

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for February 2nd, 2005 PLANNING COMMISSION MEETING

P.A.S.: Windhoek 4th Addition, Special Permit #1386C, Community Unit Plan

PROPOSAL: An amendment to the Special Permit to add 17 lots to the Windhoek Community Unit Plan, including Build-Through lots, generally located at South 112th Street and Van Dorn Street.

LOCATION: East of S. 112th Street and north of Van Dorn.

WAIVER REQUEST:

1. Sidewalks
2. Street trees
3. Street lighting
4. Landscape screens.
5. Storm water detention
6. Block length
7. Preliminary Plat

LAND AREA: 153.616 acres, more or less

CONCLUSION: This is conformance with the Comprehensive Plan, Zoning and Subdivision Ordinance. The waivers are typical for rural development. The CUP provides the same information and review as would the Preliminary Plat.

RECOMMENDATION:

Conditional Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 2 and 3, Block 1, Block 2, Lot 1, Block 3, Outlots A and B, Windhoek 2nd Addition; Lot 1, Block 1, Windhoek 3rd Addition; and Lot 1 and Outlot A, Windhoek 5th Addition; all located in Section 31-10-8, Lancaster County, Nebraska. Legal Description attached.

EXISTING ZONING: Ag Agriculture and AGR Agriculture Residential

EXISTING LAND USE: Acreages and outlot.

SURROUNDING LAND USE AND ZONING:

North: Walton and Mo Pac trail	Zoned AG
South: Acreages	Zoned AG
East: Agriculture/acreages	Zoned AG
West: Agriculture/acreages	Zoned AG

ASSOCIATED APPLICATIONS: n/a

HISTORY: Amendments were approved in 1995 and 2001. Administrative Amendments have been approved in 1991, 1992 and 1999. The final plat for Windhoeck was approved in 1991. Windhoeck Community Unit Plan was approved in December of 1990. The northern portion was changed from AG to AGR in 2001. Changed from AA Rural and Public Use to AG Agriculture zoning in the 1979 zoning update.

COMPREHENSIVE PLAN SPECIFICATIONS: The 2025 Comprehensive Plan shows this area as Urban Residential and Green Space. This is in the Lincoln Growth Tier I. A cluster is permitted by special permit in the AG and AGR districts. Build Through is required.

UTILITIES: Individual water and waste water system is proposed. This is in a Rural Water District.

TOPOGRAPHY: Gently rolling, draining to the north.

TRAFFIC ANALYSIS: South 112th Street , 120th and Van Dorn are gravel county roads. "A" street is a paved county road. The MO Pac trail is just north of this area.

PUBLIC SERVICE: This area is served by the Southeast Rural Fire District and LES.

REGIONAL ISSUES: Clustering and Build-through

ENVIRONMENTAL CONCERNS: There are no historic resources identified in this parcel. There is FEMA 100 year flood plain along the creek between Lot 1 Windhoek 5th Addition and the new proposed lots.

AESTHETIC CONSIDERATIONS: n/aan

ALTERNATIVE USES: Remain as Outlot .

ANALYSIS:

1. This request is to amend an existing Community Unit Plan to add an additional 17 lots to the currently approved 9 acreage residential lots. Public and private, gravel, internal

streets are proposed. Individual sewer and water is proposed. No bonus is being requested. This is essentially a plat of Outlot A in Windhoek 5th Addition using the approved AGR zoning.

- 2. The flood plain area is about 20% of the parcel and is retained as an outlot. The Stevens Creek Watershed Master Plan has developed new flood plain information that has been adopted as best available data.
- 3. This request is in conformance with the Comprehensive Plan.
- 4. As requested by the County Board, no scoring is provided on this application.
- 5. The density calculations for the project are as follows;

153.61 acres

102.66 acres of AGR at 0.27 dwelling per acre =	27.7 dwellings
50.96 acres of AG at 0.055 dwellings per acre =	2.8 dwellings
No bonus requested	
Permitted	30 dwellings
Requested	26 units on 26 lots

Note; The existing special permit approved 9 lots, this is adding 17 additional lots.

- 6. This design includes provisions for Build Through in the area of new development.
- 7. This design reflects the normal adjustments to accomplish a cluster style of acreage subdivision through the CUP.
- 8. Waivers are requested for street lights, sidewalks, block length, street trees, storm drainage, and screening. These are typical waivers required, provided for and appropriate for agriculture/acreage clusters. Yards are adjusted from AG and AGR to AGR standards as part of the cluster. Recent amendments no longer required the waiver for street lights, screening, sidewalks and street trees
- 9. The County Engineer's memo of January 11 notes several issues and corrections.
- 10. The Lincoln/Lancaster County Health Department notes water is excellent. Some lots may require engineered waste treatment.
- 11. Public Works Department memo of January 20 notes several adjustments and corrections..

CONDITIONS:

Site Specific:

1. This approval permits 26 dwelling units.
2. If any final plat on all or a portion of the approved community unit plan is submitted five (5) years or more after the approval of the community unit plan, the city may require that a new community unit plan be submitted, pursuant to all the provisions of section 26.31.015. A new community unit plan may be required if the subdivision ordinance, the design standards, or the required improvements have been amended by the city; and as a result, the community unit plan as originally approved does not comply with the amended rules and regulations.
3. Before the approval of a final plat, the public streets, private roadway improvements, drainage facilities, land preparation and grading, sediment and erosions control measures, drainageway improvements, temporary turnaround and barricades, and street name signs, must be completed or provisions (bond, escrow or security agreement) to guarantee completion must be approved by the City Law Department. The improvements must be completed in conformance with adopted design standards and within the time period specified in the Land Subdivision Ordinance.
4. Permittee agrees:
 - 4.1. to complete the street surfacing of public streets, and temporary turnarounds and barricades located at the temporary dead-end of the streets shown on the final plat within two (2) years following the approval of the final plat.
 - 4.2. to complete the surfacing of private roadway, and temporary turnarounds and barricades located at the temporary dead-end of the private roadways shown on the final plat within two (2) years following the approval of this final plat.
 - 4.3 to construct the surface in the pedestrian way easements in Fargo Place between Lots 7 and 8, and 116th Street Circle between Lots 4 and 5 at the same time as the streets are surfaced and to agree that no building permit shall be issued for construction on Lots 4, 5, 7 and 8. Block 1 until such time as the surfacing in the pedestrian way easement is constructed.
 - 4.4 to complete the enclosed public drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of the final plat.

4.5 to complete land preparation including storm water detention/retention facilities and open drainageway improvements to serve this plat prior to the installation of utilities and improvements but not more than two (2) years following the approval of the final plat

4.6 to complete the installation of the street name signs within two (2) years following the approval of the final plat.

4.7 to complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance in a timely manner which inadvertently may have been omitted from the above list of required improvements.

4.8 to submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.

4.9 to complete the public and private improvements shown on the Community Unit Plan.

4.10 to retain ownership of or the right of entry to the outlots in order to maintain the outlots and private improvements on a permanent and continuous basis and to maintain the plants in the medians and islands 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 private improvements have been satisfactorily installed and the documents creating the association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

4.11 to agree to the future conversion of lots to a higher density, including timing of annexation, funding of infrastructure cost, and agreement to petition for special assessment districts and that this is designed for future platting to a density of about 600 dwellings and for future subdivision of the acreage lots, said agreement and deed restrictions to be reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

4.12 to submit to the lot buyers and home builders a copy of the soil analysis.

4.13 to pay all design, engineering, labor, material, inspection, and other improvement costs except those cost the City Council specifically subsidizes as follow:

4.14 to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

4.15 to perpetually maintain the sidewalks/surfacing in the pedestrian way easements on Block 1 at their own cost and expense.

4.16 to inform all purchasers and users that the land is located within the 100 year floodplain and that the grading of the lots and outlots shall be in conformance with the grading plan approved with the Windhoek 4th CUP or as amended by the Director of Planning. The volume of fill material brought into each lot and outlot from outside the floodplain shall not exceed that shown on the approved grading plan accompanying the Community Unit Plan.

4.17 to protect the trees that are indicated to remain during construction and development.

4.18 to properly and continuously maintain and supervise the private facilities which have common use or benefit, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development, and that these are the responsibility of the land owner.

4.19 to relinquish the right of direct vehicular access to S 120th Street except for Seabiscuit Lane.

4.20 to maintain County roads until the County Board specifically accepts the maintenance.

4.21 to submit to all potential purchasers of lots a copy of the ground water report.

General:

5. Before receiving building permits:

5.1 The permittee shall complete the following instructions and submit the documents and plans to the Planning Department office for review and approval.

5.1.1 A revised site plan including 5 copies showing the following revisions:

5.1.1.1 Make the revisions noted in the County Engineers memo of January 11, 2005 including;

- 1) Additional right-of-way dedication shall be shown to provide 60 feet of right-of-way on South 112th Street and South 120th Street.
- 2) The centerline grade of Forgo Place to Sta. 0+00 is one foot lower than the top of the culverts at Sta. 4+90. Water will be over the road before filling the pipe.
- 3) Culvert design information shall be submitted.
- 4) All culverts shall have either a flared-end section or concrete headwall on the inlet end.
- 5) Lots 3 through 8 should have minimum opening elevation shown that are based on the recent Stevens Creek Master Plan information.
- 6) Developer will be responsible for street signs, one "stop" sign and one speed limit sign.

5.1.2 Make the revisions in the Public Works memo of January 20, 2005.

5.1.3 Revise the easements as requested in the LES memo of January 7, 2005

5.1.4 Add "with BTA" to the Title Block

5.1.5 Amend Note #7 to reflect the "Rural Public and Intermediate BTA Standard".

5.1.6 Add a note that this is designed for future platting to a density of about 600 dwellings and for future subdivision of the acreage lots.

5.1.7 Add a note that a written agreement shall be provided for the future conversion of lots to a higher density, including timing of annexation, funding of infrastructure cost, and agreement to petition for special assessment districts.

5.1.8 Add a note that only one main building in a building envelope is allowed per platted lot.

5.1.9 Show easements for the smaller BTA parcels in each lot.

5.1.10 Note on page 3 this is the "Transitional Plat".

5.1.11 Revise and note the street section on page 4 of 5 as the Rural Public Intermediate BTA Road Standard”.

5.1.12 Withdraw Windhoek 3rd Preliminary Plat # 99016.

5.1.13 Revise the location of S 119th Circle to the west about 250 feet to serve the south area. Remove Outlot ‘B’ and ‘C’ as part of that revision.

5.1.14 On Sheet 3 of 5, revise the back lots of Lot 3a,b,and c to reflect the realignment of S, 119th Circle (renumbered).

5.1.15 Provide a drainage easement along the creek bisecting Block 1 and Block 2.

5.1.16 Provide a pedestrian easement to Outlot A from the cul-de-sacs on Forgo Place and S. 116th Circle.

5.1.17 Note on page 2 of 5 that the revised floodplain/floodway is based on the Stevens Creek Watershed information and show the revised flood plain.

5.1.18 Revise Note #2 to reflect 26 lots.

5.1.19 Revise the Outlot lettering for five outlots.

5.1.20 A permanent final plan with 5 copies as approved.

5.2 The construction plans comply with the approved plans.

5.3 Final plat(s) is/are approved by the City.

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

STANDARD CONDITIONS:

6. The following conditions are applicable to all requests:

6.1 Before occupying this Community Unit Plan all development and construction is to comply with the approved plans.

6.2 Before occupying these dwellings City/County Health Department is to approve the water and waste water systems.

- 6.3 All privately-owned improvements, including landscaping and recreational facilities, are to be permanently maintained by the owner or an appropriately established homeowners association approved by the City.
 - 6.4 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.
 - 6.5 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 6.6 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.
7. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by

Mike DeKalb, 441-6370, mdekalb@lincoln.ne.gov

DATE: January 20, 2005

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

OWNER: Richard H. Hudson and Marti Ann Hudson
11401 Van Dorn Street
Lincoln, NE 68461
(402) 488-6073

CONTACT: Brian D. Carstens



2002 aerial

Special Permit #1386C S. 112th & Van Dorn St.

Zoning:

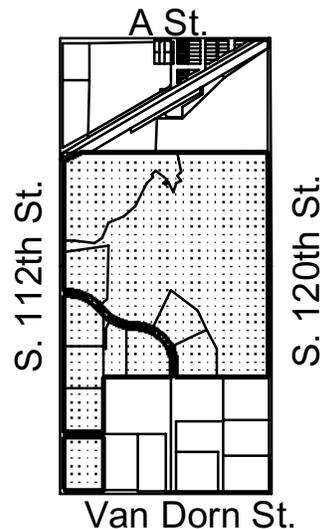
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned 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. 31 T10N R8E



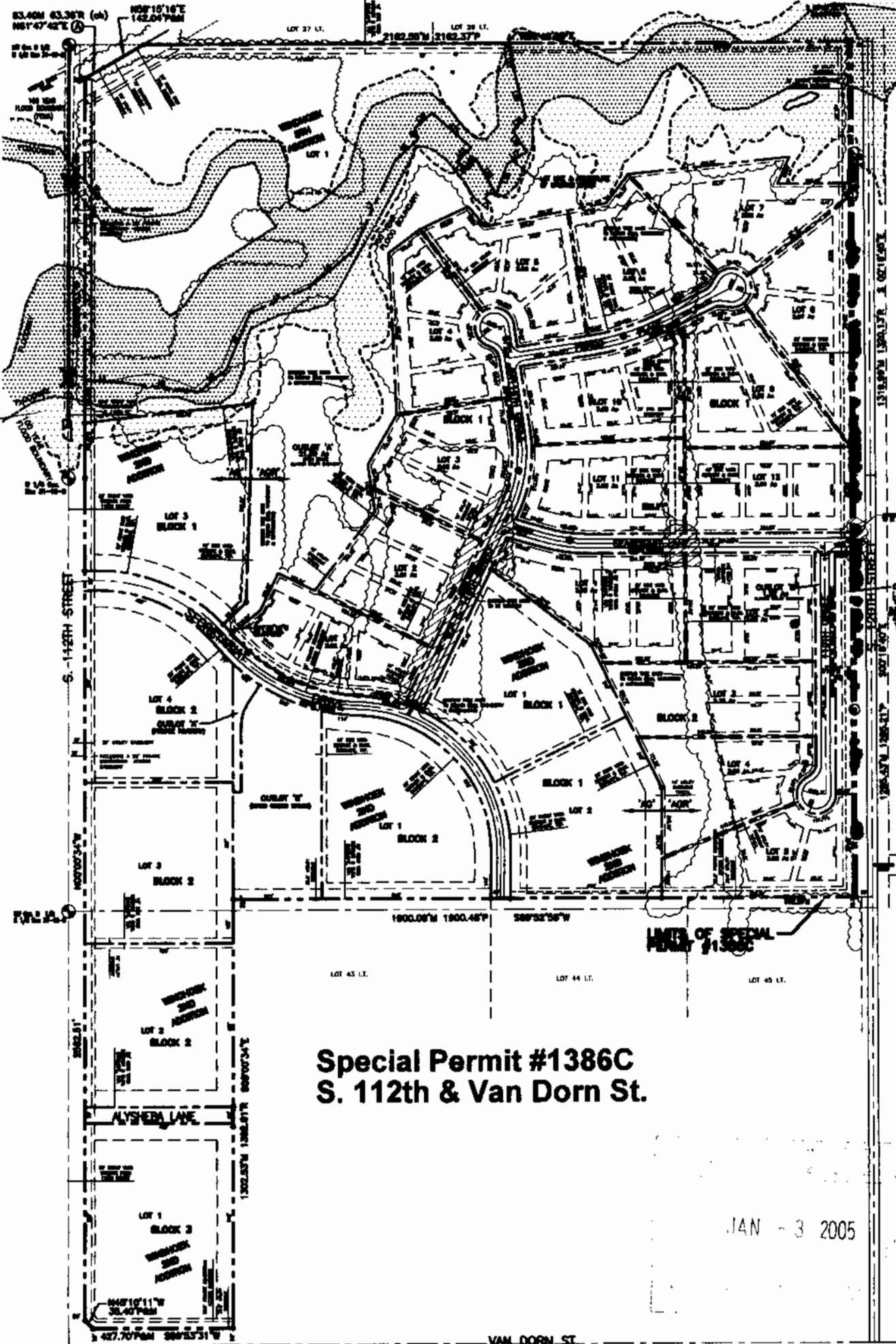
Zoning Jurisdiction Lines

City Limit Jurisdiction



63.40M 63.39R (ch)
N89°16'16"E
142.047PM

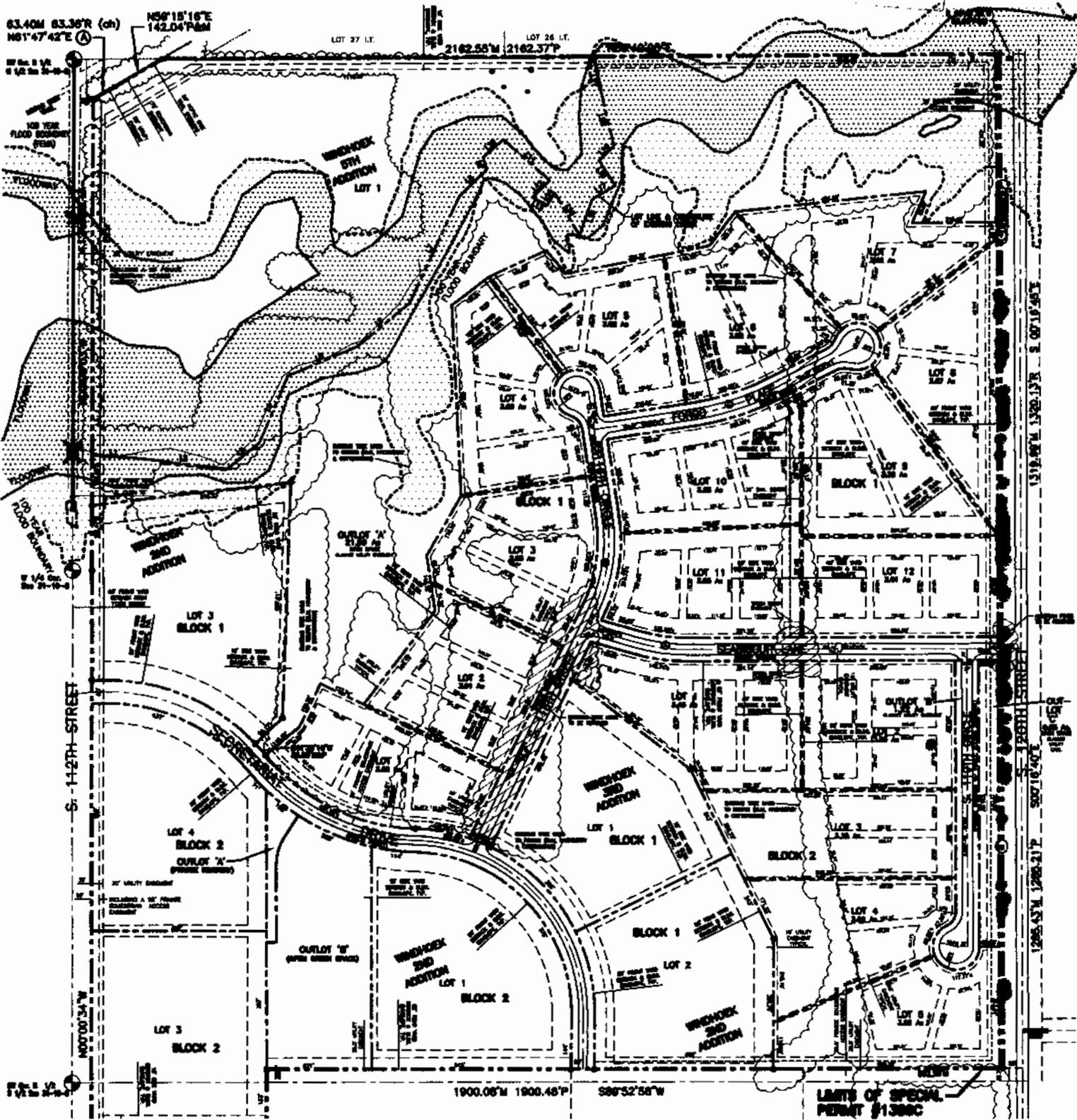
LOT 27 LT.
2182.56'N 2182.37'P



**Special Permit #1386C
S. 112th & Van Dorn St.**

JAN - 3 2005

VAN DORN ST.



**Special Permit #1386C
S. 112th & Van Dorn St.**

JAN - 3 2005

WINDHOEK 4TH ADDITION

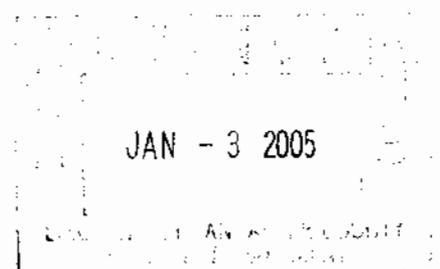
C.U.P./SPECIAL PERMIT #1386C

LEGAL DESCRIPTION:

A survey of Lots 2 & 3, Block 1, Lots 1-4, Block 2, Lot 1, Block 3, Outlot 'A' and Outlot 'B', Windhoek 2nd Addition; Lot 1, Block 1, Windhoek 3rd Addition; and Lot 1 and Outlot 'A', Windhoek 5th Addition, all located in the Section 31 Township 10 North Range 8 East of the Sixth Principal Meridian, Lancaster County, Nebraska. Said tract being more particularly described by metes and bounds as follows.

Commencing at the Northeast Corner of the South One Half of the North One Half of Section 31 Township 10 North Range 8 East of the Sixth Principal Meridian, Lancaster County, Nebraska. Thence South 89-49'25" West, (an assumed bearing) on the North line of the South one half of the North one half of said Section 31, a distance of 50.00 feet to the POINT OF BEGINNING, Thence South 00-16'35" East, and parallel to the East line of Section 31 on the West Right of Way of South 120th Street, a distance of 1319.99 feet, to a point on the South line of the North One Half of said Section; Thence South 00-16'41" East, and parallel to the East line of the South One Half of Section 31, on the said West Right of Way a distance of 1285.44 feet to a point 33.7 feet North of the South line of the South One Half of the South One Half of Section 31; Thence South 89-52'58" West on the North line of Lots 43, 44, and 45 Irregular Tracts, a distance of 1900.08 feet to the Northwest Corner of Lot 43 I.T.; Thence South 00-00'34" East on the West line of Lots 43, and 34 I.T., a distance of 1302.53 feet, to a point on the North Right of Way of Van Dorn Street; Thence South 89-53'31" West, on the North Right of Way of Said Van Dorn Street, a distance of 427.70 feet; Thence North 45-10'11" West, a distance of 35.40 feet to a point on the East Right of Way of South 112th Street; Thence North 00-00'34" West, on the East Right of Way of South 112th Street, and parallel to the West line of the South One Half of Section 31, a distance of 2562.51 feet, to a point on the North line of the South One Half of Section 31; Thence North 00-00'03" West, on the East Right of Way of South 112th Street a distance of 1215.92 feet to a point on the said East Right of Way, and the South Right of Way of the former Missouri Pacific Railroad; Thence on a curve to the Left, having a radius of 1482.69 feet, a central angle of 02-27-01, a chord bearing of North 61-47'42" East, and a chord distance of 63.40, to the point of tangency; Thence North 59-15'16" East on the South line of said former Missouri Pacific Railroad Right of Way, a distance of 142.04 feet, to a point on the North line of the South One Half of the North One Half of Section 31; Thence North 89-49'25" East, on said North line a distance of 2162.55 feet to the POINT OF BEGINNING, and containing a calculated area of 6.691.533.91 Square feet or 153.616 acres more or less.

Special Permit #1386C
S. 112th & Van Dorn St.



GROUNDWATER REPORT

WINDHOEK 1ST ADDITION

**SOUTH 112TH STREET BETWEEN "A" STREET
AND VAN DORN STREET**

Section 31, T. 10 N., R. 8 E.

LANCASTER COUNTY

Prepared for: Richard H. & Marti Ann Hudson

Petitioner: Brian D. Carstens

Brian D. Carstens & Associates

Engineer: Lyle L. Loth

ESP

Prepared by Vincent H. Dreeszen, Hydrogeologist

8/24/04

Vincent H. Dreeszen

Report of Groundwater Investigation

WINDHOEK 1ST ADDITION

Section 31, T. 10 N., R. 8 E.

Windhoek 1st Addition is a proposed Community Unit Plan for the development of 14 single family lots and three outlots located on an irregular tract of approximately 102 acres located centrally in Section 31-10N-8E. It is between South 112th Street to the west and South 120th Street to the east. It is about one-fourth mile south of "A" Street and about one-fourth mile north of Van Dorn Street (Figure 1). The Village of Walton is about one-fourth mile north. The proposed development lies adjacent to Windhoek 2nd Addition to the south and west and Wheatland Heights to the southeast. The north boundary is the flood plain of a tributary of Stevens Creek.

The developer proposes the use of private individual wells for potable supply on the 14 single family lots. The lots range in size from 3 to 3.60 acres. The remainder of the land is in private roads and 3 Outlots.

The land surface in the subdivision slopes to the north toward a west to northeast-trending tributary of Stevens Creek. Land surface elevations range from 1260 feet above mean sea level (msl) in the southeast corner to about 1190 feet in the northeast corner. The water table is relatively flat sloping from about 1200 feet on the south side to 1190 feet in the northeast corner,

the approximate creek level. Groundwater discharge is largely to evaporation-transpiration in the low lands along the creek.

The only known aquifer, except for some alluvium along the creek, is the Dakota Sandstone Formation. The Dakota Sandstone occurs as a relatively high bedrock knob in the subsurface at a elevation of a plus or minus 1200 feet above msl. The base of the Dakota are Pennsylvanian age limestones and shales that underlie the Dakota at an elevation of about 1100 plus or minus 10 feet above msl. The thickness of the Dakota sandstones and clays is approximately 100 feet, most of which is water saturated. The logs of 15 wells, either registered or in files of the Conservation and Survey Division, UNL have been reviewed in this investigation. The wells are all located in sections 31 and 32 nearby or adjacent to the proposed development. All available information suggests the potential for an adequate supply of water for individual wells is excellent. Many of the wells logged layers of coarse sandstone near the base of the aquifer. A number of wells were test pumped with yields of 50 gpm or more.

Water quality analyses are available from five wells in the area. Two of the wells were sampled recently in June, 2004. These wells along Secretariat Drive are adjacent to the Windhoek 1st Addition and the laboratory reports are attached. The water quality in each of the five wells is similar and is quite good. Total dissolved solids are low ranging from 210 to 354 mg/l. Iron and Manganese levels are also very low being below the reporting

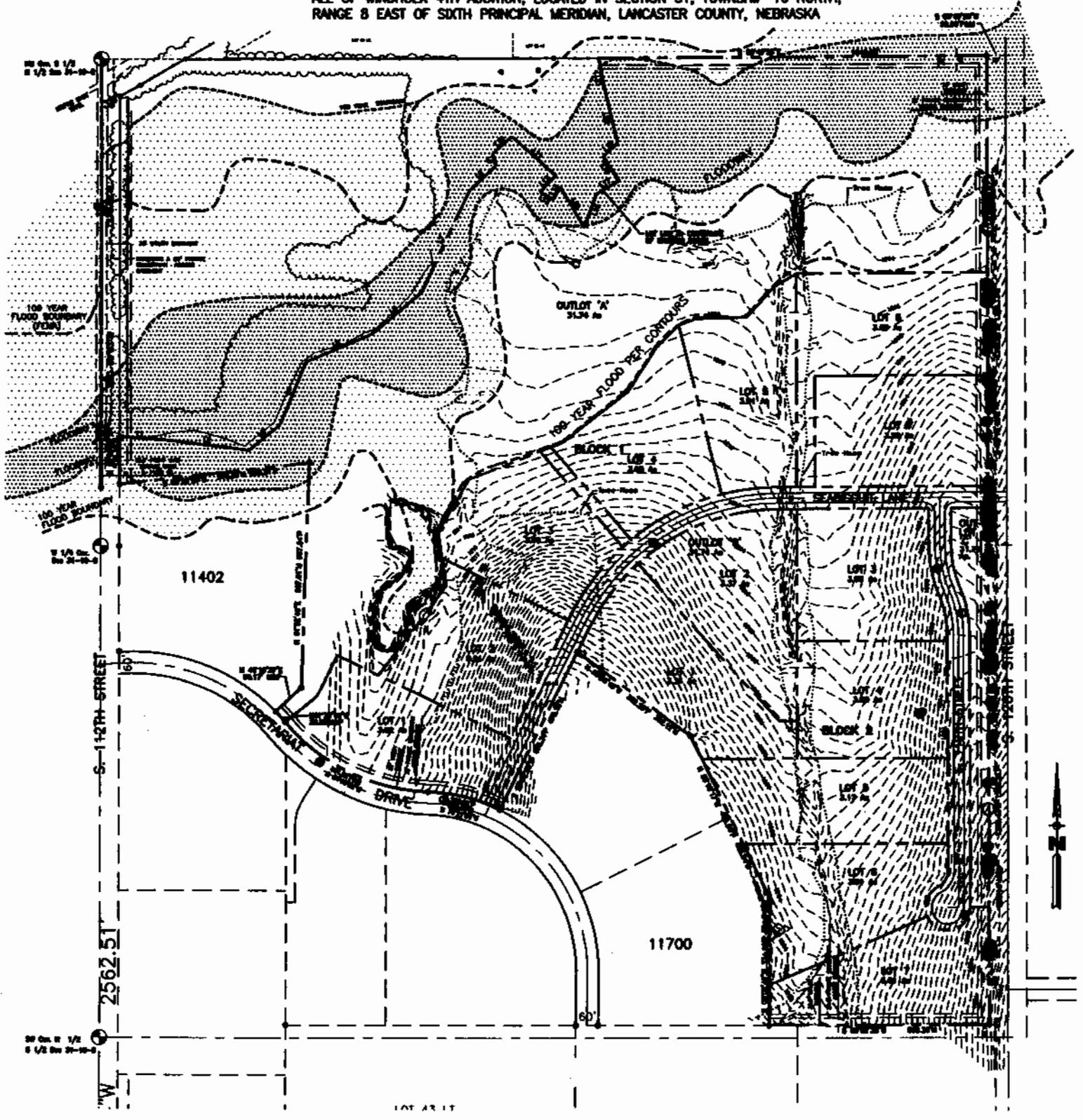
limit in the two attached reports. Hardness is relatively low as is sodium, chloride and sulfate. Fluoride ranges from about 0.3 to 0.4 mg/l. Nitrate plus nitrate (as N) is also quite low.

Available information indicates the potential for an adequate supply of potable water at lots in Windhoek 1st Addition is excellent. Even though the prospects are as good or better here for a water supply than elsewhere in Lancaster County, a test well is recommended on any of the lots before commencing home construction.

FIGURE 1

WINDHOEK 1ST ADDITION

ALL OF WINDHOEK 4TH ADDITION, LOCATED IN SECTION 31, TOWNSHIP 10 NORTH,
RANGE 8 EAST OF SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA



**Nebraska Health and Human Services
Regulation and Licensure - Laboratory Services**

3701 South 14th Street
Lincoln, NE 68502
(402) 471-2122
(402) 471-2080 (fax)

**CARSTENS&ASSOC
CARSTENS AND ASSOCIATES**

**601 OLD CHENEY ROAD, SUITE C
LINCOLN, NE 68512**

Laboratory Report Printed on: AUG-11-04

Laboratory Analysis for: PRIVATE 13 PARAMETER

Sample Comments:

Laboratory Number: P25766-39

Date Collected: 29-Jun-2004 09:25 AM

Sampled By: **BRIAN CARSTENS**

Date Received: 29-Jun-2004

Location: **11402 SECRETARIAT DR**

Well ID:

Parameters	Test Results	Qual	Report Level	Units	Method	Prep Date	Analysis Date	Analyst
pH	6.82			pH	150.1		07/01/04	SH
SULFATE	45		10	mg/l	EPA 375.4		07/01/04	HK
Chloride	6.24		1	mg/L	4500CL-E		07/09/04	er
IRON	<RL		50	ug/l	SM3111B		07/07/04	SS
Hardness, Total	230		4	mg/l	2340C		07/01/04	SH
Solids, Total Dissolved (Tds)	354		10	mg/l	160.1		06/30/04	SH
Alkalinity, Total	222		20	mg/l	2320B		07/01/04	SH
CALCIUM	60.6		.15	mg/l	215.1		07/08/04	SS
SODIUM	27.2		10	mg/l	SM3111B		07/07/04	SS
TOTAL COLIFORM	0		0	cfu/10	9223B-QT		06/30/04	HK
E. COLI	0		0	cfu/10	9223B-QT		06/30/04	HK
Nitrate+Nitrite (As N)	4.2		.05	mg/l	353.2		06/30/04	km
Fluoride	.32		.2	mg/l	4500F-C		07/06/04	JN
MANGANESE	<RL		1	ug/l	200.8		08/04/04	CC

Note: see reverse side of report for description of acronyms and data qualifiers
For inquiries on result interpretation call: (402) 471-2541

**Nebraska Health and Human Services
Regulation and Licensure - Laboratory Services**

3701 South 14th Street
Lincoln, NE 68502
(402) 471-2122
(402) 471-2080 (fax)

**CARSTENS&ASSOC
CARSTENS AND ASSOCIATES**

**601 OLD CHENEY ROAD, SUITE C
LINCOLN, NE 68512**

Laboratory Report Printed on: AUG-11-04

Laboratory Analysis for: PRIVATE 13 PARAMETER

Sample Comments:

Laboratory Number: P25766-40

Date Collected: 29-Jun-2004 09:30 AM

Sampled By: **BRIAN CARSTENS**

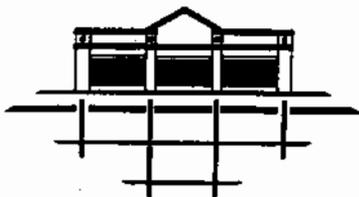
Date Received: 29-Jun-2004

Location: **11700 SECRETARIAT DR**

Well ID:

Parameters	Test Results	Qual	Report Level	Units	Method	Prep Date	Analysis Date	Analyst
pH	7.03			pH	150.1		07/01/04	SH
SULFATE	18		10	mg/l	EPA 375.4		07/01/04	HK
Chloride	3.33		1	mg/L	4500CL-E		07/09/04	sr
IRON	<RL		50	ug/l	SM3111B		07/07/04	SS
Hardness, Total	180		4	mg/l	2340C		07/01/04	SH
Solids, Total Dissolved (Tds)	278		10	mg/l	160.1		06/30/04	SH
Alkalinity, Total	226		20	mg/l	2320B		07/01/04	SH
CALCIUM	49.4		.15	mg/l	215.1		07/08/04	SS
SODIUM	28.4		10	mg/l	SM3111B		07/07/04	SS
TOTAL COLIFORM	0		0	cfu/10	9223B-QT		06/30/04	HK
E. COLI	0		0	cfu/10	9223B-QT		06/30/04	HK
Nitrate+Nitrite (As N)	.65		.05	mg/l	353.2		06/30/04	km
Fluoride	.36		.2	mg/l	4500F-C		07/06/04	JN
MANGANESE	<RL		1	ug/l	200.8		08/04/04	CC

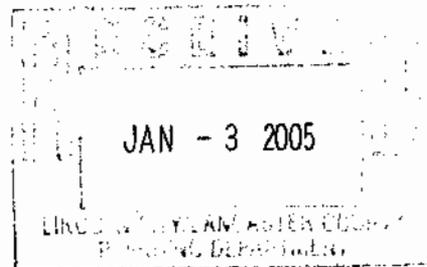
**Note: see reverse side of report for description of acronyms and data qualifiers
For inquiries on result interpretation call: (402) 471-2541**



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

12/30/04

Mr. Marvin Krout
Director of Planning
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508



RE: WINDHOEK 4TH ADDITION- SOUTH 112TH AND VAN DORN STREETS
COMMUNITY UNIT PLAN- SPECIAL PERMIT #1386 C

Dear Marvin,

On behalf of Richard and Ann Hudson we submit the above Special Permit for your review. The Windhoek 4th Addition is an expansion of an existing C.U.P.

The site is currently zoned 'AG' and 'AGR'. We are not requesting any changes of zone with this application. We are proposing 25 single family acreage lots. Each lot will have its own septic and private well. The streets will be graveled at this time.

We are showing a 'build-thru' concept on the new lots. Additional sanitary sewer easements have been shown in some areas to allow the sewer to be built, once it is extended in this area.

We are requesting the waiver of the preliminary plat process, as the Special Permit/ C.U.P. plans contain the same information.

We are requesting waivers of street lighting, street trees, sidewalks, landscape screening, as each lot is larger than one acre, and this area will not be annexed into the City of Lincoln at this time.

We are requesting a waiver to the requirement for storm water detention, as the pre-development and post development run-off will be the same. Therefore, no storm water detention is required.

We are also requesting a block length waiver on the west side of S. 116th Street and along the northern edge of the Special Permit as there is a major creek to the west and the Mo-Pac bike trail is immediately north of this project.

Page 2

Please feel free to contact me if you have any further questions or comments.

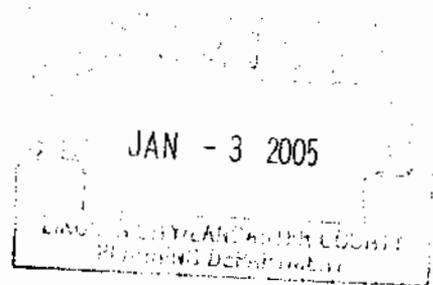
Sincerely,



Brian D. Carstens

cc. Dick and Ann Hudson

Enclosures: 24 copies of sheets 1 and 2 of 5
8 copies of sheets 3 thru 5 of 5
Application for a Special Permit
Application Fees of \$675.00
Certificate of Ownership
3 copies of the well/ water report
8-1/2" x 11" reductions of the plans



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

TO: Mike DeKalb

DATE: January 13, 2005

DEPARTMENT: Planning

FROM: Chris Schroeder

ATTENTION:

DEPARTMENT: Health

CARBONS TO: EH File

SUBJECT: Windhoek 4th Addition

EH Administration

SP #1386C

The Lincoln-Lancaster County Health Department has reviewed the proposed development with the following noted:

- The developer has adequately addressed onsite wastewater treatment issues in the site plan's general notes. The developer proposes the use of lagoons if a septic system cannot be approved. A large area of Kennebec Silt Loam soil exists in the development area. Kennebec soil is a frequently flooded soil with a high water table. Some lots may require an engineer designed non-standard wastewater treatment system in order to meet wastewater to groundwater separation requirements.
- The developer proposes the use of individual wells for potable water. The water report indicates the potential for an adequate supply of water for individual wells to be excellent. The report also indicates the quality of the water should be good.
- 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 ground cover will also be incorporated as necessary.

INTER-DEPARTMENT COMMUNICATION



DATE: January 7, 2005
TO: Mike Dekalb, City Planning
FROM: Sharon Theobald
Ext 7640
SUBJECT: DEDICATED EASEMENTS
DN# 25S-115E

S.P.#1386C

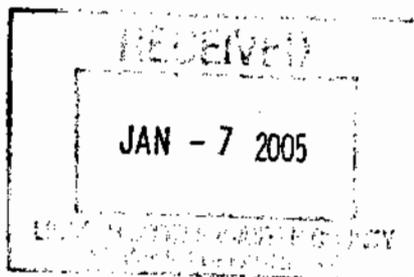
Attached is the C.U.P./Special Permit for Windhoek 4th Addition.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require blanket utility easements over all of the Outlots. Also, please change the 10 ft. easements to 15 ft. easements, as noted.

Sharon Theobald

ST/ss
Attachment
c: Terry Wiebke
Easement File



Lancaster

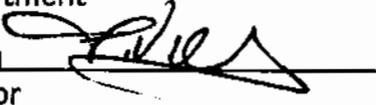
DON R. THOMAS - COUNTY ENGINEER

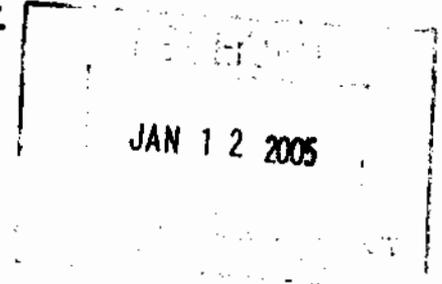
County

Engineering

Department

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR

DATE: January 11, 2005
TO: Mike DeKalb
Planning Department
FROM: Larry V. Worrell 
County Surveyor
SUBJECT: WINDHOEK 4TH ADDITION CUP



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

- 1) Additional right-of-way dedication shall be shown to provide 60 feet of right-of-way on South 112th Street and South 120th Street.
- 2) The centerline grade of Forgo Place at Sta. 0+00 is one foot lower than the top of the culverts at Sta. 4+90. Water will go over the road before filling the pipe.
- 3) Culvert design information shall be submitted.
- 4) All culverts shall have either a flared-end section or concrete headwall on the inlet end.
- 5) Lots 3 through 8 should have minimum opening elevations shown that are based on the recent *Stevens Creek Master Plan* information.
- 6) If this platting includes all of the previous Windhoek Additions, then all of the lots and blocks need to be renumbered to avoid duplication.
- 7) Developer will be responsible for street signs, one "stop" sign and one speed limit sign.

LWV/DP/cm

SUBDIV.WK/Windhoek Estates/4th Addition CUP.Mem

Memorandum

To:	Mike DeKalb, Planning Department
From:	Chad Blahak, Public Works and Utilities
Subject:	Windhoek 4 th Addition Special Permit 1386C
Date:	1/20/05
cc:	

Engineering Services has reviewed the Windhoek 4th Addition Special Permit, located north of Van Dorn between 112th and 120th Streets, and has the following comments:

Sanitary Sewer - The following comments need to be addressed.

(1.1) There is not city sanitary sewer facilities available for connection to this plat. The proposed individual septic systems are satisfactory.

(1.2) On the build thru plans, the easements shown along the east side of Lots 10 and 11 and between Lots 4 and 5 need to be 35' wide and labeled as sanitary and storm sewer easements.

(1.3) Minimum lowest floor elevations should be shown for Lots 1, 2, and 3 in Block 1 and Lots 2, 3, 4, and 5 in Block 3 to assure that standard depth sanitary sewer will be able to serve these lots by gravity from the streets.

Water Mains - There is not city water facilities available for connection to this plat. The proposed rural water or individual well systems are satisfactory.

Grading/Drainage - The following comments need to be addressed.

(3.1) See 1.2 for easement comments.

(3.2) Culvert sizing and head water calculations need to be provided for Culverts A and C, and culvert sizing calculations need to be provided for Culvert B.

(3.3) Specific minimum opening elevations need to be listed for each lot adjacent to the 100yr flood boundary and any open drainage ways.

(3.4) Detention will not be required for this site as the future 1 acre lots will not intensify the land use to that degree.

Streets - The following comments need to be addressed.

(4.1) The additional 10' of ROW dedication needs to be labeled on the plans.

January 20, 2004

(4.2) The block length waiver is satisfactory to Public Works due to the proximity of the existing 100yr flood plain.

(4.3) Wheatridge Drive near the southeast corner of the plat is at approximately the quarter mile line. This is a likely location for a future full access median break. The street system as shown does not allow for the future extension of Wheatridge to the west. A revision to the street layout should be considered to better facilitate this connection.

Change of Zone - The current Comp plan shows this area in Tier I and as urban residential.

General - The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.