocated east approximately 150'. The existing Pine Lake Road and South 84th Street intersection is scheduled to be moved north approximately 250'.

This plat takes access to Highway 2 via the existing Pine Lake Road intersection, to South 84th Street at Eiger Drive, and to Pine Lake Road at South 82nd Street. Roadway improvements in this area are based upon the traffic demand anticipated by the land uses shown on the Future Land Use Map of the Comprehensive Plan.

ANALYSIS:

1. This site must be annexed to receive municipal services, and as a result an annexation agreement is required in conjunction with this development. The agreement will stipulate the timing and the amount of contribution the owners are responsible for concerning oversized water mains in Eiger Drive and South 84th Street, and for street improvements in adjacent streets.

The application to annex Pine Lake S.I.D, adjacent to the north of this development, is pending consideration before City Council. The Planning Commission recommended approval on June 10, 2002, with consideration by the City Council delayed until sanitary sewer service could be provided to the area. Sewer service has been extended to Parker's Landing subdivision north of Pine Lake S.I.D., and provisions to extend the line to the S.I.D are included in the preliminary plat of Edenton Woods - a proposed residential development immediately west of Pine Lake S.I.D. It is anticipated that connection will be made in the Spring of 2003.

2. It is noted in the attached review from Public Works dated October 22, 2002, that the additional information was required to make a determination concerning the waiver to sewer depth. Since that review, Public Works has reviewed additional information that has been submitted and is recommending approval of the waiver.
3. The grading and drainage plan must be revised, and reviewed and approved by Public Works. This includes showing Pine Lake Road graded to an urban cross-section, providing an easement to accommodate drainage for detention cell #1, and providing the required information for storm water detention. Pine Lake Road is currently only improved to a rural cross-section, and will not be adequate to handle the anticipated traffic that will be generated as a result of this development.
4. The plat shows the proposed street layout that includes vacating a portion of Pine Lake Road, with the primary connection as South 82nd Street. A Westshore Drive connection to Eiger Drive is also shown. The grade at the Highway 2 intersection does not meet design standards and is unsatisfactory. Considering the anticipated volume of traffic as a result of this development, improvements to the intersection are warranted, and the waiver to the design standard to allow the existing grade to remain is not appropriate. It should also be noted that the applicant needs to submit a separate petition to vacate Pine Lake Road.

5. During developer negotiations and in the Director's Letter review of this plat, City staff has repeatedly stated an objection to allowing Lot 6, Block 3 driveway access onto South 84th Street. The intent of the sub-area plan and planned improvements to South 84th Street have never included an access point at this location - access from this development to South 84th Street is provided by Eiger Drive. It is noted in the staff review that even if this drive were approved, the grading plan submitted does not work.
6. A waiver to design standard has been requested to reduce the length of the southbound, right-turn lane in South 84th Street at Eiger Drive from 250' to 150'. Because this is the primary entrance to the development, and a significant amount of the anticipated traffic to this site will be from the north on South 84th Street, Public Works does not support this waiver request and recommends that the required 250' long turn lane be provided for adequate vehicle queuing capacity.
7. A waiver to sidewalks along South 84th Street, along Pine Lake Road, and along Highway 2 has been requested. The applicant was asked to provide justification to waive the sidewalks along South 84th Street and along Pine Lake Road, however the rationale provided does not demonstrate any hardship or unique circumstance to support the waiver, and the sidewalks should be constructed. In the case of Highway 2, City staff agrees a sidewalk is unnecessary and supports this waiver request.
8. The owner of Lot 34 I.T. is not participating in this development and this lot is not included in the change of zone, use permit or preliminary plat. As a result, the tract is not integrated, and there is no provision to provide access to it to accommodate future development. An access easement must be provided with this plat to prevent isolated development from occurring. Additionally, the grading plan effectively prohibits any future integration of this tract into the plat due to the proposed change in grade along Eiger Drive. The grading plan must be revised to accommodate the future inclusion of this parcel into the center.
9. A waiver to the sideyard setback for Lots 1, 2, 6 and 7, Block 1, and Lots 3 and 4, Block 3 have been requested. Consistent with the subarea plan, the wetlands and drainage areas through this site are being left largely undisturbed, and the street pattern and lot layout are designed around these areas. This waiver request is specifically for those lots that are adjacent to the outlots that are being created to preserve open space and detention areas. It was previously noted in the Director's Letter to the applicant that the waiver is appropriate. Additionally, for the same reasons the waiver to radial or non-perpendicular lot lines is also appropriate.
10. A waiver to excess block length and the required pedestrian easement for a sidewalk has been requested. The block in question is Block 3, which extends along the south edge of the plat adjacent to Highway 2. While it exceeds 1,320' in length, the fact that it is adjacent to Highway 2 diminishes the concern over block length as no access to

Highway 2 will be allowed along this frontage. Additionally, there will be no sidewalks along Highway 2, so a pedestrian easement through the block will serve no purpose.

11. The use permit proposes 192,900 square feet of office/commercial floor area on 12 lots. A private roadway is shown providing access to three of these lots, Lots 4, 5 and 6, Block 3, but the setback to the building envelopes on these lots must be shown. Additionally, the Southeast Lincoln/Highway 2 Subarea Plan shows open green space along the Highway 2 corridor in this area. Appian Way, the regional shopping center east of South 84th Street, was required to maintain a minimum 200' setback from the centerline of Highway 2 along this frontage to provide for open space. This development generally maintains that setback, with the exception of the building envelopes on Lots 4 and 5, Block 3. If those envelopes are shifted approximately 10' to 50' to the north (the right-of-way is irregular and varies at this location), a consistent setback along Highway 2 can be maintained, while still allowing for adequate setbacks from internal lot lines and private roadways with little impact upon the development. Also, a specific site plan is shown for Lot 1, Block 1 and must be revised to show all required parking lot screening and landscaping required by the Design Standards.

Provided the building envelopes on Lots 4 and 5, Block 3 are modified as noted above, and all required landscaping is shown for Lot 1, Block 1, the configuration of lots and open space is consistent with the Comprehensive Plan, and complies with the requirements of the Zoning Ordinance.

CONDITIONS:

Annexation #02006

1. A signed annexation agreement with the City of Lincoln.

Preliminary Plat #02016

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans and 6 copies to the Planning Department, the preliminary plat will be scheduled on the City Council's agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Revise the preliminary plat to show:
 - 1.1.1 Pine Lake Road graded to an urban cross-section including curb and gutter.
 - 1.1.2 An easement to accommodate drainage for detention cell #1.

- 1.1.3 A revised intersection platform for Eiger Drive and Highway 2 that meets design standards.
 - 1.1.4 The driveway from Lot 6, Block 3 to South 84th Street deleted.
 - 1.1.5 A 250' right-turn, southbound lane in South 84th Street.
 - 1.1.6 Sidewalks along both sides of Eiger Drive, South 82nd Street, Alcrom Court, along the west side of South 84th Street, and along the south side of Pine Lake Road.
 - 1.1.7 A revised grading plan integrating Lot 34 I.T into the plat, along with an access easement from Eiger Drive to the lot.
 - 1.1.8 Revise Note #21 to indicate sidewalks will be provided along both sides of the streets except Highway 2.
 - 1.1.9 Revise Note #26 to indicate Alcrom Court instead of Alpine Drive.
 - 1.1.10 Delete Note #28.
 - 1.1.11 Combine and restate the intent of Notes 35 and 36. It is unclear what they mean.
 - 1.1.12 Provide easements per the L.E.S. review dated October 24, 2002.
- 1.2 The applicant submits a revised grading and drainage plan for review and approval by Public Works and Utilities.
2. The City Council approves associated requests:
 - 2.1 Annexation #02006.
 - 2.2 Change of Zone #3373.
 - 2.3 Use Permit #145 with a waiver to side yard setback.
 - 2.4 An waiver to Design Standards to permit sewer depth in excess of allowed depth.
 - 2.5 A modification to the requirements of the land subdivision ordinance to permit an over-length block with no pedestrian easement; lot lines not radial or perpendicular to streets; and, no sidewalk along Highway 2.

General:

3. Final Plats will be scheduled on the Planning Commission agenda after:
 - 3.1 The subdivider has completed or posted a surety to guarantee the completion of the public streets, private roadway improvements, 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:
 - 3.2.1 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.
 - 3.2.2 To complete the private improvements shown on the preliminary plat and Use Permit.
 - 3.2.3 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.
 - 3.2.4 To continuously and regularly maintain the street trees along the private roadways and landscape screens.
 - 3.2.5 To submit to the lot buyers and home builders a copy of the soil analysis.
 - 3.2.6 To pay all improvement costs except as provided in the annexation agreement.
 - 3.2.7 To comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.
 - 3.2.8 To protect the trees that are indicated to remain during construction and development.
 - 3.2.9 To properly and continuously maintain and supervise the private facilities which have common use or benefit, 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, and that these are the responsibility of the land owner.

- 3.2.10 To relinquish the right of direct vehicular access to South 84th Street from Lots 5 and 6, Block 2, and Lot 6 and Outlot C, Block 3.
- 3.2.11 To relinquish the right of direct vehicular access from Block 3, Lots 1 through 6 and Outlot "B" to Highway 2.
- 3.3 The owners submit and have approved a petition to vacate that portion of Pine Lake Road shown on the plat as being vacated.
- 3.3 The owners enter into an annexation agreement with the City of Lincoln.

Use Permit #145

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 The building envelopes for Lots 4 and 5, Block 3 relocated north to maintain a 200' separation from the centerline of Highway 2 consistent with the other lots in the development.
 - 1.1.2 All setback dimensions throughout the development, including the setback from the private roadway to the building envelopes on adjacent lots.
 - 1.1.3 All required screening and landscaping for Lot 1, Block 1.
 - 1.1.4 The Landscape Notes on Sheet 7 of 7 revised to include a Note #4 that states "All landscaping shall be done in accordance with City of Lincoln Design Standards".
- 2. This approval permits 192,900 square feet of office/commercial floor area with a waiver to side yard setback.

General:

- 3. Before receiving building permits:
 - 3.1 Landscaping shall be provided in accordance with the City of Lincoln Design Standards.
 - 3.2 The construction plans shall comply with the approved plans.

Standard:

4. The following conditions are applicable to all requests:
 - 4.1 Before occupying the buildings 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 property owners 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.

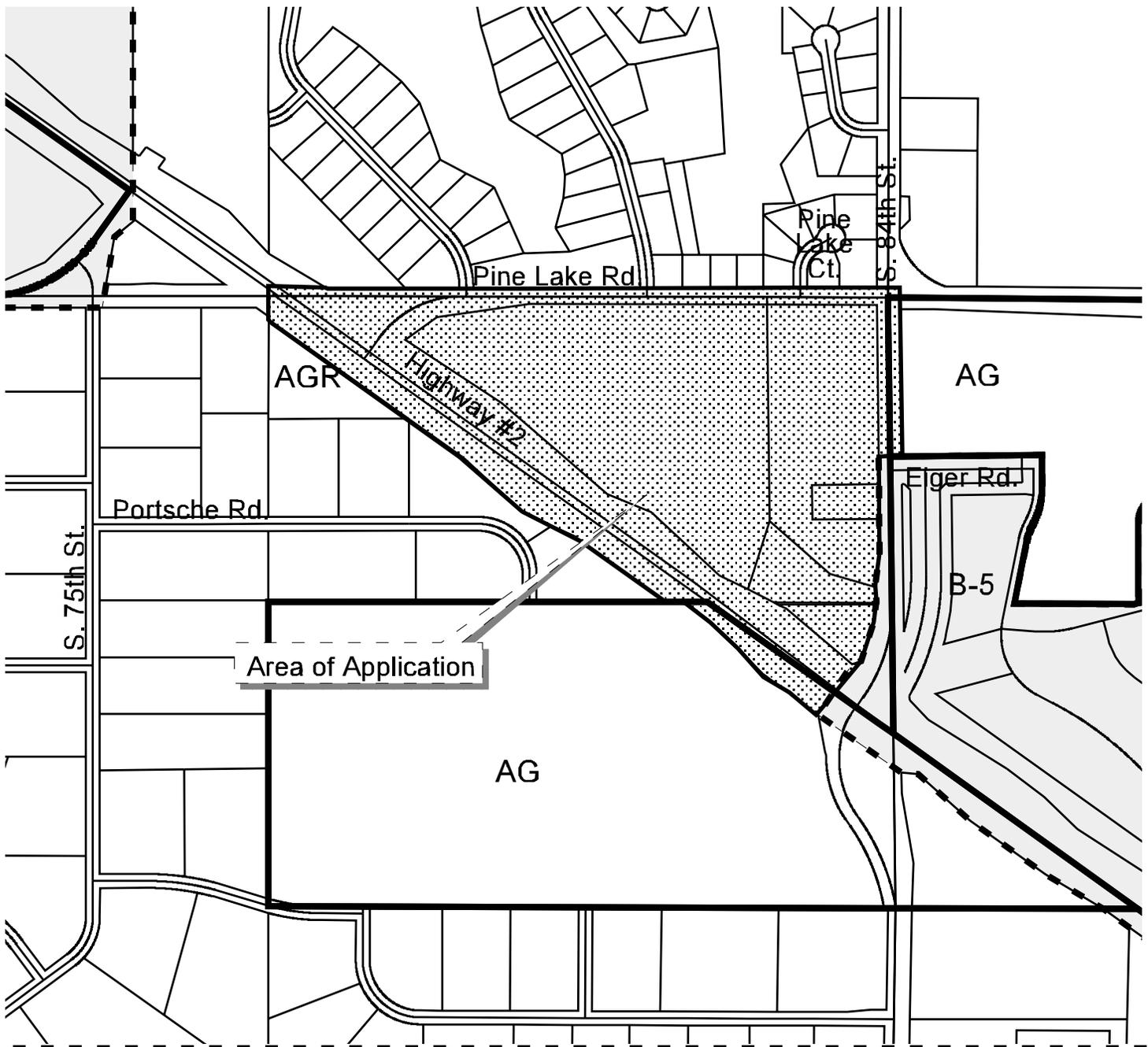
Prepared by:

Planner
Brian Will, AICP



**Annexation #02006
Pine Lake Plaza
S. 84th & Pine Lake Rd.**



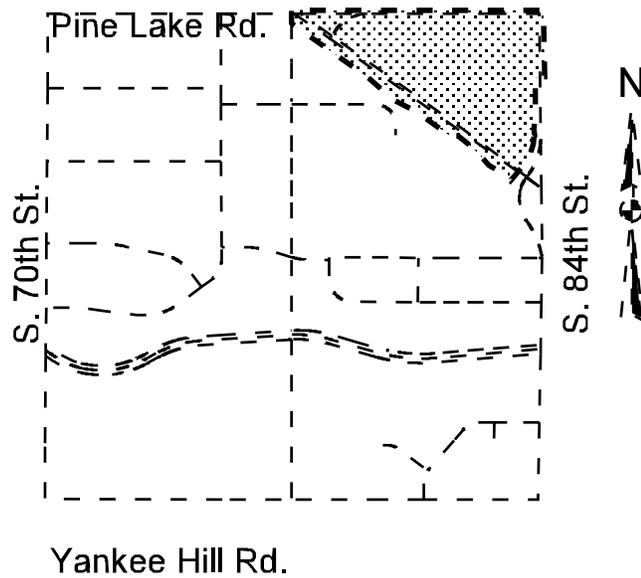


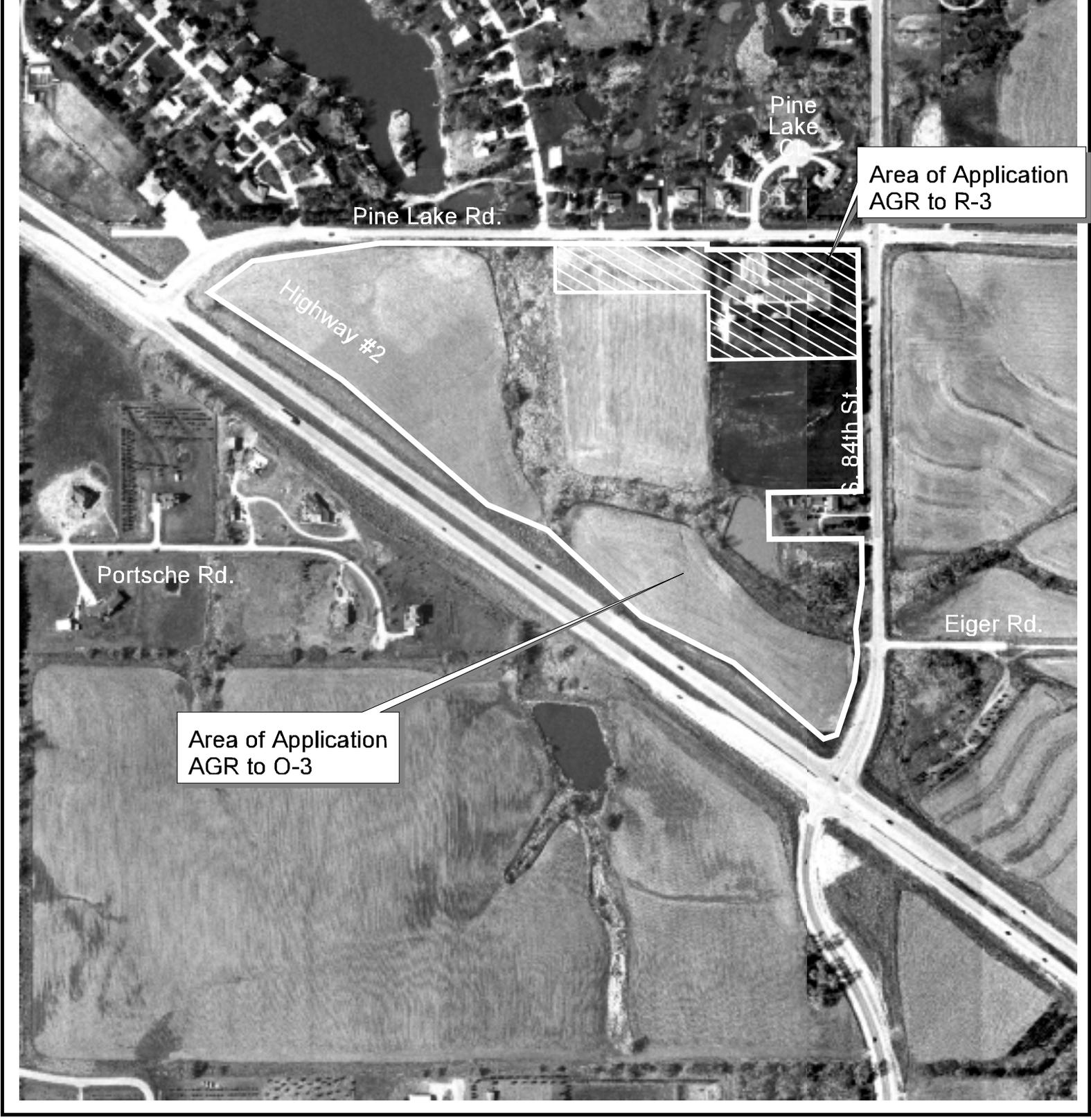
**Annexation #02006
Pine Lake Plaza
S. 84th & Pine Lake Rd.**

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
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- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

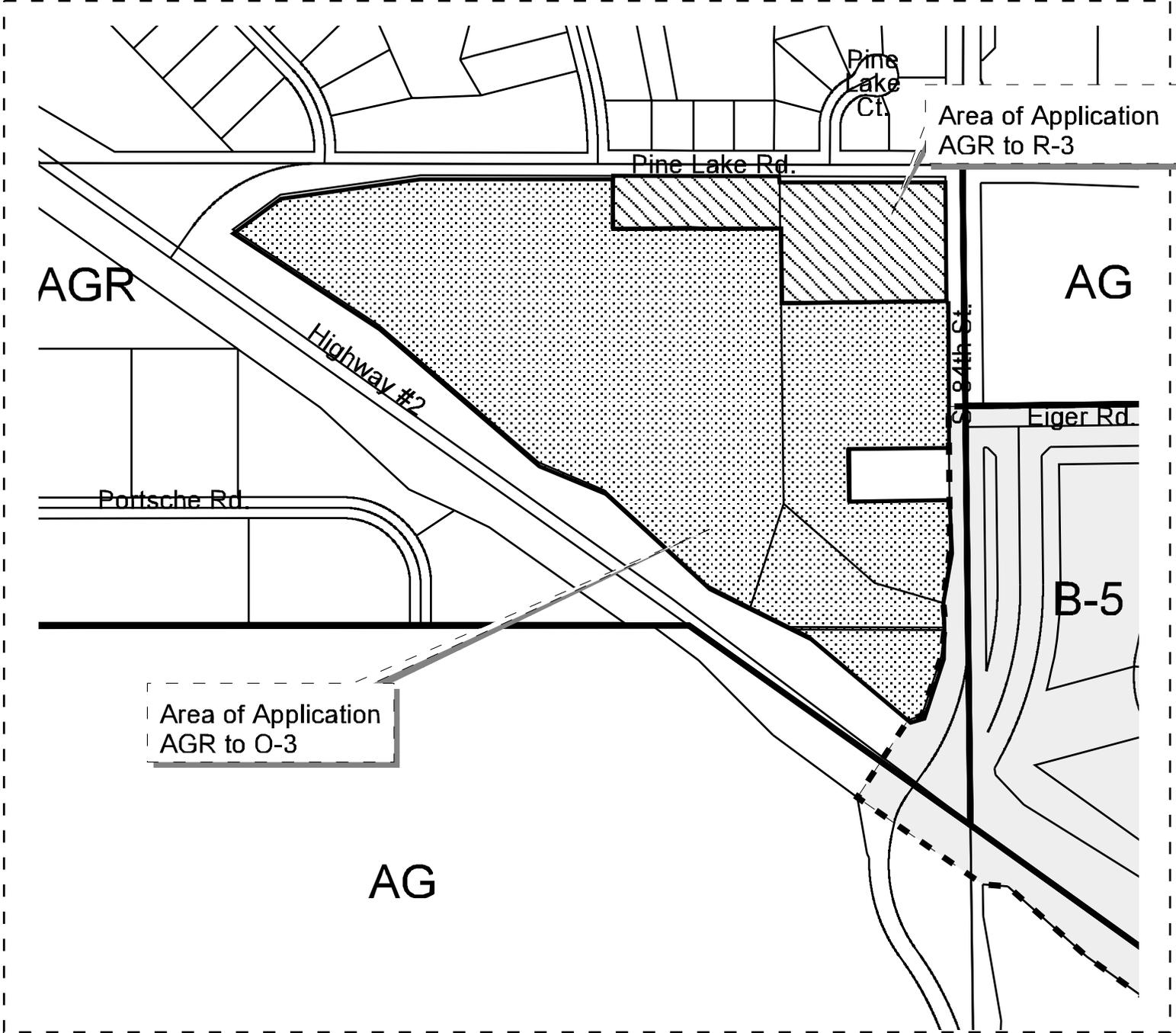
One Square Mile
Sec. 22 T9N R7E





**Change of Zone #3373
Pine Lake Plaza
S. 84th & Pine Lake Rd.**



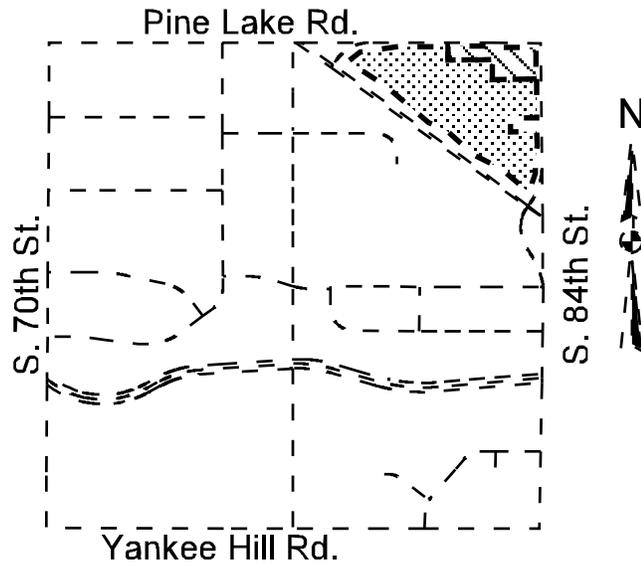


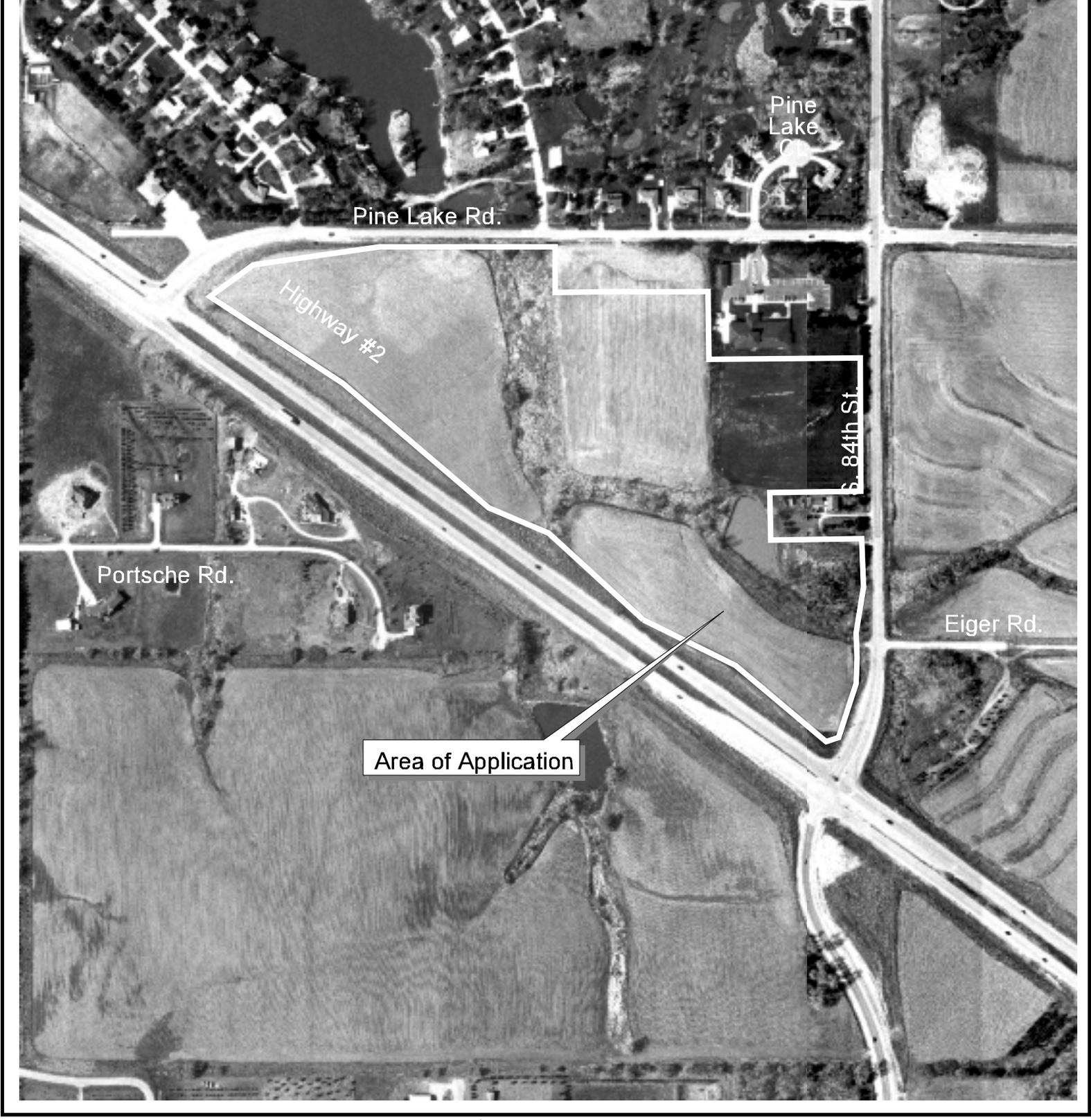
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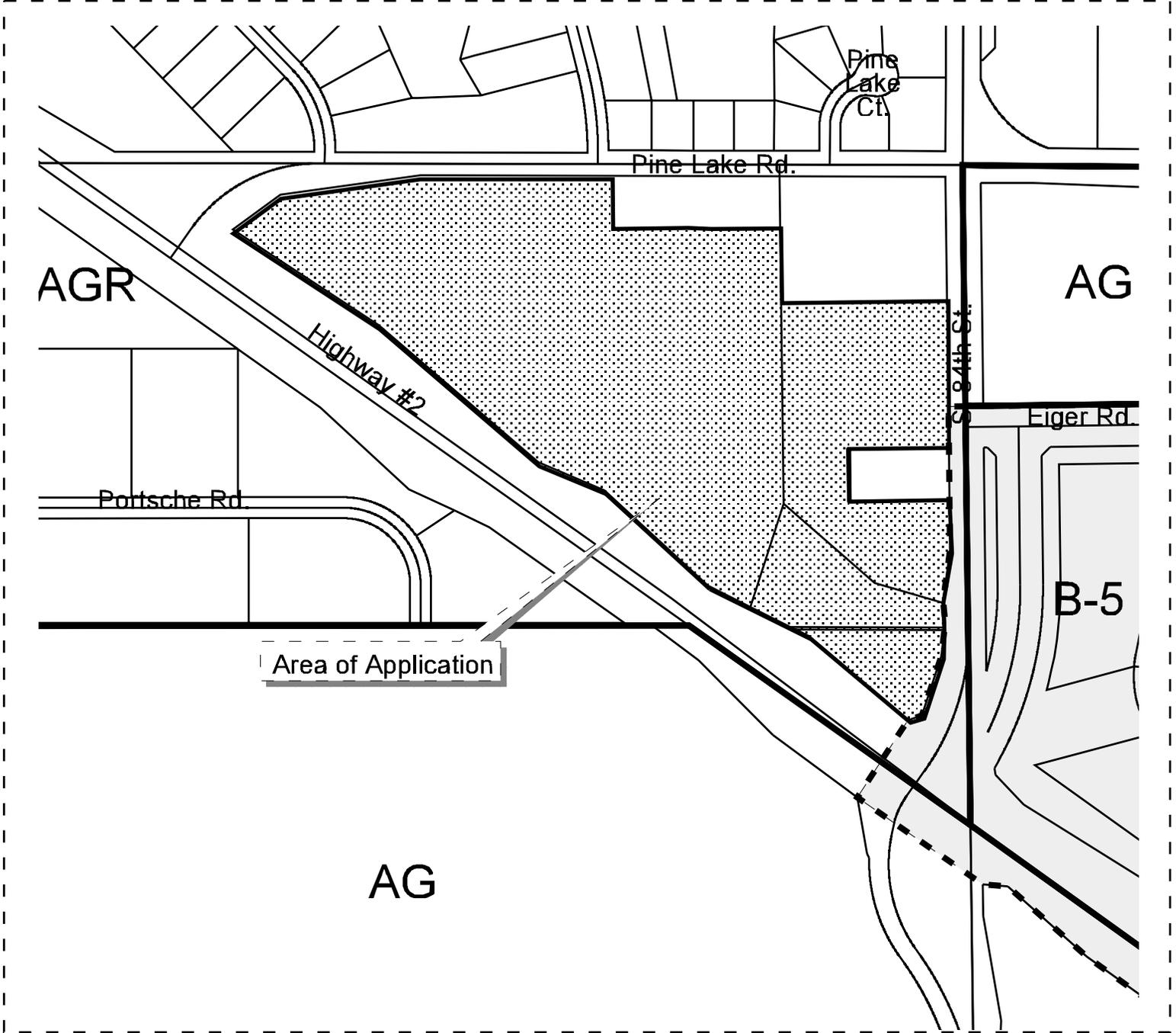
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**Use Permit #145
Pine Lake Plaza
S. 84th & Pine Lake Rd.**



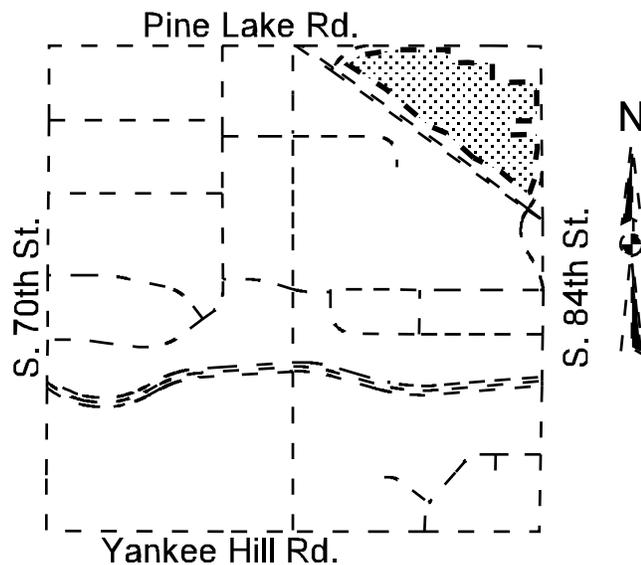
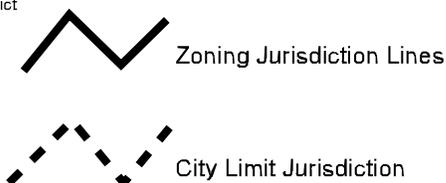


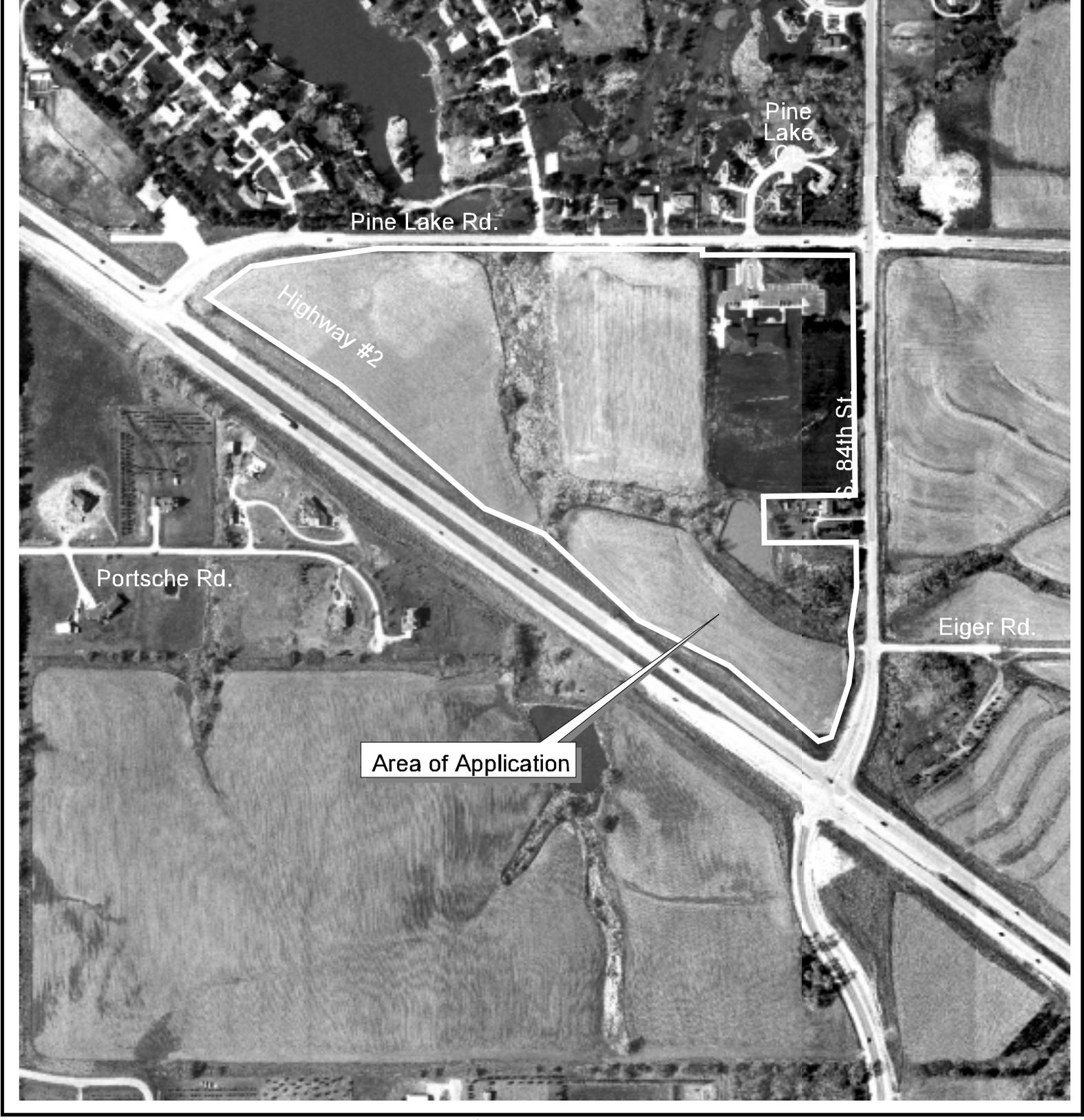
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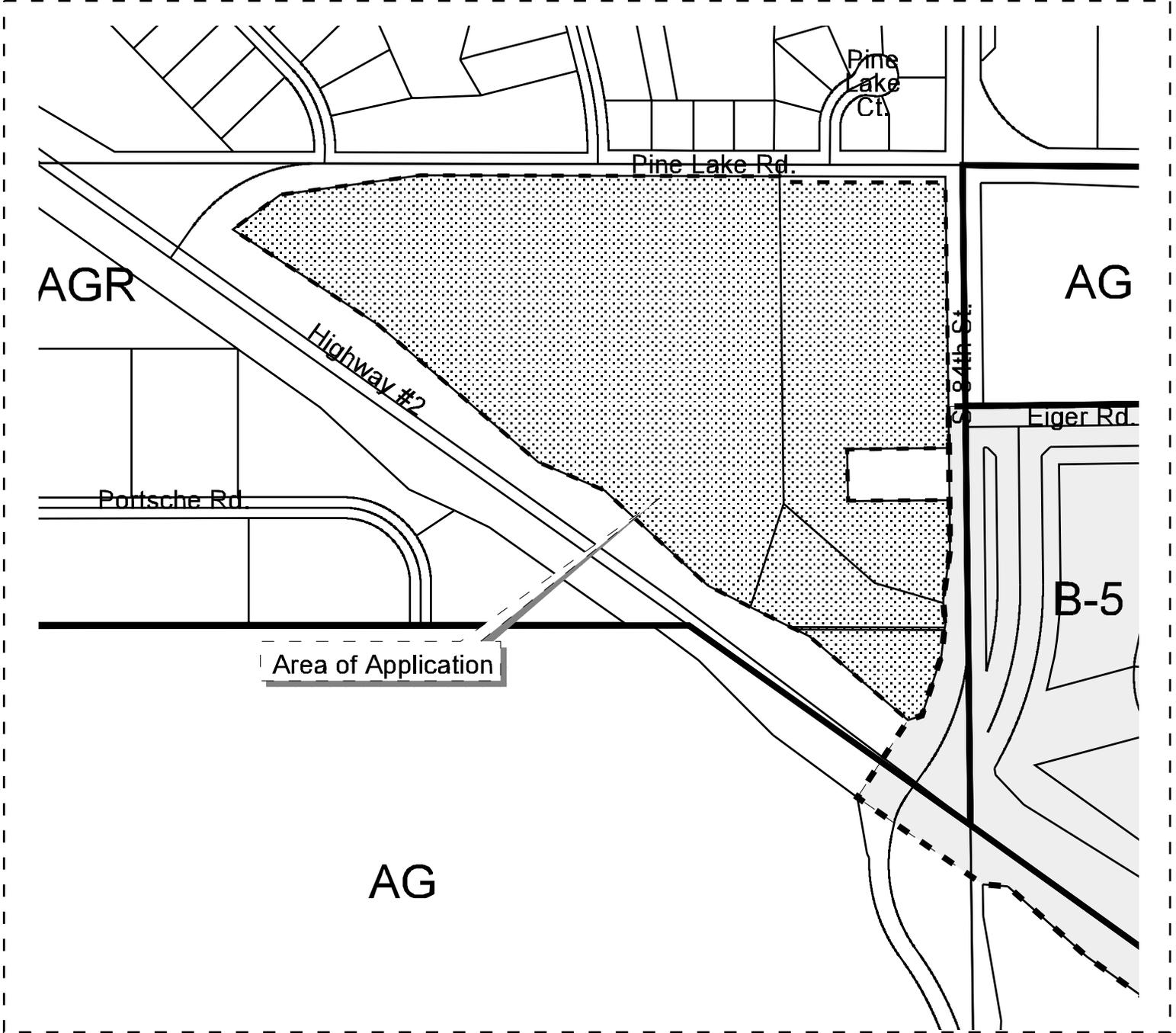
One Square Mile
Sec. 22 T9N R7E





**Preliminary Plat #02016
Pine Lake Plaza
S. 84th & Pine Lake Rd.**



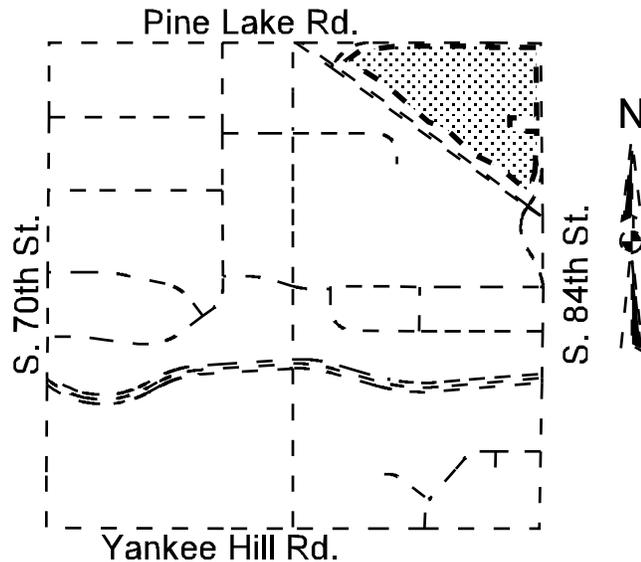
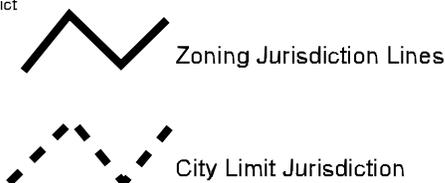


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S. 84th & Pine Lake Rd.**

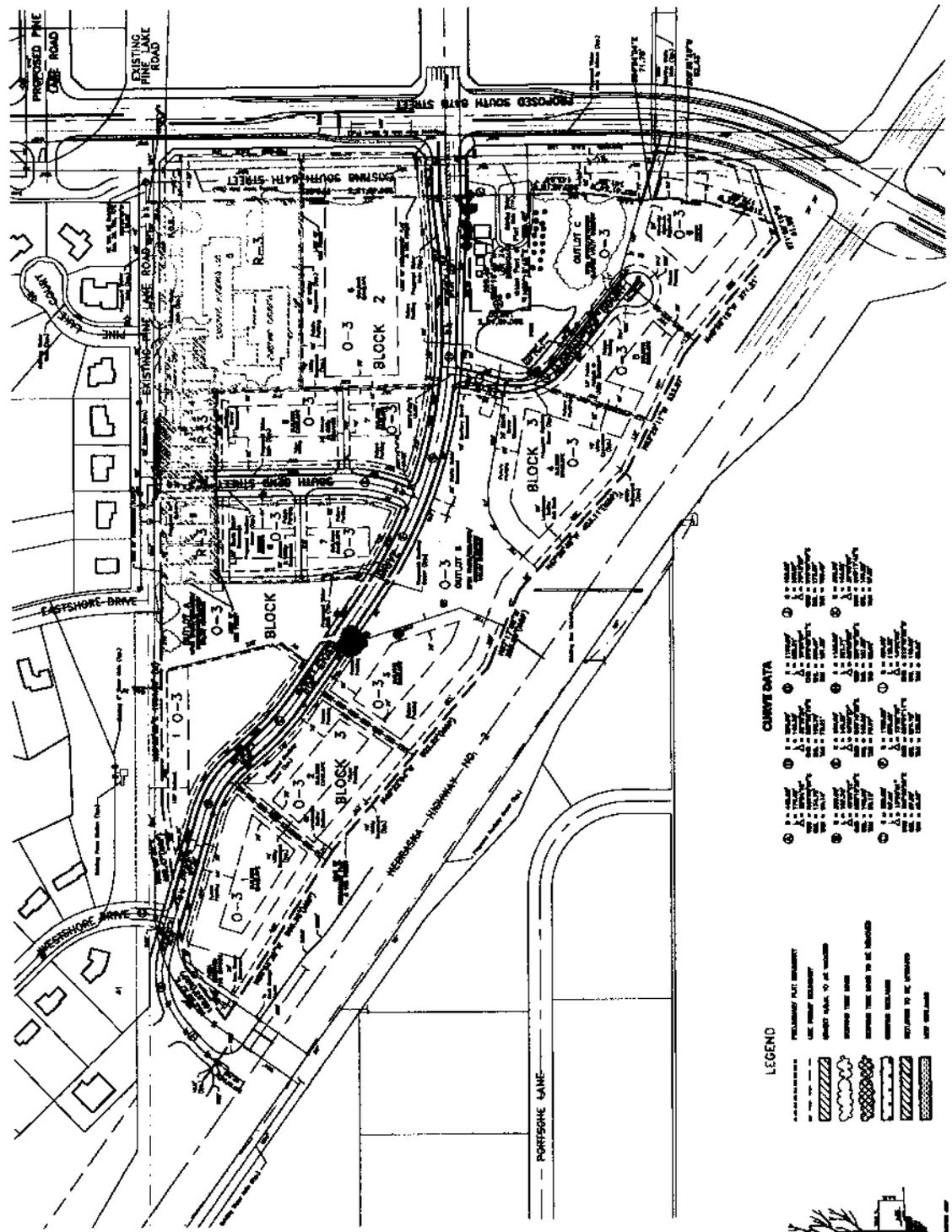
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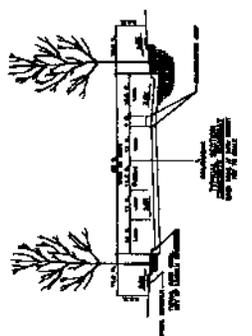
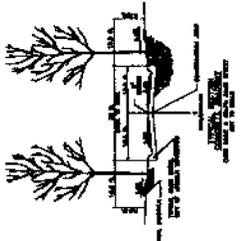
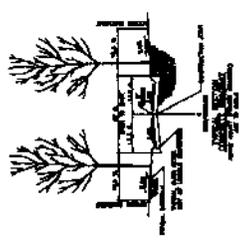
One Square Mile
Sec. 22 T9N R7E



PINE LAKE PLAZA
PRELIMINARY PLAT / USE PERMIT



SCALE: 1"=100'



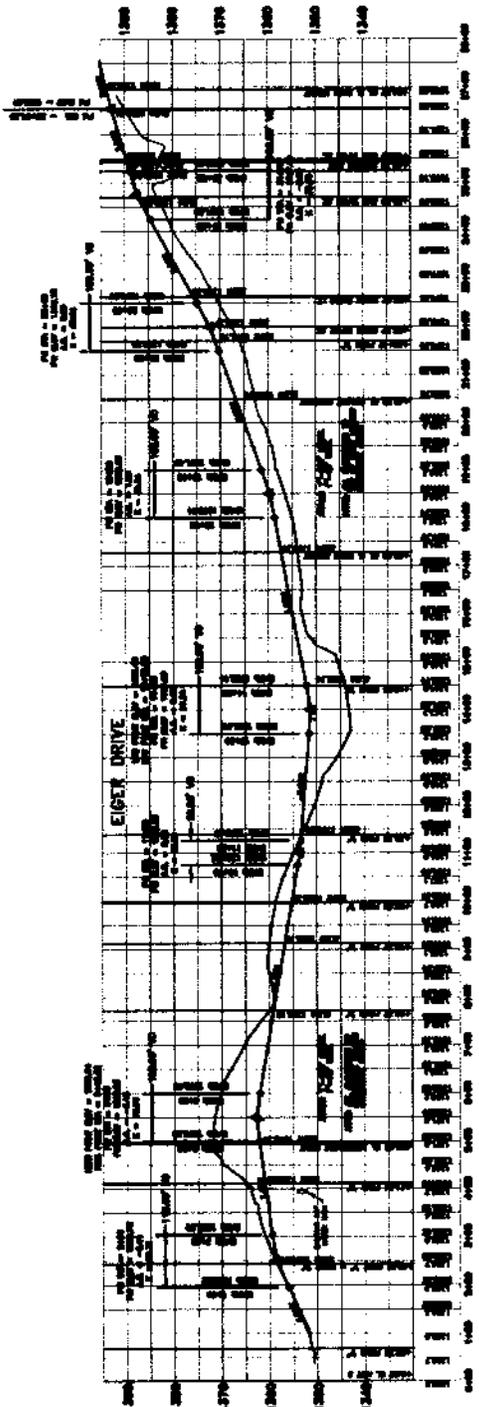
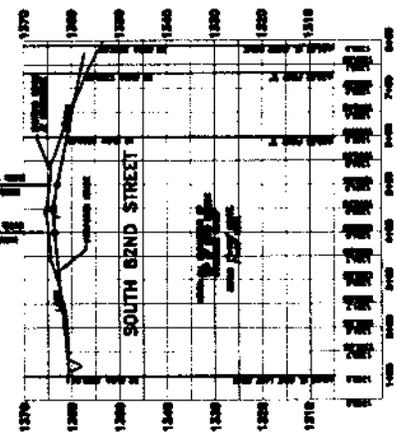
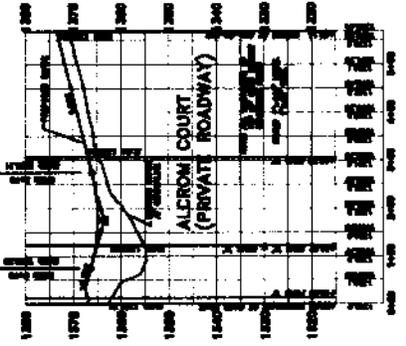
LEGEND

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CURVE DATA

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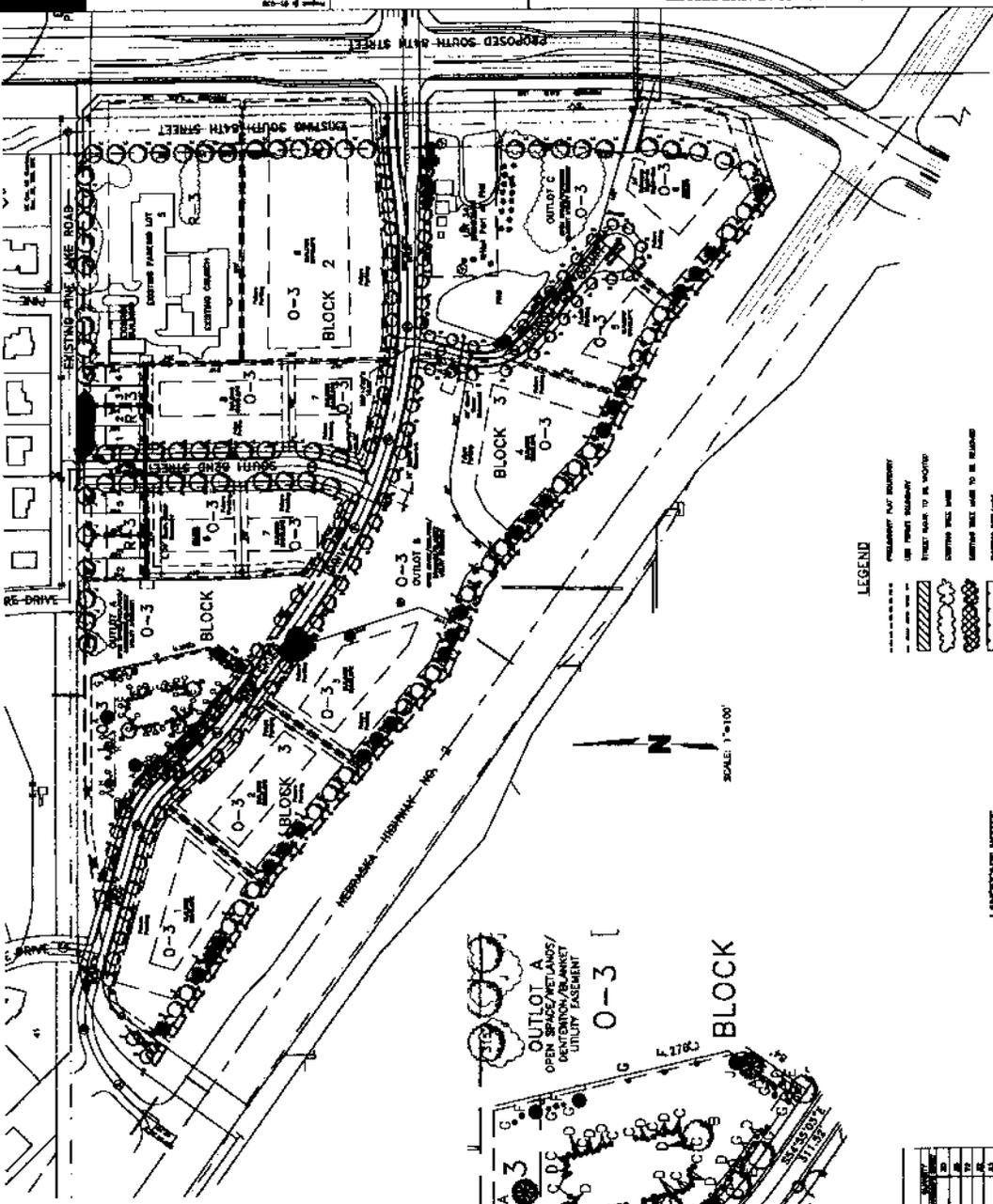
PINE LAKE PLAZA
STREET PROFILES



Project No. 12-0000
 Date: 12/15/11
 Scale: 1" = 40'
 Drawn by: JLD
 Checked by: JLD
 Title: STREET PROFILES

Lincoln, Nebraska

**PINE LAKE PLAZA
PRELIMINARY PLAT / USE PERMIT**

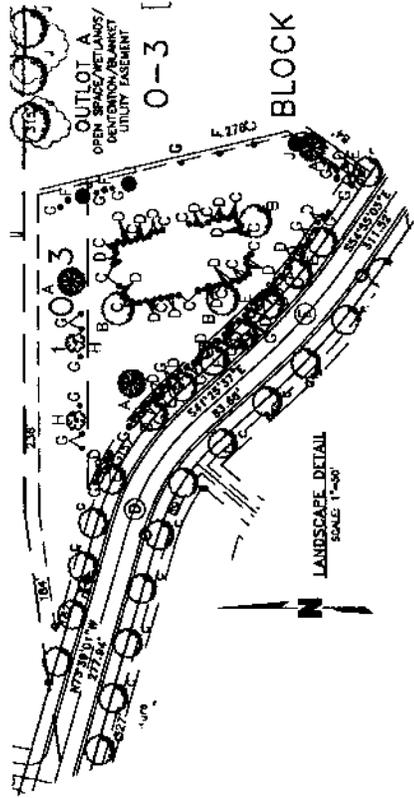
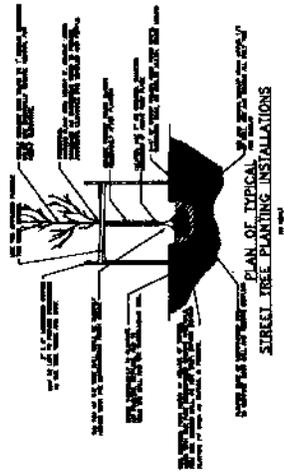


LEGEND

- PROVISIONAL PLAT BOUNDARY
- USE PERMIT BOUNDARY
- STREET TREE TO BE INSTALLED
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- EXISTING UTILITIES
- UTILITIES TO BE INSTALLED
- NEW UTILITIES

LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE "NATIVE SPECIES"
- PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:



NO.	COMMON NAME	STREET TREE AND LANDSCAPE SCHEDULE	INSTALL DATE	PLANT SIZE	PLANT TYPE
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October 4, 2002

Brian Will
Planning Department
555 South 10th Street
Lincoln, NE 68508

630 North Corner Blvd., Suite 105
Lincoln, Nebraska 68505

RE: Pine Lake Plaza
Re-submittal for Preliminary Plat #02016
EDC Job # 01-038

Dear Brian:

Enclosed, please find the following documents for the above-mentioned project. This is a re-submittal of the Preliminary Plat for Pine Lake Plaza.

1. 14 copies of the Site Plan (Sheet 1 of 7)
2. 6 copies of the complete set of Pine Lake Plaza (Sheets 1 - 7)

We are requesting the following waivers to the design standards:

Side yard set backs:

Lots 1, 2, 6, and 7, Block 1; Lots 3 and 4, Block 3. These lots abut wetlands.

Intersection Platforms:

Eiger Drive & Highway 2. Because of the slope of the existing driveway at the fire station, a standard intersection platform cannot be maintained.

Non-Radial or Perpendicular Side Lot Lines:

Lot 1, Block 1; Lots 3 and 4, Block 3. These lot lines follow wetlands boundaries. Lots 5 and 6, Block 3 have established lot lines from previous lots. The attached single-family lots are revised to fall within the 3:1 depth ratio. In adjusting these lots, the rear lot lines for lot 5, block 1 and lot 1, block 2 are no longer perpendicular to South 82nd Street. Ref

Re-construction of Pine Lake Road to Urban Section

This request is the desire of the Pine Lake SID to the north of our development. The SID request that traffic from this development does not find their way into the Pine Lake neighborhood and wishes to vacate Pine Lake Road between West Shore Drive and East Shore Drive with West Shore Drive ending in a cul-de-sac. East Shore Drive shall continue east on Pine Lake Road to South 84th Street. The vacated right-of-way shall be used as a landscape buffer for Pine Lake SID.

Turning Lane Depth

Reduce the 250-foot southbound right turn lane on South 84th Street at Eiger Drive to 150-foot. The traffic study by does not warrant more than a 150-foot southbound right turn lane into this site at Eiger Drive from South 84th Street.

Sewer system running opposite street grades and deeper than standard.

Proposed sanitary sewer service shall be provided through the Beal Slough Sanitary Sewer extension, requiring a deeper sewer line. Two options were addressed with this project. To extend the sanitary sewer line in the Highway 2 right-of-way or extend it where we have it on the plat. Both plans required deeper than standard sewer extensions. We chose the extension with the least amount of disruption to the traffic.

Phone: (402) 464-4011

OCT 7 2002

Fax: (402) 464-4058

CITY/LANCASTER
PLANNING DEPARTMENT

Sidewalks along the west side of South 84th Street and the south side of Pine Lake Road.

Proposed relocation of South 84th Street has included into the project, location of sidewalk along this street. Pine Lake SID has requested to vacate right-of-way on Pine lake Road, and to keep traffic at a minimum, because of this request, we ask for a waiver of sidewalks along the south side of Pine Lake road.

Block exceeding length requirements and required pedestrian way easement.

Block 3 runs parallel to Highway 2. A roadway to divide this block is not practical because of Highway 2 and the wetlands. The required pedestrian way easement is not practical either because of the state highway with high speed traffic, we request the waiver for length of block and pedestrian way easement.

Pine Lake Plaza

Response to Planning Staff Letter, August 28, 2002

1. Internal water mains shall connect to the existing 24-inch water main in Pine Lake Road. Connection shall be made at South 84th Street in conjunction with the relocation of South 84th Street, the installation of a 48-inch water main and the conversion of the existing 24 inch water main to a distribution line. The developers request the city to fund the oversize mains.
2. The water main easement is dimensioned 15 feet east of the main as it appears on Alcrom (formerly Alpine) Court.
3. An explanation of waiver for the proposed sanitary sewer system running opposite street grades and is deeper than standard, is requested above.
4. The sanitary sewer easement is dimensioned 15 feet west of the sewer system as it appears on Alcrom Court.
5. The existing basin model for Beal's Slough Master plan not been updated to include the surrounding developments in this area.
6. Detention Cell # 3 is proposed an enhancement of and existing pond with an undersized principal spillway. The existing emergency spillway elevation is approximately 1163.0. The 100-year design high water under proposed conditions is 1164.0 – approximately the same as existing conditions. The street low point is proposed at 1165.0 which will prevent water levels from reaching any existing structures in the event the principal spillway fails to function.
7. Discharge rates for sub-basin A1 were provided by Olsson Associates and HWS Consulting Engineers based on design of drainage facilities to the east.
8. The drainage study indicates that storm sewer will be extended to service Lot 6, Block 2. Any extension of the system beyond the right-of-way will be designed as a private system. Without a specific plan for development of this lot any further storm sewer design would be purely speculative. Also note that lot 5 and 6 of Block 2 are under common ownership.
9. The drainage area label south of Alcrom Court has been corrected to B3.

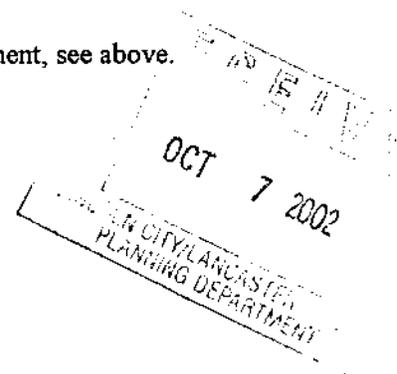
OCT 7 2002
CITY/LANCASTER
PLANNING DEPARTMENT

10. Pine Lake SID wishes to maintain the atmosphere of the neighborhood and does not wish to urbanize Pine Lake Road in this area. Refer to requested waivers, above.
11. Details of detention outlet structures are specified in the detention report submitted with the plat. Schematic drawings of the proposed structures have been added to Sheet 3. Extents of the 100-year flood pool have been identified on Sheet 3. Detention is proposed in areas of existing wetlands. No improvements are proposed to the bottom of the ponds in order to minimize impacts to the wetlands.
12. Easements are added to the plan, as requested. Storm sewer not shown within public right-of-way or easements will be private systems.
13. Refer to requested waivers above, for standard platform.
14. Refer to requested waivers above, for 250-foot right turn lane in 84th Street at Eiger Drive.
15. We do not agree to the removal of the driveway access from Lot 6, Block 3 to 84th Street.
16. No comment.
17. Note 21, sheet 1 is revised to require sidewalks along both sides of all interior public and private streets, including Alcrom Court. We do not agree to sidewalks along South 84th Street and Pine Lake Road. Refer to the waiver above.
18. A formal request to vacate Pine Lake Road; between East Shore Drive to West Shore Drive; will be submitted during the Final Plat process.
19. Additional easements are shown on this plat, as required in the August 9, 2002 LES memo. Blanket easements on outlots are labeled, as requested.
20. Building envelopes and setbacks are dimensioned, as requested.
21. The relocation of and intersection improvements for Pine Lake Road/South 84th Street intersection are not a part of this plat.
22. The future cul-de-sac is removed from this drawing, as requested.
23. Note 25, is revised, as requested.
24. Note 26, is revised, as requested.
25. We do not agree to the removal of note 28.
26. A 20-foot front yard set back line for future parking areas is added to the drawing and note 29, indicating that driving aisles shall not be located in the front yard set back, is added, as requested.
27. At the time of the developer negotiation last February, an agreement was made to maintain a 50-foot set back/landscape buffer along Highway 2. This plat was designed using this required

OCT 7 2002
CITY/LANCASTER
PLANNING DEPARTMENT

easement. Granting another 150 feet to have a 200-foot easement along Highway 2 would cause hardship to the developers and lot owners in Block 3, to the south.

28. Note 32, is revised to indicate Lots 6 through 8, Block 2.
29. Note 22, is revised to say that sidewalks along the private roadway shall be within the public access easement.
30. Alcom Court is located in O-3 zoning and has a 33-foot public access easement. It does not require front yard setbacks beyond the public access easement.
31. No comment.
32. The number of square feet for each office use is added to the "Lots & Use" table. "Attached single family dwelling" is added to the table, as requested.
33. "& use permit" is removed from the Planning Commission approval block, as requested.
34. Justifications for waivers are provided, as requested.
35. Wetlands are clarified and match the legend on Sheet 3. Mitigated wetlands (increased area by 1.5) are indicated on the drawing, as requested.
36. No comment
37. The tree boundary cloud is revised, as requested.
38. Landscaping along Highway 2 is revised, as requested.
39. The attached single-family lots are revised to fall within the 3:1 depth ratio. In adjusting these lots, the rear lot lines for lot 5, block 1, and lot 1, block 2, are no longer perpendicular to South 82nd Street. Refer to waivers above.
40. Alcom Court is labeled "Private Roadway".
41. Telephone numbers are provided for developer and owner on this plat.
42. A note is added to the site plan indicating that Lot 6, Block 2 and Lot 6, Block 3 shall have building, driving aisle, and parking setbacks of 20 feet from the South 84th Street right-of-way at the time of building permit. Parking is not permitted in the front yard setback, including Highway 2 and South 84th Street.
43. We request a waiver for length of block and pedestrian way easement, see above.
44. Dimensions are on all lots, as requested.
45. The project location is shaded in the vicinity map, as requested.



46. "Limits of preliminary plat & use permit" is on the drawing, as requested.
47. Smooth Sumac is substituted for Pyracantha, as requested.
48. Kentucky Coffee Tree in on Pine Lake Road and Swamp White Oak is on South 84th Street, as requested.
49. Alpine Court is renamed to Alcrom Court, as requested.
50. Lot 52 I.T is included in the Preliminary Plat legal description, as requested.

Thank you for working with us as we proceed through our development review. Please call me if you have any further questions. We look forward to hearing from you.

Sincerely,



Paula Dicero

PD/ke

Enclosures





630 North Cotner Blvd., Suite 105
Lincoln, Nebraska 68505

November 4, 2002

Ray Hill
Lincoln/Lancaster Planning Department
555 So. 10th Street
Lincoln, NE 68508

Re: Pine Lake Plaza, Preliminary Plat/Use
Permit #02016, EDC Job # 01-038

Dear Ray:

As a follow-up to our November 1, 2002 meeting and to clarify requirements for sidewalk installation we concur with Item 17 of the city of Lincoln staff comment letter, dated August 28, 2002 that sidewalks are not warranted along Highway 2 and therefore request that the City formally waive the requirement for a sidewalk in this location.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert L. Dean". The signature is fluid and cursive, written over a white background.

Robert L. Dean, P.E.
Principal

RLD/kle

LEGAL DESCRIPTION

PRELIMINARY PLAT BOUNDARY

A METES AND BOUNDS DESCRIPTION OF LOT 49, 50, 51, 52, AND 53 IRREGULAR TRACTS LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND MORE FULLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE: N90°00'00"W, ON THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 50.00 FEET; THENCE: S00°49'15"E, A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 84TH STREET AND THE POINT OF BEGINNING; THENCE: CONTINUING S00°49'15"E, ON SAID LINE, A DISTANCE OF 776.82 FEET; THENCE: S89°10'45"W, A DISTANCE OF 290.40 FEET; THENCE: S00°49'15"E, A DISTANCE OF 150.00 FEET; THENCE: N89°10'45"E, A DISTANCE OF 290.40 FEET, TO A POINT ON SAID WEST RIGHT-OF-WAY LINE; THENCE: S00°49'15"E, ON SAID LINE, A DISTANCE OF 143.94 FEET; THENCE: S07°41'34"W, ON SAID LINE, A DISTANCE OF 141.50 FEET; THENCE: S04°54'04"E ON SAID LINE, A DISTANCE OF 71.70 FEET; THENCE: S06°39'36"W, ON SAID LINE, A DISTANCE OF 92.43 FEET; THENCE: S18°00'22"W, ON SAID LINE, A DISTANCE OF 177.89 FEET; THENCE: S71°59'18"W, A DISTANCE OF 41.95 FEET; THENCE: N49°58'12"W, ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 2, A DISTANCE OF 371.21 FEET; THENCE: N63°29'11"W, ON SAID LINE, A DISTANCE OF 323.87 FEET; THENCE: N47°28'49"W, ON SAID LINE, A DISTANCE OF 403.11 FEET; THENCE: N67°17'09"W, ON SAID LINE, A DISTANCE OF 205.00 FEET; THENCE: N49°22'04"W, A DISTANCE OF 602.52 FEET; THENCE: N56°53'20"W, ON SAID LINE, A DISTANCE OF 500.38 FEET; THENCE: N53°50'27"E, ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PINE LAKE ROAD, A DISTANCE OF 168.93 FEET; THENCE: N82°00'32"E, ON SAID LINE, A DISTANCE OF 402.47 FEET; THENCE: N90°00'00"E ON SAID LINE, A DISTANCE OF 1504.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 21 LOTS, 3 OUTLOTS, AND A CALCULATED AREA OF 39.976 ACRES MORE OR LESS.

LEGAL DESCRIPTION

USE PERMIT BOUNDARY

A LEGAL DESCRIPTION OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LINCOLN, LANCASTER COUNTY, NEBRASKA AND MORE FULLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE: N90°00'00"W, (AN ASSUMED BEARING), ON THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 50.00 FEET; THENCE: S00°49'15"E, A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 84TH STREET; THENCE: CONTINUING S00°40'15"E, ON SAID LINE, A DISTANCE OF 357.24 FEET TO THE POINT OF BEGINNING; THENCE: CONTINUING S00°40'15"E, ON SAID LINE, A DISTANCE OF 419.58 FEET; THENCE: S89°10'45"W, A DISTANCE OF 290.40'; THENCE S00°49'15"E, A DISTANCE OF 150.00 FEET; THENCE: N89°10'45"E, A DISTANCE OF 290.40 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE; THENCE: S00°49'15"E, ON SAID LINE, A DISTANCE OF 143.94 FEET; THENCE: S07°41'34"W, ON SAID LINE, A DISTANCE OF 141.50 FEET; THENCE: S04°54'04"E, ON SAID LINE, A DISTANCE OF 71.70 FEET; THENCE: S06°39'36"W, ON SAID LINE, A DISTANCE OF 92.43 FEET; THENCE: S18°00'22"W, ON SAID LINE, A DISTANCE OF 177.89 FEET; THENCE: S71°59'18"W, A DISTANCE OF 41.95 FEET; THENCE: N49°58'12"W, ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 2, A DISTANCE OF 371.21 FEET; THENCE: N63°29'11"W, ON SAID LINE, A DISTANCE OF 323.87 FEET; THENCE: N47°28'49"W, ON SAID LINE, A DISTANCE OF 403.11 FEET; THENCE: N67°17'09"W, ON SAID LINE, A DISTANCE OF 205.00 FEET; THENCE: N49°22'04"W, ON SAID LINE, A DISTANCE OF 602.52 FEET; THENCE: N56°53'20"W, ON SAID LINE, A DISTANCE OF 500.38 FEET; THENCE: N53°50'27"E, ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PINE LAKE ROAD, A DISTANCE OF 168.93 FEET; THENCE: N82°00'32"E, ON SAID LINE, A DISTANCE OF 402.47 FEET; THENCE: N90°00'00"E, ON SAID LINE, A DISTANCE OF 550.68 FEET; THENCE: S00°14'48"E, A DISTANCE OF 142.56 FEET; THENCE: N89°19'18"E, A DISTANCE OF 216.03 FEET; THENCE: S87°53'55"E, A DISTANCE OF 66.08 FEET; THENCE: N89°19'18"E, A DISTANCE OF 198.44 FEET; THENCE: S00°49'15"E, A DISTANCE OF 214.03 FEET; THENCE: S89°37'25"E, A DISTANCE OF 475.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 12 LOTS, 3 OUTLOTS, AND A CALCULATED AREA OF 34.542 ACRES MORE OR LESS.

ANDERMATT

LOT 56

Proposed Water Main By Others (Typ.)

S04°54'04"E
71.70'

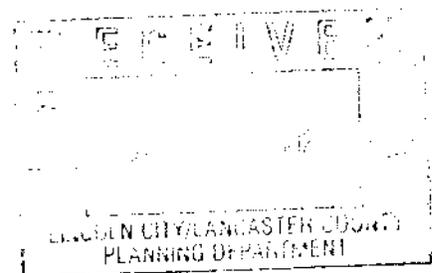
W24"
Existing Water Main (Typ.)

S06°39'36"W
92.43'

Legal Description
Change of Zone
AGR to O-3

A LEGAL DESCRIPTION OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND MORE FULLY DESCRIBED AS FOLLOWS:

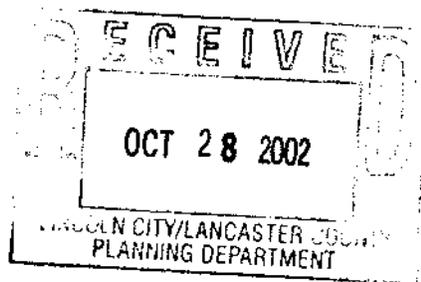
REFERRING TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE: N90°00'00"W, ON THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 50.00 FEET; THENCE: S00°49'15"E, A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 84TH STREET; THENCE: CONTINUING S00°49'15"E, ON SAID LINE, A DISTANCE OF 357.24 FEET TO THE POINT OF BEGINNING; THENCE: CONTINUING S00°49'15"E, ON SAID LINE, A DISTANCE OF 419.58 FEET; THENCE: S89°10'45"W, A DISTANCE OF 290.40 FEET; THENCE: S00°49'15"E, A DISTANCE OF 150.00 FEET; THENCE: N89°10'45"E, A DISTANCE OF 290.40 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE; THENCE: S00°49'15"E, ON SAID LINE, A DISTANCE OF 143.94 FEET; THENCE: S07°41'34"W, ON SAID LINE, A DISTANCE OF 141.50'; THENCE: S04°54'04"E, ON SAID LINE, A DISTANCE OF 71.70 FEET; THENCE: S06°39'36"W, ON SAID LINE, A DISTANCE OF 92.43 FEET; THENCE: S18°00'22"W, ON SAID LINE, A DISTANCE OF 177.89 FEET; THENCE: S71°59'18"W, A DISTANCE OF 41.95 FEET; THENCE: N49°58'12"W, ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 2, A DISTANCE OF 371.21 FEET; THENCE: N63°29'11"W, ON SAID LINE, A DISTANCE OF 323.87 FEET; THENCE: N47°28'49"W, ON SAID LINE, A DISTANCE OF 403.11 FEET; THENCE: N67°17'09"W, ON SAID LINE, A DISTANCE OF 205.00 FEET; THENCE: N49°22'04"W, ON SAID LINE, A DISTANCE OF 602.52 FEET; THENCE: N56°53'20"W, ON SAID LINE, A DISTANCE OF 500.38 FEET; THENCE: N53°50'27"E, ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PINE LAKE ROAD, A DISTANCE OF 168.93 FEET; THENCE: N82°00'32"E, ON SAID LINE, A DISTANCE OF 402.47 FEET; THENCE: N90°00'00"E, ON SAID LINE, A DISTANCE OF 550.68 FEET; THENCE: S00°14'46"E, A DISTANCE OF 142.56 FEET; THENCE: N89°19'18"E, A DISTANCE OF 216.03 FEET; THENCE: S87°53'55"E, A DISTANCE OF 66.08 FEET; THENCE: N89°19'18"E, A DISTANCE OF 198.44 FEET; THENCE: S00°49'15"E, A DISTANCE OF 214.03 FEET; THENCE: S89°37'25"E, A DISTANCE OF 475.07 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 34.542 ACRES MORE OR LESS.



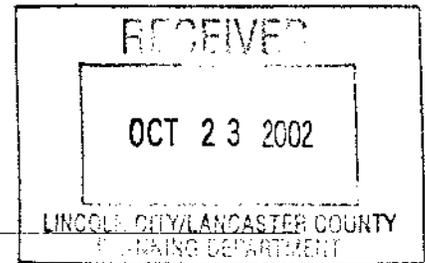
Legal Description
Change of Zone
AGR to R-3

A LEGAL DESCRIPTION OF A TRACT OF LAND, LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND MORE FULLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE: N90°00'00"W, ON THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 50.00 FEET; THENCE: S00°49'15"E, A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 84TH STREET AND THE POINT OF BEGINNING; THENCE: CONTINUING S00°49'15"E, ON SAID LINE, A DISTANCE OF 357.24 FEET; THENCE: N89°37'25"W, A DISTANCE OF 475.07 FEET; THENCE: N00°49'15"W, A DISTANCE OF 214.10 FEET; THENCE: N90°00'00"W, A DISTANCE OF 480.48 FEET; THENCE: N00°14'46"W, A DISTANCE OF 140.00 FEET; THENCE: S90°00'00"E, ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PINE LAKE ROAD, A DISTANCE OF 954.09 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 5.42 ACRES MORE OR LESS.



M e m o r a n d u m



To: Brian Will, Planning
From: Dennis Bartels, Public Works & Utilities
Subject: Pine Lake Plaza Preliminary Plat and Use Permit
Date: October 22, 2002
cc: Randy Hoskins, Ben Higgins, Nicole Fleck-Tooze, Randy Wilson, Nick McElvain

Engineering Services has reviewed the preliminary plat Pine Lake Plaza located between Pine Lake Road and Highway 2 west of 84th Street and has the following comments:

1. Water - The water system shown is satisfactory. The developer's share of the cost of construction of the water system needs to be addressed in the annexation agreement for this property.
2. Sanitary Sewer - Waivers are needed to design standards to build the sanitary sewer needed to serve this plat. Public Works is willing to approve waivers provided that assumed depths are shown and are reasonable. Proposed critical depths previously requested are still not shown.
3. Drainage and Grading - As noted in the previous review drainage from areas A2 and B1 are shown to be picked up at a single point and a single inlet will not handle the projected drainage. Since no plans exist for the use permit for the underlying lot, the study should as a minimum be revised to note that a drainage study will be provided when the lot development plans are submitted.

The proposed grading and detention cell storage for Cell #1 is outside the limits of this plat. This is unsatisfactory unless an easement is provided to accommodate the drainage.

Public Works still recommends Pine Lake Road be graded to an urban section and the grading plan and drainage study revised accordingly.

The required information for storm water detention has not been provided. The required information for a plat in the Beals Slough drainage basin has not been provided in accordance with design standards. The design standards require comparison to the Beals Slough master plan.

4. Street System - Public Works recommends revision of the Eiger Drive street grades to meet design standards at the intersection of Highway 2. The 4.81% grade is unsatisfactory.

Brian Will

Page 2

October 22, 2002

The driveway from Lot 6, Block 3 to the new 84th Street is unsatisfactory and must be removed. It is noted that the grading plan submitted does not work as submitted even if the driveway is approved over our objections.

Public Works still recommend a 250' long right turn lane for southbound 84th at Eiger Drive.

Contributions for arterial street improvements need to be addressed in the conditions of an annexation agreement for this plat.

Sidewalks should be required along both sides of all interior public and private streets, along the south side of Pine Lake Road and the west side of relocated 84th Street.

5. 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 of 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 connecting 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.