



LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT
FROM THE LINCOLN/LANCASTER COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
555 S. 10TH STREET, SUITE 203, LINCOLN, NE 68508

APPLICATION NUMBER
Special Permit #26009

FINAL ACTION?
Yes

DEVELOPER/OWNER
Lucas C Burbach

PLANNING COMMISSION HEARING DATE
March 18, 2026

RELATED APPLICATIONS
MISC26002

PROPERTY ADDRESS/LOCATION
W Branched Oak Rd east of NW
140th St

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request for a Special Permit for the Blackhorn Reserve Community Unit Plan (CUP) on approximately 80 acres with a total of five acreage lots between 3 and 5 acres in size. The location is adjacent to Branched Oak State Recreation Area in northwestern Lancaster County along W Branched Oak Road. The zoning is AG Agricultural. The proposed lots will be accessed from a private roadway within the CUP.

MISC26002 is the related plat vacation application to vacate The Preserve at Branched Oak Addition, an AG Preservation plat.



JUSTIFICATION FOR RECOMMENDATION

The proposal meets the intent of a rural cluster subdivision under the AG zoning of the Lancaster County Zoning Regulations. The preservation of open space and clustering of lots meet the goals of development in the agricultural area of the County.

APPLICATION CONTACT

Noah Chesnut, (402) 413-1038 or
noah@regaeng.com

STAFF CONTACT

George Wesselhoft, (402) 441-6366 or
gwesselhoft@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The special permit for a Community Unit Plan is in conformance with the 2050 Comprehensive Plan. The clustering of lots to preserve open space and agricultural land is a goal of the Comprehensive Plan.

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

Figure GF.b: 2050 - This site is shown as future agricultural on the 2050 Future Land Use Plan.

Land Use Plan – Agricultural. Land principally in use for agricultural production and compatible industries like solar and wind energy production. Agricultural land may be in transition to more diversified agribusiness ventures such as growing and marketing of products (e.g., horticulture, silviculture, aquaculture) on site. Some land in the Agricultural category may be enrolled in voluntary preservation programs such as the USDA Conservation Reserve Program (CRP).

Fundamentals of Growth in Lancaster County

The Rural Environment. Focus on agriculture. Rural areas should be preserved for agriculture, a limited supply of low density residential, and other compatible land uses. Acknowledge the fundamental "right to farm" in agriculture districts.

ANALYSIS

1. This request is for a Special Permit for the Blackhorn Reserve Community Unit Plan (CUP) to allow for a total of five acreage lots on approximately 80 acres located adjacent to Branched Oak Lake. This location is approximately one mile east of NW 140th Street on the north side of W Branched Oak Road. The zoning is AG Agricultural. Potable water will be provided by individual wells with individual wastewater systems for each lot. The lots will be between 3 and 5 acres in size. Access will be provided by a private roadway that will connect to W Branched Oak Road. The applicant had included a request for a waiver from block length requirement; however, this is not needed as the property abuts the State property of Branched Oak Lake except to the west, and the proposed private street is directly adjacent to the private property to the west.
2. The Community Unit Plan density requirements for Lancaster County is 1 dwelling unit per 20 acres for AG zoning which allows four units, but the CUP qualifies for a 25% bonus for 70% open space preservation for a total of five units maximum density. In this case, 74% of the total CUP area will be open space.
3. Three outlots are proposed. Outlot A which will comprise 59.98 acres for open space and agricultural uses, Outlot B comprising 2.45 acres for blanket access easement for the private roadway and Outlot C consisting of 0.01 acres for development sign.
4. This area is beyond Tier III in the 2050 Comprehensive Plan in northwestern Lancaster County. Tier III is for Lincoln's longer term growth potential, beyond 50 years. No planning of urban utilities or service delivery is anticipated. Therefore, future land uses should be those allowed under AG zoning.
5. Branched Oak State Recreation Area includes 1,800 acres of water, along with campsites, swimming beaches, hiking trails, equestrian campground and marina. The proposed CUP borders the recreation area on the north, east and south side across W Branched Oak Road.
6. Given the site's adjacency to Branched Oak Lake and the recreational uses there, the applicant coordinated with the Nebraska Game and Parks Commission. The developer agreed to a 600-foot non-buildable setback along the north lot line of the property to address adjacent recreational uses with no additional setback beyond the zoning requirements for the east property line. It was noted that there are competitive dog events north and east of the CUP boundary. The developer intends to inform prospective buyers about the

competitive dog events occurring to the north and east. The non-buildable setback along the north lot line overlaps Outot A which is designated for open space and agricultural uses.

7. The application submittal included well data for registered wells that are within the vicinity of the proposed CUP and a groundwater report. This is a requirement of the preliminary plat regulations to have a water study for the AG CUP development. The groundwater data indicates there is adequate groundwater and the proposed five new dwelling lots with the CUP will not negatively affect the existing groundwater supply.
8. The Comprehensive Plan states that proposals for acreage development should be evaluated on factors such as:
 - a. Paved roads: The site is located adjacent to W Branched Oak Road which is a paved county road. All five of the CUP lots will be accessed from an interior private street that is north-south primary street for the CUP. This street is in the same location as the 60' public access and utility easement that was established with the Ag Preservation plat that is to be vacated with MISC26002.
 - b. Adequate water quality and quantity: The ground water analysis report indicates that adequate water quantity should be available to support individual domestic water wells within this proposed development. However, Health Department noted that the proposed lots are not located within a known groundwater reservoir area, so the developer should consider drilling test wells on individual lots to confirm that adequate quantity of water is available to support domestic needs. This is a recommendation for developer consideration and not a requirement.
 - c. Soil conditions for on-site wastewater: LLCHD did not comment regarding any concerns about the soils. The wastewater will be handled by means of individual systems.
 - d. Emergency services: These services are provided by the Lancaster County Sheriff and Malcolm Fire District.
 - e. Pattern of existing acreages: There are only a few homes in the vicinity. This is due to Nebraska Game and Parks Commission ownership of most of the surrounding property for Branched Oak Lake. The nearest existing homes include one home approximately ½ mile to the west on W Branched Oak Lake Rd and one home about ½ mile away to the west on NW 140th Street. The adjacent neighboring properties are either State Recreation Area or agricultural use.
10. The proposed development meets the goals of the Comprehensive Plan of clustering lots while preserving agricultural land and grouping acreages together.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: Undeveloped Lots, Outlot for Agricultural Use AG Agricultural

SURROUNDING LAND USE & ZONING

North: Open Space (Branched Oak Lake)	AG Agricultural
South: Open Space (Branched Oak Lake)	AG Agricultural
East: Open Space (Branched Oak Lake)	AG Agricultural
West: Agricultural	AG Agricultural

APPROXIMATE LAND AREA: 80.0 Acres

LEGAL DESCRIPTION: Lots 1-4, Outlots A and B, The Preserve at Branched Oak Addition, located in the SE ¼ of Section 30-12-05

Prepared by George Wesselhoft, Planner
(402) 441-6366 or gwesselhoft@lincoln.ne.gov

Date: March 5, 2026

Applicant/
Contact: Noah Chesnut, REGA Engineering

Owner: Lucas C Burbach

<https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/SP/26000/SP26009 Blackhorn Preserve.gjw.docx>

CONDITIONS OF APPROVAL – SPECIAL PERMIT #26009

Per Article 14 of the Lancaster County Zoning Regulations this approval permits a Community Unit Plan with 5 dwelling units.

Site Specific Conditions:

1. The County Board approves associated request:
 - 1.1 Miscellaneous 26002 plat vacation of The Preserve at Branched Oak Addition.
2. Before a final plat is approved the permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including **3** copies with all required revisions and documents as listed below:
 - 2.1 Revise Special Permit number to SP26009.
 - 2.2 Show building setback lines for all lots.
 - 2.3 Change street name to NW 127th and with a cul de sac suffix.
 - 2.4 Remove the one listed waiver.
 - 2.5 Identify use of Outlot C for Development Sign.
 - 2.6 Add 10 ft utility easement to all four property lines of each lot.
 - 2.7 In the General Notes, add a statement, “The existing ditch/drainageway along W Branched Oak Road, previous constructed, will be regraded to meet Lancaster County Design Standards”.
 - 2.8 Rectify survey information for Lot 5 so that it closes.
 - 2.9 Provide additional drainage information per 2/26/2026 County Engineer comments.
 - 2.10 Revise the private roadway profile to show the required -2.00% slope away from Branched Oak Road.
 - 2.11 Show a minimum sight distance of 495 feet west and 250 feet east of the proposed roadway on the West Branched Oak Road profile,
 - 2.12 Clarify proposed grading on Lot 17, which is outside the limits of the CUP.
 - 2.13 Revise plat to show the cul-de-sac at the northern end of the private street entirely within the private roadway outlot.
 - 2.14 Revise the overlapping contours on Sheet 4, just below the circled “B” marked 1330 and 1325.
3. Final plat(s) is/are approved by the County.

If any final plat on all or a portion of the approved community unit plan is submitted five (5) years or more after the approval of the community unit plan, the county may require that a new community unit plan be submitted, pursuant to all the provisions of Article 14. A new community unit plan may be required if the

subdivision ordinance or the required improvements have been amended by the county; and as a result, the community unit plan as originally approved does not comply with the amended rules and regulations.

Before the approval of a final plat, the private roadways, land preparation and grading, sediment and erosions control measures and street name signs, must be completed. The improvements must be completed in conformance with adopted design standards and within the time period specified in the Lancaster County Subdivision Regulations.

Before the approval of a final plat, the existing ditch that was constructed along the north side of Branched Oak Road as part of the plat “The Preserve at Branched Oak” must be regraded to match the typical Lancaster County roadway cross section.

Standard Conditions:

4. The following conditions are applicable to all requests:
 - 4.1 Before occupying the dwelling units all development and construction shall substantially comply he approved plans.
 - 4.2 All privately-owned improvements shall be permanently maintained by the Permittee or an appropriately established homeowners association approved by the City.
 - 4.3 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters be in substantial compliance with the location of said items as shown on the approved site plan.
 - 4.4 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.
 - 4.5 Permittee should obtain a certified copy of this resolution from the County Clerk’s Office and file it with the Register of Deeds Office.

BLACKHORN PRESERVE
COMMUNITY UNIT PLAN / SPECIAL PERMIT #261009
RAYMOND, NEBRASKA

SHEET LEGEND:

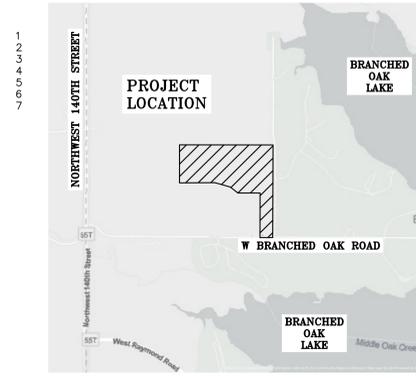
SITE PLAN
EXISTING GRADING AND DRAINAGE PLAN
PROPOSED GRADING AND DRAINAGE PLAN NORTH
PROPOSED GRADING AND DRAINAGE PLAN SOUTH
EROSION CONTROL PLAN
EROSION CONTROL NOTES
PLAN AND PROFILE



SCALE 1" = 120'

LEGEND

- C.U.P. BOUNDARY
- SECTION LINE
- SETBACK LINE
- EASEMENT LINE
- ROADWAY CENTERLINE



VICINITY MAP
SEC.30, TN12N, R5E



GENERAL NOTES:

- THIS COMMUNITY UNIT PLAN CONTAINS 80.01 ACRES AND PERMITS 5 SINGLE FAMILY ACREAGE LOTS.
- THE CURRENT ZONING IS AG.
- THE HEIGHT, AREA AND SETBACK REGULATIONS SHALL COMPLY WITH LANCASTER COUNTY AGR DISTRICT ZONING REGULATIONS.
- ALL LOTS SHALL MAKE USE OF INDIVIDUAL WATER WELLS FOR POTABLE WATER SUPPLY. INDIVIDUAL WATER WELLS FOR EACH LOT TO BE CONSTRUCTED IN SUCH A MANNER THAT AN ADEQUATE SUPPLY OF POTABLE WATER MEETING THE CURRENT STANDARDS OF THE DEPARTMENT OF HEALTH OF THE STATE OF NEBRASKA FOR DRINKING PURPOSES IS AVAILABLE TO EVERY LOT WITHIN THE SUBDIVISION AT THE TIME IMPROVEMENTS ARE ERRECTED THEREON. ALL WATER WELLS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE HEALTH DEPARTMENT.
- ALL LOTS TO HAVE THEIR OWN INDIVIDUAL SEPTIC SYSTEM TO BE LOCATED ON THE INDIVIDUAL LOTS AND SHALL BE APPROVED BY THE LANCASTER COUNTY HEALTH DEPARTMENT. IF PERCOLATION TEST DOES NOT PERMIT SUB SURFACE FIELDS, LAGOONS SHALL BE INSTALLED.
- ALL DRIVEWAY ACCESS APPROACHES TO THE PROPOSED PRIVATE ROADWAY SHALL BE CONSTRUCTED ACCORDING TO LANCASTER COUNTY ENGINEERING DEPARTMENT GUIDELINE STANDARDS.
- INTERSECTION RADII TO BE 30' UNLESS OTHERWISE NOTED.
- ALL INTERSECTION ANGLES SHALL BE 90° ± 10' UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS ARE BASED ON NAVD 1988.
- LOT DIMENSIONS ARE APPROXIMATE AND MAY VARY AT THE TIME OF FINAL PLAT.
- LOCATIONS AND DISTANCE OF UTILITY EASEMENTS TO BE DETERMINED AT TIME OF FINAL PLAT.
- EACH LOT SHALL BE LIMITED TO ONE RESIDENTIAL ACCESS AND ONE ACCESSORY DRIVE ONTO THE PROPOSED PRIVATE ROADWAY.
- DIRECT VEHICULAR ACCESS TO WEST BRANCHED OAK ROAD IS HEREBY RELINQUISHED EXCEPT FOR PROPOSED PRIVATE ROADWAY.
- DEVELOPER SHALL INSTALL STREET SIGNS AS REQUIRED BY LANCASTER COUNTY STANDARDS.
- THE DEVELOPER SHALL CONSTRUCT AND SURFACE THE PROPOSED PRIVATE ROADWAY PER LANCASTER COUNTY STANDARDS. THE COUNTY SHALL BE NOTIFIED PRIOR TO THE LAYING OF THE GRAVEL.
- GRADING SHALL EXTEND AROUND ALL CUL-DE-SACS. THE DEVELOPER SHALL NOTIFY ALL PURCHASERS THAT DITCHES MAY NOT BE FILLED IN.
- ALL CULVERTS SHALL HAVE A FLARED END SECTION. GRADING SHALL BE CONSTRUCTED TO ALLOW FOR PROPER DRAINAGE THROUGH CULVERTS.
- PERMANENT EASEMENTS SHALL BE SHOWN ON FINAL PLAT FOR CULVERTS THAT EXTEND PAST RIGHT-OF-WAY.
- ALL ROADWAYS TO BE PRIVATE, AND MAINTENANCE IS TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- DEVELOPMENT SIGNS NEED NOT BE SHOWN ON THIS PLAN. DEVELOPER IS RESPONSIBLE FOR ENSURING COMPLIANCE WITH CHAPTER 27.69 OF THE LINCOLN ZONING ORDINANCE, AND MUST BE APPROVED BY PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION. TRAFFIC SIGNS SHALL BE PROVIDED AND INSTALLED BY DEVELOPER.
- THE DEVELOPER IS REQUIRED TO PROVIDE ALL TESTING RELATED TO IMPROVEMENT INSTALLATION IN COMPLIANCE WITH LANCASTER COUNTY DESIGN STANDARDS AND LANCASTER COUNTY ENGINEERING DEPARTMENT SHALL RECEIVE REPORTS OF ALL TESTS RESULTS FOR GRADE, COMPACTION AND LOAD TICKET REPORTS TO VERIFY QUANTITY OF ROCK AND GRAVEL ROAD SURFACE MATERIAL INSTALLED.
- THE DEVELOPER AGREES TO INSTALL THE NECESSARY EROSION SEDIMENT CONTROL MEASURES AND SHALL CONFORM TO THE LANCASTER COUNTY DESIGN STANDARDS.
- ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER.

ENGINEERS CERTIFICATE:

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEBRASKA. THESE PLANS MEET THE REQUIREMENTS OF THE CITY ENGINEERS OFFICE DESIGN REQUIREMENT..

SIGNED THIS _____ DAY OF _____, 2026

NATHANIEL BURNETT E-15612

SURVEYORS 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.

SIGNED THIS _____ DAY OF _____, 2026

KYLE E. CATT LS 609

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30 TOWNSHIP 12 NORTH RANGE 05 EAST OF THE 6TH / PRINCIPAL MERIDIAN, LANCASTER COUNTY NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER, THENCE ON THE SOUTH LINE OF SAID QUARTER N89° 53' 54"W A DISTANCE OF 360.12' TO A POINT ON THE SAID SOUTH LINE; THENCE N00° 13' 02"E A DISTANCE OF 1271.67'; THENCE N89° 53' 58"W A DISTANCE OF 628.24'; THENCE N57° 48' 36"W A DISTANCE OF 79.53'; THENCE N40° 49' 36"W A DISTANCE OF 14.13'; THENCE N28° 05' 11"E A DISTANCE OF 240.62'; THENCE N61° 24' 35"W A DISTANCE OF 183.85'; THENCE N89° 56' 54"W A DISTANCE OF 31.50'; THENCE N89° 56' 40"W A DISTANCE OF 1426.98' TO A POINT ON THE WEST LINE OF SAID QUARTER; THENCE ON SAID LINE N00° 04' 36"E A DISTANCE OF 1001.76' TO THE NORTHWEST CORNER OF SAID QUARTER; THENCE ON THE NORTH LINE OF SAID QUARTER S89° 56' 07"E A DISTANCE OF 2643.31' TO THE NORTHEAST CORNER OF SAID QUARTER; THENCE ON THE EAST LINE OF SAID QUARTER S00° 12' 49"W A DISTANCE OF 2645.82' TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 3,485,279 SQ. FEET OR 80.01 ACRES, MORE OR LESS.

C.U.P. CALCULATIONS:

AC ZONING
TOTAL AREA = 80.01 ACRES
OPEN SPACE = 59.98 ACRES

OPEN SPACE = 74.97% OF TOTAL

25% DWELLING UNIT BONUS

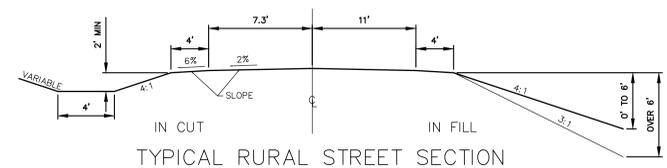
79.59 / 20 = 4 UNITS

4 UNITS * 25% BONUS = 1 UNIT

4 UNITS + 1 UNIT = 5 DWELLING UNITS

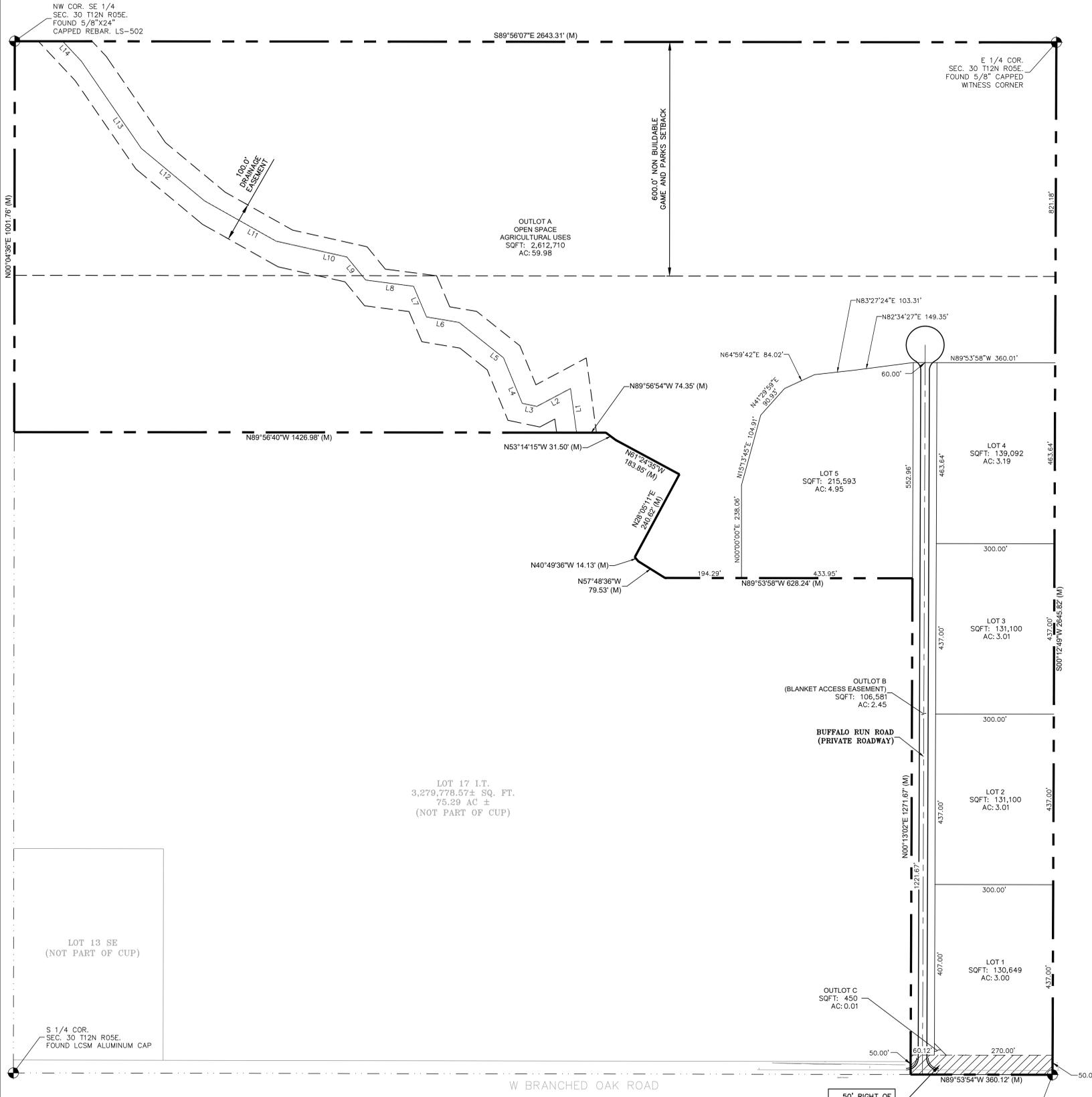
DRAINAGE EASEMENT METES AND BOUNDS:

Line #	Direction	Length
L1	N07°42'38"W	114.09'
L2	S61°42'59"W	97.02'
L3	N78°00'46"W	37.88'
L4	N22°08'19"W	126.02'
L5	N51°11'59"W	144.84'
L6	N80°22'12"W	83.66'
L7	N22°45'48"W	85.11'
L8	N82°31'01"W	122.59'
L9	N38°55'12"W	76.14'
L10	N77°16'42"W	183.86'
L11	N60°24'20"W	208.85'
L12	N50°01'48"W	209.49'
L13	N34°14'39"W	270.24'
L14	N42°49'45"W	69.80'



WAIVERS:

- BLOCK LENGTH AND CROSS WALK (COUNTY SUBDIVISION REGULATIONS, CHAPTER 4, SECTION 4.07)



SECTION CORNER INFORMATION

- | | | | |
|--|---|---|--|
| E 1/4 COR. SEC-30-T12N-R05E:
FOUND 5/8" REBAR W/CAP (WITNESS CORNER SOUTH 15.00' OF TRUE POSITION - TIES TO WITNESS)
1) N 30.00' TO 5/8" REBAR W/CAP
2) NE 100.95' TO 3/4" PIPE W/CAP HYDRANT.
3) ESE 104.17' TO 5/8" REBAR | SE COR. SEC-30-T12N-R05E:
FOUND LCSM ALUM. CAP
1) S 32.72' TO 1/2" CAP
2) SW 77.15' TO MAG NAIL IN TOP OF CONC. WITNESS MON. + ON CONC. PAD FOR HYDRANT.
3) NNE 65.80' TO 5/8" REBAR | S 1/4 COR. SEC-30-T12N-R05E:
FOUND LCSM ALUM. CAP
1) N 32.69' TO MAG NAIL IN TOP OF CONC. WITNESS MON.
2) N 32.79' 5/8" REBAR | NW COR. OF SE 1/4 SEC-30-T12N-R05E:
FOUND 5/8"x24" CAPPED REBAR (LS-502)
1) NNW 8.60' TO MAG NAIL IN TOP FF
2) SE 10.81' TO NAIL IN 8" DEC. TREE |
|--|---|---|--|

PROJECT
251347

REGA ENGINEERING
601 OLD CHENEY RD., SUITE A
LINCOLN, NEBRASKA 68512
(402) 484.7342

- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING
- IRRIGATION

ISSUED FOR	DATE
PLANNING SUBMITTAL	02/18/26

BLACKHORN PRESERVE
COMMUNITY UNIT PLAN / SPECIAL PERMIT #261009
SITE PLAN
NORTH 126TH STREET AND WEST BRANCHED OAK ROAD
RAYMOND, NE

DATE: 02/18/2026
DESIGNED BY: NBC
DRAWN BY: NBC
CHECKED BY: NB

PRELIMINARY
NOT FOR CONSTRUCTION

REGA ENGINEERING GROUP INC.
NE. STATE CERTIFICATE OF AUTHORIZATION CA-1678

SHEET NO.
1 of 7

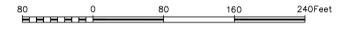
OWNERS & DEVELOPERS: ENGINEER & PREPARER:
LUCAS C BURBACH
2020 ATLAS AVE
LINCOLN, NE 68512
PHONE: 402-202-2436

REGA ENGINEERING
601 OLD CHENEY ROAD
LINCOLN, NE 68512
CONTACT: NATHANIEL BURNETT
PHONE: 402-484-7342

BLACKHORN PRESERVE
 COMMUNITY UNIT PLAN / SPECIAL PERMIT #261009
 RAYMOND, NEBRASKA

LEGEND

- C.U.P. BOUNDARY
- - - 1350 --- EXISTING MAJOR CONTOURS
- - - EXISTING MINOR CONTOURS
- 1350 — PROPOSED MAJOR CONTOURS
- - - PROPOSED MINOR CONTOURS
- - - DRAINAGE BASIN BOUNDARY
- FLOW PATH
- DIRECTION OF FLOW



PROJECT
251347

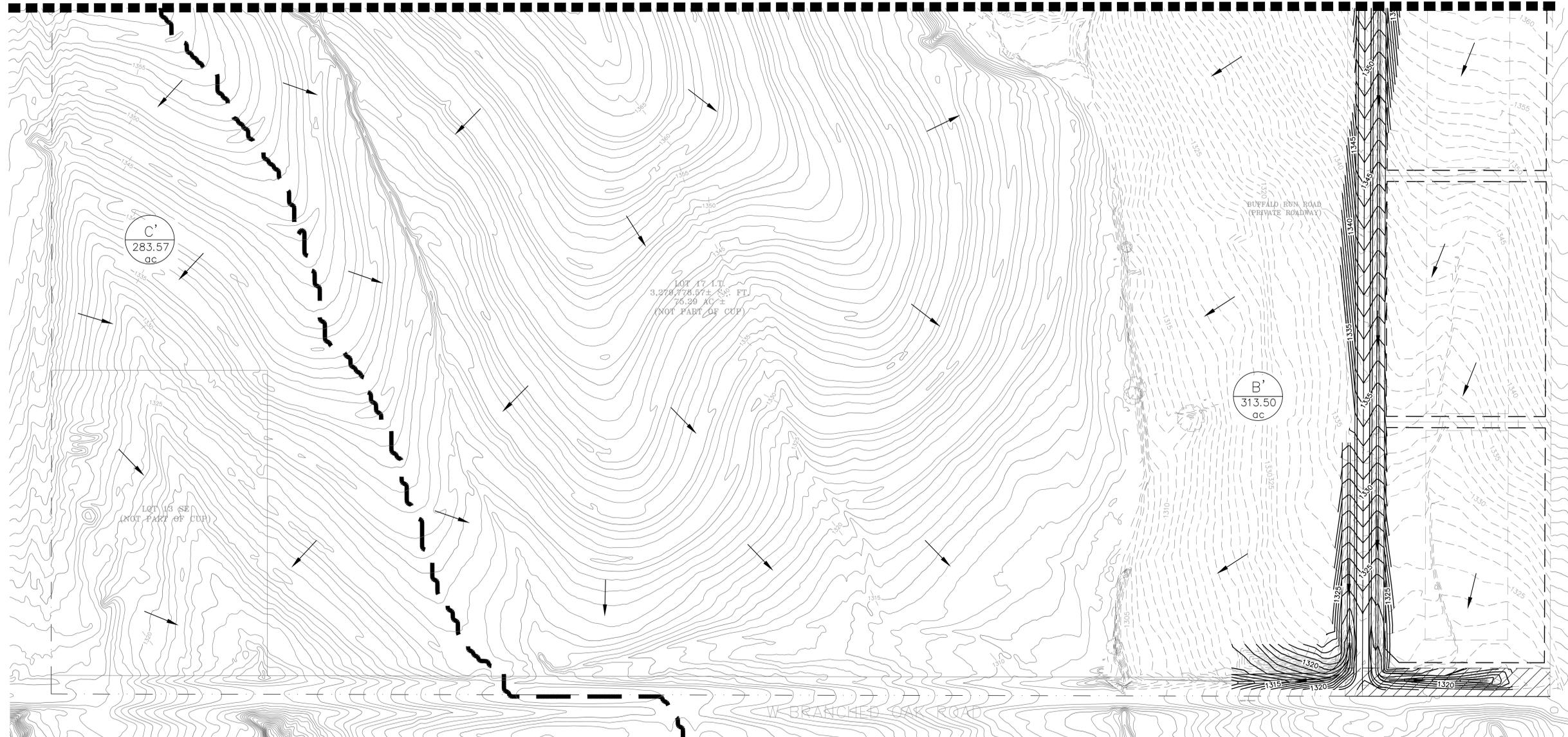
REGA ENGINEERING

601 OLD CHENEY RD., SUITE A
 LINCOLN, NEBRASKA 68512
 (402) 484.7342

- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING
- IRRIGATION

ISSUED FOR	DATE
PLANNING SUBMITTAL	02/18/26

MATCHLINE SEE SHEET 3



BLACKHORN PRESERVE
 COMMUNITY UNIT PLAN / SPECIAL PERMIT #261009
 PROPOSED GRADING & DRAINAGE PLAN SOUTH
 NORTH 126TH STREET AND WEST BRANCHED OAK ROAD
 RAYMOND, NE

EXISTING DRAINAGE CALCULATIONS:

A	B	C
DRAINAGE AREA = 170.25 ACRES	DRAINAGE AREA = 313.50 ACRES	DRAINAGE AREA = 283.57 ACRES
CN = 73	CN = 77	CN = 76
TC = 110.12 MIN.	TC = 221.06 MIN.	TC = 266.89 MIN.
Q ₂ = 47 CFS	Q ₂ = 67 CFS	Q ₂ = 50 CFS
Q ₁₀ = 107 CFS	Q ₁₀ = 140 CFS	Q ₁₀ = 105 CFS
Q ₁₀₀ = 252 CFS	Q ₁₀₀ = 306 CFS	Q ₁₀₀ = 234 CFS
LAND USE	LAND USE	LAND USE
UNDEVELOPED, GRASSLAND/ HSG C	AGRICULTURAL, CULTIVATED CROPS/ HSG C	AGRICULTURAL, CULTIVATED CROPS/ HSG C
UNDEVELOPED, DECIDUOUS FOREST/ HSG C	UNDEVELOPED, GRASSLAND/ HSG C	UNDEVELOPED, GRASSLAND/ HSG C
OPEN WATER/ HSG C	DEVELOPED, OPEN SPACE/ HSG C	DEVELOPED, OPEN SPACE/ HSG C
	OPEN WATER/ HSG C	OPEN WATER/ HSG C

PROPOSED DRAINAGE CALCULATIONS:

A'	B'	C'
DRAINAGE AREA = 170.25 ACRES	DRAINAGE AREA = 313.50 ACRES	DRAINAGE AREA = 283.57 ACRES
CN = 73	CN = 78	CN = 77
TC = 110.12 MIN.	TC = 221.06 MIN.	TC = 266.89 MIN.
Q ₂ = 47 CFS	Q ₂ = 70 CFS	Q ₂ = 50 CFS
Q ₁₀ = 107 CFS	Q ₁₀ = 143 CFS	Q ₁₀ = 105 CFS
Q ₁₀₀ = 252 CFS	Q ₁₀₀ = 310 CFS	Q ₁₀₀ = 234 CFS
LAND USE	LAND USE	LAND USE
UNDEVELOPED, GRASSLAND/ HSG C	AGRICULTURAL, CULTIVATED CROPS/ HSG C	AGRICULTURAL, CULTIVATED CROPS/ HSG C
UNDEVELOPED, DECIDUOUS FOREST/ HSG C	UNDEVELOPED, GRASSLAND/ HSG C	UNDEVELOPED, GRASSLAND/ HSG C
OPEN WATER/ HSG C	DEVELOPED, OPEN SPACE/ HSG C	DEVELOPED, OPEN SPACE/ HSG C
	OPEN WATER/ HSG C	OPEN WATER/ HSG C
	3 ACRE LOTS, 4% IMP. LOTS, HSG C	

DATE: 02/18/2026
 DESIGNED BY: NBC
 DRAWN BY: NBC
 CHECKED BY: NB



REGA ENGINEERING GROUP INC.
 NE. STATE CERTIFICATE OF AUTHORIZATION CA-1678



February 18, 2026

David Cary
George Wesselhoft, Planner II
City of Lincoln Planning Department
555 South 10th Street, Suite 213
Lincoln, NE 68508

Reference: Blackhorn Preserve
REGA Engineering File: 251347

Dear Mr. Cary,

On behalf of Lucas Burbach, we are submitting a AG Community Unit Plan. The site is currently zoned AG (Agricultural), and no rezoning is proposed. Blackhorn Preserve encompasses approximately 80 acres.

The application proposes five single-family acreage lots, each with a minimum of 3 acres, plus three outlots. One outlot is designated for agricultural use, while the other two will support the proposed private roadway and monument sign. Each lot will be served by individual water wells and septic systems.

Existing well information, obtained from the NDNR Groundwater Well Registration – Registered Groundwater Wells Data Retrieval, will be uploaded to ProjectDox. Additionally, a new well has been installed within the proposed development area, and its information will also be included in the upload.

The site currently supports agricultural uses, with continued agricultural uses to the south. To the north and west, the property abuts land owned and managed by the Nebraska Game and Parks Commission for Branched Oak Lake (a state recreation area). The proposed development will not affect access to the farm located south of the site. Access to the development will be maintained via West Branched Oak Road.

Given the site's adjacency to Nebraska Game and Parks Commission property used for recreational purposes (including competitive dog events north and east of the boundary), we have coordinated with the Commission. Through discussions with Pat Molini, Assistant Division Administrator, Nebraska Game & Parks Commission, the parties agreed that a 600-foot non-buildable setback is appropriate along the north lot line of the property to address the adjacent recreational uses. No non-buildable setback is required along the east property line.

To ensure transparency, the developer will inform prospective buyers—both now and in the future—about the competitive dog events occurring north and east of the boundary.

The subject development is part of a 313.50 acres drainage basin and the increase in runoff to the overall basin was negligible. The property consist of a drainage easement towards the northwest portion of the property along the waterway to ensure that future development is not impacted by the water flowing from upstream and is safe from 100-Year event.



In accordance with County Zoning Regulations, Article 14, Section 14.003 this proposed subdivision has been designed per the requirements laid out thereunto. No height or area regulations are being proposed as each lot proposed for residential use is less than 5 acres and thus may adhere to the AGR zoning district requirements. 59.98 acres or 74.97% of the total site will be designated as open space for the purpose of agricultural use and will allow for a 25% dwelling unit bonus. Given these factors we are only proposing 2 waivers.

The Following Waivers are being requested within this application:

1. Block length and Cross Walk (County Subdivision Regulations, Chapter 4, Section 4.07)
Given that this development is in the country and we will not be having any sidewalks we proposed we be allowed a longer block length than county regulations require without the need to have specified outlots for pedestrian access. There will be no sidewalk so no access is required.

Sincerely,

A handwritten signature in cursive script that reads 'Noah Chesnut'.

Noah Chesnut
Land Development Planner

Cc: Lucas Burbach
Nathaniel Burnett

Enclosures: County Application Form
CUP Application Fee of \$2,166.00
Legal Description