

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.#: Co Special Permit #187, Prel. Plat #01009
Prairie Vista Community Unit Plan

Date: June 23, 2001

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

PROPOSAL: Lyle Loth, for Andrew and Tamera Ingwerson, has requested a Community Unit Plan and Preliminary Plat to create 6 lots, on property generally located at N. 176th and Fletcher Rd..

GENERAL INFORMATION:

APPLICANT: Lyle Loth, ESP
601 Old Cheney Road, Suite A
Lincoln, NE 68512
(402) 421-2500

CONTACT: same

OWNERS: Andrew and Tamera Ingwerson
5601 North 176th Street
Lincoln, NE 68527
(402) 786-5999

LOCATION: South of N. 176th & Fletcher Avenue.

REQUESTED ACTION: Approval of Special Permit and Preliminary Plat.

LEGAL DESCRIPTION: The NE1/4 of Section 2, T10N, R8E, in the 6th P.M., Lancaster County, Nebraska; together with the vacated railroad right-of-way in the Northeast Quarter, with exceptions as attached.

EXISTING ZONING: AG Agricultural in the Lancaster County Jurisdiction.

PURPOSE: For a 6 lot acreage residential development.

SIZE: 100.37 Acres, more or less

EXISTING LAND USE: Agriculture and one house.

SURROUNDING LAND USE AND ZONING: AG zoned in the surrounding area. Agricultural land use on all sides. One farmstead to the north and southeast, about 8 dwellings to the south.

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

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

SPECIFIC INFORMATION:

UTILITIES: There is no public sewer available. Cass County Rural Water District is proposed for water supply.

TOPOGRAPHY: Rolling land, draining to the north. There is a grassed waterway/drainage area through this parcel.

TRAFFIC ANALYSIS: This is served by Fletcher Ave. and N. 176th St. which are gravel county roads. Havelock Ave. to the south is dirt.

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

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

ENVIRONMENTAL CONCERNS: The Historic and Ecological resources survey shows no resources on this site. The soil rating on this land is 5.15 on a scale of 1 to 10 where 1 to 4 is prime. This is not prime ag land. This is terraced and there is a water way on this site.

AESTHETIC CONSIDERATIONS: n/a

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

ANALYSIS:

1. This request is for a Special Permit for a Community Unit Plan and a Preliminary Plat for 6 acreage residential lots. A gravel public street is proposed.
2. Cass County Rural Water and individual sewage disposal are proposed. The lots are large enough for lagoons if percolation will not support a septic system.

3. This request is in conformance with the Comprehensive Plan.
4. The applicant is requesting waivers to street lighting, street trees, landscape screens, sidewalks, and storm water detention (there are no county storm water design standards). These waivers are consistent with the rural nature of the subdivision. The area is not to be annexed by the city at this time. The existing farm land and proposed acreages do provide storm water detention equivalent to the Lincoln standards.
5. The applicant is requesting a waiver of the block length along the west, north and south of the plat. The waiver is reasonable considering the nature and use of the land for farming. Cul-de-sac length exceeds the 1,000 feet of the design standards, however, this is a temporary turnaround on a street intended to extend on to abutting property.
6. The density calculations for the project are as follows;

 $100.37 \text{ acres} @ 20 \text{ acres/du} = 5.02 \times 1.20 \text{ (bonus)} = 6.02 \text{ units}$

Requested 6 units
7. The Lower Platte South NRD notes that the Erosion and Sediment Control Plan should address the following:

Silt fence/ditch checks should be designed along the proposed roadway, to prevent gullies from forming, thus decreasing erosion and runoff potential.

Design silt fence along the perimeter of land disturbance.

Temporary seeding for roadside ditches to accompany the proposed BMP's. Seeding should also be specified for all disturbed areas.
8. The County Engineer letter of May 16, 2001 notes the following;
 - 1) Dedication of 50 feet of right-of-way along North 176th Street is required.
 - 2) The back yard setback on those lots that have frontage on North 176th Street and Coddle Lane should have the same setback as the front yard.
 - 3) Should paving be considered, this office to be notified 72 hours prior to commencement of work.
 - 4) Due to current regulations, Coddle Lane should be a private roadway; with only 5 lots being occupied, the County will not, at any time in the future, maintain Coddle Lane.

- 5) Developer shall install a 22 foot type III barricade at the temporary dead end, street identification signs, 1 stop sign, and 1 No-Outlet sign.
 - 6) Direct access shall be relinquished to North 176th Street except at Coddle Lane.
 - 7) The intersection of Coddle Lane and North 176th Street does not have adequate sight distance to the south. Intersection shall be moved south approximately 100 feet.
 - 8) If a culvert is not installed under Coddle Lane at North 176th Street, the existing west ditch on North 176th Street shall be graded to drain north from Coddle Lane.
9. Norris Public Power is requesting easements be shown.
 10. The Emergency Communications Center is requesting that Coddle Lane be renamed because of the potential to sound too much like the existing Noddle.
 11. The applicant is requesting a 20% bonus for farmland protection. Lot 3 is 76.99 acres and is proposed to remain in farm use with the exception of one dwelling.

STAFF RECOMMENDATION:

Special Permit # 187
Preliminary Plat #01009

Conditional Approval
Approval with conditions

CONDITIONS FOR SPECIAL PERMIT #187:

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 ordinance or design standards.)
 - 1.1 Make the corrections requested by the County Engineer in his letter of May 16, 2001.
 - 1) Dedication of 50 feet of right-of-way along North 176th Street is required.
 - 2) The back yard setback on those lots that have frontage on North 176th Street and Coddle Lane should have the same setback as the front yard.
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 - 7) The intersection of Coddle Lane and North 176th Street does not have adequate sight distance to the south. Intersection shall be moved south approximately 100 feet.
 - 8) If a culvert is not installed under Coddle Lane at North 176th Street, the existing west ditch on North 176th Street shall be graded to drain north from Coddle Lane.
 - 1.2 Note a condition that private covenants will prohibit junk cars.
 - 1.3 Revise note #2 to reflect Rural Water.

- 1.4 Show Lot 3 as “reserved for farming” with one dwelling. Show a building envelope for the dwelling and clearly note the balance as farming.
 - 1.5 Revise note 4 (waivers) to include block length and cul-de-sac length.
 - 1.6 Show the easements requested by Norris Public Power.
 - 1.7 Revise note #14 to reflect a front yard of 50'.
 - 1.8 Show the legal on sheet 1.
 - 1.9 Revise the Street name of Coddle Lane on sheets 1 and 2.
 - 1.10 Show block numbers.
 - 1.11 Note the comments from the NRD.
 - 1.12 Correct the conflict between note 1. and the street name of Coddle Lane (as amended).
2. This approval permits 6 single family lots.

General:

3. Before receiving building permits:
- 3.1 The permittee is to submit a revised site plan showing the revisions as requested by the County Engineer and the plan is found to be acceptable.
 - 3.2 The permittee is to submit six prints and a permanent reproducible final site plan as approved by the County Board.
 - 3.3 The construction plans are to comply with the approved plans.
 - 3.4 The final plat(s) is/are approved by the County Board.
 - 3.5 The required easements as shown on the site plan are recorded with the Register of Deeds.
 - 3.6. The County Board approves associated requests:
 - 3.6.1 Prairie Vista Preliminary Plat #01009.

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

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

3.7 The County Engineer has approved:

3.7.1 An agreement for street maintenance.

STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:

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

4.2 Before occupying this Community Unit Plan, City/County Health Department is to approve the water and waste water systems.

4.3 All privately-owned improvements, including street lighting, landscaping and recreational facilities, are to be permanently maintained by the owner or an appropriately established homeowners association approved by the County Attorney.

4.4 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.

4.5 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.

4.6 The County Clerk is to file a copy of the resolution approving the permit and the letter of acceptance with the Register of Deeds. The Permittee is to pay the recording fee.

CONDITIONS FOR PRELIMINARY PLAT #01009:

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 16, 2001.
 - 1) Dedication of 50 feet of right-of-way along North 176th Street is required.
 - 2) The back yard setback on those lots that have frontage on North 176th Street and Coddle Lane should have the same setback as the front yard.
 - 3) Should paving be considered, this office to be notified 72 hours prior to commencement of work.
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 - 1.2 Note a condition that private covenants will prohibit junk cars.
 - 1.3 Revise note #2 to reflect Rural Water.

- 1.4 Show Lot 3 as “reserved for farming” with one dwelling. Show a building envelope for the dwelling and clearly note the balance as farming.
 - 1.5 Revise note 4 (waivers) to include block length and cul-de-sac length.
 - 1.6 Show the easements requested by Norris Public Power.
 - 1.7 Revise note #14 to reflect a front yard of 50'.
 - 1.8 Show the legal on sheet 1.
 - 1.9 Revise the Street name of Coddle Lane on sheets 1 and 2.
 - 1.10 Show block numbers.
 - 1.11 Note the comments from the NRD.
 - 1.12 Correct the conflict between note 1. and the street name of Coddle Lane (as amended).
2. The County Board approves associated requests:
- 2.1 Special Permit # 187 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 (Waiver of storm water detention is not applicable as there is no applicable county requirement).
 - 2.3 A modification to the requirements of the land subdivision ordinance to permit a block length in excess of 1320' along the west, north and south perimeter of this subdivision and waiver of cul-de-sac length.

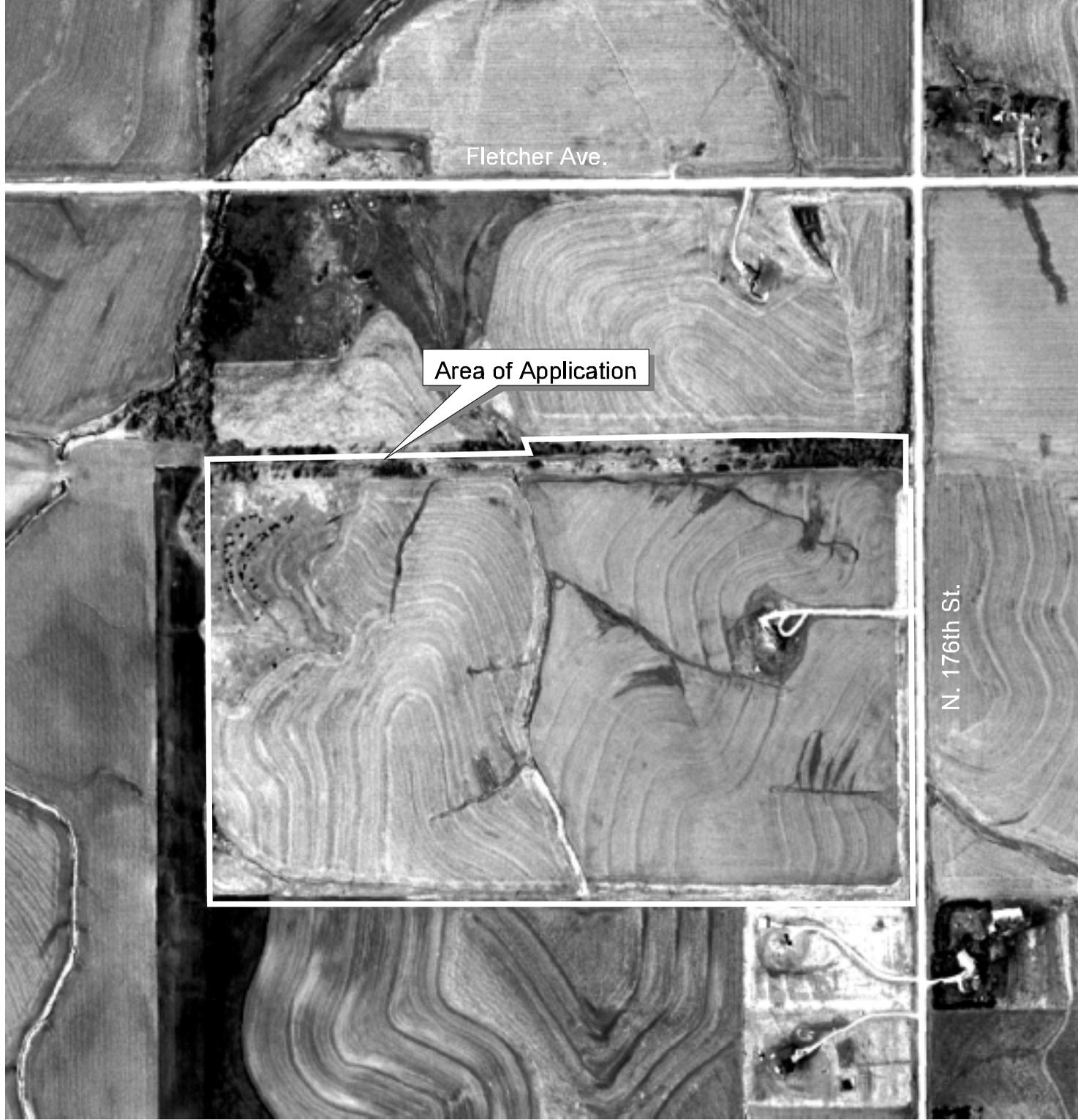
General:

3. Final Plats will be scheduled on the Planning Commission agenda after:
- 3.1 Streets, street trees, water facilities, drainage facilities, temporary turnarounds and barricades, and street name signs have been completed.
 - 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:

- 3.2.1 To submit to the County Engineer an erosion control plan.
- 3.2.2 To protect the remaining trees on the site during construction and development.
- 3.2.3 To submit to lot buyers and home builders a copy of the soil analysis and ground water information.
- 3.2.4 To complete the private improvements shown on the preliminary plat.
- 3.2.5 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the County Attorney and filed of record with the Register of Deeds.
- 3.2.6 To relinquish the right of direct vehicular access to N. 176th Street except for Coddle Lane (as renamed).
- 3.2.7 To maintain County roads until the County Board specifically accepts the maintenance.
- 3.2.8 To comply with the provisions of the Land Subdivision Ordinance\Resolution regarding land preparation.

Prepared by:

Michael V. DeKalb AICP
Planner



Fletcher Ave.

Area of Application

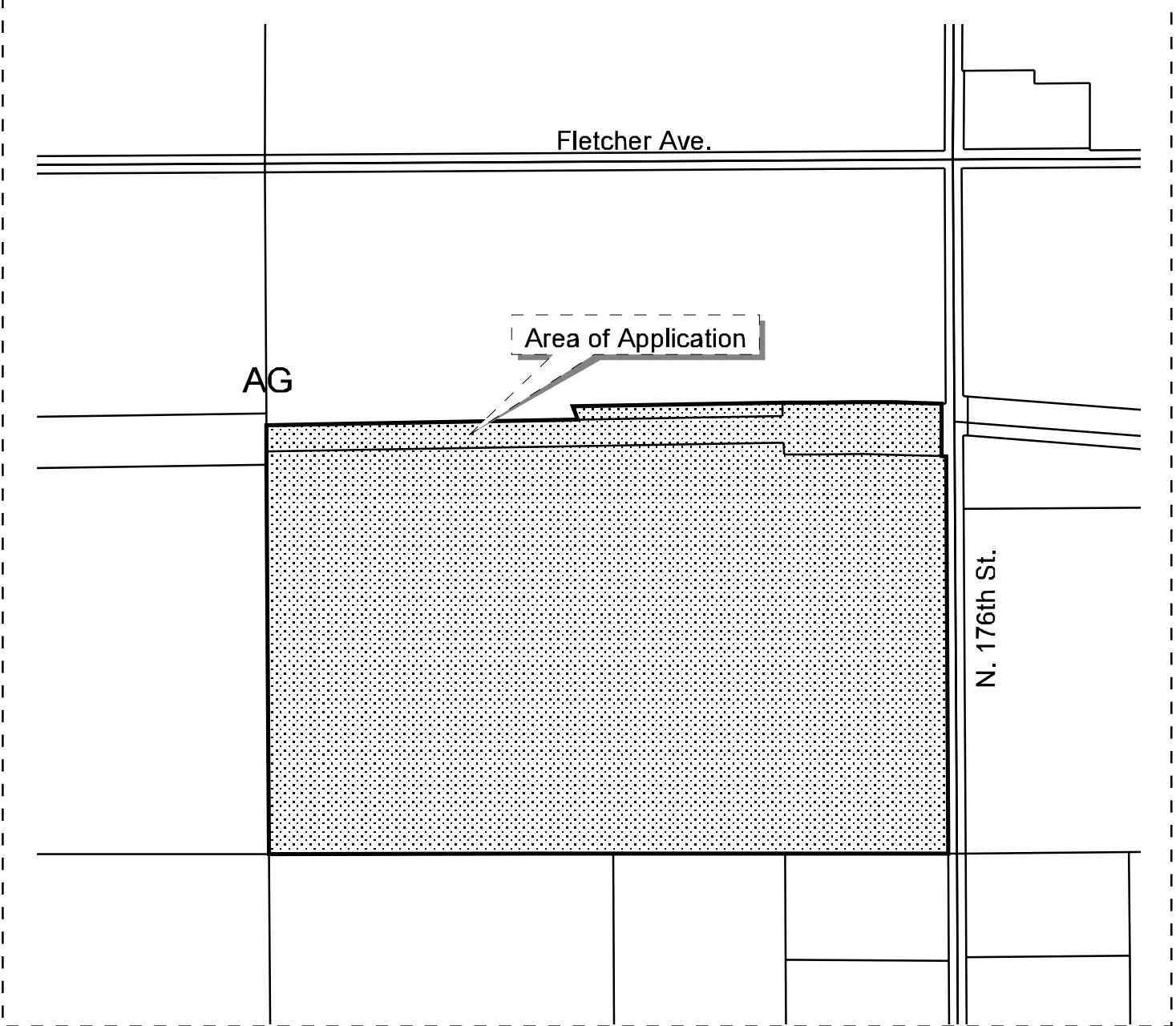
N. 176th St.

**County Preliminary Plat #01009
County Special Permit #187
176th & Fletcher Ave.**



Photograph Date: 1999

Lincoln City - Lancaster County Planning Dept.

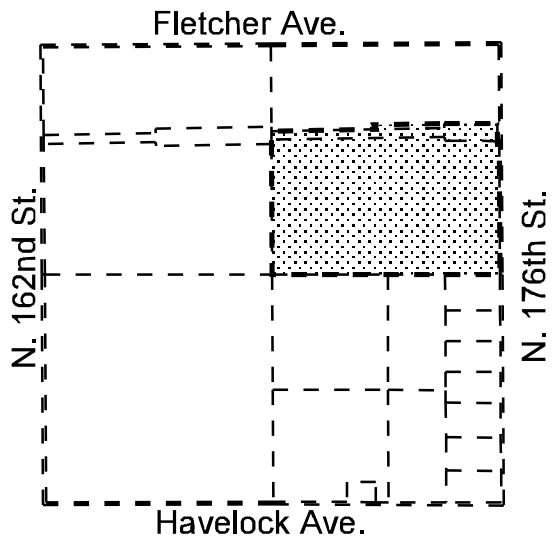


County Preliminary Plat #01009
County Special Permit #187
176th & Fletcher Ave.

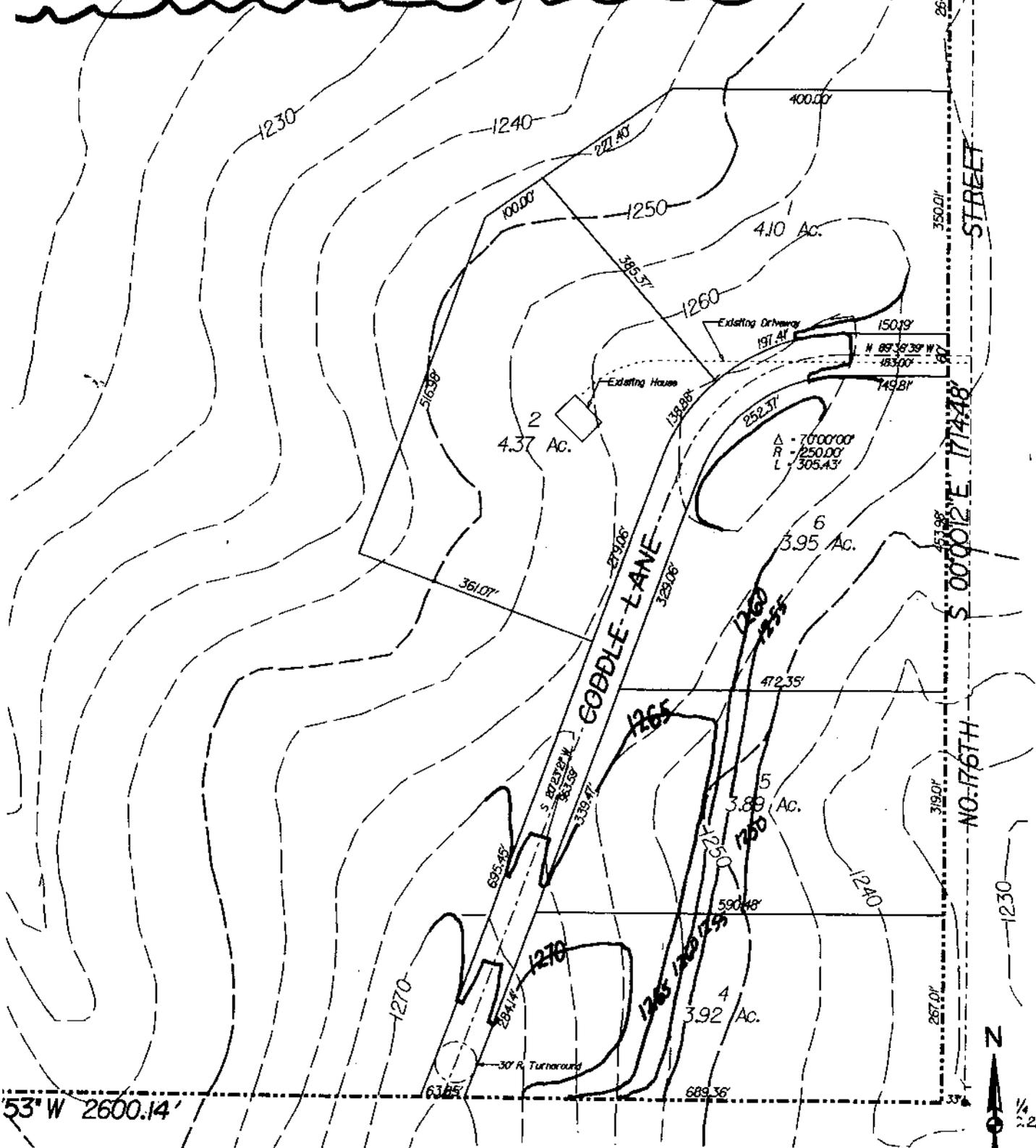
Zoning:

- 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. 2 T10N R8E

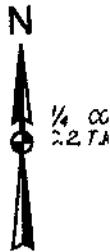


N 89°01'47"E 1425.33'
 1425.33'
 LIMITS OF C.U.P.
 Abandoned Railroad - Elm, Osage Orange, Mulberry



S 53° W 2600.14'

County Preliminary Plat #01009
 County Special Permit #187



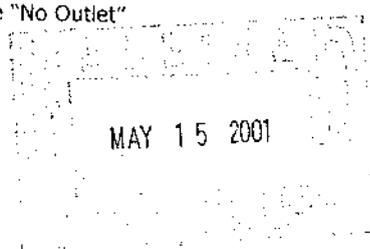
PRAIRIE VISTA

PRELIMINARY PLAT & COMMUNITY UNIT PLAN

General Notes

1. Direct vehicular access to North 176th Street is hereby relinquished except at Prairie Vista Drive. All lots shall be limited to one residential access.
2. All lots shall be served by private wells.
3. Sewage treatment shall be provided by individual lot owners. Lagoons may be allowed and will not be prohibited by covenants. Due to soil types and slopes, lagoons or professionally engineered waste disposal may be required.
4. Waivers are requested as follows:
 - a. Ornamental lighting.
 - b. Sidewalks.
 - c. Street Trees.
 - d. Landscape Screens.
 - e. Stormwater Detention.
5. The contours shown are survey verified NGVD 29 elevations. One-half foot must be added to reflect NAVD 88 elevations. The County Surveyor has determined that this meets the NAVD 88 requirements within the acceptable margin of error.
6. Grading shall extend around all temporary turnarounds and cul-de-sacs. All existing drives shall be removed.
7. All culverts shall have a flared end section or headwall on the inlet and outlet ends.
8. Permanent easements shall be dedicated for those culverts which extend beyond the right-of-way.
9. Utility easements as required by Norris Public Power will be provided.
10. As a minimum, interior streets shall be surfaced with 3" of crushed rock and 1" of gravel in accordance with Lancaster County design standard, but may be paved.
11. Developer shall install one street identification sign, one stop sign, and one "No Outlet" sign.
12. All dimensions along curves shall be chord distances.
13. All interior intersection radii shall be 30 feet.
14. Setbacks shall conform to the AGR Zoning District as follows:

Front Yard	80 feet
Side Yard	15 feet
Rear Yard	Lesser of 50 feet or 20% depth
15. Future Lot Owners: Be advised that this subdivision is in a rural area surrounded by farm activities and that normal and customary farming operations are not a nuisance.
16. Approximately 70 acres of Lot 3 to be reserved for Agriculture.



DENSITY CALCULATIONS

Gross Area = 100.37 acres
100.37/20 ac./D.U. = 5.02
5.02 x 1.20 (Bonus) = 6.02 D.U.'s



ENGINEERING-SURVEYING-PLANNING

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

Suite A - 601 Old Cheney Road
Lincoln, NE 68512

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

File No. 00-0420
April 27, 2001

Mike Dekalb
Planning Department
555 South 10th Street
Lincoln, NE 68508

Re: Prairie Vista Preliminary Plat & Community Unit Plan

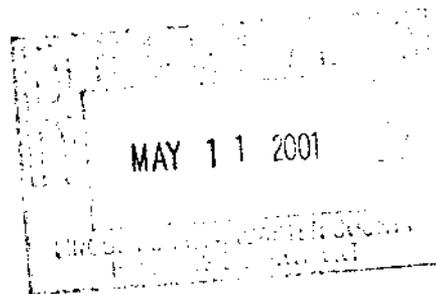
Dear Mike:

On behalf of Andrew and Tamera Ingwerson, we are submitting herewith 16 copies of the referenced preliminary plat and Community Unit Plan. As indicated on the plan, we are requesting waivers of ornamental lighting, street trees, sidewalks, landscape screens, and stormwater detention. Thank you for your assistance in processing this application.

E-S-P
Engineering-Surveying-Planning

A handwritten signature in black ink, appearing to read 'Lyle L. Loth', written in a cursive style.

Lyle L. Loth
For the Firm



CERTIFICATE OF OWNERSHIP

TO: ESP - LYLE LOTH

NEBRASKA TITLE COMPANY, authorized to engage in the business of abstracting in the State of Nebraska under Certificate of Authority No. 56, hereby certifies that the records of Lancaster County, Nebraska have been carefully examined with reference to the following described property, and from such examination finds as follows:

LEGAL DESCRIPTION:

The Northeast Quarter (NW1/4) of Section 2, Township 10 North, Range 8 East of the 6th P. M., Lancaster County, Nebraska; together with the vacated railroad right-of-way in the Northeast Quarter,

Except:

A tract of land 50.0 feet in width extending west from the east line of the Northeast Quarter (NE1/4) of Section 2, Township 10 North, Range 8 East of the 6th P.M., Lancaster County, Nebraska, which encompasses the 200 feet right-of-way of the former Chicago Rock Island and Pacific Railroad, centerline of said railroad being located approximately 1,002.3 feet south of the northeast corner of the said Northeast Quarter,

And Except;

Beginning at a point along the West line of the Northeast Quarter (NE1/4) of Section 2, Township 10 North, Range 8 East of the 6th P.M., Lancaster County, Nebraska, and 33 feet South of the Northwest corner of said Quarter; thence South 89 degrees 58 minutes 07 seconds East and parallel the North line of said section, a distance of 1,323.98 feet; thence South 48 degrees 26 minutes 17 seconds West, 60.50 feet; thence South 61 degrees 51 minutes 32 seconds West, 138.72 feet; thence South 36 degrees 30 minutes 17 seconds West, 112.76 feet; thence South 11 degrees 37 minutes 18 seconds West, 304.40 feet; thence South 18 degrees 38 minutes 28 minutes East, 514.40 feet; thence South 89 degrees 02 minutes 30 seconds West, 1,192.74 feet, to a point along the west line of said Quarter; thence North 00 degrees 00 minutes 34 seconds East, along said line, a distance of 1,002.44 feet, to the Point of Beginning.

And also excepting:

A part in the Northeast Quarter (NE1/4) of Section 2, Township 10 North, Range 8 East of the 6th P.M., Lancaster County, Nebraska; EXCLUDING 33.0 feet along the North and East sides of said Quarter for County Road right-of-way, more particularly described as follows:

Beginning at a point 33.0 feet South of and 33.0 feet West of the Northeast corner of Section 2, Township 10 North, Range 8 East of the 6th P.M., Lancaster County, Nebraska; thence in a Southerly direction on a line 33.0 feet West of and parallel to the East line of the Northeast Quarter (NE1/4) of said Section 2 and on an assumed bearing of South 00 degrees 01 minutes 32 seconds West, a distance of 907.69 feet; thence South 89 degrees 02 minutes 30 minutes West, a distance of 1,425.33 feet; thence North 18 degrees 36 minutes 40 seconds West, a distance of 462.03 feet; thence North 11 degrees 39 minutes 17 seconds East, a distance of 304.27 feet; thence North 36 degrees 30 minutes 43 seconds East, a distance of 112.67 feet; thence North 61 degrees 46 minutes 13 seconds East, a distance of 138.56 feet; thence North 48 degrees 24 minutes 32 seconds East, a distance of 60.65 feet to a point 33.0 feet South of the North line of the Northeast Quarter (NE1/4) of said Section 2; thence South 89 degrees 58 minutes 05 seconds East on a line 33.0 feet South of and parallel to the North line of the Northeast Quarter (NE1/4) of said Section 2, a distance of 1,277.13 feet to the Point of Beginning.

MAY 11 2001

OWNER OF RECORD:

Andrew M. Ingwerson and Tamera S. Ingwerson, husband and wife - (One Half Interest)
Estate of Marilyn M. Ingwerson (Rebecca Ingwerson Personal Representative) - (One
Half Interest.

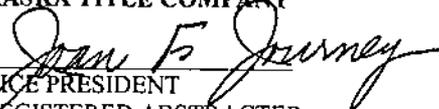
UNRELEASED MORTGAGES/DEED OF TRUST OF RECORD:

- a. Deed of Trust executed by Andrew M. Ingwerson and Tamera S. Ingwerson, husband and wife, to Union Bank and Trust Company, Trustee and Beneficiary, in the amount of \$36,000 dated on April 15, 1996 and recorded on May 3, 1996 as Inst. No. 96-16930.
- b. Assignment of Rents and Leases executed by Andrew M. Ingwerson and Tamera S. Ingwerson, husband and wife, to Union Bank and Trust Company dated on April 15, 1996 and recorded on April 29, 1996 as Inst. No. 96-15940.
- c. Deed of Trust executed by Andrew M. Ingwerson and Tamera S. Ingwerson, husband and wife, to Union Bank and Trust Company, Trustee and Beneficiary, in the amount of \$165,000 dated on May 1, 1998 and recorded on May 5, 1998 as Inst. No. 98-20987.
- d. Deed of Trust executed by Andrew M. Ingwerson and Tamera S. Ingwerson, husband and wife, to Union Bank and Trust Company, Trustee and Beneficiary, in the amount of \$130,000 dated on August 24, 1998 and recorded on September 2, 1998 as Inst. No. 98-45781. Assigned to HomeSide Lending, Inc. by Inst. No. 98-45782.
- e. Deed of Trust executed by Andrew M. Ingwerson and Tamera S. Ingwerson, husband and wife, to Union Bank and Trust Company, Trustee and Beneficiary, in the amount of \$166,000 dated on March 1, 2001 and recorded on March 8, 2001 as Inst. No. 2001-10810. Assigned to Principal Residential Mortgage, Inc. by Inst. No. 2001-10811.

Dated this 2nd day of May 2001 at 8:00 A.M.

NEBRASKA TITLE COMPANY

By:


VICE PRESIDENT
REGISTERED ABSTRACTER

X 59045

MAY 1 19 2001

CASS COUNTY RURAL WATER DISTRICT NUMBER 2

P.O. Box 195, 108 So. 4th Street

Elmwood, NE 68349

402-994-2555

FAX: 402-994-2550

Board of Directors

Chairman, Jerry DeHay - 2003

Secretary, Dennis Nielsen - 2004

Treasurer, Dave Erickson - 2003

Dean Douglas - 2002

Mark Rotand - 2002

Merle Schroeder - 2003

Dave Stock - 2004

Manager, Bob West

Clerk, Faye K. Berry

FAX COVER SHEET

TO: Lyle L. Loth DATE: 6/13/01

Fax #: 402/421-7096 No. Pages: 1

RE: *Prairie Vista - Andrew & Tamera Ingwerson*

MESSAGE:

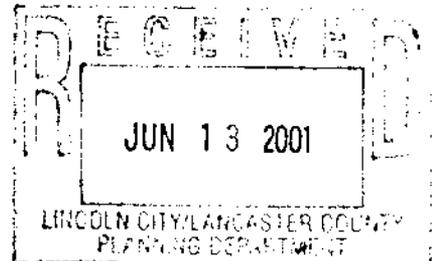
Mr. Ingwerson has stated that you requested written verification regarding water availability for the Prairie Vista subdivision.

Our engineer has informed us that our system would be able to provide water for the 5 proposed lots in Prairie Vista.

The Board policy is for a two year limit on expansion requests and if nothing is done within the two years a new request and evaluation will have to be made.

Thank you for your consideration.

Faye
Faye Berry, Clerk



Lancaster

DON R. THOMAS - COUNTY ENGINEER

County

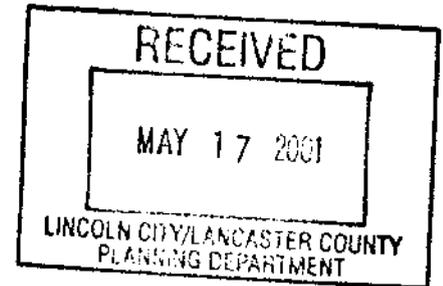
Engineering

Department

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR



DATE: May 16, 2001
TO: Ray Hill
Planning Department
FROM: Larry V. Worrell 
County Surveyor
SUBJECT: PRAIRIE VISTA PRELIMINARY PLAT AND CUP



Upon review, this office would have the following comments:

- 1) Dedication of 50 feet of right-of-way along North 176th Street is required.
- 2) The back yard setback on those lots that have frontage on North 176th Street and Coddle Lane should have the same setback as the front yard.
- 3) Should paving be considered, this office to be notified 72 hours prior to commencement of work.
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LWV/rln
SUBDIV.WK\Prairie Vista Prelim & CUP.wpd



Ray F Hill

05/24/2001 09:45
AM

To: Michael V Dekalb/Notes@Notes
cc:
Subject: re: Prairie Vista

----- Forwarded by Ray F Hill/Notes on 05/24/01 09:44 AM -----

Dennis L Roth

05/23/01 04:19 PM

To: RHill@ci.lincoln.ne.us
cc:
Subject: re: Prairie Vista

Project Nam: Prairie Vista
Project Nmbr: SP1916 & PP01009
Project Date: 05/11/01
Planner: Ray Hill

Other than those which are an obvious extension of an existing street, we DO FIND one SIMILAR SOUNDING name within our geobase for the names proposed in this project.

CODDLE LA is too similar sounding to a private street already named NODDLE and COULD present problems for emergency responders. STRONGLY RECOMMEND and ALTERNATE be chosen.

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

This message previously transmitted via SYSM
MESSAGE ID: 233602 DATE: 05/17/01 TIME: 04:23am

LOWER PLATTE SOUTH
NATURAL RESOURCES DISTRICT



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

Memorandum

Date: May 15, 2001
To: Ray Hill, Planning Dept.
From: J.B. Dixon, Stormwater Specialist, Lower Platte South Natural Resources District
Subject: Prairie Vista Preliminary Plat

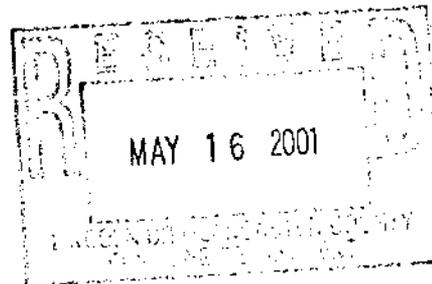
I have reviewed the plans for the site referenced above. The Erosion and Sediment Control Plan should address the following :

- Silt fence/ditch checks should be designed along the proposed roadway, to prevent gullies from forming, thus decreasing erosion and runoff potential.
- Design silt fence along the perimeter of land disturbance.
- Temporary seeding for roadside ditches to accompany the proposed BMP's. Seeding should also be specified for all disturbed areas.

If you have any questions, feel free to call.

JBD/jbd

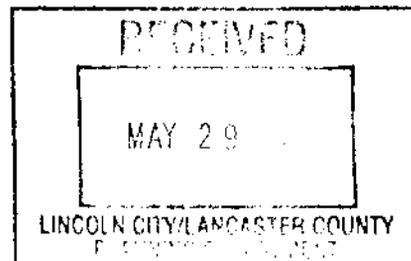
pc: file





AREA 2
SERVICE CENTER

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



May 24, 2001

Ray Hill, Project Planner - *MIKE DEWALD*
555 So. 10th, #213
Lincoln, NE 68508

RE: Prairie Vista

Dear Ray,

I have reviewed the subject plat, and will request our standard 10' easement along all frontage, and 10' (5' each side) of interior lot lines.

Thanks for your cooperation.

Sincerely,

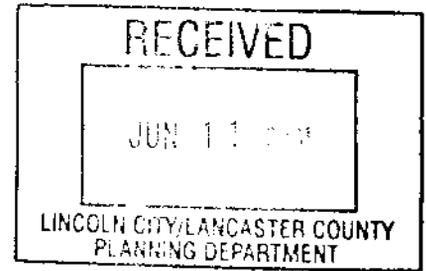
~~Rick~~ Volmer, Construction Superintendent, Area 2



REPLY TO
ATTENTION OF:

DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, OMAHA DISTRICT
NEBRASKA REGULATORY OFFICE-WEHRSPANN
8901 SOUTH 154TH STREET, SUITE 1
OMAHA, NEBRASKA 68138-3621

June 8, 2001



Mike Dekalb
Planning Department
555 South 10th Street, #213
Lincoln, Nebraska 68508

RE: Prairie Vista Preliminary Plat & Community Unit Plan

Dear Mr. Dekalb:

The Corps of Engineers is responsible for administering Federal laws that regulate certain activities in waters of the United States. The authority applicable to this responsibility is Section 404 of the Clean Water Act (33 U.S.C. 1344), which prohibits the discharge of dredged or fill material into lakes, streams or wetlands without authorization in the form of a Department of the Army permit and Section 10 of the Rivers and Harbors Act of 1899 which regulates all work or structures in or affecting the course, condition, or capacity of navigable waters of the United States.

Your request for a jurisdictional determination is located in the Northeast ¼ Section 2, Township 10 North, Range 8 East, Lancaster County, Nebraska. As long as your project does not involve placing any fill material in "Waters of the U.S." or wetland, this project does not require a Department of the Army permit. This letter does not eliminate the need to obtain other applicable federal, tribal, state or local permits.

If you have any questions regarding this determination, please contact me at (402) 896-0896 and reference file number **2001-10500**.

Sincerely,

Matt Wray
Project Manager

CF: ESP (Loth)

May 23, 2001

Lincoln Lancaster County Planning Commission
Attention: Mike Dekalb

To whom it may concern:

This letter is concerning the zoning proposal hearing and change for the Ingersons property located at approximately 6000 N. 176th Street. It is to **CONTEST** such a zoning change.

How is it possible to try and accomplish this when all non-agricultural acreage sites were supposed to be no smaller than 20 acres??????

This proposed situation is exactly why that ordinance was in-acted, so situations like this would not occur.

Reasons in our opinion which dictate contesting this ludicrous proposal:

1. area geographically not suited for such intensive development (They would have to build an access road. Who would maintain that? The county, not with my tax dollars.
2. traffic and speed problems (We have already had fatality and several other accidents on this road. It is a straight shot road from O Street to the viaduct which goes over the Interstate. So everyone uses it.)
3. more small animal problems
4. drastic change in environment(septic and or lagoons and changes in the water table)
5. more pollution and garbage on the road and surrounding areas.

These are situations which can and most likely will occur.

We have lived here since the spring of 1975. We have seen many changes most for the better, some not.

However, a proposal of this type and size would not be a positive situation for anyone who already lives here.

We as acreage homeowners do not want to become another SUBURB of Lincoln!!!!!!!

Please carefully consider the ramifications of this proposal and how it would impact a basically agricultural environment and setting.

Sincerely,

Lavern & Diana Grage

Lavern and Diana Grage

5300 N.. 176th Street

Lincoln, Ne.68527 ph# 786-2324

