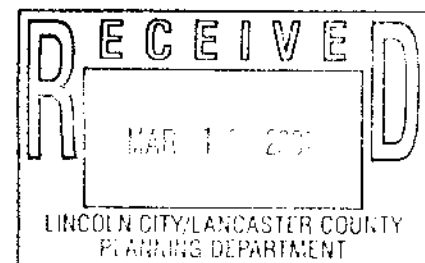


## LEGAL DESCRIPTION

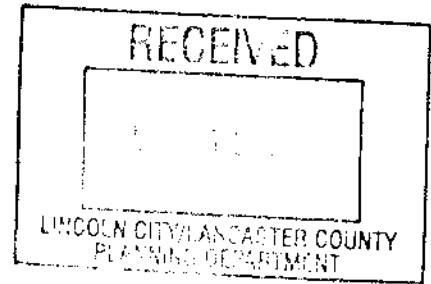
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# M e m o r a n d u m



[REDACTED]

**To:** Jason Reynolds, Planning Department

**From:** Dennis Bartels, Public Works & Utilities

**Subject:** Country Plaza 1<sup>st</sup> Addition Use Permit #138, Change of Zone #3306

**Date:** March 16, 2001

**cc:** Roger Figard, Nicole Fleck-Tooze

Engineering Services has reviewed the proposed use permit for offices on property located west of South 56<sup>th</sup> Street north of London Road and has the following comments:

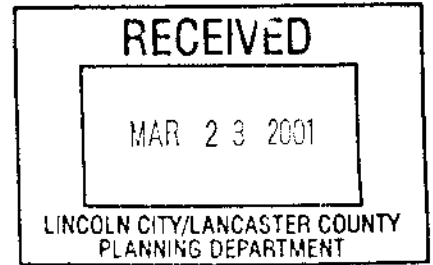
1. Water - The existing and proposed water mains in South 56<sup>th</sup> Street are adequate to serve the lots in this plat.
2. Sanitary Sewer - The existing public sanitary sewer is adequate to serve this proposed development.
3. Drainage - According to information provided, the crossing of Beal Slough by Waltz Road is over-topped by the 25 year design storm. The lots west of Beal Slough will be isolated during any events above the 25 year storm since there is no other access shown. The grading plan is satisfactory provided that appropriate permits are obtained to construct the improvements in the Beal Slough flood plain.

Previous applications on this property included a Plan Sheet 3A, also referenced on Sheet 3 of 5. This plan sheet 3A should also be included with this application.

4. Streets - Public Works had previously requested that access to Lots 1 and 2 be connected to Lots 3 - 6. This was not shown in the previously submitted application that was reviewed by the Planning Commission. Providing this connection would provide an alternate access to Lots 3 - 6 during storm events. (See comment #3)

The driveway access to South 56<sup>th</sup> Street south of Beal Slough is too close to London Road to provide left turn ingress and egress at both this driveway and London Road. This driveway should be approved only for right turn in and out only because of its location. The connection of the two areas of this development by an access road would provide the left turn access desirable for the medical offices. Otherwise commercial traffic from this development will use the residential street, London Road, to gain access north from this site. The right turn in and out access at this driveway needs to be acknowledged and shown if this development is to be approved.

# M e m o r a n d u m



[REDACTED]

**To:** Jason Reynolds, Planning Department

**From:** Dennis Bartels, Public Works & Utilities

**Subject:** Country Plaza Use Permit

**Date:** March 22, 2001

**cc:** Roger Figard, Nicole Fleck-Tooze

The Plan Sheet 3A for the Country Plaza Use Permit has been supplied and is satisfactory.

LOWER PLATTE SOUTH  
NATURAL RESOURCES DISTRICT



3125 Portia St., Box 83581, Lincoln NE 68501-3581  
(402) 476-2729 • FAX (402) 476-6454  
www.lpsnrd.org

## Memorandum

**Date:** March 19, 2001  
**To:** Jason Reynolds, Planning Dept.  
**From:** J.B. Dixon, Stormwater Specialist, Lower Platte South Natural Resources District  
**Subject:** Country Plaza 1<sup>st</sup> Addition

---

I have reviewed the site plan for Country Plaza 1<sup>st</sup> Addition. The constructed wetlands designed to accommodate runoff from parking lots need to be designed showing the method of containment. Will these wetlands be designed for level spreading of water across the fringe areas, or will they be constructed within a containment area, with outlets to Beal Slough?

The proposed constructed wetland east of office/medical Lot 3 should be designed to protect the shaped bank of Beal Slough directly adjacent to it. This will be a sensitive area, prone to increased runoff, and increased erosion potential.

If you have any questions, feel free to call

JBD/jbd

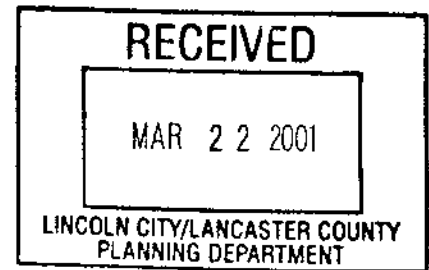
pc: file



REPLY TO  
ATTENTION OF:

**DEPARTMENT OF THE ARMY**  
CORPS OF ENGINEERS, OMAHA DISTRICT  
NEBRASKA REGULATORY OFFICE-WEHRSPANN  
8901 SOUTH 154<sup>TH</sup> STREET, SUITE 1  
OMAHA, NEBRASKA 68138-3621

March 20, 2001



Mr. Jason Reynolds  
Planning Department  
555 South 10<sup>th</sup> Street, Suite 213  
Lincoln, NE 68508

**RE: Country Plaza 1<sup>st</sup> Addition - Special Use Permit #138**  
**Corps File # 2001-10217**

Dear Mr. Reynolds:

The Corps of Engineers is responsible for administering Federal laws that regulate certain activities in waters of the United States. The authority applicable to this responsibility is Section 404 of the Clean Water Act (33 U.S.C. 1344), which prohibits the discharge of dredged or fill material into lakes, streams or wetlands without authorization in the form of a Department of the Army permit and Section 10 of the Rivers and Harbors Act of 1899 which regulates all work or structures in or affecting the course, condition, or capacity of navigable waters of the United States.

Reference your request for a jurisdictional determination on the Country Plaza 1<sup>st</sup> Addition development project. Department of the Army Permit # **NE 1999-11039** was issued to the applicant on January 4, 2000 for construction of a road crossing across Beal Slough. The project plans provided to this office show that there are no further impacts to wetlands or waterways under our jurisdiction, and therefore, a permit is not required. If at any time project plans are amended, further review from this office may be required.

If you have any questions regarding this determination, please contact me at (402) 896-0896 and reference file number **2001-10217**.

Sincerely,

Tiffany Cattau  
Project Manager





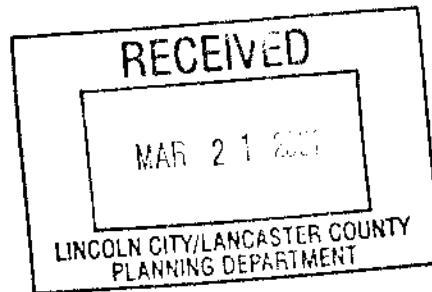
INTER-DEPARTMENT COMMUNICATION

DATE March 21, 2001  
TO Jason Reynolds, City Planning  
FROM Sharon Theobald  
(Ext. 7640)  
SUBJECT DEDICATED EASEMENTS  
DN #59S-54E

Attached is the Site Plan for Country Plaza 1st Addition.

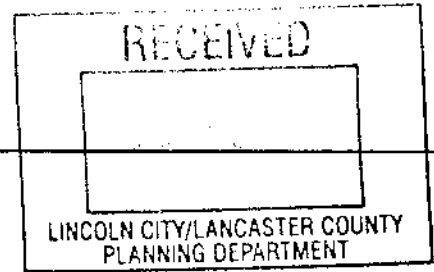
As covered by item No. 18 of the General Notes, ALLTEL, Time Warner Cable, and the Lincoln Electric System will require blanket utility easements, excluding building envelopes, over the entire development. Also, any relocation of existing facilities will be at the owner/developer's expense.

*Sharon Theobald*



ST/nh  
Attachment  
c: Terry Wiebke  
Easement File

SUPERVISOR, CUSTOMER SERVICE SUPPORT



March 12, 2001

Jason Reynolds  
City-County Planning Department  
555 So 10 St  
Lincoln NE 68508-3992

**SUBJECT: County Plaza 1<sup>st</sup> Addition UP138**

Jason,

I have reviewed the above-mentioned request.

I find no concerns on behalf of the United States Postal Service and would agree with this proposal as submitted.

Please feel free to call me with any questions.

Thankyou,

A handwritten signature in black ink, appearing to read "Ronald G. White".

Ronald G. White  
Supv. Customer Service Support





**IMPORTANT**

**Plans must include building permit fee address.**

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.



Permit # **DRF01027**

Address

Job Description: **COUNTRY PLAZA 1ST ADDITION**

Location: **COUNTRY PLAZA 1ST ADDIT**

Special Permit: **N**

Preliminary Plat: **N**

Use Permit: **Y 138**

CUP/PUD: **N**

Requested By **JASON REYNOLDS**

Status of Review: **Approved**

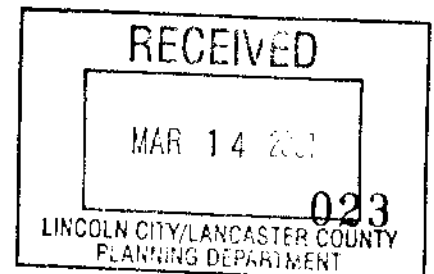
Reviewer: **FIRE PREVENTION/LIFE SAFETY CODE**

**BOB FIEDLER**

Comments:

**Current Codes in Use Relating to Construction Development in the City of Lincoln:**

- 1997 Uniform Building Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 1994 NFPA 101 Life Safety Code
- 1997 Uniform Fire Code and Local Amendments
- Applicable NFPA National Fire Code Standards

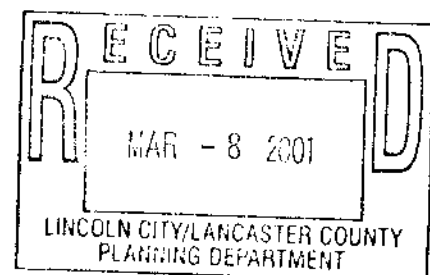


## LEGAL DESCRIPTION

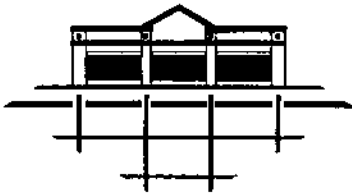
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024



**BRIAN D. CARSTENS AND ASSOCIATES**  
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN  
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

March 8, 2001

Mr. Ray Hill  
Interim Planning Assistant  
Planning Department, Room 213  
County-City Building  
555 South 10th Street  
Lincoln, NE 68508

RE: COUNTRY PLAZA FIRST ADDITION

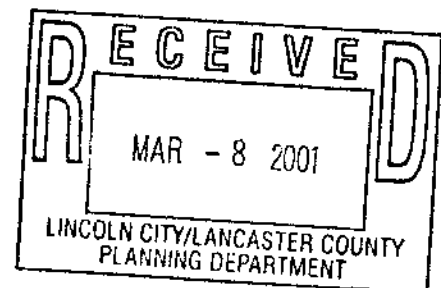
Dear Ray,

Attached is the revised plans for Country Plaza First Addition. We have revised the Site plan to show a public access easement along the drives and the lines touching easement as per your request at our meeting. No other changes have been made.

If you have any questions or comments please feel free to give me a call.

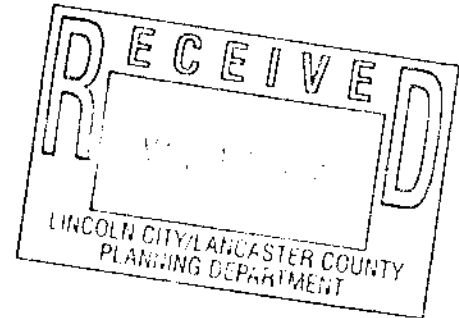
Sincerely,

Brian D. Carstens



July 27, 2000

~~Mr. Lahlit Jha  
City Engineer's Office  
1001 North 6<sup>th</sup> Street  
Lincoln, NE 68508~~



RE: Letter of No Rise for the Proposed Development on Beal Slough at 56<sup>th</sup> and Waltz Road

Dear Mr. Jha:

A hydraulic analysis has been performed to determine the feasibility of a proposed development at 56<sup>th</sup> and Waltz Road. The project is located along Beal Slough north of London Road and west of 56<sup>th</sup> Street as shown in the plan view. (See Attachment No. 1.) The development at the site includes: buildings, parking areas, construction of an access roadway and a structure to convey the flows of Beal Slough through the area.

The City recommended using the existing flow condition rates (1997) as determined during the Beal Slough Master Planning Study. A copy of the 1997 Hec-Ras run was obtained from Olsson Associates and utilized for our analysis. This copy was initially modified with cross-sections taken by Speece-Lewis Engineers at the original study locations through the project. (Locations of the cross-sections have been annotated on Attachment No. 1.) The limits of the n-values through the area have been modified to reflect the existing conditions present during the site survey. This run shall be referred to as the corrected existing. The corrected existing run was then modified with current encroachment data obtained by scaling distances from the appropriate 1986 floodplain map. (Corrected Existing with Encroaching Run).

The 1997 existing Beal Slough Master Plan run was found to be questionable in the area of the study. The placement of a levee through the bridge crossing at 56<sup>th</sup> Street caused W.S. elevations at Q50 upstream of the structure to be higher than the Q100 W.S. elevation. The levee was removed in the corrected existing run and the profile then exhibited normal characteristics. It appears the Q100 elevations upstream of 56<sup>th</sup> Street are not correct. You may wish to review the study in this area.

The proposed conditions of the site plan developed by Brian Carstens and Associates were then modeled. The access road was added to the run with a Triple 14 x 14 x 52' concrete box culvert on a 0° skew, (see attachment #2). The inlet flow-line elevation was set at 1224.5 and the outlet at 1224.0. The channel shaping limits into and out of the proposed box culvert are within 50' of the wings. The proposed roadway grade ties into 56<sup>th</sup> Street to the east and the new parking lot on the west. Trees and shrubs will be removed from the channel area and over-bank in areas

Mr. Lahlit Jha  
 July 27, 2000  
 Page 2

required by the new construction. Areas not within construction limits shall retain the natural conditions present at the site. The n-values were then modified to reflect these new conditions. Split-flow upstream of 56<sup>th</sup> Street was not considered in our analysis and all flow was assumed to pass through the channel at the site.

A comparison of the results of these runs can be seen in the following tables.

**TABLE 1**  
**W.S. Elevation Comparison**

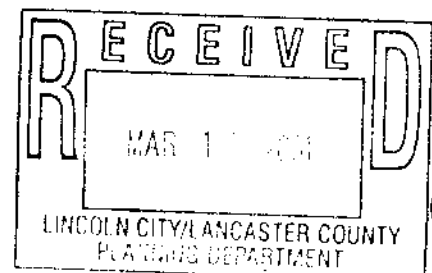
	1997 Revised FEMA Q100 = 3,140 cfs		1997 Existing Beal Slough Master Plan Run Q100 = 4839 cfs (Corrected Existing)		1997 Existing Beal Slough Master Plan Run Q100 = 4839 cfs (Proposed)	
	w/o ENCR.	w/ENCR.	w/o ENCR.	w/ENCR.	w/o ENCR.	w/ENCR.
27955	1239.2*	1239.7*	1239.9	1240.8	1239.9	1240.8
27995	1239.3	1239.8	1240.2**	1241.1**	1240.1**	1241.0**
28190 (DS Culvert)					1240.9	1242.1
28222 (Culvert)						
28255 (US Culvert)					1241.3	1242.4
28361	1240.9*	1241.4*	1242.6	1243.4	1241.0	1242.1
28814	1242.2*	1242.7*	1243.8	1244.5	1242.8	1243.8
29005	1243.0	1243.0	1243.9**	1244.7**	1243.1**	1244.1**

\*Approximated from FEMA study profiles.

\*\*Pro-rated from HEC-RAS run output.

**TABLE 2**  
**Δ in W.S. Elevation**

STA	w/o ENCR.	w/ENCR.
27955	0.0	0.0
27995	-0.1	-0.1
28190 (DS Culvert)		
28222 (Culvert)		
28255 (US Culvert)		
28361	-1.6	-1.3
28814	-1.0	-0.7
29005	-0.8	-0.6

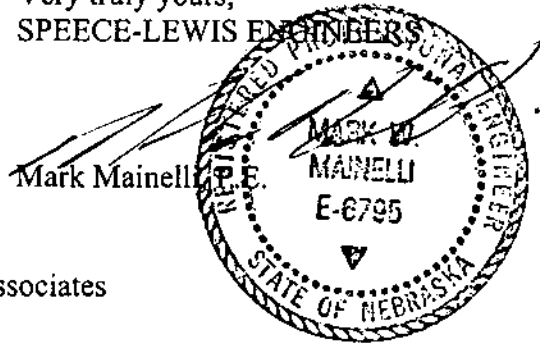


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Mr. Lahlit Jha  
July 27, 2000  
Page 3

The proposed construction is an improvement over the existing conditions. The new access road overtops at Q25 and backwater effects are minimal. Data from the runs is attached with this letter and a CD containing the modified runs has also been included for your review.

Very truly yours,  
SPEECE-LEWIS ENGINEERS



Mark Mainelli

MM/jc  
Mc00-05

cc. Brian Carstens, Brian Carstens & Associates  
Bill Krein, Krein Real Estate

