

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for September 29, 2004 PLANNING COMMISSION MEETING

P.A.S.: Fisherman’s Landing Community Unit Plan
Co. Special Permit #04049, Preliminary Plat #04023

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 and preliminary plat for eleven acreage residential units.

LOCATION: Northwest of the intersection of S 176th and Firth 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.

LAND AREA: 196.087 acres, more or less.

CONCLUSION: This is an AG Community Unit Plan, proposing to “cluster” the allowed dwelling units to eleven acreage lots around an NRD lake. Waivers requested are typical of a rural subdivision and are provided for in the code. A 20% bonus is being requested.

RECOMMENDATION:

Co. Special Permit #04049	Conditional Approval
Preliminary Plat # 04023	Conditional Approval

Waivers

- | | |
|-------------------------|----------|
| 1. Ornamental lighting | Approval |
| 2. Sidewalks | Approval |
| 3. Street trees | Approval |
| 4. Landscape screens | Approval |
| 5. Stormwater Detention | Approval |
| 6. Block length | Approval |

7. Cul de sac length	Approval
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GENERAL INFORMATION

LEGAL DESCRIPTION: A portion of the SE 1/4 and a portion of the SE 1/4 of the NE 1/4 of Section 26, T7N, R8E of the 6th P.M., Lancaster County, Nebraska. (Legal attached)

EXISTING ZONING: AG Agriculture

EXISTING LAND USE: Farm land/pasture, NRD lake

SURROUNDING LAND USE AND ZONING: Agricultural land in AG zoning on all sides.

HISTORY: Changed from AA Rural and Public Use to AG Agriculture with the adoption of the 1979 Zoning Update.

COMPREHENSIVE PLAN SPECIFICATIONS: The 2025 Comprehensive Plan shows this area as Agriculture. This is outside the Lincoln growth tiers. 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)

UTILITIES: This is in a rural water district. Individual waste water treatment and well water is proposed. The groundwater report shows excellent quantity and quality.

TOPOGRAPHY: The property is rolling, draining to the south.

TRAFFIC ANALYSIS: S. 176th Street and Firth Road are gravel county roads. Hwy 43 is one half mile to the west.

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

REGIONAL ISSUES: Expansion of the acreage areas. Clustering.

ENVIRONMENTAL CONCERNS: The Historic and Ecological Resources survey shows an area of native hay one mile north of this property. There is none in the section however. The soil rating is 6.76, on a scale of 1 to 10 where 1-4 are prime ag land. This is not prime land. Existing NRD lake.

AESTHETIC CONSIDERATIONS: na

ALTERNATIVE USES: All uses allowed in the AG district. Nine 20+ acre lots.

ANALYSIS:

1. This request is for a Special Permit for a Community Unit Plan for 11 acreage residential lots. A crushed rock private street is proposed and individual sewer and water is proposed. A 20% dwelling unit bonus is being requested for preservation of the farm land and the lake. Typical acreage lots are three acres.
2. This request is in general conformance with the Comprehensive Plan.
3. The arrangement of the lots appears to reflect the topography and lake on the parcel.
4. The Planning Department issued a draft Performance Standard and Acreage Development Strategy on September 17th 2003. Under that proposal, a raw score of 300 could lead to support for a requested change of zone to AGR. Other bonuses could be available based on the score. The raw score for this parcel is -183.
5. The density calculations for the project are as follows;

196.087 acres at 1 dwelling per 20 acres	=	9.80 dwellings
20% bonus requested X 1.20	=	11.76 dwellings
		11 dwellings permitted
Requested		11 units on 11 lots

6. There were no conflicting farm uses, such as feedlots, noted in the immediate area.
7. This reflects the normal adjustments to accomplish a cluster style of subdivision through the CUP and the configuration of the lake.
8. Waivers are requested for street lights, sidewalks, block length, street trees, storm drainage 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.
9. The County Engineer's memo of September 7 notes several minor issues and corrections.
10. The Lincoln/Lancaster County Health Department notes the water and waste water treatment are adequately addressed.
11. An administrative subdivision permit on the existing farmstead is in process and must be completed prior to approve of this application.

CONDITIONS FOR SPECIAL PERMIT #04049:

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 September 7, 2004.
 - 1) The existing farmstead that is shown as excluded has not been separated from the main parcel and should be included in the plat or split off.
 - 2) General Note #8 refers to public streets which do not exist in this plat.

- 3) The intersection radii for intersections with South 176th Street and Firth Road shall be 50.00 feet
 - 4) General Note No. 11 refers to existing accesses which do not exist.
 - 5) A study shall be submitted showing the limits and elevations of the 100 year flood plain.
 - 6) Culverts shall have flared-end section or concrete headwall on inlet end.
 - 7) Additional geometric details are needed for the cul-de-sacs.
 - 8) Easements shall be shown for culverts that extend beyond the public access width.
- 1.2 Revise the drawing to show one Outlot "D".
 - 1.3 Show the 100 year flood pool and elevation.
 - 1.4 Show the street outlot width dimensions as well as the "bulb" radii.
2. This approval permits 11 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 Fisherman's Landing Preliminary Plat #04023.

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

3.5.3 A modification to lot area, frontage and setbacks as part of the CUP.

3.5.4 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 and for a modification of cul - sac - length for Broadwater Bay.

3.6 The County Engineer has approved:

3.6.1 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.

CONDITIONS FOR PRELIMINARY PLAT #04023:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans to the Planning Department office, the preliminary plat will be scheduled on the City Council/County Board agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Make the corrections requested by the County Engineer in his letter of September 7, 2004.
 - 1) The existing farmstead that is shown as excluded has not been separated from the main parcel and should be included in the plat or split off.
 - 2) General Note #8 refers to public streets which do not exist in this plat.
 - 3) The intersection radii for intersections with South 176th Street and Firth Road shall be 50.00 feet
 - 4) General Note No. 11 refers to existing accesses which do not exist.
 - 5) A study shall be submitted showing the limits and elevations of the 100 year flood plain.
 - 6) Culverts shall have flared-end section or concrete headwall on inlet end.
 - 7) Additional geometric details are needed for the cul-de-sacs.
 - 8) Easements shall be shown for culverts that extend beyond the public access width.
 - 1.2 Revise the drawing to show one Outlot "D".
 - 1.3 Show the 100 year flood pool and elevation.
 - 1.4 Show the street outlot width dimensions as well as the "bulb" radii.
2. The County Board approves associated requests:
 - 2.1 County Special Permit # 04049 for the Community Unit Plan.
 - 2.2 A waiver to the storm water detention, sidewalk, street paving, street lights, landscape screen, and street tree requirements since the area is of larger lots, a rural nature and the subdivision will not be annexed.
 - 2.3 A waiver to the lot area, setbacks and frontage.

- 2.4 A modification to the requirements of the land subdivision ordinance to permit a block length in excess of 1320' along the north, south, east and west perimeter of this subdivision and for a modification of cul - sac - length for Broadwater Bay.

General:

3. Final Plats will be scheduled on the Planning Commission agenda after:
 - 3.1 Streets, water facilities if rural water, drainage facilities, temporary turnarounds and barricades, and street name signs have been completed.
 - 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 3.2.1 To submit to the County Engineer an erosion control plan.
 - 3.2.2 To protect the remaining trees on the site during construction and development.
 - 3.2.3 To submit to lot buyers and home builders a copy of the soil analysis and water report.
 - 3.2.4 To complete the private improvements shown on the preliminary plat.
 - 3.2.5 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the County Attorney and filed of record with the Register of Deeds.
 - 3.2.6 To relinquish the right of direct vehicular access to S. 176th Street except for Bayview Place and Lakepoint Court and to Firth Road except for Broadwater Bay and one existing farm access.
 - 3.2.7 To comply with the provisions of the Land Subdivision Resolution regarding land preparation.

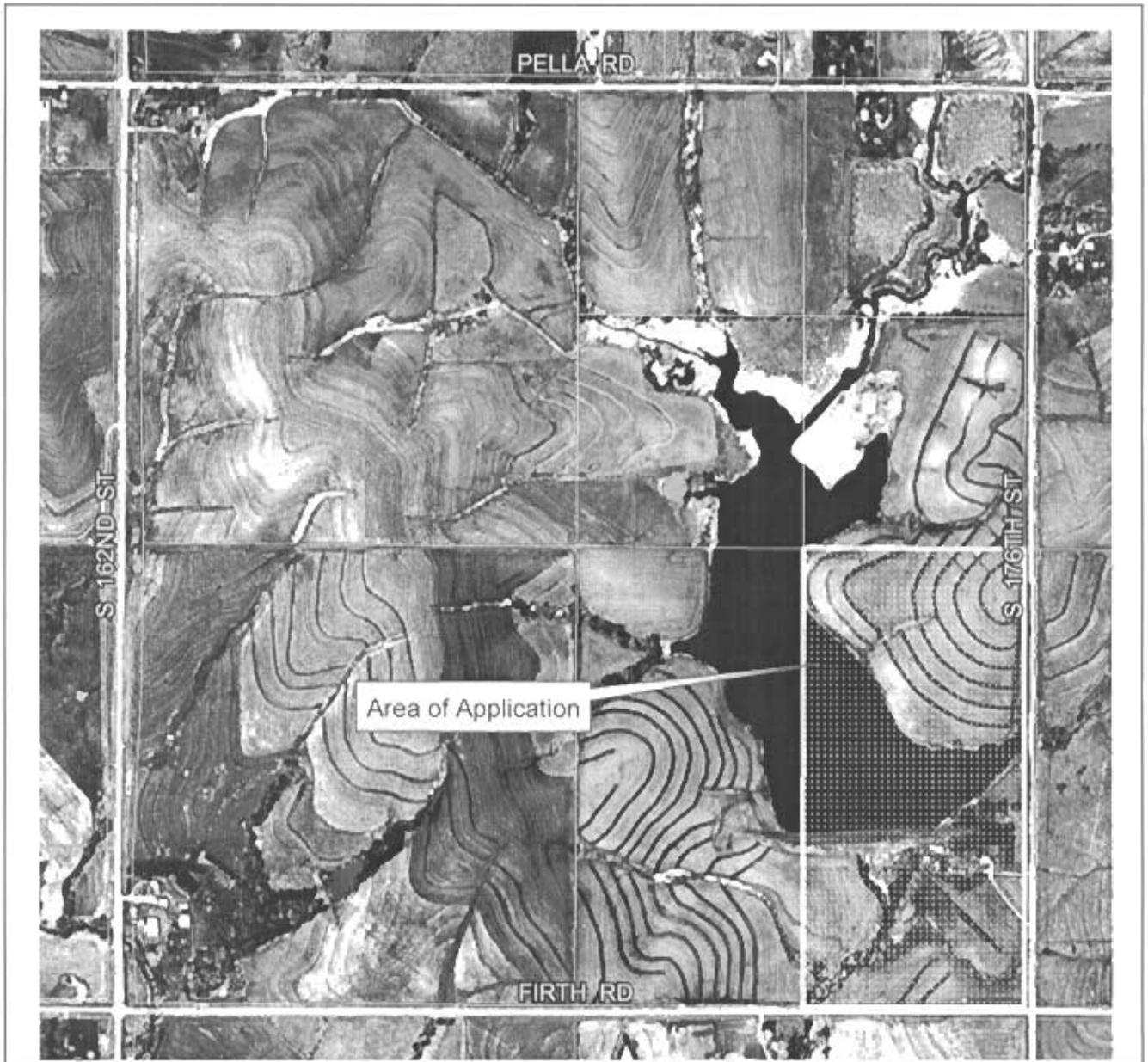
Prepared by:

Mike DeKalb, 441-6370, mdekalb@lincoln.ne.gov
Planner
September 10, 2004

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

OWNER: Pendel, Inc
Carolyn Jahde
3700 NW 126th Street
Lincoln, NE 68524
436 - 3113

CONTACT: Brian D. Carstens
Carstens and Associates
601 Old Cheney Road, Suite C
Lincoln, NE 68512
434 - 2424



County Preliminary Plat #04023
County Special Permit #04049
Fisherman's Landing
S. 176th & Firth Rd.

1999 aerial

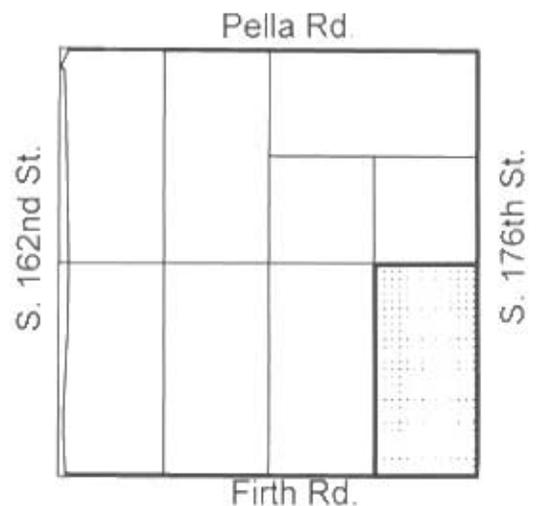
Zoning:

- 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. 26 T7N R8E



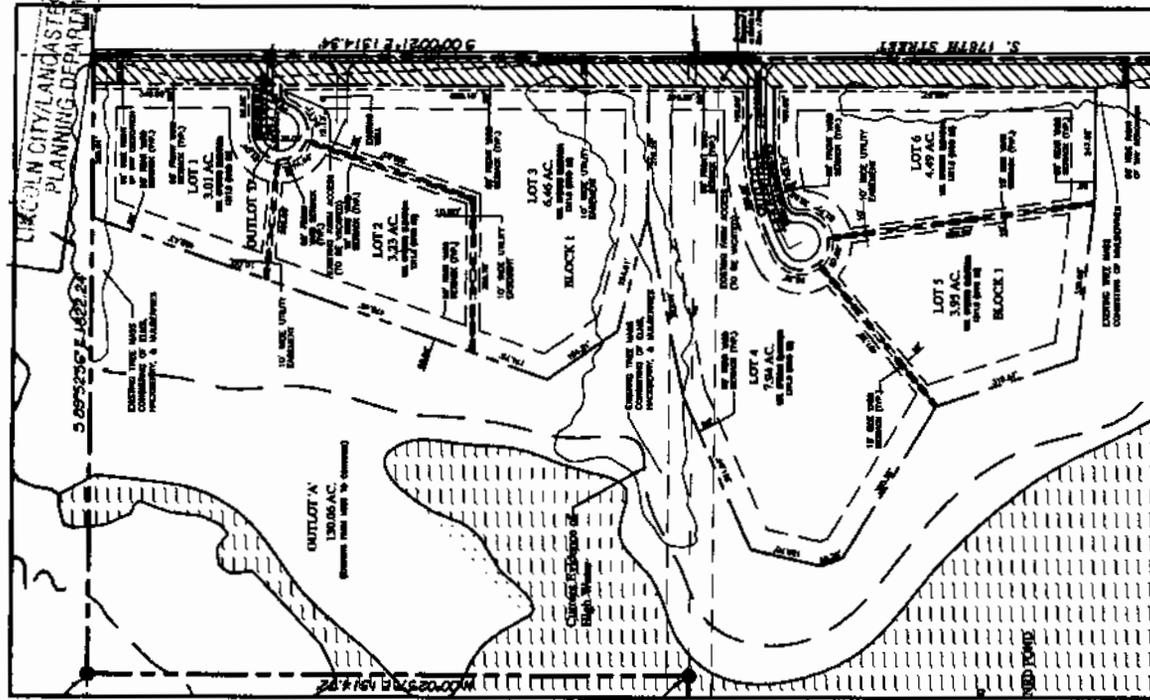
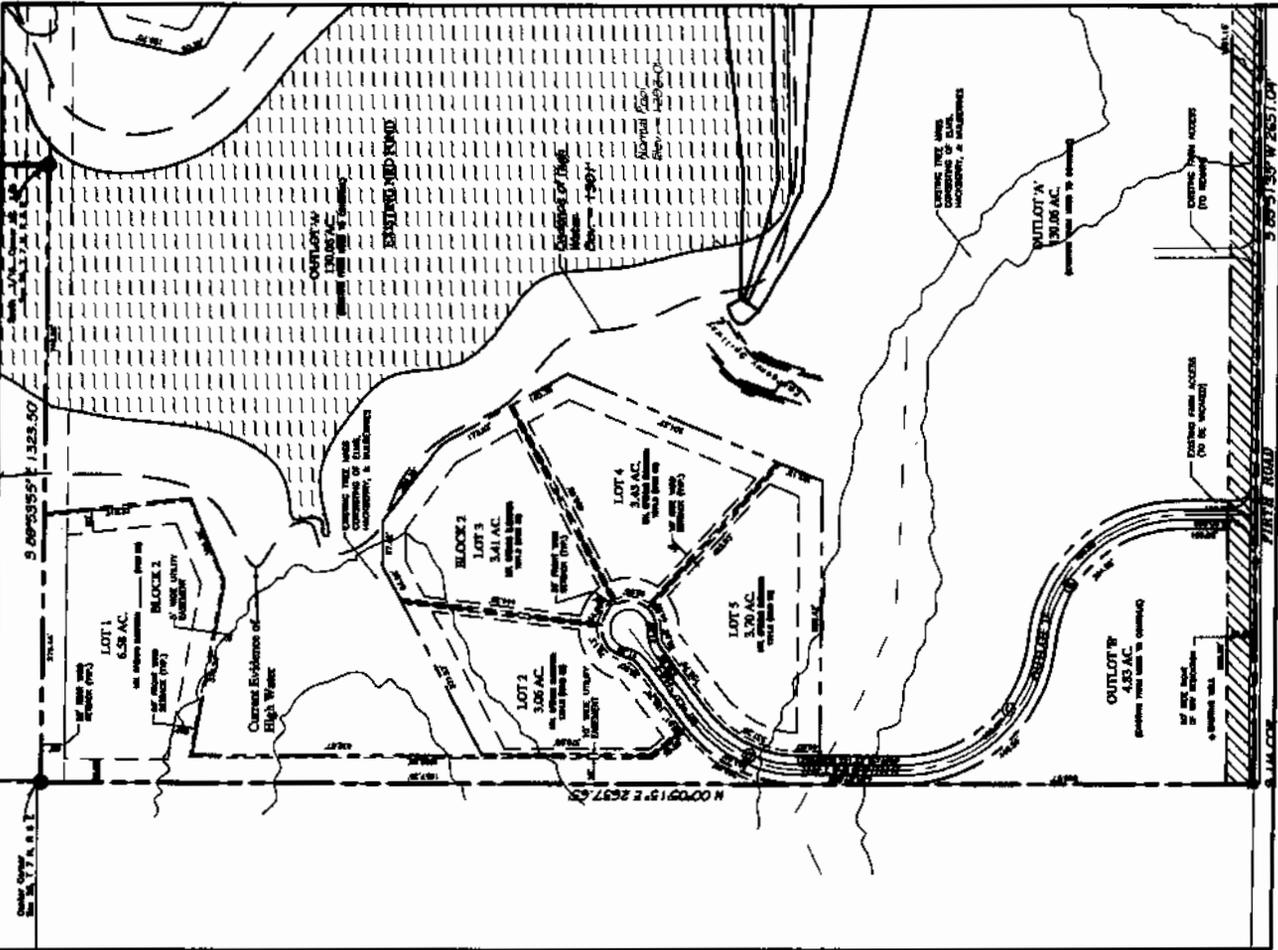
Zoning Jurisdiction Lines
 City Limit Jurisdiction



**County Preliminary Plat #04023
County Special Permit #04049
Fisherman's Landing
S. 176th & Firth Rd.**

RECEIVED

AUG 27 2004



BRIAN D. CARSTERS & ASSOCIATES
LAND USE PLANNING
RESIDENTIAL & COMMERCIAL
DESIGNER

100 OLD GERRY ROAD
SUITE 101
LINCOLN, NE 68512

PHONE: 402-441-1000
FAX: 402-441-1001
WWW.BDCARSTERS.COM

FISHERMAN'S LANDING

COUNTY PRELIMINARY PLAT
AND
COUNTY COMMUNITY UNIT PLAN

S. 176TH & FIRTH ROAD
LANCASTER COUNTY NEBRASKA

SITE PLAN

SCALE: 1"=40'

PROJECT NUMBER: 04023-04049

2 OF 5

**County Preliminary Plat #04023
County Special Permit #04049
Fisherman's Landing
S. 176th & Firth Rd.**

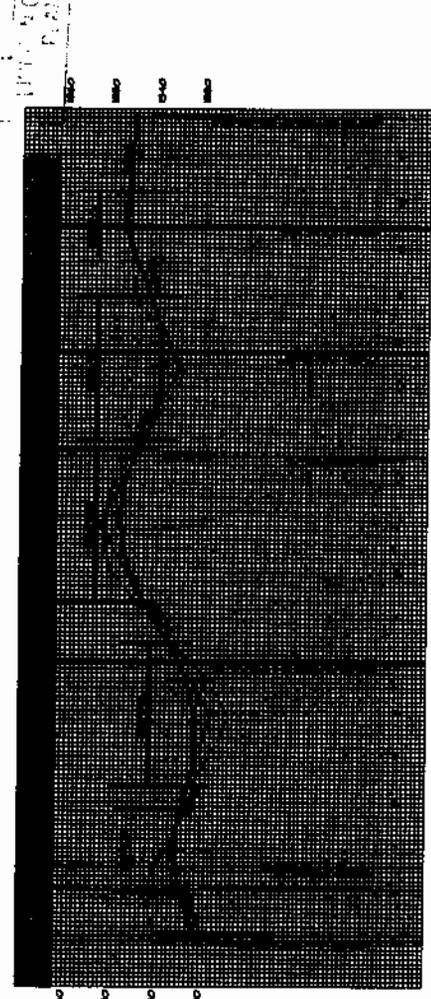
RECEIVE
AUG 27 2004

LANCASTER CITY PLANNING DEPARTMENT
BRIAN D. CARSTEN & ASSOCIATES
LAND USE PLANNING
ARCHITECTURAL & ENVIRONMENTAL DESIGN
301 OLD COUNTY ROAD
LAKEOLA, MO 64503
PHONE: (417) 544-7100
FAX: (417) 544-7101
WWW.CARSTEN.COM

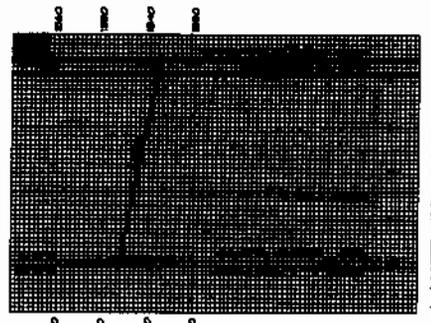
FISHERMAN'S LANDING
COUNTY PRELIMINARY PLAT # _____
AND
COMMUNITY DEVELOPMENT PLAN FOR THE PROJECT # _____
S. 176TH & FIRTH ROAD
LANCASTER COUNTY, MISSOURI

STREET PROFILES
SCALE: 1"=100'
PROJECT NO. 04023
DATE: 08/27/04

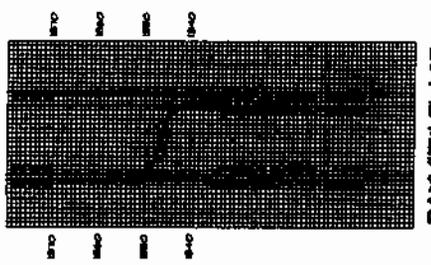
4 OF 5



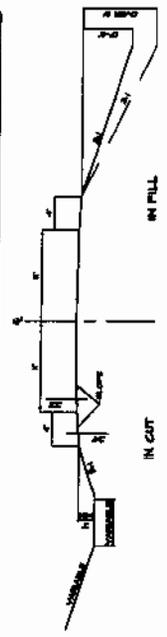
BAYVIEW PLACE



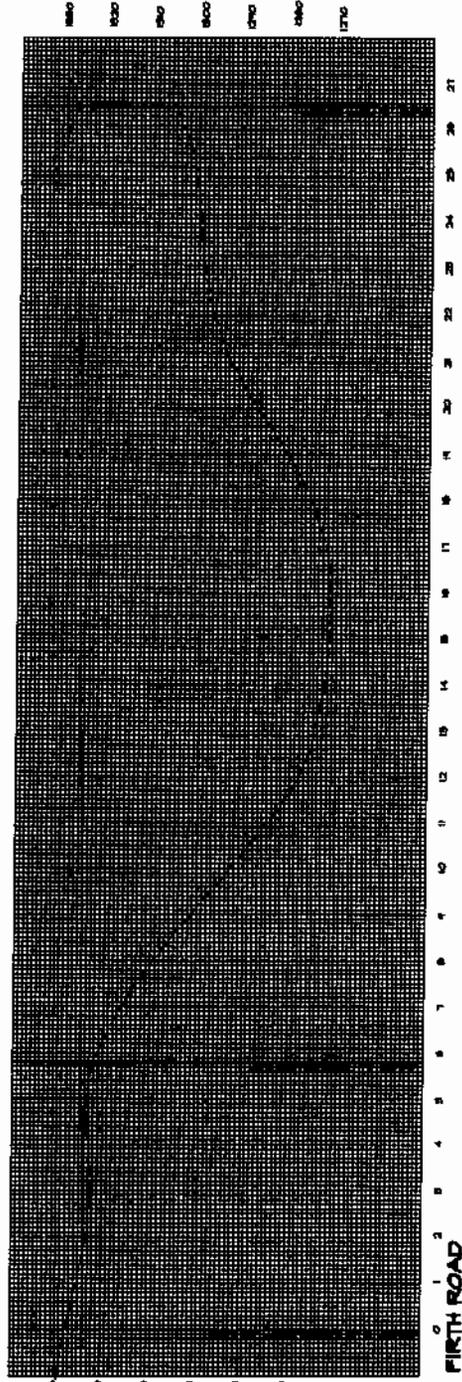
LAKEPOINT COURT



BROADWATER BAY



TYPICAL SECTION FOR PRIVATE ROADWAYS



FIRTH ROAD

RECEIVED

AUG 27 2004

LANCASTER CITY ENGINEERING DEPARTMENT

BRIAN D. CARSTENS & ASSOCIATES

LAND USE PLANNING ARCHITECTURAL & CIVIL DESIGN

101 OLD COUNTRY ROAD SUITE 17 LANCASTER, PA 17602

PHONE: 717-533-1000 FAX: 717-533-1001 WWW: BDCARSTENS.COM

FISHERMAN'S LANDING

COUNTY PRELIMINARY PLAT #

AND

COMMUNITY DEVELOPMENT SPECIAL PROJECT #

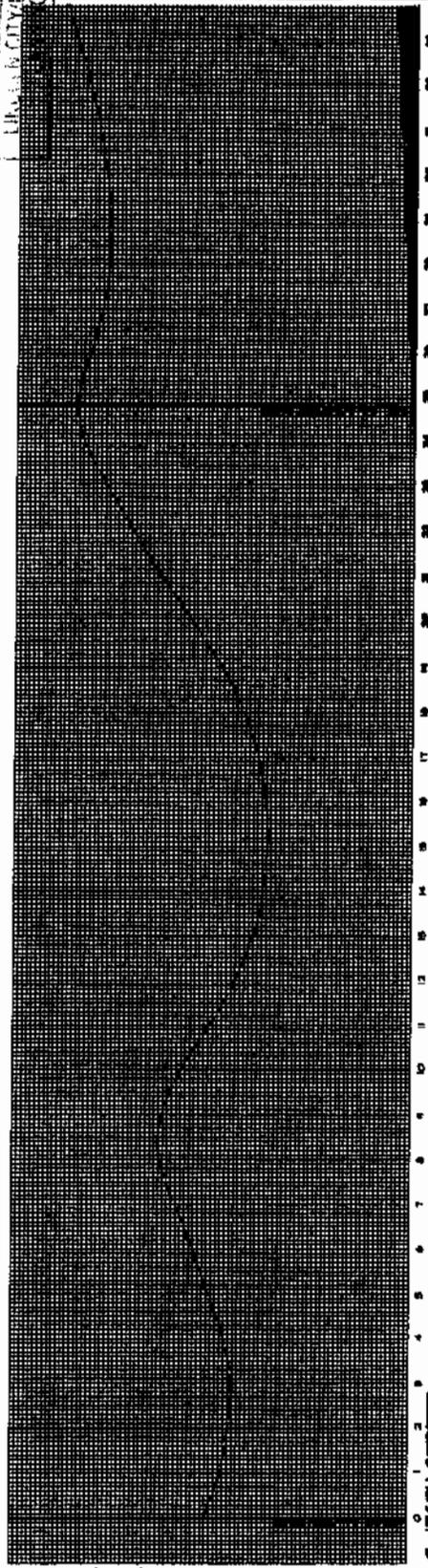
S. FIRTH & FIFTH ROAD LANCASTER COUNTY COUNTY, PA

STREET PROFILES

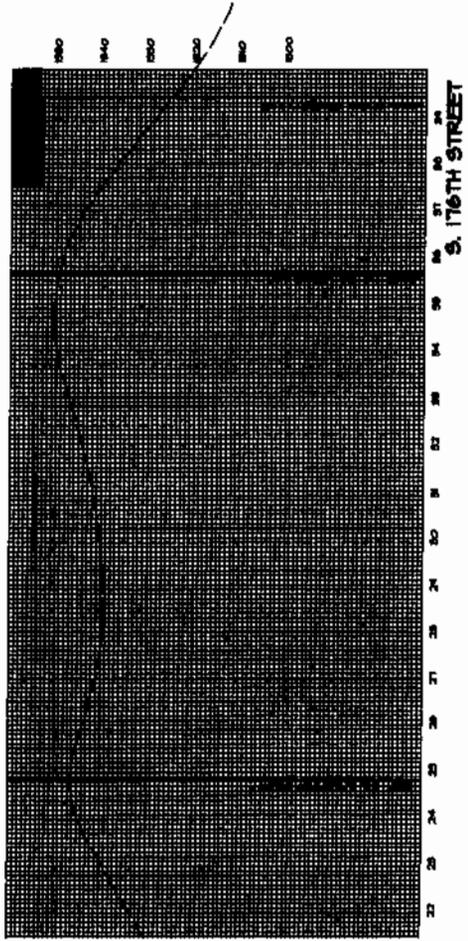
SCALE: 1"=10'

PROJECT NUMBER: 04-000000

5 OF 5



**County Preliminary Plat #04023
 County Special Permit #04049
 Fisherman's Landing
 S. 176th & Firth Rd.**



GENERAL NOTES

1. THIS PRELIMINARY PLAT/ C.U.P. CONTAINS 196.08 ACRES MORE OR LESS.
2. THIS PRELIMINARY PLAT/C.U.P. PERMITS 11 SINGLE FAMILY LOTS AND 5 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' & THE PROPOSED ZONING IS 'AG' WITH C.U.P. WITH 20% DENSITY BONUS FOR FARM LAND PRESERVATION.
4. THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 35 FEET, AS PER 'AG' ZONING.
5. THE DEVELOPER / OR OWNER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE BUILDING ENVELOPES SHOWN.
6. THE DEVELOPER PROPOSES THE USE OF INDIVIDUAL WATER WELLS FOR POTABLE WATER SUPPLY.
7. THE DEVELOPER PROPOSES THE USE OF INDIVIDUAL WASTE WATER SYSTEMS. IF PERCOLATION TEST DO NOT PERMIT SUB SURFACE FIELDS, LAGOONS SHALL BE INSTALLED. WASTE WATER SYSTEMS SHALL BE APPROVED BY THE LANCASTER COUNTY HEALTH DEPARTMENT.
8. THE DEVELOPER SHALL CONSTRUCT AND SURFACE THE PUBLIC STREET WITH 3" OF CRUSHED ROCK AND 1" OF GRAVEL IN ACCORDANCE WITH THE LANCASTER COUNTY STANDARDS. THE COUNTY SHALL BE NOTIFIED PRIOR TO THE LAYING OF THE GRAVEL. ALL SURFACING RADII AT ALL INTERIOR INTERSECTIONS SHALL BE 50 FEET.
9. ONLY ONE SUBDIVISION GROUND SIGN SHALL BE PERMITTED FOR THIS DEVELOPMENT.
10. ALL CURVILINEAR DIMENSIONS ARE CHORD LENGTHS.
11. DIRECT VEHICULAR ACCESS TO S. 176TH STREET IS HEREBY RELINQUISHED EXCEPT FOR EXISTING BAYVIEW PLACE AND LAKEPOINT COURT. DIRECT VEHICULAR ACCESS TO FIRTH ROAD IS HEREBY RELINQUISHED EXCEPT FOR EXISTING FARM ACESSE AND BROADWATER BAY.
12. ALL TOPOGRAPHIC CONTOURS ARE AT NAVD 88 DATUM.
13. ONLY ONE RESIDENTIAL ACCESS SHALL BE PERMITTED PER EACH RESIDENTIAL LOT.
14. THE FOLLOWING WAIVERS ARE APPROVED WITH THIS PRELIMINARY PLAT # _____: SIDEWALKS, STREET TREES, STREET LIGHTING, LANDSCAPE SCREENING, CUL-DE-SAC LENGTH AND BLOCK LENGTH.
15. 'JUNK CARS' SHALL BE PROHIBITED IN THIS DEVELOPMENT AS NOTED IN PROTECTIVE COVENANTS.
16. 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.
17. FARM ACESSES ARE FOR AGRICULTURAL USES ONLY. ANY OTHER USE WILL FORFEIT AND RELINQUISH THAT ACCESS.

County Preliminary Plat #04023
County Special Permit #04049
Fisherman's Landing
S. 176th & Firth Rd.

**LEGAL DESCRIPTION OF C.U.P./
PRELIMINARY PLAT:**

A legal description of a portion of the Southeast Quarter, along with a portion of the Southeast Quarter of the Northeast Quarter of Section 26 Township 7 North Range 8 East of the Sixth Principal Meridian, Lancaster County, Nebraska, more particularly described by metes and bounds as follows.

Commencing at the East $\frac{1}{4}$ Corner of Section 26 Township 7 North Range 8 East of the Sixth Principal Meridian, and the POINT OF BEGINNING; Thence North $00^{\circ}00'21''$ West (an assumed bearing) on the East line of the Northeast Quarter, a distance of 1314.34 feet to the East $1/16$ Corner of the Northeast Quarter; Thence North $89^{\circ}52'56''$ West, on the North line of the Southeast Quarter of the Northeast Quarter, a distance of 1322.24 feet to the West $1/16$ corner of the Northeast Quarter; Thence South $00^{\circ}02'57''$ West, on the East line of the West One half of the Northeast Quarter of Section 26, a distance of 1314.72 feet to the South $1/16$ Corner of the Northeast Quarter; Thence North $89^{\circ}53'55''$ West, on the North line of the Southeast Quarter, a distance of 1323.50 feet to the Center of Section 26; Thence South $00^{\circ}05'15''$ West on the West line of the Southeast Quarter, a distance of 2637.65 feet to the South $\frac{1}{4}$ Corner; Thence North $89^{\circ}51'35''$ East, on the South line of the Southeast Quarter, a distance of 2651.040 feet, to the Southeast corner of Section 26; Thence North $00^{\circ}00'00''$ East on the East line of the Southeast Quarter of Section 26, a distance of 446.73 feet; Thence North $40^{\circ}56'58''$ West, a distance of 428.76 feet; Thence South $90^{\circ}00'00''$ West, a distance of 364.46 feet; Thence North $04^{\circ}51'57''$ East, a distance of 128.49 feet; Thence North $56^{\circ}54'55''$ East, a distance of 45.00 feet; Thence north $00^{\circ}00'00''$ West, a distance of 45.53 feet; Thence South $90^{\circ}00'00''$ East, a distance of 596.87 feet to a point on the East line of the Southeast Quarter; Thence North $00^{\circ}00'00''$ East, on the East line of the Southeast Quarter, a distance of 1657.78 feet to the POINT OF BEGINNING, and containing a calculated area of 8,541,555.40 square feet or 196.087 acres more or less.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

DATE _____ DEREK A. BEENBLOSSOM L.S. #570



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

August 26, 2004

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

RE: FISHERMAN'S LANDING
COUNTY SPECIAL PERMIT- COMMUNITY UNIT PLAN
COUNTY PRELIMINARY PLAT

Dear Marvin,

On behalf of Carolyn Jahde and Pendel, Inc., we submit the above mentioned zoning applications for your review. Fisherman's Landing contains 196.08 acres and is currently zoned 'AG'. We are requesting 11 single-family acreage lots within the 'AG' Community Unit Plan. There is one large outlots that will remain as farmland for farming uses to continue and the existing NRD pond. Thus we are requesting the 20% density bonus.

We are proposing a graveled private roadway for vehicular circulation. Each lot will have its own well and septic system.

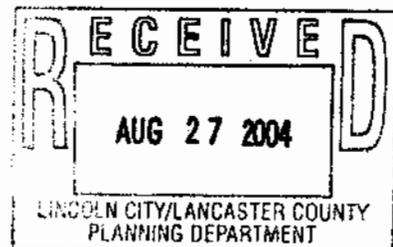
We are requesting the customary waivers of sidewalks, street trees, landscape screening, and streetlights, as each lot is larger than one acre and this project is not being annexed into the City of Lincoln at this time.

We are also requesting a waiver of block length on the east and west side of Broadwater Bay.

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

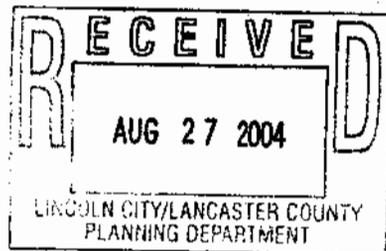
Sincerely,

Brian D. Carstens



cc. Pendel, Inc.
Carolyn P. Jahde

Enclosures: 24 Copies of Sheets 1 and 2 of 5
8 Copies of Sheets 3, 4 and 5 of 5
8-1/2" x 11" Reductions of the Plans
Application for a County Preliminary Plat
Applicant's Technical Checklist
Application for a County Special Permit (C.U.P.)
Application Fee of \$1,150.00
3 copies of the Water Report
Preliminary Soils Analysis
Certificate of Ownerships



Lancaster

DON R. THOMAS - COUNTY ENGINEER

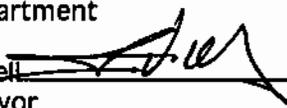
County

Engineering

Department

DEPUTY - LARRY V. WORRELL
COUNTY SURVEYOR



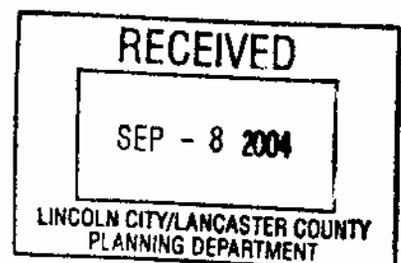
DATE: September 7, 2004
TO: Mike DeKalb
Planning Department
FROM: Larry V. Worrell 
County Surveyor
SUBJECT: FISHERMAN'S LANDING - PRELIMINARY PLAT & CUP

This office has reviewed subject Preliminary Plat and would offer the following comments:

- 1) The existing farmstead that is shown as excluded has not been separated from the main parcel and should be included in this plat.
- 2) *General Note No. 8* refers to public streets which do not exist in this plat.
- 3) The intersection radii for intersections with South 176th Street and Firth Road shall be 50.00 feet.
- 4) *General Note No. 11* refers to existing street accesses which do not exist.
- 5) A study shall be submitted showing the limits and elevations of the 100 Year Flood Plain.
- 6) Culverts shall have flared-end section or concrete headwall on inlet end.
- 7) Additional geometric details are needed for the cul-de-sacs.
- 8) Easements shall be shown for culverts that extend beyond the public access width.

LWW/DP/cm

SUBDIV.WK/Fisherman's Landing PP & CUP.Mem



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

TO: Mike DeKalb

DATE: September 7, 2004

DEPARTMENT: Planning

FROM: Chris Schroeder

ATTENTION:

DEPARTMENT: Health

CARBONS TO: EH File

SUBJECT: Fisherman's Landing

EH Administration

PP #04023 SP #04049

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

- The developer proposes the use of individual water wells for potable water supply. The groundwater report indicates that water is plentiful for private domestic wells at each lot. The report indicates the water is potable although high in mineral content. Users will most likely choose to install water conditioning equipment for drinking and household use.
- The developer proposes the use of individual onsite wastewater treatment systems. If percolation test results do not permit subsurface fields, lagoons shall be installed. Wastewater treatment systems shall be permitted by the LLCHD.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.
- The proposed development is located within the Rural Water District #1 Wellhead Protection Area. Best management practices (BMP) should be utilized to decrease the risk of groundwater contamination. For example, being conscientious regarding the use of lawn chemicals/ fertilizers and ensuring the proper the storage of chemicals and/or fuels.

GROUNDWATER REPORT

FISHERMAN'S LANDING

S. 176TH STREET AND FIRTH ROAD

SE1/4 and SE1/4 NE1/4 Sec. 26 - T. 7N. - R. 8E.

LANCASTER COUNTY

Developer: Pen Del, Inc.

Merle Jahde

Hydrogeologist and Preparer of Report:

Vincent H. Dreeszen

RECEIVED

AUG 27 2004

**LANCASTER CITY/LANCASTER COUNTY
PLANNING DEPARTMENT**

Report of Groundwater Investigation

FISHERMAN'S LANDING

S. 176th Street and Firth Road

SE1/4 and SE1/4 NE1/4 sec. 26-7N-8E

LANCASTER COUNTY

Fisherman's Landing is a housing subdivision on 200 acres of land located on either side of a reservoir created by a flood control structure constructed by the Nemaha Natural Resources District, 21-B. The lake of approximately 70 acres is located on a north to south trending tributary to the Big Nemaha River in southeast Lancaster County (Figures 1 and 2).

Twelve lots are planned with six lots in Block 1 on the east side of the lake ranging in size from about 3.5 to 6.5 acres and six lots in Block 2 on the west side with lots from 3.06 to more than 6.5 acres. Access to the Block 1 Lots is from South 176th Street and to lots in Block 2 is off of South 173rd Street and Firth Road, the south boundary. Nebraska Highway 43 is one-half mile west connecting Panama about 4 miles north and Adams about 6 miles south. The home sites occupy about 50 acres of the 200 acre subdivision. The land is privately owned but the NRD has easements on land for access and restriction on development in areas subject to flooding.

The principal aquifer in the area is a relatively thick body of Pleistocene sands. The sands underlie Kansas Ice Age tills and

in places contains thin clay, silt or glacial till layers. The tills and sands occupy a major west to east paleovalley that is deeply incised into the underlying Permian bedrock. The paleovalley is one of older channels of rivers draining central and eastern Nebraska for several million years. It was abandoned at the end of Kansan glaciation. The aquifer is a source of many small and large capacity wells including wells used for industrial, municipal and irrigation purposes. The proposed development is near the northern edge of the four to five mile wide paleovalley. There are a few nearby irrigation wells to the south and west and the Lancaster County Rural Water District has two well fields in the area. One of them is in the SE1/4 SE1/4 sec. 27-7N-8E one-half mile to the west and the other is in the SE1/4 SE1/4 sec. 36-7N-8E about 1 mile to the southeast of Fisherman's Landing. The wells to the west are 174 and 220 feet deep and two wells to the southeast are 220 and 266 feet deep. Reported yields in these registered wells range from 390 gpm to the west to 750 gpm in the field to the southeast.

Two wells have been constructed at Fisherman's Landing (Figure 2). Well 33-04 in the northeast corner, Lot 1. Block 1 was completed in sand from 115 to 265 feet. The sand was logged as fine to medium in grain size with some coarse sand below 245 feet. The static water level was 108 ft and the well was test pumped at 60 to 70 gpm. Saturated thickness is 157 feet. Well 43-04 was drilled in the southwest part of the subdivision in Lot

6, Block 2 to 245 feet and completed to a depth of 230 feet. The static water level was 100 feet and the well was test pumped with a yield of 80 gpm. The saturated thickness in this well is a plus 130 feet.

The water was sampled in each well and analyzed for inorganic chemicals. Copies of the analyses of the Lancaster Rural Water District wells are available also. The water in the northeast well is similar to that in the Rural Water District wells and is quite hard, 350 ppm. Total dissolved solids are 506 ppm. Bicarbonate levels are 381 ppm. Other chemical constituents are relatively low ie, Sodium (30 ppm), Calcium (109 ppm), Sulfate (52 ppm) and Manganese and iron quite low at 0.01 ppm each.

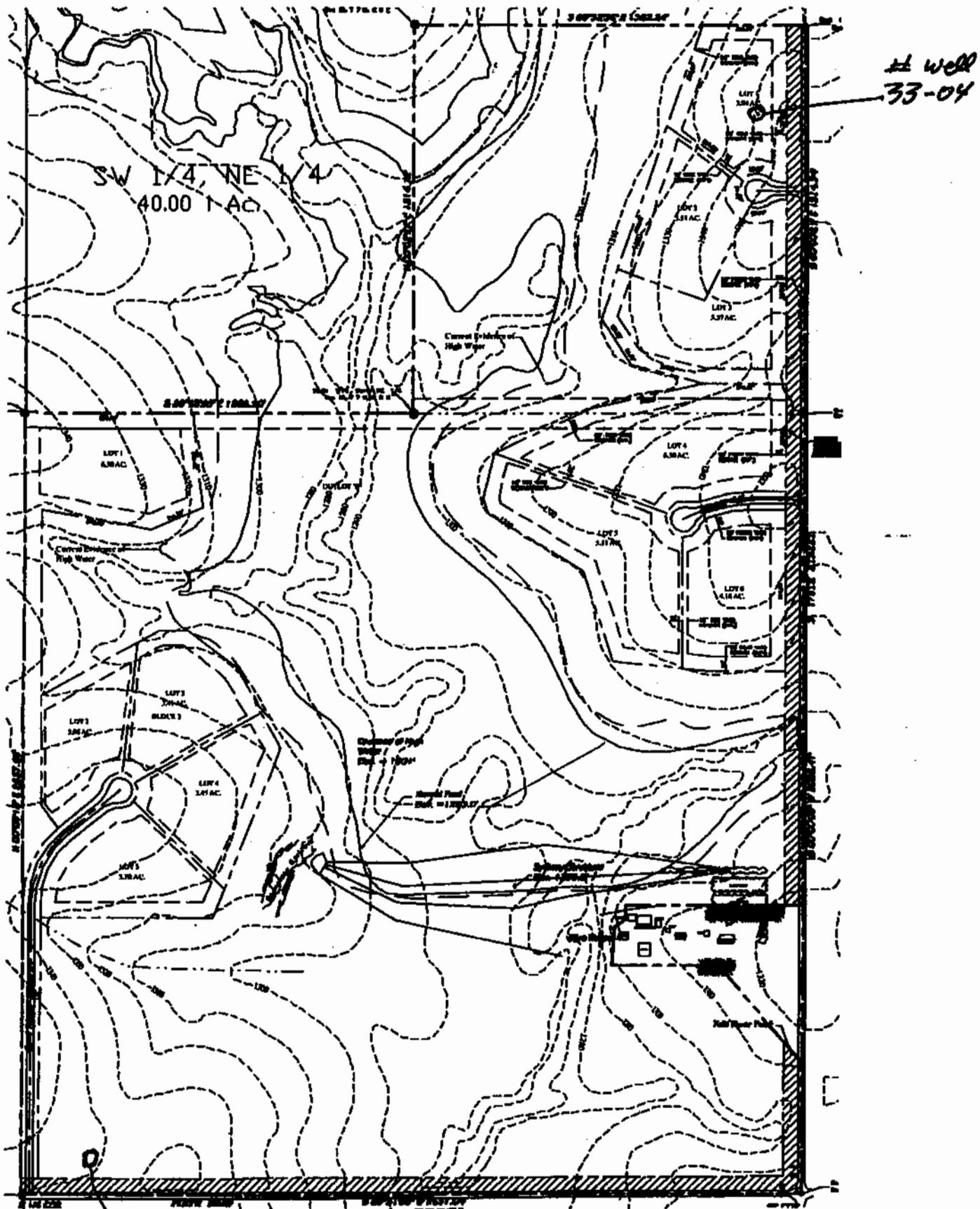
Water in the southwest well (43-04) is somewhat more mineralized with 934 ppm total dissolved solids. Hardness is 476.4 ppm, sodium (120 ppm), chloride (235 ppm) and iron (0.40 ppm). Nitrate-N is only 0.01 ppm in both wells.

In summary, water quantity is plentiful for private domestic wells at each lot in the proposed development. The water is potable, although quite hard. Most users with similar water usually choose to install water conditioning equipment for drinking and household use.

The water in the paleovalley appears to respond as a confined or semiconfined aquifer. Although wells can be developed at somewhat shallower depths than in the two completed wells, the

area screened and the pump setting in new wells should be sufficiently deep to account for seasonal drawdown in this extensively used aquifer.

Fisherman's Landing



Well # 43-04

Figure 2

Sample Of	Water
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Submitted By
Moser Well Co PO Box 308 Hickman, NE 68372

Submitted For
MERLE JOHDE

Date Received	Date Reported	Samples Will Be Stored Until	Laboratory No.
29-Jun-04	1-Jul-04		4702510

REPORT OF ANALYTICAL RESULTS

Client Sample Identification	Analysis	Result
#2WELL 176 TH & F12YH		
Water pH		8.1
Hardness		476.4 ppm
Bicarbonate		400.0 ppm
Carbonate		0 ppm
Electrical Conductivity		1.46 mmhos/cm
Total Dissolved Salts		934 ppm
Sodium		120 ppm
Calcium		146 ppm
Magnesium		27 ppm
Potassium		4 ppm
Sulfate		95 ppm
Nitrate-N		0.01 ppm
Chloride		235 ppm
Boron		0.01 ppm
Phosphate		0.01 ppm
Manganese		0.40 ppm
Iron		0.01 ppm

Moser Well Drilling



and Service Inc.

Marvin Moser
Hickman, NE

Allen Moser
Hickman, NE

Bill Moser
Roca, NE

Chris Thornton
Hickman, NE

Hickman, Nebraska 68372
Phone: (402)792-2515
Lincoln: 477-7291
Fax# 792-2922
www.moserwell.com



Pumps and Well Supplies - Trenching - Drilling

Date: 6/24/04 Well # 43-04 Driller: Bill NRD
Owner/Builder: Merle Jabde
Location:
1/2 mi. E. of Highway #43 and Firth Rd. - N. side

Depth	Description
	#2
0- 50	Brown clays
50- 65	Blue clay
65- 70	Fine yellow sand
70- 75	Silty brown clay
75- 80	Fine brown sand
80- 83	Blue clay
83- 85	Fine gray sand
85- 95	Blue clay
95-100	Brown clay
100-135	Fine tan sand
135-205	Fine to medium fine brown sand mix
205-231	Medium fine to medium brown sand
231-242	Fine gray sand
242-245	Light blue clay

Depth: 230' Elevation _____

Casing Information

Type: pvc Thickness 200#
Length 218' Diameter: 4"
Bore Size 8.5" SWL: 100' M
PWL: _____
GPM: 80 w/air

Filler Pack: 25-210'
Grout: 6-25'

Screen

Length: 12' Diameter 4"
Type: pvc slotted
Slot: .025
Area of Screen: 218-230'
Pack: 210-231'
Type of Pack: "B"

Chemical Analysis

Total Chlorides _____
Sodium: _____
Hardness: _____
Nitrates: _____
Bacteria: _____
Iron: _____

Lat. Degrees 40 Minutes 32 Seconds 16.7
Long. Degrees 96 Minutes 29 Seconds 30.3

State _____

CTY/TN Lancaster/Panama

T.N. 7 R.E. 8 SECT. 26

Reg _____



621 Rose Street
P.O. Box 80837
Lincoln, NE 68501

Tel: 402-476-2811
Fax: 402-476-7598
www.mds-harris.com

REPORT OF ANALYSIS

Sample Of Water

Submitted By
Moser Well Co
PO Box 308

Hickman, NE 68372

Submitted For
MERLE JAHDE

Date Received	Date Reported	Samples Will Be Stored Until	Laboratory No.
9-Jun-04	11-Jun-04		4702238

REPORT OF ANALYTICAL RESULTS

Client Sample Identification	Analysis	Result
WELL#1 176&FIRTH		
Water pH		7.2
Hardness		350.4 ppm
Bicarbonate		381.0 ppm
Carbonate		0 ppm
Electrical Conductivity		0.79 mmhos/cm
Total Dissolved Salts		506 ppm
Sodium		30 ppm
Calcium		109 ppm
Magnesium		19 ppm
Potassium		3 ppm
Sulfate		52 ppm
Nitrate-N		0.01 ppm
Chloride		34 ppm
Boron		0.01 ppm
Phosphate		0.01 ppm
Manganese		0.01 ppm
Iron		0.01 ppm