Lincoln City - Lancaster County

PLANNING COMMISSION AGENDA

PLANNING COMMISSION

Chris Hove: Chair
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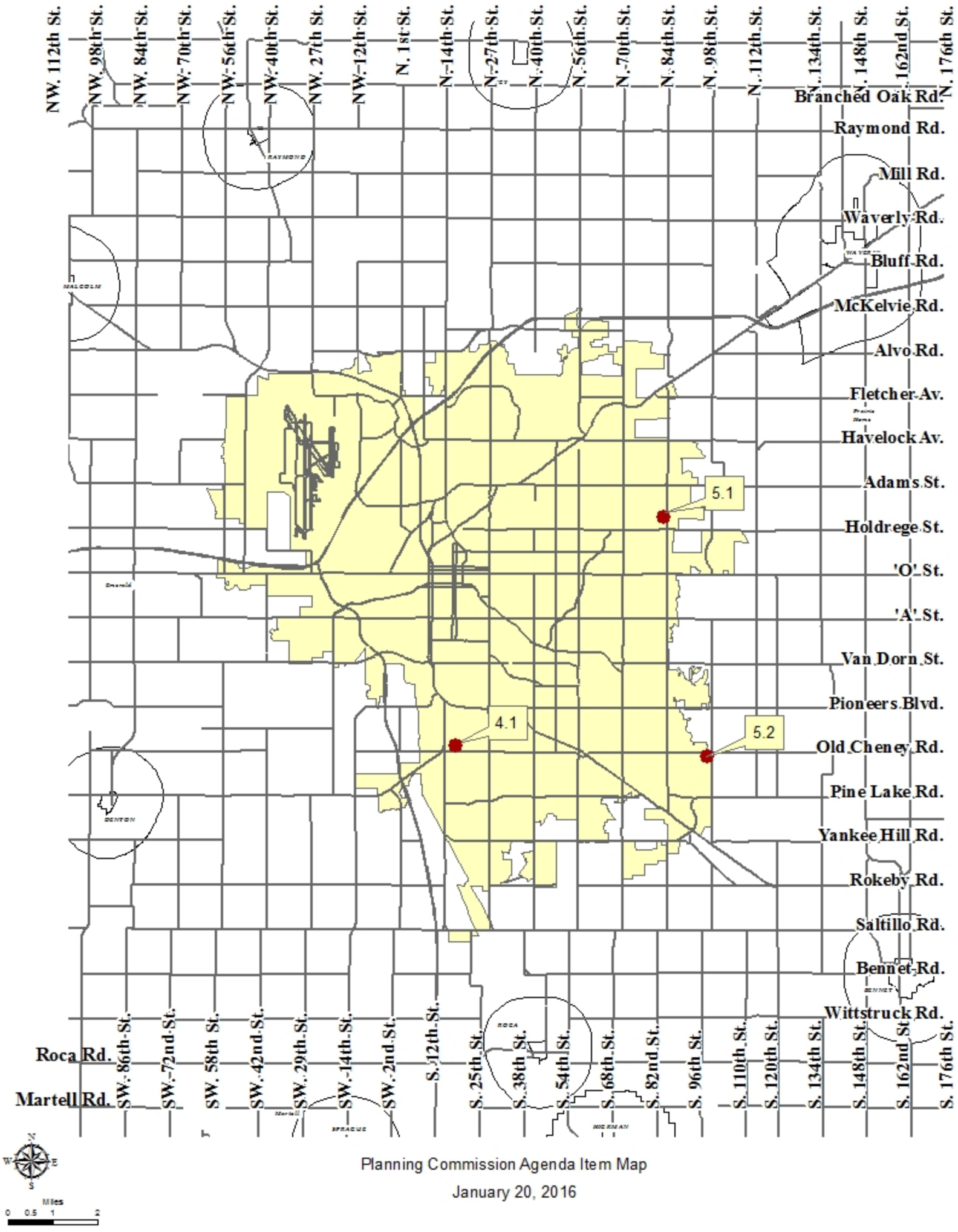
PLANNING STAFF

David R. Cary: Acting Director
Geri Rorabaugh: Administrative Officer
Amy Huffman: Office Specialist

January 20, 2016



Planning Commission Agenda Item Map

January 20, 2016

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, January 20, 2016, at 1:00 p.m., in Hearing Room 112 on the first floor of the County-City Building, 555 S. 10th St., Lincoln, Nebraska. For more information, call the Planning Department, (402) 441-7491.

The Lincoln/Lancaster County Planning Commission will meet on Wednesday, January 20, 2016 from 11:30 a.m. through 1:00 p.m. to discuss the LRTP/Comprehensive Plan, in Studio Room 113 of the County-City Building, 555 S. 10th Street, Lincoln, Nebraska.

<u>PLEASE NOTE:</u> The Planning Commission action is final action on any item with a notation of "FINAL ACTION". Any aggrieved person may appeal Final Action of the Planning Commission to the City Council or County Board by filing a Notice of Appeal with the City Clerk or County Clerk within 14 days following the action of the Planning Commission.**

The Planning Commission action on all other items is a recommendation to the City Council or County Board.

AGENDA

WEDNESDAY, January 20, 2016

Approval of minutes of the regular meeting held January 6, 2016.

1. <u>CONSENT AGENDA (Public Hearing and Administrative Action):</u>

2. <u>REQUESTS FOR DEFERRAL:</u>

3. <u>ITEMS REMOVED FROM CONSENT AGENDA (Public Hearing and Administrative Action):</u>

3.1 _____

3.2 _____

4. <u>PUBLIC HEARING AND ADMINISTRATIVE ACTION</u>

<u>USE PERMIT:</u>

4.1 Use Permit No. 64B, to allow a special permitted use for a non-residential healthcare facility, on property generally located at South 16th Street and Old Cheney Road. ****FINAL ACTION****
Staff recommendation: Conditional Approval
Staff Planner: Rachel Jones, 402-441-7603, rjones@lincoln.ne.gov

5. CONTINUED PUBLIC HEARING AND ADMINISTRATIVE ACTION

SPECIAL PERMITS:

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5.1 Special Permit No. 04016A, to construct a multi-story, climate-controlled, indoor self-storage building, and increase the allowable floor area to 236,200 square feet, on property generally located at Northwoods Drive and Colby Street. ****FINAL ACTION****
Staff recommendation: Conditional Approval
Staff Planner: Andrew Thierolf, 402-441-6371, athierolf@lincoln.ne.gov

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5.2 Special Permit No. 1762E, the Vintage Heights Community Plan, to increase the number of dwelling units from 964 to 990, and which allows 84 dwelling units to be served by sanitary sewer, which requires a sewage pump lift station to use the City's sanitary sewer system, and a request to waive Section 26.23.130 of the Subdivision Ordinance to allow for a block length of more than 1,320 feet, on property generally located at South 98th Street and Old Cheney Road.
Staff recommendation: Conditional Approval
Staff Planner: Brian Will, 402-441-6362, bwill@lincoln.ne.gov

AT THIS TIME, ANYONE WISHING TO SPEAK ON AN ITEM NOT ON THE AGENDA, MAY DO SO

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Adjournment

PENDING LIST: *Special Permit No. 15064, to allow Avalon Event Paradise to be used for special events on property generally located at 12788 W. Roca Road.*
[01/06/15: Planning Commission voted 7-0 (Beecham and Lust absent) to place this item on Pending until such time that the applicant is ready to move forward.]

Planning Dept. staff contacts:

David Cary, *Director* . . . . . 402-441-6364 . . . . . dcary@lincoln.ne.gov
Stephen Henrichsen, *Development Review Manager* . 402-441-6374 . . . . shenrichsen@lincoln.ne.gov
Paul Barnes, *Planner* . . . . . 402-441-6372 . . . . . pbarnes@lincoln.ne.gov
Michael Brienzo, *Transportation Planner* . . . . . 402-441-6369 . . . . . mbrienzo@lincoln.ne.gov
Tom Cajka, *Planner* . . . . . 402-441-5662 . . . . . tcajka@lincoln.ne.gov
Brandon Garrett, *Planner* . . . . . 402-441-6373 . . . . . bgarrett@lincoln.ne.gov
Stacey Groshong Hageman, *Planner* . . . . . 402-441-6361 . . . . . slhageman@lincoln.ne.gov
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Brian Will, *Planner* . . . . . 402-441-6362 . . . . . bwill@lincoln.ne.gov
Kellee Van Bruggen, *Transportation Planner* . . . . . 402-441-6363 . . . . . kvanbruggen@lincoln.ne.gov
Ed Zimmer, *Historic Preservation Planner* . . . . . 402-441-6360 . . . . . ezimmer@lincoln.ne.gov

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The Planning Commission meeting
which is broadcast live at 1:00 p.m. every other Wednesday
will be rebroadcast on Sundays at 1:00 p.m. on 5 City TV, Cable Channel 5.

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The Planning Commission agenda may be accessed on the Internet at
http://www.lincoln.ne.gov/city/plan/pcagenda/index.htm

ACCOMMODATION NOTICE

The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participating in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402 441-7624 as soon as possible before the scheduled meeting date in order to make your request.

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for January 20, 2016 PLANNING COMMISSION MEETING

PROJECT #: Use Permit No. 64B, Kensington Office Park

PROPOSAL: To amend the Use Permit to allow a 38,700 square foot non-residential healthcare facility as a special permitted use.

LOCATION: South 16th Street and Old Cheney Road

LAND AREA: 14.31 acres, more or less

EXISTING ZONING: B-2 Planned Neighborhood Business District

WAIVER REQUEST/MODIFICATION: None

CONCLUSION: Demand for healthcare facilities will increase as the population of our community continues to grow and age. Residential uses, including patient rooms, are discouraged within 300' of an industrial zoning district. Subject to the conditions of approval, this proposal is in conformance with the Zoning Ordinance, and Comprehensive Plan.

RECOMMENDATION: Conditional Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 1, Kensington Office Park; Lot 1 and Outlot A, Kensington Office Park 1st Addition; Lot 1, Kensington Office Park 2nd Addition; Lots 1, 2, and 3 and Outlot A, Kensington Office Park 3rd Addition; and Lot 5, Block 1, Lincoln Industrial Park South Addition, Lincoln, Lancaster County, Nebraska.

EXISTING LAND USE: Commercial/Office, Parking Lot, Vacant Land.

SURROUNDING LAND USE AND ZONING:

North: Commercial; I-2
South: Office; O-3
East: Office/Retail/Restaurant and Light Industrial; B-2 and I-2
West: Single Family Detached, Apartments; R-2

ASSOCIATED APPLICATIONS: None.

HISTORY:

July 1985	CZ2133 approved a change of zone from I-2 Industrial Park District to H-3 Highway Commercial District over a south portion of the future Use Permit area.
October 1993	UP64 approved the original Use Permit to construct a 146,100 square foot neighborhood shopping center at the northeast corner of South 14th Street and Old Cheney Road.
October 1993	CZ2772 approved a change of zone from I-2 Industrial Park District and H-3 Highway Commercial District to B-2 Planned Neighborhood Business District over the Use Permit area.
August 2000	UP64A approved an amendment to the Use Permit to add a ground sign in the front yard setback.

COMPREHENSIVE PLAN SPECIFICATIONS:
P. 1.9 - This area is shown as commercial on the 2040 future land use map.

P. 5.2 - Business & Economy Guiding Principles:

- Promote and foster appropriate, balanced, and focused future economic growth that maintains the quality of life of the community.

- Seek to efficiently utilize investments in existing and future public infrastructure to advance economic development opportunities.

- Provide flexibility to the marketplace in siting future commercial and industrial locations.

P. 5.3 - *Economic Development:* Health Care. Lincoln's health care providers serve a larger region than just the city. This is an industry that is growing nationally and is expected to grow locally as well, especially as the population ages. Expansions of existing locations are expected and a wide variety of new facilities will likely come forward over time.

P. 5.16 - *Industrial Centers* - The Lincoln/Lancaster County Health Department should be involved in all siting of new industrial centers to ensure the public's health and safety.

P. 5.17 - *Hazardous Materials:* There are considerations for industrial uses in regard to the potential impact on adjacent property.

P. 5.18 - *Public Health & Safety Measures:* Risk Reduction: In areas where industrial and residential uses are already close, efforts should focus on changes in the quantity and type

of hazardous materials used and on increasing the distance between where hazardous materials are stored and residential districts.

P. 8.2 - *Healthcare Guiding Principles*:

- Encourage health care service facilities to meet the demand of the community's growing and aging population base.

- Medical services, including physical and mental health care services, should be integrated and accessible within the community.

UTILITIES: All utilities are available at this site.

TOPOGRAPHY: The site is relatively flat and slopes up slightly from west to east.

TRAFFIC ANALYSIS: 14th Street is classified as a Principal Arterial and Old Cheney Road is classified as a Minor Arterial in the 2040 Comprehensive Plan.

PUBLIC SERVICE: The nearest Lincoln Fire & Rescue station is located at South 27th Street and Old Cheney Road.

REGIONAL ISSUES: The planned design of the 14th Street-Warlick Boulevard-Old Cheney Road intersection improvement project may affect existing development in the southwest corner of this Use Permit but would not impact the future healthcare facility site as proposed.

ENVIRONMENTAL CONCERNS: Language in the Comprehensive Plan, Zoning Ordinance, and the 2006 Final Report of the Joint Committee on Health & Land Use have supported a longstanding policy of review by the Planning Department and Lincoln-Lancaster County Health Department of proposals to not locate residential uses, and other uses catering to vulnerable populations in close proximity to industrial zones. The Health Department and Planning Department reviewed the application based on these documents and the circumstances of the proposed site plan.

ANALYSIS:

1. This is a request to amend the Use Permit to add a non-residential healthcare facility as special permitted use. This facility will be licensed as a Skilled Nursing Facility and will operate as a Transitional Care Unit providing sub-acute care to patients referred to the facility by an acute-care hospital. Sub-acute patients are those who can be cared for without constant physician care and oversight. The facility will also provide in-house Physical, Occupational, and Speech Therapy and will likely provide Outpatient Therapy. The average length of stay for patients is expected to be

approximately 25 days. The facility will normally have between 6 and 8 trained staff persons working during the night shift. The facility will also have at least 1 van on the premises for transporting patients.

2. The 2040 Comprehensive Plan states that there are considerations for industrial uses in regard to the potential impact on adjacent property. Section 27.63.010 of the Zoning Ordinance states that "The Planning Commission shall impose such conditions as are appropriate and necessary to ensure compliance with the comprehensive plan and protect the health, safety, and general welfare in the issuance of any such special permits."

3. The Lincoln-Lancaster County Planning Commission and Board of Health approved a joint report in 2006 on issues of public health and land use planning. The report states that "The Health Department has been recommending at least a 300 foot separation between industrial and residential uses, based on a typical protective action zone for most chemicals," (P. 17). The residential uses referred to in that policy statement have been interpreted to include healthcare patient rooms in facilities where patients would be residing overnight for any length of stay. This healthcare facility will have patient rooms that fall within that definition.

4. The site plan shows the healthcare facility located on the east side of the Use Permit along South 16th Street. The healthcare facility would be located approximately 195' west of an I-2 Industrial Park zoning district adjacent to the Use Permit area across South 16th Street to the east (see exhibit entitled "Facility Layout and Distances to I-2 Zoning District (Provided by Developer)". A number of industrial uses are permitted in the I-2 district. Approximately 17 of 47 patient rooms would be located within the recommended 300' separation buffer from the industrial zoning.

5. Promontory Healthcare submitted an example Evacuation Plan and Emergency Preparedness & Disaster Plan that are implemented at the company's Old Mill Rehabilitation facility in Omaha for review by the Health Department. They also stated willingness to implement a special chemical spill emergency procedures plan where patients are immediately taken to an interior room or transported to a safe zone in the event of an emergency.

6. The Health Department recommends conditional approval of this application contingent upon locating all patient care rooms at least 300' from the adjacent I-2 zoning to the east. The Health Department has historically recommended at least a 300' separation between industrial and residential uses to protect the public's health and safety. The Health Department considers this use to be residential due to the submitted documentation indicating that patients will have an average of 25 overnight stays.

7. While shifting the facility to the west side along South 14th Street would take the building entirely out of the 300' buffer zone, the applicant and developer have stated several reasons why they would prefer it to remain on the east side. This is the applicant's preferred layout that would allow them the most efficient use of space and configuration of tenant lots. Promontory Healthcare would prefer that patients access the facility off of 16th Street rather than the busier 14th Street. They also stated concerns about traffic noise if they were located adjacent to 14th Street. In addition, the healthcare facility has no need for visibility from 14th Street, whereas a commercial tenant locating on the west side would want to take advantage of that higher visibility position to increase business.

8. Although some patient rooms will be located within the 300' buffer, those rooms will be located 195' from the I-2 zone, which represents a significant portion of the 300' distance. The facility will also have at least 6 to 8 trained staff awake and available round-the-clock to assist in an emergency. This use is at the edge of the I-2 district, which is more office in character than industrial currently. Given the circumstances of this case, conditional approval contingent upon developing an emergency response plan, staff training and other emergency response procedures is appropriate. In addition, approval is conditioned upon meeting requirements for the facility's heating, ventilation and air conditioning (HVAC) system to the satisfaction of the Health Department, as detailed in the conditions of approval. These conditions of approval are the same conditions required in Section 27.62.070(b)(2) for churches in the I-1, I-2 and I-3 districts.

9. The present uses in the I-2 zoning district to the east and north are Time Warner Cable and Farm Bureau Insurance, which are commercial/office uses.

10. Required parking for the facility will be the same as the minimum parking required for Hospitals, which is one space per 2.5 beds plus one space per employee on the largest shift. The minimum required parking for this facility is 49 spaces. The applicant will exceed the minimum requirement with 74 spaces provided for the facility on Lot 6.

CONDITIONS OF APPROVAL:

This approval permits 137,018 total square feet of space for the Use Permit overall. Per Section 27.63.080 this approval permits a Non-Residential Healthcare Facility for 38,700 square feet.

Site Specific Conditions:

1. The permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including **3** copies with all required revisions and documents as listed below before a final plat is approved:

1.1 Add a note that: The facility shall develop an emergency response plan to the satisfaction of the Health Department, both written and drawn, including a house-in-place scenario and an off-site evacuation. The Health Department may provide technical assistance in this matter.

1.2 Add a note that: The facility shall, within 48 hours of becoming aware that quantities of hazardous materials requiring a permit under Section 19.03.100 of the Lincoln Municipal Code are being stored, transported, dispensed, used, or handled on property within 300 feet of the building area being used for the facility, notify the Health Department of such condition. Following such notification, the facility shall, in cooperation and consultation with the Health Department, attempt to work with the owner of property upon which such hazardous materials are being stored, transported, dispensed, used or handled to arrive at a means to assure the health, safety, and welfare of persons using the facility's property. The facility shall further cooperate with the Health Department in determining measures which may be taken on the facility's property to protect the health safety, and welfare of persons using the facility's property, including, but not limited to, establishment of training programs for employees to assure detection of hazardous materials and evacuation of the premises, installation of filtration systems in the HVAC system of the building, or other precautionary measures.

1.3 Add a note that: The electrical breaker switch of the facility's heating, ventilation and air conditioning (HVAC) system shall be clearly marked and readily accessible at all times to the facility's staff or the facility shall equip the building with not more than two emergency shut-off switches so the HVAC system can be immediately shut down in the case of a hazardous chemical spill in the area to the satisfaction of the Health Department. The shut-off switch shall be located so that it is easily accessible at all times to the facility's staff. The facility's staff shall be trained on how to locate and operate the electrical breaker switch or the emergency shut-off switch.

1.4 In the site plan title at the top and along the right side, change #64A to #64B.

1.5 Delete Notes 1-3 and 6-15 on the site plan.

1.6 Add to the General Notes, "Signs need not be shown on this site plan, but need to be in compliance with chapter 27.69 of the Lincoln Zoning Ordinance, and must be approved by Building & Safety Department prior to installation."

1.7 Make the following revisions to the Land Use Table:

1.7.1 Add a new line after Lot 11 and add "Unassigned" 11,322 sq. ft. and change the total for the Use Permit back to 137,018 sq. ft. as approved by Use Permit 64'A'.

1.7.2 Revise the minimum parking for Lot 6 to 49 and revise the total for minimum parking.

1.7.3 Add a note below the Land Use Table stating that "Minimum parking on Lot 6 was calculated based on the Hospital parking calculation of one space/2.5 beds plus one space/employee on the largest shift."

1.8 Provide documentation from the Register of Deeds that the letter of acceptance as required by the approval of the special permit has been recorded.

1.9 A landscape plan approved by the Director of Planning.

Standard Conditions:

2. The following conditions are applicable to all requests:

2.1 Before occupying the buildings all development and construction is to substantially comply with the approved plans.

2.2 All privately-owned improvements, including landscaping, are to be permanently maintained by the Permittee.

2.3 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters must be in substantial compliance with the location of said items as shown on the approved site plan.

2.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.

2.5 The applicant shall sign and return the letter of acceptance to the City Clerk. This step should be completed within 60 days following the approval of the special permit. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filing fees therefore to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.

Prepared by

Rachel Jones, Planner
441-7603 or rjones@lincoln.ne.gov

DATE: January 7, 2016

APPLICANT: Kensington Corporation
P.O. Box 57546
Lincoln, NE 68505

OWNER: Same as applicant

CONTACT: Dave Olson
PO Box 57546
Lincoln, NE 68505

F:\DevReview\UP\15000\UP64B Kensington Office Park.rkj.wpd

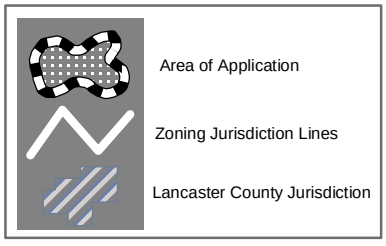
2013 aerial

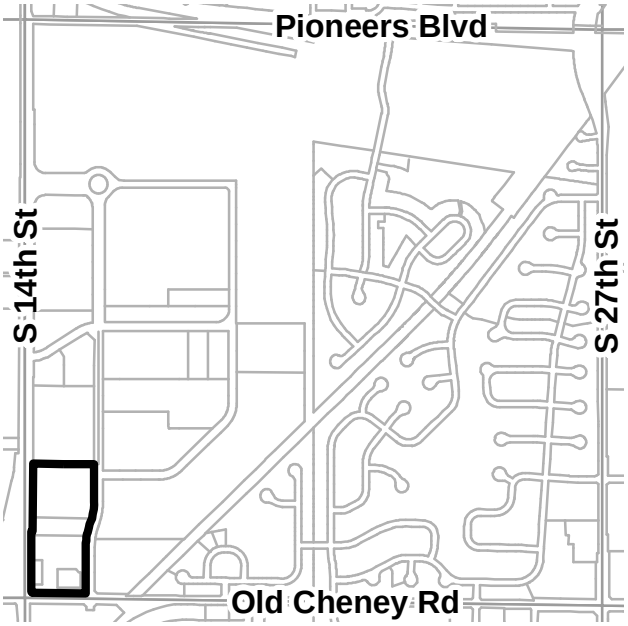
Use Permit #: UP64B
Kensignton Office Park
S 16th St & Old Cheney Rd

One Square Mile:
Sec.12 T09N R06E

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential 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





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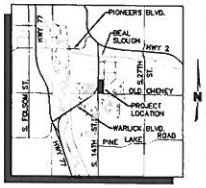
KENSINGTON OFFICE PARK

USE PERMIT #64B



VICINITY MAP
NOT TO SCALE

CURVE DATA

(A) Δ=89°19'05" R=20.00 L=31.18 T=19.76 CB=N44°37'02"W CL=28.12

(B) Δ=20°39'03" R=640.00 L=230.67 T=116.60 CB=S10°24'15"W CL=229.42

(C) Δ=20°40'15" R=560.00 L=202.03 T=102.13 CB=S10°23'[illegible]"W CL=200.94

LEGEND

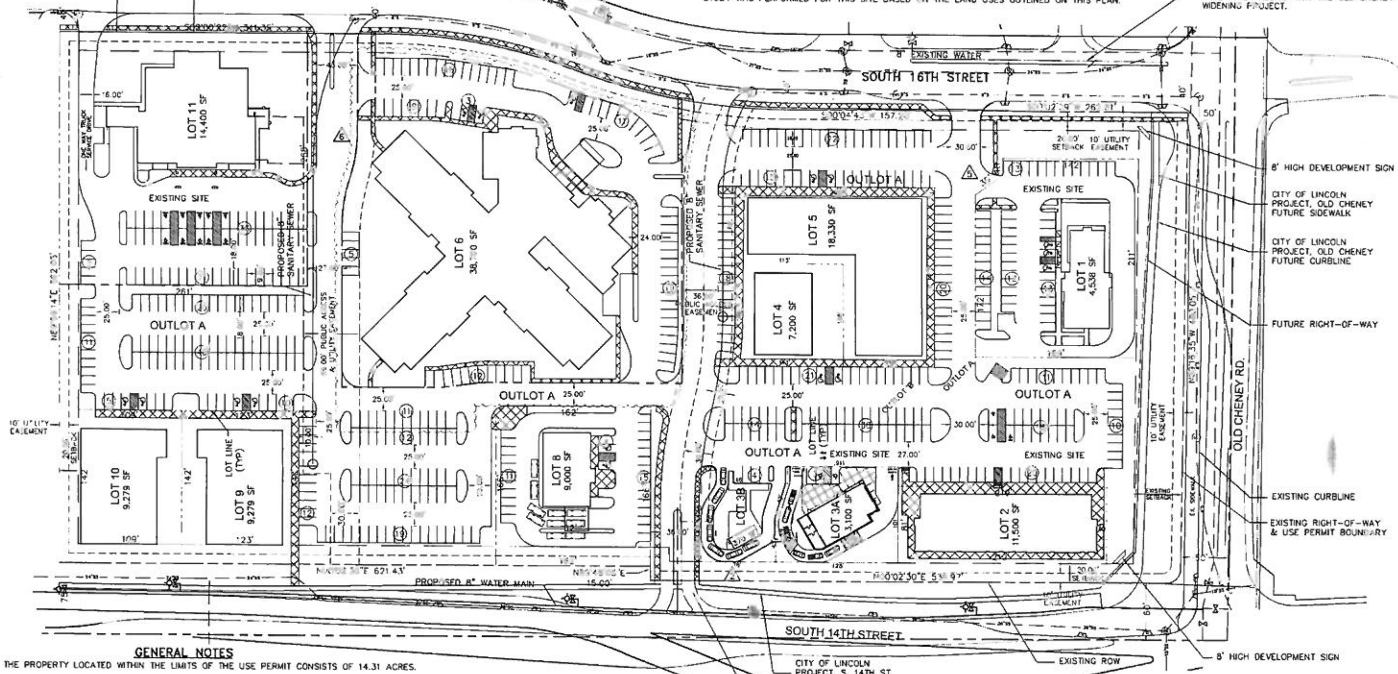
EXISTING WATER MAIN	EXISTING WATER MAIN
8"S	EXISTING SANITARY SEWER
PROPOSED SANITARY	PROPOSED SANITARY SEWER
○	SANITARY SEWER MANHOLE
○⊠	FIRE HYDRANT
PROP. WATER MAIN	WATER VALVE
15"S	EXISTING STORM SEWER
— — —	PROPOSED LOT LINES
- - -	EXISTING LOT LINES
(18)	PARKING STALL COUNT
⊠⊠⊠	PEDESTRIAN CIRCULATION BETWEEN BUILDINGS
LOT 2	EXISTING LOT NUMBER

OWNER & DEVELOPER
KENSINGTON, CORP.
PO BOX 57546
LINCOLN, NE 68505

ENGINEER & PREPARER
OLSSON ASSOCIATES
601 P STREET, SUITE 200
LINCOLN, NE 68508
PHONE: 474-6311

SCALE: 1"=60'
0 30 60 120 SCALE IN FEET

(1) THIS IS AN ADMINISTRATIVE AMENDMENT TO USE PERMIT #64, ORIGINALLY PREPARED BY ROSS ENGINEERING. THE SITE PLAN, GENERAL NOTES & LAND USES HAVE BEEN UPDATED. THE LANDSCAPE PLAN IS BEING DELETED FROM THE SET AND LANDSCAPING WILL BE APPROVED THROUGH THE BUILDING PERMIT & FINAL PLAT PROCESSES. AN UPDATED TRAFFIC STUDY WAS PERFORMED FOR THIS SITE BASED ON THE LAND USES OUTLINED ON THIS PLAN.



LEGAL DESCRIPTION USE PERMIT

A TRACT OF LAND COMPOSED OF LOT 5, BLOCK 1, LINCOLN INDUSTRIAL PARK SOUTH, LOT 1, KENSINGTON OFFICE PARK, LOT 1 AND OUTLOT "A", KENSINGTON OFFICE PARK 1ST ADDITION, LOT 1, KENSINGTON OFFICE PARK 2ND ADDITION, ALSO KNOWN AS UNITS 1 THROUGH 6, COMMON AREA AND MECHANICAL ROOM, KENSINGTON RETAIL CENTER CONDOMINIUM, LOTS 1, 2, 3 AND OUTLOT "A", KENSINGTON OFFICE PARK 3RD ADDITION, ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF OUTLOT "A", KENSINGTON OFFICE PARK 3RD ADDITION, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 16TH STREET, AND ON THE NORTH RIGHT-OF-WAY LINE OF OLD CHENEY ROAD, SAID POINT ALSO BEING 50.00 NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M., SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE WESTERLY ON THE SOUTH LINE OF SAID OUTLOT "A", SAID LINE BEING THE NORTH LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 50.00 NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER ON AN ASSUMED BEARING OF N89°16'35"W, A DISTANCE OF 48[illegible].05' TO A SOUTH CORNER OF SAID OUTLOT "A", SAID POINT BEING A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 89°19'05", A RADIUS OF 20.00', AN ARC LENGTH OF 31.18' ON A SOUTHWEST LINE OF SAID OUTLOT "A", SAID LINE BEING A NORTHEAST LINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF 28.12', A TANGENT LENGTH OF 19.76', AND A CHORD BEARING OF N44°37'02"W TO A WEST CORNER OF SAID OUTLOT "A", SAID POINT BEING ON A EAST RIGHT-OF-WAY LINE OF SOUTH 14TH STREET, SAID POINT BEING 60.00' EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE N00°02'30"E, ON THE WEST LINE OF SAID OUTLOT "A", AND ON A WEST LINE OF LOT 5, BLOCK 1, LINCOLN INDUSTRIAL PARK SOUTH, SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 60.00' EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 536.97' TO A WEST CORNER OF SAID LOT 5; THENCE N89°48'05"E, ON A NORTH LINE OF SAID LOT 5, SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 15.00' TO A WEST CORNER OF SAID LOT 5, SAID POINT BEING 75.00' EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE N00°02'30"E, ON A WEST LINE OF SAID LOT 5, AND ON THE WEST LINE OF OUTLOT "A", KENSINGTON OFFICE PARK 1ST ADDITION, SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 75.00' EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 621.43' TO THE NORTHWEST CORNER OF SAID OUTLOT "A"; THENCE N89°59'14"E, ON THE NORTH LINE OF SAID OUTLOT "A", AND ON THE NORTH LINE OF LOT 1, KENSINGTON OFFICE PARK 1ST ADDITION, A DISTANCE OF 56[illegible].05' TO THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT BEING ON A WEST RIGHT-OF-WAY LINE OF SOUTH 16TH STREET; THENCE S00°00'22"W, ON THE EAST LINE OF SAID LOT 1, AND ON THE EAST LINE OF OUTLOT "A", KENSINGTON OFFICE PARK 1ST ADDITION, SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 34[illegible].33' TO AN EAST CORNER OF SAID OUTLOT "A", SAID POINT BEING A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 20°46'32", A RADIUS OF 560.00', AN ARC LENGTH OF [illegible].06' ON A EAST LINE OF SAID OUTLOT "A", AND ON A EAST LINE OF LOT 5, BLOCK 1, LINCOLN INDUSTRIAL PARK SOUTH, SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF 201.95', A TANGENT LENGTH OF 102.66', AND A CHORD BEARING OF S10°20'30"W TO AN EAST CORNER OF SAID LOT 5, SAID POINT BEING A POINT OF REVERSE CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 20°39'03", A RADIUS OF 640.00', AN ARC LENGTH OF 230.67' ON A EAST LINE OF SAID LOT 5, AND ON A EAST LINE OF OUTLOT "A", KENSINGTON OFFICE PARK 3RD ADDITION, SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF 229.42', A TANGENT LENGTH OF 116.60', AND A CHORD BEARING OF S10°24'15"W TO AN EAST CORNER OF SAID OUTLOT "A"; THENCE S00°03'26"W, ON A EAST LINE OF SAID OUTLOT "A", SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 420.01' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 623,541.48 SQUARE FEET OR 14.31 ACRES, MORE OR LESS.

GENERAL NOTES

1. THE PROPERTY LOCATED WITHIN THE LIMITS OF THE USE PERMIT CONSISTS OF 14.31 ACRES.
2. THE EXISTING ZONING IS B-2 PLANNED NEIGHBORHOOD BUSINESS DISTRICT.
3. THE MAXIMUM BUILDING HEIGHTS SHALL BE IN ACCORDANCE WITH THE B-2 PLANNED NEIGHBORHOOD BUSINESS.
4. THE DEVELOPER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE LIMITS OF THE LOT LINE. BUILDING LAYOUTS SHOULD BE IN SUBSTANTIAL COMPLIANCE WITH THE SITE PLAN. INTERNAL SETBACKS ARE ZERO, HOWEVER BUILDINGS MUST BE SEPARATED AS REQUIRED BY APPLICABLE BUILDING AND FIRE CODES.
5. ALL EAVES, CANOPIES AND OTHER BUILDING PROJECTIONS MAY EXTEND OVER THE BUILDING ENVELOPE LINES BUT NOT LOT LINES.
6. DRIVEWAY WIDTHS ARE AS INDICATED ON SITE PLAN. DRIVEWAY AND PARKING LOTS SHALL CONSIST OF EITHER ASPHALTIC CONCRETE PAVEMENT OR CONCRETE PAVEMENT WITH 24" CONCRETE CURB AND GUTTER; OR CONCRETE PAVEMENT WITH AN INTEGRAL CONCRETE CURB. THE INTERSECTION OF PUBLIC STREETS AND DRIVEWAYS SHALL BE CONSTRUCTED AS A COMMERCIAL CURB CUT, WITH CONCRETE PAVEMENT, IN ACCORDANCE WITH THE PUBLIC WORKS DEPARTMENT. PARKING LOTS SHALL CONFORM TO THE PARKING LOT DESIGN STANDARDS. THE PARKING LAYOUT IS CONCEPTUAL AND MUST MEET ALL CITY OF LINCOLN DESIGN STANDARDS, INCLUDING STACKING FOR DRIVE-THRU AT THE TIME OF BUILDING PERMIT.
7. SIDEWALKS AND PEDESTRIAN CIRCULATION SHALL BE IN CONFORMANCE WITH THE CITY OF LINCOLN, DESIGN STANDARDS.
8. LANDSCAPING AND STREET TREES SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF LINCOLN DESIGN STANDARDS. INDIVIDUAL LANDSCAPE PLANS WILL BE SUBMITTED, REVIEWED AND APPROVED WITH THE INDIVIDUAL SITE PLANS AT THE TIME OF BUILDING PERMIT APPLICATION BY BUILDING AND SAFETY DEPARTMENT. STREET TREE LANDSCAPE PLANS WILL BE REVIEWED AND APPROVED WITH THE FINAL PLATS.
9. ALL PARKING STALLS ARE 90°, 9 FEET WIDE, EXCEPT END STALLS AT DEAD END PARKING LOTS SHALL BE 10 FEET WIDE.
10. THE PROPOSED INTERIOR SANITARY SEWER EXTENSION SHALL BE PUBLIC AND CONSTRUCTED UNDER EXECUTIVE ORDER. INDIVIDUAL SEWER SERVICES SHALL BE PRIVATE AND CONSTRUCTED UNDER A PLUMBER'S PERMIT.
11. THE PROPOSED WATER MAIN EXTENSION SHALL BE PUBLIC AND CONSTRUCTED UNDER AN EXECUTIVE ORDER. INDIVIDUAL WATER SERVICES SHALL BE PRIVATE AND CONSTRUCTED UNDER A PLUMBER'S PERMIT.
12. THE INTERIOR STORM SEWER SHALL BE PRIVATE AND CONSTRUCTED UNDER A PLUMBER'S PERMIT. STORM SEWER SHALL BE SUBMITTED WITH INDIVIDUAL SITE PLANS AT THE TIME OF BUILDING PERMIT.

GENERAL NOTES

13. PARKING LOT LIGHTING SHALL BE SHALL BE SUBMITTED WITH INDIVIDUAL SITE PLANS AT THE TIME OF BUILDING PERMIT AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LINCOLN ELECTRIC SYSTEM AND THE CITY OF LINCOLN DESIGN STANDARDS.
14. A BLANKET UTILITY EASEMENT WILL BE PROVIDED OVER OUTLOT "A" EXCLUDING BUILDING ENVELOPES.
15. DIRECT VEHICULAR ACCESS IS HEREBY RELINQUISHED TO OLD CHENEY ROAD.
16. RELOCATION OF ANY EXISTING STREET LIGHT FACILITIES WILL BE AT THE OWNER/DEVELOPER'S EXPENSE.
17. THE REQUIRED PARKING FOR LOT NUMBERS 2-11 SHALL BE SHARED PARKING, AND SHALL MEET OR EXCEED THE MINIMUM REQUIRED PARKING FOR THE INTENDED USE. COMMON MAINTENANCE WILL BE ADDRESSED IN THE PROPERTY OWNER'S ASSOCIATION, APPROVED BY THE CITY ATTORNEY AND SHALL BE FILED WITH THE REGISTER OF DEEDS.
18. MINOR ADJUSTMENTS TO THE FLOOR AREA OF EACH BUILDING MAY BE MADE AT THE TIME OF BUILDING PERMIT, PROVIDED THE TOTAL IN THE WHOLE USE PERMIT DOES NOT EXCEED THE TOTAL MAXIMUM SQUARE FOOTAGE AS SHOWN ON THIS SHEET.
19. SQUARE FOOTAGE AND LAND USE SHOWN ON THE SITE PLAN LAND USE TABLE MAY BE TRANSFERRED BETWEEN LOTS, PROVIDED THE TOTAL RETAIL OR RESTAURANT USE DOES NOT EXCEED THE MAXIMUM SHOWN ON THIS SHEET.
20. FENCES, DECORATIVE STRUCTURES, DUMPSTER ENCLOSURES & ACCESSORY BUILDINGS ARE NOT SHOWN ON THE SITE PLAN IF THEY ARE 25' BY 25' OR SMALLER AND ARE CONSTRUCTED OUTSIDE OF SETBACKS, SITE TRIANGLES, EASEMENTS AND REQUIRED MINIMUM PARKING AND ARE BUILT ACCORDING TO THE ZONING ORDINANCE PROVISIONS AND IN CONFORMANCE WITH ALL OTHER APPLICABLE CODES.
21. LOTS MAY BE CREATED WITHOUT FRONTAGE TO A PUBLIC STREET IF THEY HAVE ACCESS TO A PUBLIC ACCESS EASEMENT.
22. A COMMON ACCESS EASEMENT SHALL BE PROVIDED OVER ALL DRIVES & PARKING STALLS AS SUCH DRIVES & PARKING STALLS MAY EXIST.
23. LOT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY.
24. HEALTH CARE FACILITY, NON-RESIDENTIAL TO BE LOCATED ON LOT 6 IN ACCORDANCE WITH SPECIAL PERMIT. (6)

GENERAL NOTES

24. ALL STREET DIMENSIONS ARE TO BACK OF CURB.
25. DETAILS OF ALL SIGNS INCLUDING TYPE, EXACT LOCATION, HEIGHT & SIZE WILL BE SUBMITTED SEPARATELY FOR REVIEW WITH THE BUILDING PERMIT. THEY WILL BE DESIGNED IN ACCORDANCE WITH THE CITY OF LINCOLN DESIGN STANDARDS. SITE DEVELOPMENT SIGNS WERE ORIGINALLY SHOWN ON THE USE PERMIT ALONG OLD CHENEY ROAD, WITHIN THE SETBACK. THESE SIGNS ARE STILL SHOWN WITHIN THE SETBACK BUT HAVE BEEN SHIFTED TO ACCOMMODATE FUTURE CITY OF LINCOLN ROADWAY PROJECTS.
26. LOTS ABUTTING 14TH STREET SHALL LOCATE THE REQUIRED BUILDING LANDSCAPING (PER CITY DESIGN STANDARD CHAPTER 3.5 SECTION 7.6) WITHIN THE SETBACK BETWEEN THE BUILDING AND 14TH STREET. THE LANDSCAPE PLAN FOR EACH LOT SHALL BE APPROVED AT THE TIME OF BUILDING PERMIT.
27. ALL LOTS ABUTTING 14TH STREET ARE REQUIRED TO SCREEN THE BUILDING AIR CONDITIONER UNITS WITH A SCREENING WALL OR BY PLACING UNITS ON THE BUILDING ROOF AND SCREENING FROM VIEW WITH ROOF PARAPETS.

LAND USE TABLE

LOT	FLOOR AREA (S.F.)	USE	MIN. PARKING	
1	4,538	COMMERCIAL	46	
2	11,5[illegible]	COMMERCIAL	39	
3A	3,100	COMMERCIAL	31	
3B	3,[illegible]	COMMERCIAL	4	
4	7,200	COMMERCIAL	24	
5	18,330	COMMERCIAL	62	
6	38,[illegible]	HEALTH CARE FACILITY, NON-RESID.	36	
8	9,000	COMMERCIAL	30	
9	9,279	COMMERCIAL	42	
10	9,279	COMMERCIAL	31	
11	14,400	COMMERCIAL	84	ACTUAL STALLS
TOTAL	125,696		409	586

PER GENERAL NOTE 19, LAND USE AND SQUARE FOOTAGE MAY TRANSFER BETWEEN LOTS SO LONG AS THE TOTAL SQUARE FOOTAGE FOR RESTAURANT AND RETAIL DOES NOT EXCEED:
TOTAL RESTAURANT – 16,946 SF
TOTAL RETAIL – 57,100 SF

REVISIONS

	DATE	DESCRIPTION
1	8/3/06	SEE SHEET FOR DESCRIPTION
2	6/28/07	SITE LAYOUT / REFINING NOTES
3	7/[illegible]/09	SITE LAYOUT / LAND USE TABLE
4	5/22/12	SITE LAYOUT / LAND USE TABLE
5	[illegible]/24/12	LOTS 4-5 SQUARE FOOTAGE ADJUSTED
6	[illegible]/15	AMENDMENT TO USE PERMIT #64B

2015

OLSSON ASSOCIATES
601 P Street Suite 200
P.O. Box 84608
Lincoln NE 68501
TEL [illegible]
FAX [illegible]
www.olssonassociates.com

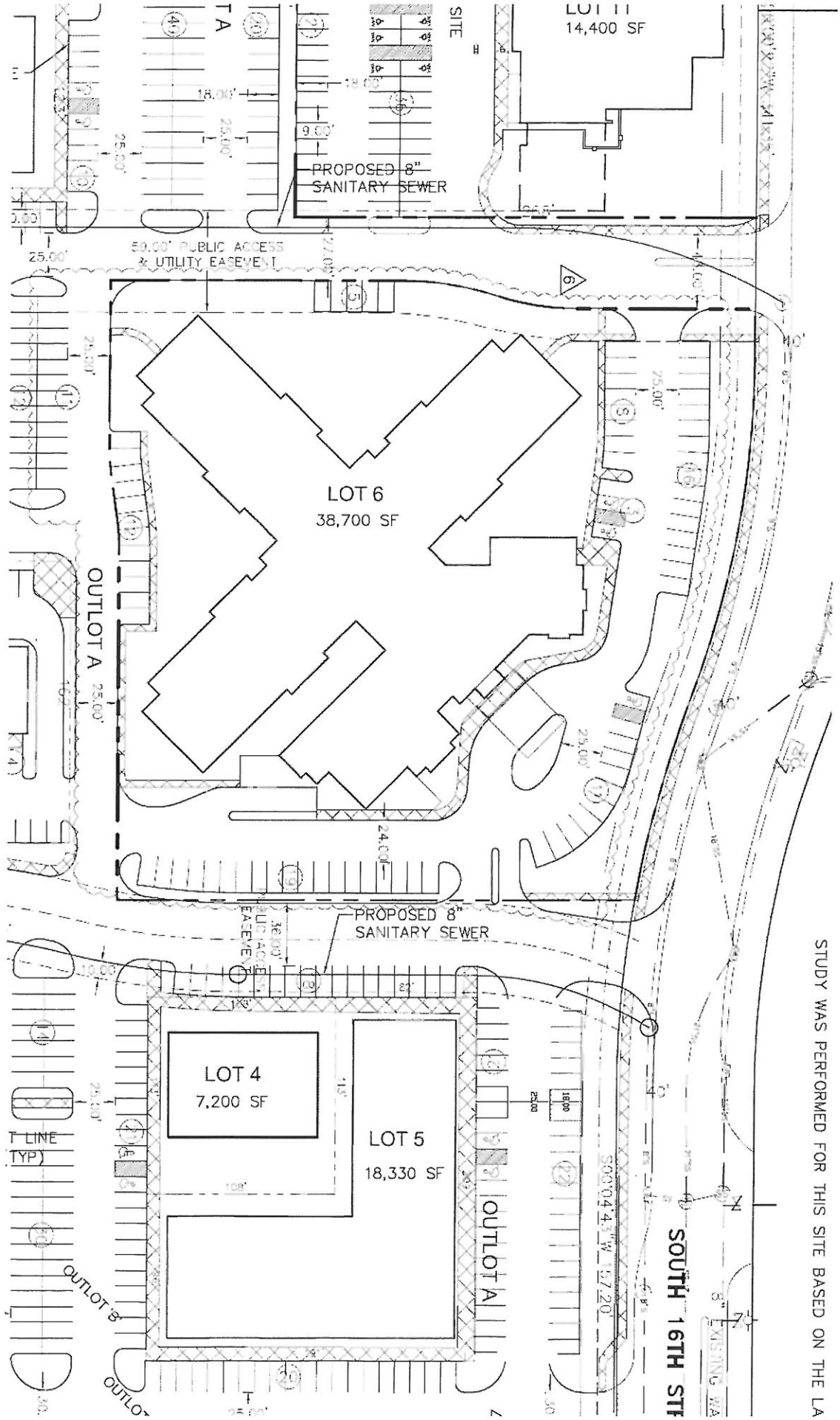
SITE PLAN

AMENDMENT USE PERMIT #64A

LINCOLN, NEBRASKA

drawn by:	DPD
checked by:	EGB
approved by:	[illegible]
QA/QC by:	[illegible]
project no.:	015-3338
drawing no.:	
date:	12.2.2015

SHEET 1 OF 5


LOT 11
14,400 SF
PROPOSED 8"
SANITARY SEWER
59.00' PUBLIC ACCESS
& UTILITY EASEMENT
LOT 6
38,700 SF
OUTLOT A
PROPOSED 8"
SANITARY SEWER
LOT 4
7,200 SF
LOT 5
18,330 SF
OUTLOT A
OUTLOT 'B'
SOUTH 16TH STR
STUDY WAS PERFORMED FOR THIS SITE BASED ON THE LA

GENERAL NOTES

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27. ALL LOTS ABUTTING 14TH STREET ARE REQUIRED TO SCREEN THE BUILDING AIR CONDITIONER UNITS WITH A SCREENING WALL OR BY PLACING UNITS ON THE BUILDING ROOF AND SCREENING FROM VIEW WITH ROOF PARAPETS.

2 3 4

LAND USE TABLE

6

LOT	FLOOR AREA (S.F.)	USE	MIN. PARKING	
1	4,538	COMMERCIAL	46	
2	11,500	COMMERCIAL	39	
3A	3,100	COMMERCIAL	31	
3B	370	COMMERCIAL	4	
4	7,200	COMMERCIAL	24	
5	18,330	COMMERCIAL	62	
6	38,700	HEALTH CARE FACILITY, NON-RESID.	36	
8	9,000	COMMERCIAL	30	
9	9,279	COMMERCIAL	42	
10	9,279	COMMERCIAL	31	
11	14,400	COMMERCIAL	64	ACTUAL STALLS
TOTAL	125,696		409	586

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TOTAL RESTAURANT – 16,946 SF
TOTAL RETAIL – 57,100 SF

GENERAL NOTES

1. THE PROPERTY LOCATED WITHIN THE LIMITS OF THE USE PERMIT CONSISTS OF 14.31 ACRES.

2. THE EXISTING ZONING IS B-2 PLANNED NEIGHBORHOOD BUSINESS DISTRICT.

3. THE MAXIMUM BUILDING HEIGHTS SHALL BE IN ACCORDANCE WITH THE B-2 PLANNED NEIGHBORHOOD BUSINESS.

4. THE DEVELOPER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE LIMITS OF THE LOT LINE. BUILDING LAYOUTS SHOULD BE IN SUBSTANTIAL COMPLIANCE WITH THE SITE PLAN. INTERNAL SETBACKS ARE ZERO, HOWEVER BUILDINGS MUST BE SEPARATED AS REQUIRED BY APPLICABLE BUILDING AND FIRE CODES.

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10. THE PROPOSED INTERIOR SANITARY SEWER EXTENSION SHALL BE PUBLIC AND CONSTRUCTED UNDER EXECUTIVE ORDER. INDIVIDUAL SEWER SERVICES SHALL BE PRIVATE AND CONSTRUCTED UNDER A PLUMBER'S PERMIT.

11. THE PROPOSED WATER MAIN EXTENSION SHALL BE PUBLIC AND CONSTRUCTED UNDER AN EXECUTIVE ORDER. INDIVIDUAL WATER SERVICES SHALL BE PRIVATE AND CONSTRUCTED UNDER A PLUMBER'S PERMIT.

12. THE INTERIOR STORM SEWER SHALL BE PRIVATE AND CONSTRUCTED UNDER A PLUMBER'S PERMIT. STORM SEWER SHALL BE SUBMITTED WITH INDIVIDUAL SITE PLANS AT THE TIME OF BUILDING PERMIT.

CITY OF LINCOLN
PROJECT, S. 14TH ST.
FUTURE SIDEWALK

EXISTING RIGHT IN/RIGHT OUT ACCESS

GENERAL NOTES

13. PARKING LOT LIGHTING SHALL BE SHALL BE SUBMITTED WITH INDIVIDUAL SITE PLANS AT THE TIME OF BUILDING PERMIT AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LINCOLN ELECTRIC SYSTEM AND THE CITY OF LINCOLN DESIGN STANDARDS.

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18. MINOR ADJUSTMENTS TO THE FLOOR AREA OF EACH BUILDING MAY BE MADE AT THE TIME OF BUILDING PERMIT, PROVIDED THE TOTAL IN THE WHOLE USE PERMIT DOES NOT EXCEED THE TOTAL MAXIMUM SQUARE FOOTAGE AS SHOWN ON THIS SHEET.

19. SQUARE FOOTAGE AND LAND USE SHOWN ON THE SITE PLAN LAND USE TABLE MAY BE TRANSFERRED BETWEEN LOTS, PROVIDED THE TOTAL RETAIL OR RESTAURANT USE DOES NOT EXCEED THE MAXIMUM SHOWN ON THIS SHEET.

20. FENCES, DECORATIVE STRUCTURES, DUMPSTER ENCLOSURES & ACCESSORY BUILDINGS ARE NOT SHOWN ON THE SITE PLAN IF THEY ARE 25' BY 25' OR SMALLER AND ARE CONSTRUCTED OUTSIDE OF SETBACKS, SITE TRIANGLES, EASEMENTS AND REQUIRED MINIMUM PARKING AND ARE BUILT ACCORDING TO THE ZONING ORDINANCE PROVISIONS AND IN CONFORMANCE WITH ALL OTHER APPLICABLE CODES.

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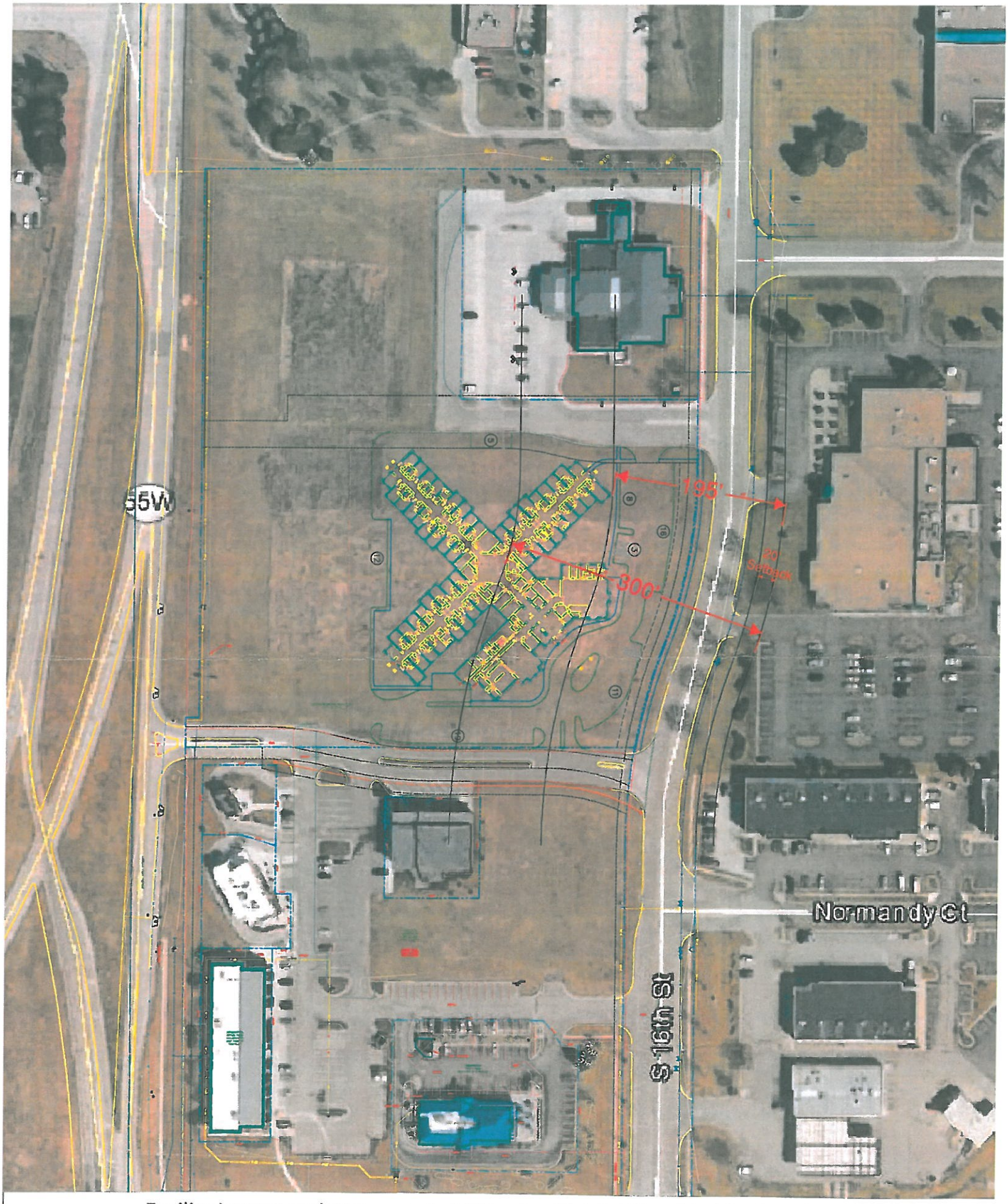
22. A COMMON ACCESS EASEMENT SHALL BE PROVIDED OVER ALL DRIVES & PARKING STALLS AS SUCH DRIVES & PARKING STALLS MAY EXIST.

23. LOT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY.

24. HEALTH CARE FACILITY, NON-RESIDENTIAL TO BE LOCATED ON LOT 6 IN ACCORDANCE WITH SPECIAL PERMIT. 6



Facility Layout and Distances to I-2 Zoning District (Provided by Developer)

OLSSON
ASSOCIATES

December 23, 2015

Rachel Jones
Planning Department
555 South 10th St., Suite 213
Lincoln, NE 68508

Re: Kensington Office Park
Amendment to Use Permit 64A

Ms. Jones,

On behalf of the applicant, Kensington Corporation, Olsson Associates is submitting an application for an Amendment to Use Permit #64A, Kensington Office Park, which is generally located at S. 16th Street and Old Cheney road in Lincoln, NE. The purpose of the amendment will be to allow a special permitted use for a non-residential healthcare facility on Lot 6. A narrative of the intended use of this facility is attached. The narrative describes the patient services, staffing profile and ancillary services provided at the facility.

To accommodate the proposed building, the layout of the previously approved Use Permit has been revised to show the health care facility building and the resulting parking configuration. The parking table has been updated to show the revised amount of total parking stalls. The existing properties of the Use Permit have shared parking within Outlot A, the development will continue to have shared parking available for all buildings in accordance with the revised layout.

I have included the application form as well as the fee check for the amendment. We will submit the Use Permit site plan online.

Feel free to contact me with any questions which you may have.

Sincerely,

Erin Bright
Olsson Associates

cc: Dave Olson
att: Narrative Regarding the Intended Use of The Facility

PromontoryHealthcare
COMPANIES

City of Lincoln Planning Department
555 S 10th St, Ste. 213
Lincoln, NE, 68508

Monday, December 28, 2015

Dear Lincoln City Planning Director:

Promontory Healthcare Companies is a Management and Development company of Medicare Certified skilled nursing facilities that focus on short-term transitional care from a hospital stay to home. Our services focus on sub-acute 24-hour skilled nursing as well as Physical, Occupational, and Speech therapies. The average length of stay for our patients in our existing facilities is approximately 25 days.

We are enthusiastic about the location we have chosen at Kensington Center located near the intersection of Old Cheney Road and 16th Street.

Promontory has done extensive research in the Lincoln market and has determined that the proposed site will serve the city of Lincoln and the surrounding communities well. The location has excellent access to the major hospitals in town and to the patients who we will serve.

We have reviewed the available lots at Kensington Center and concluded that having access from 16th Street is better for the safety and comfort of our patients since there will lower volume of traffic coming into and out of 16th Street than if we locate on the West side of Kensington Center and provide access off of the busy 14th Street. In addition, we are aware of the changes the city has proposed for the 14th Street and Old Cheney Road elevated roundabout and strongly prefer to have our patient's primary access to our building come from 16th rather than 14th Street.

We are aware that on to the East and North of the site exists an area that is zoned for Industrial Use. Promontory has a rigorous evacuation plan at all facilities and would be willing to implement a special chemical spill emergency procedure plan, (similar to an emergency tornado procedure plan) where patients are immediately taken to an interior room or transported by Promontory's transport vans to a safe zone in the event of an emergency.

Therefore, we respectfully request that the city allow us to locate on the east side of the Kensington in the site that we have specifically designated in our site design. We are confident that this location will provide a safe environment for the patients we serve.

Sincerely,

A. Bruce Heywood, Principal
Promontory Healthcare Companies

4943 NE Martin Luther King Jr Blvd, Portland, OR 97211
Telephone: 503-288-1893
Facsimile: 503-288-1894

SNF Lincoln Operating Company, LLC dba Old Cheney Rehabilitation

Narrative Regarding the Intended Use of the Facility

Old Cheney Rehabilitation ("OCR") will license its facility as a Skilled Nursing Facility ("SNF") and will operate the Facility as a Transitional Care Unit ("TCU"). All patients that will be coming to the Facility are referred by an acute-care hospital after a minimum stay of three days. Patients are transported to the facility in a van owned and operated by OCR. Rarely will any patients require an ambulance or emergency services for transportation to or from the facility.

The activities at OCR will be similar and in some cases virtually the same as those occurring at many Acute Care Rehabilitation Hospitals such as Madonna - - the primary difference being the acuity of the patient. The Facility will be a sub-acute rather than acute-care facility. In other words, patients who require a respirator, or have highly acute medical conditions are cared for in a Rehabilitation Hospital, while patients who can be cared for without constant physician care and oversight can be cared for at less cost at a sub-acute TCU facility that provides 24-hour nursing, in-house dining, and in-house physical, occupational, and speech therapy such as OCR will provide.

In most cases, referring physicians turn over the care of their patients to OCR's Medical Director. OCR will have a Medical Director who oversees the patient care that takes place within the facility. The Medical Director will visit patients regularly to ensure that patients are properly being cared for given the medical conditions that cause the need for the 24-hour nursing care. In addition, OCR will have a Director of Nursing who is a license Registered Nurse and who directs the activities of all of the Registered, Licensed Practical, and Certified Assistant Nurses within the facility. The nursing services are all provided in a sub-acute rather than an acute-care environment.

In addition to the 24-hour nursing care, OCR will have in-house Physical, Occupational, and Speech Therapists who will provide intensive rehabilitation services for the duration of the patient's stay with the primary goal of returning them to home and assisting them to reach their maximum potential given their medical conditions. Patients are discharged as soon as they have achieved their maximum ability to perform necessary tasks on their own. If they are able to return home, they are discharged to home. If other long-term physical limitations prevent a patient from returning home, they are sent to a long-term care environment such as independent or assisted living, or convalescent care facilities.

OCR will also provide services ancillary to their primary nursing and therapy services. Social services will be provided to patients and their families as the patient moves through the continuum of care. Activity planners who ensure that the patients' emotional and social needs are being addressed during their stay will also be provided. Finally, in order to ensure that patients receive proper nutrition, OCR will provide in-house dining with menus that are developed by a certified Dietician and a licensed Dietary Manager. OCR will have a commercial kitchen staffed with cooks and dietary aids that provide the meals for its patients under the supervision of the Dietician and Dietary Manager.

The average length of stay for OCR patients will be approximately 25 days. The majority of patients are discharged within 21 days. Occasionally a patient may stay as long as 90 days, but only under highly irregular and extenuating circumstances would a patient stay longer than 3 months.

The Facility will be built in a way that will allow OCR to provide future Outpatient Therapy to its patients who return home but still need additional therapy to return to their maximum potential. OCR has found that patients like to continue with their therapists. For this reason the Facility will more than likely provide Outpatient Therapy in the future. OCR will employ approximately 75 full and part-time employees.

Current Project - Agency Review Report

Agency Name	User Name	Review Cycle	Review Status	Comments	Assignment
Airport Authority	jon large	1	No Review Required		First In Group
Army Corps of Engineers	Army Corps of Engineers	1	Pending		First In Group
Building & Safety	christy eichorn	1	Corrections Required	How is the parking for the healthcare facility being calculated? This should be shown on the Use Permit (not just the total number)	First In Group
City Recycling Office	Gene Hanlon	1	Pending		Individual
County Health	chris schroeder	1	Corrections Required	The Lincoln-Lancaster County Health Department (LLCHD is recommending conditional approval contingent on the application locating all patient care rooms at least 300 feet from the adjacent I-2 zoning. The applicant's submitted site plan depicts the northeast patient care wing within 300 feet of the I-2 zoning to the east. The LLCHD has historically recommended at least a 300 foot separation between industrial and residential uses to protect the public's health and safety. While the application materials refer to this proposed facility as non-residential, the LLCHD considers this use to be residential due to the submitted documentation which indicates that patients will have an average of 25 overnight stays. In addition, the clients served by this transitional care facility, are considered a vulnerable population most likely with limited mobility that should be considered relative to placing them in close proximity to industrial uses. Relative to existing adjacent industrial uses, the LLCHD acknowledges that these uses currently do not pose a significant public health risk, but the potential for these uses to change is a concern. If the applicant does not locate all patient care rooms at least 300 feet away from the adjacent I-2 zoning, conditions of approval would the following: 1. Develop an emergency response plan to the satisfaction of the Health Department, both written and drawn, including a house-in-place scenario and an off-site evacuation. The Health Department may provide technical assistance in this matter	Individual

Current Project - Agency Review Report

				2. The facility shall, within 48 hours of becoming aware that quantities of hazardous materials requiring a permit under Section 19.03.100 of the Lincoln Municipal Code are being stored, transported, dispensed, used, or handled on property within 300 feet of the facility's patient care rooms, notify the Health Department of such condition. Following such notification, the facility shall, in cooperation and consultation with the Health Department, attempt to work with the owner of property upon which such hazardous materials are being stored, transported, dispensed, used or handled to arrive at a means to assure the health, safety, and welfare of persons using the facility's property. The facility shall further cooperate with the Health Department in determining measures which may be taken on facility's property to protect the health safety, and welfare of persons using the facility's property, including, but not limited to, establishment of training programs for employees to assure detection of hazardous materials and evacuation of the premises, installation of filtration systems in the HVAC system of the building, or other precautionary measures. 3. The electrical breaker switch of the facility's heating, ventilation and air conditioning (HVAC) system shall be clearly marked and readily accessible at all times to the facility's staff or the facility shall equip the building with not more than two emergency shut-off switches so the HVAC system can be immediately shut down in the case of a hazardous chemical spill in the area to the satisfaction of the Health Department. The shut-off switch shall be located so that it is easily accessible at all times to the facility's staff. The facility's staff shall be trained on how to locate and operate the electrical breaker switch or the emergency shut-off switch.	
Department of Roads - Noise	will packard	1	Recommend Approval	setbacks are reasonable to prevent future noise impacts	First In Group
Department of Roads - Planning & Projects	brad zumwalt	1	No Review Required		First In Group
Development Review Manager	steve henrichsen	1	Corrections Required		Individual

Current Project - Agency Review Report

Emergency Communications	Kelly Davila	1	Pending		Individual
Fire Department	patrick borer	1	Recommend Approval	Lincoln Fire and Rescue recommends approval of this application.	Individual
Historic Districts/Capitol Environs	edward zimmer	1	No Review Required		First In Group
LES	les reviews	1	Recommend Approval	No comments from LES. -Sarah Ryan	First In Group
Lincoln Police Department	Lincoln Police Department	1	Pending		First In Group
Lower Platte South NRD	kyle hauschild	1	Recommend Approval		Individual
Parks & Recreation	mark canney	1	Recommend Approval	Recommend Approval. Any opportunities to plant street trees should be completed with this project.	First In Group
Planning Dept	brenda thomas	1	No Review Required		First In Group
Public Works - Engineering Services	bob simmering	1	Recommend Approval	12-28	First In Group
Public Works - Watershed Management	ben higgins	1	Recommend Approval	OK, less than an acre	Individual
Public Works & Utilities - Wastewater	brian kramer	1	Recommend Approval	Sanitary sewer service is available.	Individual
Public Works & Utilities - Water	Dave Beyersdorf	1	In Review		First In Group
Stronger Safer Neighborhoods	Jon Carlson	1	Pending		Individual
United States Post Office	kerry kowalski	1	Recommend Approval	Recommend approval with the condition that any new deliveries are established in Centralized Box Units(CBUs), which will be purchased and installed at the developers expense in a location mutually agreed upon by the developer and the US Postal Service.	First In Group

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for DECEMBER 2, 2015 PLANNING COMMISSION MEETING

PROJECT #: Special Permit No. 04016A

PROPOSAL: A request per Section 27.63.470 to amend the Northern Lights Commercial Center planned service commercial special permit to increase the total floor area to 236,200 square feet andallow building height east of Northwoods Drive to conform with the existing H-4 zoning district of 55 feet

LOCATION: Generally located west of N. 84th Street and north of Holdrege Street

LAND AREA: 11.5 acres, more or less

EXISTING ZONING: H-4, General Commercial

CONCLUSION: The proposed use of a self-storage mini-warehouse is permitted within the H-4 zoning district. The increased floor area for one property should have minimal impact on adjacent land uses given the proposed conditions. The additional structure height is in conformance with the existing height regulations for the H-4 zoning district and should not have a significant impact on adjacent land uses. Subject to the conditions of approval, this request is in compliance with the Comprehensive Plan.

RECOMMENDATION: Conditional Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 1 - 4, Block 1, and Lots 1 - 7, Block 2, Northern Lights 14th Addition, located in the SE 1/4 of Section 15-10-7, Lincoln, Lancaster County, Nebraska, generally located at Northwoods Drive and Colby Street.

EXISTING LAND USE: Vacant/Undeveloped, Commercial

SURROUNDING LAND USE AND ZONING:

North: Utility Facility, Open Space; P Public Use
South: Vacant/Undeveloped; B-2 Planned Neighborhood Business
East: Vacant/Undeveloped, Public/Semi-Public; H-4 General Commercial, B-2

	Planned Neighborhood Business
West:	Single Family Attached; R-5 Residential

HISTORY:

1979	The area was zoned AA, Rural and Public Use until it was updated to AG, Agriculture during the 1979 zoning update.
December 1996	Change of Zone No. 2943 from AG to H-4 was approved by the City Council.
November 1999	Northern Lights Commercial Center Preliminary Plat No. 98033 and Use Permit No. 116 were approved by the City Council.
May 2004	Northern Lights Commercial Center Special Permit No. 04016 was adopted by the City Council to develop 103,400 square feet of planned service commercial.
May 2005	Administrative Amendment No. 05046 increased total floor area to 115,200 square feet.

COMPREHENSIVE PLAN SPECIFICATIONS:

Pg 1.9 The Future Land Use Map designates this area for commercial land uses.

Pg 5.2 Seek to efficiently utilize investments in existing and future public infrastructure to advance economic development opportunities.

UTILITIES: Water and sanitary sewer are located on site.

TRAFFIC ANALYSIS: Northern Lights Drive, Northwoods Drive, Dawson Creek Road and Colby Street are local roads, and N. 84th Street is classified as an Urban Principal Arterial.

AESTHETIC CONSIDERATIONS: The proposed self-storage facility is located entirely indoors and the building would generally match the character of surrounding properties.

ANALYSIS:

1. The Northern Lights Commercial Center planned service commercial special permit was adopted in May 2004 to allow 103,400 square feet of total floor area. It was amended administratively in May 2005 to increase the total floor area to 115,200 square feet. This amendment would allow for two lots to increase their total combined floor area from 19,000 square feet to 140,000 square feet to allow for an indoor self-storage facility. Total floor area for the planned service commercial development would increase to 236,200 square feet.

2. Self-storage facilities have a large floor area that produces lower intensity impacts than typical commercial uses of the same size. The increase in floor area for this specific use would not have a negative impact on surrounding properties.

3. Self-storage facilities are classified as a mini-warehouse use, which is permitted within the H-4 zoning district planned service commercial area.

4. The applicant also requests to modify the 35 foot maximum building height limit. This height limitation within the planned service commercial district would increase to 55 feet east of Northwoods Drive, which conforms with the existing H-4 zoning district. Maximum building height would remain 35 feet west of Northwoods Drive. The area west of the Northern Lights Commercial Center is an R-5 district with single family attached dwellings. The increase in building height east of Northwoods Drive is in conformance with existing zoning. A taller structure could obscure the view from 84th Street of adjacent one story commercial buildings; however, the H-4 district allows signage inside the front yard, which provides an option for adjacent businesses to increase their visibility when located near a taller structure.

5. The staff report for the Northern Lights Commercial Center special permit did not include a request for building height limitations in excess of the H-4 zoning district. It is unclear from the record why a 35 foot height limit was designated for the entire center.

6. The city zoning ordinance does not contain a specific parking standard for indoor self-storage facilities. The applicant operates three indoor self-storage facilities in Omaha. The facilities have parking ratios ranging from 42 to 60 storage units per parking stall. The largest facility operated by the applicant in Omaha has 719 units and 12 parking stalls (60 units per stall). Based on experience with similar facilities in Omaha, 18 parking stalls (56 units per stall) would be an appropriate amount to address peak customer traffic at this facility.

7. The requested floor area increase is only appropriate for a mini-warehouse use. If in the future the mini-warehouse use ends, the building would most likely have to be demolished and replaced with a use that requires less floor area and more parking.

CONDITIONS OF APPROVAL:

Per Section 27.63.470 this approval permits an increase in total floor area to 236,200 square feet and modification of Special Permit Note 10 to allow buildings in conformance with the H-4 zoning district east of Northwoods Drive in the Northern Lights Commercial Center planned service commercial special permit.

Site Specific Conditions:

1. Before receiving building permits the permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including **3** copies with all required revisions and documents as listed below:

   1.1 Change land use table for lots 6 and 10 from “retail/commercial” to “mini-warehouse.”

   1.2 Add a note that “a minimum of 1 parking stall per 56 units will be provided for the mini-warehouse use.”

   1.3 Update legal description to read:
   Lots 1 - 4, Block 1, and Lots 1 - 7, Block 2, Northern Lights 14th Addition, located in the SE 1/4 of Section 15-10-7, Lincoln, Lancaster County, Nebraska, generally located at Northwoods Drive and Colby Street.

Standard Conditions:

2. The following conditions are applicable to all requests:

   2.1 Before occupying the building all development and construction shall substantially comply with the approved plans.

   2.2 All privately-owned improvements, including landscaping and recreational facilities, shall be permanently maintained by the Permittee or an appropriately established homeowners association approved by the City.

   2.3 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters be in substantial compliance with the location of said items as shown on the approved site plan.

   2.4 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.

   2.5 The applicant shall sign and return the letter of acceptance to the City Clerk. This step should be completed within 60 days following the approval of the special permit. The Permittee shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds. Building permits will not be issued unless the letter of acceptance has been filed.

   2.6 The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all prior resolutions approving this permit remain in full force and effect as specifically amended by this resolution.

Prepared by

Andrew Thierolf, AICP

DATE: November 19, 2015

APPLICANT: Dave Paladino
Landmark Group/Dino's Storage
2702 Douglas Street
Omaha, NE 68103
402-672-6566

OWNER: Northern Lights LLC & Yeutter Family LLC
2001 Pine Lake Road, Suite 100
Lincoln, NE 68512
402-817-8600

CONTACT: Dale Clymens
Landmark Group/Dino's Storage
2702 Douglas Street
Omaha, NE 68103
402-968-3950
dale@landmarkmg.com

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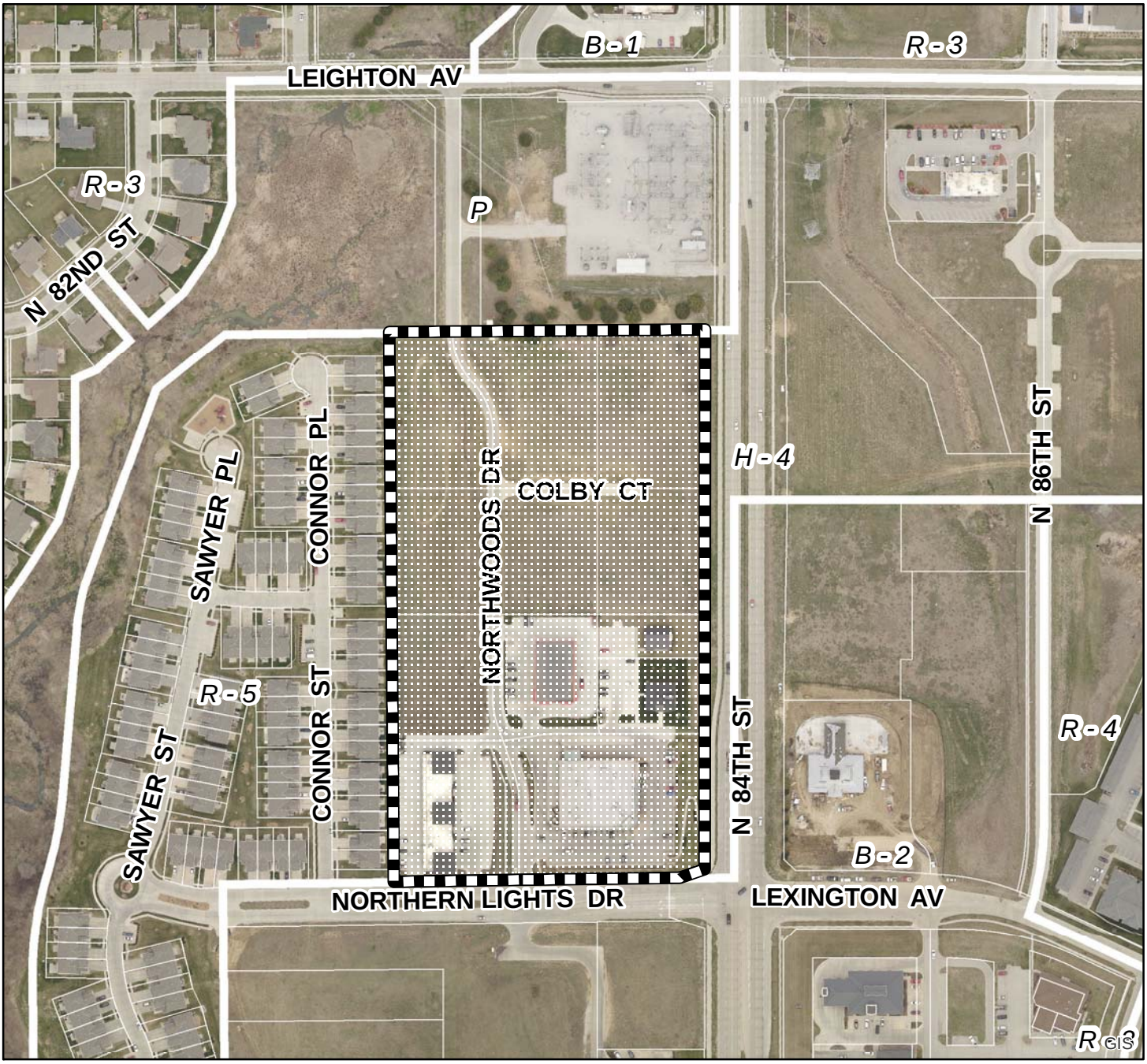


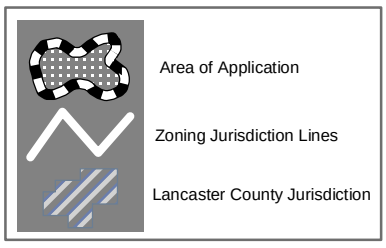
2013 aerial

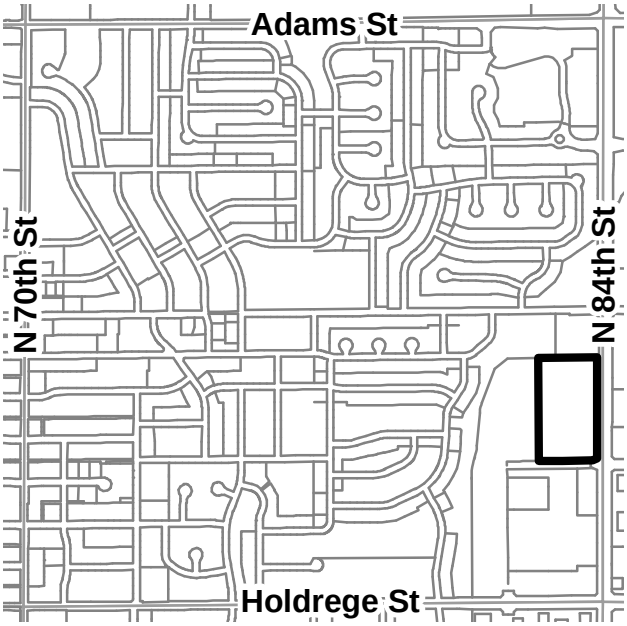
Special Permit #: SP04016A
Northern Lights Commercial Center
N 84th St & Leighton Av

One Square Mile:
Sec.15 T10N R07E

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential 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





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NORTHERN LIGHTS COMMERCIAL CENTER

ADMINISTRATIVE AMENDMENT TO SPECIAL PERMIT #04016 (PLANNED SERVICE/COMMERCIAL)
SITE PLAN

ENGINEER & PREPARER
OLSSON ASSOCIATES
1111 LINCOLN MALL
LINCOLN, NE. 68501
PHONE: 474-6311

OWNER & DEVELOPER
YEUTTER FAMILY LLC
P.O. BOX 22298
LINCOLN, NE 68542

NORTHERN LIGHTS, L.L.C.
P.O. BOX 22769
LINCOLN, NE 68516
(402)421-9222

THE PLANNING DIRECTOR APPROVES THIS AA #07098 TO SP #04016
PLANNING DIRECTOR 10/23/07 DATE

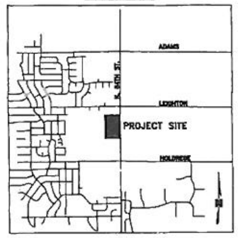
LEGEND

— W —	EXISTING WATER MAIN
—— W ——	PROPOSED WATER MAIN
— S —	EXISTING SANITARY SEWER
—— S ——	PROPOSED SANITARY SEWER
—O— S —	SANITARY SEWER MANHOLE
	FIRE HYDRANT
	WATER VALVE
— 15" SS —	EXISTING STORM SEWER
—— 15" SS ——	PROPOSED STORM SEWER
▬ ▬ ▬	LIMITS OF SPECIAL PERMIT

CENTERLINE CURVE DATA

A	B	C	D	E
D=43°[illegible]	D=43°38'21"	D=18°31'15"	D=18°31'15"	D=08°31'15"
R=125.00	R=125.00	R=125.00	R=125.00	R = 300.00
L=95.13	L=95.13	L=40.41	L=40.41	L = 44.61
T=50.00	T=50.00	T=20.38	T=20.38	T = 22.35
LC=92.85	LC=92.85	LC=40.23	LC=40.23	LC = 44.57

VICINITY MAP



LAND USE TABLE

BLOCK	LOT #	ZONE	LAND USE	FLOOR AREA/ UNITS	AREA (ACRES)	AREA (S.F.)
1	1	H-4	RETAIL/COMMERCIAL/RESTAURANT	10,000 S.F.	1.16	50,789
	2	"	RETAIL/COMMERCIAL	7,900 S.F.	0.85	37,329
	3	"	RETAIL/COMMERCIAL	7,900 S.F.	0.85	37,265
	4	"	RETAIL/COMMERCIAL	5,900 S.F.	0.93	40,925
	5 & 11	"	RECREATION FACILITY	33,000 S.F.	2.36	103,583
			OFFICE	1,000 S.F.		
	6 & 10	"	RETAIL/COMMERCIAL	140,000 S.F.	1.78	77,722
	7	"	RETAIL/COMMERCIAL	7,000 S.F.	0.83	36,539
	8	"	RETAIL/COMMERCIAL	16,000 S.F.	1.82	79,151
	9	"	RETAIL/COMMERCIAL	7,500 S.F.	0.85	37,159
			TOTALS	236,2[illegible] S.F.	11.41	499,381

PLANNING DIRECTOR APPROVAL

THE PLANNING DIRECTOR APPROVES THIS AA TO SPECIAL PERMIT NO. 04016 – NORTHERN LIGHTS COMMERCIAL CENTER – NORTH 84TH & LEIGHTON AVE. – REVISE USE & FLOOR AREA FOR LOTS 1, 6, & 7. ADD SPECIAL PERMIT NOTE #15..

DATE ______ DIRECTOR OF PLANNING ______

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEBRASKA. THESE PLANS MEET THE REQUIREMENTS OF THE CITY ENGINEER'S OFFICE DESIGN REQUIREMENTS.

10/16/2007
DATE

MARK C. PALMER E-9103

SURVEYOR'S CERTIFICATE

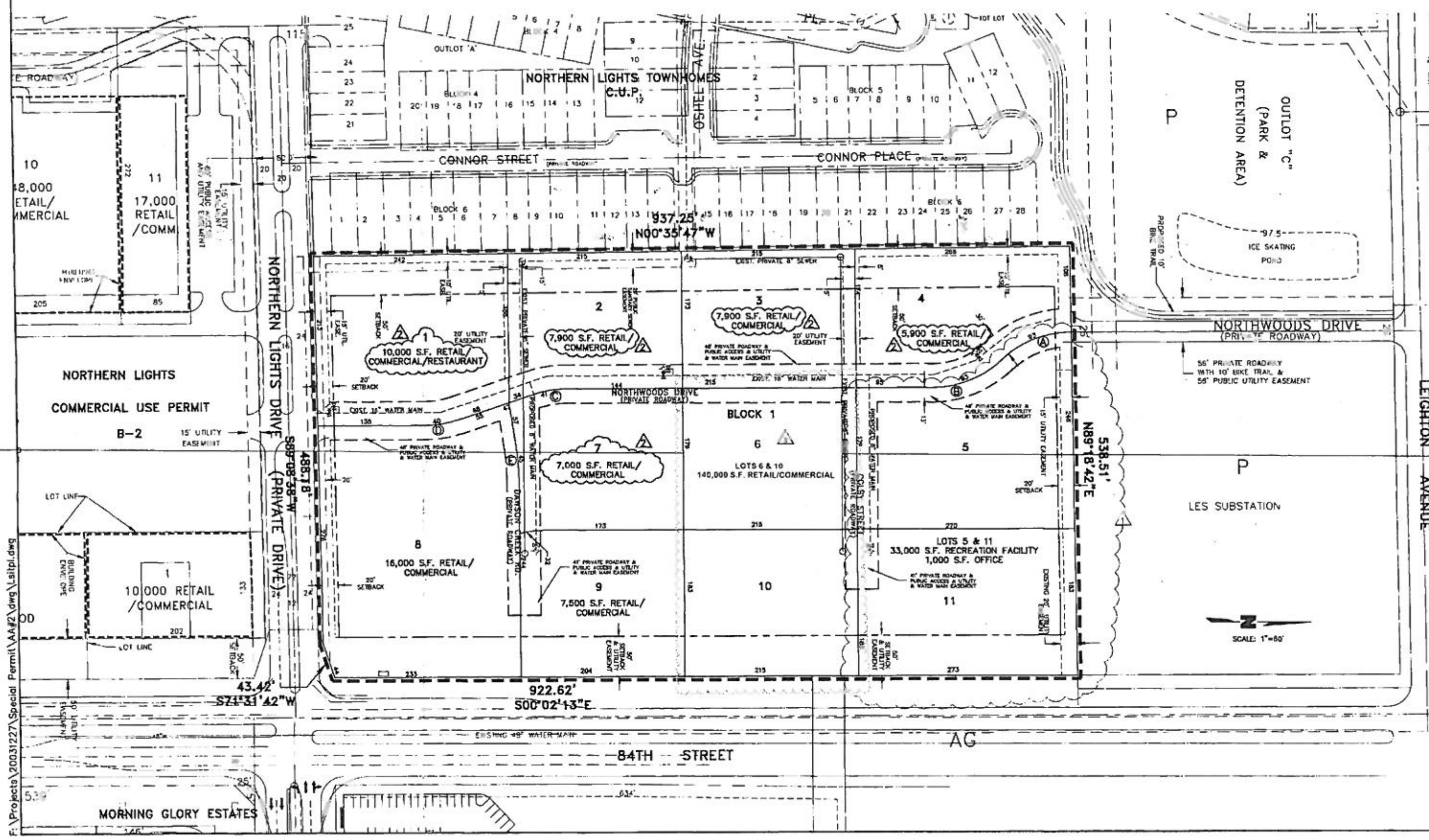
I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE BOUNDARY OF THE ABOVE PRELIMINARY PLAT AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED OR FOUND AT ALL BOUNDARY CORNERS.

Oct. 16th, 2007
DATE

MICHAEL R. JOHNSON L.S. NO. 528

LEGAL DESCRIPTION

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF LOTS 1–12, BLOCK 1, NORTHERN LIGHTS 3RD ADDITION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 12, BLOCK 1 NORTHERN LIGHTS 3RD ADDITION, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 02 MINUTES 13 SECONDS EAST ALONG THE EAST LINE OF LOTS 12 THROUGH 9, SAID LINE BEING 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 922.62 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 71 DEGREES 31 MINUTES 42 SECONDS WEST ALONG A SOUTHEAST LINE OF LOT 9, A DISTANCE OF 43.42 FEET TO A POINT, THENCE SOUTH 89 DEGREES 08 MINUTES 38 SECONDS WEST ALONG THE SOUTH LINE OF LOTS 9, 8 AND 1, A DISTANCE OF 488.18 FEET TO A POINT, THENCE NORTH 00 DEGREES 35 MINUTES 47 SECONDS WEST ALONG THE WEST LINE OF LOTS 1 THROUGH 4, A DISTANCE OF 937.25 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, THENCE NORTH 89 DEGREES 18 MINUTES 42 SECONDS EAST ALONG THE NORTH LINE OF LOTS 4, 5 AND 12, A DISTANCE OF 538.51 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 11.47 ACRES, OR 499,745.96 SQUARE FEET MORE OR LESS.



GENERAL NOTES

1. SANITARY SEWER AND WATER LINES TO BE 8" PIPE UNLESS OTHERWISE SHOWN. STORM SEWER SHALL BE CONSTRUCTED USING APPROVED PIPE MATERIALS OF THE BUILDING AND SAFETY PLUMBING DEPT. PUBLIC AND PRIVATE UTILITIES TO BE BUILT TO CITY OF LINCOLN SPECIFICATIONS.
2. ALL PAVEMENT RETURN RADII TO BE 20' (MIN.) UNLESS OTHERWISE NOTED.
3. THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF LINCOLN FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION.
4. ALL SIDEWALKS SHALL BE 4' WIDE. SIDEWALKS SHALL BE CONSTRUCTED ON THE WEST SIDE OF 84TH, BOTH SIDES OF NORTHERN LIGHTS DRIVE, BOTH SIDES OF NORTHWOODS DRIVE THROUGH THE H-4 AREA TO THE PROPOSED BIKE TRAIL, AND ALONG THE WEST SIDE OF NORTHWOODS DRIVE ADJACENT TO THE ICE SKATING POND.
5. ALL STREET INTERSECTIONS ARE AT 90° UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
7. DIRECT VEHICULAR ACCESS TO NORTH 84TH STREET SHALL BE RELINQUISHED EXCEPT AS SHOWN.
8. ALL ELEVATIONS ARE TO NAVD 1988.
9. ALL PARKING LOT ISLANDS SHALL BE RAISED, CONCRETE CURB AND GUTTER MEDIANS.
10. ALL OUTLOTS, MEDIANS, AND PRIVATE ROADWAYS WITHIN THIS SPECIAL PERMIT SHALL BE MAINTAINED BY AN ASSOCIATION OF PROPERTY OWNERS.
11. UTILITY EASEMENTS TO BE PROVIDED AS REQUESTED BY L.E.S.
12. ORNAMENTAL LIGHTING SHALL COMPLY WITH L.E.S. STANDARDS.
13. THE PROPOSED LOT LINES ARE CONCEPTUAL AND MAY VARY IN THE FINAL PLAT.
14. TOTAL USAGE:
    TOTAL BLOCKS – 1
    TOTAL LOTS – 11

SPECIAL PERMIT NOTES

1. A LANDSCAPE PLAN WILL BE SUBMITTED WITH EACH INDIVIDUAL SITE PLAN BUILDING PERMIT APPLICATION.
2. THE DEVELOPER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE BUILDING ENVELOPES/LOT SHOWN ON EACH LOT.
3. ALL DRIVES SHALL BE 24' WIDE TYPICAL UNLESS OTHERWISE NOTED.
4. SIGNS NEED NOT BE SHOWN ON THE SITE PLAN, BUT WILL BE SHOWN AT TIME OF BUILDING PERMIT & WILL BE PER ZONING ORDINANCE 27.69.
5. ALL DISABLED PARKING STALLS SHALL BE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, (FEDERAL REGISTER/VOL. 56, NO. 144/RULES AND REGULATIONS.
6. THE SALE OF ALCOHOL SHALL MEET THE ZONING ORDINACE REQUIREMENTS.
7. TENT USAGE APRIL 1ST – NOV. 1ST MAX. SIZE OF TENTS 80' X 40' BUT SMALLER CAN BE USED. NO PARKING WITHIN 20 FEET OF TENTS. MULTIPLE MAY BE UP AT ONE TIME, HOWEVER, TOTAL NUMBER OF TENTS USED AT ONE TIME MAY NOT COVER MINIMUM NUMBER OF PARKING STALLS REQUIRED BY CHAPTER 27.67 OF THE ZONING ORDINANCE.
8. ATM's, FENCES, DECORATIVE STRUCTURES, & ACCESSORY BUILDINGS ARE NOT SHOWN ON THE SITE PLAN IF THEY ARE 25' X 25' OR SMALLER AND ARE CONSTRUCTED OUTSIDE OF SETBACKS, SIGHT TRIANGLES, EASEMENTS, AND REQUIRED MINIMUM PARKING AND ARE BUILT ACCORDING TO THE ZONING ORDINANCE PROVISIONS, AND ARE IN CONFORMANCE WITH ALL OTHER APPLICABLE CODES.
9. WE ARE REQUESTING A COMMON ACCESS EASEMENT OVER ALL DRIVES & PARKING STALLS.
10. BUILDING HEIGHT SHALL NOT EXCEED 35 FEET (H-4). WEST OF NORTHWOODS DR
11. ALL OUTSIDE LIGHTING SHALL MEET CITY OF LINCOLN DESIGN STANDARDS FOR PARKING LOTS, AND SHALL BE DIRECTED AWAY FROM RESIDENTIAL USES.
12. THE LOCATION AND ALIGNMENTS OF THE PRIVATE ROADWAYS IN THE H-4 AREA WERE PREVIOUSLY APPROVED UNDER THE NORTHERN LIGHTS COMMERCIAL CENTER PRELIMINARY PLAT AND USE PERMIT.
13. INDIVIDUAL SITE PLANS, INCLUDING DETAIL OF PARKING LOT LAYOUT AND BUILDING LAYOUT, SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMIT AND SHALL MEET ALL DESIGN STANDARDS AND ZONING CODES. PARKING LOT AISLES SHALL BE CONTINUOUS BETWEEN LOTS.

OCT 23 2007

REQUESTED WAIVERS

1. A WAIVER TO THE LINCOLN MUNICIPAL CODE TO REDUCE THE REQUIRED FRONT YARD SETBACK ON THE NORTH SIDE OF NORTHERN LIGHTS DRIVE FROM 50' TO 20'.
2. A WAIVER TO THE LINCOLN MUNICIPAL CODE TO ELIMINATE THE INTERNAL SETBACKS WITHIN THE H-4 AREA.

OLSSON ASSOCIATES
ENGINEERS – PLANNERS – SCIENTISTS – SURVEYORS

REVISIONS

1	4/15/05	REVISE USE & FLOOR AREA FOR LOTS 5 & 11.
		VACATE UTILITY EASEMENT FROM BETWEEN LOTS 5 & 11.
2	10/1/07	REVISE USE & FLOOR AREA FOR LOTS 1-4 & 6-7.
		UPDATE LAND USE TABLE
3	[illegible]	[illegible] FLOOR AREA FOR [illegible]
		UPDATE LAND USE TABLE

SITE PLAN

NORTHERN LIGHTS COMMERCIAL CENTER
ADMINISTRATIVE AMENDMENT TO SPECIAL PERMIT #04016

2004

LINCOLN, NEBRASKA

drawn by:	C.L.
checked by:	MCP
approved by:	MCP
QA/QC by:	MCP/C.L.
project no.:	03-1227
drawing no.:	400148-1
date:	03/18/04

SHEET 01 OF 04

F:\Projects\20031227\Special Permit\AA#2\dwg\Lsitpl.dwg

Planning Board
Request Administrative Amendment of Maximum Bldg Size Allowed

Proposed Location: Dino's Storage Facility

Dino's Storage would like to build a multi-story climate controlled indoor self-storage building on what is currently lots 6 & 10 of the Northern Lights 3rd Addition. The property is located southeast of the Northwoods Drive and Colby Street intersection. Based upon the Land Use Requirements in the Northern Lights Commercial Center Administrative Amendment to Special Permit #04016, the allowable commercial/retail use floor area for the lots is 11,000 SF for Lot 6 and 8,000 SF for Lot 10, for a total of 19,000 SF. Dino's Storage is requesting to combine lots 6 & 10 into one lot and to increase the allowable floor area for this combined lot to 140,000 SF.

Unique perhaps to the self-storage industry is the reality that we sub-divide, market and sell "Floor Area". It is our one source of revenue. We respectfully request that the Board allow an increase in the allowed Building Floor Area for these parcels.

Dinos Storage has learned that a larger building size is necessary to offset the hard costs of constructing a multi-level climate controlled modern storage facility. The increase in Floor Area will generate the increased revenues to make this development possible.

The property is zoned H-4 and the Storage Facility, which is considered a Mini-warehouse Use, is a permitted use in that zoning. No waivers are being requested for the site.

Parking Requirements in the Lincoln Zoning Ordinance for Mini-warehouse has a requirement of 2 stalls for manager's office and 1 stall per 200 storage units. The proposed facility would have up to 1000 storage units, requiring 7 parking stalls. However based upon existing Dino's Storage Facilities in Omaha and past experience with customer use, we would propose to increase the amount of parking to 12-16 parking stalls.

Dinos Storage is excited about the possibility of a Lincoln, Nebraska development. We look forward to furthering this effort. We anticipate attending the December Planning board meeting ready to answer any questions and provide more information.

Thank You,

Respectfully,

Dale Clymens

Dinos Storage

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for November 18, 2015 PLANNING COMMISSION MEETING

PROJECT #: Special Permit No. 1762E - Vintage Heights CUP

PROPOSAL: Allow the use of a sanitary sewer lift station to serve 84 dwelling units where it was previously prohibited, and to revise the layout for the area of the CUP involved.

LOCATION: Southwest of the intersection of South 98th Street and Old Cheney Road.

EXISTING ZONING: R-3 Residential

CONCLUSION: Serving the sanitary sewer needs of new development via pump stations has long been contrary to City policy, a policy that was formalized, expanded, and adopted by the City Council in 2004. The rationale for adopting the Policy on Temporary Pump Stations and Force Mains in 2004 were several. Primarily, pump stations are inefficient and more costly in the long-term when compared to the City's gravity system, due to the increased maintenance and operational costs.

There has also been no shortage of developable land that could be served by gravity flow sewer to necessitate the annexation of land serviced by pumping systems. Additionally, the city's well-planned growth pattern is largely attributable to annexation of those properties which can equally share in all the City's services and infrastructure. This type of coherent growth has helped make development more predictable and equitable.

For the land involved in this request, the fact that they couldn't be served by gravity sewer flow was known since the development was approved in 1997. What distinguishes this property from multiple others at the edge of the city that would also like to use pump stations, is that the property has already been annexed and re-zoned. Done today, annexation and re-zoning of any area that cannot be served by gravity flow would not be the recommended process. Instead, those areas should remain outside the city limit and only annexed at such time as they can be fully served by the full range of city services, including gravity flow sanitary sewer.

RECOMMENDATION: Conditional Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached.

EXISTING LAND USE: Vacant.

AREA: 35.6 acres more or less.

SURROUNDING LAND USE AND ZONING:

North:	Residential	AG, R-3
South:	Residential, Vacant	AG, R-3, B-5
East:	Agriculture, Residential	AG
West:	Residential, Vacant	R-3

HISTORY:

Jul 1997 The preliminary plat of Vintage Heights was approved. It included none of the land involved in this request, and any land that could not be served by gravity sewer was excluded from the plat. (See attached)

Jul 1998 The preliminary plat of Vintage Heights 1st Addition was approved, showing development to the south of that approved in the original addition. The limit of gravity sewer was clearly delineated on the plan, and no area was annexed or re-zoned that couldn't be served by sanitary sewer. (See attached)

Sep 1999 The preliminary plat of Vintage Heights 2nd Addition and Special Permit #1762 for Vintage Heights were approved (see attached). The area of Vintage Heights was extended to South 98th Street, including the area that could not be served by gravity sewer. The plat showed large acreage lots and a church site in the area that could not be served, but with the western edge of those lots able to be served by gravity sewer. Individual homes and a church could be located on the western edge of the lots, with the remainder dedicated to large yards, or in the case of the church, play fields and parking areas.

Feb 2003 Special permit #1762A to include an additional seven acres of land expanding the development to the south, along with revisions to the internal lot layout. There was no change in the lot layout where sewer was limited.

Oct 2004 Special permit #1762B was approved. The owner again requested a lift

station but was denied by the City Council. The site plan for the CUP was revised to show a proposed urban density lot layout for those lots beyond gravity sewer flow. While the acreage lots could have developed immediately using septic systems, the developer abandoned them and instead chose to show urban density lots with the understanding they could not be developed until gravity sewer was available. (See attached)

Mar 2005 Special Permit #1762C was withdrawn by the applicant.

Feb 2009 Special Permit #1762D was approved adjusting the setback for all lots adjacent to 98th Street in the event additional right-of-way is acquired.

ANALYSIS:

1. This is a request to amend the Vintage Heights CUP to delete Note #24 from the site plan, and to revise the layout for those lots within the area that can't be served by gravity sewer.

2. Note #24 states that "All lots that cannot be served by gravity sanitary sewer shall not be final platted until such time that gravity sewer is available or the City adopts a policy that allows a pump station.

3. A summary of the history:

   1997 - The original Vintage Heights CUP was approved. All the property within the CUP could be served by gravity sewer.

   1998 - Vintage Heights 1st Addition preliminary plat was approved. The area that could not be served by sanitary sewer was clearly delineated, and passive uses like open space, a park, or school site were shown, and was not annexed nor re-zoned.

   1999 - Vintage Heights 2nd Addition was approved, and the request for a lift station to serve those areas beyond gravity sewer flow was denied. Instead, large acreage lots and a church site were shown.

   2004 - A request for a lift station was again denied by the City Council. However, the layout for those lots affected by lack of sewer was revised to an urban density layout. The owner changed the acreage development plan (which could have be done immediately) for the urban density layout, but with the understanding that the smaller lots could not be developed until sanitary sewer was available.

4. In 2004, the City of Lincoln adopted the Policy on Temporary Pump Stations and Force Mains (see attached). While there had been guidance in this regard in the

Comprehensive Plan, the adoption of a policy statement was deemed important due to the number of requests for lift stations, including this one, that the City had been receiving.

In summary, some of the key points of the policy regarding pump stations includes the following:

A. Allowed on a temporary basis, which is less than six years in duration.
B. In Priority A areas only. That is, areas where city services are anticipate in the near future.
C. A substantial public benefit needs to be demonstrated.
D. How the development allowed by the pump station will impact other services.
E. The sewer system has the capacity to accept the discharge form the pump station.
F. The pump stations should not require the use of storage tanks.
G. The pump and force main should be sized to serve all the land within the sub-basin that drains to the pump, at least 500-1,000 acres.
H. The length of the force should be as short as possible due to maintenance costs.
G. The developer should own the pump station and land, but the City should operate it along with the force mains.

5. The city's growth has long been predicated upon orderly, predictable growth at the edge where all public facilities were available. Once infrastructure is built to standard, the City accepts it for maintenance and the burden of upkeep and is shared by all.

The main disadvantages of lift stations is that they are more costly and less reliable to operate when compared to gravity sewer systems. For efficiency alone, gravity systems are superior.

6. There are currently only five private lift stations in operation within the City today. They are:

a. Lincoln Benefit Life (now Allstate). The lift station was approved to support a major employer.

b. Southwest Village. The lift station was adopted in accordance with the Pump Station Policy.

c. Waterford Estates. A lift station was allowed in accordance with the Pump Station Policy, but has since been decommissioned. The development has been

connected to the City system.

d. Super Target at South 40th Street and Yankee Hill Road - A lift station was allowed because it served one user, and on a temporary basis. It is scheduled for decommissioning in the next 12 months.

e. South 8th and Calvert Streets - A lift station was approved on a temporary basis as the developer failed to connect to a trunk line. It is also scheduled for decommissioning in the next 12 months.

7. In his letter the applicant notes that the subject property is in Tier 1, Priority A, and has already been annexed and re-zoned. This does distinguish this property from most all others at the edge of the City also requesting to develop and use pump stations.

8. The site plan proposes a revised street and lot layout. There were no prior meetings with staff to discuss the layout shown, so there are a number of recommended revisions/changes which are listed below:

A. Due to block length, show a pedestrian easement in a 15 foot wide outlot between Lots 14 and 15, Block 28. Revise the grading plan to show that the easement meets ADA standards.
B. Show a pedestrian easement leading from the cul-de-sac (south of Beaumont Drive) to 98th Street. Revise the grading plan to reflect the sidewalk and show that the easement meets ADA standards.
C. Add a pedestrian easement, in a minimum 15 foot wide outlot, from S. 97th Street Circle to Nappa Ridge Drive to provide for pedestrian access to Kloefkorn Elementary School and as required by block length.
D. The cul-de-sac in Block 28 needs a street name.
E. Label the natural gas pipeline in Outlot B.
F. Identify the Pipeline Planning Area as determined by the Health Department.
G. Identify Outlot B, Vintage Heights 26th Addition on the CUP.
H. Identify those lots on the CUP which are to be served by the pump station.

9. The applicant notes that a waiver to block length is requested for Block 10. This request is not necessary, as the basic street layout was approved by prior amendment. Also, the east portion of the block abuts South 98th Street, an arterial street. The Access Management Policy limits intersections to 1/4 mile intervals, and another connection to South 98th Street is not warranted in this area.

10. If approved, an agreement needs to entered into between the owner and the City. The terms of the ownership, maintenance, operation, and cost

responsibilities of the pump station need to stated so they are clear to all involved. The details of that have not yet been defined, but this should be done prior to this request being considered by the City Council.

11. Moving forward, the City should not annex and re-zone areas that cannot be served gravity sewer in the first place. The fact the property is annexed and properly zoned, however, is unique. If a pump station is allowed to serve the lots in question, it should be made clear that it was allowed due to these special circumstances. Given this, it is clear that a precedent is not established by this action for use by others under different circumstances also seeking to employ pump stations.

CONDITIONS OF APPROVAL:

Standard:

Permits a total of 990 dwelling units within the CUP, 84 of which are to be served by a sanitary sewer pump station.

Site Specific:

1. Before receiving building permits:

1.1 The applicant will submit a revised site plan including 5 copies showing the following revisions:

1.1.1 Due to block length, show a pedestrian easement in a 15 foot wide outlot between Lots 14 and 15, Block 28. Revise the grading plan to show that the easement meets ADA standards.

1.1.2 Show a pedestrian easement leading from the cul-de-sac (south of Beaumont Drive) to 98th Street. Revise the grading plan to reflect the sidewalk and show that the easement meets ADA standards.

1.1.3 Add a pedestrian easement, in a minimum 15 foot wide outlot, from S. 97th Street Circle to Nappa Ridge Drive to provide for pedestrian access to Kloefkorn Elementary School and as required by block length.

1.1.4 Provide a street name for the cul-de-sac in Block 28.

1.1.5 Label the natural gas pipeline in Outlot B.

1.1.6 Identify the Pipeline Planning Area as determined by the Health

Department.

1.1.7 Identify Outlot B, Vintage Heights 26th Addition on the CUP.

1.1.8 Identify those lots on the CUP which are to be served by the pump station.

1.2 Revise the grading and drainage plan to the satisfaction of Public Works and Utilities.

1.3 Prior to scheduling with the City Council:

1.3.1 The applicant enters into an agreement with the City regarding the terms of the ownership, maintenance, operation, and cost responsibilities of the pump station.

General:

2. Prior to final plats:

2.1.1 Provide documentation from the Register of Deeds that the letter of acceptance as required by the approval of the special permit has been recorded.

Standard:

3. The following conditions are applicable to all requests:

3.1 Before occupying the new dwellings all development and construction is to be in substantial compliance with the approved plans.

3.2 All privately-owned improvements are to be maintained by the owner or an appropriately established owners association approved by the City.

3.3 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.

3.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.

3.5 The applicant shall sign and return the letter of acceptance to the City

Clerk. This step should be completed within 60 days following the approval of the special permit. The City 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. Building permits will not be issued unless the letter of acceptance has been filed.

4. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by

_____
Brian Will, 441-6362, bwill@lincoln.ne.gov
Planner
November 5, 2015

APPLICANT: Tom Smith
4089 South 84th Street
Omaha, NE 68127
402-437-1026

OWNER: Pine Lake Development
4089 South 84th Street
Omaha, NE 68127
402-437-1026

CONTACT: Mark Hunzeker
1248 O Street
Lincoln, NE 68508
402-475-1075

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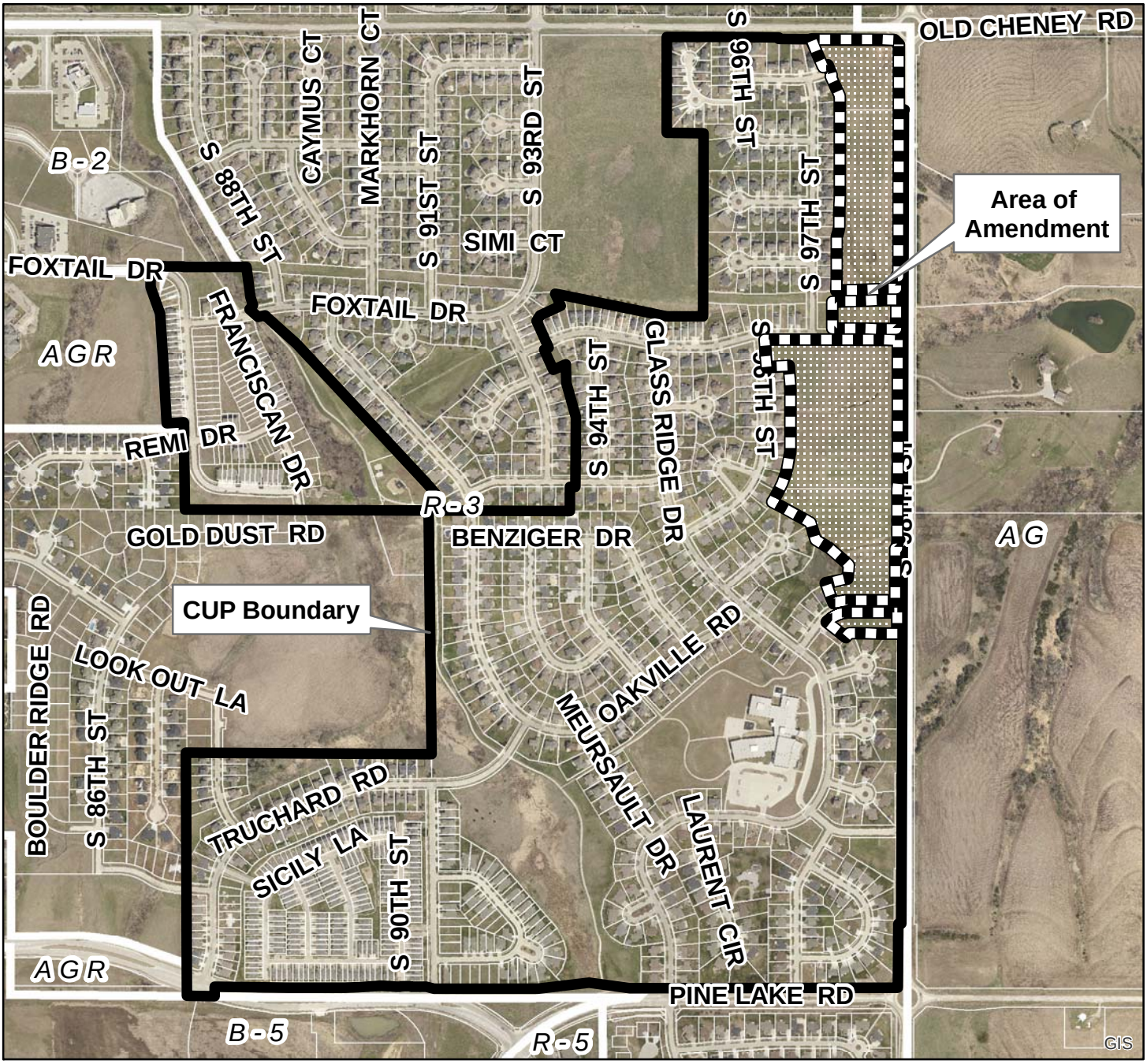
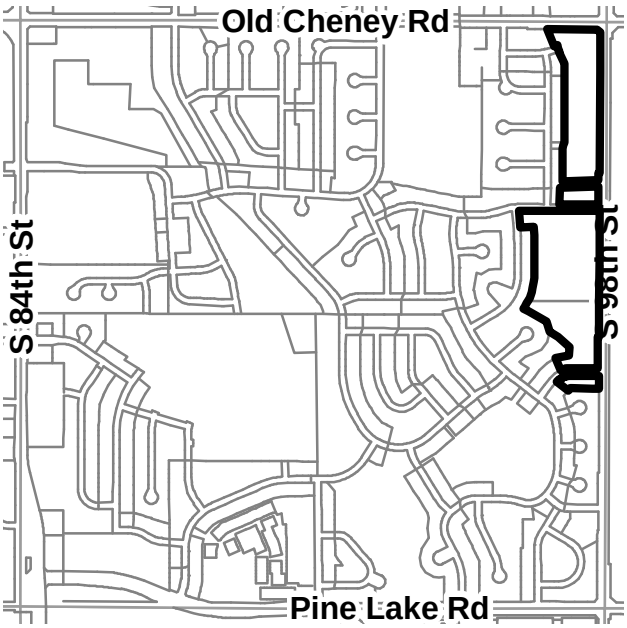


2013 aerial

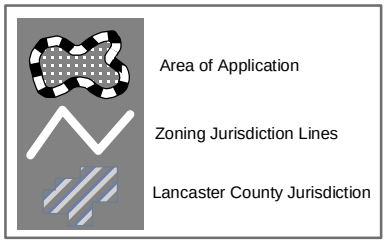
Special Permit #: SP1762E
Vintage Heights CUP
S 98th St & Old Cheney Rd

One Square Mile:
Sec.14 T09N R07E



Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential 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



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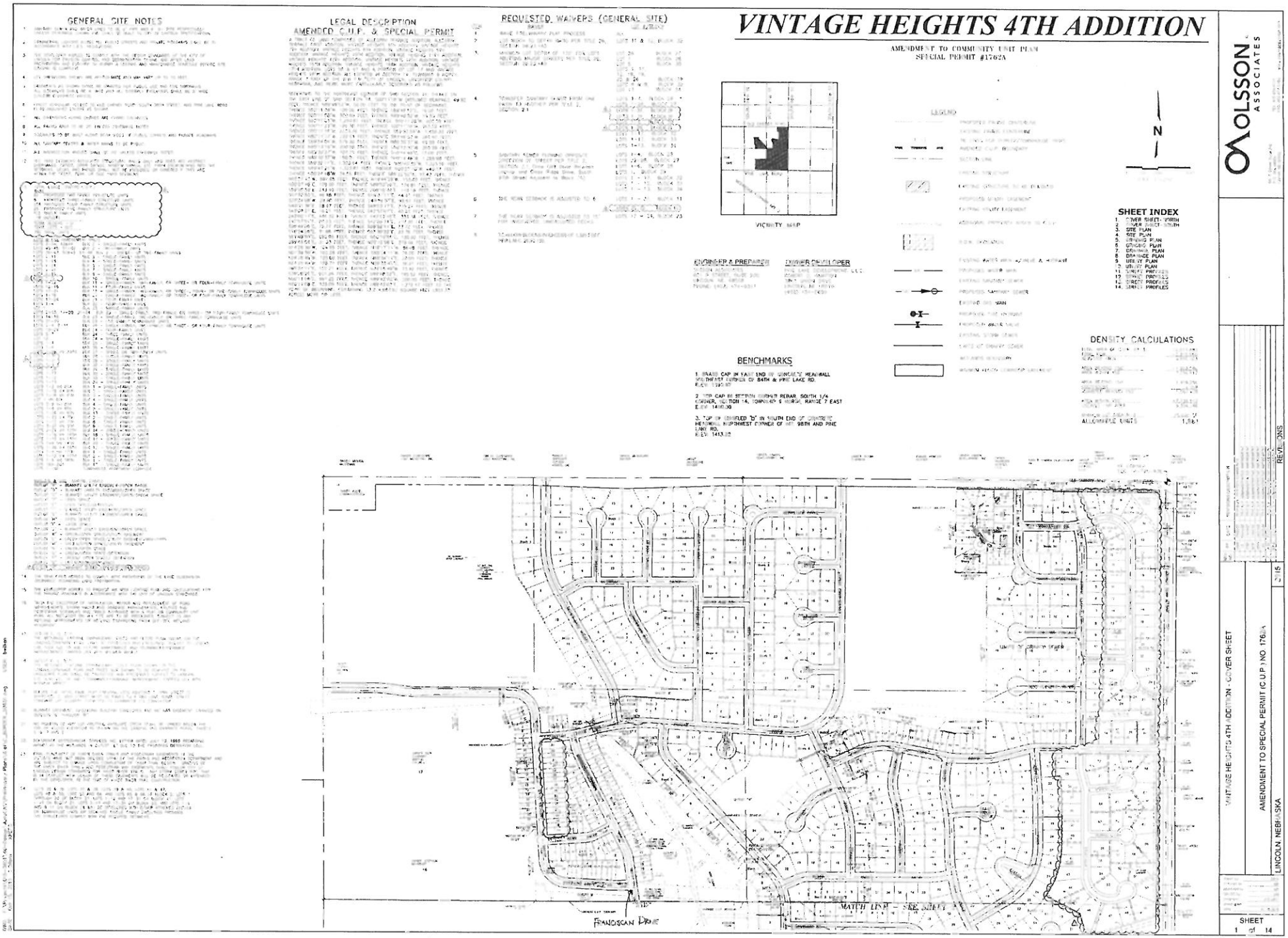

VINTAGE HEIGHTS 4TH ADDITION
AMENDMENT TO COMMUNITY UNIT PLAN
SPECIAL PERMIT #1762A
GENERAL SITE NOTES
LEGAL DESCRIPTION
AMENDED C.U.P. & SPECIAL PERMIT
REQUESTED WAIVERS (GENERAL SITE)
VICINITY MAP
LEGEND
N
SHEET INDEX
1. COVER SHEET - NORTH
2. COVER SHEET - SOUTH
3. SITE PLAN
4. SITE PLAN
5. GRADING PLAN
6. GRADING PLAN
7. DRAINAGE PLAN
8. DRAINAGE PLAN
9. UTILITY PLAN
10. UTILITY PLAN
11. STREET PROFILES
12. STREET PROFILES
13. STREET PROFILES
14. STREET PROFILES
ENGINEER & PREPARER
OWNER DEVELOPER
BENCHMARKS
1. BRASS CAP IN EAST END OF CONCRETE HEADWALL SOUTHEAST CORNER OF 84TH & PINE LAKE RD.
2. TOP CAP IN SECTION CORNER REBAR, SOUTH 1/4 CORNER, SECTION 14, TOWNSHIP 9 NORTH, RANGE 7 EAST
3. TOP OF CHISELED "D" IN SOUTH END OF CONCRETE HEADWALL NORTHWEST CORNER OF 98TH AND PINE LAKE RD.
DENSITY CALCULATIONS
ALLOWABLE UNITS
OLSSON ASSOCIATES
REVISIONS
VINTAGE HEIGHTS 4TH ADDITION - COVER SHEET
AMENDMENT TO SPECIAL PERMIT (C.U.P.) NO. 1762A
LINCOLN, NEBRASKA
SHEET
1 of 14
MATCH LINE - SEE SHEET
FRANCISCAN DRIVE

VINTAGE HEIGHTS 4TH ADDITION

AMENDMENT TO COMMUNITY UNIT PLAN
SPECIAL PERMIT #1762A

LEGEND

- PROPOSED PAVING CENTERLINE
- EXISTING PAVING CENTERLINE
- TIE LINES FOR DUPLEX/TOWNHOUSE PAIRS
- AMENDED C.U.P. BOUNDARY
- SECTION LINE
- EXISTING STRUCTURE
- EXISTING STRUCTURE TO BE REMOVED
- PROPOSED UTILITY EASEMENT
- EXISTING UTILITY EASEMENT
- ADDITIONAL PROPERTY ADDED TO C.U.P.
- R.O.W. DEDICATION
- EXISTING WATER MAIN w/VALVE & HYDRANT
- W6" PROPOSED WATER MAIN
- EXISTING SANITARY SEWER
- S8" PROPOSED SANITARY SEWER
- EXISTING GAS MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- EXISTING STORM SEWER
- LIMITS OF GRAVITY SEWER
- WETLANDS BOUNDARY
- MINIMUM FLOODWAY CORRIDOR EASEMENT
- PROPOSED PAVEMENT

N

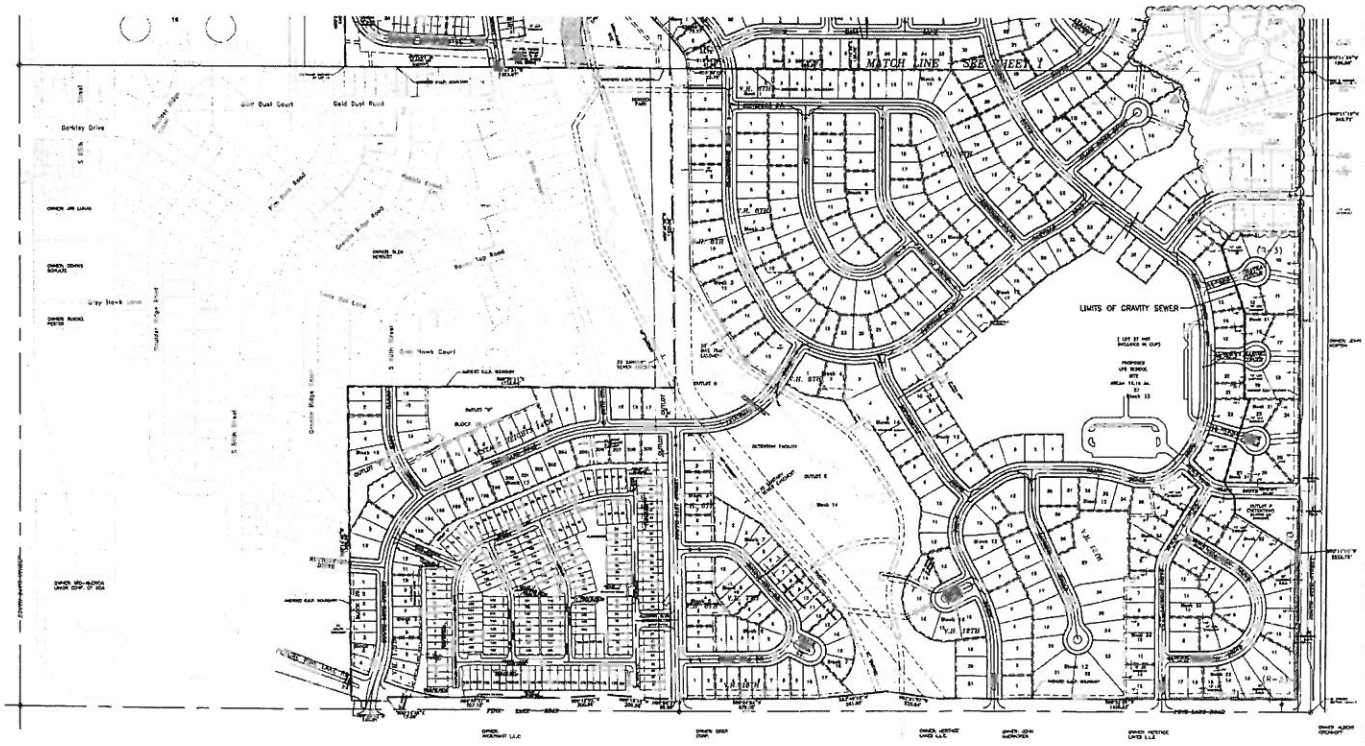
SCALE: 1"=200'

BENCHMARKS

1. BRASS CAP IN EAST END OF CONCRETE HEADWALL SOUTHEAST CORNER OF 84TH & PINE LAKE RD. ELEV: 1392.97
2. TOP CAP IN SECTION CORNER REBAR, SOUTH 1/4 CORNER, SECTION 14, TOWNSHIP 9 NORTH, RANGE 7 EAST ELEV: 1400.00
3. TOP OF CHISELED "D" IN SOUTH END OF CONCRETE HEADWALL NORTHWEST CORNER OF INT. 98TH AND PINE LAKE RD. ELEV: 1413.22

ENGINEER & PREPARER

OWNER/DEVELOPER


MATCH LINE SEE SHEET 1
LIMITS OF GRAVITY SEWER
Gold Dust Road
Gold Dust Court
Gray Hawk Court
Granite Ridge Road
S 84th Street
Pine Lake Road
Bentley Drive
Outlot "A"
Outlot "B"
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VINTAGE HEIGHTS 4TH ADDITION

AMENDMENT TO COMMUNITY UNIT PLAN
SPECIAL PERMIT #1782A

CURVE DATA

① Δ=20°44'58" R=450.00' L=202.24' T=102.85' CB=S77°24'50"W LC=200.94'	② Δ=115°39'08" R=150.00' L=302.78' T=238.44' CB=N57°38'29"E LC=251.93'	③ Δ=10°21'54" R=450.00' L=85.33' T=42.79' CB=S05°14'49"E LC=85.20'	④ Δ=40°42'00" R=150.00' L=106.17' T=57.13' CB=S66°[illegible]'44"E LC=103.78'
⑤ Δ=21°34'49" R=200.00' L=76.49' T=38.72' CB=S70°13'47"W LC=76.03'	⑥ Δ=31°10'33" R=150.00' L=81.62' T=41.83' CB=S15°28'15"W LC=80.61'	⑦ Δ=148°49'27" R=203.29' L=527.89' T=[illegible] CB=S15°28'15"W LC=391.07'	⑧ Δ=90°00'00" R=150.00' L=235.62' T=150.00' CB=N44°48'52"W LC=212.13'

LEGEND

- PROPOSED PAVING CENTERLINE
- EXISTING PAVING CENTERLINE
- TIE LINES FOR DUPLEX/TOWNHOUSE PAIRS
- AMENDED C.U.P. BOUNDARY
- SECTION LINE
- EXISTING STRUCTURE
- EXISTING STRUCTURE TO BE REMOVED
- PROPOSED UTILITY EASEMENT
- EXISTING UTILITY EASEMENT
- ADDITIONAL PROPERTY ADDED TO C.U.P.
- R.O.W. DEDICATION
- EXISTING WATER MAIN W/VALVE & HYDRANT
- PROPOSED WATER MAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING GAS MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- UNITS OF GRAVITY SEWER
- PROPOSED PAVEMENT

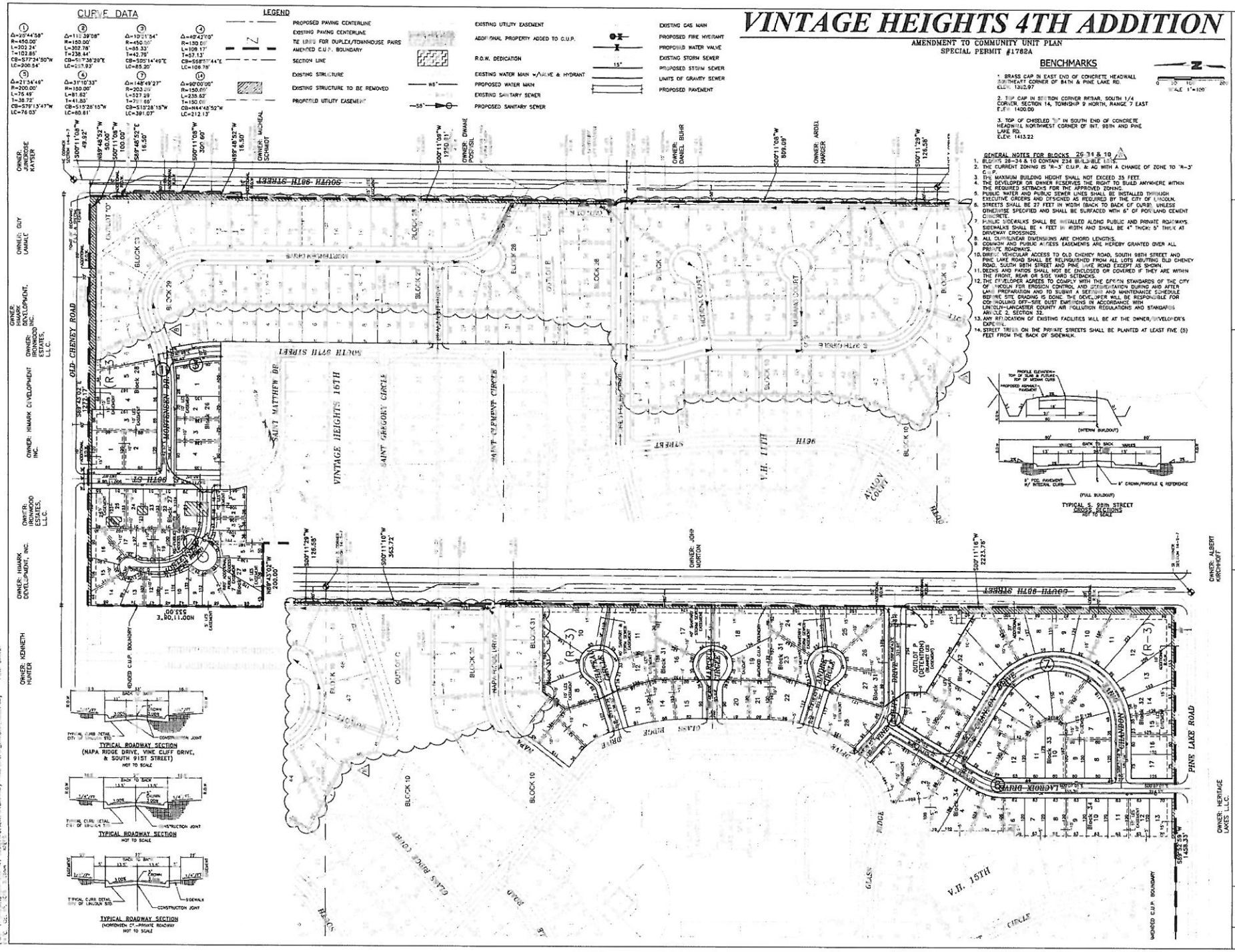
BENCHMARKS

1. BRASS CAP IN EAST END OF CONCRETE HEADWALL SOUTHEAST CORNER OF 84TH & PINE LAKE RD. ELEV. 1312.97
2. TOP CAP IN SECTION CORNER REBAR, SOUTH 1/4 CORNER, SECTION 14, TOWNSHIP 9 NORTH, RANGE 7 EAST ELEV. 1400.00
3. TOP OF CHISELED "X" IN SOUTH END OF CONCRETE HEADWALL NORTHWEST CORNER OF INT. 98TH AND PINE LAKE RD. ELEV. 1413.22

SCALE 1"=100'

GENERAL NOTES FOR BLOCKS 26-34 & 10

1. BLOCKS 26-34 & 10 CONTAIN 234 BUILDABLE LOTS.
2. THE CURRENT ZONING IS "R-3" C.U.P. & AG WITH A CHANGE OF ZONE TO "R-3" C.U.P.
3. THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 35 FEET.
4. THE DEVELOPER OR OWNER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE REQUIRED SETBACKS FOR THE APPROVED ZONING.
5. PUBLIC WATER AND PUBLIC SEWER LINES SHALL BE INSTALLED THROUGH EXECUTIVE ORDERS AND DESIGNED AS REQUIRED BY THE CITY OF LINCOLN.
6. STREETS SHALL BE 27 FEET IN WIDTH (BACK TO BACK OF CURB) UNLESS OTHERWISE SPECIFIED AND SHALL BE SURFACED WITH 6" OF PORTLAND CEMENT CONCRETE.
7. PUBLIC SIDEWALKS SHALL BE INSTALLED ALONG PUBLIC AND PRIVATE ROADWAYS. SIDEWALKS SHALL BE 4 FEET IN WIDTH AND SHALL BE 4" THICK; 5" THICK AT DRIVEWAY CROSSINGS.
8. ALL CURVILINEAR DIMENSIONS ARE CHORD LENGTHS.
9. COMMON AND PUBLIC ACCESS EASEMENTS ARE HEREBY GRANTED OVER ALL PRIVATE ROADWAYS.
10. DIRECT VEHICULAR ACCESS TO OLD CHENEY ROAD, SOUTH 98TH STREET AND PINE LAKE ROAD SHALL BE RELINQUISHED FROM ALL LOTS ABUTTING OLD CHENEY ROAD, SOUTH 98TH STREET AND PINE LAKE ROAD EXCEPT AS SHOWN.
11. DECKS AND PATIOS SHALL NOT BE ENCLOSED OR COVERED IF THEY ARE WITHIN THE FRONT, REAR OR SIDE YARD SETBACKS.
12. THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF LINCOLN FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION AND TO SUBMIT A REVIEW AND MAINTENANCE SCHEDULE BEFORE SITE GRADING IS DONE. THE DEVELOPER WILL BE RESPONSIBLE FOR CONTROLLING OFF-SITE DUST EMISSIONS IN ACCORDANCE WITH LINCOLN-LANCASTER COUNTY AIR POLLUTION REGULATIONS AND STANDARDS ARTICLE 2, SECTION 32.
13. ANY RELOCATION OF EXISTING FACILITIES WILL BE AT THE OWNER/DEVELOPER'S EXPENSE.
14. STREET TREES ON THE PRIVATE STREETS SHALL BE PLANTED AT LEAST FIVE (5) FEET FROM THE BACK OF SIDEWALK.



OLSSON ASSOCIATES

REVISIONS

VINTAGE HEIGHTS 4TH ADDITION - SITE PLAN

AMENDMENT TO SPECIAL PERMIT (C.U.P.) NO. 1782A

LINCOLN, NEBRASKA

2015

SHEET 4 of 14

VINTAGE HEIGHTS

1997

PRELIMINARY PLAT
SITE PLAN

ENGINEER & PREPARER

DEVELOPER

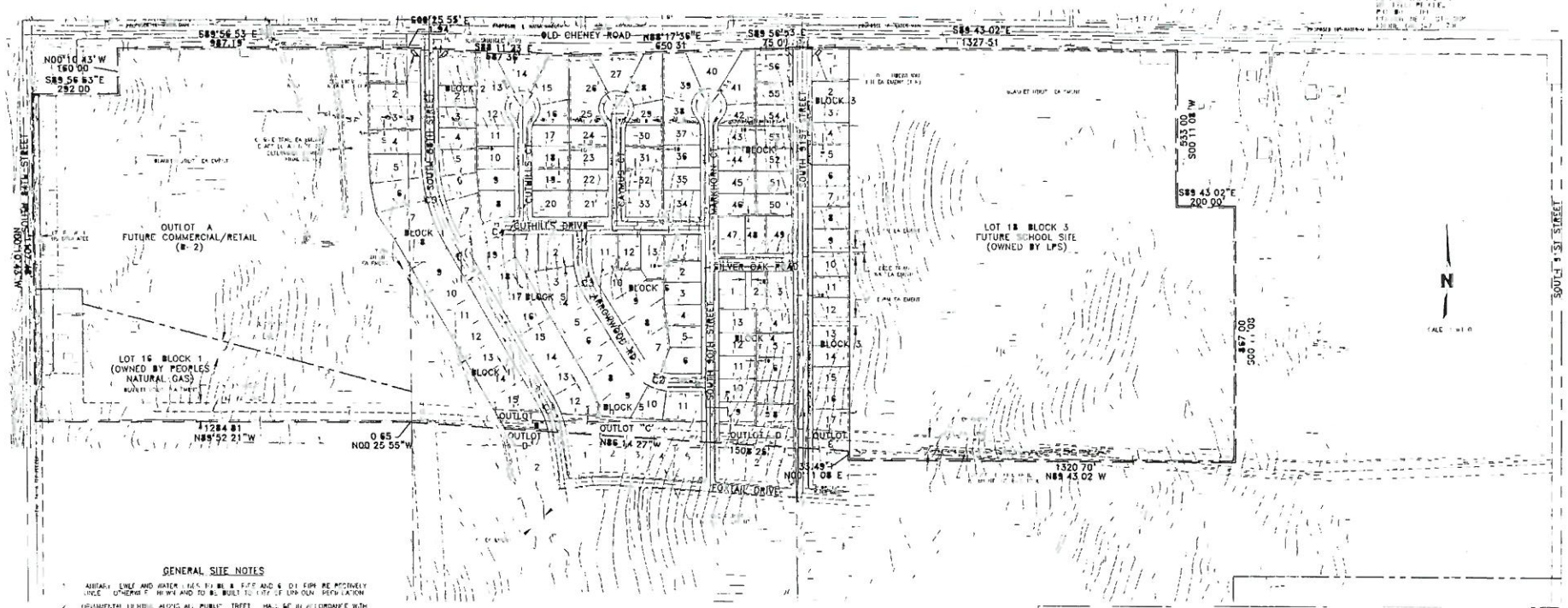
OWNERS

LEGEND

- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER

DENSITY CALCULATIONS

TOTAL AREA OF PRELIMINARY PLAT	1 NCO 334
TOTAL R/W	-45,345
NETTED AREA	1 34 939
AREA BEYOND 150	-1423
AREA WITHIN 150	15 #516
AREA BEYOND 150	1423
FLOOD ZONE	108
ADJUSTED BEYOND 150	1 538
AREA WITHIN 150	13535 16
TOTAL PUD AREA	1 39 654
MINIMUM LOT AREA	7 000 SF
ALLOWABLE UNITS	307



GENERAL SITE NOTES

1. ARTERIAL LINE AND WATER LINES TO BE IN FIELD AND OTHERWISE PROPERLY LOCATED OTHERWISE SHOWN AND TO BE BUILT TO CITY OF LINCOLN SPECIFICATION
2. ORNAMENTAL LIGHTING ALONG ALL PUBLIC STREETS SHALL BE IN ACCORDANCE WITH INSTALLATION
3. THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF LINCOLN FOR EROSION CONTROL AND SEDIMENTATION CONTROL WATER HARVESTING PREPARATION AND FUTURE TO COMPLY A DESIGN AND MAINTENANCE PLAN BEFORE SITE PLANNING IS COMPLETE
4. BUILDING HEIGHT SHALL NOT EXCEED 35 FEET IN HEIGHT
5. LOT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY UP TO FEET
6. EASEMENT ALONG SHALL BE GRANTED FOR PUBLIC USE AND SIDEWALK ALL SIDEWALK SHALL BE 4 WIDE AND ALL PEDESTRIAN WAY EASEMENT SHALL BE (UNLESS OTHERWISE NOTED)
7. DIRECT VEHICULAR ACCESS TO OLD CHENEY ROAD IS PROHIBITED EXCEPT AS SHOWN WE DO HOWEVER RESERVE THE RIGHT OF FUTURE ACCESS TO OLD CHENEY ROAD FOR OUTLOT A AND LOT 1B BLOCK 3
8. ALL BUILDING DIMENSIONS ARE FOUND DISTANCES
9. ALL FRONTAGE MADE TO BE 20 UNLESS OTHERWISE NOTED
10. ROADWAY TO BE PUBLIC ALONG BOTH SIDES OF THE PUBLIC ROADWAY
11. ALL SANITARY SEWER R & E WATER MAINS TO BE PUBLIC
12. BUILDING ALLOCATION
    LOT 135
    OUTLOT A FUTURE COMMERCIAL
    OUTLOT B & E GAS EASEMENT FUTURE BIKE PATH & GREEN PARK
    TOTAL LOT - 140
    TOTAL BLOCK - 9
13. ALL INTERSECTION ANGLES SHALL BE 90 UNLESS OTHERWISE NOTED
14. ALL ELEVATIONS ARE BASED ON CITY OF LINCOLN DATUM
15. THE DEVELOPER AGREES TO COMPLY WITH PROVISIONS OF THE LAND SUBDIVISION ORDINANCE REGARDING LAND PREPARATION
16. FINAL PLAT FOR LOTS 1-17 BLOCK 1 WILL NOT BE APPROVED UNTIL LINCOLN PUBLIC SCHOOL IS THE OWNER OF LOT 1B BLOCK 3 WHICH IS A LETTER TO THE CITY STATING THAT IT DOES NOT FAVOR A STREET EXTENSION WITH SIDEWALK BETWEEN THE EAST AREA AND LOT 1B
17. THE DEVELOPER IS CONTINUING TO WORK WITH THE ADJACENT PROPERTY OWNERS ON AN AGREEMENT FOR A PERSONAL DETENTION FACILITY IF A FINAL AGREEMENT CANNOT BE REACHED THE DEVELOPER OF VINTAGE HEIGHTS SHALL CONSTRUCT A SIZING WATER DETENTION FACILITY ON OUTLOT A BLOCK 1 AT THE TIME OF DEVELOPMENT OF OUTLOT A
18. THE LOCATION OF THE STREET ACCESS TO 84TH STREET SHALL BE COORDINATED WITH EXISTING DRIVEWAY & ACCESS POINT ALONG THE WEST SIDE OF 84TH STREET
19. OUTLOTS B, C, D & E SHALL BE MAINTAINED BY HOMEOWNERS ASSOCIATION

CENTERLINE CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	300	10	59	108	20 38 53
C2	1 0	1,1	85	145	7 47 50
C3	250	141	72	139	32 12 10
C4	1 0	40	41	73	30 17
C	600	318	163	31	30 17

LEGAL DESCRIPTION

[illegible]

SURVEYOR'S CERTIFICATE

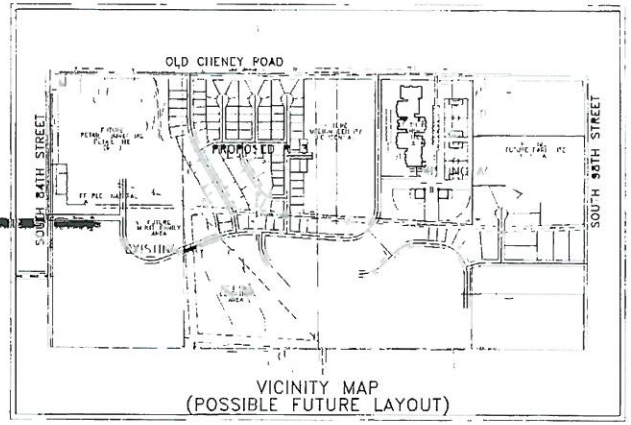
[illegible]

MICHAEL R. JOHNSON L.S. NO. 576

APPROVAL

THE FOREGOING PLAT WAS APPROVED BY THE LINCOLN CITY-LANCASTER COUNTY PLANNING COMMISSION ON THE 2 DAY OF [illegible]

ATTEST
CHAIR



VICINITY MAP
(POSSIBLE FUTURE LAYOUT)

VINTAGE HEIGHTS 1st ADDITION

1998

PRELIMINARY PLAT & C U P
SITE PLAN

CENTERLINE CURVE DATA

RADIUS	LENGTH	TANGENT	CHORD	DELTA
100.00	489.67	319.00	437.05	33 31 11
1,000.00	425.45	218.00	422.25	24 22 36
150.00	122.49	64.89	119.12	46 47 16
600.00	157.74	130.89	255.76	24 36 45
150.00	73.58	37.55	72.85	28 06 [illegible]
1,000.00	62.01	31.46	61.57	23 41 16
350.00	222.13	114.95	218.42	36 21 50

GENERAL SITE NOTES

PRELIMINARY PLAT LEGAL DESCRIPTION

C U P LEGAL DESCRIPTION

ENGINEER & PREPARER

GLS DIA A CORNER
1111 LINCOLN MALL
LINCOLN NE 68501
PHONE 474-6311

DEVELOPER

HAMPTON DEVELOPMENT SERVICE
MR ROBERT HAMPTON
8101 VILLAGE DRIVE SUITE 101
LINCOLN NE 68510
PHONE (402) 434-6590

OWNERS

[illegible]

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE AID TO BE LOCATED THE BOUNDARY OF THE ABOVE PRELIMINARY PLAT AND THAT PLANNING HAS BEEN PLACED ON FOUND AT ALL BOUNDARY CORNERS.

July 27th 1998

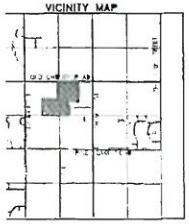
APPROVAL

THE PROPOSED PRELIMINARY PLAT [illegible] APPROVED BY THE LINCOLN [illegible] LAND ACTION COUNTY PLANNING COMMISSION ON THE 20th DAY OF MAY 1998

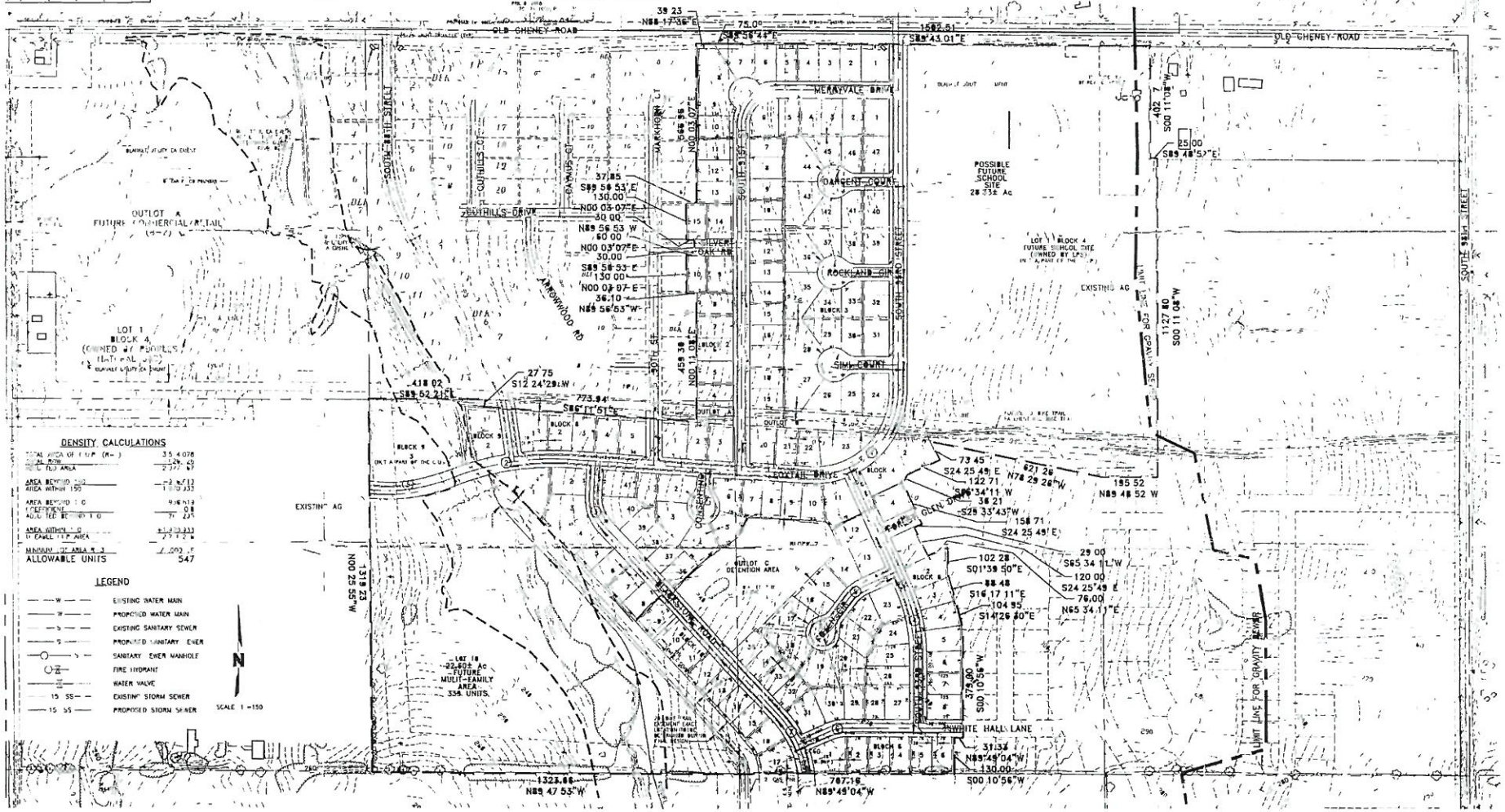
APPROVAL

[illegible]

VICINITY MAP



TYPICAL CONCRETE ROADWAY SECTION
NOT TO SCALE



VINTAGE HEIGHTS 2nd ADDITIO

PRELIMINARY PLAT & CUP
SITE PLAN

1999

DEVELOPER

HAMPTON DEVELOPMENT SERVICES
MR. ROBERT HAMPTON
6101 VILLAGE DRIVE SUITE 101
LINCOLN NE 68516
PHONE (402)434 5650

OWNERS

PINE LAKE DEV LLC
MR. ROBERT HAMPTON
6101 VILLAGE DRIVE SUITE 101
LINCOLN NE 68516
PHONE (402)434-5650

LINCOLN PUBLIC SCHOOLS
MR. LARRY HENNING
FACILITIES SUPERVISOR
P.O. BOX 82889
LINCOLN NE 68501-2889
PHONE (402)436-1072

LEGEND

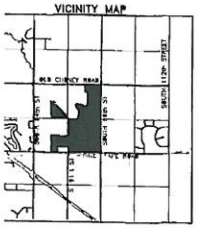
— W —	EXISTING WATER MAIN
— W —	PROPOSED WATER MAIN
— S —	EXISTING SANITARY SEWER
— S —	PROPOSED SANITARY SEWER
— S —	SANITARY SEWER MANHOLE
	FIRE HYDRANT
	WATER VALVE
15 —	EXISTING STORM SEWER
15 SS —	PROPOSED STORM SEWER

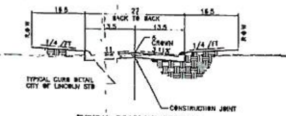
N

SCALE 1"=150'

CURVE DATA

VICINITY MAP

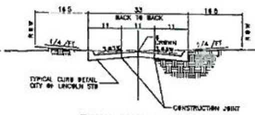




TYPICAL CURB DETAIL CITY OF LINCOLN STD

CONSTRUCTION JOINT

TYPICAL ROADWAY SECTION
NOT TO SCALE

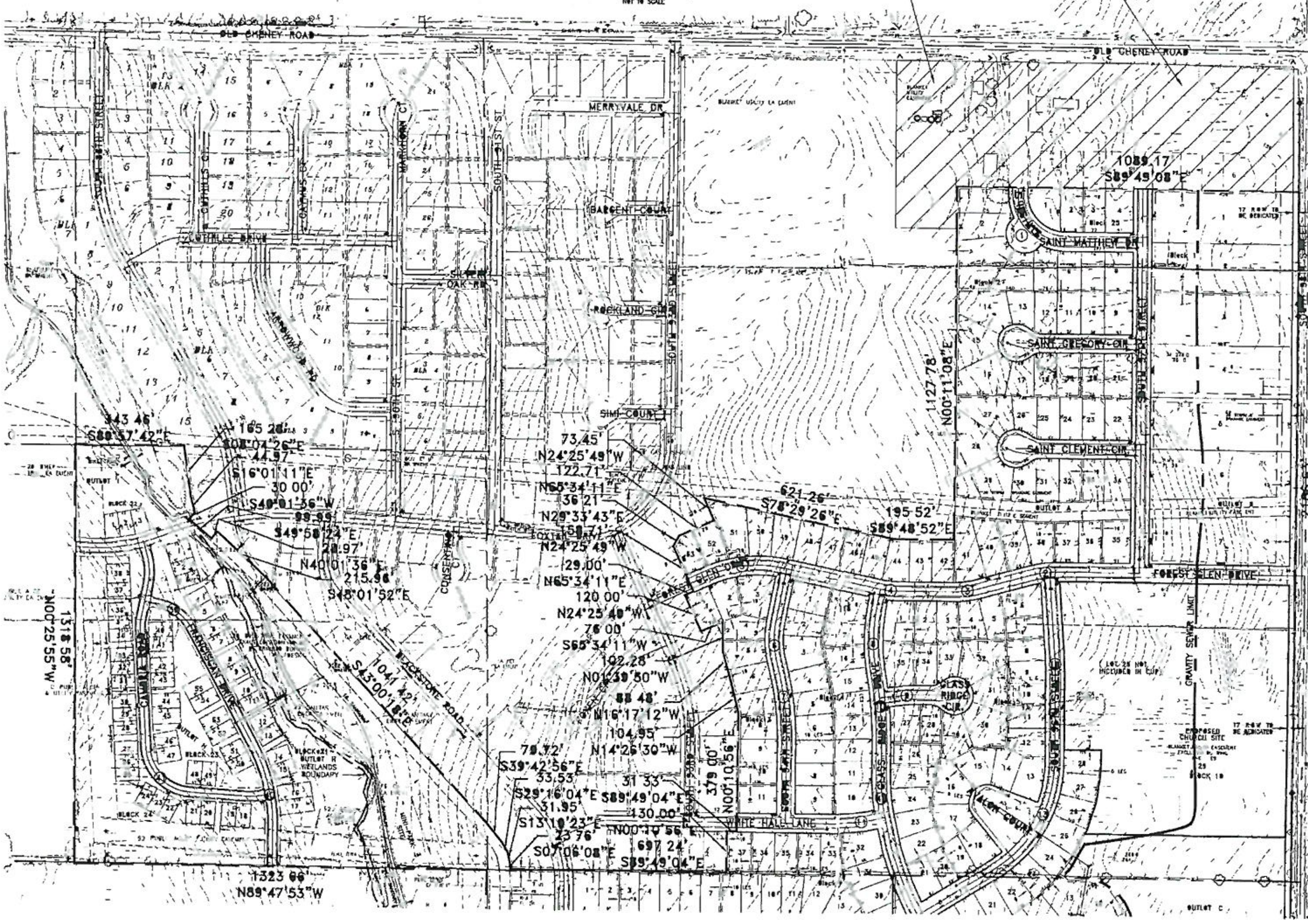


TYPICAL CURB DETAIL CITY OF LINCOLN STD

CONSTRUCTION JOINT

TYPICAL ROADWAY SECTION
(NAPA RIDGE DRIVE VINE CLIFF DRIVE & SOUTH 91ST STREET)
NOT TO SCALE

THIS PARCEL PRIOR TO FINAL PLATTING OF BLOCK1 BLOCK 2 & BLOCK 25 WILL BE CREATED IN ACCORDANCE WITH THE CITY OF LINCOLN SUBDIVISION AND ZONING REGULATIONS



APPROVAL

THE FOREGOING PRELIMINARY PLAT WAS APPROVED BY THE LINCOLN CITY-LANCASTER COUNTY PLANNING COMMISSION ON THIS ______ DAY OF ______, 1

ATTEST ______
CHAIR

APPROVAL

THE FOREGOING COMMUNITY UNIT PLAN WAS APPROVED BY THE CITY COUNCIL RESOLUTION A 79747 ON THIS 27th DAY OF SEPTEMBER 1999

ATTEST [signature]
CITY CLERK

LEGAL DESCRIPTION

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF LOTS 4 I.T. 37 I.T. 40 I.T. 42 I.T. 43 I.T. 49 I.T. A PORTION OF THE REMAINING PORTION OF LOT 56 I.T. LOTS 51 I.T. 52 I.T. 54 I.T. 58 I.T. AND 59 I.T. ALL LOCATED IN SECTION 14 TOWNSHIP 9 NORTH RANGE 7 EAST OF THE 6TH P.M. CITY OF LINCOLN LANCASTER COUNTY NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14 THENCE SOUTHERLY ON THE EAST LINE OF SAID SECTION 14 ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 11 MINUTES 00 SECONDS WEST A DISTANCE OF 450.54 TO A POINT THENCE NORTH 89 DEGREES 48 MINUTES 52 SECONDS WEST A DISTANCE OF 33 TO A POINT SAID POINT BEING THE TRUE POINT OF BEGINNING THENCE SOUTH 00 DEGREES 11 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID REMAINING PORTION OF LOT 56 I.T. AND THE EAST LINE OF SAID LOT 49 I.T. A DISTANCE OF 2166.63 FEET TO THE SOUTHEAST CORNER OF SAID LOT 49 I.T. THENCE SOUTH 00 DEGREES 11 MINUTES 16 SECONDS WEST ALONG THE EAST LINE OF SAID LOTS 61 I.T. 52 I.T. 58 I.T. AND 59 I.T. A DISTANCE OF 1837.49 FEET TO A POINT OF DEFLECTION THENCE NORTH 89 DEGREES 48 MINUTES 44 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 59 I.T. A DISTANCE OF 17.00 FEET TO A POINT OF DEFLECTION THENCE SOUTH 00 DEGREES 11 MINUTES 16 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 59 I.T. A DISTANCE OF 350.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 69 I.T. THENCE SOUTH 89 DEGREES 52 MINUTES 58 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOTS 59 I.T. 37 I.T. 43 I.T. AND 42 I.T. A DISTANCE OF 1458.[illegible] FEET TO A POINT OF DEFLECTION THENCE NORTH 82 DEGREES 21 MINUTES 07 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 42 I.T. A DISTANCE OF 222.04 FEET TO A POINT OF DEFLECTION THENCE SOUTH 83 DEGREES 44 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 42 I.T. A DISTANCE OF 281.00 FEET TO A POINT OF DEFLECTION THENCE SOUTH 89 DEGREES 52 MINUTES 59 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 42 I.T. A DISTANCE OF 562.09 FEET TO THE SOUTHWEST CORNER OF SAID LOT 42 I.T. THENCE NORTH 00 DEGREES 40 MINUTES 35 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 42 I.T. A DISTANCE OF 414.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 40 I.T. THENCE NORTH 89 DEGREES 38 MINUTES 38 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 40 I.T. A DISTANCE OF 780.03 FEET TO A POINT OF DEFLECTION THENCE SOUTH 00 DEGREES 40 MINUTES 32 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 40 I.T. A DISTANCE OF 414.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 40 I.T. THENCE NORTH 89 DEGREES 38 MINUTES 37 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 40 I.T. A DISTANCE OF 483.21 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT 4 I.T. THENCE SOUTH 00 DEGREES 14 MINUTES 49 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 4 I.T. A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4 I.T. [illegible] OF SAID LOT 4 I.T. THENCE NORTH 00 DEGREES 14 MINUTES 49 SECONDS WEST ALONG THE WEST LINE OF SAID LOTS 4 I.T. AND 40 I.T. A DISTANCE OF 1321.88 FEET TO THE NORTHWEST CORNER OF SAID LOT 40 I.T. THENCE SOUTH 89 DEGREES 38 MINUTES 11 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 40 I.T. A DISTANCE OF 1333.84 FEET TO THE NORTHEAST CORNER OF SAID LOT 40 I.T. THENCE NORTH 00 DEGREES 40 MINUTES 35 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 42 I.T. A DISTANCE OF 1325.47 FEET TO THE NORTHWEST CORNER OF LOT 42 I.T. THENCE NORTH 89 DEGREES 47 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF LOT 56 I.T. A DISTANCE OF 1323.66 FEET TO THE SOUTHWEST CORNER OF LOT 56 I.T. THENCE NORTH 00 DEGREES 25 MINUTES 55 SECONDS WEST ALONG THE WEST LINE OF LOT 56 I.T. A DISTANCE OF 1318.58 FEET TO THE NORTHWEST CORNER OF LOT 56 I.T. THENCE SOUTH 89 DEGREES 57 MINUTES 42 SECONDS EAST ALONG THE NORTH LINE OF LOT 56 I.T. A DISTANCE OF 343.46 FEET TO A POINT OF DEFLECTION THENCE SOUTH 08 DEGREES 04 MINUTES 26 SECONDS EAST ALONG THE EAST LINE OF LOT 56 I.T. A DISTANCE OF 165.28 FEET TO A POINT OF DEFLECTION THENCE SOUTH 16 DEGREES 01 MINUTES 11 SECONDS EAST ALONG THE EAST LINE OF LOT 56 I.T. A DISTANCE OF 44.97 FEET TO A POINT OF DEFLECTION THENCE SOUTH 49 DEGREES 01 MINUTES 56 SECONDS WEST ALONG THE EAST LINE OF LOT 56 I.T. A DISTANCE OF 30.00 FEET TO A POINT OF DEFLECTION THENCE SOUTH 49 DEGREES 58 MINUTES 24 SECONDS EAST ALONG THE EAST LINE OF LOT 56 I.T. A DISTANCE OF 99.99 FEET TO A POINT OF DEFLECTION THENCE NORTH 40 DEGREES 01 MINUTES 36 SECONDS EAST ALONG THE EAST LINE OF LOT 56 I.T. A DISTANCE OF 28.97 FEET TO A POINT OF DEFLECTION THENCE SOUTH 48 DEGREES 01 MINUTES 52 SECONDS EAST ALONG THE EAST LINE OF LOT 56 I.T. A DISTANCE OF 215.96 FEET TO A POINT OF DEFLECTION THENCE SOUTH 43 DEGREES 00 MINUTES 18 SECONDS EAST ALONG THE EAST LINE OF LOT 56 I.T. A DISTANCE OF 1041.42 FEET TO A POINT OF DEFLECTION THENCE SOUTH 39 DEGREES 42 MINUTES 56 SECONDS EAST ALONG THE EAST LINE OF LOT 56 I.T. A DISTANCE OF 79.72 FEET TO A POINT OF DEFLECTION THENCE SOUTH 29 DEGREES 16 MINUTES 04 SECONDS EAST ALONG THE EAST LINE OF LOT 56 I.T. A DISTANCE OF 33.53 FEET TO A POINT OF DEFLECTION THENCE SOUTH 13 DEGREES 10 MINUTES 23 SECONDS EAST ALONG THE EAST LINE OF LOT 56 I.T. A DISTANCE OF 31.95 FEET TO A POINT OF DEFLECTION THENCE SOUTH 07 DEGREES 06 MINUTES 08 SECONDS EAST ALONG THE EAST LINE OF LOT 56 I.T. A DISTANCE OF 23.76 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID LOT 42 I.T. THENCE SOUTH 89 DEGREES 49 MINUTES 04 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 42 I.T. A DISTANCE OF 697.24 FEET TO A SOUTHWEST CORNER OF SAID REMAINING PORTION OF LOT 56 I.T. THENCE NORTH 00 DEGREES 10 MINUTES 56 SECONDS EAST ALONG THE WEST LINE OF SAID REMAINING PORTION OF LOT 56 I.T. A DISTANCE OF 130.00 FEET TO A POINT OF DEFLECTION THENCE SOUTH 89 DEGREES 49 MINUTES 04 SECONDS EAST ALONG THE WEST LINE OF SAID REMAINING PORTION OF LOT 56 I.T. A DISTANCE OF 31.33 FEET TO A POINT OF DEFLECTION THENCE NORTH 00 DEGREES 10 MINUTES 56 SECONDS EAST ALONG THE WEST LINE OF SAID REMAINING PORTION OF LOT 56 I.T. A DISTANCE OF 379.00 FEET TO A POINT OF DEFLECTION THENCE NORTH 14 DEGREES 26 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF SAID REMAINING PORTION OF LOT 56 I.T. A DISTANCE OF 104.95 FEET TO A POINT OF DEFLECTION THENCE NORTH 16 DEGREES 17 MINUTES 12 SECONDS WEST ALONG THE WEST LINE OF SAID REMAINING PORTION OF LOT 56 I.T. A DISTANCE OF 88.48 FEET TO A POINT OF DEFLECTION THENCE NORTH 01 DEGREES 39 MINUTES 50 SECONDS WEST ALONG THE WEST LINE OF SAID REMAINING PORTION OF LOT 56 I.T. A DISTANCE OF 102.28 FEET TO A POINT OF DEFLECTION THENCE SOUTH 65 DEGREES 34 MINUTES 11 SECONDS WEST ALONG THE WEST LINE OF SAID REMAINING PORTION OF LOT 56 I.T. A DISTANCE OF 76.00 FEET TO A POINT OF DEFLECTION THENCE NORTH 24 DEGREES [illegible] SECONDS [illegible] ALONG THE [illegible] LINE OF SAID REMAINING PORTION OF LOT 56 I.T. A DISTANCE OF 120.00 [illegible] THENCE NORTH 65 DEGREES 34 MINUTES 11 SECONDS EAST ALONG THE WEST LINE OF SAID REMAINING PORTION OF LOT 56 I.T. A DISTANCE OF 29.00 FEET TO A POINT OF DEFLECTION THENCE NORTH 24 DEGREES 25 MINUTES 49 SECONDS WEST ALONG THE WEST LINE OF SAID REMAINING PORTION OF LOT 56 I.T. A DISTANCE OF 158.71 FEET TO A POINT OF DEFLECTION THENCE NORTH 29 DEGREES 33 MINUTES 43 SECONDS EAST ALONG THE WEST LINE OF SAID REMAINING PORTION OF LOT 56 I.T. A DISTANCE OF 36.21 FEET TO A POINT OF DEFLECTION THENCE NORTH 65 DEGREES 34 MINUTES 11 SECONDS EAST ALONG THE WEST LINE OF SAID REMAINING PORTION OF LOT 56 I.T. A DISTANCE OF 122.71 FEET TO A POINT OF DEFLECTION THENCE NORTH 24 DEGREES 25 MINUTES 49 SECONDS WEST ALONG THE WEST LINE OF SAID REMAINING PORTION OF LOT 56 I.T. A DISTANCE OF 73.45 FEET TO A POINT OF DEFLECTION THENCE SOUTH 78 DEGREES 29 MINUTES 26 SECONDS EAST A DISTANCE OF 621.26 FEET TO A POINT THENCE SOUTH 89 DEGREES 48 MINUTES 52 SECONDS EAST A DISTANCE OF 195.52 FEET TO A POINT THENCE NORTH 00 DEGREES 11 MINUTES 08 SECONDS EAST ALONG A WESTERLY LINE OF SAID LOT 56 I.T. AND ITS EXTENSION A DISTANCE OF 1127.78 FEET TO A POINT OF DEFLECTION THENCE SOUTH 89 DEGREES 49 MINUTES 08 SECONDS EAST A DISTANCE OF 1089.17 TO THE TRUE POINT OF BEGINNING SAID TRACT CONTAINS A CALCULATED AREA OF 282.88 ACRES OR 12,322,[illegible].38 SQUARE FEET MORE OR LESS

DECEMBER 10 1998
F:\P: ...\VINTAGE\...

FINAL

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE BOUNDARY OF THE ABOVE PRELIMINARY PLAT AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED OR FOUND AT ALL BOUNDARY CORNERS

[signature]
RUSSELL ... L.S. NO 518

VINTAGE HEIGHTS 4TH ADDITION

AMENDMENT TO COMMUNITY UNIT PLAN
SPECIAL PERMIT #1762A

2004

GENERAL SITE NOTES

1. SANITARY SEWER AND WATER LINES TO BE 8" PIPE AND 8" D.I. PIPE RESPECTIVELY UNLESS OTHERWISE SHOWN AND SHALL BE BUILT TO CITY OF LINCOLN SPECIFICATIONS.
2. ORNAMENTAL LIGHTING ALONG ALL PUBLIC STREETS AND PRIVATE ROADWAYS SHALL BE IN ACCORDANCE WITH L.E.S. REGULATIONS.
3. THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF LINCOLN FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION AND FURTHER TO SUBMIT A SEEDING AND MAINTENANCE SCHEDULE BEFORE SITE GRADING IS COMPLETE.
4. LOT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY UP TO 10 FEET.
5. EASEMENTS AS SHOWN SHALL BE GRANTED FOR PUBLIC USE AND FOR SIDEWALKS. ALL SIDEWALKS SHALL BE 4' WIDE AND ALL SIDEWALK EASEMENTS SHALL BE 5' WIDE (UNLESS OTHERWISE NOTED)
6. DIRECT VEHICULAR ACCESS TO OLD CHENEY ROAD, SOUTH 98TH STREET, AND PINE LAKE ROAD IS RELINQUISHED EXCEPT AS SHOWN.
7. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
8. ALL PAVING RADII TO BE 20' UNLESS OTHERWISE NOTED.
9. SIDEWALKS TO BE BUILT ALONG BOTH SIDES OF PUBLIC STREETS AND PRIVATE ROADWAYS.
10. ALL SANITARY SEWERS & WATER MAINS TO BE PUBLIC.
11. ALL INTERSECTION ANGLES SHALL BE 90° UNLESS OTHERWISE NOTED.
12. THE YARD SETBACKS REGULATES STRUCTURAL WALLS ONLY AND DOES NOT RESTRICT OVERHANGS, PATIOS, DOOR SWINGS, WINDOW SWINGS, ETC. FROM ENCROACHING INTO THE SETBACKS. DECKS AND PATIOS SHALL NOT BE ENCLOSED OR COVERED IF THEY ARE WITHIN THE FRONT, REAR, OR SIDE YARD SETBACKS.
13. TOTAL USAGE: (ENTIRE C.U.P.)
    BASE
    82 PROPOSED TWO FAMILY STRUCTURE UNITS
    6 PROPOSED THREE-FAMILY STRUCTURE UNITS
    236 PROPOSED FOUR-FAMILY STRUCTURE UNITS
    [illegible] PROPOSED FIVE-FAMILY STRUCTURE UNITS
    [illegible]9 SINGLE FAMILY UNITS
    18 OUTLOTS
    TOTAL BLOCKS - 34
    TOTAL LOTS - 976
    958 TOTAL UNITS

    LOTS & USE (AMENDMENT ONLY)
    LOTS 1-18, BLK 11- FOUR FAMILY STRUCTURE UNITS
    LOTS 17-31, BLK 11- FIVE FAMILY STRUCTURE UNITS
    LOTS 1-24, BLK 21- FOUR FAMILY STRUCTURE UNITS
    LOTS 1-4, BLK 22- FOUR FAMILY STRUCTURE UNITS
    LOT 1, BLK 23- SINGLE FAMILY
    LOTS 2-13, 17-20, 31-34, BLK 23- FOUR FAMILY STRUCTURE UNITS
    LOTS 14-16, BLK 23- THREE FAMILY STRUCTURE UNITS
    LOTS 21-30, BLK 23- FIVE FAMILY STRUCTURE UNITS
    LOTS 1-4, 8-11, 13-24, BLK 24- FOUR FAMILY STRUCTURE UNITS
    LOTS 5-7, BLK 24- THREE FAMILY STRUCTURE UNITS
    LOT 12, BLK 24- SINGLE FAMILY
    LOTS 1-4, BLK 26- SINGLE FAMILY
    LOTS 1-26, BLK 27- TWO FAMILY STRUCTURE UNITS
    LOTS 1-41, BLK 28- SINGLE FAMILY
    LOTS 1-[illegible], BLK 29- SINGLE FAMILY
    LOTS 1-5, BLK 30- SINGLE FAMILY
    LOTS 1-[illegible], BLK 31- SINGLE FAMILY
    LOTS 1-17, BLK 32- SINGLE FAMILY
    LOTS 1-12, BLK 33- SINGLE FAMILY
    LOTS 1-13, BLK 34- SINGLE FAMILY

    OUTLOTS & USE (ENTIRE C.U.P.)
    OUTLOT "A" - BLANKET UTILITY EASEMENT/OPEN SPACE
    OUTLOT "B" - BLANKET UTILITY EASEMENT/OPEN SPACE
    OUTLOT "C" - BLANKET UTILITY EASEMENT/OPEN/GREEN SPACE
    OUTLOT "D" - OPEN SPACE
    OUTLOT "E" - OPEN SPACE/DETENTION
    OUTLOT "F" - BLANKET UTILITY EASEMENT/OPEN SPACE
    OUTLOT "G" - BLANKET UTILITY EASEMENT/OPEN SPACE
    OUTLOT "H" - OPEN SPACE
    OUTLOT "I" - OPEN SPACE
    OUTLOT "J" - BLANKET UTILITY EASEMENT/OPEN SPACE
    OUTLOT "K" - GREEN/OPEN SPACE/UTILITY EASEMENT
    OUTLOT "L" - GREEN/OPEN SPACE/UTILITY EASEMENT/MINI-PARK
    OUTLOT "M" - GREEN/OPEN SPACE/UTILITY EASEMENT
    OUTLOT "N" - GREEN/OPEN SPACE
    OUTLOT "O" - GREEN/OPEN SPACE/DETENTION
    OUTLOT "P" - GREEN/ OPEN SPACE/ DETENTION
    OUTLOT "Q" - PRIVATE DRIVE/PUBLIC ACCESS EASEMENT
    OUTLOT "R" - SANITARY SEWER EASEMENT/OPEN SPACE
14. THE DEVELOPER AGREES TO COMPLY WITH PROVISIONS OF THE LAND SUBDIVISION ORDINANCE REGARDING LAND PREPARATION.
15. THE DEVELOPER AGREES TO PROVIDE AN AREA LIGHTING PLAN AND CALCULATIONS FOR THE PRIVATE ROADWAYS IN ACCORDANCE WITH THE CITY OF LINCOLN STANDARDS.
16. "WITH THE EXCEPTION OF INSTALLATION, REPAIR AND REPLACEMENT OF ROAD IMPROVEMENTS, STORM WATER AND DRAINAGE IMPROVEMENTS, UTILITIES AND PEDESTRIAN SIDEWALKS AND TRAILS APPROVED WITH A PLAT OR COMMUNITY UNIT PLAN, ALL WETLANDS ON THE SITE ARE TO BE PRESERVED, SUBJECT TO ANY WETLAND IMPROVEMENTS OR WETLAND EXPANSIONS FROM OFF-SITE WETLAND MITIGATION."
17. OUTLOT E, O, & R: THE WETLANDS, NATURAL DRAINAGEWAY, TREES AND FLOOD PLAIN SHOWN ON THE GRADING/DRAINAGE PLAN SHALL BE PROTECTED AND PRESERVED SUBJECT TO GENERAL SITE NOTE NO. 18 AND FUTURE MAINTENANCE AND STORMWATER/DRAINAGE IMPROVEMENTS CARRIED OUT WITH MINIMUM IMPACT.
18. OUTLOT D, E, & R: THE WETLANDS, NATURAL DRAINAGEWAY, FLOOD PLAIN SHOWN ON THE GRADING/DRAINAGE PLAN AND TREES NOT SHOWN TO BE REMOVED ON THE LANDSCAPE PLAN SHALL BE PROTECTED AND PRESERVED SUBJECT TO GENERAL SITE NOTE NO. 18 AND STORMWATER/DRAINAGE IMPROVEMENTS CARRIED OUT WITH MINIMUM IMPACT.
19. BEFORE THE INITIAL FINAL PLAT CREATING LOTS ABUTTING S. 98TH STREET IS APPROVED, S. 98TH STREET MUST BE PAVED TO A TWO LANE RURAL STREET STANDARD OR SECURITY SUBMITTED TO GUARANTEE ITS COMPLETION.
20. BLANKET EASEMENT, EXCLUDING BUILDING ENVELOPES AND 66' GAS EASEMENT, GRANTED ON OUTLOTS "A" THROUGH "R".
21. NO PORTION OF ANY LOT ABUTTING ANTELOPE CREEK SHALL BE GRADED BELOW THE 100 YR. FLOOD ELEVATION AS SHOWN ON THE GRADING AND DRAINAGE PLANS, SHEETS 5, 6, 7 AND 8.
22. REFERENCE GEOTECHNICAL SERVICES INC. LETTER DATED JULY 13, 1999 REGARDING IMPACT TO THE WETLANDS IN OUTLOT "E" DUE TO THE PROPOSED DETENTION CELL.
23. FINAL PLACEMENT OF HIKER BIKER TRAILS AND PEDESTRIAN EASEMENTS IN THE OUTLOTS HAVE NOT BEEN DECIDED UPON BY THE PARKS AND RECREATION DEPARTMENT AND ARE SUBJECT TO CHANGE UPON COMPLETION OF THEIR FINAL DESIGN. GRADING OF THE HIKER BIKER TRAILS AND PEDESTRIAN WAY EASEMENTS SHALL FOLLOW CITY OF LINCOLN DESIGN STANDARDS FOR HIKER BIKER TRAILS. ANY STORM SEWER PIPE THAT IS IN CONFLICT WITH DESIGN OF THESE EASEMENTS WILL BE RELOCATED OR EXTENDED BY THE DEVELOPER, AT THE TIME OF HIKER BIKER TRAIL CONSTRUCTION.
24. ALL LOTS THAT CANNOT BE SERVICED BY GRAVITY SANITARY SEWER SHALL NOT BE FINAL PLATTED UNTIL SUCH TIME THAT GRAVITY SANITARY SEWER IS AVAILABLE OR THE CITY ADOPTS A POLICY THAT ALLOWS THIS PUMP STATION.

LEGAL DESCRIPTION
AMENDED C.U.P. & SPECIAL PERMIT

A TRACT OF LAND COMPOSED OF ALLEGRINI TERRACE ADDITION, ALLEGRINI TERRACE FIRST ADDITION, VINTAGE HEIGHTS 6TH ADDITION, VINTAGE HEIGHTS 7TH ADDITION, VINTAGE HEIGHTS 8TH ADDITION, VINTAGE HEIGHTS 9TH ADDITION, VINTAGE HEIGHTS 10TH ADDITION, VINTAGE HEIGHTS 11TH ADDITION, VINTAGE HEIGHTS 12TH ADDITION, VINTAGE HEIGHTS 14TH ADDITION, VINTAGE HEIGHTS 15TH ADDITION, VINTAGE HEIGHTS 16TH ADDITION, VINTAGE HEIGHTS 17TH ADDITION, LOTS 56 & 67 AND A PORTION OF LOT 17 AND VINTAGE HEIGHTS 18TH ADDITION ALL LOCATED IN SECTION 14, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF SAID SECTION 14; THENCE ON THE EAST LINE OF SAID SECTION 14, S00°11'08"W (ASSUMED BEARING), 49.92 FEET; THENCE N89°48'52"W, 50.00 FEET TO THE POINT OF BEGINNING; THENCE S00°11'08"W, 10[illegible] FEET; THENCE S89°48'52"E, 16.50 FEET; THENCE S00°11'08"W, 300.60 FEET; THENCE N89°48'52"W, 16.50 FEET; THENCE S00°11'09"W, 1,250.91 FEET; THENCE S0[illegible]°11'08"W, 8[illegible] FEET; THENCE S00°11'29"W, 128.58 FEET; THENCE S00°11'10"W, 383.[illegible] FEET; THENCE S00°11'16"W, 2223.76 FEET; THENCE S89°52'59"W, 1,458.33 FEET; THENCE N82°[illegible]'07"W, 222.04 FEET; THENCE S83°46'0[illegible]"W, 281.60 FEET; THENCE S89°54'[illegible]"W, 579.30 FEET; THENCE N89°30'37"W, 69.[illegible] FEET; THENCE N85°13'16"W, 2[illegible]0.66 FEET; THENCE S88°12'02"W, 2[illegible].56 FEET; THENCE N89°30'37"W, 707.15 FEET; THENCE S[illegible]°14'46"E, 17.00 FEET; THENCE N89°30'37"W, 1[illegible].01 FEET; THENCE N[illegible]°14'46"W, 1,288.95 FEET; THENCE S88°39'11"E, 1,333.64 FEET; THENCE N00°40'35"W, 1,3[illegible].56 FEET; THENCE N89°47'21"W, 1,323.87 FEET; THENCE N00°2[illegible]'10"W, 440.17 FEET; THENCE N00°24'48"W, 34.56 FEET; THENCE S88°3[illegible]'30"W, 93.42 FEET; THENCE N03°[illegible]'10"W, 397.65 FEET; THENCE N19°44'29"W, 153.65 FEET; THENCE N00°[illegible]'48"E, 109.00 FEET; THENCE S89°[illegible]'26"E, 174.81 FEET; THENCE S89°[illegible]'5[illegible]"E, 34[illegible].48 FEET; THENCE S08°18'44"E, 119.18 FEET; THENCE S07°33'5[illegible]"E, 46.18 FEET; THENCE S16°01'11"E, 44.97 FEET; THENCE S39°24'08"W, 29.90 FEET; THENCE S49°54'[illegible]7"E, 99.67 FEET; THENCE N40°01'36"E, 26.97 FEET; THENCE S48°03'17"E, 215.97 FEET; THENCE S43°08'21"E, 16.21 FEET; THENCE S4[illegible]°57'[illegible]"E, 40.63 FEET; THENCE S43°0[illegible]'[illegible]7"E, 446.32 FEET; THENCE S4[illegible]°59'45"E, 339.78 FEET; THENCE S42°[illegible]'31"E, 6[illegible].73 FEET; THENCE S42°59'31"E, 118.[illegible] FEET; THENCE S39°49'09"E, [illegible].77 FEET; THENCE S28°57'11"E, 3[illegible].[illegible]2 FEET; THENCE S18°34'36"E, 31.95 FEET; THENCE S03°3[illegible]'22"E, 23.[illegible]6 FEET; THENCE S89°48'50"E, 696.95 FEET; THENCE N00°10'56"E, 130.00 FEET; THENCE S89°49'04"E, 31.33 FEET; THENCE N00°10'56"E, 379.00 FEET; THENCE N14°26'30"W, 104.95 FEET; THENCE N16°17'11"W, 88.48 FEET; THENCE N01°39'50"W, 1[illegible].[illegible]6 FEET; THENCE S65°34'11"W, 76.00 FEET; THENCE N2[illegible]°[illegible]'49"W, 120.[illegible] FEET; THENCE N65°34'11"E, 29.00 FEET; THENCE N24°25'49"W, 158.71 FEET; THENCE N29°33'43"E, 36.21 FEET; THENCE N[illegible]°34'11"E, 122.71 FEET; THENCE N24°25'49"W, 73.45 FEET; THENCE S7[illegible]°39'26"E, 62[illegible].[illegible]5 FEET; THENCE S89°48'52"E, 195.52 FEET; THENCE N00°11'08"E, 99[illegible].[illegible]2 FEET; THENCE N89°43'02"W, 200.[illegible] FEET; THENCE N00°11'08"E, [illegible]3.00 FEET; THENCE S89°43'02"E, 1,272.17 FEET TO THE POINT OF BEGINNING, CONTAINING 13,214,983.92 SQUARE FEET (3[illegible].37 ACRES) MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE BOUNDARY OF THE ABOVE PRELIMINARY PLAT AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED OR FOUND AT ALL BOUNDARY CORNERS.

TERRY L. ROTHANZL L.S. #607

DEC. 15, 2004
DATE

NEBRASKA REGISTERED LAND SURVEYOR TERRY L. ROTHANZL LS-607

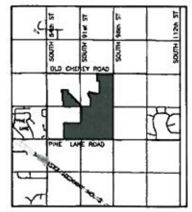
REQUESTED WAIVERS (GENERAL SITE)

ITEM	WAIVER	LOT #/BLOCK
1.	WAIVE PRELIMINARY PLAT PROCESS	ALL
2.	LOT WIDTH TO DEPTH RATIO PER TITLE 26, SECTION 26.23.140	LOTS 11 & 12, BLOCK 32
3.	MINIMUM LOT DEPTH OF 120' FOR LOTS ABUTTING MAJOR STREETS PER TITLE 26, SECTION 26.23.140	LOT 26 BLOCK 27 LOT 1 BLOCK 28 LOT 5 BLOCK 30 LOTS 1, 11, 12, 18, 19, 25 & 26 BLOCK 31 LOTS 8 & 9, BLOCK 32 LOT 13 BLOCK 34
4.	TRANSFER SANITARY SEWER FROM ONE BASIN TO ANOTHER PER TITLE 2, SECTION 2.1	LOTS 1-4, BLOCK 26 LOTS 1-26, BLOCK 27 LOTS 1-41, BLOCK 28 LOTS 1-22, BLOCK 29 LOTS 1-5, BLOCK 30 LOTS 1-29, BLOCK 31 LOTS 1-17, BLOCK 32 LOTS 1-12, BLOCK 33 LOTS 1-13, BLOCK 34
5.	SANITARY SEWER FLOWING OPPOSITE DIRECTION OF STREET PER TITLE 2, SECTION 2.1 (Vine Cliff Drive Between Lacroix and Gloss Ridge Drive, South 97th Street Adjacent to Block 26)	LOTS 1-4, BLOCK 26 LOTS 22-26, BLOCK 27 LOTS 1-6, BLOCK 28 LOTS 1, BLOCK 29 LOTS 1 - 17, BLOCK 32 LOTS 1 - 12, BLOCK 33 LOTS 1 - 13, BLOCK 34

CITY COUNCIL APPROVAL

THE CITY COUNCIL HAS APPROVED THIS PERMIT ON THIS 25 DAY OF October 20 04 BY RESOLUTION NO. A-8[illegible]

ATTEST: ____________ CITY CLERK



VICINITY MAP

LEGEND

- PROPOSED PAVING CENTERLINE
- EXISTING PAVING CENTERLINE
- TIE LINES FOR DUPLEX/TOWNHOUSE PAIRS
- AMENDED C.U.P. BOUNDARY
- SECTION LINE
- EXISTING STRUCTURE
- EXISTING STRUCTURE TO BE REMOVED
- PROPOSED UTILITY EASEMENT
- EXISTING UTILITY EASEMENT
- ADDITIONAL PROPERTY ADDED TO C.U.P.
- R.O.W. DEDICATION
- EXISTING WATER MAIN w/VALVE & HYDRANT
- PROPOSED WATER MAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING GAS MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- EXISTING STORM SEWER
- LIMITS OF GRAVITY SEWER
- WETLANDS BOUNDARY
- MINIMUM FLOOD CORRIDOR EASEMENT

N

SCALE 1"=200'
0 200 400'

ENGINEER
ENGINEERING DESIGN CONSULTANTS
2200 FLETCHER AVENUE, SUITE 102
LINCOLN, NE 68521
(402) 438-4014

OWNERS
PINE LAKE DEVELOPMENT, L.L.C.
ROBERT D. HAMPTON
3801 UNION DRIVE
LINCOLN, NE 68516
(402) 434-5650

CATHOLIC BISHOP OF LINCOLN
P.O. BOX 80328
LINCOLN, NE 68501-0328
(402) 488-0941

DEVELOPER
PINE LAKE DEVELOPMENT, L.L.C.
ROBERT D. HAMPTON
3801 UNION DRIVE
LINCOLN, NE 68516
(402) 434-5650

BENCHMARKS

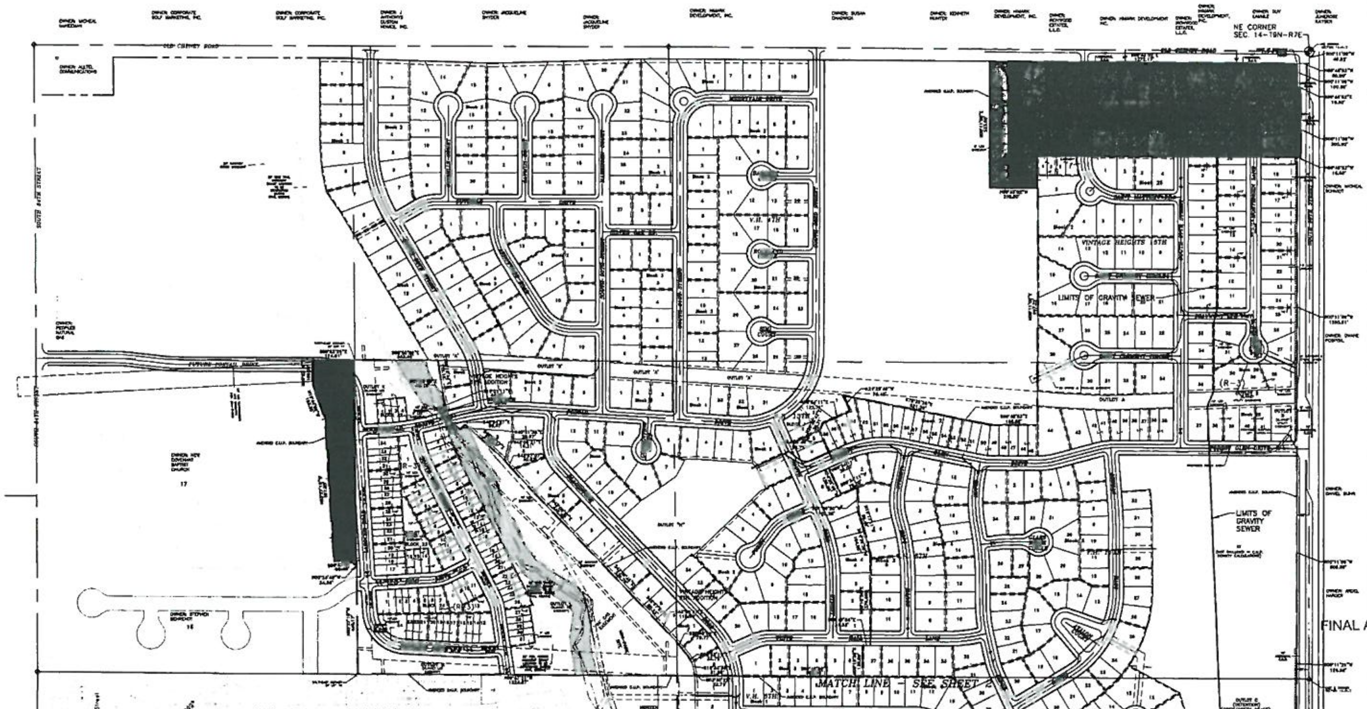
1. BRASS CAP IN EAST END OF CONCRETE HEADWALL SOUTHEAST CORNER OF 84TH & PINE LAKE RD. ELEV: 1392.97
2. TOP CAP IN SECTION CORNER REBAR, SOUTH 1/4 CORNER, SECTION 14, TOWNSHIP 9 NORTH, RANGE 7 EAST ELEV: 1400.00
3. TOP OF CHISELED "◻" IN SOUTH END OF CONCRETE HEADWALL NORTHWEST CORNER OF INT. 98TH AND PINE LAKE RD. ELEV: 1413.22

SHEET INDEX

1. COVER SHEET-NORTH
2. COVER SHEET-SOUTH
3. SITE PLAN
4. SITE PLAN
5. GRADING PLAN
6. GRADING PLAN
7. DRAINAGE PLAN
8. DRAINAGE PLAN
9. UTILITY PLAN
10. UTILITY PLAN
11. STREET PROFILES
12. STREET PROFILES
13. STREET PROFILES
14. STREET PROFILES

DENSITY CALCULATIONS

TOTAL AREA OF C.U.P. (R-3)	12,011,683
TOTAL ROW	-2,315,580
ADJUSTED AREA	9,696,103
AREA BEYOND 150'	-1,959,286
AREA WITHIN 150'	7,736,817
AREA BEYOND 150'	1,959,286
COEFFICIENT	x 0.8
ADJUSTED BEYOND 150'	1,567,429
AREA WITHIN 150'	+7,736,817
USEABLE CUP AREA	9,304,246
MINIMUM LOT AREA R-3	/5,000 SF
ALLOWABLE UNITS	1,861



EDC
Engineering Design Consultants

Project #: [illegible]-119
Drawing: PP Cover
Date: 7/16/04

Design By: EDC
Drawn By: WDS
Checked By: EDC

Revisions | Date | By

Vintage Heights 4th Addition - Cover Sheet
Lincoln, NE
Amendment to Special Permit (C.U.P.) No. 1762A

FINAL APPROVED COPY

SHEET 1 OF 14

Policy on Temporary Pump Stations & Force Mains

Approved by the Lincoln City Council on December 6, 2004

Resolution A-83112

For decades the community has been well served by its policy to use a gravity based sanitary sewer system. This policy has led to more efficient and cost effective utility service for the citizens and rate payers. Alternatives, such as relying on pump stations, are more expensive to maintain and operate in the long run.

More importantly, the gravity system is a fundamental tool of the City's infrastructure and community planning that has allowed Lincoln to grow in a more contiguous and predictable manner in order to meet the community's goals.

The 2025 Lincoln/ Lancaster County Comprehensive Plan states:

> *"The City's collection system, in general, will continue to be a gravity fed system that is designed to accommodate urbanization of drainage basins and sub-basins. This system encourages orderly growth within the natural drainage basin boundaries. This policy encourages urban growth from the lower portion of the drainage basin and prohibits pumping of wastewater across basin boundaries. Explore alternative methods, such as lift stations, where practical."*

The adopted City of Lincoln sanitary sewer design standards state:

> *"The various elements of the sanitary sewer system in the City of Lincoln are designed to handle only that wastewater contribution which originates within the natural surface watershed where in the sanitary sewer system is located. The transfer of wastewater from one watershed to another by any means, such as lift station or construction of a sanitary sewer which cuts through the ridge separating the watersheds, shall not be permitted."*

In light of developer requests to waive this standard and permit temporary pump stations and force mains, such requests will be considered based on the criteria on the following pages.

1. **Temporary Basis:** Pump stations are more expensive to maintain and operate than gravity systems and will only be allowed on a temporary basis. Gravity flow sanitary sewer lines are still the best and most cost efficient long term method to provide service. Temporary shall mean a period up to **six years**, at which point the new gravity line is built allowing the facility to be discontinued. As soon as the gravity line is available, the pump station shall be discontinued and removed.

2. **Priority A Areas Only:** Pump stations and force mains shall only be allowed in Tier I - Priority A areas; provided that the gravity trunk line to the service area is in the 6 Year Capital Improvement Program (CIP) with funding clearly identified.

3. **Limited Use:** The City of Lincoln's gravity sewer system policy has served the community well for decades. It is the most efficient and cost effective system for the citizens and rate payers of Lincoln. Pump stations and force mains shall only be used in unusual circumstances for a substantial public benefit. It is anticipated that temporary pump stations may only be used one or two times in the entire Lincoln area. In the vast majority of situations, gravity sewer should be used, even if the trunk line construction is several years away. Pump stations and force mains are to be temporary due to a delay in the construction of the gravity line.

4. **Impact on Other Services:** Use of a pump station to advance development may also impact the provision of other public services. Thus, the developer must address the following information (based on principles for serving Priority B areas before Priority A areas, page F 30 of the Comprehensive Plan):

   a. "Demonstrate how the necessary infrastructure improvements to serve the sub-basin would be provided and financed. The City shall contact other public agencies to obtain their report on the infrastructure necessary to serve the sub-basin including utilities, roads, fire service, public safety, parks, trails, schools and library needs.

   b. The impact that development in the sub-basin will have on capital and operating budgets, level of service, service delivery and Capital Improvement Programs is addressed.

   c. There is demonstrated substantial public benefit and circumstances that warrant approval of the proposal in advance of the anticipated schedule."

5. **Crossing Creeks:** Permanent lift stations to transfer sewage from one side of a creek to the other, as part of gravity system have always been permitted. There are circumstances where a lift station to cross a creek is the best solution instead of siphons. This has been a policy and practice of the city for decades.

6. **Receiving Sewer Line Capacity:** The receiving trunk and/or smaller line must have capacity based on current and projected flows to receive the extra flow during the temporary basis. The projected capacity should assume a full buildout of any land that is already planned to be served in the Comprehensive Plan, then projected capacity should be based on a reasonable buildout of any undeveloped land.

7. **Basins with Sewer Line Capacity**: The following sanitary sewer trunk lines have capacity as of this date (assuming projected Tier I development)

Lines With Capacity	**Lines Without Capacity**
- West O	- Havelock
- Little Salt	- Dead Man's Run
	- East Campus
	- Antelope Creek
	- Beal Slough
	- Salt Creek (south)
	- Middle Creek
	- Oak Creek
	- Lynn Creek

"Lines Without Capacity" is based on current and projected flows and could not be pumped into unless there is capacity based on a reasonable buildout of the area to be served. In some situations, once major improvements to a few of these lines are made, then there may be some capacity.

The new Stevens Creek trunk line, when constructed, would have capacity. The new Salt Valley relief trunk line is designed for a specific service area and will be considered at capacity.

8. **Use of Storage Tanks:** The use of storage tanks is prohibited. Developments have proposed building storage tanks in order to pump the waste out at night in areas where the existing pipes are at capacity. There are compelling technical and operational problems with storing effluent for period beyond a few hours. For example, there are odor problems and the waste when held for a long period can cause corrosion problems in pipe lines. A pump station is typically designed to pump all the waste out every 2 to 3 hours, which is the longest period the waste should be held.

9. **Service Area of Pump Station:** The pump station and force main should be sized to serve Tier I, Priority A land that is in the same sub-basin which naturally drains to the pump station. Pump stations to benefit and serve a single property are discouraged. Small pump stations are inefficient to operate. Pump stations should be designed to serve at least 500 to 1,000 acres. The area to be served by the pump station must be contiguous to the city limits. This policy is not intended to permit "leap frog" or growth that is not contiguous to the city. Any land to be served must be inside the city limits prior to service.

10. **Length of Force Main**: Even if fully funded by a developer, building long force mains rather than a gravity sewer lines is inefficient use of the future homeowner's financial resources. The longer time it takes to transport the waste, the greater potential for problems with respect to corrosion and odor. The transit time must be based on estimated sulfide generating capacity (or offset by chemical addition). The developer must ensure reasonable velocity with at least 4 to 5 feet per second (fps) at least 1x/day. It will be important to make appropriate use of air relief valves, blowoffs, oxygen injection (if needed), in accordance with City design standards. To protect against peak flow impacts of major storm events, the pump station should be sunk in the ground and with an enlarged pipe coming in to the pump station to provide additional storage (Hydraulic Institute Standards 98). Standards will be needed for acceptable chemicals for use in pump station odor control.

11. **Notification of Other Affected Properties:** The City is responsible for contacting all other property owners that may reasonably be served by a pump station, early in the review process. This will allow other owners to have the same information and determine their interest in the potential pump station.

12. **Location of Pump Stations:** The developer is responsible for all costs involved in acquiring suitable land for the pump station and any costs for providing access drives to the facility. Pump stations shall not be in public right-of-way. The developer shall be solely responsible for all costs of any environmental analysis needed to locate the facility.

13. **Obtaining Right-of- Way and Easements:** The developer shall be solely responsible for all costs of obtaining right-of-way and easements without any reimbursement from the City or third parties. Force mains will be allowed to be located in arterial street right-of-way, if space is available. If the force main is to be abandoned after conversion to a gravity system, the developer must prove that there is adequate right-of-way for the unused force main and all other utilities typically found in the right-of-way.

14. **Construction:** The developer shall be solely responsible for all costs of constructing the pump station and force main. Construction plans shall be approved by the Director of Public Works and Utilities Department and be per city standards. Pump stations and force mains are considered temporary facilities and thus are not eligible for reimbursement under the Impact Fee Ordinance. Any construction will be solely at the cost of the developer without reimbursement from the City.

15. **Pump Station Design Specifications:** The developer will conform to the City design specifications for temporary pump stations and force mains as developed by the Director of the Public Works & Utilities Department. Even with the design standards, there may be additional review time required for the pump stations since they are uncommon in Lincoln. All costs for any additional review time, outside of the normal EO process, of the pump station and force main shall be paid for by the developer.

16. **Third Party Connections:** Provided there is downstream capacity, when another party other than the developer connects to the pump station that party shall reimburse the developer for their "fair share" of the cost of constructing and operating the pump station and force main (including design and soft costs.) The method and formula for contribution is to be determined.

17. **Ownership and Operation:** The developer will own the pump station, land and easements, and the City will operate the pump station and force mains once inspections have been completed and the facilities are found acceptable. Pump stations in general are costly to maintain and operate and take staff dedicated to handle some time late night calls on failures and problems. Pump stations should be avoided and the City accepts operation responsibilities only to avoid problems of an inexperienced or inaccessible private operator would inadequately respond to complaints or emergency situations.

18. **Operating, Repair and Maintenance Costs:** There are substantial operation, repair and maintenance costs for a pump station and force main. The City may be required to hire additional staff to operate the facility. This requires specialized training and employees with this training are difficult to find and hire. The developer will be responsible for all costs for operating and maintaining the pump station and force main during the life of the facility. The costs of operating, maintenance, upgrading, permitting, administering, all are costs of the system that must be covered by the developer. The developer will be billed for the cost, who in turn may collect from property owners who connect to the facilities. The City does not want the additional cost of collecting from multiple property owners.

    The developer will need to provide a bond for the operating costs over the full estimated life time of the facility at time of Annexation Agreement. The preliminary estimate for the operating, repair and maintenance costs is $25,000 per year. The bond will be estimated on a case by case basis depending upon the size and operation of the pump station and force main. The amount of the bond may be reduced each year, if the sanitary sewer trunk line progresses forward in the CIP, as long as at least two years of costs is provided.

19. **Closing of the Pump Station:** Once the station is decommissioned, the developer and any third parties will be billed all costs involved in decommissioning the station.

20. **Salvage Rights:** The developer shall fund all costs associated with properly abandoning the temporary pump station and force main, including any costs for restoring all property in or adjacent to the easements. The developer shall fund all costs associated with closing and removing the pump station. The developer shall have full salvage rights to the building, equipment and land for the pump station after it is closed. The future use of the land for the pump station shall be identified prior to approving the station.

21. **Notification:** The developer shall notify all property owners who will connect to the facility of the temporary pump station and cost obligations.

VINTAGE HEIGHTS NOTES

16. WITH THE EXCEPTION OF INSTALLATION, REPAIR AND REPLACEMENT OF ROAD IMPROVEMENTS, STORM WATER AND DRAINAGE IMPROVEMENTS, UTILITIES AND PEDESTRIAN SIDEWALKS AND TRAILS APPROVED WITH A PLAT OR COMMUNITY UNIT PLAN, ALL WETLANDS ON THE SITE ARE TO BE PRESERVED, SUBJECT TO ANY WETLAND IMPROVEMENTS OR WETLAND EXPANSIONS FROM OFF-SITE WETLAND MITIGATION".

17. OUTLOT E, O, & R:
THE WETLANDS, NATURAL DRAINAGEWAY, TREES AND FLOOD PLAIN SHOWN ON THE GRADING/DRAINAGE PLAN SHALL BE PROTECTED AND PRESERVED SUBJECT TO GENERAL SITE NOTE NO. 16 AND FUTURE MAINTENANCE AND STORMWATER/DRAINAGE IMPROVEMENTS CARRIED OUT WITH MINIMUM IMPACT.

18. OUTLOT D, E, & R:
THE WETLANDS, NATURAL DRAINAGEWAY, FLOOD PLAIN SHOWN ON THE GRADING/DRAINAGE PLAN AND TREES NOT SHOWN TO BE REMOVED ON THE LANDSCAPE PLAN SHALL BE PROTECTED AND PRESERVED SUBJECT TO GENERAL SITE NOTE NO. 16 AND STORMWATER/DRAINAGE IMPROVEMENTS CARRIED OUT WITH MINIMUM IMPACT.

19. BEFORE THE INITIAL FINAL PLAT CREATING LOTS ABUTTING S. 98th STREET IS APPROVED, S. 98th STREET MUST BE PAVED TO A TWO LANE RURAL STREET STANDARD OR SECURITY SUBMITTED TO GUARANTEE ITS COMPLETION.

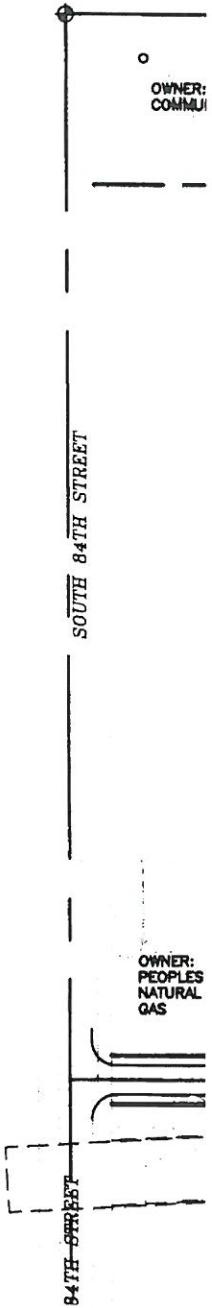
20. BLANKET EASEMENT, EXCLUDING BUILDING ENVELOPES AND 66' GAS EASEMENT, GRANTED ON OUTLOTS "A" THROUGH "R".

21. NO PORTION OF ANY LOT ABUTTING ANTELOPE CREEK SHALL BE GRADED BELOW THE 100 YR. FLOOD ELEVATION AS SHOWN ON THE GRADING AND DRAINAGE PLANS, SHEETS 5, 6, 7 AND 8.

22. REFERENCE GEOTECHNICAL SERVICES INC. LETTER DATED JULY 13, 1999 REGARDING IMPACT TO THE WETLANDS IN OUTLOT "E" DUE TO THE PROPOSED DETENTION CELL.

23. FINAL PLACEMENT OF HIKER BIKER TRAILS AND PEDESTRIAN EASEMENTS IN THE OUTLOTS HAVE NOT BEEN DECIDED UPON BY THE PARKS AND RECREATION DEPARTMENT AND ARE SUBJECT TO CHANGE UPON COMPLETION OF THEIR FINAL DESIGN. GRADING OF THE HIKER BIKER TRAILS AND PEDESTRIAN WAY EASEMENTS SHALL FOLLOW CITY OF LINCOLN DESIGN STANDARDS FOR HIKER BIKER TRAILS. ANY STORM SEWER PIPE THAT IS IN CONFLICT WITH DESIGN OF THESE EASEMENTS WILL BE RELOCATED OR EXTENDED BY THE DEVELOPER, AT THE TIME OF HIKER BIKER TRAIL CONSTRUCTION.

24. ALL LOTS THAT CANNOT BE SERVICED BY GRAVITY SANITARY SEWER SHALL NOT BE FINAL PLATTED UNTIL SUCH TIME THAT GRAVITY SANITARY SEWER IS AVAILABLE OR THE CITY ADOPTS A POLICY THAT ALLOWS THIS PUMP STATION.



msta/neak, 1:1

BAYLOR EVNEN
BAYLOR, EVNEN, CURTISS, GRIMIT & WITT, LLP

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DAVID A. DUDLEY
BRENDA S. SPILKER
MARK A. HUNZEKER
WILLIAM G. BLAKE
PETER W. KATT

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TIMOTHY E. CLARKE*
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MICHAEL D. SANDS ♦

OF COUNSEL:
W. SCOTT DAVIS
WALTER E. ZINK II
DONALD R. WITT
ROBERT T. GRIMIT

ALSO ADMITTED IN:
*IOWA
**KANSAS
♦ IOWA ONLY

October 19, 2015

David Cary, Acting Director
Lincoln/Lancaster County
55 South 10th Street
Lincoln, NE 68508

RE: Vintage Heights CUP

Dear David:

Attached is an application to amend the Vintage Heights Community Unit Plan. The purpose of the application is to develop approximately 92 single family lots west of 98th Street and generally east of the existing developed lots in Vintage Heights.

As you know, the property sought to be developed has been part of the Vintage Heights CUP from its original approval in 1997 and is within the City limits. However, Note 24 of the CUP states: "All lots that cannot be serviced within gravity sewer shall not be final platted until such time that gravity sewer is available or the City adopts a policy that allows this pump station."

Since 1997 the City has adopted a policy regarding the use of pump stations, and there are some which have been installed pursuant to the policy; others have been installed without reference to the policy. Not all points of the policy have been adhered to in all cases, indicating that there is, or has been, some flexibility in applying the policy to the circumstances of each project.

We believe the circumstances existing at Vintage Heights are compelling, and that a pump station is justified by both fair application of the City's policy and common sense.

We request that Note 24 be deleted from the Vintage Heights CUP, and that the developer be permitted to install a pump station as shown on the plans. The developer proposes to install the lift station in accordance with the City standards, at the developer's expense. The pump station will be equipped with a back-up generator for emergency power. Maintenance, repairs and/or replacement of the pump station and generator (and decommissioning when gravity sewer is available) will be paid for by the developer, subject to the developer's right to assign that responsibility to a homeowner's association created for that purpose, and approved by the City Attorney. Prior to the developer being relieved of its obligation, a trust account will be established for the homeowner association and funded in an amount sufficient to replace a pump and/or generator. The covenants will require the homeowner association to contract with a firm, approved by the City, to maintain the pump station, assess annual

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dues to cover routine maintenance and repairs, as well as contributions, as needed, to replenish trust funds which may be used for replacement of the pump or generator, and decommission the pump station when gravity sewer is available.

The land proposed to be served with sewer via the pump station is unique. It is designated Tier 1, Priority A in the Comprehensive Plan, and it is already within the City limits. Other projects which have been approved with pump stations were not within City limits when the pump stations were approved, and were not identified as Tier 1, Priority A. Moreover, this area is served with new arterial streets, schools, water and other infrastructure built to City standards. Approval of development of the 92 lots proposed will add approximately $25 million assessed valuation to Lincoln's tax base, at no cost to the City of Lincoln.

We also request a waiver of section 26.23.130 of the subdivision ordinance to allow for a block length of more than 1,320 feet. The undeveloped property south of Forest Glen Drive is bounded by existing homes to the west, a major drainage way to the south and an arterial roadway on the east.

If you need any further information, please contact me.

Sincerely,

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For the Firm
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