

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for October 12, 2005 PLANNING COMMISSION MEETING

P.A.S.: County Final Plat No.05095
Whitetail Ridge Addition

PROPOSAL: A final plat consisting of 14 lots and 2 outlots

LOCATION: Southwest of the intersection of S. 25th and Roca Road.

LAND AREA: 246.82 acres, more or less.

CONCLUSION: Final plat is in conformance with the preliminary plat and Community Unit Plan as amended.

<u>RECOMMENDATION:</u>	Conditional Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: The north ½ of the NW 1/4, the SW 1/4 of the NW 1/4, Lots 3,7,8, and 11 I. T., all Section 19, T8N, R7E of the 6th P.M., Lancaster County, Nebraska. Further described in the attached legal.

EXISTING ZONING: AG Agriculture with a CUP.

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. Agricultural land in County AG zoning or Roca AGX Exclusive Agriculture. One farmstead across the county road to the west, one farm house to the south. This parcel is abutting the ROW of the former Missouri Pacific rail line on the south. Martell Road has several acreages. "Roca Berry Farm" is located just east across the creek from this parcel.

HISTORY: Whitetail Ridge Addition (formerly Tiedeman Acres) Community Unit Plan Co. Special Permit #05010 and Preliminary Plat #05002 were approved in April 2005. Conservation easement conformance with the Comprehensive Plan approved in 2003 (CPC # 03012). 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.

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 has been approved for 14 water services.

TRAFFIC ANALYSIS: S. 25th is a gravel county road. Roca Road is paved State Spur 55F.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat and CUP (as amended by Administrative Amendment # 05119 to Special Permit 05010).
2. The County Engineer notes no objections.
3. All improvements are in place.
4. Minor additional information is needed prior to scheduling to the County Board.

CONDITIONS:

1. Prior to scheduling this final plat onto the County Board's agenda:
 - 1.1 The Final Plat Mylar shall have the following changes made to it:
 - 1.1.1 Revise sheet 2 to reflect the one mile jurisdiction of Roca.
 - 1.1.2 Provide a corrected Mylar signed in black opaque ink and six copies to the Planning Department.
 - 1.2 Provide an updated current ownership certificate.
 - 1.3 All improvements must be in place and approved by the County Engineer.
2. The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 2.1 To submit to the County Engineer an erosion control plan.
 - 2.2 To protect the remaining trees on the site during construction and development.
 - 2.3 To submit to lot buyers and home builders a copy of the soil analysis and water report.

2.4 To complete the private improvements shown on the preliminary plat.

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.

2.6 Revise the Dedication by including the following private roadway easement language: "A public access easement is hereby granted to Lancaster County, Nebraska, its successors and assigns and to the public generally for vehicular and pedestrian purposes. The construction or location of any gate, fence, or other barrier restricting vehicular and pedestrian access over the private roadway shall be prohibited except when necessary to control traffic during the construction, reconstruction, repair, or maintenance of the private roadway."

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

3. Submit a statement from the County Treasurer's office that there are no delinquent taxes against the land within the proposed subdivision and there are no liens for taxes which have been levied but which are not yet delinquent, and a statement that all special assessment installment payments are current as applied to said proposed subdivision. All taxes against the land have been paid and are current and there are no liens for taxes which have been levied but not yet delinquent.

Prepared by:

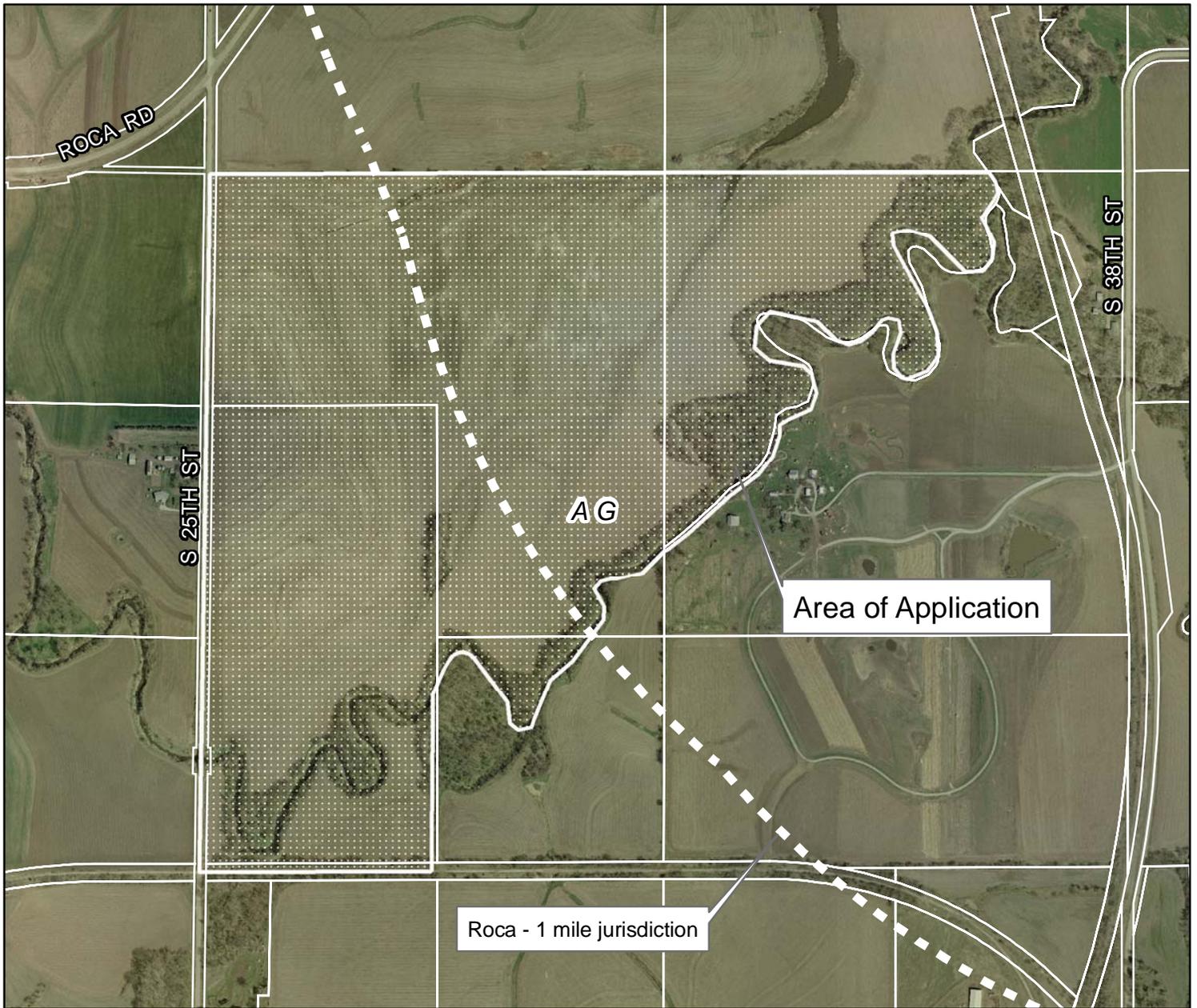
Mike DeKalb, 441-6370, mdekalb@lincoln.ne.gov
Planner
September 28, 2005

APPLICANT: Bruce D. Tiedeman
21601 S. 25th Street
Hickman, NE 68372
(402) 792 - 2646

OWNER: Bruce D. Tiedeman
21601 S. 25th Street
Hickman, NE 68372
(402) 792 - 2646

Beverly A. Tiedeman
R.R.2 Box 381
Hickman, NE 68372

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



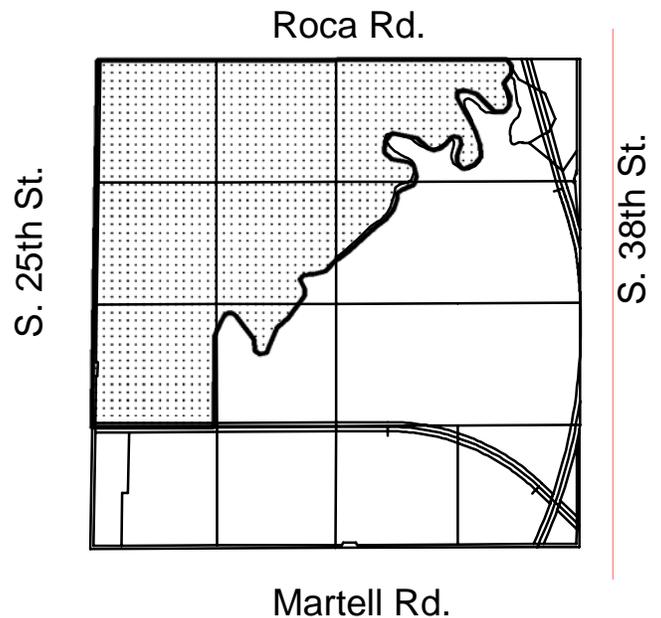
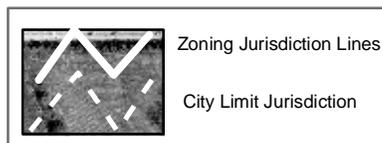
2002 aerial

**Co. Final Plat #05095
Whitetail Ridge
S. 25th & Roca Rd.**

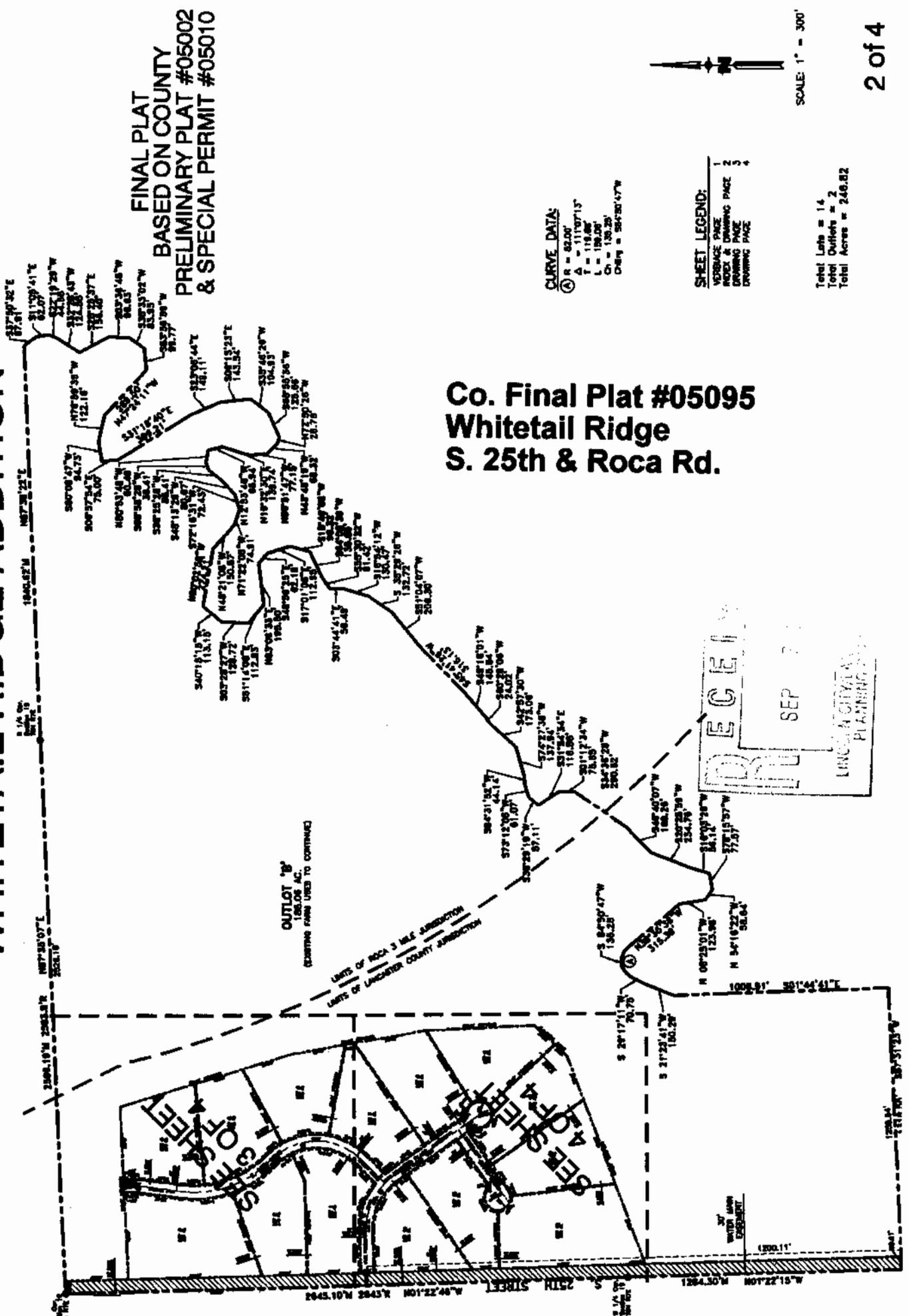
Zoning:

- 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. 19 T8N R7E



WHITETAIL RIDGE ADDITION



FINAL PLAT
 BASED ON COUNTY
 PRELIMINARY PLAT #05002
 & SPECIAL PERMIT #05010

Co. Final Plat #05095
 Whitetail Ridge
 S. 25th & Roca Rd.

CURVE DATA:
 (A) R = 62.00'
 Δ = 111°07'13"
 T = 118.68'
 L = 196.00'
 Ch = 130.25'
 Delg = 58°28'17"

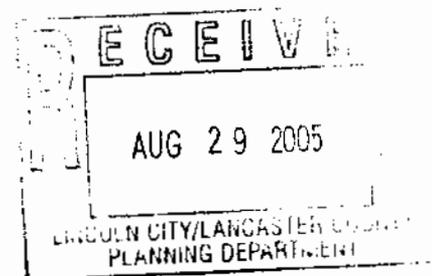
SHEET LEGEND:
 VERBAGE PAGE 1
 INDEX & DRAWING PAGE 2
 DRAWING PAGE 3
 DRAWING PAGE 4

SCALE: 1" = 300'
 Total Lots = 14
 Total Outlots = 2
 Total Acres = 246.82

LEGAL DESCRIPTION

A survey of the North one half of the Northwest Quarter, the Southwest Quarter of the Northwest Quarter, Lots 3, 7, 8, and 11 all of Irregular Tracts, located in Section 19 Township 8 North Range 7 East of the Sixth Principal Meridian, Lancaster County, Nebraska, more particularly described by metes and bounds as follows.

Commencing at the Northwest corner of Section 19 Township 8 North Range 7 East of the Sixth Principal Meridian, Lancaster County, Nebraska, and the POINT OF BEGINNING; Thence North 87°35'07" East, (an assumed bearing) on the North line of the Northwest Quarter of said Section 19, a distance of 2586.19 feet to the North One Quarter corner of Section 19; Thence North 87°38'22" East, on the North line of the Northeast Quarter, a distance of 1840.62 feet to a point of intersection of the centerline of Salt Creek, as located as of the date of this survey; Thence South 37°50'32" East, a distance of 67.91 feet; Thence South 11°05'41" East, a distance of 62.07 feet; Thence South 22°19'29" West, a distance of 44.55 feet; Thence South 32°28'43" West, a distance of 124.55 feet; Thence South 28°25'37" East a distance of 156.40 feet; Thence South 03°36'48" West, a distance of 96.63 feet; Thence South 35°33'02" West, a distance of 83.95 feet; Thence South 83°56'59" West, a distance of 99.77 feet; Thence North 47°24'11" West, a distance of 289.50 feet; Thence North 76°59'35" West, a distance of 122.16 feet; Thence South 80°08'47" West, a distance of 94.73 feet; Thence South 06°57'04" East, a distance of 75.00 feet; Thence South 31°18'40" East, a distance of 399.21 feet; Thence South 23°06'44" East, a distance of 149.11 feet; Thence South 06°15'23" East, a distance of 143.54 feet; Thence South 35°46'26" West, a distance of 104.93 feet; Thence South 65°55'36" West, a distance of 125.66 feet; Thence North 72°50'26" West, a distance of 28.76 feet; Thence North 43°48'19" West, a distance of 68.32 feet; Thence North 06°51'47" West, a distance of 77.15 feet; Thence North 16°32'30" East, a distance of 139.74 feet; Thence North 12°53'46" West, a distance of 68.94 feet; Thence North 80°53'48" West, a distance of 60.49 feet; Thence South 68°58'28" West, a distance of 36.41 feet; Thence South 38°25'28" West, a distance of 88.41 feet; Thence South 48°13'26" West, a distance of 80.67 feet; Thence South 72°16'31" West, a distance of 72.43 feet; Thence North 71°22'05" West, a distance of 74.91 feet; Thence North 48°21'08" West, a distance of 150.87 feet; Thence North 80°02'58" West, a distance of 274.21 feet; Thence South 40°15'15" West, a distance of 113.15 feet; Thence South 03°28'27" West, a distance of 128.72 feet; Thence South 51°14'08" East, a distance of 112.83 feet; Thence North 83°09'33" East, a distance of 195.50 feet; Thence South 48°56'25" East, a distance of 62.18 feet; Thence South 17°01'06" East, a distance of 112.95 feet; Thence South 15°49'08" West, a distance of 96.32 feet; Thence South 64°08'39" West, a distance of 138.06 feet; Thence South 55°30'32" West, a distance of 61.42 feet; Thence South 03°44'41" East, a distance of 56.49 feet; Thence South 16°54'12" West, a distance of 130.47 feet; Thence South 35°29'26" West, a distance of 132.72 feet; Thence South 51°04'07" West, a distance of 206.30 feet; Thence South 45°41'26" West, a distance of 316.13 feet; Thence South 49°16'01" West, a distance of 145.54 feet; Thence South 60°28'06" West, a distance of 24.02 feet, to a point on said centerline of Salt Creek, and the West line of the Northeast Quarter of Section 19; Thence South 42°57'30" West, a distance of 173.06 feet; Thence South 74°27'38" West, a distance of 137.94 feet; Thence South 84°31'52" West, a distance of 44.14 feet; Thence South 73°12'05" West, a distance of 61.07 feet; Thence South 38°29'19" West, a distance of 57.11 feet; Thence South 31°54'34" East, a distance of 116.58 feet; Thence South 01°12'34" West, a distance of 75.65 feet; Thence South 34°36'28" West, a distance of 290.62 feet; Thence South 46°40'07" West, a distance of 168.26 feet; Thence South 20°28'59" West, a distance of 234.76 feet; Thence South 16°03'26" West, a distance of 56.14 feet; Thence South 78°15'57" West, a distance of 77.57 feet; Thence North 54°16'22" West, a distance of 58.84 feet; Thence North 08°25'01" West, a distance of 123.98 feet; Thence North 39°35'36" West, a distance of 315.39 feet; Thence on curve to the left, having a radius of 82.00 feet, a central angle of 111°07'13", a chord bearing of South 84°50'47" West, a chord distance of 135.25 feet; Thence South 29°17'11" West, a distance of 70.75 feet; Thence South 21°23'41" West, a distance of 150.29 feet to a point on the East line of Lot 11 Irregular Tract; Thence South 01°44'41" East, on said East line a distance of 1008.91 feet to a point on the North line of the former Missouri Pacific Railroad; Thence South 87°31'23" West, on said North right of way of the former Missouri Pacific Railroad, a distance of 1318.55 feet, to a point on the West line of the Southwest Quarter of Section 19; Thence North 01°22'15" West, on said West line a distance of 1284.30 feet, to the West One Quarter corner of Section 19; Thence North 01°22'46" West, on the West line of the Northwest Quarter, a distance of 2645.10 feet to the POINT OF BEGINNING, and containing a calculated area of 10,751,502.30 Square feet or 246.821 acres more or less.





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

September 1, 2005

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

RE: WHITETAIL RIDGE ADDITION
FINAL PLAT

Dear Marvin,

On behalf of Bruce Tiedeman, we are submitting the Final Plat for Whitetail Ridge Addition. We are creating 14 Single Family Acreage Lots and 2 outlots as per the County Preliminary Plat #05002 and County Special Permit #05010 of Whitetail Ridge.

An administrative amendment has been submitted to simplify the property line between the farming outlot and the residential lots. The property line between Lots 12 and 13 has been rotated to the south to allow Lot 13 to have adequate width in the backyard. A 30' water main easement has been shown adjacent to South 25th Street.

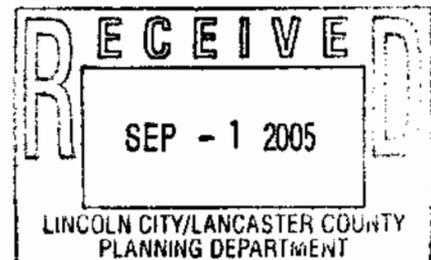
There are no other discrepancies between the approved plan and the submitted final plat.

Sincerely,

Brian D. Carstens

cc: Bruce Tiedeman

Enclosures: 16 Copies of Sheets 1 through 4 of 4
County Final Plat Application
County Final Plat Technical Checklist
Application Fee of \$475.00
8 1/2"x11" Reduction



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

TO: Mike DeKalb **DATE:** September 13, 2005

DEPARTMENT: Planning **FROM:** Chris Schroeder

ATTENTION: **DEPARTMENT:** Health

CARBONS TO: EH File **SUBJECT:** Whitetail Ridge

EH Administration FP #05095

The Lincoln-Lancaster County Health Department has reviewed the final plat application with the following noted:

- 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

September 14, 2005

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

RE: Whitetail Ridge

Dear Mike,

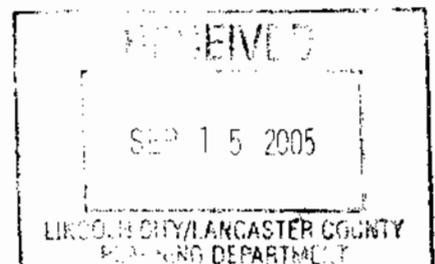
I have reviewed the subject plat and see that there are no easements along any exterior lot lines. I would appreciate seeing those added. Everything else appears to be OK.

Thanks for your cooperation.

Sincerely,

A handwritten signature in cursive script that reads "Rick Volmer".

Rick Volmer, Staking Engineer



Lancaster

DON R. THOMAS - COUNTY ENGINEER

County

Engineering

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR

Department

DATE: September 28, 2005

TO: Mike DeKaib
Planning Department

FROM: Larry V. Worrell 
County Surveyor

SUBJECT: WHITETAIL RIDGE FINAL PLAT

Upon review, this office has no direct objections to this submittal.

DP/pb
Barb/subdiv wkWhitetail Ridge Final Plat