

# LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for August 31, 2005 PLANNING COMMISSION MEETING

**P.A.S.:** Cardwell Reserve, Special Permit # 05041, Community Unit Plan

**PROPOSAL:** A Special Permit/CUP for 63 lots, including Build-Through lots, generally located at S. W. 12<sup>th</sup> Street and W. Denton Road.

**LOCATION:** East of S. W. 12<sup>th</sup> Street and south of W. Denton Road.

**WAIVER REQUEST:**

1. Sidewalks (at selected locations) along W. Denton Road and SW 12<sup>th</sup> St.
2. Street trees along W. Denton Road and SW 12<sup>th</sup> St.
3. Street lighting along W. Denton Road and SW 12<sup>th</sup> St.
4. Landscape screens
5. Storm water detention
6. Block length
7. Preliminary Plat
8. Front and side yard setback adjustments
9. To allow sanitary sewer to flow opposite street grade where necessary.

**LAND AREA:** 155.27 acres (net), more or less

**CONCLUSION:** This is in conformance with the Comprehensive Plan, requested AGR - BTA Zoning and Subdivision Ordinance. The waivers are typical for rural development. The CUP provides the same information and review as would the Preliminary Plat. Build Through provisions apply.

<b>RECOMMENDATION:</b>	Conditional Approval
Waivers	
1. Street lighting (selected)	Conditional Approval
2. Sidewalks (selected)	Conditional Approval
3. Street trees (selected)	Denial
4. Landscape screens	Approval
5. Block length	Approval
6. Preliminary plat	Approval
7. Storm water detention	Denial
8. Front and side yard adjustments	Approval
9. Sewer flow opposite street grade	Approval

**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lots 8, 9, 10, 19, 20, 21 and the SW 1/4 of the NE 1/4; all located in Section 21-9-6, Lancaster County, Nebraska. Legal Description attached.

**EXISTING ZONING:** AG Agriculture, AGR Agriculture Residential is being requested (CZ 05056)

**EXISTING LAND USE:** Pasture/farming and two existing residences.

**SURROUNDING LAND USE AND ZONING:**

North: Acreages	Zoned AGR
South: Acreages	Zoned AGR
East: Agriculture/and power station	Zoned AG and P
West: Acreages	Zoned AGR

**ASSOCIATED APPLICATIONS:** CZ 05056 from AG to AGR

**HISTORY:** Changed from AA to AG in 1979. Abutting land to the south changed from AG to AGR (CZ 3333) in 2001.

**COMPREHENSIVE PLAN SPECIFICATIONS:** The 2025 Comprehensive Plan shows this area as Residential Low Density. This is in the Lincoln Growth Tier II. The Future Service Limit abuts the eastern boundary of this parcel. Clustering is permitted by special permit in the AGR district. Build Through is required.

**UTILITIES:** There are no utilities or water districts in the area.

**TOPOGRAPHY:** Gently rolling, draining to Cardwell Branch that bisects this site from east to west.

**TRAFFIC ANALYSIS:** Southwest 12th Street and West Denton Road are paved county roads.

**PUBLIC SERVICE:** This is in the Southwest Rural Fire District, the station is located approximately 4 miles from this site. This is in the Lincoln Public School District, served by Beattie Elementary, Irving Middle and Southwest High Schools. Electric service is by Norris Public Power.

**REGIONAL ISSUES:** Clustering and Build-through.

**ENVIRONMENTAL CONCERNS:** There is an historic family cemetery on this site. Flood plain covers about ½ of this site. Tree masses and wetlands are along Cardwell Creek. This land is rated at 3.9 on the land evaluation scale, with 1 being the best and 10 being the worst. This is prime agricultural land. The water report generally indicates good quantity and quality. A high pressure gasoline pipeline crosses this property.

**AESTHETIC CONSIDERATIONS:** n/a

**ALTERNATIVE USES:** Acreages or farmland.

**ANALYSIS:**

1. This request is for a Build Through-Community Unit Plan for 63 lots varying in size from 1/3 to ½ acre in size. Private, paved, internal streets are proposed. Individual water and community sewer is proposed. A bonus is being requested for cluster and an additional bonus is being requested for the provision of community sewer.

2. The flood plain is about 50% of the parcel and is basically retained in outlots.

3. This request is in conformance with the Comprehensive Plan.

4. The density calculations for the project are as follows;

162.11 acres of AGR (gross) at 0.27 dwelling per acre	= 43.76 dwellings
Bonus for cluster/BTA X 1.20	= 52.51 dwellings
Bonus for community system X 1.20	= 63.01 dwellings
Permitted	63 dwellings

Requested	63 units on 63 lots
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5. This design includes provisions for Build Through as well as accommodating both the unique character of the land and the area. The Build Through requires that in the AGR district, where a community sewer system is proposed, that no more than 40% shall be development and the lots are no more than one acre. This has been accomplished.

6. This design reflects many of the normal adjustments to accomplish a cluster style of acreage subdivision through the CUP and Build Through with flood plain. These include typical waivers required, provided for and appropriate for agriculture/acreage clusters such as yards that are adjusted from AGR to a more urban setback standard as part of the cluster. Several waivers are supported by the departments, including; block length, yard setback, screening, preliminary plat and sewer flow opposite to grade, street lights along SW 12<sup>th</sup> Street and W. Denton Road and sidewalks along

SW 12<sup>th</sup> Street and W. Denton Road. Waiver of sidewalk and street lighting along SW 12<sup>th</sup> and W. Denton Road is only until the final platting of the Outlots. At that time they must install or provide bond or escrow for those improvements.

7. Some waivers that are not supported by staff in this unique layout are street trees along SW 12<sup>th</sup> Street and W. Denton Road and storm drainage. The "urban" sized lots less than one acre in size should provide street trees, and sidewalks as required. Parks Department is requesting that trees be provided or bonded along S.W. 12 and W. Denton Road. Public Works notes drainage, storm water detention and ponds and future utility easements need to be provided for. The request for private streets should be denied since they will connect, now or in the future to public streets and that can present a problem for maintenance.
8. The County Engineer's memo of August 5, 2005 notes several issues and corrections.
9. The Lincoln/Lancaster County Health Department notes water quality and quantity is good. A petroleum pipeline does traverse the site and the Department is requesting a 160' buffer or at least notification to all buyers within 160 feet of the pipeline.
10. Watershed Management and Public Works Department memos of August 16 and 17, 2005 note several adjustments and corrections, including the need to show future utilities, providing platting patterns in the northeast corner and provide better information on storm water detention and flood plan.
11. Norris Public Power is requesting easements.

### **CONDITIONS:**

#### Site Specific:

1. This approval permits 63 dwelling units to be converted to a higher density in accordance with the transitional plat at such time as sanitary sewer and water are extended to serve the community unit plan, the area is annexed by the City of Lincoln and rezoned as provided in Lincoln Municipal Code, Chapter 27.65. Waivers are approved for block length, preliminary plat, landscaped screens, yard adjustments and sewer flow opposite to grade. Sidewalks along SW 12<sup>th</sup> and W. Denton road are waived until the final platting of these Outlots.
2. If any final plat on all or a portion of the approved community unit plan is submitted five (5) years or more after the approval of the community unit plan, the City may require that a new community unit plan be submitted, pursuant to all the provisions of section

26.31.015. A new community unit plan may be required if the subdivision ordinance, the design standards, or the required improvements have been amended by the city; and as a result, the community unit plan as originally approved does not comply with the amended rules and regulations.

3. Before the approval of a final plat, the public streets, private roadway improvements, drainage facilities, land preparation and grading, sediment and erosion control measures, drainageway improvements, temporary turnaround and barricades, and street name signs, street lights, sewer lines, sidewalks, and street trees must be completed or provisions (bond, escrow or security agreement) to guarantee completion must be approved by the City Law Department. The improvements must be completed in conformance with adopted design standards and within the time period specified in the Land Subdivision Ordinance. The Waste Treatment facility must be approved by the State Department of Environmental Quality.
4. Permittee agrees:
  - 4.1. to complete the street surfacing of public streets, and temporary turnarounds and barricades located at the temporary dead-end of the streets shown on the final plat within two (2) years following the approval of the final plat.
  - 4.2. to complete the surfacing of private roadway (if allowed), and temporary turnarounds and barricades located at the temporary dead-end of the private roadways shown on the final plat within two (2) years following the approval of this final plat.
  - 4.3. to complete the installation of sidewalks along both sides of the streets and as shown on the final plat within four (4) years following the approval of the final plat (Except along W. Denton Road and S.W. 12<sup>th</sup> where waived).
  - 4.4. to construct the sidewalk in the pedestrian way easements between Lots 11 and 12 Block 3, lots 8 and 9 Block 6 and lots 13 and 14 Block 7 at the same time as the abutting street is paved and to agree that no building permit shall be issued for construction on the adjacent lots, on both sides of the easement until such time as the sidewalk in the pedestrian way easement is constructed.
  - 4.5. to complete the sanitary sewer and private waste water treatment facility shown to serve this plat within two (2) years following the approval of the final plat.
  - 4.6. to complete land preparation including storm water detention/retention facilities and open drainageway improvements to serve this plat prior to the installation of utilities and improvements but not more than two (2) years following the approval of the final plat

- 4.7 to complete the installation of public street lights along streets within this plat within two (2) years following the approval of the final plat.
- 4.8 to complete the installation of private street lights along streets within this plat within two (2) years following the approval of the final plat.
- 4.9 to complete the planting of the street trees along streets, except along S.W. 12 and W. Denton Road, within this plat within four (4) years following the approval of the final plat.
- 4.10 to complete the installation of the street name signs within two (2) years following the approval of the final plat.
- 4.11 to complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance in a timely manner which inadvertently may have been omitted from the above list of required improvements.
- 4.12 to submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.
- 4.13 to complete the public and private improvements shown on the Community Unit Plan.
- 4.14 to retain ownership of and the right of entry to the outlots in order to perform the above-described maintenance of the outlots and private improvements on a permanent and continuous basis. However, Permittee as subdivider may be relieved and discharged of such maintenance obligations upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance subject to the following conditions:
  - 4.14.1 Subdivider shall not be relieved of Subdivider's maintenance obligation for each specific private improvement until a registered professional engineer or nurseryman who supervised the installation of said private improvement has certified to the City that the improvement has been installed in accordance with approved plans.
  - 4.14.2 The maintenance agreements are incorporated into covenants and restrictions in deeds to the subdivided property and the

documents creating the association and the restrictive covenants have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

- 4.15 To agree to subdivide the Acreage Development Component as shown on the transitional plat when sanitary sewer and water are extended to serve the Community Unit Plan and the area is annexed and rezoned. Said agreement to include provisions regarding the timing of annexation, conversion of the Acreage Development Component, establishing a plan for funding infrastructure costs for conversion of the Acreage Development Component, petitioning for creation of special assessment districts for the installation of infrastructure improvements if not installed by the Permittee at the Permittee's own cost and expense, and incorporating said provisions into deed restrictions to be reviewed and approved by the City Attorney and filed of record with the Register of Deeds.
- 4.16 to submit to the lot buyers and home builders a copy of the soil analysis.
- 4.17 to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.
- 4.18 to protect the trees that are indicated to remain during construction and development.
- 4.19 to properly and continuously maintain and supervise the private facilities which have common use or benefit, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development, and that these are the responsibility of the land owner.
- 4.20 to relinquish the right of direct vehicular access to S. W. 12<sup>th</sup> Street except for the two existing drives and farm access and to West Denton Road except for S. Coddington Ave. S.W. 16<sup>th</sup> and two existing access points. The residential and farm access points shall be relinquished at the time of further subdivision to urban densities and take access off of the interior streets.
- 4.21 to maintain County roads until the County Board specifically accepts the maintenance.
- 4.22 to submit to all potential purchasers of lots a copy of the ground water report.
- 4.23 to submit to all potential purchasers of lots the location and type of pipeline.

General:

5. Before receiving building permits:

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

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

5.1.1.1 Make the revisions noted in the County Engineers memo of August 25, 2005.

5.1.1.2 Make the revisions in the Public Works memo of Aug 17., 2005 and the Watershed Management memo of Aug 16, 2005.

5.1.1.3 Revise Note #7 to include Lincoln.

5.1.1.4 Revise Note #10 to note the existing house driveways and farm access to be relinquished when Outlot "C" is subdivided.

5.1.1.5 Revise Note #24 to note the future development of Outlots "C" and "D" are designed for future platting to a density of about 560 dwellings and change "preliminary plat" to "community unit plan" .

5.1.1.6 Revise note on Outlot "C" and "D" as "Urban Reserve Component. These outlots should show a minimum gross future density of four units per acre.

5.1.1.7 Remove the future lots shown over the gas line and adjust S. W. 17<sup>th</sup> Street accordingly.

5.1.1.8 Show the extension of West Attie and West Zillie to S. W. 16<sup>th</sup> Street and the grading for the future streets. Remove the suffix "court".

5.1.1.9 Add a Note that all owners within 160' of the pipeline shall be notified of its location.

- 5.1.1.10 Show the easements requested by Norris Public Power.
- 5.1.1.11 Show the petroleum pipeline easement.
- 5.1.1.12 Show SW 13<sup>th</sup>, W. Private Reserve Ct, SW. 17<sup>th</sup> Street and W. Secret Reserve Ct. as public streets as they connect to public streets and show all other streets as public streets as requested by Public Works.
- 5.1.1.13 Show the FEMA 100 year flood plain, the flood way, the drainage corridors, the latest flood elevations from the Cardwell flood plain study and minimum floor elevations. Add a note that the official FEMA flood elevations are expected to be amended after review and adoption of the Cardwell study.
- 5.1.1.14 If Outlot "B" is to be retained as flood plain protection and open space, show a conservation easement over the Cardwell flood plain.
- 5.1.1.15 Show a trail in the Cardwell creek area as shown on the Comprehensive Plan and show the trail connection with the Cardwell Woods trail.
- 5.1.1.16 Provide a pedestrian access from West Kendi Lane to Outlot "B" in the area of Lot 12, Block 3 and from W. Secret Reserve Ct. To OutLot "B" between lots 8 and 9, Block 6 and from W. Private Reserve Cir. to OutLot "B" between Lots 13 and 14, Block 7.
- 5.1.1.17 Adjust Outlot A to provide frontage and access.
- 5.1.1.18 Show the future extension of W. Setaside Drive to the west.
- 5.1.1.19 Note Block "1".
- 5.1.1.20 Show future cross street from W. Kendi Drive north to W. Attie extended. Show related grading.
- 5.1.1.21 Show the future detention ponds and storm water drainage for the outlots.

- 5.1.1.22 Show the future trunk sewer line easements on the outlots.
  - 5.1.1.23 Show the future street connections to SW 12<sup>th</sup> Street at about the 1/4 mile location.
  - 5.1.1.24 A permanent final plan with 5 copies as approved.
  - 5.1.1.25 Rename W. Private Reserve and W. Secret Reserve as the names will not fit the standard street sign and the term Private should not be used due to possible confusion.
  - 5.1.1.27 Show the septic field easement for Lots 1 and 2 Block 8.
  - 5.1.1.28 Show the square feet in Lots 1 and 2, Block 8.
  - 5.1.1.29 Show the future development plat (ghost plat) in the immediate area of Lots 1 and 2, Block 8, including the 106' strip between the lots. This should show a logical replating where these lots will have some future splits, relinquish access to W. Denton Road and S.W. 12<sup>th</sup> Street and take access to an interior street system.
  - 5.1.1.30 Show the street trees along W. Denton and S.W. 12<sup>th</sup> Street, as required by Parks Department.
  - 5.1.1.31 Adjust the lots in the acreage component to reflect the provision for an average area future lot layout equal to R-1 zoning, or a maximum gross density of 3.0 units per acre.
  - 5.1.1.33 Show the existing 60' Magellan pipeline easement.
  - 5.1.1.34 Remove "double frontage" lots along S. Coddington.
- 5.2 The construction plans comply with the approved plans.
- 5.3 Final plat(s) is/are approved by the City.
- 5.4 The required easements as shown on the site plan are recorded with the Register of Deeds.

STANDARD CONDITIONS:

6. The following conditions are applicable to all requests:
  - 6.1 Before occupying dwellings in this Community Unit Plan all development and construction is to comply with the approved plans.
  - 6.2 Before occupying these dwellings City/County Health Department is to approve the water and waste water systems.
  - 6.3 All privately-owned improvements, including landscaping and recreational facilities, are to be permanently maintained by the owner or an appropriately established homeowners association approved by the City.
  - 6.4 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
  - 6.5 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
  - 6.6 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by

Mike DeKalb  
441-6370, [mdekalb@lincoln.ne.gov](mailto:mdekalb@lincoln.ne.gov)

**DATE:** February 28, 2005

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

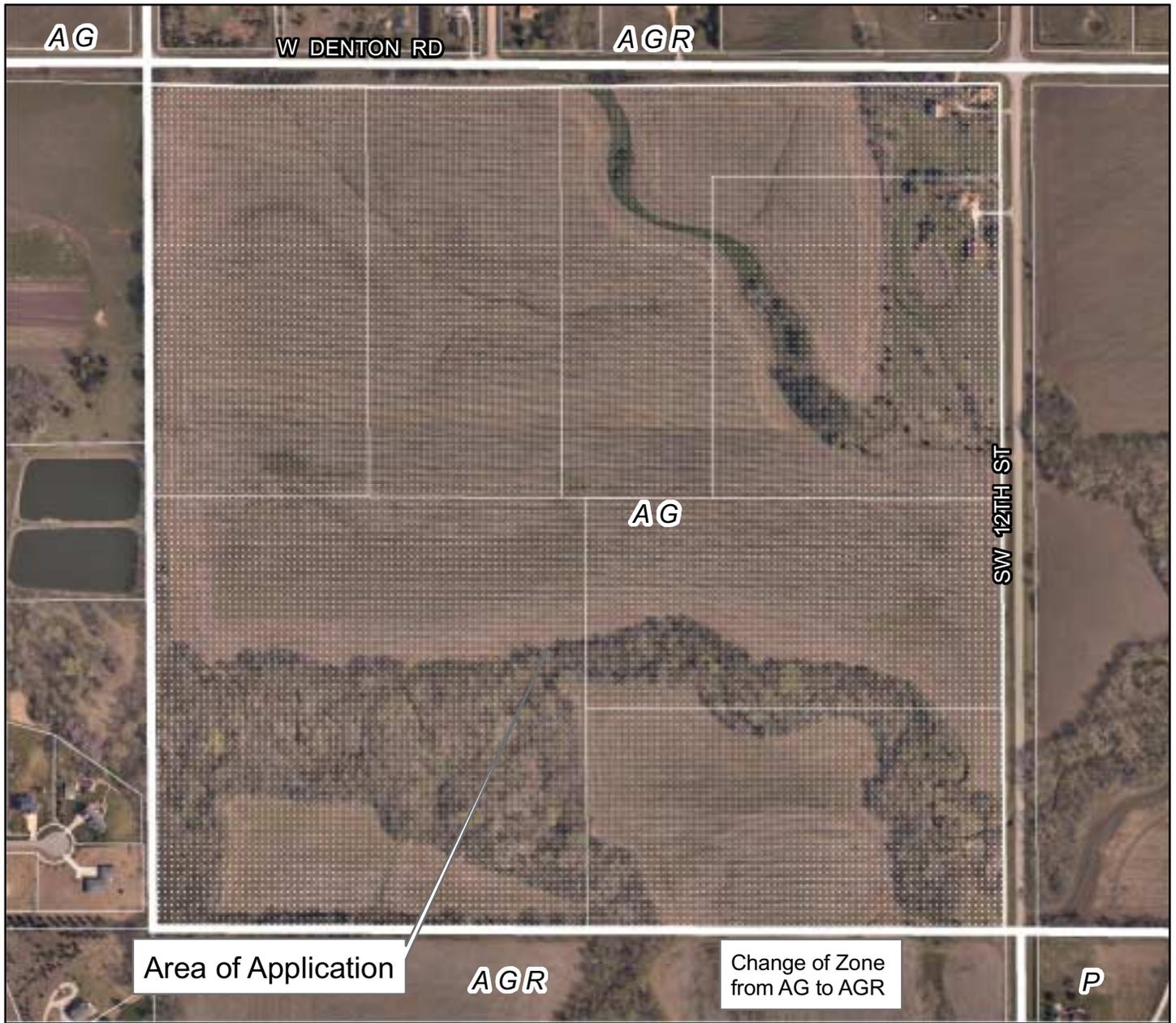
**OWNERS:** Roger G. And Carol L. Williams  
654 N. 35<sup>th</sup> Street  
Lincoln, NE 68503

Marvin D. and Suzanne Williams  
7101 SW 12<sup>th</sup> Street  
Lincoln, NE 68523

Velda V. Williams Trustee  
7101 SW 12<sup>th</sup> Street  
Lincoln, NE 68523

Vernon O. and Donna Williams  
9719 Gabriella  
Plattsmouth, NE 68048

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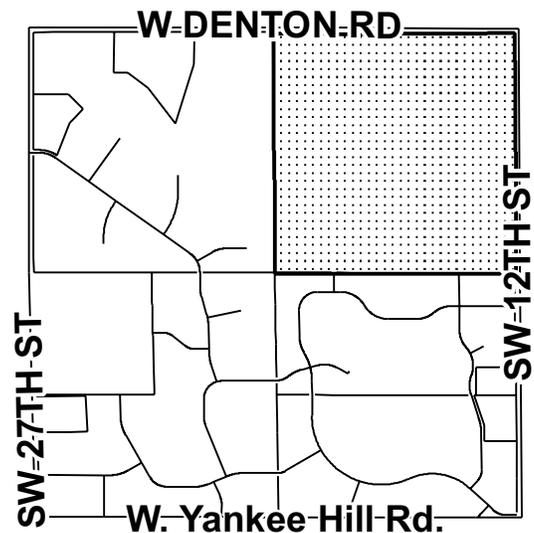
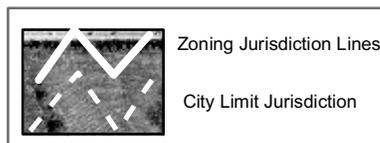


**Special Permit #05041**  
**Change of Zone #05056**  
**Cardwell Reserve CUP**  
**SW 12th & W. Denton Rd.**  
**Zoning:**

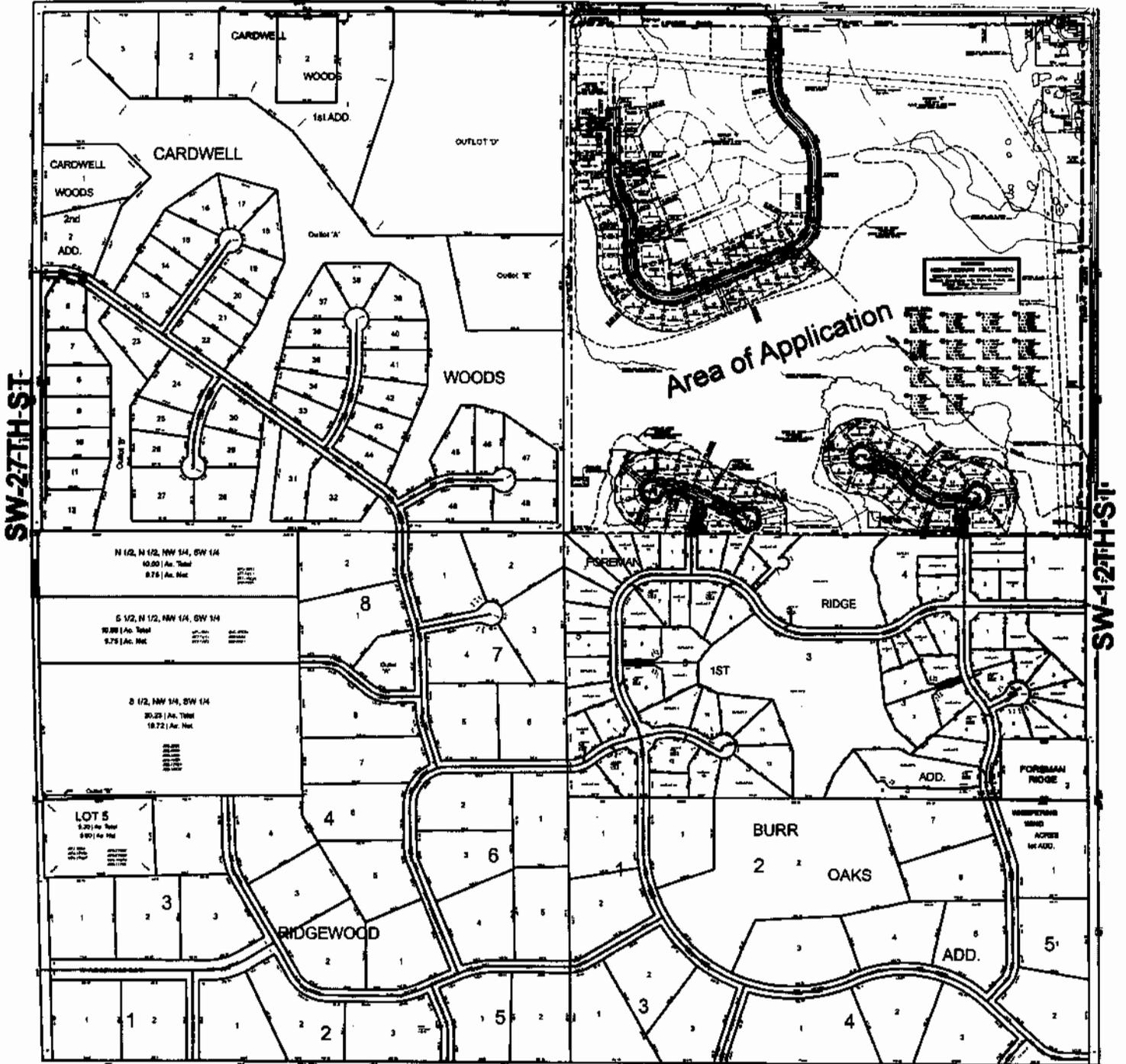
2005 aerial

- 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. 21 T9N R6E

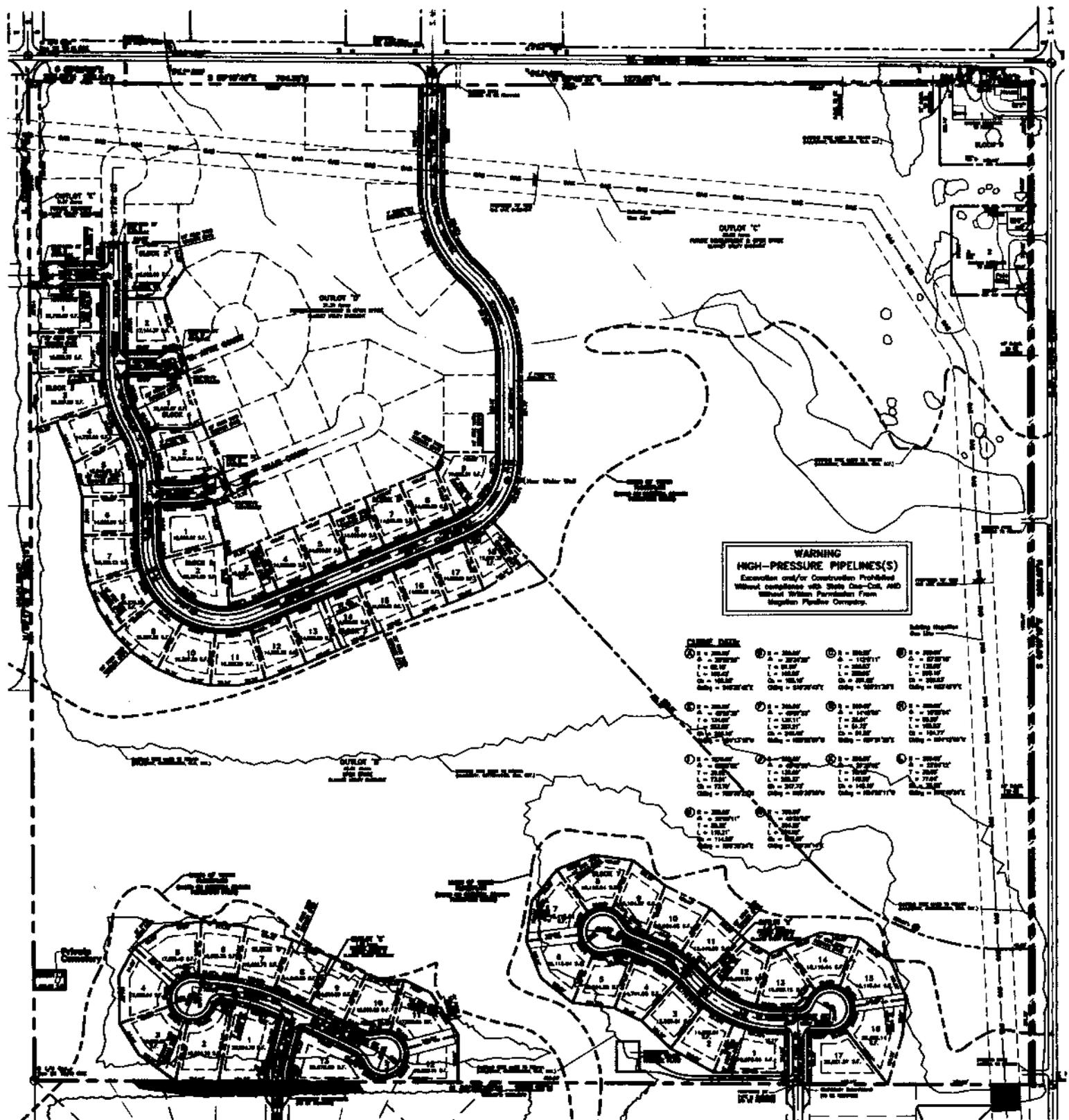


**W-DENTON-RD.**



**Special Permit #05041  
Change of Zone #05056  
Cardwell Reserve CUP  
SW 12th & W. Denton Rd.**





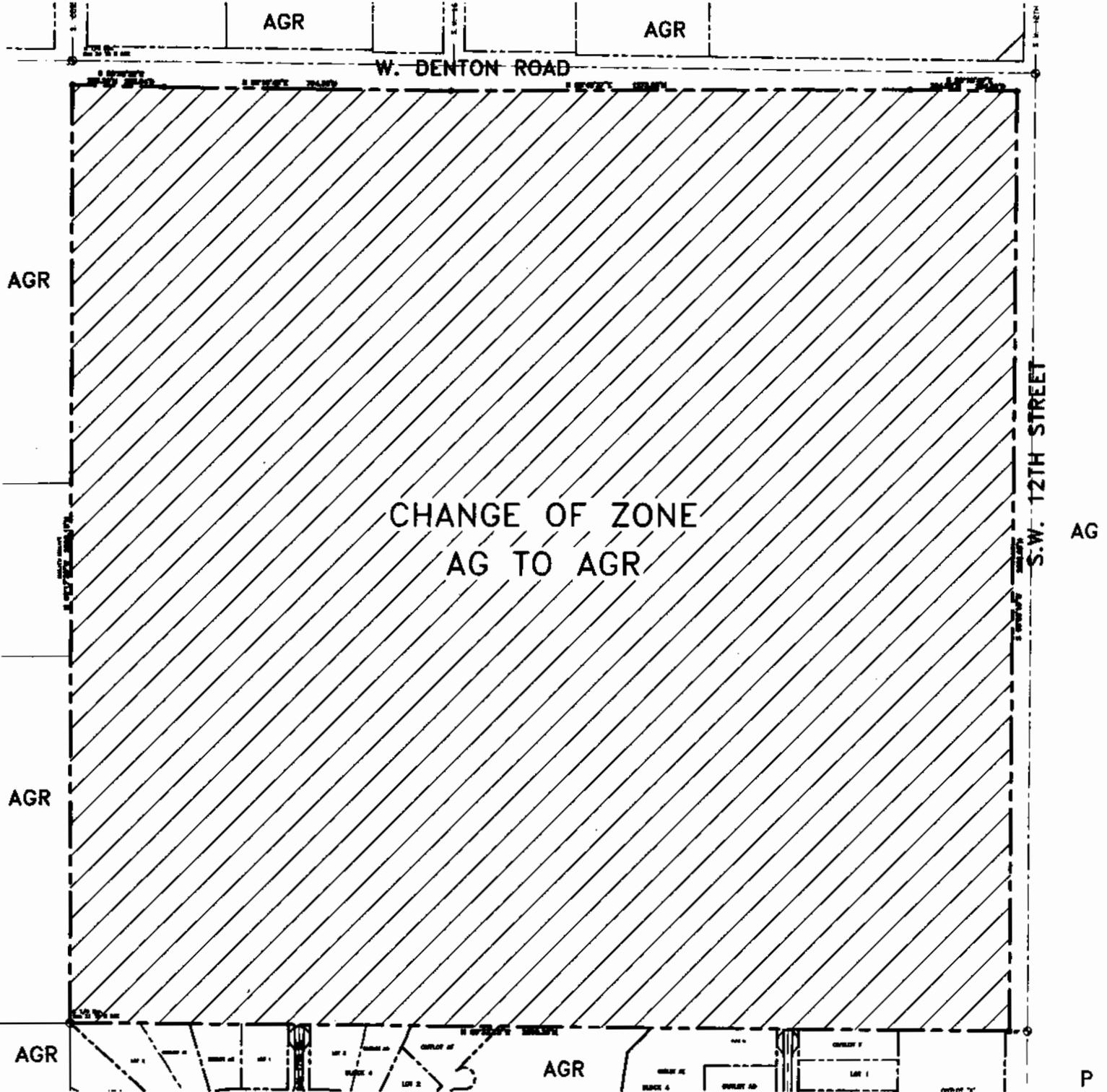
**Special Permit #05041  
Change of Zone #05056  
Cardwell Reserve CUP  
SW 12th & W. Denton Rd.**



**Special Permit #05041**  
**Change of Zone #05056**  
**Cardwell Reserve CUP**  
**SW 12th & W. Denton Rd.**

RECEIVED  
JUL 29 2005  
COLN CITY/LANCASTER COUNTY  
PLANNING DEPARTMENT

# CHANGE OF ZONE EXHIBIT CARDWELL RESERVE



## CARDWELL RESERVE

A survey of Lots 8, 9, 10, 19, 20, 21, and the Southwest Quarter of the Northeast Quarter of Section 21 Township 9 North Range 6 East of the Sixth Principal Meridian, Lancaster County, Nebraska. Said tract of land shall be more particularly described by metes and bounds as follows.

Commencing at the North  $\frac{1}{4}$  Corner of Section 21 Township 9 North Range 6 East of the Sixth P.M.; Thence South  $00^{\circ}17'30''$  East, (an assumed bearing) on the West line of the Northeast Quarter, a distance of 67.01 feet to the POINT OF BEGINNING; Thence South  $88^{\circ}30'30''$  East, on the South right of way of West Denton Road, a distance of 253.29 feet, to a point 70.56 feet South of the North line of the Northeast Quarter of Section 21; Thence South  $89^{\circ}18'49''$  East, and parallel to the North line of the Northeast Quarter, a distance of 794.36 feet; Thence North  $89^{\circ}45'37''$  East, on the afore said right of way, a distance of 1272.03 feet to a point 50.00 feet South of the North line of the Northeast Quarter; Thence South  $89^{\circ}18'49''$  East, and parallel to the North line of the Northeast Quarter, a distance of 294.09 feet, to a point 50.00 feet West of the East line of the Northeast Quarter; Thence South  $00^{\circ}00'15''$  West, on the West right of way, of Southwest 12<sup>th</sup> Street, a distance of 2602.03 feet, to a point on the South line of the Northeast Quarter; Thence North  $89^{\circ}33'15''$  West, on the South line of the Northeast Quarter, a distance of 2600.29 feet to the Center of Section 21; Thence North  $00^{\circ}17'30''$  West, on the West line of the Northeast Quarter of Section 21, a distance of 2596.15 feet, to the POINT OF BEGINNING, and containing a calculated area 155.267 acres more or less.

RECEIVED

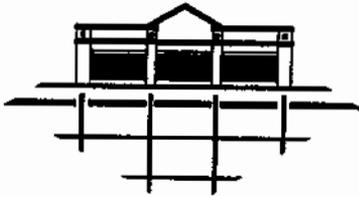
JUL 29 2005

**Special Permit #05041  
Change of Zone #05056  
Cardwell Reserve CUP  
SW 12th & W. Denton Rd.**

## GENERAL NOTES:

1. THIS COMMUNITY UNIT PLAN/SPECIAL PERMIT CONTAINS 155.27 ACRES MORE OR LESS.
2. THIS COMMUNITY UNIT PLAN PERMITS 63 SINGLE FAMILY LOTS AND 8 OUTLOTS. EACH LOT SHALL CONTAIN A MAXIMUM OF ONE SINGLE FAMILY RESIDENCE AND OUT BUILDINGS, ALL LOCATED WITHIN THE BUILDING ENVELOPES AS SHOWN AND/ OR NOTED.
3. THE CURRENT ZONING IS 'AG' WITH PROPOSED 'AGR' ZONING & C.U.P., WITH BUILD THROUGH OVERLAY AND THE BONUS IS PROVIDED FOR PROVISION OF FUTURE URBAN SUBDIVISION, AS WELL AS CLUSTER/OPEN SPACE AND COMMUNITY SEWER SYSTEM.
4. THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 35 FEET, AS PER 'AGR' ZONING.
5. THE DEVELOPER PROPOSES THE USE OF A COMMUNITY WASTE WATER SYSTEM. WASTE WATER SYSTEMS SHALL BE APPROVED BY THE LANCASTER COUNTY HEALTH DEPARTMENT AND THE NDEQ.
6. THE DEVELOPER PROPOSES THE USE OF PRIVATE INDIVIDUAL WELLS FOR POTABLE WATER SUPPLY TO BE APPROVED BY A PERMIT FROM THE LINCOLN/ LANCASTER COUNTY HEALTH DEPARTMENT.
7. THE DEVELOPER SHALL CONSTRUCT AND SURFACE THE PRIVATE ROADWAYS WITH 6" OF PORTLAND CEMENT CONCRETE PAVEMENT, 27 FEET IN WIDTH WITH ROLL-OVER CURB IN ACCORDANCE WITH THE LANCASTER COUNTY STANDARDS - "RURAL PUBLIC AND INTERMEDIATE BTA STANDARD" AND THE CITY OF LINCOLN. THE COUNTY SHALL BE NOTIFIED PRIOR TO THE LAYING OF THE CONCRETE. ALL SURFACING RADII AT INTERIOR INTERSECTIONS SHALL BE 30 FEET. THE SURFACING RADII AT WEST DENTON ROAD SHALL BE 50 FEET.
8. ONLY ONE SUBDMISION GROUND SIGN SHALL BE PERMITTED FOR THIS DEVELOPMENT.
9. ALL CURVILINEAR DIMENSIONS ARE CHORD LENGTHS.
10. DIRECT VEHICULAR ACCESS TO SW. 12TH STREET IS HEREBY RELINQUISHED EXCEPT AT 2 EXISTING DRIVEWAYS FOR EXISTING HOUSES AND 2 EXISTING FARM ACCESS. DIRECT VEHICULAR ACCESS TO WEST DENTON ROAD IS HEREBY RELINQUISHED EXCEPT AT SOUTH CODDINGTON AVENUE, S.W. 16TH STREET, AND ONE EXISTING DRIVEWAY FOR AN EXISTING HOUSE.
11. ALL TOPOGRAPHIC CONTOURS ARE AT NAVD 88 DATUM.
12. ONLY ONE RESIDENTIAL ACCESS SHALL BE PERMITTED PER LOT.
13. 'JUNK CARS' SHALL BE PROHIBITED IN THIS DEVELOPMENT AS NOTED IN PROTECTIVE COVENANTS.
14. FUTURE LOT OWNERS WILL BE ADVISED THAT THIS IS IN A RURAL FARM AREA AND THAT NORMAL AND CUSTOMARY FARM ACTIVITIES ARE NOT A NUISANCE.
15. THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS AS IDENTIFIED IN THE LAND SUBDIVISION ORDINANCE FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION. THE DEVELOPER WILL BE RESPONSIBLE FOR CONTROLLING OFF-SITE DUST EMISSIONS IN ACCORDANCE WITH LINCOLN-LANCASTER COUNTY AIR POLLUTION REGULATIONS AND STANDARDS ARTICLE 2, SECTION 32.
16. PROVISIONS BY THE DEVELOPER SHOULD BE MADE FOR RETAINING AS MUCH TREE MASS AS POSSIBLE.
17. THE LOWEST BUILDING OPENING SHALL BE 1' ABOVE THE 100 YEAR FLOOD PLAIN ELEVATION.
18. A WRITTEN AGREEMENT SHALL BE PROVIDED FOR THE FUTURE CONVERSION OF LOTS TO A HIGHER DENSITY, INCLUDING TIMING OF ANNEXATION, FUNDING OF INFRASTRUCTURE COST AND AGREEMENT TO PETITION FOR SPECIAL ASSESSMENT DISTRICTS.
19. PERMANENT EASEMENTS SHALL BE SHOWN ON FINAL PLATS FOR CULVERT PIPES THAT EXTEND PASS THE RIGHT-OF-WAY.
20. GRADING SHALL EXTEND AROUND ALL CUL-DE-SACS.
21. ALL CULVERTS SHALL HAVE A FLARED END SECTION OR CONCRETE HEADWALL ON THE INLET END.
22. WELL PERMITS WILL BE REQUIRED FOR ALL WELLS LOCATED WITHIN THE SUBDIVISION.
23. THIS PRELIMINARY PLAT IS DESIGNED FOR FUTURE PLATTING OF OUTLOTS 'B', 'C' AND 'D' TO A DENSITY OF APPROXIMATELY 400 DWELLING UNITS.
24. A WRITTEN AGREEMENT SHALL BE PROVIDED FOR FUTURE CONVERSION OF LOTS TO A HIGHER DENSITY, INCLUDING TIMING OF ANNEXATION, FUNDING OF INFRASTRUCTURE COST, AND AGREEMENT TO PETITION FOR SPECIAL ASSESSMENT DISTRICTS.
25. DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLING STREET SIGNS.
26. DEVELOPER SHALL INSTALL SEDIMENT CONTROL ON ALL NEW CONSTRUCTION.

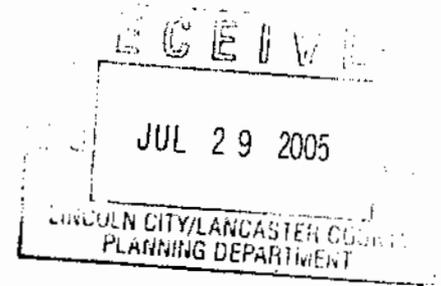
**Special Permit #05041  
Change of Zone #05056  
Cardwell Reserve CUP  
SW 12th & W. Denton Rd.**



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

July 29, 2005

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



RE: CARDWELL RESERVE- S.W. 12<sup>TH</sup> AND WEST DENTON ROAD  
CHANGE OF ZONE FROM 'AG' TO 'AGR'  
SPECIAL PERMIT/ C.U.P. WITH BTA

Dear Marvin,

On behalf of Reserve Development, L.L.C., we submit the following change of zone and associated special permit for a C.U.P. for your review.

Cardwell Reserve is located at the Southwest corner of S.W. 12<sup>th</sup> Street and West Denton Road. The site is currently zoned 'AG', however the Lincoln/ Lancaster County Comprehensive Plan shows this property to be low density residential, thus 'AGR'.

The site is located in Tier 2 of the Phasing Plan as shown in the Comprehensive Plan. Therefore, the "build thru standards" will apply. We are proposing a density of 63 dwelling units, including the two existing residences along S.W. 12<sup>th</sup> Street. The remaining lots are typically 100' x 150', or approximately 1/3 of an acre. We are requesting a 20% density bonus for the 'cluster' as well as a 20% density bonus for a community sewer/ septic system.

Each lot will have its own well for a potable water supply. A community sanitary sewer system, identical to the system recently approved by NDEQ for the Foreman Ridge development immediately south of the site, will provide the sewage treatment. In the future, City sewer can be extended to the site and hook up to the existing location of the treatment facility.

We are proposing 27' wide concrete private roadways with roll-over curbing. Sidewalks, street lighting and street trees will be installed in the areas of the lots. We are requesting waivers to those items along S.W. 12th Street and West Denton Road at this time.

We have also requested waivers to allow reduced setbacks on the individual lots, to reflect typical setbacks for lots of this size.

Page 2

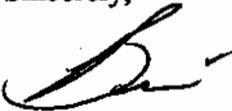
We have also shown the location of the 100 year flood plain as shown in the new Cardwell Branch flood plain study. No grading or developing will be done in the 100 year flood plain, except for a sanitary sewer lines.

The project will be broken into two phases. Phase One will contain the 30 lots south of Cardwell Branch, immediately north of the Foreman Ridge development. Phase Two, may be built in the future with its access from West Denton Rd., via S.W. 16<sup>th</sup> Street or with the extension of South Coddington Avenue.

We are excited to present this project, as it is another way to provide housing in an acreage area with BTA , while providing the means for future annexation to the City of Lincoln. This project is unique, as future lot division will not be required, as each lot is already 1/3 acre in size, maintaining the target density of 3 dwelling units per acre, upon full build-out.

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

Sincerely,



Brian D. Carstens

Cc: Rob Watson- Reserve Development, L.L.C.

Enclosures- 24 copies of Sheet 1 of 6  
8 copies of Sheets 2 thru 6 of 6  
Application for a Change of Zone & Fees  
Application for a Special Permit/ C.U.P. & Fees  
8 1/2" x 11" reductions of the plans  
Certificate of Ownership  
3 copies of the Ground Water Report by Vince Dreezen

**GROUNDWATER REPORT**

**CARDWELL RESERVE**

**NE1/4 Sec. 21, T. 9N., R. 6E**

**LANCASTER COUNTY**

**Petitioner: Brian D. Carstens, Carstens & Associates**

**Engineer: Lyle L. Loth, ESP**

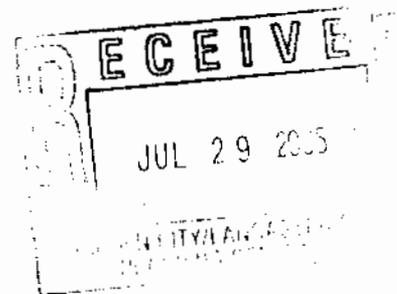
**Developer: Cardwell Reserve, L.L.C.**

**Owners: Roger & Carol Williams et al**

**Hydrogeologist: Vincent H. Dreeszen**

**Preparer of Report**

**June 27, 2005**



## REPORT OF GROUNDWATER INVESTIGATION

### CARDWELL RESERVE

NE1/4 Sec. 21-T. 9N., R. 6E.

### LANCASTER COUNTY

Cardwell Reserve is a proposal for a Community Plan in the NE1/4 Sec. 21-9N-6E on a tract of approximately 160 acres. The preliminary plan is for 61 urban lots ranging in size from 14,000 to more than 20,000 square feet. The current zoning is "AG". The proposed subdivision is a new addition to the growing number of developments along West Denton Road extending from Folsom Street to the east to the Village of Denton to the west. Other subdivisions in the immediate area include Cardwell Woods, Foreman Ridge, Burr Oaks and Ridgeway Estates, all south of West Denton Road; Larson's First Addition, Gateway Western Estates and Pester Ridge Estates are north of West Denton Road.

The proposed subdivision calls for home sites on terraces along Cardwell Branch of Salt Creek which transverses the quarter section near the south side and separates the development into two distinct housing areas (Figure 1). Thirty-one lots are initially planned in the northwest portion adjacent to Cardwell Woods and 30 lots adjacent to Foreman Ridge along the south side. Two existing homes are located in the northeast corner of the section.

About 40 percent of the quarter section is within the 100 year flood plain, some of which is currently being farmed. Plans envision provision for future urban subdivision as well as cluster/open space. A community waste water system to be approved by the Lancaster County Health Department and NDEQ is planned. A high-pressure gas line is

located near the north and east portions of the quarter section.

As previously suggested West Denton Road is the north boundary of the development. Southwest 12<sup>th</sup> Street is the east boundary and South Coddington Avenue extended is the west boundary providing access to the northwest cluster from West Denton Road. The south side borders on Foreman Ridge where access will be provided to the south cluster of home sites.

The developer proposes the use of private individual wells for water supply to homes to be approved by the Lincoln/Lancaster Health Department. The Dakota Sandstone is the principal aquifer in the area. There may be some saturated alluvium in the terraces along Cardwell Branch although no wells are known to have been developed. All wells in the general area are believed to be developed in the Dakota Sandstone. There is some variability in the characteristics of the Dakota which ranges in thickness from about 50 to 100 feet in the area. Generally the sandstone is relatively fine-grained but in some wells coarse-grained sandstone has been logged and in other wells sandstone is layered with some intervals of sandy siltstones and thin layers of clay. One test well has been completed near the center of the quarter section in Cardwell Reserve. The newly constructed well has 70 feet of "medium" sandstone logged from 30 to 100 feet. The surveyed elevation of the well is 1197 feet above mean sea level (msl). The total depth of the well, 200 feet, is about 1097 feet above msl. This depth and elevation may be near the top of the underlying rocks of Pennsylvanian Age. The top of the Pennsylvanian is a relatively flat surface ranging from 1085 to 1090 feet above msl in nearby wells. The 70 feet of sandstone in the new well is believed to represent the average thicknesses of sandstone expected in other wells in the

proposed subdivision.

A copy of the log of the new well compiled from the field log is as follows:

**Cardwell Reserve Test Well**

**Near Center, NE1/4, Section 21-9N-6E**

**Latitude, N 40° 44' 17.6"**

**Longitude, W 096° 44' 41.3"**

**Surface elevation 1197' (surveyed)**

**Water level 21', 6/21/05**

**Pumping Water level 35' 6/7/05**

**Drilled by Ernest Well Drilling 6/7/05**

**Depth in feet**

**0-1 Top soil**

**1-10 Brown clay**

**10-14 Sand and gravel (brown)**

**19-20 "Shale"**

**20-30 Sand, medium to coarse with rocks 1" to 2"**

**30-100 Sandstone, medium, light brown**

**Well screened from 90-100'**

**The potential yield from the well is estimated to be 20 to 50 gpm. The water was sampled for chemical quality analysis and the results are included in an attached table summarizing water quality information from selected wells in the area.**

**The water quality is quite good although quite hard with the hardness as CaCO<sub>3</sub> ranging from about 200 to 300 mg/l (total alkalinity values are similar values are similar).**

Total dissolved solids are relatively low ranging from about 300 to 478 mg/l. Calcium, magnesium, sodium, chloride and sulfate levels were all relatively low. Iron and manganese values were also quite low, mostly below 0.1 mg/l. These values are lower than those usually found in Dakota Sandstone water in Lancaster County. Nitrate-N concentrations are well below the 10 mg/l considered acceptable for human consumption. Note: well number 4 was originally sampled ten years ago. The values are similar to those obtained recently. Nitrate-N originally reported as 2.9 mg/l is now reported as 2.1 mg/l. Fluoride levels were determined in only two of the wells, 0.25 and 0.30 mg/l. Similar levels can be expected in other wells in the proposed development.

In summary, the Dakota Sandstone aquifer is regionally extensive in the area of the proposed development. Individual domestic wells yielding 10 to 20 gpm of potable water can be expected. Because the water is hard, some home owners may opt for water conditioning.

The relative freshness of the water compared to that in the Dakota in much of Lancaster County suggests that recharge conditions in Cardwell Branch is good. Yankee Hill Lake, two miles to the west and Cardwell Branch provide a small but positive element to total recharge in the area. Groundwater from the Dakota should provide an adequate supply for domestic wells in the foreseeable future. When all lots are developed as planned in the existing subdivisions, it is probable that as many as 600 to 1000 people will be utilizing the aquifer over a 4 to 5 square mile area centered along West Denton Road. There is one industrial use of water for cooling purposes by Lincoln Electrical Systems at a location about one-fourth mile east of Cardwell Reserve and Foreman Ridge.

It is expected that the largest use of water will be for irrigation of lawns. Over use and application of water would contribute to an anticipated but not entirely predictable loss of head, ie lowering of water levels. Exhaustion of supply should not occur but based upon experience elsewhere with the Dakota Aquifer, decline of head averaging about 10 feet can be expected in portions of the area over time. Loss of head will be exacerbated during extended periods of drought.

Because pumping water levels can be affected by head loss and well interference, well screen generally should be placed in the lower portion of the aquifer.

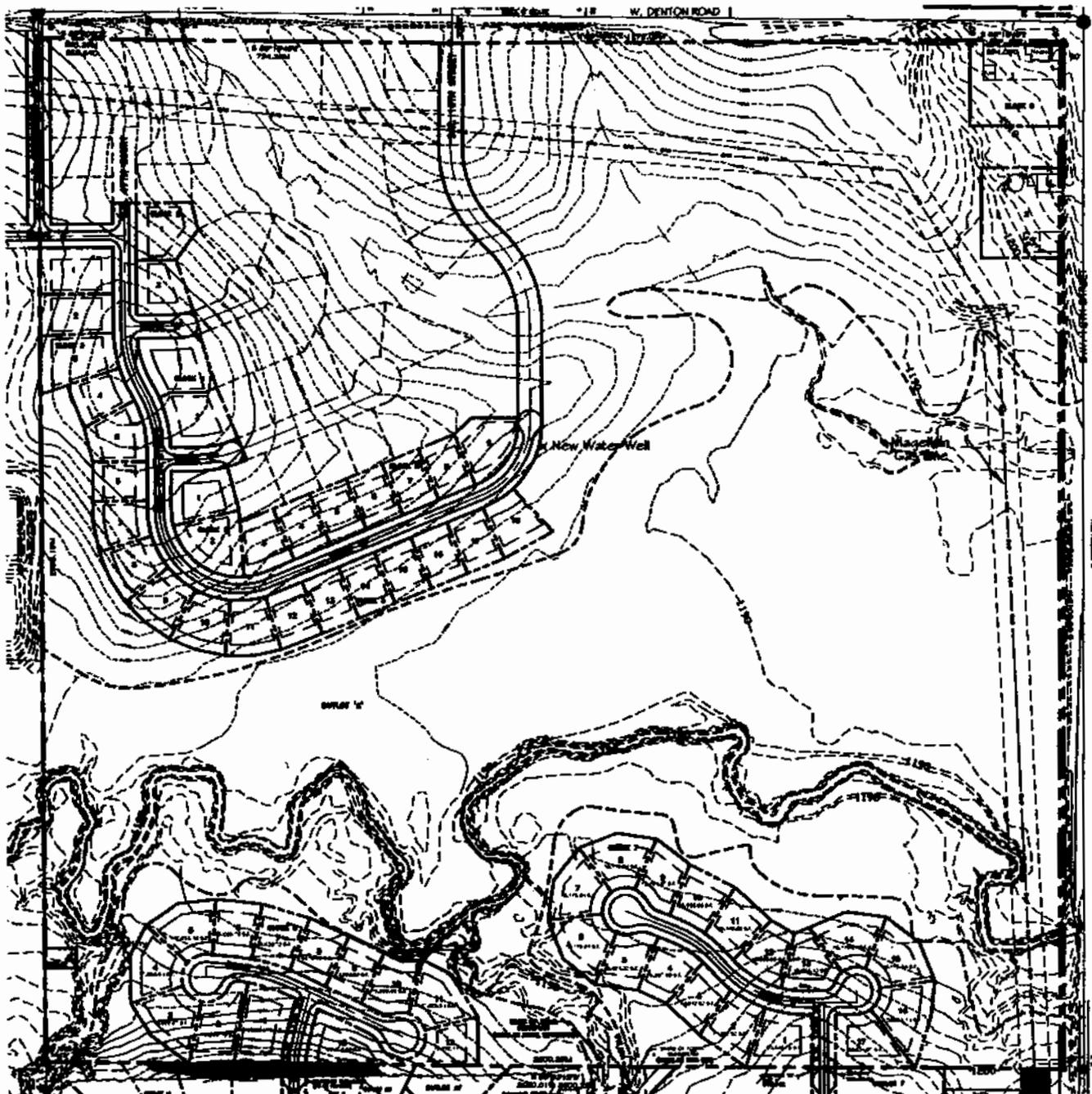
Although head loss can be expected to occur, water levels should stabilize as withdrawal rates become balanced with recharge. As a planning tool, particularly with respect to conservation measures, it is recommended by the preparer of this report that an observation well be installed in Cardwell Reserve to monitor water level change. Perhaps the well could be added to those monitored by the Lower Platte South Natural Resources District.

Note: Copies of the drillers log for the new well at Cardwell Reserve and the analyses for the water quality analyses reported in the Summary Table are available.

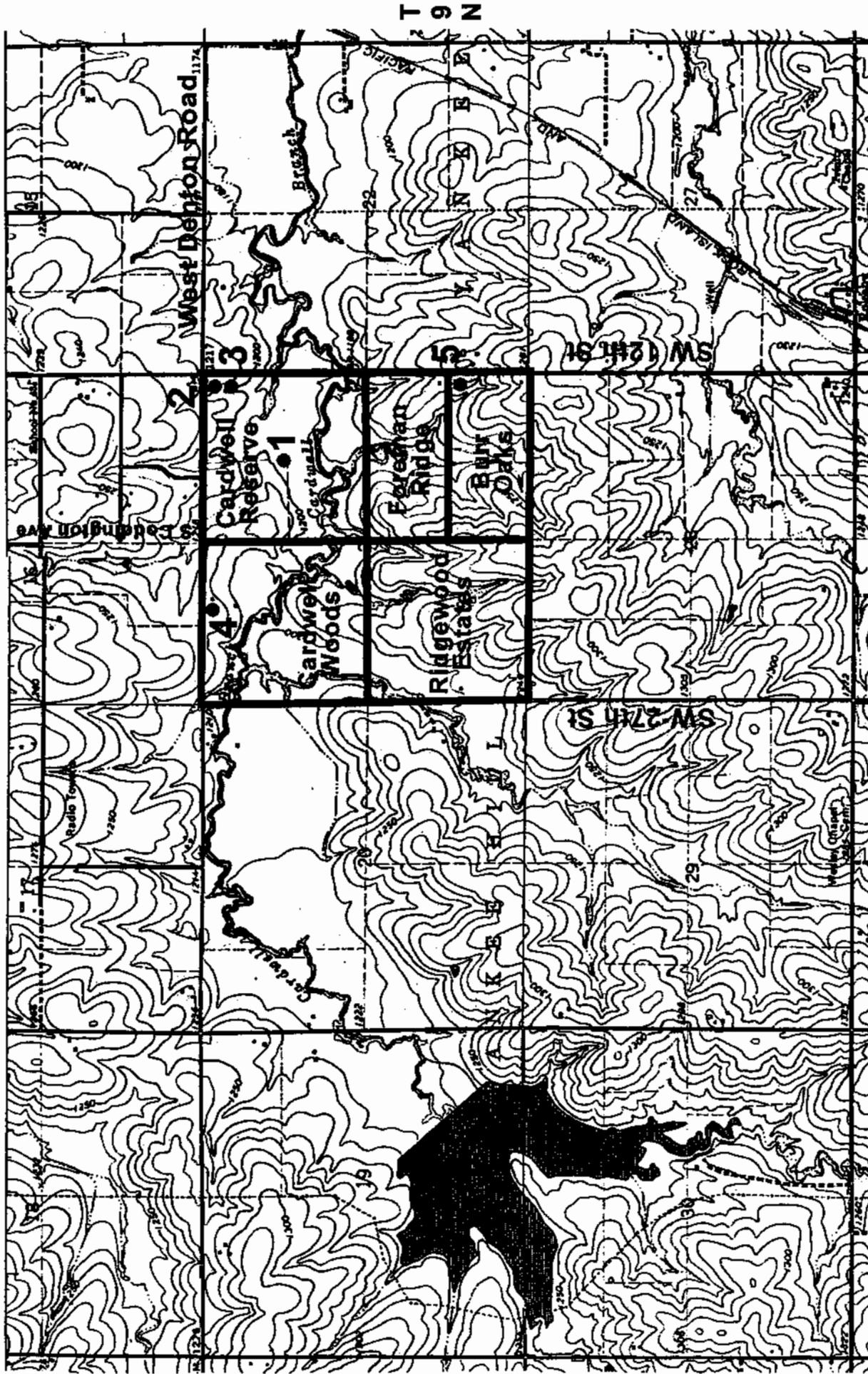
# CARDWELL RESERVE

N  
↑  
Scale: 1" = 400'

Figure 1



R 6 E



0 1 Mile  
0 1 Kilometer

Figure 2. Location of subdivisions and wells. Wells, shown by dot and number, were sampled for chemical analysis and are reported in Table 1.

**CARDWELL RESERVE**

**Table 1**

**Inorganic Water Quality Summary (mg/l)**

Well Number	Total Dissolved Solids	Total Alkalinity	Total Hardness	Calcium	Chloride	Fluoride	Iron	Manganese	Nitrate-N	Sodium	Sulfate	pH	Comments
1 (1)	385	232.1	242.5	69	26	—	0.05	0.040	1.4	38	48	7.43	sampled 6/8/05
2 (1)	403	246.8	221.7	64	34	—	0.01	0.001	1.6	60	60	7.71	sampled 6/7/05
3 (1)	308	203.4	200.1	57	18	—	0.01	0.010	1.3	37	39	7.68	sampled 6/7/05
4 (2)	384	232.0	260.0	66	22	0.30	0.30	less than 0.05	2.9	42	45	6.90	sampled 10/95
4 (1)	395	246.8	229.0	67	35	—	0.04	0.010	2.1	61	48	7.69	resampled 6/7/05
5 (2)	478	252.0	300.0	85	18	0.25	0.10	0.050	0.1	42	95	7.20	sampled 10/95

Well locations as shown in Figure 2, Well Number 1 is located near the center of Cardwell Reserve

(1) Analyses by Servi-Tech Laboratories, Hastings

(2) Analyses by Nebraska Department of Health Laboratories

Lancaster

DON R. THOMAS - COUNTY ENGINEER

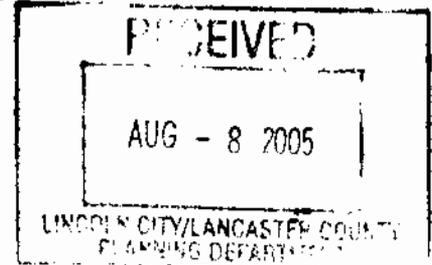
County

Engineering

Department

DEPUTY- LARRY V. WORRELL  
COUNTY SURVEYOR

**DATE:** August 5, 2005  
**TO:** Mike DeKalb  
Planning Department  
**FROM:** Larry V. Worrell   
County Surveyor  
**SUBJECT:** CARDWELL RESERVE  
CHANGE OF ZONE & COMMUNITY UNIT PLAN



Upon review, this office would offer the follow comments:

- 1) *General Note #21* needs to be revised since this is urban style development, grading will be as designed.
- 2) *General Note #13* should allow only one access per lot because of the urban style streets, and the small lot frontage.
- 3) *General Note #25* should be revised since the lots will not be converted to a higher density.
- 4) Dedication of Right-Of-Way to equal 60' feet from section line along SW 12<sup>th</sup> Street & a part of West Denton Road.
- 5) Add to General Notes, that any settlement of driveways and/or sidewalks shall be the responsibility of the property owner for repairs.
- 6) Developer shall be responsible for any pavement repairs should there be any pavement or subgrade failures during the first three (3) years after streets are in place and approved.
- 7) A typical cross section shall be shown for the street construction.
- 8) The driveway to Lot 1, Block 8 from West Denton Road shall be removed and access relinquished.
- 9) *General Note #18* should be expanded to identify minimum opening elevations for all lots near the 100 year flood plain.

RE:    **CARDWELL RESERVE  
CHANGE OF ZONE & COMMUNITY UNIT PLAN**

- 10)    Hydraulic and hydrology calculations should be submitted for the Twin 8' X 4' box culverts.
- 11)    There should be some inlets on SW 17<sup>th</sup> Street/ West Kandi Drive/ SW 16<sup>th</sup> Street to drain the pavement.
- 12)    Details are needed on how the curb and gutter on SW 16<sup>th</sup> Street will drain into the West Denton Road ditch.
- 13)    A culvert is needed under SW 16<sup>th</sup> Street for the West Denton Road ditch.
- 14)    Details are needed on how the ditch drainage on SW 13<sup>th</sup> Street and SW 17<sup>th</sup> Street will be handled from Foreman Ridge since this development does not have road ditches.
- 15)    The proposed profile of SW 13<sup>th</sup> Street at the south property line is five (5) feet lower than the existing street grade.
- 16)    The profile of SW 16<sup>th</sup> Street shall have a design that will accommodate the future grade of West Denton Road.
- 17)    Details shall be shown on the size of the proposed inlets.

Lancaster

DON R. THOMAS - COUNTY ENGINEER

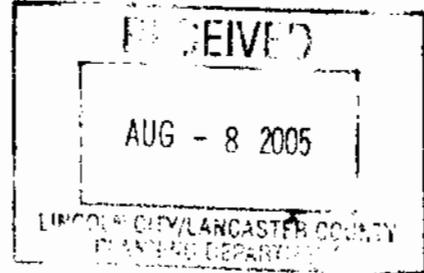
County

Engineering

DEPUTY - LARRY V. WORRELL  
COUNTY SURVEYOR

Department

**DATE:** August 5, 2005  
**TO:** Mike DeKalb  
Planning Department  
**FROM:** Larry V. Worrell   
County Surveyor  
**SUBJECT:** FOREMAN RIDGE & CARDWELL RESERVE  
ADDITIONAL COMMENTS



---

Another comment to both plats, developer will be required to set Survey Monument Boxes and pin all Center Line Control Points after concrete pavement has been installed and approved

LW/pb

Barbi/Sub div wk/Survey Monumental Boxes for Foreman Ridge & Cardwell Reserve

## Memorandum

To: Mike Dekalb, Planning Department  
From: Chad Blahak, Public Works and Utilities  
Dennis Bartels Public Works and Utilities  
Subject: Cardwell Reserve Preliminary Plat #05009, Special Permit #05041  
Date: August 17, 2005  
cc: Randy Hoskins

Engineering Services has reviewed the submitted plans for the Cardwell Reserve preliminary plat, located on the southwest corner of Southwest 12th Street and West Denton Road, and has the following comments:

" Sanitary Sewer - The following comments need to be addressed.

(1.1) A possible alignment for the future trunk sewer and associated easement needs to be shown along the main stream of Cardwell Branch and the north and south tributaries. A note needs to be added stating that the easement will be dedicated to the city at the time the final alignment and design of the trunk sewers are determined.

(1.2) Since this is not a public sewer system, a waiver of design standards is not required. However, Public Works would approve such a waiver provided that maximum and minimum depths are not exceeded.

" Water Main - The individual well systems are satisfactory.

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

(3.1) The minimum flood corridor easement for the tributary to the northwest needs to be shown on the plans. The supporting calculations used to determine the flood corridor width also need to be provided.

(3.2) Storm water detention has not been addressed with this submittal. Given the size of the proposed lots, detention will be required with this subdivision. The grading and drainage plan will need to be revised to show proposed detention areas and all required supporting calculations need to be provided to the satisfaction of Public Works prior to this project being approved. Requiring detention may result in a revised site plan.

(3.3) Preliminary storm sewer design has not been provided for the northwest

portion of the development. Since the development is proposing to construct curb and gutter streets, storm sewer will likely be required by design standards for portions of Southwest 16th Street/Kendi Drive/Southwest 17th Street. The required storm sewer needs to be shown on the plans and the preliminary pipe sizing calculations need to be provided.

(3.4) The culvert sizing calculations need to be provided for the culvert under Southwest 16th Street.

" Streets/Paving - The following comments need to be addressed.

(4.1) Public Works recommends that the street system in the northwest portion of the plat be public and not private as currently proposed. The proposed street sections are essentially the same as required by public street standards, with the exception of the proposed roll-over curb instead of the standard 6" curb. If the street system remains private, the future lot owners will have the financial burden of maintaining the streets in perpetuity as they will not be accepted by the city with the substandard roll over-curbs. Storm sewer is also still required with the roll-over curbs.

(4.2) Public Works approves the requested waiver of design standards for block length for Block 3 along the north side of the main channel for Cardwell Branch. Flood standards do allow the crossing of floodways, however without more detailed analysis, it cannot be determined whether or not a crossing of Cardwell Branch, meeting current flood standards, would be economically feasible.

(4.3) Public Works does not approve the requested waiver of design standards for block length waiver for Block 7 as shown on the plans. Attie Court and/or Zillie Court can be extended and connected to Southwest 16th Street.

(4.4) A conceptual street layout should be shown for the northeast portion of plat to show how the two proposed lots for the existing farm houses could be connected to an internal street system. Direct access to West Denton Road and Southwest 12th Street from these lots will have to be relinquished when there is an internal street system to connect to.

(4.5) Coddington Avenue is not shown as a major street south of Denton Road. The lots east of Coddington therefore do not meet criteria for allowing double frontage lots. Coddington to the north is shown as a future four lane divided roadway. Coddington to the south should, at a minimum, be shown as a collector street with at least 80' of right-of-way between West Denton Road and Set Aside Drive to accommodate the transition.

(4.6) Standards require 65' of right-of-way in West Denton Road and Southwest 12th Street within 700' of the intersection of the two streets.

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



CITY OF LINCOLN  
NEBRASKA  
MAYOR COLEEN J. SENG  
www.ci.lincoln.ne.us

PUBLIC WORKS AND  
UTILITIES DEPARTMENT

**MEMORANDUM**

**Date:** 8/16/05  
**To:** Mike DeKalb, Planning Department  
**From:** John Callen, Watershed Management  
**Subject:** *Cardwell Reserve review comments, SP05041*  
**cc:** *Ben Higgins, Chad Blahak*

---

Mike,

Below are Watershed Management's comments regarding Cardwell Reserve, SP05041 and CZ05056:

1. This site is in the New Growth Area. Acknowledge minimum flood corridor standards and other applicable standards referenced in Drainage Criteria Manual (DCM) Chapter 10. Show minimum flood corridor(s) on plans and provide summary of sequencing procedure followed per criteria in section 10.3.2 of the DCM, to explain any impacts to the minimum flood corridor(s).
2. No detention facilities are shown on plans provided. Provide storage facility details and calculations as required to meet detention requirements given in DCM section 6.4.
3. Floodprone area from Cardwell Branch DFIRM floodplain mapping project appears to be an older, preliminary version and should be updated to reflect the most recent delineation.
4. Show existing FEMA Flood Insurance Rate Map floodplain boundaries on the plans.



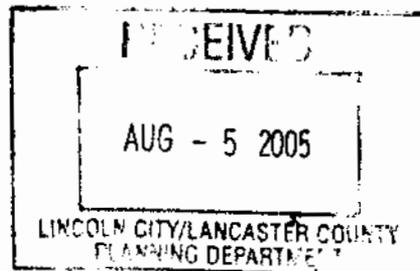
available with 5-10 years, as an alternative the LLCHD will accept an easement on Outlot C for repair, replacement, or expansion of the existing on-site wastewater treatment systems currently located on Lots 1 and 2.

- 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.



AREA 2  
SERVICE CENTER

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



August 3, 2005

Brian Will, Project Planner  
555 S. 10<sup>th</sup> St. #213  
Lincoln, NE 68508

RE: Cardwell Reserve

Dear Brian,

I have reviewed the subject plat, and see no easements in place. I would request our standard 10' along the perimeters of every lot, and 10' [ 5' each side ] of adjoining lot lines.

Thanks for your cooperation. I can be reached at 423-3855 if you need anything.

Sincerely,

Rick Volmer, Staking Engineer



"Sgt. Don Scheinost"  
<lpd798@CJIS.CI.LINCOLN.  
NE.US>

08/03/2005 01:17 PM

To Mike Dekalb <MDekalb@ci.lincoln.ne.us>

cc

bcc

Subject Cardwell Reserve-SP05041/CZ05056

Mr. Dekalb,

The Lincoln Police Department does not object to the Cardwell Reserve SP05041/CZ05056.

Sergeant Don Scheinost  
Lincoln Police Department



Memo

To: Mike Dekalb, Planning Department

From: Mark Canney, Parks & Recreation

Date: August 10, 2005

Re: Cardwell Reserve SP05041 & CZ05056

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have the following comments:

1. Waiver for street trees denied for SW 12<sup>th</sup> & W. Denton Road. Funds must be escrowed for future installation. Contact Forestry at 441-7036 for street tree assignments.
2. A 20' wide trail easement is requested running east to west parallel to the Cardwell Branch must be identified to the satisfaction of the Director of Parks & Recreation.
3. All outlot areas to be maintained by the developer and/or future homeowners association.
4. The Comprehensive plan identifies a grade separate crossing where the Cardwell Branch passes under SW 12<sup>th</sup>. Please identify on the site plan.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.

---

### Interdepartmental Communication

To: Mike Dekalb

Date: August 4, 2005

Department: Planning Department

From: Lana Tolbert *LT*

Regarding: Change of Zone CZ05056

Department: Building and Safety

At your request the Department of Building and Safety has completed its review of the plans submitted for the change of zone for Cardwell Reserve. The site is located in the new growth area and part of the site is in the 100 year flood plain. The Department submits the following for your consideration:

1. Until the Cardwell Branch flood plain study is adopted the FEMA flood insurance rate map is the official determination document. Please show the FEMA 100 year flood boundary on the plans. Please also include cross section elevations for both studies so the more restrictive elevation can be determined.
2. Please show the minimum flood corridor on plans
3. All required federal, state, and local permits must be obtained before any work associated with the sanitary sewer lines begins. Such work must be designed to prevent water from entering and accumulating within the components during conditions of flooding and comply with all other requirements of LMC 27.53.030 (a) (6).