

Planning Commission Regular Meeting
Tuesday, December 1, 2020 7:00 PM

Hickman Community Center/City Hall 115
Locust Street, Room 128 Hickman, Nebraska

1. Call to Order
 - A. Participant Sign-In Sheet Available & Disclosure of Meeting Recording Process Notice Posted.
 - B. This is an Open Meeting of the Hickman Nebraska Planning Commission. The Hickman Nebraska Planning Commission abides by the Nebraska Open Meetings Act in conducting business. A copy of the Nebraska Open Meetings Act is on display in this meeting room as required by Nebraska State Law. Notice of meeting and copies of this agenda have been publically posted prior to the meeting at the Hickman City Hall, Hickman U.S. Post Office and U-Stop Market.
 - C. The Hickman Nebraska Planning Commission may vote to go into Executive Closed Session on any agenda item as allowed by Nebraska State Law. The Planning Commission Members may be excused and re-enter the meeting room at any time after reconvening open session.
 - D. Registered Agenda Speakers: All individuals requesting to be Registered Agenda Speakers must fill out a Registered Speaker Card & submit to Recording Clerk. The Planning Commission Chairperson or Presiding Meeting Officer reserves the right to deny this request, or will call you to the podium when your agenda Item is ready to be heard. Presentations, if allowed, may be limited to five (5) minutes per person, with a limit of three (3) individuals speaking per topic position. Please come to the podium, and clearly state your name and address for the record and the agenda topic you wish to speak upon in a professional manner.
2. Call to Order
3. Roll Call
4. Approval of September 1, 2020 Meeting Minutes
5. Presentations & Introductions - None
6. Staff Report

7. Public Hearings
 - A. The purpose of the hearing is to provide an opportunity for Public Comment on a request from Buel Land Development Corp., authorized agent Mr. Travis Buel, on a Final Plat for Salt Creek Reserve 1st Addition. Property legally described as Salt Creek Reserve, Outlot B, Lancaster County, Hickman, NE 68372.
8. Unfinished Business
9. New Business
 - A. Recommendation to City Council on a request from Buel Land Development Corp., authorized agent Mr. Travis Buel, on a Final Plat for Salt Creek Reserve 1st Addition. Property legally described as Salt Creek Reserve, Outlot B, Lancaster County, Hickman, NE 68372.
 - B.
10. Planning Commission Comments & Correspondence
11. Meeting Adjournment

MINUTES OF THE HICKMAN PLANNING COMMISSION

September 1, 2020

Call to Order

Planning Commission Chair Josh Maurer called the Hickman Planning Commission Regular Meeting to order at 7:00 pm on Tuesday, September 1, 2020. Notice of the meeting was distributed and posted at the Hickman City Hall, U.S. Post Office-Hickman, and U-Stop Market. Open Meeting Laws Act and document placement in the meeting room and Executive Closed Session allowances were acknowledged and referenced. The participant sign-in sheet, registered agenda topic speaker cards and the meeting recording process were referenced.

Roll Call

Planning Commission Members present for Roll Call included: Corey Ostrander, Vice Chair Troy Pomajzl, Dave Kulwicki, John Meese, Chair Josh Maurer, Alternate Arnold Mendenhall, ETJ Representative Will Volzke, and Nancy Brandt. Marna Cochell and Eldren Echternkamp were absent and excused.

Minutes

Minutes of the July 7, 2020 regular Planning Commission meeting were presented. Motion by Pomajzl and a second by Meese to approve the July 7, 2020 minutes. The following PC Members voted "Yes", Pomajzl, Kulwicki, Meese, Mendenhall, Volzke and Brandt. The following PC Members voted "No", none. Maurer and Ostrander abstained. Motion passed 6-0.

Presentations & Introductions – None

Staff Report

Director of Permits, Zoning, Codes and Floodplain, Ms. Heidi Hoglund reported and discussed the proposed Change of Zone request from 8Plains, LLC from current Transitional Agriculture (TA) District (TA) to General Commercial District (C-2) Property legally described as S28, T8, R7, 6th Principal Meridian, Lot 58 NW; commonly known as 5501 Martell Road, Hickman, NE. Ms. Hoglund reported the current land use is a single-family acreage and pasture ground. The 2018 Future Land Use Map shows this area marked as commercial; the 2016 Comprehensive Plan, Section 4.5 Future Land Use section supports the commercial development of land in the Extra Territorial Jurisdiction (ETJ). The Future Land Use Map within the Comprehensive Plan assists in determining the current use of land within and around the community, desired types of growth and location of growth, current population and economic trends affecting the community. Hickman has a floodplain that can restrict the growth pattern in the future. Commercial use in the Comprehensive Plan, Section 4.5 Future Land Use Map also notes commercial developments to be located near major streets, and landscaping, berms, fencing and setbacks should be used to visually block and screen commercial uses from residents. Section 4.6 of the Comprehensive Plan, Transportation System Plan illustrates the intentions and predictions of where Hickman will develop and logical areas for City of Hickman and developing future transportation networks. Commercial land uses are generally located along transportation corridors, key intersections and within business districts. The Transportation Map identifies S. 54th Street as a future arterial street and Martell Road as a future collector street. Arterial streets within the Transportation System Plan are streets that permit traffic flow through urban areas, between major destinations and have higher traffic volumes as well as speeds. Collector streets serve as a link between local streets and arterial streets. Collector streets provide direct routes through neighborhoods for transit, pedestrians and cyclists with moderate traffic volume and lower speeds. No action taken.

Director of Permits, Zoning, Codes and Floodplain, Ms. Heidi Hoglund reported and discussed the proposed Conditional Use Permit Application from 8PLAINS LLC, to operate a Self-Service Storage Facility business, including outdoor storage, in the C-2 General Commercial District on property legally described as S28, T8, R7, 6th Principal Meridian, Lot 58 NW; commonly known as 5501 Martell Road, Hickman, NE. Ms. Hoglund reported the surrounding properties of the parcel are all zoned Transitional Agriculture (TA). The property is outside of the city limits and does not have access to municipal utilities at this time. Norris Public Power District will provide electricity; Lancaster Rural Water District provides water to the current residential structure on the property; and, localized sewer is provided through a Nebraska Department of Health and Human Services permit. The Future Land Use Map was updated in 2018 and shows this parcel as Commercial. Per the 2007 Hickman Zoning Regulations: Self-Service Storage Facility means a building or group of buildings containing individual, compartmentalized, and controlled access stalls or lockers for storage. Current Zoning Regulations amended on July 28, 2020, Ordinance No. 2020-10, Section 5.10.03, Self-Service Facility considerations during the Conditional Use Permit (CUP) application may include, City's minimum approach requirements for paved driveways, minimum lot size of three acres and certain provisions of Section 9.07. Ms. Hoglund reported on Article 9 of the 2007 Hickman Zoning Regulations for Self Storage Units/Convenience Storage. Mr. Terry intends to build a group of storage facilities with an outdoor section for motorhomes (RV's), boats, vehicles, trailers and small equipment. Mr. Terry requests a CUP including outdoor storage. The storage area will have a fence, landscaping and be closed to outside visitors and will install and monitor the area with security cameras and occasionally in person. Ms. Hoglund reported that consideration of granting a "Perpetual" CUP would allow the applicant to retain special use of land without applying yearly for renewal. A sign permit would be required for wall or pole mounted signs. Light fixtures for the property shall be shaded wherever necessary to avoid direct light on any property located in the residential district. City Administrator, Mr. Silas Clarke spoke on the believed minimal traffic impact on S. 54th Street if the facility were to be approved. Mr. Clarke reported on the County Engineer recommendation to increase the entrance to a 30-foot approach to allow access for larger equipment such as campers and boats. No action taken.

Public Hearing

Chair Josh Maurer opened the Public Hearing at 7:26 pm. The purpose of the hearing is to provide an opportunity for Public Comment on a request from 8PLAINS, LLC for a Change of Zone from current Transitional Agriculture District (TA) to General Commercial District (C-2). Property legally described as S28, T8, R7, 6th Principal Meridian, Lot 58 NW; commonly known as 5501 Martell Road, Hickman, NE. Mr. Aaron Terry of 5501 Martell Road spoke in favor of the zone change. Mr. Terry purchased the land after review of the Future Land Use Map as part of his research. He feels changing the zone to allow storage units opens the commercial area for more businesses in the future. Mr. Terry stated the need for storage facilities in this area will benefit the citizens of Hickman and potentially assist them in moving boats and campers out of neighborhoods to the storage facility. Mr. Terry spoke that having the access off 54th Street rather than Martell Road would help keep dust down with traffic to the facility. Mr. Mark Sapp of 5600 Martell Road spoke in opposition of the Change of Zone. Mr. Sapp spoke of his concern for property values for himself and the nearby neighbors, the light pollution and traffic increase and safety. Mr. Sapp feels this is not the time for this type of facility and is something better suited for the future. Mr. Eric Slezak of 17860 S. 54th Street spoke in opposition of the Change of Zone. Mr. Slezak spoke on his traffic concerns with a commercial development and of potential crime. Mr. Darryl Vermass 17790 S 54th Street spoke in opposition of the Change of Zone request, his property is directly next to the potential commercial development. Mr. Vermass spoke on the lack of benefit this facility would have for Hickman. Mr. Tony Sullivan of 5605 Martell Road spoke in opposition. Mr. Sullivan spoke on his concerns for the fencing for the proposed development and safety concerns for the neighbors. Mr. Travis Buel of 18400 S 54th Street spoke in opposition of the Change of Zone. Mr. Buel spoke on growth of Hickman and where a better place for this facility might be. Mr. Buel spoke on his concerns for the property values of the current homeowners and the area, the dust and noise from the gravel roads of the interior of the proposed facility, the hours of operation concern for the neighbors and the noise of

accessing the facility and personal belongings. Mr. Buel spoke on the barriers for the neighbors to prevent trash and debris as well as landscaping for the view of the property. No other public comment was received. Motion to close the Public Hearing at 7:49 pm by Brandt and a second by Pomajzl. The following PC Members voted "Yes", Ostrander, Pomajzl, Kulwicki, Meese, Maurer, Mendenhall, Volzke and Brandt. The following PC Members voted "No", none. Motion passed 8-0.

Chair Josh Maurer opened the Public Hearing at 7:49 pm. The purpose of the hearing is to provide an opportunity for Public Comment on a request from 8PLAINS, LLC for a Conditional Use Permit (CUP) to operate a Self-Service Storage Facility business, including outdoor storage, in the C-2 General Commercial District on property legally described as S28, T8, R7, 6th Principal Meridian, Lot 58 NW; commonly known as 5501 Martell Road, Hickman, NE. Mr. Aaron Terry of 5501 Martell Road spoke in favor of the Conditional Permit to operate a Self-Storage Facility. Mr. Terry spoke on the growth of Hickman and the need for more businesses to better serve the citizens. Mr. Terry stated the facility is needed at this time rather than in the future. Mr. Terry spoke that after discussion with Lancaster County Engineers the best access for the facility is off S. 54th Street rather than Martell Road. Mr. Terry also spoke on the speeds to access the facility with a potential max speed of 15 MPH on internal roads to reduce noise for the neighbors. Mr. Terry spoke on the layout of the property and his plan to place the building backsides towards the neighboring properties with the one-sided access set to the interior of the facility, and his plan to include trees and landscape to buffer the noise. A future building site on the north side of the facility and locations on the west would remain empty for potential future businesses to be established upon municipal utility expansions to the property. Mr. Terry spoke on building mounted lighting to reduce light pollution and glares for the neighbors. Mr. Mark Sapp of 5600 Martell Road spoke in opposition of the CUP; he spoke of the traffic concerns for people turning in to the facility. Mr. Eric Slezak of 17860 S. 54th Street spoke in opposition of the CUP. Mr. Darryl Vermaas of 17790 S 54th Street spoke in opposition of the CUP. Mr. Vermaas spoke on the dust concerns for the facility. No other public comment was received. Motion to close the Public Hearing at 8:06 pm by Pomajzl and a second by Meese. The following PC Members voted "Yes", Ostrander, Pomajzl, Kulwicki, Meese, Maurer, Mendenhall, Volzke and Brandt. The following PC Members voted "No", none. Motion passed 8-0.

Unfinished Business - None

New Business

Planning Commission discussed the Change of Zone Request. Planning Commission discussed the Future Land Use Map and the time and consideration that went into producing the map while considering the best placement of land uses for the growth of Hickman. The South Beltway construction was discussed as being a major factor in the current traffic flow and volume for the area; once that project is complete traffic patterns may reverse to previous patterns. Motion by Pomajzl and a second by Ostrander to recommend approval to the City Council for a Change of Zone from TA Zoning District to C-2 Zoning District on property legally described as S28, T8, R7, 6th Principal Meridian, Lot 58 NW. The following PC Members voted "Yes", Ostrander, Pomajzl, Kulwicki, Maurer, Mendenhall, and Brandt. The following PC Members voted "No", Meese and Volzke. Motion passed 6-2.

Planning Commission discussed the CUP request and the zoning regulations including the fence heights and materials, as well as building heights and traffic. Mr. Aaron Terry of 5501 Martell Road spoke on the roof heights having minimal pitch and not being over twenty feet in building height; the fence may or may not have anti-climbing materials. Mr. Terry spoke on his discussion with the Lancaster County Engineer's office and his plans to follow the guidelines by placing the entrance at the crest of the hill for a S. 54th Street entrance. Mr. Terry stated the facility would have operational hours and the facility would be lit at all times. Mr. Terry said he would add landscaping to the property as a buffer, as shown on the plan, for the neighbors and keep the storage sheds to a one-sided access only to buffer noise. Per Registered Agenda Topic Speaker Card. Mr. Tony Sullivan of 5605 Martell Road spoke on fence concerns of height and materials that will be next to his property.

Per Registered Agenda Topic Speaker Card Mr. Mark Sapp of 5600 Martell Road spoke on the operational hours of the facility. Mr. Aaron Terry spoke on the operational hours of the facility; the industry standard is typically 6:00 am to 10:00 pm. City Administrator discussed with the Planning Commission the setbacks of 25 feet from the property line per the Zoning Regulations. The Lancaster County Engineer's office has a preferred distance of at least a 100 feet setback off the S. 54th Street and Martell Road intersection for an entrance to the proposed facility. Motion by Pomajzl and a second by Kulwicki to recommend conditional approval of a perpetual conditional use permit for Self-Service Storage Units on property legally described as S28, T8, R7, 6th Principal Meridian, Lot 58 NW with the following conditions: To allow outdoor storage space for recreational vehicles, automobiles, boats, trailers and small equipment; Landscape buffer on property side adjacent to any other zone; A paved approach of at least 30 feet in width constructed in the right-of-way between the road surface and the property line at all County agreed upon road access points; Minimum lot size of three acres; The buildings, landscaping, fencing or other features of the property are to be well maintained as to not fall into disrepair; No nuisance creation is allowed; No outdoor storage of random parts, tires, considerably damaged, scrapped, dismantled or demolished vehicles, automobiles, boats, trailers and small equipment are allowed unless contained within a building or enclosed trailer; No storage of hazardous materials; The exterior lighting shall be limited to low-level spotlights, floodlights, and similar illuminating devices hooded in such a manner that the direct beam of any light sources will not glare upon adjacent property or public streets; Height limitations shall require a maximum height of 20 feet for the storage units; and, Failure to comply with the above shall be cause for revocation of this conditional use permit. The following PC Members voted "Yes", Ostrander, Pomajzl, Kulwicki, Meese, Maurer, Mendenhall, Volzke and Brandt. The following PC Members voted "No", none. Motion passed 8-0.

Planning Commission Comments/Correspondence

City Administrator reported to the Planning Commission the new Zoning Manual draft is currently under review by JEO Consulting Group, LLC. The review process is scheduled for sixty days; the city should have a draft by the November meeting. City Administrator reported he has authorized JEO Consulting Group, LLC to update the Official Zoning Map and Future Land Use Map per the past City Council actions and potential for S. 54th Street to be included in the Corridor Overlay District.

Meeting Adjournment

Motion by Brandt and a second by Mendenhall to adjourn at 8:57 pm. The following PC Members voted "Yes", Ostrander, Pomajzl, Kulwicki, Meese, Maurer, Mendenhall, Volzke and Brandt. The following PC Members voted "No", none. Motion passed 8-0.

Josh Maurer, Chair

Date

Lyndsey Harms, Deputy City Clerk

Date



November 20, 2020

City of Hickman
Attn: Heidi Hoglund, Director of Permits, Zoning, Codes and Floodplain
115 Locust Street
PO Box 127
Hickman, NE 68372-0127

RE: Salt Creek Reserve 1st Addition Final Plat Review
Olsson Project No. 018-0437

Dear Ms. Hoglund, Planning Commission Members and City Council Members:

We have completed our review of the Final Plat Submittal for the development known as Salt Creek Reserve. The following documents were submitted for review:

- Salt Creek Reserve 1st Addition Final Plat

The following documents were referenced as a basis of our review and were all viewed on the City's website and from project files from previous reviews.

- Salt Creek Reserve Preliminary Plat, dated September 10, 2019.
- Salt Creek Reserve Final Plat, dated February 27, 2020.
- City of Hickman Subdivision Regulations dated 2007.

The following are comments and observations related to the Final Plat documents submitted for review and the requirements of the City of Hickman.

Salt Creek Reserve Preliminary Plat

The Salt Creek Reserve Preliminary Plat was reviewed to ensure the final plat is in conformance with the approved preliminary plat.

1. Conservation easement is shown on final plat, but no terms are provided. Provide separate easement document or define terms on the plat.
2. Drainage easement is shown on final plat, but no terms are provided. Provide separate easement document or define terms on the plat.
3. Tower access easement is shown on final plat, but no terms are provided. Provide separate easement document or define terms on the plat.
4. Preliminary plat states that existing 20' tower access easement will be relinquished upon final plat. Provide formal easement release document and record concurrently with final plat.
5. Provide executed copies of all easements (if separate from plat) and easement releases prior to approval of the final plat, and recorded copies of all easements and easement releases upon recording of the final plat.

City of Hickman Subdivision Regulations

Article 3: Section 3.05; Final Plat and Required Specifications

Specification Sections in gray shall be reviewed by the Lancaster County Surveyor.

Specification Section	Requirement Met?	Requirement and Comments
3.05.01	Yes	Name of subdivision designated, by name or as otherwise prescribed, in bold letters inside the margin at the top of each sheet included in the plat.
3.05.02	Yes	Date, north arrow and graphic scale.
3.05.03	No	Lot designation, street names, location, and rights-of-way width for all streets within or abutting the plat shall be shown. <i>Show ROW dimension for Emersyn Pointe.</i>
3.05.04		An accurate boundary survey of the property, with bearings and distances, referenced to section lines and/or adjacent subdivisions.
3.05.05		Fractional lines and corners of the government township and section surveys shall be approximately labeled and dimensioned as applicable to the plat.
3.05.06		Boundary dimensions from angle point to angle point shall be used for all sides of the closed traverse.
3.05.07		Bearings, based on assumed meridian approximating North, of all boundary lines or internal angles of all angle points on the boundary shall be shown.
3.05.08		The minimum unadjusted acceptable error of closure for all subdivision boundaries shall be 1:10,000 and shall be 1:5,000 for any individual lot.
3.05.10	Yes	Adjacent subdivisions, streets, alleys and easements, with their widths and names.
3.05.11	Yes	Names and widths of the streets, and block and lot numbers (numbered consecutively).
3.05.12	Yes	Location of lots, streets, public highways, alleys and other property features, with accurate bearings and distances. At a minimum all curves shall be identified with the following data; radius, arc distance, chord distance and chord bearing. It is intended that enough information be shown, so the subdivision can be reestablished on the ground.
3.05.13	Yes	All distances shall be shown in feet to the nearest one-hundredth of a foot.
3.05.14	Yes	A notarized dedication signed and acknowledged by all parties having any titled interest in, or lien upon the land to be subdivided consenting to the final plat including the dedication of parts of the land for streets, easements, and other purposes as per Section 12.01.

3.05.15	Yes	A block for the certification signed by the County Treasurer stating that there are no regular or special taxes due or delinquent against the platted land as per Section 12.07.
3.05.16	Yes	A block for the approval of the Planning Commission as per Section 12.03.
3.05.17	No	A block for the approval of the City Council to be signed by the Mayor and attested to by the City Clerk as per Section 12.04.
3.05.18	Yes	A block for the approval of the City Engineer per Section 12.07
3.05.19	Yes	A legal description including total acreage for the subdivision and individual lot areas.
3.05.20	No	A block for Certificate of County Register of Deeds as per Section 12.05.
3.05.21	Yes	A block of review from the Lancaster County Surveyor as per Section 12.06.
3.05.22	Yes	A block for the approval of the Lending Institution as per Section 12.10.
3.05.23	Yes	A block for Surveyors Certification as per Section 12.02.
3.05.24	Yes	Three copies of any private restrictions or covenants affecting the subdivision or any part thereof, if applicable.
3.05.25	-	Prior to approval of the City Council, a minimum of one reproducible copy (Mylar) of the final plat and 20 copies of the plat ((3) full size and (17) 11 x 17) shall be submitted as well as two electronic copies on a compact disc or zip disc (AutoCAD 14 release and newer or compatible to the city engineer and Lancaster County's needs furnished in DXF extension).
3.05.26		Plat Boundary computations shall be based on Nebraska State Plane Coordinates as set forth in Neb. Rev State §86-1601 to 86-1606 (RRS 1998), except that North American Datum ("NAD") 1983 should be version 1995 under Neb. Rev. Stat. §86-1602(2), and the use of United States Feet and decimals of a foot shall be required in Hickman (Lancaster County) pursuant to Neb. Rev. Stat. §86-1603. State Plane Coordinates shall be shown for all boundary corners and reference points used in the boundary description of the final plat.
3.05.27	No	Statement of estimated costs and financial assumptions for any possible sanitary and improvement districts (SID) connection fees. <i>None provided.</i>
3.05.28	No	Financial data showing cost of all public improvements. Costs to be itemized and all soft costs to be itemized and funding sources identified as to general obligation, special assessment, and private. <i>None provided.</i>

3.05.29	No	Development of an acceptable subdivision agreement prior to City Council Action. <i>None provided.</i>
3.05.30	-	Waivers being requested. <i>Confirm no waivers are being requested.</i>
3.05.31	No	Final Construction Plans <i>None provided.</i>
3.05.32	Yes	Approved drainage study. <i>Drainage study previously provided and approved.</i>
3.05.33	-	Final Plat shall then be submitted to the City Council approval and adoption prior to the start of construction, at a public hearing advertised and posted with notice at least 10 days prior to the Hearing in a paper of general circulation in the City of Hickman.

Conclusion and Recommendation

Based upon the review of the final plat submittal, we conclude the final plat could be approved with the conditions outlined above. This conclusion does not relieve the developer from the responsibility of meeting any and all requirements of the City that may not be specifically included in this letter. Comments made above may be considered by the Developer and the City as conditions of approval.

We appreciate this opportunity to be of service to your community. If you have any questions or concerns, please feel free to contact me at 402.458-5697.

Sincerely,

Justin Stark, PE
City Engineer, Olsson

CITY OF HICKMAN
STAFF REPORT FOR PLANNING COMMISSION
DECEMBER 01, 2020 MEETING

APPLICATION/FACTS

PROJECT: #2020-174 Final Plat Application for a Residential Estates District (R-1) subdivision named Salt Creek Reserve – 1st Addition.

APPLICANT: Buel Land Development Corp.
18400 S. 54th Street
Hickman, NE 68372
Phone: (215) 688-8344

OWNER: Mr. Travis Buel
18400 S. 54th Street
Hickman, NE 68372

LOCATION: North of Stagecoach Road and West of S. 54th Street, Hickman, NE 68372

LEGAL DESCRIPTION: Salt Creek Reserve, Outlot B

LAND AREA: 44.30 Acres

PROPOSAL: Request approval of a Final Plat. The final plat contains 14 low density, single family acreages and one outlot in this second phase. The proposed subdivision name is Salt Creek Reserve 1st Addition.

EXISTING ZONING: R-1 (Residential Estates)

EXISTING LAND USE: Agricultural

SURROUNDING LAND USE AND ZONING:

North:	Agriculture	TA Transitional Agriculture
South:	Residential	R-1 Low Density Residential (9 single family acreages)
East:	Agriculture	TA Transitional Agriculture
West:	Agriculture	TA Transitional Agriculture

Zoning History and Land Use

The land map from 1995 shows this parcel was zoned TA and used for agriculture farming. The most recent use of the land is for crop production.

Comprehensive Plan Specifications

The Future Land Use Map was updated in 2018 and shows the 44 acre parcel to be LDR or Low Density Residential. The zone change to R-1 Residential Estates District was consistent with LDR in intent for development of the parcel into a residential subdivision of single family acreages.

Floodplain District:

This parcel is not located with the Floodplain/Floodway Overlay District.

Utilities:

Electricity, Sewer and Water are not available from the City of Hickman at this time, as the parcel is not contiguous with the city limits. Extension of City Utilities would not be cost appropriate. The property owner has been instructed to contact the Water Quality Section at the Lincoln-Lancaster County Health Department to obtain permits for either septic systems or lagoons. The property owner has contracted with Lancaster Rural Water District No. 1 as the water supplier for the subdivision. Rural Water is working on a project to have the capacity to supply the 14 lots in 1st Addition of Salt Creek Reserve. In a letter from Rural Water dated November 5, 2020, they expect to have the water main online in two years.

Topography:

The Final Plat design water runoff control is noted on the Final Plat and should maintain adequate drainage and collection of storm water.

Traffic Analysis:

The County Department reviewed the plans for the street entering the subdivision off of S. 54th Street including ghost platted parcels. This entrance for egress/ingress to the subdivision was established in the first phase of development.

Corridor Overlay District:

This parcel is not within the Corridor Overlay District.

2017 Trail Master Plan:

The 2017 Trail Master Plan contains a proposed regional trail on Stagecoach Road south of town. It would link the trail that goes over the viaduct on 68th Street to Stagecoach Lake Recreational Area. It Master Plan does not show any connection to the west to connect to the trail to this subdivision. Given its conceptual nature, City staff does not require a trail for this property, however, the developer is allotting space in an easement and an outlot for future placement is shown on the two Final Plats. The trail for 1st Addition SCR is placed in an easement otherwise lot sizes would have been reduced to a size less than 3 acres which is the minimum size for an onsite wastewater system.

Open Space Requirement:

Section 7.02 Reservation and Dedication of Public Land and Open Space. Before preliminary or final plat approval is provided, the subdivider shall reserve at least 10 percent of the total property suitable for parks, playgrounds, open space and other common areas for public use in conformance with the Comprehensive Development Plan.

Section 7.05 Fee Payment requirements. If the subdivider is directed to provide the City with a fee payment in lieu of parkland dedication, they shall pay the City, upon approval of the final plat, the sum of Two Hundred Dollars (\$200.00) per lot based on the total number of lots shown on the final plat.

Ghost Plat Regulations for Salt Creek Reserve:

2007 SUBDIVISION REGULATIONS

1.03.15 "GHOST" PLAT shall mean a plat filed with the City of Hickman at the time that residential acreages are approved for development. The "ghost" plat indicates where future lot lines, streets, utility easements, other easements/improvements will be located when the development becomes more urban and is included in the city. The "ghost" plat is binding until a replat of the property has been approved.

The following requirements shall be provided to the City as indicated in any area designated as a “build-through” area as stated in Section 4.03.

1. A final plot plan for the “Ghost” platting component shall be accurately, clearly, and legibly drawn on tracing cloth or mylar in a sufficient size and scale to show the details of the plan clearly and shall contain the information required for final plot plans in Article 3 and the following requirements:
 - a. Building envelopes shown on lots in the final plot plan shall meet required setbacks for the lots shown under the future final plot plan providing for conversion of the “Ghost” platting component to higher urban residential density.
 - b. The drainage and site grading plans shall include both the proposed acreage layout and the future drainage at urban residential densities. The development shall be designed to drain and grade both components in accordance with the future final plot plan for the acreage development and the proposed urban density. Final and rough grading of the acreage development shall be accomplished as set forth in these regulations.

When ghost platting new development, the subdivision regulations refer to the Future Land Use Map and the density of the parcel (low or medium) to dictate the size of ghost plats required on a Final Plat. Specifically a 3 acre parcel would either be ghost platted with 3 or 6 lots based on future density. In the low density growth pattern a 3 acre parcel is ghosted into 3 future developable lots of approximately one acre lots. A diagram of ghost platting is currently available in the 2007 Subdivision Regulations page 40.

Ghost platting includes the planning of building envelopes, street layouts, connectivity to adjacent parcels, access for the subdivision, as well as, open space, drainage and utility placement. A future street layout is an important component, not only for city utility installation but also for emergency services, fire hydrant placement, street and future sidewalk slope, school bus routes and overall circulation of traffic as urban density intensifies.

Waivers, Annexations, Amendments from Article 9 of the Subdivision Regulations. Section 9.01 Granting of Waivers (Exceptions) and Conditions. In addition to the exceptions contained in this Ordinance, the Planning Commission may recommend and the City Council may grant waivers from the provisions of this Ordinance, but only after determining that:

1. There are unique circumstances or conditions affecting the property that are not the result of actions by the subdivider.
2. The waivers are necessary for the reasonable and acceptable development of the property in question.
3. The granting of the waivers will not be detrimental to the public or injurious to adjacent and nearby properties.

Waivers Requested and Approved for Salt Creek Reserve:

1. Waiver and Conditions. Per City Council Resolution 2019-20 – Salt Creek Reserve Preliminary Plat, a copy of which is attached, the following waivers and conditions as they may apply to the Final Plat(s):
 1. Subdivider agrees to pay \$200/per saleable lot to the City in lieu of the ten percent (10%) common space requirement due to development consisting of lots of greater than three (3) acres (Section 7.05);
 2. Pedestrian easement waiver for block lengths greater than 600 feet in the Final Plat (Section 5.15);
 3. Entrance street lighting waiver (Section 6.05.02);

4. Street paving width, road surface and curb and gutter requirements waiver (Section 5.25 and Section 6.04), since development will meet Lancaster County Road standards due to acreage development;
5. Installation of sidewalks waiver (Section 6.07) due to acreage development;
6. Ghost plat density requirement waiver (Section 4.04) due to topography and drainage limitations within Block 1, Lots 6, 7, 8, and 9;
7. Allowance of a single access point waiver (Section 5.10) per recommendation of Lancaster County Roads Department and by including the access point towards the west property for future development;
8. 3:1 depth to width ratio waiver for Block 1, Lots 8 and 9 due to topography (Section 5.16); and,
9. Cul-de-sac Street lengths greater than 600 feet due to Lancaster County allowance of only one entrance and exit (Section 5.12); (Development has 1122 feet from Lainey Way to the north cul-de-sac and 957 feet from the Lainey Way to the south cul-de-sac).

Other Entities comments for the Final Plat as of November 25th.

- Justin Stark of Olsson, City Engineer's Review was completed and comments have been received, see report attached.
 1. Conservation easement, drainage easement, tower easement terms have not been provided. Provide separate easement documentation or define rems on the plat. Existing tower easement release formal documents have not been provided. Provide executed copies of all easements and easement releases prior to approval of the final plat, and recorded copies of all easements and easement releases upon recording of the final plat.
 2. Provide a block for the Mayor and City Clerk to sign and attest per Section 12.04.
 3. Provide Final Construction Plans.
- John Berry, RLS, Lancaster County Surveyor's Office comments have been received.

Heidi,

Upon review of attached "SALT CREEK RESERVE 1st Addition" – **(Final Plat)**, located in the SE ¼ of Section 32, T8N, R7E at South 54th Street and Stagecoach Road within the 1-mile zoning jurisdiction of the City of Hickman this office would offer the following comments:

1. Add a dedication note language regarding the allowable use and maintenance for the "30' Public Access & Green Space Easement" shown along the west line of South 54th Street, and for the "Conservation Easement" shown along the west side of the plat. **done**
2. Need to add street width dimensioning on Emersyn Pointe, going north from Lainey Way. **done**
3. Label the radius dimension for the Cul-da-sac at the north end of Emersyn Pointe. **done**
4. On the north property line, the dimensions of the individual lots do not add up to the total distance shown. **done**
5. There is monument shown west of the NE corner of the SE1/4, show a distance from the section corner. **done**
6. All improvements to be installed, completed and approved in accordance with Lancaster County design standards prior to final plat approval and recording and shall include the following:
 - Road and ditch grading and drainage culverts to be complete. Development engineer to submit certification report to Lancaster County Engineering Department that all improvements have been installed per County design standards and follow the approved development preliminary plat design. The report to certify that constructed road and ditch

profile and culvert elevations meet design grades and that culvert installations meet our design standard of 1-foot minimum pipe cover.

- Seeding and erosion control to be completed.
 - Asphalt road preparation and road surfacing to be complete and installed per Lancaster County design standards with all testing results provided to Lancaster County Engineering Department for review and acceptance.
 - Sign installation per Lancaster County standards to be completed.
7. It should be understood that Final Plat survey document record to be filed in compliance with Nebraska Revised Statutes 81-8,122.01. Land surveying; filing; content.

Comments 1-5, have been changed on the plat sent by email dated 11-19-2020 jvb

Clarification regarding item #6. Mr. Berry's response: "The County is still requesting that the Development Engineer provide a certification report saying that all Improvements have been installed per County Design Standards. District Supervisor Roger Heusinkvelt met with Mr. Buel previously. This office will still need to do a final inspection which typically follows our office receiving the Development Engineers Report."

- Lancaster County GIS Department review by Matthew Hudson, GISP Computer & GIS Records Assistant II – Geospatial Services
 1. Missing line on Plat with its corresponding distance.
 2. Distances do not add up to total shown on Plat.

These items have NOT been fixed as of 11/25/2020 12:27 pm per Mr. Paul Catlett of Catlett Surveying
- Lancaster County Department of Records, Mr. Ladegard, noted the ownership and outlot title meets their specifications.

Staff Recommended Motion:

Recommend approval to the City Council by the Planning Commission on the Final Plat for Salt Creek Reserve 1st Addition, property legally described as Salt Creek Reserve, Outlot B with the following conditions:

1. Provide potential buyers information regarding delays in water hookup to Lancaster Rural Water of two years (November 2022);
2. Provide executed copies of all easements and easement releases prior to approval of the final plat, and recorded copies of all easements and easement releases upon recording of the final plat;
3. Correct Final Plat including missing lines and dimensions, and incorrect distances;
4. Provide Final Construction Plans;
5. Have the Development Engineer provide a certification report to the County, certifying all improvements have been installed per County Design Standards;
6. Requests and Waivers outlined in Resolution 2019-20 as applied to Salt Creek Reserve 1st Addition Final Plat; and
7. Develop an acceptable Subdivision Agreement prior to Final Plat approval.

PUBLIC NOTICE
City of Hickman, Nebraska
Planning Commission Meeting

Notice is hereby given the Hickman Planning Commission will be holding a public hearing on Tuesday, December 1, 2020 during the regular meeting beginning at 7:00 pm at the Hickman Community Center/City Hall, 115 Locust Street, Room 128, Hickman, Nebraska.

The purpose of the hearing is to provide an opportunity for Public Comment on a request from Buel Land Development Corp., authorized agent Mr. Travis Buel, on a Final Plat for Salt Creek Reserve 1st Addition. Property legally described as Salt Creek Reserve, Outlot B, Lancaster County, Hickman, NE 68372.

Kelly Oelke
City Clerk

The Voice News

P.O. Box 148
Hickman, NE 68372-0148

INVOICE - AFFIDAVIT OF PUBLICATION

INVOICE #	227844	DUE DATE	12/19/2020
-----------	--------	----------	------------

BILL TO
City of Hickman ATTN: Clerk 115 Locust Street Hickman, NE 68372

THE STATE OF NEBRASKA } Darren P. Ivy, being duly sworn,
County of Lancaster } ss. says that he is the publisher of

VOICE NEWS

News of Otoe, Johnson, Gage, Cass, Lancaster,
& Scotts Bluff Counties,

a legal newspaper which is published and is in general circulation in Lancaster, Gage, Johnson, Otoe, Cass, and Scotts Bluff Counties, Nebraska, and is printed in the English Language weekly at its offices in Hickman and Mitchell, Nebraska; that said newspaper has been so published for more than fifty-two successive weeks prior to the publication of the annexed notice, and has a bona fide circulation of more than three hundred copies each issue. That to affiant's personal knowledge, the annexed notice was published in said newspaper:

**PUBLIC NOTICE
CITY OF HICKMAN, NEBRASKA
PLANNING COMMISSION
MEETING**

Notice is hereby given the Hickman Planning Commission will be holding a public hearing on Tuesday, December 1, 2020 during the regular meeting beginning at 7:00 pm at the Hickman Community Center/ City Hall, 115 Locust Street, Room 128, Hickman, Nebraska.

The purpose of the hearing is to provide an opportunity for Public Comment on a request from Buel Land Development Corp., authorized agent Mr. Travis Buel, on a Final Plat for Salt Creek Reserve 1st Addition. Property legally described as Salt Creek Reserve, Outlot B, Lancaster County, Hickman, NE 68372.

Kelly Oelke
City Clerk

Nov. 19 - 26 lns

1	Successive Week(s)
Beginning with the issue of:	11/19/2020
and ending with the issue of:	11/19/2020
Publisher's fee at Legal Rate is:	\$10.94

Darren P. Ivy

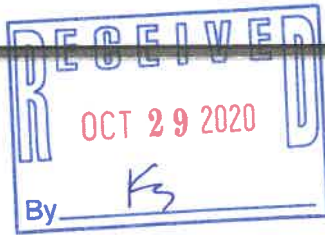
Darren P. Ivy, Publisher

Summary Information	Weekly Cost
Public Notice Planning Commission Meeting - Nov. 19	10.94

Subscribed and sworn before me, this 19th day
of November, 2020

Sharon L Gray
Notary Public

State of Nebraska - General Notary
SHARON L GRAY
My Commission Expires
August 18, 2023



115 Locust Street, P.O. Box 127
Hickman, NE 68372-0127
Phone 402.792.2212 - Fax 402.792.2210
www.hickman.ne.gov

APPLICATION FOR FINAL PLAT

#2020-174

Legal Description and Location: ~~Subtract~~ Salt Creek Reserve, outlot B

Subdivider:
Name: Buel Land Development Corp.
Address: 10400 S 54 St
Hickman, NE 68372
Telephone: (405) 688-8344

Agent: (Authorized to act on Subdivider's behalf)
Name: Travis Buel
Address: Same
Telephone: Same

Name of Final Plat: Salt Creek Reserve, 1st Addition Number of Lots: 14
Subdivision Final Plat Fee \$200.00 + \$10.00 per Lot (\$2,000 max per lot fee) Fee Total: \$340

- A. Does the subdivider have any interest in the land surrounding the final plat? Yes No If yes, please describe the nature of such interest: selling 8 lots in Salt Creek Reserve
- B. Will the final plat require any zoning or other action (rezoning, planned development, conditional use or vacations) to complete the development? Yes No If yes please describe the nature of action: Already is R-1
- C. The final plat is based upon the preliminary plat for Salt Creek Reserve, approved by the City Council on April 28, 2020, Resolution No. 2019-20.
- D. Is the final plat consistent with the approved preliminary plat? Yes No If not, please explain the proposed changes and the reasons on an additional sheet. Minor change on smaller tower
- E. Have all the improvements required by the preliminary plat been completed? Yes No (Please check the Planning Commission's letter indicating the approval of the preliminary plat.) If not, which improvements have not been completed: Water to electric in progress

Travis Buel
Signature of Applicant
[Signature]
Signature of City Staff

Travis Buel 29 Oct 2020
Printed Name Date
[Signature] 10/29/20
Printed Name Date

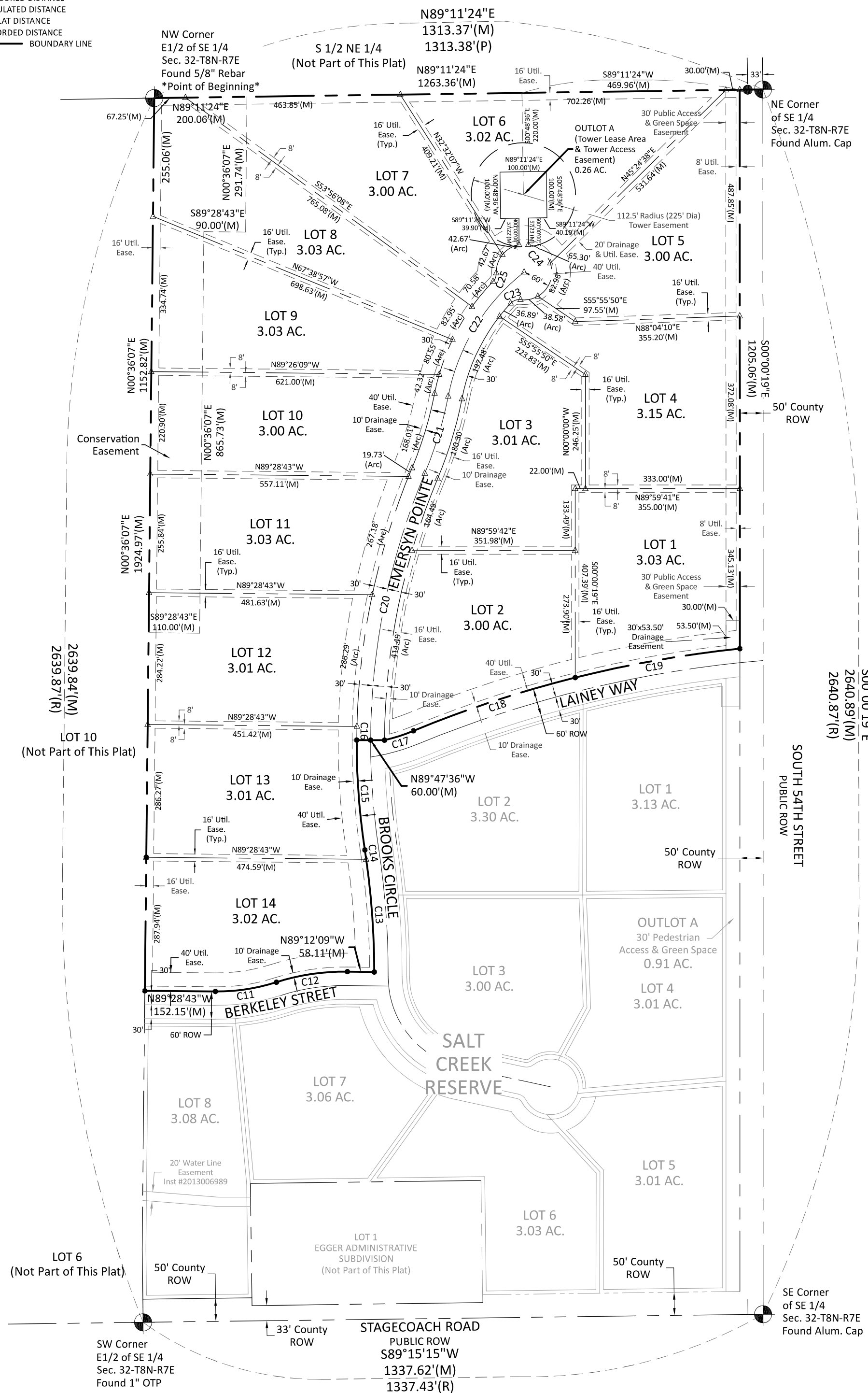
City Use Only

Receipt No. 595054 Date: 10.30.2020 Final Plat #: 2020-174 Fee paid \$ 340.00

SALT CREEK RESERVE 1ST ADDITION

FINAL PLAT
REPLAT OF OUTLOT B, SALT CREEK RESERVE
LANCASTER COUNTY, NEBRASKA.

- LEGEND**
- △ SET 5/8"x24" CAPPED REBAR (LS502)
 - FOUND CAPPED REBAR (LS681) UNLESS NOTED OTHERWISE
 - CALCULATED SURVEY POINT
 - CTP - CRIMPED TOP PIPE
 - OTP - OPEN TOP PIPE
 - M - MEASURED DISTANCE
 - C - CALCULATED DISTANCE
 - P - PLAT DISTANCE
 - R - RECORDED DISTANCE
 - BOUNDARY LINE



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS "SALT CREEK RESERVE 1ST ADDITION" BEING COMPRISED OF OUTLOT B OF SALT CREEK RESERVE ADDITION, LOCATED IN THE SE 1/4 SECTION 32, TOWNSHIP 8 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT B, SALT CREEK RESERVE, (ALSO BEING THE NW CORNER OF THE EAST 1/2 OF THE SE 1/4 OF SEC. 32), THENCE ON THE NORTH LINE OF SAID OUTLOT B, N89°11'24"E A DISTANCE OF 1263.36 FEET TO THE WEST RIGHT OF WAY OF SOUTH 54TH STREET; THENCE ON THE WEST RIGHT OF WAY OF SOUTH 54TH STREET, S00°00'19"E A DISTANCE OF 1205.06 FEET TO THE NORTH RIGHT OF WAY OF LAINEI WAY; THENCE ON THE NORTH RIGHT OF WAY OF LAINEI WAY FOR THE FOLLOWING 3 COURSES, ON A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 360.73 FEET, A RADIUS OF 2530.00 FEET, A CHORD BEARING OF S80°02'46"W, AND A CHORD LENGTH OF 360.42 FEET; THENCE ON A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 367.73 FEET, A RADIUS OF 2530.00 FEET, A CHORD BEARING OF S71°47'51"W, AND A CHORD LENGTH OF 367.41 FEET; THENCE ON A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 65.75 FEET, A RADIUS OF 420.00 FEET, A CHORD BEARING OF S72°07'06"W, AND A CHORD LENGTH OF 65.68 FEET; THENCE N89°47'36"W A DISTANCE OF 60.00 FEET TO THE WEST RIGHT OF WAY OF BROOKS CIRCLE; THENCE ON THE WEST RIGHT OF WAY OF BROOKS CIRCLE FOR THE FOLLOWING 3 COURSES, ON A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 237.73 FEET, A RADIUS OF 1530.00 FEET, A CHORD BEARING OF S04°14'40"E, AND A CHORD LENGTH OF 237.49 FEET; THENCE ON A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 20.42 FEET, A RADIUS OF 1770.00 FEET, A CHORD BEARING OF S08°21'55"E, AND A CHORD LENGTH OF 20.42 FEET; THENCE ON A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 243.88 FEET, A RADIUS OF 1770.00 FEET, A CHORD BEARING OF S04°05'15"E, AND A CHORD LENGTH OF 243.69 FEET, TO THE NORTH RIGHT OF WAY OF BERKELEY STREET; THENCE ON THE NORTH RIGHT OF WAY OF BERKELEY STREET FOR THE FOLLOWING 4 COURSES, N89°12'09"W A DISTANCE OF 58.11 FEET; THENCE ON A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 155.29 FEET, A RADIUS OF 480.00 FEET, A CHORD BEARING OF S81°31'46"W, AND A CHORD LENGTH OF 154.61 FEET; THENCE ON A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 133.85 FEET, A RADIUS OF 420.00 FEET, A CHORD BEARING OF S81°23'29"W, AND A CHORD LENGTH OF 133.29 FEET; THENCE N89°28'43"W A DISTANCE OF 152.15 FEET TO THE WEST LINE OF SAID OUTLOT B; THENCE ON THE WEST LINE OF SAID OUTLOT B, N00°36'07"E A DISTANCE OF 1924.97 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT B, ALSO BEING THE POINT OF BEGINNING. SAID TRACT CONTAINS 1,928,884.06 SQUARE FEET OR 44.28 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS AND LOT CORNERS AS SHOWN ON THE FINAL PLAT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS OF A FOOT.

SIGNED THIS _____ DAY OF _____, 2020.

THOMAS B. CATLETT L.S. #502
CATLETT SURVEYING
13650 S. 150TH COURT
BENNET, NE 68317

DEDICATION

The foregoing plat, known as "SALT CREEK RESERVE 1ST ADDITION", as described in the surveyor's certificate is made with the free consent and in accordance with the desires of the undersigned, the sole owner(s), and the easements shown thereon are hereby granted in perpetuity to the LANCASTER COUNTY, NEBRASKA, Windstream Nebraska Inc., Time Warner Cable Midwest LLC, Black Hills Energy, Lancaster County Rural Water District, and Lincoln Electric System (or Norris Public Power District), their successors and assigns, to allow entry for the purpose of construction, reconstruction, repair, operation and maintenance of wires, cables, conduits, fixtures, poles, towers, pipes, and equipment for the distribution of electricity and gas; telephone and cable television; wastewater collectors; storm drains; water mains and all appurtenances thereto, over, upon, or under the easements as shown on the foregoing plat.

Lancaster County, its successors and assigns are hereby held harmless for the cost of replacement or damage to any improvement or vegetation over, upon, or under any easement shown thereon. The construction or location of any building or structure, excluding fences, over, upon, or under any easement shown thereon shall be prohibited.

The construction or location of any fence or other improvement which obstructs drainage shall be prohibited over, or under any drainage easement shown here.

Each lot is allowed no more than Two (2) accesses to the interior public roadway.

The 30.00 Foot Public Access and Green Space Easement (Located on the Eastern Boundary of Lots 1, 4 & 5) is Hereby Dedicated To The Public.

The Conservation Easement (Located on the Western Boundary of Lots 7, 8, 9, 10, 11 & 12) is Hereby Dedicated To The Public.

Witness my hand:

BUEL LAND DEVELOPMENT CORPORATION (MANAGER : TRAVIS D. BUEL)

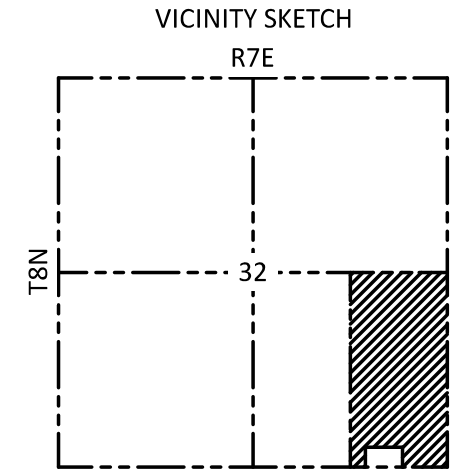
ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
) JSS.
COUNTY OF LANCASTER)

ON THIS _____ DAY OF _____, 2020 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED FOR AND RESIDING IN SAID COUNTY, PERSONALLY CAME TO ME, TRAVIS D BUEL (MANAGER FOR BUEL LAND DEVELOPMENT CORPORATION) KNOWN TO BE THE IDENTICAL PERSON(S) WHOSE NAME ARE FIXED TO THE DEDICATION OF THE FOREGOING PLAT AND THEY ACKNOWLEDGE THE SAME TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES THE _____ DAY OF _____, 2020.

NOTARY PUBLIC





115 Locust Street, P.O. Box 127
Hickman, NE 68372-0127
Phone 402.792.2212 - Fax 402.792.2210
www.hickman.ne.gov

APPLICATION FOR FINAL PLAT

#2020-174

Legal Description and Location: ~~Subtract~~ Salt Creek Reserve, outlot B

Subdivider:
Name: Buel Land Development Corp.
Address: 10400 S 54 St
Hickman, NE 68372
Telephone: (405) 688-8344

Agent: (Authorized to act on Subdivider's behalf)
Name: Travis Buel
Address: Same ←
Telephone: Same ←

Name of Final Plat: Salt Creek Reserve, 1st Addition Number of Lots: 14
Subdivision Final Plat Fee \$200.00 + \$10.00 per Lot (\$2,000 max per lot fee) Fee Total: \$340

- A. Does the subdivider have any interest in the land surrounding the final plat? Yes No If yes, please describe the nature of such interest: selling 8 lots in Salt Creek Reserve
- B. Will the final plat require any zoning or other action (rezoning, planned development, conditional use or vacations) to complete the development? Yes No If yes please describe the nature of action: Already is R-1
- C. The final plat is based upon the preliminary plat for Salt Creek Reserve, approved by the City Council on April 28, 2020, Resolution No. 2019-20.
- D. Is the final plat consistent with the approved preliminary plat? Yes No If not, please explain the proposed changes and the reasons on an additional sheet. Minor change on smaller tower
Full Redding
- E. Have all the improvements required by the preliminary plat been completed? Yes No (Please check the Planning Commission's letter indicating the approval of the preliminary plat.) If not, which improvements have not been completed: Water to electric in progress

Tom Buel
Signature of Applicant
[Signature]
Signature of City Staff

Travis Buel 29 Oct 2020
Printed Name Date
[Signature] 10/29/20
Printed Name Date

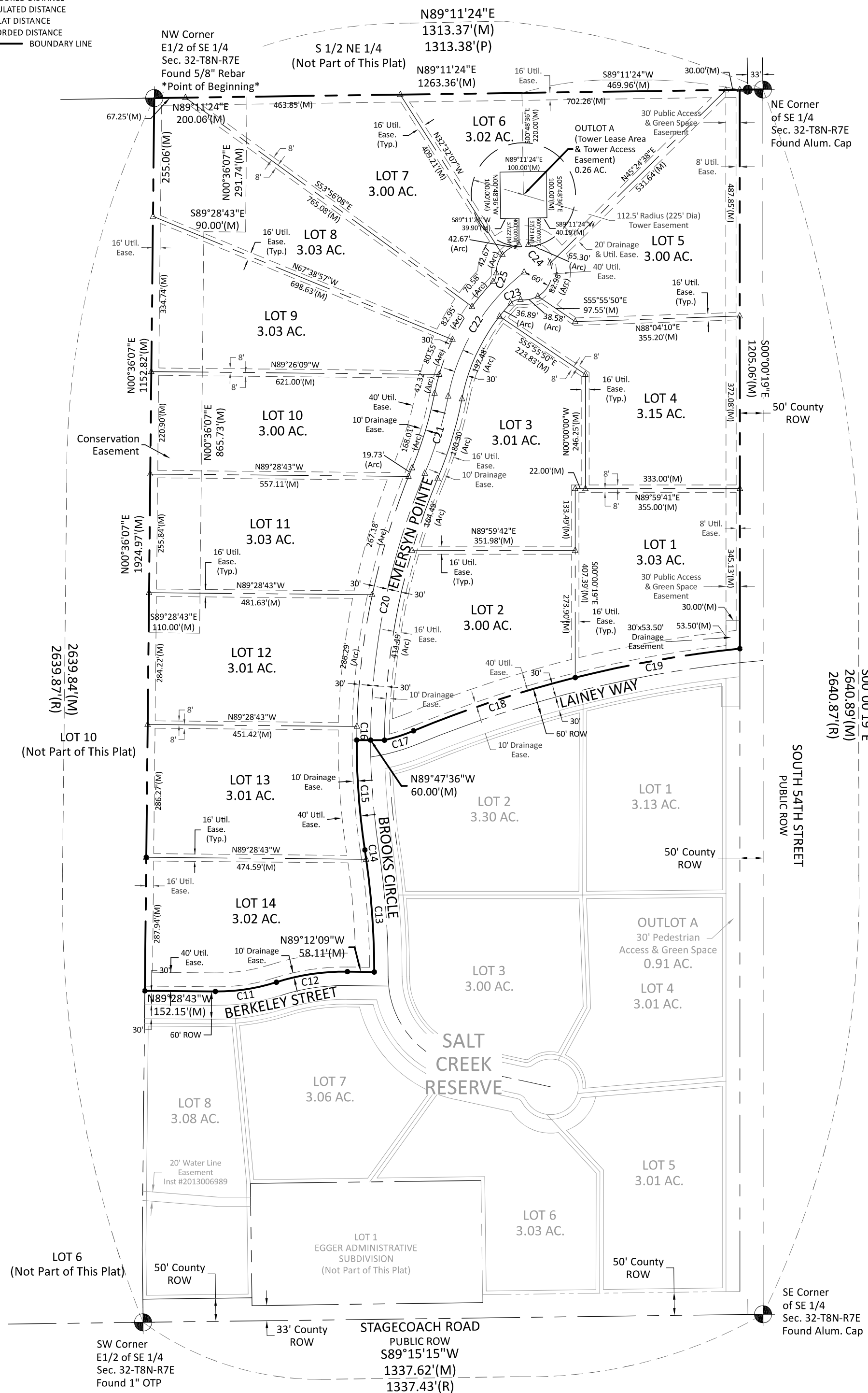
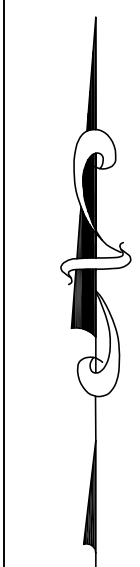
City Use Only

Receipt No. 595054 Date: 10.30.2020 Final Plat #: 2020-174 Fee paid \$ 340.00

SALT CREEK RESERVE 1ST ADDITION

FINAL PLAT
REPLAT OF OUTLOT B, SALT CREEK RESERVE
LANCASTER COUNTY, NEBRASKA.

- LEGEND**
- △ - SET 5/8"x24" CAPPED REBAR (LS502)
 - - FOUND CAPPED REBAR (LS681) UNLESS NOTED OTHERWISE
 - - CALCULATED SURVEY POINT
 - CTP - CRIMPED TOP PIPE
 - OTP - OPEN TOP PIPE
 - M - MEASURED DISTANCE
 - C - CALCULATED DISTANCE
 - P - PLAT DISTANCE
 - R - RECORDED DISTANCE
 - BOUNDARY LINE



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS "SALT CREEK RESERVE 1ST ADDITION" BEING COMPRISED OF OUTLOT B OF SALT CREEK RESERVE ADDITION, LOCATED IN THE SE 1/4 SECTION 32, TOWNSHIP 8 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT B, SALT CREEK RESERVE, (ALSO BEING THE NW CORNER OF THE EAST 1/2 OF THE SE 1/4 OF SEC. 32), THENCE ON THE NORTH LINE OF SAID OUTLOT B, N89°11'24"E A DISTANCE OF 1263.36 FEET TO THE WEST RIGHT OF WAY OF SOUTH 54TH STREET; THENCE ON THE WEST RIGHT OF WAY OF SOUTH 54TH STREET, S00°00'19"E A DISTANCE OF 1205.06 FEET TO THE NORTH RIGHT OF WAY OF LAINEI WAY; THENCE ON THE NORTH RIGHT OF WAY OF LAINEI WAY FOR THE FOLLOWING 3 COURSES, ON A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 360.73 FEET; A RADIUS OF 2530.00 FEET, A CHORD BEARING OF S80°02'46"W, AND A CHORD LENGTH OF 360.42 FEET; THENCE ON A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 367.73 FEET, A RADIUS OF 2530.00 FEET, A CHORD BEARING OF S71°47'51"W, AND A CHORD LENGTH OF 367.41 FEET; THENCE ON A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 65.75 FEET, A RADIUS OF 420.00 FEET, A CHORD BEARING OF S72°07'06"W, AND A CHORD LENGTH OF 65.68 FEET; THENCE N89°47'36"W A DISTANCE OF 60.00 FEET TO THE WEST RIGHT OF WAY OF BROOKS CIRCLE; THENCE ON THE WEST RIGHT OF WAY OF BROOKS CIRCLE FOR THE FOLLOWING 3 COURSES, ON A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 237.73 FEET, A RADIUS OF 1530.00 FEET, A CHORD BEARING OF S04°14'40"E, AND A CHORD LENGTH OF 237.49 FEET; THENCE ON A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 20.42 FEET, A RADIUS OF 1770.00 FEET, A CHORD BEARING OF S08°21'55"E, AND A CHORD LENGTH OF 20.42 FEET; THENCE ON A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 243.88 FEET, A RADIUS OF 1770.00 FEET, A CHORD BEARING OF S04°05'15"E, AND A CHORD LENGTH OF 243.69 FEET, TO THE NORTH RIGHT OF WAY OF BERKELEY STREET; THENCE ON THE NORTH RIGHT OF WAY OF BERKELEY STREET FOR THE FOLLOWING 4 COURSES, N89°12'09"W A DISTANCE OF 58.11 FEET; THENCE ON A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 155.29 FEET, A RADIUS OF 480.00 FEET, A CHORD BEARING OF S81°31'46"W, AND A CHORD LENGTH OF 154.61 FEET; THENCE ON A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 133.85 FEET, A RADIUS OF 420.00 FEET, A CHORD BEARING OF S81°23'29"W, AND A CHORD LENGTH OF 133.29 FEET; THENCE N89°28'43"W A DISTANCE OF 152.15 FEET TO THE WEST LINE OF SAID OUTLOT B; THENCE ON THE WEST LINE OF SAID OUTLOT B, N00°36'07"E A DISTANCE OF 1924.97 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT B, ALSO BEING THE POINT OF BEGINNING. SAID TRACT CONTAINS 1,928,884.06 SQUARE FEET OR 44.28 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS AND LOT CORNERS AS SHOWN ON THE FINAL PLAT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS OF A FOOT.

SIGNED THIS _____ DAY OF _____, 2020.

THOMAS B. CATLETT L.S. #502
CATLETT SURVEYING
13650 S. 150TH COURT
BENNET, NE 68317

DEDICATION

The foregoing plat, known as "SALT CREEK RESERVE 1ST ADDITION", as described in the surveyor's certificate is made with the free consent and in accordance with the desires of the undersigned, the sole owner(s), and the easements shown thereon are hereby granted in perpetuity to the LANCASTER COUNTY, NEBRASKA, Windstream Nebraska Inc., Time Warner Cable Midwest LLC, Black Hills Energy, Lancaster County Rural Water District, and Lincoln Electric System (or Norris Public Power District), their successors and assigns, to allow entry for the purpose of construction, reconstruction, repair, operation and maintenance of wires, cables, conduits, fixtures, poles, towers, pipes, and equipment for the distribution of electricity and gas; telephone and cable television; wastewater collectors; storm drains; water mains and all appurtenances thereto, over, upon, or under the easements as shown on the foregoing plat.

Lancaster County, its successors and assigns are hereby held harmless for the cost of replacement or damage to any improvement or vegetation over, upon, or under any easement shown thereon. The construction or location of any building or structure, excluding fences, over, upon, or under any easement shown thereon shall be prohibited.

The construction or location of any fence or other improvement which obstructs drainage shall be prohibited over, or under any drainage easement shown here.

Each lot is allowed no more than Two (2) accesses to the interior public roadway.

The 30.00 Foot Public Access and Green Space Easement (Located on the Eastern Boundary of Lots 1, 4 & 5) is Hereby Dedicated To The Public.

The Conservation Easement (Located on the Western Boundary of Lots 7, 8, 9, 10, 11 & 12) is Hereby Dedicated To The Public.

Witness my hand:

BUEL LAND DEVELOPMENT CORPORATION (MANAGER : TRAVIS D. BUEL)

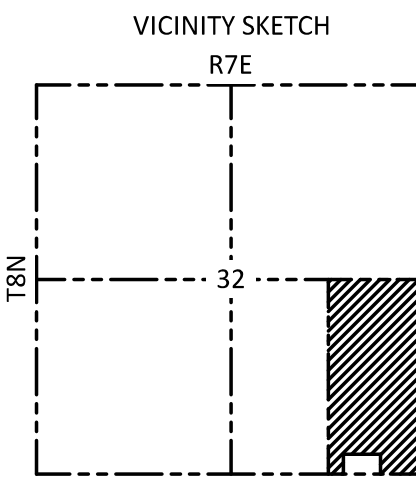
ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
)SS.
COUNTY OF LANCASTER)

ON THIS _____ DAY OF _____, 2020 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED FOR AND RESIDING IN SAID COUNTY, PERSONALLY CAME TO ME, TRAVIS D BUEL (MANAGER FOR BUEL LAND DEVELOPMENT CORPORATION) KNOWN TO BE THE IDENTICAL PERSON(S) WHOSE NAME ARE FIXED TO THE DEDICATION OF THE FOREGOING PLAT AND THEY ACKNOWLEDGE THE SAME TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES THE _____ DAY OF _____, 2020.

NOTARY PUBLIC



After recording please return to:
City of Hickman
115 Locust Street, P.O. Box 127
Hickman, NE 68372

SUBDIVISION AGREEMENT

THIS AGREEMENT is made and entered into by and between BUEL LAND DEVELOPMENT CORPORATION, a Nebraska Corporation (individually referred to hereafter as "Subdivider"), and the City of Hickman, Nebraska, a municipal corporation, (the "City").

WHEREAS, a City of the Second Class, as provided by the State of Nebraska 17-1001, has zoning authority consisting of the unincorporated area one mile beyond and adjacent to its corporate boundaries per State of Nebraska 17-1001;

WHEREAS, Subdivider has made application to City for permission to subdivide and for approval of the final plat of Salt Creek Reserve, a copy of which is attached to this Agreement as Exhibit 'A' (the 'Final Plat');

WHEREAS, Subdivider's application further requests the subdivision of property to include the new Legal Description of Lots Contained Within Salt Creek Reserve as identified on Exhibit 'B';

WHEREAS, the Final Plat contains certain provisions requiring an agreement between Subdivider and City relating to the Final Plat and the development thereof.

NOW, THEREFORE, IN CONSIDERATION of the City granting permission and approval of the Final Plat of Salt Creek Reserve, it is agreed by and between Subdivider and City per the sections as follows:

1. Waiver and Conditions. Per City Council Resolution 2019-20 Salt Creek Reserve Preliminary Plat, a copy of which is attached to this Agreement as Exhibit 'C' (the 'Preliminary Plat'), the following waivers and conditions apply to the Salt Creek Reserve Subdivision Final Plat:
 - a. Subdivider agrees to pay \$200/per saleable lot to the City in lieu of the ten percent (10%) common space requirement due to development consisting of lots of greater than three (3) acres (Section 7.05);
 - b. Pedestrian easement waiver for block lengths greater than 600 feet in the Final Plat (Section 5.15);
 - c. Entrance street lighting waiver (Section 6.05.02);
 - d. Street paving width, road surface and curb and gutter requirements waiver (Section 5.25 and Section 6.04), since development will meet Lancaster County Road standards due to acreage development;
 - e. Installation of sidewalks waiver (Section 6.07) due to acreage development;
 - f. Ghost plat density requirement waiver (Section 4.04) due to topography and drainage limitations within Block 1, Lots 6, 7, 8, and 9;
 - g. Allowance of a single access point waiver (Section 5.10) per recommendation of Lancaster County Roads Department and by including the access point towards the west property for future development;
 - h. 3:1 depth to width ratio waiver for Block 1, Lots 8 and 9 due to topography (Section 5.16); and,
 - i. Cul-de-sac Street lengths greater than 600 feet due to Lancaster County allowance of only one entrance and exit (Section 5.12); (Development has 1122 feet from

Lainey Way to the north cul-de-sac on Emersyn Pointe and 957 feet from the Lainey Way to the south cul-de-sac).

2. The Subdivider, at its sole cost, agrees to complete the street asphalt paving of the public street that meets Lancaster County public road standards, to serve the properties located in the Final Plat within two (2) years following the approval of the Final Plat and prior to the issuance of any building permits by the City for the Subdivision.
3. The Subdivider, at its sole cost, shall be responsible for maintaining the Outlots within the Subdivision or transferring ownership of said Outlots to the Homeowner's Association for maintenance, per Section 8.13 of the Subdivision Regulations. The Subdivider, at its sole cost, may create under the laws of the State of Nebraska, a corporation under the name of or similar to Salt Creek Reserve, Inc. (the "Homeowner's Association") to own, operate and maintain all Outlots and improvements including, but not limited to, the neighborhood sign, fencing and open space within the Final Plat. Until such time as all Outlots are solely owned by the Homeowner's Association, the Subdivider remains solely responsible for the same.
4. City shall **not** have any responsibility for maintenance, including and not limited to, landscaping, snow clearing, or mowing of Outlots 'A' and 'B' that are not under City's ownership. If Subdivider retains ownership of any Outlot within the Subdivision, Subdivider agrees that, at least sixty (60) days prior to closing on the sale, donation or other transfer said Outlots to any entity other than the Homeowner's Association, it will provide City with notice of such intended transfer and a copy of the written notice Subdivider provided to the transferee that no buildings can be constructed on Outlots 'A' and 'B' other than neighborhood sign or fence. Subdivider, heirs, successors and assigns of Subdivider, further agree to pay all property taxes due for any Outlot owned by Subdivider in a timely manner to prevent said Outlot from being offered at the Lancaster County tax sale.
5. If Subdivider retains ownership of any Outlot within the Subdivision, Subdivider agrees that, at least sixty (60) days prior to closing on the sale, donation or other transfer of said Outlots to any entity or individual other than the Homeowner's Association, it will provide City with notice of such intended transfer. Furthermore, the Subdivider shall provide an executed written notice to the City adorned with the signatures of the Subdivider and of the new entity or individual, acknowledging this Subdivision Agreement and stating the new owner(s) agree to enforce all terms of this agreement.
6. The Public, City of Hickman and the Homeowner's Association are granted perpetual access to Salt Creek Reserve Outlot A and the 30' Public Access & Green Space Easement along S. 54th Street.
7. The City is granted the right to install a trail within Outlot 'A' and within the 30' Public Access and Green Space Easement along S. 54th Street at anytime deemed appropriate solely by the City of Hickman and at the City of Hickman's sole cost. Even after construction of the said trail, the Subdivider or Homeowner's Association will continue to be solely responsible for the mowing and landscaping of Outlot A and the property owners will be solely responsible for the mowing of the 30' Public Access & Green Space Easement. The City will be solely responsible for the maintenance of and snow removal on said trail.
8. The Subdivider and/or Homeowners Association shall not be allowed to place any structures or fences within Outlot A. Furthermore, the private property owners of the 30' Public Access & Green Space Easement shall not be allowed to place any structures or fences within said easement.

9. The Subdivider, at its sole cost, agrees to complete the public water distribution system supply from Rural Water District No. 1, Lancaster County, Nebraska (the "Water District") to serve the properties located in the Final Plat within two (2) years following the approval of the Final Plat and prior to the issuance of any building permits by the City for the Subdivision. Approval by Rural Water District No. 1 Exhibit 'D'.
10. The Subdivider agrees to complete the installation of the street name signs upon the earlier of the following two (2) occurrences i) within two (2) years following the approval of the Final Plat; or ii) the issuance of any building permits by the City for the Subdivision. Subdivider will install Street Identification Sign, one "STOP" sign, one "NO OUTLET" sign, and one "25 MPH SPEED LIMIT" sign.
11. The Subdivider agrees to complete the installation of permanent markers on all lots within the Final Plat upon the earlier of the following two (2) occurrences i) within two (2) years following the approval of the Final Plat; or ii) the issuance of any building permits by the City for the Subdivision.
12. The Subdivider agrees, at its sole cost, to provide and install electricity supplied by Norris Public Power to the lots within the Final Plat upon the earlier of the following two (2) occurrences i) within two (2) years following the approval of the Final Plat; or ii) the issuance of any building permits by the City for the Subdivision.
13. The Subdivider agrees, at its sole cost, to complete any public and private improvements or facility required by Article 6 of the Subdivision Regulations which have not been waived and which inadvertently may have been omitted from the above list of required improvements within four (4) years of the date of this Agreement.
14. The Subdivider agrees to comply with Lancaster County Roads department standards for construction of the new asphaltic paved road and will not be held to the City provisions of Article 6.04 (Street Grading and Construction) and Article 6.14 (Land Preparation) of the Subdivision Regulations. Final grading plans must be submitted with the Final Plat.
15. This Agreement and all exhibits, obligations and covenants contained herein of the Subdivider shall run with the land and shall be binding and obligatory upon the Homeowners Association and/or any other heirs, successors and assigns of Subdivider, including but not limited to, any lender of the Subdivider that subsequently acquires the property through judicial foreclosure, non-judicial foreclosure or by acceptance of a quitclaim deed in lieu of foreclosure, including all of the lots legally described in Exhibit 'D' to this Agreement.
16. This Agreement and all exhibits shall be recorded with the Lancaster County Register of Deeds upon the recording of the Final Plat for Salt Creek Reserve by the Subdivider.
17. Ownership Certificates for the property included within the Final Plat is attached hereto as Exhibit 'E' to this Agreement.
18. Subdivider guarantees the completion of all improvements as required by Sections 8.02, 8.03 and 8.04 of the Subdivision Regulations and will provide an Agreement for Escrow of Security Fund of all improvements attached hereto as Exhibit 'F'.
19. Subdivider agrees to reimburse the City for all inspection and testing costs incurred by the City for the installation of the streets and finish grading according to Section 6.01 of the Subdivision Regulations, upon the City invoicing the Developer.
20. Subdivider and/or their agent shall inform each potential property owner prior to purchasing a parcel about the Ghost Platting requirements, their effect on structure placement and access to property. Specifically, Subdivider and future property owners agree to the following per Section 4.05 Special Requirements for "Ghost" Plats:

- a. To comply with the provisions of this Ordinance regarding land preparation and grading.
- b. To notify all potential purchasers of all lots that said lots are subject to future subdivision and additional future urban residential development when (1) the sanitary sewer and water mains have been extended to serve the final plat; (2) the lots have been annexed; and (3) the lots have been rezoned to a district allowing for higher urban density.
- c. In the event any infrastructure improvements, including but not limited to, water mains, street paving, sidewalks, street trees, stormwater and ornamental street lighting are ordered constructed pursuant to a special assessment district Subdivider (1) agrees and consents the costs thereof shall be assessed and levied together with assessment and equalization costs, against the benefited properties in the Subdivision, waiving all objections to the sufficiency of the petitions therefore, to the proceedings and (2) agrees to pay to the City of Hickman said costs as thus assessed and levied against said property.
- d. To and hereby waives, as against the City of Hickman, any and all damages and any claim or right of action for any and all damages, of every nature, which may accrue to Subdivider, or which may result to Subdivider's property or interest therein, by reason of said infrastructure improvements or construction thereof.
- e. Not to protest annexation of the property within the subdivision into the City of Hickman.
- f. That the obligations of Subdivider under this "Ghost" platting process and agreement shall constitute a covenant running with the land and shall be binding on the Subdivider and Subdivider's heirs, administrators, successors and assigns.

Furthermore, building envelopes are identified on the Salt Creek Reserve Preliminary Plat (Exhibit 'C') page 2 of 7 and the Subdivider and all future property owners shall comply with the following:

- a. The initial (first) property owner of each parcel has the right to identify their preferred location (envelope) for the primary and accessory structures as identified as either Ghost Plat Option A or Ghost Plat Option B on said Preliminary Plat;
- b. After construction of the first structure on the parcel, per the Hickman building permit process, the current and all future property owners shall only be allowed to build permanent primary structures within the same identified building envelope that was originally chosen, until such time as the parcel is further subdivided (accessory structures and temporary structures are allowed to be constructed within the separate building envelope as long as all identified future easements and setbacks are adhered to within the envelope);
- c. Temporary structures may be allowed within the other building envelopes at the discretion of the Hickman Zoning Administrator; and,
- d. All future easements for the installation of Public Utilities shall be granted to the City by the property owners at no cost; per the Hickman Subdivision Regulations (Ordinance 2007-03) Section 4.05, #2, "Ghost" plats shall require to have easements placed at a minimum of five feet either side of a proposed future property line and around the perimeter of the acreage density lots.

21. **Governing Law.** Parties to this Agreement shall conform with all existing and applicable City ordinances, resolutions, state and federal laws, and all existing and applicable rules and regulations. Nebraska law will govern the terms and the performance under this Agreement.
22. **Assignment.** Neither this Agreement nor any obligations hereunder shall be assigned without the express written consent of City which may be withheld in City's sole discretion.

23. Entire Agreement. This Agreement, and the Exhibits and documents referenced in this Agreement (which are intended to be and hereby are specifically made a part of this Agreement whether or not so stated) express the entire understanding and all agreements of the Parties. Specifically, this Agreement supersedes any prior written or oral agreement or understanding between any of the Parties, whether individually or collectively concerning the subject matter hereof.

24. Modification by Agreement. This Agreement may be modified only by a written agreement, executed by all Parties; provided that the Parties agree to conform this Agreement and all performance obligations hereunder to the requirements of any applicable laws, rules, regulations, standards and specifications of any governmental agency with jurisdiction over any such matter, including any amendment or change thereto without cost to the City. Notices, Consents and Approval. All payments, notices, statements, demands, requests, consents, approval, authorizations or other submissions required to be made by the Parties shall be in writing, whether or not so stated, and shall be deemed sufficient and served upon the other only if sent by United States registered mail, return receipt requested, postage prepaid and addressed as follows:

1. For Subdivider: Buel Land Development Corp
Attn: Travis Buel, Manager
18400 S. 54 street
Hickman, NE 68372

2. For City: City of Hickman
Attn: City Administrator
115 Locust Street, P.O. Box 127
Hickman, NE 68372

AND

City of Hickman
Attn: City Clerk
115 Locust Street, P.O. Box 127
Hickman, NE 68372

3. Such addresses may be changed from time to time by any party by providing notice to all other parties listed above.

25. Headings. The Section headings appearing in this Agreement are inserted only as a matter of convenience, and in no way define or limit the scope of any Section.

26. Severability. In the event that any provision of this Agreement which shall prove to be invalid, void or illegal by a court of competent jurisdiction, such decision shall in no way affect, impair or invalidate any other provisions hereof, and such other provisions shall remain in full force and effect as if the invalid, void or illegal provision was never part of this Agreement.

Dated this _____ day of _____, 2020.

SUBDIVIDER:
Buel Land Development Corp.
a Nebraska Corporation

Travis Buel, Manager

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this ____ day of _____, 2020 by Travis Buel, Manager of Buel Land Development Corporation, a Nebraska Corporation, on behalf of the company.

Notary Public

For the City:

Attest:

City of Hickman, Nebraska

By: Kelly Oelke, City Clerk

By: Doug Hanson, Mayor

CITY SEAL

EXHIBIT 'A'
FINAL PLAT

DRAFT

EXHIBIT 'B'

**LEGAL DESCRIPTION OF LOTS CONTAINED
WITHIN SALT CREEK RESERVE, 1st Addition**

Lot 1

Lot 2

Lot 3

Lot 4

Lot 5

Lot 6

Lot 7

Lot 8

Lot 9

Lot 10

Lot 11

Lot 12

Lot 13

Lot 14

Outlot A "Tower Access Easement"

DRAFT

EXHIBIT 'C'
SALT CREEK RESERVE PRELIMINARY PLAT

DRAFT

EXHIBIT 'D'

**PROOF OF RURAL WATER DISTRICT NO. 1, LANCASTER COUNTY, NEBRASKA
APPROVAL**

DRAFT

EXHIBIT 'E'
OWNERSHIP CERTIFICATE

DRAFT

EXHIBIT 'F'
SALT CREEK RESERVE
AGREEMENT FOR ESCROW OF SECURITY FUND

DRAFT

November 18, 2020

Heidi,

Upon review of attached "SALT CREEK RESERVE 1st Addition" – (Final Plat), located in the SE ¼ of Section 32, T8N, R7E at South 54th Street and Stagecoach Road within the 1-mile zoning jurisdiction of the City of Hickman this office would offer the following comments:

1. Add a dedication note language regarding the allowable use and maintenance for the "30' Public Access & Green Space Easement" shown along the west line of South 54th Street, and for the "Conservation Easement" shown along the west side of the plat.
2. Need to add street width dimensioning on Emersyn Pointe, going north from Lainey Way.
3. Label the radius dimension for the Cul-da-sac at the north end of Emersyn Pointe.
4. On the north property line, the dimensions of the individual lots do not add up to the total distance shown.
5. There is monument shown west of the NE corner of the SE1/4, show a distance from the section corner.
6. All improvements to be installed, completed and approved in accordance with Lancaster County design standards prior to final plat approval and recording and shall include the following:
 - Road and ditch grading and drainage culverts to be complete. Development engineer to submit certification report to Lancaster County Engineering Department that all improvements have been installed per County design standards and follow the approved development preliminary plat design. The report to certify that constructed road and ditch profile and culvert elevations meet design grades and that culvert installations meet our design standard of 1-foot minimum pipe cover.
 - Seeding and erosion control to be completed.
 - Asphalt road preparation and road surfacing to be complete and installed per Lancaster County design standards with all testing results provided to Lancaster County Engineering Department for review and acceptance.
 - Sign installation per Lancaster County standards to be completed.
7. It should be understood that Final Plat survey document record to be filed in compliance with Nebraska Revised Statutes 81-8,122.01. Land surveying; filing; content.

John V. Berry RLS #535
Lancaster County Surveyor
444 Cherrycreek Road, Bldg "C"
JBERRY@Lancaster.ne.gov
Phone (402) 441-7681

RURAL WATER DISTRICT NO. 1

LANCASTER COUNTY, NEBRASKA

310 FIR STREET PO BOX 98 - BENNET, NEBRASKA 68317

402.782.3495 www.lrwd1.com



November 5, 2020

Travis Buel
RE: Salt Creek Preserve
Water Service

To whom it may concern:

Lancaster Rural Water is the current service provider to Salt Creek Preserve located at 54th and Stagecoach Rd. Mr. Travis Buel was approved for the first 8 lots in that Subdivision and Lancaster Rural Water is in the process of getting water main construction started within that Subdivision. The District is in the process of a water main upgrade/install from 134th and Panama Road running west and north to 25th and Stagecoach. JEO Engineering Firm is in the process of completing that study to be delivered to USDA. That water main project will have to be complete in order for Salt Creek Subdivision to add on the remaining 14 lots.

Lancaster Rural Water will be the service provider for the remaining 14 lots when we receive final approval from the Board of Directors and the water main is installed and sampled out. With the USDA Funding and Preliminary Engineering Report complete, the Water Districts expects to have this water main online in two years.

If you have any further questions please call me at 402-782-3495.

A handwritten signature in blue ink, appearing to read "Jordon D. Bang".

Jordon D. Bang
District Manager
Lancaster Rural Water District No.1
Bennet, NE 68317

RESOLUTION NO. 2019-20

WHEREAS, Mr. Travis Buel has submitted a Preliminary Plat to the City of Hickman, Nebraska, for Salt Creek Reserve Subdivision, property legally described as Egger Administrative Subdivision, Lot 2 with a site address of 19701 S. 54th Street Hickman, NE 68372; and,

WHEREAS, Mr. Travis Buel has requested the following requests and waivers from Hickman Subdivision Ordinance 2007-03:

- 1) Subdivider agrees to pay \$200/per saleable lot to the City in lieu of the ten percent (10%) common space requirement due to development consisting of lots of greater than three (3) acres (Section 7.05);
- 2) Pedestrian easement waiver for block lengths greater than 600 feet in the Final Plat (Section 5.15);
- 3) Entrance street lighting waiver (Section 6.05.02);
- 4) Street paving width, road surface and curb and gutter requirements waiver (Section 5.25 and Section 6.04), since development will meet Lancaster County Road standards due to acreage development;
- 5) Installation of sidewalks waiver (Section 6.07) due to acreage development;
- 6) Ghost plat density requirement waiver (Section 4.04) due to topography and drainage limitations within Block 1, Lots 6, 7, 8, and 9;
- 7) Allowance of a single access point waiver (Section 5.10) per recommendation of Lancaster County Roads Department and by including the access point towards the west property for future development;
- 8) 3:1 depth to width ratio waiver for Block 1, Lots 8 and 9 due to topography (Section 5.16); and,
- 9) Cul-de-sac Street lengths greater than 600 feet due to Lancaster County allowance of only one entrance and exit (Section 5.12); (Development has 1122 feet from Lainey Way to the north cul-de-sac and 957 feet from the Lainey Way to the south cul-de-sac).

WHEREAS, the Planning Commission of the City of Hickman met on October 1, 2019 to hold a public hearing and review said preliminary plat, and voted to recommend to the City Council conditional approval of Salt Creek Reserve Preliminary Plat with the following conditions:

- 1) The incorporation of all comments provided by the City Engineer;
- 2) The incorporation of all comments provided by the County Surveyor;
- 3) Confirmation from County Surveyor concerning proper stormwater drainage and groundwater on site;
- 4) Inclusion of an Outlot for the future construction of a trail along the west side of 54th Street; and,
- 5) Inclusion of all requested waivers as requested by Mr. Travis Buel.

WHEREAS, the City Council of the City of Hickman has reviewed the preliminary plat and has determined it is in the best interest of the City of Hickman, Nebraska to grant acceptance of the preliminary plat with all conditions as outlined above, including the creation of an Outlot for the construction of a future trail along S. 54th Street south of the proposed Lainey Way and a thirty foot (30') easement north of Laney Way to the property line and allow the developer to prepare and submit a final plat in conformance with the approved preliminary plat drawn; and,

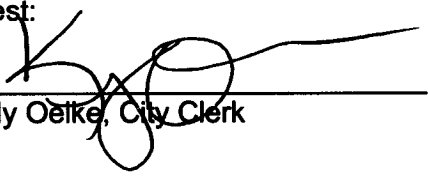
WHEREAS, prior to final plat consideration the developer shall compensate Rural Water District Number 1, Lancaster County, Nebraska for all annexation fees.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hickman, Nebraska, that Salt Creek Reserve Preliminary Plat Subdivision, property legally described as Egger Administrative Subdivision, Lot 2 with a site address of 19701 S. 54th Street Hickman, NE 68372 is hereby approved, with the incorporation of all conditions as written above.

PASSED AND APPROVED THIS 26TH DAY OF NOVEMBER 2019.

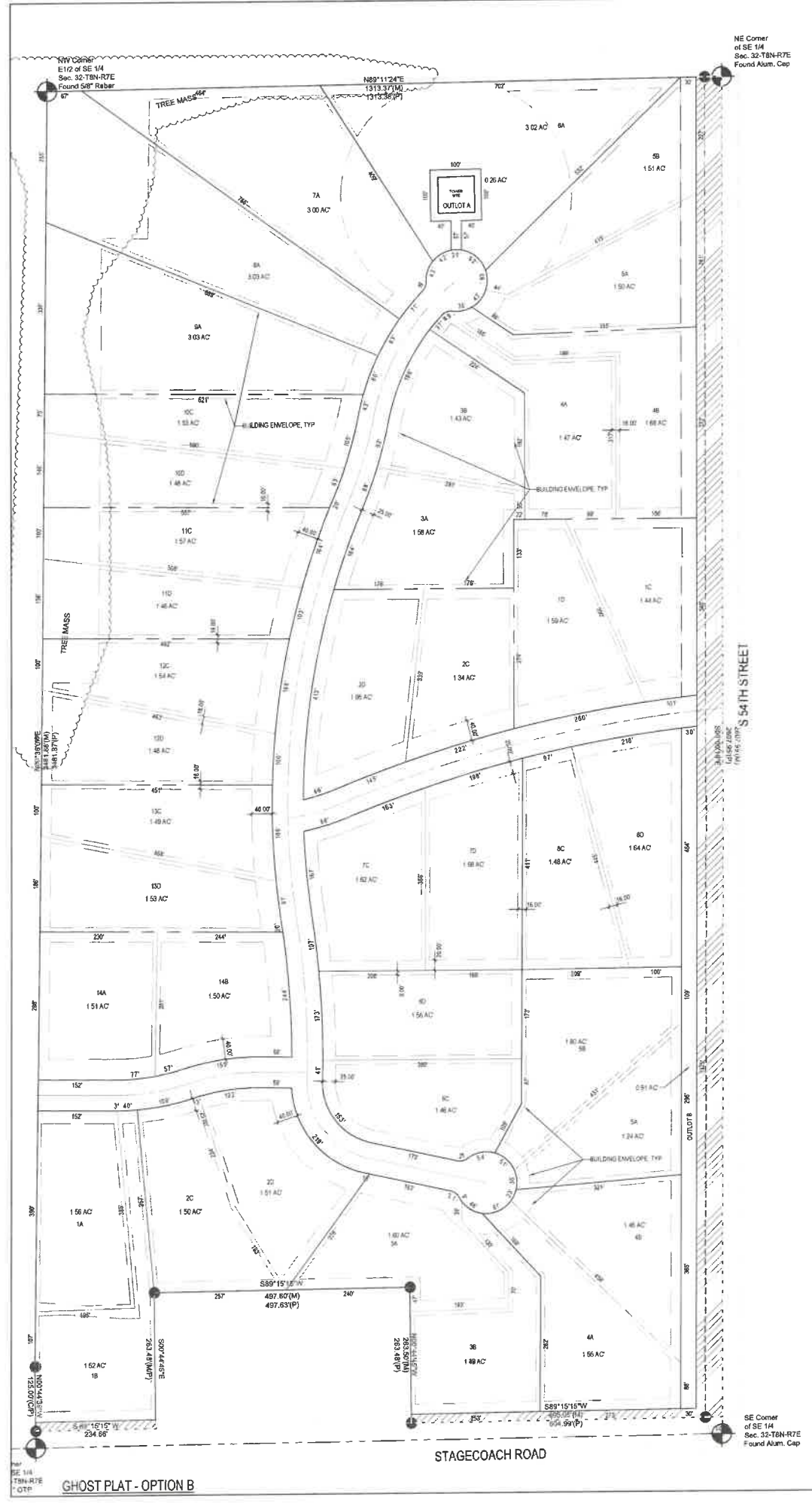
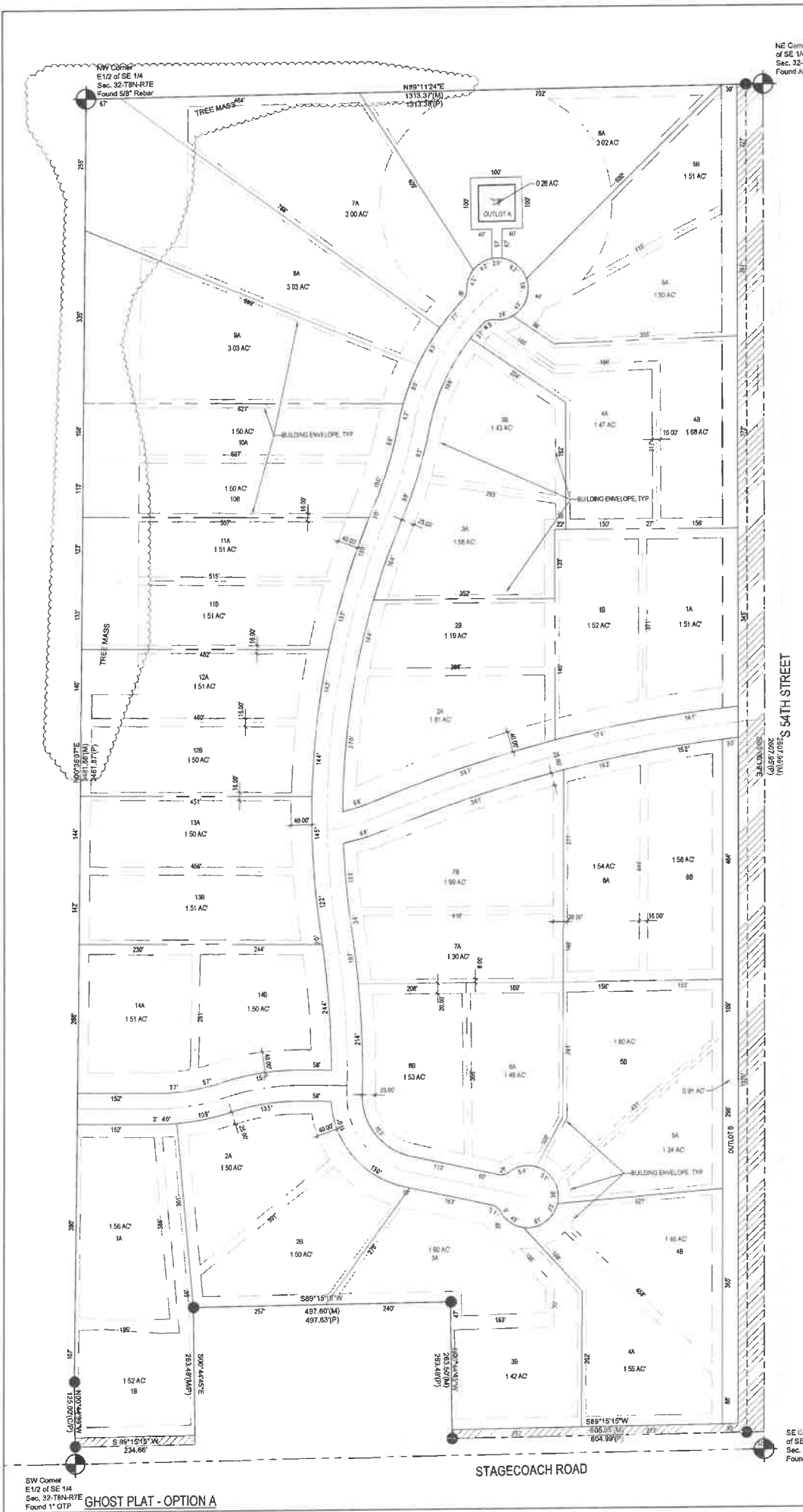


Mayor Doug Hanson

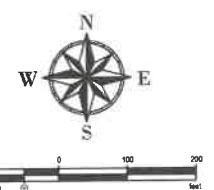
Attest:


Kelly Oetke, City Clerk





- GENERAL NOTES**
- THIS GHOST PLAT PERMITS 40 DWELLING UNITS AT R-2 ZONING
 - LOTS REQUIRING WAIVER FOR 3:1 LENGTH WIDTH RATIO ARE BLOCK 1, LOTS 5A, 5B, 6A, 6B, 10A, 10B, 10C, 10D, 11A, 11B, 11C, 11D, 12A, 12B, 12C, 12D, 13A, 13B, 13C, 13D DUE TO RESTRICTIONS IN TERRAIN GRADIENT, CONSERVATION AND TOWER EASEMENTS, AND PRESERVATION OF TREES.
 - UTILITY EASEMENTS TO BE PROVIDED AS REQUIRED BY CITY OF HICKMAN UTILITIES
 - FRONT, SIDE, AND REAR YARD SETTINGS SHALL BE AS PER CITY OF HICKMAN ZONING ORDINANCE FOR R-2 ZONING LISTED AS FOLLOWS:
FRONT YARD 25'
SIDE YARD 7.5'
REAR YARD 20'
 - ALL CURVILINEAR DIMENSIONS ARE CHORD LENGTHS
 - BUILDING ENVELOPES ARE THE GREATER OF THE REQUIRED UTILITY EASEMENT OR YARD SETBACK
 - LOTS 6A REQUIRE A WAIVER ON GHOST PLATTING DUE TO LARGE EASEMENT AREA FOR CONSERVATION AND TOWER EASEMENTS
- LEGEND**
- SURVEY MONUMENT
 - PROPERTY LINE OR W. LINE
 - - - BUILDING ENVELOPE
 - TREE MASS
 - RIGHT-OF-WAY DEDICATION
 - CENTERLINE OF STREET
 - LIMITS OF PRELIMINARY PLAT

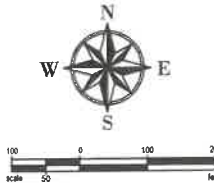
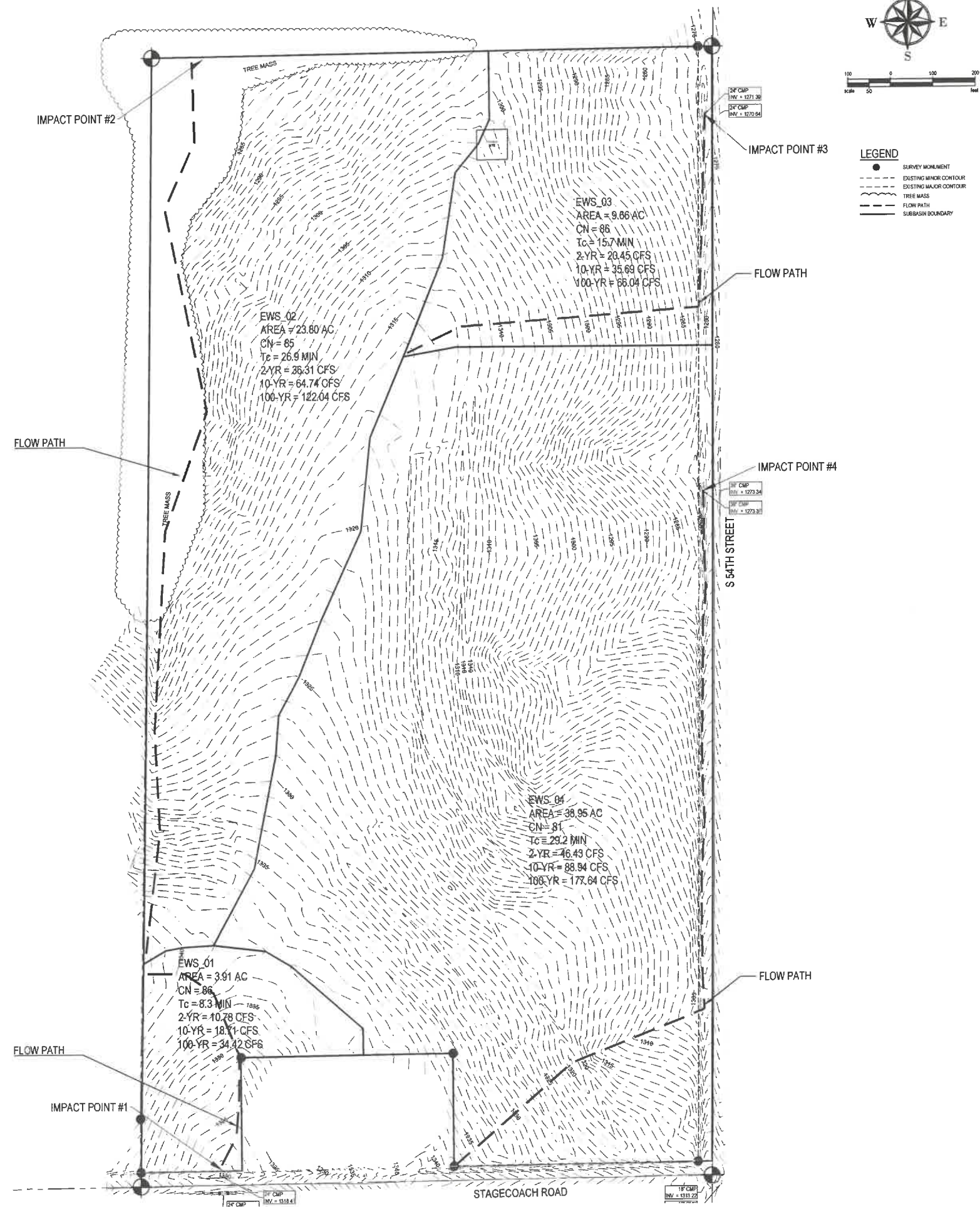


REVISIONS

NUMBER	DATE	DESCRIPTION

Salt Creek Reserve
Hickman, NE
FSE #004.001
September 10, 2019





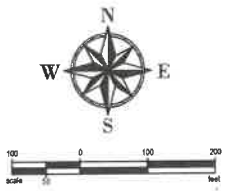
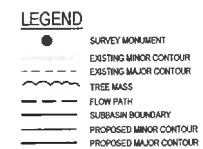
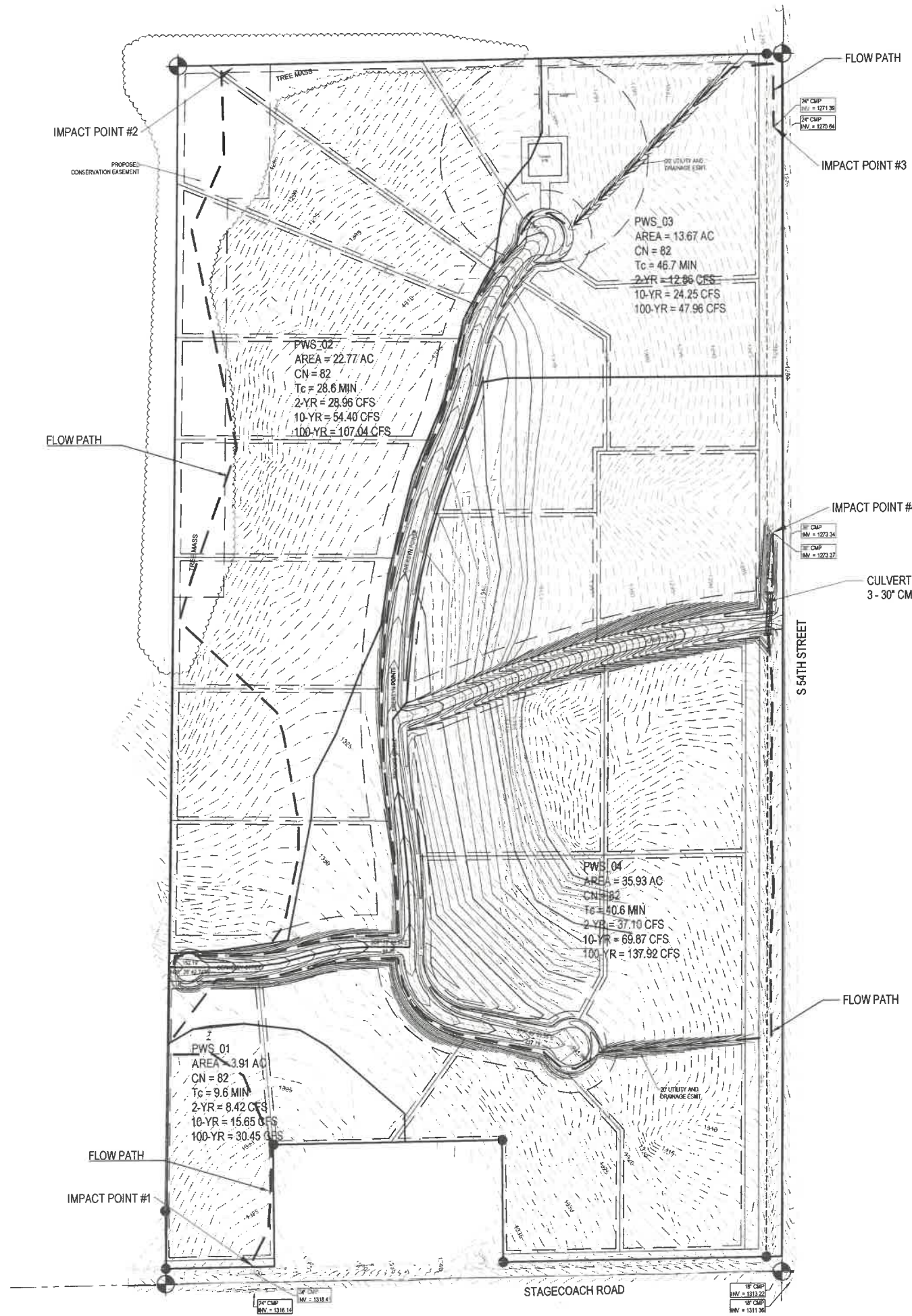
REVISIONS

NUMBER	DATE	DESCRIPTION
--------	------	-------------

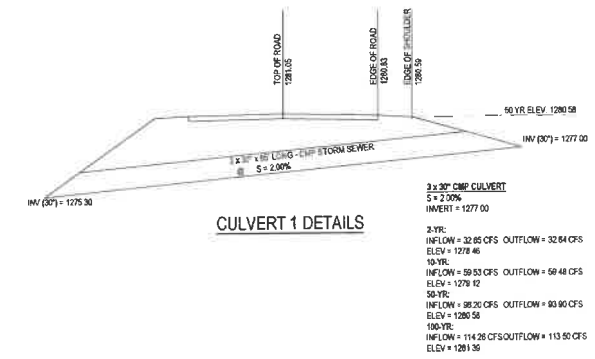
Salt Creek Reserve
Hickman, NE
FSE # 004.001
September 10, 2019



Existing
Grading & Drainage



EXISTING DRAINAGE CALCULATIONS			
PWS_01 DRAINAGE AREA = 3.91 ACRES TC = 9.3 MIN 100% PERVIOUS CN = 82 Q ₂ = 8.42 CFS Q ₁₀ = 15.65 CFS Q ₁₀₀ = 30.45 CFS LAND USE 3.91 ACRES - ROW CROPS	PWS_02 DRAINAGE AREA = 22.77 ACRES TC = 28.6 MIN 100% PERVIOUS CN = 82 Q ₂ = 54.40 CFS Q ₁₀ = 107.04 CFS Q ₁₀₀ = 107.04 CFS LAND USE 19.57 ACRES - ROW CROPS 4.20 ACRES - WOODGRASS 0.00 ACRES - GRAVEL	PWS_03 DRAINAGE AREA = 13.67 ACRES TC = 46.7 MIN 100% PERVIOUS CN = 82 Q ₂ = 24.25 CFS Q ₁₀ = 47.96 CFS Q ₁₀₀ = 47.96 CFS LAND USE 13.67 ACRES - ROW CROPS	PWS_04 DRAINAGE AREA = 35.93 ACRES TC = 50.6 MIN 100% PERVIOUS CN = 82 Q ₂ = 69.87 CFS Q ₁₀ = 137.92 CFS Q ₁₀₀ = 137.92 CFS LAND USE 35.93 ACRES - ROW CROPS
PROPOSED DRAINAGE CALCULATIONS			
PWS_01 DRAINAGE AREA = 3.91 ACRES TC = 9.6 MIN 88% PERVIOUS CN = 82 Q ₂ = 8.42 CFS Q ₁₀ = 15.65 CFS Q ₁₀₀ = 30.45 CFS LAND USE 3.91 ACRES - 3 ACRE LOTS (INCL. STREET)	PWS_02 DRAINAGE AREA = 22.77 ACRES TC = 28.6 MIN 90.22% PERVIOUS CN = 82 Q ₂ = 54.40 CFS Q ₁₀ = 107.04 CFS Q ₁₀₀ = 107.04 CFS LAND USE 19.57 ACRES - 3 ACRE LOTS (INCL. STREET) 4.20 ACRES - WOODGRASS 0.00 ACRES - GRAVEL	PWS_03 DRAINAGE AREA = 13.67 ACRES TC = 46.7 MIN 88.42% PERVIOUS CN = 82 Q ₂ = 24.25 CFS Q ₁₀ = 47.96 CFS Q ₁₀₀ = 47.96 CFS LAND USE 13.67 ACRES - 3 ACRE LOTS (INCL. STREET)	PWS_04 DRAINAGE AREA = 35.93 ACRES TC = 50.6 MIN 88.17% PERVIOUS CN = 82 Q ₂ = 69.87 CFS Q ₁₀ = 137.92 CFS Q ₁₀₀ = 137.92 CFS LAND USE 35.93 ACRES - 3 ACRE LOTS (INCL. STREET)



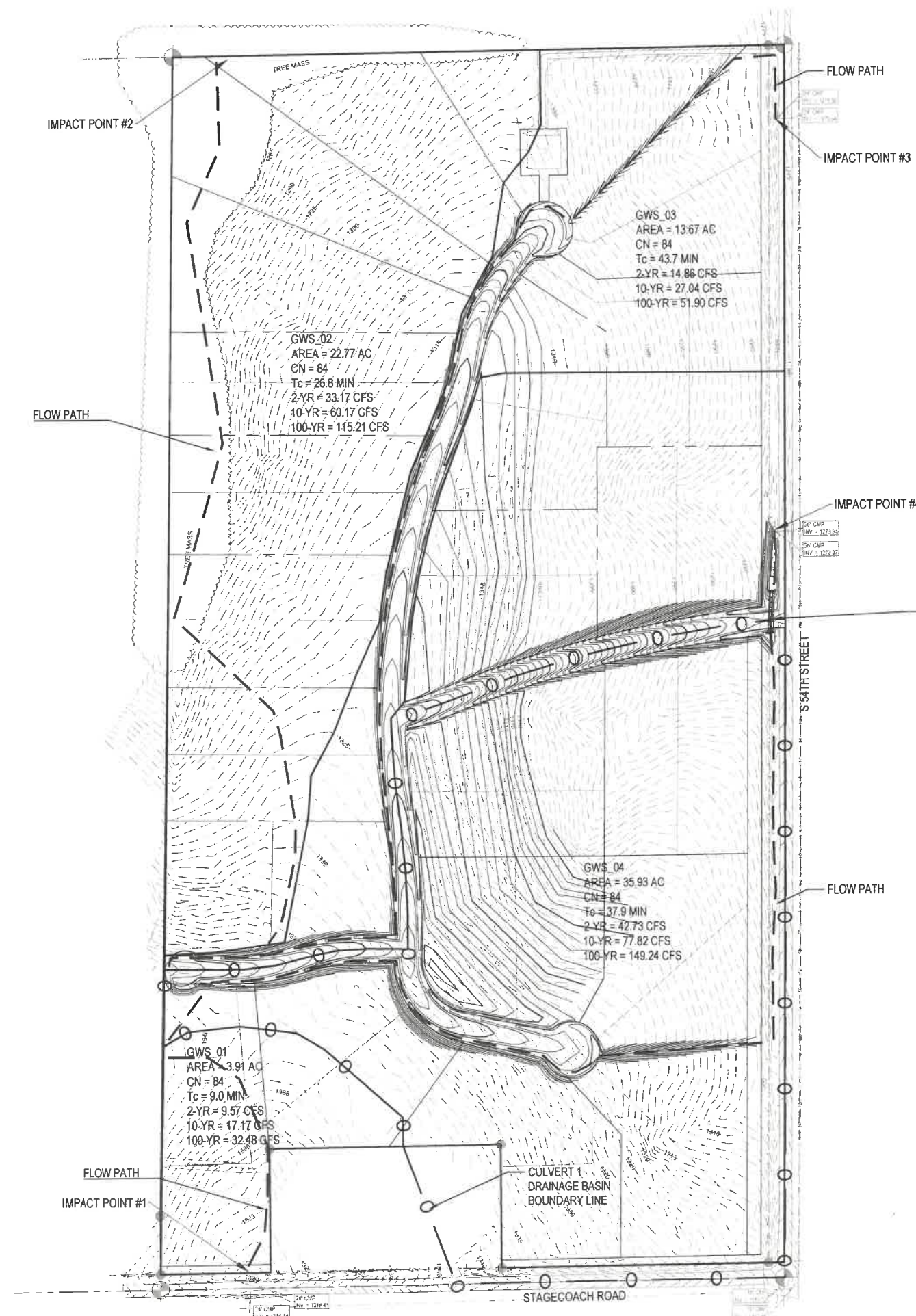
REVISIONS

NUMBER	DATE	DESCRIPTION

Salt Creek Reserve
Hickman, NE
FSE #:004.001
September 10, 2019

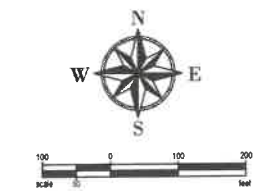


Proposed Grading & Drainage Plan



LEGEND

- SURVEY MONUMENT
- - - EXISTING MINOR CONTOUR
- - - EXISTING MAJOR CONTOUR
- TREE MASS
- FLOW PATH
- - - SUBBASIN BOUNDARY
- - - PROPOSED MINOR CONTOUR
- - - PROPOSED MAJOR CONTOUR



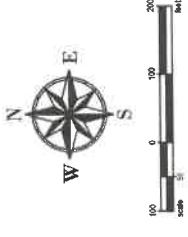
EXISTING DRAINAGE CALCULATIONS			
GWS_01	GWS_02	GWS_03	GWS_04
DRAINAGE AREA = 3.91 ACRES TC = 9.0 MIN 100% PERVIOUS CN = 84 $Q_2 = 10.78$ CFS $Q_{10} = 18.71$ CFS $Q_{100} = 34.42$ CFS LAND USE 3.91 ACRES - ROW CROPS	DRAINAGE AREA = 22.77 ACRES TC = 26.8 MIN 100% PERVIOUS CN = 84 $Q_2 = 38.31$ CFS $Q_{10} = 84.74$ CFS $Q_{100} = 120.04$ CFS LAND USE 19.57 ACRES - ROW CROPS 4.26 ACRES - WOODS/GRASS 0.03 ACRES - GRAVEL	DRAINAGE AREA = 13.67 ACRES TC = 43.7 MIN 100% PERVIOUS CN = 84 $Q_2 = 20.48$ CFS $Q_{10} = 35.88$ CFS $Q_{100} = 66.04$ CFS LAND USE 9.18 ACRES - ROW CROPS 0.48 ACRES - GRAVEL	DRAINAGE AREA = 35.93 ACRES TC = 37.9 MIN 100% PERVIOUS CN = 84 $Q_2 = 45.43$ CFS $Q_{10} = 88.84$ CFS $Q_{100} = 177.84$ CFS LAND USE 38.44 ACRES - ROW CROPS 0.51 ACRES - GRAVEL
PROPOSED DRAINAGE CALCULATIONS			
GWS_01	GWS_02	GWS_03	GWS_04
DRAINAGE AREA = 3.91 ACRES TC = 9.0 MIN 80% PERVIOUS CN = 84 $Q_2 = 9.57$ CFS $Q_{10} = 17.17$ CFS $Q_{100} = 32.48$ CFS LAND USE 3.91 ACRES - 1.5 ACRE LOTS (INCL. STREET)	DRAINAGE AREA = 22.77 ACRES TC = 26.8 MIN 63.71% PERVIOUS CN = 84 $Q_2 = 33.17$ CFS $Q_{10} = 60.17$ CFS $Q_{100} = 115.21$ CFS LAND USE 18.84 ACRES - 1.5 ACRE LOTS (INCL. STREET) 4.20 ACRES - WOODS/GRASS 0.03 ACRES - GRAVEL	DRAINAGE AREA = 13.67 ACRES TC = 43.7 MIN 60.79% PERVIOUS CN = 84 $Q_2 = 14.86$ CFS $Q_{10} = 27.04$ CFS $Q_{100} = 51.90$ CFS LAND USE 13.20 ACRES - 1.5 ACRE LOTS (INCL. STREET) 0.48 ACRES - GRAVEL	DRAINAGE AREA = 35.93 ACRES TC = 37.9 MIN 80.28% PERVIOUS CN = 84 $Q_2 = 42.73$ CFS $Q_{10} = 77.82$ CFS $Q_{100} = 148.24$ CFS LAND USE 35.42 ACRES - 1.5 ACRE LOTS (INCL. STREET) 0.51 ACRES - GRAVEL

REVISIONS

NUMBER	DATE	DESCRIPTION

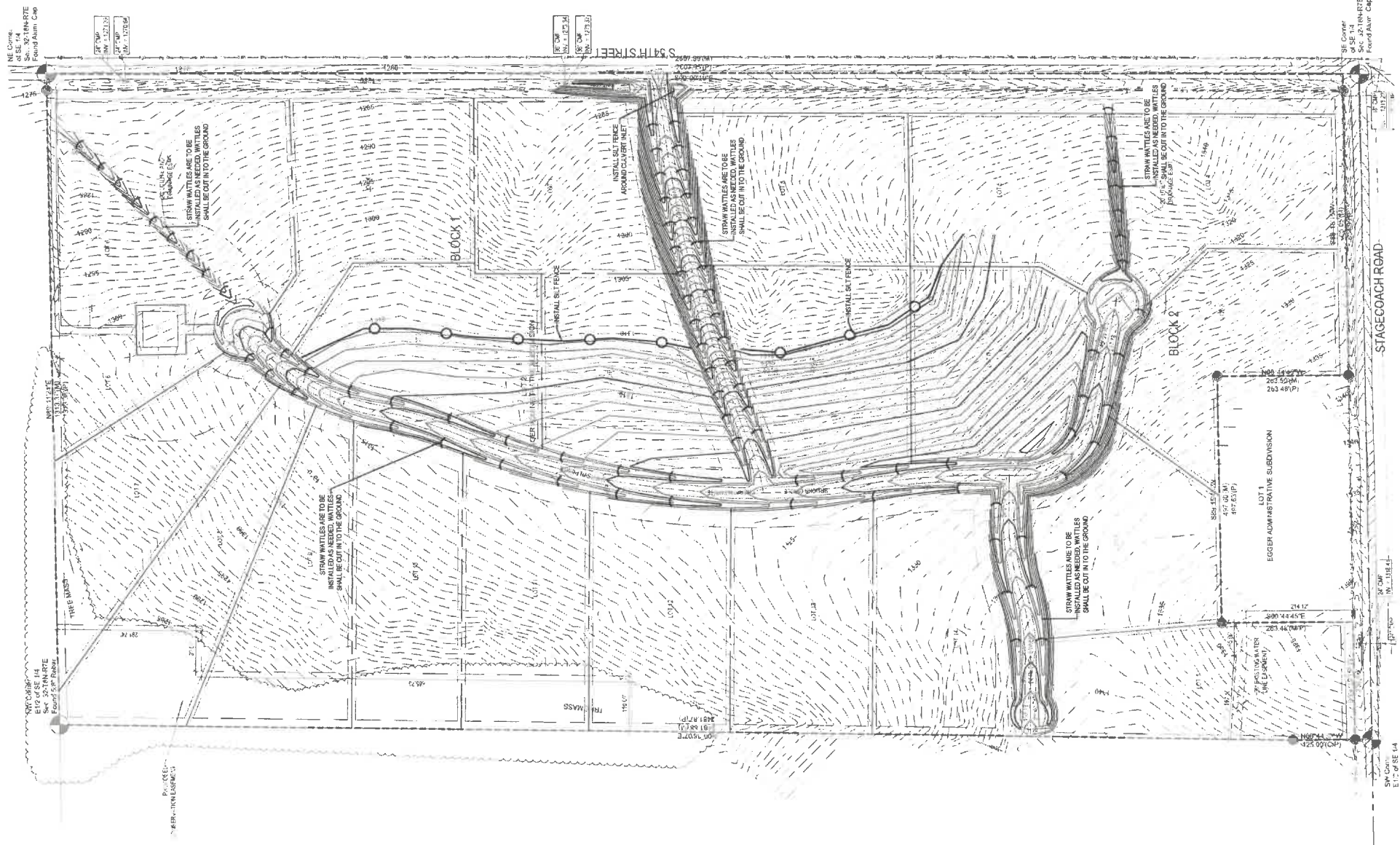
Salt Creek Reserve
Hickman, NE
FSE #: 004.001
September 10, 2019

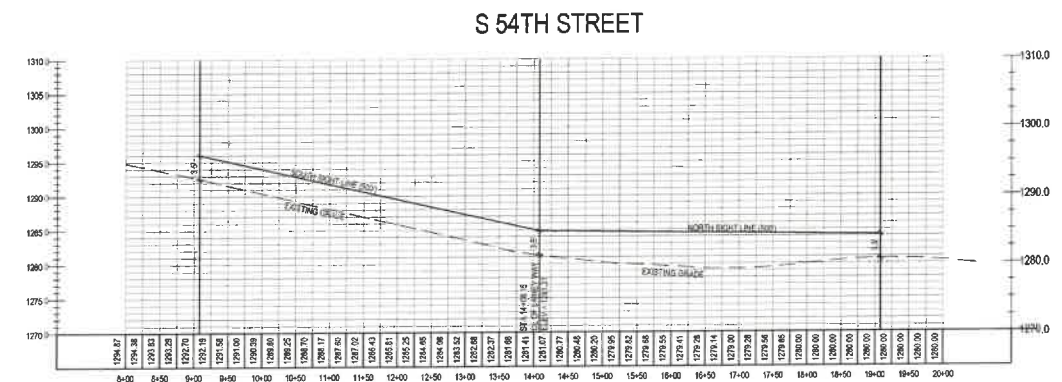
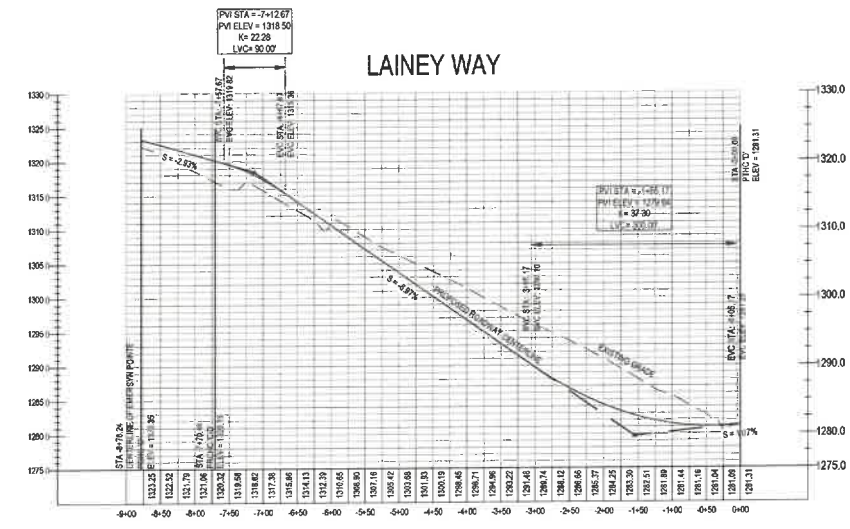
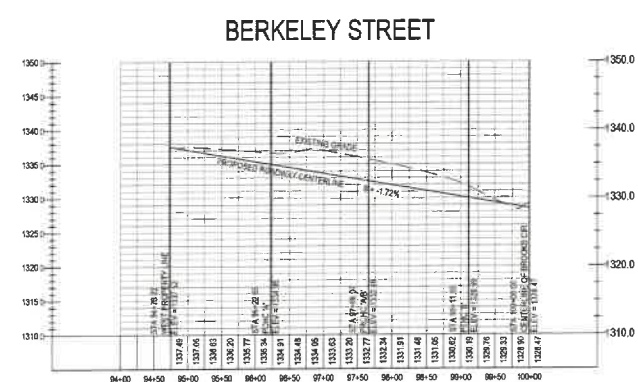
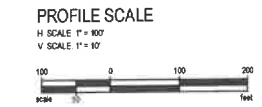
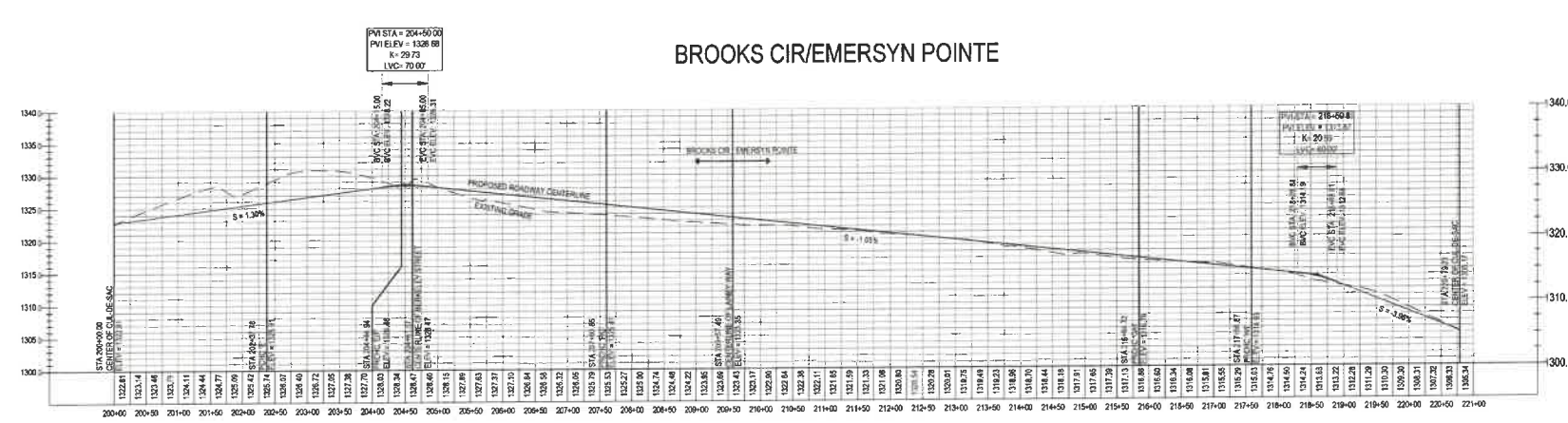




NUMBER	DATE	DESCRIPTION
187304	11.1.2014	
187305	11.1.2014	
187306	11.1.2014	
187307	11.1.2014	
187308	11.1.2014	
187309	11.1.2014	
187310	11.1.2014	
187311	11.1.2014	
187312	11.1.2014	
187313	11.1.2014	
187314	11.1.2014	
187315	11.1.2014	
187316	11.1.2014	
187317	11.1.2014	
187318	11.1.2014	
187319	11.1.2014	
187320	11.1.2014	
187321	11.1.2014	
187322	11.1.2014	
187323	11.1.2014	
187324	11.1.2014	
187325	11.1.2014	
187326	11.1.2014	
187327	11.1.2014	
187328	11.1.2014	
187329	11.1.2014	
187330	11.1.2014	
187331	11.1.2014	
187332	11.1.2014	
187333	11.1.2014	
187334	11.1.2014	
187335	11.1.2014	
187336	11.1.2014	
187337	11.1.2014	
187338	11.1.2014	
187339	11.1.2014	
187340	11.1.2014	
187341	11.1.2014	
187342	11.1.2014	
187343	11.1.2014	
187344	11.1.2014	
187345	11.1.2014	
187346	11.1.2014	
187347	11.1.2014	
187348	11.1.2014	
187349	11.1.2014	
187350	11.1.2014	
187351	11.1.2014	
187352	11.1.2014	
187353	11.1.2014	
187354	11.1.2014	
187355	11.1.2014	
187356	11.1.2014	
187357	11.1.2014	
187358	11.1.2014	
187359	11.1.2014	
187360	11.1.2014	
187361	11.1.2014	
187362	11.1.2014	
187363	11.1.2014	
187364	11.1.2014	
187365	11.1.2014	
187366	11.1.2014	
187367	11.1.2014	
187368	11.1.2014	
187369	11.1.2014	
187370	11.1.2014	
187371	11.1.2014	
187372	11.1.2014	
187373	11.1.2014	
187374	11.1.2014	
187375	11.1.2014	
187376	11.1.2014	
187377	11.1.2014	
187378	11.1.2014	
187379	11.1.2014	
187380	11.1.2014	
187381	11.1.2014	
187382	11.1.2014	
187383	11.1.2014	
187384	11.1.2014	
187385	11.1.2014	
187386	11.1.2014	
187387	11.1.2014	
187388	11.1.2014	
187389	11.1.2014	
187390	11.1.2014	
187391	11.1.2014	
187392	11.1.2014	
187393	11.1.2014	
187394	11.1.2014	
187395	11.1.2014	
187396	11.1.2014	
187397	11.1.2014	
187398	11.1.2014	
187399	11.1.2014	
187400	11.1.2014	

Salt Creek Reserve
 Hickman, NE
 FSE # 004.001
 September 10, 2019





REVISIONS

NUMBER	DATE	DESCRIPTION

Salt Creek Reserve
Hickman, NE
FSE #: 004.001
September 10, 2019



ORDINANCE NO. 2020-03

AN ORDINANCE TO APPROVE THE SUBDIVISION AGREEMENT AND FINAL PLAT OF SALT CREEK RESERVE, A SUBDIVISION WITHIN THE ZONING JURISDICTION OF THE CITY OF HICKMAN, LANCASTER COUNTY, NEBRASKA; AND TO PROVIDE FOR AN EFFECTIVE DATE THEREOF.

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

Section 1. Salt Creek Reserve is a subdivision within the zoning jurisdiction of the City of Hickman, Lancaster County, Nebraska.

Section 2. Pursuant to the subdivision ordinance of the City of Hickman, Lancaster County, Nebraska, Ordinance No. 2007-03, the final plat of Salt Creek Reserve, a copy which is attached hereto and made a part of this ordinance, is hereby approved.

Section 3. The City Clerk of Hickman, Nebraska is directed to endorse a certificate of approval on the final plat and to file the original with the Lancaster County Register of Deeds Office and do all other acts required by state statute and said ordinance.

Section 4. The City of Hickman and the subdivider Buel Land Development Corporation shall enter into the Subdivision Agreement attached to this Ordinance. This Subdivision Agreement contains covenants that run with the real property contained in the Salt Creek Reserve and are binding on all successor and assigns of the City of Hickman and Buel Land Development Corporation.

Section 5. This ordinance shall be in full force and effect from and after its passage and publication according to law.

PASSED AND APPROVED THIS 20TH DAY OF April, 2020



Doug Hanson, Mayor

ATTEST: 

Kelly Oelke, CMC, City Clerk



COPY

After recording please return to:
City of Hickman
115 Locust Street, P.O. Box 127
Hickman, NE 68372

SUBDIVISION AGREEMENT

THIS AGREEMENT is made and entered into by and between BUEL LAND DEVELOPMENT CORPORATION, a Nebraska Corporation (individually referred to hereafter as "Subdivider"), and the City of Hickman, Nebraska, a municipal corporation, (the "City").

WHEREAS, a City of the Second Class, as provided by the State of Nebraska 17-1001, has zoning authority consisting of the unincorporated area one mile beyond and adjacent to its corporate boundaries per State of Nebraska 17-1001;

WHEREAS, Subdivider has made application to City for permission to subdivide and for approval of the final plat of Salt Creek Reserve, a copy of which is attached to this Agreement as Exhibit 'A' (the 'Final Plat');

WHEREAS, Subdivider's application further requests the subdivision of property to include the new Legal Description of Lots Contained Within Salt Creek Reserve as identified on Exhibit 'B';

WHEREAS, the Final Plat contains certain provisions requiring an agreement between Subdivider and City relating to the Final Plat and the development thereof.

NOW, THEREFORE, IN CONSIDERATION of the City granting permission and approval of the Final Plat of Salt Creek Reserve, it is agreed by and between Subdivider and City per the sections as follows:

1. Waiver and Conditions. Per City Council Resolution 2019-20 Salt Creek Reserve Preliminary Plat, a copy of which is attached to this Agreement as Exhibit 'C' (the 'Preliminary Plat'), the following waivers and conditions apply to the Salt Creek Reserve Subdivision Final Plat:
 - a. Subdivider agrees to pay \$200/per saleable lot to the City in lieu of the ten percent (10%) common space requirement due to development consisting of lots of greater than three (3) acres (Section 7.05);
 - b. Pedestrian easement waiver for block lengths greater than 600 feet in the Final Plat (Section 5.15);
 - c. Entrance street lighting waiver (Section 6.05.02);
 - d. Street paving width, road surface and curb and gutter requirements waiver (Section 5.25 and Section 6.04), since development will meet Lancaster County Road standards due to acreage development;
 - e. Installation of sidewalks waiver (Section 6.07) due to acreage development;
 - f. Ghost plat density requirement waiver (Section 4.04) due to topography and drainage limitations within Block 1, Lots 6, 7, 8, and 9;
 - g. Allowance of a single access point waiver (Section 5.10) per recommendation of Lancaster County Roads Department and by including the access point towards the west property for future development;
 - h. 3:1 depth to width ratio waiver for Block 1, Lots 8 and 9 due to topography (Section 5.16); and,
 - i. Cul-de-sac Street lengths greater than 600 feet due to Lancaster County allowance of only one entrance and exit (Section 5.12); (Development has 1122 feet from

Lainey Way to the north cul-de-sac and 957 feet from the Lainey Way to the south cul-de-sac).

2. The Subdivider, at its sole cost, agrees to complete the street asphalt paving of the public street that meets Lancaster County public road standards, to serve the properties located in the Final Plat within two (2) years following the approval of the Final Plat and prior to the issuance of any building permits by the City for the Subdivision.
3. The Subdivider, at its sole cost, shall be responsible for maintaining the Outlots within the Subdivision or transferring ownership of said Outlots to the Homeowner's Association for maintenance, per Section 8.13 of the Subdivision Regulations. The Subdivider, at its sole cost, may create under the laws of the State of Nebraska, a corporation under the name of or similar to Salt Creek Reserve, Inc. (the "Homeowner's Association") to own, operate and maintain all Outlots and improvements including, but not limited to, the neighborhood sign, fencing and open space within the Final Plat. Until such time as all Outlots are solely owned by the Homeowner's Association, the Subdivider remains solely responsible for the same.
4. City shall **not** have any responsibility for maintenance, including and not limited to, landscaping, snow clearing, or mowing of Outlots 'A' and 'B' that are not under City's ownership. If Subdivider retains ownership of any Outlot within the Subdivision, Subdivider agrees that, at least sixty (60) days prior to closing on the sale, donation or other transfer said Outlots to any entity other than the Homeowner's Association, it will provide City with notice of such intended transfer and a copy of the written notice Subdivider provided to the transferee that no buildings can be constructed on Outlots 'A' and 'B' other than neighborhood sign or fence. Subdivider, heirs, successors and assigns of Subdivider, further agree to pay all property taxes due for any Outlot owned by Subdivider in a timely manner to prevent said Outlot from being offered at the Lancaster County tax sale.
5. If Subdivider retains ownership of any Outlot within the Subdivision, Subdivider agrees that, at least sixty (60) days prior to closing on the sale, donation or other transfer of said Outlots to any entity or individual other than the Homeowner's Association, it will provide City with notice of such intended transfer. Furthermore, the Subdivider shall provide an executed written notice to the City adorned with the signatures of the Subdivider and of the new entity or individual, acknowledging this Subdivision Agreement and stating the new owner(s) agree to enforce all terms of this agreement.
6. The Public, City of Hickman and the Homeowner's Association are granted perpetual access to Salt Creek Reserve Outlot A and the 30' Public Access & Green Space Easement along S. 54th Street.
7. The City is granted the right to install a trail within Outlot 'A' and within the 30' Public Access and Green Space Easement along S. 54th Street at anytime deemed appropriate solely by the City of Hickman and at the City of Hickman's sole cost. Even after construction of the said trail, the Subdivider or Homeowner's Association will continue to be solely responsible for the mowing and landscaping of Outlot A and the property owners will be solely responsible for the mowing of the 30' Public Access & Green Space Easement. The City will be solely responsible for the maintenance of and snow removal on said trail.
8. The Subdivider and/or Homeowners Association shall not be allowed to place any structures or fences within Outlot A. Furthermore, the private property owners of the 30' Public Access & Green Space Easement shall not be allowed to place any structures or fences within said easement.

9. The Subdivider, at its sole cost, agrees to complete the public water distribution system supply from Rural Water District No. 1, Lancaster County, Nebraska (the "Water District") to serve the properties located in the Final Plat within two (2) years following the approval of the Final Plat and prior to the issuance of any building permits by the City for the Subdivision. Approval by Rural Water District No. 1 Exhibit 'D'.
10. The Subdivider agrees to complete the installation of the street name signs upon the earlier of the following two (2) occurrences i) within two (2) years following the approval of the Final Plat; or ii) the issuance of any building permits by the City for the Subdivision. Subdivider will install Street Identification Sign, one "STOP" sign, one "NO OUTLET" sign, and one "25 MPH SPEED LIMIT" sign.
11. The Subdivider agrees to complete the installation of permanent markers on all lots within the Final Plat upon the earlier of the following two (2) occurrences i) within two (2) years following the approval of the Final Plat; or ii) the issuance of any building permits by the City for the Subdivision.
12. The Subdivider agrees, at its sole cost, to provide and install electricity supplied by Norris Public Power to the lots within the Final Plat upon the earlier of the following two (2) occurrences i) within two (2) years following the approval of the Final Plat; or ii) the issuance of any building permits by the City for the Subdivision.
13. The Subdivider agrees, at its sole cost, to complete any public and private improvements or facility required by Article 6 of the Subdivision Regulations which have not been waived and which inadvertently may have been omitted from the above list of required improvements within four (4) years of the date of this Agreement.
14. The Subdivider agrees to comply with Lancaster County Roads department standards for construction of the new asphaltic paved road and will not be held to the City provisions of Article 6.04 (Street Grading and Construction) and Article 6.14 (Land Preparation) of the Subdivision Regulations. Final grading plans must be submitted with the Final Plat.
15. This Agreement and all exhibits, obligations and covenants contained herein of the Subdivider shall run with the land and shall be binding and obligatory upon the Homeowners Association and/or any other heirs, successors and assigns of Subdivider, including but not limited to, any lender of the Subdivider that subsequently acquires the property through judicial foreclosure, non-judicial foreclosure or by acceptance of a quitclaim deed in lieu of foreclosure, including all of the lots legally described in Exhibit 'D' to this Agreement.
16. This Agreement and all exhibits shall be recorded with the Lancaster County Register of Deeds upon the recording of the Final Plat for Salt Creek Reserve by the Subdivider.
17. Ownership Certificates for the property included within the Final Plat is attached hereto as Exhibit 'E' to this Agreement.
18. Subdivider guarantees the completion of all improvements as required by Sections 8.02, 8.03 and 8.04 of the Subdivision Regulations and will provide an Agreement for Escrow of Security Fund of all improvements attached hereto as Exhibit 'F'.
19. Subdivider agrees to reimburse the City for all inspection and testing costs incurred by the City for the installation of the streets and finish grading according to Section 6.01 of the Subdivision Regulations, upon the City invoicing the Developer.
20. Subdivider and/or their agent shall inform each potential property owner prior to purchasing a parcel about the Ghost Platting requirements, their effect on structure placement and access to property. Specifically, Subdivider and future property owners agree to the following per Section 4.05 Special Requirements for "Ghost" Plats:

- a. To comply with the provisions of this Ordinance regarding land preparation and grading.
- b. To notify all potential purchasers of all lots that said lots are subject to future subdivision and additional future urban residential development when (1) the sanitary sewer and water mains have been extended to serve the final plat; (2) the lots have been annexed; and (3) the lots have been rezoned to a district allowing for higher urban density.
- c. In the event any infrastructure improvements, including but not limited to, water mains, street paving, sidewalks, street trees, stormwater and ornamental street lighting are ordered constructed pursuant to a special assessment district Subdivider (1) agrees and consents the costs thereof shall be assessed and levied together with assessment and equalization costs, against the benefited properties in the Subdivision, waiving all objections to the sufficiency of the petitions therefore, to the proceedings and (2) agrees to pay to the City of Hickman said costs as thus assessed and levied against said property.
- d. To and hereby waives, as against the City of Hickman, any and all damages and any claim or right of action for any and all damages, of every nature, which may accrue to Subdivider, or which may result to Subdivider's property or interest therein, by reason of said infrastructure improvements or construction thereof.
- e. Not to protest annexation of the property within the subdivision into the City of Hickman.
- f. That the obligations of Subdivider under this "Ghost" platting process and agreement shall constitute a covenant running with the land and shall be binding on the Subdivider and Subdivider's heirs, administrators, successors and assigns.

Furthermore, building envelopes are identified on the Salt Creek Reserve Preliminary Plat (Exhibit 'C') page 2 of 7 and the Subdivider and all future property owners shall comply with the following:

- a. The initial (first) property owner of each parcel has the right to identify their preferred location (envelope) for the primary and accessory structures as identified as either Ghost Plat Option A or Ghost Plat Option B on said Preliminary Plat;
 - b. After construction of the first structure on the parcel, per the Hickman building permit process, the current and all future property owners shall only be allowed to build permanent primary structures within the same identified building envelope that was originally chosen, until such time as the parcel is further subdivided (accessory structures and temporary structures are allowed to be constructed within the separate building envelope as long as all identified future easements and setbacks are adhered to within the envelope);
 - c. Temporary structures may be allowed within the other building envelopes at the discretion of the Hickman Zoning Administrator; and,
 - d. All future easements for the installation of Public Utilities shall be granted to the City by the property owners at no cost; per the Hickman Subdivision Regulations (Ordinance 2007-03) Section 4.05, #2, "Ghost" plats shall require to have easements placed at a minimum of five feet either side of a proposed future property line and around the perimeter of the acreage density lots.
21. **Governing Law.** Parties to this Agreement shall conform with all existing and applicable City ordinances, resolutions, state and federal laws, and all existing and applicable rules and regulations. Nebraska law will govern the terms and the performance under this Agreement.
 22. **Assignment.** Neither this Agreement nor any obligations hereunder shall be assigned without the express written consent of City which may be withheld in City's sole discretion.

23. Entire Agreement. This Agreement, and the Exhibits and documents referenced in this Agreement (which are intended to be and hereby are specifically made a part of this Agreement whether or not so stated) express the entire understanding and all agreements of the Parties. Specifically, this Agreement supersedes any prior written or oral agreement or understanding between any of the Parties, whether individually or collectively concerning the subject matter hereof.

24. Modification by Agreement. This Agreement may be modified only by a written agreement, executed by all Parties; provided that the Parties agree to conform this Agreement and all performance obligations hereunder to the requirements of any applicable laws, rules, regulations, standards and specifications of any governmental agency with jurisdiction over any such matter, including any amendment or change thereto without cost to the City. Notices, Consents and Approval. All payments, notices, statements, demands, requests, consents, approval, authorizations or other submissions required to be made by the Parties shall be in writing, whether or not so stated, and shall be deemed sufficient and served upon the other only if sent by United States registered mail, return receipt requested, postage prepaid and addressed as follows:

1. For Subdivider: Buel Land Development Corp
Attn: Travis Buel, Manager
18400 S. 54 street
Hickman, NE 68372

2. For City: City of Hickman
Attn: City Administrator
115 Locust Street, P.O. Box 127
Hickman, NE 68372

AND

City of Hickman
Attn: City Clerk
115 Locust Street, P.O. Box 127
Hickman, NE 68372

3. Such addresses may be changed from time to time by any party by providing notice to all other parties listed above.

25. Headings. The Section headings appearing in this Agreement are inserted only as a matter of convenience, and in no way define or limit the scope of any Section.

26. Severability. In the event that any provision of this Agreement which shall prove to be invalid, void or illegal by a court of competent jurisdiction, such decision shall in no way affect, impair or invalidate any other provisions hereof, and such other provisions shall remain in full force and effect as if the invalid, void or illegal provision was never part of this Agreement.

Dated this _____ day of _____, 2020.

SUBDIVIDER:
Buel Land Development Corp.
a Nebraska Corporation

Travis Buel, Manager

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this ____ day of _____, 2020 by Travis Buel, Manager of Buel Land Development Corporation, a Nebraska Corporation, on behalf of the company.

Notary Public

For the City:

Attest:

City of Hickman, Nebraska



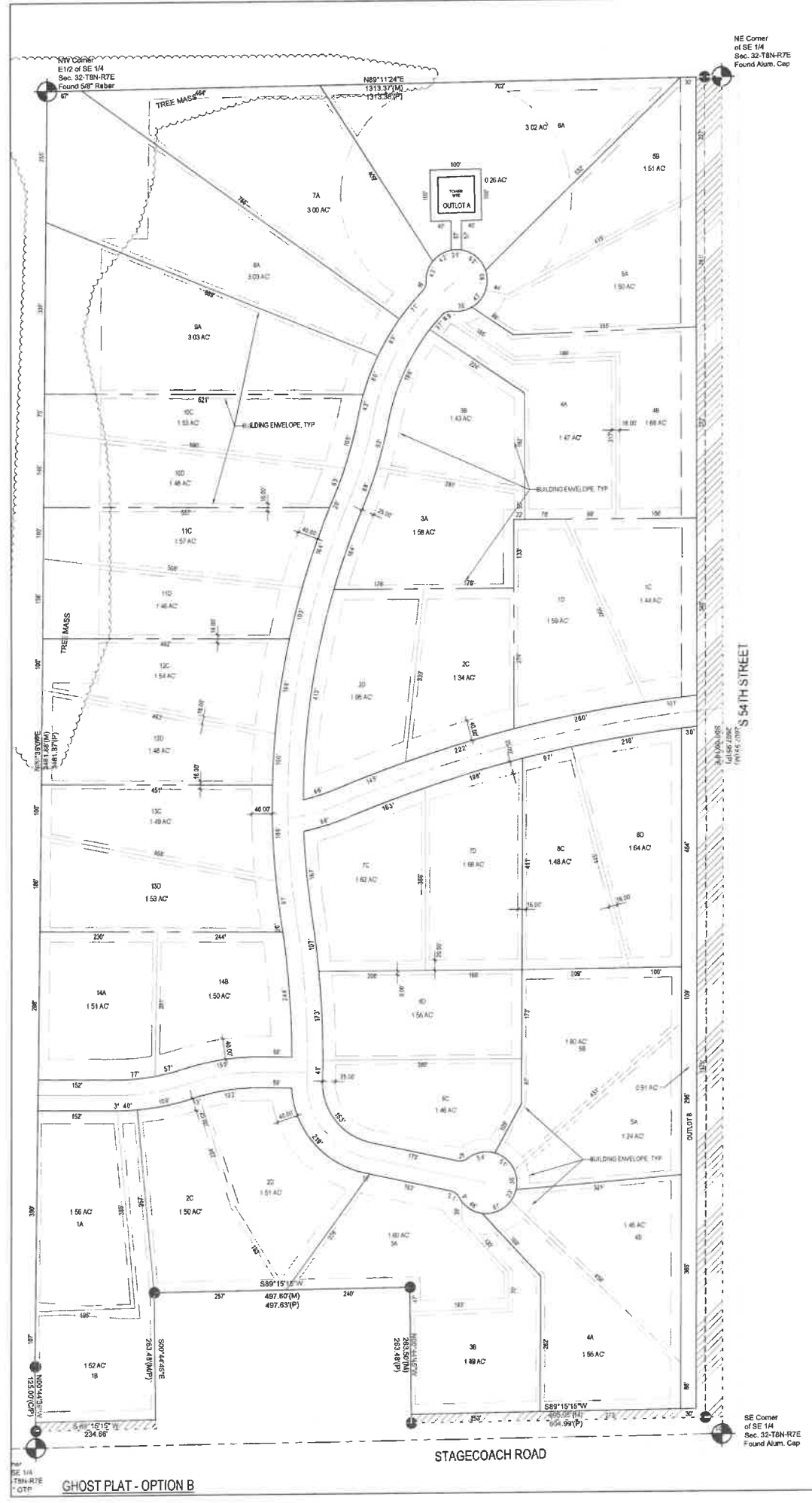
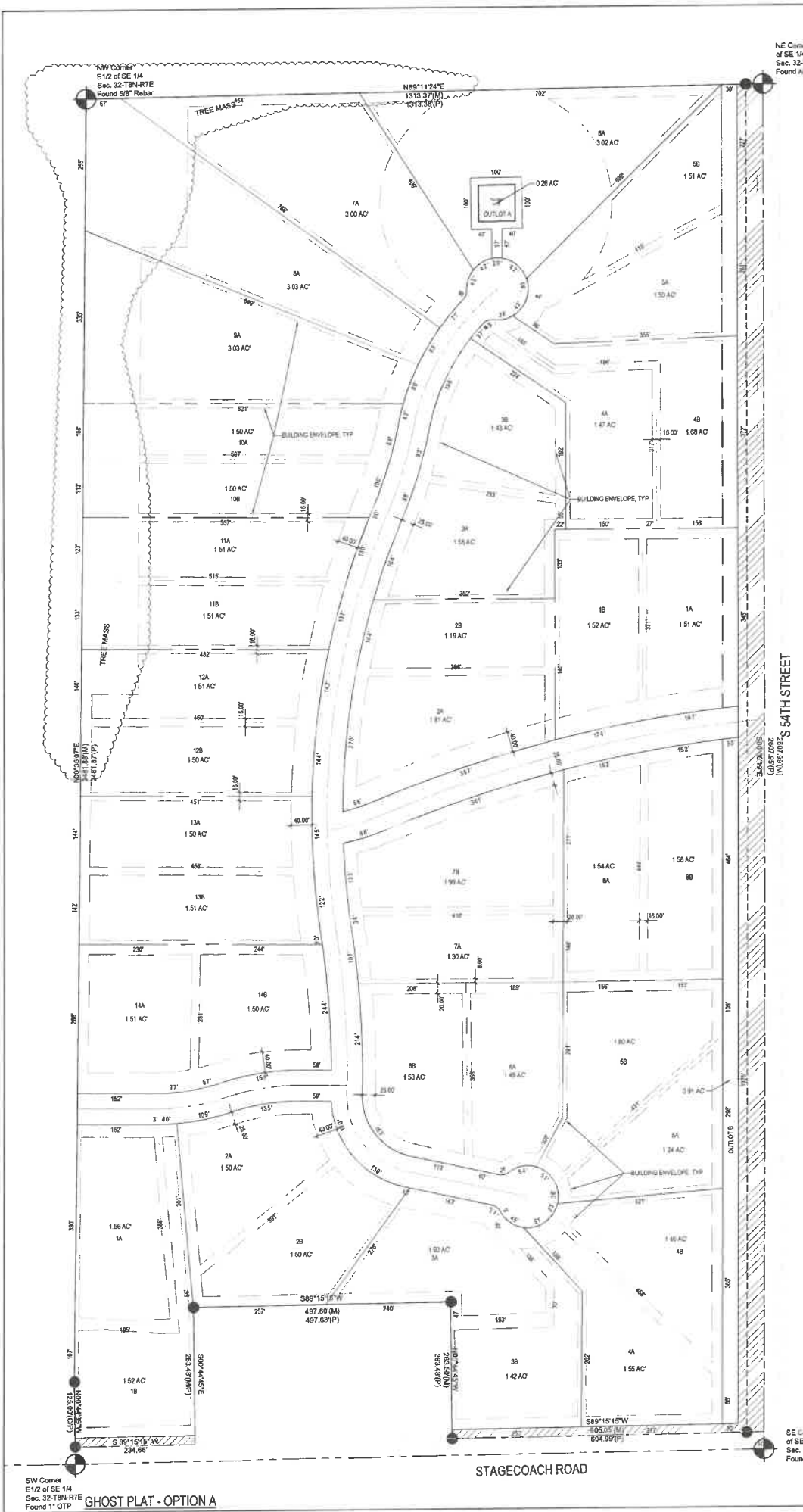
By: Kelly Oelke, City Clerk



By: Doug Hanson, Mayor

CITY SEAL



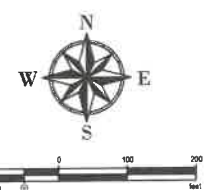


GENERAL NOTES

- THIS GHOST PLAT PERMITS 40 DWELLING UNITS AT R-2 ZONING
- LOTS REQUIRING WAIVER FOR 3:1 LENGTH WIDTH RATIO ARE BLOCK 1, LOTS 5A, 5B, 8A, 8B, 10A, 10B, 10C, 10D, 11A, 11B, 11C, 11D, 12A, 12B, 12C, 12D, 13A, 13B, 13C, 13D DUE TO RESTRICTIONS IN TERRAIN GRADIENT, CONSERVATION AND TOWER EASEMENTS, AND PRESERVATION OF TREES.
- UTILITY EASEMENTS TO BE PROVIDED AS REQUIRED BY CITY OF HICKMAN UTILITIES
- FRONT, SIDE, AND REAR YARD SETTINGS SHALL BE AS PER CITY OF HICKMAN ZONING ORDINANCE FOR R-2 ZONING LISTED AS FOLLOWS:
FRONT YARD 25'
SIDE YARD 7.5'
REAR YARD 20'
- ALL CURVILINEAR DIMENSIONS ARE CHORD LENGTHS
- BUILDING ENVELOPES ARE THE GREATER OF THE REQUIRED UTILITY EASEMENT OR YARD SETBACK
- LOTS 6-9 REQUIRE A WAIVER ON GHOST PLATTING DUE TO LARGE EASEMENT AREA FOR CONSERVATION AND TOWER EASEMENTS

LEGEND

- SURVEY MONUMENT
- PROPERTY LINE OR W. LINE
- - - BUILDING ENVELOPE
- TREE MASS
- RIGHT-OF-WAY DEDICATION
- CENTERLINE OF STREET
- LIMITS OF PRELIMINARY PLAT

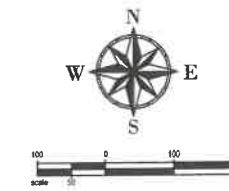


REVISIONS

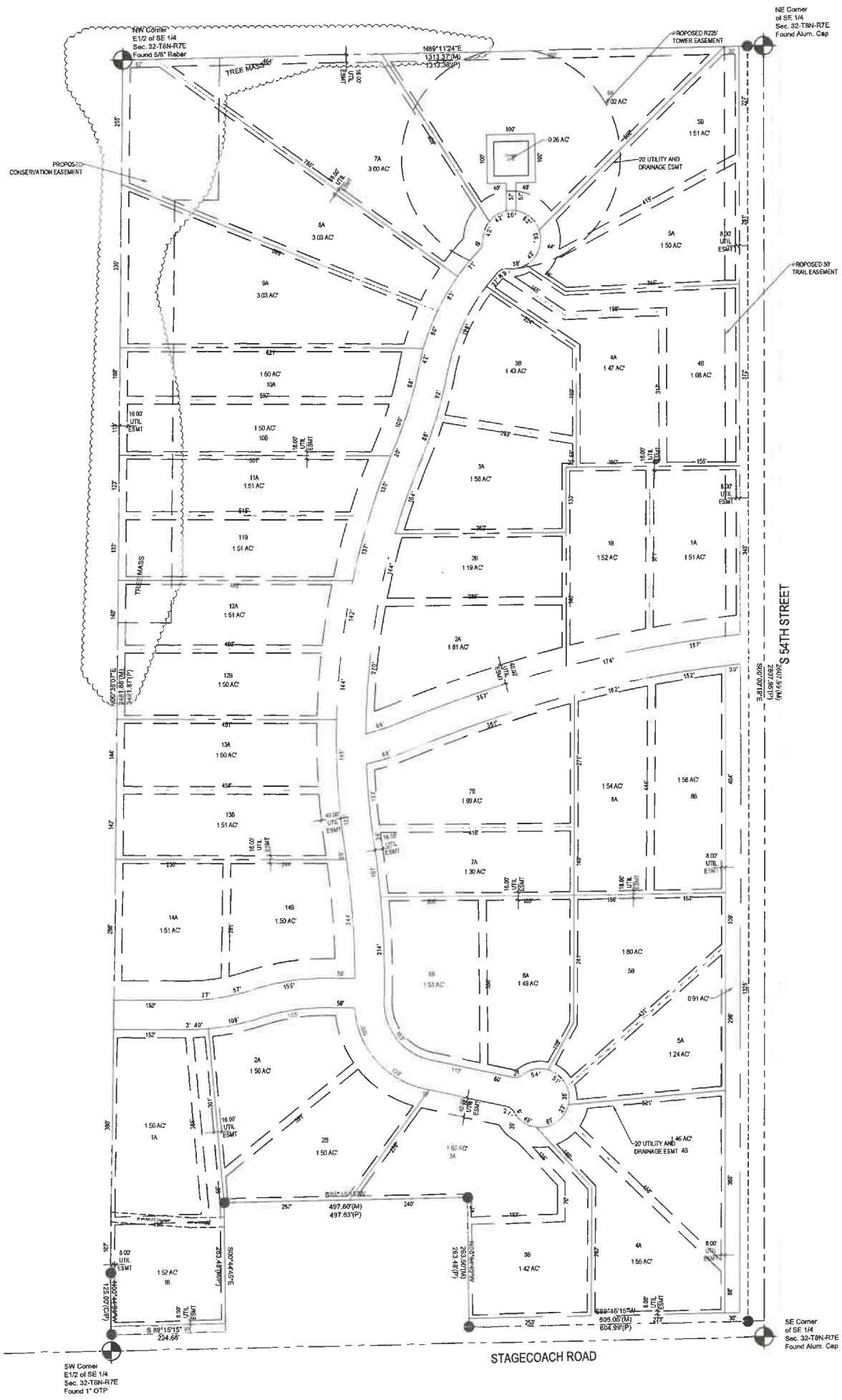
NUMBER	DATE	DESCRIPTION

Salt Creek Reserve
Hickman, NE
FSE #004.001
September 10, 2019





- LEGEND**
- SURVEY MONUMENT
 - PROPERTY LINE OR W. LINE
 - - - PROPOSED EASEMENT
 - ▨ TREE MASS
 - ▨ RIGHT-OF-WAY DEDICATION
 - CENTERLINE OF STREET
 - ▨ LIMITS OF PRELIMINARY PLAT
 - - - PROPOSED EASEMENT

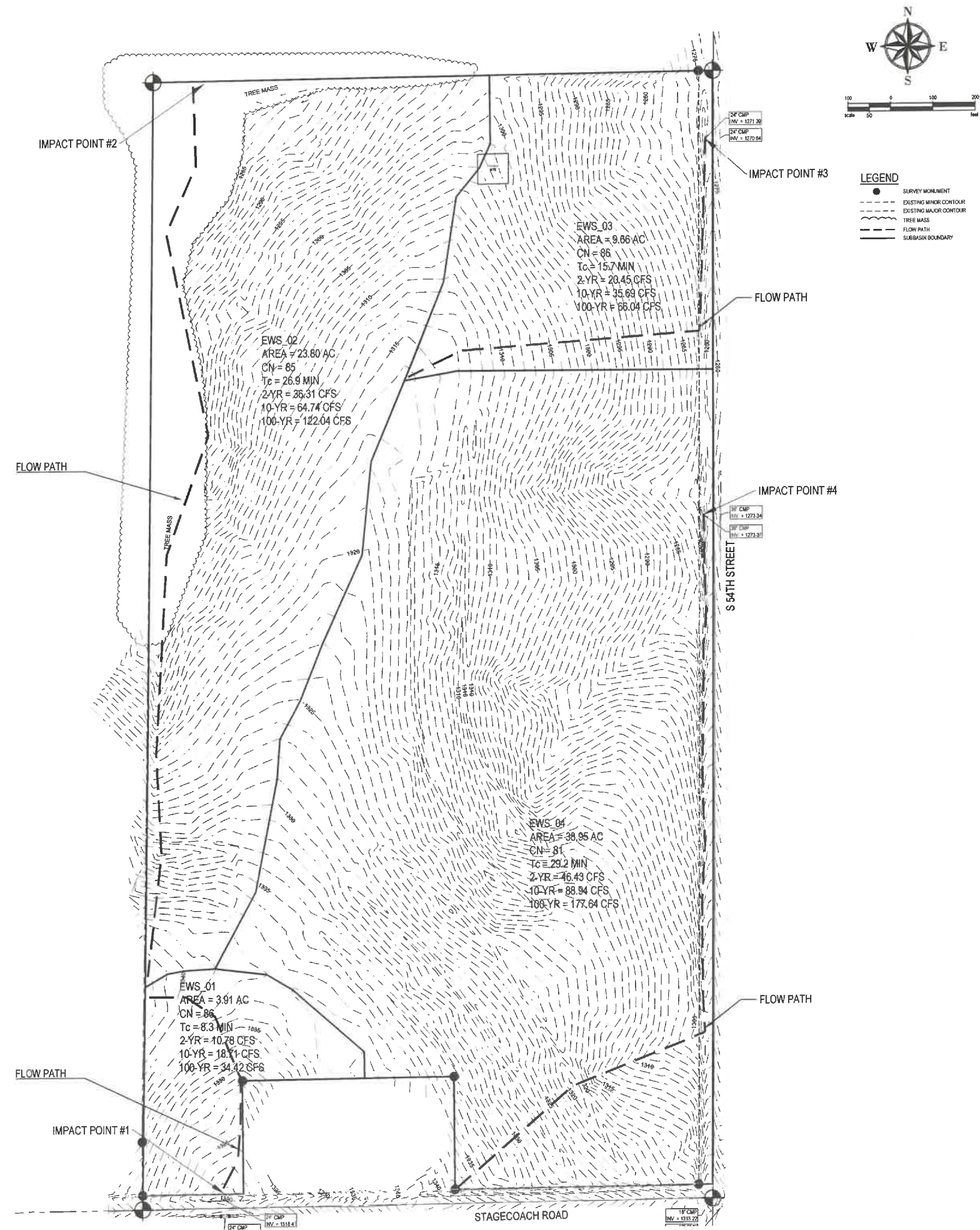


REVISIONS

NUMBER	DATE	DESCRIPTION

Salt Creek Reserve
 Hickman, NE
 FSE # 004.001
 September 10, 2019





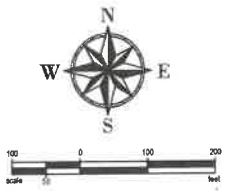
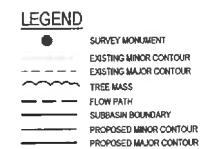
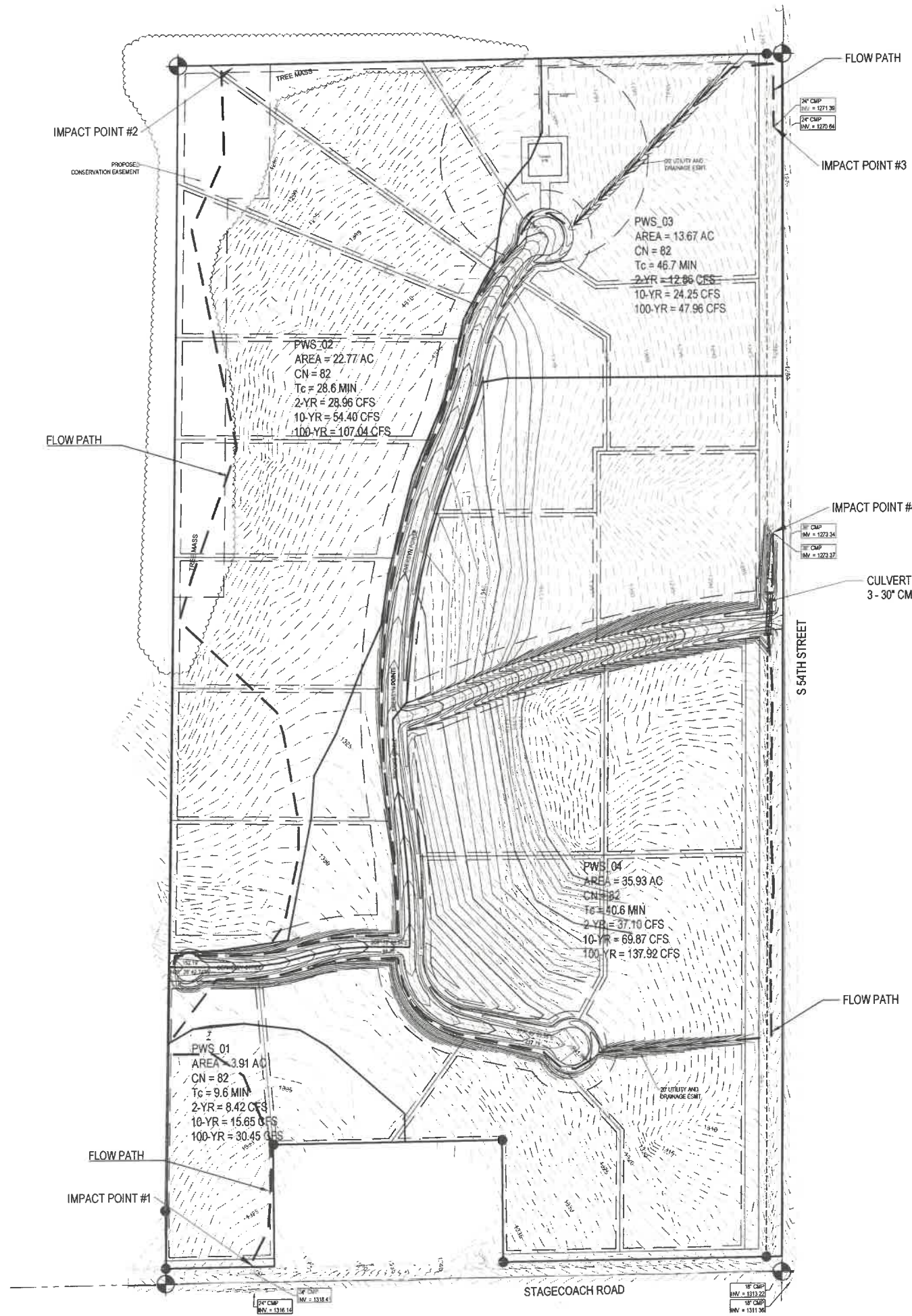
REVISIONS

NUMBER	DATE	DESCRIPTION
--------	------	-------------

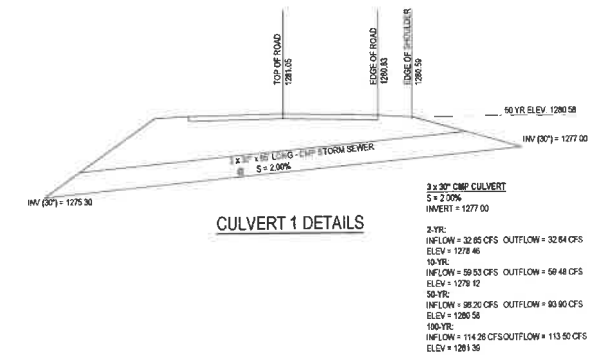
Salt Creek Reserve
Hickman, NE
FSE # 004.001
September 10, 2019



Existing
Grading & Drainage



EXISTING DRAINAGE CALCULATIONS			
PWS_01 DRAINAGE AREA = 3.91 ACRES TC = 9.6 MIN 100% PERVIOUS CN = 82 Q ₂ = 8.42 CFS Q ₁₀ = 15.65 CFS Q ₁₀₀ = 30.45 CFS LAND USE 3.91 ACRES - ROW CROPS	PWS_02 DRAINAGE AREA = 22.77 ACRES TC = 28.6 MIN 100% PERVIOUS CN = 82 Q ₂ = 28.96 CFS Q ₁₀ = 54.40 CFS Q ₁₀₀ = 107.04 CFS LAND USE 19.57 ACRES - ROW CROPS 4.20 ACRES - WOODGRASS 0.00 ACRES - GRAVEL	PWS_03 DRAINAGE AREA = 13.67 ACRES TC = 46.7 MIN 100% PERVIOUS CN = 82 Q ₂ = 12.96 CFS Q ₁₀ = 24.25 CFS Q ₁₀₀ = 47.96 CFS LAND USE 9.18 ACRES - ROW CROPS 4.49 ACRES - GRAVEL	PWS_04 DRAINAGE AREA = 35.93 ACRES TC = 50.6 MIN 100% PERVIOUS CN = 82 Q ₂ = 37.10 CFS Q ₁₀ = 69.87 CFS Q ₁₀₀ = 137.92 CFS LAND USE 35.93 ACRES - ROW CROPS 0.00 ACRES - GRAVEL
PROPOSED DRAINAGE CALCULATIONS			
PWS_01 DRAINAGE AREA = 3.91 ACRES TC = 9.6 MIN 88% PERVIOUS CN = 82 Q ₂ = 8.42 CFS Q ₁₀ = 15.65 CFS Q ₁₀₀ = 30.45 CFS LAND USE 3.91 ACRES - 3 ACRE LOTS (INCL. STREET)	PWS_02 DRAINAGE AREA = 22.77 ACRES TC = 28.6 MIN 90.22% PERVIOUS CN = 82 Q ₂ = 28.96 CFS Q ₁₀ = 54.40 CFS Q ₁₀₀ = 107.04 CFS LAND USE 19.54 ACRES - 3 ACRE LOTS (INCL. STREET) 4.23 ACRES - WOODGRASS 0.00 ACRES - GRAVEL	PWS_03 DRAINAGE AREA = 13.67 ACRES TC = 46.7 MIN 88.42% PERVIOUS CN = 82 Q ₂ = 12.96 CFS Q ₁₀ = 24.25 CFS Q ₁₀₀ = 47.96 CFS LAND USE 13.20 ACRES - 3 ACRE LOTS (INCL. STREET) 0.47 ACRES - GRAVEL	PWS_04 DRAINAGE AREA = 35.93 ACRES TC = 40.6 MIN 88.17% PERVIOUS CN = 82 Q ₂ = 37.10 CFS Q ₁₀ = 69.87 CFS Q ₁₀₀ = 137.92 CFS LAND USE 35.47 ACRES - 3 ACRE LOTS (INCL. STREET) 0.46 ACRES - GRAVEL



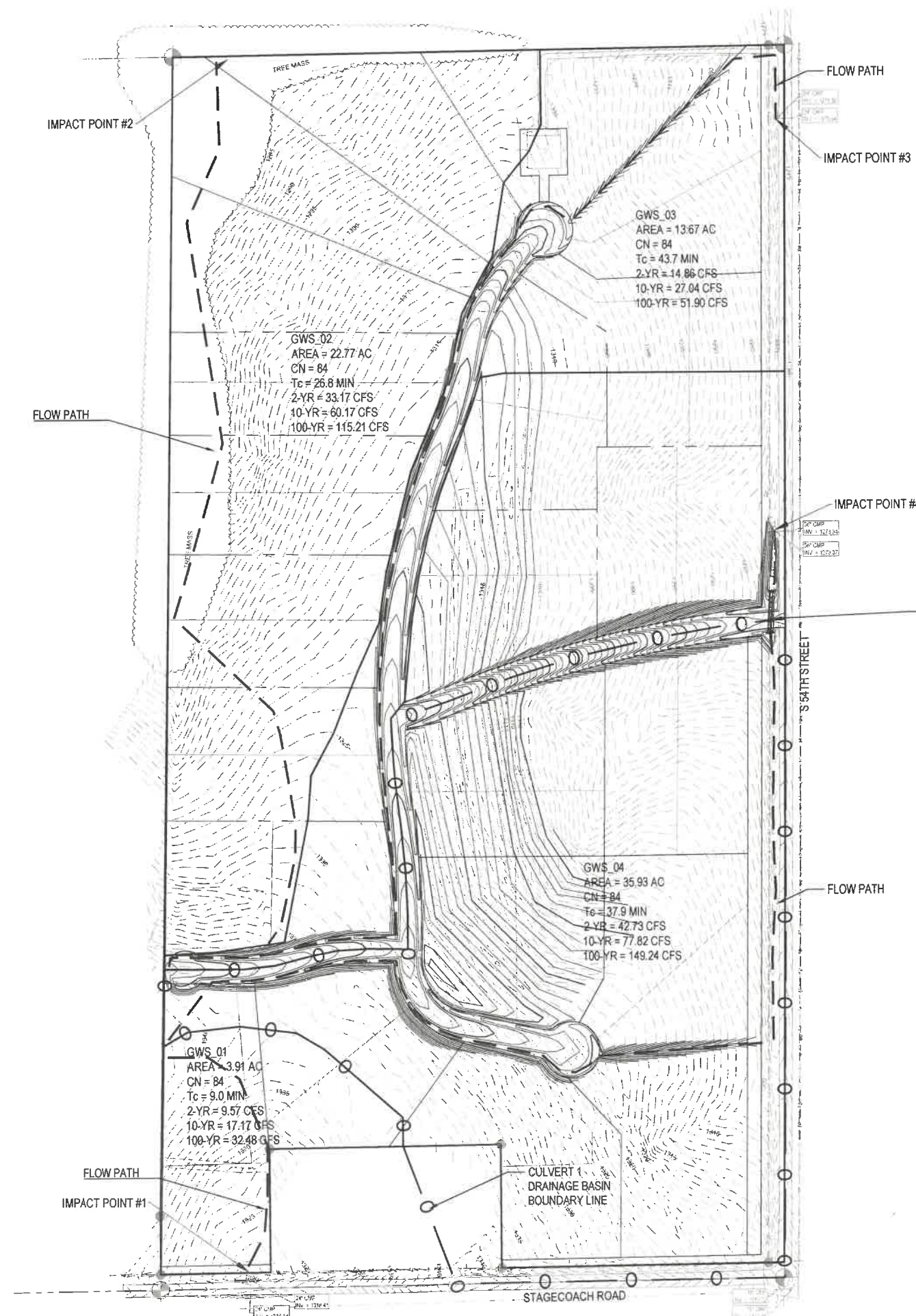
REVISIONS

NUMBER	DATE	DESCRIPTION

Salt Creek Reserve
Hickman, NE
FSE #:004.001
September 10, 2019

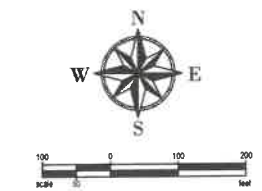


Proposed Grading & Drainage Plan



LEGEND

- SURVEY MONUMENT
- - - EXISTING MINOR CONTOUR
- - - EXISTING MAJOR CONTOUR
- TREE MASS
- FLOW PATH
- - - SUBDRAIN BOUNDARY
- - - PROPOSED MINOR CONTOUR
- - - PROPOSED MAJOR CONTOUR



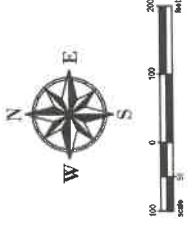
EXISTING DRAINAGE CALCULATIONS			
GWS_01 DRAINAGE AREA = 3.91 ACRES TC = 9.0 MIN 100% PERVIOUS CN = 84 Q ₂ = 10.78 CFS Q ₁₀ = 18.71 CFS Q ₁₀₀ = 32.48 CFS LAND USE 3.91 ACRES - ROW CROPS	GWS_02 DRAINAGE AREA = 22.77 ACRES TC = 26.8 MIN 100% PERVIOUS CN = 84 Q ₂ = 33.17 CFS Q ₁₀ = 60.17 CFS Q ₁₀₀ = 115.21 CFS LAND USE 19.57 ACRES - ROW CROPS 4.20 ACRES - WOODS/GRASS 0.03 ACRES - GRAVEL	GWS_03 DRAINAGE AREA = 13.67 ACRES TC = 43.7 MIN 100% PERVIOUS CN = 84 Q ₂ = 14.86 CFS Q ₁₀ = 27.04 CFS Q ₁₀₀ = 51.90 CFS LAND USE 9.18 ACRES - ROW CROPS 0.48 ACRES - GRAVEL	GWS_04 DRAINAGE AREA = 35.93 ACRES TC = 37.9 MIN 100% PERVIOUS CN = 84 Q ₂ = 42.73 CFS Q ₁₀ = 77.82 CFS Q ₁₀₀ = 149.24 CFS LAND USE 30.42 ACRES - 1.5 ACRE LOTS (INCL. STREET) 4.20 ACRES - WOODS/GRASS 0.03 ACRES - GRAVEL
PROPOSED DRAINAGE CALCULATIONS			
GWS_01 DRAINAGE AREA = 3.91 ACRES TC = 9.0 MIN 100% PERVIOUS CN = 84 Q ₂ = 10.78 CFS Q ₁₀ = 18.71 CFS Q ₁₀₀ = 32.48 CFS LAND USE 3.91 ACRES - 1.5 ACRE LOTS (INCL. STREET)	GWS_02 DRAINAGE AREA = 22.77 ACRES TC = 26.8 MIN 100% PERVIOUS CN = 84 Q ₂ = 33.17 CFS Q ₁₀ = 60.17 CFS Q ₁₀₀ = 115.21 CFS LAND USE 18.54 ACRES - 1.5 ACRE LOTS (INCL. STREET) 4.20 ACRES - WOODS/GRASS 0.03 ACRES - GRAVEL	GWS_03 DRAINAGE AREA = 13.67 ACRES TC = 43.7 MIN 100% PERVIOUS CN = 84 Q ₂ = 14.86 CFS Q ₁₀ = 27.04 CFS Q ₁₀₀ = 51.90 CFS LAND USE 13.20 ACRES - 1.5 ACRE LOTS (INCL. STREET) 0.48 ACRES - GRAVEL	GWS_04 DRAINAGE AREA = 35.93 ACRES TC = 37.9 MIN 100% PERVIOUS CN = 84 Q ₂ = 42.73 CFS Q ₁₀ = 77.82 CFS Q ₁₀₀ = 149.24 CFS LAND USE 30.42 ACRES - 1.5 ACRE LOTS (INCL. STREET) 0.51 ACRES - GRAVEL

REVISIONS

NUMBER	DATE	DESCRIPTION

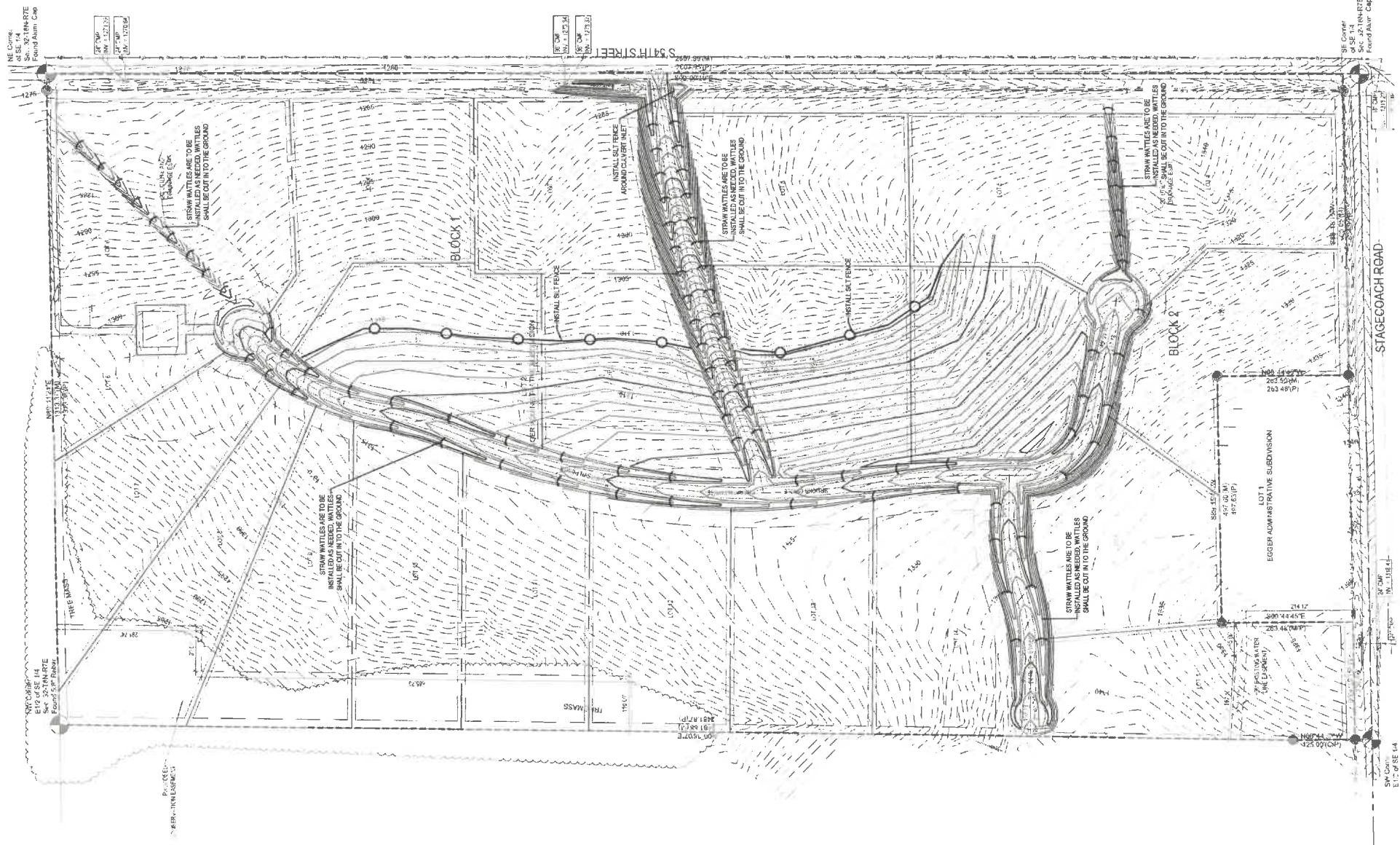
Salt Creek Reserve
Hickman, NE
FSE #: 004.001
September 10, 2019

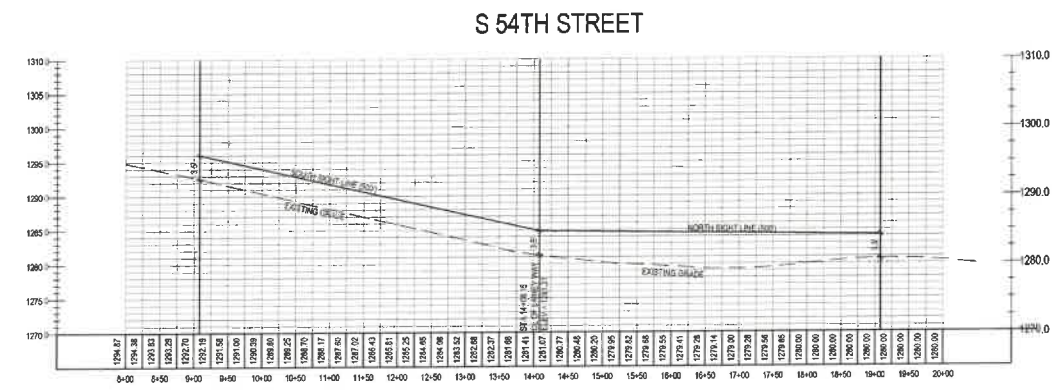
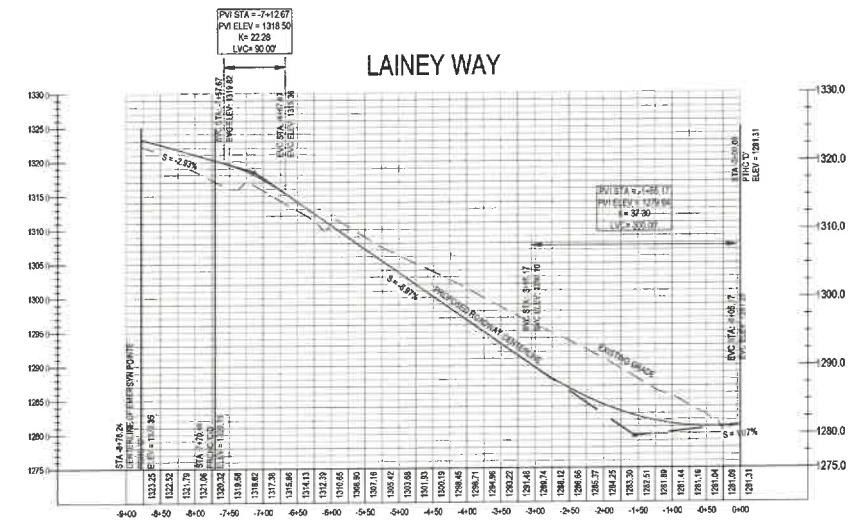
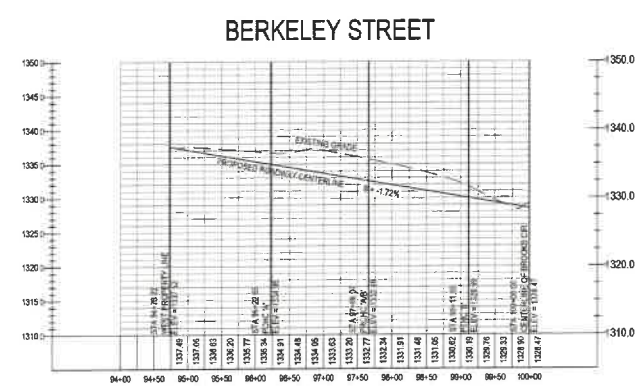
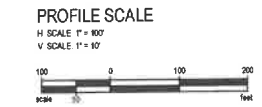
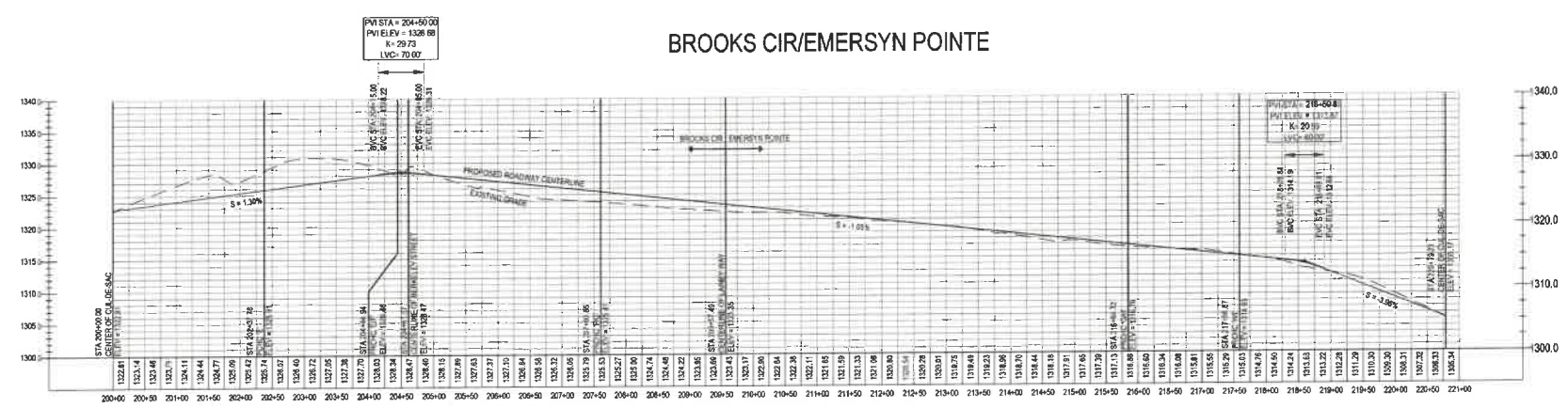




NUMBER	DATE	DESCRIPTION
187304	11.1.2014	
187305	11.1.2014	
187306	11.1.2014	
187307	11.1.2014	
187308	11.1.2014	
187309	11.1.2014	
187310	11.1.2014	
187311	11.1.2014	
187312	11.1.2014	
187313	11.1.2014	
187314	11.1.2014	
187315	11.1.2014	
187316	11.1.2014	
187317	11.1.2014	
187318	11.1.2014	
187319	11.1.2014	
187320	11.1.2014	
187321	11.1.2014	
187322	11.1.2014	
187323	11.1.2014	
187324	11.1.2014	
187325	11.1.2014	
187326	11.1.2014	
187327	11.1.2014	
187328	11.1.2014	
187329	11.1.2014	
187330	11.1.2014	
187331	11.1.2014	
187332	11.1.2014	
187333	11.1.2014	
187334	11.1.2014	
187335	11.1.2014	
187336	11.1.2014	
187337	11.1.2014	
187338	11.1.2014	
187339	11.1.2014	
187340	11.1.2014	
187341	11.1.2014	
187342	11.1.2014	
187343	11.1.2014	
187344	11.1.2014	
187345	11.1.2014	
187346	11.1.2014	
187347	11.1.2014	
187348	11.1.2014	
187349	11.1.2014	
187350	11.1.2014	
187351	11.1.2014	
187352	11.1.2014	
187353	11.1.2014	
187354	11.1.2014	
187355	11.1.2014	
187356	11.1.2014	
187357	11.1.2014	
187358	11.1.2014	
187359	11.1.2014	
187360	11.1.2014	
187361	11.1.2014	
187362	11.1.2014	
187363	11.1.2014	
187364	11.1.2014	
187365	11.1.2014	
187366	11.1.2014	
187367	11.1.2014	
187368	11.1.2014	
187369	11.1.2014	
187370	11.1.2014	
187371	11.1.2014	
187372	11.1.2014	
187373	11.1.2014	
187374	11.1.2014	
187375	11.1.2014	
187376	11.1.2014	
187377	11.1.2014	
187378	11.1.2014	
187379	11.1.2014	
187380	11.1.2014	
187381	11.1.2014	
187382	11.1.2014	
187383	11.1.2014	
187384	11.1.2014	
187385	11.1.2014	
187386	11.1.2014	
187387	11.1.2014	
187388	11.1.2014	
187389	11.1.2014	
187390	11.1.2014	
187391	11.1.2014	
187392	11.1.2014	
187393	11.1.2014	
187394	11.1.2014	
187395	11.1.2014	
187396	11.1.2014	
187397	11.1.2014	
187398	11.1.2014	
187399	11.1.2014	
187400	11.1.2014	

Salt Creek Reserve
 Hickman, NE
 FSE # 004.001
 September 10, 2019





REVISIONS

NUMBER	DATE	DESCRIPTION

Salt Creek Reserve
Hickman, NE
FSE #: 004.001
September 10, 2019

