

NORTHWOODS

PLANNED UNIT DEVELOPMENT SITE PLAN

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REVISIONS

2012

PLANNED UNIT DEVELOPMENT
NORTHWOODS

LINCOLN, NEBRASKA

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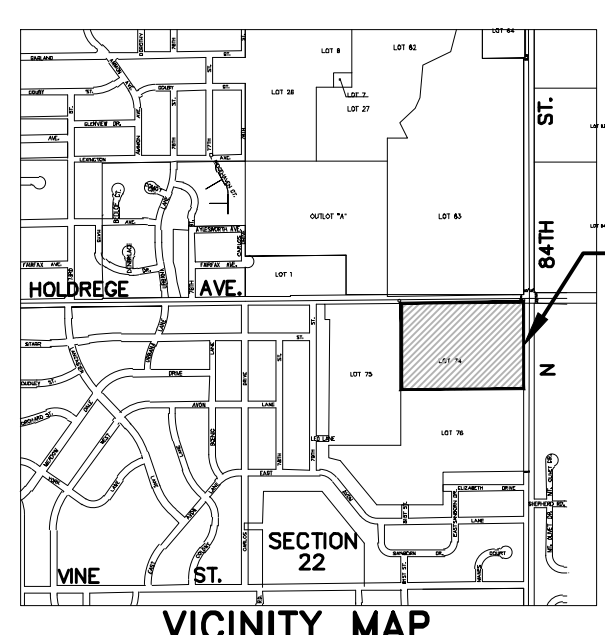
SHEET
1 of 4

LAND USE				
BUILDING ENVELOPE	ZONE	FLOOR AREA (S.F.)	USE	HEIGHT
1	B-2 PUD	5,000	COMMERCIAL/OFFICE	40'
2	B-2 PUD	14,500	COMMERCIAL/OFFICE	40'
3	B-2 PUD	3,500	COMMERCIAL/OFFICE	40'
4	B-2 PUD	4,400	COMMERCIAL/OFFICE	40'
5	B-2 PUD	6,000	COMMERCIAL/OFFICE	40'
6	B-2 PUD	24,000	OR 86 ROOM HOTEL OR 150 DWELLING UNITS	55'
7	B-2 PUD	79,000	COMMERCIAL/OFFICE OR 150 DWELLING UNITS	55'
9	B-2 PUD	6,000	COMMERCIAL/OFFICE	40'
11	B-2 PUD	10,600	COMMERCIAL/OFFICE	40'
12	B-2 PUD	10,200	COMMERCIAL/OFFICE	40'
13	B-2 PUD	10,200	COMMERCIAL/OFFICE	40'
14	B-2 PUD	3,500	COMMERCIAL/OFFICE	40'
TOTAL SF		176,900 SQ. FT.	COMMERCIAL WITHOUT HOTEL 150,900 SQ. FT. OF COMMERCIAL FLOOR AREA AND AN 86 ROOM HOTEL OR 97,900 SQ. FT. COMMERCIAL FLOOR AREA AND 150 DWELLING UNITS	

* BUILDING ON LOTS 6 AND 7 ARE PERMITTED TO BE OVER 40 FEET IN HEIGHT TO A MAXIMUM OF 55 FEET IN HEIGHT, PROVIDED THAT (A) THE EAVE HEIGHT IS A MAXIMUM OF 45 FEET AND (B) THAT IT IS A RIPPED OR GABLED ROOF

LEGEND

- P.U.D. BOUNDARY
- PROPOSED R.O.W.
- PROPOSED CENTER LINE OF PAVING
- TRUNK SEWER
- PROPOSED EASEMENT
- PROPOSED SETBACK
- PROPOSED CONSERVATION EASEMENT
- PROPOSED LOT LINE



PROJECT SITE

SCALE: 1"=50'

LEGAL DESCRIPTION

A TRACT OF LAND COMPOSED OF LOTS 5, 11, 16 AND 17, NORTHWOODS PLAZA ADDITION, LOT 10 NORTHWOODS PLAZA ADDITION (NOW KNOWN AS COMMON AREA, UNITS A AND B, NORTHWOODS VALLEY CONDOMINIUM), LOTS 1, 2, 3, AND 4, NORTHWOODS PLAZA 1ST ADDITION, OUTLOT "A", LOTS 1, 2, 3, 4, 5, 6, AND 7, NORTHWOODS PLAZA 2ND ADDITION, ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 10 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 OUTLOT "A"; SAID POINT BEING ON A SOUTH LINE OF HOLDREGE STREET RIGHT-OF-WAY, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE EASTERLY ALONG A NORTH LINE OF SAID OUTLOT "A"; SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, SAID LINE BEING 60.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER ON AN ASSUMED BEARING OF NORTH 89 DEGREES 59 MINUTES 59 SECONDS EAST, A DISTANCE OF 253.16 FEET TO A POINT; THENCE SOUTH 45 DEGREES 27 MINUTES 01 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "A"; SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 35.36 FEET TO A POINT; THENCE SOUTH 00 DEGREES 27 MINUTES 01 SECONDS EAST ALONG A EAST LINE OF SAID OUTLOT "A"; SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 25.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 32 MINUTES 59 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "A"; SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 100.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 27 MINUTES 01 SECONDS WEST ALONG A WEST LINE OF SAID OUTLOT "A"; SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 25.00 FEET TO A POINT; THENCE NORTH 44 DEGREES 32 MINUTES 59 SECONDS EAST ALONG A NORTHWEST LINE OF SAID OUTLOT "A"; SAID LINE BEING A SOUTHWEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 35.36 FEET TO A POINT; SAID POINT BEING 60.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 32 MINUTES 59 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "A"; SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 14.48 FEET TO A NORTHEAST CORNER OF SAID OUTLOT "A"; SAID POINT BEING ON THE WEST LINE OF NORTH 84TH STREET RIGHT-OF-WAY, SAID POINT ALSO BEING 50.00 FEET WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 01 DEGREES 09 MINUTES 42 SECONDS WEST ALONG A EAST LINE OF SAID OUTLOT "A"; SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 652.50 FEET TO A SOUTHWEST CORNER OF SAID OUTLOT "A"; THENCE SOUTH 45 DEGREES 27 MINUTES 01 SECONDS WEST ALONG A SOUTHWEST LINE OF SAID OUTLOT "A"; SAID LINE BEING A NORTHWEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 35.85 FEET TO A SOUTHWEST CORNER OF SAID OUTLOT "A"; SAID POINT BEING ON THE NORTH LINE OF NORTHWOODS DRIVE RIGHT-OF-WAY; THENCE SOUTH 89 DEGREES 32 MINUTES 41 SECONDS WEST ALONG A SOUTH LINE OF SAID OUTLOT "A"; SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 289.49 FEET TO A POINT; THENCE SOUTH 01 DEGREES 09 MINUTES 42 SECONDS WEST ALONG A EAST LINE OF SAID OUTLOT "A"; A DISTANCE OF 82.11 FEET TO A SOUTHWEST CORNER OF SAID OUTLOT "A"; THENCE SOUTH 89 DEGREES 32 MINUTES 41 SECONDS WEST ALONG A SOUTH LINE OF SAID OUTLOT "A"; A DISTANCE OF 807.31 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "A"; THENCE NORTH 00 DEGREES 15 MINUTES 15 SECONDS WEST ALONG A WEST LINE OF SAID OUTLOT "A"; A DISTANCE OF 178.75 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 845,762.42 SQUARE FEET OR 19.42 ACRES, MORE OR LESS.

GENERAL NOTES

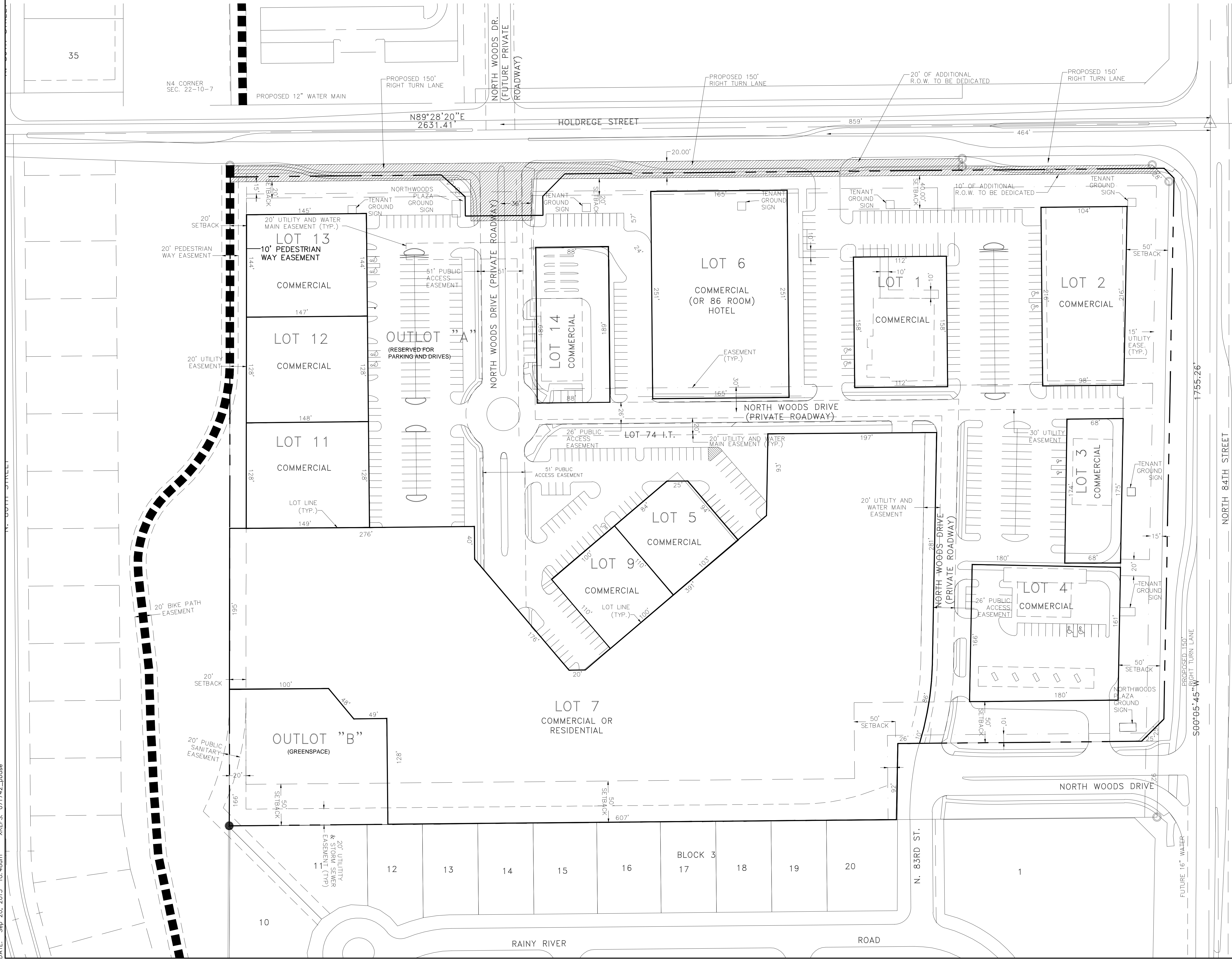
- ALL PAVING RADII TO BE 20' UNLESS OTHERWISE NOTED.
- PUBLIC WATER MAINS WILL BE IN THE PRIVATE ROADWAY.
- THE PROPOSED DEVELOPMENT IS CURRENTLY ZONED B-2.
- SIDEWALKS WILL BE CONSTRUCTED ALONG THE SOUTH SIDE OF HOLDREGE STREET, THE WEST SIDE OF 84TH STREET, AND BOTH SIDES OF NORTHWOODS DRIVE ENTRANCES OFF OF HOLDREGE TO THE ROTARY, AND OFF OF 84TH STREET TO 83RD STREET. THE REMAINDER OF NORTHWOODS DRIVE WILL HAVE SIDEWALKS ADJACENT TO THE CURB OR OTHERWISE AS SHOWN. SIDEWALKS THROUGHOUT THE DEVELOPMENT SHALL BE CONSTRUCTED TO MEET THE CITY OF LINCOLN DESIGN STANDARDS FOR PEDESTRIAN CIRCULATION IN COMMERCIAL AND INDUSTRIAL AREAS.
- ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
- DIRECT VEHICULAR ACCESS TO HOLDREGE ST. AND N. 84TH ST. SHALL BE RELINQUISHED EXCEPT AS SHOWN ON THIS PLAN.
- ALL DRIVES SHALL BE 24' WIDE TYPICAL UNLESS OTHERWISE NOTED.
- LOT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY UP TO 10 FEET.
- ALL ELEVATIONS ARE TO CITY OF LINCOLN DATUM.
- ALL ROAD DIMENSIONS ARE TO BACK OF CURB.
- A PUBLIC ACCESS EASEMENT OVER NORTHWOODS DRIVE AND A COMMON ACCESS EASEMENT OVER ALL DRIVEWAYS AND PARKING STALLS AS SUCH DRIVEWAYS AND PARKING STALLS IS HEREBY GRANTED.
- DETAILS OF ALL ADDITIONAL SIGNS, INCLUDING TYPE, LOCATION, HEIGHT & SIZE, WILL BE SUBMITTED SEPARATELY FOR REVIEW WITH THE ADMINISTRATIVE AMENDMENT TO THE USE PERMIT & BUILDING PERMIT. THEY WILL BE DESIGNED IN ACCORDANCE WITH CITY OF LINCOLN DESIGN STANDARDS.
- ALL LANDSCAPING, INCLUDING EARTHEN BERMS WILL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND APPLICABLE SITE TRIANGLE.
- LOTS ARE NOT TO BE REQUIRED TO ABUT OR FRONT THE PUBLIC STREETS OR PRIVATE ROADWAYS.
- THE YARD SETBACKS REGULATES STRUCTURAL WALLS ONLY AND DOES NOT RESTRICT OVERHANGS, PATIOS, DOOR SWINGS, WINDOW SWINGS, ETC. FROM ENCRoACHING INTO THE SETBACKS.
- THE SALE OF ALCOHOLIC BEVERAGES FOR CONSUMPTION OFF PREMISES AND ON THE PREMISES IS PERMITTED SO LONG AS THE LOCATIONAL CRITERIA OF 27.63.680 AND 27.63.685 ARE MET.
- ALL EAVES, CANOPIES AND OTHER BUILDING PROJECTIONS MAY EXTEND OVER THE BUILDING ENVELOPE LINES BUT NOT LOT LINES.
- BUILDING ENVELOPES SHALL BE LOCATED AT A MINIMUM OF 20' FROM A PRIVATE ROADWAY.
- THE DEVELOPER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE BUILDING ENVELOPES SHOWN ON EACH LOT.
- A BLANKET EASEMENT WILL BE PROVIDED OVER OUTLOT "A" EXCLUDING BUILDING ENVELOPES.
- NO POLE SIGNS WILL BE CONSTRUCTED ON THE PROPERTY. 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 THE CURB AND SAFETY DEPARTMENT PRIOR TO INSTALLATION.
- THE DISTANCE CRITERIA TO RESIDENTIAL FOR ALCOHOL SALES DOES NOT APPLY TO ANY DWELLING UNITS BUILT WITHIN THE BOUNDARIES OF THE PUD.

SITE SPECIFIC NOTES

- LAND USES: ALL THE PERMITTED USES OF THE B-2 ZONING DISTRICT ARE ALLOWED. ALL THE CONDITIONAL USES REMAIN THE SAME EXCEPT THAT THE CONDITIONS ON DWELLINGS DON'T APPLY AND THE CONDITIONS FOR ALCOHOL SALES ARE AS MODIFIED ELSEWHERE IN THE NOTES. IN ADDITION, ELDERLY OR RETIREMENT HOUSING, DOMICILIARY CARE FACILITIES, AND HEALTH CARE FACILITIES ARE ALLOWED BY RIGHT.
- OUTLOT B IS FOR OPEN/GREEN SPACE.
- MULTI-FAMILY RESIDENTIAL SHALL PROVIDE ONE PARKING STALL PER DWELLING UNIT. PARKING FOR ELDERLY OR RETIREMENT HOUSING, DOMICILIARY CARE FACILITIES, HEALTH CARE FACILITIES AND HOTELS WILL CONFORM TO CHAPTER 27.67.
- THE OPEN SPACE REQUIREMENTS OF THE B-2 ZONING DISTRICT FOR RESIDENTIAL USE DO NOT APPLY DUE TO THE GREEN SPACE WITHIN THE DEVELOPMENT.
- EXISTING TREES ALONG THE SOUTHERN BOUNDARY SHALL REMAIN. THE 50' SETBACK SHALL REMAIN AS OPEN GREEN SPACE. NO BUILDING, DRIVING AISLES OR PARKING ARE PERMITTED IN THE SETBACK. THE DEVELOPER SHALL PROVIDE ADDITIONAL EVERGREEN TREES IN THE 50 FOOT SETBACK ADJACENT TO THE FIVE EASTERN-MOST SINGLE FAMILY LOTS. THESE TREES SHALL INCLUDE LARGER TREES RELocATED FROM LOT 7 ON THE SITE PLAN OR NEWLY PLANTED TREES. PRIOR TO GRANTING A BUILDING PERMIT ON LOT 7, THE TREES ARE REQUIRED TO BE PLANTED IN THE 50 FOOT SETBACK.
- FOR BUILDING EXCEEDING 50 FEET IN HEIGHT ON LOT 7 THE SETBACK ALONG THE SOUTHERN BOUNDARY SHALL INCREASE ONE FOOT FOR EVERY FOOT IN HEIGHT THE BUILDING EXCEEDS 50 FEET IN HEIGHT.
- ANY HOTEL BUILDING AND REQUIRED PARKING SHALL BE SETBACK 150 FEET FROM THE SOUTHERN BOUNDARY OF THE PUD.

DRAINAGE NOTES:

- DUE TO EXISTING CONDITIONS, SOME OF THE PROPOSED STORM DRAINAGE SYSTEM IN THE WESTERN PORTION OF NORTHWOODS PLAZA IS UNDER CAPACITY. LOCALIZED FLOODING WILL OCCUR MORE FREQUENTLY THAN IN OTHER DEVELOPED AREAS WITH SUFFICIENT DRAINAGE SYSTEMS. AN OVERLAND DRAINAGE SWALE WILL BE CONSTRUCTED WITH THE DEVELOPMENT OF LOT 7 TO CONVEY EXCESS FLOWS.



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