

Planning Commission Regular Meeting
Tuesday, September 7, 2021 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. Roll Call
3. Approval of August 3, 2021 Meeting Minutes
4. Presentations & Introductions
 - A. Presentations by Mr. Jeff Ray, JEO Consulting Group, of the Draft 2021 Hickman Zoning Regulations Update.
5. Staff Reports
6. Public Hearings

- A. The Purpose of the hearing is to provide an opportunity for Public Comment on a preliminary plat called Walters Ridge. This request is from REGA Engineering Group, Inc., on behalf of Cedar Woods Estates LLC. The Preliminary Plat includes 24 Residential acreage lots and 7 industrial lots in the SE quadrant of Hickman's ETJ on 118.39 acres, south of Hickman Road and east of S. 54th Street. The two Parcel's included on the preliminary plat are Parcel ID:1533100008000, Site Address: 19400 S. 54th St., Hickamn NE 68372 with the legal Description: S33, T8, R7, Acres 6th Principal Meridian, LOT101 NW, Hickman, NE 68372.
- 7. Unfinished Business
 - A. Discussion of the Draft 2021 Hickman Zoning Regulations Update.
- 8. New Business
 - A. Recommendation to the City Council on a preliminary plat called Walter Ridge. This request is from REGA Engineering Group, Inc., on behalf of Cedar Woods Estates LLC. The preliminary plat includes 24 Residential acreage lots and 7 Industrial lots in the SE quadrant of Hickman's ETJ on 118.39 acres, south of Hickman Road east of S. 54th Street. The two Parcel's included on the preliminary plat are Parcel ID:1533100008000, Site Address: 19400 S. 54th St., Hickman NE 68372 with the Legal Description: S33, T8, R7, S33, T8, R7, Acres 6th Principal Meridian, Lot 101 NW, Hickman, NE 68372.
- 9. Planning Commission Comments & Correspondence
- 10. Meeting Adjournment

MINUTES OF THE HICKMAN PLANNING COMMISSION
February 5, 2019

Call to Order

Due to no Chair or Vice Chair, Commissioner Marna Cochell volunteered to act in the Chair capacity to begin this meeting. Acting Chair Marna Cochell called the Hickman Planning Commission Regular Meeting to order at 7:01 pm on Tuesday, February 2, 2019. Notice of the meeting was distributed and posted at the Hickman City Hall, U.S. Post Office-Hickman, and U-Stop Market. Open Meeting Law 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 were, Alternate Arnold Mendenhall, Cory Ostrander, Nancy Brandt, Troy Pomajzl, Marna Cochell, Dave Kulwicki, John Meese, ETJ Representative Nathan Claassen, and Josh Maurer. PC Member absent and excused was, Secretary Eldren Echterkamp.

Acting Chair Cochell moved to agenda item number seven, Nomination and Elections of 2019 Planning Commission Officers.

Nomination and Elections of 2019 Planning Commission Officers

Acting Chair Cochell opened the nominations for Planning Commission Chairperson. Planning Commission Pomajzl and Brandt nominated Marna Cochell for Planning Commission Chairperson. No other nominations were made. Motion by Mendenhall and a second by Brandt to cease nominations and elect Marna Cochell as Planning Commission Chairperson. The following PC Members voted "Yes", Mendenhall, Ostrander, Brandt, Pomajzl, Cochell, Kulwicki, Meese, Claassen, and Maurer. The following PC Members voted "No", none. Motion passed 9-0.

Current Chair Cochell opened the nominations for Planning Commission Vice Chair. Planning Commission Brandt and Pomajzl nominated Dave Kulwicki for Planning Commission Vice Chair. No other nominations were made. Motion by Mendenhall and a second by Claassen to cease nominations and elect Dave Kulwicki as Planning Commission Vice Chair. The following PC Members voted "Yes", Mendenhall, Ostrander, Brandt, Pomajzl, Cochell, Meese, Claassen, Maurer. The following PC Members voted "No", none. The following PC Members abstained, Kulwicki. Motion passed 8-0.

Minutes

Minutes of the October 2, 2018, regular Planning Commission meeting were presented. No changes were offered. Motion by Brandt and a second by Pomajzl to approve the October 2, 2018 minutes. The following PC Members voted "Yes", Mendenhall, Ostrander, Brandt, Pomajzl, Kulwicki, Meese, Claassen, and Maurer. The following PC Members voted "No", none. The following PC Members abstained, Cochell, Motion passed 8-0.

Annual appointments/reappointments by the Mayor and approved by the City Council

In December 2018, the Mayor and City Council approved the appointments of Planning Commission Members Josh Maurer, John Meese, Jr. and Cory Ostrander for a three-year term from December 2018 to December 2021. No Action Taken.

CITY OF HICKMAN
STAFF REPORT FOR PLANNING COMMISSION
SEPTEMBER 07, 2021 MEETING

APPLICATION/FACTS

PROJECT: #2021-133 APPLICATION FOR A PRELIMINARY PLAT OF A 118.39 ACRE PARCEL INTO BOTH A RESIDENTIAL DISTRICT (R-1) SUBDIVISION AND INDUSTRIAL AND OPEN SPACE AREA NAMED WALTERS RIDGE.

APPLICANT: Donn Stoner
OWNER: Cedar Woods Estates, LLC
17375 Birdsong Place
Hickman, NE 68372

AGENT: REGA Engineering Group, Inc.
601 Old Cheney Road, Suite A
Lincoln, NE 68512

LOCATION: South of Hickman Road (7th Street) and East of S. 54th Street

LEGAL DESCRIPTION: Lot 100 Irregular Tract in the West Half of the Northwest Quarter and Lot 101 of Irregular Tracts in the Northwest Quarter and Northeast Quarter, all in Section 33, Township 8 North, Range 7 East of the Sixth Principal Meridian, Lancaster County, Nebraska

LAND AREA: Lot 100 32.04 & Lot 101 86.35 acres - totaling 118.39 acres

PROPOSAL: Request approval of a preliminary plat. The developer intends to build 24 single family residential subdivision lots and 7 industrial lots on the 118.39 acre parcel. The proposed subdivision name is Walters Ridge.

EXISTING ZONING: TA (Transitional Agriculture)

EXISTING LAND USE: Agricultural

SURROUNDING LAND USE AND ZONING:

North:	Agriculture	TA
South:	Agriculture	TA
East:	Residential	TA and R-2 (Medium Density Residential)
West:	Agriculture	TA

Zoning History and Land Use

The land map from 1995 shows this parcel was zoned TA and used for agriculture farming. Most recent use of the land is farmland. There was single family residential home at 19400 S. 54th Street which has since been demolished.

Comprehensive Plan Specifications

The Future Land Use Map was updated in 2016 and shows Lot 100 to be Low Density Residential. The proposed zone change to R-1 Low Density Residential District is a match to LDR in intent for development of the parcel into a residential subdivision of larger lot single family homes. Lot 101 is shown on the Future Land Use Map to be Parks and Recreation with Industrial shown to the east of the lot on the South side of Hickman Road. Prior to acceptance of a change of zone application, the FLUM would need to be amended to match the portion requested to be industrial on lot 101 along S. 54th Street.

Utilities:

The site will not be served by either the City of Hickman municipal water, or Rural Water District No. 1 at this time, therefore, alternative water source(s) will need to be procured to the satisfaction of the City of Hickman's Engineer and governing authorities. A well field and well house, with three storage tanks, is proposed. The City has been asked to supply water to the tanks, if necessary.

The City Council discussed the use of a lift station for this development at its June 9, 2020 meeting. The minutes from the meeting read as follows:

“City Administrator presented and discussed the Lift Station at Cedar Woods Estates^ LLC, 17375 Birdsong Place, Hickman, Ne, with the Governing Body. Mayor Hanson invited Mr. Donn Stoner of 17375 Birdstone Drive, Hickman to discuss the proposed residential and light industrial development of the property and wastewater disposal and lift station options. Discussion included the developer's engineer's research that concluded there would not be enough flow for a syphon system and a lift station would be necessary. The City's Capital Improvement Plan Committee discussed the project prior to the city meeting and made recommendations for the City Council's consideration. Recommendations included: 1) The City is not interested in upsizing the lift station at the City's cost to create a new larger sewer basin, based on the fact the City drinking water will not be available for the foreseeable future within the development area; 2) The lift station and sewer line construction, ownership, and maintenance would be at the developers' or homeowner association's sole cost in perpetuity or until annexation; 3) If another developer in the area wanted to connect to the City's Waste Water Treatment Facility at a future date, they could be given the same opportunity through the City Council approval process; and, 4) The City of Hickman will review a separate sewer user rate structure for customers outside the City limits, if the development is approved in the future. Motion by Council Member Wagner and a second by Goering to approve a potential lift station to service Section 33, Township 8, Range 7, Acres 6th Principal Meridian, LOT 100 NW and LOT 101 NW with the following conditions: 1) Development and Zoning must be approved by the City of Hickman through the normal Planning Commission and City Council processes; 2) Lift Station, sewer line, and connection shall be constructed at the developer's sole cost and at the City Engineers agreed specifications; 3) The lift station and sewer lines upon construction shall remain the sole responsibility and ownership of the developer or homeowner association in perpetuity or until annexation; and, 4) All infrastructure shall be located to ensure there is no interference with future expansions of the Waste Water Treatment Facility based on the City Engineer's opinion The following

*Council Members voted "YEA": Parker, Ziemann, Goering, Noren, Nelson and Wagner.
The following Council Members voted "NAY": None. Motion passed 6-0."*

Topography:

The drainage is collected into Outlot's B, C, D, and E as noted on the preliminary plat which is shown to provide adequate collection of storm water in the drainage plan. Portions of the 118 acre parcel located within the 100-year Floodplain and portions of Lot 101 contain a Floodway. A floodplain permit has been applied for regarding the project. A portion of Lot 101 completed a wetland delineation and the area is to be recorded on the plat.

Traffic Analysis:

Hickman Road is a principal arterial street to the north of lot 101. South 54th Street borders both lots on the west side. The Burlington Northern Railroad property borders the east side of lot 101. No direct access will be obtained from Hickman Road. The City Engineer has not requested a traffic analysis but may revisit the issue with the presentation of a final plat.

Master Trail Plan:

The Master Trail Plan contains a trail along Hickman Road as a regional trail. It does not specifically call out either the north or south side of the road, as this trail would be a collaborative effort and most likely follow the railroad tracks to the north towards 38th street and connect to Homestead Trail.

Waiver Request for Walters Ridge:

REGA engineering requested the following waivers:

1. Public Streets to meet the Lancaster County rural design standards.
2. Private roadway and access drive to provide for access to industrial lots.
3. No sidewalks.
4. No pedestrian easement for blocks greater than 600 feet.
5. Block length.
6. No street lighting.
7. No street trees.
8. Private well field and well house for potable water to residential lots.
9. Private well for distribution of non-potable water to industrial lots.
10. Private sanitary sewer with lift station connecting to public sanitary sewer treatment facility.
11. 10% open space for public use.

Other Entities comments for the Preliminary Plat as of September 2, 2021:

- John Berry, RLS, from the Lancaster County Engineer's Office commented on Walters Ridge "Thank you for revising the Industry Place private roadway profile to show the required -2.00% slope where it intersects S 54th Street. Streets and roads within the subdivision shall have a vertical and horizontal alignment designed for a minimum speed of 30 miles per hour. The vertical and horizontal design shall conform to the current AASHTO standards at the time the subdivision is being proposed. The maximum grade shall be seven percent (7%) and the minimum grade shall be one-half percent (0.5%). (This section added by the Board of County Commissioners on June 26, 1990; Resolution No. 4653). The sag curve on the Industry Place Private Roadway profile at station 0+50.00 has a K value that does not meet the minimum vertical rate of curvature for a 30 mph design speed. Please adjust this sag curve to meet standards. Bring any concerns to the engineering office to ensure the road was built per design. jvb,klw,ack 9/1/2021"
- Tracy Zayac, Stormwater/Watershed Specialist, Lower Platte South Natural Resources District, when asked about our subdivision regulation 5.18.05 *Where a subdivision is traversed*

by a water course, there shall be provided to the City and the Lower Platte South Natural Resources District a permanent easement adequate for construction, operation, and maintenance of channel and flood control improvements and public recreation trails. No other surface improvements or fill, except bank stabilization structures, shall be placed in any such easement right-of-way. She responded "In answer to your question on easement extent, we don't have a standard width. It should be wide enough for construction activities and include access from whatever road is in the area. As an example, our easement for the Stevens Creek trib in the Wandering Creek neighborhood (contains about a dozen small bank stabilization and grade controls) is 250 feet wide on average and encompasses both sides of the channel. We don't have a standard number. Below are our comments on the development as a whole:

We note that detention B appears to be located in the floodplain, though the low resolution of the document copy we received makes it difficult to tell exactly. Locating detention outside of the floodplain is a preferred practice. We also note that the proposed wellhouse and wells are to be located in, or possibly barely outside of, the floodplain, which increases the vulnerability of the water supply in the event of a flood. We note that grading appears to be planned to extend very close to the top of the Hickman Branch streambank. We suggest keeping grading activities at least 100 feet away from top of bank.

Geologic data available in this area show that aquifer material in this area is extremely limited, and bedrock is relatively close to the ground surface (30-75 feet, depending on surface elevation). One registered well has been constructed in this area and pumps only a modest amount of water (7gpm). Based on the data available and existing well construction information, groundwater availability in the area appears to be very limited. Without further investigation and/or aquifer testing, the ability of the area to produce groundwater yields necessary or desirable for the proposed development is uncertain. We suggest considering an alternative plan for water supply to these lots, if groundwater supply proves insufficient.

Hickman City ordinance requires that the developer provide an easement along the watercourse within the proposed development to the City and LPSNRD for future channel or flood-control improvements and recreational trails. LPSNRD will work with the City and the developer to identify the appropriate easement corridor. This easement should be filed prior to final platting the development."

Items to consider:

1. Petition and Public Hearing for an amendment to the Future Land Use Map (FLUM) to Industrial for Lot 101.
2. Change of zone(s) are to be brought forward at the same time as the final plat(s) in which case these will be separate applications.
3. Water Source Adequacy and Capacity.
4. Lift Station Maintenance and Ownership. See subdivision agreement.
5. Permitting and building requirements of governing and regulatory bodies are to be applied for, granted and followed as described in each requirement.
6. Rejection of any waivers, if necessary.

Staff Recommended Motion:

Recommend conditional approval from the Planning Commission to the City Council on the Preliminary Plat for Walters Ridge Subdivision as a general guideline for development with the inclusion of any conditions recommended by the City Engineer and Planning Commission for property legally described as Lot 100 Irregular Tract in the West Half of the Northwest Quarter and Lot 101 of Irregular Tracts in the Northwest Quarter and Northeast Quarter, all in Section 33, Township 8 North, Range 7 East of the Sixth Principal Meridian, Lancaster County, Nebraska and generally located South of Hickman Road and East of S. 54th Street.



July 14, 2021

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

RE: Walters Ridge Reserve Preliminary Plat
Olsson Project No. 020-3129

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

We have completed our review of the Preliminary Plat Submittal for development known as Walters Ridge. The following documents were submitted for review.

- Prelim Plat Application
- Change of Zoning Application
- Application Letter
- Preliminary Plat titled Salt Creek Reserve dated June 15, 2021 from Rega Engineering. The preliminary plat includes seven (3) sheets: Site/Utility Plan, Grading Plan, and Street Profiles.
- SWPPP Plan
- Drainage Study
- Draft Subdivision Agreement

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

- City of Hickman Subdivision Regulations dated 2007.

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

Preliminary Plat Specifications

Specification Number	Requirement Met?	Comments
3.03.01	No	A location map showing the general location of the proposed subdivision in relation to surrounding developments with a north arrow, scale and legend. <i>Update road names on vicinity map.</i>
3.03.02	Yes	Both existing and proposed grades shall be shown.
3.03.03	No	Phasing lines shall be delineated on the plat and a phasing schedule, if developed in phases. <i>Add phasing lines.</i>
3.03.04	Yes	The proposed name of the subdivision which must not be as similar to that of an existing subdivision as to cause confusion.
3.03.05	Yes	The proposed names and addresses of the owner and subdivider; the engineer, surveyor, or landscape architect responsible (all of which are licensed to practice in Nebraska) for the subdivision layout; and the names of all landowners abutting the proposed subdivision.
3.03.06	Yes	The legal description of the area being platted, and boundary line (accurate in scale) and dimensions, and the location of monuments found or set, section lines, and the approximate acreage of the proposed development. <i>County surveyor to review boundary dimensions, etc.</i>
3.03.07	No	Width and location of platted streets and alleys within 200 feet of the property; physical features of the property, including location of water courses, ravines, bridges, culverts, present structures and other features affecting the subdivision; contours with intervals of five feet or less; the location of all existing utilities with their sizes indicated, as well as flow lines; elevations of existing sanitary and storm sewer, the outline of wooded areas (the location of important individual trees may be required). <i>Show width of adjacent street ROWs.</i>
3.03.08	N/A	Location and name(s) of adjoining subdivision(s) or undeveloped land and owners and persons having ownership interest within 300 feet of the subject property (not including streets and right-of-ways). This should be prepared by a title company and submitted in list form and as mailing labels.
3.03.09	Yes	The proposed lot layout, lot and block numbers and approximate lot dimensions and square footage and grounds

		proposed to be dedicated for public use, such as schools, parks, pathways, playgrounds and streets.
3.03.10	Yes	The location and width of proposed streets, all easements including buffer easements, building setback lines, Rights of Way, corner radii, pavement width, thickness and type, sidewalks, alleys, location of all proposed improvements including: sanitary sewers, water mains, storm water drainage and other features and improvements required by this ordinance. <i>Utility sizes, locations, and connection points to be determined prior to completion of the final plat and construction documents and included in the subdivision agreement.</i> <i>Further discussion is needed regarding the water supply before moving ahead with the plat. Justin will be reaching out to discuss this directly.</i>
3.03.11	Yes	Easements for public utility and rights-of-way purposes. The book and page number of existing easements shall be labeled on the plan and any private easements should be labeled as such. <i>Final easement locations to be determined prior to completion of the final plat and construction documents.</i>
3.03.12	Yes	Both existing and proposed grades shall be shown.
3.03.13	Yes	All established floodway, floodway-fringe, and flood plain overlay lines. <i>City floodplain permit will be needed as well.</i>
3.03.14	Yes	The existing zoning classification and proposed uses of land within the proposed subdivision shall also be designated.
3.03.15	No	Three draft copies of the subdivision agreement with attached itemized cost estimate for all public improvements and detailed break down of portion of estimated costs to be borne by Subdivider and those to be borne by the City, S.I.D. or other proposed issuer of public debt. <i>Subdivision agreement to be finalized prior to completion of the final plat and construction documents.</i>
3.03.16	Yes	Three copies of an erosion and sediment control plan.
3.03.17	Yes	Signature block indicating approval of the Planning Commission per Section 12.03.
3.03.18	Yes	Signature block indicating approval of the City Engineer per Section 12.06.
3.03.19	Yes	Requests for waivers of design standards.

3.03.20	N/A	The subdivider or subdividers representative shall be in attendance at the City Planning Commission and City Council Meetings when the Preliminary Plat (displayed in duplicate) is discussed.
3.03.21	N/A	Traffic impact analysis study may be required by the City Engineer.
3.03.22	Yes	Four copies of the following to the City for review at the time of preliminary plat submittal: 1. A sanitary sewer plan. 2. A preliminary drainage study, within the subdivision. 3. A street profile plan with a statement of proposed street improvements.

Waivers

Deviations 1-8 as listed on the site plan:

- *No objections in principle, but further review will be needed of the street sections and the sewer/water infrastructure.*

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 402.938.2407.

Sincerely,



Brian Schuele, PE

REGA

ENGINEERING
GROUP, INC.

File No. 211020
July 22, 2021

Heidi Hoglund
Director of Permits, Zoning, and Codes Enforcement
City of Hickman
115 Locust Street
P.O. Box 127
Hickman, NE 68372

RE: WALTERS RIDGE
PRELIMINARY PLAT
Hickman Road and South 54th Street

Dear Heidi,

On behalf of Cedar Woods Estates, LLC, we are resubmitting the complete set of drawings for Walters Ridge preliminary plat. The grading plans and drainage study have been updated to show the required detention in the northwest corner of the development. With this revision an additional lot has been added in Block 1.

The following is in response to the City Engineer (Olsson) comments:

Specification Number

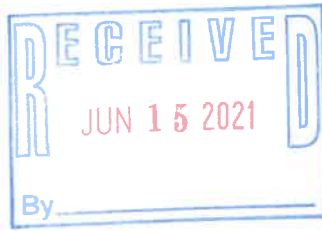
- 3.03.01 The vicinity maps have been corrected to show the correct street names as well as section and township.
- 3.03.03 A phasing line is shown. A phasing schedule has also been shown on Sheet 1.
- 3.03.07 The adjacent street right of way within 200' of the development has been added.
- 3.03.15 It is understood that the subdivision agreement will be finalized prior to the completion of the final plat and in conjunction with the construction documents.

Please feel free to contact me if you have any further questions or need any addition information.

Sincerely,



Marcia L. Kinning
Cc: Donn Stoner
Kirk Helmink



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 PRELIMINARY PLAT # 2021-133

Legal Description and Location: S. 54th Street & Hickman Road – Lots 100 & 101 I.T., Sec. 33-8-7

Subdivider:

Name: Cedar Woods Estates, LLC
Address: 1735 Birdsong Place 17375
Hickman, NE 68372
Telephone: 402-440-0786

Agent: (Authorized to act on Subdivider's behalf)

Name: REGA Engineering Group, Inc.
Address: 601 Old Cheney Road, Suite A
Lincoln, NE 68512
Telephone: 402-484-7342

Name of Preliminary Plat: WALTERS RIDGE Number of Lots: 31

Subdivision Preliminary Plat Fee \$200.00 + \$10.00 per Lot (\$2000 max per lot fee) Fee Total: \$510.00

A. Does the subdivider have any interest in the land surrounding the preliminary plat? Yes _____ No X
If yes, please describe the nature of such interest:

B. Will the preliminary plat require any zoning or other action (rezoning, planned development, conditional use or vacations) to complete the development? Yes X No _____. If yes please describe the nature of action:
Change of Zone from TA to I-1 and R-1. Also a Planned Unit Development

C. Does the preliminary plat deviate from the requirements of the Land Subdivision Ordinance of the City of Hickman or the City's Design Standards: Yes X No _____. If yes, please state each deviation, how the proposal meets the intent of the subdivision ordinance and why the proposal should be accepted (Additional sheets may be added):
See attached submittal letter.

D. Is any part of the land within the preliminary plat within a flood plain? Yes ____ No _____. If yes, please include the following information: Hydrological and grade information to determine frequency and extent of inundation of flood waters; location of proposed use and type of use; areas of habitation and employment to include location, size and floor elevation of any structures, location and elevation of parking areas, use, location and elevation of open space; all plans and other information conform to Development Standards; limits of the flood plain; amount of Fill Material brought into the flood plain; a certificate that grading will not result in any increase in the flood plain. (Additional sheets may be added): Drainage study is included.

[Signature]
Signature of Applicant

Dann R. Stoner 6-15-2021
Printed Name Date

[Signature]
Signature of City Staff

[Signature] 6-15-2021
Printed Name Date

Office Use Only
Receipt No. 61716442 Date: 6-23-21 Preliminary Plat #: 2021-133 Fee paid \$ 510.00



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

Preliminary Plat Specifications and Procedures Checklist

Name of Preliminary Plat: Walters Ridge

Location of Plat: S. 54th St. + Hickman Road

This checklist is designed to aid in the efficiency of plat approval. All proposed plans must meet specifications and requirements set forth in the Subdivision Regulations, Zoning Regulations, and Comprehensive Plan of the City of Hickman.

Section 3.03 Preliminary Plat Specifications.

The Preliminary Plat shall be drawn to a scale of at least one inch (1") to 100 feet (100') with a sheet size not to exceed "42 x 30" and shall be plainly marked "Preliminary Plat" and shall include, show, or be accompanied by the following information:

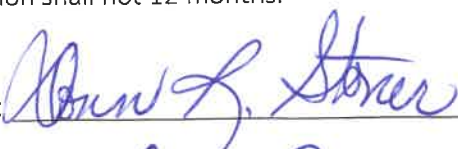
1. A location map showing the general location of the proposed subdivision in relation to surrounding developments with a north arrow, scale and legend.
2. Both existing and proposed grades shall be shown.
3. Phasing lines shall be delineated on the plat and a phasing schedule, if developed in phases.
4. The proposed name of the subdivision which must not be as similar to that of an existing subdivision as to cause confusion.
5. The proposed names and addresses of the owner and subdivider; the engineer, surveyor, or landscape architect responsible (all of which are licensed to practice in Nebraska) for the subdivision layout; and the names of all landowners abutting the proposed subdivision.
6. The legal description of the area being platted, and boundary line (accurate in scale) and dimensions, and the location of monuments found or set, section lines, existing and the approximate acreage of the proposed development.
7. Width and location of platted streets and alleys within 200 feet of the property; physical features of the property, including location of water courses, ravines, bridges, culverts, present structures and other features affecting the subdivision; contours with intervals of five feet or less; the location of all existing utilities with their sizes indicated, as well as flow lines; elevations of existing sanitary and storm sewer, the outline of wooded areas (the location of important individual trees may be required).
8. Location and name(s) of adjoining subdivision(s) or undeveloped land and owners and persons having ownership interest within 300 feet of the subject property (not including streets and right-of-ways). This should be prepared by a title company and submitted in list form and as mailing labels.
9. The proposed lot layout, lot and block numbers and approximate lot dimensions and square footage and grounds proposed to be dedicated for public use, such as schools, parks, pathways, playgrounds and streets.

10. The location and width of proposed streets, all easements including buffer easements, building setback lines, Rights of Way, corner radii, pavement width, thickness and type, sidewalks, alleys, location of all proposed improvements including: sanitary sewers, water mains, storm water drainage and other features and improvements required by this ordinance.
11. Easements for public utility and rights-of-way purposes. The book and page number of existing easements shall be labeled on the plan and any private easements should be labeled as such.
12. Both existing and proposed grades shall be shown.
13. All established floodway, floodway-fringe, and flood plain overlay lines.
14. The existing zoning classification and proposed uses of land within the proposed subdivision shall also be designated.
15. Three draft copies of the subdivision agreement with attached itemized cost estimate for all public improvements and detailed breakdown of portion of estimated costs to be borne by Subdivider and those to be borne by the City, S.I.D. or other proposed issuer of public debt.
16. Three copies of an erosion and sediment control plan.
17. Signature block indicating approval of the Planning Commission per Section 12.03
18. Signature block indicating approval of the City Engineer per Section 12.06
19. Requests for waivers of design standards.
20. The subdivider or subdividers representative shall be in attendance at the City Planning Commission and City Council Meetings when the Preliminary Plat (displayed in duplicate) is discussed.
21. Traffic impact analysis study may be required by the City Engineer.
22. Four copies of the following to the City for review at the time of preliminary plat submittal:
 - a. A sanitary sewer plan.
 - b. A preliminary drainage study, within the subdivision.
 - c. A street profile plan with a statement of proposed street improvements.

Section 3.02 Procedure for Approval of Preliminary Plat.

1. Before any subdivider or agent contracts for the sale or offers to sell any subdivision of land or any part thereof, which is wholly or partly within the City of Hickman or which is within a one mile limit of the City of Hickman as it may from time to time exist or which is proposed to be annexed, the subdivider or his agent shall file a preliminary plat of said subdivision with the City of Hickman. The Preliminary Plat shall be prepared in accordance with the regulations set forth herein, and shall be submitted to city staff prior to the completion of final surveys of streets and lots and before the start of grading or construction work upon the proposed streets and lots and before any map of said subdivision is made in a form suitable for recording. The City shall determine whether the plat is in proper form and shall not receive and consider such plat as filed until it is submitted in accordance with the requirements hereof. The street layout shall be in conformity with a plan for the most advantageous development of the entire neighboring area and in conformity with the Comprehensive Development Plan.
2. All plats, preliminary and final, shall be prepared in conformance with the provisions of this Ordinance and in conformance with the Comprehensive Development Plan and Zoning Ordinance. The subdivider shall be responsible for such conformance.
3. Twenty (20) full sized copies and Twenty (20) - 11 x 17 (folded) copies of the Preliminary Plat and required supplementary material as specified in Section 3.03 of this Ordinance shall be submitted to the City of Hickman in accordance to the review schedule. The submission of materials shall be at least 21 days prior to the meeting at which it is to be considered. City staff shall distribute one copy of the Preliminary Plat with a request for comments within two working days to each of the following:

- a. City Engineer,
 - b. School Board,
 - c. Fire Chief,
 - d. Police Department,
 - e. Lancaster County Planning Commission, if located outside the corporate limits,
 - f. Norris Public Power,
 - g. Local Telephone Exchange,
 - h. Local Cable Television,
 - i. Hickman Utilities,
 - j. United States Postal Service,
 - k. Nebraska Department of Roads, when applicable and
 - l. Wherever else deemed necessary by the Planning Commission.
4. The Planning Commission will consider the Preliminary Plat at a public hearing, of which notice is given in a newspaper of general circulation within the City of Hickman, and will:
- a. Review the preliminary plat and other material submitted for conformity thereof to this Ordinance,
 - b. Review any recommendations of the above agencies and other agencies, and
 - c. Recommend to the subdivider changes deemed advisable and the kind and extent of
 - d. Improvements to be made by him/her.
- The Planning Commission shall act on the plat as submitted or modified, and if approved, the Planning Commission shall express its approval as conditional approval and state the conditions of such approval, if any, or if disapproved, shall express its disapproval and its reasons thereof in writing.
5. Conditional approval of a preliminary plat shall not constitute an acceptance of the plat, but shall be deemed an expression of approval of the layout submitted on the preliminary plat.
6. If the Planning Commission recommends disapproval or approval, then the City Clerk will order Notice of Public Hearing before the City Council to be published. The notice must be published at least 10 days prior to the Public Hearing in a paper of general circulation within the City of Hickman. The City Council may
- a. Concur with the Planning Commission's Recommendation;
 - b. Reverse the Planning Commission's recommendation; or
 - c. Refer the Preliminary Plat back to the Planning Commission for reconsideration with specific instructions to the Planning Commission;
 - d. Approve with some modification from the Planning Commission's recommendation.
7. Approval of a Preliminary Plat shall not constitute approval of the Final Plat. Rather, the Preliminary Plat shall be deemed an expression of approval of the general design concept and serves as an acceptable guide for the preparation of the Final Plat. Approval of the Preliminary Plat shall become void after 12 months from the date of such approval by City Council, if no Final Plat has been filed or a Final Plat of previously proposed phases has not been filed or unless extension of approval has been granted by City Council, such extension shall not 12 months.

Applicant's Signature(s):  Date: 6-15-2021

City Staff Signature:  Date: 6-15-2021



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



August 6, 2021

□ Donn Stoner/Cedar Woods Estates
17375 Birdsong Place
Hickman, NE 68372

REGA Engineering Group
Attn: Marcia Kinning
601 Old Cheney Road, Suite A
Lincoln NE 68512

□ Olsson
Attn: Justin Stark P.E.
601 P Street
Lincoln, NE 68508

□ Mr. Kelly R. Hoffschneider
Hoffschneider Law
1120 K Street
Lincoln, NE 68508

□ Black Hills Energy
Attn: Planning & Engineering
1102 East 1st Street
Papillion, NE 68046

□ Windstream Communications
Attn: New Development Engineer
1440 M Street; 5th Floor
Lincoln, NE 68508

□ Zito Media
Attn: Engineering Dept
600 1/2 Grant Ave
York, NE 68467

□ Nextlink Internet
Attn: Planning & Engineering
95 Parker Oaks Ln
Hudson Oaks, TX 76087

□ Norris Public Power District
Attn: Planning & Engineering
606 Irving Street
Beatrice, NE 68310

□ Nebraska 811
824 Weathered Rock Road
Jefferson City, MO 65101

□ Hickman Rural Fire District
P.O. Box 67
Hickman, NE 68372

□ Norris School District 160
Attn: Administrative Office
25211 South 68th Street
Firth, NE 68358

□ Post Office – Hickman
Attn: Post Master
116 Locust Street
Hickman, NE 68372

□ Ms. Pamela L. Dingman
Lancaster Co. Engineer's Office
444 Cherrycreek Road, Building C
Lincoln, NE 68528

□ Mr. John Berry
Lancaster Co. Engineer's Office
444 Cherrycreek Road, Building C
Lincoln, NE 68528

□ Lancaster County Assessor
Register of Deeds
555 South 10th Street, Room 102
Lincoln, NE 68508

□ Lancaster County Sheriff's Office
Administrative Office
575 South 10th Street
Lincoln, NE 68508

□ Lincoln/Lancaster County
Attn: Mr. Terry Kathe
555 South 10th Street, Room 203
Lincoln, NE 68508

□ Lincoln/Lancaster Co. Planning
Attn: Mr. Tom Cajka
555 South 10th Street, Room 213
Lincoln, NE 68508

□ Rural Water District No. 1
Attn: Mr. Ken Halvorsen
310 Fir Street; PO BOX 98
Bennet, NE 68317

□ City Building Inspector Dale Stertz
115 Locust Street
Hickman, NE 68372

□ 911 Communication Center
Attn: New Development Planning
575 South 10th, Room 045
Lincoln, NE 68508

□ Lower Platte S. Natural Resources Dist.
Attn: Planning Department
3125 Portia St.
Lincoln, NE 68501-3581

RE: Public Hearing for a Preliminary Plat – Walters Ridge Development in Hickman Nebraska

Parcel ID: 1533100008000, Site Address: 19400 S 54TH ST, HICKMAN, NE 68372 with the Legal Description: S33, T8, R7, Acres 6th Principal Meridian, LOT 100 NW and also Parcel ID: 1533100009000 with the Legal Description: S33, T8, R7, Acres 6th Principal Meridian, LOT 101 NW, Hickman Ne 68372

Enclosed is a copy of the Preliminary Plat submitted by REGA Engineering Group, Inc., on behalf of Cedar Woods Estates LLC., for proposed 24 Residential Acreage lots and 7 Industrial lots development in the SE quadrant of Hickman's ETJ on 118.39 acres, south of Hickman Road and east of S. 54th Street. A **Public Hearing** will be held at Hickman City Hall Room 128, 115 Locust Street, Hickman, NE 68372 during the regular Planning Commission meeting on **Tuesday, September 7, 2021 at 7:00 pm**, at which time you may appear in person. Written comments should be submitted by Wednesday, September 1, 2021 at 12 pm. Comments may be in support or opposition of the proposed Preliminary Plat application. If you would like additional information, you are encouraged to contact the Applicant Donn Stoner at (402)440-0786, or the Hickman City Office by phone (402)792-2212 or email to heidih@hickman.ne.gov. Also enclosed is a map of the application site.

Section Corner Ties
 NW Corner of Sec. 33-T8N-R7E
 Fnd. 2" Alum. Cap
 N 100.01' Fnd. 5/8" Rebar
 NNW 71.80' Fnd. 5/8" Rebar
 SW 55.00' Fnd. MAG Nail in East end of headwall
 SE 56.75' Fnd. MAG Nail in East end of headwall

N 1/4 Corner of Sec. 33-T8N-R7E
 Fnd. 2" Alum. Cap
 W 60.00' Fnd. Aluminum Cap in pot
 NE 52.57' Fnd. Capped Rebar
 SE 59.95' Fnd. 5/8" Rebar
 SW 50.14' Fnd. 5/8" Rebar

W 1/4 Corner of Sec. 33-T8N-R7E
 Fnd. 2" Alum. Cap
 NW 66.50' Fnd. 5/8" Rebar
 W 52.39' Fnd. Capped Rebar
 S 13' to field drive East
 NE 44.76' Fnd. 5/8" Rebar

PHASING SCHEDULE
PHASE I
 RESIDENTIAL LOTS
 CONSTRUCTION 2021

PHASE II
 INDUSTRIAL LOTS
 CONSTRUCTION 2022 (APPROXIMATE)

WALTERS RIDGE PRELIMINARY PLAT

OWNER/DEVELOPER:
 CEDAR WOODS ESTATES, LLC
 ATTN: DONN STONER
 17375 BIRDSONG PLACE
 HICKMAN, NE 68512 (402)440-0786

ENGINEER:
 DANIEL J. ROSENTHAL, PE
 REGA ENGINEERING GROUP, INC.
 601 OLD CHENEY ROAD, SUITE 'A'
 LINCOLN, NE 68512 (402)484-7342

SURVEYOR:
 LYLE L. LOTH, LS314
 REGA ENGINEERING GROUP, INC.
 601 OLD CHENEY ROAD, SUITE 'A'
 LINCOLN, NE 68512 (402)484-7342

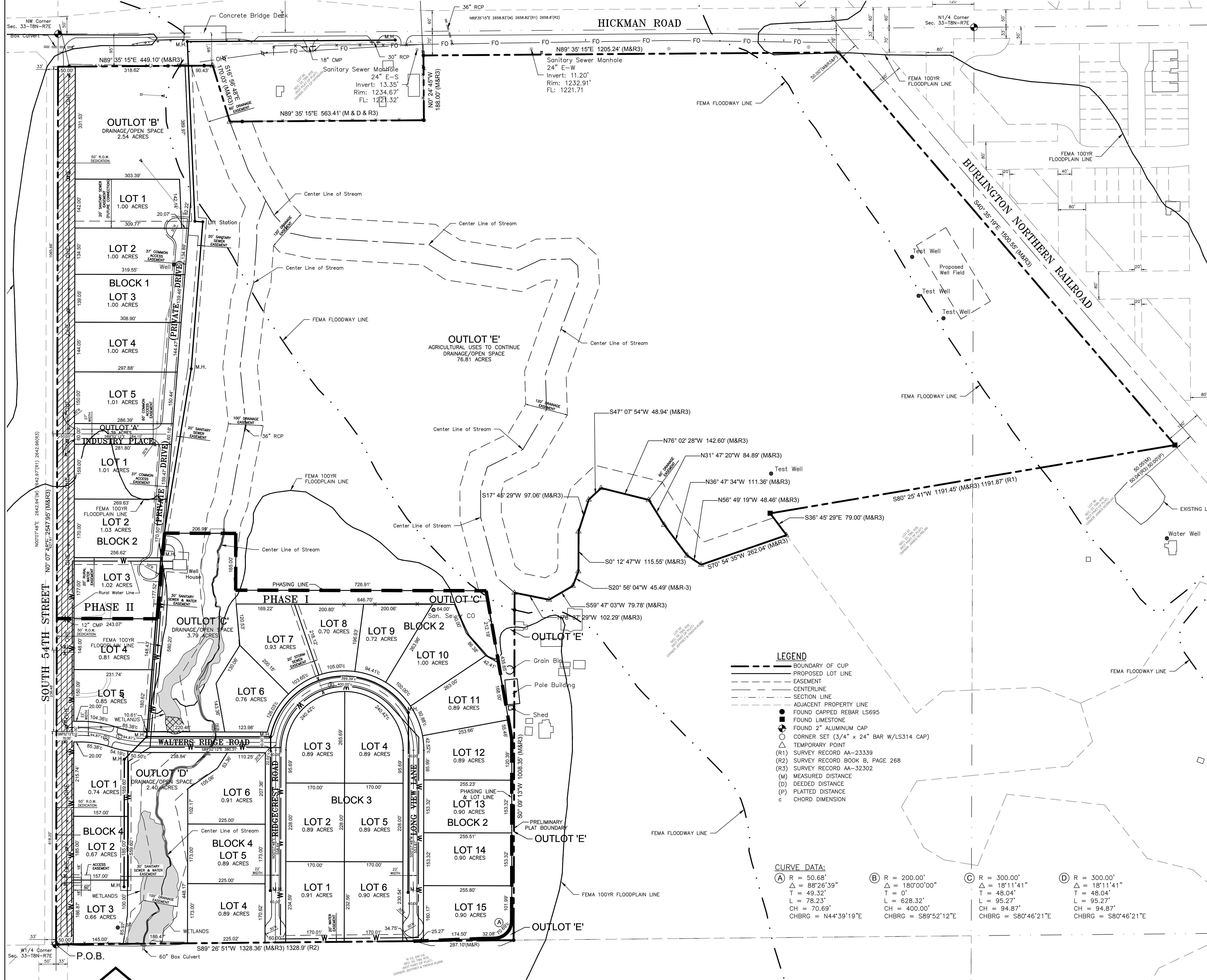
NO.	REVISIONS	DATE	BY
	DESCRIPTION		
	REVISIONS PER COMMENTS	7/9/2021	MLK
	REVISIONS PER COMMENTS	7/22/2021	MLK/JB
	SIGNS & SIGHT DISTANCE	8/16/2021	MLK/TH
	ADD WAIVERS & WETLAND INFO	9/3/2021	MLK/TH

PROJECT
211020

REGA
ENGINEERING
GROUP, INC.

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

- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING



LEGAL DESCRIPTION
 A survey of Lot 100 Irregular Tract in the West Half of the Northwest Quarter and Lot 101 of Irregular Tracts in the Northwest Quarter and Northwest Quarter, all in Section 33, Township 8 North, Range 7 East of the Sixth Principal Meridian, Lancaster County, Nebraska, more particularly described by metes and bounds as follows:
 BEGINNING at the West 1/4 Corner of said Section 33;
 Thence on the west line of the Northwest Quarter of said Section 33, also the west line of said Lots 100 and 101, on an assumed bearing of N00°07'48"E, a distance of 2547.95 feet to the northwest corner of said Lot 101;
 Thence on the south right-of-way line of Hickman Road, parallel with and 95.00 feet south of the north line of said Northwest Quarter, N89°35'15"E, a distance of 449.10 feet to a point on the west line of Lot 85 of Irregular Tracts in the Northwest Quarter of said Section 33;
 Thence for the next three (3) courses on the common line of said Lots 101 and 85, S16°56'48"E, a distance of 170.03 feet;
 Thence N89°35'15"E, a distance of 563.41 feet;
 Thence N00°24'45"W, a distance of 188.00 feet to a point on the south right-of-way line of Hickman Road;
 Thence on the south right-of-way line of Hickman Road, parallel with and 70.00 feet south of the north line of said Northwest Quarter, N89°35'15"E, a distance of 1205.24 feet to the northeast corner of said Lot 101, also a point on the west right-of-way line of Burlington Northern Railroad;
 Thence on the common line of said Lot 101 and Burlington Northern Railroad, S40°35'19"E, a distance of 1500.55 feet;
 Thence on the common line of said Lot 101 and Lots 57 and 58 of Irregular Tracts in the North Half of said Section 33, S80°25'41"W, a distance of 1191.45 feet;
 Thence on the common line of said Lots 101 and 57, S36°45'29"E, a distance of 79.00 feet to a point on the centerline of a stream;
 Thence for the next twelve (12) courses on the centerline of a stream, also the common line of said Lot 101 and Lot 92 located in the Northwest Quarter of said Section 33, S70°54'35"W, a distance of 262.04 feet;
 Thence N56°49'19"W, a distance of 48.46 feet;
 Thence N56°47'34"W, a distance of 111.36 feet;
 Thence N31°47'20"W, a distance of 84.89 feet;
 Thence N76°02'28"W, a distance of 142.60 feet;
 Thence S47°07'54"W, a distance of 48.94 feet;
 Thence S17°45'29"W, a distance of 97.06 feet;
 Thence S02°12'47"W, a distance of 115.55 feet;
 Thence S20°56'04"W, a distance of 45.49 feet;
 Thence S59°47'03"W, a distance of 79.78 feet;
 Thence N76°02'28"W, a distance of 102.29 feet;
 Thence S00°09'13"W, a distance of 1008.35 feet to south common corner of said Lots 101 and 92;
 Thence on the south line of said Lots 100 and 101, S89°26'51"W, a distance of 1328.36 feet to the POINT OF BEGINNING and containing a calculated area of 5,246,500.06 square feet or 120.49 acres.

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

DATE: LYLE L. LOTH L.S.#314

- GENERAL NOTES**
- THIS PRELIMINARY PLAT PERMITS 24 SINGLE FAMILY UNITS AND 8 COMMERCIAL LOTS.
 - EXISTING ZONING IS "AG" AND THE PROPOSED ZONING IS R-1 AND I-1.
 - FRONT, SIDE AND REAR YARD SETBACKS SHALL BE AS PER CITY OF HICKMAN ZONING ORDINANCE FOR R-1 ZONING LISTED AS FOLLOWS:
 FRONT YARD 35'
 SIDE YARD 15'
 REAR YARD 20'
 AND I-1 ZONING LISTED AS FOLLOWS:
 FRONT YARD 25'
 SIDE YARD 0' (LOT 2, BLOCK 2 HAS 25' ON SOUTH LINE)
 REAR YARD 0'
 - SANITARY SEWER LINES ARE PUBLIC (PRIVATELY OWNED) AND TO BE 8" PIPE UNLESS SHOWN OTHERWISE. SANITARY SEWER LINES SHALL BE BUILT TO THE CITY OF HICKMAN SPECIFICATIONS.
 - WATER LINES ARE PUBLIC (PRIVATELY OWNED) AND TO BE 4" PIPE UNLESS SHOWN OTHERWISE. A WATER WELL FIELD AND PUMP HOUSE IS PROPOSED WITHIN THE DEVELOPMENT TO PROVIDE WATER TO THE RESIDENTIAL LOTS. AN INDIVIDUAL WELL IS PROPOSED TO PROVIDE WATER TO THE COMMERCIAL LOTS. WATER LINES SHALL BE BUILT TO THE CITY OF HICKMAN SPECIFICATIONS.
 - STREETS WITHIN THE RESIDENTIAL AREA ARE TO BE PUBLIC AND SHALL BE IN ACCORDANCE WITH THE LANCASTER COUNTY DESIGN STANDARDS FOR A RURAL STREET.
 - THE ACCESS ROAD FOR THE COMMERCIAL LOTS IS TO BE PRIVATE WITH A COMMON ACCESS EASEMENT.
 - ELECTRICAL UTILITY EASEMENTS ARE 10 FEET WIDE AROUND THE PERIMETER OF EACH RESIDENTIAL AND COMMERCIAL LOT.
 - ALL CONTOUR LINES ARE AT 1 FOOT INTERVALS AND ARE BASED ON NAVD83 DATUM.
 - THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF HICKMAN AND LANCASTER COUNTY FOR EROSION CONTROL AND SEEDMENTATION DURING AND AFTER LAND PREPARATION AND FURTHER AGREES TO SUBMIT A SEEDING AND MAINTENANCE SCHEDULE BEFORE THE SITE GRADING IS COMPLETE.
 - ALL CURVILINEAR DIMENSIONS ARE CHORD DISTANCES.
 - ALL INTERSECTIONS ARE AT 90 DEGREES UNLESS NOTED OTHERWISE.
 - LOT DIMENSIONS SHOWN ARE APPROXIMATE. FINAL PLATS MAY SHOW DIFFERENT LOT DIMENSIONS.
 - TEMPORARY TURN-AROUNDS, HAMMERHEADS, SHALL BE LOCATED AT ALL STREETS WHICH DO NOT INTERSECT WITH AN EXISTING STREET.
 - THE DEVELOPMENT IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN, A FLOODPLAIN FILL PERMIT AND LOW-R-F SHALL BE PROCESSED THROUGH LANCASTER COUNTY AND FEMA.
 - THE DEVELOPER IS RESPONSIBLE FOR THE COST OF AND INSTALLATION OF AN REGULATOR SIGNAGE AS SHOWN ON THE SIGNING PLAN.
 - ALL DIRECT ACCESS ONTO SOUTH 54TH STREET SHALL BE RELINQUISHED EXCEPT AT THE INTERSECTIONS OF WALTERS RIDGE ROAD AND INDUSTRIAL PLACE (OUTLOT A), THE SHARED ACCESS EASEMENT FOR LOT 2 AND LOT 3, BLOCK 4 AND ONE (1) RESIDENTIAL ACCESS FOR LOT 4, BLOCK 2.

- WAIVERS**
- PUBLIC STREETS TO MEET THE LANCASTER COUNTY RURAL DESIGN STANDARDS.
 - PRIVATE ROADWAY AND ACCESS DRIVE TO PROVIDE ACCESS TO INDUSTRIAL LOTS.
 - NO SIDEWALKS.
 - NO PEDESTRIAN EASEMENT FOR BLOCKS GREATER THAN 600 FEET.
 - BLOCK LENGTH.
 - NO STREET LIGHTING.
 - NO STREET TREES.
 - PRIVATE WELL FIELD AND WELL HOUSE FOR POTABLE WATER TO RESIDENTIAL LOTS.
 - PRIVATE WELL FOR DISTRIBUTION OF NON-POTABLE WATER TO INDUSTRIAL LOTS.
 - PRIVATE SANITARY SEWER WITH LIFT STATION CONNECTING TO PUBLIC SANITARY SEWER TREATMENT FACILITY.
 - 10% OPEN SPACE FOR PUBLIC USE.

LEGEND

- BOUNDARY OF CUP
- PROPOSED LOT LINE
- EASEMENT
- CENTERLINE
- SECTION LINE
- ADJACENT PROPERTY LINE
- FOUND CAPPED REBAR L5695
- FOUND LIMESTONE
- FOUND 2" ALUMINUM CAP
- CORNER SET (3/4" x 24" BAR W/LS314 CAP)
- TEMPORARY POINT
- (R1) SURVEY RECORD AA-23339
- (R2) SURVEY RECORD BOOK B, PAGE 268
- (R3) SURVEY RECORD AA-33202
- (M) MEASURED DISTANCE
- (D) DEEDED DISTANCE
- (P) PLATTED DISTANCE
- (C) CHORD DIMENSION

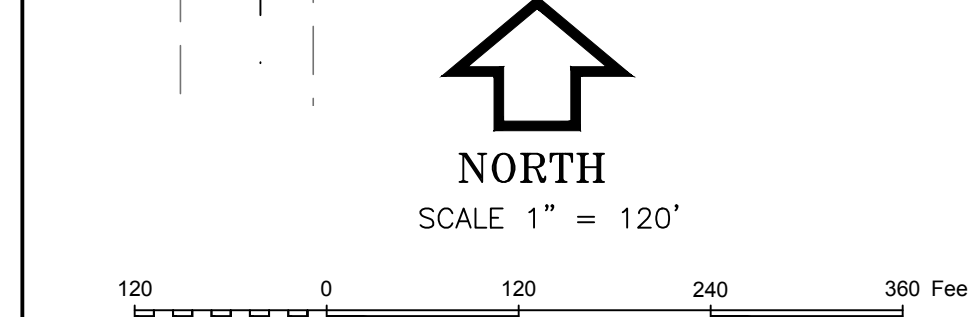
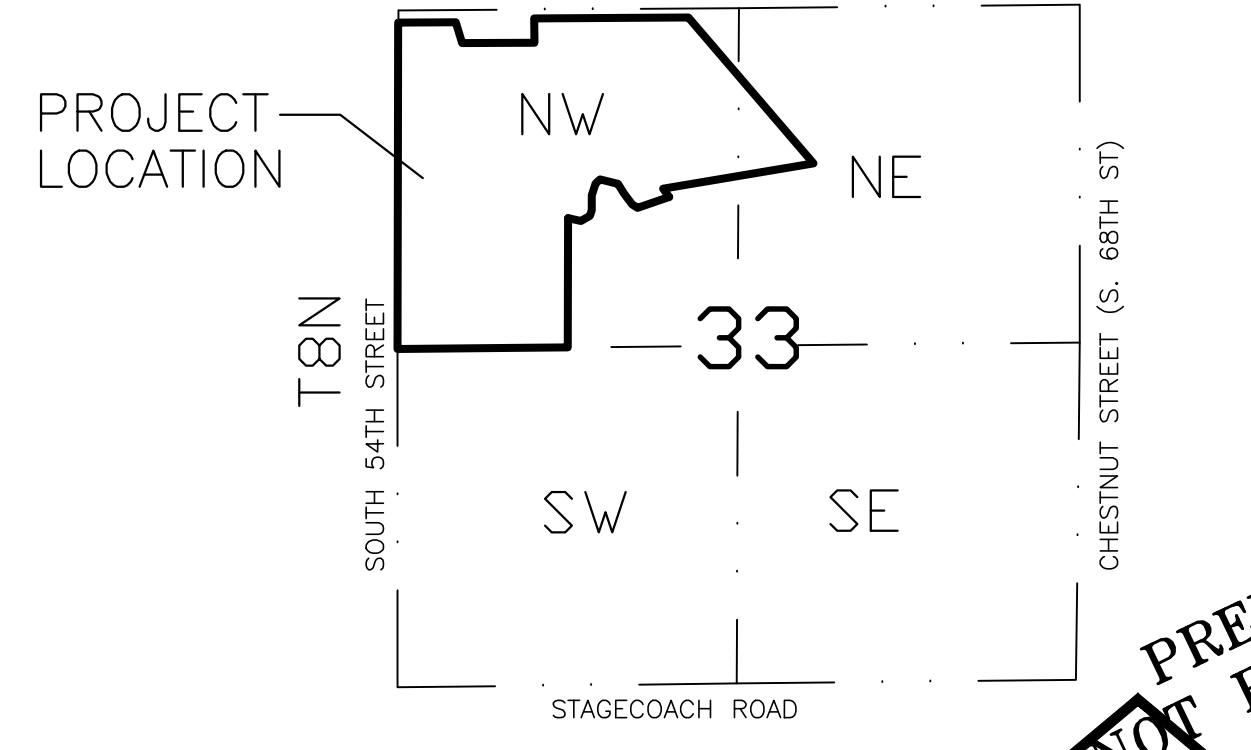
CURVE DATA:

(A) R = 50.68'
 Δ = 88°26'39"
 T = 49.32'
 L = 78.23'
 CH = 70.69'
 CHRG = N44°39'19"E

(B) R = 200.00'
 Δ = 180°00'00"
 T = 0'
 L = 628.32'
 CH = 400.00'
 CHRG = S89°52'12"E

(C) R = 300.00'
 Δ = 18°11'41"
 T = 48.04'
 L = 95.27'
 CH = 94.87'
 CHRG = S80°46'21"E

(D) R = 300.00'
 Δ = 18°11'41"
 T = 48.04'
 L = 95.27'
 CH = 94.87'
 CHRG = S80°46'21"E



HICKMAN CITY ENGINEER
 This preliminary plat of Walters Ridge was reviewed and approved by the Hickman City Engineer on this _____ day of _____, 20____.

Hickman City Engineer _____

APPROVAL OF THE PLANNING COMMISSION OF HICKMAN, NEBRASKA
 This preliminary plat of Walters Ridge was approved by the Hickman Planning Commission this _____ day of _____, 20____.

Chairperson, Hickman Planning Commission _____

ACCEPTANCE BY HICKMAN CITY COUNCIL
 This preliminary plat of Walters Ridge was approved by the City Council of Hickman, Nebraska on this _____ day of _____, 20____ in accordance with the State Statutes of Nebraska.

Mayor _____ (City of Hickman SEAL)
 City Clerk _____

SHEET INDEX

SITE/UTILITY PLAN	1
GRADING PLAN	2
STREET PROFILES	3
SIGNING PLAN	4

VICINITY MAP
 SCALE 1" = 1500'

PRELIMINARY PLAN FOR CONSTRUCTION

DATE: 06/15/2021
 DESIGNED BY: JB/MLK
 DRAWN BY: JB/MLK/MG
 CHECKED BY: DPR/NPB

SHEET NO.
1 of 4

WALTERS RIDGE PRELIMINARY PLAT

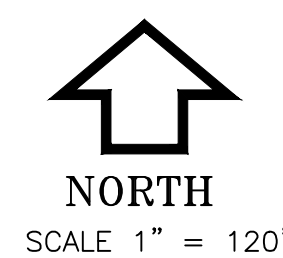
NO.	REVISIONS		
	DESCRIPTION	DATE	BY
	REVISIONS PER COMMENTS	7/9/2021	MLK
	REVISIONS PER COMMENTS	7/22/2021	MLK/JB
	SIGNS & SIGHT DISTANCE	8/16/2021	MLK/TH
	ADD WAIVERS & WETLAND INFO	9/3/2021	MLK/TH

PROJECT
211020

REGA
ENGINEERING
GROUP, INC.

601 OLD CHENEY RD., SUITE A
LINCOLN, NEBRASKA 68512
(402) 484-7342

- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING

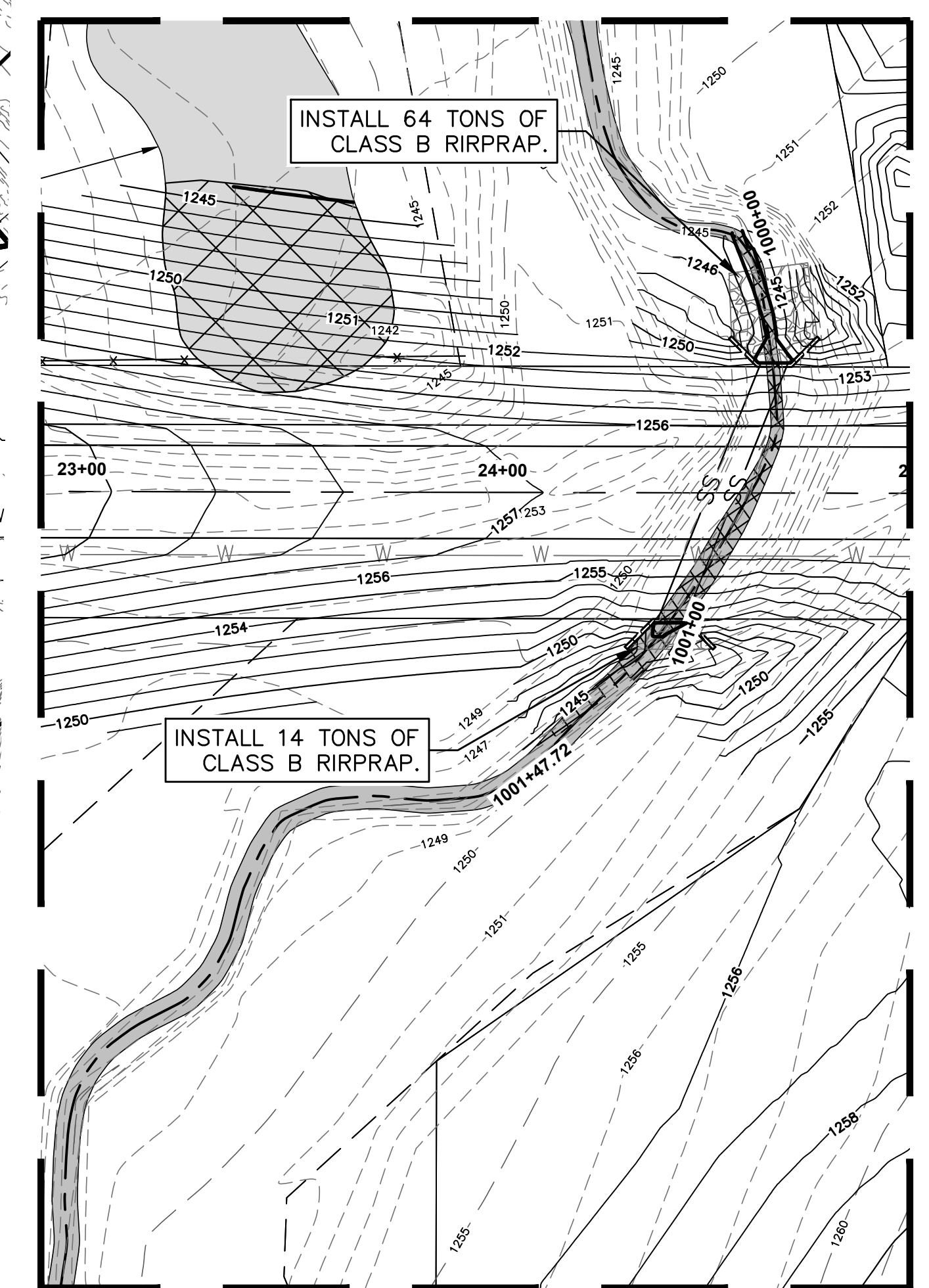
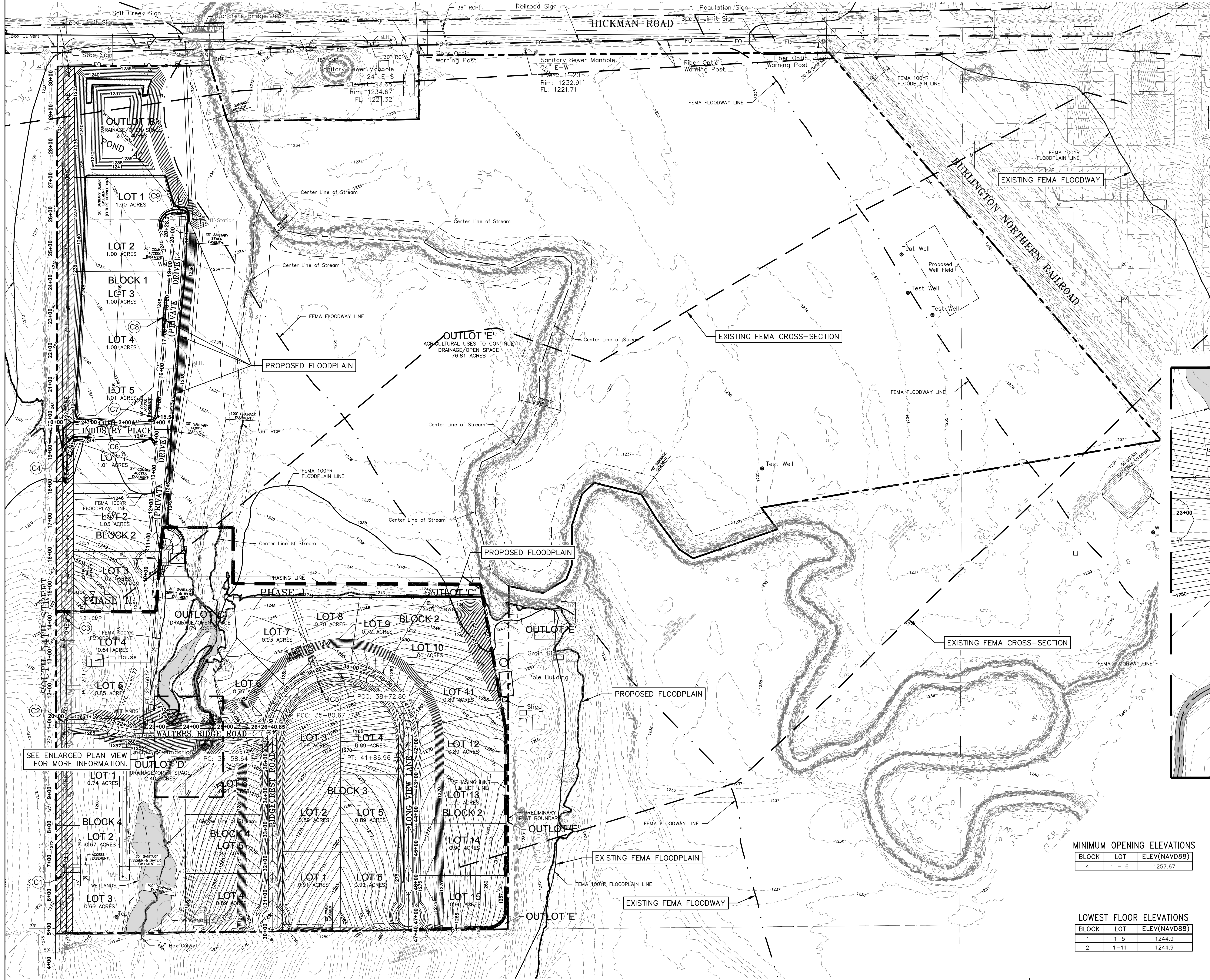


LEGEND

- PROPERTY LINE
- - - 1235 --- EXISTING CONTOURS
- - - 1245 --- PROPOSED CONTOURS
- XXX --- EXISTING FEMA CROSS SECTION
- - - EXISTING FEMA FLOODWAY
- - - EXISTING FEMA FLOODPLAIN (ZONE A)
- - - PROPOSED FLOODPLAIN
- DELINEATED WETLANDS (0.075 ACRES DISTURBED)
- - - STREAM CENTERLINE

FLOODPLAIN FILL CALCULATIONS

PROPOSED CUT IN FLOODPLAIN = 20,120 CY
 PROPOSED FILL IN FLOODPLAIN = 67,267 CY
 NET EARTHWORK IN FLOODPLAIN = 47,147 CY FILL



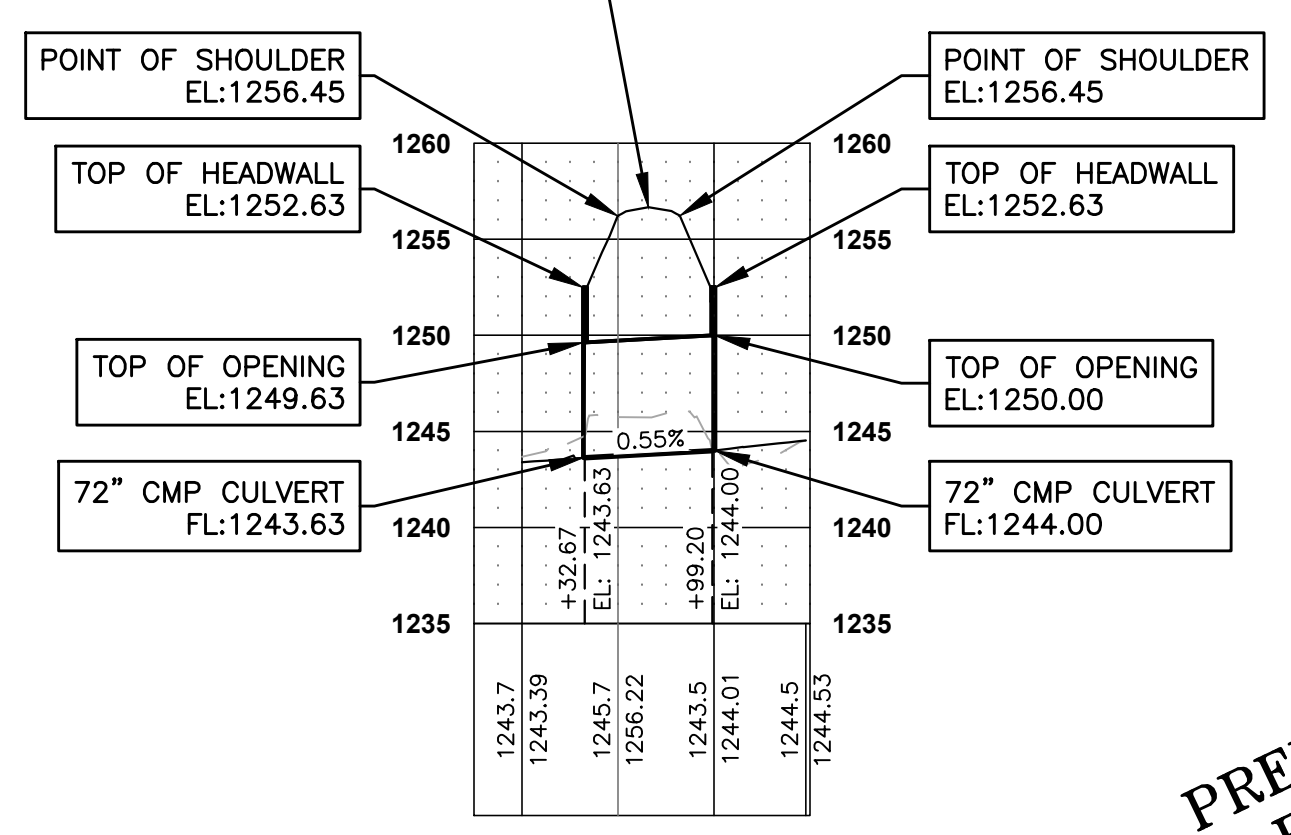
ENLARGED PLANVIEW
SCALE 1"=30'

MINIMUM OPENING ELEVATIONS

BLOCK	LOT	ELEV(NAVD88)
4	1 - 6	1257.67

LOWEST FLOOR ELEVATIONS

BLOCK	LOT	ELEV(NAVD88)
1	1-5	1244.9
2	1-11	1244.9



WALTER'S RIDGE ROAD: STA 24+48.66
72" CMP CULVERT CROSS SECTION
HORIZONTAL SCALE : 1"=100'
VERTICAL SCALE : 1"=10'

- CULVERT DATA:**
- C1) 24" CMP W/ F.E.S. INLET FL: 1267.66 OUTLET FL: 1267.50 DA: 0.12 AC. C: 0.4 Q10: 0.3 CFS HW: 1.0
 - C2) 24" CMP W/ F.E.S. INLET FL: 1266.98 OUTLET FL: 1266.56 DA: 0.42 AC. C: 0.4 Q10: 1.0 CFS HW: 1.0
 - C3) 24" CMP W/ F.E.S. INLET FL: 1259.43 OUTLET FL: 1258.14 DA: 0.75 AC. C: 0.4 Q10: 1.7 CFS HW: 1.0
 - C4) 24" CMP W/ F.E.S. INLET FL: 1241.73 OUTLET FL: 1240.17 DA: 2.5 AC. C: 0.4 Q10: 5.8 CFS HW: 1.2
 - C5) 24" CMP W/ F.E.S. INLET FL: 1251.74 OUTLET FL: 1251.49 DA: 6.6 AC. C: 0.4 Q10: 15.2 CFS HW: 2.3
 - C6) 24" CMP W/ F.E.S. INLET FL: 1245.00 OUTLET FL: 1237.86 DA: 1.09 AC. C: 0.75 Q100: 9.2 CFS HW: 1.6
 - C7) 24" CMP W/ GRATE INLET INLET FL: 1242.78 OUTLET FL: 1237.91 DA: 2.01 AC. C: 0.75 Q100: 17.0 CFS
 - C8) 30" CMP W/ GRATE INLET INLET FL: 1242.77 OUTLET FL: 1237.95 DA: 4.01 AC. C: 0.75 Q100: 33.8 CFS
 - C9) 36" CMP W/ GRATE INLET INLET FL: 1242.89 OUTLET FL: 1235.65 DA: 5.67 AC. C: 0.75 Q100: 47.8 CFS

WALTERS RIDGE - PRELIMINARY PLAT
GRADING PLAN
HICKMAN, NEBRASKA

DATE: 06/15/2021
DESIGNED BY: JB/MLK
DRAWN BY: JB/MLK/MG
CHECKED BY: DPR/NPB

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**

WALTERS RIDGE PRELIMINARY PLAT

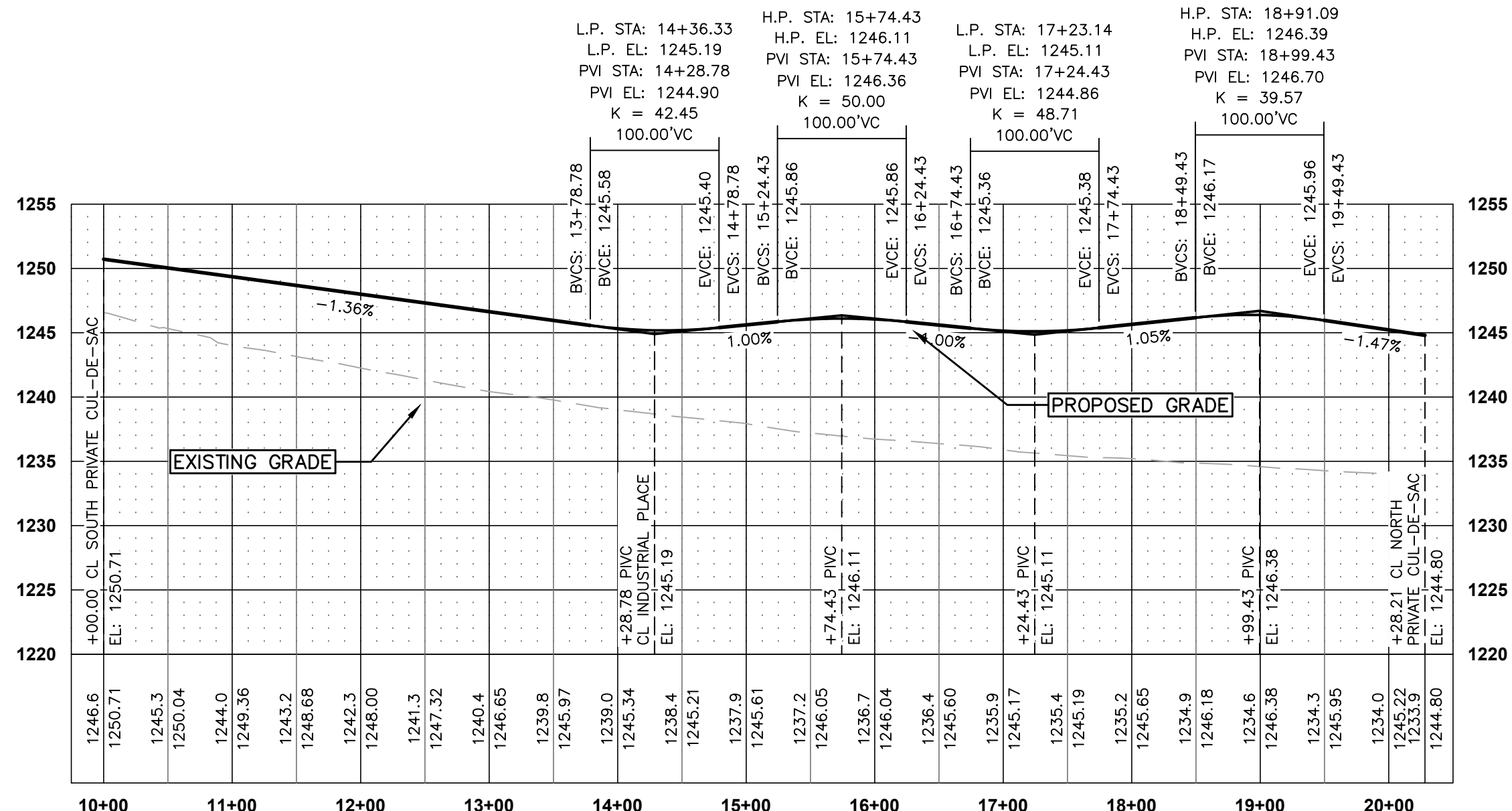
NO.	REVISIONS		
	DESCRIPTION	DATE	BY
	REVISIONS PER COMMENTS	7/9/2021	MLK
	REVISIONS PER COMMENTS	7/22/2021	MLK/JB
	SIGNS & SIGHT DISTANCE	8/16/2021	MLK/TH
	ADD WAIVERS & WETLAND INFO	9/3/2021	MLK/TH

PROJECT
211020

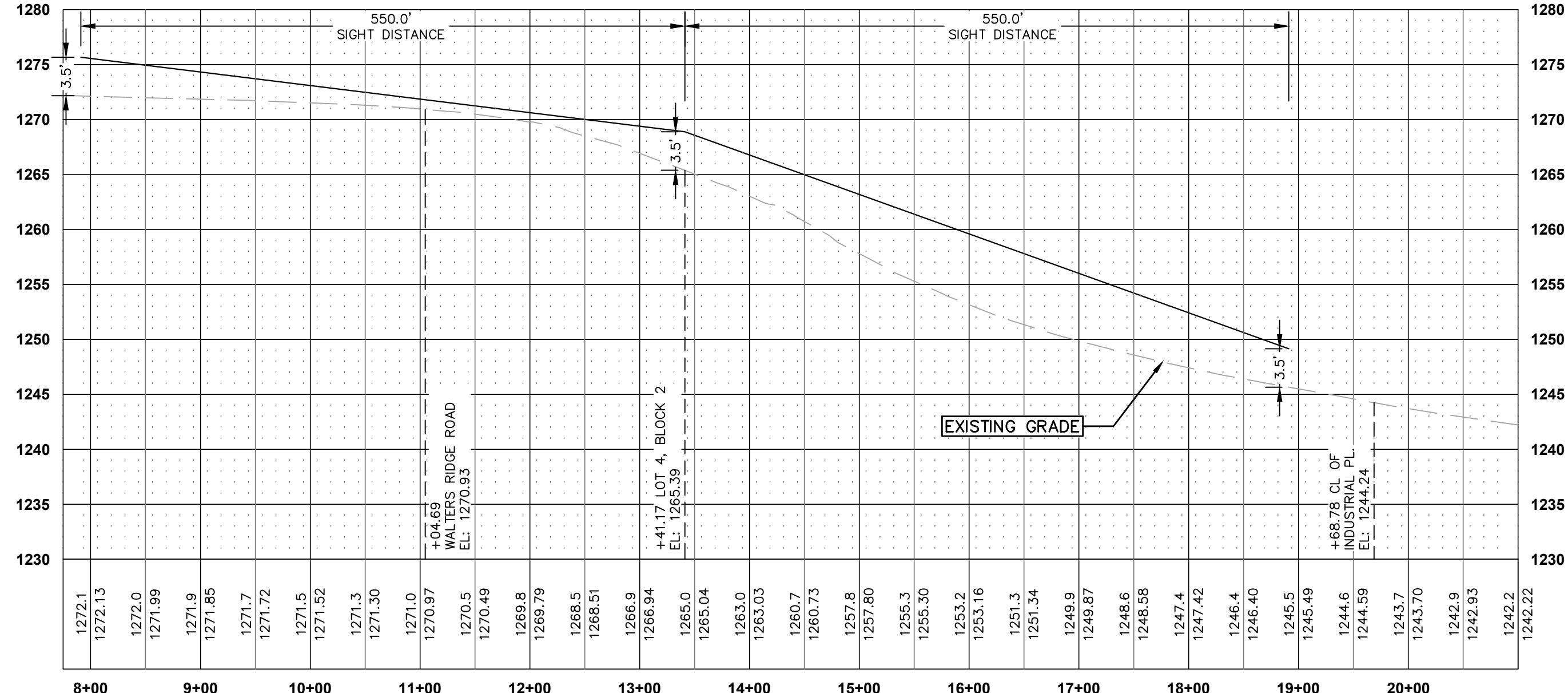
REGA
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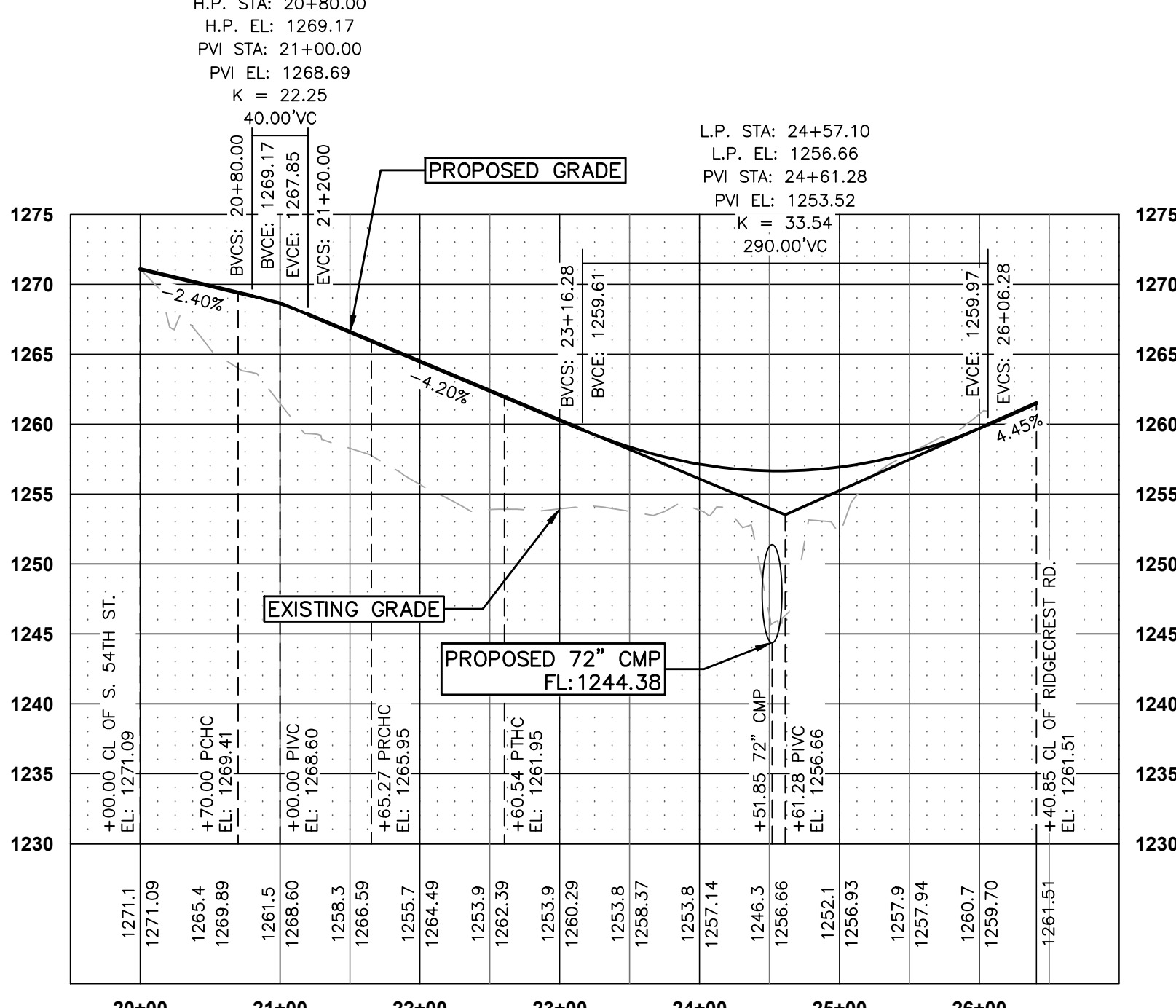
- ENGINEERING
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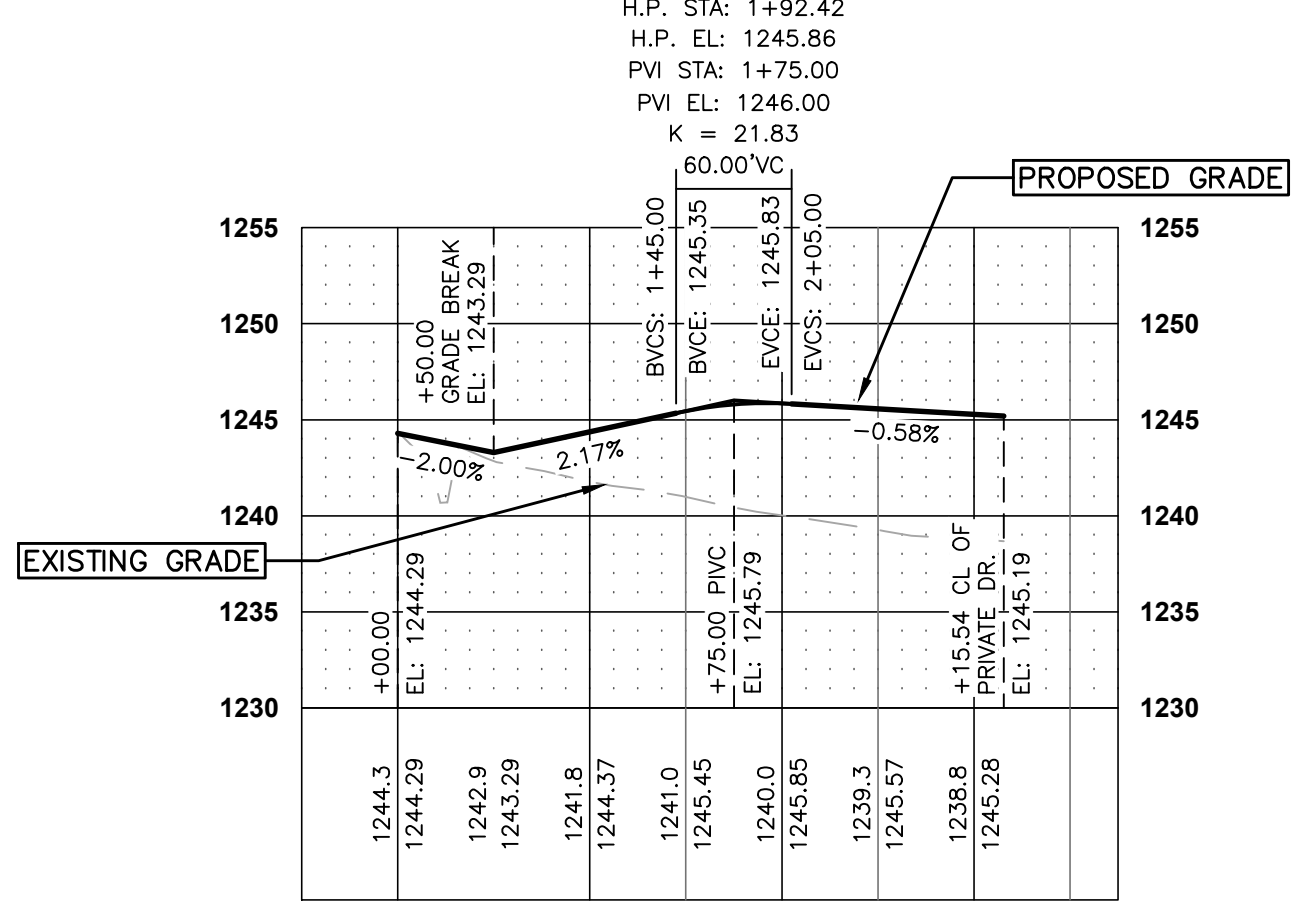
PRIVATE DRIVE
HORIZONTAL SCALE : 1"=100'
VERTICAL SCALE : 1"=10'



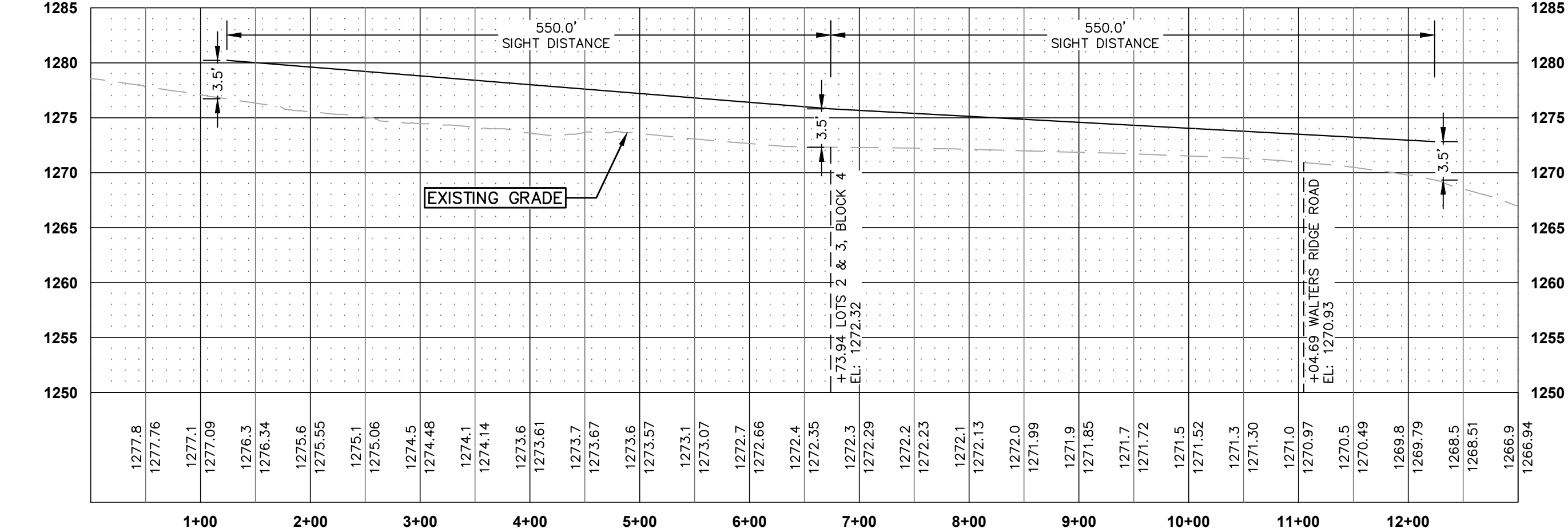
PRIVATE DRIVEWAY LOT 4, BLOCK 2
HORIZONTAL SCALE : 1"=100'
VERTICAL SCALE : 1"=10'



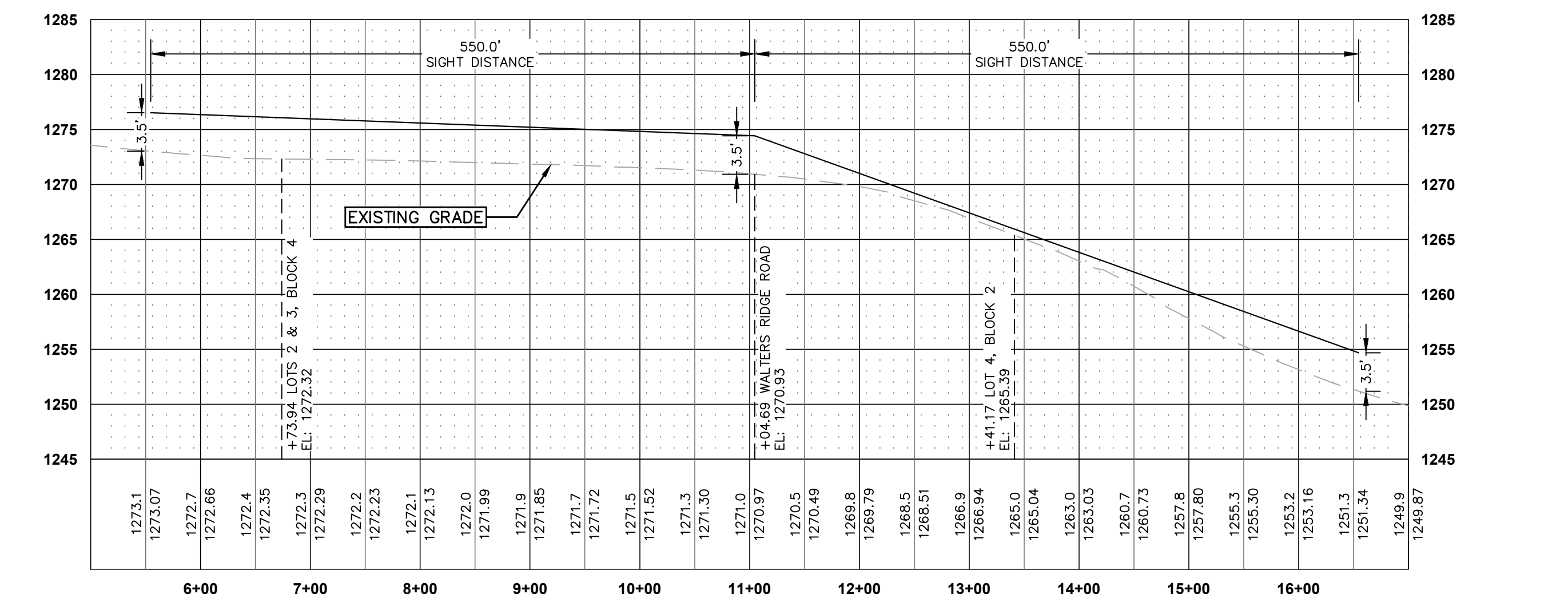
WALTER'S RIDGE ROAD
HORIZONTAL SCALE : 1"=100'
VERTICAL SCALE : 1"=10'



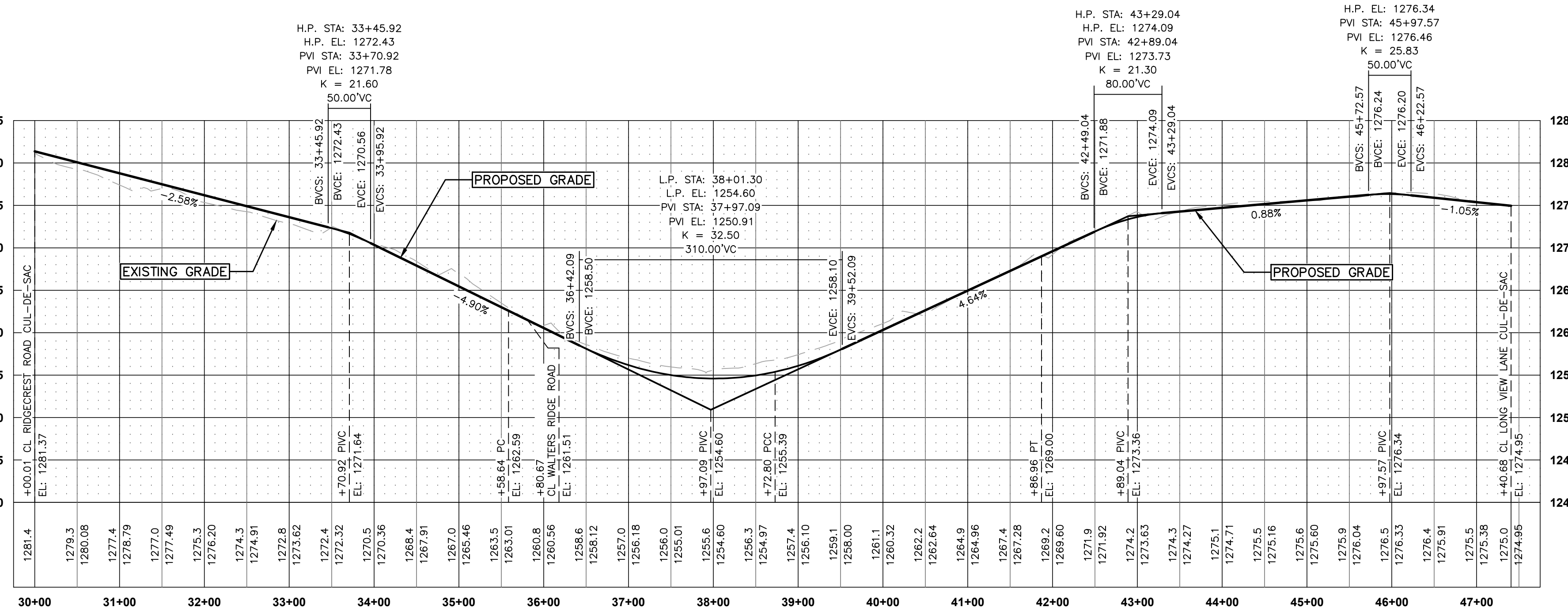
INDUSTRY PLACE - PRIVATE ROADWAY
HORIZONTAL SCALE : 1"=100'
VERTICAL SCALE : 1"=10'



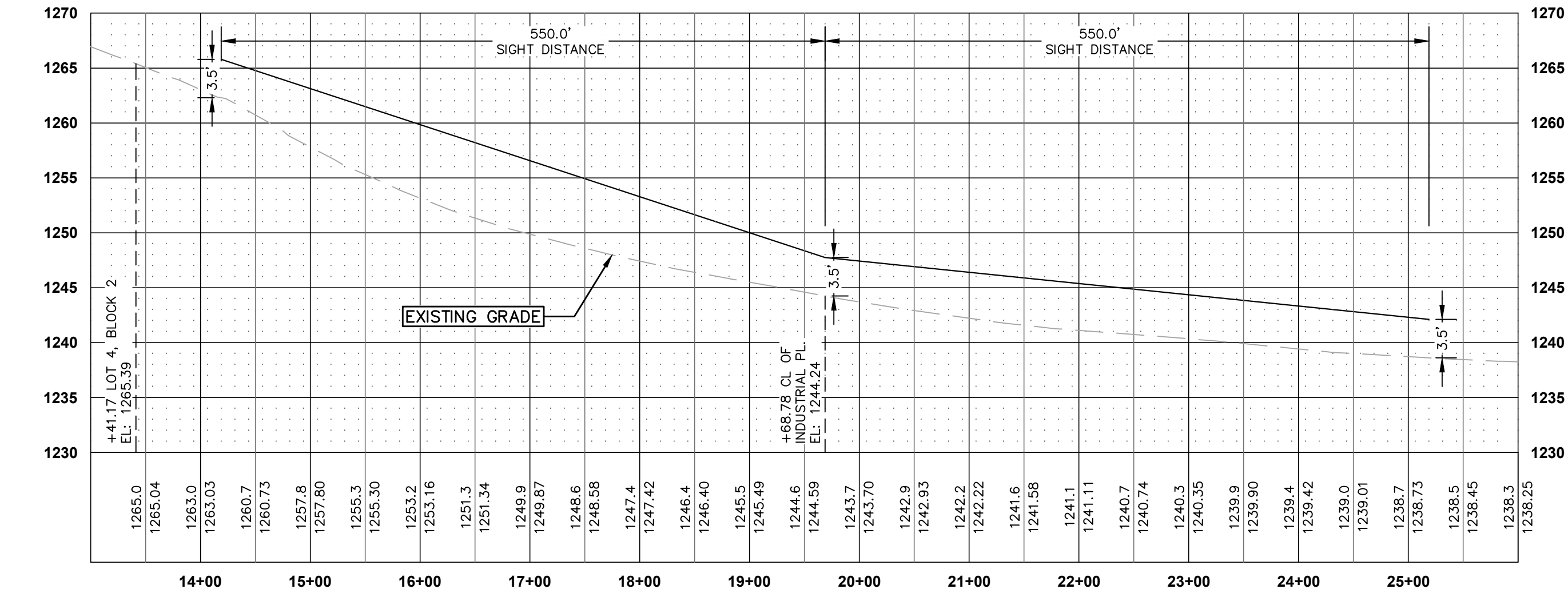
PRIVATE DRIVEWAY LOTS 2 & 3, BLOCK 4
HORIZONTAL SCALE : 1"=100'
VERTICAL SCALE : 1"=10'



WALTER'S RIDGE ROAD - SIGHT DISTANCE
HORIZONTAL SCALE : 1"=100'
VERTICAL SCALE : 1"=10'



RIDGCREST ROAD - LONG VIEW LANE
HORIZONTAL SCALE : 1"=100'
VERTICAL SCALE : 1"=10'



INDUSTRIAL PLACE - SIGHT DISTANCE
HORIZONTAL SCALE : 1"=100'
VERTICAL SCALE : 1"=10'

WALTERS RIDGE - PRELIMINARY PLAT
STREET PROFILES
HICKMAN, NEBRASKA

DATE: 06/15/2021
DESIGNED BY: JB/MLK
DRAWN BY: JB/MLK/MG
CHECKED BY: DPR/NPB

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

WALTERS RIDGE PRELIMINARY PLAT

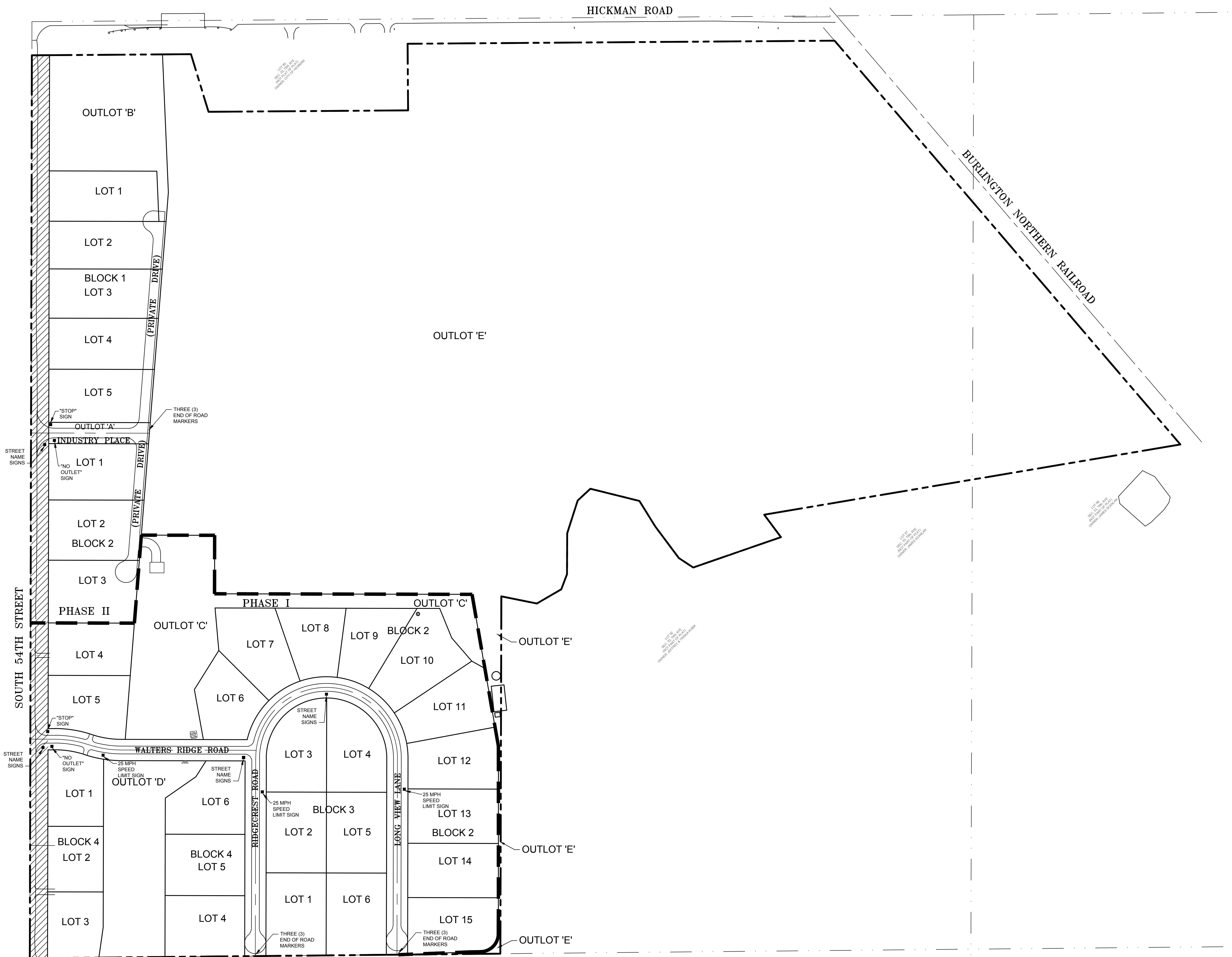
NO.	REVISIONS		
	DESCRIPTION	DATE	BY
	REVISIONS PER COMMENTS	7/9/2021	MLK
	REVISIONS PER COMMENTS	7/22/2021	MLK/JB
	SIGNS & SIGHT DISTANCE	8/16/2021	MLK/TH
	ADD WAIVERS & WETLAND INFO	9/3/2021	MLK/TH

PROJECT
211020

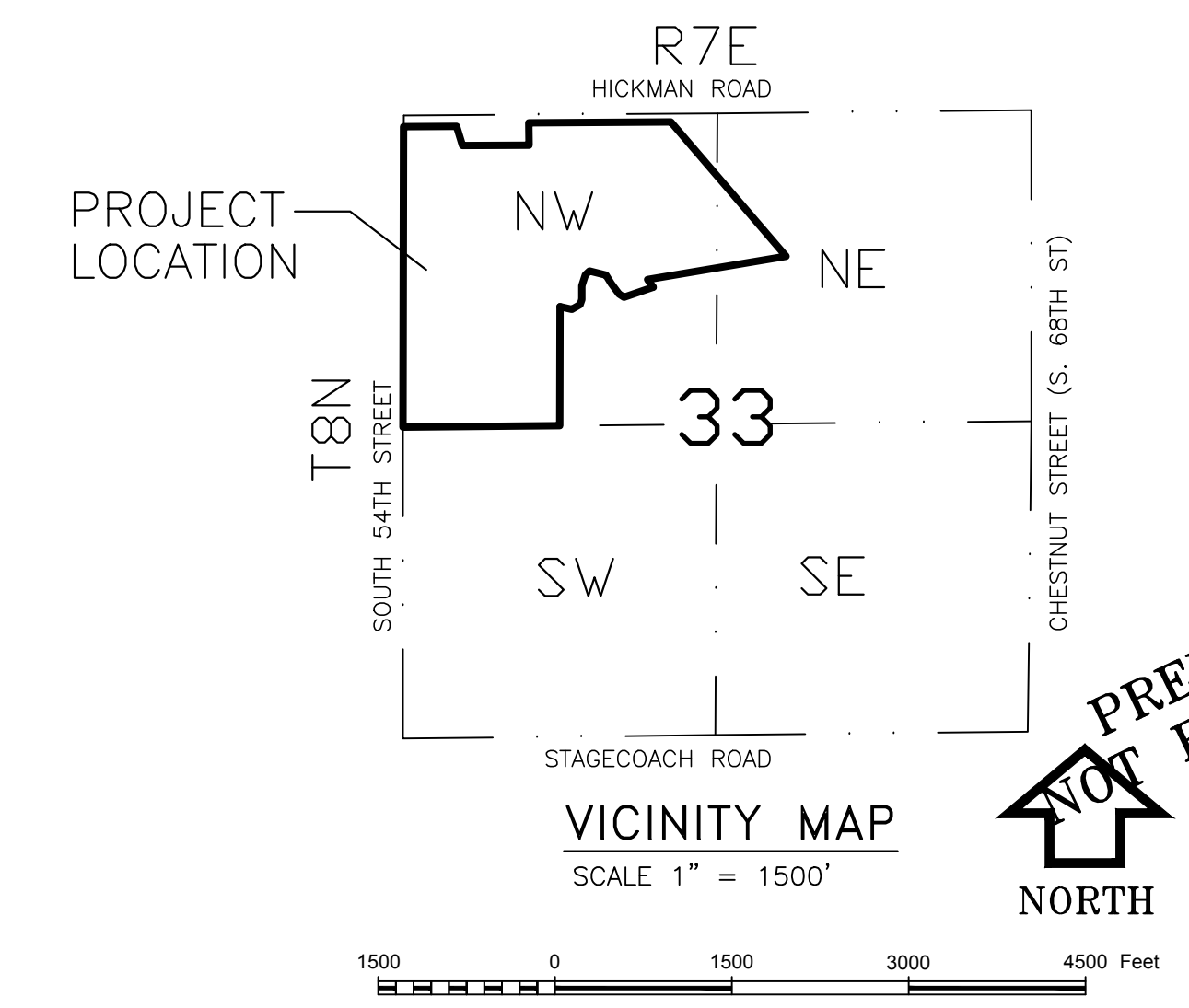
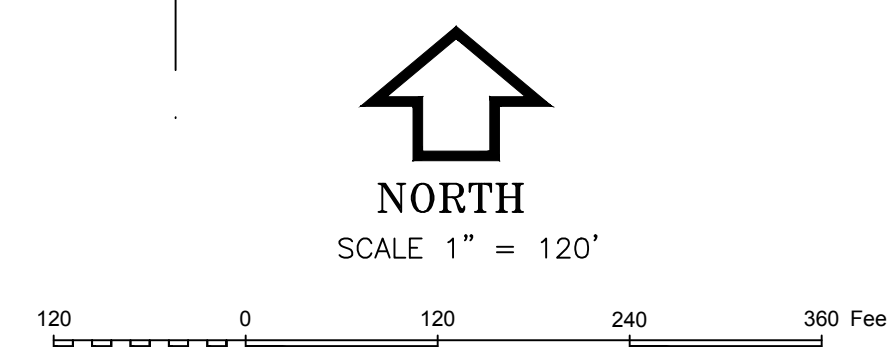
REGA
ENGINEERING
GROUP, INC.

601 OLD CHENEY RD., SUITE A
LINCOLN, NEBRASKA 68512
(402) 484-7342

- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING



WALTERS RIDGE - PRELIMINARY PLAT
SIGNING PLAN
HICKMAN, NEBRASKA



DATE: 06/15/2021
DESIGNED BY: JB/MLK
DRAWN BY: JB/MLK/MG
CHECKED BY: DPR/NPB

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**

From: Tracy Zayac <tzayac@lpsnrd.org>
Sent: Tuesday, August 31, 2021 9:35 AM
To: Heidi Hoglund
Subject: RE: Walters Ridge development

Good morning,

In answer to your question on easement extent, we don't have a standard width. It should be wide enough for construction activities and include access from whatever road is in the area. As an example, our easement for the Stevens Creek trib in the Wandering Creek neighborhood (contains about a dozen small bank stabilization and grade controls) is 250 feet wide on average and encompasses both sides of the channel. We don't have a standard number.

Below are our comments on the development as a whole:

We note that detention B appears to be located in the floodplain, though the low resolution of the document copy we received makes it difficult to tell exactly. Locating detention outside of the floodplain is a preferred practice. We also note that the proposed wellhouse and wells are to be located in, or possibly barely outside of, the floodplain, which increases the vulnerability of the water supply in the event of a flood. We note that grading appears to be planned to extend very close to the top of the Hickman Branch streambank. We suggest keeping grading activities at least 100 feet away from top of bank.

Geologic data available in this area show that aquifer material in this area is extremely limited, and bedrock is relatively close to the ground surface (30-75 feet, depending on surface elevation). One registered well has been constructed in this area and pumps only a modest amount of water (7gpm). Based on the data available and existing well construction information, groundwater availability in the area appears to be very limited. Without further investigation and/or aquifer testing, the ability of the area to produce groundwater yields necessary or desirable for the proposed development is uncertain. We suggest considering an alternative plan for water supply to these lots, if groundwater supply proves insufficient.

Hickman City ordinance requires that the developer provide an easement along the watercourse within the proposed development to the City and LPSNRD for future channel or flood-control improvements and recreational trails. LPSNRD will work with the City and the developer to identify the appropriate easement corridor. This easement should be filed prior to final platting the development.

Let me know if you have any questions.

Tracy Zayac
Stormwater/Watershed Specialist
Lower Platte South Natural Resources District
3125 Portia St
Lincoln, NE 68521
Office phone (402) 476-2729
Email tzayac@lpsnrd.org
Website <https://www.lpsnrd.org/>

September 3, 2021
FROM: REGA ENGINEERING GROUP INC.

Heidi,

We would like to respond to the comments received from LPSNRD.

- An easement has been shown on the plans of 120' wide over the Hickman Branch stream. An easement of 100' wide has been shown on the existing stream to the west. We are willing to work with the City of Hickman and LPSNRD on the width of each easement that is acceptable to all parties.
- It is not certain on which version of the development has been reviewed by LPSNRD. It is understood that it is not ideal to have detention located within the floodplain however the detention as shown, currently in the northwest corner of the development, meets the required volume required. The surface water is located approximately 160 feet from the Hickman Branch stream bank with the proposed grading at least 100 feet from said bank.
- The well house is shown within the floodplain, however, it is at an existing grade elevation which is 1 foot above the base flood elevation. The only grading shown for the well house is for a drive to access it. The well field location is shown within the floodplain. Steps will be taken to prevent contamination into the wells at the chance of flooding.
- There is grading shown adjacent to the Hickman Branch stream bank adjacent to the proposed residential lots. This grading is a berm which will not have a significant impact to the stream.
- We acknowledge that the aquifer is limited. There will be sufficient water with the well field consisting of 2 wells which will meet the average demand of at least 10 gpm. The developer has contacted the City of Hickman and the rural water district for alternate water. At this time, neither are at a capacity to supply water to the development.
- Please refer to the first bullet point addressing the easements along the drainage/watercourse.

Thanks,

Marcia L. Kinning
Land Development Planner

Phone 402.484.REGA (7342) Ext. 210
Direct: 402-413-1023

Walters Ridge Preliminary Plat

Waivers:

1. Public Streets to meet the Lancaster County rural design standards.
2. Private roadway and access drive to provide for access to industrial lots.
3. No sidewalks.
4. No pedestrian easement for blocks greater than 600 feet.
5. Block length.
6. No street lighting.
7. No street trees.
8. Private well field and well house for potable water to residential lots.
9. Private well for distribution of non-potable water to industrial lots.
10. Private sanitary sewer with lift station connecting to public sanitary sewer treatment facility.
11. 10% open space for public use.

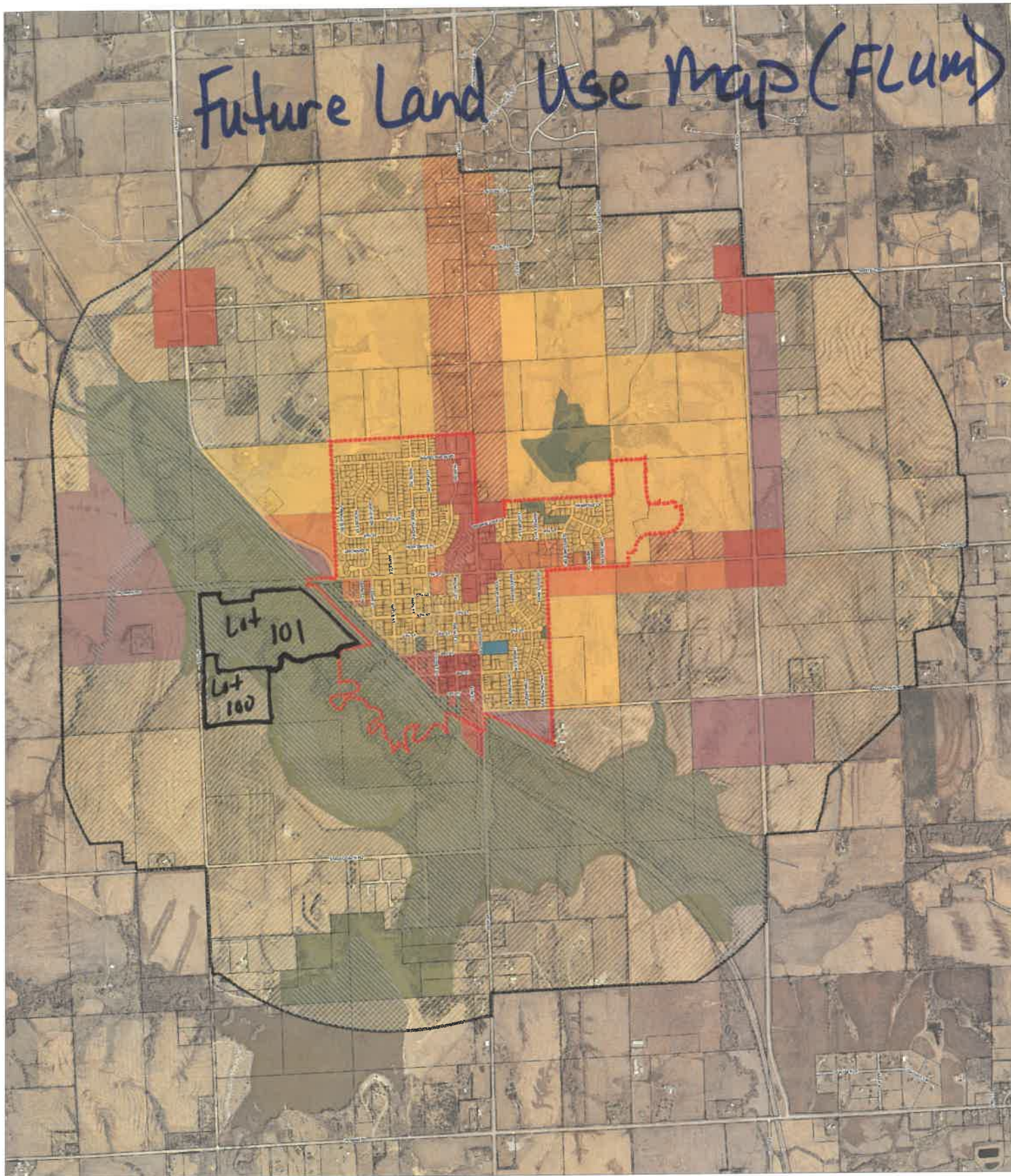


Printed: 8/10/2021

Map Scale
1:18,056

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









Future Land Use Map (FLUM)



Legend

-  Corporate Limits
-  Extraterritorial Jurisdiction
- Floodplain**
-  100-Year Floodplain Overlay
-  Floodway Overlay

Future Land Use

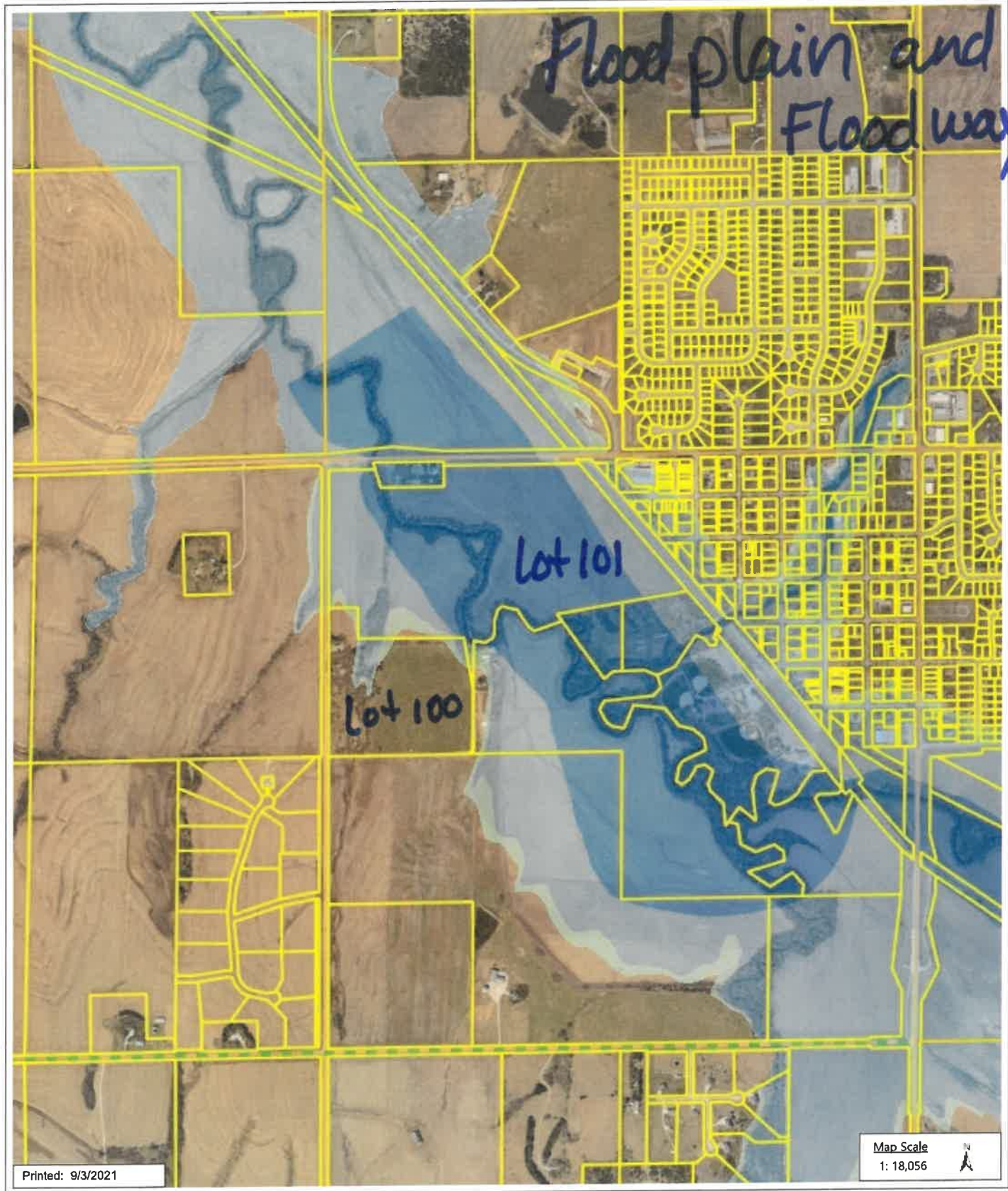
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Commercial
-  Industrial
-  Mixed Use
-  Parks and Recreation
-  Public/Quasi-Public



Future Land Use Hickman, Nebraska

Created by: C. Stas
 Date: June 1, 2018
 Revised: June 6, 2018
 Software: ArcGIS 10.4
 File: 110873.00
 This map was prepared using information
 that is not warranted to be accurate by JEC
 under the applicable SL, L, or other contract,
 or public or private contract. JEC does not
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 information used to prepare this map. This is
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Printed: 9/3/2021

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Legend

- Trailheads
- Railroad Crossing
- Roadway Crossing
- Stream Crossings
- Green Space
- Proposed Trails**
- Other Trails
- Baylor Heights Trail
- Harlan Reservoir Trail
- Hickman Road East Trail
- Hickman Road to Wagon Train Road Connector
- Prairie View Park Link
- Prairie View to Terrace View Connector
- Scott's Creek Trail
- Terrace View Park Link
- Wagon Train Rd Trail
- Water Tower Trail
- Trail Types**
- Existing or In-Progress
- Privately Developed
- Regional
- Trail Priority**
- 1st Priority
- 2nd Priority
- 3rd Priority

Bridge Replacement

Lot 101

City Trails
Trail Master Plan, Hickman, NE

TRAILS

AGREEMENT

THIS AGREEMENT is made and entered into by and between **Cedar Creek Estates, LLC, a Nebraska Limited Liability Company**, hereinafter called “Subdivider”, whether one or more, and the **CITY OF HICKMAN, NEBRASKA, a municipal corporation**, hereinafter called “City”.

WHEREAS, Subdivider has made application to City for permission to subdivide and for approval of the final plat of **WALTERS RIDGE ADDITION**, a copy of which is attached to this Agreement as Exhibit ‘A’ (the ‘Final Plat’); and

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 to plat and approval of the Final Plat of **WALTERS RIDGE ADDITION**, it is agreed by and between Subdivider and City as follows:

1. The Subdivider agrees to complete the county road construction of the public streets as shown on the Final Plat within two (2) years following the approval of the Final Plat.
2. The Subdivider agrees to complete the private water distribution system to serve the properties located in the Final Plat within two (2) years following the approval of the Final

- Plat. A homeowners association shall be created to maintain the private water distribution system.
3. The Subdivider agrees to complete the private wastewater collection system to serve the properties located in the Final Plat within two (2) years following the approval of the Final Plat. A homeowners association shall be created to maintain the private wastewater collection system.
 4. The Subdivider agrees to complete the enclosed drainage facilities located in the Final Plat within two (2) years following the approval of the Final Plat.
 5. The Subdivider agrees to complete the installation of the street name signs within two (2) years following the approval of the Final Plat.
 6. The Subdivider agrees to complete the installation of permanent markers prior to construction on or conveyance of any lot within the Final Plat.
 7. The Subdivider agrees to install electricity to the lots within the Final Plat once the private wastewater collection system, private water distribution system and construction of the public streets within the Final Plat have been completed.
 8. The Subdivider agrees to complete any public and private improvements or facility required by Article 6 of the City 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.
 9. The Subdivider agrees to comply with the provisions of Article 6.14 (Land Preparation) of the City of Hickman Subdivision Regulations.

10. This Agreement and all obligations and covenants contained herein of the Subdivider shall run with the land and be binding and obligatory upon the heirs, successors and assigns of Subdivider.
11. This Agreement shall be recorded with the Lancaster County Register of Deeds upon the recording of the Final Plat for the Walters Ridge Addition.
12. This Agreement and all obligations of the Subdivider shall apply to the Walters Ridge Addition including all of the lots legally described in Exhibit 'B' to this Agreement.
13. Subdivider guarantees the completion of all improvements as required by City of Hickman Subdivision Regulations Sections 8.02, 8.03 and 8.04 and will provide an Agreement for Escrow of Security Fund attached hereto as Exhibit 'C'.

Dated this _____ day of _____, 2021.

CEDAR WOODS ESTATES, LLC
a Nebraska limited liability company,

Donn Stoner, Member

ATTEST:

CITY OF HICKMAN, NEBRASKA
A municipal corporation

City Clerk

Doug Hanson, Mayor

STATE OF NEBRASKA)
) ss.
COUNTY OF SOUTH LANCASTER)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by Donn Stoner, Member of Cedar Woods Estates, LLC, a Nebraska limited liability company, on behalf of the limited liability company.

Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF SOUTH LANCASTER)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by Doug Hanson, Mayor of the City of Hickman, Nebraska, a municipal corporation.

Notary Public

EXHIBIT 'A'

**WALTERS RIDGE ADDITION
FINAL PLAT**

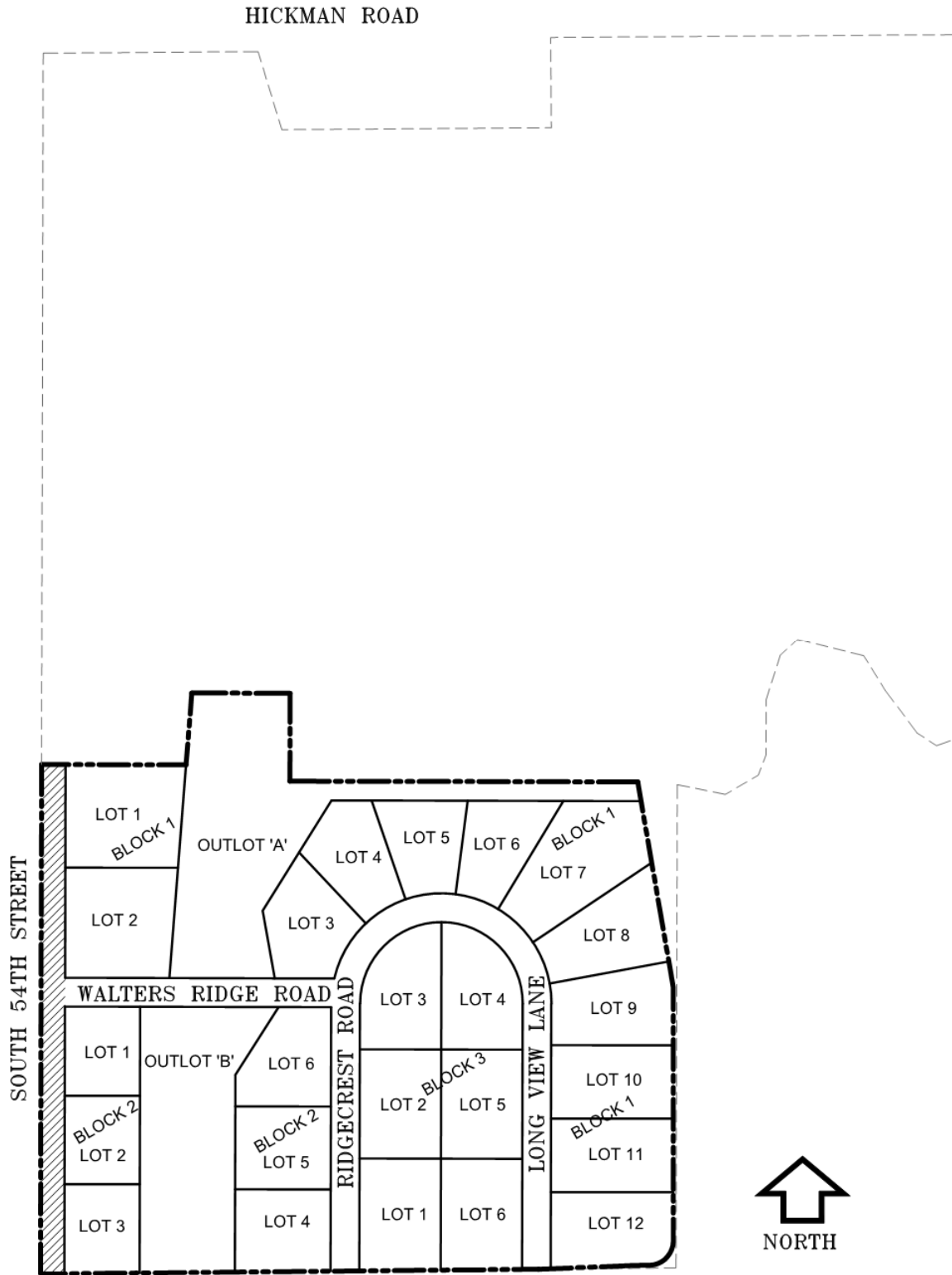


EXHIBIT 'B'

Legal Description of Lots Contained within

**WALTERS RIDGE ADDITION
FINAL PLAT**

Block 1

- Lot 1
- Lot 2
- Lot 3
- Lot 4
- Lot 5
- Lot 6
- Lot 7
- Lot 8
- Lot 9
- Lot 10
- Lot 11
- Lot 12

Block 2

- Lot 1
- Lot 2
- Lot 3
- Lot 4
- Lot 5
- Lot 6

Block 3

- Lot 1
- Lot 2
- Lot 3
- Lot 4
- Lot 5
- Lot 6

Outlot A

Outlot B

EXHIBIT 'C'

**WALTERS RIDGE ADDITION
FINAL PLAT
AGREEMENT FOR ESCROW OF SECURITY FUND**

WHEREAS, before any final plat may be approved, the required improvements must have been installed or a performance bond, escrow or security agreement must be furnished to the City to guarantee the installation of the required improvements which may be installed within a subdivision; and

WHEREAS, Cedar Woods Estates, LLC, a Nebraska limited liability company, hereinafter called "Permittee," has made application to the City for permission to construct and/or install public improvements consisting of:

Improvement

- Street Construction
- Water Distribution System
- Wastewater Distribution System
- Drainage Facilities
- Detention Cell Improvements
- Street Signs
- Permanent Markers

within the final plat of WALTERS RIDGE ADDITION, an addition to the City of Hickman, Lancaster County, Nebraska and guarantee the same by placing funds in an escrow account as security for performance of said construction.

NOW, THEREFORE, IT IS AGREED by and between Cedar Woods Estates, LLC, Permittee, and the City of Hickman, Nebraska, a municipal corporation, hereinafter called the "City," as follows:

1. That prior to approval of the aforesaid final plat, Permittee shall either deposit the sum of _____ Dollars (\$_____) with _____ (Bank) as escrow agent for the City, or obtain a loan of immediately payable funds from _____ (Bank) in said amount and irrevocably pledge and assign said funds to _____ (Bank) as escrow agent for the City, the same to be held in escrow as security to guarantee the construction of the aforesaid improvements within said final plat.
2. The said escrow fund shall be allocated to the above-specified improvements in said final plat as follows:

<u>Improvement</u>	<u>Amount</u> (110% of estimated cost)
Street Construction	\$ <u>.00</u>
Water Distribution System	\$ <u>.00</u>
Wastewater Distribution System	\$ <u>.00</u>
Drainage Facilities	\$ <u>.00</u>
Detention Cell Improvements	\$ <u>.00</u>
Street Signs	\$ <u>.00</u>
Permanent Markers	\$ <u>.00</u>

Said escrow fund shall NOT be automatically transferred and allocated to the specified improvements to the extent such improvements are required to be installed in a subsequent final plat involving any portion of the property within this final plat (“replat”).

3. The funds designated for any one improvement listed above may be released from escrow only as authorized by the City Administrator or other City designee. The City Administrator or other City designee shall authorize _____(Bank) to release funds according to the following:

Whenever twenty-five, fifty or seventy-five percent or more of the value of any road construction, water, sanitary sewer or drainage facilities improvement within the final plat has been completed in accordance with the approved construction plans, and the percentage of completion has been certified by Permittee’s registered professional engineer to the City, the amount of the funds required as security for said improvement shall be reduced by twenty-five, fifty or seventy-five percent, respectively; provided that such reduction does not reduce the amount of funds held in escrow for said improvement to an amount less than one hundred ten percent (110%) of the estimated cost of the work remaining to be completed under the approved construction plans. Final escrow releases will be submitted as follows;

- a. Final street construction releases will be submitted when 100% of the construction work has been completed under the construction plans. Rock tickets and final inspection are required to be provided to and completed by the Lancaster County Engineer before the final release will be approved.
- b. Final water releases will be submitted when 100% of the water work has been completed under the construction plans. Once the coliform tests have been completed and approved, the final release will be approved.
- c. Final sanitary sewer releases will be submitted when 100% of the sewer work has been completed under the construction plans. Once the pressure tests and video of the sewer have been submitted and accepted, the final release will be approved.
- d. Final drainage facilities releases will be submitted and approved when 100% of the drainage facilities work has been completed under the construction plans. One hundred percent (100%) will be released when the work has been completed to the satisfaction of the City.
- e. Detention cell improvement releases will be submitted when 100% of the detention cell improvement have been completed under the construction plans. One hundred percent (100%) will be released when the work has been completed to the satisfaction of the City.
- f. Street name signs releases will be submitted when 100% of the street name signs have been installed under the construction plans. One hundred percent (100%) will be released when the work has been completed to the satisfaction of the City.
- g. Permanent markers releases will be submitted when 100% of the lot staking work has been completed under the construction plans. One hundred percent (100%) will be released when the work has been completed to the satisfaction of the City.

In the event any or all of the aforesaid improvements are not completed to the satisfaction of the City by the completion dates listed in the conditions of approval for said final plat or replat to do said construction, whichever

is earlier, then and in that event _____(Bank) upon written request from the City, shall pay to the City the total amount of funds designated for each of the aforesaid improvements which shall not have been completed on said date or the amount of funds necessary to complete construction thereof, whichever is the lesser, and the City shall utilize said funds released by _____(Bank) to complete the improvements.

4. This Agreement shall be contingent upon its execution by the parties hereto, the pledge and assignment of the required security funds with _____(Bank) as escrow agent for the City, and the acceptance of this Agreement by said escrow agent.

5. Permittee agrees to pay any and all fees charged by _____(Bank) as escrow agent for the City under the terms of this Agreement.

6. _____(Bank) shall be liable as a depository only.

7. Upon deposit of the security fund as provided in this Agreement, the City agrees to waive the requirement that Permittee post performance bonds for completion of the aforesaid improvements.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed this ____ day of _____, 2021.

“Permittee”

CEDAR WOODS ESTATES, LLC,
a Nebraska limited liability company

By: _____
Donn Stoner, Member

“City”

CITY OF HICKMAN, NEBRASKA,
a municipal corporation,

ATTEST:

City Clerk

Doug Hanson, Mayor

Approved:

City Attorney

ACCEPTANCE OF ESCROW AGREEMENT

_____ (Bank) hereby agrees to the terms and instruction listed above and acknowledges that it has accepted a deposit of _____ Dollars (\$ _____) or an irrevocable pledge and assignment of immediately payable funds in said amount from Cedar Woods Estates, LLC (Permittee) to be held in escrow (Note No. _____) by _____ (Bank) as escrow agent for the City of Hickman, Nebraska, a municipal corporation, to ensure construction of the improvements listed in the above and foregoing Agreement and further agrees not to release any of said monies or irrevocable pledges held by _____ (Bank) to secure construction of said improvements until it has received written authorization from the City of Hickman in accordance with the foregoing Agreement.

Dated this _____ day of _____, 2021.

Attest:

(Bank)
(Address)

By: _____

Name: _____

Title: _____

