

**LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT**  

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**for March 15, 2006 PLANNING COMMISSION MEETING**

**P.A.S.:** Chambers Estates Community Unit Plan  
Co. Special Permit #06009

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

**PROPOSAL:** A community unit plan for sixteen acreage residential units.

**LOCATION:** Northeast of the intersection of S. 54th and Wittstruck Road.

**WAIVER REQUESTS:**

1. Ornamental street lighting.
2. Sidewalks.
3. Street trees.
4. Landscape screens.
5. Stormwater Detention.
6. Block length.
7. Cul de sac length
8. Preliminary Plat

**LAND AREA:** 256.71 acres, more or less.

**CONCLUSION:** This is an AG Community Unit Plan, proposing to “cluster” the allowed dwelling units to sixteen acreage lots. Waivers requested are typical of a rural subdivision and are provided for in the code. A 20% bonus is being requested. A portion of this is in the Roca jurisdiction and requires their approval.

**RECOMMENDATION:**

Co. Special Permit #060009	Conditional Approval
Waivers (some may be needed for Roca but not Lancaster County)	
1. Ornamental lighting	Not needed
2. Sidewalks	Not needed
3. Street trees	Not needed
4. Landscape screens	Not needed
5. Stormwater Detention	Approval
6. Block length	Approval
7. Cul de sac length	Approval
8. Preliminary plat	Not needed

## **GENERAL INFORMATION**

**LEGAL DESCRIPTION:** Lots 10, 11, 12 & 13, the E ½ of the NW 1/4 of the NE 1/4, the SW 1/4 of the SE 1/4, the SE 1/4 of the SW 1/4, the NW 1/4 of the SE 1/4 and the NE 1/4 of the SW 1/4, all located in Section 9, T8N, R7E of the 6<sup>th</sup> P.M., Lancaster County, Nebraska. Further described in the attached legal.

**EXISTING ZONING:** AG Agriculture

**EXISTING LAND USE:** Farm land/pasture, stream corridor

**SURROUNDING LAND USE AND ZONING:** This is in split jurisdiction of Lancaster County and the Village of Roca. County AG zoning or Roca AGX Exclusive Agriculture District. The Schwarck Quarry abuts on the west. All other sides abut rural farm uses

**HISTORY:** Changed from County AA Rural and Public Use to AG Agriculture with the adoption of the 1979 Zoning Update. Roca zoning was adopted in 1977.

**COMPREHENSIVE PLAN SPECIFICATIONS:** The 2025 Comprehensive Plan shows this area as Agriculture and Agriculture Stream Corridor with Environmental Resource along the stream. The Roca future land use plan shows this as Agriculture. This is outside the Lincoln growth tiers and partially in the Roca one mile. A cluster is permitted by special permit in the AG district. In relation to clustering the Comprehensive Plan states:

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

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

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

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

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

**Environmental Resources:** Land and water masses which are of particular importance for maintenance and preservation, such as saline wetlands, native prairie, and some floodway and riparian corridors. Such areas may be either publicly or privately owned.

**Agricultural Stream Corridor:** Land intended to remain in open space, predominately in agricultural use, but that may also include parks, recreation fields, or parking areas when near future commercial, industrial, or public uses. Such areas will be primarily privately owned, but may also include some public ownership or easements. These areas are mostly in the 100 year floodplain, outside of the existing Lincoln urban development. (F 22)

**Riparian, Floodplains, and Stream Corridors –** Streams and their adjoining corridors snake their way through much of Lancaster County. Throughout the region, surface water runoff flows into these stream corridors that typically consist of floodplains and riparian areas. These are instrumental in providing habitat and water infiltration benefits, along with serving as connectors to natural areas. (F55)

**UTILITIES:** This is in a rural water district. Individual waste water treatment is proposed. The letter from the Lancaster County Rural Water shows the applicant can be served but a new water line will have to be extended 1/4 mile.

**TOPOGRAPHY:** The property is rolling, draining to the north and west. The acreages are clustered on the top of a hill. The adjacent land to the west is a quarry.

**TRAFFIC ANALYSIS:** S. 54<sup>th</sup> is a paved county road. Wittstruck Road and Bennet Road are gravel county roads.

**PUBLIC SERVICE:** This area is served by Hickman Rural Fire District. This is in the Norris School District # 160. This is in the Norris Public Power service area.

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

**ENVIRONMENTAL CONCERNS:** The Historic and Ecological Resources survey shows no resources on this property but many Historic resources in the immediate area. There is a quarry adjoining this site on the west side. There is a 6 acre parcel of native hay about 1/4 mile to the east of this site. The soil rating is 5.44, on a scale of 1 to 10 where 1-4 are prime ag land. This is not prime, but good land. About 5 % of this parcel is in the 100 year flood plain, along the north side. There is a pond at the southwest corner and a pond flood elevation. All the lots are clustered out of the floodplain. An 1861 Fort Kearny cut-off trail went by or through this parcel.

**AESTHETIC CONSIDERATIONS:** na

**ALTERNATIVE USES:** All uses allowed in the AG district. 20+ acre lots in the County Jurisdiction and 39 acre lots in the Roca Jurisdiction.

**ANALYSIS:**

1. This request is for a Special Permit for a Community Unit Plan for 16 acreage residential lots. A private, gravel, internal street is proposed. Individual sewer and rural water is proposed. A 20% dwelling unit bonus is being requested for preservation of the farm land in Lot 16.
2. The flood plain area is about 5% of the parcel and is located in the far north end of the 188 acre Lot 16.
3. This also includes an existing private airstrip on Lot 16.
4. Roca approval and a Roca change of zone and plat is required.
5. This request is in conformance with the Lincoln Lancaster County Comprehensive Plan.
6. As requested by the County Board, no scoring is provided on this application.
7. The density calculations for the project are as follows;

County Zoning

250.95 acres at 1 dwelling per 20 acres	=	12.547 dwellings
20% bonus requested X 1.20	=	15.057 dwellings

Roca Zoning (with AGR if approved)

5.76 acres at 1 dwelling per 5 acres	=	1.15 dwellings
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Total dwellings permitted

16.2

Requested

16 units on 16 lots

8. There were no conflicting farm uses noted in the area. The quarry to the west and the airstrip on the property present some restrictions.
9. This design reflects the normal adjustments to accomplish a cluster style of acreage subdivision through the CUP. It also takes credit for preserving farmland on the bulk of Lot 16.
10. Waivers are requested for street lights, sidewalks, block length, street trees, storm drainage, cul-de-sac length and screening. These are typical waivers required, provided for and appropriate for agriculture/acreage clusters. Yards are adjusted

from AG to AGR standards as part of the cluster. Other than block length and cul-de-sac length, these waivers are no longer needed in the county jurisdiction but may be required for Roca. The cul-de-sac waiver is appropriate since it will not be extended into the quarry and is wrapping around a pond and drainage area.

11. The County Engineer's memo of February 27, 2006 notes several issues and corrections. The primary issues are to relinquish access to Bennet Road and to Wittstruck Road except for Brush Creek Place and to provide 60' dedication of right-of-way on the county roads.
12. The Lower Platte South NRD notes that State NPDES permits will be required.
13. The Norris Public Power District needs easements.
14. Building and Safety notes any development in Lot 16 must meet floodplain guidelines.

#### **CONDITIONS FOR SPECIAL PERMIT #06009:**

##### Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the County Board's agenda: (NOTE: These documents and plans are required by resolution/ordinance or design standards.)
  - 1.1 Make the corrections requested by the County Engineer in his letter of February 27, 2006.
  - 1.2 Show the easements requested by Norris Public Power.
  - 1.3 Revise the drawing to darken the contour lines, trees and pond for better readability.
  - 1.4 Revise the plans to identify common name of trees in the tree masses.
  - 1.5 Show which trees will be removed.
  - 1.6 Show the proposed water line.
  - 1.7 Note on Lot 16 that farm uses will continue with the exception of the area for the airstrip, hanger, and one dwelling with outbuildings.

- 1.8 Remove "City of Lincoln" from Note #3.
  - 1.9 Note that the AG District setback should apply to Lot 16 except where it abuts Lots 8 - 15, where AGR setbacks apply.
  - 1.10 Note that the sideyard setbacks for Lots 13 and 14, where they abut Lot 16, shall provide a 50' front yard setback against the portion of Lot 16 shown for future road access.
  - 1.11 Note on the drawing the future street use and utility easement of that portion of Lot 16.
  - 1.12 Note the elevation of the 100 year flood plain at the north end of Lot 16.
  - 1.13 Revise Note #9 to reflect a "resolution" not an ordinance.
  - 1.14 Show the approach zones, end of landing strip and 250' buffer to the landing strip.
  - 1.15 Note the height of the existing building(s).
  - 1.16 Revise the building opening elevation table to note the elevation is for the pond on Lot 1.
  - 1.17 Revise Lot 1 to take access from Brush Creek Place to reflect the relinquishment of assess to Wittstruck Road requested by the County Engineer.
  - 1.18 Revise the lot line between Lots 2 and 3 to be radial to the private street.
2. This approval permits 16 single family lots.

General:

3. Before receiving building permits:
  - 3.1 The permittee is to submit a revised site plan and the plan is found to be acceptable.
  - 3.2 The permittee is to submit six prints and a permanent reproducible final site plan as approved by the County Board.
  - 3.3 The construction plans are to comply with the approved plans.
  - 3.4 The final plat(s) is/are approved by the County Board.

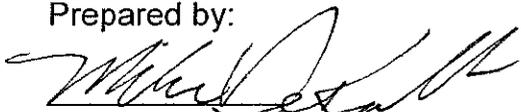
- 3.5 The County Board approves associated requests:
  - 3.5.1 A waiver to the cul de sac length requirements since the area is of larger lots, a rural nature on unique topography.
  - 3.5.2 A modification to the requirements of the land subdivision resolution to permit a block length in excess of 1320' along the north, south, east and west perimeter of this subdivision.
- 3.6 Roca approves the required change of zone and plat.
- 3.7 The County Engineer has approved:
  - 3.7.1 An agreement for street maintenance.

STANDARD CONDITIONS:

- 4. The following conditions are applicable to all requests:
  - 4.1 Before occupying this Community Unit Plan all development and construction is to comply with the approved plans.
  - 4.2 Before occupying this Community Unit Plan, City/County Health Department is to approve the water and waste water systems.
  - 4.3 All privately-owned improvements are to be permanently maintained by the owner or an appropriately established homeowners association approved by the 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.
- 5. Final Plats will be approved by the Director of Planning after
  - 5.1 Streets, drainage facilities, temporary turnarounds and barricades, and street name signs have been completed.

- 5.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
- 5.2.1 To submit to the County Engineer an erosion control plan.
  - 5.2.2 To protect the remaining trees on the site during construction and development.
  - 5.2.3 To submit to lot buyers and home builders a copy of the soil analysis.
  - 5.2.4 To complete the private improvements shown on the CUP.
  - 5.2.5 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.
  - 5.2.6 To relinquish the right of direct vehicular access to Bennet Road and to Wittstruck Road except for Brush Creek Place.
  - 5.2.7 To maintain County roads until the County Board specifically accepts the maintenance.
  - 5.2.8 To comply with the provisions of the Land Subdivision Resolution regarding land preparation.

Prepared by:



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

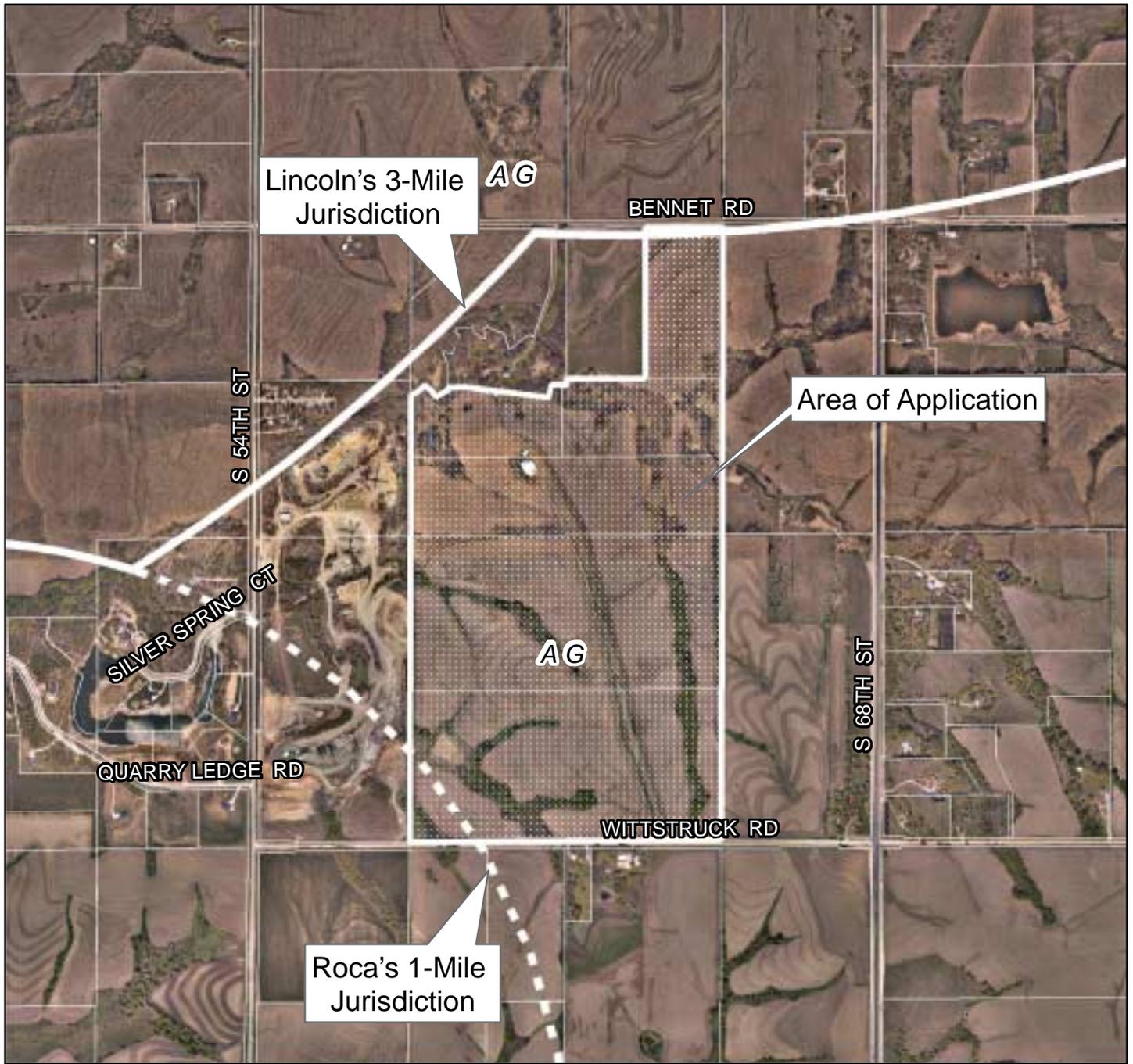
Planner

February 27, 2006

**APPLICANT:** Brandon M. Garrett  
EDC  
2200 Fletcher Ave  
Lincoln, NE 68521  
(402) 438 - 4014

**OWNER:** Jim and Phyllis Chambers  
6940 'O' St, Suite 400  
Lincoln, NE 68510

**CONTACT:** Brandon M. Garrett  
EDC  
2200 Fletcher Ave  
Lincoln, NE 68521  
(402) 438 - 4014



2005 aerial

# County Special Permit #06009 S 54th St & Wittstruck 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. 9 T8N R07E

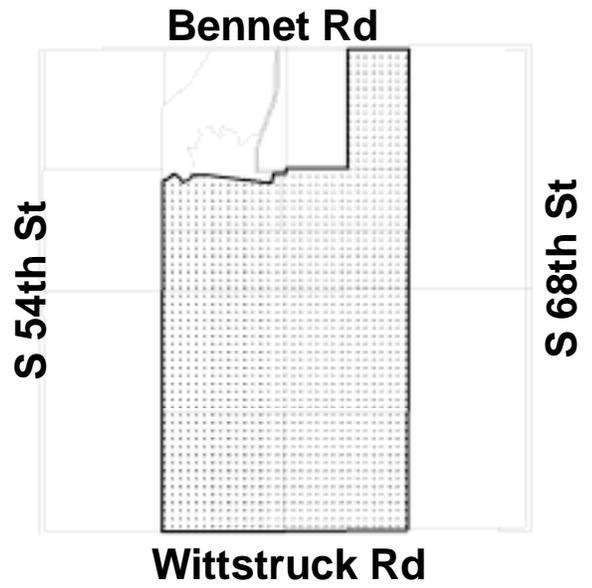




Zoning Jurisdiction Lines

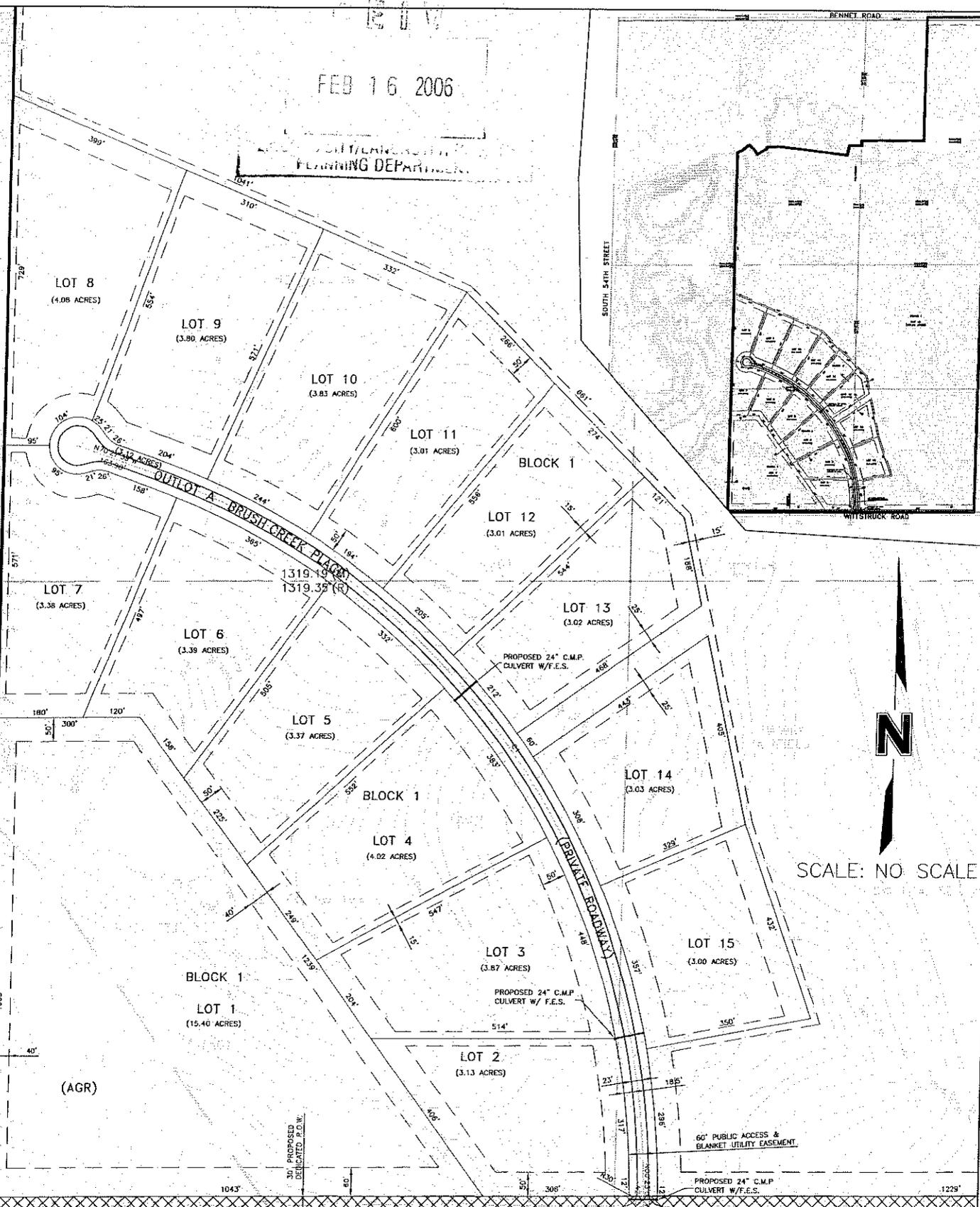
City Limit Jurisdiction

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FEB 16 2006

PLANNING DEPARTMENT



County Special Permit #06009  
S 54th St & Wittstruck Rd

WITTSTRUCK ROAD



CHAMBERS ESTATES  
Site Plan Exhibit  
Lancaster County, Nebraska

Drawn By: BMG  
Dwg.: Site Exhibit  
Date: (02/16/2006)  
Job#: 06-010

SHEET  
1 OF 1

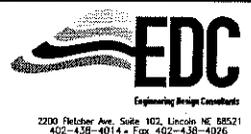
# C.U.P. LEGAL DESCRIPTION

RECEIVED  
 FEB 16 2006  
 PLANNING DEPARTMENT

LOTS 10, 11, 12 & 13, THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE  
 NORTHEAST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHEAST  
 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND  
 THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL LOCATED IN SECTION 9,  
 TOWNSHIP 8 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY,  
 NEBRASKA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/16 CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION  
 9; THENCE ON THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4,  
 N00°12'19"E, 1,318.11 FEET TO THE CENTER 1/16 CORNER OF THE SOUTHWEST  
 1/4 OF SAID SECTION 9; THENCE ON THE WEST LINE OF SAID NORTHEAST 1/4 OF  
 THE SOUTHWEST 1/4, N00°11'36"E, 1,314.87 FEET TO THE SOUTHWEST CORNER OF  
 SAID LOT 13; THENCE ON THE WEST LINE OF SAID LOT 13, N00°10'20"E, 658.95  
 FEET TO THE NORTHWEST CORNER OF SAID LOT 13, ALSO BEING THE SOUTHWEST  
 CORNER OF SAID LOT 10; THENCE ON THE WEST LINE OF SAID LOT 10 FOR THE  
 NEXT 2 COURSES, N00°13'26"E, 487.74 FEET; THENCE CONTINUING NORTHERLY ON  
 SAID LINE, 49.88 FEET TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE ON  
 THE NORTHERLY LINE OF SAID LOT 10 FOR THE NEXT 10 COURSES, N69°19'11"E,  
 44.62 FEET; THENCE N50°41'14"E, 100.80 FEET; THENCE S49°38'58"E, 77.87 FEET;  
 THENCE S34°52'23"E, 58.64 FEET; THENCE N59°20'06"E, 114.35 FEET; THENCE  
 N03°12'11"W, 17.39 FEET; THENCE N86°47'49"E, 138.09 FEET; THENCE S83°06'12"E,  
 721.49 FEET; THENCE N12°01'29"E, 105.52 FEET; THENCE N89°44'55"E, 95.25 FEET  
 TO THE NORTHEAST CORNER OF SAID LOT 10, ALSO BEING ON THE WEST LINE OF  
 SAID LOT 11; THENCE ON SAID WEST LINE FOR THE NEXT 2 COURSES, N89°23'35"E,  
 37.67 FEET; THENCE N00°15'19"E, 49.84 FEET TO THE NORTH LINE OF SAID LOT  
 11; THENCE ON SAID NORTH LINE, N89°35'02"E, 660.45 FEET TO THE SOUTHWEST  
 CORNER OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4;  
 THENCE ON THE WEST LINE OF SAID EAST 1/2, N00°07'53"E, 1,317.11 FEET TO  
 THE NORTHWEST CORNER OF SAID EAST 1/2; THENCE ON THE NORTH LINE OF SAID  
 EAST 1/2, N89°34'58"E, 659.67 FEET TO THE NORTHEAST CORNER OF SAID EAST  
 1/2; THENCE ON THE EAST LINE OF SAID EAST 1/2, S00°06'23"W, 1,316.91 FEET  
 TO THE SOUTHEAST CORNER OF SAID EAST 1/2, ALSO BEING THE NORTHEAST  
 CORNER OF SAID LOT 11; THENCE ON THE EAST LINE OF SAID LOT 11,  
 S00°04'21"W, 658.88 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11, ALSO  
 BEING THE NORTHEAST CORNER OF SAID LOT 12; THENCE ON THE EAST LINE OF  
 SAID LOT 12, S00°04'49"W, 658.58 FEET TO THE SOUTHEAST CORNER OF SAID LOT  
 12, ALSO BEING THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE  
 SOUTHEAST 1/4; THENCE S00°16'27"W, 2,636.19 FEET TO THE SOUTHEAST CORNER  
 OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE ON THE SOUTH LINE OF  
 SAID SECTION 9, S89°36'55"W, 1,319.15 FEET TO THE SOUTH 1/4 CORNER OF SAID  
 SECTION 9; THENCE ON THE SOUTH LINE OF SAID SECTION 9, S89°37'44"W,  
 1,319.68 FEET TO THE POINT OF BEGINNING, CONTAINING 11,182,344.55 SQUARE  
 FEET (256.71 ACRES) MORE OR LESS.

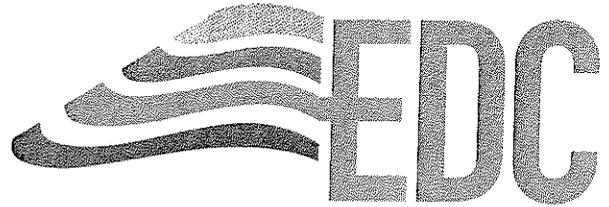
**County Special Permit #06009**  
**S 54th St & Wittstruck Rd**



**CHAMBERS ESTATES**  
**Legal Description**  
**Lancaster County, Nebraska**

Drawn By: BMG  
 Dwg.: CUP Cover  
 Date: (02/16/2006)  
 Job#: 06-010

SHEET  
 1 OF 1

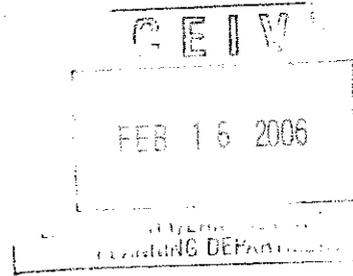


Engineering Design Consultants

2200 Fletcher Ave.  
Suite 102  
Lincoln, NE 68521  
Ph 402-438-4014  
Fx 402-438-4026

February 16, 2006

Mike DeKalb  
Planning Department  
City-County Building  
555 South 10<sup>th</sup> Street  
Lincoln, NE 68508



RE: Chambers Estates  
Community Unit Plan  
EDC Job #06-010-25

Dear Mr. DeKalb,

On behalf of Engineering Design Consultants client, Jim and Phyllis Chambers, the following application is hereby submitted for the above referenced C.U.P. per the subdivision review process:

1. Application for a Community Unit Plan.

The Chambers Estates Community Unit Plan is a 256.71 acre site generally located south of Bennet Road, north of Wittstruck Road, east of South 68<sup>th</sup> Street, and west of South 54<sup>th</sup> Street. The development will include 16 single family residential lots. The Chambers Estates C.U.P. includes the following:

1. The existing zoning is AG in Lancaster County jurisdiction and AGX in the Village of Roca extraterritorial jurisdiction. The proposed zoning is AGR in the Village of Roca extraterritorial jurisdiction. Zoning will remain as AG for the portion of the site in Lancaster County's jurisdiction.
2. Existing uses include agricultural uses and a Family Airfield with one hangar.
3. Total Usage
  - a. Single Family Lots 16
  - b. Outlots 1
  - c. Total Lots 17
4. Eaves, overhangs, window swings, door swings, air conditioner units, etc. can encroach over the setback lines. Encroachments are not allowed over property lines and must conform to building and life safety code requirements.
5. During construction activities, all trees or tree masses to be preserved shall be clearly marked.
6. Development to be served by rural water.

7. Individual sewage disposal systems location to be reviewed at time of building permit.
8. Driveway culverts to be reviewed at time of building permit.
9. All height and area requirements for Lots 2-16, Block 1 shall comply with the Lancaster County AGR Zoning regulations as set forth in Article 5 of the Zoning Resolution of Lancaster County.
10. All height and area requirements for Lot 1, Block 1 shall comply with the Roca AGR Zoning regulations as set forth in Article 5.6 of the Village of Roca Land Subdivision Ordinance.
11. A minimum of a 250 foot buffer from the existing Family Airfield shall be observed. The buffer extends 250 feet from the western edge of the 100 foot wide turfed runway.
12. The existing hangar and Family Airfield on Lot 16, Block 1 shall remain in private use by the property owner. Family Airfield activities are permitted uses on this property and shall not be considered a nuisance to residents.
13. Lot 16 abutting the 100 year flood plain will have a minimum opening elevation of 1 foot above the 100 year flood elevation. Minimum opening elevations will be shown on future administrative amendments.
14. Side yard setbacks for the southeast property line of Lot 13, Block 1 and the northwest property line of Lot 14, Block 1 shall be 25 feet.
15. There shall be no structures on Lot 16, Block 1 within the 60 foot wide corridor between Lots 13 and 14, Block 1. The rest of Lot 16, Block 1 shall adhere to the required Lancaster County AGR and Family Airfield setbacks. The 60 foot wide corridor will be reserved for a future public access and blanket utility easement.
16. Lot 1, Block 1 shall retain private drive access to Wittstruck Road.
17. The following waivers are being requested to the Lancaster County Design Standards:
  - a. Section 4.03:

To waive the requirement that a street ending in a cul-de-sac shall be no longer than 1,000 feet for Outlot 'A'. The site has a long cul-de-sac based on existing natural and man-made barriers. The street attempts to make a minimal impact on existing trees, natural drainage ways, and a pond. The street has been designed so that the lots on either side will be able to preserve these features. It is also important to note that the adjacent property to the west is a quarry and that the street cannot continue beyond the Chambers property due to a steep man-made ravine.
  - b. Section 4.06:

To waive the requirement that Portland concrete sidewalks be provided in pedestrian ways and on both sides of the street for Outlot 'A', Bennet Road, and

Wittstruck Road. This is a rural subdivision with very few lots. The construction and maintenance of sidewalks for such large property fronts would place a burden on the landowners.

c. Section 4.07:

To waive the requirement that a block shall be no longer than 1,320 feet and that a pedestrian easement shall be required for blocks exceeding 1,000 feet. The one street in this development was designed to preserve natural drainage ways and topography as much as practicable. Additional streets to create smaller blocks would inevitably disturb more of the natural terrain. Providing a connection to Lot 1, Block 1 would require either upgrading the existing dam for a crossing or cutting through the trees in the draw that feeds into the pond. Furthermore, the existing Schwarck Quarry to the west of this C.U.P. prevents the continuation of the private roadway. A 60 foot wide corridor on Lot 16, Block 1 has been reserved as a future connection for when the lot becomes urbanized.

d. Other:

To waive the requirement for the installation of street trees for Outlot 'A', Bennet Road, and Wittstruck Road. This is a rural subdivision with very few lots. The planting and continued care of street trees for such large property fronts would place a burden on the landowners.

The owner has no additional property or interest in developing surrounding parcels adjacent to the Chambers Estates C.U.P.

If you have any additional questions or concerns please contact me at 438-4014 or at [bgarrett@edc-civil.com](mailto:bgarrett@edc-civil.com).

Sincerely,

ENGINEERING DESIGN CONSULTANTS, L.L.C.

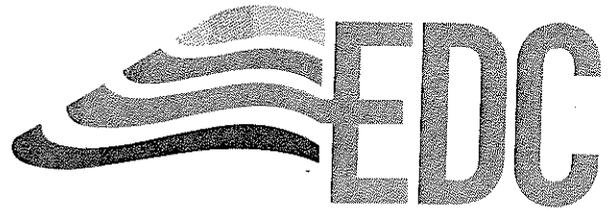


Brandon M. Garrett  
Land Planner

Enclosures:

- 6 Sets of Sheets 1-4
- 13 Copies of Sheet 2
- Exhibit A: 8.5 x 11 C.U.P. Site Plan
- Exhibit B: 8.5 x 11 C.U.P. Legal Description
- Soils Report
- Copy of Letter of Approval from Rural Water District No. 1
- Check in the amount of \$650 to Lancaster County
- Check in the amount of \$415 to City of Lincoln

c. Jim and Phyllis Chambers



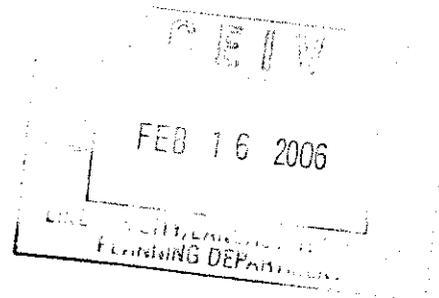
Engineering Design Consultants

2200 Fletcher Ave.  
Suite 102  
Lincoln, NE 68521  
Ph 402-438-4014  
Fx 402-438-4026

February 16, 2006

Mike DeKalb  
Planning Department  
City-County Building  
555 South 10<sup>th</sup> Street  
Lincoln, NE 68508

RE: Chambers Estates Community Unit Plan  
Soils Report  
EDC Job #06-010-25



Dear Mr. DeKalb,

On behalf of Engineering Design Consultants client, Jim and Phyllis Chambers, the soils report for property located in Section 9, Township 8, Range 7 is hereby submitted.

The following soil types can be expected to be encountered within the boundaries of this property:

Cp	Colo-Nodaway silty clay loams,	0-2% slopes
JuC	Judson silt loams,	2-6% slopes
Ke	Kennebec silt loam,	0-2% slopes
MrD	Morrill clay loam,	6-11% slopes
Ns	Nodaway silt loam,	channeled
ShD	Sharpsburg silty clay loam,	5-9% slopes
WtB	Wymore silty clay loam,	1-3% slopes
WtC2	Wymore silty clay loam,	3-7% slopes
WtD3	Wymore silty clay,	5-9% slopes

In general, most of the soil types found in this location are suitable for building sites; the soils that are less suitable for building sites are found primarily within the flood plain and drainage ways. However, the soil types suitable for building sites exhibit the potential for shrink-swell as well as the potential for frost action, which can damage basement walls. All foundations and basement walls should be designed to withstand the shrink-swell potential of the soil and all footings should extend a minimum of 42 inches below grade to avoid the potential for frost action.

Most of the soils within this development have the potential to hold water during periods of heavy rainfall or lawn irrigation. Therefore, it is recommended that drain tile systems be installed around the footings during construction regardless of soil type to help avoid the hazard of seepage into basements.

All roadway fill areas will be tested by an independent testing laboratory for proper moisture content and compaction to comply with the Lancaster County Design Standards.

Chambers Estates  
Community Unit Plan Submittal  
EDC Job #06-010-25  
February 16, 2006  
Page 2

If you have any additional questions or concerns please contact me at 438-4014 or at [bgarrett@edc-civil.com](mailto:bgarrett@edc-civil.com).

Sincerely,

ENGINEERING DESIGN CONSULTANTS, L.L.C.



Brandon M. Garrett  
Land Planner



McIntyre Consulting  
 4131 So. 38<sup>th</sup> Street  
 Lincoln, NE 68506  
 (402) 489-4994

December 6, 2005

Mr. Ken Halvorsen, Manager  
 Rural Water District No.1  
 P.O. Box 98  
 Bennet, NE 68317

Reference: Potential New Water Users (16 Units)  
 SE SW ¼ 9-8-7

Dear Ken:

We have reviewed the proposed new users and it is our opinion that the addition of these services will not have a significant impact upon the existing level of service being provided the present customers. This will require a new water main to be constructed from 54<sup>th</sup> Street approximately a quarter mile east to the site.

The anticipated pressure range is calculated as listed below:

<u>Customer</u>	<u>Line No.</u>	<u>U.S.G.S. Elev.</u>	<u>Anticipated Pressure Range</u>
Chambers	New	1330	45 - 58 psi

If you have any questions or comments, please call.

Sincerely,  
 McIntyre Consulting



Ted J. McIntyre, PE

County Special Permit #06009  
 S 54th St & Wittstruck Rd

Lancaster

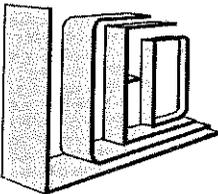
County

Engineering

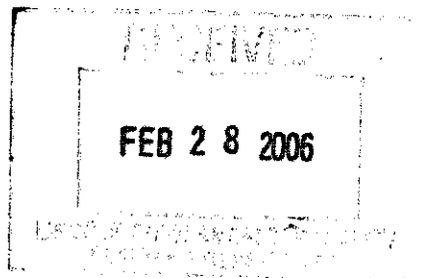
Department

DON R. THOMAS - COUNTY ENGINEER

DEPUTY- LARRY V. WORRELL  
COUNTY SURVEYOR



**DATE:** February 27, 2006  
**TO:** Mike DeKalb  
Planning Department  
**FROM:** Larry V. Worrell  
County Surveyor  
**SUBJECT:** SPECIAL PERMIT NO. 06009  
CHAMBERS ESTATES



Upon review, this office would have the following comments:

- 1) Revise plat boundary to section lines and show 60' dedication on both Wittstruck Road and Bennet Road.
- 2) On *General Note #10* subgrade testing is only required if pavement is to be installed.
- 3) Site *Specific Note #5* needs to be revised.
- 4) *Specific Note #8* access permits shall be applied for at the County Engineer's Office and approved prior to applying for a building permit.
- 5) Relinquish all access to Bennet Road and Wittstruck Road except for Brush Creek Place.
- 6) Developer shall construct and surface Brush Creek Place with rock and gravel to Lancaster County standards.
- 7) All property corners and control shall be pinned upon completion of improvements.
- 8) Developer and/or association shall be responsible for maintenance of Brush Creek Place.
- 9) Developer shall notify all buyers that planting of trees or installing ornate decorative items is not permitted within the right-of-way.
- 10) A flood plain study shall be completed to determine 100 year water surface elevations and minimum opening elevations on adjacent lots.

Page Two

**SUBJECT:** SPECIAL PERMIT NO. 06009  
CHAMBERS ESTATES

- 11) The minor storm return frequency for the culvert designs shall be 10 years.
- 12) Grading shall extend around the cul-de-sac to provide the typical grading section.
- 13) The surfacing width shall be 22 feet not 23 feet.
- 14) The return radius on Brush Creek Place at Wittstruck Road shall be 50 feet.
- 15) The culverts shall be analyzed using inlet and outlet control parameters not as storm sewers.
- 16) Permanent easements shall be dedicated for culvert ends that extend beyond the right-of-way.

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:** March 1, 2006  
**To:** Mike DeKalb, Planning Dept.  
**From:**  J.B. Dixon, Stormwater Specialist, Lower Platte South Natural Resources District  
**Subject:** Chambers Estates SP #06009

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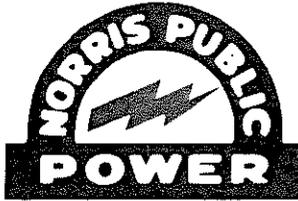
I have reviewed the site plan for Chambers Estates special permit. The site grading, which will consist of the private road to serve the proposed acreage lots, will be over one acre, therefore subject to acquisition of an NPDES Permit for construction. This program is administered by the Nebraska Department of Environmental Quality. The site lies outside of the City of Lincoln's three-mile limit, therefore only a State NPDES permit will be needed.

For erosion & sediment controls, effective ditch stabilization will be crucial. Initial design and bidding should consider a combination of effective and approved ditch checks for sediment control, and a combination of permanent seeding and erosion control blankets/turf reinforcement mats, or a properly specified hydroseeding mixture with a bonded fiber matrix.

If you have any questions, feel free to call.

JBD/jb

**Pc: file**



AREA 2  
SERVICE CENTER

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

FEB 23 2006

February 22, 2006

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

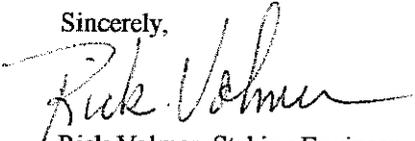
RE: Chambers Estates

Dear Mike,

I have reviewed the subject plat and would request our standard 10' easement along exterior lot lines, and 10' [ 5' each side ] of adjacent lot lines. With regards to lots 13 and 14, we would consider the south side of 13 and the north side of 14 to be exterior lines. No easement is requested in the 60'.

Thanks for your consideration.

Sincerely,



Rick Volmer, Staking Engineer

# Review Comments for Application #: SP06009

Comments as of: Thursday, March 02, 2006

Status of Review: Active

Reviewed By ANY

Comments:

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Status of Review: Active

Reviewed By Alltel ANY

Comments:

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Status of Review: FYI

03/02/2006 8:53:21 AM

Reviewed By Building & Safety Terry Kathe

Comments: Any development on Lot 16i, in the 100 year flood plain, must meet flood plain development guidelines.

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Status of Review: Active

Reviewed By Health Department ANY

Comments:

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Status of Review: Active

Reviewed By Lancaster County Sheriff Department ANY

Comments:

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Status of Review: Active

Reviewed By Natural Resources District Any

Comments:

---

Status of Review: Routed

Reviewed By Planning Department COUNTER

Comments:

---

Status of Review: Complete

Reviewed By Planning Department RAY HILL

Comments:

---

Status of Review: Active

Reviewed By Planning Department

MIKE DEKALB

Comments:

---

Status of Review: Active

Reviewed By Rural Fire District

ANY

Comments:

---

Status of Review: Active

Reviewed By Rural Power Company

ANY

Comments:

---

Status of Review: Active

Reviewed By Rural Water District

ANY

Comments:

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Status of Review: Active

Reviewed By School District

ANY

Comments:

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Status of Review: Active

Reviewed By US Post Office

ANY

Comments:

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