

Tentative Agenda for the WAVERLY PLANNING COMMISSION MEETING to be held on January 22, 2024 at 6:00 PM. This meeting will be held at the Waverly City Office Building, 14130 Lancashire, Waverly, NE 68462. A current Agenda shall be readily available for public inspection at the office of the City Clerk during normal business hours.

1. **Call to Order**
 - 1.a) Roll Call
 - 1.b) Acknowledgement of the "Open Meetings Act" poster that is posted by the south entrance
2. **Approval of Minutes**
 - 2.a) Minutes of the December 4, 2023 Planning Commission Meeting
3. **Public Hearings**
 - 3.a) Public Hearing: Proposed Zoning Change Request #24-01 from Agricultural District (AG) to Residential (R-2, & R-4) for property generally located on N 148th St. (west boundary), between Bluff Rd (south) and Highway 6 (north)
 - 3.b) Public Hearing: Waverly Ridge Estates Preliminary Plat
4. **Introduction of Business**
 - 4.a) Administrative Report
 - 4.b) Consideration of Proposed Zoning Change Request #24-01 from Agricultural District (AG) to Residential (R-2, & R-4) for property generally located on N 148th St. (west boundary), between Bluff Rd (south) and Highway 6 (north)
 - 4.c) Consideration of recommendation to approve Waverly Ridge Estates Preliminary Plat
 - 4.d) Election of Officers
 - 4.d)i) Chair
 - 4.d)ii) Vice Chair
 - 4.d)iii) Secretary
 - 4.d)iv) Board of Adjustment Representative
5. **Adjournment**

The Governing Body reserves the right to go into Executive Session at any time for the reasons outlined in State Statute 84-1410.

The following rules are established for audience members and participants at a Council meeting:

- (1) Any person wishing to address the Council shall first state their name and address.
- (2) Public comments are for non-agenda items only.
- (3) Remarks shall be limited to five (5) minutes.



**City of Waverly
Building and Zoning Department
Zoning Change Report**

Date: December 27, 2023

To: Waverly Planning Commission Members:
Kris Bohac, Melissa Brown, Lindsay Erickson, Heather Chloupek, Tyson Ritz, Allison Stark, Joseph Poole

CC: Stephanie Fisher, Bill Gerdes

From: Mike Palm, Building Inspector/Zoning Administrator

Subject: **Change of Zoning Request 24-01**

General Information:

Legal Description: A tract of land composed of lots 67 I.T., 68 I.T. and 70 I.T., all located in the West half of Section 15, Township 11 North, Range 8 East of the 6th P.M., Lancaster County, Nebraska.

Land area: 1,881,895 sq. ft.

Applicant: Smetter Custom Homes, Inc.
9700 Thornwood Cir.
Lincoln, NE 68512

Owner: Smetter Custom Homes, Inc.

Existing Zoning: Agricultural (AG)

Propose Zoning: Single-Family Residential (R-2), Multiple- Family Residential (R-4)

Existing Land Use: Crops

Surrounding Land Use and Zoning:

North:	Zoned: Agricultural	Use: Crops/Roca Land & Cattle
South:	Zoned: Agricultural	Use: Crops/Roca Land & Cattle
East:	Zoned: Agricultural	Use: Crops
West:	Zoned: Residential/Mixed Use	Use: Homes/Roper

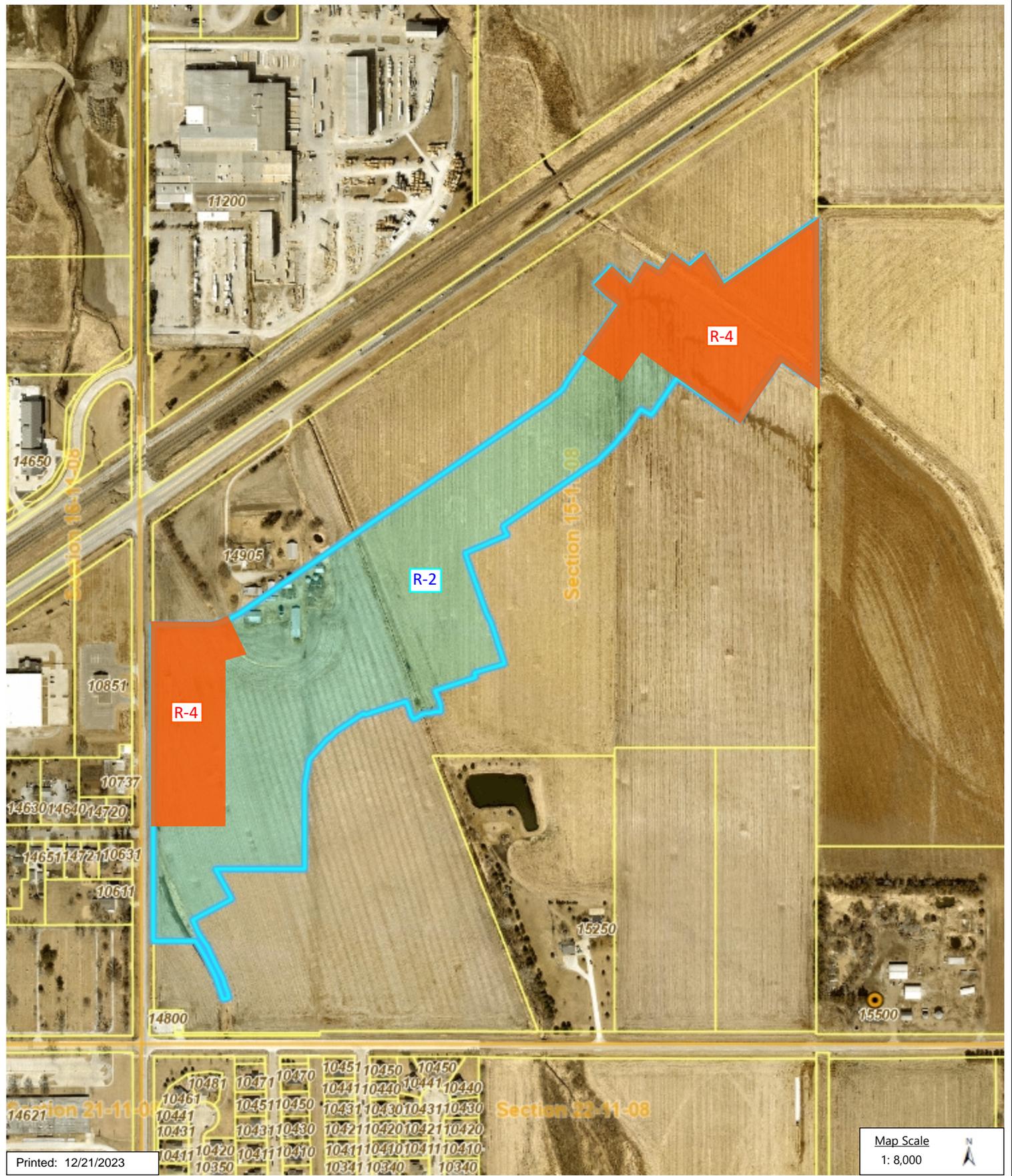
Comprehensive Plan Considerations:

The Future Land Use Map designates this area as Residential

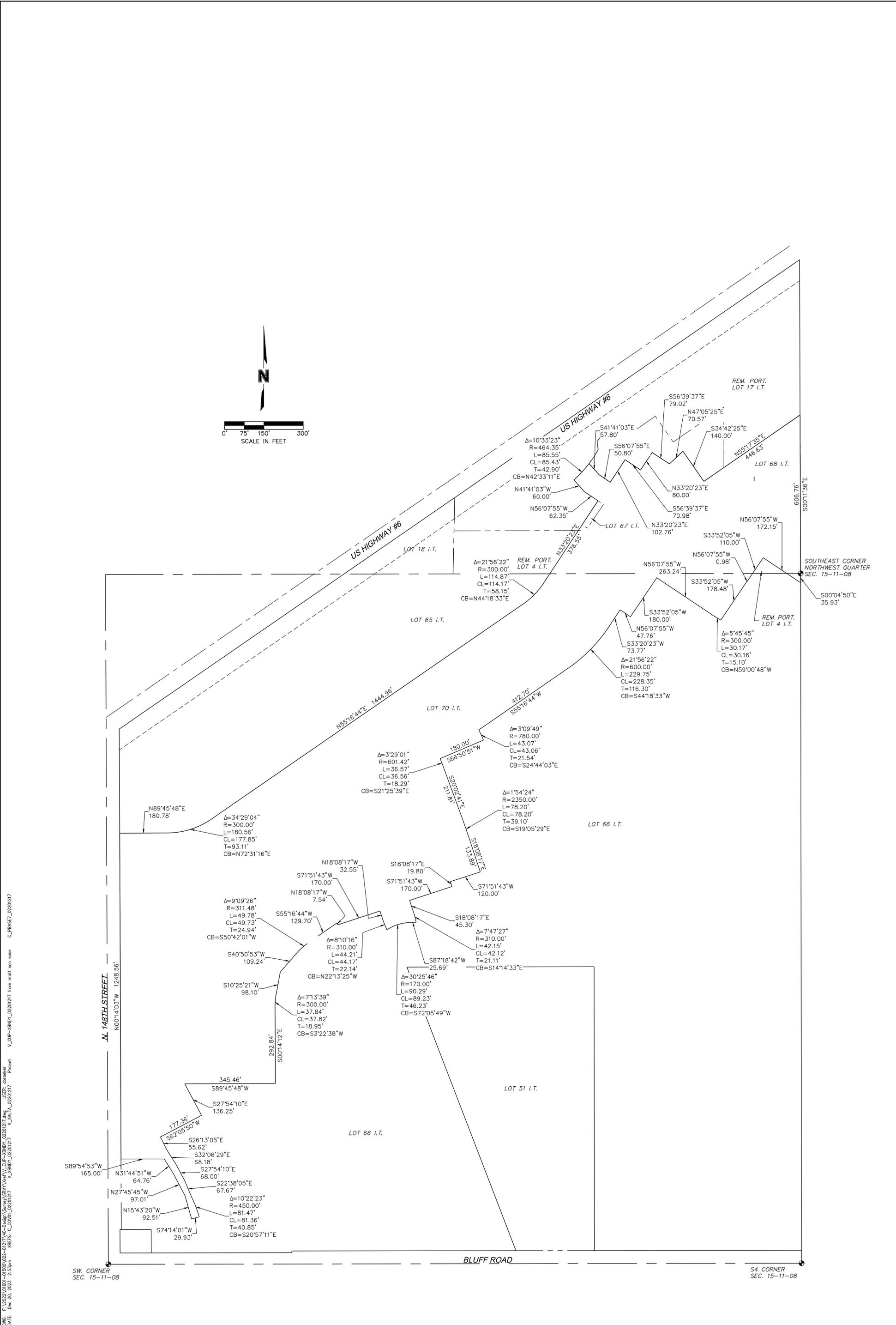
Analysis:

1. The proposed zoning for property described above is Residential (R-2 & R-4). Proposed R-2 District is medium density, single-family lots. Proposed R-4 districts are Multiple-Family (Townhome) lots.
2. The property currently lies outside of the city's corporate limits. The property would be annexed after approval of a final plat.
3. Per the City's Future Land Use Map, this property is designated for Residential Use.
4. The property is surrounded by AG District properties to the North, East, and South. The property is bound by 148th Street to the West.

5. The portion to be rezoned is planned to be subdivided into 94 single family lots and 82 townhome lots
6. Based on the information provided, I recommend approval of the zoning change request.



DISCLAIMER: The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments. If you have questions or comments regarding the data displayed on this map, please email assessor@lancaster.ne.gov and you will be directed to the appropriate department.



DWG: F:\2023\01001-01500\022-01217\0-Design\Survey\CUP\XBDY_02201217.dwg
 DATE: Dec 20, 2023 2:53pm
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 V:\CUP-XBDY_02201217 Phase1
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 V:\XBDY_02201217
 C:\BASE7_02201217

PROJECT NO: 022-01217
 DRAWN BY: ALB
 DATE: 12/20/2023

CUP

olsson
 601 P Street, Suite 200
 P.O. Box 84608
 Lincoln, NE 68589
 TEL: 402.474.6311

EXHIBIT
 1

ORDINANCE NO. 24-01

AN ORDINANCE OF THE CITY OF WAVERLY, NEBRASKA TO REZONE A TRACT OF LAND COMPOSED OF LOTS 67 I.T., 68 I.T. AND 70 I.T., ALL LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 8 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA FROM AGRIGULTURAL DISTRICT (AG) TO RESIDENTIAL (R2 AND R4).

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WAVERLY, NEBRASKA:

That the Official Zoning Map for the City of Waverly be amended by changing the following:

- Rezoning a Tract of Land Composed of Lots 67 I.T., 68 I.T. and 70 I.T., all located in the West Half of Section 15, Township 11 North, Range 8 East of the 6TH P.M., Lancaster County, Nebraska from Agricultural District (AG) to Residential (R2 and R4) as shown in Exhibit A.

That the City Clerk is hereby directed to take such actions as are necessary and appropriate to effectuate the change as set forth above on the official zoning map of the City.

PASSED AND APPROVED THIS _____ DAY OF _____, 2024.

William D. Gerdes, Mayor

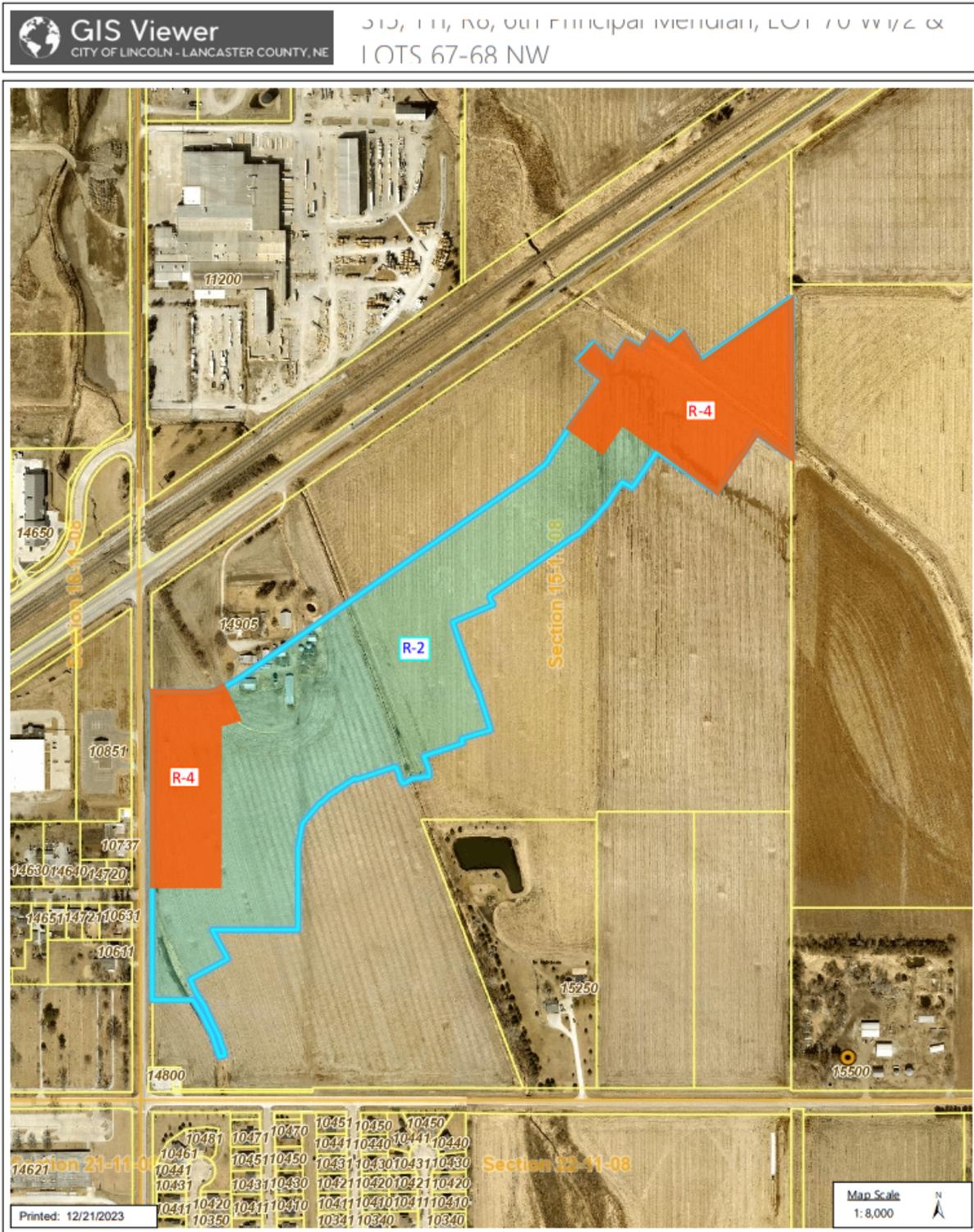
ATTEST:

Megan K. Frye, City Clerk/Deputy Treasurer

(SEAL)

ORDINANCE 24-01

EXHIBIT A



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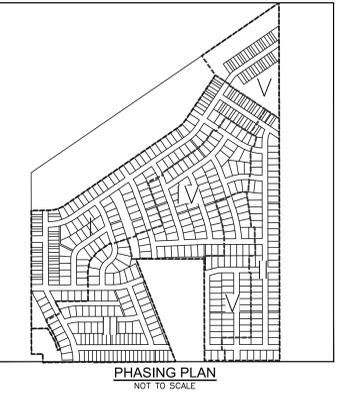
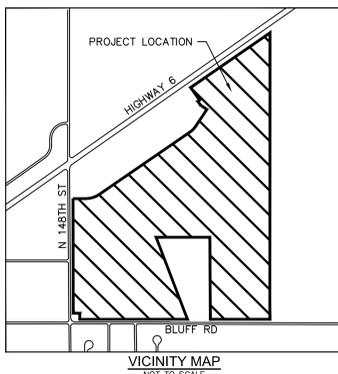
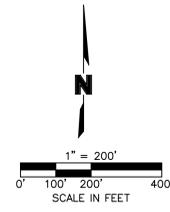
WAVERLY RIDGE ESTATES COVER SHEET

OWNER/DEVELOPER
SMETTER CUSTOM HOMES, INC.
9700 THORNWOOD CIR.
LINCOLN, NE 68512

**ENGINEER/
LANDSCAPE ARCHITECT/
SURVEYOR**
OLSSON
601 P STREET, SUITE 200
LINCOLN, NE 68508
PHONE: 402.474.6311

LEGEND

	SHEET MATCH LINE
	BOUNDARY LINE
	EXISTING RIGHT OF WAY
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	ROADWAY CENTERLINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	EXISTING FLOOD PLAIN
	EXISTING FLOODWAY
	EXISTING WETLANDS
	EXISTING INTERMITTENT STREAM

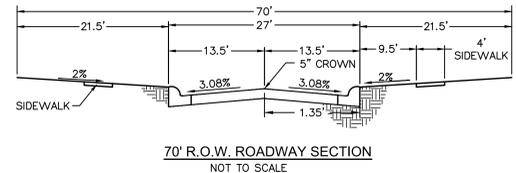
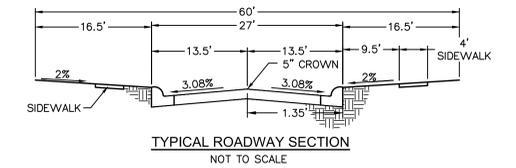
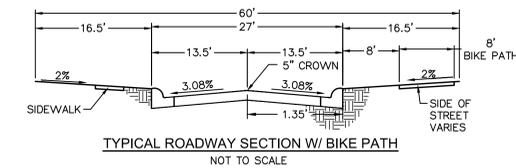


SHEET INDEX

NUMBER	TITLE
1 OF 18	COVER SHEET
2 OF 18	EXISTING CONDITIONS PLAN
3 OF 18	SITE PLAN
4 OF 18	SITE PLAN
5 OF 18	GRADING AND DRAINAGE PLAN
6 OF 18	GRADING AND DRAINAGE PLAN
7 OF 18	GRADING AND DRAINAGE PLAN
8 OF 18	UTILITY PLAN
9 OF 18	UTILITY PLAN
10 OF 18	STREET PROFILES
11 OF 18	STREET PROFILES
12 OF 18	STREET PROFILES
13 OF 18	STREET PROFILES
14 OF 18	STREET PROFILES
15 OF 18	STREET PROFILES
16 OF 18	STREET PROFILES
17 OF 18	STREET PROFILES
18 OF 18	ZONING

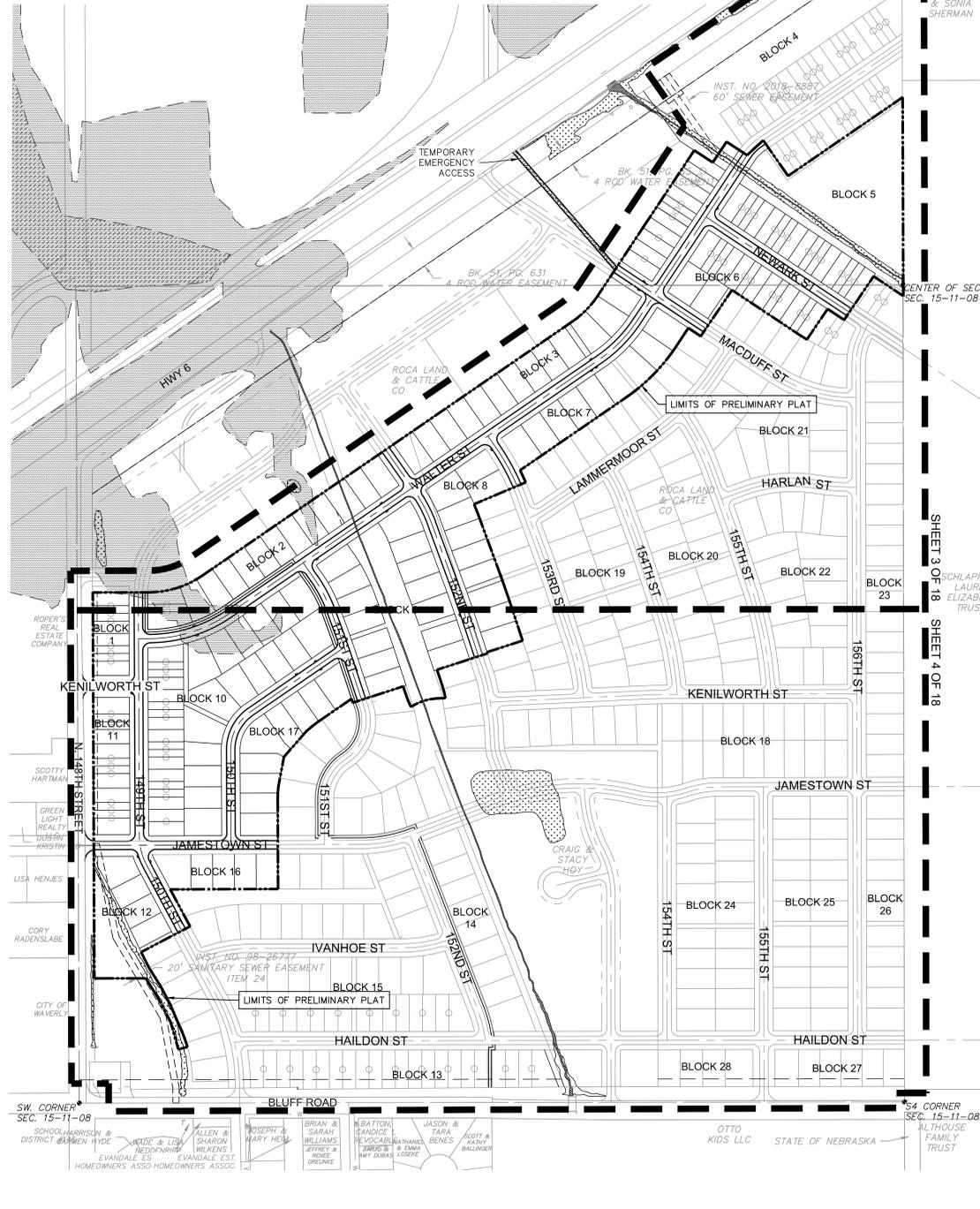
OVERALL CONCEPT

R-1:	AREA IN R1: SINGLE FAMILY LOTS: ALLOWABLE DENSITY (PER R1 ZONING): SINGLE FAMILY:	5.66 ACRES 18 UNITS (13,694 SF/UNIT) 8,400 SF/LOT
R-2:	AREA IN R2: SINGLE FAMILY LOTS: SINGLE FAMILY ATTACHED LOTS: ALLOWABLE DENSITY (PER R2 ZONING): SINGLE FAMILY: TOWNHOUSES:	96.12 ACRES 254 UNITS (15,399 SF/UNIT) 38 UNITS (7,255 SF/UNIT) 7,000 SF/LOT 5,000 SF/LOT
R-3:	AREA INN R3: SINGLE FAMILY LOTS: ALLOWABLE DENSITY (PER R3 ZONING): SINGLE FAMILY:	10.51 ACRES 39 UNITS (11,734 SF/UNIT) 6,000 SF/LOT
R-4:	AREA IN R4: SINGLE FAMILY ATTACHED LOTS: ALLOWABLE DENSITY (PER R4 ZONING): TOWNHOUSES:	24.08 ACRES 122 UNITS (8,598 SF/UNIT) 2,000 SF/LOT
TOTAL AREA SHOWN		136.37 ACRES
SINGLE FAMILY LOTS:		311 UNITS (12,867 SF/UNIT)
SINGLE FAMILY ATTACHED LOTS:		160 UNITS (8,307 SF/UNIT)



WAIVERS TO DESIGN STANDARDS

- BLOCK LENGTH, AS SHOWN
- ALLOW MINIMUM STREET CENTERLINE RADII OF 150' FOR LOCAL STREETS.
- NOT PROVIDING TWO ROUTES FROM EACH LOT WITHIN THE SUBDIVISION TO THE REST OF THE CITY.



GENERAL NOTES

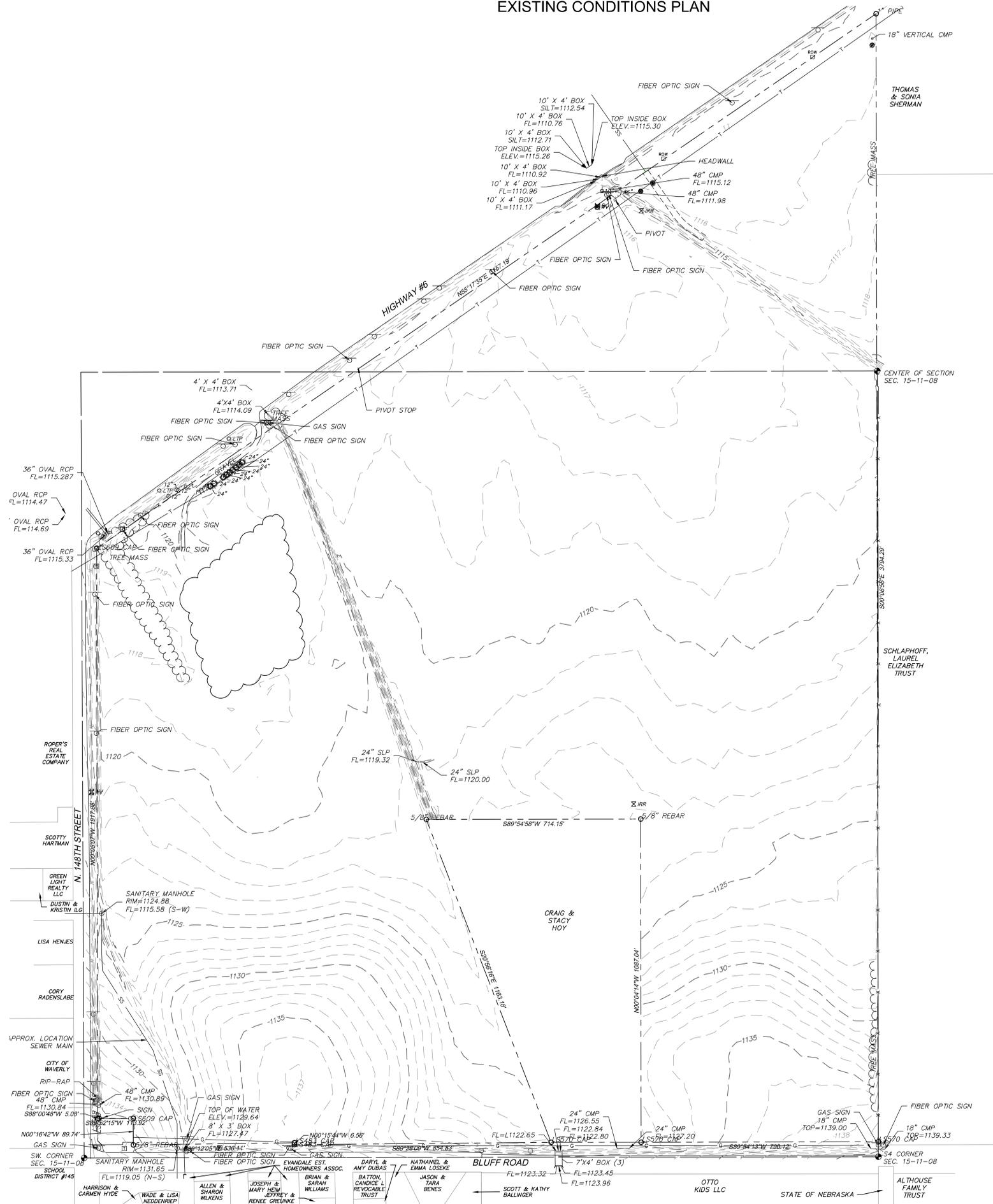
- SANITARY SEWER AND WATER LINES TO BE 8" PIPE AND 6" PIPE RESPECTIVELY UNLESS OTHERWISE SHOWN AND TO BE BUILT TO CITY OF WAVERLY SPECIFICATIONS.
- ALL PAVING RADII TO BE 25' UNLESS OTHERWISE NOTED.
- THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF WAVERLY FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION ACCORDING TO STATE, CITY AND LOCAL NRD REQUIREMENTS.
- ALL ROADS ARE PROPOSED TO BE PUBLIC WITH PUBLIC UTILITIES. PUBLIC UTILITIES ARE LOCATED IN ADJACENT PUBLIC STREETS. THE COSTS OF UPSIZING PUBLIC WATER MAINS GREATER THAN 6" AND PUBLIC SANITARY SEWERS GREATER THAN 8" SHALL BE THE RESPONSIBILITY OF THE CITY OF WAVERLY.
- THE PROPOSED PRELIMINARY PLAT IS CURRENTLY ZONED AG WITH A PROPOSED ZONING OF R-2, R-3, AND R-4. (SEE SHEET 18 OF 18)
- SIDEWALKS TO BE BUILT ALONG EACH SIDE OF THE PUBLIC ROADWAYS, EXCEPT NORTH 148TH STREET, BLUFF ROAD, AND HIGHWAY 6, WHERE NO SIDEWALK IS REQUIRED.
- ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
- ALL SIDEWALK, DRIVE AND PARKING PAVEMENTS TO BE BUILT TO CITY OF WAVERLY STANDARDS.
- ALL SIDEWALKS TO BE BUILT 4' MIN. WIDTH.
- LOT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY UP TO 10 FEET AT TIME OF FINAL PLATTING, PROVIDED MINIMUM LOT DIMENSIONS ARE MET.
- THE APPLICANT SHALL COMPLY WITH ENVIRONMENTAL PERFORMANCE STANDARDS OF THE CITY OF WAVERLY.
- ALL ELEVATIONS ARE TO NAVD 1988.
- ALL STREET DIMENSIONS ARE TO BACK OF CURB.
- ALL SETBACKS WILL BE IN ACCORDANCE WITH ZONING STANDARDS.
- DENSITY:
TOTAL AREA FOR THIS PRELIMINARY PLAT: 43.20 ACRES
AREA IN R2: 18.06 ACRES
SINGLE FAMILY LOTS: 55 UNITS (14,304 SF/UNIT)
ALLOWABLE DENSITY (PER R2 ZONING):
SINGLE FAMILY: 7,000 SF/LOT
R-3:
AREA INN R3: 10.51 ACRES
SINGLE FAMILY LOTS: 39 UNITS (11,734 SF/UNIT)
ALLOWABLE DENSITY (PER R3 ZONING):
SINGLE FAMILY: 6,000 SF/LOT
R-4:
AREA IN R4: 24.08 ACRES
SINGLE FAMILY ATTACHED LOTS: 82 UNITS (7,774 SF/UNIT)
ALLOWABLE DENSITY (PER R4 ZONING):
TOWNHOUSES: 2,000 SF/LOT
- PROPOSED ROADS ARE TO BE 27' WIDE WITH 60' RIGHT OF WAY UNLESS OTHERWISE NOTED. ARBURY AND JAMESTOWN STREETS WEST OF 149TH STREET AND 150TH AND 155TH STREET SOUTH OF STIRLING SHALL BE 27' WIDE WITH 70' RIGHT OF WAY.
- ALL PROPERTY CORNERS HAVE BEEN VERIFIED, AND PROPERTY CORNER MONUMENTS HAVE BEEN SET BY A LICENSED SURVEYOR.
- THE LOCATION OF ELECTRIC LINES, TELEPHONE LINES AND GAS LINES SHALL BE COORDINATED WITH THE VARIOUS UTILITIES AND SHALL BE LOCATED WITHIN THE PROPOSED EASEMENTS OR WITHIN THE RIGHT OF WAY IF APPROVED BY THE CITY OF WAVERLY.
- A HOME OWNER'S ASSOCIATION SHALL BE CREATED TO MAINTAIN STORM WATER DETENTION CELLS, OTHER PRIVATE IMPROVEMENTS, AND OUTLOTS.
- A FLOODPLAIN DEVELOPMENT PERMIT SHALL BE REQUIRED PRIOR TO GRADING IN THE EXISTING 100 YEAR FLOODPLAIN.
- DIRECT VEHICULAR ACCESS SHALL BE RELINQUISHED TO NORTH 148TH STREET, BLUFF ROAD, AND HIGHWAY 6, EXCEPT AS SHOWN.
- UPON PAVING COMPLETION ALL CENTERLINE CONTROL SHALL BE PINNED AND SURVEY CONTROL MONUMENTS SHALL BE INSTALLED IN THE PAVEMENT, AS PER CITY OF WAVERLY STANDARDS.
- THE PHASING SHOWN IS APPROXIMATE AND SUBJECT TO CHANGE.
- 6.62 ACRES OF GREENSPACE IS SHOWN, INCLUDING THE 2 RETENTION CELLS.
- 7,556 LINEAL FEET OF PUBLIC STREETS ARE INCLUDED WITH THIS PRELIMINARY PLAT.
- AN 8 FOOT WIDE BIKE PATH SHALL BE CONSTRUCTED, AS SHOWN ON THESE PLANS.
- A GEOTECHNICAL REPORT, PROVIDED BY A QUALIFIED SOILS ENGINEER, MUST BE SUBMITTED TO THE CITY OF WAVERLY PRIOR TO FILING OF THE FINAL PLAT.
- THE TEMPORARY EMERGENCY ACCESS THROUGH MACDUFF STREET AND HIGHWAY 6, AS ALLOWED BY THE NEBRASKA DEPARTMENT OF TRANSPORTATION, SHALL:
a. BE CONSTRUCTED WITH CRUSHED ROCK SURFACING AND MAINTAINED BY THE H.O.A.
b. HAVE A LOCKED GATE LOCATED AT THE R.O.W. LINE OF HIGHWAY 6.
c. ONLY BE USED BY EMERGENCY SERVICES.
d. BE REMOVED ONCE A CONNECTION IS MADE BETWEEN WALTER STREET AND BLUFF ROAD EAST OF OUTLOT 'G'.
- THERE SHALL BE NO STREET PARKING ALLOWED IN THE FOLLOWING AREAS:
a. EITHER SIDE OF JAMESTOWN STREET WEST OF 149TH STREET.
b. THE NORTH SIDE OF JAMESTOWN STREET BETWEEN 149TH STREET AND 151ST STREET.
c. THE SOUTH SIDE OF WALTER STREET BETWEEN 151ST STREET AND 153RD STREET.

LEGAL DESCRIPTION

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 64 I.T., AND A PORTION OF LOT 66 I.T. LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 8 EAST AND COMPOSED OF A PORTION OF LOT 17 I.T., AND A PORTION OF THE REMAINING PORTION OF LOT 4 I.T., ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 8 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SOUTHWEST CORNER OF SAID LOT 66 I.T., SAID CORNER BEING ON THE EAST RIGHT OF WAY LINE OF NORTH 148TH STREET, SAID CORNER BEING ON THE NORTH LINE OF LOT 21 I.T., OF SAID SECTION 15, THENCE, NORTHERLY, ON A WEST LINE OF SAID LOT 66 I.T., SAID LINE BEING AN EAST LINE OF SAID NORTH 148TH STREET RIGHT OF WAY, ON AN ASSUMED BEARING OF N00°14'03"W, A DISTANCE OF 270.15' TO A SOUTHWEST CORNER OF SAID LOT 64 I.T., SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE, CONTINUING, N00°14'03"W ON A WEST LINE OF SAID LOT 64 I.T., SAID LINE BEING AN EAST LINE OF SAID NORTH 148TH STREET RIGHT OF WAY, A DISTANCE OF 1,248.56' TO A POINT; THENCE N89°45'48"E, ON A NORTH LINE OF SAID LOT 64 I.T., A DISTANCE OF 180.79' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 34°20'24", A RADIUS OF 300.00', AN ARC LENGTH OF 180.56', A CHORD LENGTH OF 177.85', A TANGENT LENGTH OF 93.11', AND A CHORD BEARING OF N72°31'16"E TO A POINT; THENCE N55°16'44"E, ON A NORTH LINE OF SAID LOT 64 I.T., A DISTANCE OF 1,444.96' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 21°58'22", A RADIUS OF 300.00', AN ARC LENGTH OF 114.87', A CHORD LENGTH OF 114.17', A TANGENT LENGTH OF 58.15', AND A CHORD BEARING OF N44°18'35"E, TO A POINT; THENCE N33°20'23"E, ON A NORTH LINE OF SAID LOT 64 I.T., AND ITS EXTENSION, A DISTANCE OF 564.31' TO A POINT; THENCE S56°39'37"E, A DISTANCE OF 70.80' TO A POINT; THENCE N33°20'23"E, A DISTANCE OF 80.00' TO A POINT; THENCE S56°39'37"E, A DISTANCE OF 79.02' TO A POINT; THENCE N47°02'28"E, ON A NORTH LINE OF SAID LOT 64 I.T., A DISTANCE OF 70.57' TO A POINT; THENCE S34°42'28"E, A DISTANCE OF 140.00' TO A POINT; THENCE N57°17'35"E, A DISTANCE OF 446.63' TO A POINT ON THE EAST LINE OF THE REMAINING PORTION OF SAID LOT 17 I.T., THENCE S00°11'30"E, ON AN EAST LINE OF SAID REMAINING PORTION OF LOT 17 I.T., AND AN EAST LINE OF SAID LOT 64 I.T., A DISTANCE OF 606.76' TO AN EAST CORNER OF SAID LOT 64 I.T., SAID POINT BEING THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE S00°14'50"E, ON AN EAST LINE OF SAID LOT 64 I.T., A DISTANCE OF 35.93' TO A POINT; THENCE N67°07'59"W, ON A SOUTHEAST LINE OF SAID LOT 64 I.T., A DISTANCE OF 114.32' TO A POINT; THENCE S33°20'23"E, A DISTANCE OF 170.00' TO A POINT; THENCE N57°07'59"W, A DISTANCE OF 63.67' TO A POINT; THENCE S33°20'23"E, A DISTANCE OF 118.93' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 04°49'57", A RADIUS OF 300.00', AN ARC LENGTH OF 25.30', ON A SOUTHWEST LINE OF SAID LOT 64 I.T., A CHORD LENGTH OF 25.30', A TANGENT LENGTH OF 12.65', AND A CHORD BEARING OF N68°23'57"W, TO A POINT; THENCE N57°07'59"W, ON A SOUTHWEST LINE OF SAID LOT 64 I.T., A DISTANCE OF 263.24' TO A POINT; THENCE S33°20'23"E, ON A SOUTHWEST LINE OF SAID LOT 64 I.T., A DISTANCE OF 180.00' TO A POINT; THENCE N57°07'59"W, ON A SOUTHWEST LINE OF SAID LOT 64 I.T., A DISTANCE OF 47.76' TO A POINT; THENCE S33°20'23"E, ON A SOUTHWEST LINE OF SAID LOT 64 I.T., A DISTANCE OF 157.77' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 21°58'22", A RADIUS OF 300.00', AN ARC LENGTH OF 114.87', A CHORD LENGTH OF 114.17', A TANGENT LENGTH OF 58.15', AND A CHORD BEARING OF N44°18'35"E, TO A POINT; 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WAVERLY RIDGE ESTATES EXISTING CONDITIONS PLAN



LEGEND

●	BOLLARD
○	BLOW-OFF VALVE
○	CONIFEROUS TREE
○	DECIDUOUS TREE
○	FOUND PROPERTY CORNER
○	IRRIGATION VALVE
○	JUNCTION BOX
○	LIGHT POLE
○	RIGHT-OF-WAY MARKER
○	SECTION CORNER
○	SIGN
○	SANITARY SEWER MANHOLE
○	STUMP
○	TELEPHONE RISER
○	TELEPHONE MANHOLE
○	WATER WELL
○	WATER VALVE
---	CONTOUR LINE
---	CENTER LINE
---	PROPERTY LINE
---	SECTION LINE
---	CHAIN LINK FENCE
---	WIRE FENCE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	WATER LINE
---	UNDERGROUND GAS MAIN
---	OVERHEAD POWER
---	UNDERGROUND POWER
---	UNDERGROUND TELEPHONE LINE
---	UNDERGROUND CABLE TELEVISION LINE
---	UNDERGROUND FIBER OPTIC LINE
---	UNDERGROUND TRAFFIC LINE
---	STEAM TUNNEL
---	TREE MASS

NOTES:

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS INCLUDES PRIVATE AND PUBLIC UTILITIES.
2. TREE SIZES ARE THE TRUNK SIZE AT APPROX. 3' FROM GROUND LEVEL. TREE CANOPY SIZES ARE NOT INCLUDED.
3. HORIZONTAL CONTROL IS: LANCASTER COUNTY GRID.

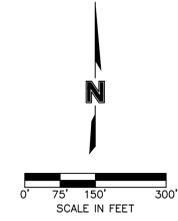
CONTROL POINTS

PNT.	NORTHING	EASTING	ELEV.	DESC.
1	242094.08	212887.07	.	2" ALUM. CAP S4 CORNER
2	242090.02	210242.23	.	2" ALUM. CAP SW CORNER
4	244737.00	212883.35	.	LS595 CAP CENTER OF SECTION

BENCHMARKS

1. ALUM. CAP AT THE INTERSECTION OF N. 148TH STREET AND JAMESTOWN STREET, APPROX. 33' N. OF THE INTERSECTION APPROX. 19' W OF THE CENTERLINE OF N. 148TH STREET. ELEV.=1125.50 (N.A.V.D. 1988)

NOTE:
BENCHMARKS SHALL BE CHECKED INTO CITY OF WAVERLY MONUMENTS PRIOR TO CONSTRUCTION OR CONSTRUCTION STAKING.



DWG: F:\2022\01001-01500\022-01217_40-Design\AutoCAD\Preliminary Plans\Sheets\C_EX001_02201217.dwg
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 DATE: Jun 14, 2023 5:03pm XREFS: V_XTOPO_02201217

olsson

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Lincoln, NE 68508
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REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

EXISTING CONDITIONS PLAN

WAVERLY RIDGE ESTATES
PRELIMINARY PLAN

2023

drawn by: _____ ECH

checked by: _____

approved by: _____

project no.: 022-01217

drawing no.: _____

date: 06/07/2023

WAVERLY, NE

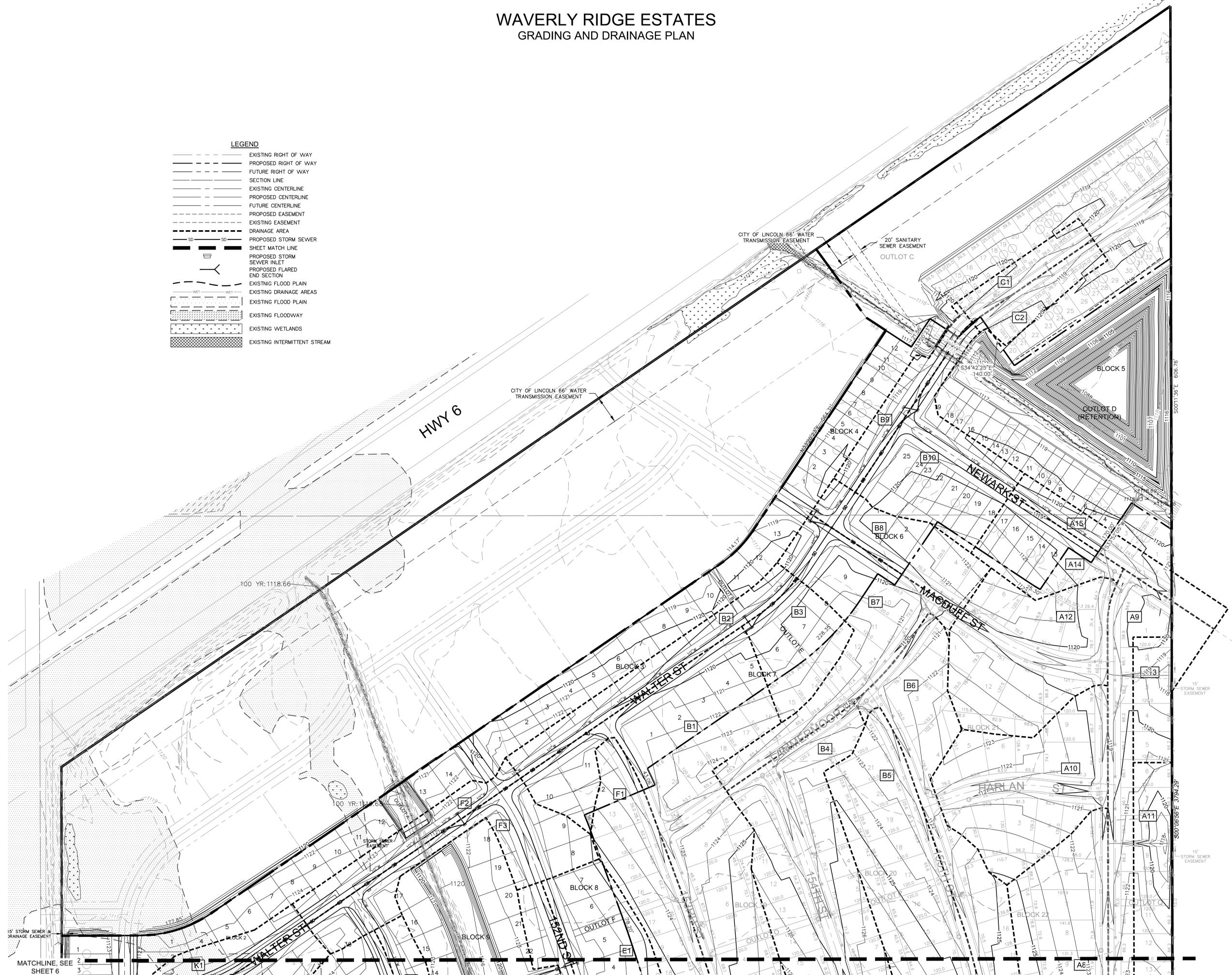
SHEET

2 of 18

WAVERLY RIDGE ESTATES GRADING AND DRAINAGE PLAN

LEGEND

	EXISTING RIGHT OF WAY
	PROPOSED RIGHT OF WAY
	FUTURE RIGHT OF WAY
	SECTION LINE
	EXISTING CENTERLINE
	PROPOSED CENTERLINE
	FUTURE CENTERLINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	DRAINAGE AREA
	PROPOSED STORM SEWER
	SHEET MATCH LINE
	PROPOSED STORM SEWER INLET
	PROPOSED FLARED END SECTION
	EXISTING FLOOD PLAIN
	EXISTING DRAINAGE AREAS
	EXISTING FLOODWAY
	EXISTING WETLANDS
	EXISTING INTERMITTENT STREAM



DWG: F:\2022\01001-01500\022-01217\40-Design\AutoCAD\Preliminary Plans\Sheets\C_GRAD01_02201217.dwg USER: mlangston
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GRADING AND DRAINAGE PLAN
WAVERLY RIDGE ESTATES
PRELIMINARY PLAN
WAVERLY, NEBRASKA

2023

REV. NO.	DATE	REVISIONS DESCRIPTION

drawn by: MCL
checked by: MCL
approved by: MCL
QA/QC by: MCL
project no.: 022-01217
drawing no.:
date:

SHEET
5 of 18

WAVERLY RIDGE ESTATES GRADING AND DRAINAGE PLAN



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REVISIONS

2023

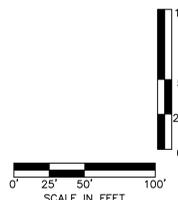
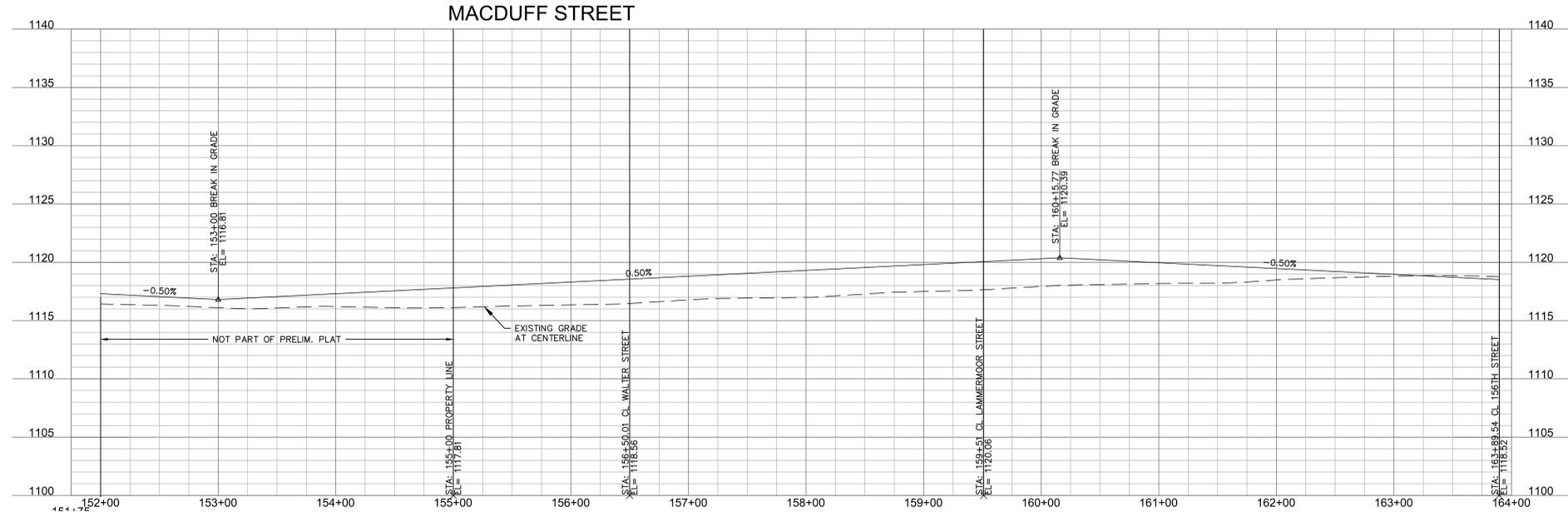
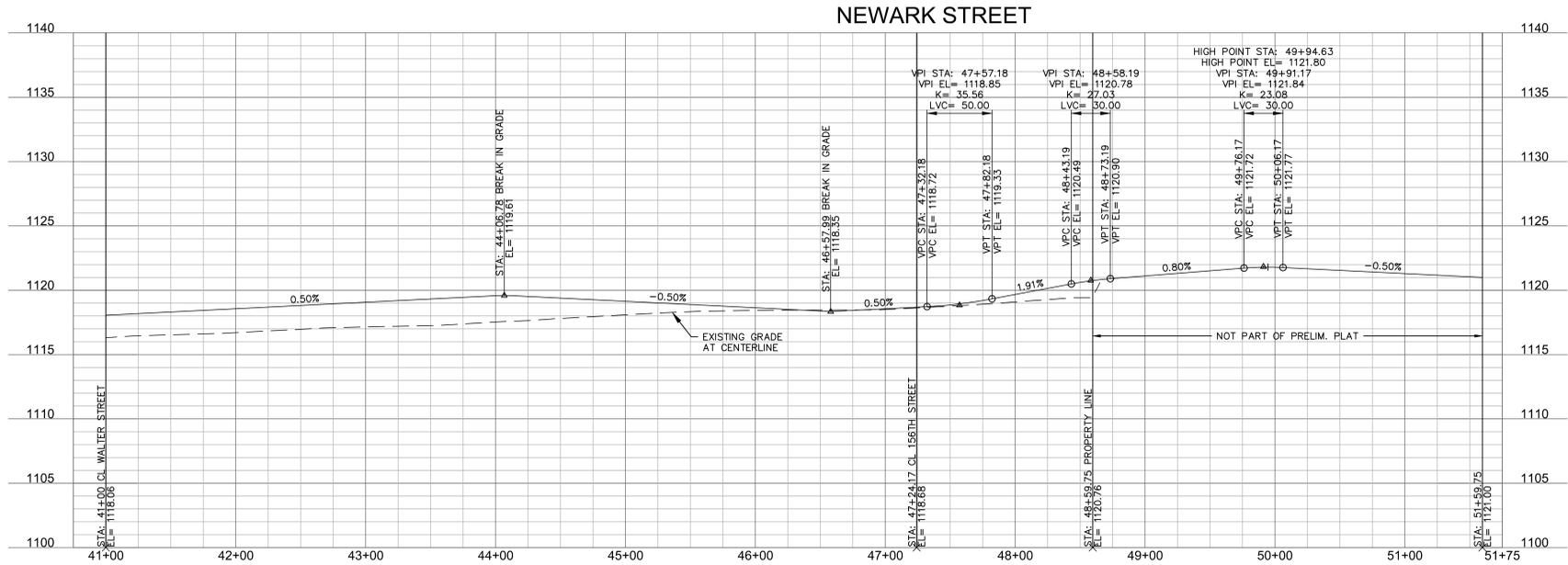
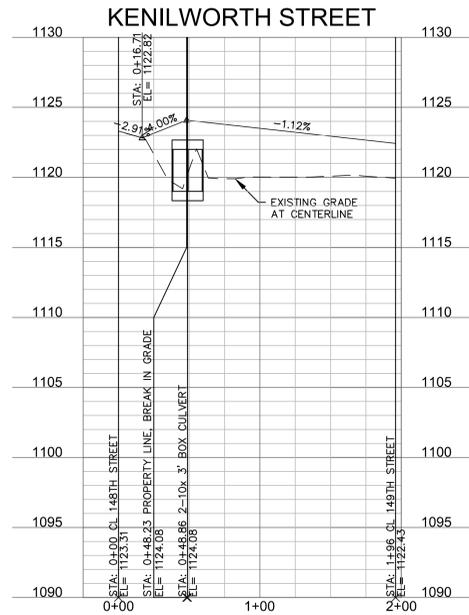
WAVERLY, NEBRASKA

WAVERLY RIDGE ESTATES
PRELIMINARY PLAN

SHEET
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PRELIMINARY PIPE SIZING CALCULATIONS

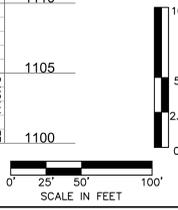
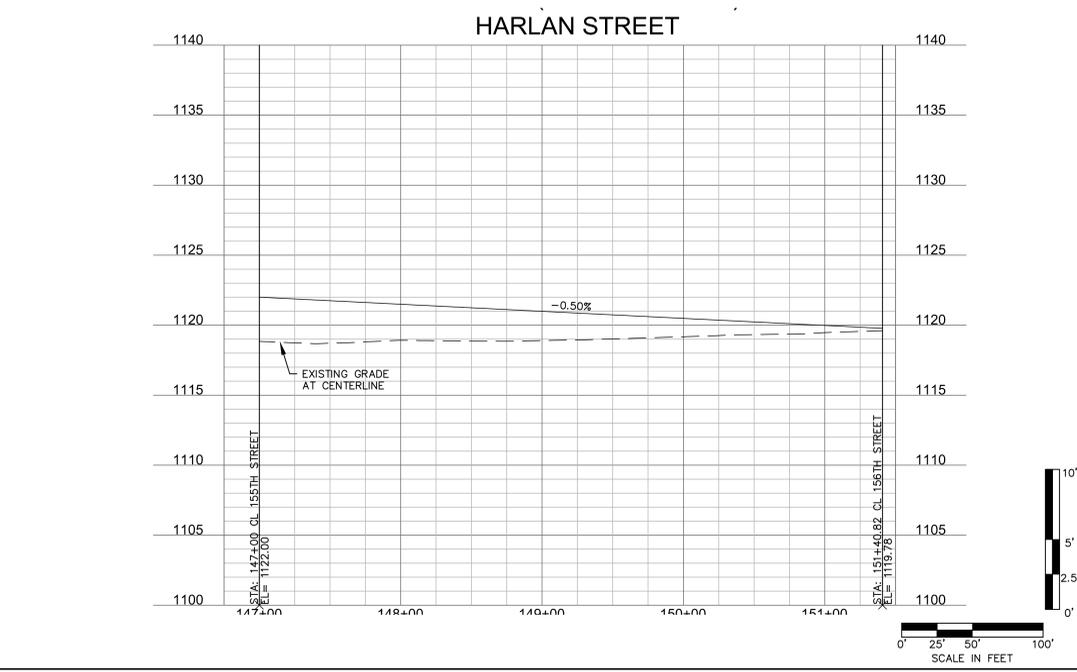
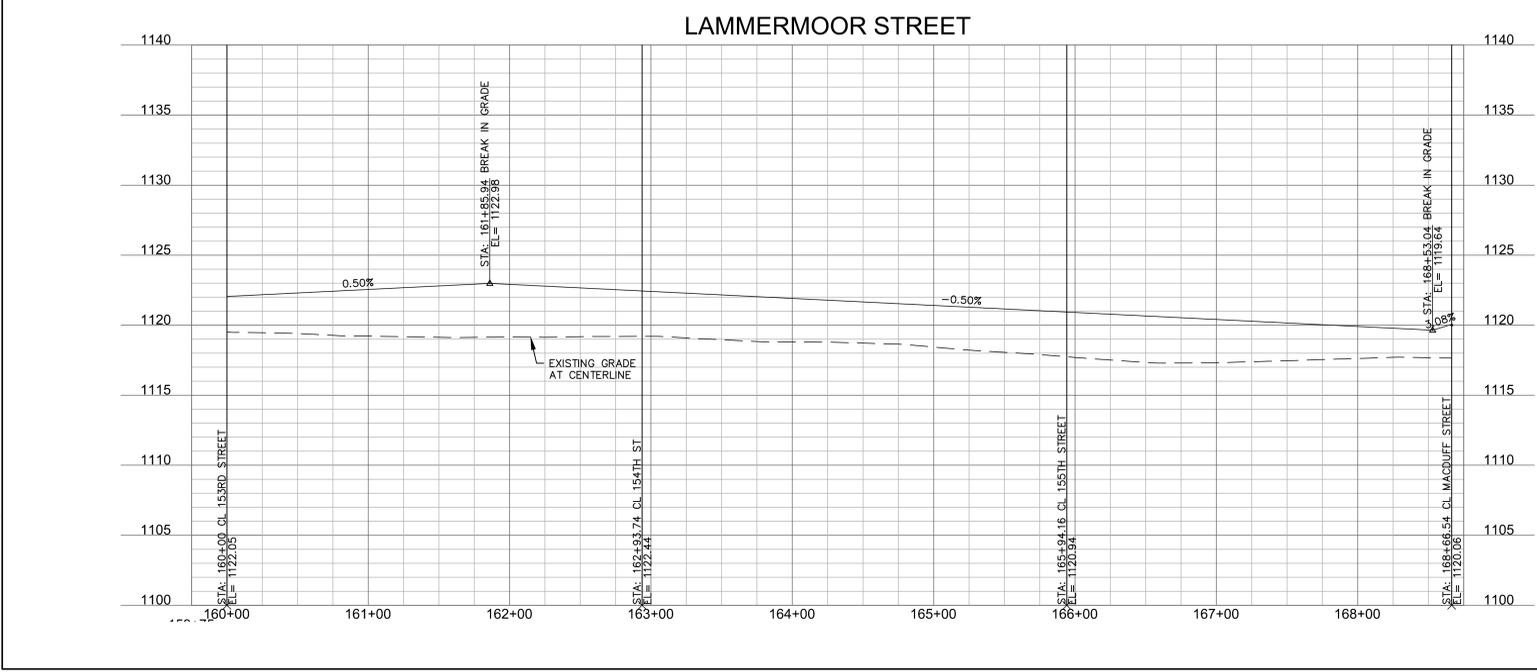
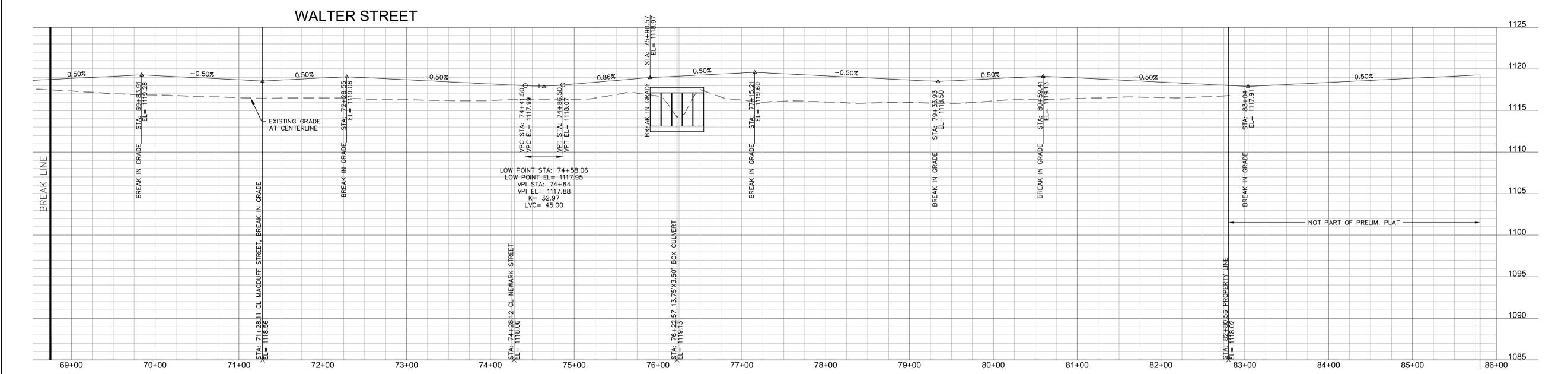
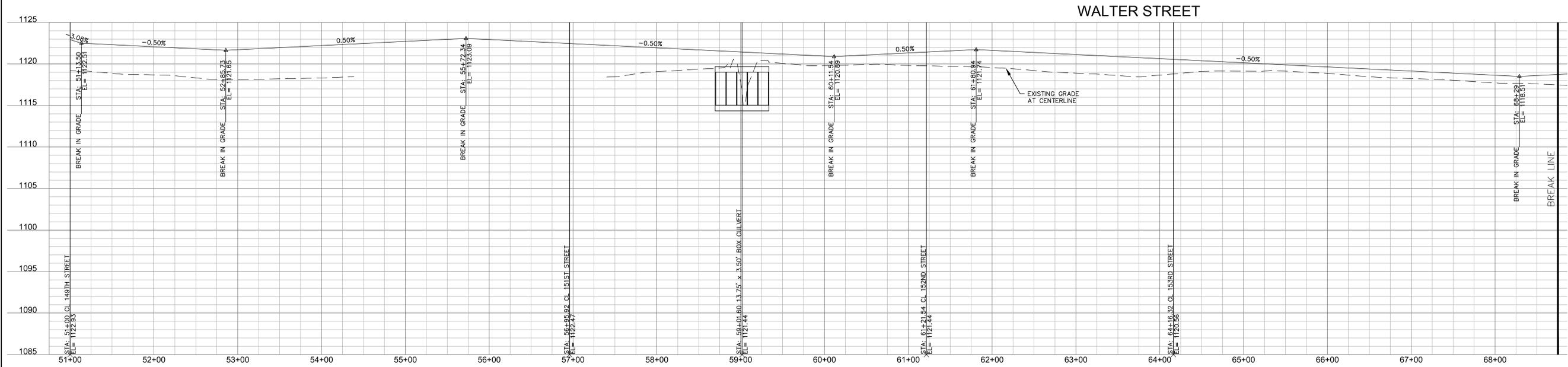
Minor Storm System Conveyance Analysis										Major Storm System Conveyance Analysis														
Minor Storm Average Return Frequency (yr): 5										Major Storm Average Return Frequency (yr): 100														
Location	Area (acres)	Coefficient C	A x C	Sum A x C	Time of Concentration (min)	Return Frequency (yr)	Intensity (in/hr)	Runoff Coefficient	Pipe Slope S ₀ (ft/ft)	Pipe Length (ft)	Pipe Diameter D (inches)	Pipe Capacity Q _p (cfs)	Pipe Velocity V _p (fps)	Time in Section (min)	Intensity 100 (in/hr)	Freq. Factor CF	Flow Q100 (cfs)	Overflow Rate Slope S ₀ (ft/ft)	Street Width (ft)	Street Capacity Q _s (cfs)	Swale Width W (ft)	Swale Capacity Q _{sw} (cfs)	Overflow Pipe Capacity Q _{op} (cfs)	COMMENT
A1	2.75	0.40	1.10	1.10	10.20	5	4.67	5.1	0.0064	33	15	5.2	4.2	0.13	8.35	1.25	11.5	0.005	27	44.5	0	0	49.7	Street
A2a	0.74	0.40	0.30	0.30	8.00	5	5.03	1.5	0.0050	341	12	2.5	3.2	1.77	9.00	1.25	3.3	0.005	27	44.5	0	0	47.0	Street
A2	1.90	0.40	0.76	2.16	10.20	5	4.67	10.1	0.0093	73	18	10.1	5.7	0.21	8.35	1.25	22.5	0.005	27	44.5	0	0	54.6	Street
A3	3.04	0.40	1.22	2.54	14.44	5	4.11	10.4	0.0099	288	18	10.5	5.9	0.81	7.35	1.25	23.4	0.005	27	44.5	0	0	55.0	Street
A4	3.32	0.40	1.33	1.33	13.20	5	4.25	5.6	0.0077	345	15	5.7	4.6	1.24	7.61	1.25	12.6	0.005	27	44.5	0	0	50.2	Street
A5	1.73	0.40	0.69	0.69	9.80	5	4.73	3.3	0.0050	33	15	4.6	3.7	0.15	8.46	1.25	7.3	0.005	27	44.5	0	0	49.1	Street
A6	0.96	0.40	0.38	3.62	15.28	5	4.01	14.5	0.0192	44	18	14.6	8.2	0.09	7.19	1.25	32.5	0.005	27	44.5	0	0	59.1	Street
A2 & A6	0.40	0.00	5.78	15.35	5	4.01	23.1	0.0105	232	24	23.2	7.4	0.52	7.17	1.25	51.8	0.005	27	44.5	0	0	67.7	Street	
A7	0.99	0.40	0.24	6.01	15.87	5	3.95	23.7	0.0111	200	24	23.8	7.6	0.44	7.07	1.25	53.1	0.005	27	44.5	0	0	68.3	Street
A7a	2.75	0.40	1.10	7.42	28.28	5	3.81	28.2	0.0050	400	15	29.0	4.7	1.13	6.82	1.25	63.2	0.005	27	44.5	0	0	73.5	Street
A8	2.09	0.40	0.84	8.69	18.64	5	3.68	32.0	0.0061	296	30	32.0	6.5	0.76	6.59	1.25	71.6	0.005	27	44.5	0	0	76.5	Street
A9a	0.76	0.40	0.30	0.30	8.00	5	5.03	1.5	0.0050	141	12	2.5	3.2	0.73	9.00	1.25	3.4	0.005	27	44.5	0	0	47.0	Street
A7 & A9a	0.40	0.00	6.32	16.31	5	3.90	24.7	0.0119	458	24	24.7	7.9	0.97	6.99	1.25	55.2	0.005	27	44.5	0	0	69.2	Street	
A9	3.41	0.40	1.36	1.36	14.50	5	4.10	5.6	0.0075	35	15	5.6	4.6	0.13	7.34	1.25	12.5	0.005	27	44.5	0	0	50.1	Street
A10	2.66	0.40	1.06	9.75	19.40	5	3.62	35.3	0.0074	34	30	35.3	7.2	0.08	6.47	1.25	78.9	0.005	27	44.5	0	0	79.8	Street
A11	1.09	0.40	0.44	0.44	8.00	5	5.03	2.2	0.0050	136	12	2.5	3.2	0.71	9.00	1.25	4.9	0.005	27	44.5	0	0	47.0	Street
A7a & A11	0.40	0.00	7.85	18.41	5	3.70	29.1	0.0051	84	30	29.3	6.0	0.23	6.63	1.25	65.0	0.005	27	44.5	0	0	73.8	Street	
A12	2.61	0.40	1.04	10.26	19.99	5	3.57	36.6	0.0083	35	30	37.4	7.6	0.08	6.38	1.25	81.8	0.005	27	44.5	0	0	81.9	Street
A13	0.62	0.40	0.25	0.25	8.00	5	5.03	1.2	0.0050	146	12	2.5	3.2	0.76	9.00	1.25	2.8	0.005	27	44.5	0	0	47.0	Street
A10 & A13	0.40	0.00	10.00	19.48	5	3.61	36.1	0.0079	228	30	36.5	7.4	0.51	6.46	1.25	80.7	0.005	27	44.5	0	0	81.0	Street	
A14	1.02	0.40	0.41	10.67	20.07	5	3.56	38.0	0.0086	33	30	38.0	7.7	0.07	6.37	1.25	84.9	0.005	27	0.0	20	146	184.0	Swale
A15	0.76	0.40	0.30	10.97	20.14	5	3.55	39.0	0.0091	148	30	39.1	8.0	0.31	6.36	1.25	87.2	0.005	27	0.0	20	146	185.1	Swale
B1	4.82	0.40	1.93	1.93	28.10	5	3.01	5.8	0.0081	19	15	5.8	4.7	0.07	5.39	1.25	13.0	0.005	27	44.5	0	0	50.3	Street
B2	1.09	0.40	0.44	0.44	9.90	5	4.71	2.1	0.0050	32	12	2.5	3.2	0.17	8.43	1.25	4.6	0.005	27	44.5	0	0	47.0	Street
B3	1.09	0.40	0.44	2.80	28.17	5	3.01	8.4	0.0096	312	18	10.3	5.8	0.89	5.38	1.25	18.8	0.005	27	44.5	0	0	54.8	Street
B4	3.77	0.40	1.51	2.79	21.30	5	3.46	9.6	0.0085	283	18	9.7	5.5	0.86	6.19	1.25	21.6	0.005	27	44.5	0	0	54.2	Street
B5	3.20	0.40	1.28	1.28	24.10	5	3.26	4.2	0.0050	41	15	4.6	3.7	0.18	5.83	1.25	9.3	0.005	27	44.5	0	0	49.1	Street
B6	2.45	0.40	0.98	3.77	22.16	5	3.40	12.8	0.0149	325	18	12.8	7.3	0.75	6.08	1.25	28.6	0.005	27	44.5	0	0	57.3	Street
B7	2.22	0.40	0.89	1.35	19.70	5	3.59	4.8	0.0057	55	15	4.9	4.0	0.23	6.43	1.25	10.8	0.005	27	44.5	0	0	49.4	Street
B8	1.15	0.40	0.46	0.46	16.50	5	3.88	1.8	0.0050	32	12	2.5	3.2	0.17	6.95	1.25	4.0	0.005	27	44.5	0	0	47.0	Street
B3,B6,B7	0.40	0.00	7.92	22.91	5	3.34	26.4	0.0137	222	24	26.5	8.4	0.44	5.98	1.25	59.2	0.005	27	44.5	0	0	71.0	Street	
B9	0.99	0.40	0.24	0.24	8.20	100	8.94	2.1	0.0050	35	12	2.5	3.2	0.18	8.94	1.25	2.6	0.005	27	44.5	0	0	47.0	Street
B10	1.86	0.40	0.74	8.89	23.35	100	5.92	52.7	0.0543	140	24	52.7	16.8	0.14	5.92	1.25	65.8	0.005	27	44.5	0	0	97.2	Street
C1	0.48	0.40	0.19	0.19	10.90	100	8.27	1.6	0.0050	33	12	2.5	3.2	0.17	8.27	1.25	2.0	0.005	27	44.5	0	0	47.0	Swale
C2	0.55	0.40	0.22	0.41	10.00	100	8.40	3.5	0.0095	41	12	3.5	4.4	0.15	8.40	1.25	4.3	0.005	27	44.5	0	0	48.0	Swale
D1	9.64	0.30	2.89	2.89	21.40	5	3.45	10.0	0.0091	12	18	10.0	5.7	0.04	6.18	1.25	22.3	0.005	27	44.5	0	0	54.5	Street
D2	2.06	0.40	0.82	0.82	23.90	5	3.27	2.7	0.0058	72	12	2.7	3.5	0.35	5.85	1.25	6.0	0.005	27	44.5	0	0	47.2	Street
D3	1.15	0.40	0.46	4.18	25.80	100	5.63	23.5	0.0109	33	24	23.6	7.5	0.07	5.63	1	23.5	0.005	27	0.0	0	0	23.6	Pipe
D4	0.34	0.40	0.14	4.31	25.87	100	5.62	24.3	0.0115	255	24	24.3	7.7	0.55	5.62	1	24.3	0.005	27	0.0	0	0	24.3	Pipe
E1	1.88	0.40	0.75	0.75	23.40	5	3.31	2.5	0.0050	33	12	2.5	3.2	0.17	5.92	1.25	5.6	0.005	27	0.0	20	146	148.5	Swale
E2	0.80	0.40	0.32	1.07	11.40	5	4.49	4.8	0.0171	144	12	4.7	5.9	0.40	8.04	1.25	10.8	0.005	27	0.0	20	146	150.7	Swale
F1	1.80	0.40	0.72	0.72	21.20	5	3.47	2.5	0.0050	414	12	2.5	3.2	2.15	6.21	1.25	5.6	0.005	27	44.5	0	0	47.0	Street
F2	0.81	0.40	0.32	0.32	14.20	100	7.40	2.4	0.0050	33	12	2.5	3.2	0.17	7.40	1	2.4	0.005	27	0.0	0	0	2.5	Pipe
F3	1.55	0.40	0.62	1.66	20.60	100	6.29	10.5	0.0087	105	18	9.8	5.5	0.32	6.29	1	10.5	0.005	27	0.0	0	0	9.8	Pipe
G1	3.07	0.40	1.23	1.23	12.50	5	4.34	5.3	0.0069	205	15	5.4	4.4	0.78	7.77	1.25	11.9	0.005	27	44.5	0	0	49.9	Street
H1	2.13	0.40	0.85	0.85	13.70	5	4.19	3.6	0.0050	86	15	4.6	3.7	0.39	7.50	1.25	8.0	0.005	27	44.5	0	0	49.1	Street
H2	4.23	0.40	1.69	2.54	30.00	5	2.91	7.4	0.0050	277	18	7.4	4.2	1.10	5.20	1.25	16.5	0.005	27	44.5	0	0	51.9	Street
H3	0.65	0.40	0.26	0.26	11.70	5	4.45	1.2	0.0050	32	12	2.5	3.2	0.17	7.96	1.25	2.6	0.005	27	44.5	0	0	47.0	Street
H4	1.54	0.40	0.62	0.62	32.60	5	2.78	1.7	0.0050	495	12	2.5	3.2	2.57	4.97	1.25	3.8	0.005	27	44.5	0	0	47.0	Street
H5	3.14	0.40	1.26	2.78	34.70	100	4.80	13.3	0.0154	131	18	13.0	7.4	0.30	4.80	1	13.3	0.005	27	0.0	0	0	13.0	Pipe
H6	1.29	0.40	0.52	3.32	14.10	5	4.15	13.8	0.0172	38	18	13.8	7.8	0.08	7.42	1.25	30.8	0.005	27	44.5	0	0	58.3	Street
H7	2.27	0.40	0.91	0.91	19.20	100	6.50	5.9	0.0084	32	15	5.9	4.8	0.11	6.50	1	5.9	0.005	27	0.0	0	0	5.9	Pipe
H5 & H6	0.40	0.00	6.10	14.18	100	7.40	45.2	0.0122	131	30	45.3	9.2	0.24	7.40	1	45.2	0.005	27	0.0	0	0	0	45.3	Pipe
I1	0.62	0.40	0.25	0.25	17.30	5	3.81	0.9	0.0050	33	12	2.5	3.2	0.17	6.81	1.25	2.1	0.005	27					



drawn by: _____
 checked by: _____
 approved by: _____
 GACD by: _____
 project no.: 022-01217
 drawing no.: _____
 date: 06/07/2023

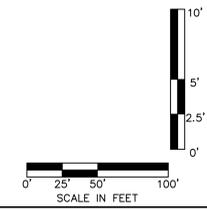
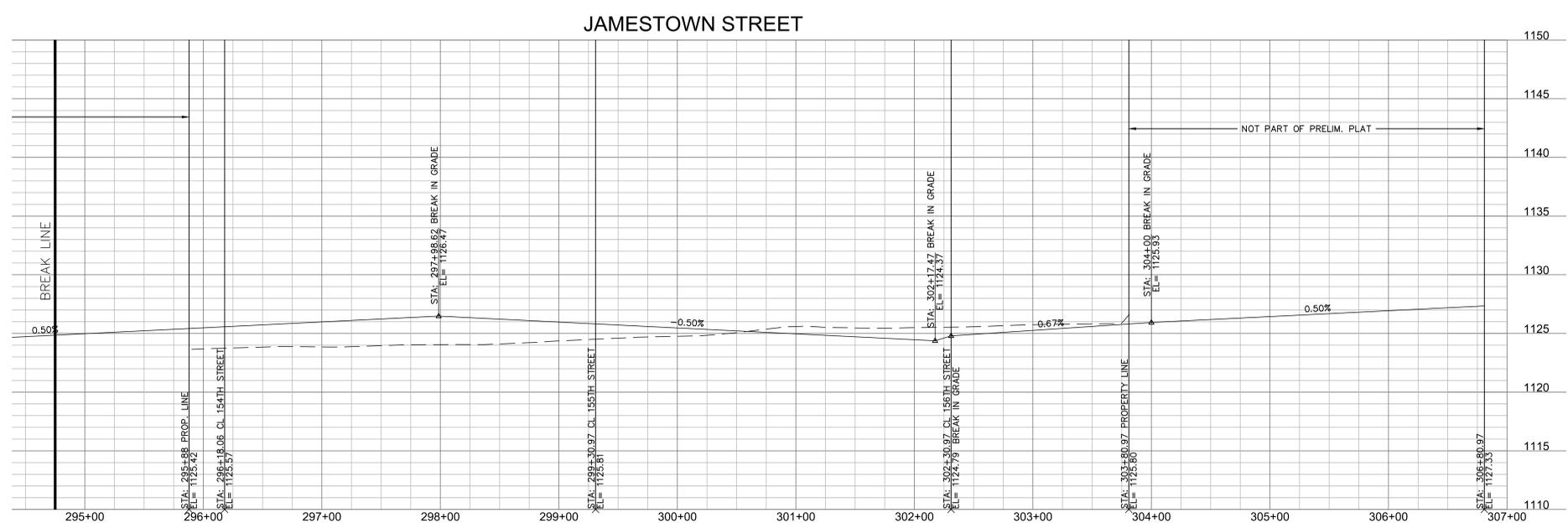
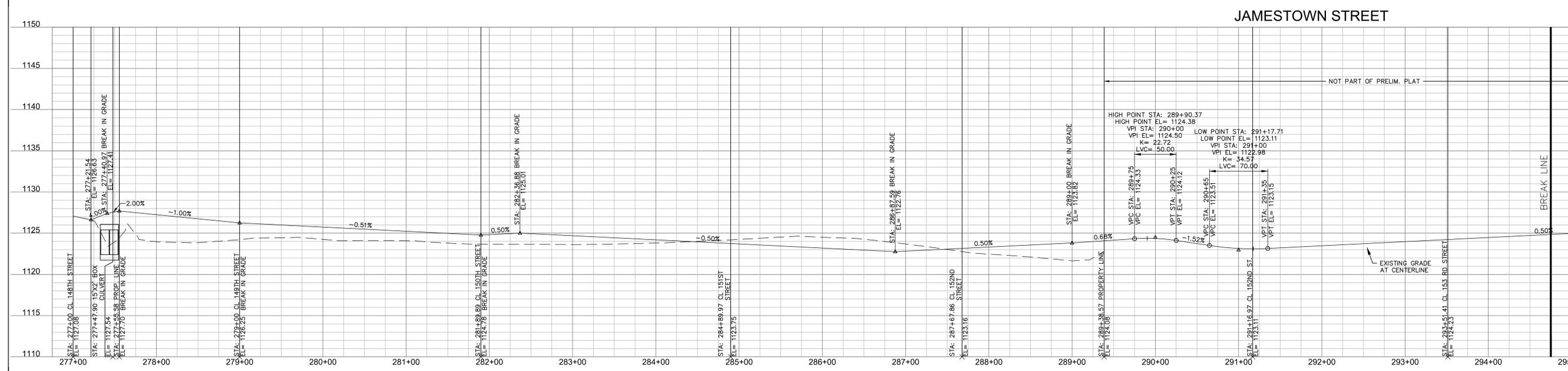
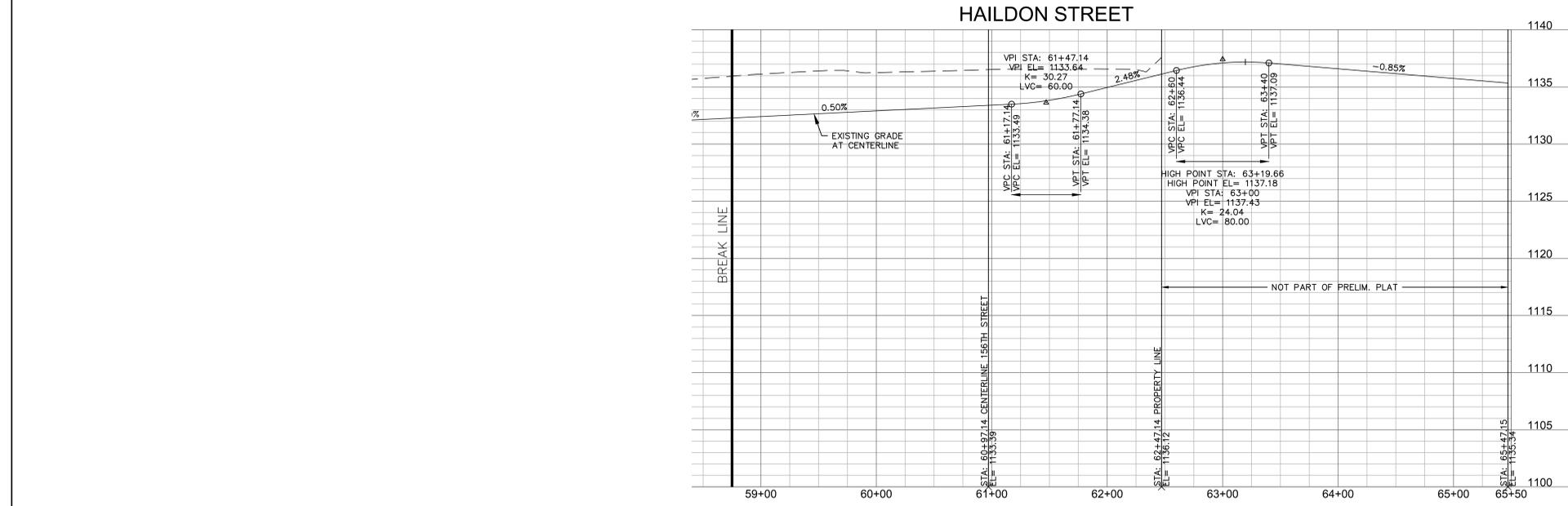
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PHASE PLAN
 WAVERLY RIDGE ESTATES
 PRELIM PLAT
 WAVERLY, NE
 2023



REV. NO.	DATE	REVISIONS DESCRIPTION

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 checked by: _____
 approved by: _____
 GAC/DC by: _____
 project no.: 022-01217
 drawing no.: _____
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 Lincoln, NE 68508
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PHASE PLAN
 WAVERLY RIDGE ESTATES
 PRELIM PLAT

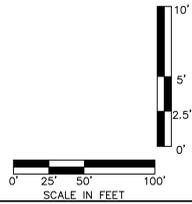
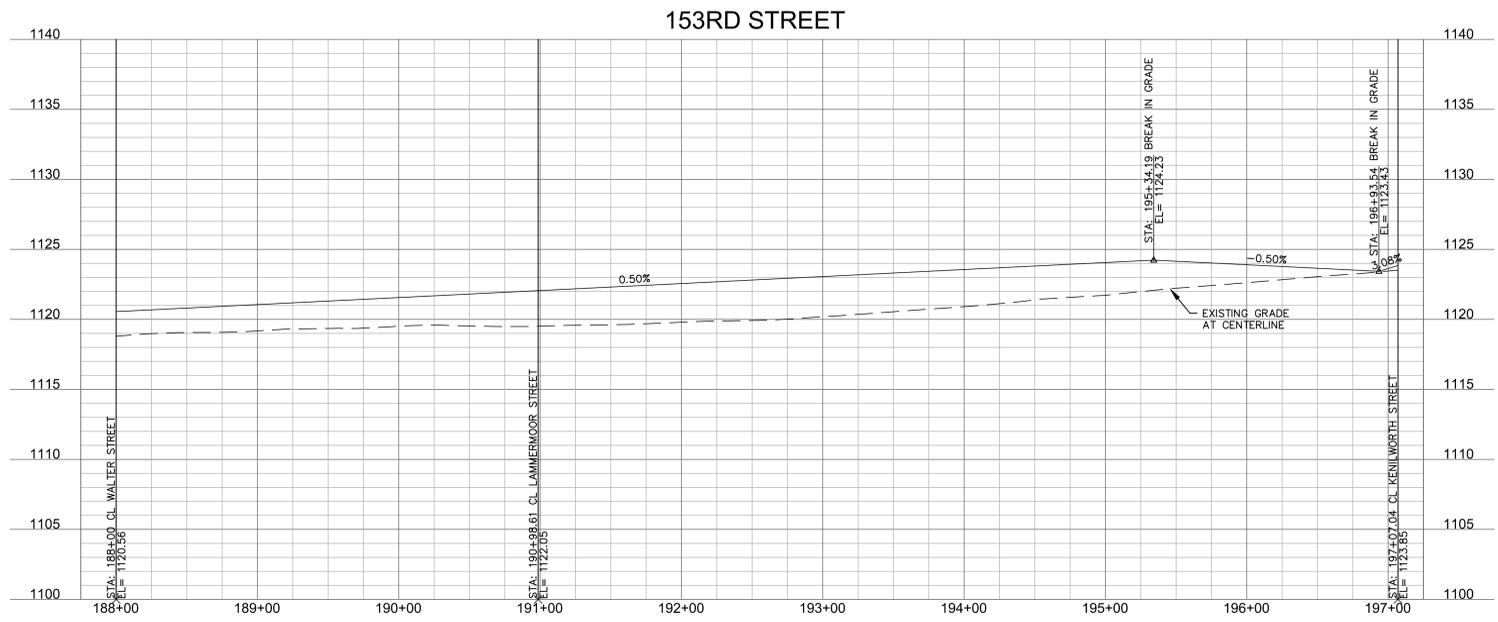
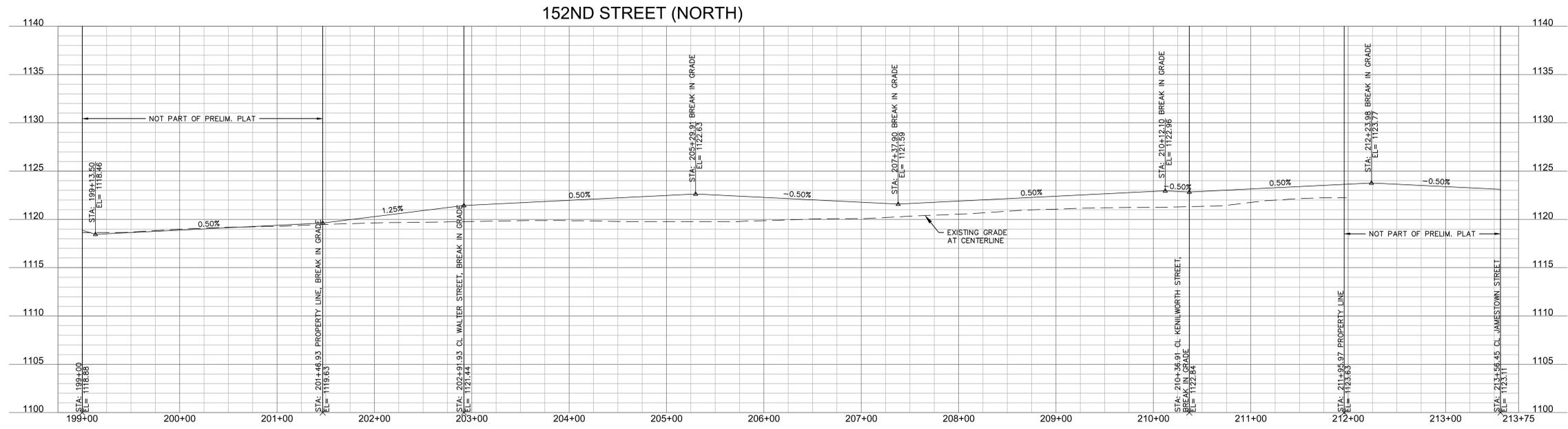
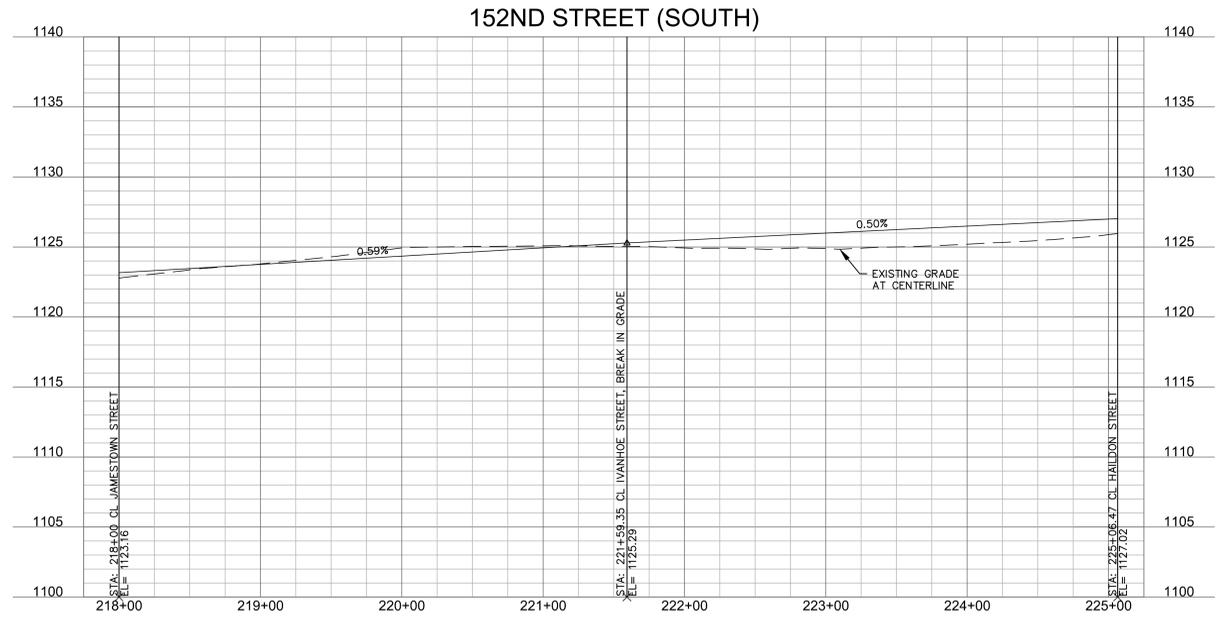
WAVERLY, NE

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2023

drawing no.: 022-01217
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PHASE PLAN

WAVERLY RIDGE ESTATES
 PRELIM PLAT

WAVERLY, NE

REV. NO.	DATE	REVISIONS DESCRIPTION

drawn by: _____ ECH

checked by: _____

approved by: _____

project no.: 022-01217

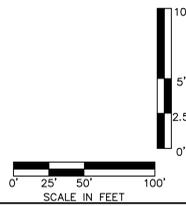
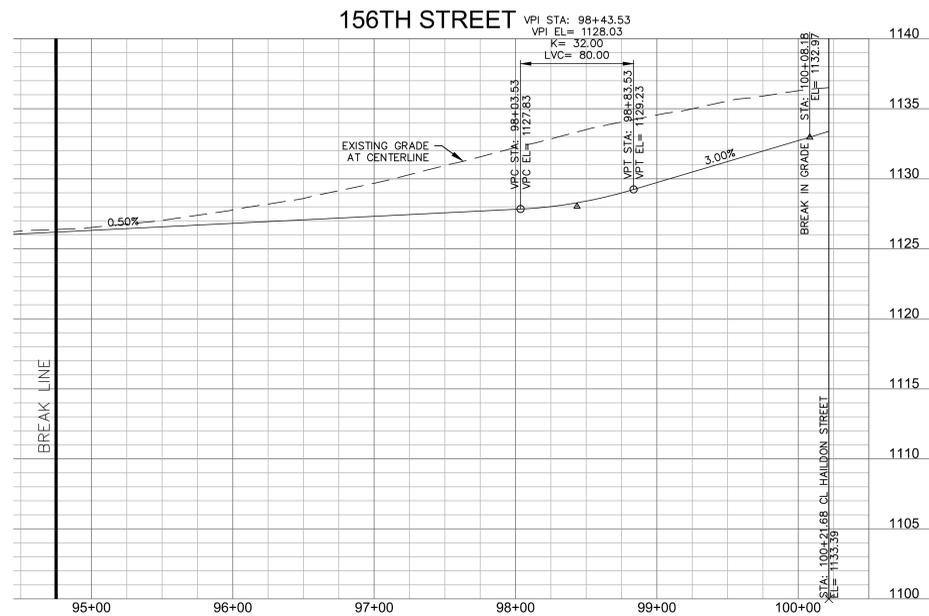
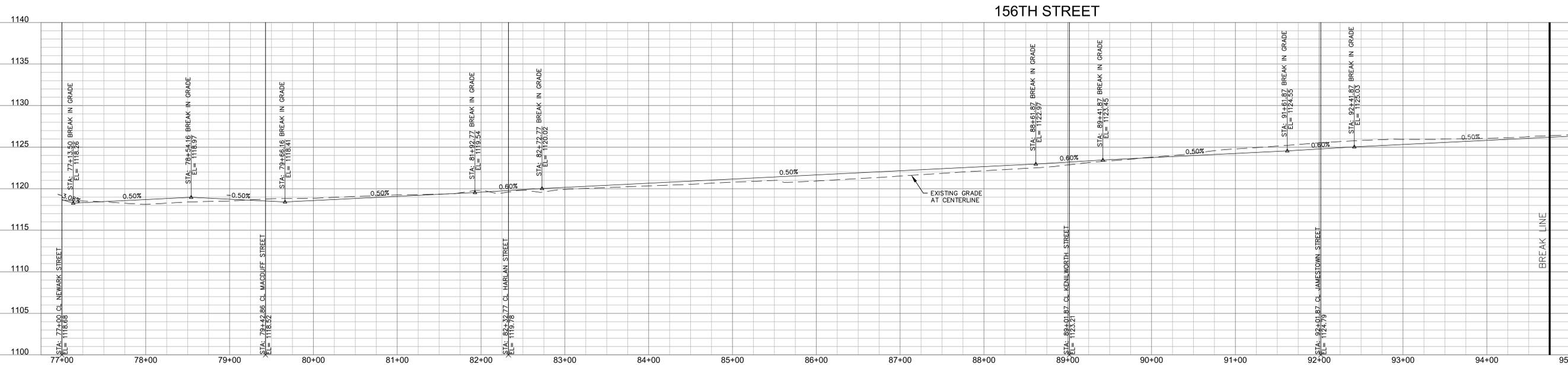
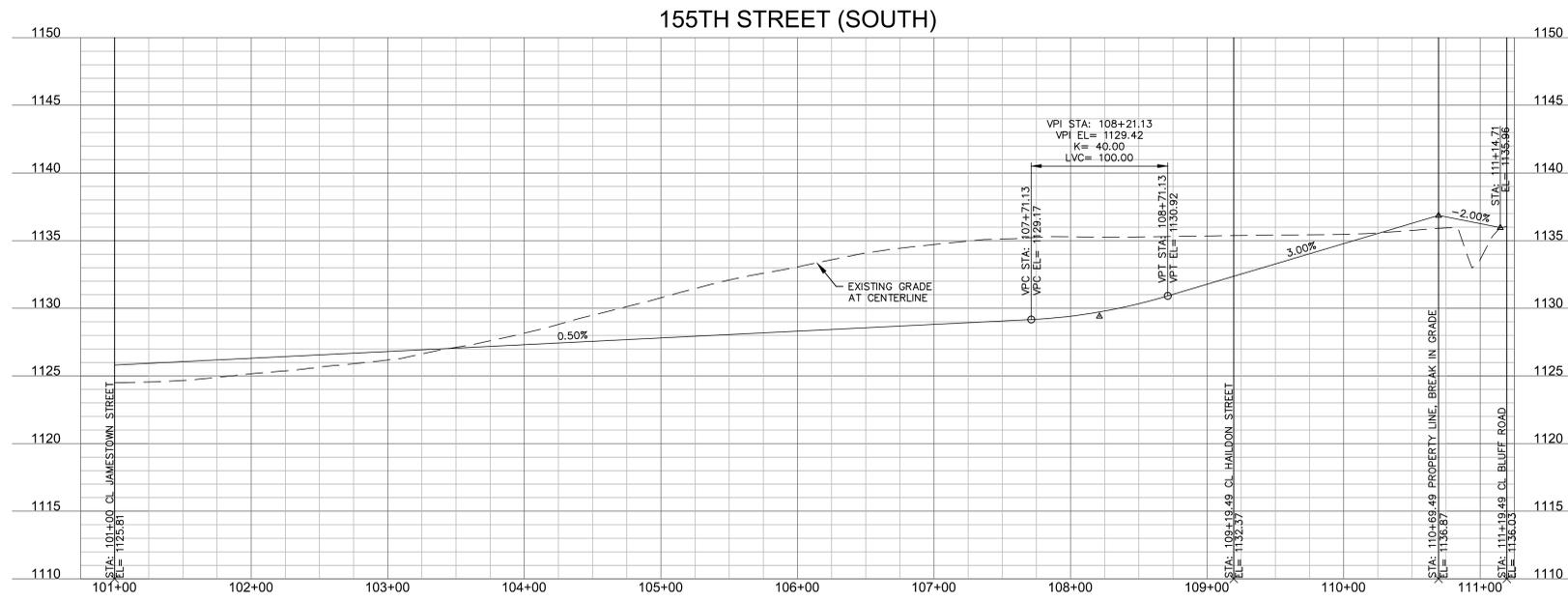
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2023

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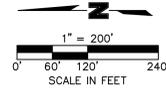
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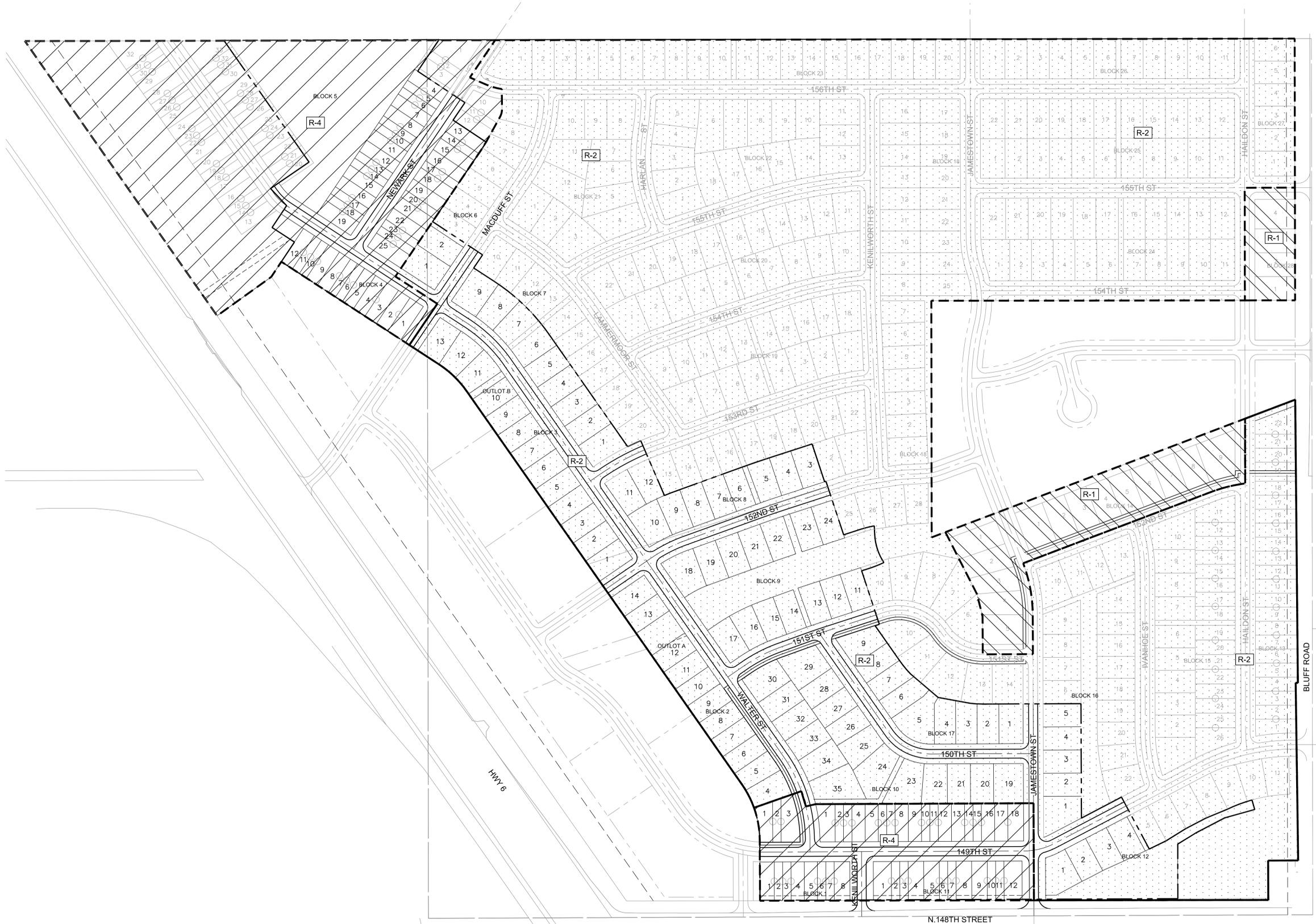
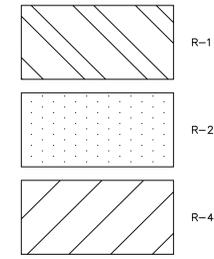
REV. NO.	DATE	REVISIONS DESCRIPTION

drawn by: ECH
 checked by: _____
 approved by: _____
 GAC by: _____
 project no.: 022-01217
 drawing no.: _____
 date: 06/07/2023

WAVERLY RIDGE ESTATES ZONING PLAN



ZONING LEGEND



DWG: F:\2022\01001-01500\022-01217\40-Design\AutoCAD\Preliminary Plans\Sheets\C_CZ01_02201217.dwg USER: energemrdr
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ZONING PLAN
 WAVERLY RIDGE ESTATES
 PRELIMINARY PLAT
 WAVERLY, NE 2023

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