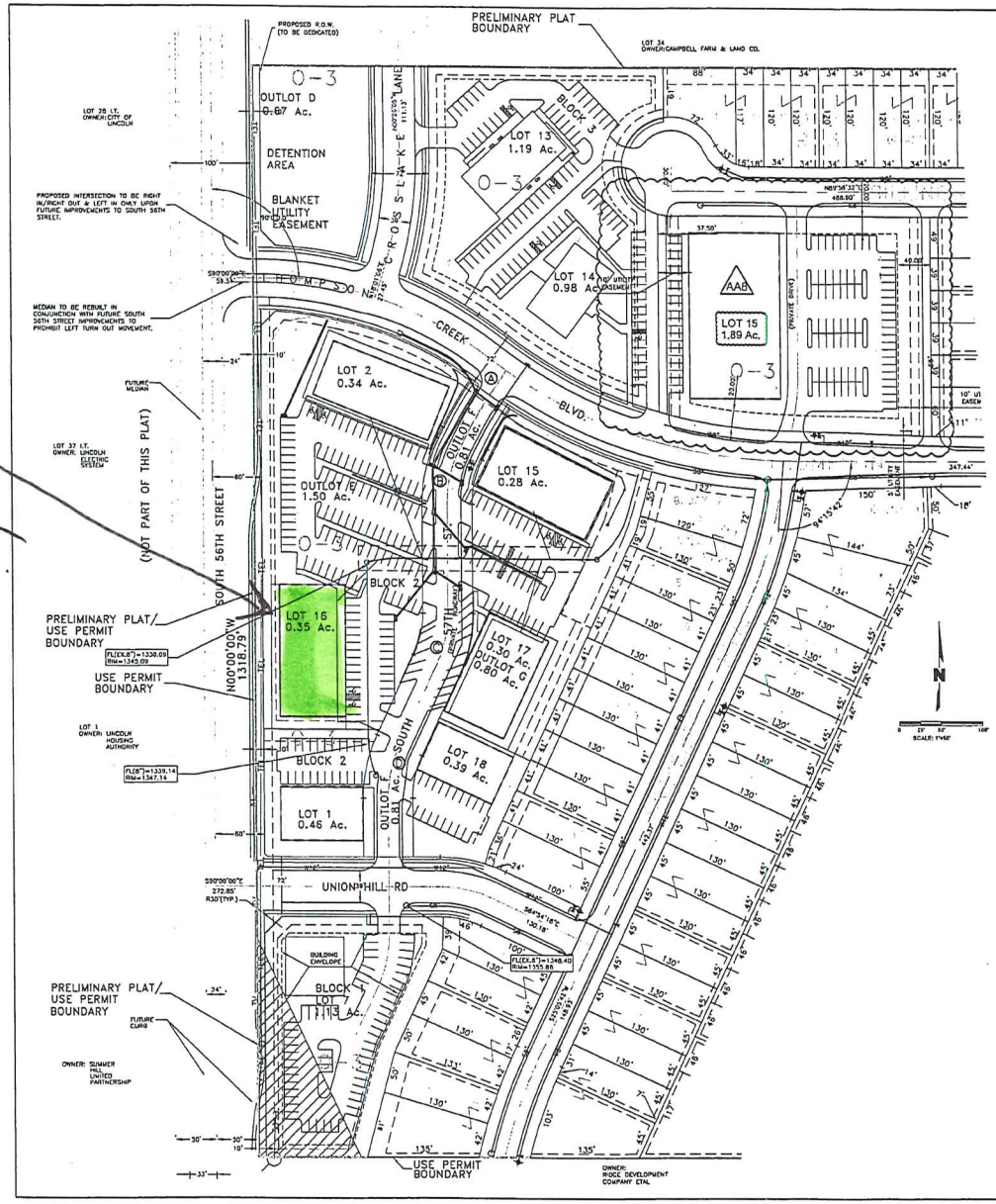

THOMPSON CREEK

ADMINSTRATIVE AMENDMENT TO USE PERMIT NO. 141

GENERAL SITE NOTES

1. ORNAMENTAL LIGHTING ALONG ALL PUBLIC STREETS SHALL BE IN ACCORDANCE WITH L.E.S. REGULATIONS.
2. LOT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY UP TO 10 FEET.
3. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
4. ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
5. THE EXISTING ZONING IS O-3
6. ALL DISABLED PARKING STALLS SHALL BE IN COMPLIANCE WITH THE AMENDMENTS WITH DISABILITIES ACT, (FEDERAL REGISTER/VOL. 58, NO. 144/RULES AND REGULATIONS).
7. ANY RELOCATION OF EXISTING L.E.S. FACILITIES WILL BE AT DEVELOPER'S EXPENSE.
8. SANITARY SEWER AND WATER LINES TO BE 8" PVPC AND 8" D.I. PIPE RESPECTIVELY UNLESS OTHERWISE SHOWN AND TO BE BUILT TO CITY OF LINCOLN SPECIFICATIONS. ALL SANITARY SEWERS AND WATER MAINS TO BE PUBLIC.
9. 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.
10. THE LAYOUT OF BUILDINGS AND INDIVIDUAL LOT LANDSCAPING WILL BE REVIEWED AT THE TIME OF BUILDING PERMITS. THE PARKING LAYOUT SHOWN IS CONCEPTUAL, AND THE ACTUAL LAYOUT MAY ALSO BE REVIEWED AT TIME OF BUILDING PERMITS PROVIDED CONTINUOUS ACCESS THROUGH AND BETWEEN PARKING AREAS TO ALL LOTS IS MAINTAINED. STREET TREES TO BE REVIEWED AT THE TIME OF FINAL PLAT IN COMPLIANCE WITH LMC.
11. ALL LANDSCAPING AND SIGNAGE WILL BE LOCATED OUTSIDE OF THE CRITICAL SIGHT TRIANGLE. LOCATION AND SPECIES OF LANDSCAPE TREES AND SHRUBS TO COMPLY WITH LINCOLN MUNICIPAL CODE AND DESIGN STANDARDS.
12. AS PART OF FINAL PLATTING, BLANKET UTILITY AND/OR SPECIFIC UTILITY EASEMENTS WILL BE PROVIDED TO THE SATISFACTION OF LINCOLN ELECTRIC SYSTEM.
13. DETAILS OF ALL SIGNS, INCLUDING TYPE, LOCATION, HEIGHT AND SIZE WILL BE SUBMITTED SEPARATELY FOR REVIEW WITH THE BUILDING PERMIT. SIGNAGE SHALL BE IN ACCORDANCE WITH THE CITY OF LINCOLN STANDARDS. SIGNS THAT MEET THE ZONING REQUIREMENTS ARE NOT REQUIRED TO BE SHOWN ON THE SITE PLAN. GROUND SIGN LOCATION SHALL BE AT THOMPSON CREEK BLVD. AND SOUTH 56TH STREET AND THOMPSON CREEK BLVD. AND CROSSLAKE LANE.
14. PARKING LOT LIGHTING, IF PROVIDED, WILL BE IN ACCORDANCE WITH THE CITY OF LINCOLN STANDARDS.
15. DEVELOPMENT IS LOCATED WITHIN THE COUNTRY ACRES WELLHEAD PROTECTION AREA. BEST MANAGEMENT PRACTICES WILL BE UTILIZED TO DECREASE THE RISK OF GROUNDWATER CONTAMINATION, FOR EXAMPLE, BEING CONSCIENTIOUS REGARDING THE USE OF LAWN CHEMICALS/FERTILIZERS AND ENSURING THE PROPER STORAGE OF CHEMICALS AND/OR FUELS.
16. THE PUBLIC STREET EASEMENT ALONG SOUTH 56TH STREET IS GRANTED FOR PURPOSES OF PUBLIC STREETS, UNDERGROUND UTILITIES AND APPURTENANCES RELATED THERETO, SIDEWALKS AND LANDSCAPING.
17. BUILDINGS MAY BE CONSTRUCTED ANYWHERE WITHIN THE BUILDING ENVELOPES SHOWN.
18. EVES, OVERHANGS, WINDOW SWINGS, DOOR SWINGS, AIR CONDITIONING UNITS ETC. CAN EXTEND OVER BUILDING ENVELOPE AND SETBACK LINES, BUT NOT OVER PROPERTY LINES/LOT LINES, AND MUST CONFORM TO BUILDING AND LIFE SAFETY CODE REQUIREMENTS.
19. BLANKET UTILITY EASEMENTS ARE GRANTED OVER OUTLOTS E, F, & G.
20. THE DEVELOPER AGREES TO BUILD A TEMPORARY RIGHT TURN LANE IN SOUTH 56TH STREET FOR THE NORTHBOUND TO EASTBOUND TRAFFIC AT UNION HILL ROAD BEFORE OCCUPYING ANY USE OF LOT 7 BLOCK 1.
21. NO USE IS ALLOWED ON LOT 7, BLOCK 1 THAT EXCEEDS 50 PM PEAK HOUR TRIPS AS IDENTIFIED IN THE TRAFFIC STUDY SUBMITTED TO THE CITY ON JUNE 6, 2005, UNLESS A NEW TRAFFIC STUDY IS SUBMITTED AND APPROVED BY PUBLIC WORKS PRIOR TO OCCUPYING ANY USE ON LOT 7, BLOCK 1.

LEGEND

- PROPOSED LOT LINES
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- SETBACK LINE
- EASEMENT
- USE PERMIT BOUNDARY
- PRELIMINARY PLAT BOUNDARY
- BUILDING ENVELOPE
- LES EASEMENT
- EXISTING TREES

BENCH MARKS

1. SOUTHWEST CORNER OF THE NORTH 1/2 OF THE 1/4 OF SECTION 18 ELEV.: 1343.88
2. NORTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SECTION 18 ELEV.: 1318.00

REVISIONS (CONT'D)

By		Date
JAS	1 ADMIN. AMEND. TO UP-UPDATED LAND USE/PARKING TABLE & LOT ACREAGE; BLDG ENVLP'S; DIMENSIONS	05/07/07
MG	2 ADMIN. AMEND. TO REVISE THE TOWN HOME AREA TO OFFICE	01/17/07
BMG	3 ADMIN. AMEND. TO REVISE SQUARE FOOTAGE & LOT LAYOUT FOR LOT 1, BLK 1 ~AAM#091	11/01/06
BMG	4 ADMIN. AMEND. TO UP-UPDATED LAND USE/PARKING TABLE & LOT ACREAGE; BLDG ENVLP'S	05/05/06

LAND USE/PARKING

LOT/ BLOCK	AREA/ACRES	USE	BLDG SQ. FT.	PER/SQ. FT.	REQ'D	PROVIDED	RESIDENTIAL /OFFICE UNITS	PER/UNIT	LOT SQ. FT.
7/1	1.13 Ac.	OFFICE	18,000	1/300 SQ. FT.	34	34	-	-	49,117
		TOTAL	18,000	-	34	34	-	-	
1/2	0.46 Ac.	OFFICE	5,000	1/300 SQ. FT.	17	24	-	-	19,878
		TOTAL	5,000	-	17	24	-	-	
2/2	0.34 Ac.	OFFICE	10,500	1/300 SQ. FT.	35	50	-	-	14,784
		TOTAL	10,500	-	35	50	-	-	
15/ 2	0.28 Ac.	OFFICE	11,310	1/300 SQ. FT.	38	50	-	-	12,218
		TOTAL	11,310	-	38	50	-	-	
16/ 2	0.35 Ac.	OFFICE	10,500	1/300 SQ. FT.	35	50	-	-	15,300
		TOTAL	10,500	-	35	50	-	-	
17/ 2	0.30 Ac.	OFFICE	8,829	1/300 SQ. FT.	30	50	-	-	13,140
		TOTAL	8,829	-	30	50	-	-	
18/ 2	0.39 Ac.	OFFICE	5,400	1/300 SQ. FT.	17	20	-	-	16,816
		TOTAL	5,400	-	17	20	-	-	
13/3	1.19 Ac.	OFFICE	13,200	1/300 SQ. FT.	40	51	-	-	51,785
		TOTAL	13,200	-	40	51	-	-	
14/3	0.98 Ac.	OFFICE	6,000	1/300 SQ. FT.	20	41	-	-	42,728
		TOTAL	6,000		20	41	-	-	
15/3 (OFFICE)	1.89 Ac.	OFFICE	20,000	1/300 SQ. FT.	74	88	-	-	83,192
		RESIDENTIAL	-	-	-	-	-	-	
		TOTAL	20,000	-	74	88	-	-	
GRAND TOTAL	7.31 Ac.	-	99,130	-	340	466	-	-	320,758

AAB

CENTERLINE CURVE DATA

Ⓐ Δ=8°19'48" L=72.69' R=28.41' R=103.00' CL=72.57' CB=S39°36'06"W

Ⓑ Δ=1 28°18" L=65.20' T=35.28' R=150.00' CL=64.68' CB=S13°14'05"W

Ⓒ Δ=15°05'42" L=45.79' T=13.38' R=173.00' CL=45.17' CB=S12°32'51"W

Ⓓ Δ=15°05'41" L=45.79' T=13.38' R=174.00' CL=45.17' CB=S12°32'51"W

EDC
Engineering Design Consultants
Civil Structural Land Planning
Surveying Land Development Company

Project #: 05-126
Date: 5-1-07
Drawn By: JAS
Checked By: JAS, CAS

Date	
05/05/06	
01/17/07	
01/01/06	
05/05/06	
05/07/07	

BMG	3 ADMIN. AMEND. TO REVISE SQUARE FOOTAGE & LOT LAYOUT FOR LOT 1, BLK 1 ~AAM#091
BMG	4 ADMIN. AMEND. TO UP-UPDATED LAND USE/PARKING TABLE & LOT ACREAGE; BLDG ENVLP'S
JAS	5 ADMIN. AMEND. TO UP-UPDATED LAND USE/PARKING TABLE & LOT ACREAGE; BLDG ENVLP'S; DIMENSIONS
EM	6 ADDITIONAL PARKING STALLS

Revisions

THOMPSON CREEK
ADMINISTRATIVE AMENDMENT TO USE PERMIT NO. 141
Lincoln, Nebraska

Site / Utility Plan

SHEET 2 OF 3

Building Location