

HARBOR ISLE SOUTH COMMERCIAL

COMMUNITY UNIT PLAN

DP-285

DATE: APRIL 15, 2005



POE AND ASSOCIATES, INC.
CONSULTING ENGINEERS
505 S. 10th St., Ste. 200, Lincoln, NE 68508-1111 (402) 441-1111



GENERAL PROVISIONS

- The total gross area of the CUP is 1.17 acres and the lot area is 311 acres.
- Each CUP is a separate number of community unit plan in accordance with Section 22-141 of the City Code.
- All utility lines shall be located underground.
- All utility lines shall be approved by the utility company.
- Minimum setbacks shall be as follows:
 - Front: 10 feet
 - Side: 5 feet
 - Rear: 10 feet
- Signage shall be approved by the Planning Commission. Signs shall be located on the exterior of the building and shall be of a size and type that is appropriate for the building and the surrounding area.
- Landscaping shall be approved by the Planning Commission. Landscaping shall be located on the exterior of the building and shall be of a type and quantity that is appropriate for the building and the surrounding area.
- Drainage shall be approved by the Planning Commission. Drainage shall be located on the exterior of the building and shall be of a type and quantity that is appropriate for the building and the surrounding area.
- Lighting shall be approved by the Planning Commission. Lighting shall be located on the exterior of the building and shall be of a type and quantity that is appropriate for the building and the surrounding area.
- Security shall be approved by the Planning Commission. Security shall be located on the exterior of the building and shall be of a type and quantity that is appropriate for the building and the surrounding area.
- Fire safety shall be approved by the Planning Commission. Fire safety shall be located on the exterior of the building and shall be of a type and quantity that is appropriate for the building and the surrounding area.
- Accessibility shall be approved by the Planning Commission. Accessibility shall be located on the exterior of the building and shall be of a type and quantity that is appropriate for the building and the surrounding area.
- Other provisions shall be approved by the Planning Commission.

PARCEL DESCRIPTIONS

PARCEL - 1

Parcel 1 is a vacant lot located on the east side of Meridian Avenue, north of 42nd Street North. The parcel is bounded by Meridian Avenue to the west, 42nd Street North to the south, and an unnamed alley to the east. The parcel is approximately 100 feet wide and 150 feet deep. The parcel is currently zoned C-1 (Community Center). The parcel is being proposed for rezoning to C-2 (Community Center).

PARCEL - 2

Parcel 2 is a vacant lot located on the east side of Meridian Avenue, north of 42nd Street North. The parcel is bounded by Meridian Avenue to the west, 42nd Street North to the south, and an unnamed alley to the east. The parcel is approximately 100 feet wide and 150 feet deep. The parcel is currently zoned C-1 (Community Center). The parcel is being proposed for rezoning to C-2 (Community Center).

Scale in Feet
0 50 100 200 300