

Tentative Agenda for the WAVERLY PLANNING COMMISSION MEETING to be held on February 26, 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 January 22, 2024 Planning Commission Meeting
3. **Public Hearings**
4. **Introduction of Business**
 - 4.a) Consideration of recommendation to approve Waverly Ridge Estates Preliminary Plat
 - 4.b) Administrative Report
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.

Minutes of the **Waverly Planning Commission held Monday, January 22, 2024**, at 6:00 pm at the Waverly City Office Meeting Hall, 14130 Lancashire St, Waverly, Nebraska. Commissioners present were Chair Kris Bohac, Allison Stark, Tyson Ritz and recently appointed Commissioners Heather Chloupek and Joseph Poole. Absent were Lindsay Erickson and Melissa Brown. City Official present were Building Inspector/Zoning Administrator Mike Palm and City Administrator Stephanie Fisher. Others present at the meeting were Olsson Civil Design Manager Matt Langston and Waverly Resident/former City Council Member Greg Rickers. Notice of the meeting and agenda were given to the Chair and all Members of the Planning Commission prior to the meeting. Notice of the meeting was posted at Russ's Market Express, the US Post Office, the City Office, and the City website.

Call to order

The meeting was called to order by Chair Bohac at 6:00 p.m.

Bohac acknowledged the Open Meeting Act poster which is posted on the south wall by the meeting hall entrance doors.

Bohac asked the Commissioners to introduce and give a brief background of themselves.

Approval of Minutes of the December 4, 2023, Planning Commission Meeting

Stark moved to approve the December 4, 2023 meeting minutes. Ritz seconded the motion.

The following Commission Members voted "YEA": Bohac, Stark, Ritz, Chloupek, Poole. The following Commission Members voted "NAY": None. Motion carried. 5 – 0.

Public Hearing: 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 HWY 6 (north).

Bohac declared the hearing open at 6:07pm.

Matt Langston, a Civil Design Manager at Olsson and representative for Smetter Homes, described the parcel considered for a zoning change request. There are 43.2 acres in the parcel and it will be platted for single-family and duplex lots. A public meeting was held with invitations sent to the required adjacent property owners. The shape and location of the parcel was largely determined by the need to connect to the sanitary sewer main on south side of Highway 6. The plat shows the general concept of the development for the proceeding phases. Significant study was completed to determine storm water needs and two permanent detention cells are shown, with surrounding green space. There is a walking/biking path in the development. An emergency access on the northeast corner will be gravel to ensure emergency services access in case Walter St would be blocked/inaccessible for some reason.

Commissioner Stark commented that there is not a safe way for pedestrians, especially children, to get to Bluff Rd to walk to school. Langston said the plan is for pedestrians to cross N 148th on Jamestown St. Stark is afraid that having to walk all the way down Jamestown to N 144th and then go north to get to the WIS and school crosswalk to Hamlow is too far out to the way and the children won't take that route. Stark doesn't want to see children walking on the edge of N 148th as it is very dangerous with high traffic counts, speeding vehicles and no shoulders. Stark also noted that there are no lots for daycares in this phase.

Bohac declared the hearing closed at 6:27pm.

Public Hearing: Waverly Ridge Estates Preliminary Plat

Bohac declared the hearing open at 6:28pm.

Waverly Resident and Former City Council Member Greg Rickers proposed to the Planning Commission that Walter Street be named Werner Drive or something similar in memory of Former Mayor Mike Werner. Rickers gave a brief history of Werner's time in office and told of his dedication to the community. Rickers also visited with the other former City Council Members from Werner's time in office, and they all supported this request to name a street in Werner's memory. Marcia Werner, Mike's wife was contacted by Rickers and she said Mike would be honored to have a street named after him and she supported the naming.

No other comments were heard.

Bohac declared the hearing closed at 6:35pm.

Introduction of Business

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 HWY 6 (north).

Stark made a motion to recommend City Council approval of the 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 HWY 6 (north). Ritz seconded the motion.

The following Commission Members voted "YEA": Bohac, Stark, Ritz, Chloupek, Poole. The following Commission Members voted "NAY": None. Motion carried. 5 – 0.

Consideration of recommendation to approve Waverly Ridge Estates Preliminary Plat.

Ritz made a motion to recommend City Council approval of the Empire Addition Preliminary Plat. Yesilcimen seconded the motion.

Discussion from Stark focused on the need for safe pedestrian passage on a sidewalk to Bluff Rd or another means to get to the school that didn't require traveling down Jamestown St. Chloupek had concerns about water. Stark said the plat follows the recommendations in the recently update Comprehensive Plan as it adds needed single-family and multi-family lots. Bohac stated this plat meets the goals set out in the Comprehensive Plan. All Commissioners were concerned about the lack of safe pedestrian travel out of the development for the initial phase and wanted to see an alternative route added to the south on Bluff Rd.

The following Commission Members voted "YEA":None. The following Commission Members voted "NAY": Bohac, Stark, Ritz, Chloupek, Poole. Motion failed. 0 – 5.

Election of Officers: Chair, Vice-Chair, Secretary, Board of Adjustment Representative

Nominations for Officers provided by the Commissioners.

- Chair – Kris Bohac
- Vice-Chair – Allison Stark
- Secretary – Joseph Poole
- Board of Adjustment Representative – Melissa Brown

Ritz made a motion to approve the nominations for Officers as discussed. Stark seconded the motion.

The following Commission Members voted "YEA": Bohac, Stark, Ritz, Chloupek, Poole. The following Commission Members voted "NAY": None. Motion carried. 5 – 0.

Discussion regarding Board of Adjustment Member appointment (Planning Commission Representative)

No discussion was held as Melissa Brown volunteered for the appointment via email to Mike Palm.

Administrative Report as of January 22, 2024

- 1 Residential Permit Issued, ANP 9th
- Building Permits issued for 20/41 Lots in ANP 9th
- 26 Residential Building Permits Issued in 2023
- Commercial
 - Commercial Plastics (Complete)
 - Capitol Tower
 - Kamterter Products (New Storage)

No update on El Portal Occupancy

Adjournment

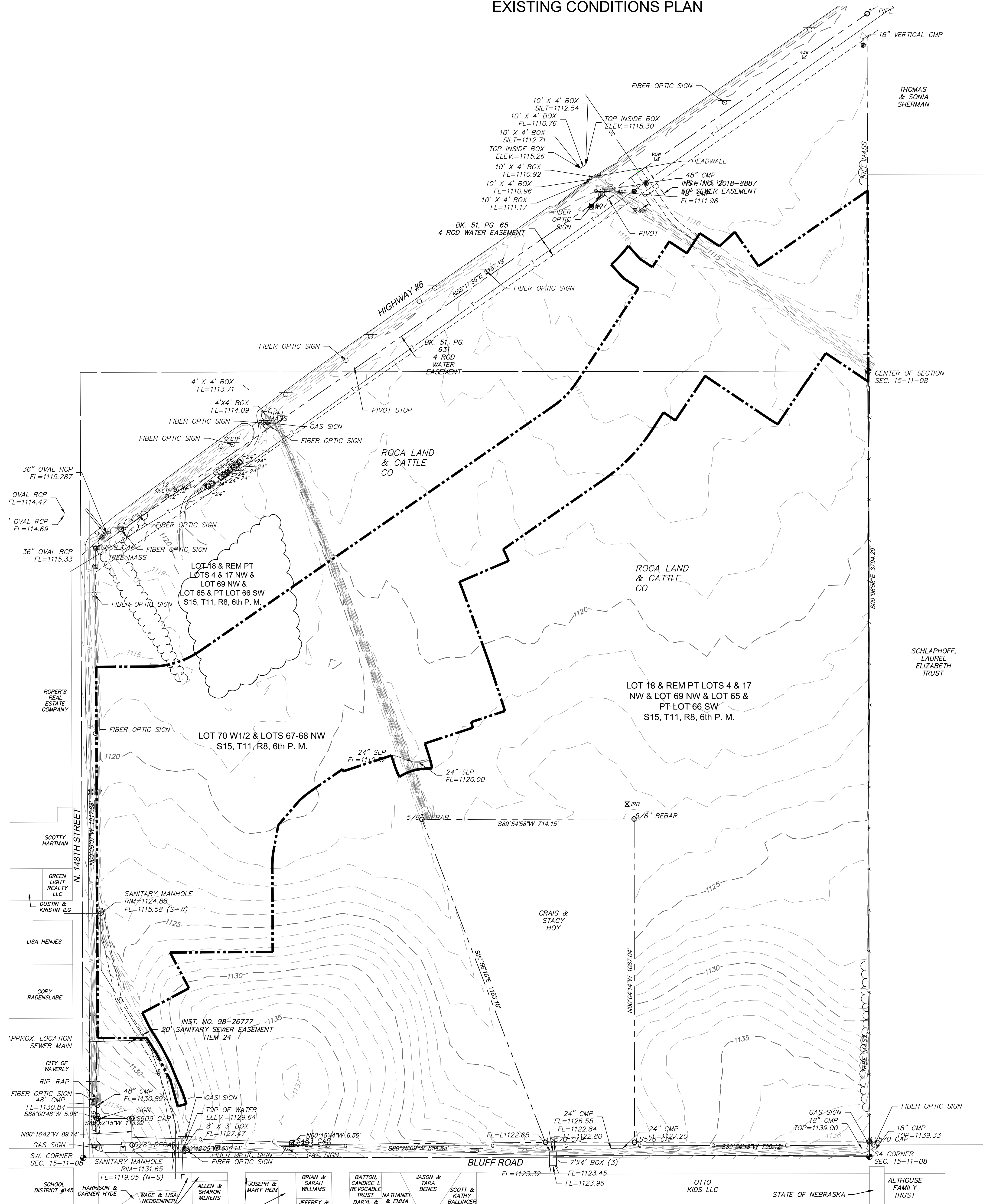
Stark moved to adjourn the meeting. Ritz seconded the motion.

The following Commission Members voted “YEA”: Bohac, Stark, Ritz, Chloupek, Poole. The following Commission Members voted “NAY”: None. Motion carried. 5 – 0.

Meeting adjourned at 7:38pm.

Respectfully submitted,
Stephanie Fisher, City Administrator

WAVERLY RIDGE ESTATES EXISTING CONDITIONS PLAN



LEGEND

●	BOLLARD
○	BLOW-OFF VALVE
○	CONFEROUS 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.

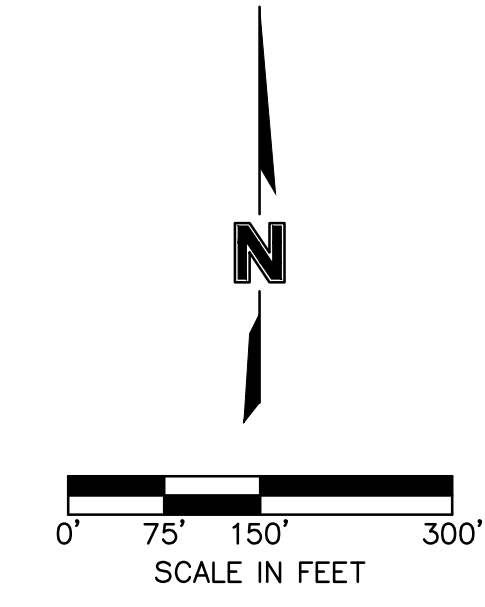
CONTROL POINTS

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_EXC01_02201217.dwg
 USER: mlangston
 DATE: Feb 14, 2024 2:22pm 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: _____

date: 06/07/2022

PROJECT NO.: 022-01217

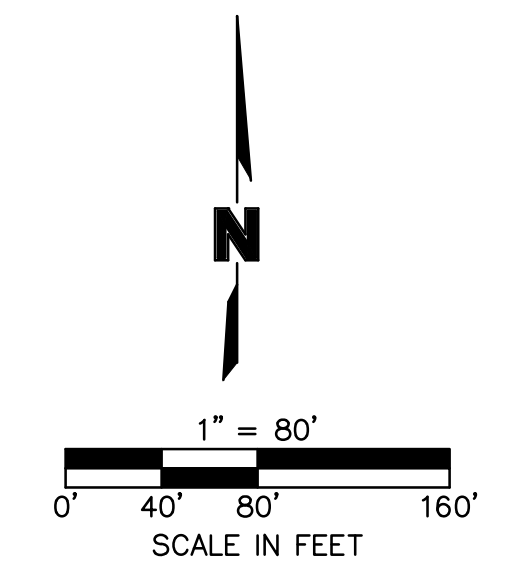
DRAWING NO.: _____

DATE: 06/07/2022

SHEET

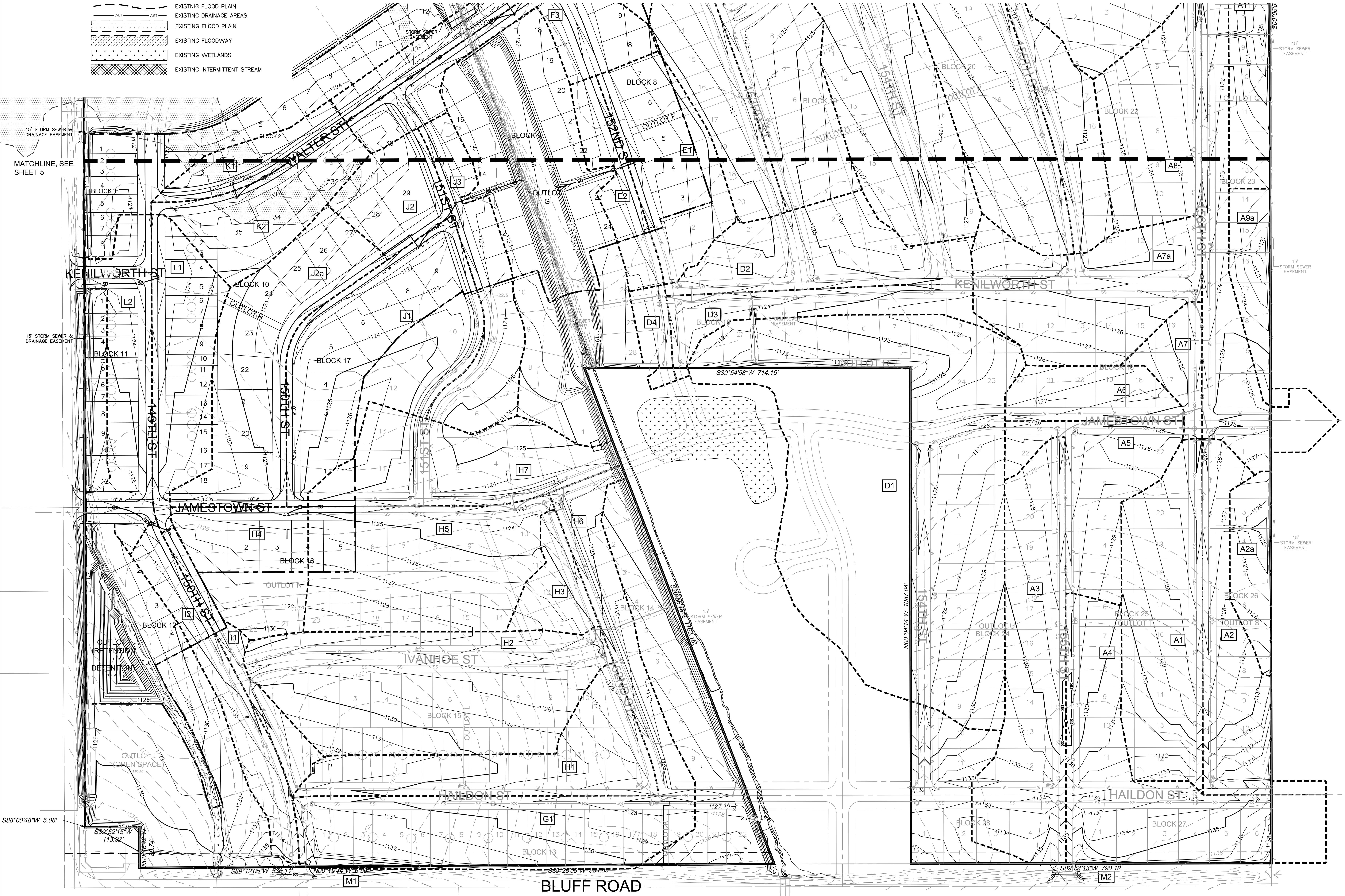
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WAVERLY RIDGE ESTATES GRADING AND DRAINAGE PLAN



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 FLOOD PLAIN
	EXISTING FLOODWAY
	EXISTING WETLANDS
	EXISTING INTERMITTENT STREAM



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 DATE: Feb 02, 2024 4:03pm XREFS: C:\PBASE7_02201217 V_XTOP0_02201217

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REV. NO.	DATE	REVISION DESCRIPTION

GRADING AND DRAINAGE PLAN
 WAVERLY RIDGE ESTATES
 PRELIMINARY PLAN

WAVERLY, NEBRASKA
 2023

drawn by: _____ checked by: _____ GACQ by: _____ project no.: 022-01217 drawing no.: _____ date: _____	SHEET 6 of 18
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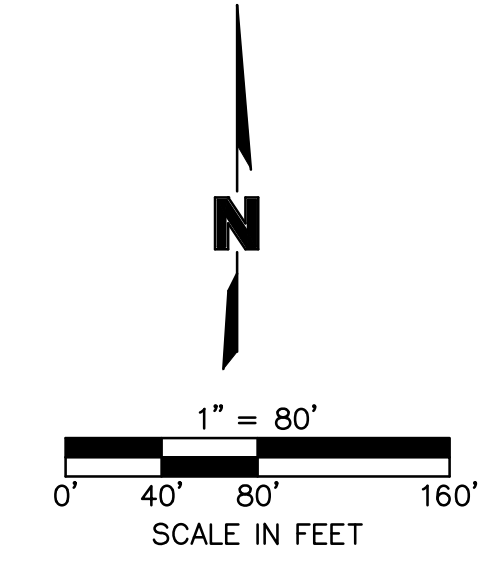
WAVERLY RIDGE ESTATES GRADING AND DRAINAGE PLAN

PRELIMINARY PIPE SIZING CALCULATIONS

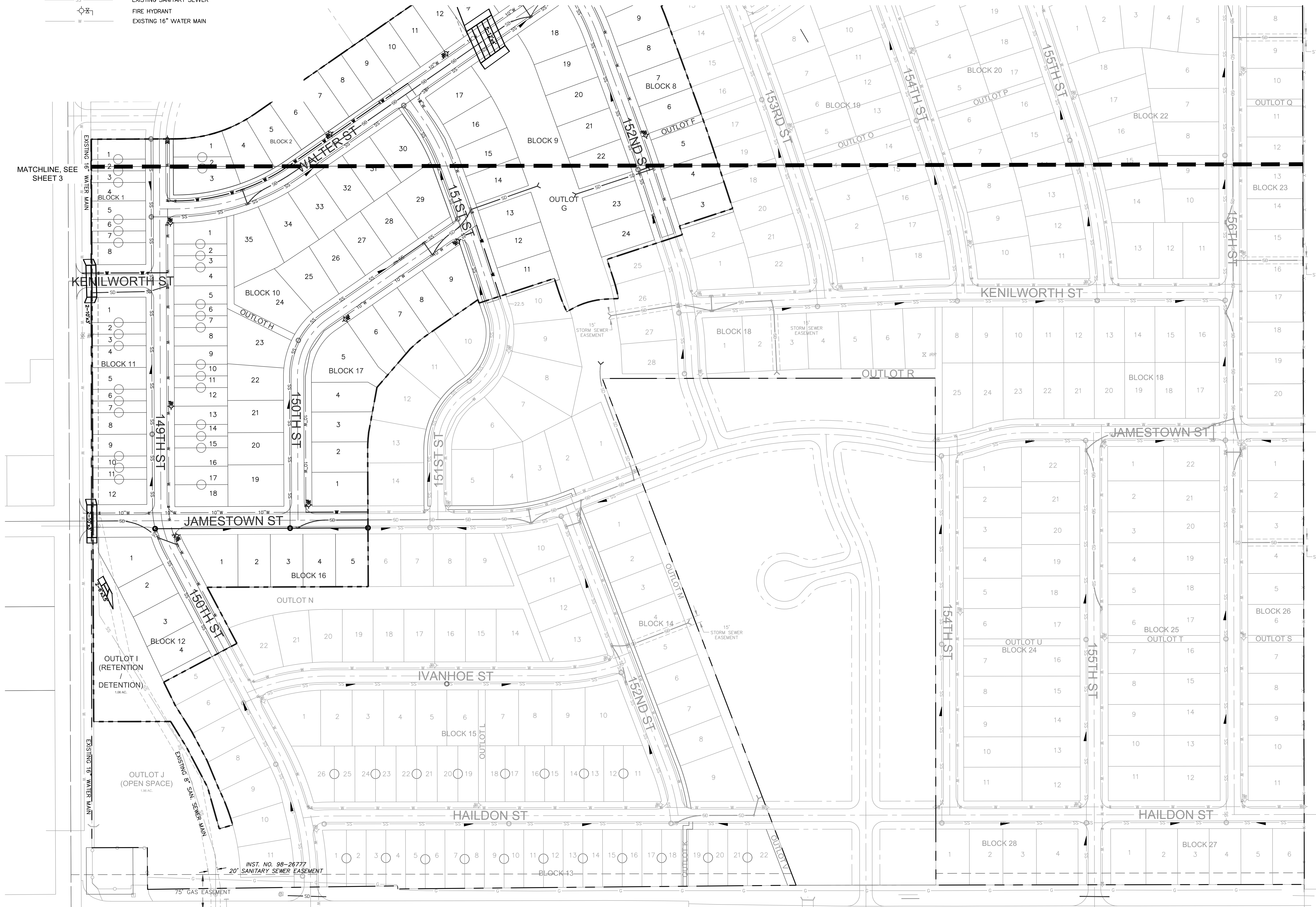
Minor Storm System Conveyance Analysis										Major Storm System Conveyance Analysis														
Minor Storm Average Return Frequency (yr): 5										Major Storm Average Return Frequency (yr): 100														
Location	Area (acres)	Coefficient C	A x C	Sum A x C	Time of Concentration (min)	Return 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 _o (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	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	0.0	20	146	148.5	Swale
I2	1.23	0.40	0.49	0.74	13.00	5	4.28	3.2	0.0079	127	12	3.2	4.0	0.52	7.66	1.25	7.1	0.005	27	0.0	20	146	149.2	Swale
J1	3.39	0.40	1.36	2.83	29.50	100	5.25	14.9	0.0201	130	18	14.9	8.4	0.26	5.25	1	14.9	0.005	27	0.0	0	0	14.9	

WAVERLY RIDGE ESTATES UTILITY PLAN

LEGEND	
	PROPOSED PROPERTY LINE
	EXISTING RIGHT OF WAY
	PROPOSED UTILITY EASEMENT
	PROPOSED 6" WATER MAIN
	PROPOSED 10" WATER MAIN
	PROPOSED 8" SANITARY SEWER
	PROPOSED 18" SANITARY SEWER
	SANITARY SEWER MANHOLE
	WATER VALVE
	EXISTING SANITARY SEWER
	FIRE HYDRANT
	EXISTING 16" WATER MAIN



NOTE
THE EXACT LOCATION OF INLETS, MANHOLES, HYDRANTS & VALVES WILL BE COORDINATED WITH FINAL UTILITY DESIGN TO LOCATE IN LOT LINES (EXTENDED) WHERE POSSIBLE.



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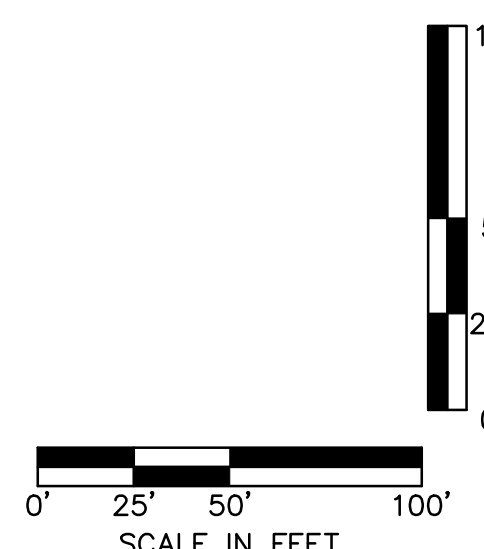
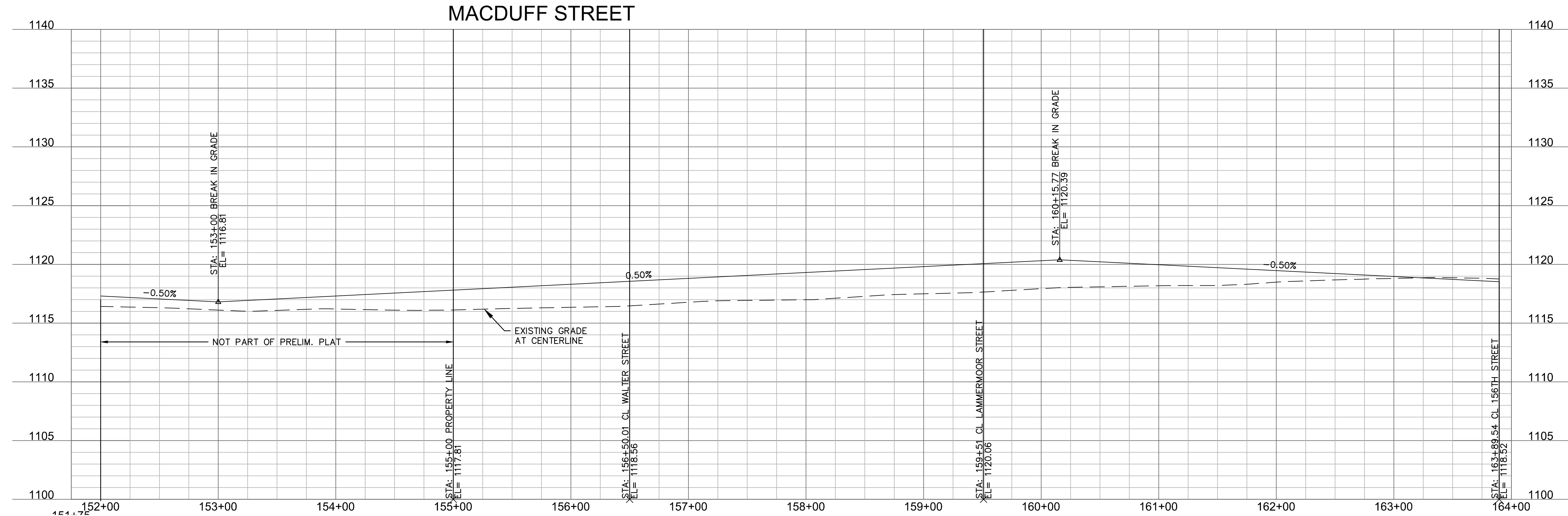
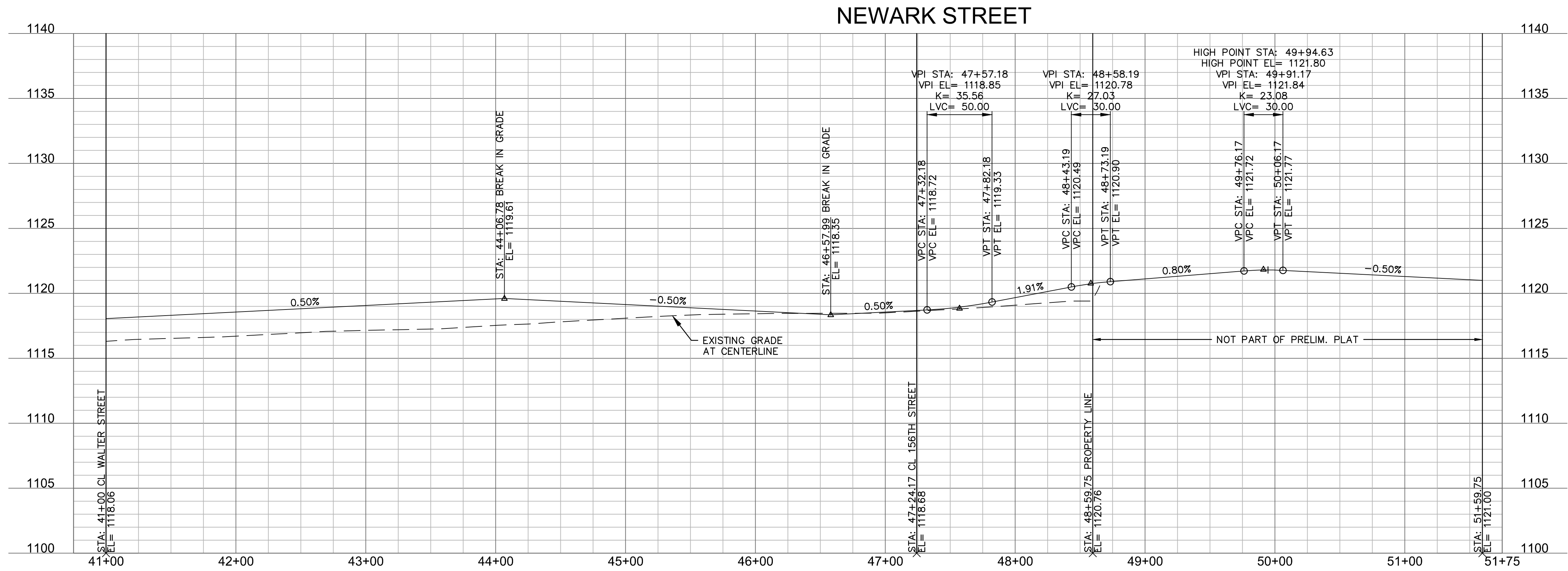
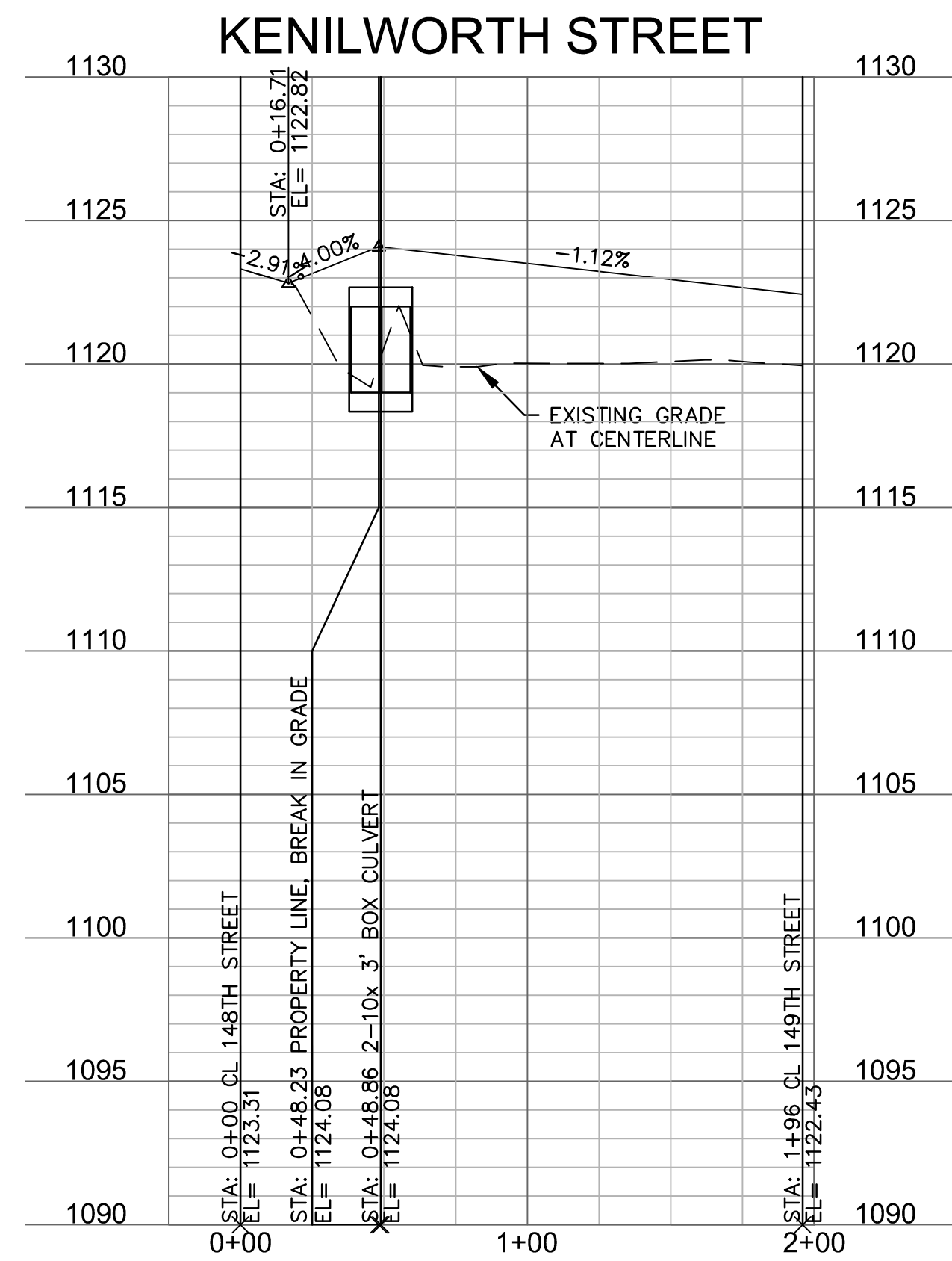
UTILITY PLAN

WAVERLY RIDGE ESTATES
PRELIMINARY PLAN

2023

WAVERLY, NEBRASKA

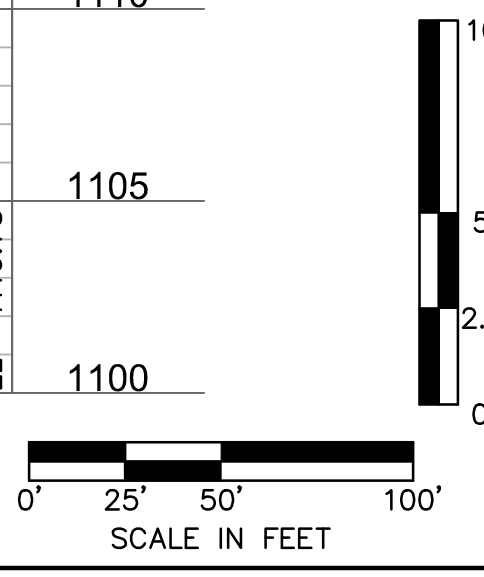
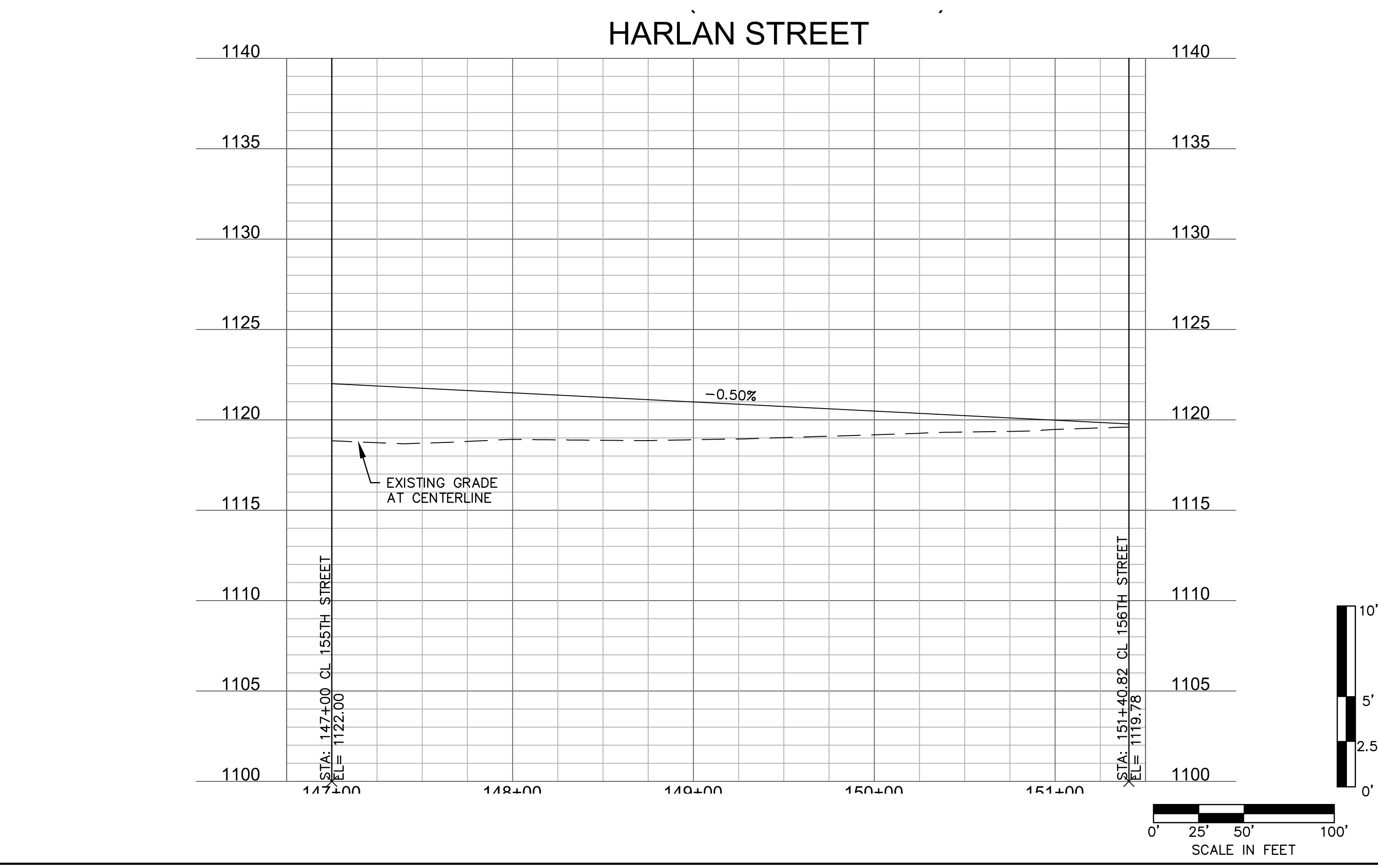
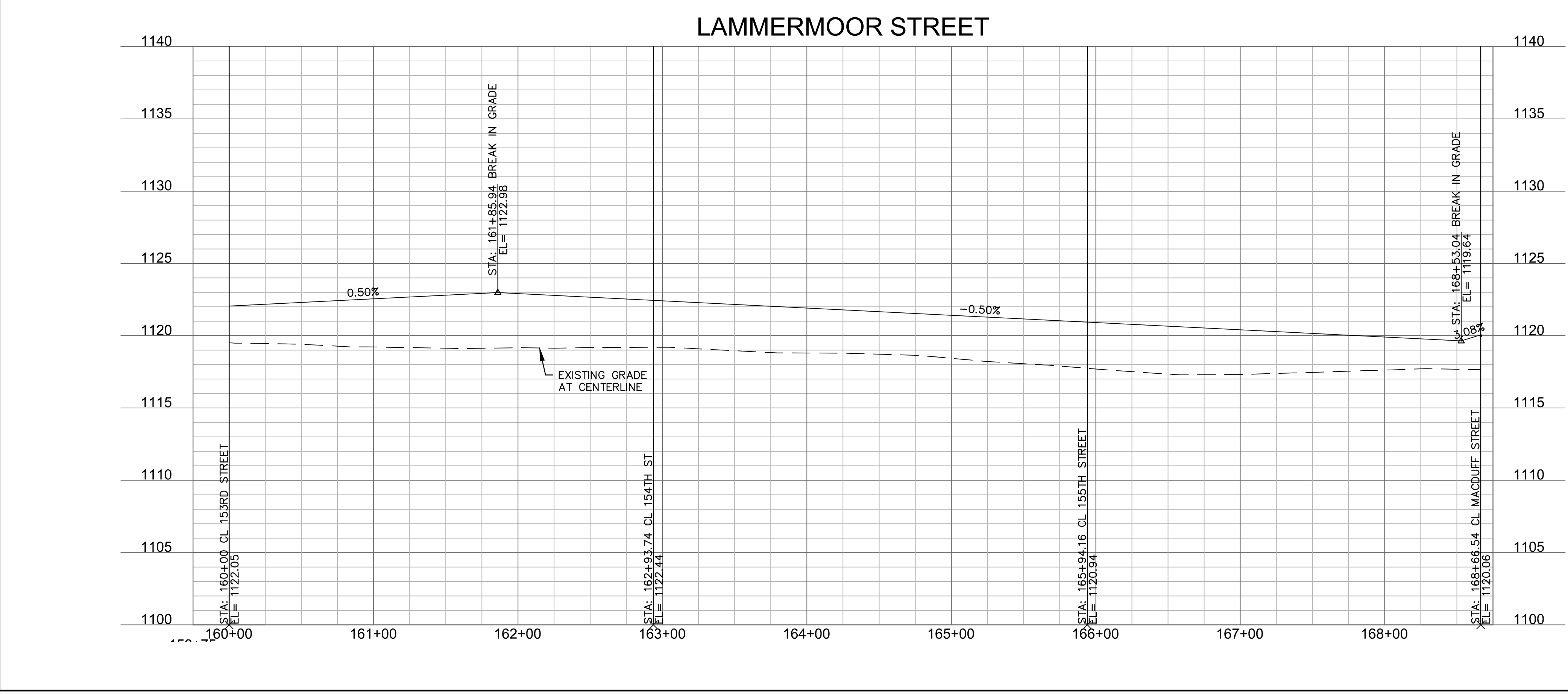
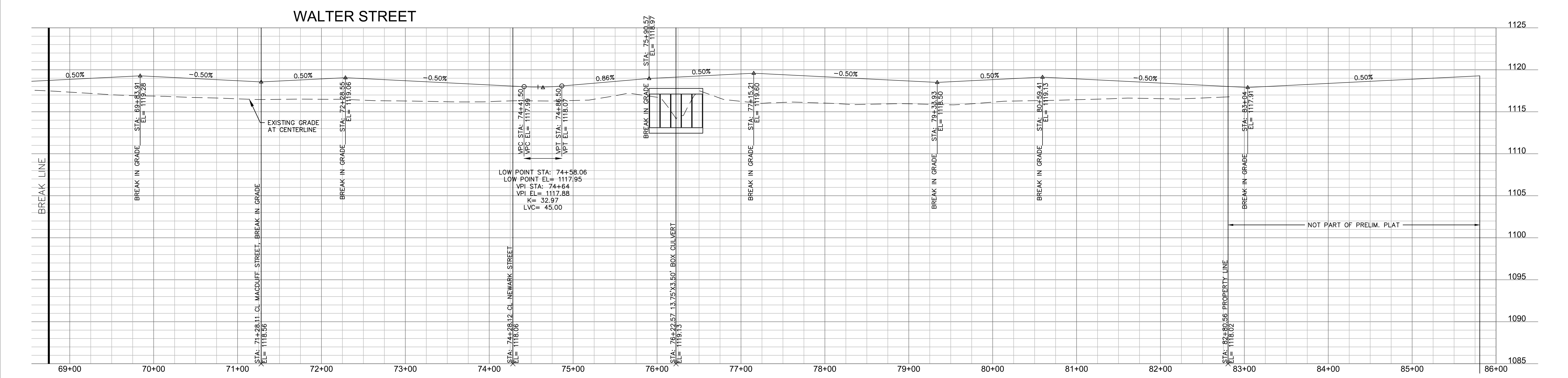
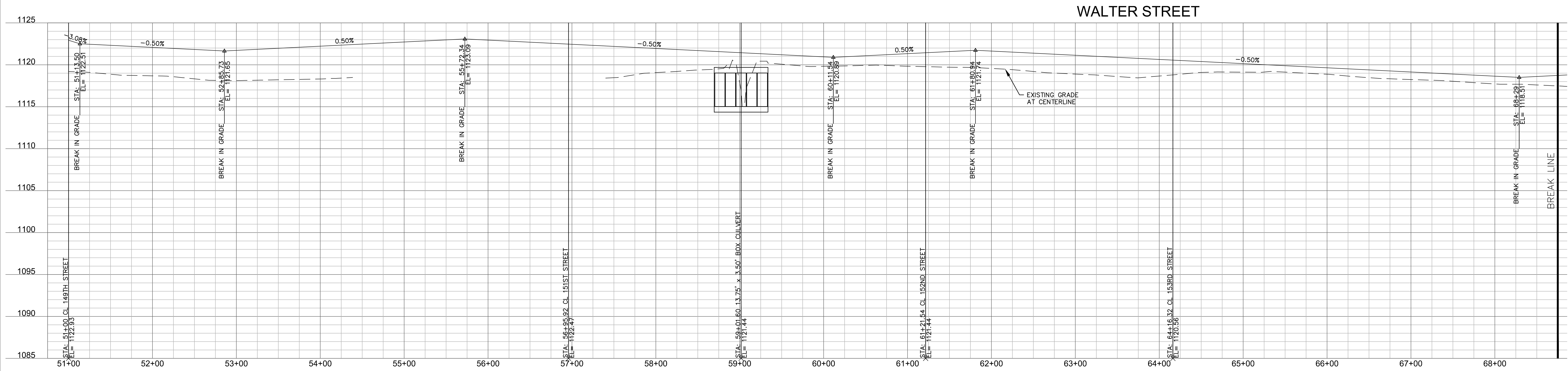
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checked by:	
approved by:	
QA/QC by:	
project no.:	022-01217
drawing no.:	
date:	02/02/2024



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

REV. NO.	DATE	REVISIONS DESCRIPTION
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PHASE PLAN
 WAVERLY RIDGE ESTATES
 PRELIM PLAT
 WAVERLY, NE
 2023



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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: _____

GAO by: _____

project no.: 022-01217

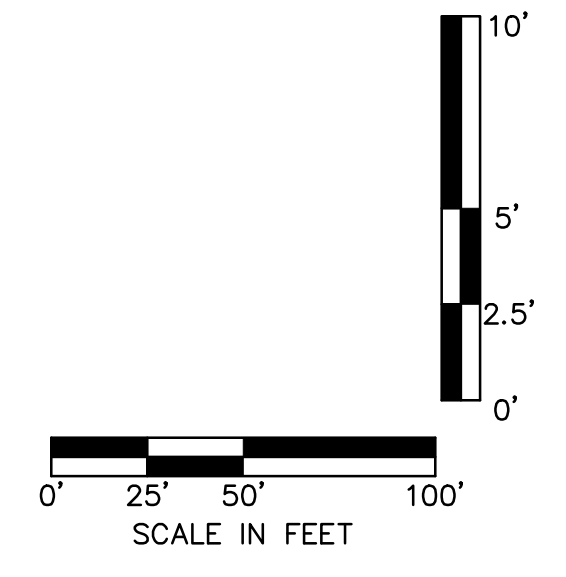
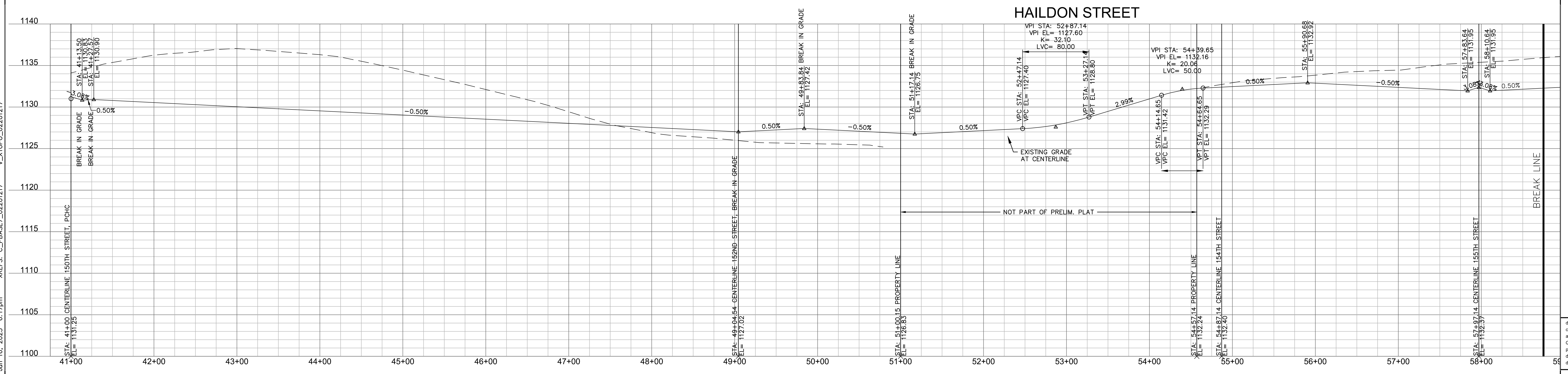
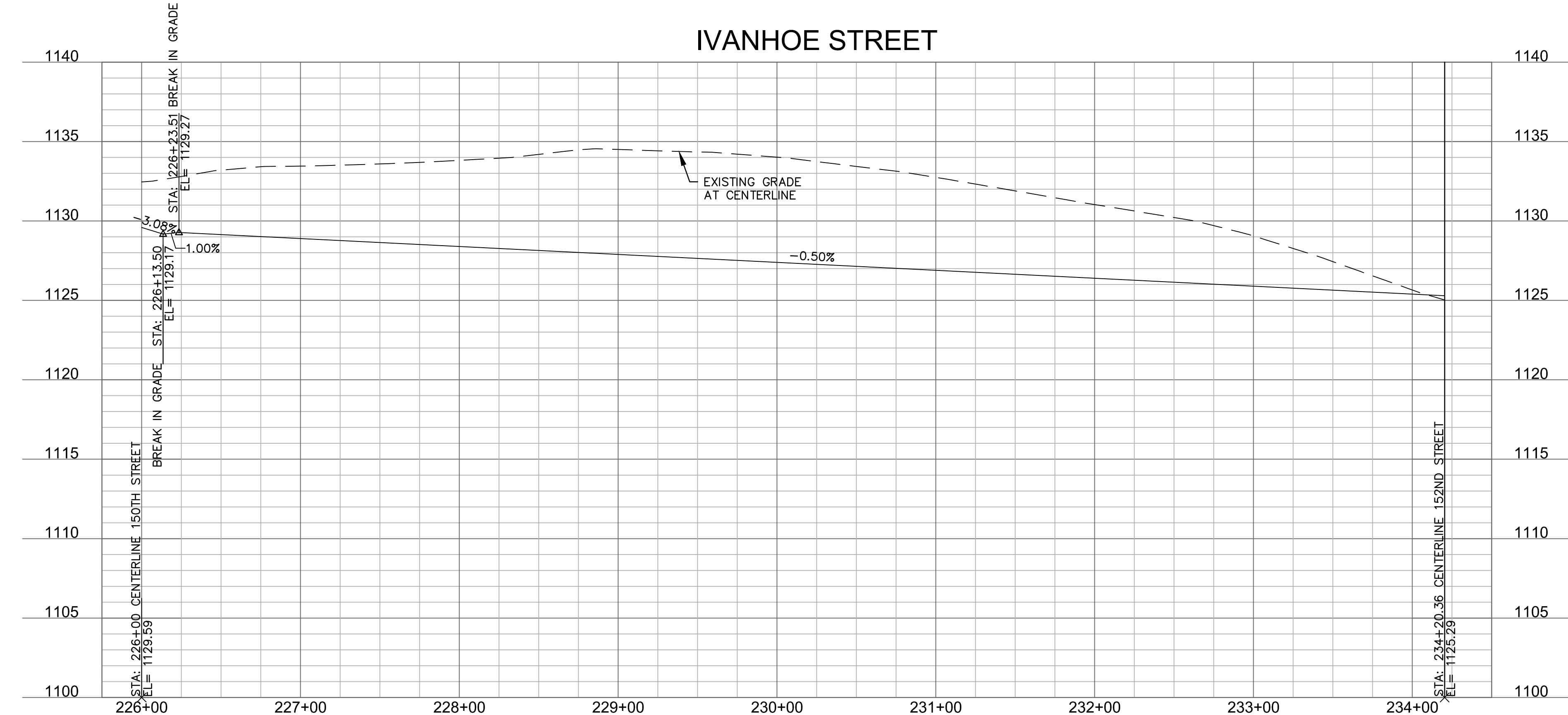
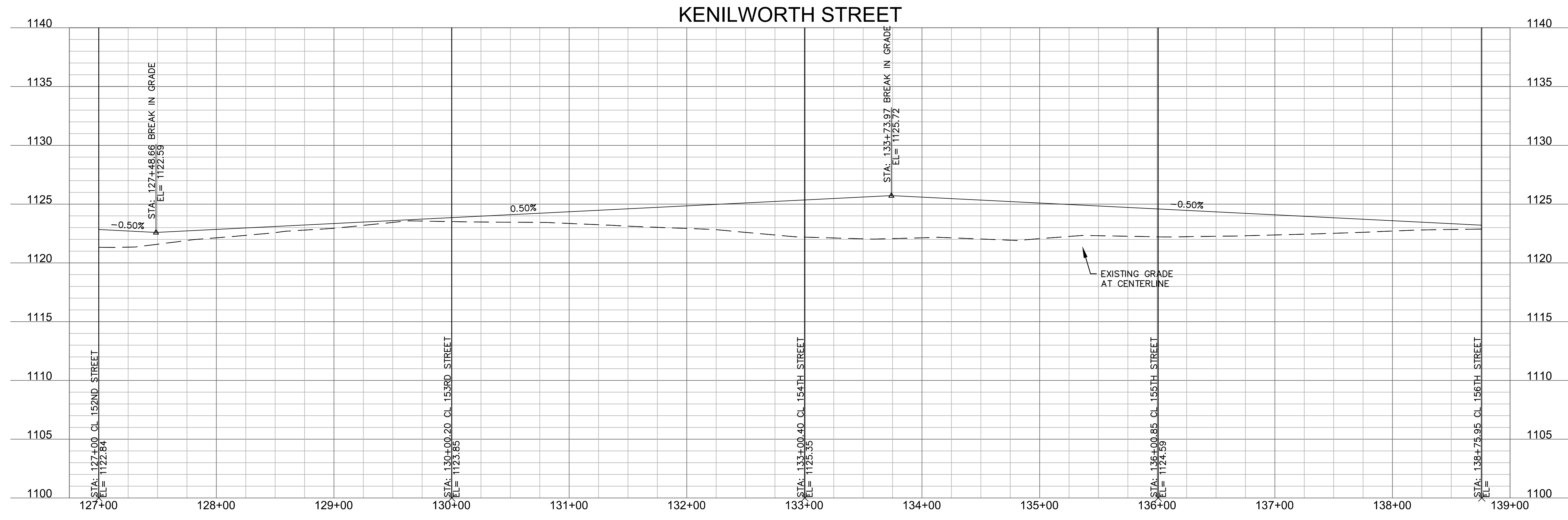
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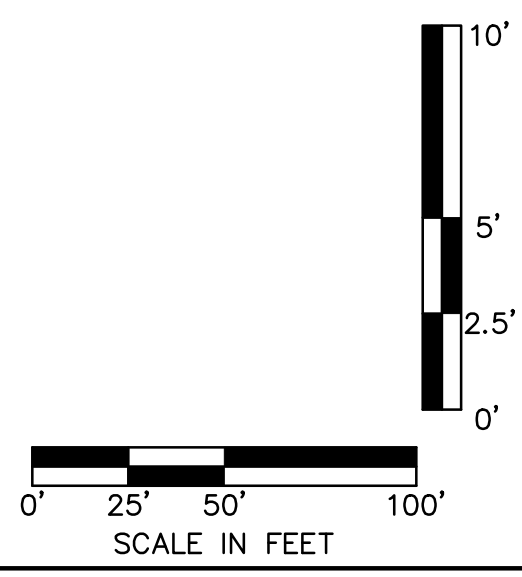
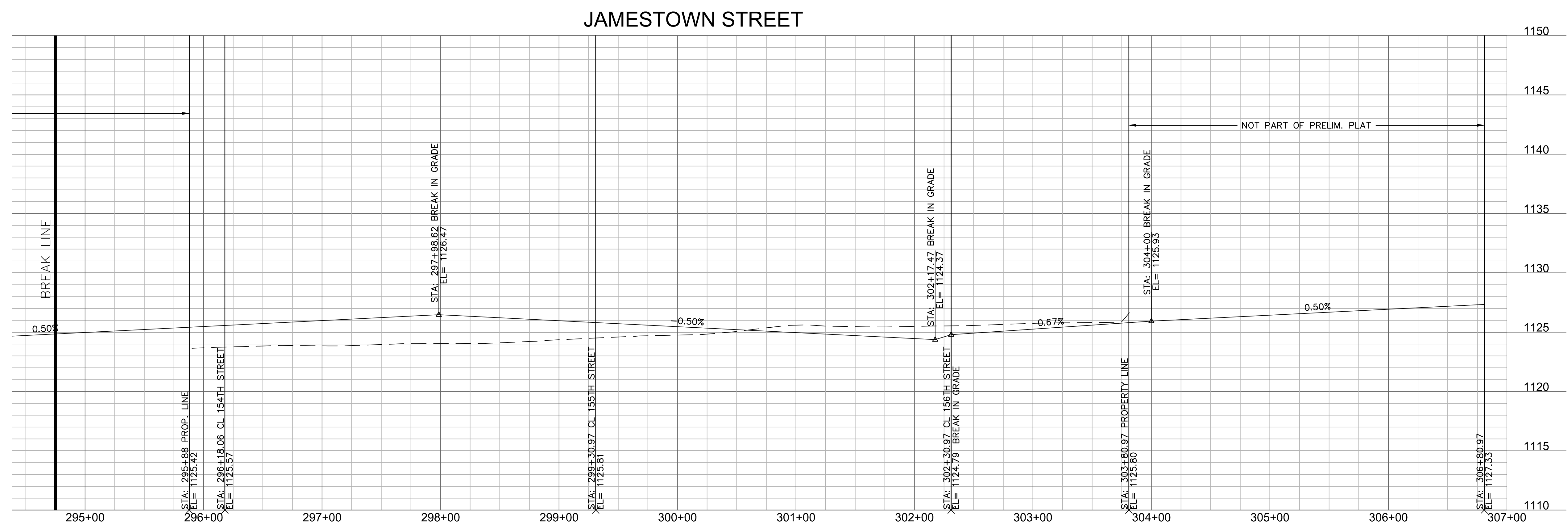
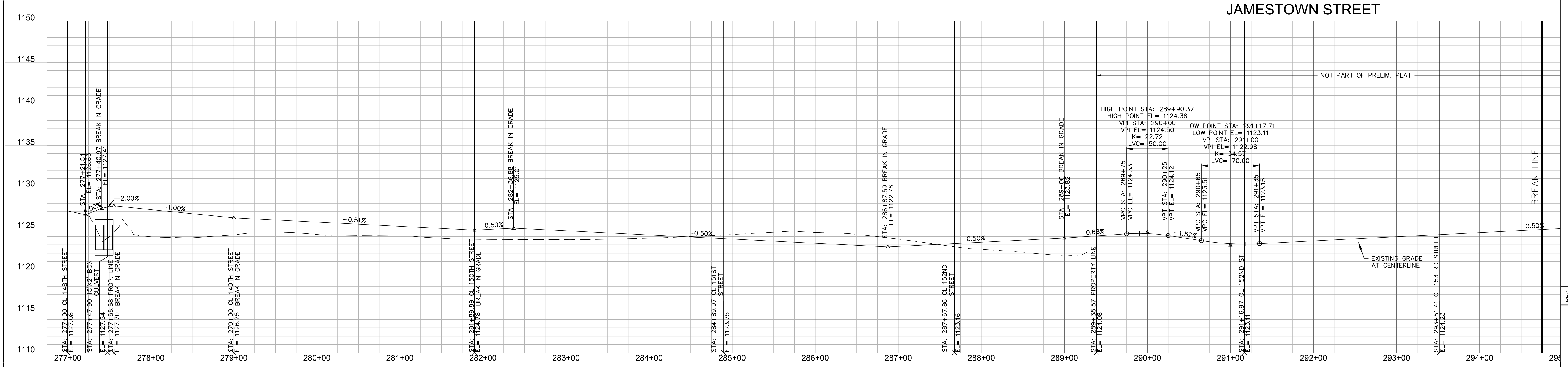
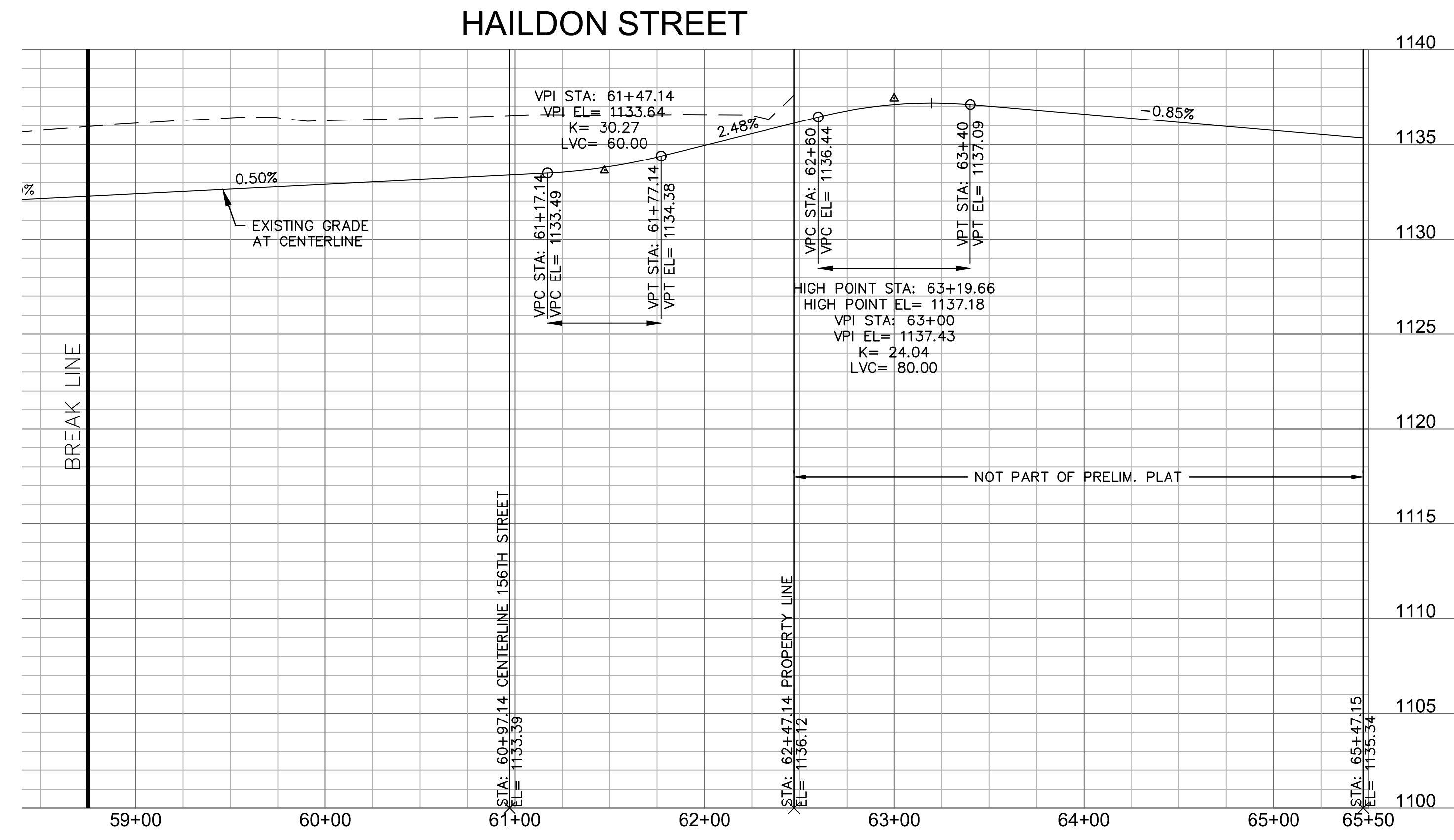
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PHASE PLAN
 WAVERLY RIDGE ESTATES
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NOT PART OF PRELIM. PLAT

WAVERLY, NE

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WAVERLY RIDGE ESTATES
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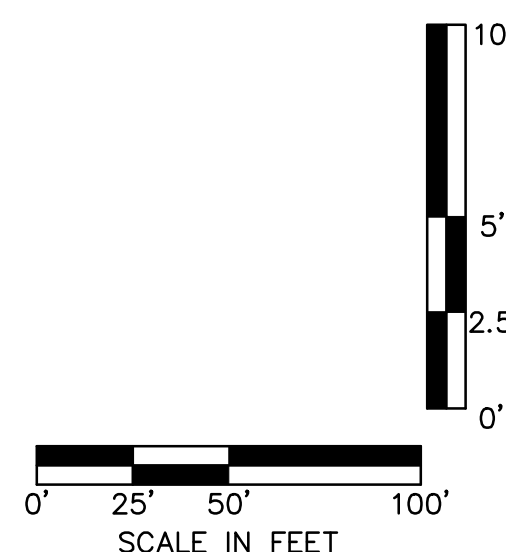
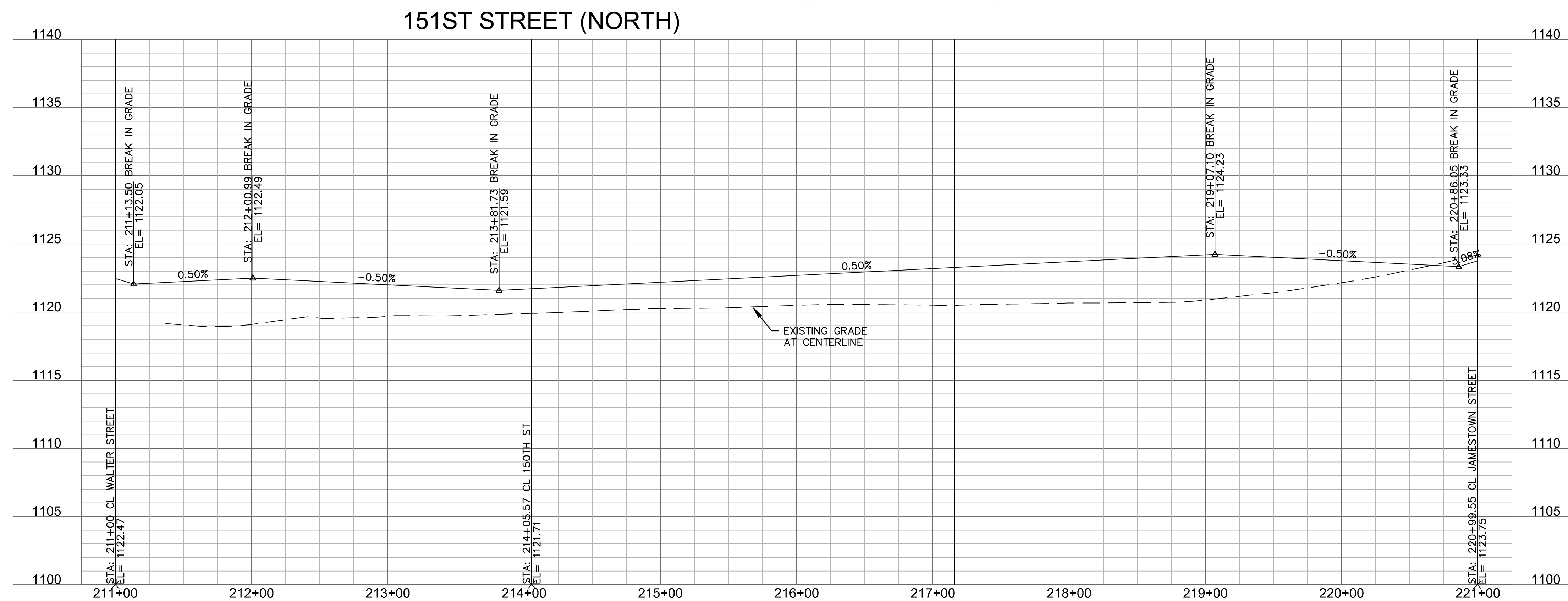
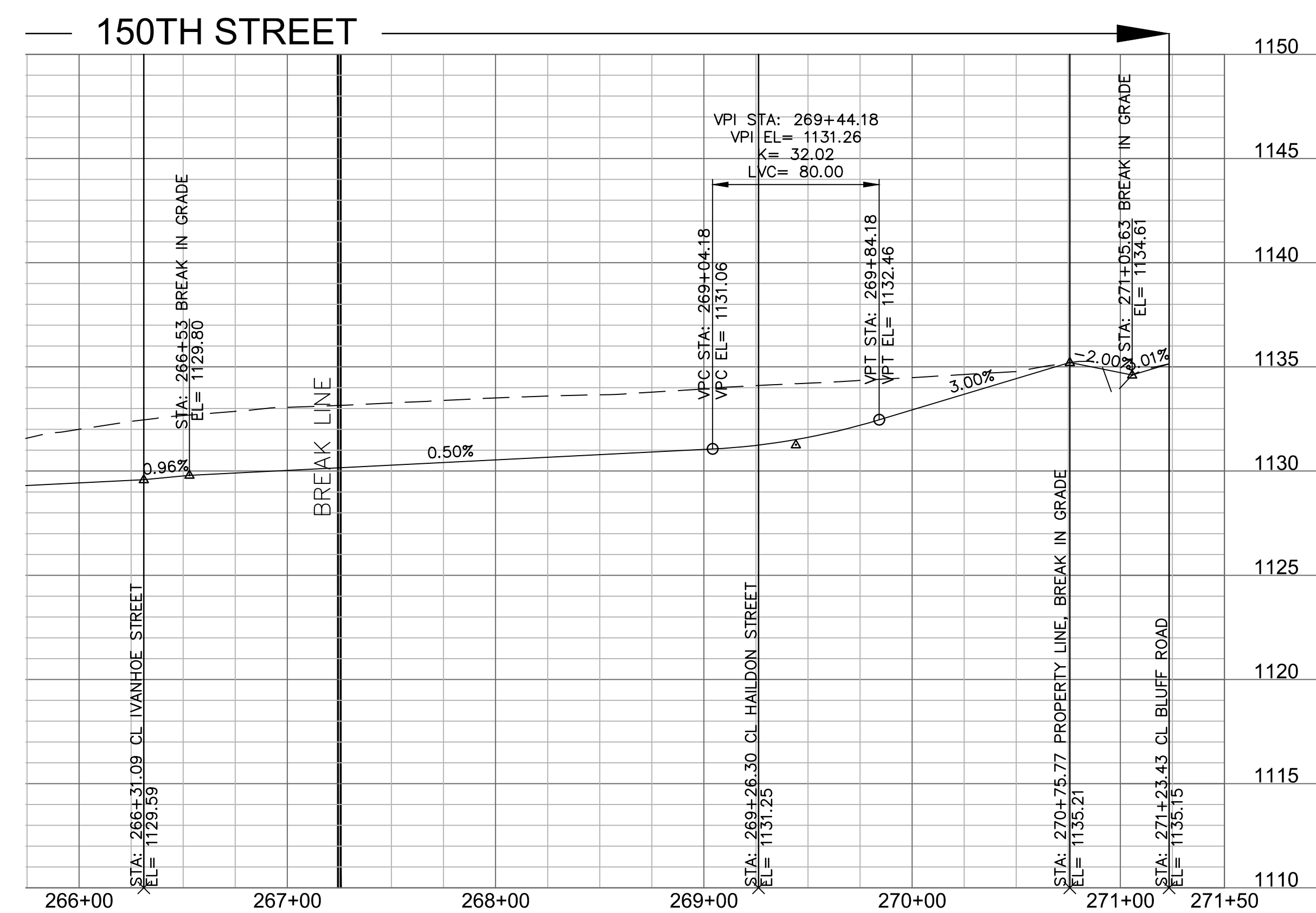
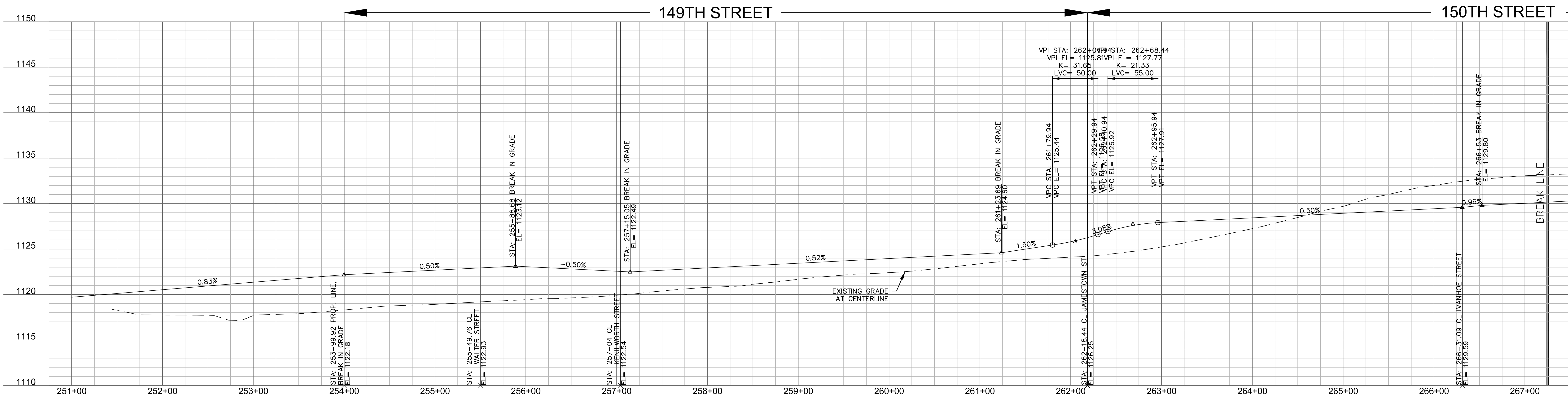
WAVERLY, NE

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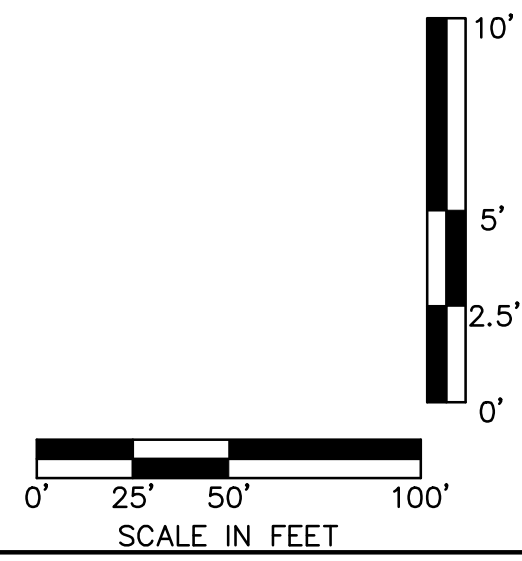
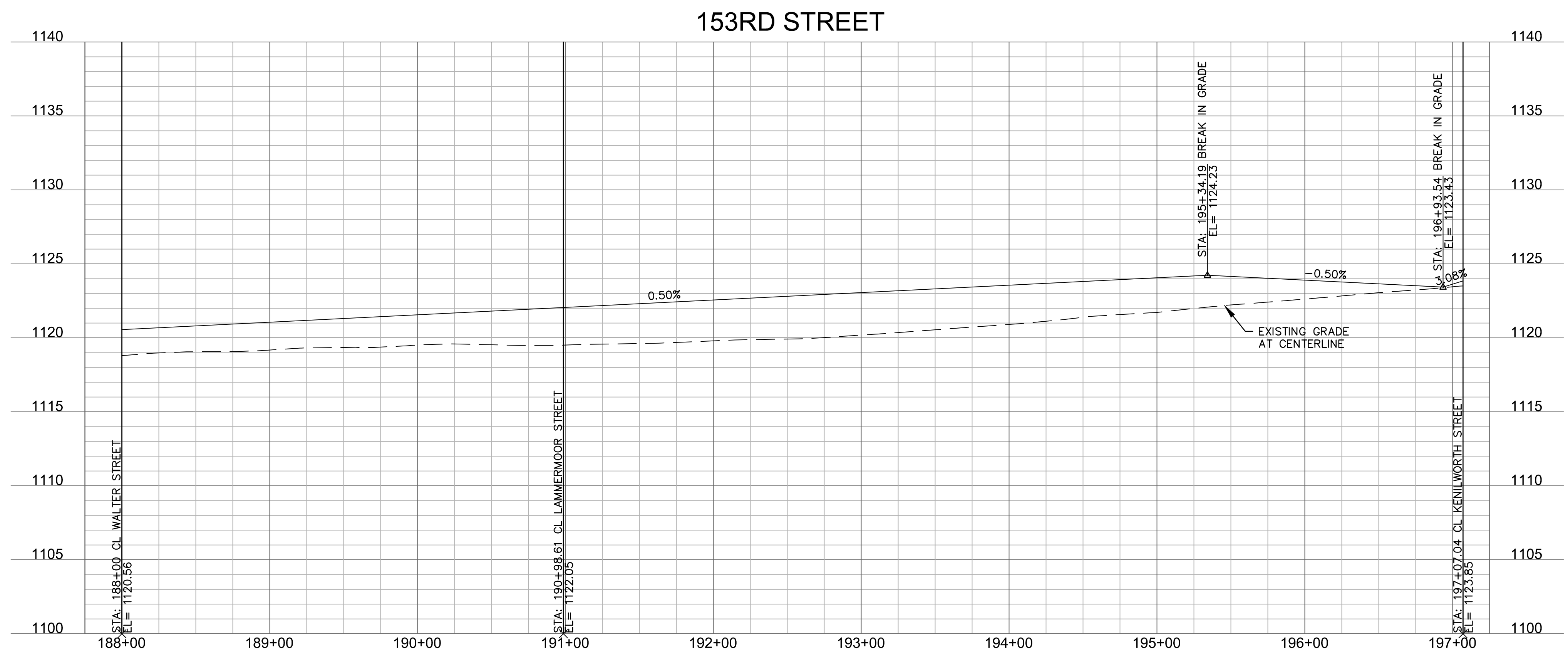
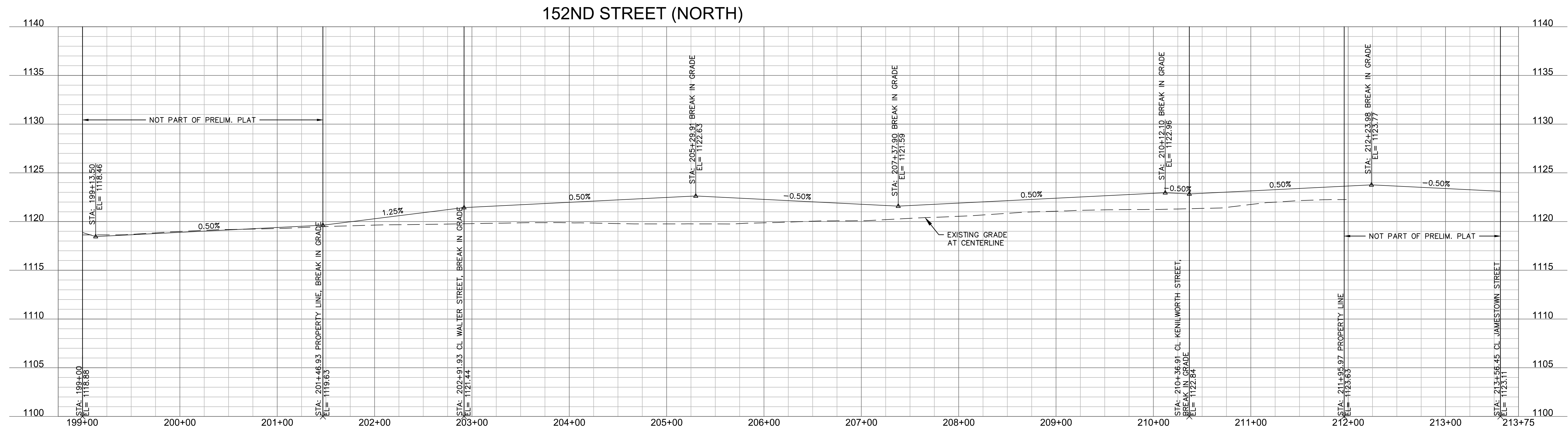
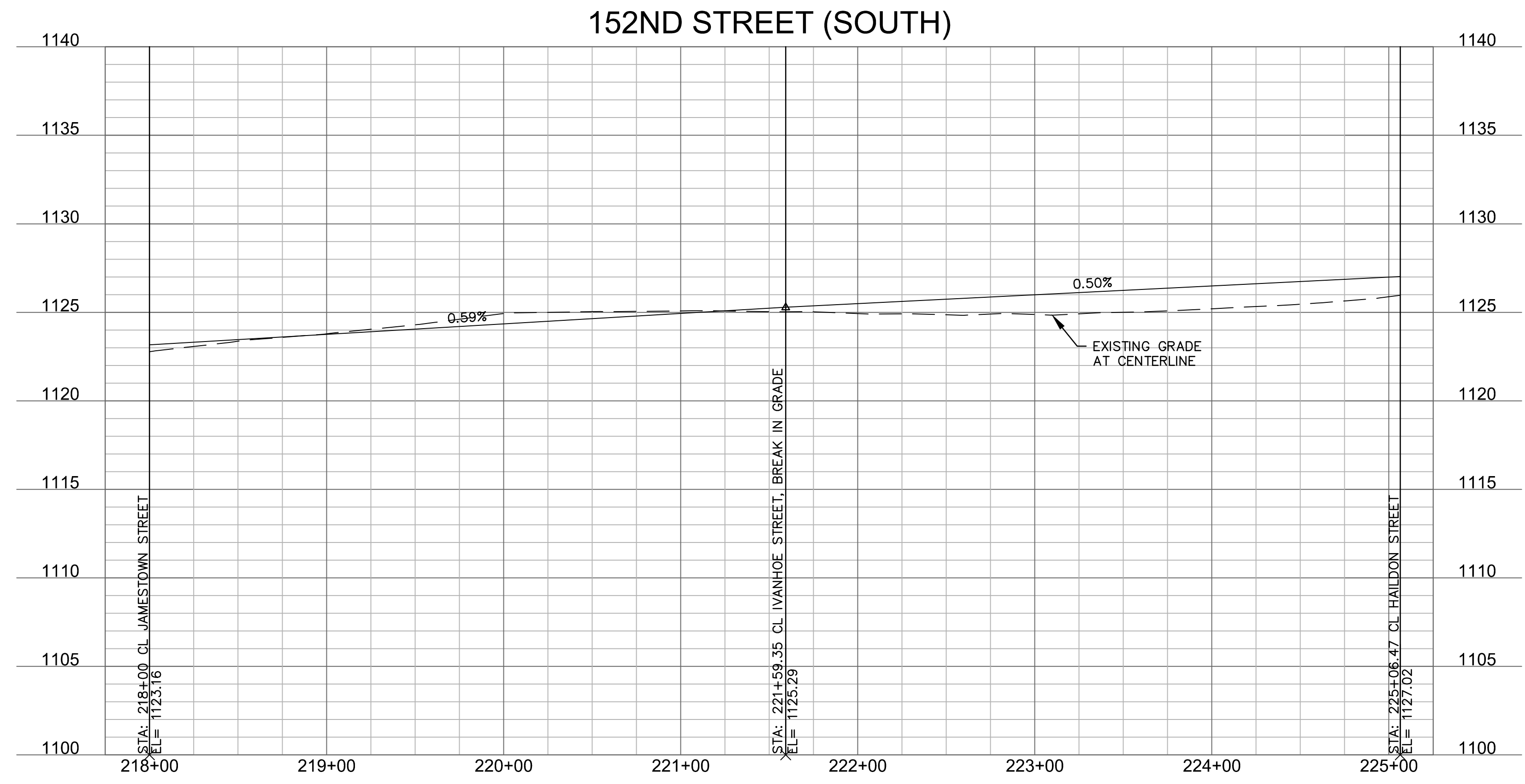
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date: 06/07/2023



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



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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

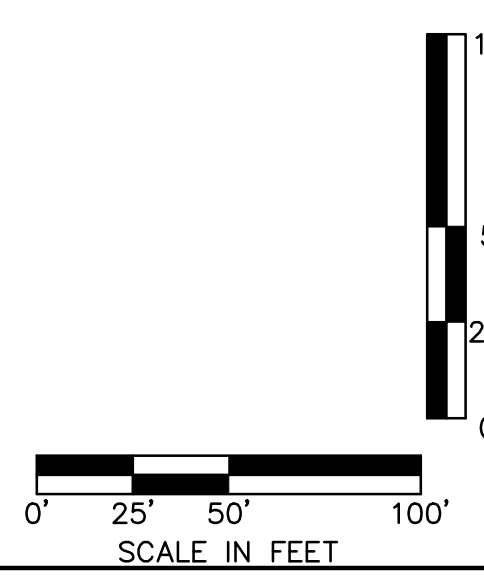
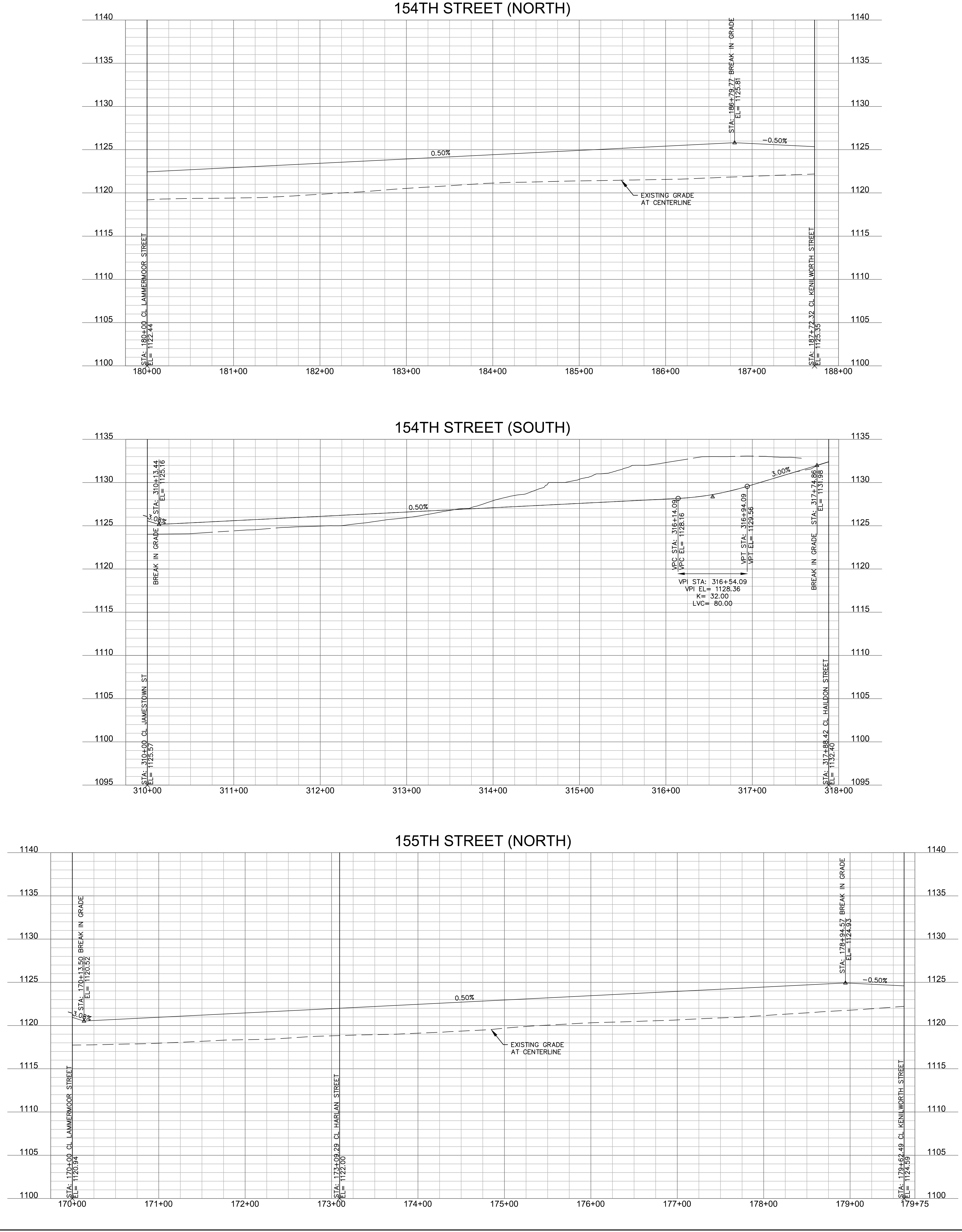
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WAVERLY RIDGE ESTATES
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WAVERLY, NE

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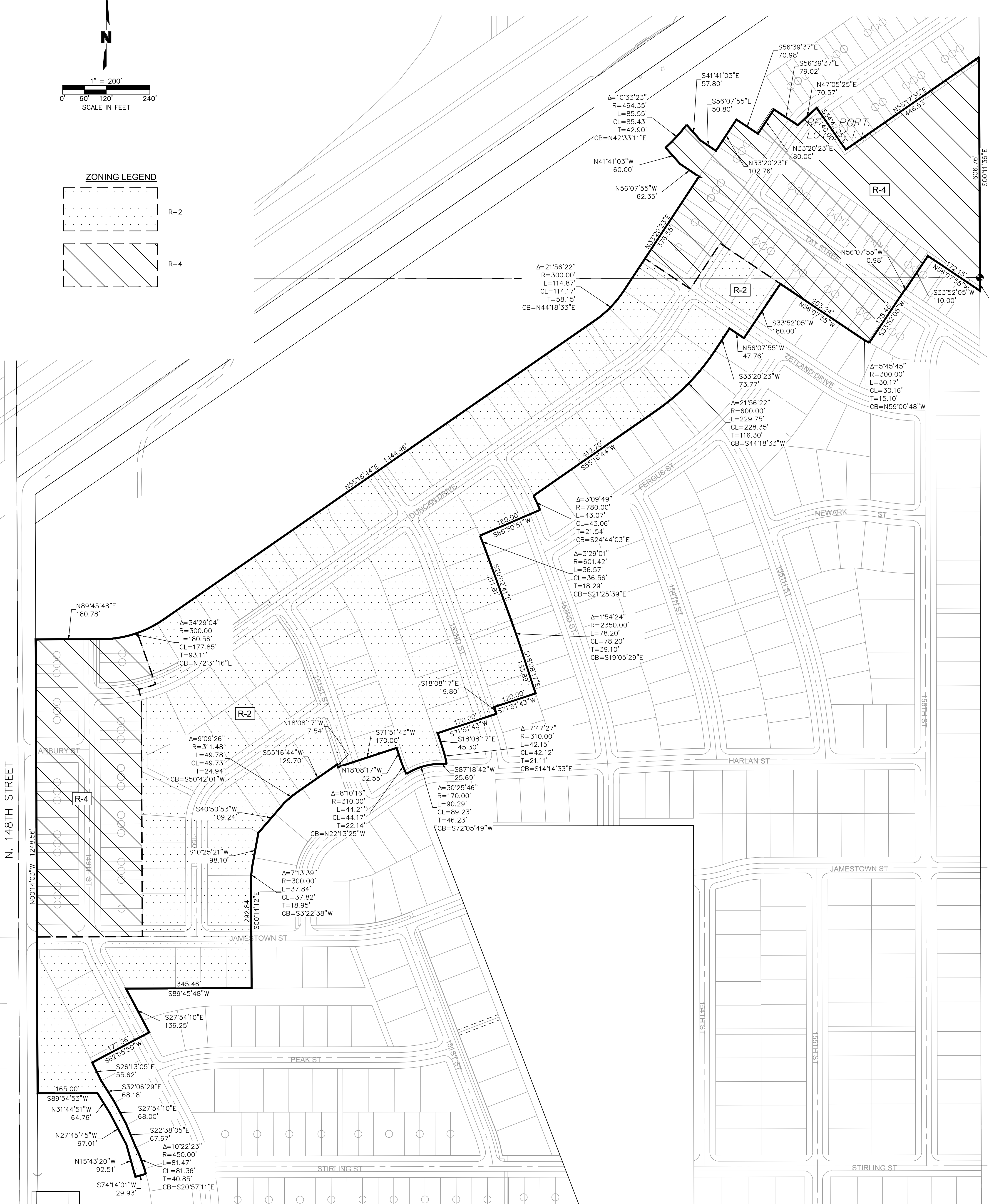
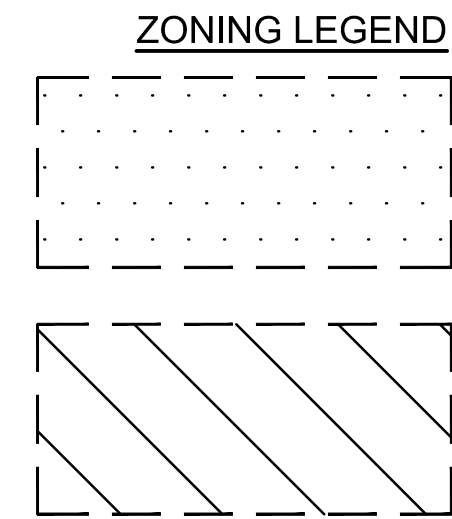
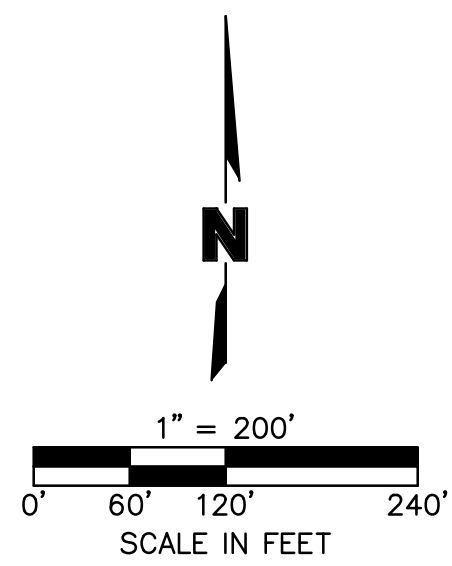
approved by: _____

date: 06/07/2023

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SHEET
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WAVERLY RIDGE ESTATES ZONING PLAN



R-4 LEGAL DESCRIPTION:

PARCEL 1
A TRACT OF LAND COMPOSED OF LOT 67 I.T. AND LOT 68 I.T. AND A PORTION OF LOT 70 I.T., LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 8 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE, SOUTH ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, ON AN ASSUMED BEARING OF S00°04'50"E, A DISTANCE OF 35.93' TO A POINT; THENCE N56°07'55"W, A DISTANCE OF 172.15' TO A POINT; THENCE S33°52'05"W, A DISTANCE OF 110.00' TO A POINT; THENCE N56°07'55"W, A DISTANCE OF 0.98' TO A POINT; THENCE S33°52'05"W, A DISTANCE OF 178.48' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 05°45'45", A RADIUS OF 300.00', AN ARC LENGTH OF 30.17', A CHORD LENGTH OF 30.16', A TANGENT LENGTH OF 15.10', AND A CHORD BEARING OF N59°00'48"W TO A POINT; THENCE N56°07'55"W, A DISTANCE OF 462.65' TO A POINT; THENCE S33°20'23"E, A DISTANCE OF 149.98' TO A POINT; THENCE N56°08'30"W, A DISTANCE OF 150.01' TO A POINT; THENCE N33°20'23"E, A DISTANCE OF 270.01' TO A POINT; THENCE N56°07'55"W, A DISTANCE OF 62.35' TO A POINT; THENCE N41°41'03"W, A DISTANCE OF 60.00' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 10°33'23", A RADIUS OF 464.35', AN ARC LENGTH OF 85.55', A CHORD LENGTH OF 85.43', A TANGENT LENGTH OF 42.90', AND A CHORD BEARING OF N42°33'11"E TO A POINT; THENCE S41°41'03"E, A DISTANCE OF 57.80' TO A POINT; THENCE S56°07'55"E, A DISTANCE OF 50.80' TO A POINT; THENCE N33°20'23"E, A DISTANCE OF 102.76' TO A POINT; THENCE S56°07'55"E, A DISTANCE OF 70.98' TO A POINT; THENCE N33°20'23"E, A DISTANCE OF 102.76' TO A POINT; THENCE S56°07'55"E, A DISTANCE OF 70.98' TO A POINT; THENCE N33°20'23"E, A DISTANCE OF 80.00' TO A POINT; THENCE S56°07'55"E, A DISTANCE OF 70.98' TO A POINT; THENCE N47°05'25"E, A DISTANCE OF 70.57' TO A POINT; THENCE S34°42'25"E, A DISTANCE OF 140.00' TO A POINT; THENCE N55°17'35"E, A DISTANCE OF 446.63' TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE S00°11'36"E, ON THE EAST LINE OF SAID SECTION 15, A DISTANCE OF 606.76' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 397,630.70 SQUARE FEET OR 9.13 ACRES, MORE OR LESS.

TOGETHER WITH
PARCEL 2
A TRACT OF LAND COMPOSED OF A PORTION OF LOT 70 I.T., LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 8 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 70 I.T., SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF NORTH 148TH STREET; THENCE, EAST, ON THE NORTH LINE OF SAID LOT 17 I.T., ON AN ASSUMED BEARING OF N89°45'48"E, A DISTANCE OF 180.78' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 19°15'56", A RADIUS OF 300.00', AN ARC LENGTH OF 100.87', ON A NORTH LINE OF SAID LOT 70 I.T., A CHORD LENGTH OF 100.40', A TANGENT LENGTH OF 50.92', AND A CHORD BEARING OF N80°07'50"E, TO A POINT; THENCE S19°30'19"E, A DISTANCE OF 149.98' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 06°07'25", A RADIUS OF 450.00', AN ARC LENGTH OF 48.09', A CHORD LENGTH OF 48.07', A TANGENT LENGTH OF 24.07', AND A CHORD BEARING OF S73°33'24"W TO A POINT; THENCE S13°22'54"E, A DISTANCE OF 30.00' TO A POINT; THENCE S00°14'39"E, A DISTANCE OF 158.48' TO A POINT; THENCE S00°14'12"E, A DISTANCE OF 492.65' TO A POINT; THENCE S89°45'48"W, A DISTANCE OF 289.97' TO A POINT ON AN EAST LINE OF SAID RIGHT OF WAY; THENCE N00°14'03"W, ON AN EAST LINE OF SAID RIGHT OF WAY, A DISTANCE OF 818.55' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 240,258.41 SQUARE FEET OR 5.52 ACRES, MORE OR LESS

WITH A COMBINED TOTAL AREA OF 637,889.11 SQUARE FEET OR 14.64 ACRES MORE OR LESS

R-2 LEGAL DESCRIPTION:

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 70 I.T., LOCATED IN THE WEST HALF 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 THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE, SOUTH, ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, ON AN ASSUMED BEARING OF S00°04'50"E, A DISTANCE OF 35.93' TO A POINT; THENCE N56°07'55"W, A DISTANCE OF 172.15' TO A POINT; THENCE S33°52'05"W, A DISTANCE OF 110.00' TO A POINT; THENCE N56°07'55"W, A DISTANCE OF 0.98' TO A POINT; THENCE S33°52'05"W, A DISTANCE OF 178.48' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 05°45'45", A RADIUS OF 300.00', AN ARC LENGTH OF 30.17', A CHORD LENGTH OF 30.16', A TANGENT LENGTH OF 15.10', AND A CHORD BEARING OF N59°00'48"W TO A POINT; THENCE N56°07'55"W, A DISTANCE OF 462.65' TO A POINT; THENCE S33°20'23"E, A DISTANCE OF 149.98' TO A POINT; THENCE N56°08'30"W, A DISTANCE OF 150.01' TO A POINT; THENCE N33°20'23"E, A DISTANCE OF 270.01' TO A POINT; THENCE N56°07'55"W, A DISTANCE OF 62.35' TO A POINT; THENCE N41°41'03"W, A DISTANCE OF 60.00' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 10°33'23", A RADIUS OF 464.35', AN ARC LENGTH OF 85.55', A CHORD LENGTH OF 85.43', A TANGENT LENGTH OF 42.90', AND A CHORD BEARING OF N42°33'11"E TO A POINT; THENCE S41°41'03"E, A DISTANCE OF 57.80' TO A POINT; THENCE S56°07'55"E, A DISTANCE OF 50.80' TO A POINT; THENCE N33°20'23"E, A DISTANCE OF 102.76' TO A POINT; THENCE S56°07'55"E, A DISTANCE OF 70.98' TO A POINT; THENCE N33°20'23"E, A DISTANCE OF 102.76' TO A POINT; THENCE S56°07'55"E, A DISTANCE OF 70.98' TO A POINT; THENCE N33°20'23"E, A DISTANCE OF 80.00' TO A POINT; THENCE S56°07'55"E, A DISTANCE OF 70.98' TO A POINT; THENCE N47°05'25"E, A DISTANCE OF 70.57' TO A POINT; THENCE S34°42'25"E, A DISTANCE OF 140.00' TO A POINT; THENCE N55°17'35"E, A DISTANCE OF 446.63' TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE S00°11'36"E, ON THE EAST LINE OF SAID SECTION 15, A DISTANCE OF 606.76' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 1,243,973.34 SQUARE FEET OR 28.56 ACRES, MORE OR LESS.

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CHANGE OF ZONE

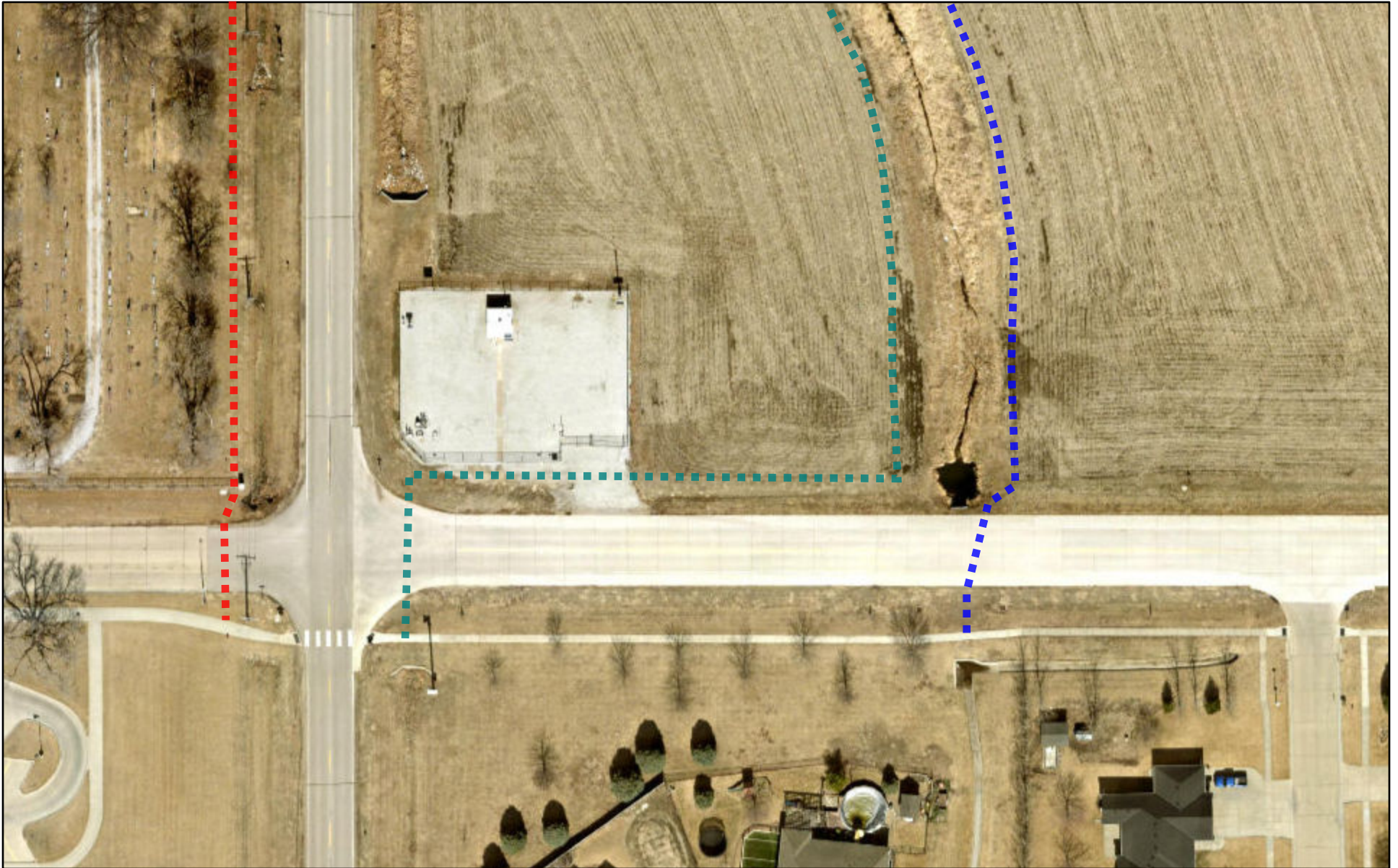
WAVERLY RIDGE ESTATES

WAVERLY, NE

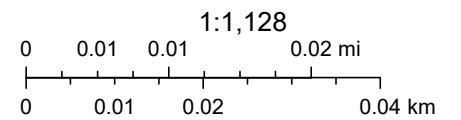
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 drawing no.: _____
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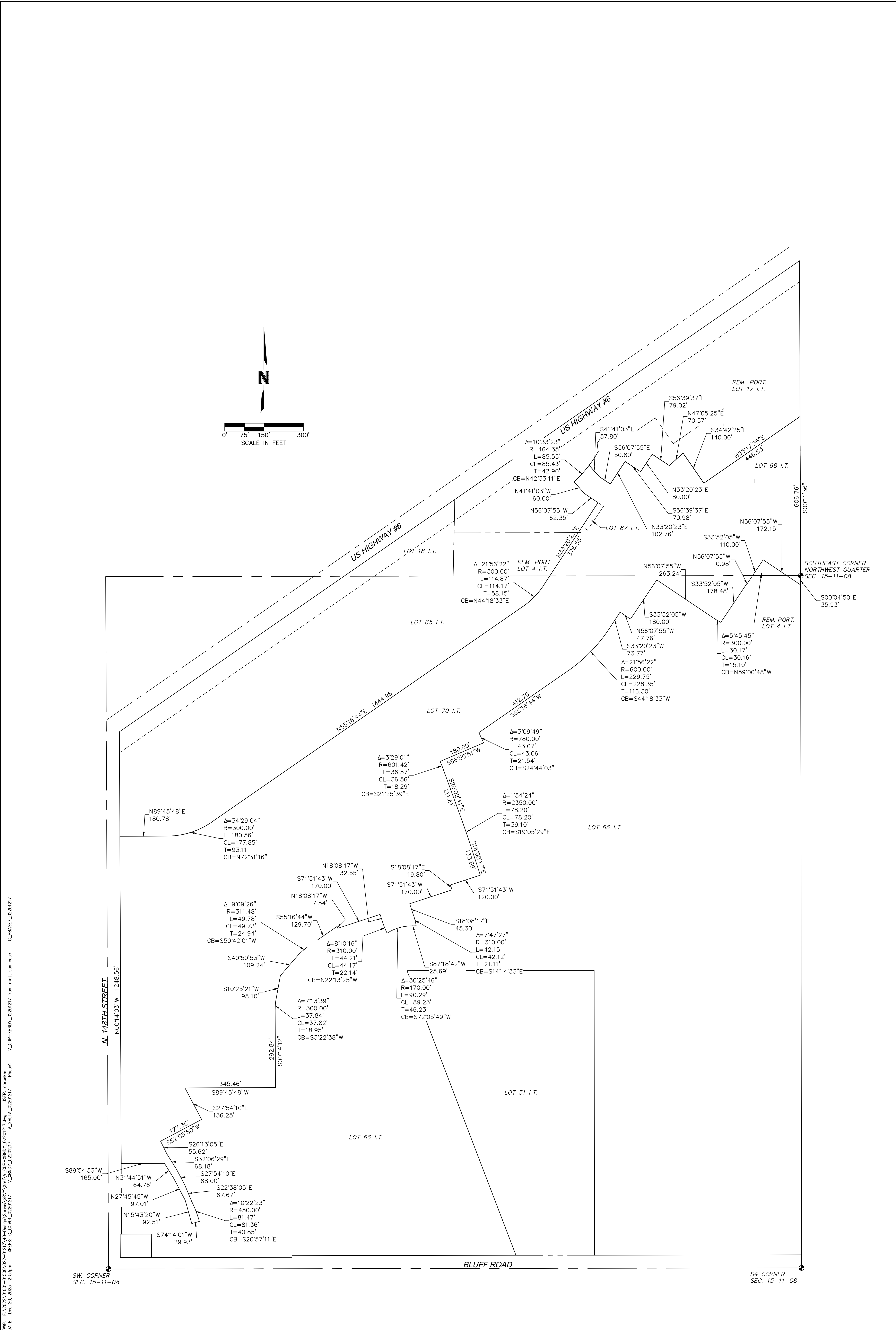
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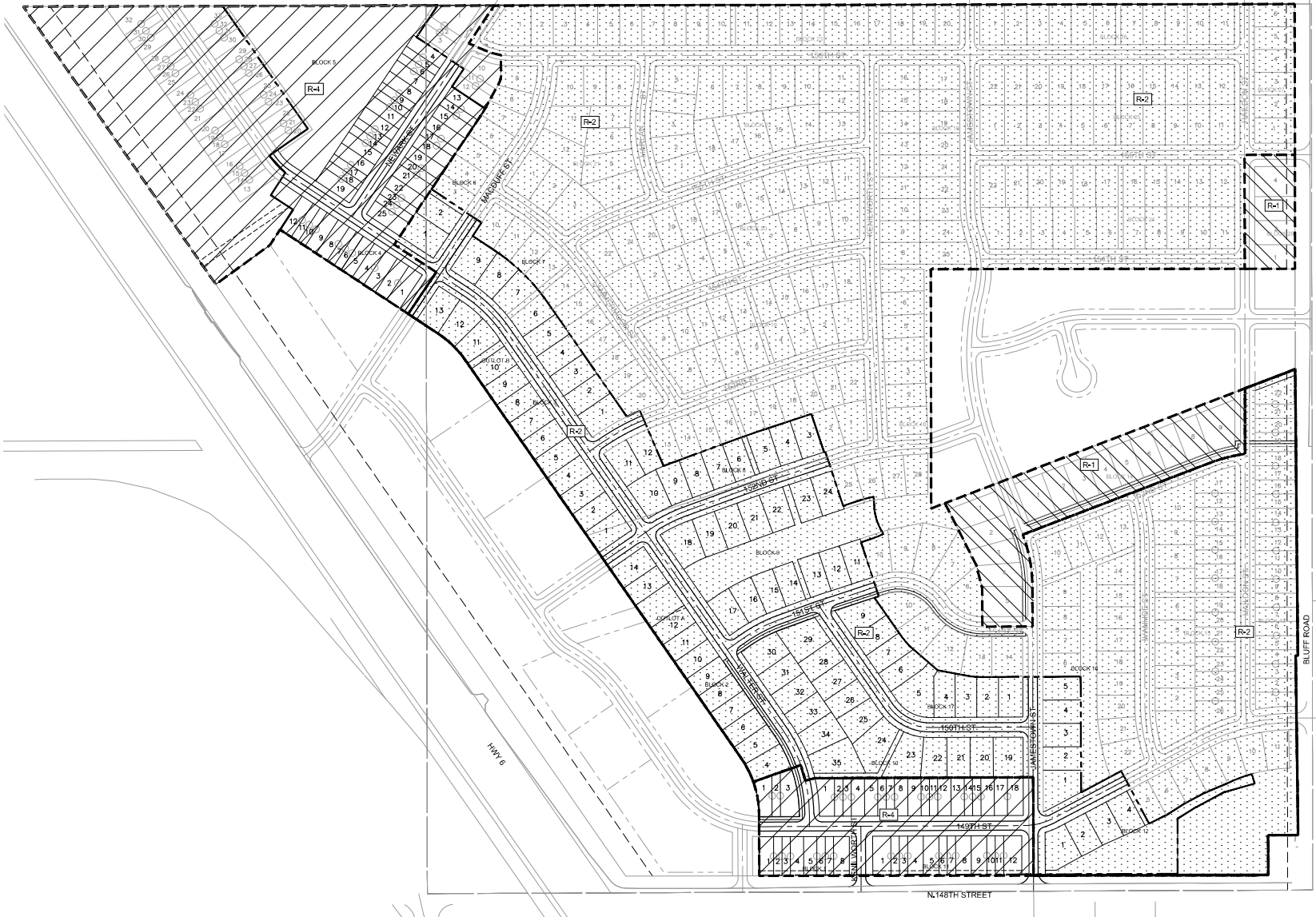
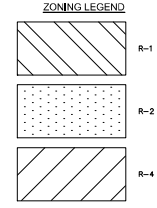
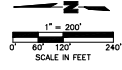


Lancaster County, NE GIS, Maxar, Microsoft




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WAVERLY RIDGE ESTATES ZONING PLAN



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ZONING PLAN
 WAVERLY RIDGE ESTATES
 PRELIMINARY PLAT
 WAVERLY, NE

REV.	DATE	DESCRIPTION	REVISIONS

SHEET
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