

**LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT**  
**for May 26, 2004 PLANNING COMMISSION MEETING**

**P.A.S.#:** County Change of Zone #04030  
Red Cedar Ridge 1<sup>st</sup> Add Pre. Plat #04015

*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:** Lyle Loth, ESP, for Alan Baade, has requested a Change of Zone and Preliminary Plat to create 35 lots on property generally located at S. 82nd and Roca Rd.

**WAIVER REQUEST:** Waivers of subdivision requirements of street trees, street lighting, landscape screens, sidewalks and block length.

**LAND AREA:** 119.03 Acres, more or less

**CONCLUSION:** Without an adopted rating standard in place, it is not possible to do a review and recommendation of the increased density as stated in the 2025 Comprehensive Plan, therefore, the change of zone application and the related preliminary plat should be deferred by the applicant or the County Board until a review performance standard is developed. However, based on the current information, a change of zone is not substantiated and this request should be denied, the applicant continues to the county board, they may decide to place this on pending.

|  |  |
|--|--|
| <b><u>RECOMMENDATION:</u></b>  | Denial of the Change of Zone<br>Denial of the Preliminary Plat |
| Alternatively, the County Board should place this on pending until rating standards have been adopted. |  |
| <b><u>WAIVER REQUESTS</u></b>  |  |
| - block length   | Denial   |
| - sidewalk   | Approval   |
| - landscape screens  | Approval   |
| - street lights  | Approval   |
| - street trees   | Approval   |
| - drainage   | Approval   |

**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lots 4, 10 and 11, Irregular tracts in the Southeast Quarter of Section 15, T8N, R7E, in the 6th P.M., Lancaster County, Nebraska.

**LOCATION:** Northwest of the corner of S. 82nd & Roca Rd.

**EXISTING ZONING:** AG Agriculture in the Lancaster County Jurisdiction

**EXISTING LAND USE:** farm land/pasture

**SURROUNDING LAND USE AND ZONING:**

North: Agriculture, zoned AG

South: Agriculture and acreages along Roca road, zoned AG. AGR and acreages SW.

East: Agriculture with a few dwellings, zoned AG, Wagon Train Lake 3/4 mile east.

West: Agriculture, zoned AG, four acreages

**ASSOCIATED APPLICATIONS:** County Change of Zone # 04030 and Preliminary Plat # 04015 are related.

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

**COMPREHENSIVE PLAN SPECIFICATIONS:** The 2025 Plan shows this as Agriculture. This is outside the Lincoln growth Tiers. The 2025 Comprehensive Plan states:

Currently, acreage development has occurred under two development scenarios: AG - Agricultural District (minimum of 20 acres per lot) and AGR - Agricultural Residential District (minimum of 3 acres per lot) with the possibility in both AG and AGR zoning districts of clustering units together in order to preserve more open space and agricultural areas and/or receive additional density bonuses under a community unit development. The complex issue of acreage development and other public objectives requires a large array of land use strategies (pg F 70)

Acknowledge the “Right to Farm” and preserve areas for agricultural productions throughout the county by designating specific areas in advance for rural residential so as to limit areas of potential conflict between farms and acreages (pg F 70)

Retain the current overall density of 32 dwellings per square mile (20 acre) for all agriculturally zoned land. Provide for an ability to divide two 3 acre lots per “40” acre parcel with conditions and administrative review and right of appeal. This would allow more flexibility for parcel size while retaining the overall density and assist in retaining farmable units of land. (F 70)

In determining areas of higher density rural acreage (200 units or more per square mile), numerous factors will be reviewed, such as but not limited to water and rural water districts, soil conditions, roads, agricultural productivity, land parcelization, amount of existing acreages, and plans for urban or town development. Acreages should develop in areas that best reflect the carrying capacity of that area for acreages. A performance criteria should be developed to review requests for acreage zoning and to determine where these standards can best be met. (F 70)

Development of a performance standard “point system” will allow the location of higher density rural acreage development in either “AG” or “AGR” where the review criteria can be met. This allows equal treatment across the county, maximum freedom of determination of marketing and sale, while locating those developments only in those areas where sufficient “points” can be accumulated to justify the development at the requested location.” (F 71)

The 1995 Hickman Comprehensive Plan shows a “Horizon Plan” that extends one mile beyond their one mile extraterritorial jurisdiction. The Hickman Plan shows the far southern portion of this application as “Buffer”. Buffer is described as an ag reserve where “rural residential is discouraged. This is not in conformance with the Hickman Comprehensive Plan.

**SPECIFIC INFORMATION:**

**UTILITIES:** This is in the Lancaster Rural Water District. Rural Water is proposed. Individual waste disposal is proposed.

**TOPOGRAPHY:** Rolling, draining to the south east and Stage Coach lake.

**TRAFFIC ANALYSIS:** This area is served by Roca Rd. and S. 82nd Street. Roca Road is a paved county road. South 82<sup>nd</sup> is gravel and is not programmed for improvement.

**PUBLIC SERVICE:** This is in the Hickman Rural Fire District and the Norris School District. This is served by the Lancaster County Sheriffs Department. This is in the Norris Public Power District.

**REGIONAL ISSUES:** Expansion of the acreage areas. “Matching” of town zoning and plans. Protection of farming operations.

**ENVIRONMENTAL CONCERNS:** There are no identified historic or ecological resources on this site. The soil rating on this land is 5.25 on a scale of 1 to 10 where 1 to 4 are prime. This is not prime ag land. There is no FEMA mapped flood plain. No animal confinement was noted in the immediate area.

**AESTHETIC CONSIDERATIONS:** n/a

**ALTERNATIVE USES:** Continued farming or one residential lot.

**ANALYSIS:**

1. This request is for a Change of Zone from AG to AGR and a Preliminary Plat for 35 dwellings. Gravel public streets appear to be proposed.

2. Lancaster Rural Water and individual sewage disposal is proposed. Lancaster Rural Water District #1 has approved the application.
3. This request is not in conformance with the Lincoln-Lancaster County Comprehensive Plan map which shows this as Agriculture. A point system for increased density has not been developed. However, the "raw score" run for this property is +41, where staff have suggested a score of 300 or more for consideration for a change of zone.
4. The plan does not appear to be in conformance with the Comprehensive Plan of the City of Hickman. However, it is outside the one mile jurisdiction of Hickman.
5. The applicant is requesting waivers to street trees, landscape screens and sidewalks. These waivers are reasonable considering the nature of the subdivision is rural.
6. The applicant is requesting waiver of the block length along the north, west and south of the plat. These waivers do not appear to be justified and should be denied. The stub streets to provide access to abutting land should be provided as required in the Subdivision Regulation.
7. The Health Department notes that water and waste disposal have been adequately addressed.
8. The County Engineer letter of May 4, 2004, notes the following;
  1. There should be a note on the Preliminary Plat and on the dedication on the Final Plat that "lots will be permitted one residential access only".
  2. Developer will be responsible for installation of all traffic control devices and street identification signs as noted in General Note 12 plus two speed limit signs.
  3. The profile of South 75<sup>th</sup> Street at Roca Road and the profile of Red Cedar Road at South 82<sup>nd</sup> Street must have a vertical curve where the break in grade is shown.
  4. A culvert under Red Cedar Road west of South 80<sup>th</sup> Street is needed. Without this culvert, approximately eight (8) acres of runoff is being diverted to a different drainage area.
  5. It appears that the 30" culvert and the 42" culvert do not have enough fill over the pipe to keep water from going over the road.
  6. Red Cedar Road should be moved approximately 80.00 feet south to provide adequate sight distance for the intersection.

7. The profile of Roca Road is not correct. This will affect the profile of South 75<sup>th</sup> Street as it connects to Roca Road and the sight distance drawings.
  8. Access to South 75<sup>th</sup> Court from Lots 4 and 5 will be very difficult due to the high fill of the cul-de-sac.
  9. General Note #5 indicates that the streets are private; however, the drawing does not show this.
  10. The intersection radius at the intersection with Roca Road and South 82<sup>nd</sup> Street will be 50.00 feet.
  11. General Note 8 shall allow for access to South 82<sup>nd</sup> Street from Red Cedar Road and for access to Roca Road from South 75<sup>th</sup> Street.
  12. Grading shall extend around all cul-de-sacs.
  13. A typical section shall be shown for the road grading.
  14. Road shall be constructed to Lancaster County Standards. All improvements shall be complete prior to Final Plat approval.
  15. The Acceptance Note refers to the City of Lincoln which is incorrect.
  16. The plat boundary should not go to section line on the south side. Lot 4, Irregular tracts, does not include the road right-of-way on Roca Road.
9. Norris Public Power will require easements.
  10. The change of zone to AGR would permit up to 39 dwellings. An AGR CUP with bonuses could permit 47 dwellings. 35 lots are being requested and represent all that can fit with conventional 3 acre lots.
  11. Some acreage review issues can be addressed in this report:
    - a) Water/rural water,  
This is in the rural water district and district service is proposed.
    - b) Road access and paving,  
Roca Road is paved County , South 82<sup>nd</sup> is gravel.

- c) Soil rating,  
The soil is not prime ag land of the county.
- d) Development of the area/land parcelization,  
The land to the north, east and west of this area is in substantially larger parcels of 40 and 80 acres in area. To the south west is an acreage subdivision and around Stage Couch Lake to the southeast are additional acreage dwellings.
- e) Existing acreages,  
Land to the southwest has substantial acreages. An issue is extended acreage development to the east along Roca Road. There are no abutting acreage developments.
- f) Conflicting farm uses,  
There are no conflicting farm uses noted in a field check.
- g) Environmental issues,  
This drains into Stage Coach Lake.
- h) Impact on other governmental entities,  
This will increase demand for service on the Sheriff, Rural Fire, School and others. The level of impact is not known.
- i) Plans of other towns,  
This is about two miles north from the town of Hickman and about two miles east of Roca, no response was received from either town on this project. This application does not appear to comply with the "Horizon Plan" of the City of Hickman. There is a Watershed Management Plan being developed for Stagecoach Lake.

If the Planning Commission chooses to recommend approval and conditional approval of the applications, the following conditions are suggested:

CONDITIONS FOR PRELIMINARY PLAT #004015:

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 May 4, 2004,
  1. There should be a note on the Preliminary Plat and on the dedication on the Final Plat that "lots will be permitted one residential access only".
  2. Developer will be responsible for installation of all traffic control devices and street identification signs as noted in General Note 12 plus two speed limit signs.
  3. The profile of South 75<sup>th</sup> Street at Roca Road and the profile of Red Cedar Road at South 82<sup>nd</sup> Street must have a vertical curve where the break in grade is shown.
  4. A culvert under Red Cedar Road west of South 80<sup>th</sup> Street is needed. Without this culvert, approximately eight (8) acres of runoff is being diverted to a different drainage area.
  5. It appears that the 30" culvert and the 42" culvert do not have enough fill over the pipe to keep water from going over the road.
  6. Red Cedar Road should be moved approximately 80.00 feet south to provide adequate sight distance for the intersection.
  7. The profile of Roca Road is not correct. This will affect the profile of South 75<sup>th</sup> Street as it connects to Roca Road and the sight distance drawings.
  8. Access to South 75<sup>th</sup> Court from Lots 4 and 5 will be very difficult due to the high fill of the cul-de-sac.
  9. General Note #5 indicates that the streets are private; however, the drawing does not show this.
  10. The intersection radius at the intersection with Roca Road and South 82<sup>nd</sup> Street will be 50.00 feet.
  11. General Note 8 shall allow for access to South 82 Street from Red Cedar Road and for access to Roca Road from South 75<sup>th</sup> Street.
  12. Grading shall extend around all cul-de-sacs.
  13. A typical section shall be shown for the road grading.

14. Road shall be constructed to Lancaster County Standards. All improvements shall be complete prior to Final Plat approval.
15. The Acceptance Note refers to the City of Lincoln which is incorrect.
16. The plat boundary should not go to section line on the south side. Lot 4, Irregular tracts, does not include the road right-of-way on Roca Road.

1.2 Revise the site plan to show:

- 1.2.1 Remove City of Lincoln from Note # 3.
- 1.2.2 Correct Note #5 to clarify that the roads are public or private.
- 1.2.3 Provide a Planning Commission acceptance block and remove the City of Lincoln acceptance block.
- 1.2.4. Show Block numbers
- 1.2.5 Revise Note #8 to reflect S. 82<sup>nd</sup> Street
- 1.2.6 Revise Note # 10 to include block length
- 1.2.7 Show a date prepared on the sheets.
- 1.2.8 Show a typical street cross-section.
- 1.2.9 Explain or revise Note #13.
- 1.2.10 Show a street connection to the boundary of the plat, including to the 80 acres at the intersection of Roca Road and S. 82<sup>nd</sup> Street.

2. The County Board approves associated requests:

- 2.1 Approval of Change of Zone # 04030 for AGR.
- 2.2 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.
- 2.3 A modification to the requirements of the land subdivision ordinance to permit a block length in excess of 1320' along the boundary of the subdivision.

General:

3. Final Plats will be scheduled on the Planning Commission agenda after:
  - 3.1 Streets, street lights, street trees, community water facilities, community sewer facilities, drainage facilities, temporary turnarounds and barricades, and street name signs have been completed, unless waived.
  - 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.
    - 3.2.4 To complete the private improvements shown on the preliminary plat.
    - 3.2.5 To relinquish the right of direct vehicular access to S. 82nd St except for Red Cedar Road and to Roca Road except for S. 75<sup>th</sup> Street.
    - 3.2.6 To maintain County roads until the County Board specifically accepts the maintenance.
    - 3.2.7 To comply with the provisions of the Land Subdivision Ordinance\Resolution regarding land preparation.

Prepared by:

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Mike DeKalb, 441-6370, [mdekalb@ci.lincoln.ne.us](mailto:mdekalb@ci.lincoln.ne.us)  
Planner  
May 12, 2004

**APPLICANT:** Lyle Loth,  
E.S.P.  
601 Old Cheney Road, Suite 'A'  
Lincoln, NE 68512  
(402) 421-500

**CONTACT:** same

Red Cedar Ridge, CZ #04030 and PP # 04015

10

**OWNER:** Alan Baade  
5500 Saltillo Road,  
Roca, NE 68430  
(402) 421-3094

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WITTSTRUCK RD

68TH ST

Area of Application

AG

Change of Zone from AG to AGR

AGR

82ND ST

ROCA RD

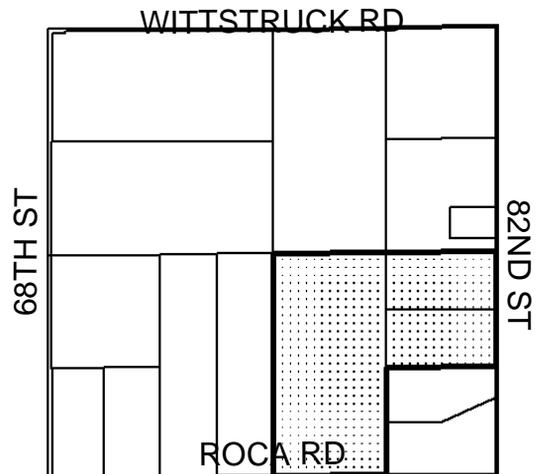
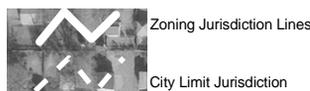
AGR

**Preliminary Plat #04015**  
**Change of Zone #04030**  
**Red Cedar Ridge**  
**S. 82nd & Roca Rd.**  
**Zoning:**

2002 aerial

- 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

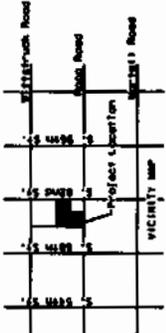
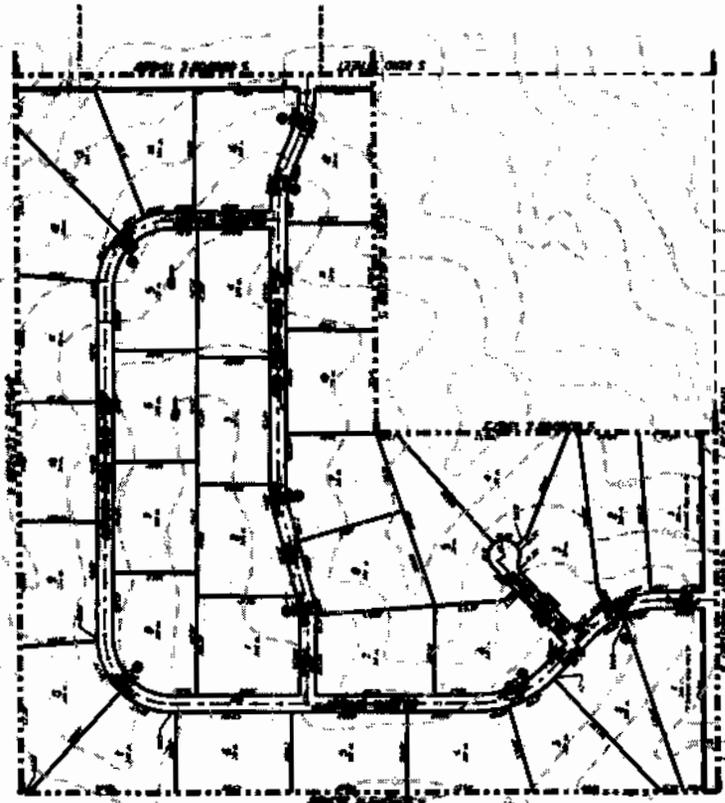
One Square Mile  
Sec. 15 T8N R7E





- GENERAL NOTES**
1. Slope treatment will be provided by irrigation, but water supply will be provided by a well or a nearby water source. Treatment facilities may be provided.
  2. Water will be provided by Lawrence County Water System.
  3. The developer agrees to comply with the Design Standards of the City of Lawson, Mississippi and administrative control of the city and the State of Mississippi.
  4. Contours are based on Level 10000.00.
  5. Interceptor streets are private and have a right-of-way along 60 feet.
  6. All interceptor street right-of-way shall be 30 feet.
  7. Utility lines are shown. The developer shall verify the location of all utility lines.
  8. Street lighting shall be provided. Street lighting shall be provided by the developer.
  9. Structures shall be on columns:
    - a. 10 feet
    - b. 12 feet
    - c. 14 feet
    - d. 16 feet
    - e. 18 feet
    - f. 20 feet
  10. The following materials to the Land Subdivision Ordinance are hereby recommended:
    - 1. Concrete
    - 2. Steel
    - 3. Stone
    - 4. Brick
    - 5. Stone
    - 6. Stone
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  11. All of the 25 existing streets will be within of the 100-foot street limit.
  12. All of the 25 existing streets will be within of the 100-foot street limit.
  13. All of the 25 existing streets will be within of the 100-foot street limit.
  14. All of the 25 existing streets will be within of the 100-foot street limit.
  15. All of the 25 existing streets will be within of the 100-foot street limit.
- LEGAL DESCRIPTION**  
Lots 4, 10, 11 of SE 1/4 of Section 10, T. 2, S. 2, E. 2, of the 6th P.M.
- EXCLUDED & OMMIS**  
1. 100' x 100' area
- ENGINEER/OWNER**  
E.S.P. ENGINEERS  
1000 N. 1st Street  
Lawson, MS 38852  
601-331-2556
- DATE**  
April 11, 2004
- BASE PREPARED**  
35 Streets Family Lots
- CONTRACTOR'S CERTIFICATE**  
I hereby certify that this project was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Mississippi.
- DATE: 4/11/04

| AREA  |
|------|------|------|------|------|------|------|------|------|-------|
| 1    | 2    | 3    | 4    | 5    | 6    | 7    | 8    | 9    | 10    |
| 1000 | 2000 | 3000 | 4000 | 5000 | 6000 | 7000 | 8000 | 9000 | 10000 |



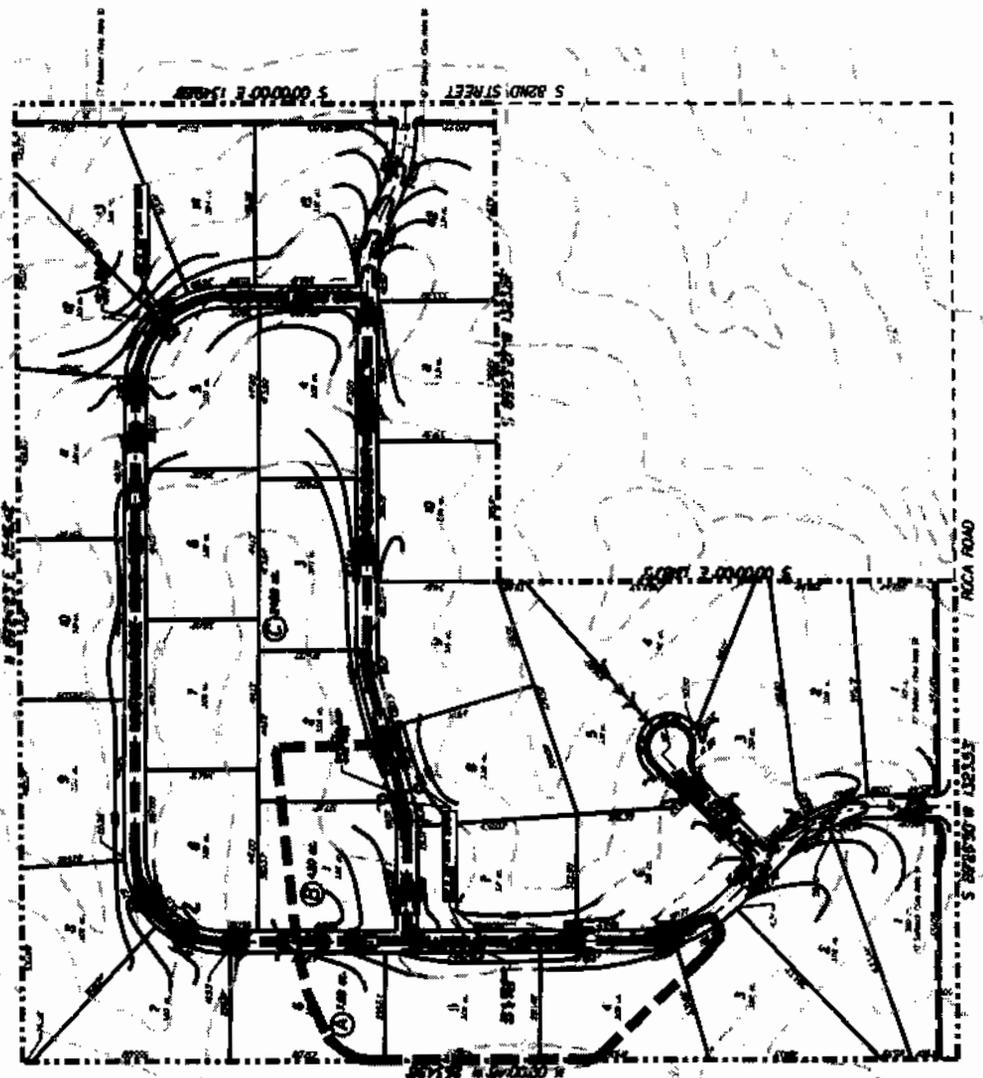
**ACCEPTANCE**

The completed site plan and specifications, was accepted and approved by the City of Lawson, Mississippi on 4/11/04 by \_\_\_\_\_ Mayor.

ATTEST: CITY CLERK

**Preliminary Plat #04015  
Change of Zone #04030  
Red Cedar Ridge  
S, 82nd & Roca Rd.**

- ① Area = 7.80 acres  
C = 0.4  
Tc = 8.0 min.  
I = 5.75 in./hr.  
Qp = 18 cfs  
Q50 = 24.6 cfs
- ② Area = 4.20 acres  
C = 0.4  
Tc = 8.0 min.  
I = 5.75 in./hr.  
Qp = 10 cfs  
Q50 = 13.0 cfs
- ③ Area = 24.8 acres  
C = 0.4  
Tc = 8.0 min.  
I = 7.87 in./hr.  
Qp = 57 cfs  
Q50 = 78.0 cfs



**Preliminary Plat #04015  
Change of Zone #04030  
Red Cedar Ridge  
S, 82nd & Roca Rd.**

E.S.P.  
ENGINEERS

C.D.  
SHEEY ROAD  
SUITE A  
NEBRASKA  
68512

RED  
CEDAR  
RIDGE  
PRELIMINARY  
PLAT

STREET  
GRADES

Scale :  
1" = 100'

3  
of  
4

SO. 75th ST. - EASTERN RIDGE ROAD



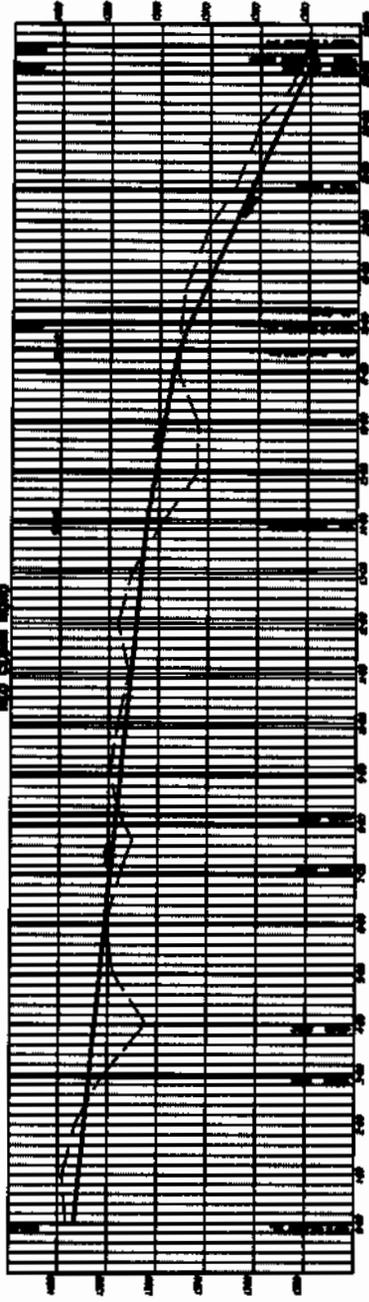
SOUTH RIDGE ROAD - SO. 75th ST. (Cont'd.)



SO. 75th ST. - COURT



SO. 75th ST. - ROAD



Preliminary Plat #04015  
Change of Zone #04030  
Red Cedar Ridge  
S. 82nd & Roca Rd.

E.S.P.  
ENGINEERING

401  
OLD  
CHENEY ROAD  
SUITE 'A'  
LINCOLN,  
NEBRASKA  
68512

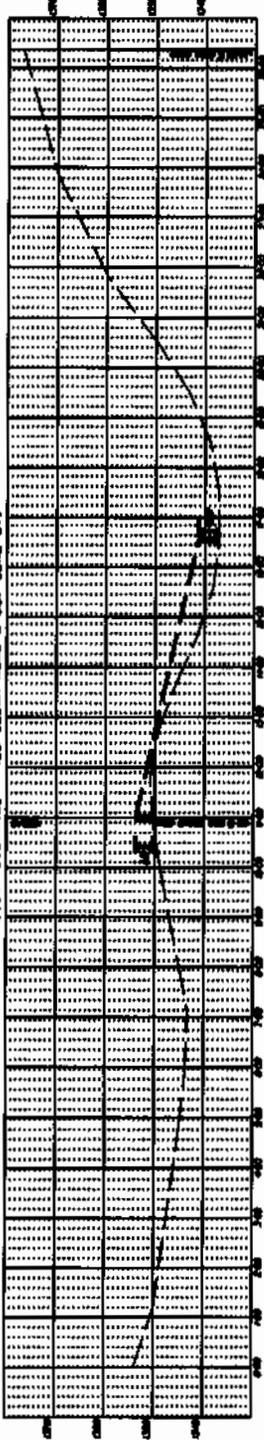
RED  
CEDAR  
RIDGE  
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PLAN

SIGHT  
DISTANCE  
PROFILES

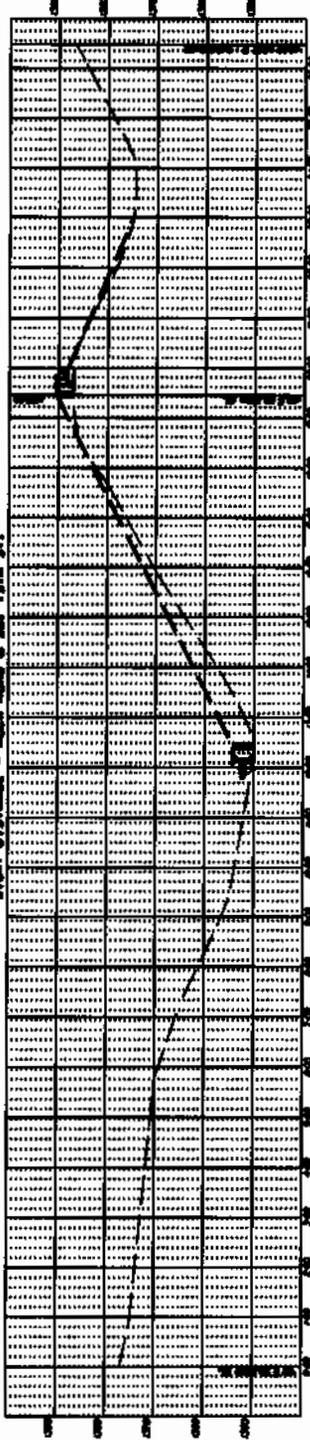
Scale :  
1" = 100'

4  
of  
4

SIGHT DISTANCE - RED CEDAR ROAD & 90L 82ND ST.



SIGHT DISTANCE - ROCA ROAD & 90L 79TH ST.



Preliminary Plat #04015  
Change of Zone #04030  
Red Cedar Ridge  
S, 82nd & Roca Rd.

GENERAL NOTES

1. Sewage treatment will be provided by individual lot owners. Lagoons may be allowed and will not be prohibited by covenant. Due to soil types and slopes, lagoons or engineered waste treatment systems may be required.
2. Water will be provided by Lancaster County Rural Water District.
3. The developer agrees to comply with the Design Standards of the City of Lincoln for erosion and sedimentation control during and after land preparation.
4. Contours are Mean Sea Level (NAVD 88 Datum).
5. Interior streets are Private and have a right-of-way width of 60 feet.
6. All interior intersection radii shall be 30 feet.
7. Utility easements will be provided as required by Norris Public Power, Alltel, Time Warner Entertainment, and Aquila.
8. Direct vehicular access to N. 82<sup>nd</sup> Street & Roca Road is hereby relinquished.
9. Setbacks shall be as follows:
  - Front Yard                    50 feet
  - Side Yard                    15 feet
  - Rear Yard                    Lesser of 50' or 20% DepthS. 82<sup>nd</sup> Street &  
Roca Road Frontage: 10' Prohibiting New Trees & Structures
10. The following waivers to the Land Subdivision Ordinance are hereby relinquished:
  - A. Ornamental Lighting
  - B. Sidewalks
  - C. Street Trees
  - D. Landscape Screens
  - E. Storm Water Detention
11. All of the 35 building sites will be outside of the 100-Year storm limits.
12. The developer shall install street identification signs: 4 STOP signs, and 1 No Outlet sign.
13. Notice to potential buyers: Rural standards for roads are to be maintained and one access per lot will be permitted.

LEGAL DESCRIPTION                    Lots 4, 10, 11 of SE 1/4, located in Section 15, T. 08 N., R. 7 E., of the 6<sup>TH</sup> P.M., Lancaster County, Nebraska

DEVELOPER & OWNER                    Alan L. Baade  
5500 Saitlilo Road  
Roca, NE 68430  
402-421-3094

ENGINEER/SURVEYOR                    E-S-P  
601 Old Cheney Road  
Suite 'A'  
Lincoln, NE 68512  
402-421-2500

ZONING                                    AG

LAND USE                                35 Single Family Lots

DATE PREPARED                         April, 2004

SURVEYOR'S CERTIFICATE: I hereby certify that this survey was made by me or under my direct supervision and that I am

**Preliminary Plat #04015  
Change of Zone #04030  
Red Cedar Ridge  
S. 82nd & Roca Rd.**



April 23, 2004  
File No. 00-0210

Mike Dekalb  
Lincoln-Lancaster County Planning Department  
555 South 10<sup>th</sup> Street  
Suite 213  
Lincoln, Nebraska 68508  
402-441-7491

**LYLE L. LOTH, P.E./L.S.**

Suite A - 601 Old Cheney Road  
Lincoln, NE 68512

Phone (402) 421-2500  
Fax (402) 421-7096

Email: lyle@espeng.com

RE: Red Cedar Ridge Preliminary Plat Purpose Statement

Dear Mike,

This statement of purpose is in regards to the referenced Preliminary Plat. The owner, Alan M. Baade has contracted our firm to assist in the development of Lots 4, 10, 11, located in the SE ¼ of Section 15, T. 8N., R. 7E., of the 6<sup>th</sup> P.M., Lancaster County, Nebraska. We have enclosed 21 prints of the site plan and 8 prints each of the street profiles, grading and drainage plan, and the sight distance profiles. Also accompanying the application is a soils survey. As is shown on the plat, we are requesting the following waivers:

- Ornamental lighting
- Sidewalks
- Street Trees
- Landscape Screens
- Storm Water Detention

In addition to the request for waivers, we are also requesting a change of zone from AG to AGR. As documented on the plat there will be a total of 35 lots. The owner has no interest at the present in the land surrounding the preliminary plat.

The Lancaster County Rural Water District #1 will provide the water supply for the 35 lots. We have included documentation confirming the Water District's intent to supply water. The plat name in the Water District's letter has been changed from Terrace View to Red Cedar Ridge.

If you have questions or concerns, please contact me at the above number.

Thank You,

  
Lyle L. Loth  
President, E-S-P, Inc.

APR 23 2004

**LIST OF REQUESTED WAIVERS  
RED CEDAR RIDGE PRELIMINARY PLAT**

The following waivers to the Land Subdivision Ordinance are hereby relinquished:

- Ornamental Lighting
- Sidewalks
- Street Trees
- Landscape Screens
- Storm Water Detention

APR 23 2004

**RURAL WATER DISTRICT NO. 1**  
**RURAL WATER DISTRICT NO. 1**  
LANCASTER COUNTY, NEBRASKA  
P.O. BOX 98 - 310 FIRST STREET  
BENNET, NEBRASKA 68017  
PHONE 482-2405

April 20, 2004

Alan Baade  
5500 Saltillo Rd.  
Roca, NE 68430

Dear Alan:

This letter confirms that our engineer has reviewed your application and approved 35 water benefit units at Terrace View Subdivision located at Roca Rd. and 82nd Street (15-8-7).

Sincerely,

  
Ken Halvorsen

Lancaster Rural Water District #1

APR 23 2004

Lancaster

DON R. THOMAS - COUNTY ENGINEER

County

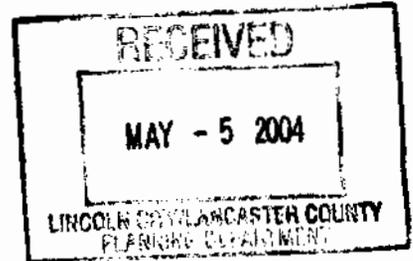
Engineering

Department

DEPUTY- LARRY V. WORRELL  
COUNTY SURVEYOR



**DATE:** May 4, 2004  
**TO:** Mike DeKalb  
Planning Department  
**FROM:** Larry V. Worrell   
County Surveyor  
**SUBJECT:** RED CEDAR RIDGE



Upon review, this office would have the following comments:

- 1) There should be a note on the Preliminary Plat and on the dedication on the Final Plat that "lots will be permitted one residential access only".
- 2) Developer will be responsible for Installation of all traffic control devices and street identification signs as noted in *General Note 12* plus two speed limit signs.
- 3) The profile of South 75<sup>th</sup> Street at Roca Road and the profile of Red Cedar Road at South 82<sup>nd</sup> Street must have a vertical curve where the break in grade is shown.
- 4) A culvert under Red Cedar Road west of South 80<sup>th</sup> Street is needed. Without this culvert, approximately eight (8) acres of runoff is being diverted to a different drainage area.
- 5) It appears that the 30" culvert and the 42" culvert do not have enough fill over the pipe to keep water from going over the road.
- 6) Red Cedar Road should be moved approximately 80.00 feet south to provide adequate sight distance for the intersection.
- 7) The profile of Roca Road is not correct. This will affect the profile of South 75<sup>th</sup> Street as it connects to Roca Road and the sight distance drawings.
- 8) Access to South 75<sup>th</sup> Court from Lots 4 and 5 will be very difficult due to the high fill of the cul-de-sac.
- 9) *General Note 5* indicates that the streets are private; however, the drawing does not show this.

PAGE TWO

**SUBJECT:** RED CEDAR RIDGE

- 10) The intersection radius at the intersection with Roca Road and South 82<sup>nd</sup> Street will be 50.00 feet.
- 11) *General Note 8* shall allow for access to South 82<sup>nd</sup> Street from Red Cedar Road and for access to Roca Road from South 75<sup>th</sup> Street.
- 12) Grading shall extend around all cul-de-sacs.
- 13) A typical section shall be shown for the road grading.
- 14) Roads shall be constructed to Lancaster County Standards. All improvements shall be complete prior to Final Plat approval.
- 15) The Acceptance Note refers to the City of Lincoln which is incorrect.
- 16) The plat boundary should not go to section line on the south side. Lot 4, Irregular tracts, does not include the road right-of-way on Roca Road.

LVW/DP/cm

SUBDIV.WK/Red Cedar Ridge Comments.Mem

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

**TO:** Mike DeKalb

**DATE:** May 5, 2004

**DEPARTMENT:** Planning

**FROM:** Chris Schroeder

**ATTENTION:**

**DEPARTMENT:** Health

**CARBONS TO:** EH File  
EH Administration

**SUBJECT:** Red Cedar Ridge  
PP #04015 CZ #04030

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

- 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.
- The developer has adequately addressed on-site wastewater system issues in the general notes. On-site wastewater treatment systems will be standard sub-surface disposal, lagoons, or non-standard systems as conditions require.
- The developer has adequately addressed potable water issues. Potable water will be supplied by the Lancaster County Rural Water District.