

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for April 28, 2003 PLANNING COMMISSION MEETING

P.A.S.: Whitetail Run Community Unit Plan

Co. Special Permit #04019, City Special Permit # 04008

County Preliminary Plat #04014, City Preliminary Plat # 04003

Note: This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

PROPOSAL: A community unit plan and preliminary plat for 9 acreage residential units.

LOCATION: Northwest of the intersection of S.W. 14th Street and W. Bennet Road.

WAIVER REQUESTS:

1. Yard setbacks.
2. Minimum lot area
3. Ornamental street lighting.
4. Sidewalks.
5. Street trees.
6. Landscape screens.
7. Block length.
8. County horizontal curve radius from 200' to 150'.

LAND AREA: 148.50 acres, more or less.

CONCLUSION: This is an Ag Community Unit Plan, proposing to “cluster” the allowed dwelling units to 9 acreage lots. Waivers requested are typical of a rural subdivision and are provided for in the code. Bonuses are being requested. At the April 5 Commons, Planning staff committed to proceeding, with the concurrence of the Commons, with the development of a Build Through package of regulation changes and design standards. With that in mind, staff would recommend deferral of this item until Build Through provisions are adopted.

RECOMMENDATION:

Co. Special Permit #04019	Deferral
City Special Permit #04008	Deferral
Co. Preliminary Plat # 04014	Deferral
City Preliminary Plat # 04003	Deferral

Waivers

1.	Yard Setbacks:	Approval
2.	Minimum lot area:	Approval
3.	Ornamental lighting	Approval
4.	Sidewalks	Approval
5.	Street trees	Approval
6.	Landscape screens	Approval
7.	Block length	Approval
8.	County horizontal curve (meets City standard)	Denial

GENERAL INFORMATION

LEGAL DESCRIPTION: Lot 2, Hatleys Subdivision located in the SW 1/4 of Section 3, T8N, R6E of the 6th P.M. , Lancaster County, Nebraska.

EXISTING ZONING: AG Agriculture

EXISTING LAND USE: Farmland

SURROUNDING LAND USE AND ZONING:

North:	Farmland	AG
South:	Farmland	AG
East:	Farmland	AG
West:	Farmland	AG

HISTORY: Zoned AG in the 1979 zoning update.

COMPREHENSIVE PLAN SPECIFICATIONS: The 2025 Comprehensive Plan shows this area as Agriculture, Tier II, at the edge between Tier II and Tier III. A cluster is permitted by special permit in the AG district. In relation to clustering in the Agriculture area, the Comprehensive Plan states:

“New ‘urban acreage’ development should only be permitted in Tier II and Tier III area of Lincoln and near towns under higher design standards based upon a “buildthrough” model and without use of sanitary improvement districts. The “build through” design standards should address, along with other items deemed necessary to the study:

- a preliminary plan lot layout that accommodates first phase low density acreages with rural water and sewer systems. The preliminary plat would also show future lot splits as a second phase to permit the urban infrastructure to be built through and urbanization to occur if and when annexed by a city or town is deemed appropriate. The future lot splits will increase density in an urban form and provide income to property owners to defray the increases in city taxes, services and infrastructure costs;
- a lot layout that meets the various elements of the Comprehensive Plan; and
- a development agreement that runs with the land and acknowledges that the acreage development (i) is not entitled to extra buffering protection greater than the acreage property lines from existing agricultural practices and from future urbanization and (ii) waives any future right to protest the creation of lawful centralized sanitary sewer, water and paving special assessment districts or other lawful financing methods at a later date when urbanization is appropriate.

When the independent study to quantify and qualify the positive and negative economics of acreage development is completed, the county should determine if an impact fee or other development exactions are needed to be sure acreage development is paying its "fair share" of costs. The study should include a review of policy issues and options such as the build-through concept, lot size, acreage standards, acreages and town relationships, acreages and sensitive areas, agriculture, acreage clusters, desired acreage population, acreage size and land use consumption and AGR zoning. (page F79)

UTILITIES: There are no sewer or water public utilities available. This is in the Norris Public Power District.

TOPOGRAPHY: Gently rolling, sloping to the northeast.

TRAFFIC ANALYSIS: This is served by S.W. 14th and W. Bennet Road both are gravel county roads. W. Bennet Road does not extend east of S.W. 14th Street. S.W. 14th is shown for paving from Saltillo to Hwy 33 in the County Engineers 2003 1 and 6 year road and bridge program.

PUBLIC SERVICE: This is in the Southwest Rural Fire District and the Rokeby School District #152. This is served by the Lancaster County Sheriff's Department.

REGIONAL ISSUES: Expansion of the acreage areas. Clustering to preserve farm land. Buildthrough in the growth tiers.

ENVIRONMENTAL CONCERNS: The Historic and Ecological Resources survey shows no resources on this site. Historic trails did cross the county in this immediate vicinity. The soil rating on this land is 5.7 on a scale of 1 to 10 where 1 is the highest and a rating of 1-4 is prime agriculture land. This is not prime ag land. 100 year flood plain is located at the far northeast corner of Outlot "B", not by any lot.

AESTHETIC CONSIDERATIONS: na

ALTERNATIVE USES: All uses allowed in the AG district. Seven 20+ acre lots. The farmstead has already been split off.

ANALYSIS:

1. This request is for a Special Permit for a Community Unit Plan for 9 acreage residential lots. A gravel private street is proposed and individual sewer and water is proposed. A dwelling unit bonus is being requested and Outlot "B" will require an easement or deed restriction to preserve the land for 99 years.
2. This request is in general conformance with the Comprehensive Plan. However, the buildthrough provisions required in the Plan are not addressed because there are currently no standards to apply. The clustering and set aside of a large outlot with a restrictive easement limits future growth. "Buildthrough" standards have not been developed but are underway and are expected to be in process this summer. The acreage performance score for this parcel is -53.
3. A waiver to the minimum lot area of 20 acres is requested. This is required to accomplish the clustering to 3 acre lots.
4. Waivers are requested for street lights, sidewalks, block length, street trees and screening. These are typical waivers required, provided for and appropriate for agriculture/acreage clusters.
5. The County Engineer's memo of March 31, 2004 notes no objections. In his April 12 memo the County Engineer does stand firm on a 200' horizontal curve radius being required. The curve in question is in the County jurisdiction.
6. Either the City or County density provisions will yield 7 dwellings with out a bonus and 9 dwellings utilizing the 20% bonus provisions of both codes.
7. Health Department notes the water supply is good but notes the developer should condition all lot sales on finding a well with adequate water and advising buyers of the need for water treatment. The lots are sufficient in size to allow lagoons or non-standard on-site wastewater systems if required. Lagoons shall not be restricted.

8. It should be noted the Planning Commission currently has three change of zones and four Comprehensive Plan amendments on hold pending the acreage studies. These can be moved forward if the applicants request.

Planning staff recommends deferral of these applications, however, if these applications are approved, the following conditions are suggested.

CONDITIONS FOR COUNTY SPECIAL PERMIT #04019:

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 April 12, 2004.
2. This approval permits 9 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 and or City Council.
 - 3.5 The required easements as shown on the site plan are recorded with the Register of Deeds.
 - 3.6 The County Board/City Council approves associated requests:

- 3.6.1 Whitetail Run Preliminary Plat #04003 and #04014
 - 3.6.2 Special Permit # 04008
 - 3.6.3 A waiver to the sidewalk, street lights, landscape screen, street tree requirements since the area is of larger lots, a rural nature and the subdivision will not be annexed.
 - 3.6.4 A modification to the requirements of the land subdivision ordinance\resolution to permit a block length in excess of 1320' along the north, south, east and west perimeter of this subdivision and a West Prairie Creek Road, 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 CITY SPECIAL PERMIT # 04008:

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 City Council'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 April 12, 2004.
2. This approval permits 9 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 City Council.
 - 3.3 The construction plans are to comply with the approved plans.
 - 3.4 The final plat(s) is/are approved by the City/ County Board.
 - 3.5 The required easements as shown on the site plan are recorded with the Register of Deeds.
 - 3.6. The City Council/County Board approves associated requests:
 - 3.6.1 Whitetail Run Preliminary Plat # 04014 and 04003.
 - 3.6.2 County Special Permit # 04019

3.6.3 A waiver to the sidewalk, 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.

3.6.4 A modification to the requirements of the land subdivision ordinance\resolution to permit a block length in excess of 1320' along West Winding Prairie Lane and the north, south, east and west perimeter of this subdivision.

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 are to be permanently maintained by the owner or an appropriately established homeowners association approved by the City 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 City 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 COUNTY PRELIMINARY PLAT # 04014:

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 April 12, 2004.
- 2.1. The County Board/City Council approves associated requests:
 - 2.1 County Special Permit # 04019 and City Special Permit # 04008 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 West Winding Prairie Lane and the north, south, east and west 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, 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, water report and Health Department cautions on the water.
- 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/City Attorney and filed of record with the Register of Deeds.
- 3.2.6 To relinquish the right of direct vehicular access to S.W. 14th Street except for West Winding Prairie Lane and the existing farm access.
- 3.2.7 To comply with the provisions of the Land Subdivision Resolution regarding land preparation.

CONDITIONS FOR CITY PRELIMINARY PLAT # 04003:

Site Specific:

- 1. After the subdivider completes the following instructions and submits the documents and plans and 6 copies to the Planning Department office, the preliminary plat will be signed by the Chair of the Planning Commission certifying approval. (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 April 12, 2004.
- 2.1. The County Board/City Council approves associated requests:
 - 2.1 County Special Permit # 04019 and City Special Permit # 04008 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 West Winding Prairie Lane and the north, south, east and west 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, 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, water report and Health Department comments on the water.
 - 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 City Attorney and filed of record with the Register of Deeds.
 - 3.2.6 To relinquish the right of direct vehicular access to S.W. 14th Street except for West Winding Prairie Lane and the existing farm access.
 - 3.2.7 To comply with the provisions of the Land Subdivision Ordinance regarding land preparation.

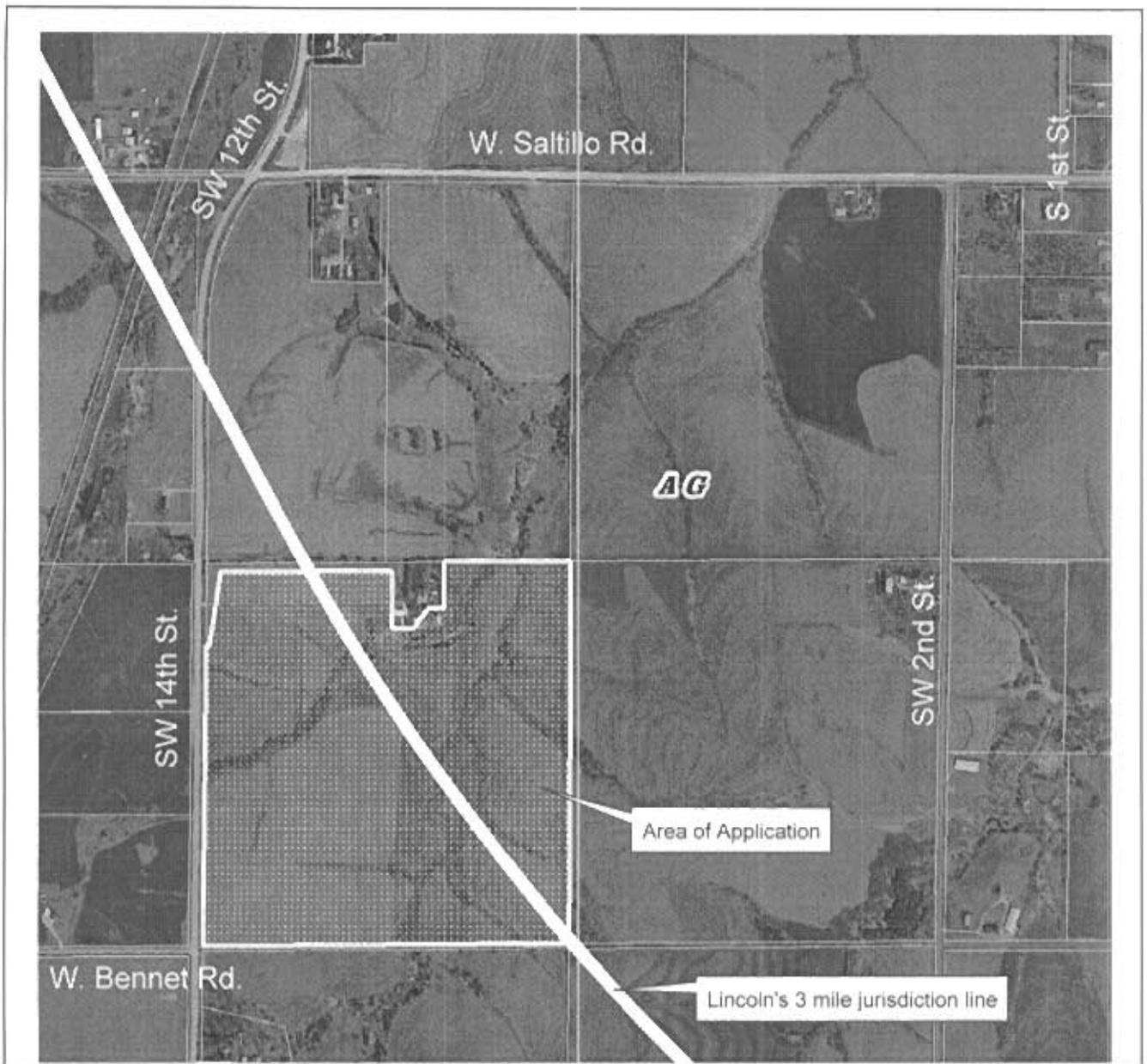
Prepared by:

Mike DeKalb, 441-6370, mdekalb@ci.lincoln.ne.us
Planner
April 13, 2004

APPLICANT: Brian D. Carstens, on behalf of Full House L.L.C.
601 Old Cheney Road, Suite C
Lincoln, NE 68512
(402) 434 -2424

OWNER: Fred Groshans
Full House L.L.C.
P.O. Box 23167
Lincoln, NE 68542
(402) 770 - 3733

CONTACT: Brian Carstens
434 - 2424



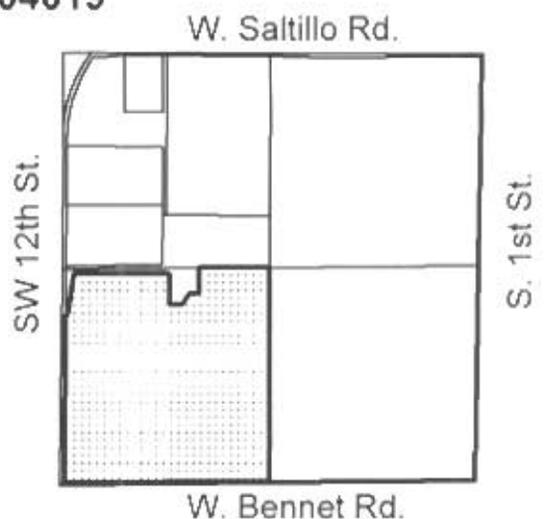
**Preliminary Plat #04003 / Preliminary Plat #04014
 Special Permit #04008 / Special Permit #04019
 Whitetail Run CUP
 SW 14th & Bennet Rd.**

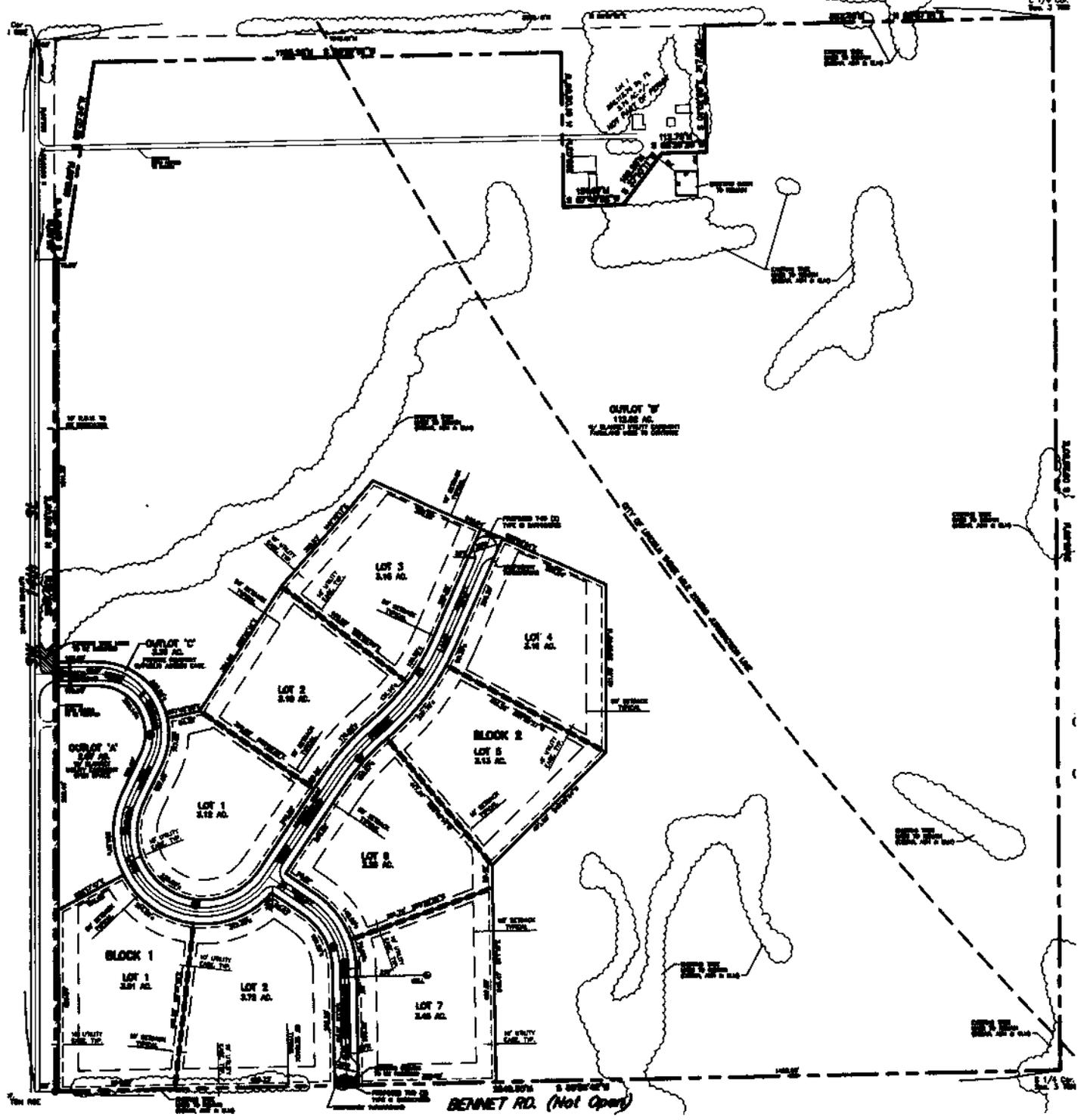
2002 aerial

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-7 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

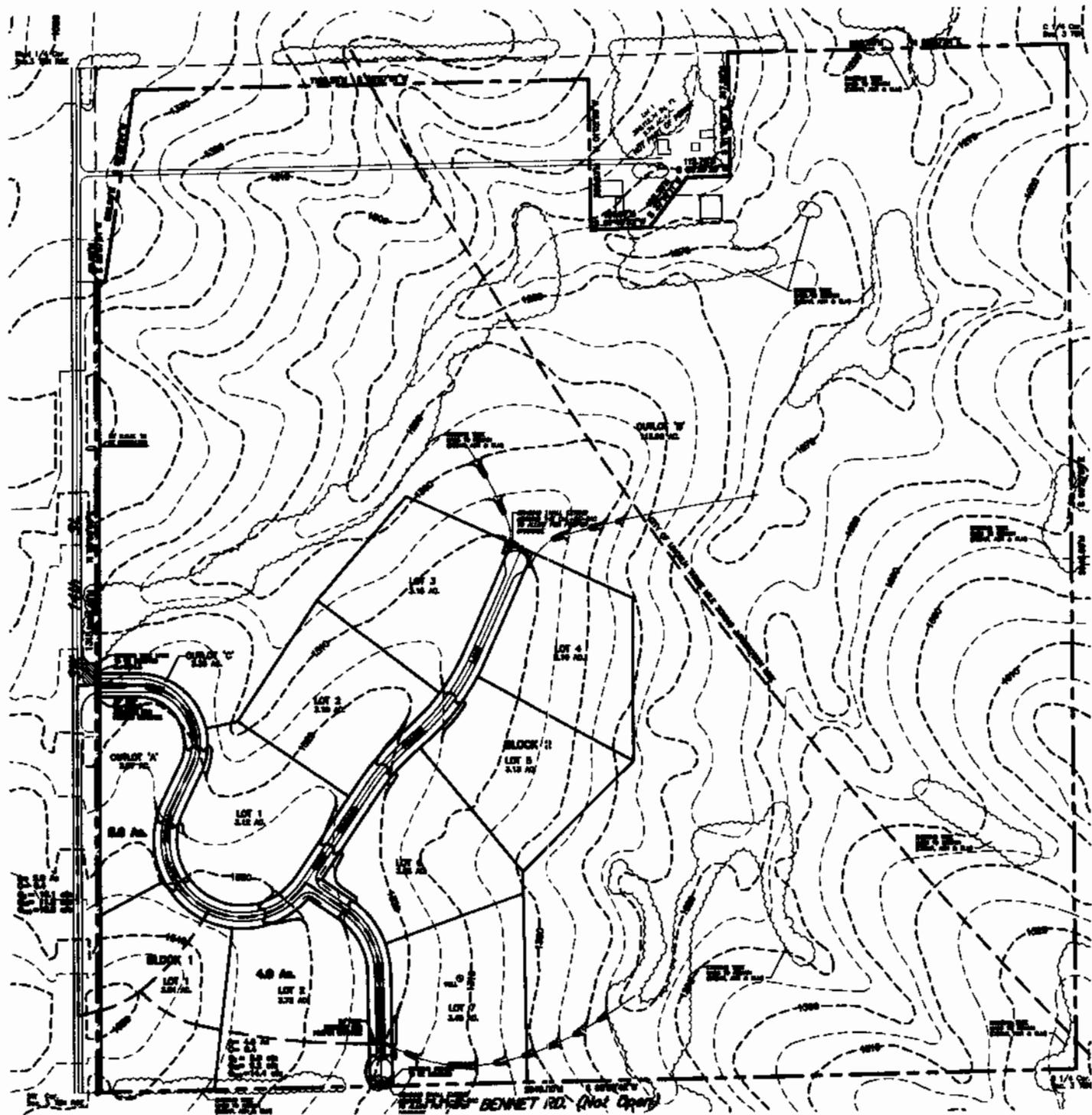
One Square Mile
 Sec. 3 T8N R6E





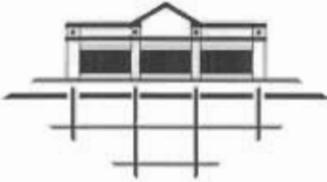
Preliminary Plat #04003 / Preliminary Plat #04014
Special Permit #04008 / Special Permit #04019
Whitetail Run CUP
SW 14th & Bennet Rd.





Preliminary Plat #04003 / Preliminary Plat #04014
Special Permit #04008 / Special Permit #04019
Whitetail Run CUP
SW 14th & Bennet Rd.





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

March 26, 2004

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

RE: WHITETAIL RUN – CITY/COUNTY PRELIMINARY PLAT #04003
CITY/COUNTY SPECIAL PERMIT #04008
S.W. 14TH STREET & BENNET ROAD

Dear Marvin,

On behalf of Full House, L.L.C., we are resubmitting the above mentioned applications to be scheduled on the Planning Commission Agenda. The following is in response to your comment letter dated March 15, 2004.

1. Norris Public Power has not requested changes of the easements as shown on the drawing.
2. General Note #15 has been revised to include the waiver of block length along the north, south and east perimeter of the plat.
3. Outlot 'A' has been shown as "Open Space".
4. A General Note has been added stating that Outlot 'B' shall have a 99 year deed or covenant restriction on all other uses than the use shown.
5. West Winding Prairie Lane has been revised to allow for future build-out of the parcel.
6. 1) The right-of-way dedication has remained the same as previously submitted. The General Notes have been modified as requested by the Planning Department.
2) The owner/developer acknowledges that the median currently shown in the private roadway will need to be removed if in the future the street is re-platted into a public street.
3) The owner/developer acknowledges the responsibility of all necessary street signs.
4) A waiver is now requested for the horizontal curve radius of 200 feet to 150 feet. The project area will soon be included in the three mile jurisdiction of the City, which allows 150 foot radius. The private roadway as shown coincides with the existing contours and will also slow down the traffic entering the subdivision.
- 5) A culvert has been shown under S.W. Hunterhaven Road as requested. Calculations have been shown on the Grading Plan.
- 6) A note has been shown on the Grading Plan stating that the culvert inlet shall have flared-end section or concrete headwall.
7. A request for Storm Water Detention is not requested. The pre and post development conditions have been shown on the Grading Plan to show that storm water detention is not required.

Please contact me if you have any further questions.

Sincerely,

Brian D. Carstens

cc: Full House, L.L.C.
Enclosures: 6 Copies of Sheets 1 through 3 of 3



WHITETAIL RUN
PRELIMINARY PLAT &
COMMUNITY UNIT PLAN/SPECIAL PERMIT

LEGAL DESCRIPTION

A subdivision of Lot 2 "Hatleys Subdivision" located in the Southwest Quarter of Section 3 Township 8 North Range 6 East of the Sixth Principal Meridian, Lancaster County, Nebraska and more particularly described by metes and bounds as follows.

Commencing at the West $\frac{1}{4}$ corner of Section 3 Township 8 North Range 6 East of the Sixth Principal Meridian, Lancaster County, Nebraska; Thence North 88°57'01" East, (an assumed bearing) on the North line of the Northeast Quarter, a distance of 1699.01 feet to the POINT OF BEGINNING; Thence continuing North 88°57'01" East on the North line of the Southwest Quarter a distance of 883.48 feet, to the Center of Section 3; Thence South 00°20'50" East, on the East line of Lot 5 Irregular Tract, and the East line of the Southwest Quarter a distance of 2645.56 feet to the South $\frac{1}{4}$ corner of Section 3; Thence South 88°58'42" West, on the South line of Lot 5 I.T., and the South line of the Southwest Quarter of Section 3, a distance of 2548.50 feet to a point on the East right of way of Southwest 14th Street; Thence North 00°00'00" East, and parallel to the West line of the Southwest Quarter, on the East right of way of Southwest 14th Street a distance of 2089.48 feet to the Southwesterly Corner of Lot 1 Hatleys Subdivision; Thence North 88°57'01" East, and parallel to the North line of the Southwest Quarter a distance of 25.00 feet; Thence North 08°35'34" East, a distance of 502.09 feet; Thence North 88°57'01" East, on the South line of Lot 1, Hatleys Subdivision, a distance of 1188.28 feet; Thence South 01°02'59" East, a distance of 389.03 feet; Thence North 87°45'52" East, on the southerly line of said Lot 1, Hatleys Subdivision, a distance of 151.67 feet; Thence North 37°10'11" East, a distance of 162.25 feet; Thence North 89°29'29" East, a distance of 112.79 feet; Thence North 01°02'59" West, on the West line of Lot 1, a distance of 317.52 feet to the POINT OF BEGINNING, and containing a calculated area of 6,468,850.15 Square feet or 148.50 Acres more or less.

FEB 10 2004

Lancaster

DON R. THOMAS - COUNTY ENGINEER

County

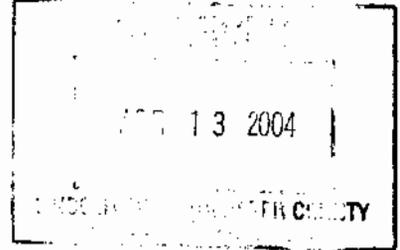
Engineering

Department

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR



DATE: April 12, 2004
TO: Mike DeKalb
Planning Department
FROM: Larry V. Worrell 
County Surveyor
SUBJECT: WHITETAIL RUN ADDITION
SW 14TH STREET AND WEST BENNET ROAD



This office would not recommend allowing for the horizontal curve radius to be less than 200 feet. This standard has always been used no matter which area of zoning jurisdiction.

LVW/cm

SUBDIV.WK/Whitetail Run - Horizontal Curve Radius.Mem

Lancaster

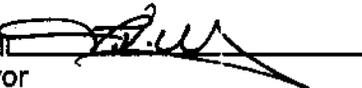
DON R. THOMAS - COUNTY ENGINEER

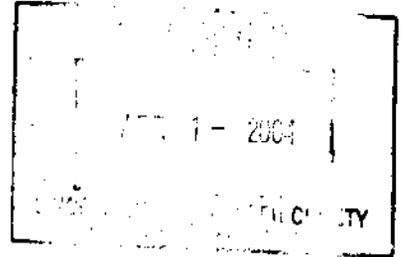
County

Engineering

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR

Department

DATE: March 31, 2004
TO: Mike DeKalb
Planning Department
FROM: Larry V. Worrell 
County Surveyor
SUBJECT: WHITETAIL RUN - CUP/PP REVISED



Upon review, this office has no objections to this submittal.



Terry A Kathe

03/18/2004 12:34 PM

To: Michael V DeKalb/Notes@Notes
CC:
Subject: Whitetail Run

Mike -

After this departments review, we have the following comments;

1. It appears that there will be no buildings located in the Floodplain
2. Setbacks are shown

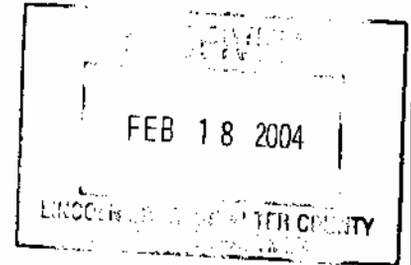
This department has no objection to this project.

TK



AREA 2
SERVICE CENTER

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



February 17, 2004

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

RE: Whitetail Run

Mike, I have reviewed the subject Plat and see easements in place as needed.

As always, thanks for your cooperation.

Sincerely,

A handwritten signature in cursive script that reads "Rick Volmer".

Rick Volmer, Construction Superintendent, Area 2

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

TO: Mike DeKalb

DATE: March 22, 2004

DEPARTMENT: Planning

FROM: Chris Schroeder
Doug Smith

ATTENTION:

DEPARTMENT: Health

CARBONS TO: EH File
EH Administration

SUBJECT: Whitetail Run
PP #04008 CUP #04003
Water Report

The Lincoln-Lancaster County Health Department (LLCHD) has received and reviewed the Groundwater Report for the proposed Whitetail Run. Based on the information provided in the report, the following comments are noted:

- It appears the potential for developing an adequate water supply is good. The report states "because the occurrence of sandstones in the Dakota is somewhat unpredictable, a test well should be drilled before a well is constructed or a lot developed". In lieu of requiring test wells for each lot, the LLCHD would find it acceptable for the developer to sell lots contingent on the future installation of a well is capable of providing an adequate supply.
- Buyers should be informed of the recommendation for water conditioning for household water use.

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

TO: Mike DeKalb

DATE: February 19, 2004

DEPARTMENT: Planning

FROM: Chris Schroeder
Doug Smith

ATTENTION:

DEPARTMENT: Health

CARBONS TO: EH File
EH Administration

SUBJECT: Whitetail Run
PP #04008 CUP #04003
SW 14th & Bennet RD

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the preliminary plat application with the following noted:

- The soils in the plat are primarily Sharpsburg and Wymore Silty Clay Loam. Percolation tests may or may not result in acceptable rates for sub-surface absorption fields. The developer has addressed on-site wastewater system issues in the general notes. Restrictions should not be placed on lagoons. Lagoons or non-standard systems may be necessary.
- The developer proposed the use of individual wells for potable water supply. A groundwater report addressing the estimated quantity and quality of groundwater must be submitted.
- The site plan indicates the existence of a well on Lot 7. The notes do not indicate if this is a recently constructed test well or if it is a previously existing well. If it is an older well, it must be inspected by a licensed well driller to determine if it meets construction standards.
- 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 ground cover will also be incorporated as necessary.

GROUNDWATER REPORT

TWIN OAKS

now known as "WHITETAIL RUN"

SW 1/4 SEC. 3 - T. 8N - R. 6E.

SW 14TH STREET AND BENNET ROAD

LANCASTER COUNTY

Petitioner: Brian D. Carstens

Brian D. Carstens & Associates

Developer: Full House, LLC.

Fred Groshans, President

Hydrogeologist and Preparer of Report:

Vincent H. Dreezen

February 3, 2004

FEB 10 2004

Report of Groundwater Investigation

TWIN OAKS
now known as "WHITETAIL RUN"
SW 1/4 Sec. 3-8N-6E

Lancaster County

The southwest quarter of Sec. 3, T. 8N., R. 6E., located at Southwest 14th and Bennet Road is an area of about 154 acres consisting of Lot 1, an existing developed lot of 5.74 acres and Lot 2, 148.5 acres. Lot 1 is located near the center of the north side of the quarter section. Twin Oaks is a proposal to develop 9 single family lots averaging about 3.3 acres in size in the southwest portion of the quarter section. Lot 2, Outlot A consists of 2.07 acres and the remainder, Outlot B, is retained as farm land, Figures 1 and 2.

The west boundary of the tract is Southwest 14th Street and the south boundary is Bennet Road which is not open at present. It is about one and a half miles south of Rokeby and one and a half miles west of U.S. Highway 77. There is scattered housing development in the area including Wilderness Park Estates about one mile to the northeast.

The only known aquifer in the area are sandstones of the bedrock Dakota Sandstone Formation. Both the Dakota and the underlying shales and limestones of the Permian have been eroded leaving hills and valleys on their surfaces. The Dakota consists of interbedded and interlayered clayey sands, clays and sandstones generally with sandstone at the base. The sandstones often are fine-grained and iron-cemented and are bounded by clays so that water is considered to be confined or semi-confined.

Based upon available information from well logs in the area, the top of the Dakota clays or sandstones can be expected to range from about 110 to 150 feet. The base of the Dakota, top

of the Permian, is expected to range from about 140 to 170 feet. The depth to water in wells, depending on land surface elevation is expected to range from about 100 to 130 feet. The thickness of sandstone appears to vary from less than 10 to more than 30 feet. The saturated thickness of the Dakota is expected to be in the range of 40 to 60 feet. The yield of wells in the area without excessive drawdown is reported to range from 10 to 25 gpm.

One well has been constructed in Lot 3 on the tract and the log of another well on the lot on the north side of the property is available. The logs of both wells are attached to this report along with a copy of the inorganic chemical analysis of the new well on Lot 3 (location of well shown in Figure 1). The log of this well which has 33 feet of sandstone and 64 feet of saturated thickness is believed to be representative of what can be expected of wells on the other lots.

The water quality is potable, although only marginal for household use due to high levels of total dissolved solids - 995 mg/l, total hardness - 520 mg/l, iron - 2.3 mg/l and manganese - 0.35 mg/l. Sulfate levels are also quite high - 368 mg/l. Chloride and sodium levels are relatively low - 97.7 mg/l and 108 mg/l. Nitrate plus nitrite as N is below detection level. Total coliform - 200, is not acceptable indicating contamination of bacteria during well construction or sampling. The well should be retested before being put in service and if necessary chlorinated and redeveloped.

In summary, it appears that the potential for developing an adequate supply for individual wells in the proposed development is good. Because of mineralization water conditioning for household use is recommended.

Because the occurrence of sandstones in the Dakota is somewhat unpredictable, a test well should be drilled before a well is constructed or a lot is developed. A well should be properly developed and the water tested for inorganic chemical quality and presence of bacteria.

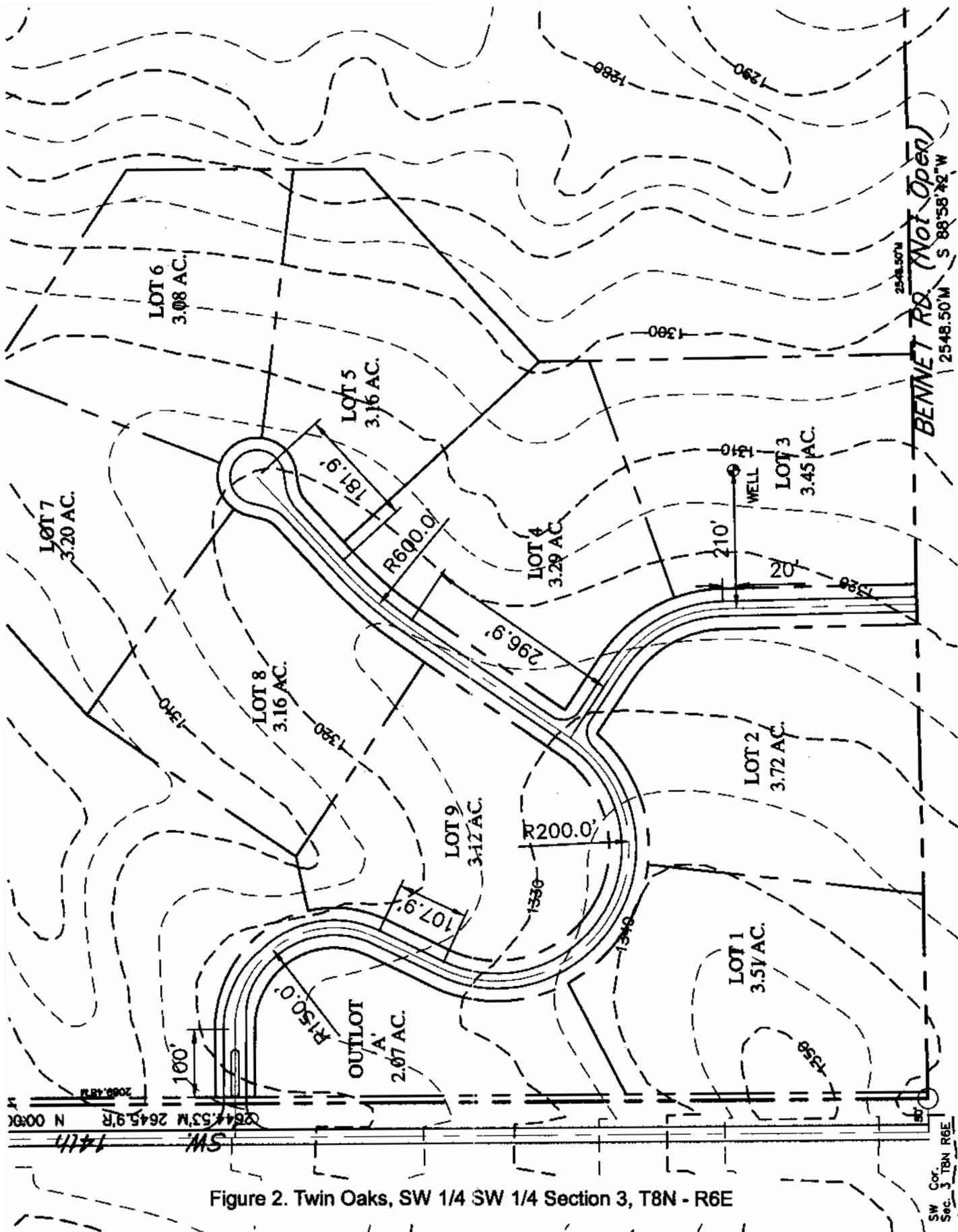


Figure 2. Twin Oaks, SW 1/4 SW 1/4 Section 3, T8N - R6E

SW Cor.
Sec. 3 T8N R6E

STRADER'S BLUE VALLEY DRILLING

Roger Strader
Office: (402) 673-3465

14734 US Hwy 77
Pickrell, NE 68422

WELL COMPLETION FORM

Well Contractor's License
#39022

Name Fred Groshans Date November 22, 2003

Address P.O. Box 23167

City/State/Zip Lincoln, NE 68542-3167 Phone 421-2420

N40°41'01.6" W096°44'19.1"

Location of Water Well
County: Lancaster SW 1/4 SW 1/4 Section 3 Township 8 N Range 6 E/WK
Well is 292 ft. from ~~north~~/south section line. 1040 ft. from ~~east~~/west section line. Ground Elevation _____ ft.
Distance and Direction from nearest town (or) street address (or) Block, Lot and Addition: SW 14th Street & Bennet Road - 1/4 east north of Bennet Road

Well use Domestic New / ~~Replacement~~ Distance to Old Well _____ ft.
Old Well Last Used _____ Old Well Abandoned No / Yes (Date _____)

DEPTH IN FEET

FORMATION

Depth of completed well	169	ft.	FROM	TO	FORMATION
Method drilled	<u>Straight rotary</u>		0	44	<u>Clay - brown, yellow & tan</u>
Bore hole diameter	<u>9.5</u>	in.	44	64	<u>Clay - blue/gray, brown & yellow</u>
Static water level	<u>103</u>	ft.	64	71	<u>Clay - sandy gray</u>
Yield			71	102	<u>Clay- gray</u>
Pumping Water			102	116	<u>Clay - dark gray & gray</u>
Level			116	134	<u>Layers sandstone, ironstone, yellow & white clay</u>
15 gpm at	<u>130</u>	ft. lift	134	167	<u>Sandstone - hard fine brown</u>
25 gpm at	<u>150</u>	ft. lift	167	169	<u>Shale - gray</u>
gpm at		ft. lift			
Hrs. Development	<u>8</u>				
Method	<u>Air</u>				
Blank Casing: Length	<u>149</u>	ft.			
Inside diameter	<u>5</u>	in.			
Type of Material	<u>PVC</u>				
Wall thickness or grade	<u>.265" (200#)</u>				
Joints: Welded / Glued with epoxy					
Guides at		ft. &			
Screen: Inside Diameter	<u>5</u>	in.			
Type of material & grade	<u>200# PVC</u>				
Screen interval(s):					
<u>149</u> ft. to <u>169</u> ft.					
Slot size	<u>.013</u>				
Trade name					
Type	<u>Saw slot</u>				
Guides at		ft.			
Bottom Cap: Type	<u>PVC</u>				
Size	<u>5</u>	in.			
Gravel Pack Interval(s):					
<u>130</u> ft., to <u>169</u> ft.					
ft., to _____ ft.					
ft., to _____ ft.					
Grade size	<u>47-B</u>				
Amount	<u>1500#</u>				
Grout:					
<u>6</u> to <u>10</u> ft., with <u>Bentonite</u>					
to _____ ft., with _____					
to _____ ft., with _____					

Disinfection: Yes / ~~Yes~~ Was a chemical / bacteriological analysis obtained? No / Yes (Date _____)

Pump: Installed ~~Yes~~ / No Recommended pump setting 140 ft. Recommended pumping rate 15 GPM
Pump Installer _____

Remarks _____

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

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

**FULLHOUSELLC
FULL HOUSE, LLC**

**P O BOX 23167
LINCOLN, NE 68542**

Laboratory Report Printed on: DEC-30-03

Laboratory Analysis For: PRIVATE 13 PARAMETER

Sample Comments:

Page: 1 of 1

Laboratory Number: **P24464-10**

Date Collected: **25-Nov-2003 11:00 AM**

Sampled By: **STRADER WELL DRILL**

Date Received: **25-Nov-2003**

Location: **FARM SW 14 TW-BENNET**

Parameters	Test Results	Qualifier	Report Level	Units	Method	Prep Date	Analysis Date	Analyst
Alkalinity, Total	276.		20	mg/l	2320B		12/01/01	SH
CALCIUM	144.		.15	mg/l	215.1		12/15/03	SS
Chloride	97.7		1	mg/L	4500CL-E		12/05/03	km
Nitrate+Nitrite (As N)	<RL		.05	mg/l	353.2		11/26/03	km
Fluoride	0.40		.2	mg/l	4500F-C		12/01/03	km
IRON	2310.		50	ug/l	SM3111B		12/16/03	SS
Hardness, Total	520.		4	mg/l	2340C		12/03/03	SH
MANGANESE	354.		1	ug/l	200.8		12/22/03	CC
SODIUM	108.		10	mg/l	SM3111B		12/16/03	SS
pH	7.85			pH	150.1		11/26/03	SH
SULFATE	368.		10	mg/l	EPA 375.4		12/04/03	KM/SH
TOTAL COLIFORM	200.		0	cfu/100ml	9223B-QT		11/26/03	KC
E. COLI	0.0		0	cfu/100ml	9223B-QT		11/26/03	KC
Solids, Total Dissolved (Tds)	995.		10	mg/l	160.1		12/03/03	SH

Report Remarks:

T278DY

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

Twin Oaks, Lot 3, SW 1/4 SW 1/4 Section 3, T8N - R6E

STRADER'S BLUE VALLEY DRILLING

Roger Strader
Office: (402) 673-3465

14734 US Hwy 77
Pickrell, NE 68422

WELL COMPLETION FORM

Well Contractor's License
#39022

Name Ronald W. Hatley

Date July 22, 2002

Address 12800 SW 14th Street

City/State/Zip Roca, NE 68430

Phone 794-6786

N 40° 41.358' W 096° 44.194'

Location of Water Well

Section

Township

Range

County: Lancaster

NW 1/4

SW 1/4

3

8 N

6 E/W

Well is _____ ft. from north/south section line.

_____ ft. from east/west section line.

Ground Elevation _____ ft.

Distance and Direction from nearest town (or) street address (or) Block, Lot and Addition: SW 14th & Saltillo Road - 1/2 south - 1/2 east

Well use Domestic Lot

New / ~~Replacement~~

Distance to Old Well _____ ft.

Old Well Last Used _____

Old Well Abandoned No / Yes (Date _____)

		DEPTH IN FEET		FORMATION
		FROM	TO	
Depth of completed well	<u>145</u> ft.	<u>0</u>	<u>17</u>	<u>Clay - brown, tan & yellow</u>
Method drilled	<u>Straight rotary</u>	<u>17</u>	<u>18</u>	<u>Sand - fine to medium brown</u>
Bore hole diameter	<u>10</u> in.	<u>18</u>	<u>33</u>	<u>Clay - yellow & white</u>
Static water level	<u>95</u> ft.	<u>33</u>	<u>39</u>	<u>Clay - brown</u>
Yield	Pumping Water Level	<u>39</u>	<u>108</u>	<u>Clay - gray</u>
<u>10</u> gpm at	<u>120</u> ft. lift	<u>108</u>	<u>111</u>	<u>Sandstone - fine brown</u>
<u>20</u> gpm at	<u>140</u> ft. lift	<u>111</u>	<u>116</u>	<u>Clay - dark gray & black</u>
gpm at	ft. lift	<u>116</u>	<u>127</u>	<u>Clay - gray - layers sandstone</u>
		<u>127</u>	<u>135</u>	<u>Clay - red</u>
Hrs. Development	<u>2</u>	<u>135</u>	<u>140</u>	<u>Sandstone - hard fine brown</u>
Method	<u>Air</u>	<u>140</u>	<u>145</u>	<u>Shale - gray</u>
Blank Casing: Length	<u>135</u> ft.	<u>145</u>		<u>Limestone</u>
Inside diameter	<u>5</u> in.			
Type of Material	<u>PVC</u>			
Wall thickness or grade	<u>.265" (200#)</u>			
Joints: XXXXX / Glued / XXXXXX				
Guides at _____ ft. & _____ ft.				
Screens: Inside Diameter	<u>5</u> in.			
Type of material & grade	<u>200# PVC</u>			
Screen interval(s):				
<u>135</u> ft. to <u>145</u> ft.				
ft. to _____ ft.				
Slot size <u>.018</u> Type <u>Saw slot</u>				
Trade name _____ Guides at _____ ft.				
Bottom Cap: Type <u>PVC</u> Size <u>5</u> in.				
Gravel Pack Interval(s):				
<u>125</u> ft. to <u>145</u> ft.				
ft. to _____ ft.				
ft. to _____ ft.				
Grade size <u>47-B</u> Amount <u>700#</u>				
Grout:				
<u>6</u> to <u>10</u> ft., with <u>Bentonite</u>				
<u>40</u> to <u>45</u> ft., with <u>Bentonite</u>				
to _____ ft., with _____				

Disinfection: Yes / XXX

Was a chemical / bacteriological analysis obtained? No / Yes (Date _____)

Pump: Installed ~~XXXX~~ / No Recommended pump setting: 120 ft. Recommended pumping rate 10 GPM
Pump Installer Kenneth Myers

Remarks _____