

OWNER & DEVELOPER

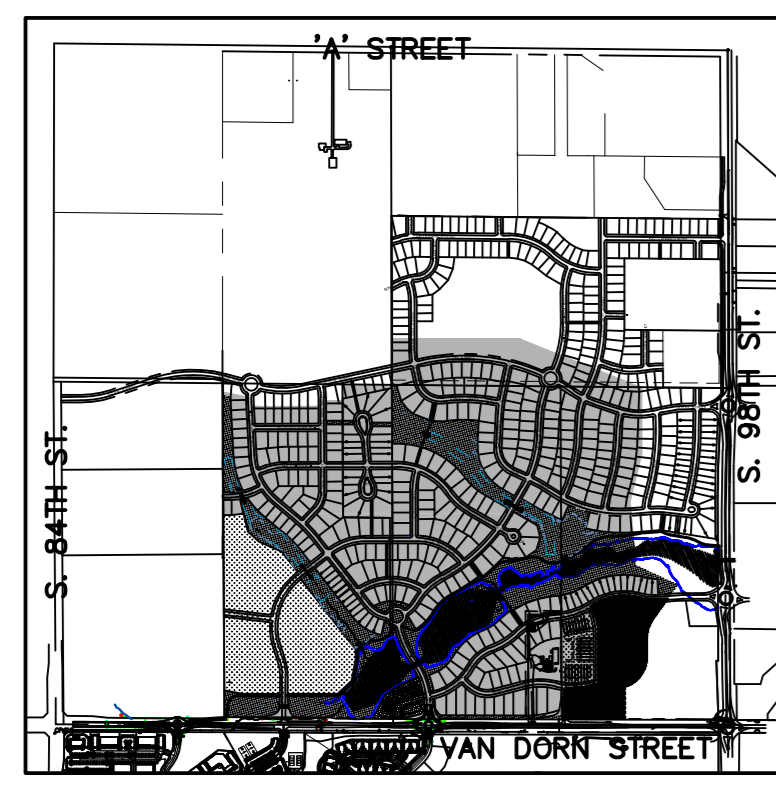
MATODOL LLC, C/O MARK PALMER, 601 P STREET, LINCOLN, NE 68508, PHONE: (402) 458-6632

ENGINEER & PREPARER

OLSSON, 601 P STREET, LINCOLN, NE 68508, PHONE: 402-474-6311

WANDERING CREEK

R-3 PLANNED UNIT DEVELOPMENT COVER SHEET



PLANNED UNIT DEVELOPMENT - LEGAL DESCRIPTION

A TRACT OF LAND COMPOSED OF LOT 1, BLOCK 1, LOT 1, BLOCK 2, LOT 1, BLOCK 3, OUTLOTS 'A' AND 'C', WANDERING CREEK ADDITION, LOT 1, BLOCK 1, LOTS 1 THROUGH 6, BLOCK 2, LOTS 1 THROUGH 5, BLOCK 3, AND OUTLOTS 'C', 'D', 'E', 'F', 'G', 'H', 'I', 'J', 'K', 'L', 'M', 'N', 'O', 'P', 'Q', 'R', 'S', 'T', 'U', 'V', 'W', 'X', 'Y', 'Z', 'AA', 'AB', 'AC', 'AD', 'AE', 'AF', 'AG', 'AH', 'AI', 'AJ', 'AK', 'AL', 'AM', 'AN', 'AO', 'AP', 'AQ', 'AR', 'AS', 'AT', 'AU', 'AV', 'AW', 'AX', 'AY', 'AZ', 'BA', 'BB', 'BC', 'BD', 'BE', 'BF', 'BG', 'BH', 'BI', 'BJ', 'BK', 'BL', 'BM', 'BN', 'BO', 'BP', 'BQ', 'BR', 'BS', 'BT', 'BU', 'BV', 'BW', 'BX', 'BY', 'BZ', 'CA', 'CB', 'CC', 'CD', 'CE', 'CF', 'CG', 'CH', 'CI', 'CJ', 'CK', 'CL', 'CM', 'CN', 'CO', 'CP', 'CQ', 'CR', 'CS', 'CT', 'CU', 'CV', 'CW', 'CX', 'CY', 'CZ', 'DA', 'DB', 'DC', 'DD', 'DE', 'DF', 'DG', 'DH', 'DI', 'DJ', 'DK', 'DL', 'DM', 'DN', 'DO', 'DP', 'DQ', 'DR', 'DS', 'DT', 'DU', 'DV', 'DW', 'DX', 'DY', 'DZ', 'EA', 'EB', 'EC', 'ED', 'EE', 'EF', 'EG', 'EH', 'EI', 'EJ', 'EK', 'EL', 'EM', 'EN', 'EO', 'EP', 'EQ', 'ER', 'ES', 'ET', 'EU', 'EV', 'EW', 'EX', 'EY', 'EZ', 'FA', 'FB', 'FC', 'FD', 'FE', 'FF', 'FG', 'FH', 'FI', 'FJ', 'FK', 'FL', 'FM', 'FN', 'FO', 'FP', 'FQ', 'FR', 'FS', 'FT', 'FU', 'FV', 'FW', 'FX', 'FY', 'FZ', 'GA', 'GB', 'GC', 'GD', 'GE', 'GF', 'GG', 'GH', 'GI', 'GJ', 'GK', 'GL', 'GM', 'GN', 'GO', 'GP', 'GQ', 'GR', 'GS', 'GT', 'GU', 'GV', 'GW', 'GX', 'GY', 'GZ', 'HA', 'HB', 'HC', 'HD', 'HE', 'HF', 'HG', 'HH', 'HI', 'HJ', 'HK', 'HL', 'HM', 'HN', 'HO', 'HP', 'HQ', 'HR', 'HS', 'HT', 'HU', 'HV', 'HW', 'HX', 'HY', 'HZ', 'IA', 'IB', 'IC', 'ID', 'IE', 'IF', 'IG', 'IH', 'II', 'IJ', 'IK', 'IL', 'IM', 'IN', 'IO', 'IP', 'IQ', 'IR', 'IS', 'IT', 'IU', 'IV', 'IW', 'IX', 'IY', 'IZ', 'JA', 'JB', 'JC', 'JD', 'JE', 'JF', 'JG', 'JH', 'JI', 'JJ', 'JK', 'JL', 'JM', 'JN', 'JO', 'JP', 'JQ', 'JR', 'JS', 'JT', 'JU', 'JV', 'JW', 'JX', 'JY', 'JZ', 'KA', 'KB', 'KC', 'KD', 'KE', 'KF', 'KG', 'KH', 'KI', 'KJ', 'KL', 'KM', 'KN', 'KO', 'KP', 'KQ', 'KR', 'KS', 'KT', 'KU', 'KV', 'KW', 'KX', 'KY', 'KZ', 'LA', 'LB', 'LC', 'LD', 'LE', 'LF', 'LG', 'LH', 'LI', 'LJ', 'LK', 'LL', 'LM', 'LN', 'LO', 'LP', 'LQ', 'LR', 'LS', 'LT', 'LU', 'LV', 'LW', 'LX', 'LY', 'LZ', 'MA', 'MB', 'MC', 'MD', 'ME', 'MF', 'MG', 'MH', 'MI', 'MJ', 'MK', 'ML', 'MM', 'MN', 'MO', 'MP', 'MQ', 'MR', 'MS', 'MT', 'MU', 'MV', 'MW', 'MX', 'MY', 'MZ', 'NA', 'NB', 'NC', 'ND', 'NE', 'NF', 'NG', 'NH', 'NI', 'NJ', 'NK', 'NL', 'NM', 'NN', 'NO', 'NP', 'NQ', 'NR', 'NS', 'NT', 'NU', 'NV', 'NW', 'NX', 'NY', 'NZ', 'OA', 'OB', 'OC', 'OD', 'OE', 'OF', 'OG', 'OH', 'OI', 'OJ', 'OK', 'OL', 'OM', 'ON', 'OO', 'OP', 'OQ', 'OR', 'OS', 'OT', 'OU', 'OV', 'OW', 'OX', 'OY', 'OZ', 'PA', 'PB', 'PC', 'PD', 'PE', 'PF', 'PG', 'PH', 'PI', 'PJ', 'PK', 'PL', 'PM', 'PN', 'PO', 'PP', 'PQ', 'PR', 'PS', 'PT', 'PU', 'PV', 'PW', 'PX', 'PY', 'PZ', 'QA', 'QB', 'QC', 'QD', 'QE', 'QF', 'QG', 'QH', 'QI', 'QJ', 'QK', 'QL', 'QM', 'QN', 'QO', 'QP', 'QQ', 'QR', 'QS', 'QT', 'QU', 'QV', 'QW', 'QX', 'QY', 'QZ', 'RA', 'RB', 'RC', 'RD', 'RE', 'RF', 'RG', 'RH', 'RI', 'RJ', 'RK', 'RL', 'RM', 'RN', 'RO', 'RP', 'RQ', 'RR', 'RS', 'RT', 'RU', 'RV', 'RW', 'RX', 'RY', 'RZ', 'SA', 'SB', 'SC', 'SD', 'SE', 'SF', 'SG', 'SH', 'SI', 'SJ', 'SK', 'SL', 'SM', 'SN', 'SO', 'SP', 'SQ', 'SR', 'SS', 'ST', 'SU', 'SV', 'SW', 'SX', 'SY', 'SZ', 'TA', 'TB', 'TC', 'TD', 'TE', 'TF', 'TG', 'TH', 'TI', 'TJ', 'TK', 'TL', 'TM', 'TN', 'TO', 'TP', 'TQ', 'TR', 'TS', 'TT', 'TU', 'TV', 'TW', 'TX', 'TY', 'TZ', 'UA', 'UB', 'UC', 'UD', 'UE', 'UF', 'UG', 'UH', 'UI', 'UJ', 'UK', 'UL', 'UM', 'UN', 'UO', 'UP', 'UQ', 'UR', 'US', 'UT', 'UU', 'UV', 'UW', 'UX', 'UY', 'UZ', 'VA', 'VB', 'VC', 'VD', 'VE', 'VF', 'VG', 'VH', 'VI', 'VJ', 'VK', 'VL', 'VM', 'VN', 'VO', 'VP', 'VQ', 'VR', 'VS', 'VT', 'VU', 'VV', 'VW', 'VX', 'VY', 'VZ', 'WA', 'WB', 'WC', 'WD', 'WE', 'WF', 'WG', 'WH', 'WI', 'WJ', 'WK', 'WL', 'WM', 'WN', 'WO', 'WP', 'WQ', 'WR', 'WS', 'WT', 'WU', 'WV', 'WW', 'WX', 'WY', 'WZ', 'XA', 'XB', 'XC', 'XD', 'XE', 'XF', 'XG', 'XH', 'XI', 'XJ', 'XK', 'XL', 'XM', 'XN', 'XO', 'XP', 'XQ', 'XR', 'XS', 'XT', 'XU', 'XV', 'XW', 'XX', 'XY', 'XZ', 'YA', 'YB', 'YC', 'YD', 'YE', 'YF', 'YG', 'YH', 'YI', 'YJ', 'YK', 'YL', 'YM', 'YN', 'YO', 'YP', 'YQ', 'YR', 'YS', 'YT', 'YU', 'YV', 'YW', 'YX', 'YZ', 'ZA', 'ZB', 'ZC', 'ZD', 'ZE', 'ZF', 'ZG', 'ZH', 'ZI', 'ZJ', 'ZK', 'ZL', 'ZM', 'ZN', 'ZO', 'ZP', 'ZQ', 'ZR', 'ZS', 'ZT', 'ZU', 'ZV', 'ZW', 'ZX', 'ZY', 'ZZ'.

CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 14°32'34", A RADIUS OF 270.00', AN ARC LENGTH OF 68.53', A CHORD LENGTH OF 68.35', A TANGENT LENGTH OF 34.45', AND A CHORD BEARING OF S03°59'58"W TO A POINT; THENCE N89°48'34"E, A DISTANCE OF 535.74' TO A POINT; THENCE N00°1'22"W, A DISTANCE OF 317.50' TO A POINT; THENCE N89°48'34"E, A DISTANCE OF 180.00' TO A POINT OF INTERSECTION WITH THE WEST LINE OF LOT 7, BLOCK 2, LOKAH AT WANDERING CREEK 1ST ADDITION; THENCE N00°11'28"W, ON THE WEST LINE OF SAID LOT 7, AND ON THE WEST LINE OF OUTLOT 'G', LOKAH AT WANDERING CREEK ADDITION; A DISTANCE OF 128.20' TO THE NORTHWEST CORNER OF SAID OUTLOT 'G', SAID POINT BEING ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, THENCE S89°27'50"E, ON THE NORTH LINE OF SAID OUTLOT 'G', AND ON THE NORTH LINE OF OUTLOTS 'F' AND 'H', LOKAH AT WANDERING CREEK ADDITION, SAID LINE ALSO BEING THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 387.29' TO THE NORTHWEST CORNER OF SAID OUTLOT 'H', SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, THENCE N00°10'51"W, ON THE EAST LINE OF OUTLOT 'S', SAID 1ST ADDITION, A DISTANCE OF 361.60' TO A POINT; THENCE S89°59'24"E, A DISTANCE OF 1015.17' TO A POINT; THENCE S88°07'45"E, A DISTANCE OF 1022.76' TO A POINT; THENCE S00°03'18"E, A DISTANCE OF 520.60' TO A POINT; THENCE S13°37'41"W, A DISTANCE OF 387.82' TO A POINT; THENCE S04°15'17"E, A DISTANCE OF 498.48' TO A POINT; THENCE S85°19'01"E, A DISTANCE OF 382.18' TO A POINT; THENCE S35°39'59"W, A DISTANCE OF 315.94' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 35°48'52", A RADIUS OF 310.00', AN ARC LENGTH OF 193.77', A CHORD LENGTH OF 190.64', A TANGENT LENGTH OF 100.17', AND A CHORD BEARING OF S17°14'24"W TO A POINT; THENCE S00°13'02"E, A DISTANCE OF 151.70' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 73°32'07", A RADIUS OF 240.00', AN ARC LENGTH OF 308.02', A CHORD LENGTH OF 287.31', A TANGENT LENGTH OF 179.33', AND A CHORD BEARING OF S38°33'01"W, TO A POINT; THENCE S00°10'39"W, A DISTANCE OF 258.63' TO A POINT BEING 50.00' NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., THENCE NORTHERLY ON THE EAST LINE OF SAID SOUTHWEST QUARTER ON AN ASSUMED BEARING OF N00°11'41"W, A DISTANCE OF 50.00' TO THE TRUE POINT OF BEGINNING, THENCE N89°49'27"W, ON A LINE LOCATED 50.00' NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 444.33' TO A POINT; THENCE N79°29'38"W, ON AN EASTERLY EXTENSION OF A SOUTH RIGHT-OF-WAY LINE OF VAN DORN STREET, AND ON A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 55.77' TO A POINT ON THE SOUTH LINE OF SAID RIGHT-OF-WAY, SAID POINT ALSO BEING 60.00' NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER, THENCE N89°49'27"W, ON A NORTH LINE OF SAID RIGHT-OF-WAY, SAID LINE BEING 60.00' NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 822.76' TO THE SOUTHWEST CORNER OF OUTLOT 'WANDERING CREEK 1ST ADDITION, THENCE N00°11'22"W, ON THE WEST LINE OF SAID OUTLOT 'A', THE WEST LINE OF LOT 1, BLOCK 3, WANDERING CREEK ADDITION, THE WEST RIGHT OF WAY LINE OF BORTAL ROAD, THE WEST LINE OF LOT 1, BLOCK 1, WANDERING CREEK ADDITION, THE WEST LINE OF LOT 1, BLOCK 2, WANDERING CREEK 4TH ADDITION, THE WEST RIGHT OF WAY LINE OF BIRDWOOD ROAD AND THE WEST LINE OF OUTLOT 'B', WANDERING CREEK 4TH ADDITION, A DISTANCE OF 2,853.00' TO A POINT, THENCE S79°43'46"E, A DISTANCE OF 23.44' TO A POINT OF CURVATURE FOR A NON-TANGENT

Table with columns: Block, Lot, Use, Units. Includes rows for Residential, Multifamily, Commercial or Residential, and B-2 Area.

USAGE LEGEND

Legend for Residential, Multifamily, Residential Transition, Greenspace, and B-2 Area with corresponding symbols.

GENERAL SITE NOTES

- List of 13 general site notes regarding sanitary sewer, water lines, dimensions, paving, elevations, street dimensions, setbacks, signs, and pedestrian sidewalks.

REQUESTED WAIVERS

- List of 9 requested waivers regarding block lengths, lot lines, residential lot dimensions, residential transition, multifamily area, and signage.

APPROVED BY CITY COUNCIL stamp with date April 11, 2022 and resolution number 21253.

PLANNED UNIT DEVELOPMENT NOTES

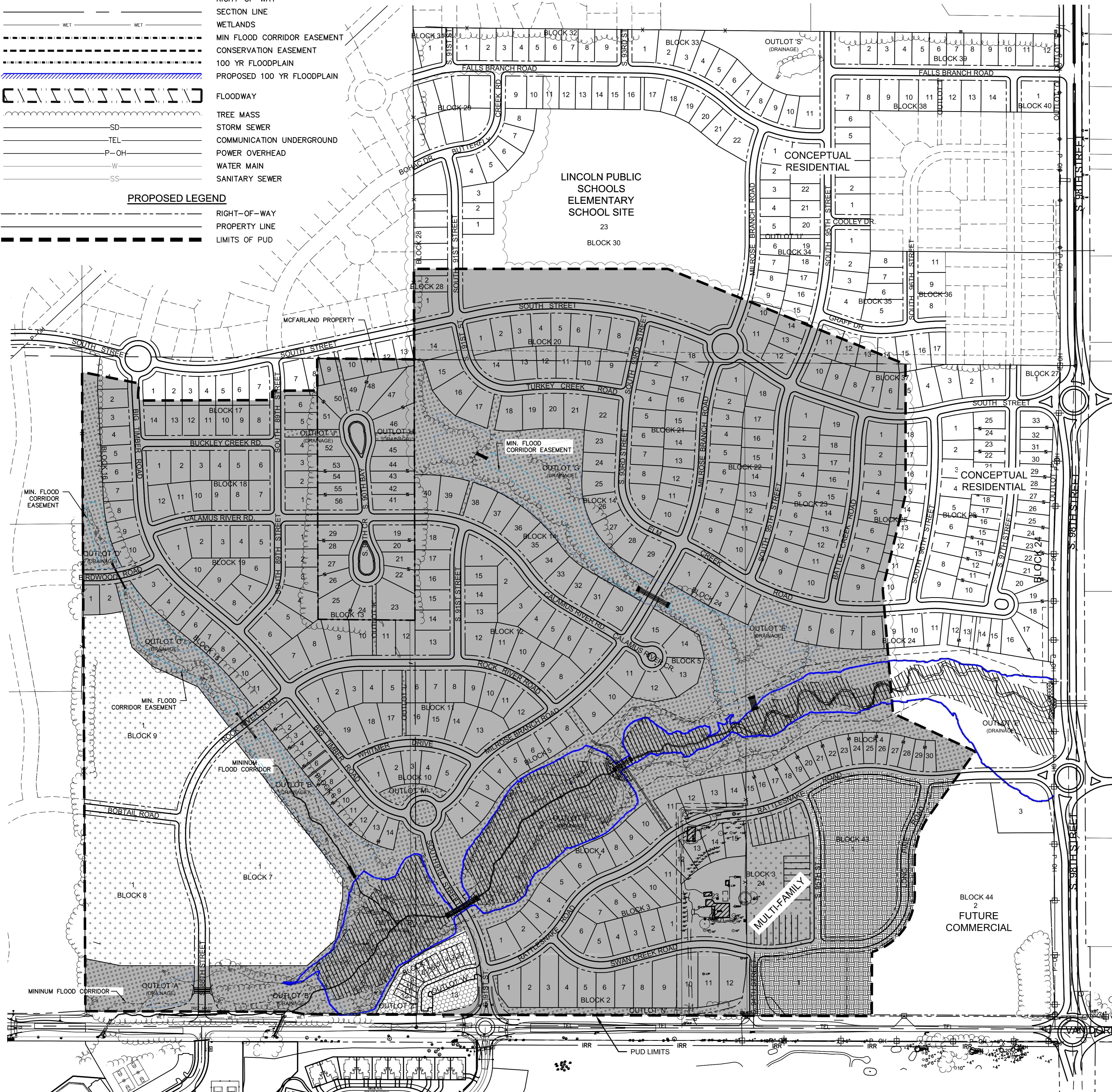
- List of 24 planned unit development notes covering zoning regulations, easements, floodplains, and other site-specific requirements.

EXISTING LEGEND

Legend for existing features including wetlands, floodplains, floodways, tree mass, storm sewer, communication underground, power overhead, water main, and sanitary sewer.

PROPOSED LEGEND

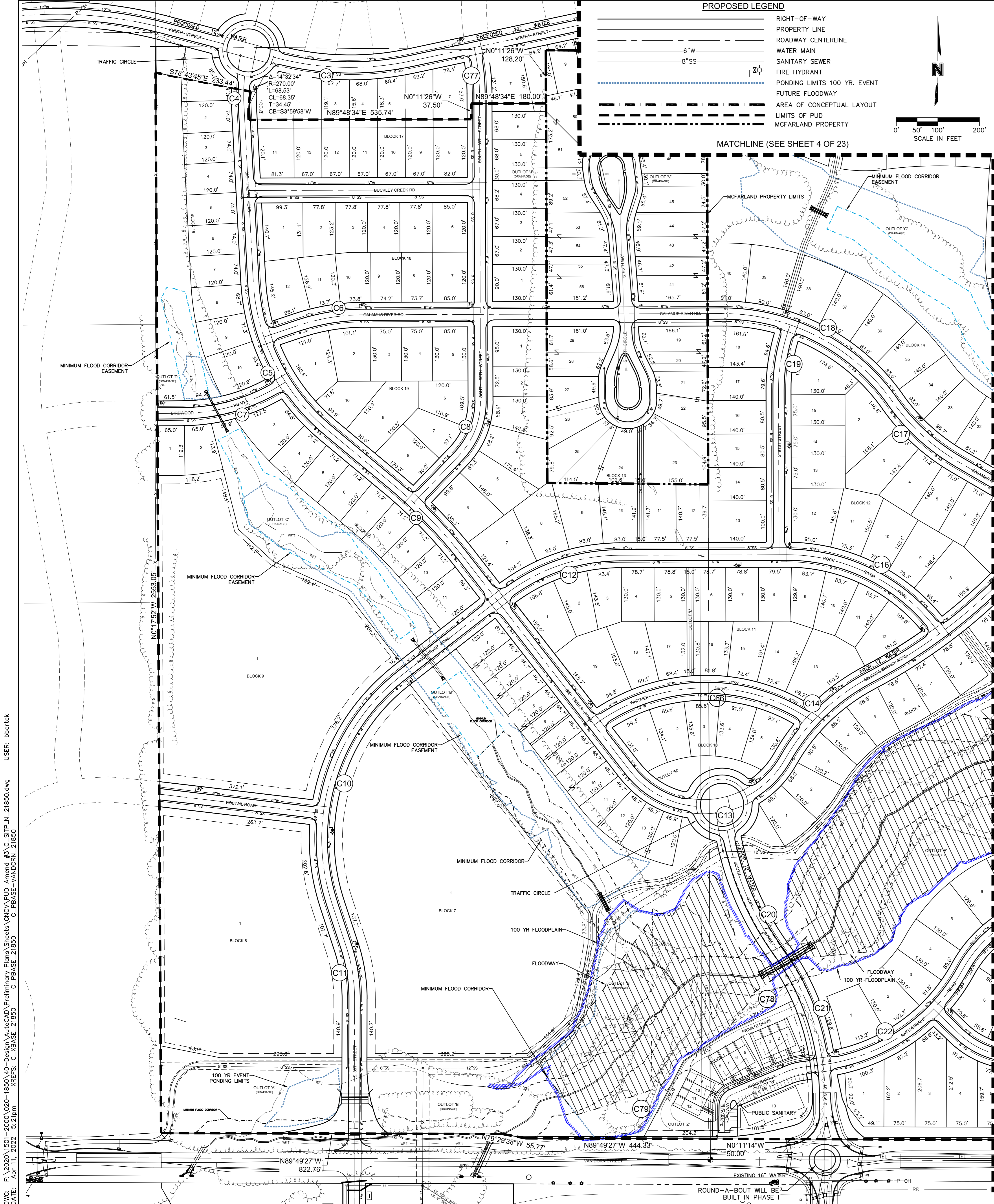
Legend for proposed features including right-of-way, section line, wetlands, min flood corridor easement, conservation easement, 100 yr floodplain, proposed 100 yr floodplain, floodway, tree mass, storm sewer, communication underground, power overhead, water main, and sanitary sewer.



Vertical text on the left margin containing project details and dates.

olsson logo and contact information for the engineering firm.

COVER SHEET, REVISIONS, and SHEET information including drawing, checked, approved, and project details.



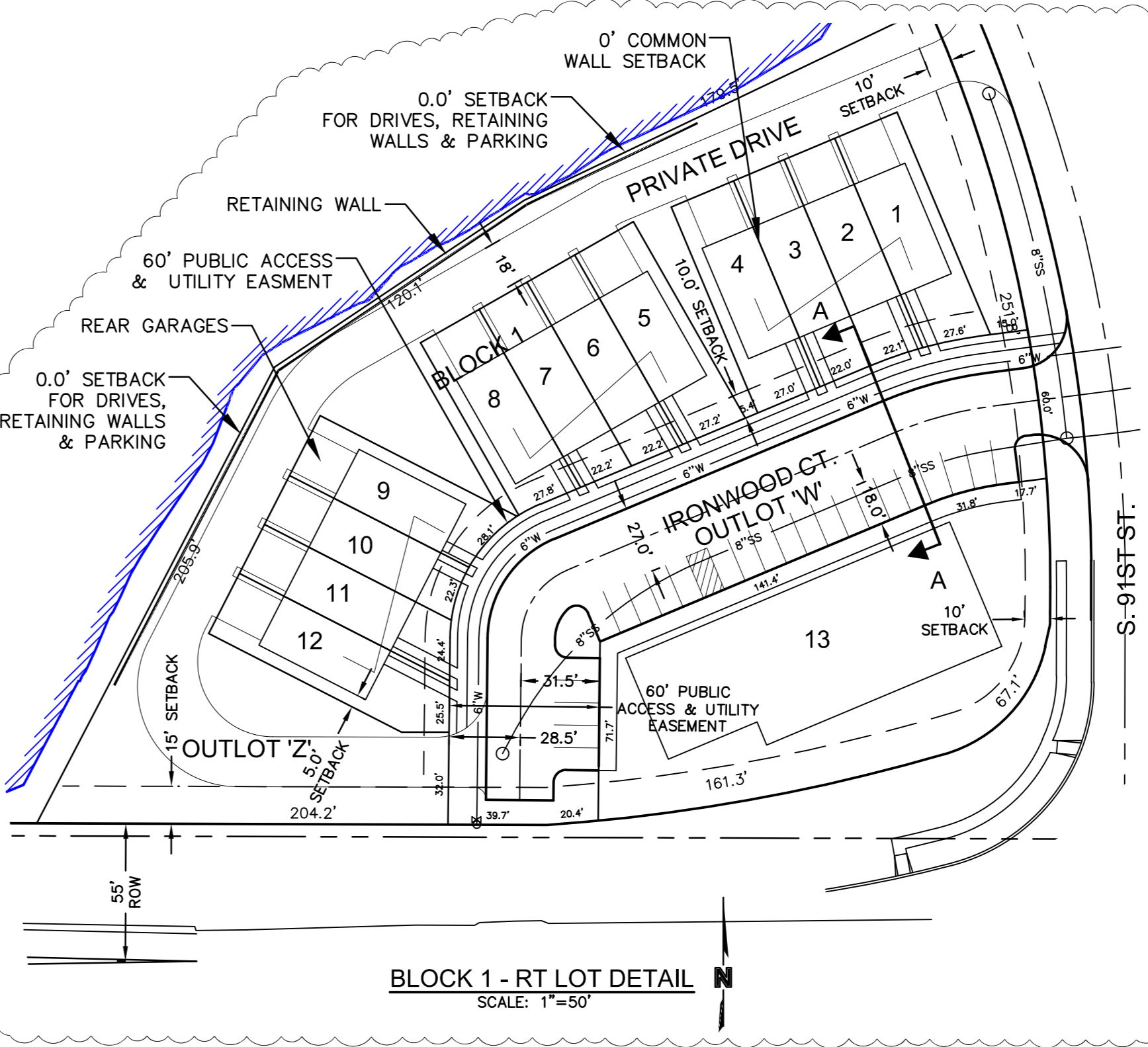
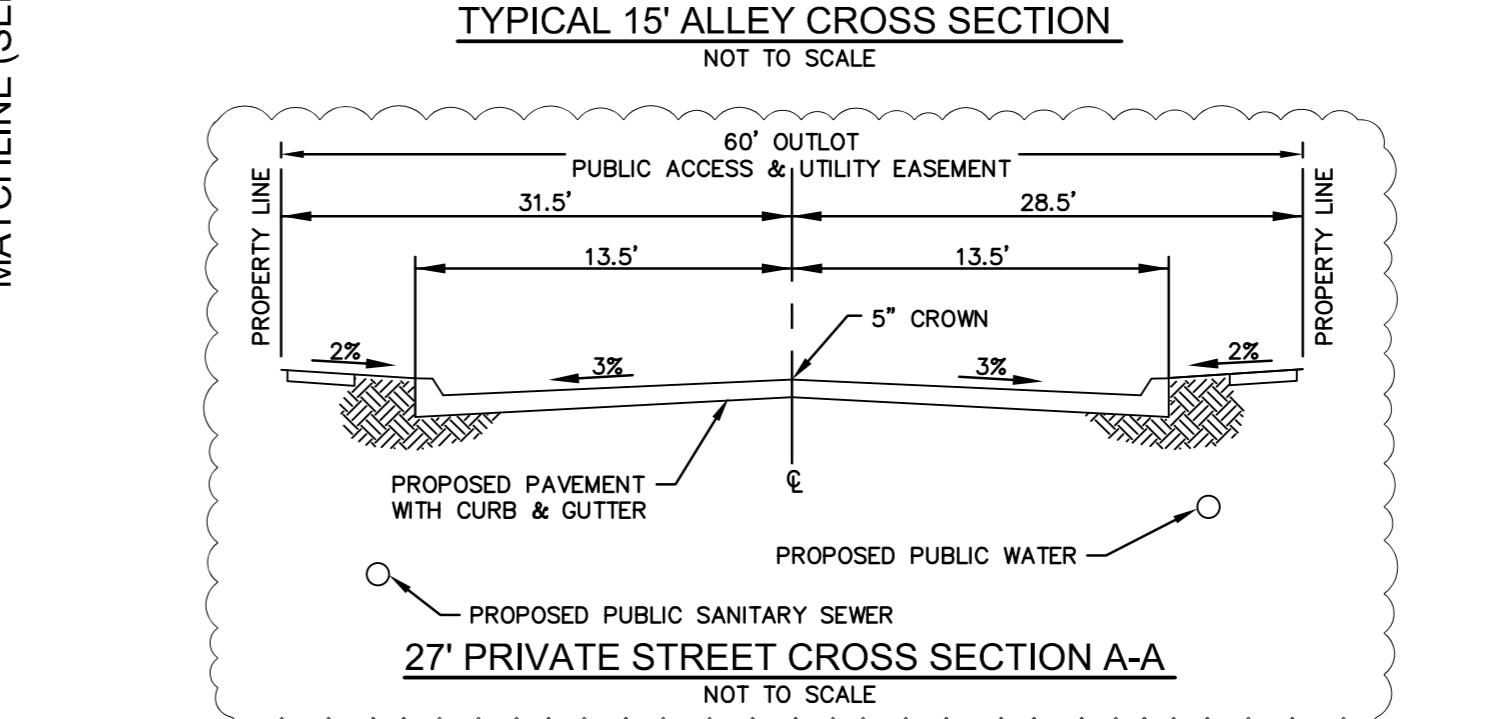
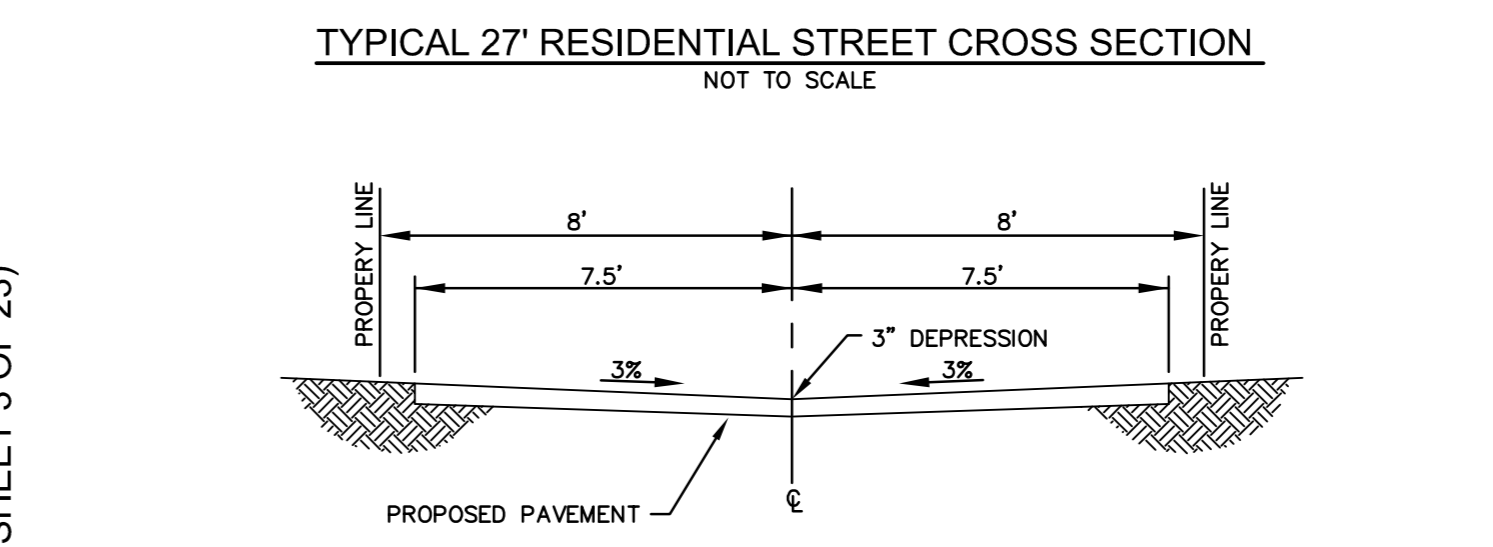
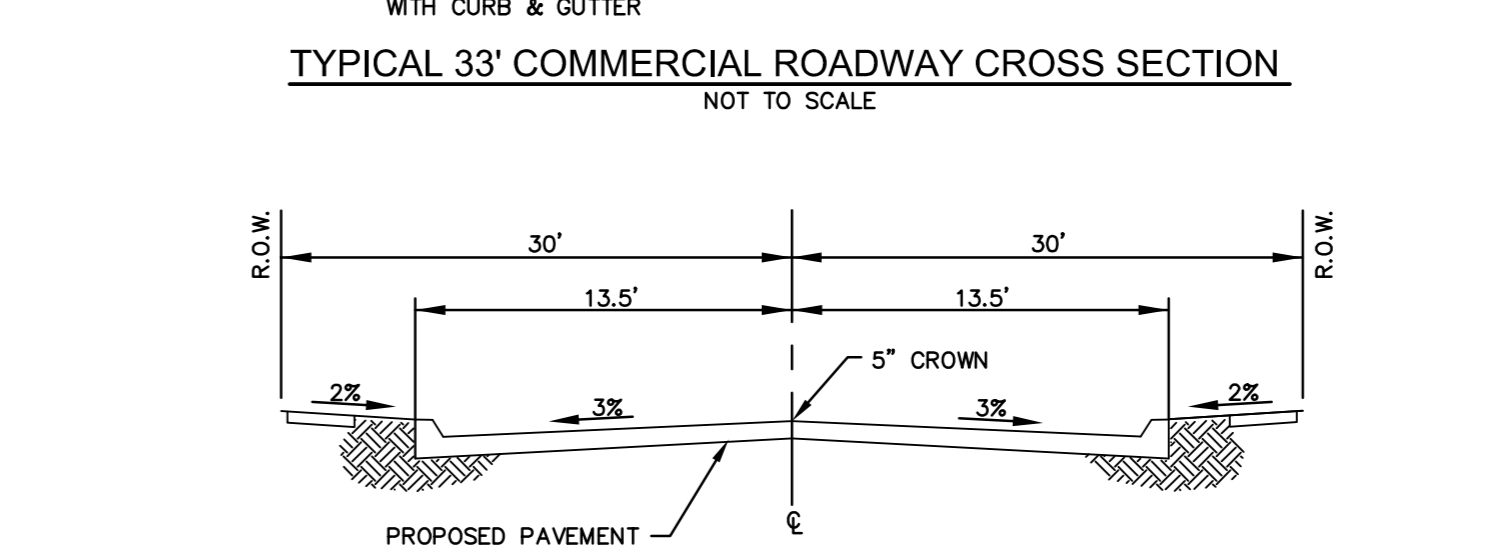
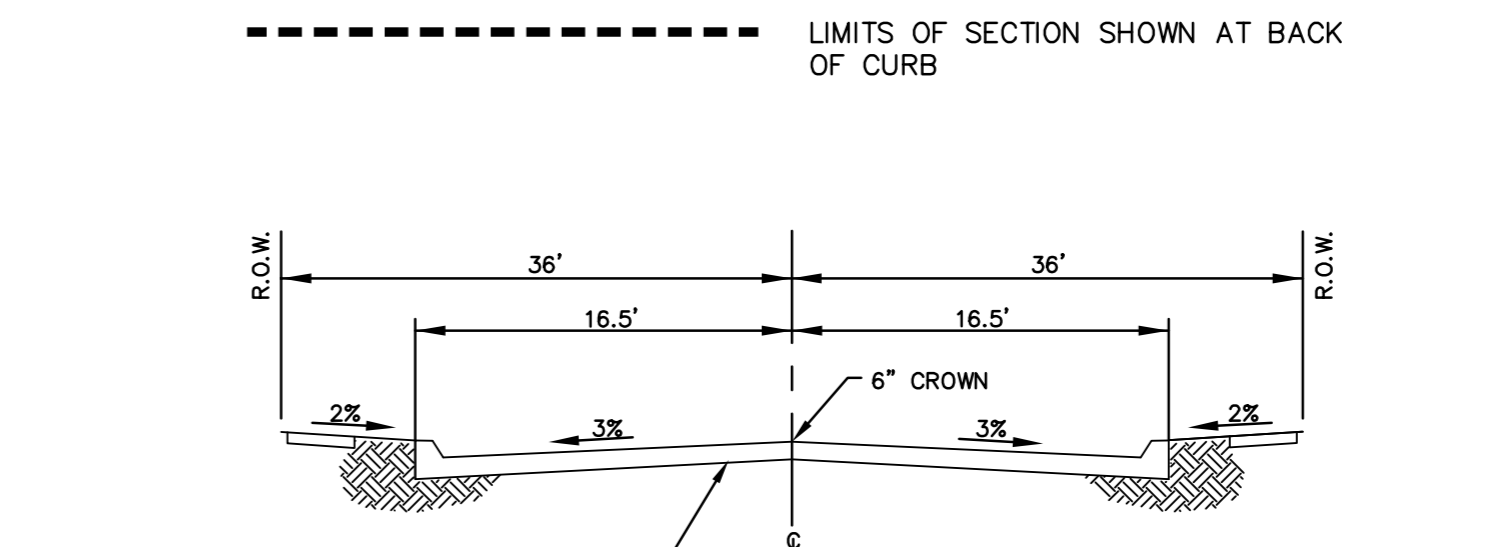
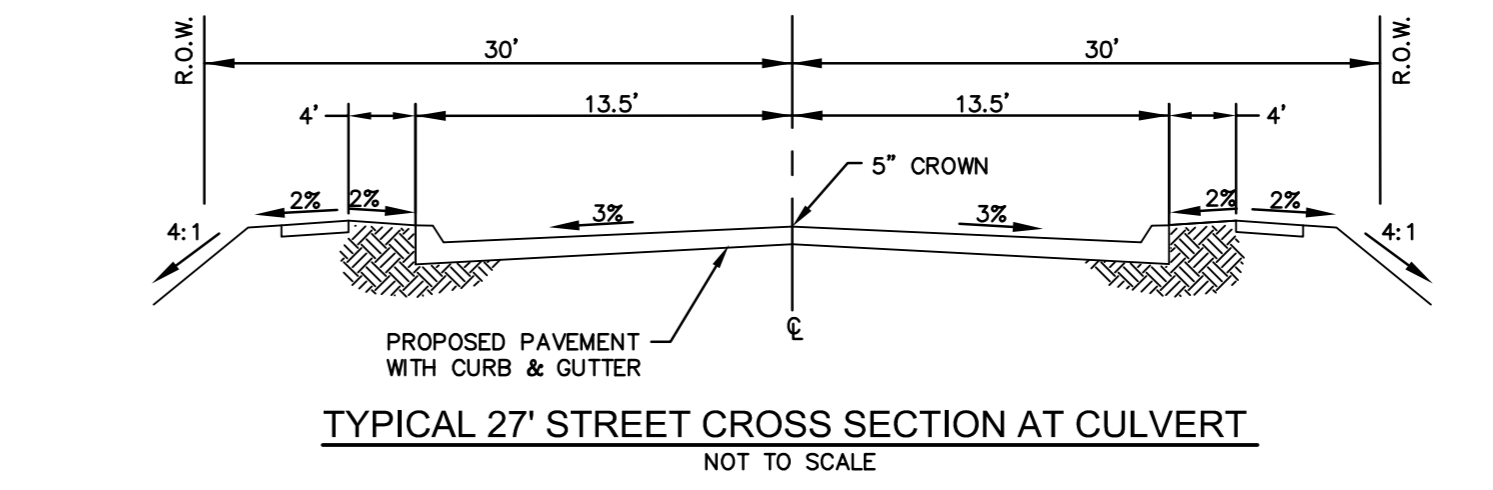
WANDERING CREEK

R-3 PLANNED UNIT DEVELOPMENT

SITE PLAN

CURVE TABLE					
ID	RADIUS	DELTA	LENGTH	TANGENT	CHORD LENGTH
C3	700.00'	027°50'45"	340.20'	173.53'	336.86'
C4	495.33'	008°26'37"	73.00'	36.56'	72.93'
C5	500.00'	044°15'27"	386.22'	203.32'	376.69'
C6	500.00'	018°28'39"	161.25'	81.33'	160.55'
C7	450.00'	032°09'21"	252.55'	129.70'	249.25'
C8	190.00'	043°57'10"	145.75'	76.67'	142.20'
C9	1200.00'	012°19'25"	258.10'	129.55'	257.61'
C10	500.00'	070°21'03"	613.93'	352.39'	576.08'
C11	400.00'	018°27'13"	128.83'	64.98'	128.27'
C12	450.00'	037°44'17"	296.39'	153.80'	291.07'
C13	225.00'	112°34'34"	442.08'	337.22'	374.33'
C14	500.00'	032°51'46"	286.78'	147.46'	282.87'
C15	1300.00'	032°06'20"	728.45'	374.07'	718.96'
C16	451.86'	054°42'00"	431.39'	233.72'	415.19'
C17	500.00'	024°33'47"	214.35'	108.85'	212.72'
C18	500.00'	055°00'27"	480.03'	260.33'	461.81'
C19	450.00'	019°09'49"	150.51'	75.96'	149.81'
C20	700.00'	024°26'54"	298.69'	151.65'	296.43'
C21	600.00'	035°57'44"	376.59'	194.73'	370.44'
C22	450.00'	053°50'23"	422.86'	228.49'	407.47'
C66	450.00'	071°29'22"	561.48'	323.89'	525.76'
C77	500.00'	012°03'05"	105.17'	52.78'	104.98'
C78	150.00'	015°25'58"	40.40'	20.32'	40.28'
C79	30.00'	066°33'54"	34.85'	19.69'	32.93'

ELEVATION TABLE			
BLOCK	LOT	MIN. OPENING	LOWEST FLOOR
1	1-12	1276.7	1276.7
4	1	1279.9	1269.2
4	2	1276.0	1269.2
4	3	1273.2	1269.2
4	4	1272.1	1269.2
4	5	1271.4	1269.2
4	6	1270.3	1269.2
5	1	1270.1	1269.2
5	2	1270.1	1269.2
5	3	1270.1	1269.2
5	4	1270.1	1269.2
5	5	1270.1	1269.2
5	6	1270.1	1269.2
5	7	1270.1	1269.2
5	8	1270.1	1269.2
6	1	1292.1	-
6	2	1290.7	-
6	3	1289.5	-
6	4	1288.3	-
6	5	1287.1	-
6	6	1286.0	-
6	7	1284.7	-
6	8	1284.0	-
6	9	1282.9	-
6	10	1282.0	-
6	11	1282.0	-
6	12	1281.5	-
6	13	1280.7	-
6	14	1280.0	-
7	1	-	1278.0
8	1	1290.0	-
9	1	1301.0	-
15	2	1315.0	-
15	3	1311.1	-
15	4	1309.4	-
15	5	1307.6	-
15	6	1304.1	-
15	7	1303.5	-
15	8	1301.8	-
15	9	1301.5	-
15	10	1301.2	-
15	11	1301.1	-
16	7	1326.8	-
16	8	1323.9	-
16	9	1320.2	-
16	10	1319.9	-
14	40	1288.0	-
14	39	1286.8	-
14	38	1280.4	-
14	37	1278.4	-
14	36	1276.8	-
14	35	1274.2	-
14	34	1272.6	-
14	33	1270.9	-
14	32	1270.0	-



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601 P Street, Suite 200
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Lincoln, NE 68508
TEL 402.474.6311
www.olsson.com

REVISIONS

REV. NO.	DATE	DESCRIPTION
1	2/15/22	REVISE LAYOUT
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2021

SITE PLAN

WANDERING CREEK

R-3 PLANNED UNIT DEVELOPMENT

LINCOLN, NEBRASKA

SHEET 4

drawn by: BBP
checked by: B.M.
approved by: B.M.
QA/QC by: B.M.
project no.: 020.1850
date: 4/8/22

SHEET 2

SHEET 3

SHEET 4

SHEET 5

SHEET 6

SHEET 7

SHEET 8

SHEET 9

SHEET 10

SHEET 11

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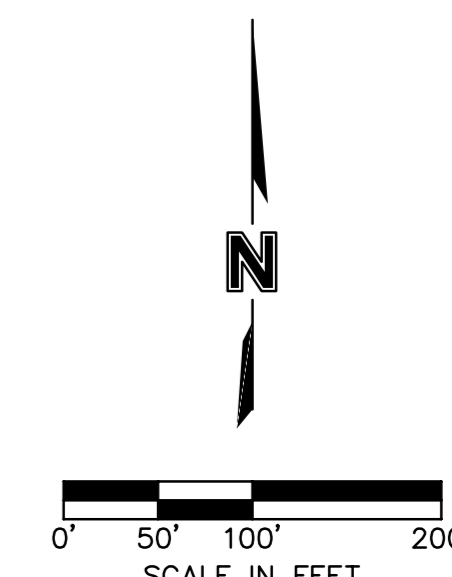
SHEET 39

SHEET 40

FINAL APPROVED PLAN

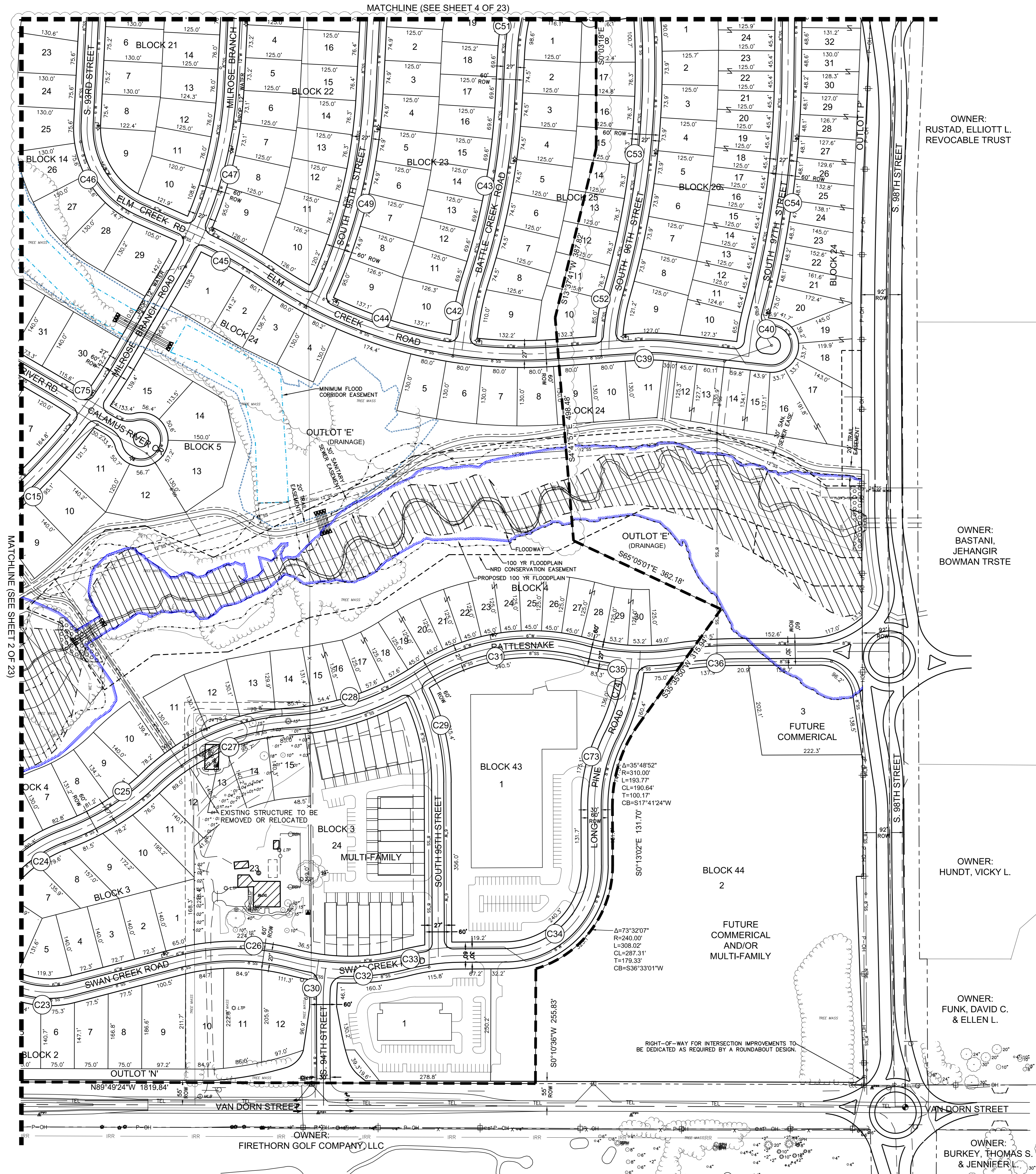
WANDERING CREEK

R-3 PLANNED UNIT DEVELOPMENT
SITE PLAN



Olsson

601 P Street, Suite 200
P.O. Box 84608
Lincoln, NE 68508
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www.olson.com

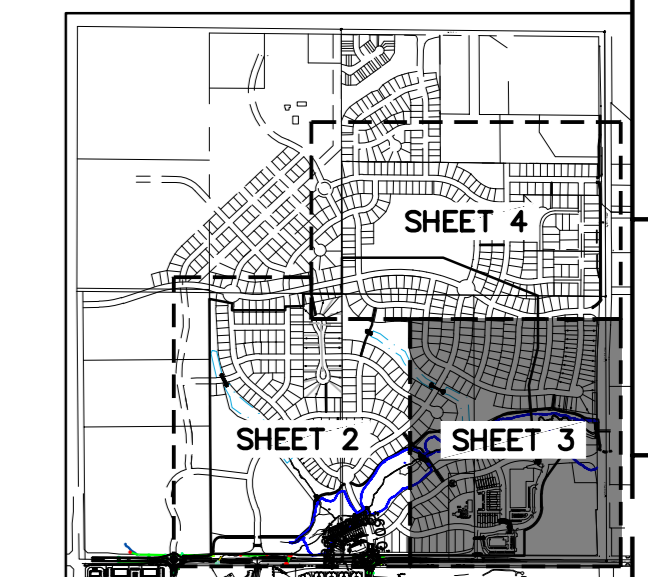


CURVE TABLE					
ID	RADIUS	DELTA	LENGTH	TANGENT	CHORD LENGTH
C15	1300.0'	032°06'20"	728.45'	374.07'	718.96'
C23	200.0'	063°56'17"	223.19'	124.82'	211.78'
C24	300.0'	040°42'17"	213.13'	111.29'	208.68'
C25	562.42'	025°07'22"	246.61'	125.32'	244.64'
C26	500.0'	029°26'14"	256.89'	131.35'	254.07'
C27	481.91'	039°45'56"	334.47'	174.29'	327.80'
C28	649.04'	029°12'01"	330.78'	169.07'	327.21'
C29	450.0'	029°20'48"	230.49'	117.83'	227.98'
C30	611.21'	007°22'02"	78.59'	39.35'	78.54'
C31	444.00'	045°57'03"	356.08'	188.24'	346.62'
C32	500.0'	029°18'02"	255.69'	130.71'	252.92'
C33	500.0'	014°09'05"	123.49'	62.06'	123.18'
C34	200.0'	089°56'56"	313.98'	199.82'	282.72'
C35	500.0'	023°38'19"	206.29'	104.63'	204.83'
C36	1000.0'	008°09'15"	142.32'	71.28'	142.20'
C37	400.0'	026°18'59"	183.72'	93.51'	182.11'
C38	700.0'	008°19'30"	101.71'	50.94'	101.62'
C39	450.0'	010°36'58"	83.38'	41.81'	83.26'
C40	450.0'	008°26'04"	66.25'	33.18'	66.19'
C42	737.20'	012°59'28"	167.15'	83.94'	166.79'
C43	1520.0'	015°02'29"	399.04'	200.67'	397.89'
C44	1000.0'	038°43'45"	675.95'	351.46'	663.16'
C45	1000.0'	010°46'59"	188.20'	94.38'	187.92'
C46	200.0'	069°08'47"	241.37'	137.83'	226.98'
C47	900.0'	027°20'27"	429.47'	218.91'	425.41'
C49	1210.0'	023°00'52"	486.03'	246.34'	482.77'
C51	450.0'	015°09'19"	119.03'	59.86'	118.68'
C52	450.0'	016°01'08"	125.81'	63.32'	125.40'
C53	1830.0'	020°38'31"	659.29'	333.26'	655.73'
C54	2140.0'	014°52'16"	555.44'	279.29'	553.88'
C73	350.0'	026°38'53"	162.78'	82.89'	161.32'
C74	450.0'	022°40'29"	178.09'	90.22'	176.93'
C75	800.0'	006°08'17"	85.70'	42.89'	85.66'

ELEVATION TABLE			
BLOCK	LOT	MIN. OPENING	LOWEST FLOOR
4	7	1270.1	1269.2
4	8	1270.1	1269.2
4	9	1270.1	1269.2
4	10	1270.1	1269.2
4	11	-	1258.8
4	12	-	1258.1
4	13	-	1256.5
4	14	-	1255.2
4	15	-	1253.3
4	16	-	1253.1
4	17	-	1252.8
4	18	-	1252.8
4	19	-	1252.5
4	20	-	1251.3
4	21	-	1251.0
4	22	-	1250.8
4	23	-	1250.7
4	24	-	1250.4
4	25	-	1249.9
4	26	-	1249.3
4	27	-	1248.9
4	28	-	1248.4
4	29	-	1248.0
4	30	-	1247.6
5	9	-	1247.6
5	10	-	1247.6
5	11	-	1247.0
5	12	-	1257.0
5	13	-	1255.4
5	14	1264.3	-
5	15	1264.4	-
14	25	1273.9	-
14	26	1272.4	-
14	27	1270.8	-
14	28	1270.0	-
14	29	1270.0	-
14	30	1270.0	-
14	31	1270.0	-
24	1	1260.6	-
24	2	1260.2	-
24	3	1258.4	-
24	4	1257.2	-
24	5	1254.1	-
24	6	1254.1	-
24	7	-	1250.8
24	8	-	1250.0
24	9	-	1249.3
24	10	-	1248.6
24	11	-	1247.9
24	12	-	1247.2
24	13	-	1247.0
24	14	-	1246.7
24	15	-	1246.5
24	16	-	1246.3
24	17	-	1246.1
25	1	-	1245.2
25	2	-	1244.6
25	3	-	1245.2

EXISTING LEGEND	
---	RIGHT-OF-WAY
---	SECTION LINE
---	WETLANDS
---	MIN FLOOD CORRIDOR EASEMENT
---	CONSERVATION EASEMENT
---	100 YR FLOODPLAIN
---	PROPOSED 100 YR FLOODPLAIN
---	FLOODWAY
---	TREE MASS
---	STORM SEWER
---	COMMUNICATION UNDERGROUND
---	POWER OVERHEAD
---	WATER MAIN
---	SANITARY SEWER

PROPOSED LEGEND	
---	RIGHT-OF-WAY
---	PROPERTY LINE
---	ROADWAY CENTERLINE
---	6" W
---	8" SS
---	6" W
---	8" SS
---	FIRE HYDRANT
---	PONDING LIMITS 100 YR. EVENT
---	FUTURE FLOODWAY
---	AREA OF CONCEPTUAL LAYOUT
---	LIMITS OF PUD



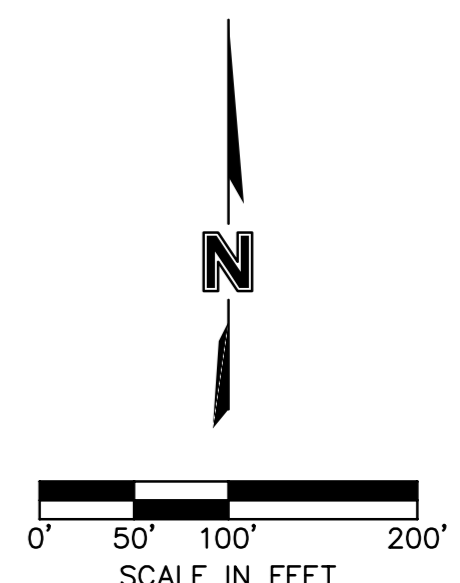
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 PROJECT: WANDERING CREEK R-3 PLANNED UNIT DEVELOPMENT
 SHEET: 4 OF 23
 DRAWN BY: BJB
 CHECKED BY: BJB
 APPROVED BY: BJB
 PROJECT NO.: 22011850
 DATE: 4/22/21

REVISIONS
 2021
 WANDERING CREEK R-3 PLANNED UNIT DEVELOPMENT
 LINCOLN, NEBRASKA
 SHEET 4 OF 23
 FINAL APPROVED PLAN

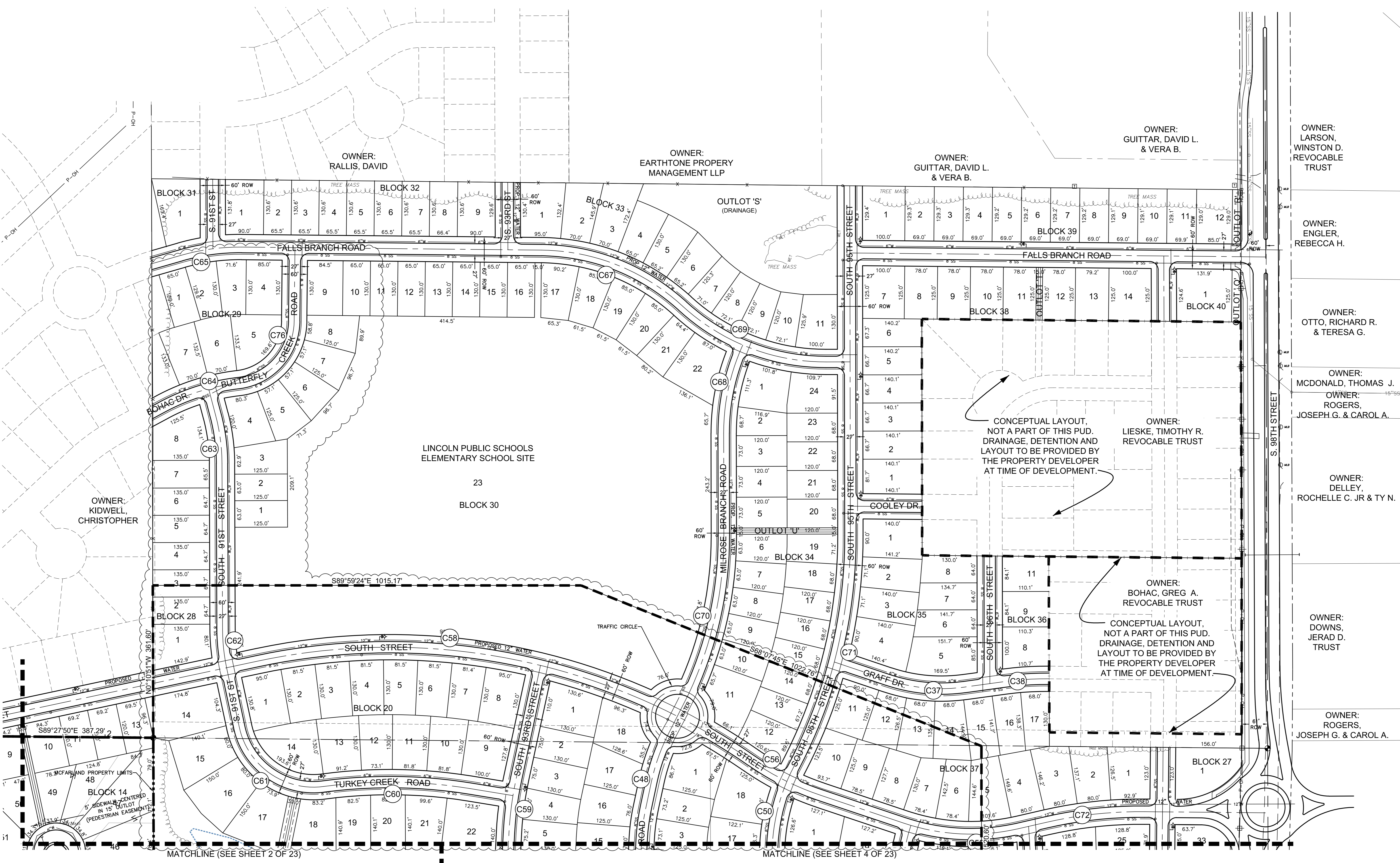
CURVE TABLE with columns ID, RADIUS, DELTA, LENGTH, TANGENT, CHORD LENGTH. Rows C48 through C76.

EXISTING LEGEND and PROPOSED LEGEND listing symbols for RIGHT-OF-WAY, SECTION LINE, WETLANDS, MIN FLOOD CORRIDOR EASEMENT, CONSERVATION EASEMENT, 100 YR FLOODPLAIN, PROPOSED 100 YR FLOODPLAIN, FLOODWAY, TREE MASS, STORM SEWER, COMMUNICATION UNDERGROUND, POWER OVERHEAD, WATER MAIN, SANITARY SEWER, and various utility lines.

WANDERING CREEK
R-3 PLANNED UNIT DEVELOPMENT
SITE PLAN



ELEVATION TABLE with columns BLOCK, LOT, MIN. OPENING. Rows 14-33 with elevation values.



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Revisions table with columns REV. NO., DATE, DESCRIPTION, and a list of revisions for 2021. Also includes project title: SITE PLAN, WANDERING CREEK R-3 PLANNED UNIT DEVELOPMENT, LINCOLN, NEBRASKA.

SHEET 4 OF 20
FINAL APPROVED PLAN

WANDERING CREEK R-3 PLANNED UNIT DEVELOPMENT GRADING & DRAINAGE PLAN

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REVISIONS

2021

GRADING & DRAINAGE PLAN
WANDERING CREEK
R-3 PLANNED UNIT DEVELOPMENT

LINCOLN, NEBRASKA

drawn by: BJB
checked by: BJB
approved by: BJB
QA/QC by: BJB
project no.: 020-1850
date: 4/9/21

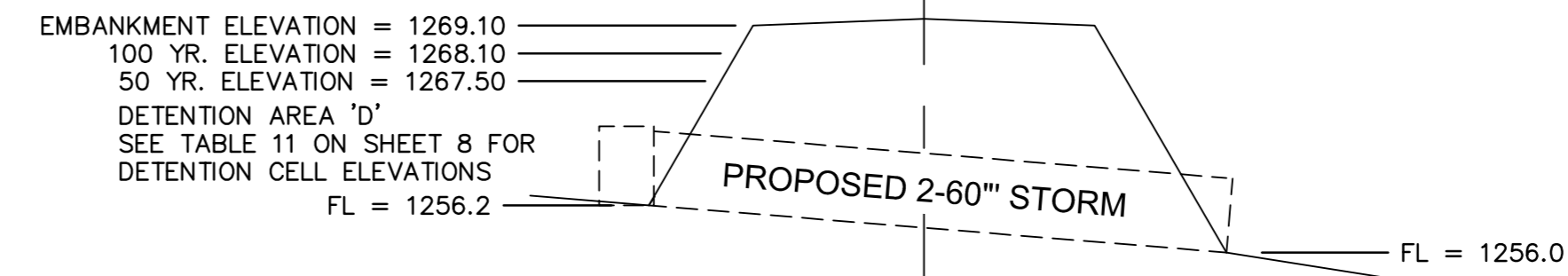
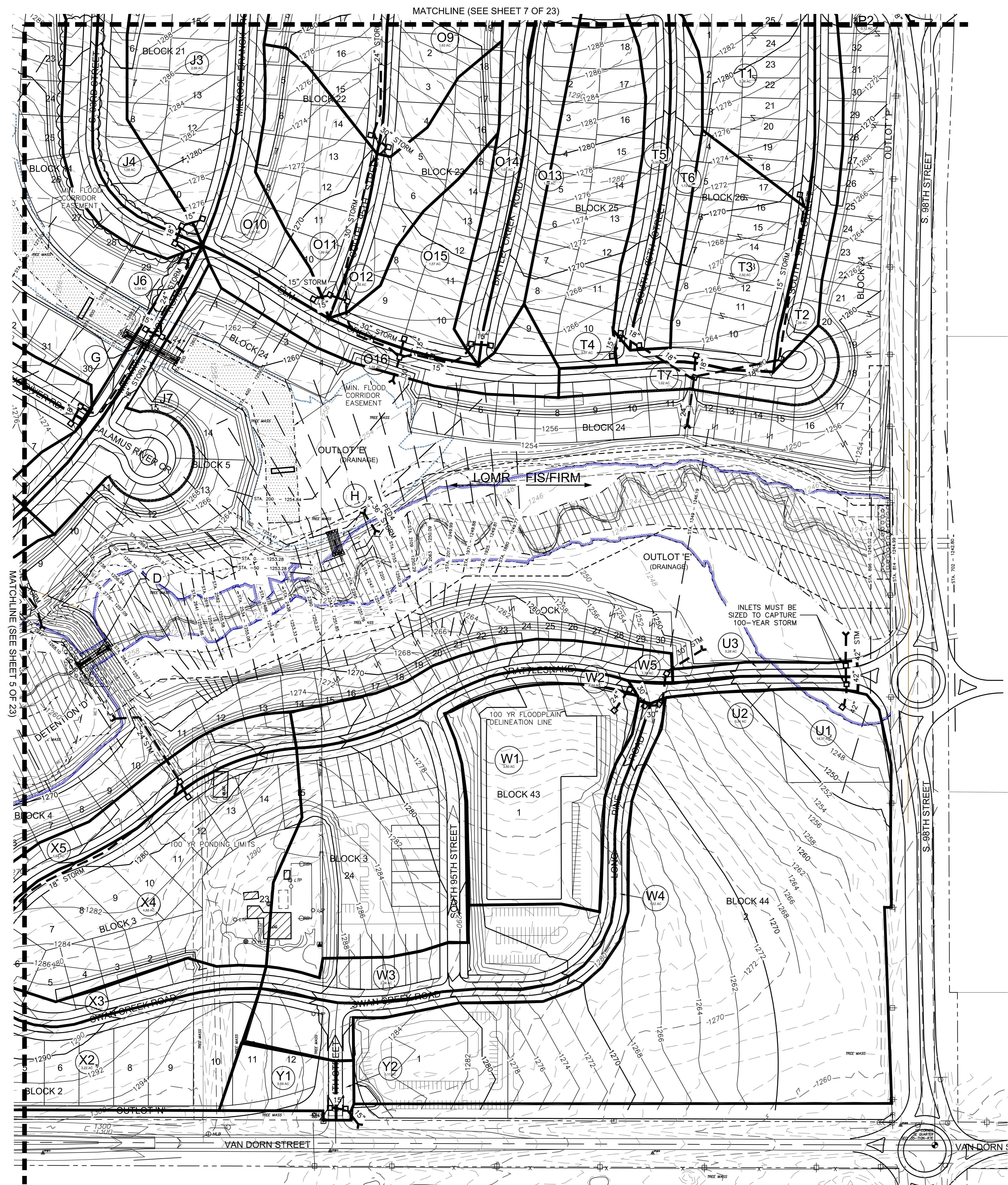
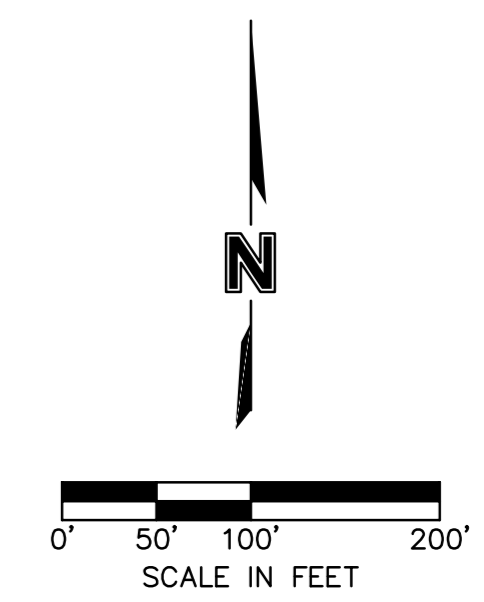
SHEET
6 of 23
FINAL APPROVED PLAN

LEGEND

- PROPOSED STORM SEWER
- PROPOSED DRAINAGE AREA
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- WETLAND IMPACTS
- ADDITIONAL MINIMUM FLOOD CORRIDOR FOR WATER QUALITY
- PROPOSED FLOODPLAIN CROSS SECTION & ELEVATION
- DRAINAGE AREA LABEL
- APPROXIMATE LOCATION OF GRADE CONTROL STRUCTURES

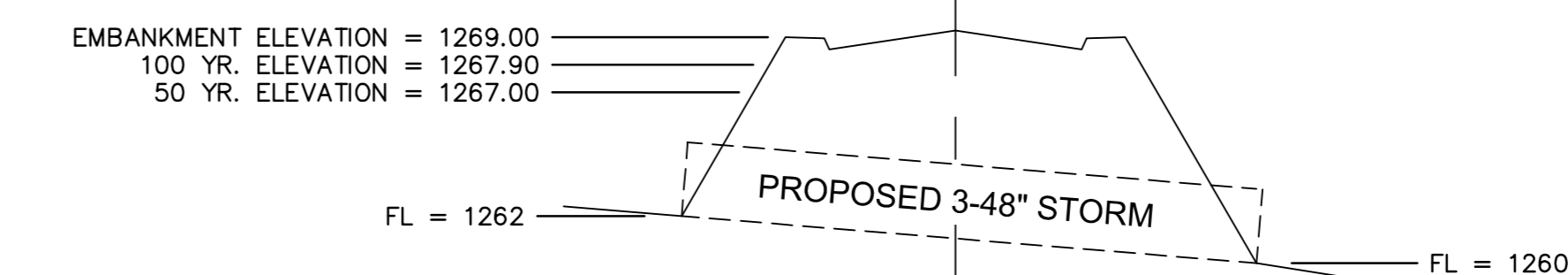
EXISTING LEGEND

- RIGHT-OF-WAY
- SECTION LINE
- WETLANDS
- MIN FLOOD CORRIDOR EASEMENT
- CONSERVATION EASEMENT
- 100 YR FLOODPLAIN
- PROPOSED 100 YR FLOODPLAIN
- FLOODWAY
- TREE MASS
- STORM SEWER



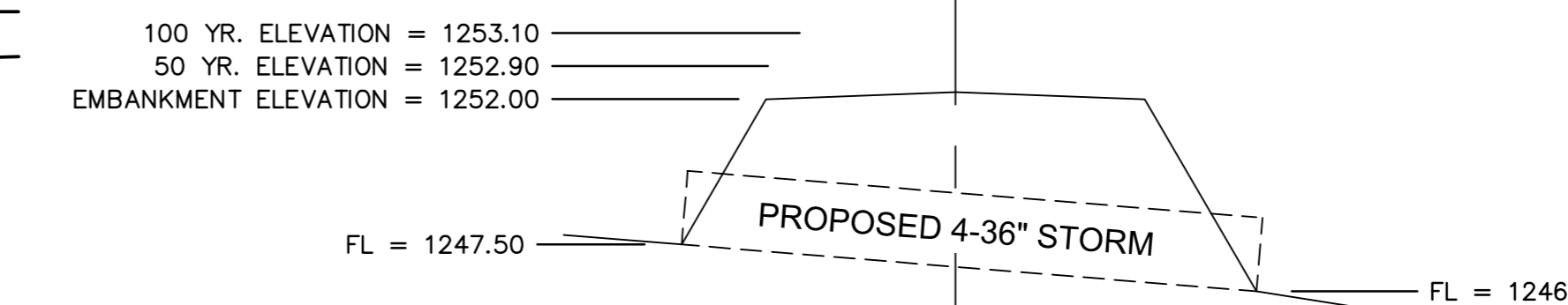
TOTAL DISCHARGE (CFS)	ELEVATION (FT)	STORM EVENT
176	1264.8	2-YR
422	1266.6	10-YR
562	1267.5	50-YR
580	1268.1	100-YR

CROSSING 'D' - PEDESTRIAN
NOT TO SCALE



TOTAL DISCHARGE (CFS)	ELEVATION (FT)	STORM EVENT
129	1264.5	2-YR
231	1265.6	10-YR
315	1267.0	50-YR
359	1267.9	100-YR

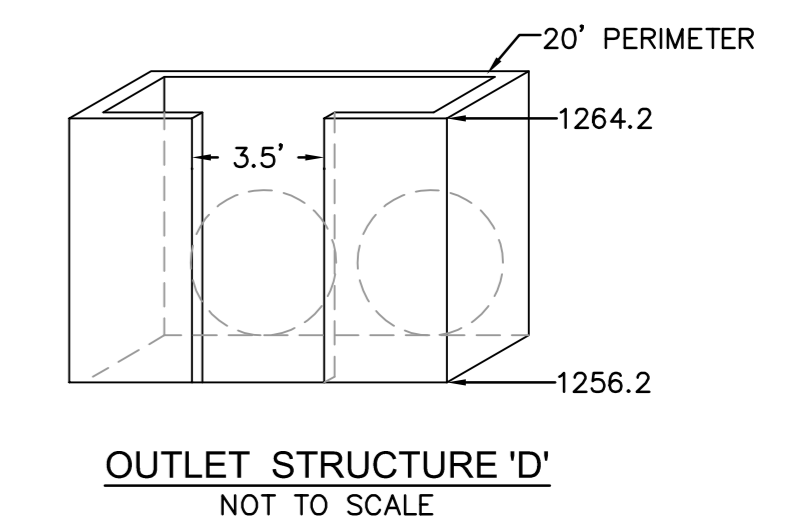
CROSSING 'G' - MILROSE BRANCH ROAD
NOT TO SCALE



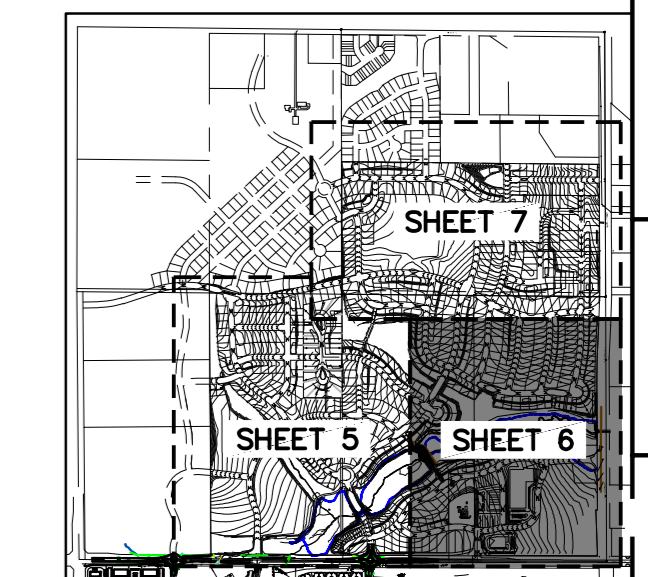
TOTAL DISCHARGE (CFS)	ELEVATION (FT)	STORM EVENT
208	1251.3	2-YR
371	1252.6	10-YR
506	1252.9	50-YR
576	1253.1	100-YR

CROSSING 'H' - PEDESTRIAN TRAIL
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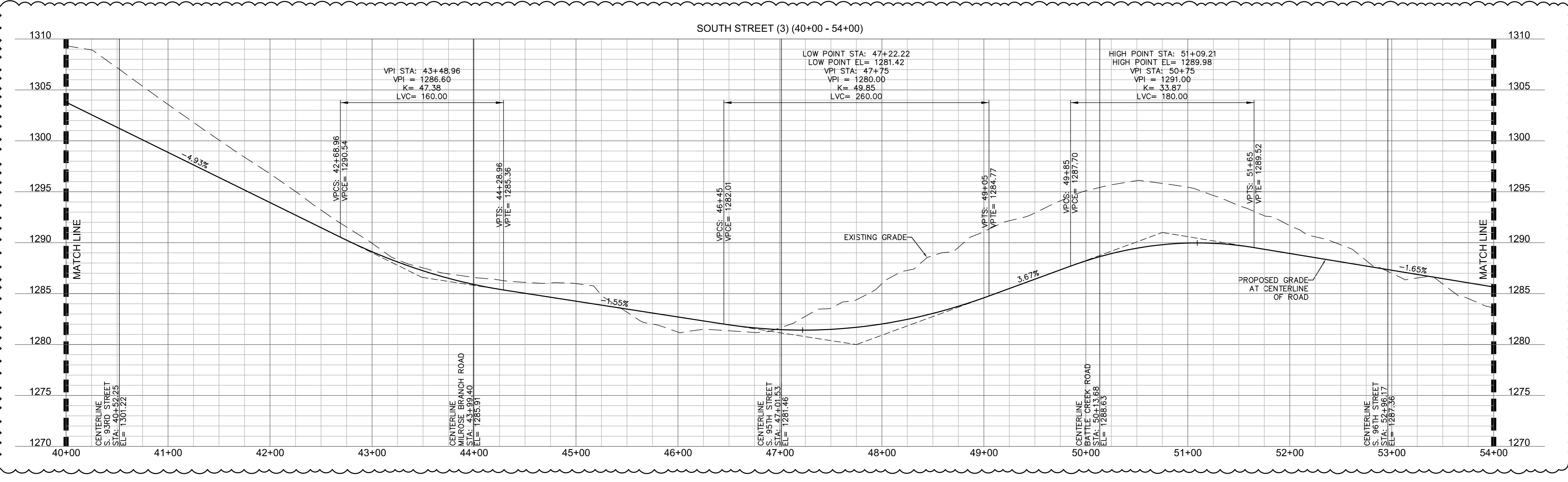
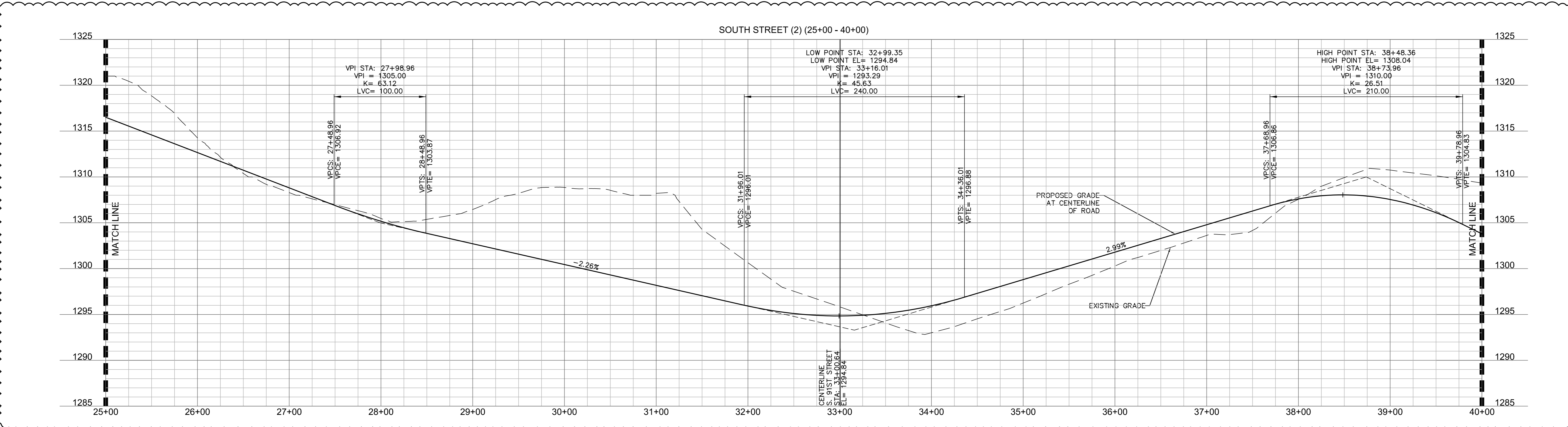
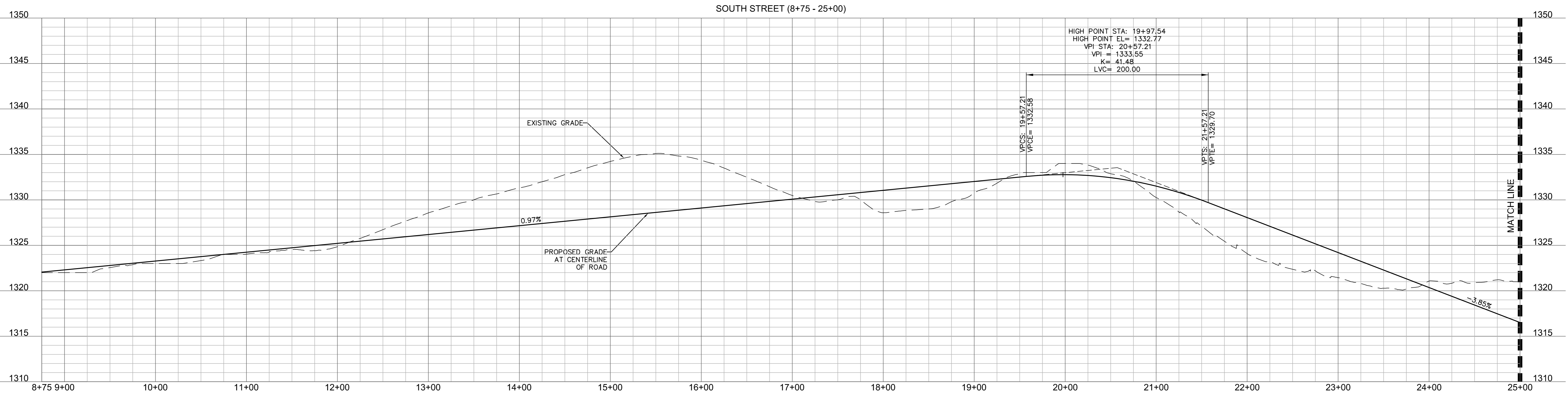
ELEVATION TABLE			
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4	9	1270.1	1269.2
4	10	1270.1	1269.2
4	11	-	1258.8
4	12	-	1258.1
4	13	-	1256.5
4	14	-	1255.2
4	15	-	1253.3
4	16	-	1253.1
4	17	-	1252.8
4	18	-	1252.8
4	19	-	1252.5
4	20	-	1251.3
4	21	-	1251.0
4	22	-	1250.8
4	23	-	1250.7
4	24	-	1250.4
4	25	-	1249.9
4	26	-	1249.3
4	27	-	1248.9
4	28	-	1248.4
4	29	-	1248.0
4	30	-	1247.6
4	31	-	1250.9
5	9	-	1258.8
5	10	-	1258.1
5	11	-	1257.0
5	12	-	1257.0
5	13	-	1255.4
5	14	1264.3	-
5	15	1264.4	-
14	25	1273.9	-
14	26	1272.4	-
14	27	1270.8	-
14	28	1270.0	-
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14	30	1270.0	-
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24	2	1260.2	-
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24	5	1254.1	-
24	6	1254.1	-
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24	9	-	1249.3
24	10	-	1248.6
24	11	-	1247.9
24	12	-	1247.2
24	13	-	1247.0
24	14	-	1246.7
24	15	-	1246.5
24	16	-	1246.3
24	17	-	1246.1
25	1	-	1245.2
25	2	-	1244.6
25	3	-	1245.2



OUTLET STRUCTURE 'D'
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 USER: bbartek
 XREFS: C:\BASE_21850 C:\BASE-VANDORN_21850



PROFILE SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

PROFILE LEGEND
— PROPOSED GRADE AT CENTERLINE
--- EXISTING GRADE AT CENTERLINE

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P.O. Box 84608
Lincoln, NE 68508
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REV. NO.	REVISIONS DESCRIPTION	DATE	REVISED BY

DRAWN BY: BJB

CHECKED BY: BJM

APPROVED BY: BJM

QA/QC BY: BJM

PROJECT NO.: 020-1850

DATE: 4/9/21

REVISIONS

2021

PAVING PROFILES

WANDERING CREEK

R-3 PLANNED UNIT DEVELOPMENT

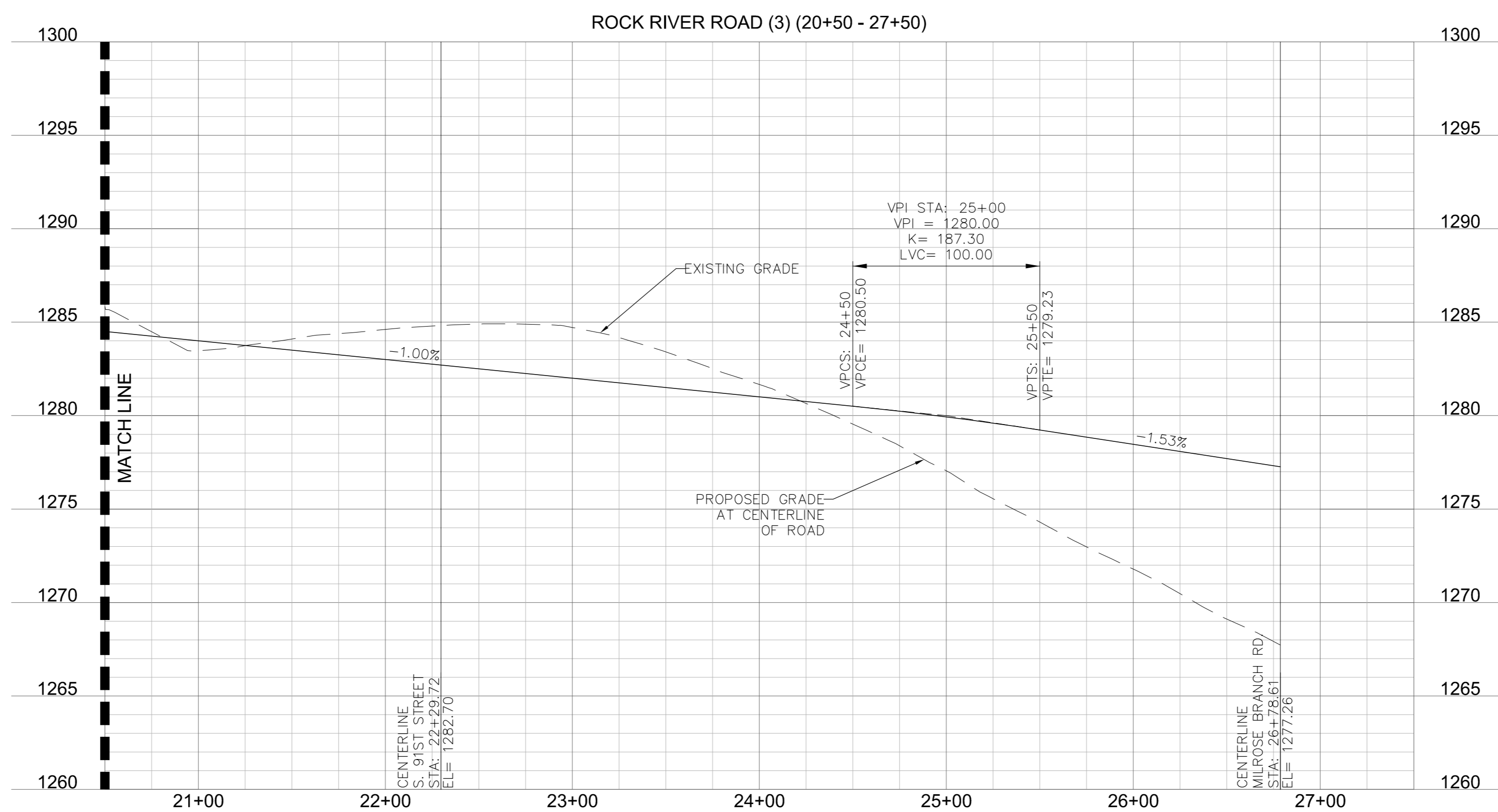
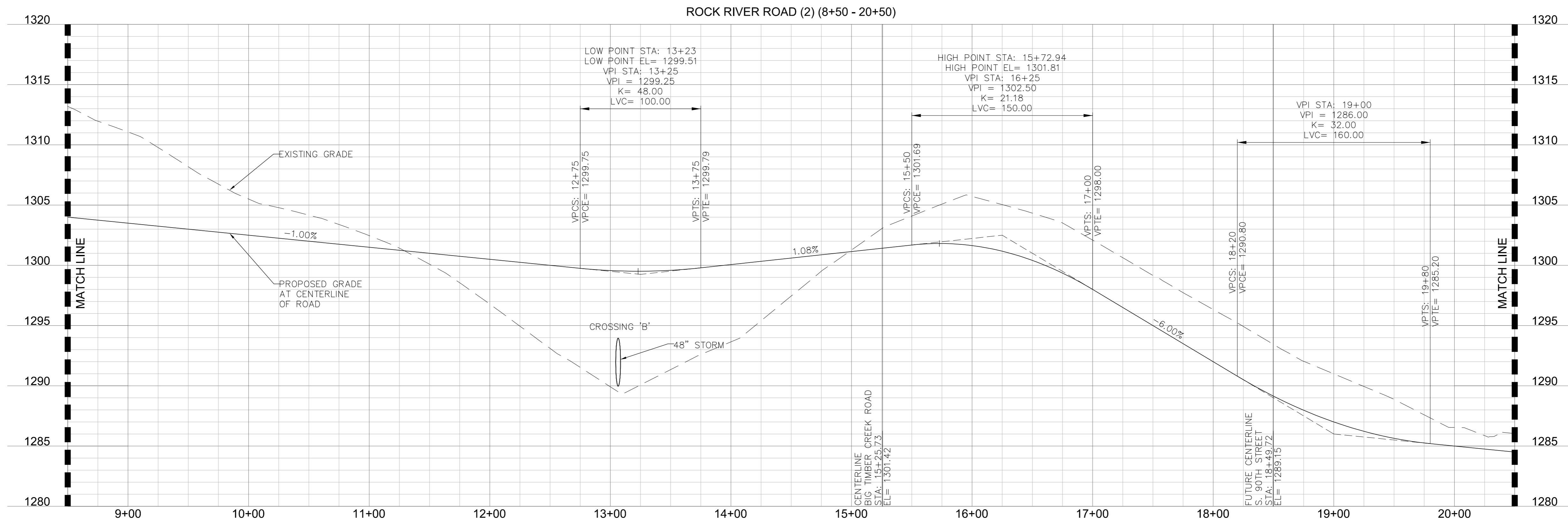
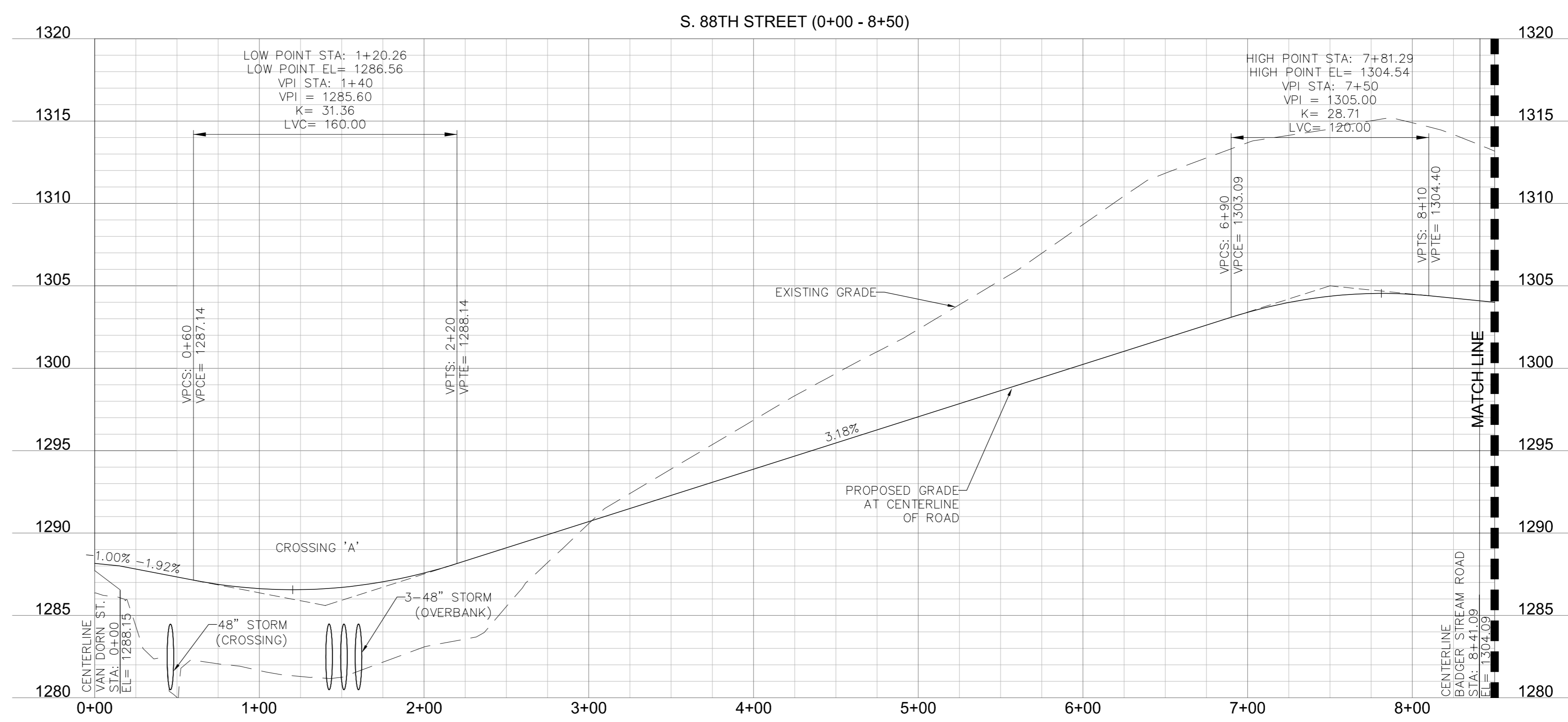
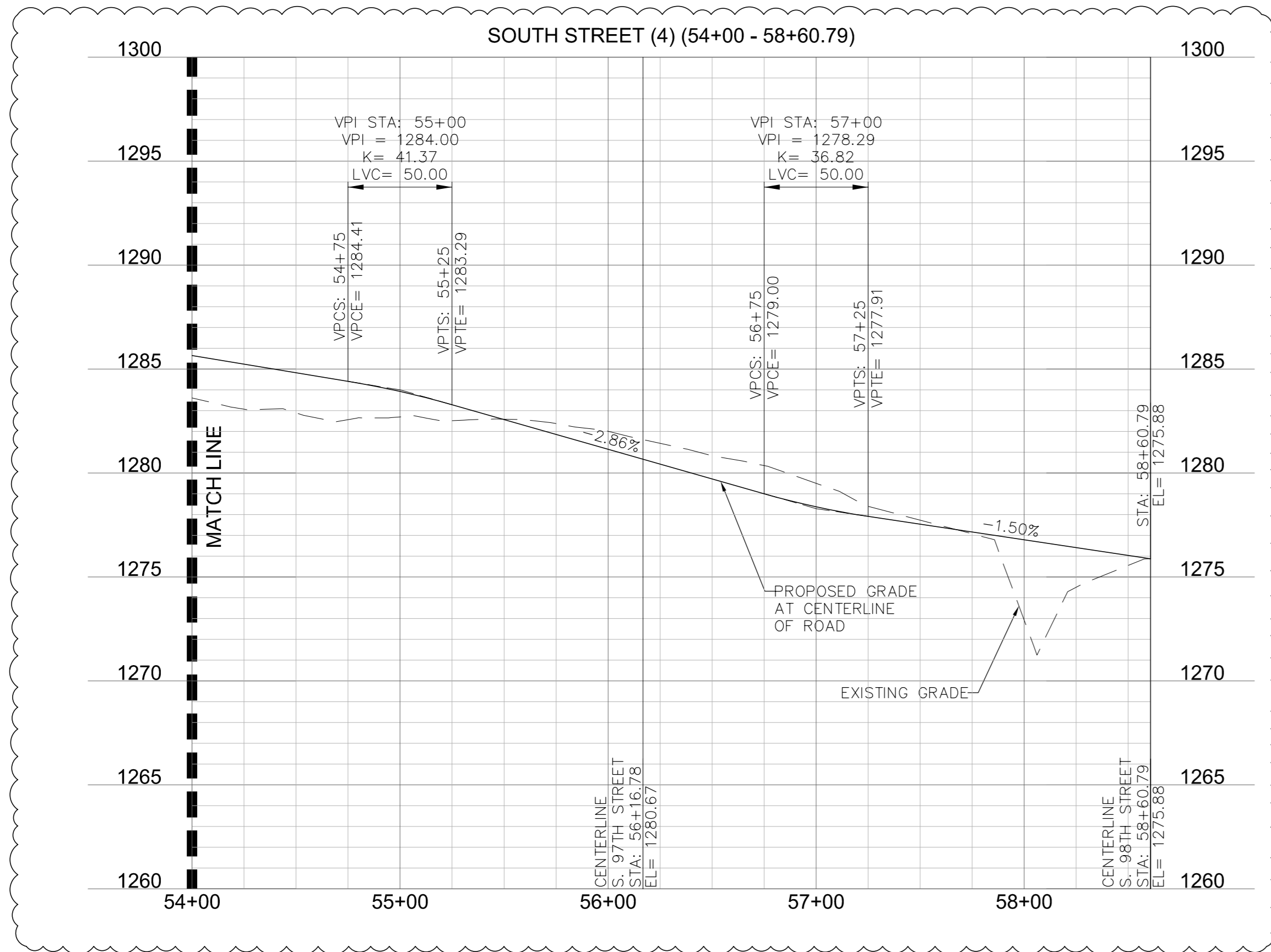
LINCOLN, NEBRASKA

SHEET

9 of 29

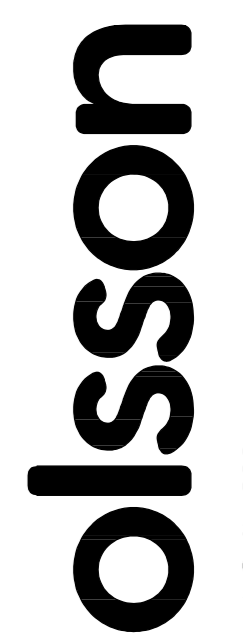
FINAL APPROVED PLAN

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PROFILE SCALE
 HORIZONTAL: 1"=50'
 VERTICAL: 1"=5'

PROFILE LEGEND
 ——— PROPOSED GRADE AT CENTERLINE
 - - - - EXISTING GRADE AT CENTERLINE



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REV. NO.	REVISION DESCRIPTION	DATE

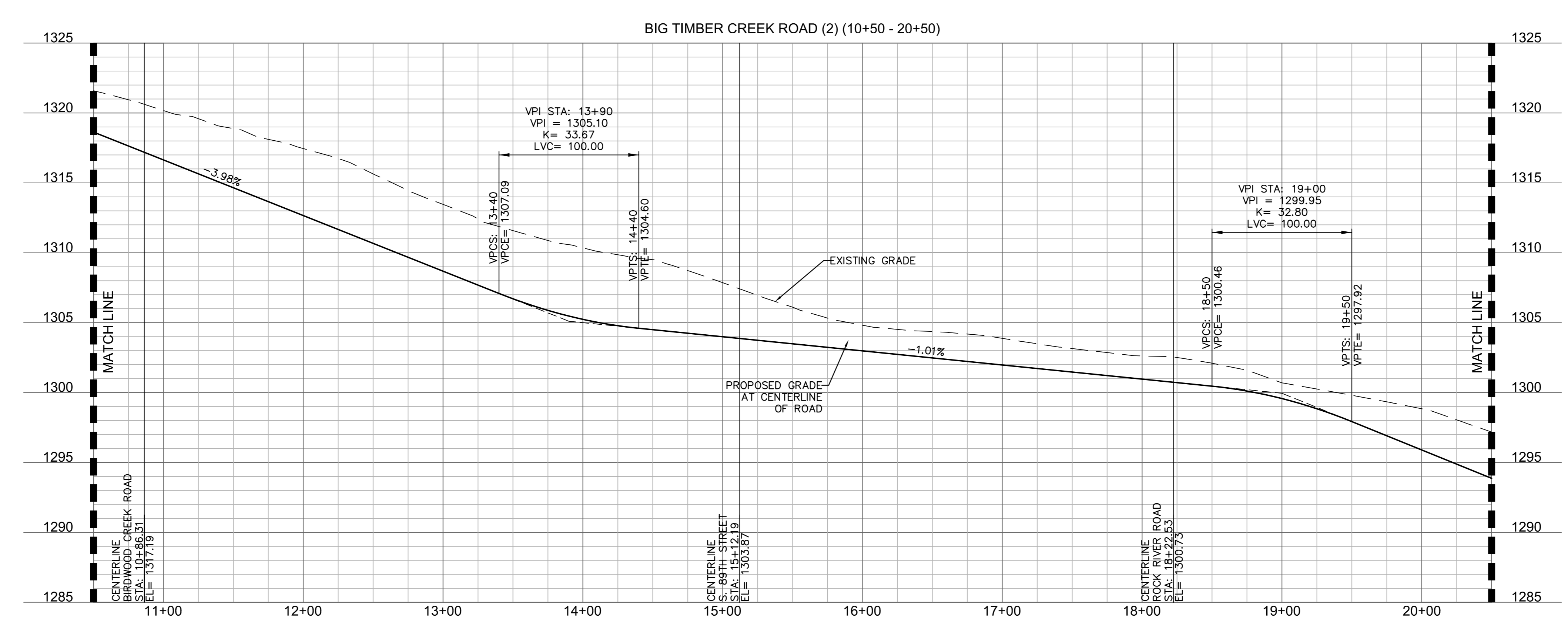
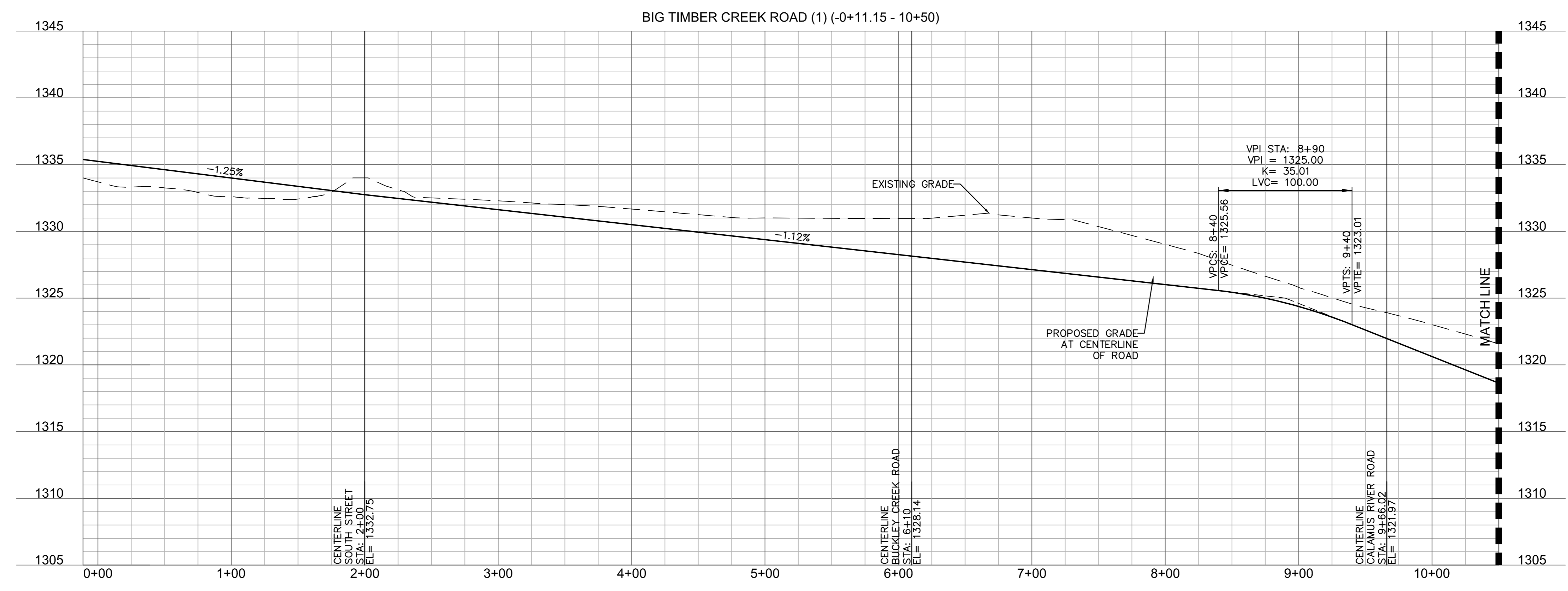
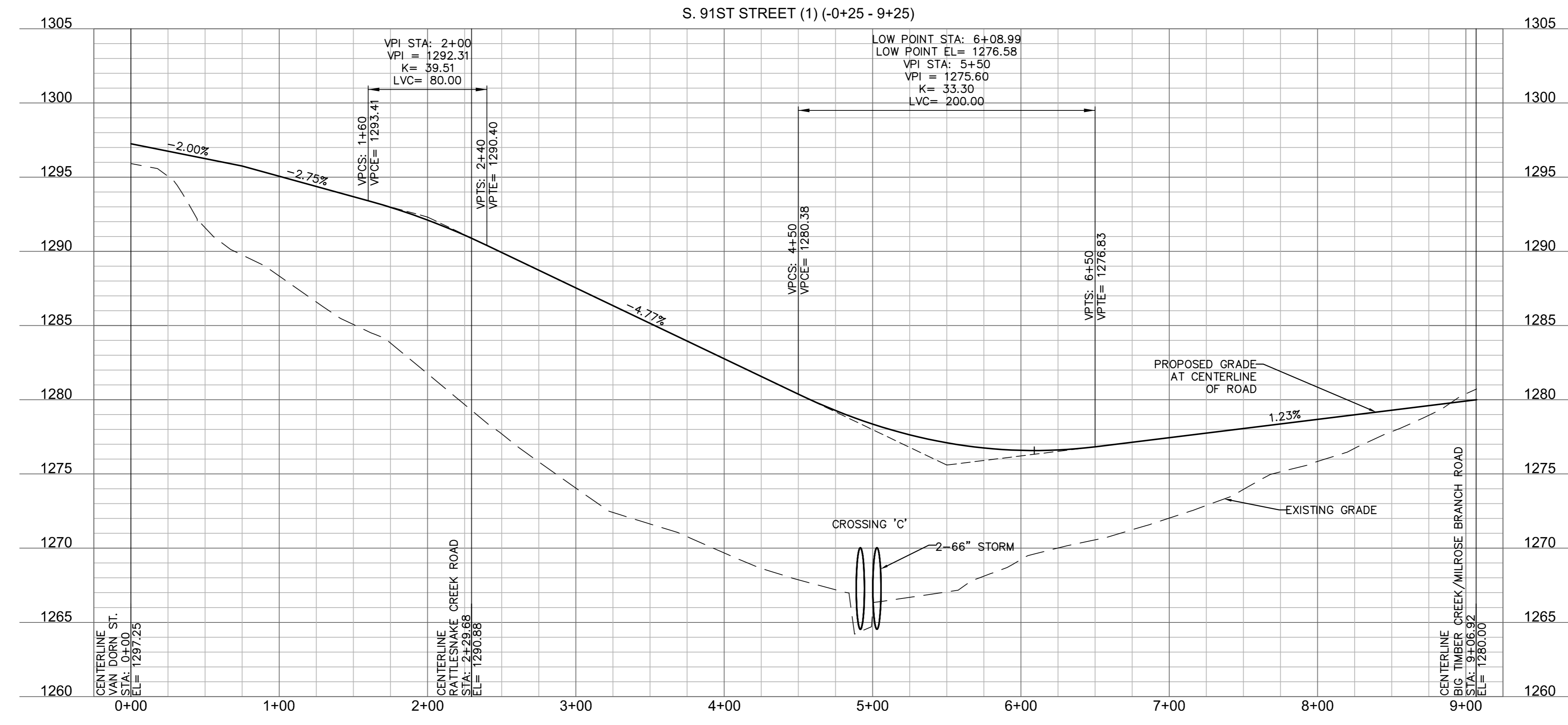
PAVING PROFILES
 WANDERING CREEK
 R-3 PLANNED UNIT DEVELOPMENT
 LINCOLN, NEBRASKA

2021

PROFILE LEGEND
 ——— PROPOSED GRADE AT CENTERLINE
 - - - - EXISTING GRADE AT CENTERLINE

SHEET
 18 of 29
 FINAL APPROVED PLAN

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PROFILE SCALE
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 VERTICAL: 1"=5'

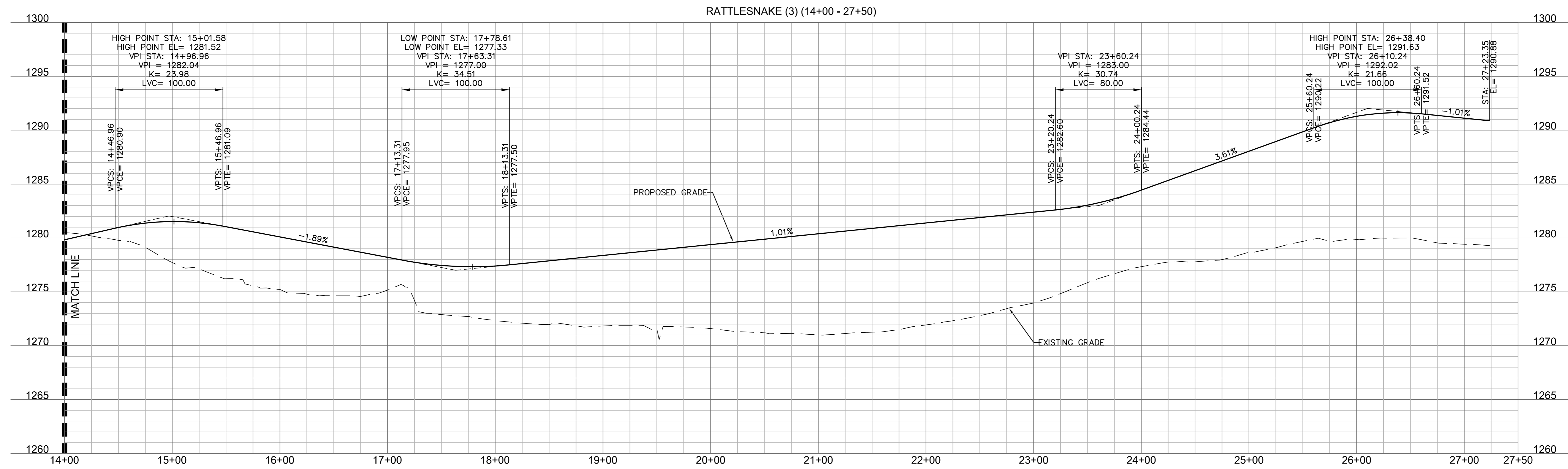
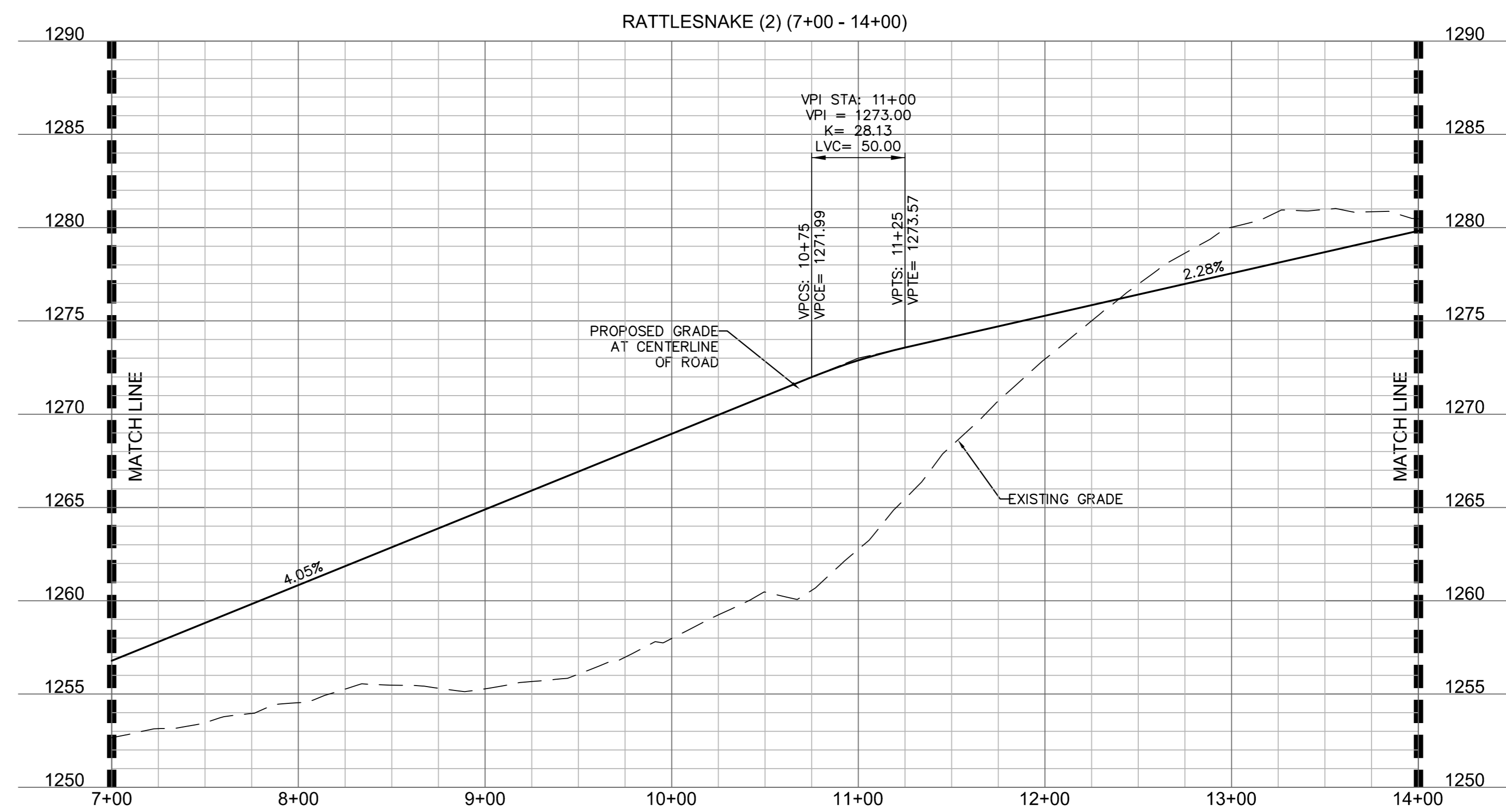
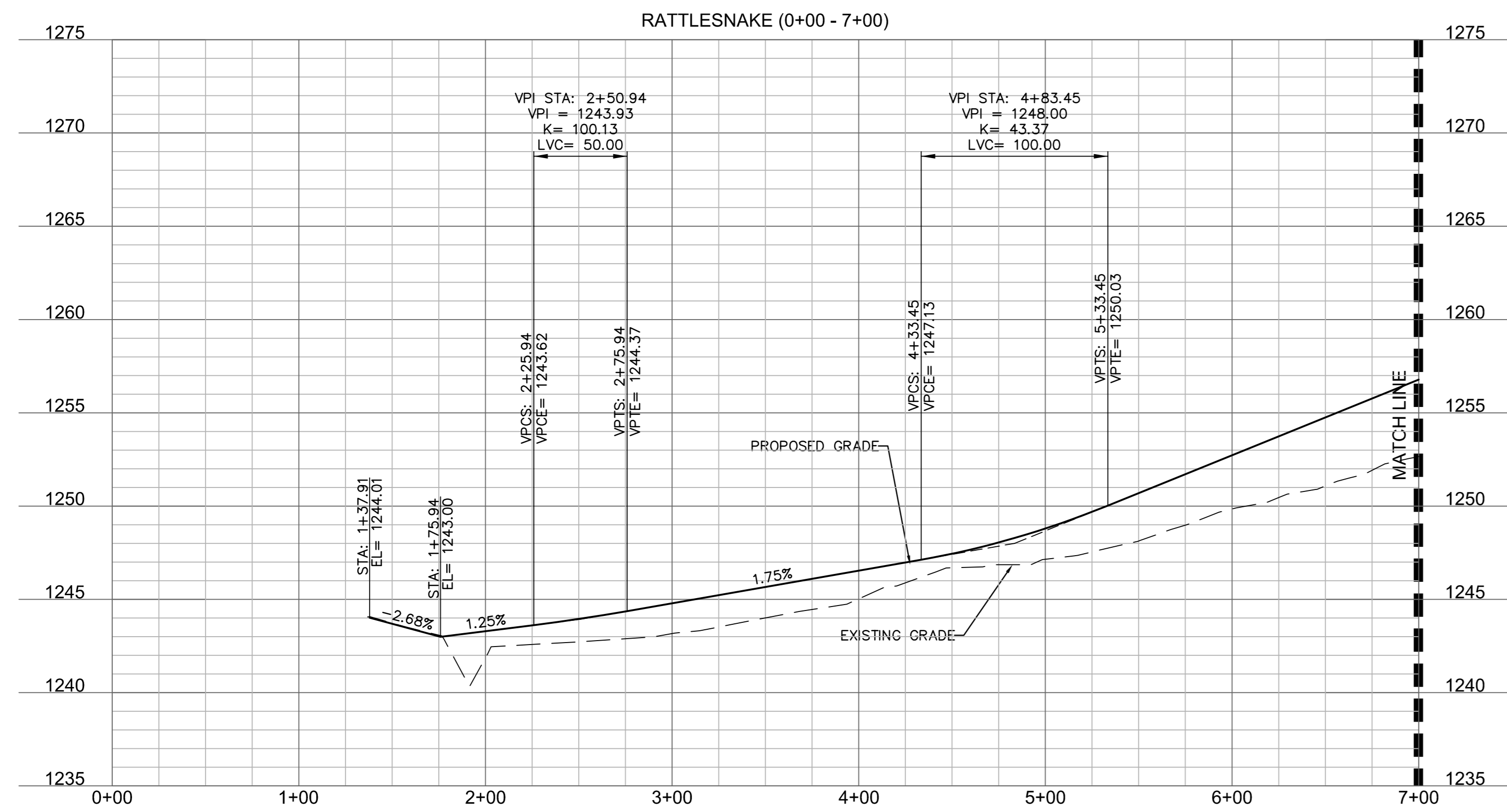
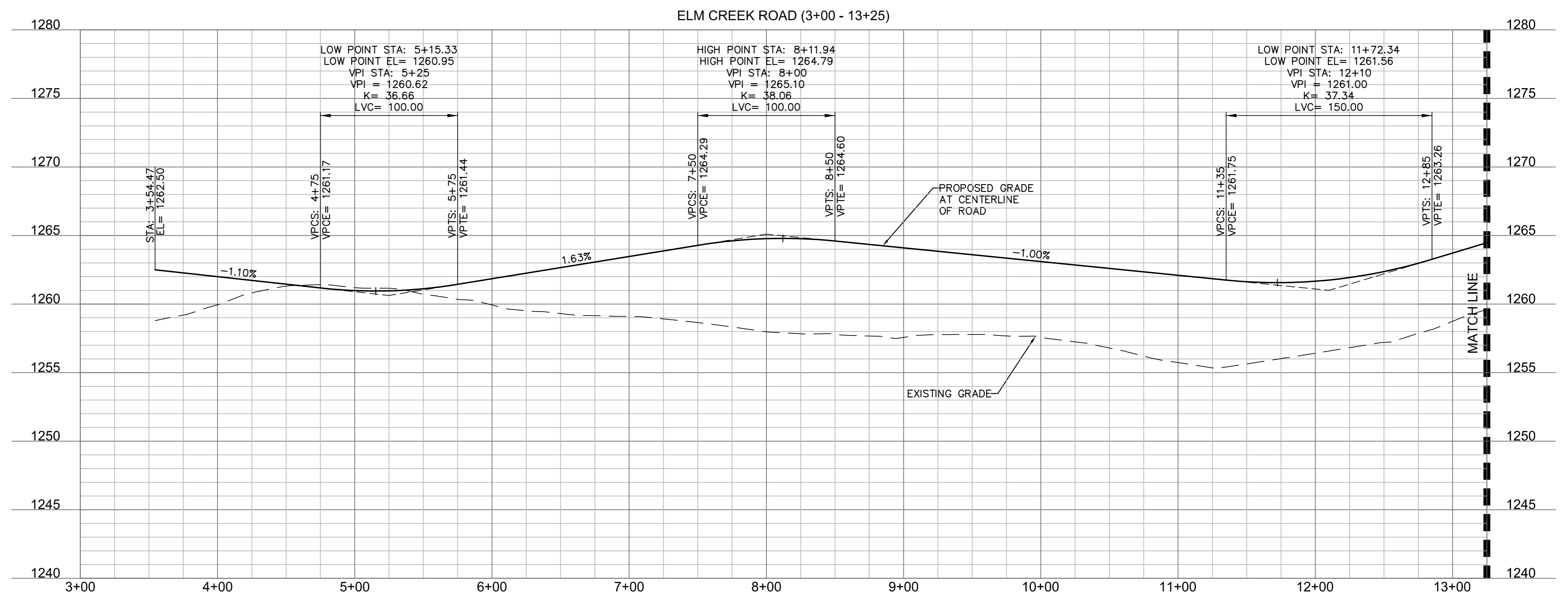
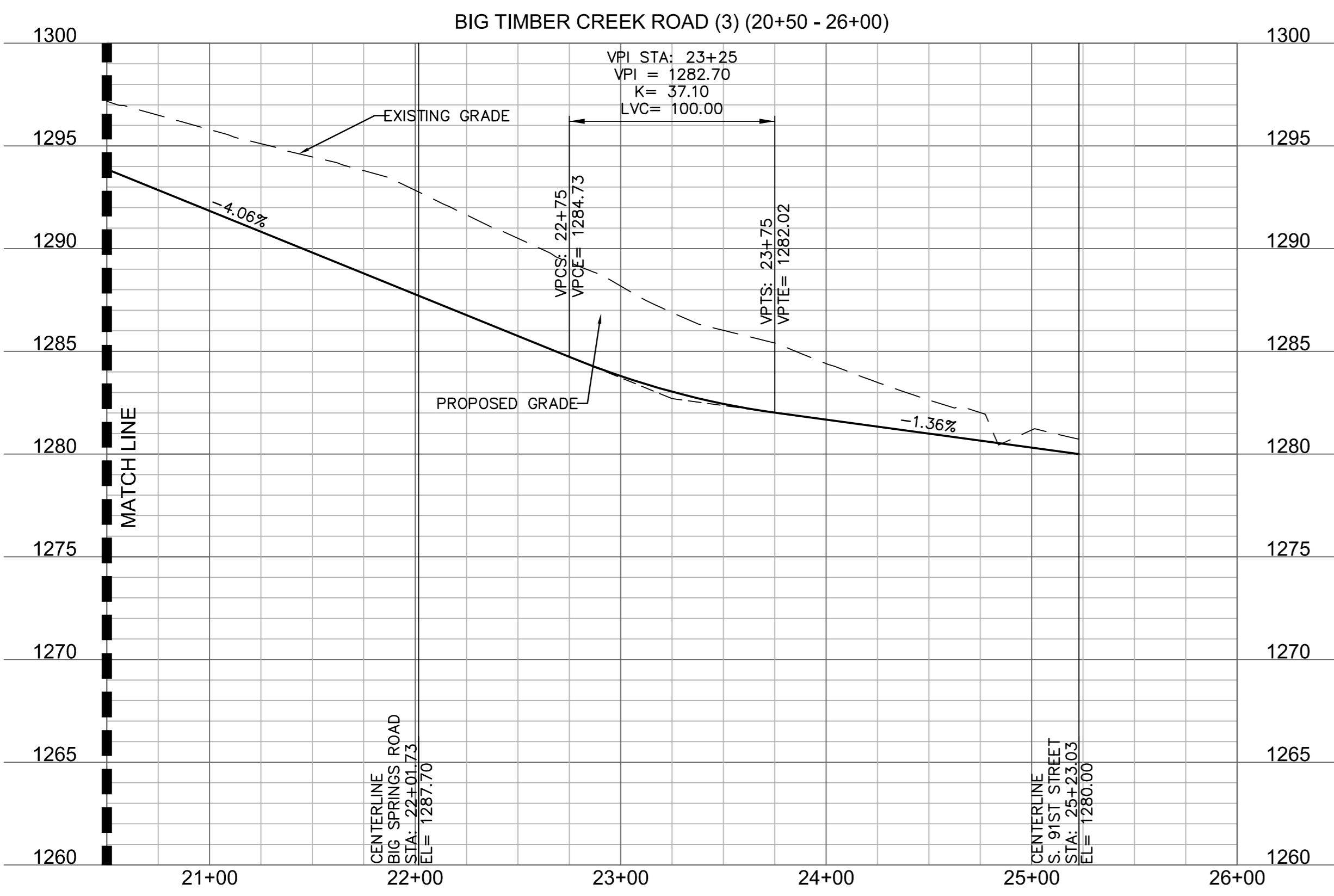
PROFILE LEGEND
 ——— PROPOSED GRADE AT CENTERLINE
 - - - - - EXISTING GRADE AT CENTERLINE

REV. NO.	DATE	REVISIONS DESCRIPTION

PAVING PROFILES
 WANDERING CREEK
 R-3 PLANNED UNIT DEVELOPMENT
 LINCOLN, NEBRASKA
 2021

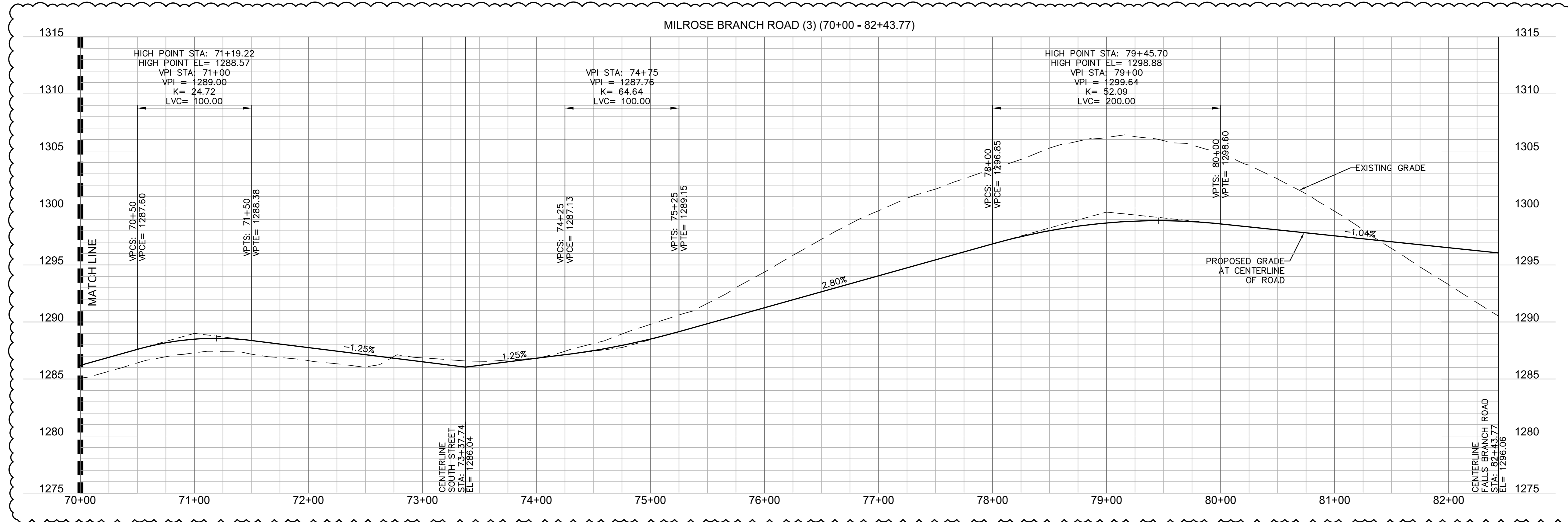
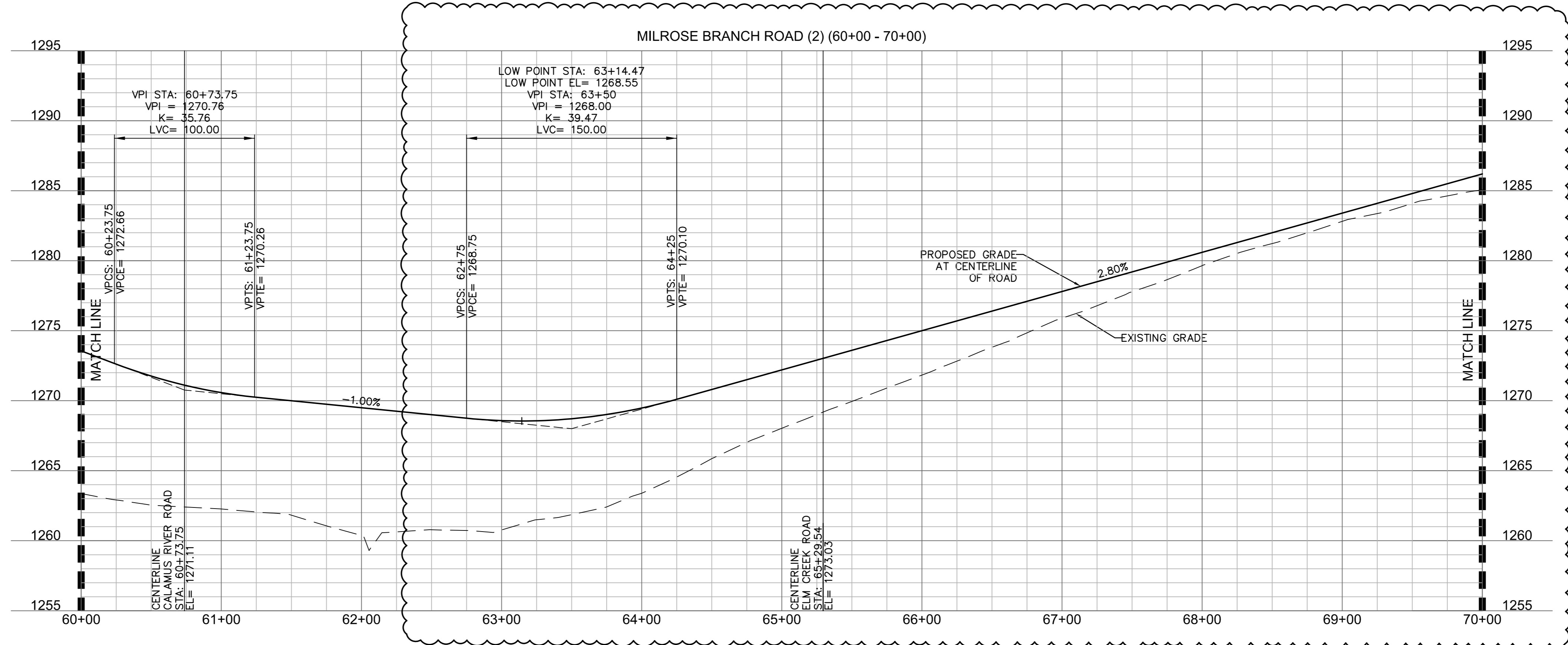
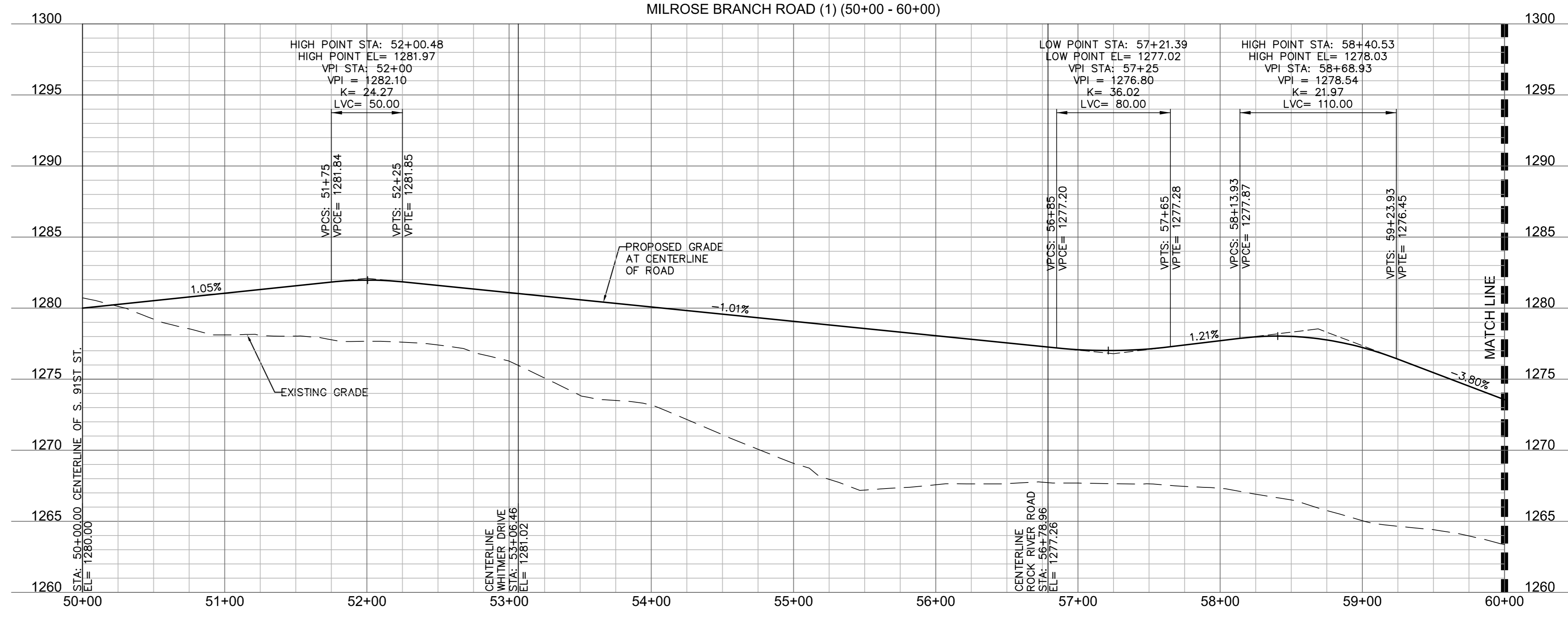
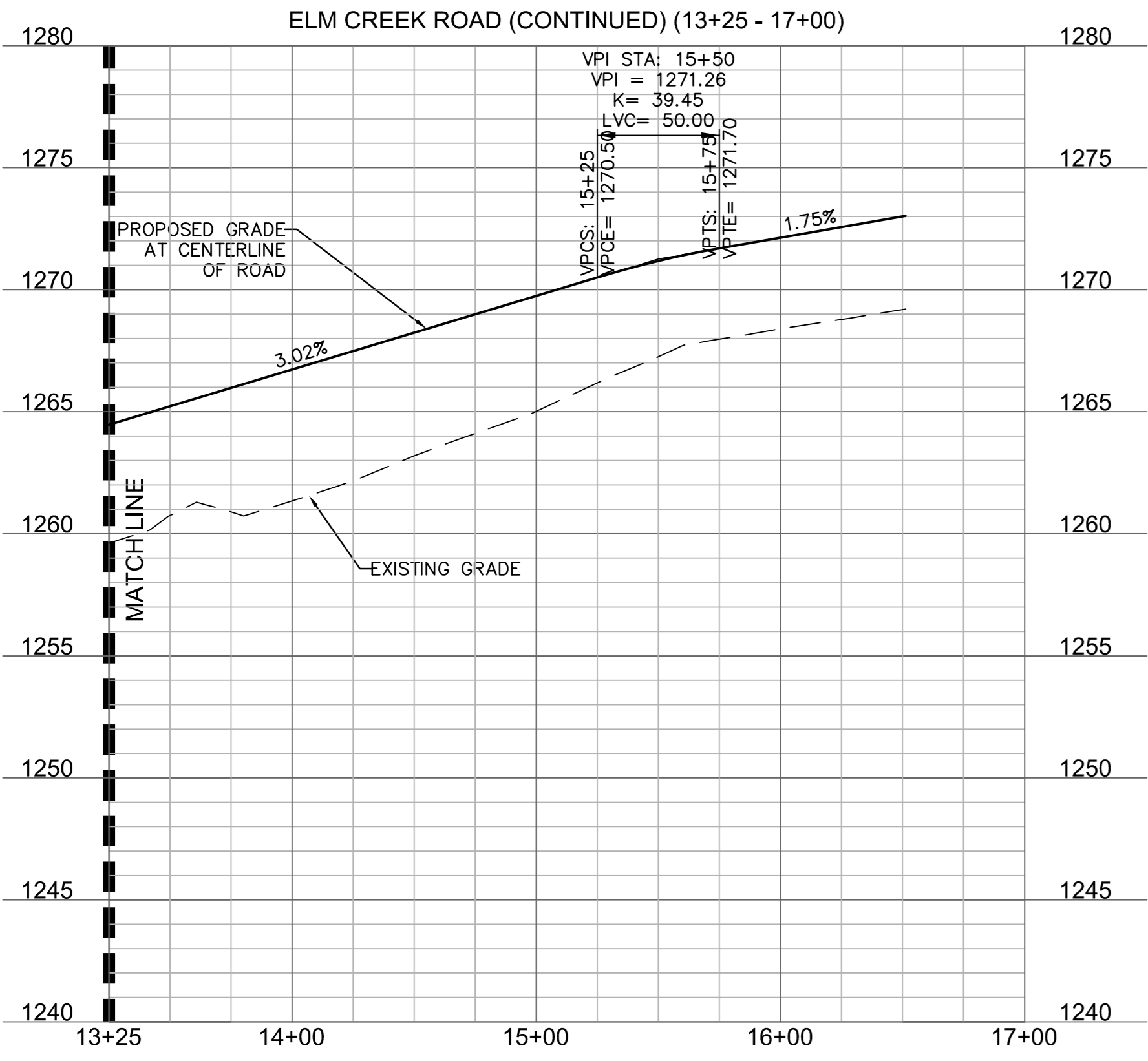
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 Approved by: BLM
 QA/QC by: BLM
 Project no.: 020-1850
 Date: 4/9/21

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PROFILE SCALE
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 VERTICAL: 1"=5'
PROFILE LEGEND
 ——— PROPOSED GRADE AT CENTERLINE
 - - - - - EXISTING GRADE AT CENTERLINE

REV. NO.	DATE	REVISIONS DESCRIPTION



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REV. NO.	DATE	REVISIONS DESCRIPTION

2021

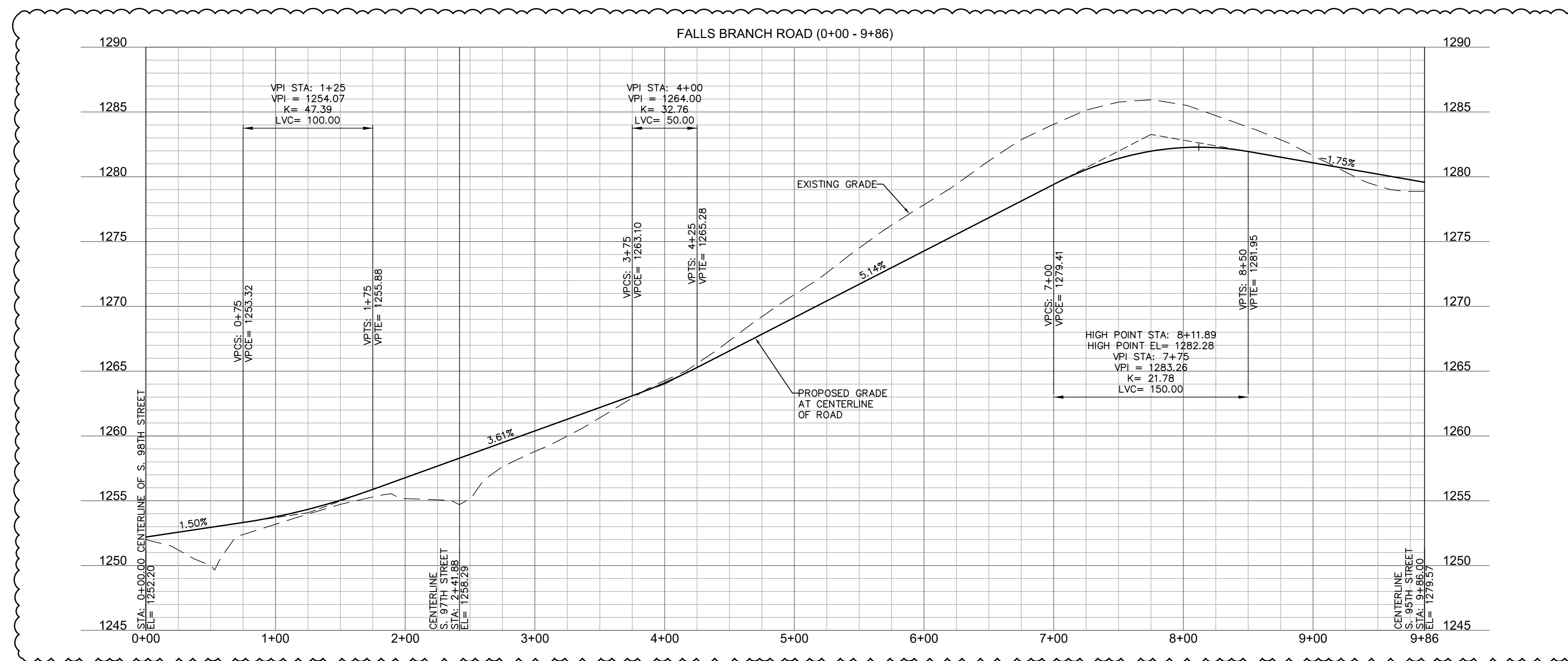
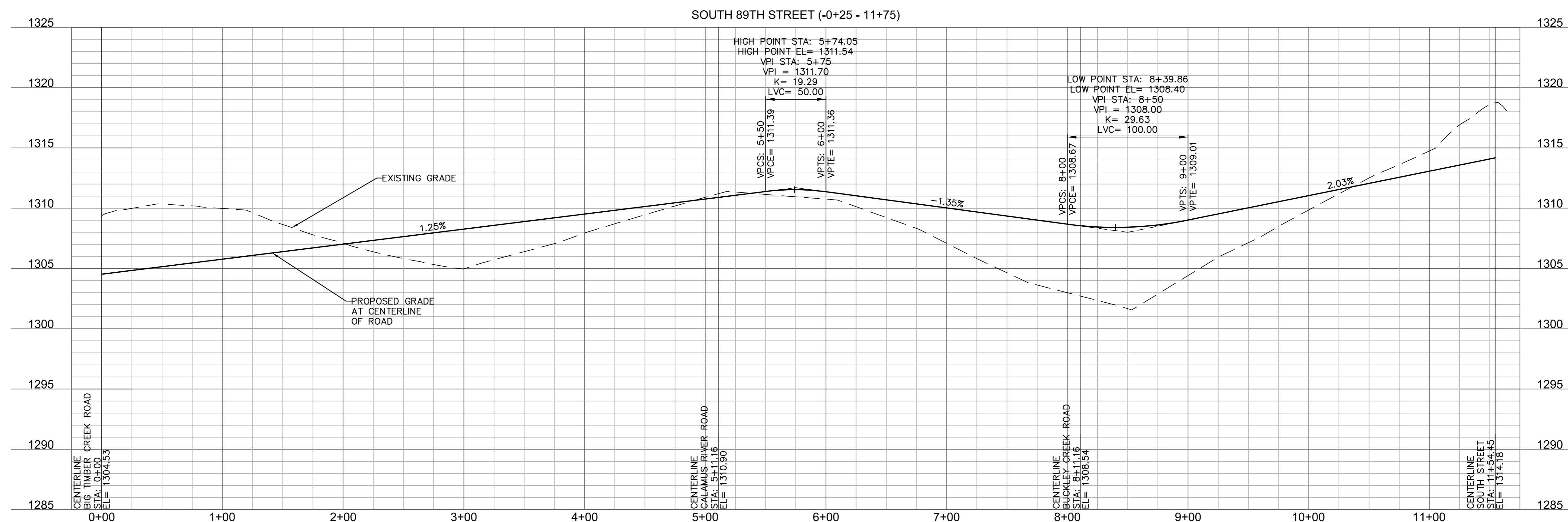
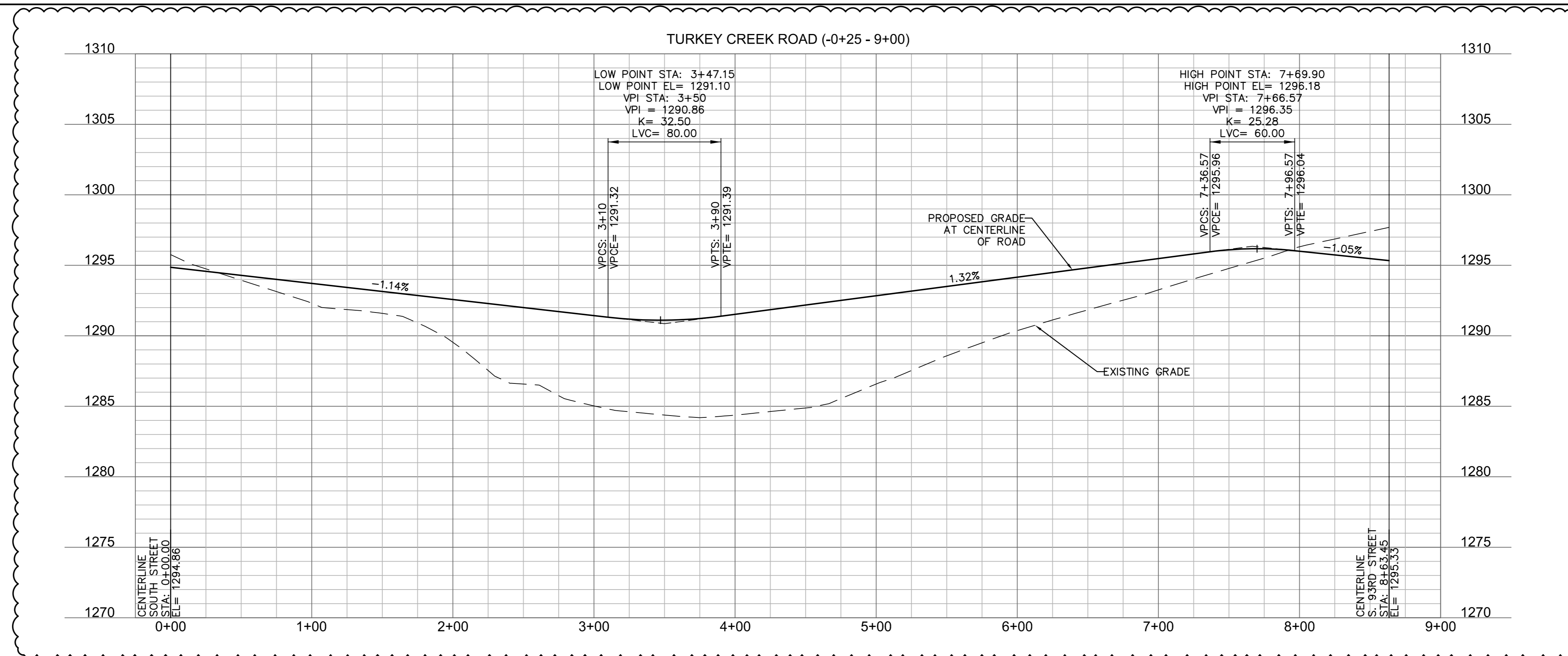
PAVING PROFILES
 WANDERING CREEK
 R-3 PLANNED UNIT DEVELOPMENT
 LINCOLN, NEBRASKA

PROFILE SCALE
 HORIZONTAL: 1"=50'
 VERTICAL: 1"=5'

PROFILE LEGEND
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 - - - - EXISTING GRADE AT CENTERLINE

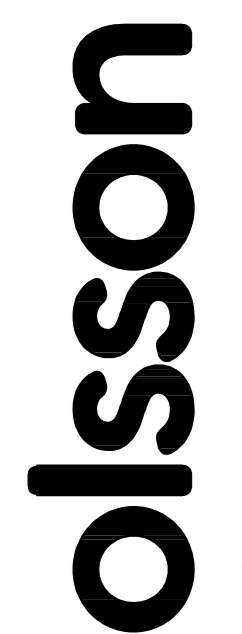
SHEET
 13 OF 23
 FINAL APPROVED PLAN

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PROFILE SCALE
 HORIZONTAL: 1"=50'
 VERTICAL: 1"=5'

PROFILE LEGEND
 ——— PROPOSED GRADE AT CENTERLINE
 - - - - - EXISTING GRADE AT CENTERLINE



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PAVING PROFILES

WANDERING CREEK

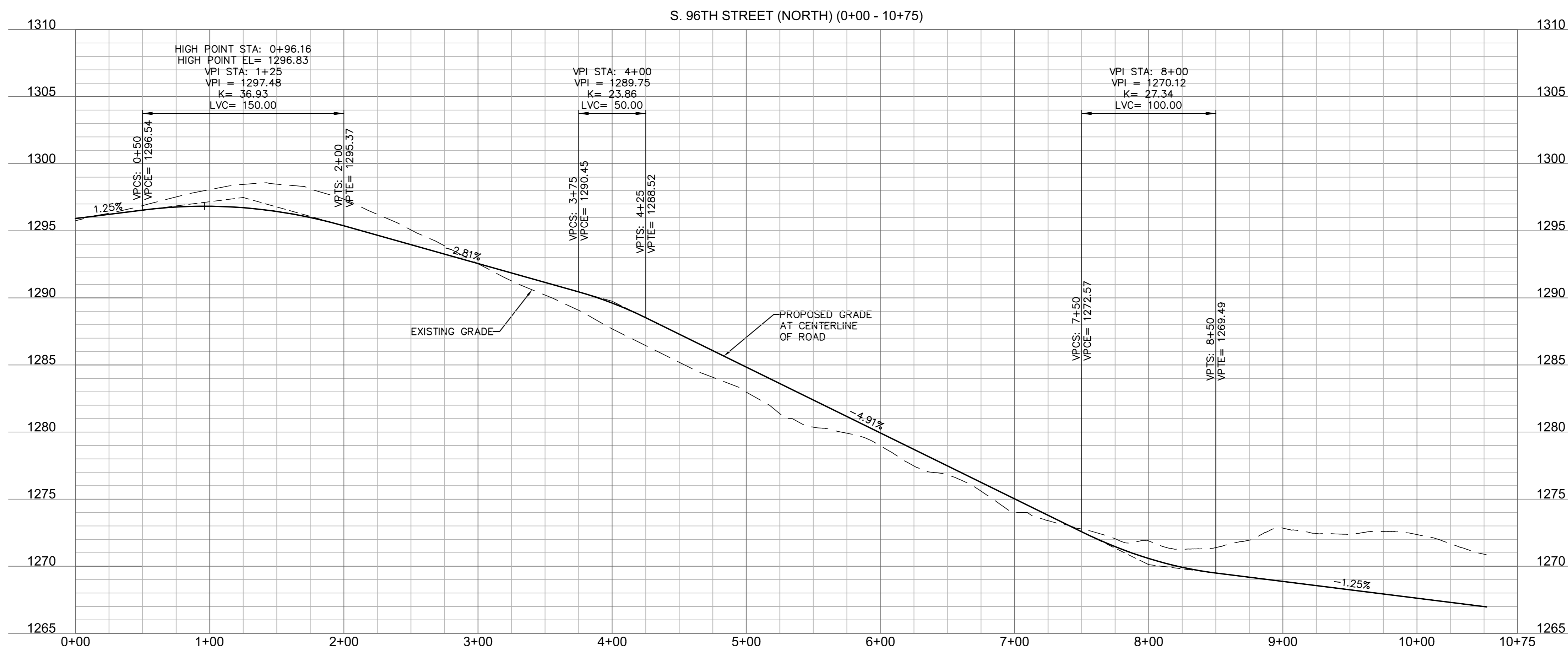
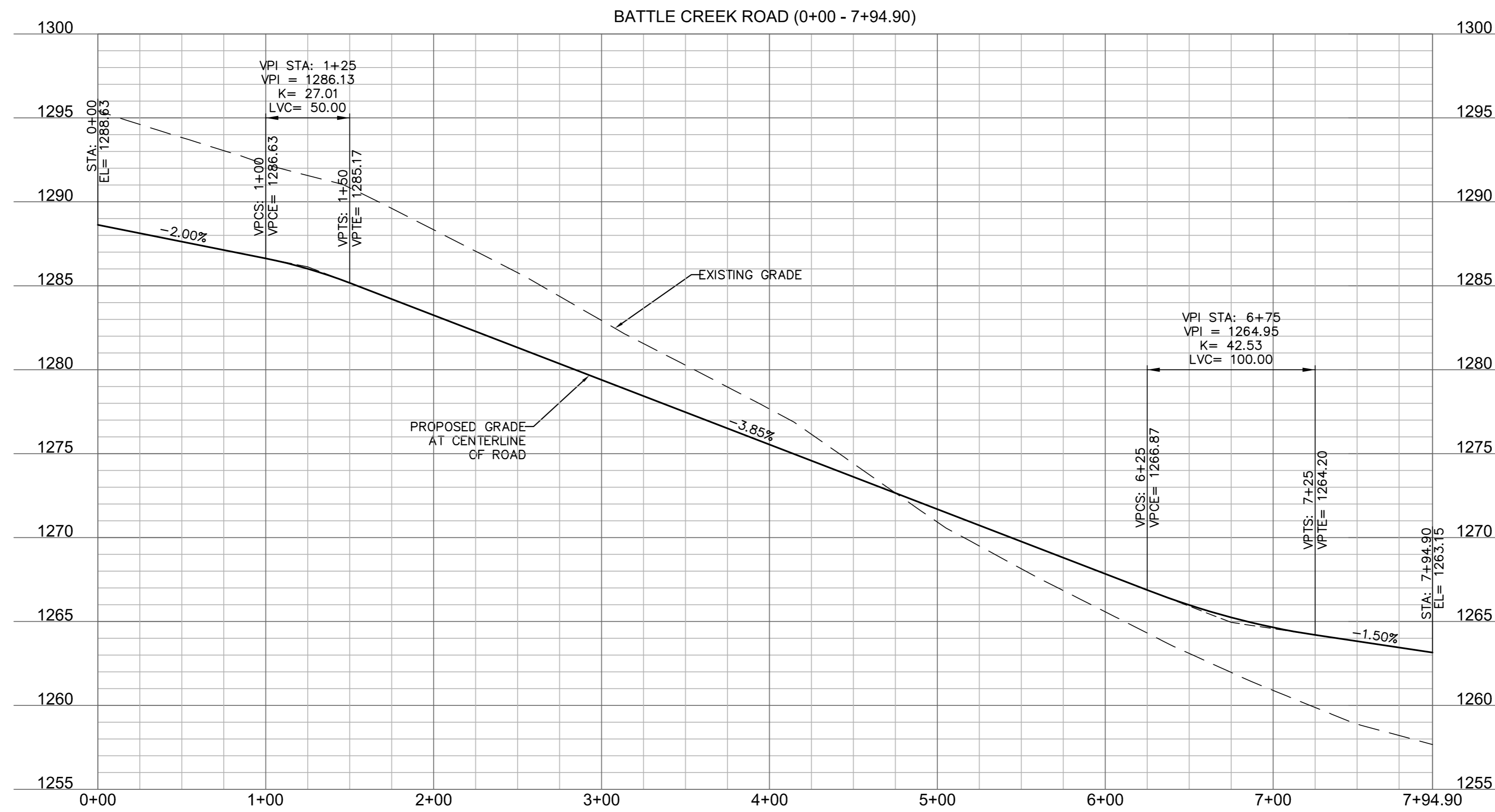
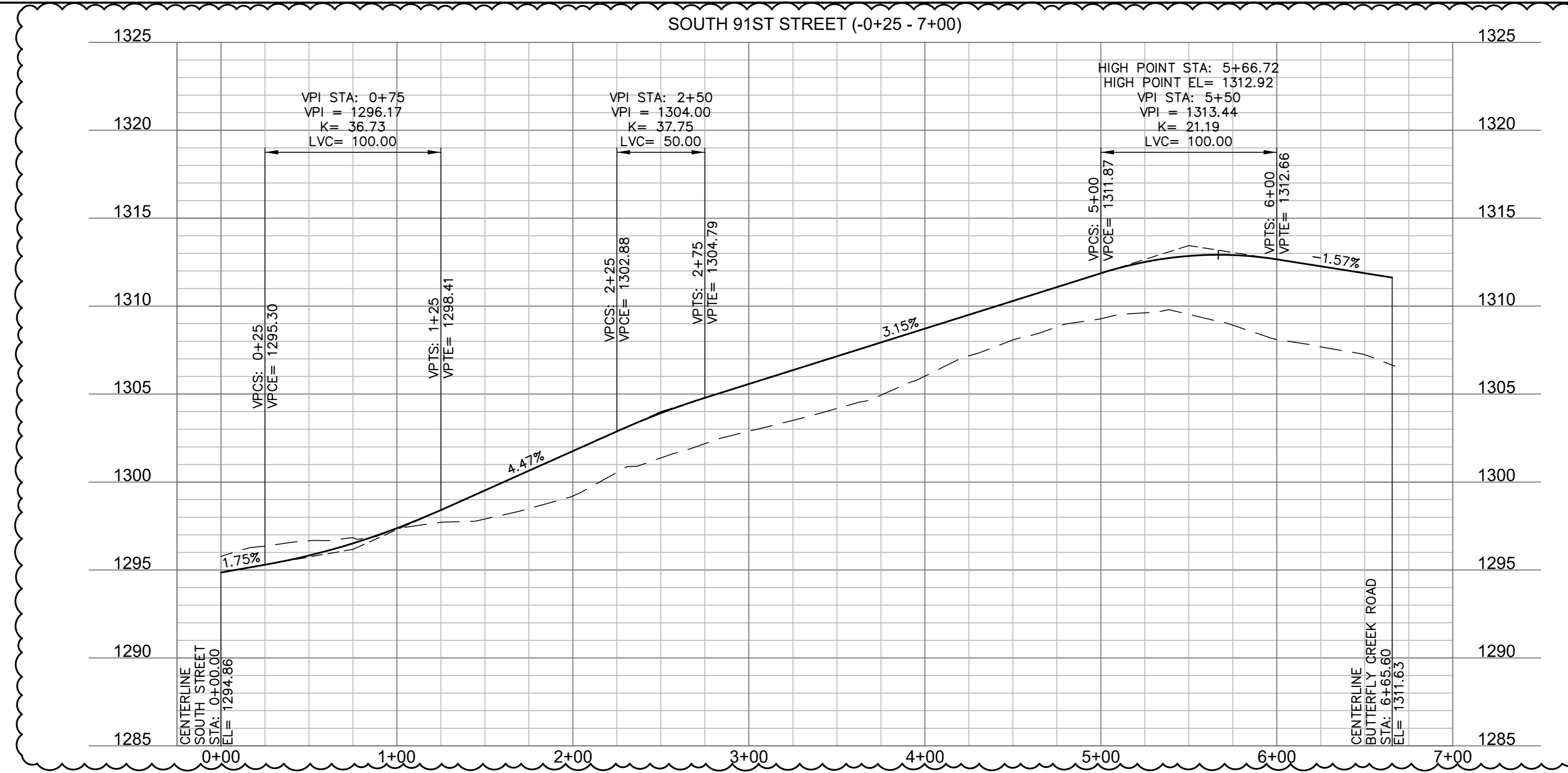
R-3 PLANNED UNIT DEVELOPMENT

LINCOLN, NEBRASKA

2021

Drawn by: BJB
 Checked by: BJM
 Approved by: BJM
 QA/QC by: BJM
 Project no.: 020-1850
 Date: 4/9/21

SHEET
 14 of 29
FINAL APPROVED PLAN

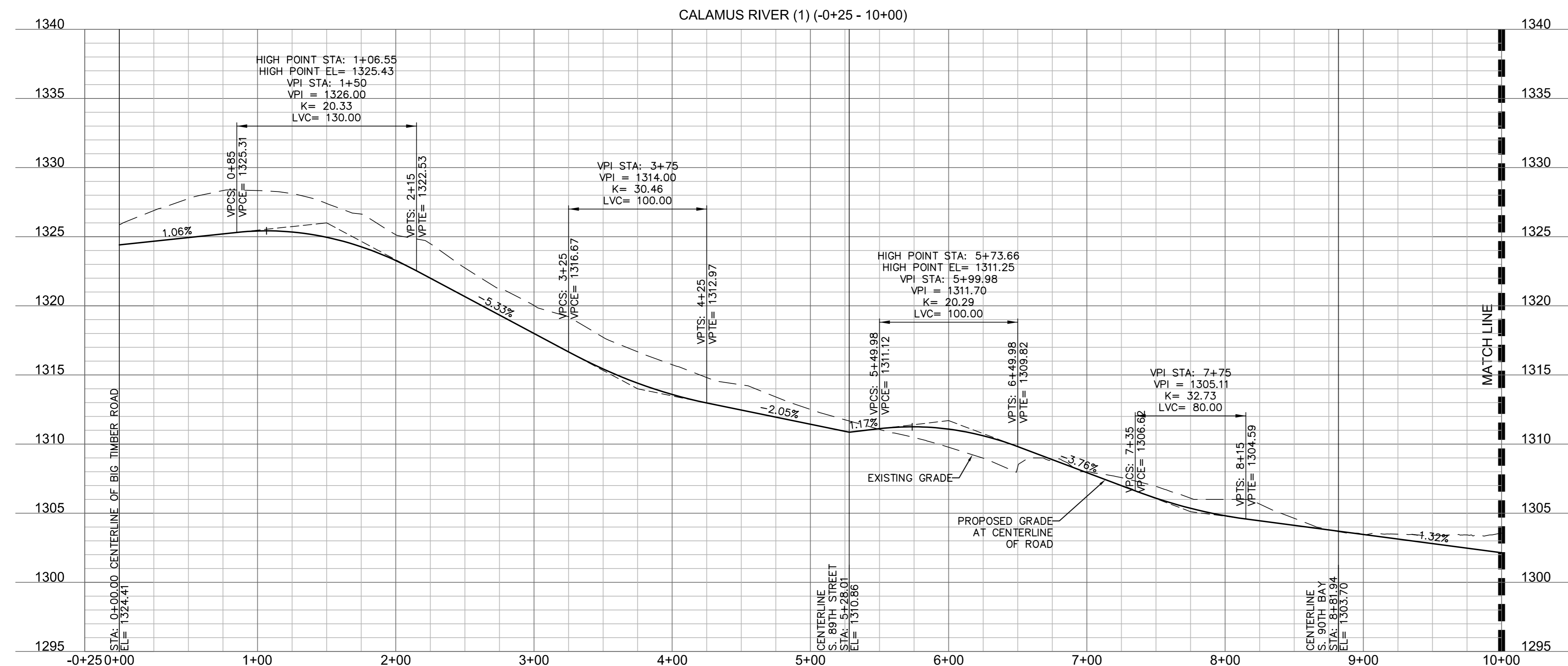
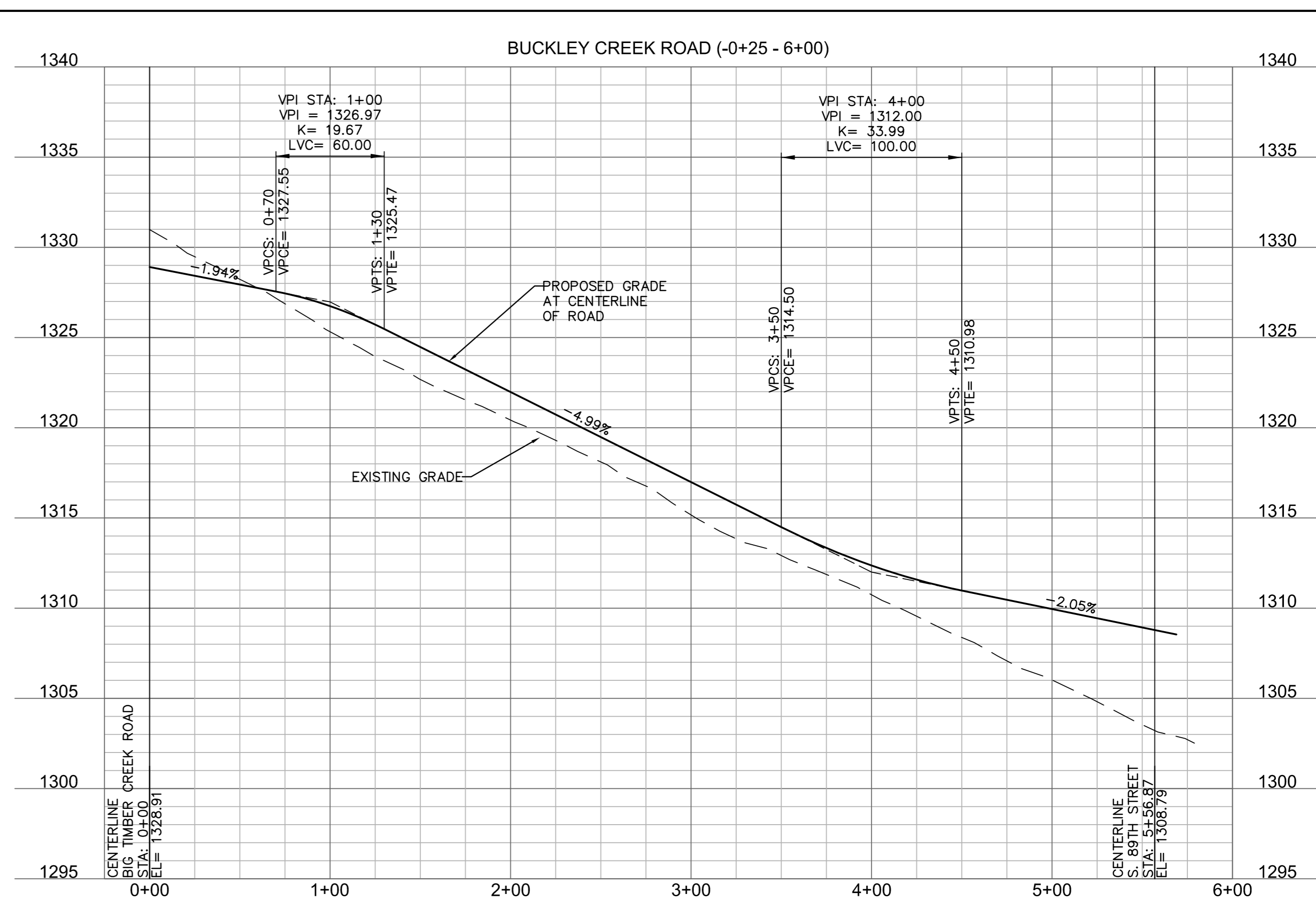
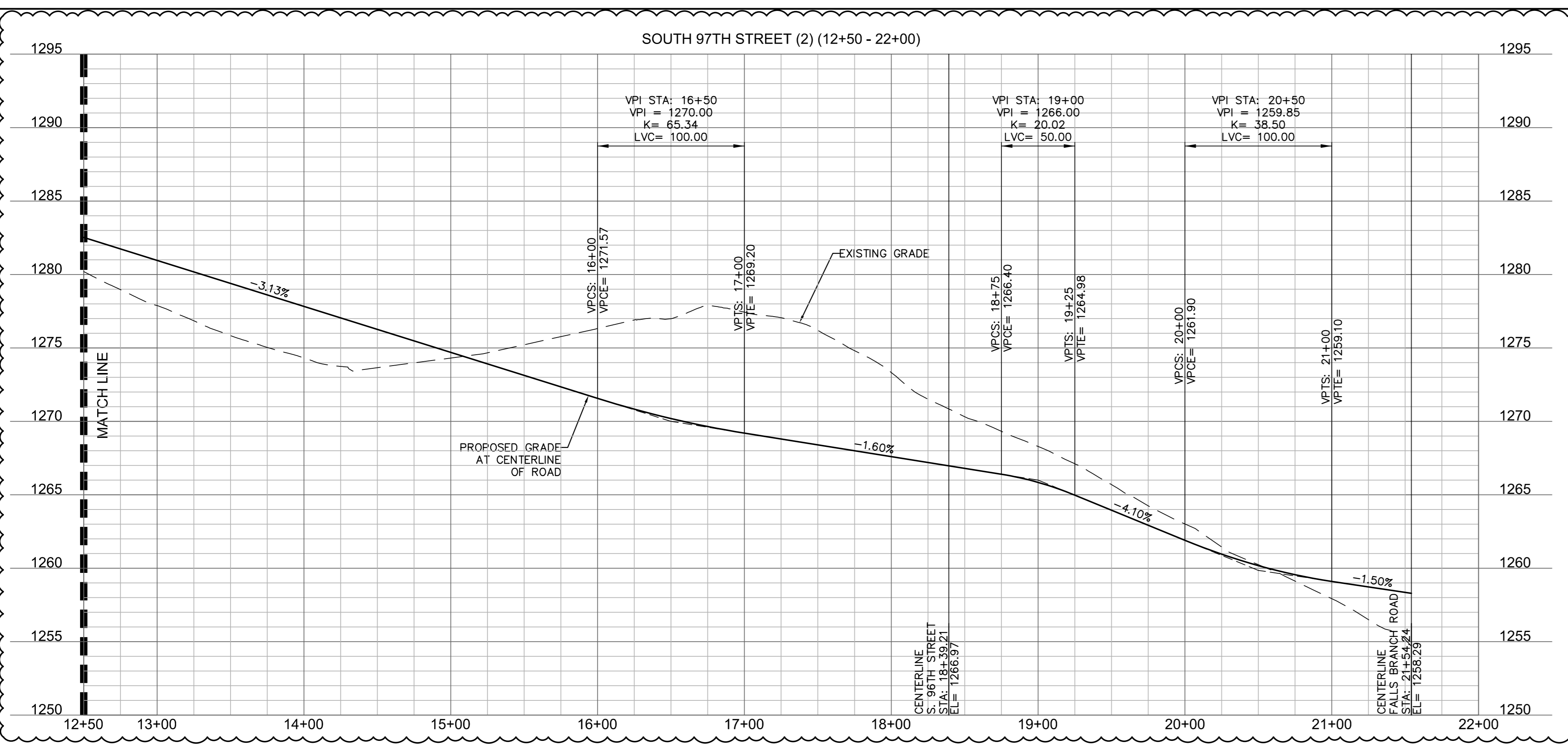


PROFILE SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

PROFILE LEGEND
—— PROPOSED GRADE AT CENTERLINE
- - - - EXISTING GRADE AT CENTERLINE

REV. NO.	DATE	REVISIONS DESCRIPTION

Drawn by: BJB
Checked by: BLM
Approved by: BLM
QA/QC by: BLM
Project no.: 020-1850
Date: 4/9/21



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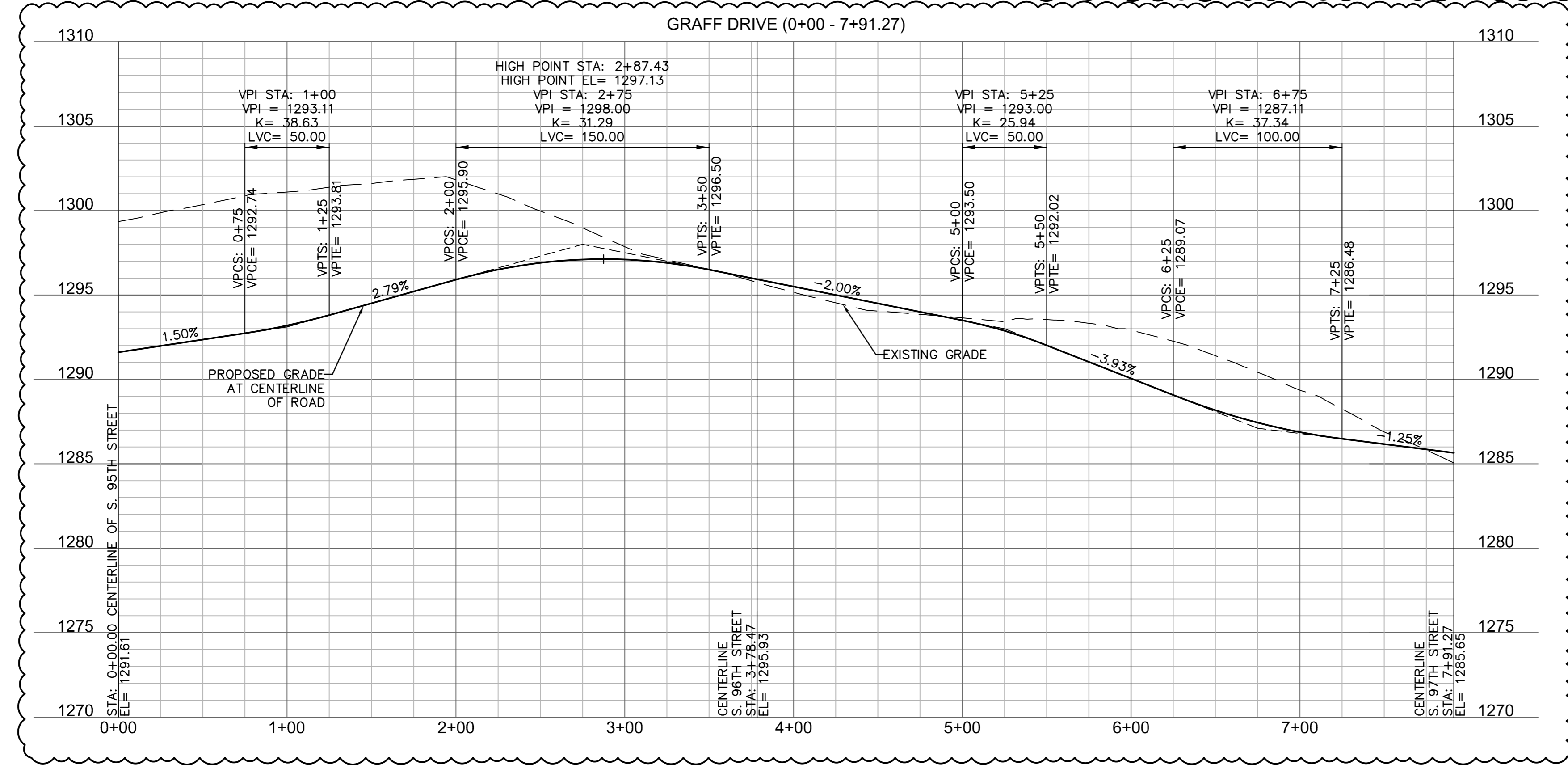
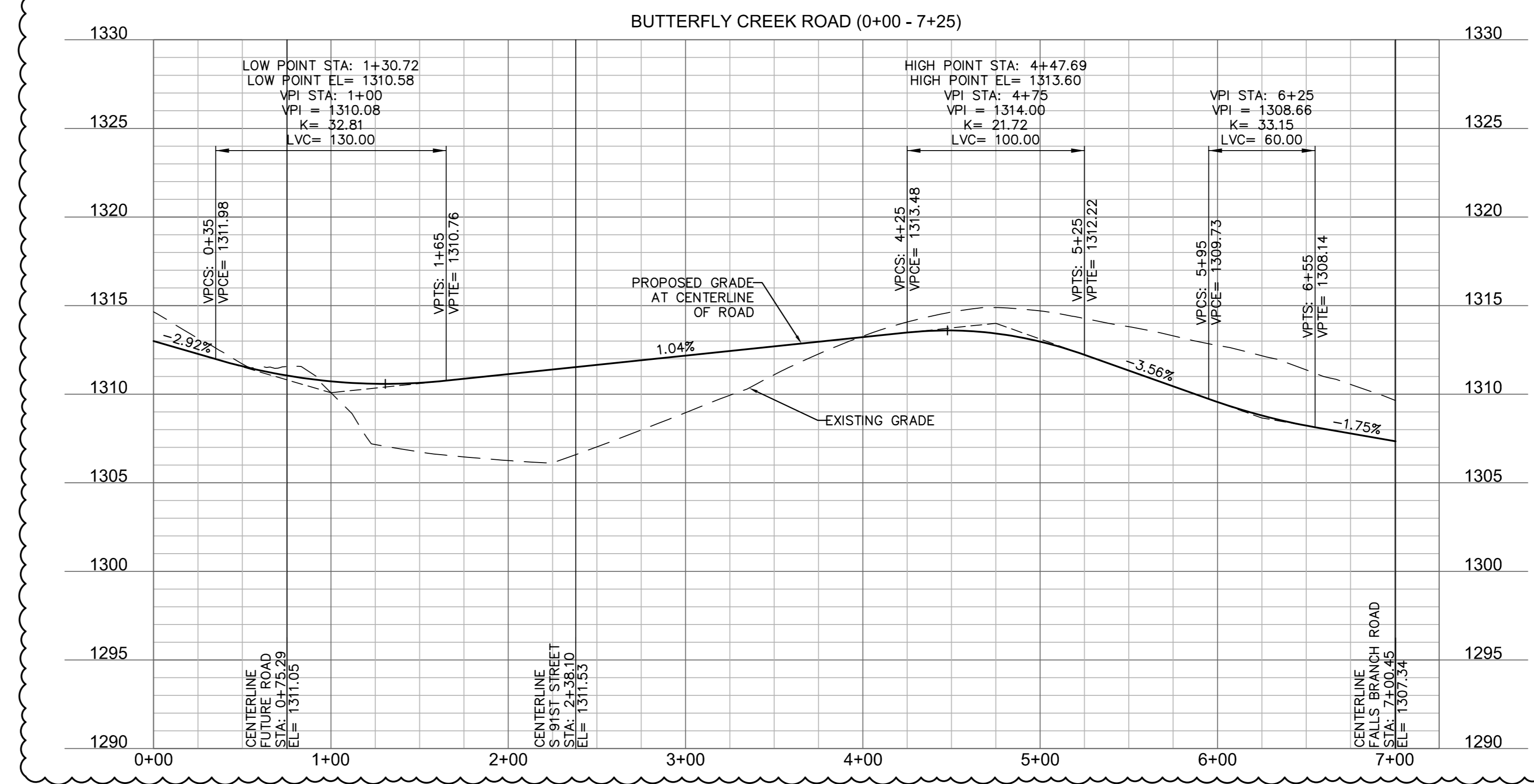
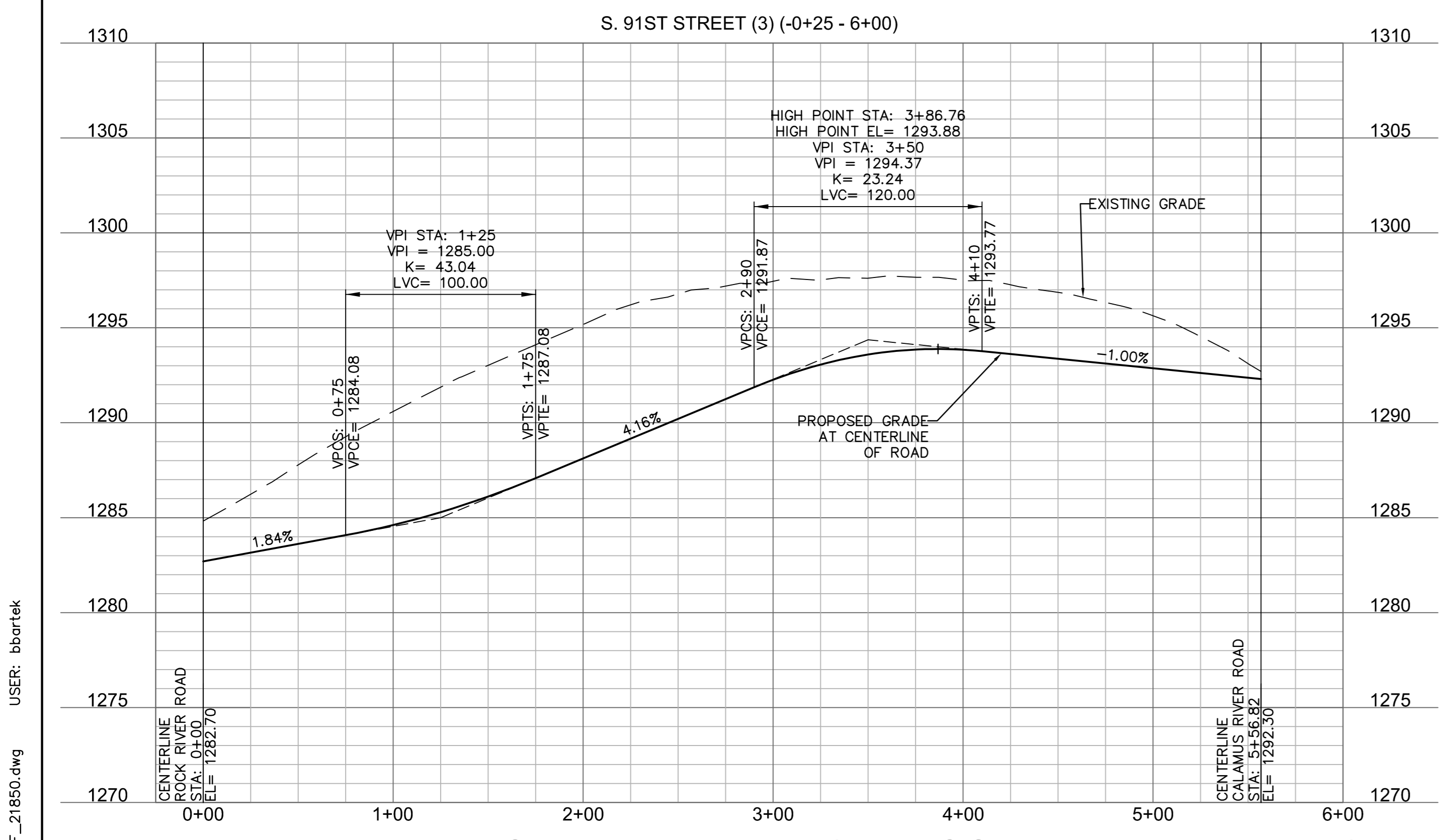
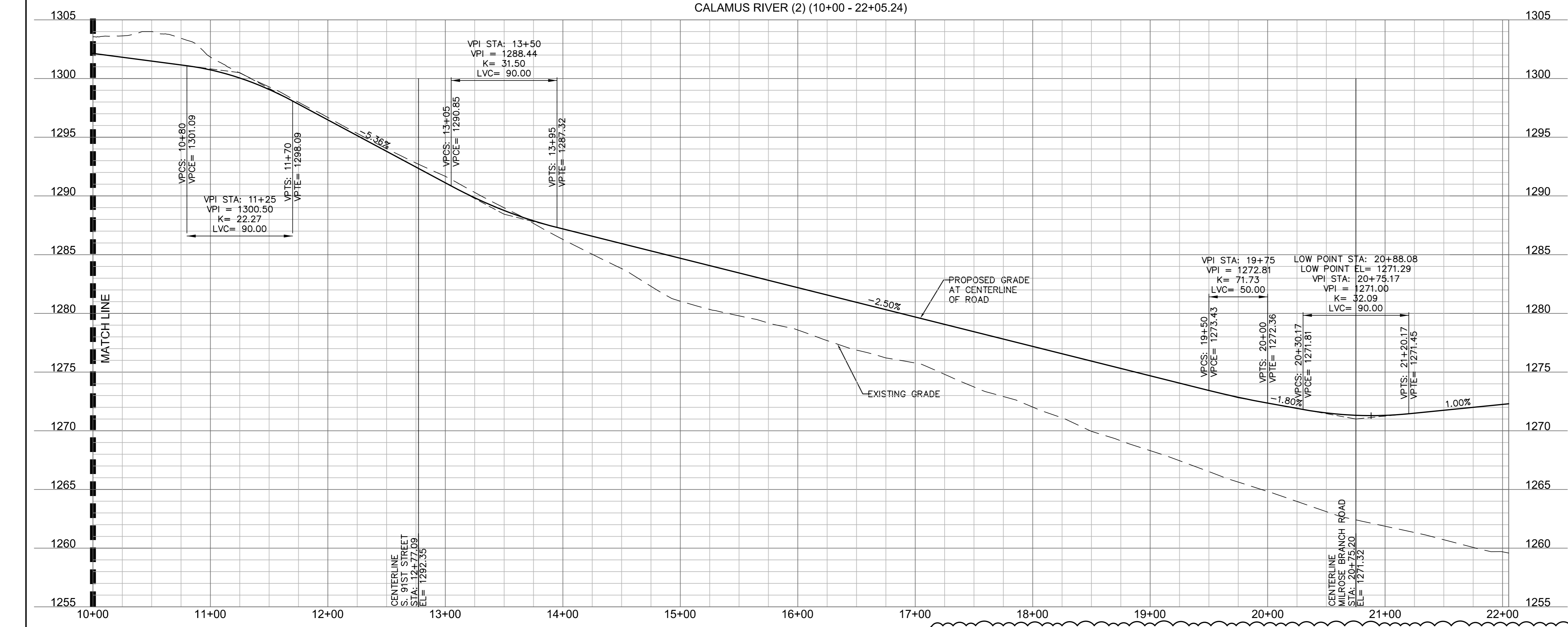
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 PAVING PROFILES
 WANDERING CREEK
 R-3 PLANNED UNIT DEVELOPMENT
 LINCOLN, NEBRASKA

Drawn by: <u> </u>	8/98
Checked by: <u> </u>	B.M.
Approved by: <u> </u>	B.M.
QA/QC by: <u> </u>	B.M.
Project no.: <u>020-1850</u>	
Date: <u>4/9/21</u>	

2021

PROFILE SCALE
 HORIZONTAL: 1"=50'
 VERTICAL: 1"=5'

PROFILE LEGEND
 ————— PROPOSED GRADE AT CENTERLINE
 - - - - - EXISTING GRADE AT CENTERLINE



USER: bbarbek
 DATE: Feb 13, 2022 7:07am
 PROJECT: C:\BASE_21850
 SHEET: C:\BASE_21850

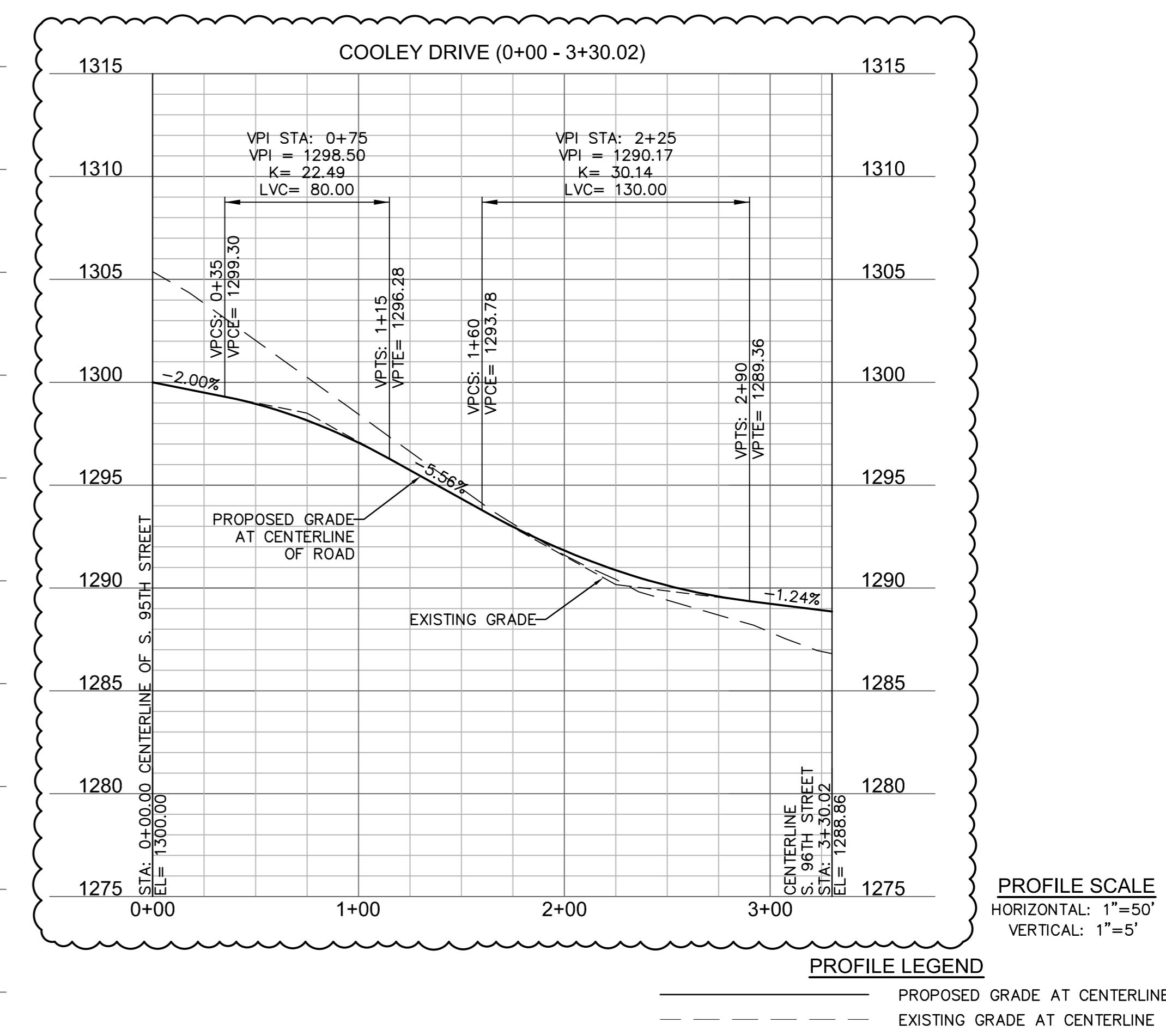
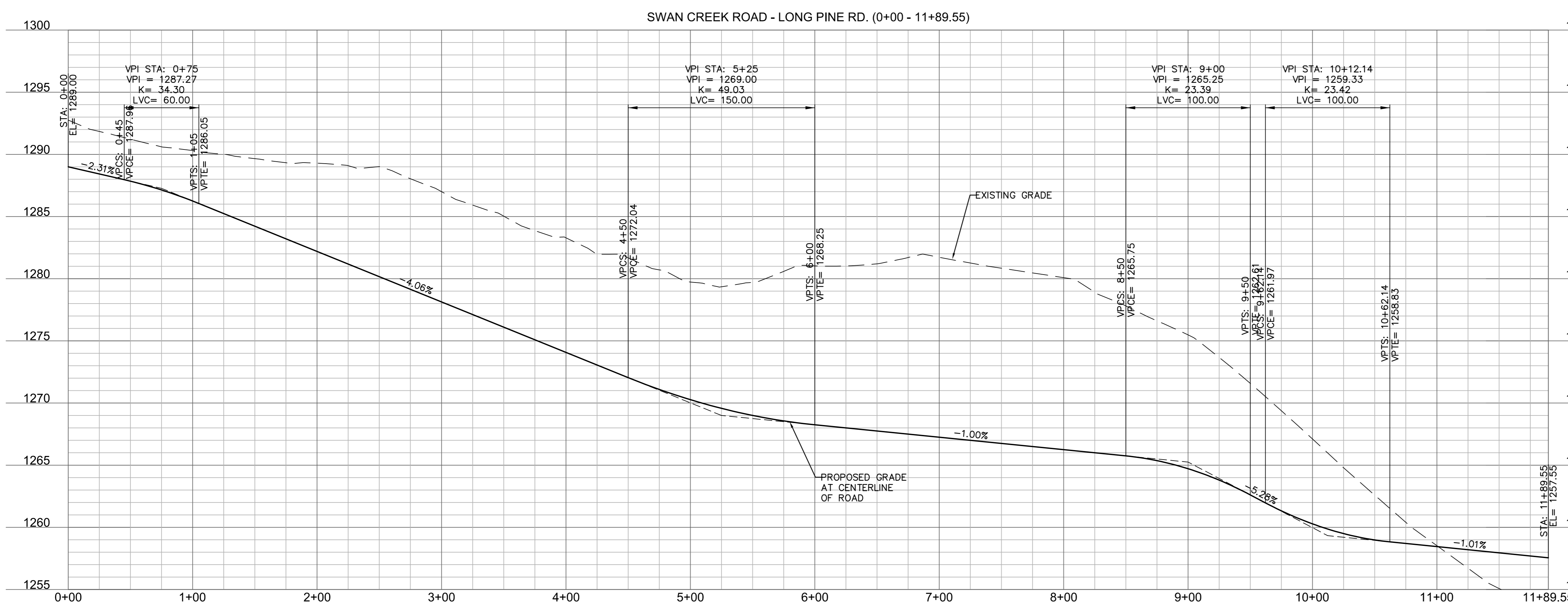
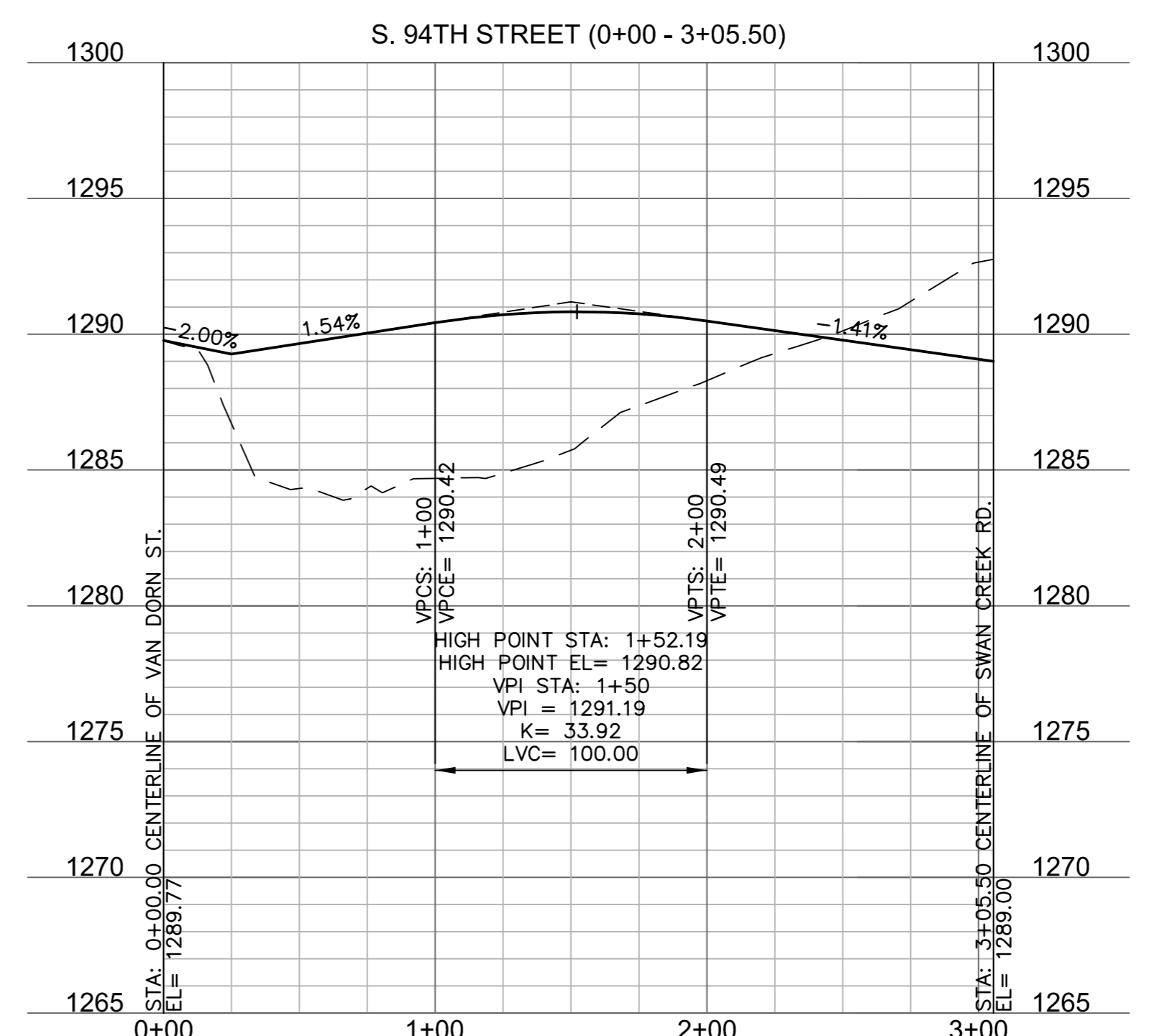
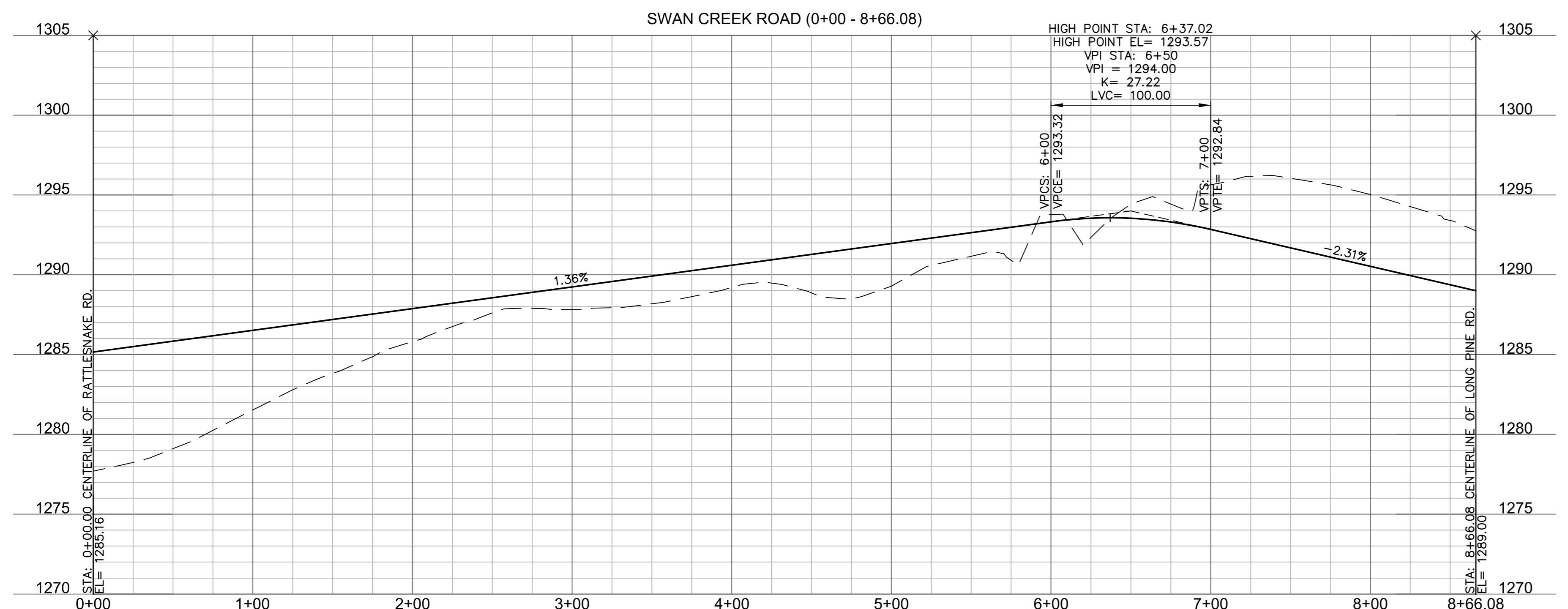
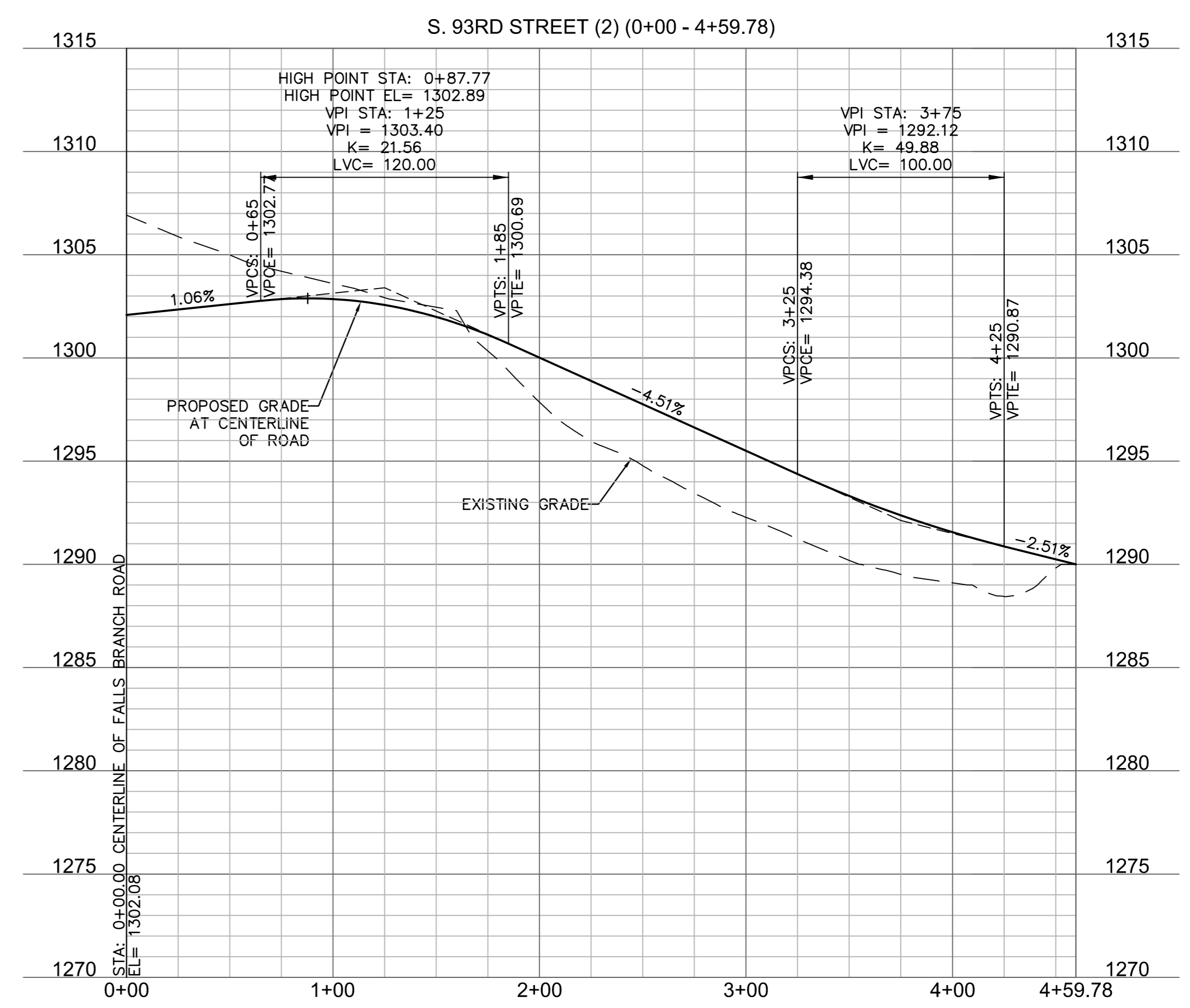
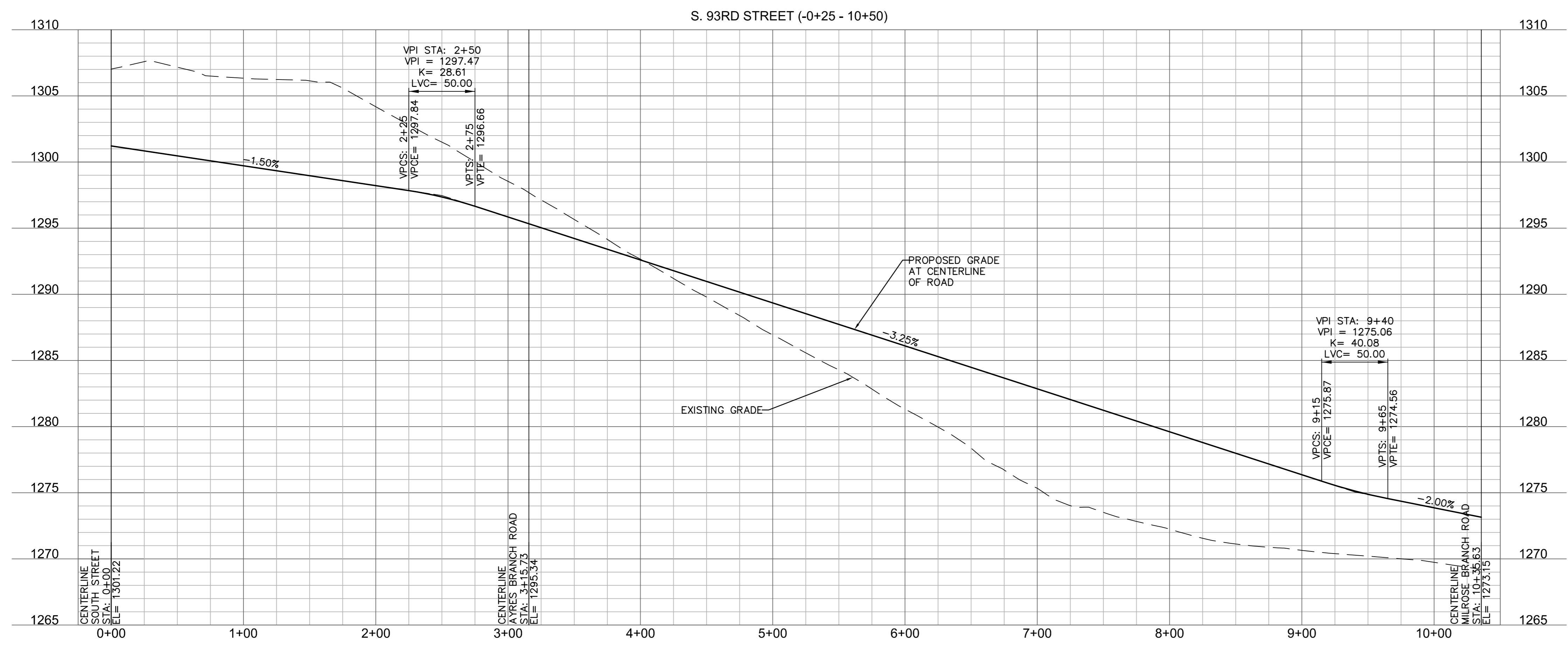
REV. NO.	DATE	REVISIONS DESCRIPTION

REV. NO.	DATE	REVISIONS DESCRIPTION

PAVING PROFILES
 WANDERING CREEK
 R-3 PLANNED UNIT DEVELOPMENT
 LINCOLN, NEBRASKA
 2021

PROFILE SCALE
 HORIZONTAL: 1"=50'
 VERTICAL: 1"=5'
PROFILE LEGEND
 ——— PROPOSED GRADE AT CENTERLINE
 - - - - - EXISTING GRADE AT CENTERLINE

USER: bbarbek
 DATE: Feb 13, 2022 7:07am
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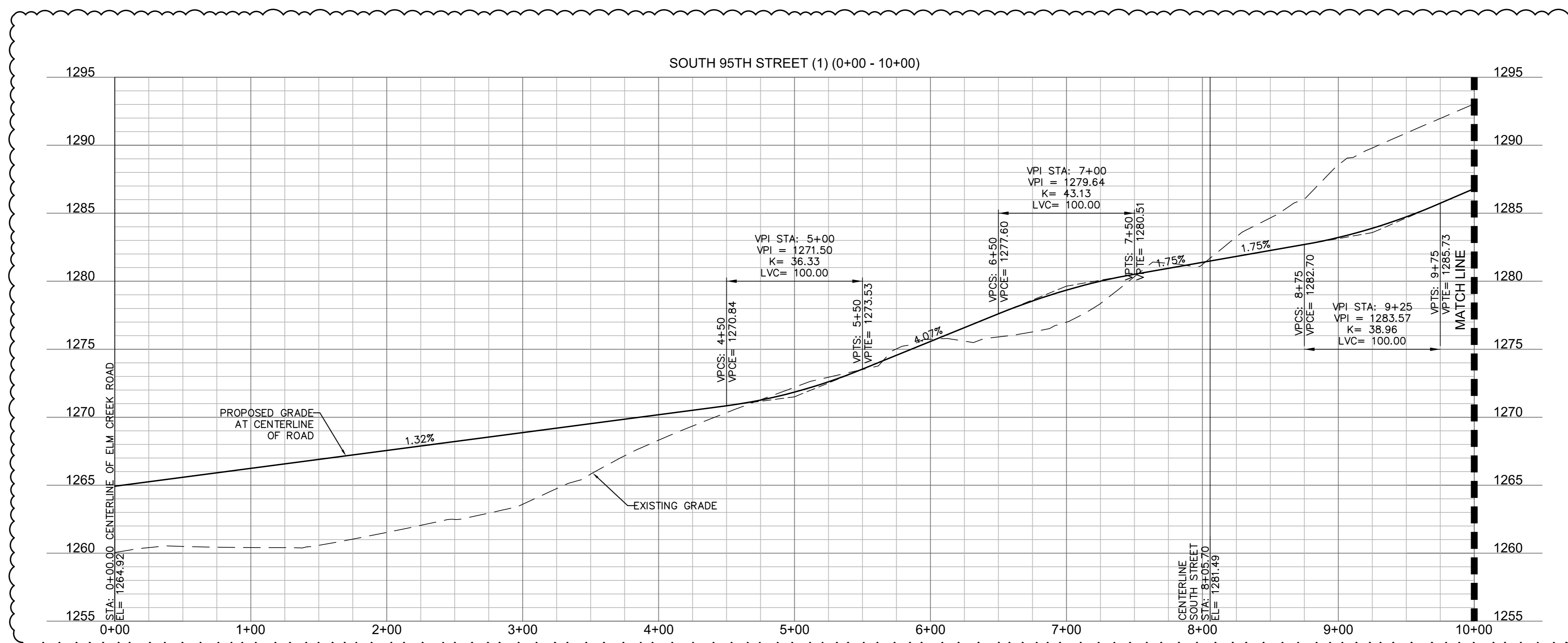
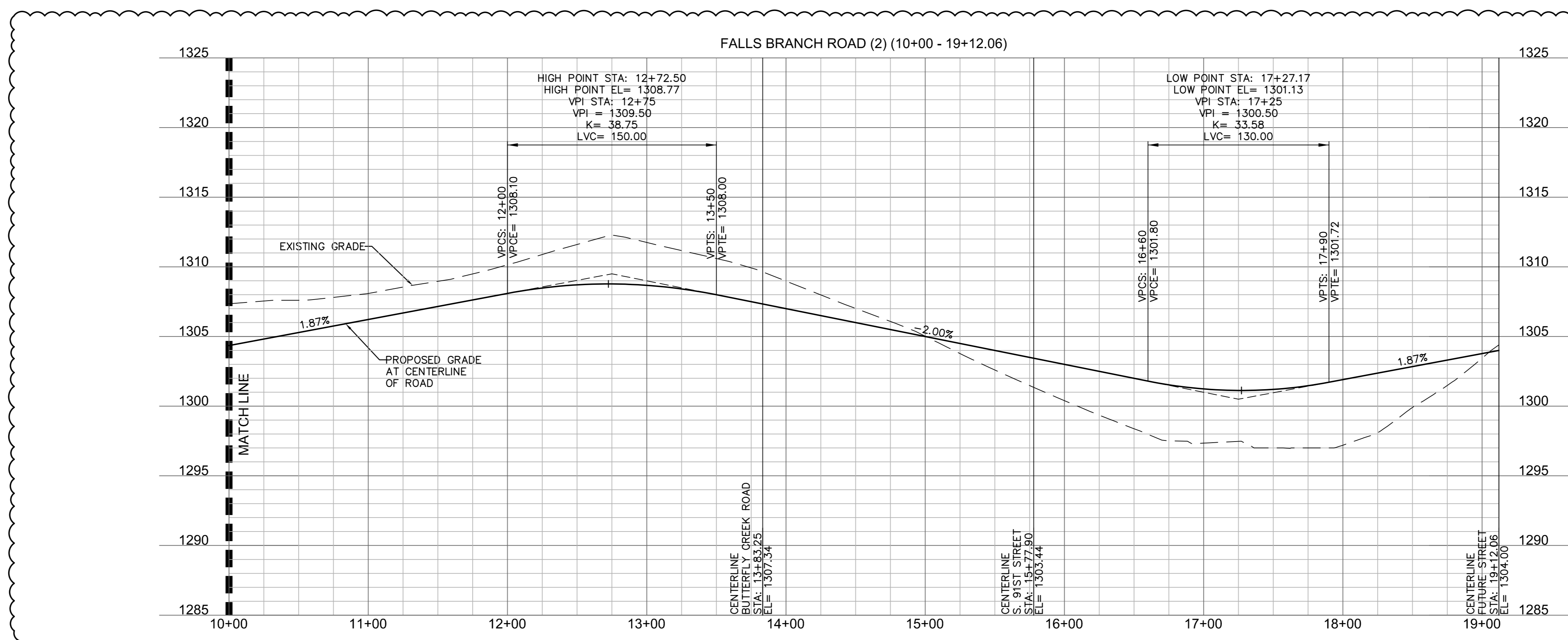
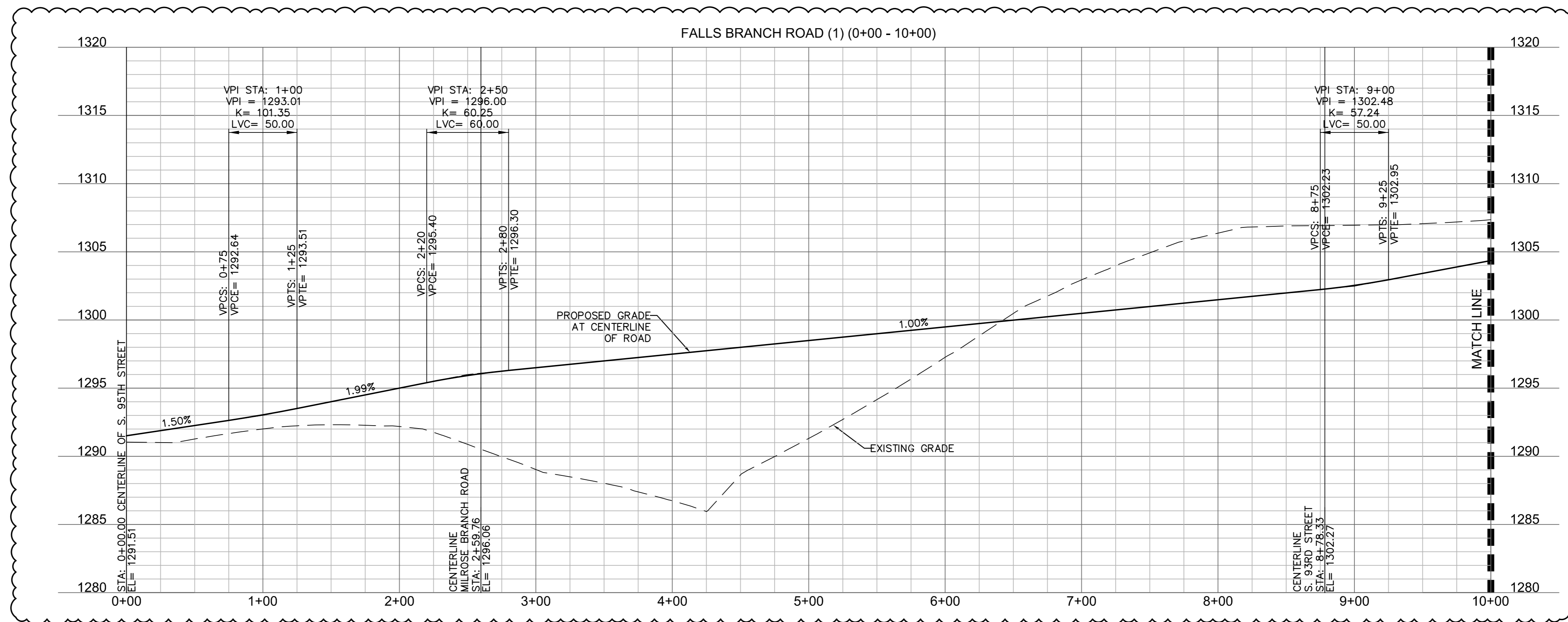


REV. NO.	DATE	REVISIONS DESCRIPTION

LINCOLN, NEBRASKA
 R-3 PLANNED UNIT DEVELOPMENT
 WANDERING CREEK
 PAVING PROFILES
 SHEET 19 OF 23
 FINAL APPROVED PLAN

PROFILE SCALE
 HORIZONTAL: 1"=50'
 VERTICAL: 1"=5'
 PROFILE LEGEND
 ——— PROPOSED GRADE AT CENTERLINE
 - - - - - EXISTING GRADE AT CENTERLINE

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 DATE: Feb 13, 2022 7:07am USER: bbarbek



PROFILE SCALE
 HORIZONTAL: 1"=50'
 VERTICAL: 1"=5'

PROFILE LEGEND
 - - - - - PROPOSED GRADE AT CENTERLINE
 - - - - - EXISTING GRADE AT CENTERLINE

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REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

PAVING PROFILES

WANDERING CREEK

R-3 PLANNED UNIT DEVELOPMENT

LINCOLN, NEBRASKA

2021

4/2/21

drawn by: BJB

checked by: BJM

approved by: BJM

QA/QC by: BJM

project no.: 020-1850

date: 4/2/21

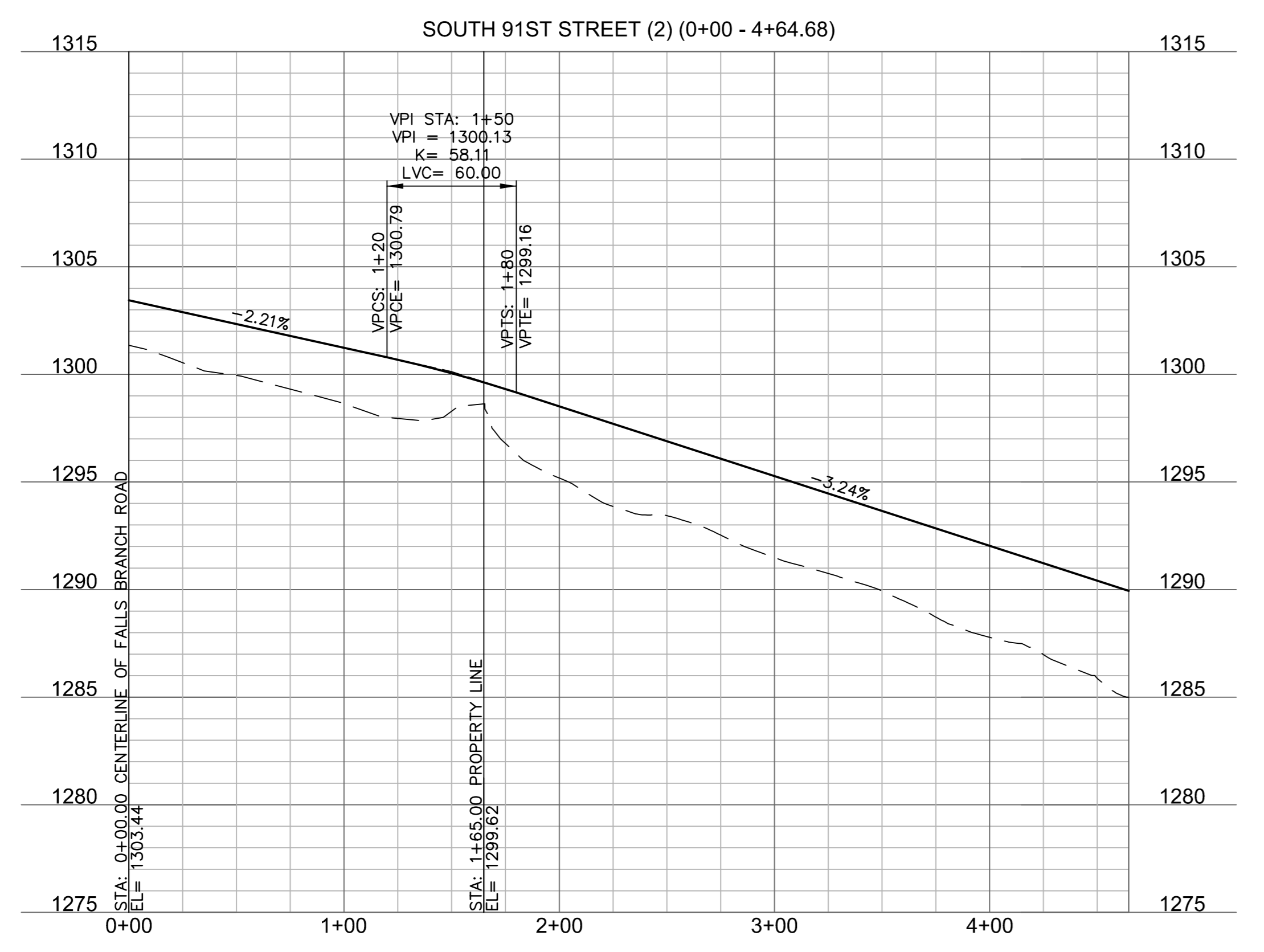
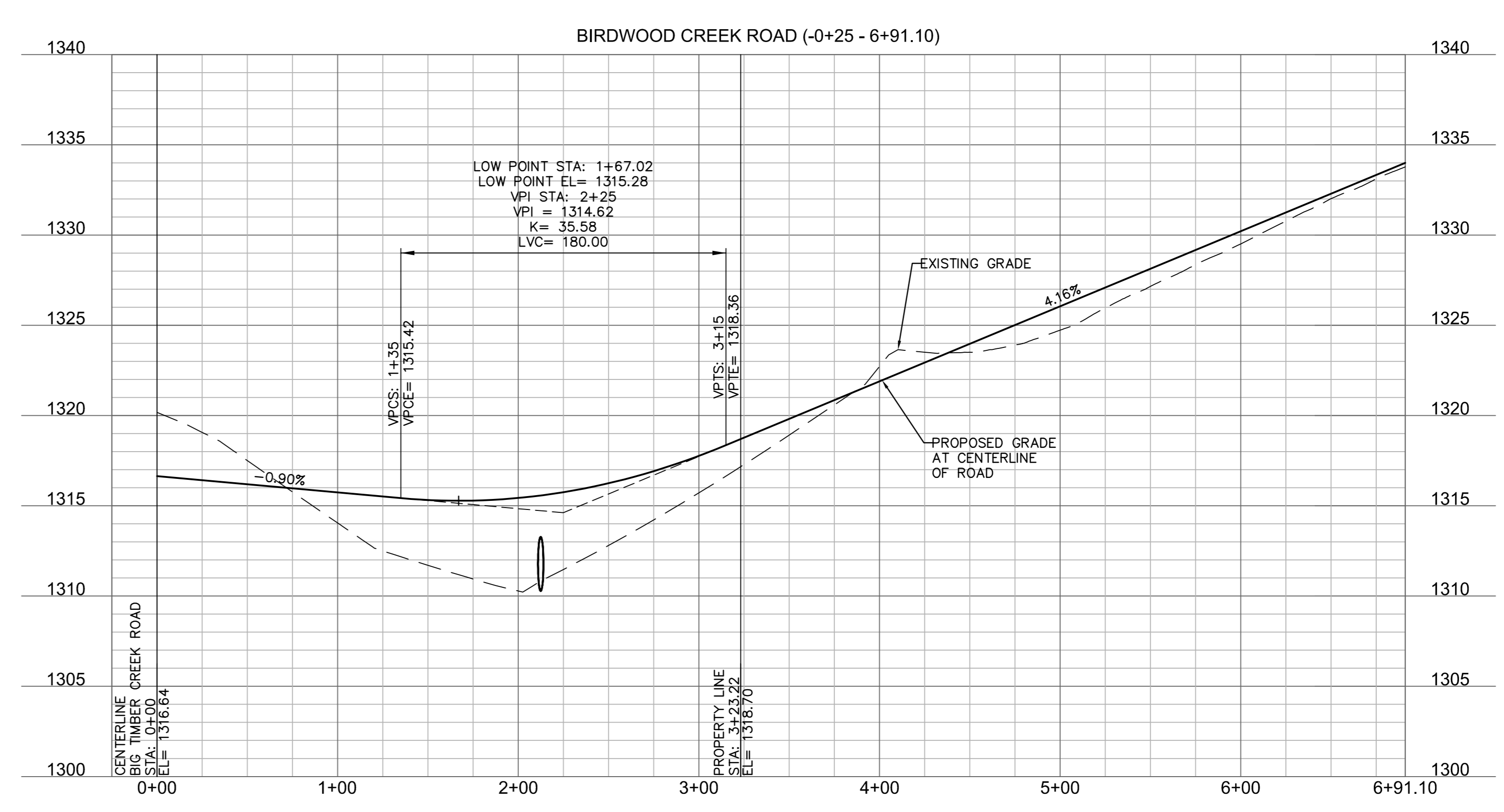
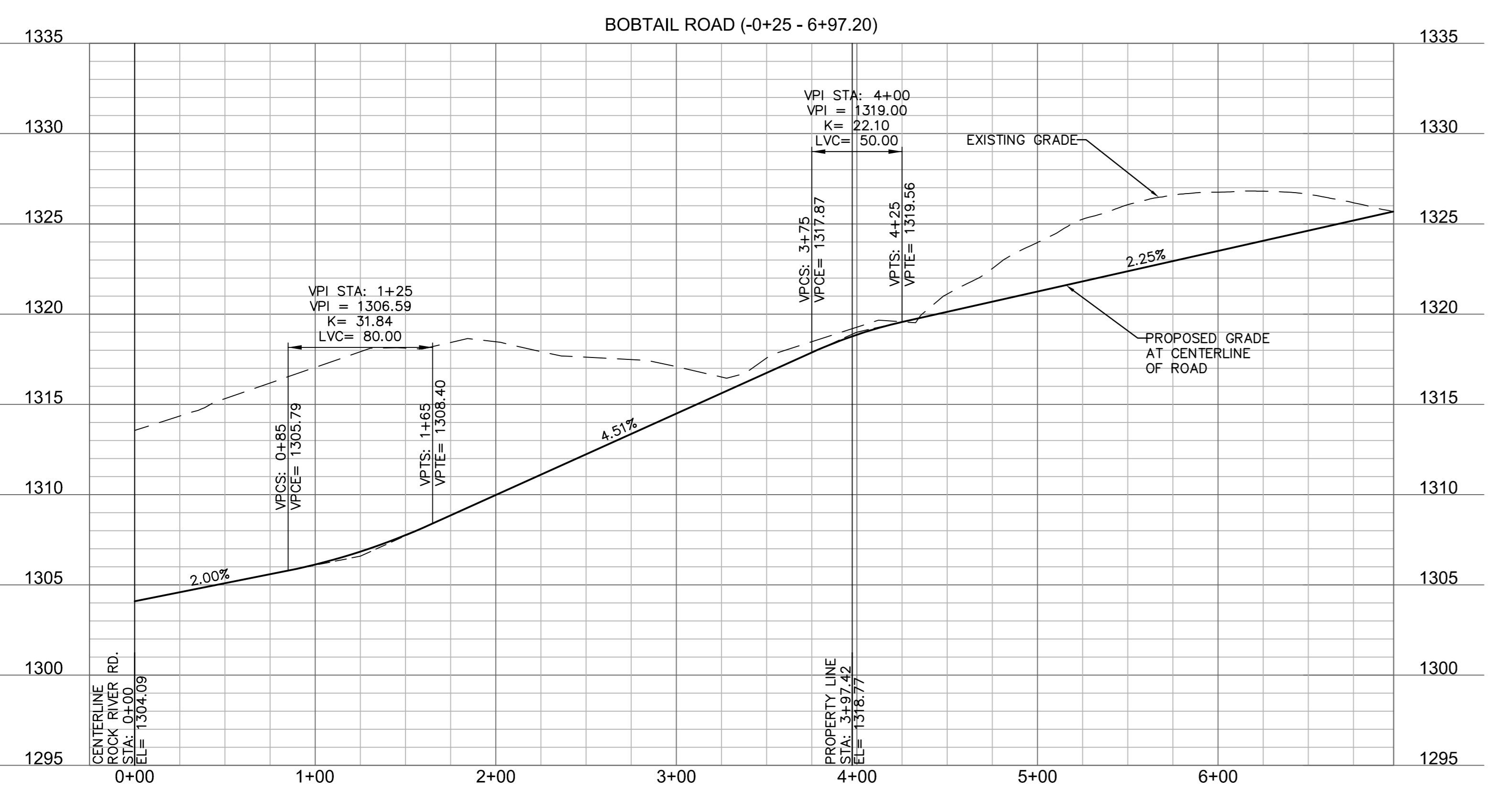
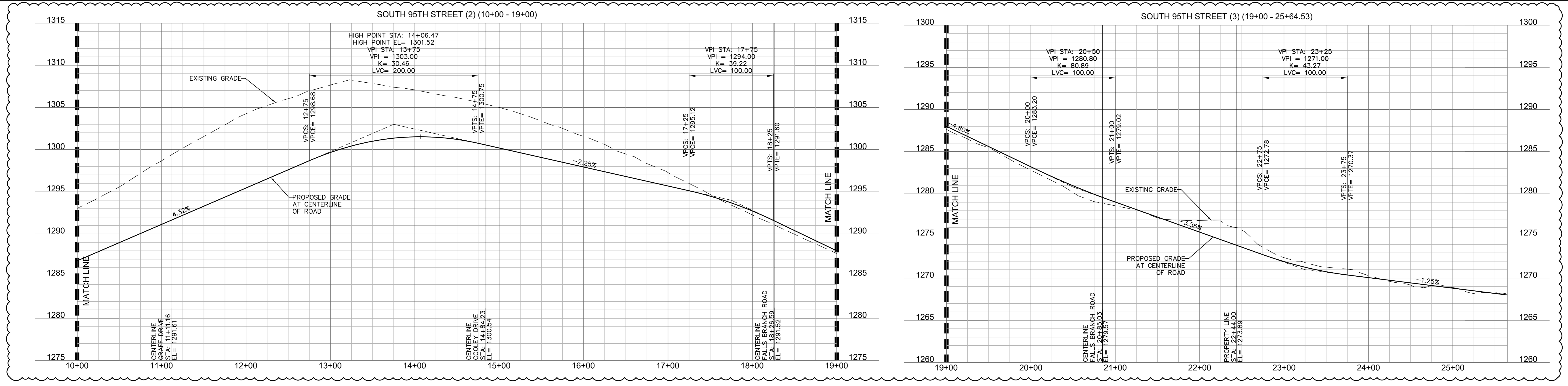
SHEET

20 OF 20

FINAL APPROVED PLAN

USER: bbarbek

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XREFS: C:\XREFS_21850



PROFILE SCALE
 HORIZONTAL: 1"=50'
 VERTICAL: 1"=5'

PROFILE LEGEND
 ——— PROPOSED GRADE AT CENTERLINE
 - - - - - EXISTING GRADE AT CENTERLINE

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PAVING PROFILES
 WANDERING CREEK
 R-3 PLANNED UNIT DEVELOPMENT
 LINCOLN, NEBRASKA

2021

drawn by: BJB
 checked by: BJB
 approved by: BJB
 QA/QC by: BJB
 project no.: 020-1850
 date: 4/2/21

SHEET
 21 of 23
FINAL APPROVED PLAN