

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for March 15, 2006 PLANNING COMMISSION MEETING

- PROJECT #:** Special Permit #06014
- PROPOSAL:** To allow a community unit plan for up to 90 dwelling units.
- LOCATION:** South 91st Street and Andermatt Drive
- WAIVER REQUESTS:**
1. Allow block length in excess of 1,320' with no pedestrian way easement for a block in excess of 1,000'.
 2. Adjust front, side, and rear setbacks to 0'.
 3. Allow transfer of wastewater from one drainage basin to another.
 4. Allow sanitary sewer to exceed maximum depth.
 5. Exceed minimum tangent length between non-compound horizontal curves.
 6. Allow sanitary sewer to be constructed non-parallel to the centerline of the street.
 7. Allow lot lines non-perpendicular to the right-of-way.
 8. Allow lots that do not front upon a public street or private roadway.
- LAND AREA:** Approximately 46.3 acres.
- CONCLUSION:** The waivers requested are appropriate and are typical for this type of development. A comprehensive plan amendment approved in 2003 designated urban residential land uses on a portion of this site and is reflected in the zoning pattern proposed in the associated change of zone request. This request for a special permit for a CUP is consistent with the Comprehensive Plan, and subject to the conditions of approval complies with the requirements of the Zoning Ordinance.

RECOMMENDATION:

SP#06014

Conditional Approval

Waivers:

1. Allow block length in excess of 1,320' with no pedestrian way easement for a block in excess of 1,000'.
2. Adjust front, side, and rear setbacks to 0'.
3. Allow transfer of wastewater from one drainage basin to another.

Approval

Approval

Approval

4. Allow sanitary sewer to exceed maximum depth.	Approval
5. Exceed minimum tangent length between non-compound horizontal curves.	Approval
6. Allow sanitary sewer to be constructed non-parallel to the centerline of the street.	Approval
7. Allow lot lines non-perpendicular to the right-of-way.	Approval
8. Allow lots that do not front upon a public street or private roadway.	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached legal description.

EXISTING ZONING: Ag Agriculture

EXISTING LAND USE: Vacant undeveloped and a single residence.

SURROUNDING LAND USE AND ZONING:

North:	Open Space, Residential	R-3
South:	Undeveloped	AG
East:	Acreage Residential	AG
West:	Commercial	B-5

ASSOCIATED APPLICATIONS:

AN#06004 - A request to annex approximately 51.1 acres, and includes the area of this proposed special permit and the area of proposed O-3 use permit. The associated annexation, change of zone and use permit are covered in a separate report for procedural convenience. Those applications must be approved by City Council, where this special permit is final action at Planning Commission. As a result, the annexation, change of zone and use permit will be forwarded to City Council separate from this special permit.

CZ#06016 - A change of zone from AG to R-3 and O-3.

UP#06003 - A request for a use permit for up to 50,000 square feet of office and commercial floor area on approximately 4.8 acres.

HISTORY:

July 16, 2003 - CPA#03018 was approved changing the land use designation from urban residential to commercial on approximately 44 acres located northeast of South 91st Street and Highway 2.

November 5, 2001 - AN#01006 was approved and included an annexation agreement that generally included the area bounded by Pine Lake Road and Highway 2, and South 84th and South 98th Streets.

COMPREHENSIVE PLAN SPECIFICATIONS:

Page F17 - Overall Form - Maximize the community's present infrastructure investment by planning for residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land in older neighborhoods, and encouraging a greater amount of commercial space per acre and more dwelling units per acre in new neighborhoods.

Page F18 - Residential Neighborhoods - A range of parks and open space, from tot-lots to ballfields, should be distributed within neighborhoods and be within walking distance of the residents."

Page F25- This site is designated for urban residential and commercial land uses in the Land Use Plan.

Page F27 - Urban Growth Tiers - This site is in Tier 1, Priority Area A of the City's Future Service Limit.

Page F43 - Regional Centers - South 84th Street and Highway 2 - CPA# 03018 redesignated the future land use on a 44 acre tract of land located on the northeast corner of 91st Street and Highway 2. The Amendment changes the intended uses on this tract from "urban residential" to "commercial," and extends the "parks and open space" buffer along Highway 2. This Plan amendment is meant to provide greater market and design flexibility in the development of the previously approved planned mixed use regional center on this site. This redesignation of land uses on the 44 acre tract is made under the following conditions: (1) the "P.M. peak hour trip cap" contained in the approved Annexation and Zoning Agreement for the Regional Center site remains unchanged (which recognizes the severe capacity limitation along the Highway 2 travel corridor and the community's desire to promote this corridor as a "desirable entryway" into the city); (2) the commitment to the pedestrian/biker trail along this site remains in place; (3) development of this area will respect the site's natural and environmental features; (4) elimination of the "Special Residential Use" condition on this site and the elimination of the "Transitional Use" designation on the northwest corner of the intersection of 91st and Highway 2; (5) the development remains committed to a mix of commercial and residential uses as part of a cohesive activity center; and, (6) retention of all other goals and conditions of the "Southeast Lincoln/Highway 2 Subarea Plan."

Page F57 - The Greenprint Challenge - Seek early identification of areas to be preserved – While planning for future growth is integral to this Comprehensive Plan, it is equally important that environmental resource features be accorded similar attention. The community should invest planning resources into the early identification of those areas most valued as part of the Greenprint Challenge. This principle supports the notion of "getting ahead of the game" by knowing what resources are most valued, where they are located, and what actions should be made within the broader planning process to secure their future for the community.

- Make “green space” an integral part of all environments – “Green space” can come in a wide variety of forms. The policies of the Comprehensive Plan should strive to incorporate such uses in the full range of urban and rural landscapes.

Page F67 - Guiding Principles for New Neighborhoods

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

- Similar housing types face each other: single family faces single family, change to different use at rear of lot;

- Parks and open space within walking distance of all residences;

- Multi-family and elderly housing nearest to commercial area;

- Pedestrian orientation; shorter block lengths, sidewalks on both sides of all roads;

- Public uses (elementary schools, churches) as centers of neighborhood – shared facilities (city parks & school sites).

Page F156 - Subarea Planning - Southeast Lincoln/Highway 2 Subarea Plan.

Southeast Lincoln/Highway 2 Subarea Plan:

Figure 2 - Designates urban residential and commercial land uses for this site.

Page 9 -Clarify the appropriate size and type of uses in the Center at 84th & Highway 2: This subarea plan designates the area from approximately 91st to 98th for predominately residential uses, while including a 44 acre tract for a mix of commercial uses at the northeast corner of 91st and Highway 2. The overall site includes a regional center with approximately 1.9 million SF of commercial space — larger than the present Westfield shopping center. The plan encourages the planned center at 84th and Highway 2 to develop with a mix of uses, including residential and appropriate transitions to existing residential areas.

UTILITIES: Sanitary sewer and water are available to serve this site.

TRAFFIC ANALYSIS: South 91st Street is planned to be a four-lane arterial street. The two center lanes and medians have been installed by the developer per the annexation agreement, with the remaining lanes to be installed by the City. South 98th Street is a gravel road from Pine Lake Road to Highway 2, and the Comprehensive Plan does not designate this portion as an arterial street, but notes it is under study. The developer is required to use best efforts to make required improvements in South 98th Street by 2007.

Andermatt Drive is a local street and is shown connecting South 91st and South 98th Streets. It will serve both the proposed development on the north side of the street, and potentially another 40 acres of commercial uses and several hundred dwelling units on the south side. Andermatt Drive and the private roadways serving the residential units are the developer’s responsibility to install. All office and commercial development covered by the annexation agreement are subject to the trip generation limits that are part of the agreement.

PUBLIC SERVICE: The site will be served by City of Lincoln Fire and Police Departments. The nearest fire station is at South 84th and South Streets.

ANALYSIS:

1. There are annexation, change of zone, and use permit applications associated with this request. The annexation and change of zone must be approved by City Council for this permit to become effective.
2. This area is covered by the annexation agreement approved as part of AN#01006. It included a cap on the number of vehicle trips that could be generated by development within the area covered by the agreement based upon the uses and amounts of floor area shown. While the residential dwelling units in this CUP do not count against the trip cap, the office floor area in the neighboring O-3 area does. The impact of the proposed office floor area on the overall trip cap must be provided as part of this application to document the number of allocated and unused trips. Public Works notes that the traffic memo submitted with these applications does not provide enough information to review, approve, or deny any of the additional connections to South 91st and 98th Streets south of this development. Additionally, the 'Specialty Retail' land use type used in the traffic memo does not list specific land uses and it is not clear what it includes. Prior to use of that designation in land use tables or trip generation calculations it must be defined to the satisfaction of City staff.
3. Former Lot 36 I.T. appears to have been under separate ownership at the time of annexation, and does not appear to have been included in the original annexation agreement for this area. If it was not included, the owner may be required to enter into an annexation for any area not previously covered as a condition of annexation.
4. This application was originally submitted as part of a PUD. It was revised to include a special permit for a community unit plan (CUP) and a use permit consistent with the intent of the Zoning Ordinance. The boundary of the CUP must be revised to exclude that portion north of the boundary of the CUP already within the city limit, and all references to a PUD must be deleted.
5. This special permit seeks approval of 90 dwelling units on approximately 46 acres, well below the 322 units allowed by Design Standards. The Comprehensive Plan designates urban residential uses for this site, and the proposed (CUP) is consistent with that designation.
6. Andermatt Drive is shown as local commercial street 33' in width. It will also serve the area to the south which can potentially include up to 40 acres of office and commercial floor area, and several hundred dwelling units. Lincoln Municipal Code (LMC) requires that street grades be projected 300' beyond the limit of the development to allow for review of the proposed street layout alignment. This includes South 94th, South 96th, and South 97th Streets on the site plan. Public Works notes that they do not approve the proposed geometry for Andermatt Drive and that additional information must be provided to justify the alignment.

7. The Health Department notes there is a 12" high-pressure gas pipeline in the vicinity of this development. There are no regulatory requirements governing notification, however the Health Department recommends the pipeline be delineated if it falls within the boundaries of the plan and be identified in bold text.
8. Several waivers are requested:
 1. Block length and pedestrian way easement - Given the constraint of the existing lake north of the development, this waiver is appropriate.
 2. Waive front, side and rear setbacks - This request is appropriate given the separation shown and the low density proposed. The dimensions for the minimum setback from the boundary of the CUP and for lot lines must be shown maintaining the separation between dwelling units and office buildings currently shown. The notes allow for lot dimensions to vary at the time of final plat.
 3. Transfer of sewage between drainage basins - Public Works recommends approval of this request.
 4. Allow sanitary sewer lines to exceed maximum depth - Public Works recommends approval of this request.
 5. Exceed minimum tangent length between non-compound horizontal curves - Public Works recommends approval of this request.
 6. Allow sanitary sewer to be constructed non-parallel to the centerline of the street - Public Works recommends approval of this request.
 7. Allow lot lines non-perpendicular to the right-of-way - Several lots adjacent to curves in the private roadways are not perpendicular to the street. The deviations are not severe and the waiver should be approved.
 8. Allow lots that do not front upon a public street or private roadway - This allows the lots to be surrounded by a common outlot and open space. This request is common in CUPs and use permits when lots are provided internal access via private roadways and should be approved.
9. The private roadways are shown as being 24' wide, however a waiver was not requested. The standard 27' wide roadway width must be shown.
10. Sidewalks are required on both sides of all streets, but are not shown on the plan. The plan must be revised to show them throughout.

11. A recreation component is required by the Design Standards for all CUPs, but one is not included on the plan. Appropriate recreation facilities must be included to the satisfaction of the Parks and Recreation Department.
12. Screening is required along South 98th Street per LMC. A general site note must be added to the plan indicating that screening will be provided at the time of final plat.
13. The dwelling units must provide enough separation from the back of curb to the garage to allow cars to park in the driveway without overhanging into the sidewalk. There is not enough information shown to determine whether it is provided or not, so a 'typical detail' of the dwelling units should be included on the plan indicating a minimum dimension of 22' from the back of the curb to the garage.
14. Several minor revision to the notes are required and are listed in the conditions of approval.

CONDITIONS OF APPROVAL:

Site Specific:

1. This approval permits up to 90 dwelling units with waivers to allow block length in excess of 1,320' with no pedestrian way easement for a block in excess of 1,000'; adjust front, side, and rear setbacks to 0'; allow transfer of wastewater from one drainage basin to another; allow sanitary sewer to exceed maximum depth; exceed minimum tangent length between non-compound horizontal curves; allow sanitary sewer to be constructed non-parallel to the centerline of the street; allow lot lines non-perpendicular to the right-of-way; and allow lots that do not front upon a public street or private roadway.

Final plat(s) is/are approved by the City.

If any final plat on all or a portion of the approved community unit plan is submitted five (5) years or more after the approval of the community unit plan, the city may require that a new community unit plan be submitted, pursuant to all the provisions of section 26.31.015. A new community unit plan may be required if the subdivision ordinance, the design standards, or the required improvements have been amended by the city; and as a result, the community unit plan as originally approved does not comply with the amended rules and regulations.

Pursuant to the proposed annexation agreement: (1) impact fees will be collected from development based on the number of lots and the type of development in the final plat; and (2) due to a court challenge to the collection of impact fees, the City is requiring security to guarantee the necessary contribution to cover part of the cost

of providing infrastructure (such as water, sanitary sewer, arterial streets, parks and trails) necessitated by development of the lots within this development. If the impact fees are upheld, the security will be returned. However, if for whatever reason the impact fees are not collected, the developer will pay this pre-determined amount or the City will use the security to pay for part of the cost of these improvements needed to serve the development.

Permittee agrees:

to complete the street paving of public streets shown on the final plat within two (2) years following the approval of the final plat.

to complete the paving of private roadways shown on the final plat within two (2) years following the approval of this final plat.

to complete the installation of sidewalks along both sides of the streets and the west side of South 98th Street as shown on the final plat within four (4) years following the approval of the final plat.

to complete the public water distribution system to serve this plat within two (2) years following the approval of the final plat.

to complete the public wastewater collection system to serve this plat within two (2) years following the approval of the final plat.

to complete the enclosed public drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of the final plat.

to complete the enclosed private drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of the final plat.

to complete the installation of public street lights within this plat within two (2) years following the approval of the final plat.

to complete the installation of private street lights within this plat within two (2) years following the approval of the final plat.

to complete the planting of the street trees along both sides of all streets and the west side of South 98th Street within four (4) years following the approval of the final plat.

to complete the planting of the landscape screen along South 98th Street within two (2) years following the approval of the final plat.

to complete the installation of the street name signs within two (2) years following the approval of the final plat.

to complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance in a timely manner which inadvertently may have been omitted from the above list of required improvements.

to submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.

to complete the public and private improvements shown on the Community Unit Plan.

to retain ownership of or the right of entry to the outlots in order to maintain the outlots and private improvements on a permanent and continuous basis and to maintain the plants in the medians and islands on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating, in writing, a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the private improvements have been satisfactorily installed and the documents creating the association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

to continuously and regularly maintain the street trees along the private roadways and landscape screens.

to submit to the lot buyers and home builders a copy of the soil analysis.

to pay all design, engineering, labor, material, inspection, and other improvement costs.

to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

to protect the trees that are indicated to remain during construction and development.

to properly and continuously maintain and supervise the private facilities which have common use or benefit, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the

development, and that these are the responsibility of the land owner.

to relinquish the right of direct vehicular access to South 91st and South 98th Streets except as shown.

General:

2. Before receiving final plat approval:

2.1 The permittee shall complete the following instructions and submit the documents and plans to the Planning Department office for review and approval.

2.1.1 Five copies of a revised site plan showing the following revisions:

- 2.1.1.1 Delete General Notes #12, 15, 16, 18, 25, 29, and 33.
- 2.1.1.2 Show recreation facilities to the satisfaction of the Parks and Recreation Department.
- 2.1.1.3 Show continuous sidewalks along both sides of all streets and private roadways and the west side of South 98th Street.
- 2.1.1.4 Show a "typical detail" for the townhouse lots which includes a dimension of 22' from the back of the sidewalk to the garage of the dwelling unit.
- 2.1.1.5 Indicate a 27' paving width for the private roadways.
- 2.1.1.6 Show easements per L.E.S. review.
- 2.1.1.7 Provide a summary of trip generation allocation that includes all development subject to AN#01006.
- 2.1.1.8 Delete all references to PUD.
- 2.1.1.9 Show the grading for South 94th, South 96th, and South 97th Streets extended 300' beyond the boundary of the plan.
- 2.1.1.10 Add a general site note that states required screening shall be provided at time of final plats.

- 2.1.1.11 Revise General Note #15 to state “LOT DIMENSIONS ARE APPROXIMATE AND MAY VARY AT TIME OF FINAL PLAT.”
 - 2.1.1.12 Revise General Note #24 to state “.....IN ACCORDANCE WITH LINCOLN MUNICIPAL CODE TITLE 27.”
 - 2.1.1.13 Revise General Note #26 by deleting “AS AMENDED BY THE SOUTHLAKE REGULATORY MODIFICATIONS.”
 - 2.1.1.14 Revise General Note #28 to read as “.....STREET TREES AND REQUIRED LANDSCAPE SCREENS TO BE REVIEWED.....”
 - 2.1.1.15 Revise General Note #31 to state “MINIMUM DISTANCE BETWEEN BUILDINGS IN THE CUP SHALL BE AT LEAST 20’.”
 - 2.1.1.16 Delete the word”TOWNHOUSE” from General Note #36.
 - 2.1.1.17 Revise General Note #44 to state “LOTS ADJACENT TO SOUTH 98TH STREET WILL NOT BE FINAL PLATTED UNTIL THE STREET IS IMPROVED TO CITY STANDARDS.
 - 2.1.1.18 Separate General Notes #15, 30, 35, 37, 38, 39, 43, and 47 into a separate table labeled ‘Waivers’.
 - 2.1.1.19 Show Andermatt Drive aligned and intersection geometry at South 98th Street to the satisfaction of Public Works and Utilities.
 - 2.1.1.20 Show the sanitary sewer in a location approved by Public Works and Utilities.
 - 2.1.1.21 Delineate the 12" high-pressure gas if it falls within the boundaries of the plan and identify it in bold text.
- 2.1.2 Revise the grading and drainage and utilities plans to the satisfaction of Public Works and Utilities.

2.2 City Council approves associated requests AN#06004 and CZ#06016.

2.3 The construction plans comply with the approved plans.

Standard:

3: The following conditions are applicable to all requests:

- 3.1 Before occupying any dwellings all development and construction is to comply with the approved plans.
- 3.2 All privately-owned improvements, including landscaping and recreational facilities, are to be permanently 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 within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by



Brian Will, 441-6362, bwill@lincoln.ne.gov

Planner

February 28, 2006

APPLICANT/

OWNER:

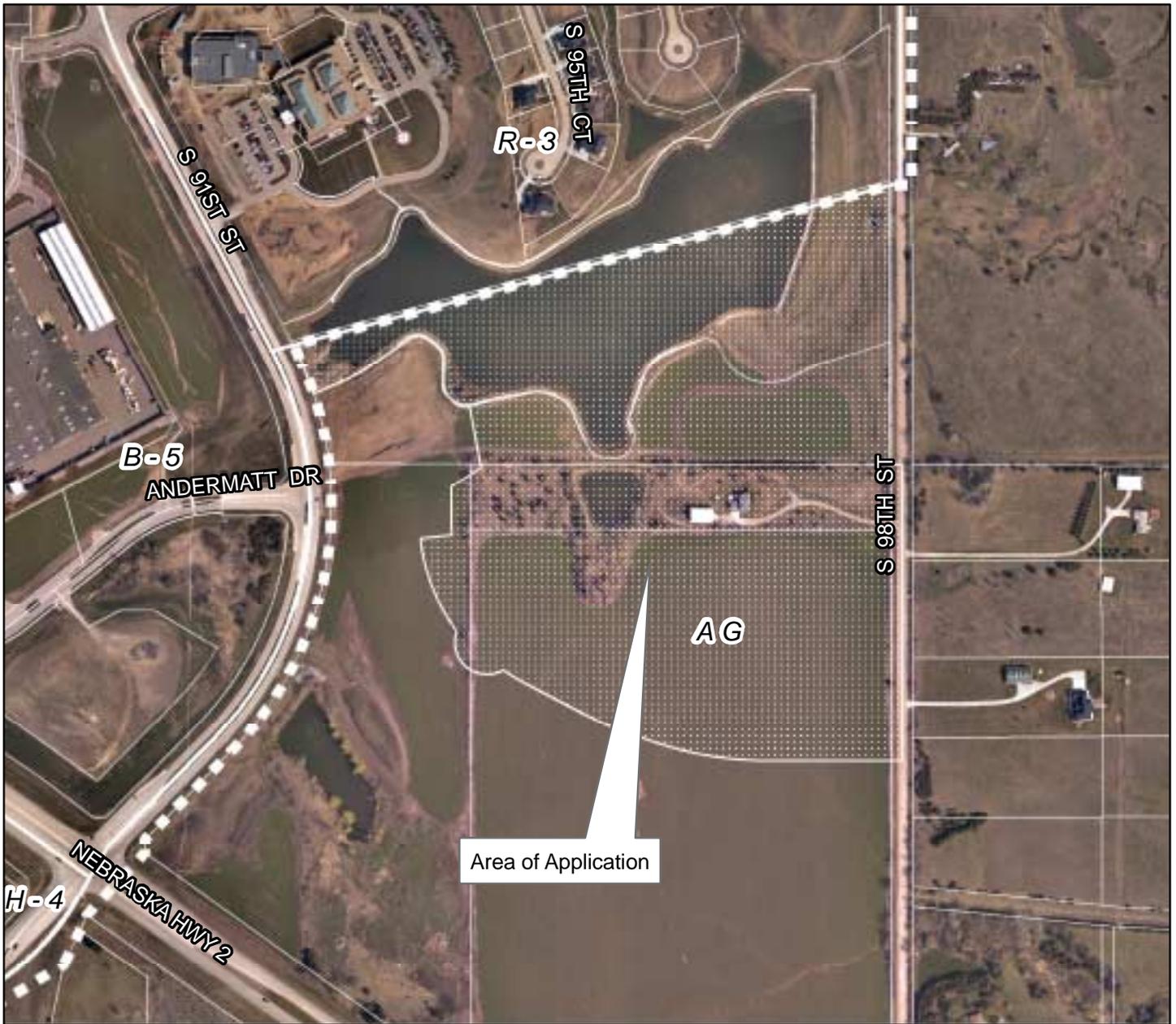
Eiger Corp.
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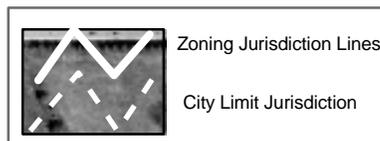
2005 aerial

**Special Permit #06014
S. 98th St. & Andermatt Dr.**

Zoning:

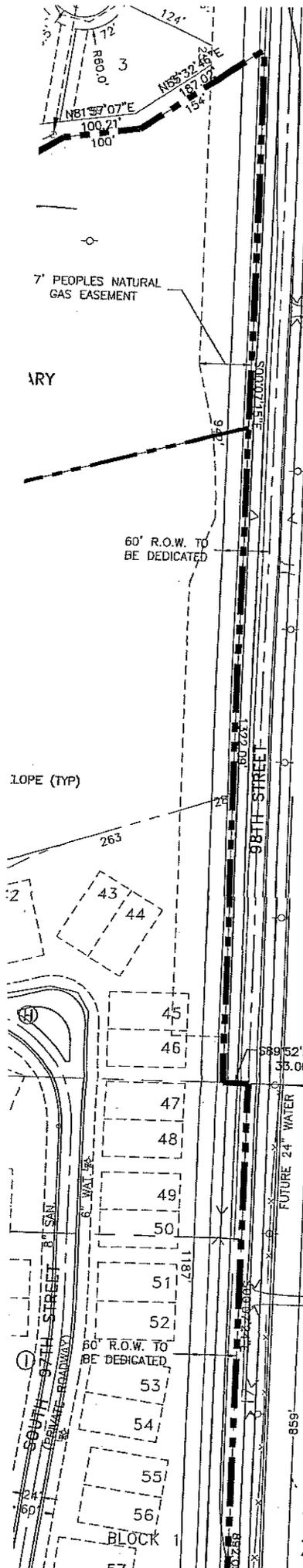
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
Sec. 23 T9N R7E





P.U.D. GENERAL SITE NOTES



1. ALL SANITARY SEWERS & WATER MAINS TO BE PUBLIC.
2. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
3. ALL PAVING RADII TO BE 20' UNLESS OTHERWISE NOTED.
4. ALL INTERSECTION ANGLES SHALL BE 90' ±10' UNLESS OTHERWISE NOTED.
5. DIRECT VEHICULAR ACCESS TO SOUTH 91ST & SOUTH 98TH STREET IS RELINQUISHED EXCEPT AS SHOWN.
6. ALL ELEVATIONS ARE BASED ON NAVD 1988.
7. SIDEWALKS TO BE BUILT ALONG BOTH SIDES OF PUBLIC & PRIVATE STREETS.
8. ALL SIDEWALKS SHALL BE 4' WIDE MINIMUM AND ALL SIDEWALK EASEMENTS SHALL BE 10' WIDE. (UNLESS OTHERWISE NOTED)
9. ORNAMENTAL LIGHTING ALONG ALL PUBLIC STREETS SHALL BE IN ACCORDANCE WITH L.E.S. REGULATIONS.
10. 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.
11. THE DEVELOPER AGREES TO COMPLY WITH PROVISIONS OF THE LAND SUBDIVISION ORDINANCE REGARDING LAND PREPARATION.
12. CENTER ISLANDS IN CUL-DE-SAC'S, BOULEVARDS AND ROUNDABOUTS SHALL BE LANDSCAPED.
13. LANDSCAPE SCREENING BETWEEN THE 0-3 PUD & R-3 PUD DWELLING UNITS SHALL BE PROVIDED.
14. A HOMEOWNER ASSOCIATION SHALL BE ESTABLISHED TO MAINTAIN ALL OPEN SPACE AREAS INCLUDING THE PRIVATE ROADWAYS, MEDIANS AND ROUNDABOUTS.
15. LOTS IN THE R-3 P.U.D. MAY BE CREATED WITHOUT FRONTAGE TO A PUBLIC STREET IF THEY ABUT A PUBLIC ACCESS EASEMENT.
16. ANY EXISTING SEPTIC SYSTEMS WILL BE ABANDONED TO THE SATISFACTION OF THE HEALTH DEPARTMENT.
17. OUTLOT AND BLOCK DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY.
18. THE PROPOSED P.U.D. IS CURRENTLY ZONED AG. A CHANGE OF ZONE TO 0-3/R-3 P.U.D. HAS BEEN SUBMITTED.
19. ALL STREET DIMENSIONS ARE TO BACK OF CURB.
20. EXISTING AND PROPOSED EASEMENTS TO BE IDENTIFIED AND SHOWN AT TIME OF FINAL PLATTING.
21. EXACT LOCATIONS OF WATER, SEWER, DRAINAGE AND PAVING WILL BE SUBMITTED WITH INDIVIDUAL SITE PLANS AT TIME OF BUILDING PERMIT IN ACCORDANCE WITH CITY OF LINCOLN DESIGN STANDARDS.
22. ALL DISABLED PARKING STALLS SHALL BE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, (FEDERAL REGISTER/VOL 58, NO. 144/RULES AND REGULATIONS).
23. A COMMON ACCESS EASEMENT WILL BE PROVIDED OVER ALL DRIVES AND PARKING STALLS, AS SUCH DRIVES AND PARKING STALLS MAY EXIST IN THE OFFICE AREAS.
24. DETAILS OF ALL SIGNS, INCLUDING TYPE, HEIGHT AND SIZE, WILL BE SUBMITTED SEPARATELY FOR REVIEW WITH THE BUILDING PERMIT AND NEED NOT BE SHOWN ON THE PLAN. THEY WILL BE DESIGNED IN ACCORDANCE WITH THE SOUTHLAKE AND CITY OF LINCOLN STANDARDS.
25. FINAL SITE LAYOUT AND INDIVIDUAL LANDSCAPE PLANS FOR OFFICE BUILDINGS TO BE SUBMITTED AT TIME OF BUILDING PERMIT.
26. FENCES, DUMPSTERS, DECORATIVE STRUCTURES AND ACCESSORY BUILDINGS ARE NOT SHOWN ON THE PLANS IF THEY ARE 1000 SQUARE FEET OR SMALLER AND ARE OUTSIDE OF THE SIGHT TRIANGLES AND SETBACKS AND ARE IN CONFORMANCE WITH ALL APPLICABLE ORDINANCES AND CODES AS AMENDED BY THE SOUTHLAKE REGULATORY MODIFICATIONS.
27. AT TIME OF FINAL DESIGN AND FINAL PLATTING THE ROUNDABOUT WILL BE DESIGNED TO ACCOMMODATE A WB-50 VEHICLE AS PER DESIGN STANDARDS. ADDITIONAL RIGHT-OF-WAY MAY BE REQUIRED IF A LARGER RADII IS NEEDED FOR THESE VEHICLES
28. INDIVIDUAL LOT LANDSCAPING FOR ALL OFFICE BUILDINGS WILL BE REVIEWED AT THE TIME OF BUILDING PERMITS. STREET TREES TO BE REVIEWED AT TIME OF FINAL PLAT AND ASSIGNED BY PARKS AND RECREATION.
29. 0-3 P.U.D. SETBACKS SHALL BE AS FOLLOWS.
 FRONT YARD = 20'
 SIDE YARD = 15'
 REAR YARD = 20'
30. TOWNHOUSE LOTS WITHIN THE R-3 P.U.D. AREAS SHALL HAVE 0' SETBACKS ON ALL LOT LINES. EAVES, CANOPIES, OVERHANGS, PATIOS AND DECKS MAY OCCUPY THE ENTIRE LOT BUT SHALL NOT EXTEND OVER LOT LINES.
31. MINIMUM DISTANCE BETWEEN TOWNHOUSE LOTS IN THE R-3 P.U.D. AREA SHALL BE 20'.
32. MINIMUM DISTANCE BETWEEN TOWNHOUSE LOTS AND THE CENTERLINE OF THE PRIVATE ROADWAY IN THE R-3 P.U.D. AREA SHALL BE 42'.
33. MINIMUM DISTANCE BETWEEN TOWNHOUSE LOTS AND PUBLIC RIGHT OF WAY IN THE R-3 P.U.D. AREA SHALL BE 20'.
34. DRIVEWAY FOR BLOCK 1 LOT 21 SHALL NOT BE BUILT CLOSER THAN 42' FROM EDGE OF ROTARY PAVEMENT.
35. THE TRANSFER OF WASTEWATER FROM ONE WATERSHED TO ANOTHER IS ALLOWED WITHIN THE BOUNDARY OF THE P.U.D.
36. TOWNHOUSE LOTS WITH FRONTAGE TO ANDERMATT DRIVE ARE ALLOWED DIRECT VEHICULAR ACCESS TO ANDERMATT DRIVE WITH THE EXCEPTION OF BLOCK 1, LOTS 5-9 AND LOT 21.
37. SANITARY SEWER SHALL BE ALLOWED TO EXCEED 15' DEPTH WITHIN THE BOUNDARY OF THE P.U.D. SPECIFICALLY THE MANHOLE APPROX. 350' EAST OF THE INTERSECTION OF SOUTH 91ST & ANDERMATT DRIVE. THE DEPTH IN THAT AREA IS ANTICIPATED TO BE APPROX. 18'.
38. A WAIVER TO THE DESIGN STANDARDS OF LINCOLN IS ALLOWED FOR MINIMUM TANGENT LENGTHS BETWEEN NON-COMPOUND HORIZONTAL CURVES WHERE THE SUM OF THE RADII OF THE CURVES IS LESS THAN 600' (SOUTH 95TH AND SOUTH 97TH STREETS).
39. A WAIVER TO THE LINCOLN MUNICIPAL CODE IS ALLOWED FOR BLOCK LENGTHS IN EXCESS OF 1,320' FOR BLOCK 1.
40. IN ADDITION TO THE USES ALLOWED UNDER SECTION 27.27.020 THE FOLLOWING SHALL BE A PERMITTED USE IN THE 0-3 P.U.D. ZONING AREA.
 1. HEALTH CARE FACILITIES
 2. CLUBS
 3. MAIL ORDER CATALOG SALES
 4. MEDICAL TESTING LABORATORIES
41. BUILDING FOOTPRINT IN THE 0-3 P.U.D. AREA SHALL NOT BE GREATER THAN 8,000 SF.
42. HEIGHT IN THE 0-3 P.U.D. SHALL NOT EXCEED 28 FEET AS DEFINED BY THE CITY OF LINCOLN BUILDING & SAFETY DEPARTMENT.
43. DEVELOPER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE BUILDING ENVELOPE SHOWN ON EACH LOT.
44. DEVELOPER WILL NOT PLAT LOTS THAT ABUT 98TH STREET UNTIL ROADWAY HAS BEEN PAVED.
45. R-3 P.U.D. ZONING AREA APPROVES A MAXIMUM OF 90 DWELLING UNITS.
46. OUTLOTS, LOTS AND BLOCK DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY. THE FINAL LOCATIONS TO BE DETERMINED AT THE TIME OF FINAL PLATTING.

DATE: 11/15/00
 DRAWN BY: J. J. BROWN
 CHECKED BY: J. J. BROWN
 PROJECT NO.: 100-1000

LINCOLN, ME

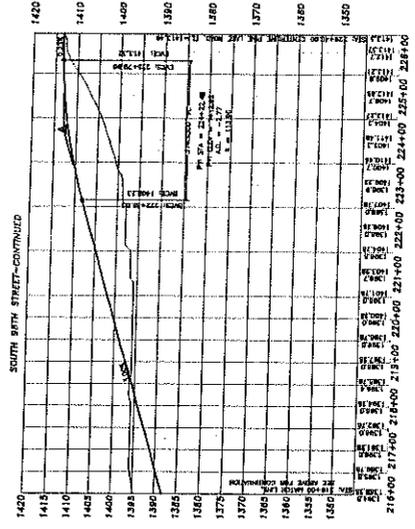
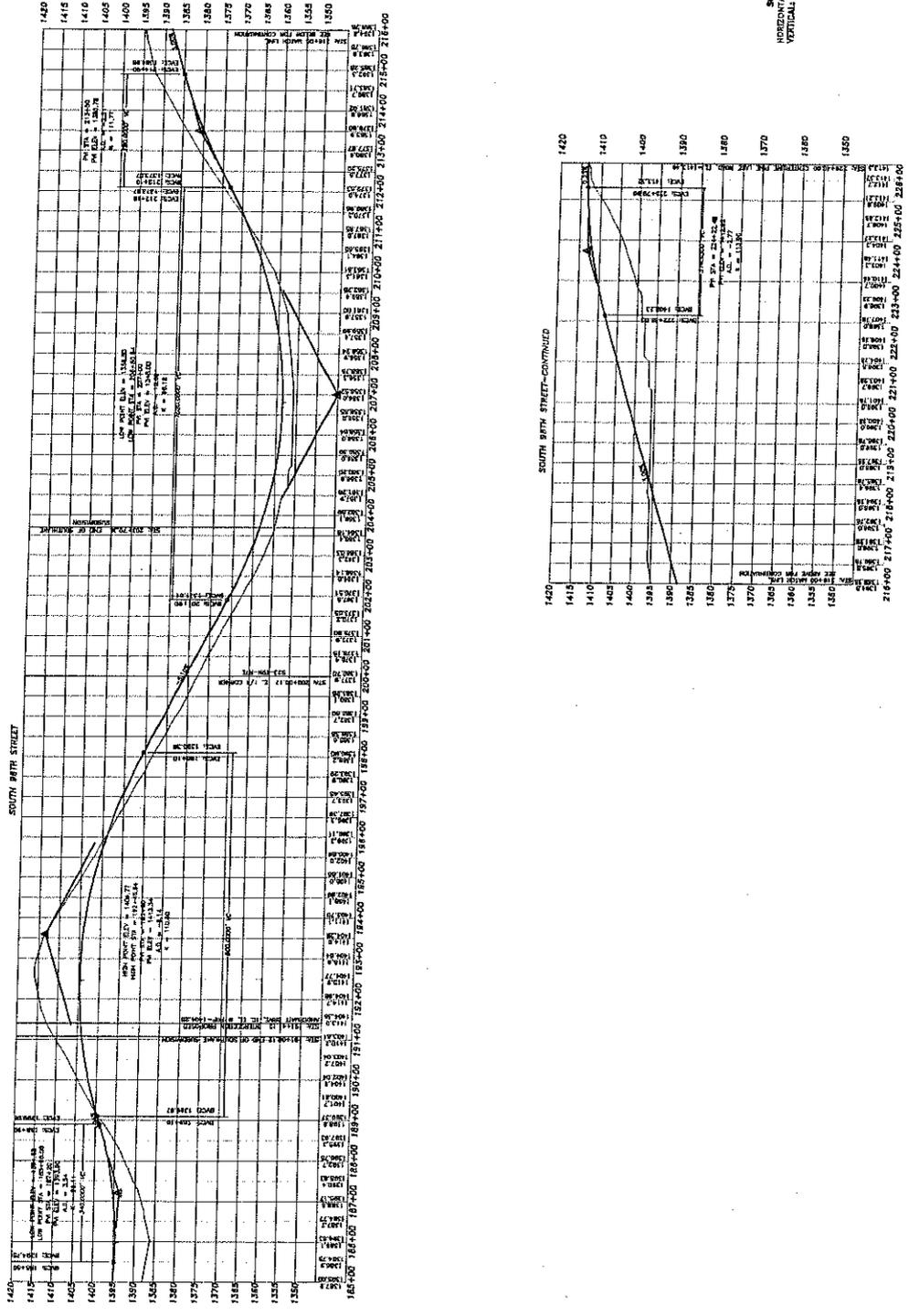
PRELIMINARY STREET PROFILES
 SOUTHLAKE P.L.D.

2005

REVISIONS



VERTICAL CURVE
 SCALE: 1"=100'



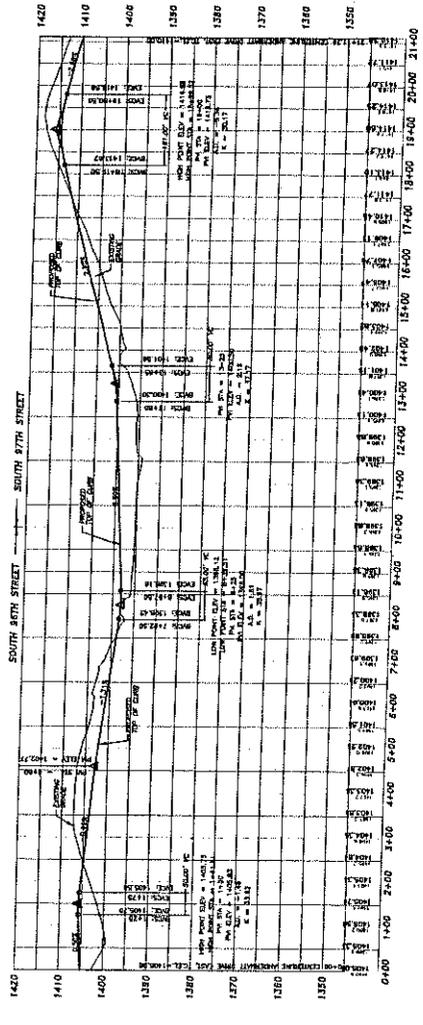
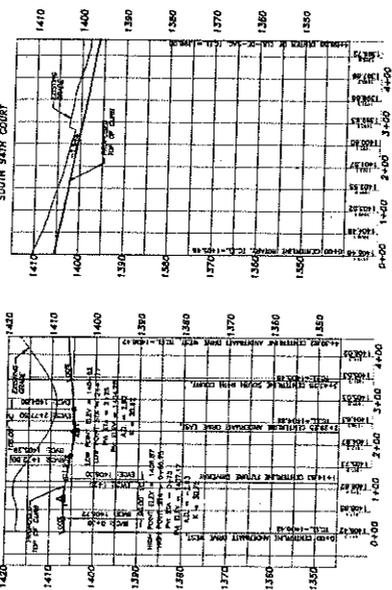
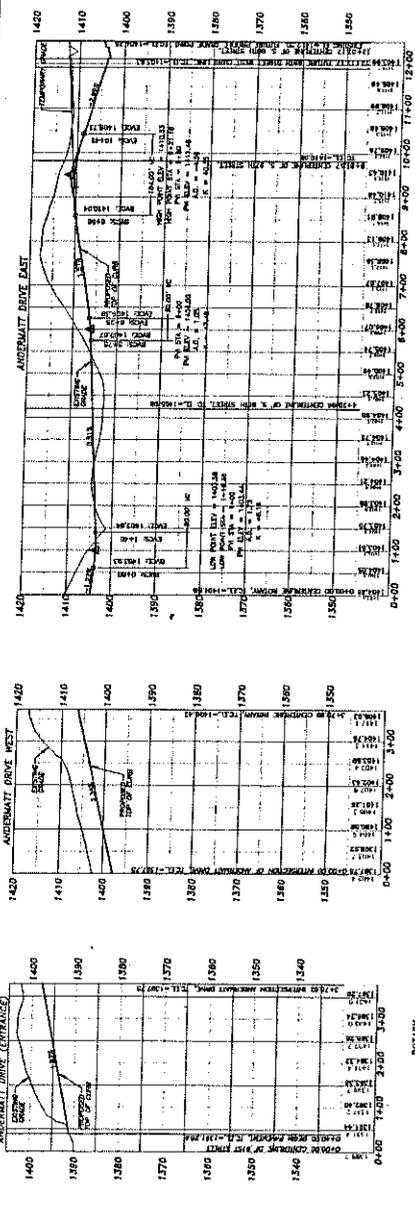
DATE: 11/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]

PRELIMINARY STREET PROFILES
 SOUTHLAKE P.L.D.
 LINCOLN, NE

NO.	DATE	REVISIONS

CLARK ASSOCIATES
 ENGINEERS & ARCHITECTS
 1700 WEST 10TH STREET, SUITE 100
 LINCOLN, NE 68502
 TEL: 402-476-1100
 FAX: 402-476-1101
 WWW: CLARKASSOCIATES.COM

SCALE:
 HORIZONTAL: 1"=100'
 VERTICAL: 1"=10'



JP#06014

LEGAL DESCRIPTION

R-3 CUP

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF LOT 36 I.T., A PORTION OF LOT 66 I.T., A PORTION OF LOT 71 I.T., A PORTION OF LOT 100 I.T., AND A PORTION OF LOT 101 I.T., ALL LOCATED IN THE EAST HALF OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, STATE OF NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 100 I.T., THENCE SOUTHEASTERLY ALONG A WESTERLY LINE OF SAID LOT 100 I.T., SAID LINE BEING A EAST LINE OF SOUTH 91ST STREET RIGHT-OF-WAY ON AN ASSUMED BEARING OF SOUTH 27 DEGREES 39 MINUTES 47 SECONDS EAST, A DISTANCE OF 54.44 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 00 DEGREES 47 MINUTES 06 SECONDS, A RADIUS OF 1,065.00 FEET, A ARC LENGTH OF 14.59 FEET, A CHORD BEARING OF SOUTH 27 DEGREES 16 MINUTES 14 SECONDS EAST ALONG A WEST LINE OF SAID LOT 100 I.T., SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, AND A CHORD DISTANCE OF 14.59 FEET TO A POINT, SAID POINT BEING **THE POINT OF BEGINNING**; THENCE NORTH 75 DEGREES 00 MINUTES 41 SECONDS EAST, A DISTANCE OF 1,854.76 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF LOT 100 I.T., SAID POINT BEING ON THE WEST LINE OF SOUTH 98TH STREET RIGHT-OF-WAY, THENCE SOUTH 00 DEGREES 07 MINUTES 15 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 100 I.T., AND THE EAST LINE OF LOT 101 I.T., SAID LINE BEING THE WEST LINE OF SAID RIGHT-OF-WAY, SAID LINE BEING 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 839.84 FEET TO THE SOUTHEAST CORNER OF SAID LOT 101 I.T., SAID POINT BEING ON THE NORTH LINE OF LOT 36 I.T., THENCE SOUTH 89 DEGREES 52 MINUTES 55 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 36 I.T., SAID LINE BEING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 33.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 36 I.T., SAID POINT BEING THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE SOUTH 00 DEGREES 07 MINUTES 24 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 36 I.T., AND THE EAST LINE OF LOT 66 I.T., SAID LINE BEING THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 892.05 FEET TO A POINT, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 405.86 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 18 DEGREES 12 MINUTES 50 SECONDS, A RADIUS OF 1,033.00 FEET, A ARC LENGTH OF 328.38 FEET, A CHORD BEARING OF NORTH 80 DEGREES 53 MINUTES 35 SECONDS WEST, AND A CHORD DISTANCE OF 327.00 FEET TO A POINT OF TANGENCY, THENCE NORTH 71 DEGREES 47 MINUTES 10 SECONDS WEST, A DISTANCE OF 66.44 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 09 DEGREES 27 MINUTES 28 SECONDS, A RADIUS OF 1,033.00 FEET, A ARC LENGTH OF 170.52 FEET, A CHORD BEARING OF NORTH 67 DEGREES 03 MINUTES 26 SECONDS WEST, AND A CHORD DISTANCE OF 170.33 FEET TO A POINT OF TANGENCY, THENCE NORTH 62 DEGREES 19 MINUTES 42 SECONDS WEST, A DISTANCE OF 211.09 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 07 DEGREES 22 MINUTES 03 SECONDS, A RADIUS OF 558.00 FEET, A ARC LENGTH OF 71.75 FEET, A CHORD BEARING OF NORTH 58 DEGREES 38 MINUTES 40 SECONDS WEST, AND A CHORD DISTANCE OF 71.70 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 139 DEGREES 51 MINUTES 42 SECONDS, A RADIUS OF 97.00 FEET, A ARC LENGTH OF 236.78 FEET, A CHORD BEARING OF NORTH 50 DEGREES 22 MINUTES 50

SECONDS WEST, AND A CHORD DISTANCE OF 182.22 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 30 DEGREES 11 MINUTES 37 SECONDS, A RADIUS OF 573.00 FEET, A ARC LENGTH OF 301.96 FEET, A CHORD BEARING OF NORTH 21 DEGREES 22 MINUTES 57 SECONDS WEST, AND A CHORD DISTANCE OF 298.48 FEET TO A POINT, THENCE NORTH 83 DEGREES 42 MINUTES 51 SECONDS EAST, A DISTANCE OF 96.00 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 06 DEGREES 17 MINUTES 09 SECONDS, A RADIUS OF 477.00 FEET, A ARC LENGTH OF 52.33 FEET, A CHORD BEARING OF NORTH 03 DEGREES 08 MINUTES 34 SECONDS WEST, AND A CHORD DISTANCE OF 52.30 FEET TO A POINT OF TANGENCY, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 94.45 FEET TO A POINT, THENCE NORTH 56 DEGREES 45 MINUTES 27 SECONDS EAST, A DISTANCE OF 106.73 FEET TO A POINT, THENCE NORTH 10 DEGREES 51 MINUTES 05 SECONDS WEST, A DISTANCE OF 184.48 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 100 I.T., SAID POINT BEING A POINT OF CURVATURE OF A NON TANGENT CURVE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 51 DEGREES 58 MINUTES 18 SECONDS, A RADIUS OF 50.00 FEET, A ARC LENGTH OF 45.35 FEET, A CHORD BEARING OF NORTH 74 DEGREES 24 MINUTES 38 SECONDS WEST ALONG A SOUTHWEST LINE OF SAID LOT 100 I.T., AND A CHORD DISTANCE OF 43.81 FEET TO A POINT OF TANGENCY, THENCE NORTH 48 DEGREES 25 MINUTES 29 SECONDS WEST ALONG A SOUTHWEST LINE OF SAID LOT 100 I.T., A DISTANCE OF 29.36 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 50 DEGREES 02 MINUTES 26 SECONDS, A RADIUS OF 50.00 FEET, A ARC LENGTH OF 43.67 FEET, A CHORD BEARING OF NORTH 23 DEGREES 24 MINUTES 16 SECONDS WEST ALONG A SOUTHWEST LINE OF SAID LOT 100 I.T., AND A CHORD DISTANCE OF 42.29 FEET TO A POINT OF TANGENCY, THENCE NORTH 01 DEGREES 36 MINUTES 57 SECONDS EAST ALONG A WEST LINE OF SAID LOT 100 I.T., A DISTANCE OF 72.45 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 54 DEGREES 08 MINUTES 38 SECONDS, A RADIUS OF 50.00 FEET, A ARC LENGTH OF 47.25 FEET, A CHORD BEARING OF NORTH 25 DEGREES 27 MINUTES 22 SECONDS WEST ALONG A SOUTHWEST LINE OF SAID LOT 100 I.T., AND A CHORD DISTANCE OF 45.51 FEET TO A POINT OF TANGENCY, THENCE NORTH 52 DEGREES 31 MINUTES 41 SECONDS WEST ALONG A SOUTHWEST E OF SAID LOT 100 I.T., A DISTANCE OF 31.36 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 72 DEGREES 13 MINUTES 00 SECONDS, A RADIUS OF 50.00 FEET, A ARC LENGTH OF 63.02 FEET, A CHORD BEARING OF NORTH 88 DEGREES 38 MINUTES 11 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 100 I.T., AND A CHORD DISTANCE OF 58.93 FEET TO A POINT OF TANGENCY, THENCE SOUTH 55 DEGREES 15 MINUTES 19 SECONDS WEST ALONG A SOUTHEAST LINE OF SAID LOT 100 I.T., A DISTANCE OF 138.69 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 11 DEGREES 35 MINUTES 59 SECONDS, A RADIUS OF 500.00 FEET, A ARC LENGTH OF 101.23 FEET, A CHORD BEARING OF SOUTH 61 DEGREES 03 MINUTES 18 SECONDS WEST ALONG A SOUTHEAST LINE OF SAID LOT 100 I.T., AND A CHORD DISTANCE OF 101.05 FEET TO A POINT OF TANGENCY, THENCE SOUTH 66 DEGREES 51 MINUTES 18 SECONDS WEST ALONG A SOUTHEAST LINE OF SAID LOT 100 I.T., A DISTANCE OF 90.97 FEET TO THE SOUTHWEST CORNER OF SAID LOT 100 I.T., SAID POINT BEING ON THE EAST LINE OF SOUTH 91ST STREET RIGHT-OF-WAY, SAID POINT BEING A POINT OF CURVATURE OF A NON TANGENT CURVE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 08 DEGREES 33 MINUTES 10 SECONDS, A RADIUS OF 1,065.00 FEET, A ARC LENGTH OF 158.98 FEET, A CHORD BEARING OF NORTH 22 DEGREES 36 MINUTES 06 SECONDS WEST ALONG THE WEST LINE OF SAID

LOT 100 I.T., SAID LINE BEING THE EAST LINE OF SAID RIGHT-OF-WAY, AND A CHORD DISTANCE OF 158.83 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 2,017,371.6471 SQUARE FEET OR 46.3125 ACRES, MORE OR LESS.

March 1, 2006

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OLSSON ASSOCIATES
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS

February 27, 2006

Mr. Marvin Krout
Planning Department, City of Lincoln
County-City Building
555 So. 10th Street
Lincoln, NE 68508

RE: Southlake
OA Project No. 2005-0505

Dear Mr. Krout:

Enclosed please find the following for the above-mentioned project.

1. Zoning Application
2. Application fee (\$3,230.00)
3. Site Plan – 22 copies
4. Zoning Map– 7 copies
5. Drainage & Grading Plans – 7 copies
6. Street Profiles (2 sheets) – 7 copies
7. Drainage Report – 3 copies
8. Annexation Legal Description and Exhibits – 3 copies
9. Change of Zone Legal Descriptions and Exhibits – 3 copies
10. Traffic Study – 3 copies

On behalf of the Owner/Developer, Eiger Corp., R.R.1 Box 93A, Adams NE, 68301, we are requesting annexation, a change of zone from AG to R-3 and O-3, a special permit for a C.U.P. and a Use Permit for the O-3 for the above mentioned project.

Also as part of this submittal we are requesting several waivers to the City of Lincoln Design Standards and the L.M.C. as follows:

1. L.M.C. to reduce rear yard setbacks from 40' to 20' in the O-3 office area.
2. L.M.C. to allow block lengths in excess of 1,320' for block 1.
3. L.M.C. to allow the landscape plan for the O-3 office area to be presented and approved at the time of building permit.

Mr. Marvin Krout
February 27, 2006
Page 2

4. In addition to the uses allowed under section 27.27.020 of the L.M.C. we are requesting the following to be permitted uses in the O-3 zoning area.
 - a. Health care facility
 - b. Clubs
 - c. Mail order catalog sales
 - d. Medical testing laboratories
5. L.M.C. to allow 0' setbacks on all townhouse lot lines in the R-3 area under the following conditions.
 - a. Min. distance between lots is 20'
 - b. Min. distance between the lots and the centerline of the private roadway is 42'
 - c. Min. distance between the lots and public right-of-way is 20'
6. Lincoln Design Standards to allow the transfer of wastewater from one watershed to another.
7. Lincoln Design Standards to allow sanitary sewer to exceed maximum depth, specifically, the manhole approx. 350' east of the intersection of South 91st Street and Andermatt Drive. The depth in that area is anticipated to be approx. 18'.
8. Lincoln Design Standards for minimum tangent lengths between non-compound horizontal curves where the sum of the radii of the curves is less than 600' (South 96th and South 97th).
9. Lincoln Design Standards to allow sanitary sewer to be constructed non-parallel to the centerline of the street.
10. L.M.C. to allow lot lines non-perpendicular to right-of-way.
11. Waive the requirements for lots to front public of private streets.

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

Sincerely,



Scott Osterhaus

Enclosures

cc: Kelvin Korver (Eiger Corp.)
File

Memorandum

To: Brian Will, Planning Department

From: Chad Blahak, Public Works and Utilities
Dennis Bartels Public Works and Utilities

Subject: Southlake PUD Change of Zone #06015, AN #06004

Date: March 1, 2006

cc: Randy Hoskins

Engineering Services has reviewed the submitted plans for the Southlake PUD, located between South 91st Street and South 98th Street at Andermatt Drive, and has the following comments:

- **Sanitary Sewer** - The following comments need to be addressed.
 - (1.1) The location of the proposed sanitary sewer between South 96th Street and South 94th Bay is unacceptable. The plans show the sewer to be located along the center of the dam for the proposed permanent pond in Outlot B. The plans need to be revised to show the sewer and easement located in a clear and flat area outside of the influence of any structural elements of the pond dam. This pond is not a required feature for the development as detention is accounted for in the existing Korver Lake at the north end of the project. If the sewer is to remain in its proposed location, the grading plan needs to be revised to show the pond dam shifted further south so as to not affect the sewer main or associated easement.
 - (1.2) The sanitary sewer shown in Outlot A should be removed or relocated. It is not desirable to locate public sewer across a private parking lot. Routine and emergency maintenance would require City vehicles and equipment to take up parking stalls and disrupt operations of the businesses. A sewer can be shown on the west side of Outlot A along South 91st Street to serve future Lots 1 and 2 while future Lots 3 and 4 could be served from the public sewer in Andermatt Drive or the sewer located between Lots 4 and 9.
 - (1.3) The requested waiver of design standards for sanitary sewer depth is approved by Public Works. The waiver is necessary to provide minimum depth along the down stream side of the embankment for the pond in Outlot B.

- **Water Main** - The water system is satisfactory.
- **Grading/Drainage** - The following comments need to be addressed.
 - (3.1) The detention for the area in this plat was accounted for in the design of the NRD lake project to the north of this site.
- **Streets/Paving** - The following comments need to be addressed.
 - (4.1) Waivers need to be requested and justified for private street paving width for South 96th and 97th Streets and for South 94th Bay. Design standards state that the standard width for private streets is 27' but can be reduced to 21' for streets serving less than 30 residential parking spaces.
 - (4.2) This PUD and brief traffic memo do not represent any current or future approvals of any possible connections to 98th or 91st Street south of Andermatt Drive including the two connections to 91st south of Andermatt shown in the traffic memo and the implied connection and median break in the PUD plans. There is not enough information to review, approve, or deny any of the possible connections shown.
 - (4.3) Public Works approves the requested waiver of design standards for block length for Block 1. The NRD lake to the north of the site borders this plat on the north from 98th to 91st Street and prevents a road connection connecting to the north.
 - (4.4) Public Works approves the requested waiver of design standards for tangent length between two horizontal curves.
 - (4.5) Public Works does not approve the proposed geometry for Andermatt Drive from 91st Street to 98th Street. The traffic study submitted does not provide sufficiently detailed information for the commercial and residential areas to the south to properly determine the adequacy of the proposed street system. Also, the status of the intersection of 98th Street with Highway 2 is not known and will most likely affect desired intersection geometry and locations along 98th Street including the Andermatt Drive intersection shown on this plat.

General – The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets,

Brian Will, Planning Department

Page 2

March 1, 2006

location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

CZ06015 AN06004