

**LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT**

**P.A.S.: FINAL PLAT NO. 01022 (COUNTY)**  
**HAWK'S POINTE**

**DATE: July 11, 2001**

**PROPOSAL:** Eric Pavey has requested a final plat to create 6 residential lots and one outlot for open space and environmental preservation, on property generally located at North 1<sup>st</sup> and West Raymond Road.

**GENERAL INFORMATION:**

**APPLICANT:** Eric Pavey  
BAHR, VERMEER, HAECKER  
121 So. 13<sup>th</sup> St, Suite 200  
Lincoln, NE 68508  
(402) 475-4551

**CONTACT:** same

**OWNERS:** Eric Pavey  
Rt. 1, Box 122 A  
Raymond, NE 68428  
(402) 783-0248

**LOCATION:** Southwest corner of N. 1st & W. Raymond Rd.

**REQUESTED ACTION:** Approval of a final plat.

**LEGAL DESCRIPTION:** Lots 13 and 14 Irregular Tracts in the NE 1/4 of Section 3, T11N, R6E, of the 6th P.M., Lancaster County, Nebraska.

**EXISTING ZONING:** AG Agricultural in the Lancaster County Jurisdiction.

**PURPOSE:** For a 6 lot acreage residential development.

**SIZE:** 151.69 Acres, more or less

**EXISTING LAND USE:** Agricultural, wetlands, saline wetlands, one mobile home and one house under construction.

**SURROUNDING LAND USE AND ZONING:** AG zoned in the surrounding area. Agricultural land use on all sides. Saline wetland reclamation by the Nature Conservancy to the north. Scattered acreages to the north and south. James Arthur vineyard to the west.

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**COMPREHENSIVE PLAN SPECIFICATIONS:** The 1994 Comprehensive Plan shows this area as Agriculture with wetlands and water bodies. A cluster is permitted in the County AG district.

**HISTORY:** Changed from AA Rural and Public Use to AG Agricultural in the 1979 zoning update. County Board approved a Preliminary Plat and Community Unit Plan for this land on September 5, 2000.

**SPECIFIC INFORMATION:**

**UTILITIES:** There are no public utilities available. This is not in a rural water district. The water report indicates the groundwater water quantity is low, about 5 to 15 gallons per minute (gpm) and significantly high in dissolved solids, boron, sodium and chloride. Water treatment and reverse osmosis may be required. Purchasers must be informed of potential water problems and means to correct the problems.

**TOPOGRAPHY:** Rolling land, draining to the northeast corner. There are natural drainage areas and wetlands through this parcel.

**TRAFFIC ANALYSIS:** This is served by Raymond Rd. which is paved. N. 1st St. is a gravel county road but N.14th, one mile east, is paved.

**PUBLIC SERVICE:** This is in the Raymond Fire District (located two and one half miles west), and the Raymond School District. This is served by the Lancaster County Sheriff's Department. This is in Norris Public Power District.

**REGIONAL ISSUES:** Expansion of the acreage areas. Clustering to preserve environmental areas.

**ENVIRONMENTAL CONCERNS:** The Historic and Ecological resources survey shows 98 acres of native pasture on the northwest corner of this section. The soil rating on this land is 7.95 on a scale of 1 to 10 where 1 to 4 is prime. This is not prime ag land.

The flood plain map shows FEMA flood plain on this site. Category I Saline wetlands are identified on this site.

**AESTHETIC CONSIDERATIONS:** n/a

**ALTERNATIVE USES:** Continued farming and up to seven (7) 20+ acre parcels.

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**ANALYSIS:**

1. This final plat is for 6 residential building lots and one outlot for open space, native prairie and wetland/floodplain, on a 150.40 acre parcel. The residential lot sizes range between 3.69 acres and 25.82 acres with the outlot being 77.77 acres.
2. The Preliminary Plat was approved by the County Board on September 5, 2000 along with the Special Permit for the Community Unit Plan to allow the clustering of dwelling units for preservation of native prairie and wetland/floodplain.
3. This is in conformance with the Preliminary Plat and community unit plan.
4. The applicant requested and received approval by the County Board of waivers for the sidewalks, street paving, street lighting, street trees, and landscape screening since the area of each lot exceeds 1 acre and the area will not be annexed and for a modification of the requirements of the Land Subdivision Resolution to permit a block length in excess of 1320 feet along the east, west and south perimeter of this subdivision.
5. The County Subdivision Regulations require that all improvements (except those specifically waived with the preliminary plat) be installed prior to the County Board approving the final plat. This does not include private improvements such as minor grading on the individual lots, installation of driveways to serve the lots, and culverts necessary for the driveways.
6. The Country Engineer's Office has no objection.
7. The final plat generally meets the requirements of the County Subdivision Regulations with the corrections noted under the conditions.
8. Norris Public Power District indicates that they need additional easements.
9. All the conditions of approval for this final plat will need to be completed prior to introduction of the final plat to the Lancaster County Board.

**STAFF RECOMMENDATION:**

Conditional Approval

**CONDITIONS:**

1. Prior to scheduling this final plat onto the County Board's agenda:
  - 1.1 The Final Plat mylar shall have the following changes:

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1.1.1 In the Dedication, remove the reference to the South East Quarter.

1.1.2 In the Surveyor's Certificate, in the paragraph related to permanent monuments, delete the reference to title 26 of the Lincoln Municipal Code and add, "as required by the Lancaster County, Land Subdivision Regulations."

1.1.3 Add the area in square feet to each lot.

1.1.4 Add the name of the Preliminary Plat this plat is based on.

1.1.5 The Final Plat is required to be on a 16 x 24" sheet.

1.1.6 Add the purpose of Outlot 'A.'

1.1.7 Add a County Clerk Approval Block.

1.1.8 In the Planning Commission Approval Block remove the reference to the resolution.

1.2 Complete and receive approval from the County Engineer's Office of the following improvements:

1.2.1 The road grading and culvert installation,

1.2.2 The road surfacing, and

1.2.3 The street signs.

2. The subdivider has signed an agreement that binds the subdivider, its successors and assigns:

2.1 To submit and receive approval from the County Engineer of an erosion control plan.

2.2. To protect the remaining trees on the site during construction and development.

2.3 To submit to lot buyers and home builders a copy of the soil analysis and ground water information and possible means to correct the water issues.

2.4 To complete any private improvements shown on the preliminary plat and community unit plan.

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2.5 To maintain the outlots and any 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.

2.6 To relinquish the right of direct vehicular access to West Raymond Road except for Wylie Circle.

2.7 To comply with the provisions of the Land Subdivision Resolution regarding land preparation.

Prepared by:

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Mike DeKalb, AICP  
Planner

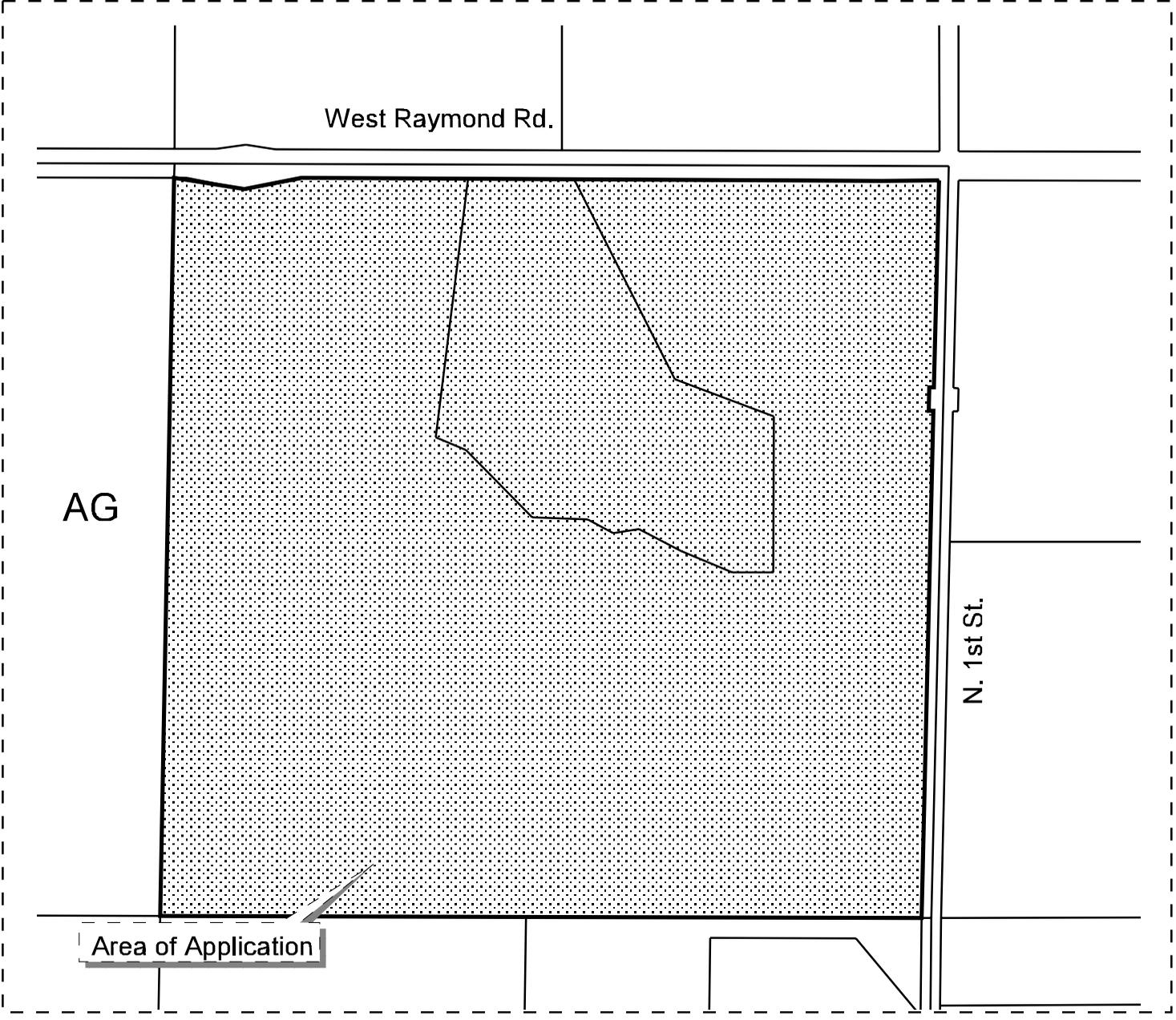


**County Final Plat #01022  
Hawk's Point  
N. 1st & Raymond Rd.**



Photograph Date: 1999

Lincoln City - Lancaster County Planning Dept.

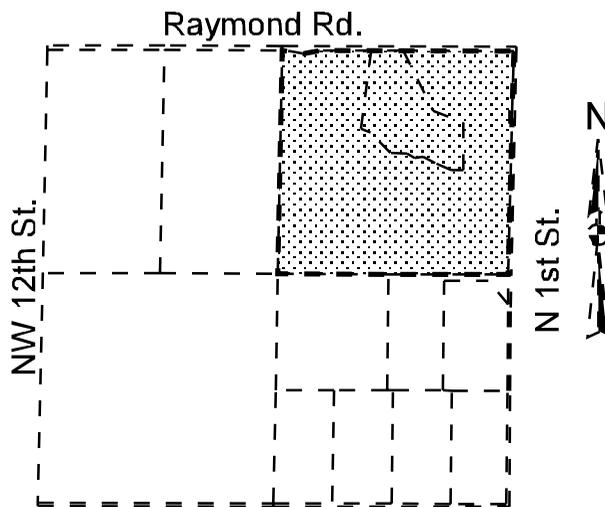


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Hawk's Point  
N. 1st & Raymond Rd.**

**Zoning:**

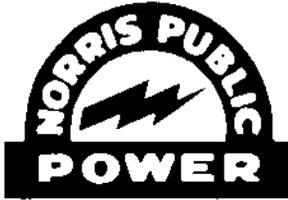
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned 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. 3 T11N R6E



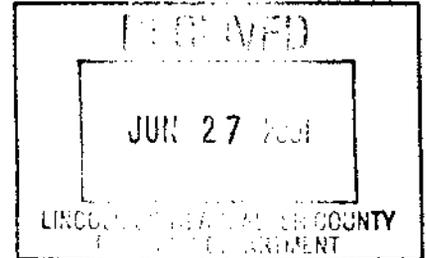
Sheet \_\_\_ of \_\_\_  
Date: \_\_\_\_\_





AREA 2  
SERVICE CENTER

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



June 26, 2001

Ray Hill, Project Planner  
555 S. 10<sup>th</sup> # 213  
Lincoln NE 68508

RE; Hawk's Pointe

Dear Ray,

I have reviewed the subject plat and added some easements in red on one copy that may aid in future design.

Thanks for your cooperation.

Sincerely,

Rick Volmer, Construction Superintendent, Area 2

Lancaster  
County

DON R. THOMAS - COUNTY ENGINEER

DEPUTY - LARRY V. WORRELL  
COUNTY SURVEYOR

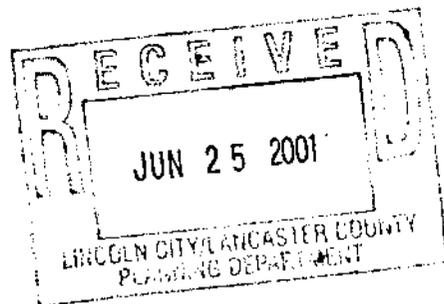
Engineering  
Department



DATE: June 25, 2001  
TO: Ray Hill  
Planning Department  
FROM: Larry V. Worrell   
County Surveyor  
SUBJECT: HAWK'S POINTE - FINAL PLAT #01022

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Upon review, this office has no direct objections to this submittal subject to documentation of surfacing material being supplied.



LVW/cm  
SUBMIT/WK/Hawk's Pointe/Final Plat Requirement.Mem

FAX # (402) 441-9892

444 CHERRY CREEK ROAD, BLDG. C

LINCOLN, NEBRASKA 68508

(402) 441 7681