

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.#: Co Special Permit #190, Prel. Plat #01018
Deer Field Community Unit Plan

Date: December 19, 2001

NOTE: This is a combined staff report for related items. This report contains a single background and analysis section for all items. There are separate conditions for each individual application.

PROPOSAL: A Community Unit Plan and Preliminary Plat to create 5 lots and 3 outlots.

WAIVER REQUEST: Waivers of street trees, street lighting, landscape screens, sidewalks centerline curve radius, cul-de-sac length and block length.

LAND AREA: 82.67 acres, more or less.

CONCLUSION: This plat generally conforms with the Comprehensive Plan and adopted Regulations

RECOMMENDATION:

Conditional Approval of the Special Permit
Conditional Approval of the Preliminary Plat

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 14 I.T., located in the SW1/4 of Section 24, and Lot 12 I.T. located in the NW of Section 25, all in T8N, R6E, in the 6th P.M., Lancaster County, Nebraska, metes and bounds description attached.

LOCATION: Highway 77/S.12th Street and Martell Road.

APPLICANT: Robert D. Doolittle
P.O. Box 5347
Woodland, CO 80866
(719) 484-2015

OWNERS: Robert D. Doolittle
P.O. Box 5347
Woodland, CO 80866
(719) 484-2015

CONTACT: Brian D. Carstens and Associates
601 Old Cheney Road, Suite C
Lincoln, NE 68512
(402) 434-2424

EXISTING ZONING: AG Agricultural in the Lancaster County Jurisdiction.

EXISTING LAND USE: Agriculture.

SURROUNDING LAND USE AND ZONING: AG zoned in the surrounding area.

North: Agriculture, zoned AG
South: Agriculture, zoned AG
East: Agriculture, zoned AG
West: State Hwy 77 and a private school, zoned AG

ASSOCIATED APPLICATIONS: This request is for County Special Permit # 190 and Preliminary Plat #01018

HISTORY: Changed from AA Rural and Public Use to AG Agricultural in the 1979 zoning update.

COMPREHENSIVE PLAN SPECIFICATIONS: The 1994 Comprehensive Plan shows this area as Agriculture. A cluster is permitted by special permit in the County AG district.

UTILITIES: There is no public sewer available. This is in the Lancaster County Rural Water District #1.

TOPOGRAPHY: Rolling land, draining to the north. There is a wooded waterway/drainage area along the west and the northeast of this parcel.

TRAFFIC ANALYSIS: This is served by Highway 77/South 12th street, a four lane facility. Martell Road does not go through at this location. East west roads are Roca Road to the north and Hickman Road to the south.

PUBLIC SERVICE: This is in the Hickman Fire District (located five miles southeast), and the Norris School District. This is served by the Lancaster County Sheriff's Department.

REGIONAL ISSUES: Expansion of the acreage areas. Clustering to preserve farm land.

ENVIRONMENTAL CONCERNS: The Historic and Ecological resources survey shows no resources on this site. Substantial areas of prairie exist in this section but not on this property.

The soil rating on this land is 5.25 on a scale of 1 to 10 where 1 to 4 is prime. This is not prime ag land. There are wooded drainage ways on the west and northeast portions of this site. There is public native prairie one mile south at the Hickman corner. There is floodplain on the west and northern portions of this parcel. An abandoned rail line abuts the north edge of the property.

AESTHETIC CONSIDERATIONS: n/a

ALTERNATIVE USES: Continued farming or 5 dwellings on 20 acre parcels.

ANALYSIS:

1. This request is for a Special Permit for a Community Unit Plan and a Preliminary Plat for 5 acreage residential lots and 3 outlots. A gravel private street is proposed.
2. Individual wells and individual sewage disposal are proposed. The lots are large enough for lagoons if percolation will not support a septic system. The water report indicates water can be expected in volumes of 5 to 15 gallons per minute. Five gallons per minute is considered the minimum acceptable for domestic use. Water quality is quite hard and high in manganese. Treatment may be desirable.
3. This request is in general conformance with the Comprehensive Plan.
4. The applicant is requesting waivers to street lighting, street trees, landscape screens, and sidewalks, These waivers are consistent with the rural nature of the subdivision and the provisions of the County regulations. The area is not to be annexed by the city at this time. The existing farm land and proposed acreages do provide storm water detention equivalent to the Lincoln standards.
5. The applicant is requesting a waiver of the block length along the north, south and east of the plat. The waiver is reasonable considering the nature and use of the land for farming, existing floodplain and topography. The land within this subdivision to the east is potentially developable in the future and should be provided with access. A road extension and a temporary turnaround. The Cul-de-sac length exceeds the 1,000 feet of the design standards, if this is a temporary turnaround for future extension, the length may be appropriate.

6. The density calculations for the project are as follows;

82.67 acres + 5.83 acres in ROW =	88.50 acres
@ 20 acres per dwelling =	4.425 dwellings
X 1.20 for the bonus =	5.31 dwellings permitted

Requested	5 units
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7. The Lower Platte South NRD notes concerns on roadside ditch stabilization and offers to work with the engineer to find a cost effective solution.

8. The County Engineers letter of November 19, 2001 notes the following;

- 1) The typical section for James Court shall not be modified for the length over the drainage structures.
- 2) The profile of James Court does not match the proposed profile used in the hydraulic study nor does the proposed culverts on the Drainage Plan match the hydraulic study.
- 3) The slopes shown on the profile are incorrect between Sta. 1+00 and Sta. 12+50.
- 4) The 100 year flood water surface elevations in the hydraulic study are 1,245.6 and 1,246.2 for Alternates 1 and 2 respectively. The 100 Year Flood water surface elevation is shown is 1,250 on the Grading Plan. This discrepancy must be resolved.
- 5) The radii shown for Curves A and B are acceptable provided James Court remains a private roadway. this office would highly object to any future dedication of James Court as a public road.
- 6) A floodplain permit will be required for the proposed road and culverts.
- 7) Input is needed from the Nebraska Department of Roads for this development. A southbound left-turn land on Highway 77 may be needed.

9. Norris Public Power is requesting easements be shown.

10. The Health Department notes concerns on poor ground water information, limitations to septic systems and erosion control.

11. The Emergency Communications Center is **Strongly** recommending that James Court be renamed because James Drive already exists in the northwest portion of the county and confusion could occur.
12. The applicant is requesting a 20% bonus for farmland protection. The wooded drainage way along Highway 77 should also be protected, both as a drainage way for water quality, as a habitat area and as a natural screen to Highway 77 traffic.

CONDITIONS FOR SPECIAL PERMIT #190:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the County Board's agenda: (NOTE: These documents and plans are required by resolution/ordinance or design standards.)
 - 1.1 Make the corrections requested by the County Engineer in his letter of November 19, 2001.
 - 1) The typical section for James Court shall not be modified for the length over the drainage structures.
 - 2) The profile of James Court does not match the proposed profile used in the hydraulic study nor does the proposed culverts on the Drainage Plan match the hydraulic study.
 - 3) The slopes shown on the profile are incorrect between Sta. 1+00 and Sta. 12+50.
 - 4) The 100 year flood water surface elevations in the hydraulic study are 1,245.6 and 1,246.2 for Alternates 1 and 2 respectively. The 100 Year Flood water surface elevation is shown is 1,250 on the Grading Plan. This discrepancy must be resolved.
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 - 6) A floodplain permit will be required for the proposed road and culverts.
 - 7) Input is needed from the Nebraska Department of Roads for this

development. A southbound left-turn land on Highway 77 may be needed.

- 1.2 Note all requested waivers.
- 1.3 Note the rail line is abandoned.
- 1.4 Correct the legal description on the plat and the acres shown on note #1.
- 1.5 Revise the subdivision boundaries shown to exclude Lot 7 IT.
- 1.6 Show the western tree mass and water way to be preserved.
- 1.7 Show the easements requested by Norris Public Power.
- 1.8 Show a vicinity map.
- 1.9 Revise the Subdivision name of Deerfield. A subdivision of that name already exists at north 27th and Center Road
- 1.10 Revise the Street name of James Court on sheets 1 and 2.
- 1.11 Revise the approval/acceptance blocks to show the year 2002.
- 1.12 Note the comments from the NRD.
- 1.13 Extend James Court to the east edge of the acreage lots so it can provide access to the east in the future. Add a note that at such time as development to the east occurs, James Court will be extended.
- 1.14 Show a future road extension/projection to the south and provide a street stub for its location.
- 1.15 The lot line between Lots 1 and 2 should be perpendicular to the street.
- 1.16 Show the locations and direction of flow of the water courses.
- 1.17 Amend the street name of Hwy 77 to include So. 12th Street.
- 1.18 Note the source determination of the floodplain shown.
- 1.19 Amend Note #14 to provide that the lowest floor elevation and any opening shall

be certified as 1 foot above the determined flood plain elevation, during the building construction process.

2. This approval permits 5 single family lots.

General:

3. Before receiving building permits:

- 3.1 The permittee is to submit a revised site plan and the plan is found to be acceptable.

- 3.2 The permittee is to submit six prints and a permanent reproducible final site plan as approved by the County Board.

- 3.3 The construction plans are to comply with the approved plans.

- 3.4 The final plat(s) is/are approved by the County Board.

- 3.5 The required easements as shown on the site plan are recorded with the Register of Deeds.

- 3.6. The County Board approves associated requests:

- 3.6.1 Deer Field Preliminary Plat #01018.

- 3.6.2 A waiver to the sidewalk, street paving, street lights, storm water detention, landscape screen, and street tree requirements since the area is of larger lots, a rural nature and the subdivision will not be annexed.

- 3.6.3 A modification to the requirements of the land subdivision ordinance\resolution to permit a block length in excess of 1320' along the north, south and east perimeter of this subdivision and a waiver of cul-de-sac length in excess of 1,000 feet.

- 3.7 The County Engineer has approved:

- 3.7.1 An agreement for street maintenance.

STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:

- 4.1 Before occupying this Community Unit Plan all development and construction is to comply with the approved plans.
- 4.2 Before occupying this Community Unit Plan, City/County Health Department is to approve the water and waste water systems.
- 4.3 All privately-owned improvements, including street lighting, landscaping and recreational facilities, are to be permanently maintained by the owner or an appropriately established homeowners association approved by the County Attorney.
- 4.4 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
- 4.5 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 4.6 The County Clerk is to file a copy of the resolution approving the permit and the letter of acceptance with the Register of Deeds. The Permittee is to pay the recording fee.

CONDITIONS FOR PRELIMINARY PLAT #01018:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans to the Planning Department office, the preliminary plat will be scheduled on the County Board agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Make the corrections requested by the County Engineer in his letter of November 19, 2001.
 - 1) The typical section for James Court shall not be modified for the length over the drainage structures.
 - 2) The profile of James Court does not match the proposed profile used in the hydraulic study nor does the proposed culverts on the Drainage Plan match the hydraulic study.
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- 1.2 Note all requested waivers.
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 - 1.4 Correct the legal description on the plat and the acres shown on note #1.
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 - 1.10 Revise the Street name of James Court on sheets 1 and 2.
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 - 1.12 Note the comments from the NRD.
 - 1.13 Extend James Court to the east edge of the acreage lots so it can provide access to the east in the future. Add a note that at such time as development to the east occurs, James Court will be extended.

- 1.14 Show a future road extension/projection to the south and provide a street stub for its location.
 - 1.15 The lot line between Lots 1 and 2 should be perpendicular to the street.
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 - 1.17 Amend the street name of Hwy 77 to include So. 12th Street.
 - 1.18 Note the source determination of the floodplain shown.
 - 1.19 Amend Note #14 to provide that the lowest floor elevation and any opening shall be certified as 1 foot above the determined flood plain elevation, during the building construction process.
2. The County Board approves associated requests:
- 2.1 Special Permit # 190 for the Community Unit Plan.
 - 2.2 A waiver to the sidewalk, street paving, street lights, landscape screen, and street tree requirements since the area is of larger lots, a rural nature and the subdivision will not be annexed.
 - 2.3 A modification to the requirements of the land subdivision ordinance to permit a block length in excess of 1320' along the east, north and south perimeter of this subdivision and waiver of cul-de-sac length.

General:

3. Final Plats will be scheduled on the Planning Commission agenda after:
- 3.1 Streets, street trees, water facilities, drainage facilities, temporary turnarounds and barricades, and street name signs have been completed.
 - 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 3.2.1 To submit to the County Engineer an erosion control plan.
 - 3.2.2 To protect the remaining trees on the site during construction and development.
 - 3.2.3 To submit to lot buyers and home builders a copy of the soil analysis and

ground water report information.

- 3.2.4 To complete the private improvements shown on the preliminary plat.
- 3.2.5 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the County Attorney and filed of record with the Register of Deeds.
- 3.2.6 To relinquish the right of direct vehicular access to Hwy 77 except for James Court (as renamed).
- 3.2.7 To maintain County roads until the County Board specifically accepts the maintenance.
- 3.2.8 To comply with the provisions of the Land Subdivision Ordinance\Resolution regarding land preparation.

Prepared by:

Michael V. DeKalb AICP
Planner



S. 12th St.

Martell Rd.

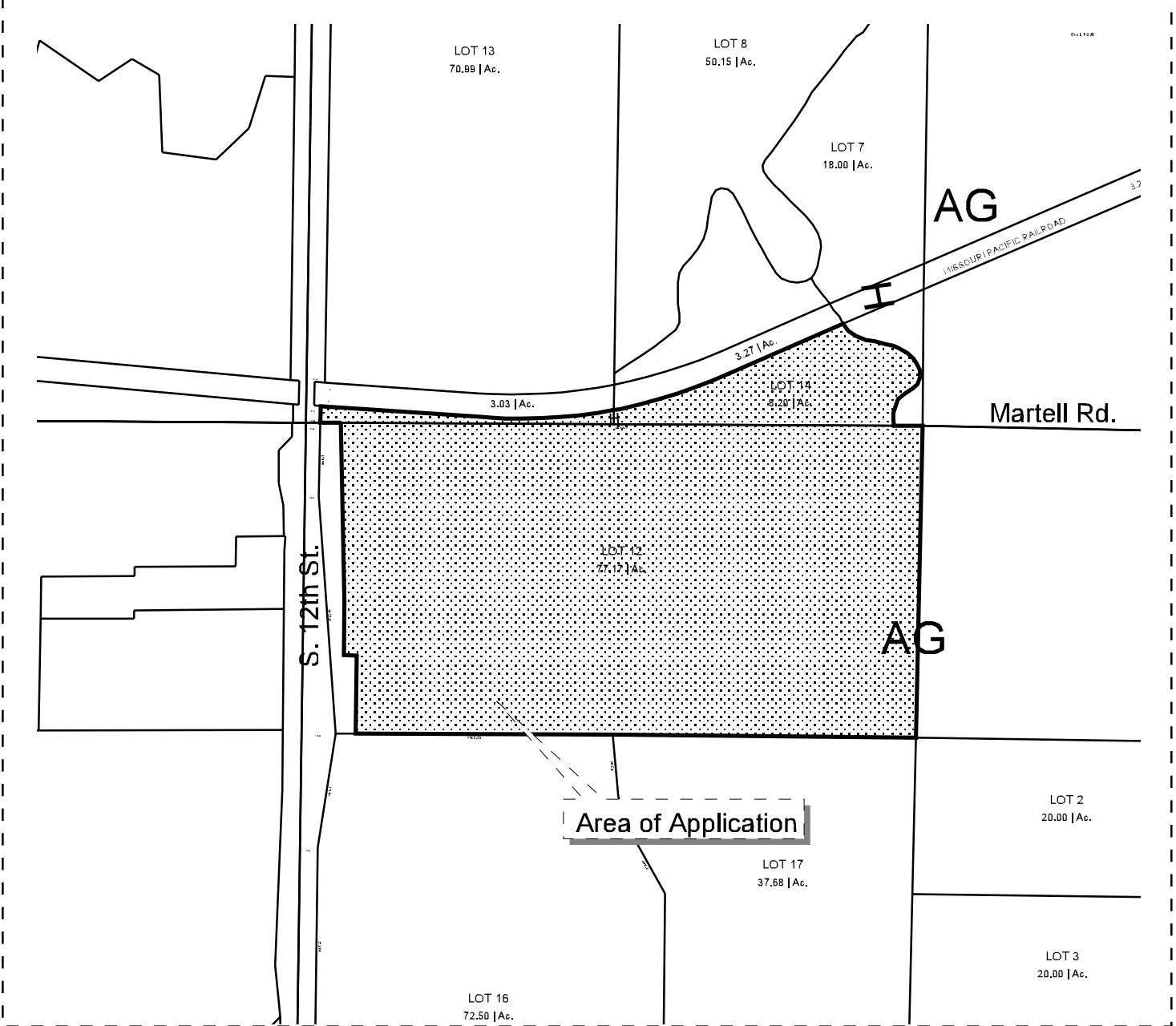
Area of Application

County Preliminary Plat #01018
County Special Permit #190
Hwy 77 & Martell Rd.
Deer Field



Photograph Date: 1999

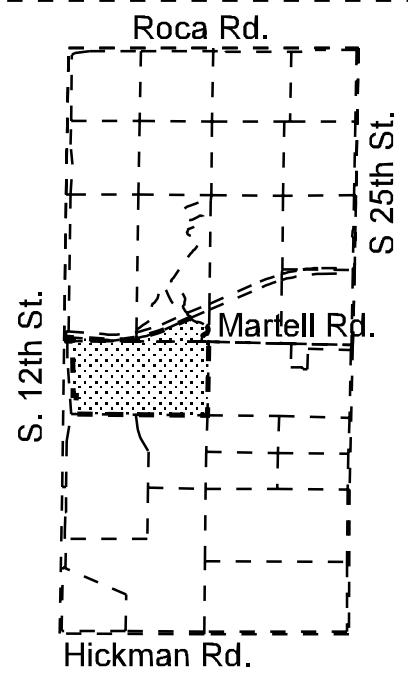
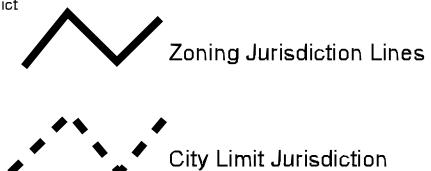
Lincoln City - Lancaster County Planning Dept.



County Preliminary Plat #01018
County Special Permit #190
Hwy 77 & Martell Rd.
Deer Field

- Zoning:**
- R-1 to R-8 Residential District
 - AG Agricultural District
 - AGR Agricultural Residential District
 - R-C Residential Conservation District
 - O-1 Office District
 - O-2 Suburban Office District
 - O-3 Office Park District
 - R-T Residential Transition District
 - B-1 Local Business District
 - B-2 Planned Neighborhood Business District
 - B-3 Commercial District
 - B-4 Lincoln Center Business District
 - B-5 Planned Regional Business District
 - H-1 Interstate Commercial District
 - H-2 Highway Business District
 - H-3 Highway Commercial District
 - H-4 General Commercial District
 - I-1 Industrial District
 - I-2 Industrial Park District
 - I-3 Employment Center District
 - P Public Use District

One Square Mile
 Sec. 24 T8N R6E



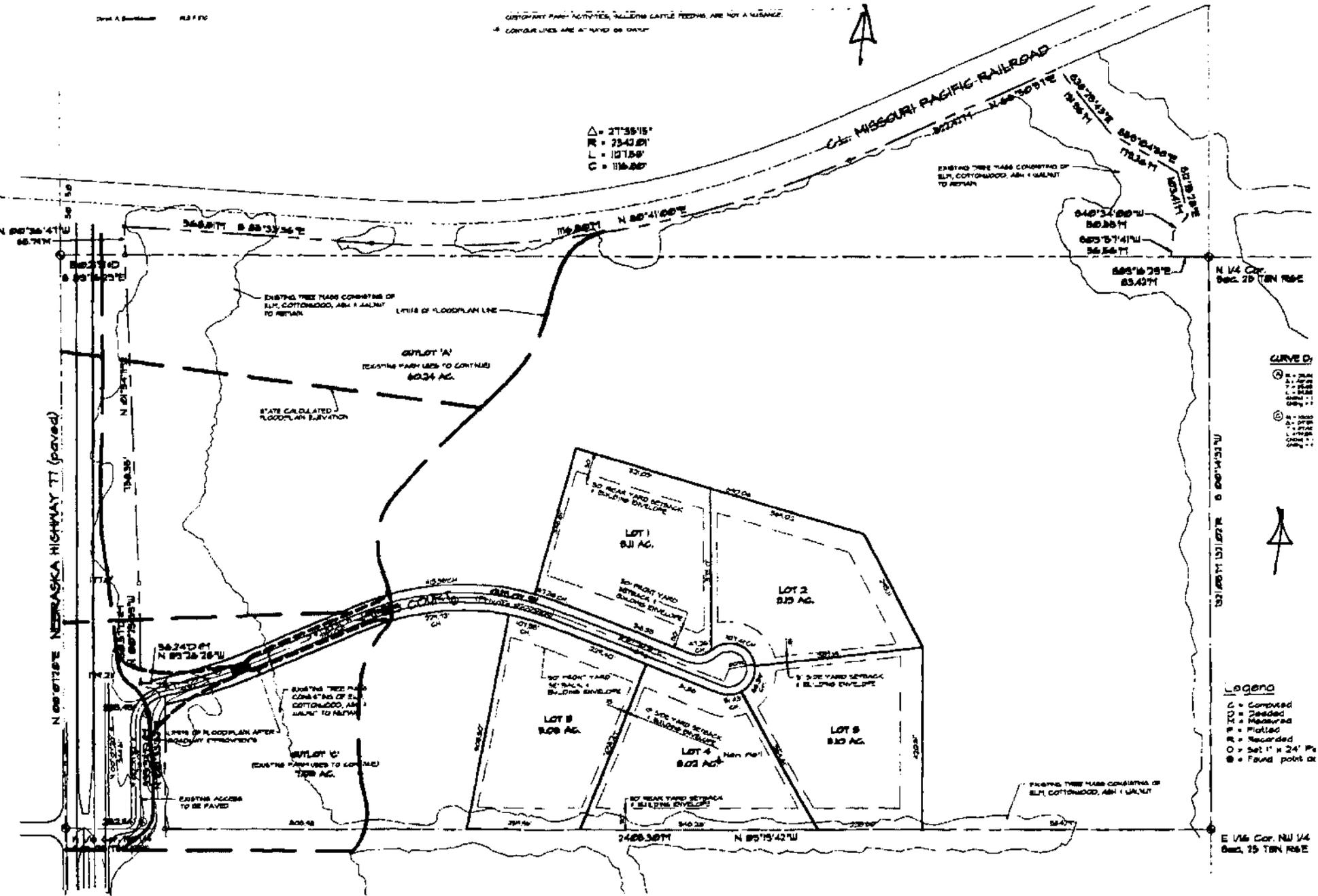
UNUSUAL POND ACTIVITIES, INCLUDING CATTLE FEEDING, ARE NOT A VIOLATION.
* CONTOUR LINES ARE APPROXIMATE ONLY

Δ = 27°35'15"
R = 3343.81'
L = 1071.59'
C = 116.88'



CURVE DATA
R = 3343.81'
L = 1071.59'
C = 116.88'

Legend
C = Computed
D = Dotted
M = Measured
P = Plotted
R = Recorded
O = Set 1" = 24' Pl.
● = Found point at

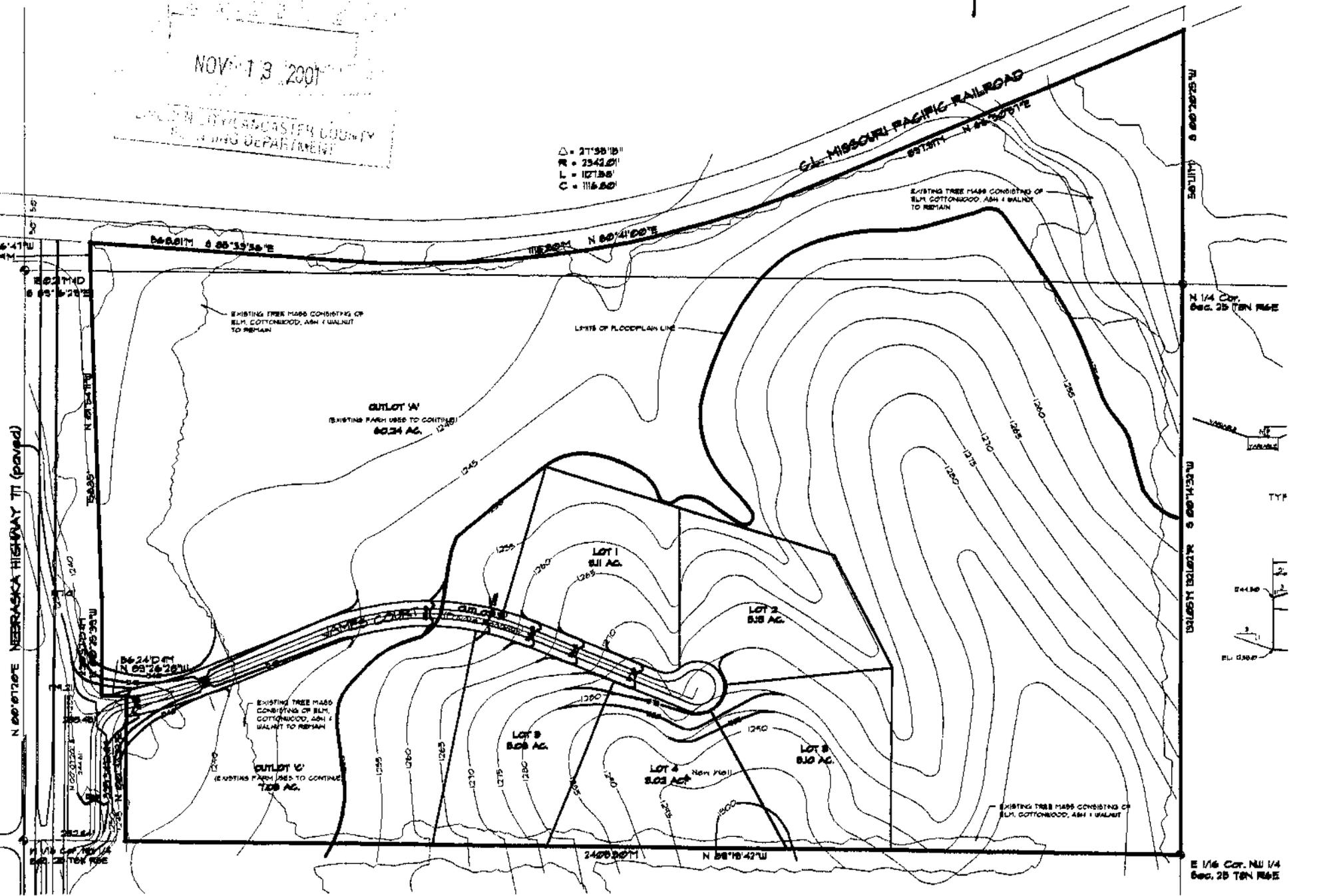


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DAVID N. LITZ AND EASTERN COUNTY SURVEYING DEPARTMENT

Δ = 21°58'18"
R = 2542.01'
L = 1021.98'
C = 116.80'

CL. MISSOURI PACIFIC RAILROAD



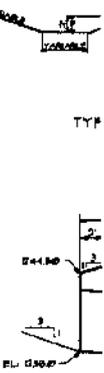
N 66°12'00" E NEBRASKA HIGHWAY 71 (paved)

15242.00' S 44.10° E

N 1/4 COR. SEC. 25 T8N R6E

15242.00' S 44.10° E

E 1/4 COR. NW 1/4 SEC. 25 T8N R6E

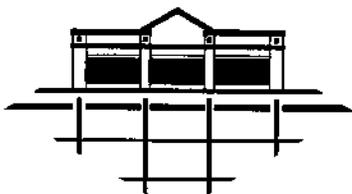


TYPE

LEGAL DESCRIPTION

A survey of Lots 14 I.T., located in the Southwest Quarter of Section 24, and Lot 12 I.T., located in the Northwest Quarter of Section 25 Township 8 North Range 6 East of the Sixth Principal Meridian Lancaster County, Nebraska.

Commencing at the Northwest corner of Section 25 Township 8 North Range 6 East of the Sixth Principal Meridian, Lancaster County, Nebraska. Thence South $89^{\circ}16'29''$ East, on the North line of the Northwest Quarter of Section 25 a distance of 150.21 feet, to the POINT OF BEGINNING; Thence North $00^{\circ}36'47''$ West on the West Right of Way of Hwy 77, and the East line of Lot 14 I.T., a distance of 65.79 feet to a point on the East Right of Way of Hwy. 77, and the South Right of Way of the Missouri Pacific Railroad; Thence South $85^{\circ}33'36''$ East, on the South line of said Railroad Right of Way, a distance of 568.81 feet to a point of curvature; Thence on a curve to the left (chord definition), having a central angle of $27^{\circ}35'15''$, a radius of 2342.01 feet, a chord bearing of North $80^{\circ}41'00''$ East, a chord distance of 1116.80 feet to the point of tangency; Thence North $66^{\circ}50'57''$ East on said South Right of Way a distance of 522.42 feet, to a point on the South Right of Way of the Former Missouri Pacific Railroad; Thence South $38^{\circ}25'43''$ East, a distance of 191.96 feet; Thence South $59^{\circ}04'58''$ East a distance of 179.36 feet; Thence South $12^{\circ}15'28''$ East a distance of 103.41 feet; Thence South $40^{\circ}34'00''$ West, a distance of 50.55 feet; Thence South $03^{\circ}57'41''$ West, a distance of 56.56 feet, to a point on the South line of the Southwest Quarter of Section 24; Thence South $89^{\circ}16'29''$ East, on said South line, a distance of 83.42 feet, to the North 1/4 Corner of Section 25; Thence South $00^{\circ}14'32''$ West, on the East line of the Northwest Quarter of Section 25 a distance of 1321.05 feet, to the East 1/16 Corner of the Northwest Quarter; Thence North $89^{\circ}19'42''$ West on the South line of the North one half of the Northwest Quarter a distance of 2405.30 feet, to a point 232.94 feet East of the West 1/16 Corner of the Northwest Quarter; Thence North $00^{\circ}33'32''$ East, on the East Right of Way of Hwy 77 a distance of 335.34 feet; Thence North $89^{\circ}26'28''$ West on said Right of Way, a distance of 56.24 feet; Thence North $00^{\circ}25'39''$ West on said East Right of Way, a distance of 230.57; Thence North $01^{\circ}54'11''$ West, on said Right of Way, a distance of 758.35 feet, to the POINT OF BEGINNING, and containing a calculated area of 3,601,213.53 Square feet or 82.67 acres more or less.



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

November 11, 2001

Ms. Kathleen Sellman, AICP
Director of Planning
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508

RE: DEER FIELD - PRELIMINARY PLAT & COMMUNITY UNIT PLAN

Dear Kathleen,

On behalf of Bob and Caryl Doolittle, we submit the Deer Field Preliminary Plat and Community Unit Plan for your review. The site contains 84.85 acres and is currently zoned 'AG'. We are proposing a C.U.P with the 20% density bonus as we are preserving the existing tree masses and as much farm land as possible.

Deer Field will contain five- 3 acre single family lots and two outlots for preservation of farmland uses and open space. The third outlot is the private roadway. Each lot will contain its own well and septic system. Electrical will be provided by Norris Public Power.

We are taking access off the existing median break along Nebraska Highway 77. We will have to ask for waivers of center line radius' as we do not want to remove any additional trees if we were to relocate the existing driveway.

We are asking for the standard waiver of sidewalks, street trees, street lights, landscape screening, as each lot is larger than 1 acre and this subdivision will not be annexed into the City of Lincoln in the near future.

We are also requesting a waiver of the maximum block length from 1,320 feet to 1,868 feet. This private roadway will only serve the 5 proposed lots in this subdivision, and will not be extended in the future.

A waiver of the centerline curve radius from 150 feet to 25 feet and 75 feet as noted above. This waiver will allow us to use the existing access that was provided by the State of Nebraska at the time Highway 77 was reconstructed. There is a clearing in the tree mass at this location, which will allow us to construct the roadway with minimal disturbance to the remaining trees. Also, this private roadway will only serve the 5 lots in this subdivision.

We are requesting the 'fast track' timeline for this submittal. As this project is very simple in nature, and all the required information has been submitted at this time.

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Please contact me if you have any further questions.

Sincerely,



Brian D. Carstens

cc: Bob and Caryl Doolittle

ENCLOSURES: 20 copies of sheets 1 and 2 of 2
Application for a Preliminary Plat
Applicant's technical checklist
Application for a Special Permit (C.U.P.)
Application Fees of \$600.00
2 copies of the ground water analysis
2 copies of the preliminary soils analysis
Certificate of ownership
8-1/2" x 11" reductions of the plans

NOV 13 2001

GROUNDWATER REPORT
Deer Field Subdivision

N1/2 NW1/4 sec 25 and a portion
of the SW1/4 sec. 24, T. 8N., R. 6E.
Lancaster County

Prepared for: Brian D. Carstens and Associates
Petitioner
and Robert D and Caryl L. Doolittle
Developer

Prepared by: Vincent H. Dreeszen
Groundwater Consultant
and Registered Professional
Geologist
4811 Sinclair Ct
Lincoln, NE 68516

August 23, 2001



Report of Groundwater Investigation

Deer Field Subdivision

N1/2 NW1/4 sec 25 and a portion

of the SW1/4 sec 24, T. 8N., R. 6E.

Lancaster County

The proposed subdivision and Community Unit Plan consists of 5 home lots of approximately 3 acres each (15 acres) located centrally near the south side of the 80 acre Lot 12 I. T. tract of land in the N1/2 NW1/4 sec 25, T. 8N., R. 6E. The remainder of the tract Out lots A & C are retained in existing farm uses; Lot B is a private roadway to the homes (See Deer Field Preliminary Plat).

The area is bounded on the west by Nebraska Highway 77, on the north by the C. L. Missouri Pacific Railroad and an extension of Martell Road. Hickman Road is three-fourths of a mile south. The development is about equidistant (approximately 2.5 miles) from the communities of Sprague (S-SW) and Roca (N-NE).

The home sites are in the uplands south of Salt Creek valley. A small tributary valley parallels Highway 77 along the west side of the tract. Glacial till overlies the Permian limestone and shale bedrock. The Dakota Sandstone Formation has been removed by erosion from the area. The depth to the Permian bedrock is relatively shallow in the general area and has been extensively quarried in the Roca area. The depth to the Permian is about 40 to 60 feet in Salt Creek valley and in the small tributary valley. The depth to bedrock in the uplands is variable depending upon the land surface elevation and whether or not location overlies a shallow valley in the bedrock. A number of wells in the area, numbers 2, 4 and 7 (Figure 1) are constructed in

Permian limestone. Test hole at site number 3 also encountered Permian limestone at 58.5 ft with no sand above the bedrock. Wells in the Permian limestone generally have low but dependable yields of 5 to 15gpm.

Wells number 1, 5 and 6 are constructed in sand below glacial till with reported yields ranging from 6 to 15 gpm. A test well drilled near the center of Lot 4, Deer Field was test pumped at 15 gpm. This well was constructed in fine to medium sand from 90 to 102 ft and medium to coarse sand 112 to 118 ft. The static water level was at 64 ft and the saturated thickness was 54 feet. This well appears to be located in a bedrock valley lying 20 to 25 ft below the higher bedrock to the south and west as at wells 2, 3, 4 and 6. Ground elevations were estimated from the Roca 7.5 minute topographic map. The top of the bedrock in Well number 1 is at 1277 ft above msl, and in wells 2, 3, 4 and 6 the bedrock ranges between 1200 and 1205 feet. Bedrock in well number 5 is about 1187 ft about msl. Bedrock at the Highway Rest Area near the corner of Hickman Road and Nebraska Highway 77, site number 7 is also relatively high, about 1190 ft above mean sea level. No sand was encountered above bedrock in several tests. Bedrock ranged between 130 to 150 feet at these higher land surfaces.

Based upon existing information the potential for adequate individual private wells ranging in yield up to 15 gpm appears to be good. Although the main aquifer in the Deer Field subdivision is expected to be sand, the possibility exists for small yields from the underlying Permian bedrock. The existing well at Deer Field is the best of those known in the area. No information is available from the home sites to the west along Highway 77 but it is expected wells there probably are also constructed in sand from the same bedrock valley.

Prior to construction at the other lots, one or more test holes should be drilled to determine well capacity. The log of the existing well at Lot 4 is attached.

Also attached is a copy of the water quality analyses for the existing wells. The water is quite hard (424.8 ppm) and the total dissolved salts are relatively high (627 ppm). Sodium, chloride and Nitrate-N are low. Manganese is relatively high (0.56 ppm) but iron is quite low. The water is potable. Most users will probably wish to condition the water for household use.

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621 Rawe Street
 P.O. Box 80837
 Lincoln, NE 68501

Tel: 402-476-2811
 Fax: 402-476-7598
 www.mdsharris.com

**REPORT
 OF
 ANALYSIS**

Sample Of: Water

Submitted By
 Moser Well Co
 PO Box 308
 Hickman, NE 68372

Submitted For
 Brian Carstens 118' well
 Lot 4 Deer Field
 Center NW 1/4 25-8N-6E

Date Received	Date Reported	Samples Will Be Stored Until	Laboratory No.
25-Jul-01	31-Jul-01	31-Aug-01	701342

REPORT OF ANALYTICAL RESULTS

Client Sample Identification	Analysis	Result
1	Water pH	7.3
	Hardness	424.8 ppm
	Bicarbonate	405.0 ppm
	Carbonate	0.0 ppm
	Electrical Conductivity	0.98 mmhos/cm
	Total Dissolved Salts	627 ppm
	Sodium	72.9 ppm
	Calcium	118.6 ppm
	Magnesium	31.0 ppm
	Potassium	5.94 ppm
	Sulfate	65.0 ppm
	Nitrate-N	0.18 ppm
	Chloride	79 ppm
	Boron	0.25 ppm
	Phosphate	0.01 ppm
	Manganese	0.56 ppm
	Iron	0.03 ppm

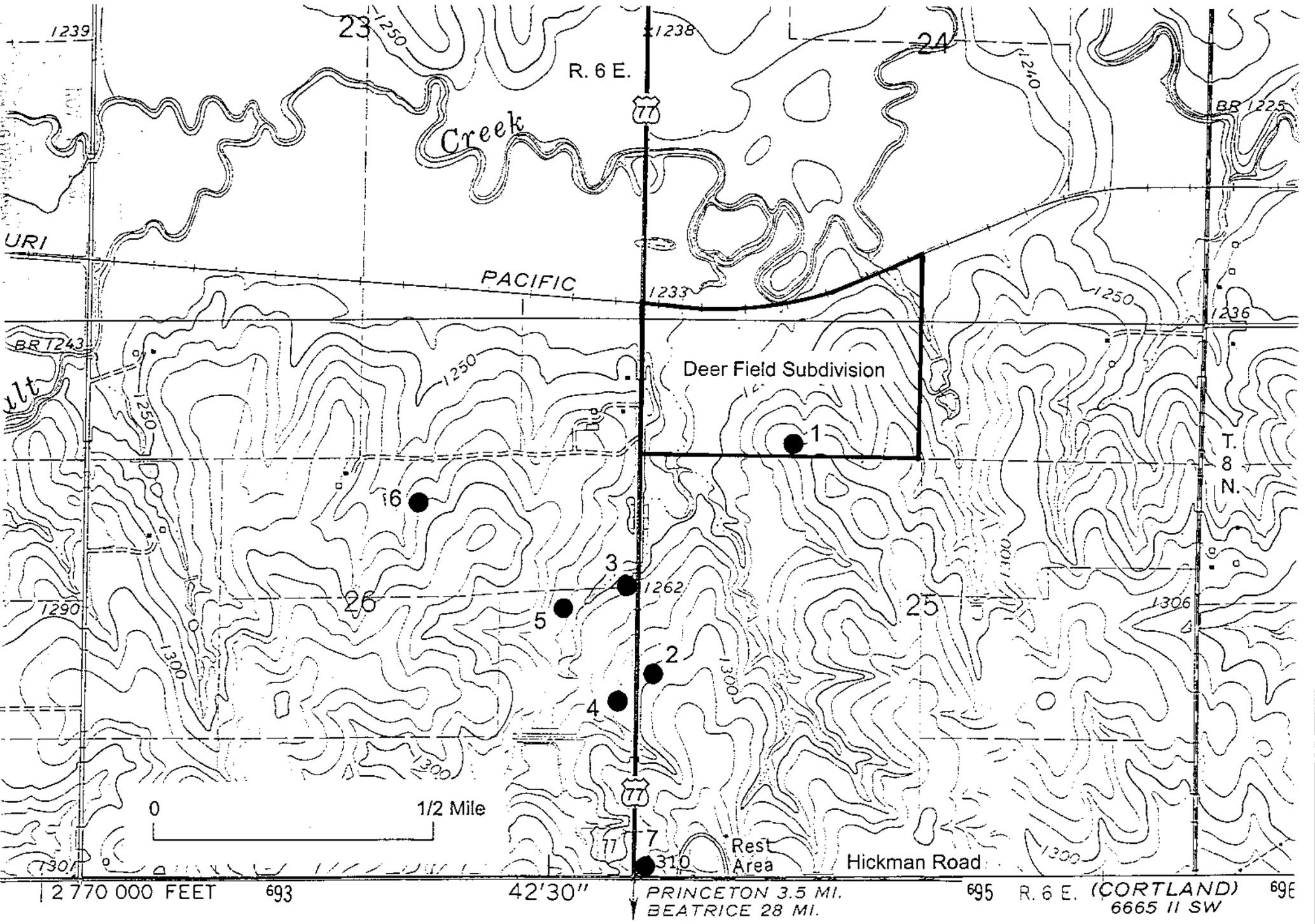


Figure 1. Location of Deer Field Subdivision and wells in area referred to in Groundwater Report.

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Mike DeKalb

DATE: 11/28/2001

DEPARTMENT: Planning

FROM: Chris Schroeder
Jerry Hood

ATTENTION:

DEPARTMENT: Health

CARBONS TO: Bruce Dart, Director
EH File
EH Administration

SUBJECT: Deerfield PP #01018
SP #190

The Lincoln Lancaster County Health Department (LLCHD) has reviewed the proposed development and the accompanying special permit application with the following noted:

- Currently, there is an active rail line located due north of this proposed development. The LLCHD has concerns regarding rail lines located near residential developments because trains are known to transport hazardous wastes and/or materials. And, in the event of an accident or spill, the health of the future residents of this proposed development could be at risk.
- Water supply is projected to be individual wells. The LLCHD does not have sufficient information to determine whether there is sufficient quality and quantity of groundwater to serve the proposed residences. A study is requested to determine whether there is adequate quality and quantity of the groundwater in the area.
- Sewage disposal is projected to individual sewage systems. It is noted that lagoon systems will not be prohibited which meets the requirements of the LLCHD. There are Judson Silt Loam, Morrill Clay Loam, Wymore Silty Clay Loam, and Mayberry Silty Clay Loam in this plot of ground. The Judson Silt Loam will percolate well enough for septic systems. The Morrill Clay Loam and Mayberry Silty Clay Loam soil will probably not percolate well enough to sustain a septic system (although a sand pot is shown in the Mayberry Silty Clay Loam). The Wymore Silty Clay Loam may or may not percolate well enough for septic systems. No sewage system can be installed in the Kennebec Silt Loam which is approximately that area shown to be in the flood plain.
- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.
- During the construction process, the land owner(s) will be responsible for controlling off-site

dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of vegetable ground cover will also be incorporated as necessary.

LOWER PLATTE SOUTH
NATURAL RESOURCES DISTRICT



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

Memorandum

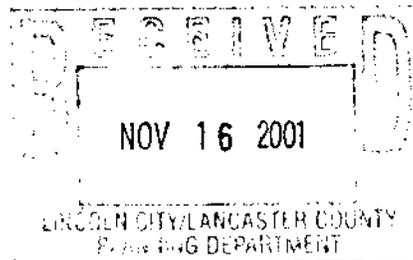
Date: November 16, 2001
To: Mike DeKalb, Planning Dept. 
From: J.B. Dixon, Stormwater Specialist, Lower Platte South Natural Resources District
Subject: Deer Field PP01018 & Co. SP190

We have reviewed the Preliminary Plat of the project above. With the grading and preparation for the proposed road access, the main concern would be roadside ditch stabilization. On most rural acreage developments, this is primarily the concern with regards to erosion control. With vegetation being the proposed end result, we can consult with the engineer on the Erosion & Sediment Control Plan, and find a sensible, cost-effective solution to this issue. We look forward to working with the engineer and developer on any questions or concerns that arise in the design process.

If you have any questions, feel free to call.

JBD/jbd

pc: file





AREA 2
SERVICE CENTER

R.R. 1 BOX 56
ROCA, NEBRASKA 68430
402/423-3855
FAX 402/423-8090

November 19, 2001

Mike Dekalb, Project Planner
555 S. 10th St #213
Lincoln, NE 68508

RE: Deerfield Subdivision

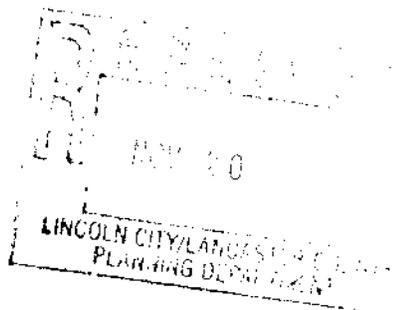
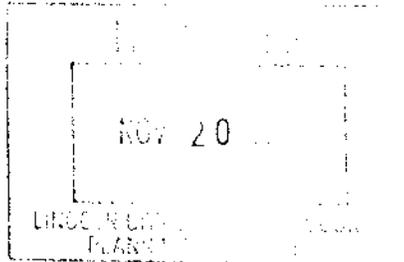
Dear Mike,

I have reviewed the subject plat and marked proposed easements in red. I've requested our standard 10' on all exterior lot lines and 10' [5' each side] of interior lot lines.

As always, thanks for your cooperation.

Sincerely,

Rick Volmer, Construction Superintendent, Area 2



Lancaster

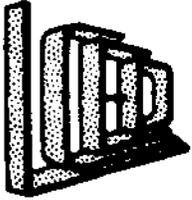
DON R. THOMAS - COUNTY ENGINEER

County

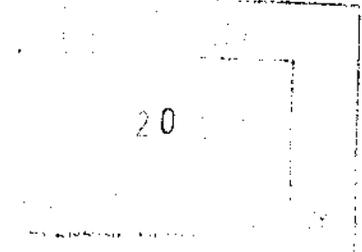
Engineering

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR

Department



DATE: November 19, 2001
TO: Mike DeKalb
Planning Department
FROM: Larry V. Worrell 
County Surveyor
SUBJECT: Deer Field Preliminary Plat



This office has reviewed subject development and would offer the following comments:

- 1) The typical section for James Court shall not be modified for the length over the drainage structures.
- 2) The profile of James Court does not match the proposed profile used in the hydraulic study nor does the proposed culverts on the Drainage Plan match the hydraulic study.
- 3) The slopes shown on the profile are incorrect between Sta. 1+00 and Sta. 12+50.
- 4) The *100 Year Flood* water surface elevations in the hydraulic study are 1,245.6 and 1,246.2 for Alternates 1 and 2 respectively. The *100 Year Flood* water surface elevation is shown as 1,250 on the Grading Plan. This discrepancy must be resolved.
- 5) The radii shown for Curves A and B are acceptable provided James Court remains a private roadway. This office would highly object to any future dedication of James Court as a public road.
- 6) A Flood Plain Permit will be required for the proposed road and culverts.
- 7) Input is needed from the Nebraska Department of Roads for this development. A southbound left-turn lane on Highway 77 may be needed.

LVW/cm
SUBDIV.WK/Deer Field/PP Comments.Mem



Dennis L Roth

11/17/2001 05:22 PM

To: Michael V Dekalb/Notes@Notes
cc:
Subject: RE: Deerfield Add

PROJ NAME: Deerfield Addition
PROJ NMBR: PP01018, Co SP190
PROJ DATE: 111301
PLANNER: Mike DeKalb

Find one duplicate/similar name for the street names proposed in this project. W James Dr currently exists in the Valley Farms Sub located off NW 27th St between W Waverly Rd and W Mill Rd.

We therefore **STRONGLY RECOMMEND** an alternate name be chosen, **UNLESS** the applicant agrees to adding the suffix southwest, i.e. SW JAMES CT

Dennis "denny" Roth, ESD II, CAD Admin
Emergency Communications 9-1-1 Center



Rodger P Harris

12/19/2001 09:03
AM

To: Michael V Dekalb/Notes@Notes
cc: Chuck A Zimmerman/Notes@Notes
Subject: Deer Field Prelim. Plat, NW 1/4 of Sec. 25-8-6

We have reviewed the above referenced plat and have the following comments to offer:

1. While a westerly part of this plat is within the 100 year flood plain, how was the shown flood plain limit determined?
2. General Note No. 14 should also provide that the lowest floor elevation and any opening shall be certified as 1 foot above the determined flood plain elevation, during the building construction process.
3. While the public road along the west side of this property is designated as U.S. Highway 77, the street name is South 12th Street.