

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: County Final Plat #01031, Hickman Ridge Estates **DATE:** November 8, 2001

PROPOSAL: A final plat consisting of thirty three lots.

WAIVER REQUEST: Waivers of street trees, street lighting, landscape screens, and sidewalks were approved in the preliminary plat.

LAND AREA: 123.62 acres, more or less.

CONCLUSION: This plat conforms to the approved preliminary plat and subdivision requirements. Some adjustments are required to meet the codes.

RECOMMENDATION:

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 6, Lot 11 and Lot 12 in the West ½ of Section 22, T8N, R7E, in the 6th P.M., Lancaster County, Nebraska.

LOCATION: Southeast corner of S. 68th Street & Roca Rd.

APPLICANT: Lyle Loth, ESP
601 Old Cheney Road, Suite A
Lincoln, NE 68512
(402) 421-2500

OWNER: South 68th Street L.L.C.
3901 Normal Blvd. Suite 203
Lincoln, NE 68506
(402) 436-3111

CONTACT: Lyle Loth

EXISTING ZONING: AGR Agriculture Residential

EXISTING LAND USE: Farmland with grading and roads in place.

SURROUNDING LAND USE AND ZONING:

North: Farmland and acreages, zoned AG Agriculture
South: Acreage subdivision, zoned RE Residential under Hickman's Jurisdiction
East: Two farmsteads, acreages and farmland, zoned AG and AGR
West: Scattered acreages and farmland, zoned AGR and AG

HISTORY:

This preliminary plat was approved by the County Board on January 30, 2001 and by the Planning Commission on November 29, 2000.
On Oct. 10th 2000, the City of Hickman approved a change of zone and the Hickman Ridge Estates Preliminary Plat for the area within their jurisdiction.
The Hickman zoning has been in place since 1976, but this area came into the one mile jurisdiction in 2000, due to annexation by Hickman.
The abutting subdivision to the south (Leisure Lake Estates) has zoning and platting approved by the City of Hickman and Lancaster County in 1991.
This was changed from AA Rural and Public Use to AG Agriculture in the 1979 zoning update.

UTILITIES: This is in the Lancaster Rural Water District. Rural Water is proposed.

TRAFFIC ANALYSIS: This is served by Roca Rd., and S.68th. Both are paved. This will tie into the gravel stub road of the existing subdivision to the south (Leisure Lake Estates).

PUBLIC SERVICE: This is in the Hickman Rural Fire District and the Norris School District. This is served by the Lancaster County Sheriffs Department. This is in the Norris Public Power District.

AESTHETIC CONSIDERATIONS: N/A

ALTERNATIVE USES: Continued farming.

ANALYSIS:

1. The Final Plat conforms to the approved preliminary plat except for noted revisions.
2. The County Engineer reports that some installed improvements need correction.
3. Revisions are required prior to scheduling to the County Board.
4. The City of Hickman must approve a portion of this plat in their jurisdiction. Scheduling to the County Board should be after Hickman approval.

CONDITIONS:

1. Prior to scheduling this final plat onto the County Board's agenda:

1.1 The Final Plat Mylar shall have the following changes made to it:

1.1.1 Add the area in square feet to each lot.

1.1.2 Provide a ½ inch margin on the drawing.

1.1.3 Number the page as one of one.

1.1.4 Make the survey check revisions.

1.1.5 Revise the surveyors certificate to include;

1.1.5.1 Permanent monuments have been placed at each of the final plat corners of the periphery of the subdivision, on the centerline at each street intersection and at each point of tangency and curvature.

1.1.5.2 Metal stakes have been place at each lot corner and block corner as required by Section 8.06 of the Lancaster County Land Subdivision Regulations.

1.1.6 Add the surveyors address beneath the surveyors signature block.

1.1.7 Revise the Plat sheet to a 16 X 24 inch sheet.

1.1.8 Revise lots 9,10,11 and 14 to provide the required minimum frontage of 175' for Lot 9 and adjust Lots 9 and 10 so Lot 9 is not a double frontage lot.

1.1.9 Provide a corrected Mylar signed in black opaque ink and six copies to the Planning Department.

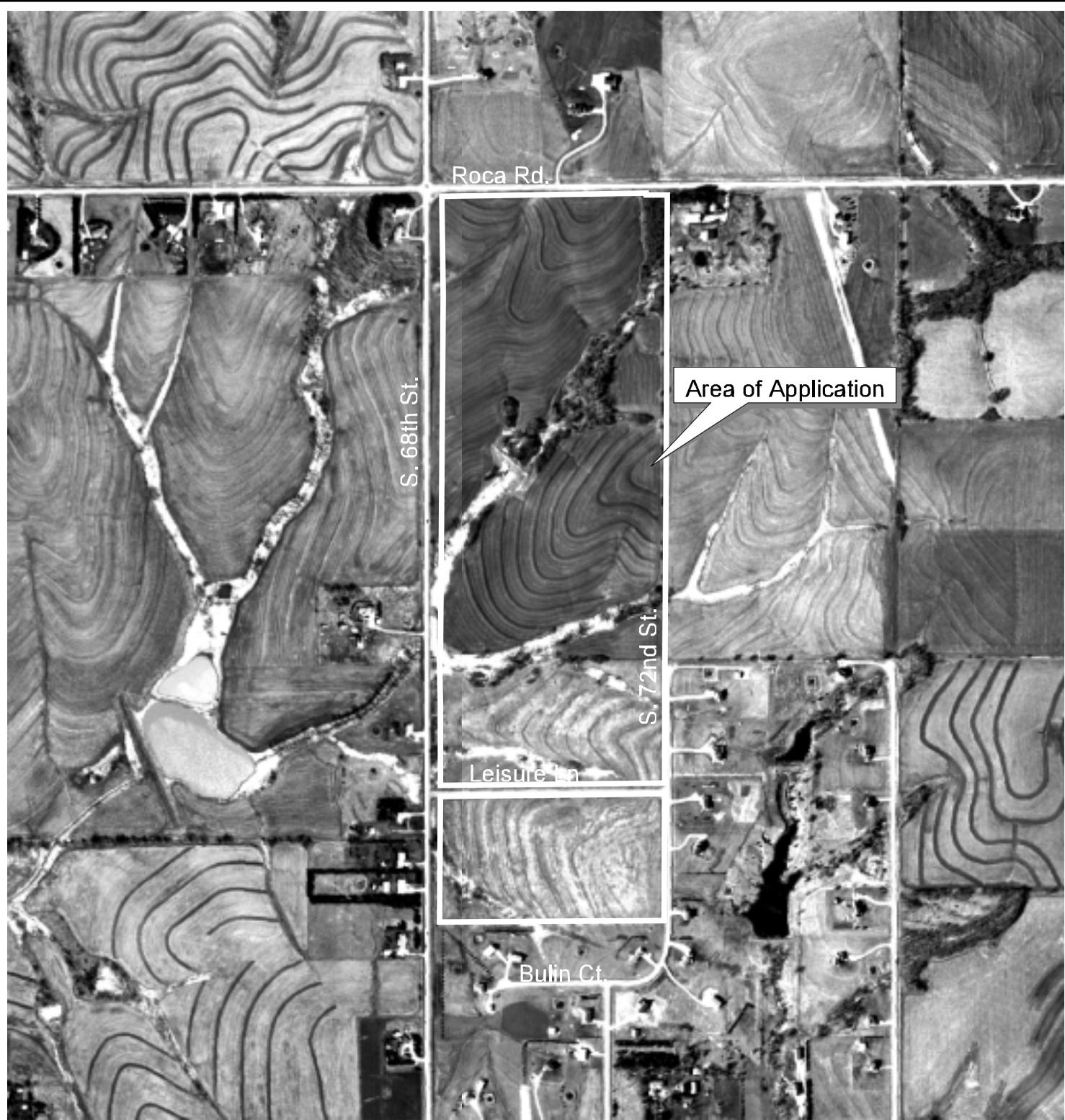
1.2 The City of Hickman must approve the Final Plat.

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.
- 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 To relinquish the right of direct vehicular access to Roca Road except for Hickman Ridge Road and to South 68th except for Leisure Lane.
- 2.7 To comply with the provisions of the Land Subdivision Resolution regarding land preparation.
- 2.8 To maintain County roads until the County Board specifically accepts the maintenance.

Mike DeKalb, AICP
Planner



Roca Rd.

S. 68th St.

Area of Application

S. 72nd St.

Leisure Ln

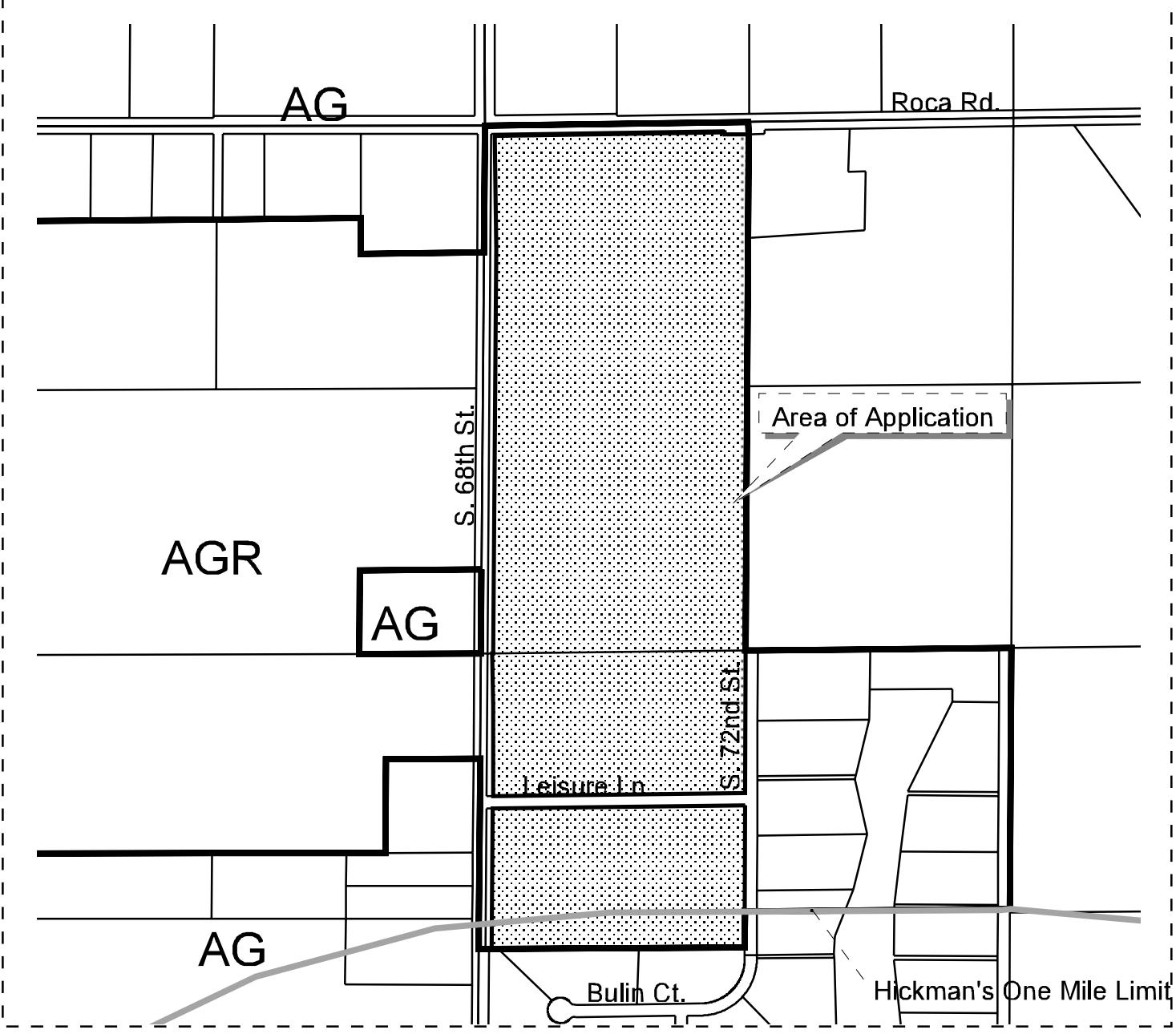
Bulin Ct.

**County Final Plat #01031
S. 68th & Martell Rd.
Hickman Ridge Estates**



Photograph Date: 1999

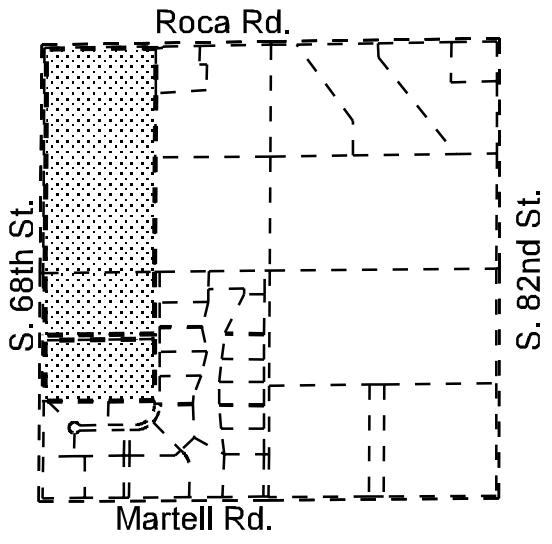
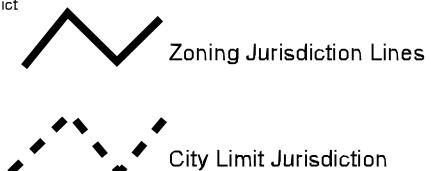
Lincoln City - Lancaster County Planning Dept.



County Final Plat #01031
S. 68th & Martell Rd.
Hickman Ridge Estates

- 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. 22 T8N R7E



OCT 15 2001

HICKMAN RIDGE ESTATES BASED ON COUNTY PRELIMINARY PLAT NO.0018

CURVE DATA TABLE

Ⓐ R · 530.00' Δ · 45°00'00" L · 416.26'	Ⓒ R · 266.36' Δ · 47°09'27" L · 191.33'	Ⓔ R · 312.85' Δ · 52°30'00" L · 286.67'
Ⓓ R · 257.38' Δ · 47°30'00" L · 213.58'	Ⓕ R · 490.00' Δ · 47°30'00" L · 406.23'	Ⓖ R · 250.00' Δ · 90°00'00" L · 392.77'

SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and staked out the foregoing plat of "HICKMAN RIDGE ESTATES", a final plat of lots 6, 11 and 12, located in the W 1/2 of Section 22, T. 8 N., R. 7 E., of the 6th P.M., Lancaster County, Nebraska, described as follows:

Beginning at the extending thence N 00° Thence N 90° 00' Thence S 00° 29' Thence W 90° 00' Thence S 00° 29' Thence S 00° 25' Thence N 89° 56' Thence N 00° 00' beginning containing all dimensions otherwise, and are in

Signed this _____

LYNN L. LOHN, L.S., 31
LIEN-HOLD

The undersigned the real property described in the foregoing plat of "HICKMAN RIDGE ESTATES", libel recorded in the office of Lancaster County, Neb. thereinafter, "Lien", of and subgrantee of electric, cable TV, gas, water and sewerage, all shown on the plat, and the undersigned confirms that has not assigned the Pinnacle Bank

Title

The foregoing, described in the Subsequent and in accordance with the consent of the owner and the acceptorship to the Lot Time Warner Entertainment Co., Lincoln Electric allow entry for the replacement, repair, conduits, fixtures, distribution of wire television, water and all appliances shown on the plat, building, structure, easement shown thereon, Lancaster County, Nebraska, for the use of vegetation over.

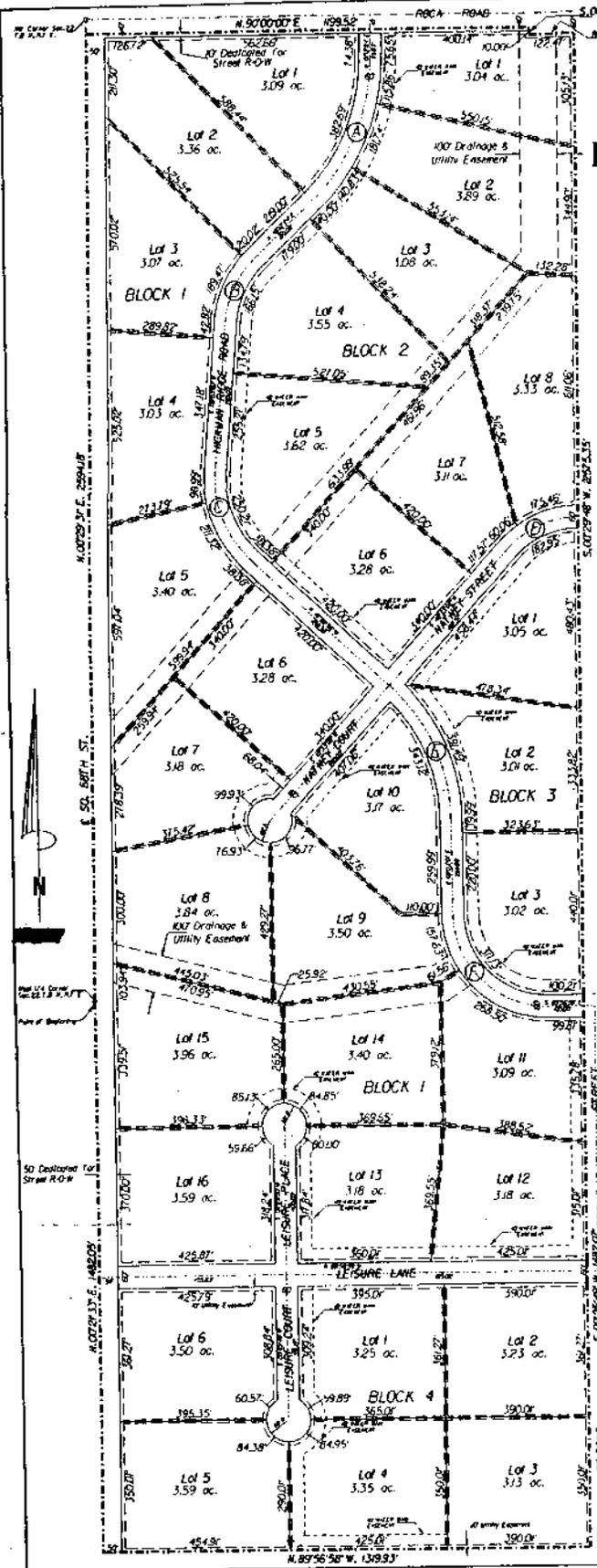
The streets on Direct vertical hereby ratified Road.

WITNESS MY HAND THIS _____
Representative, "SO."

STATE OF NEBRASKA
COUNTY OF LANCASTER
this _____ day of _____
South 80th Street LL

NOTARY PUBLIC
The Lancaster County final plat and occur this _____ day of _____

ATTEST:
COUNTY CLERK
The Lincoln Lancaster final plat and occur this _____ day of _____



**County Final Plat #01031
S. 68th & Martell Rd.
Hickman Ridge Estates**

Lancaster

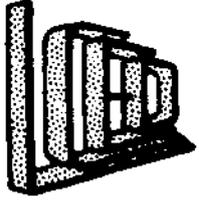
County

Engineering

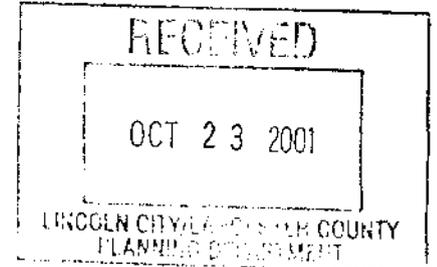
Department

DON R. THOMAS - COUNTY ENGINEER

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR



October 22, 2001



Lyle Loth
E.S.P.
601 Old Cheney Road - Suite "A"
Lincoln, Nebraska 68512

RE: HICKMAN RIDGE ESTATES

Dear Lyle:

On October 19, 2001, a field inspection was made of referenced development by this office and the following items need attention:

- 1) The shoulder width should be 4.0'. In many areas, the shoulder is less than 4.0'.
- 2) The radius on the returns at South 68th Street and Roca Road are not 50.0'.
- 3) The intersection of South 72nd Street and Leisure Lane needs regrading to match the new asphalt in Leisure Lane.
- 4) South 72nd Street between Hickman Ridge Road and Leisure Lane needs reshaping and cleaning.
- 5) All existing driveways on South 68th Street shall be removed.
- 6) The temporary turnaround on Darrell Street requires a 22.0' Type III barricade.
- 7) A portion of the back slope along the south side of Darrell Street appears to be steeper than 3:1.
- 8) The asphalt of Hickman Ridge Road was extended into South 72nd Street and shall be removed.

Please inform this office when these items are corrected.

Sincerely,

Larry V. Worrell
County Surveyor

cc: Mike DeKalb, Planning Dept.

LWW/DP/cm

SUBDIV.WK/Hickman Ridge Estates/Field Inspection.Ltr

FAX * (402) 441-8692

444 CHERRYCREEK ROAD, BLDG. C

LINCOLN, NEBRASKA 68528

(402) 441-7681