

Planning Commission Regular Meeting
Tuesday, May 6, 2025 7:00 PM

Hickman Community Center/City Hall

1. Call to Order
 - 1.A. Participant Sign-In Sheet Available & Disclosure of Meeting Recording Process Notice Posted.
 - 1.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.
 - 1.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.
 - 1.D. Registered Agenda Speakers: All individuals requesting to be Registered Agenda Speakers must fill out a Registered Speaker Card & submit it to the 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. 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. All individuals requesting to hand out documents to Planning Commission Member must deliver them directly to the Recording Clerk for distribution.
2. Roll Call
3. Approval of Meeting Minutes
 - 3.A. April 1, 2025 Planning Commission Meeting Minutes
4. Presentations & Introductions - None
5. Reports
 - 5.A. Staff Report

6. Public Hearings

6.A. The purpose of the hearing is to provide an opportunity for Public Comment on a request by Civil Design Group, Inc. on behalf of SWG4 LLC for Final Plat approval for Etmund Estates 2nd Addition, a proposed subdivision consisting of 79 residential lots on 23.88 acres, located west of S. 68th Street and north of Hickman Road.

6.B. The purpose of the hearing is to provide an opportunity for Public Comment on a request from Civil Design Group, Inc. on behalf of SWG4 LLC for annexation of property with the legal description Etmund Estates 1st Addition, Lot 1; extending the Extraterritorial Jurisdiction (ETJ) upon approval of the annexation and to amend the Official Zoning Map of the City of Hickman to reflect said changes.

7. Unfinished Business - None

8. New Business

8.A. Recommendation to City Council on the request by Civil Design Group, Inc. on behalf of SWG4 LLC for Final Plat approval for Etmund Estates 2nd Addition, a proposed subdivision consisting of 79 residential lots on 23.88 acres, located west of S. 68th Street and north of Hickman Road.

8.B. Recommendation to City Council on the request by Civil Design Group, Inc. on behalf of SWG4 LLC for annexation, extension of the City of Hickman's Extraterritorial Jurisdiction, and amendment to the official zoning map of Hickman to include the land described in the final plat of Etmund Estates 2nd Addition with the current legal description Etmund Estates 1st Addition, Lot 1.

9. Planning Commission Comments & Correspondence - None

10. Meeting Adjournment

MINUTES OF THE HICKMAN PLANNING COMMISSION MEETING

April 1, 2025

1. Call to Order

Planning Commission Chair, Josh Maurer, called the Hickman Planning Commission Meeting to order at 7:00 PM on Tuesday, April 1, 2025. Notices of the meeting were distributed and posted at the Hickman City Hall, U.S. Post Office-Hickman, and U-Stop Market. The Open Meeting Laws Act, 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.

2. Roll Call

Planning Commission Members present for Roll Call included: Jarred Horsky - Alternate, Cory Ostrander, Chair Josh Maurer, Colby Huenink - ETJ Representative, Erik Nore and Brad Schlange. Planning Commission Members Charles Stewart, Lance Murry and Paul Tran were recorded as absent and excused. Vice Chair Eldren Echternkamp was noted as absent.

3. Approval of Minutes

Chair Maurer presented January 7, 2025, Planning Commission Meeting Minutes. Motion by Nore and seconded by Ostrander to approve January 7, 2025, Planning Commission Meeting Minutes. The following members voted "YEA," Horsky, Ostrander, Maurer, Huenink, Nore, Schlange. The following members voted "NAY," none. Motion passed 6-0.

4. Presentations & Introductions

None.

5. Reports

Staff Report on a Conditional Use Permit (CUP) application to operate an Automotive and Machinery Repair Shop at 105 Locust Street was presented City Staff.

6. Public Hearing

The purpose of the hearing is to provide an opportunity for Public Comment on a request from Youngs Custom Fabrication and Restoration for a Conditional Use Permit to operate an Automotive and Machinery Repair Shop in the C-1 Downtown Commercial Limited District on property legally described as Block 22, Lot 4, EX W20' Hickman Addition; commonly known as 105 Locust Street, Hickman, NE 68372.

Chair Maurer opened the public hearing at 7:16 pm. Mr. Walt Nelson spoke in favor of the conditional use permit approval. He is concerned with parking. He invited Mr. Youngs to join the Chamber of Commerce and encouraged him to be a good neighbor to the surrounding businesses. Mr. Tyne Youngs spoke in favor of his application for a CUP. He noted he intends to be a good neighbor and plans to help support local businesses. He has already been in contact with the neighboring property owner to collaborate on future events. He will not be taking insurance repair work as his business will focus on restoring classic and antique vehicles, engine building, and custom metal fabrication. The intent is not just to provide a repair service, but to offer something specialized and high-quality, including building promotional custom vehicles. He will not have a paint booth in the shop at this time. Hearing no further comments in opposition or neutral position, Ostrander made the motion to close the public hearing at 7:28 pm, seconded by Huenink. The following members voted "YEA," Horsky, Ostrander, Maurer, Huenink, Nore, Schlange. The following members voted "NAY," none. Motion passed 6-0.

7. Unfinished Business – None

8. New Business

Recommendation to the City Council on a Conditional Use Permit Application to operate an Automotive and Machinery Repair Shop at 105 Locust Street.

PC Member Ostrander made the motion to recommend approval to the City Council of the conditional use permit application to operate an Automotive and Machinery Repair Shop at 105 Locust Street in Hickman with the following conditions:

1. The CUP will be valid for 12 months from the date of approval.
2. No vehicles, parts, or equipment may be stored outdoors. All work and storage must be confined inside the building.
3. The applicant must ensure that noise from operations does not exceed nuisance levels, and that traffic is managed to avoid congestion.

Motion was seconded by Nore. The following members voted “YEA,” Horsky, Ostrander, Maurer, Huenink, Nore, Schlange. The following members voted “NAY,” none. Motion passed 6-0.

9. Planning Commission Comments & Correspondence

Chair Maurer introduced the newly appointed Planning Commission member Brad Schlange and new Alternate member Jarred Horsky. Mr. Schlange and Mr. Horsky introduced themselves and included a little bit of their background and interest in being on the Planning Commission.

No action taken. Presented for information only.

10. Meeting Adjournment

Motion by Horsky and a second by Schlange to adjourn the meeting at 7:38 PM.

The following members voted “YEA,” Horsky, Ostrander, Maurer, Huenink, Nore, Schlange. The following members voted “NAY,” none. Motion passed 6-0.

Josh Maurer, Chair
Date

Date

Heidi Hoglund, Recording Clerk

STAFF REPORT

TO: Hickman Planning Commission

FROM: Heidi Hoglund, Zoning Enforcement Officer

RE: Etmund Estates 2nd Addition – Annexation & Final Plat Review

DATE: May 6, 2025

I. Introduction

This report summarizes the review of two land use requests submitted by Civil Design Group, Inc. on behalf of SWG4, LLC for a property located west of S. 68th Street and north of The Woodland Plaza. The property, legally described as Etmund Estates 1st Addition, Lot 1, is proposed for development under the name Etmund Estates 2nd Addition. The two requests are:

1. A request for **voluntary annexation** of approximately 23.88 acres into the City of Hickman corporate limits.
2. A request for **Final Plat approval** for the Etmund Estates 2nd Addition subdivision, including 79 buildable residential lots.

These requests are part of a broader effort to support continued residential growth in northwest Hickman. The Preliminary Plat was approved in 2024 with several conditions and waivers. The Planning Commission is asked to review both applications and forward a recommendation to the City Council for final action.

II. Annexation Request

Overview

Annexation allows the City to extend zoning regulations, infrastructure coordination, and service planning to land adjacent to existing corporate limits. This parcel is directly contiguous to current city boundaries and is proposed for residential development.

Legal Framework

The request meets the requirements for annexation under Neb. Rev. Stat. §§ 17-405.01 to 17-426, applicable to cities of the second class. Specifically:

- The property is contiguous to existing city limits.
 - It is urban or suburban in character.
 - The annexation ordinance will require three separate readings by the City Council.
-

III. Final Plat Request

Preliminary Plat Background

The Preliminary Plat for Etmund Estates 2nd Addition was approved by Resolution 2024-16 on September 24, 2024, by the Hickman City Council. The Planning Commission held a public hearing on September 3, 2024, and recommended conditional approval with the following item:

1. The developer will, regardless of phasing, extend Ridge Road through Block 2, Lot 7, to provide access to the neighboring properties.

The City Council then approved the preliminary plat with the following clarifications and waivers:

1. Clarify that Block 2, Lot 7 has been renamed to Block 2, Outlot C, on the preliminary plat for access to the neighboring properties to the west.
2. Waive Zoning Ordinance Section 5.11.06 R-2 street side yard setback from 25 feet to 10 feet for lots abutting Red Bud Lane and restrict driveway access to Red Bud Lane.
3. Waive Zoning Ordinance Section 5.11.06 R-2 side yard setback for single-family attached residential units from 10 feet to 7.5 feet.
4. Waive Subdivision Regulation Section 5.15 block length requirement due to topography.

Project Summary

- **Location:** West of S. 68th Street, northwest area of Hickman
- **Area:** 23.88 acres
- **Lots:** 79 buildable lots
- **Proposed Zoning:** R-2 Low-Density Residential
- **Dwelling Types:** Mix of **attached and detached** single-family homes
- **Street Access:** Extension of two existing city streets

Parkland Requirement

The developer has requested to fulfill the public land dedication requirement through payment of a park fee in lieu of land dedication, in accordance with the Subdivision Regulations. This approach:

- Requires City Council approval, and
- Must be documented in the Subdivision Agreement.

Shared Access Easement

A shared access easement affecting a portion of the site remains active. The easement is expected to undergo a partial release: the Lower Platte South Natural Resources District and the Rural Water District will retain access to use the driveway, while the two neighboring properties to the west may relinquish their rights to use the driveway and will instead take access from a future connection to a City street. The partial release must be recorded prior to or concurrent with final plat filing. This release is a private legal agreement between the affected property owners.

IV. Zoning Review and Recommendations

The property is zoned R-2 Low-Density Residential. Under the 2023 Zoning Ordinance, the R-2 district permits both detached and attached single-family dwellings. All lots meet the applicable dimensional and development standards.

The staff review process included evaluation of the submitted plat and verification of zoning compliance. Applicable public hearing and noticing requirements have been satisfied. If the Planning Commission determines that the applications meet all applicable standards, staff recommend forwarding both items to the City Council for final review and action. Prior to Council action, all documents are to be reviewed by the City Engineer and City Attorney for accuracy and compliance.

Conditions of Approval

The following conditions are recommended to ensure the annexation and final plat are implemented in accordance with City standards, approved waivers, and development policies:

Annexation – Recommend approval, contingent upon:

- Completion of the required service plan within 12 months
- Developer funding of all public infrastructure improvements

Final Plat – Recommend approval, contingent upon:

- Compliance with:
 - 2025 Zoning Ordinance
 - 2007 Subdivision Regulations
 - City Engineer recommendations
 - City Attorney recommendations
-

Recommended Motions

Annexation:

“I move to recommend approval of the annexation request for Etmund Estates 2nd Addition, extension of the extraterritorial jurisdiction and amendment to the official zoning map to reflect the change of boundary.”

Final Plat:

“I move to recommend approval of the Final Plat for Etmund Estates 2nd Addition, subject to execution of a Subdivision Agreement and verification of all required conditions by the City Engineer and City Attorney.”



May 5, 2025

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

RE: Etmund Estates 2nd Addition Final Plat
Olsson Project No. 020-3129

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

We have completed our review of the Final Plat Submittal for development known as Etmund Estates 2nd Addition. The following documents were submitted for review.

- Construction Drawings all dated 4/17/25
 - Public Water Main
 - Public Sanitary Sewer
 - Public Storm Sewer
 - Public Paving
 - Cyprus Blvd. Public Paving

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 final plat documents submitted for review and the requirements of the City of Hickman.

Final Plat

1. All requirements of the final plat within the City of Hickman Subdivision Regulations shall be met.
2. Ensure all the required signature blocks are included on the plat.

Construction Drawings

All references to the City of Lincoln shall be reviewed and updated to the City of Hickman as applicable. Specifications referenced from City of Lincoln Standards may be utilized, but need to be included in the construction drawings or specifications so everything is all included under the Engineer of Record's seal and is included in the project documents.

Water Main

1. The mains running north along Ridge Road and Autumn Road (north of Red Bud Lane) extend to the north edge of this development and result in dead end mains which extend about 750 feet each. As future development occurs to the north, there will be an opportunity to loop this part of the system. In the meantime, additional maintenance of these mains will need to be considered.
2. A Type VI fire hydrant should be installed at the north end of Ridge Road and Autumn Road along with the west end of Red Bud Lane to facilitate future connections to these mains.
3. All pipe, appurtenances, and misc. items for construction should be specified so the materials that are to be used are known.

Sanitary Sewer

1. All 8-inch mains meet the minimum required slopes of 0.40% slope.
2. Updated the manhole frame and cover to not include a City of Lincoln emblem as the LSP 162 requires.
3. Ensure all sanitary sewer service end locations are marked for future discovery and also have survey locations documented in case they need to be located in the future.
4. Fiberglass manholes are not allowed in the City of Hickman.
5. All pipe, appurtenances, and misc. items for construction should be specified so the materials that are to be used are known.

Storm Sewer

1. Brick manholes and inlets are not allowed in the City of Hickman.
2. There will be surface drainage from the west end of Red Bud Lane onto the adjacent property. Permanent erosion control needs to be added at this location.
3. Ensure there are adequate pathways for overflow surface drainage for storm events larger than what the storm sewer is designed for to facilitate this drainage without damage to homes.
4. All pipe, appurtenances, and misc. items for construction should be specified so the materials that are to be used are known.

Paving

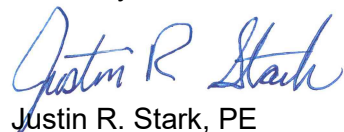
1. Concrete for paving shall be specified.
2. There is a doveled PCC pavement detail included, but there is no call out for this to be used in the paving.
3. Ensure all curb ramps are verified to meet ADA prior to concrete being poured.

Conclusion and Recommendation

Based upon the review of the final plat documents, we conclude the final plat could be approved if conditions and comments above are resolved prior to City Council approval of the plat. This conclusion and recommendation does not relieve the developer from the responsibility of meeting any and all requirements of the City that may not be specifically included in our review.

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 or jstark@olsson.com.

Sincerely,

A handwritten signature in blue ink that reads "Justin R. Stark". The signature is written in a cursive style with a large initial "J" and "S".

Justin R. Stark, PE
City Engineer, Olsson

PUBLIC NOTICE
City of Hickman, Nebraska
Planning Commission Public Hearing

The Hickman Planning Commission will hold a public hearing on Tuesday, May 6, 2025, at 7:00 p.m. at the Hickman Community Center/City Hall, 115 Locust Street, Room 128, Hickman, Nebraska.

The hearing is to consider a request by Civil Design Group, Inc. on behalf of SWG4 LLC for annexation, ETJ extension, and Final Plat approval for Etmund Estates 2nd Addition, a proposed subdivision consisting of 79 residential lots on 23.88 acres, located west of S. 68th Street and north of Hickman Road.

Legal Description: Etmund Estates 1st Addition, Lot 1, Parcel ID: 1528202001000, Hickman, NE 68372.

All interested parties are invited to attend.

Michele Lincoln, City Clerk

The Voice News

P.O. Box 148
 Hickman, NE 68372-0148
 402-792-2255

INVOICE - AFFIDAVIT OF PUBLICATION

INVOICE #	38004419	DUE DATE	5/24/2025
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BILL TO
City of Hickman ATTN: Clerk 115 Locust Street Hickman, NE 68372

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

VOICE NEWS

**News of Otoe, Johnson, Gage, Cass, Lancaster, Douglas,
 Saline, Sarpy & Saunders Counties,**

a legal newspaper which is published and is in general circulation in Lancaster, Gage, Johnson, Otoe, Cass, Douglas, Saline, Sarpy, and Saunders Counties, Nebraska, and is printed in the English Language weekly at its office in Hickman, 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 PUBLIC
 HEARING**

The Hickman Planning Commission will hold a public hearing on Tuesday, May 6, 2025, at 7:00 p.m. at the Hickman Community Center/City Hall, 115 Locust Street, Room 128, Hickman, Nebraska.

The hearing is to consider a request by Civil Design Group, Inc. on behalf of SWG4 LLC for annexation, ETJ extension, and Final Plat approval for Etmund Estates 2nd Addition, a proposed subdivision consisting of 79 residential lots on 23.88 acres, located west of S. 68th Street and north of Hickman Road.

Legal Description: Etmund Estates 1st Addition, Lot 1, Parcel ID: 1528202001000, Hickman, NE 68372.

All interested parties are invited to attend.
 Michele Lincoln, City Clerk

Apr. 24 - 25 Ins
 ZNEZ

1	Successive Week(s)
Beginning with the issue of:	4/24/2025
and ending with the issue of:	4/24/2025
Publisher's fee at Legal Rate is:	\$14.98

Darren P. Ivy

Darren P. Ivy, Publisher

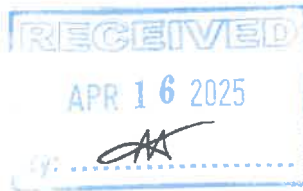
Summary Information	Weekly Cost
Notice of May 6 Planning Commission Public Hearing - Apr 24	12.48
Affidavit Fee	2.50

Subscribed and sworn before me, this 24th day of April, 2025

Shelah M. Davis
 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

Legal Description and Location: Lot 1, Etmund Estates 1st Addition

Subdivider:

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

Name: SWG 4, LLC - Greg Grader
Address: 819 O'St
Lincoln, NE 68508

Name: Civil Design Group, Inc.
Address: 8535 Executive Woods Dr. Suite 200
Lincoln, NE 68512

Telephone: 402-499-7039 Scott Wobig

Telephone: 402-434-8494

Name of Final Plat: Etmund Estates 2nd Add.

Number of Lots: 79 + 7 outlots

Fee Schedule:

Fee Total: 1790⁰⁰

1. Subdivision Final Plat Fee: \$1,000.00 + \$10.00 per Lot
2. For Sanitary Improvement Districts Only - Plan and Administration Review Reimbursement (Section 8.08): The estimated payment shall be made on the basis of 1% of the construction and/or installation cost estimates for the various improvements computed by the Subdivider's Engineer, which estimated amount shall be paid to the City at the time the plans and specifications are submitted to the City for City final review approval.

Questions:

- 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: _____
- 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: _____
- C. Is this final plat based upon, and consistent with, the preliminary plat approved by the City Council on _____, 20_____, Resolution No. _____
Yes No _____ If not, please explain the proposed changes and reasons on an additional sheet.
- D. 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, Sewer, Storm, Paving & Street Lights

Mike Eckert

4-16-25

Signature of Applicant

Printed Name

Date

City Use Only

Date Application Received: April 16, 2025

Final Plat #: 2025-48

Fee Paid \$ 1790 Receipt No. 2.002000444

Date Fees Paid: 4-17-25

Check # 1006

Receipt No: 2.002000444

Apr 18, 2025

SWG4 LLC

Building Permit - Building Permit	1,790.00
<hr/>	
Total:	1,790.00
<hr/>	
Check Check No: 1006	1,790.00
Total Applied:	1,790.00
<hr/>	
Change Tendered:	.00
<hr/>	

Duplicate Copy

04/18/2025 4:03 PM



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



April 15, 2025

- Greg Greder SWG4 LLC
819 O Street
Lincoln, NE 68508
- Civil Design Group Inc
Attn: Mike Eckert
8535 Executive Woods Ste 200
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
- ALLO Communications
330 S 21st Street
Lincoln, NE 68510
- NeXT link 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: Postmaster
116 Locust Street
Hickman, NE 68372
- Mr. John Berry
Lancaster Co. Engineer's Off.
444 Cherrycreek Road, Building C
Lincoln, NE 68528
- Lancaster County Assessor
Register of Deeds/GIS Dept
555 South 10th Street, Rm 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. George Wesselhoft
555 South 10th Street, Rm 213
Lincoln, NE 68508
- Lancaster County Rural Water Dist No. 1
Attn: Mr. Jordan Bang
PO BOX 98
Bennet, NE 68317
- City Bldg. Insp. 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. Nat. Resources Dist
Attn: Planning Department
3125 Portia St.
Lincoln, NE 68501-3581

RE: Planning Commission Public Hearing Notice for Etmund Estates 2nd Addition Final Plat, Annexation Request and Extension of the Extra-Territorial Jurisdiction (ETJ) for the City of Hickman.

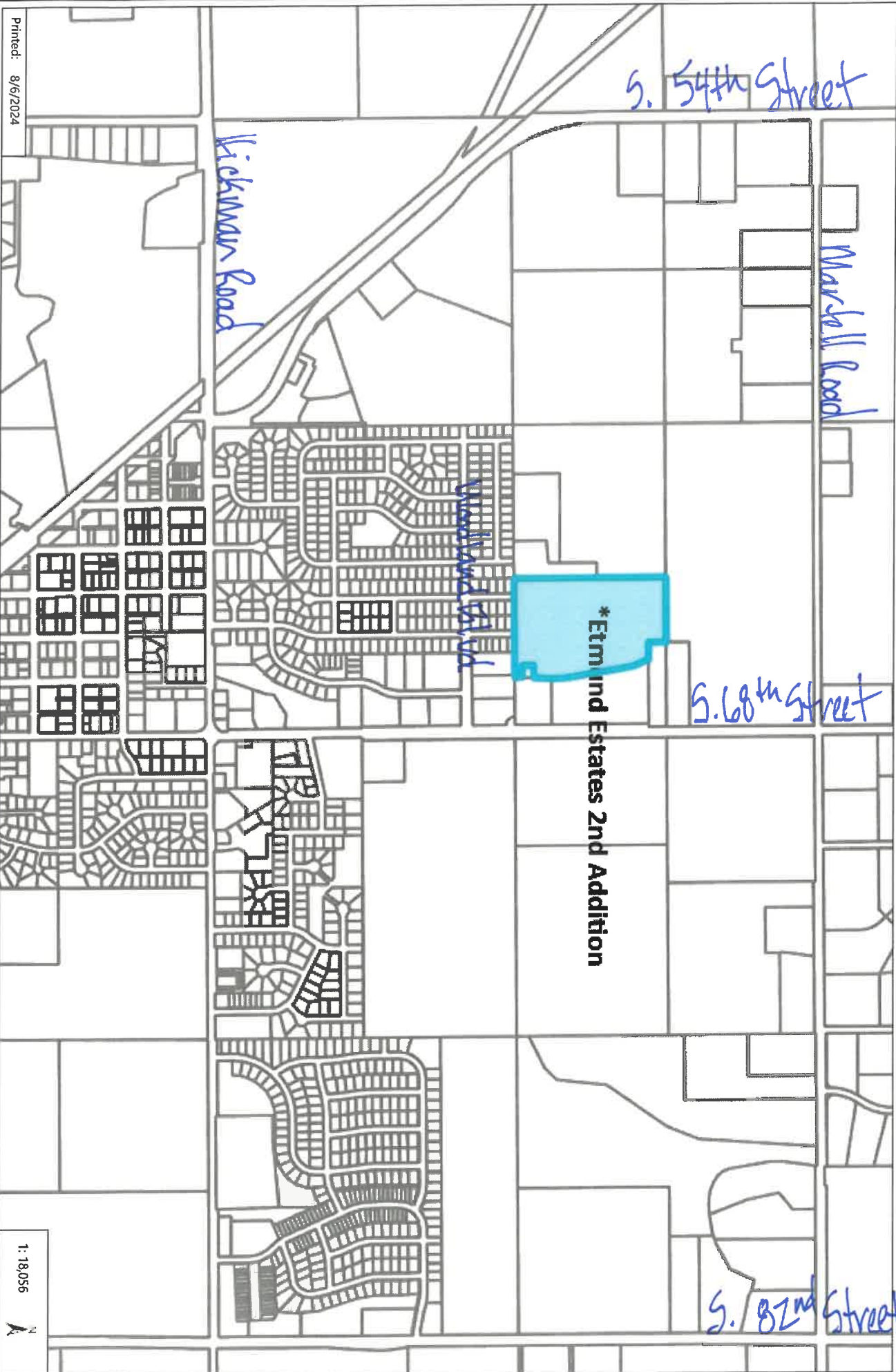
Parcel ID: 1528202001000 Legal Description: Etmund Estates 1st Addition, Lot 1, Hickman, NE 68372

Enclosed is a copy of the Final Plat submitted by Civil Design Group, Inc., on behalf of SWG4 LLC., for proposed 79 Medium Density residential lots in the NW quadrant of Hickman's ETJ on 23.88 acres, north of Hickman Road and west of S. 68th Street. The **Public Hearings** will be held at Hickman City Hall Room 128, 115 Locust Street, Hickman, NE 68372 during the regular Planning Commission meeting on **Tuesday, May 6, 2025, at 7:00 pm**, at which time you may appear in person. Written comments may be submitted to the City Clerk prior to the meeting regarding the final plat application, annexation and/or extension of the ETJ. A separate public hearing for the items will be held a future City Council meeting before a final determination is made on the final plat application and annexation request. If you would like additional information, you are encouraged to contact the applicant Scott Wobig at (402) 499-7039, or the Hickman City Office by phone (402) 792-2212 or email heidih@hickman.ne.gov. Also enclosed is a map of the application site.



GIS Viewer
CITY OF LINCOLN - LANCASTER COUNTY, NE

City of Lincoln\Lancaster County GIS Map



Printed: 8/6/2024

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@lanca.net and you will be directed to the appropriate department.

1: 18,056



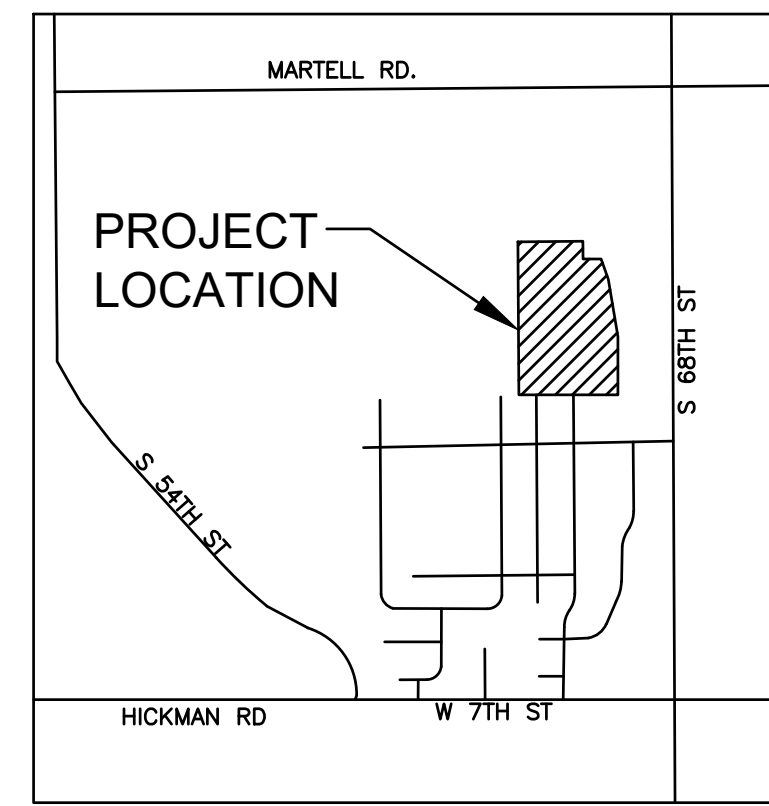
STORM DRAINAGE SCHEDULE OF APPROXIMATE QUANTITIES			
ITEM NO.	STANDARD ITEM DESCRIPTION	UNIT	QUANTITY
21.03315	RCP STORM SEWER, CL III, 15"	LF	813
21.03318	RCP STORM SEWER, CL III, 18"	LF	770
21.03324	RCP STORM SEWER, CL III, 24"	LF	200
21.07015	STORM SEWER MH, 15" - 30"	EA	4
21.08001	STORM SEWER INLET, 72"	EA	6
21.08002	CANTED STORM SEWER INLET, 72"	EA	5
21.12215	RC FES, 15"	EA	1
21.12218	RC FES, 18"	EA	2
21.12224	RC FES, 24"	EA	1
21.14002	RIP-RAP W/FILTER FABRIC	TON	69.7
50.00001	NYLOPLAST 2' X 3' ROLL CURB INLET WITH HIGH FLOW GRATE (RIGHT FLOW DIRECTION)	EA	2

STORM SEWER GENERAL NOTES

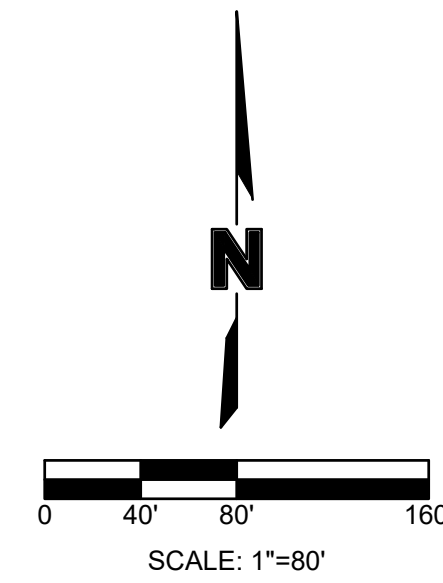
- CONTRACTOR TO PRESERVE ALL SURVEY CONTROL.
- ALL CONSTRUCTION SHALL MEET CITY OF LINCOLN STANDARD SPECIFICATIONS FOR MUNICIPAL CONSTRUCTION AND LINCOLN STANDARD PLANS AS OF THE DATE THAT THESE PLANS WERE APPROVED.
- ALL STATIONING AND DIMENSIONS ARE TO BE CENTERLINE FOR VAULT UNLESS OTHERWISE NOTED.
- THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR THE INLET THROAT AND CURB AND GUTTER UP TO THE CONCRETE INLET TOP.
- PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO DO THE FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
- LOCATION AND ELEVATIONS OF IMPROVEMENTS TO BE MET (OR AVOIDED) BY WORK TO BE DONE SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE DEVELOPER'S ENGINEER OR CITY INSPECTOR AND DISCREPANCIES BETWEEN THEIR MEASUREMENTS AND THESE PLANS.
- THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES AND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND TO THE BEST OF OUR KNOWLEDGE CONSTITUTES ALL KNOWN FACILITIES. HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- BEFORE EXCAVATING FOR THIS CONTRACT, THE CONTRACTOR SHALL FIELD VERIFY LOCATION OF UNDERGROUND UTILITIES. CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.
- ALL SPOIL MATERIAL FROM UTILITY TRENCHING SHALL BE REMOVED FROM THE STREET ROW OR UTILITY EASEMENT BY THE CONTRACTOR. SPOIL MATERIAL SHALL BE DEPOSITED WITHIN THE SITE DEVELOPMENT BOUNDARY IN AREAS DESIGNATED BY THE DEVELOPER'S ENGINEER. THE MATERIAL SHALL BE STOCKPILED OR SPREAD AS DIRECTED BY THE DEVELOPER'S ENGINEER. NO SEPARATE PAYMENT SHALL BE MADE FOR THE DISPOSAL OF SPOIL MATERIAL, BUT SHALL BE CONSIDERED SUBSIDIARY TO THE PRICE BID FOR THE STORM SEWER PIPE.
- CONTRACTOR SHALL IMPLEMENT THE STORMWATER POLLUTION PREVENTION PLANS (SWPPP) PREPARED FOR ETMUND ESTATES 2ND ADDITION DURING CONSTRUCTION. AT A MINIMUM, THERE MUST BE A SITE INSPECTION IN ACCORDANCE WITH ONE OF THE TWO SCHEDULES LISTED BELOW
 - AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS, EXCLUDING NONBUSINESS HOURS
 - ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A STORM EVENT OF 0.25 INCHES OR GREATER, OR THE OCCURRENCE OF RUNOFF FROM SNOWMELT SUFFICIENT TO CAUSE A DISCHARGE, EXCLUDING NONBUSINESS HOURS
 PAYMENT SHALL BE MADE ON A LUMP SUM BASIS FOR SWPPP INSPECTIONS. CONTRACTOR SHALL REPAIR OR REPLACE EXISTING EROSION AND SEDIMENT CONTROL STRUCTURES IMMEDIATELY AFTER COMPLETION OF CONSTRUCTION ACTIVITY IN THE AREA. PAYMENT SHALL BE MADE ON A LUMP SUM BASIS TO REMOVE AND REPLACE EROSION CONTROL STRUCTURES.
- CONTRACTOR SHALL PROVIDE TEMPORARY SEEDING IN ACCORDANCE WITH THE CITY OF LINCOLN STANDARD SPECIFICATIONS WHEN CONSTRUCTION ACTIVITY HAS BEEN HALTED OR IS PLANNED TO BE HALTED FOR MORE THAN 14 DAYS. PAYMENT SHALL BE MADE ON A PER ACRE BASIS FOR TEMPORARY SEEDING. FIELD VERIFICATION PRIOR TO PAYMENT SHALL BE MADE BY DEVELOPER'S ENGINEER.
- ALL WORK IN THE PUBLIC RIGHT OF WAY, MUST HAVE A SITE SUPERVISOR/FIELD REPRESENTATIVE (S/FR), AS APPROVED BY THE CITY OF LINCOLN, ON THE WORK SITE AT ALL TIMES.

ETMUND ESTATES 2ND ADDITION

PUBLIC STORM SEWER



VICINITY MAP
NO SCALE



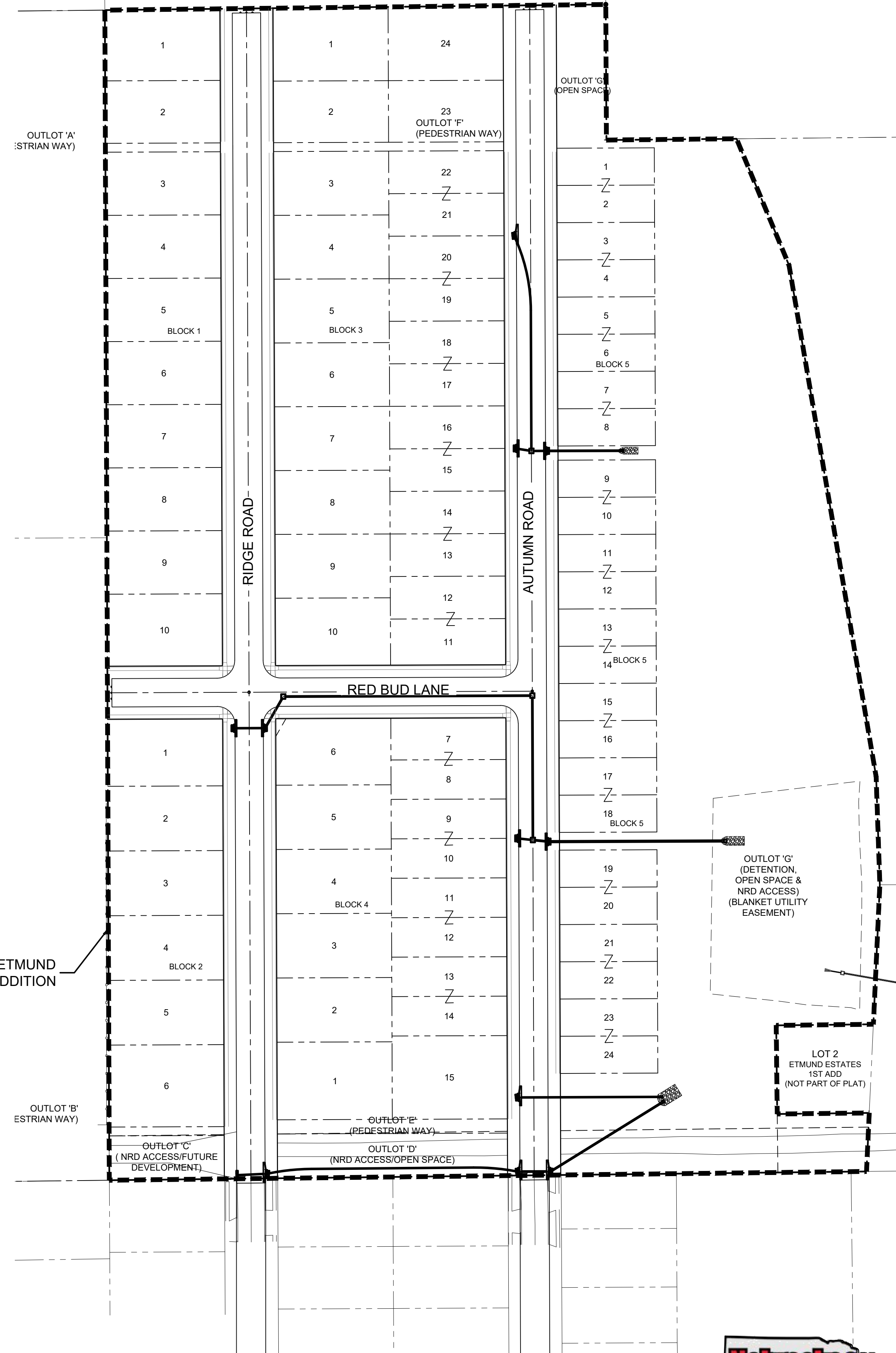
STORM SEWER SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
1	PUBLIC STORM SEWER COVER
2	DETAILS
3	PLAN & PROFILE
4	PLAN & PROFILE
5	PLAN & PROFILE

CONTROL POINTS

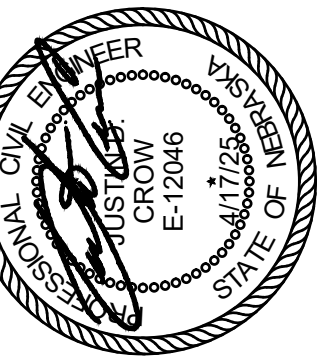
ALL CONTROL POINTS ARE IN LANCASTER COUNTY COORDINATE SYSTEM AND NAVD 88 DATUM.

- 3/4" REBAR
N:139381.4465, E:179021.3468
ELEV.=1327.92
- 5/8" REBAR
N:140464.3493, E:178997.5254
ELEV.=1331.47
- CHISELED 'X' IN CONCRETE POST
N:140488.9379, E:179558.8000
ELEV.=1309.73
- 3/8" REBAR
N:139419.5521, E:179864.8410
ELEV.=1292.26

LIMITS OF ETMUND ESTATES 2ND ADDITION



CALL 811 OR 1-800-331-5666 PRIOR TO ANY EXCAVATION OR LAND DISTURBANCE TO HAVE EXISTING UNDERGROUND AND OVERHEAD UTILITIES LOCATED AND MARKED.



Civil Design Group, Inc.
8535 EXECUTIVE WOODS DR., SUITE 200
LINCOLN, NEBRASKA 68512
Ph: 402-434-8494 Fax: 866-215-8747
NE Certificate of Authorization: CA-1648

REVISIONS

NO.	DATE	DESCRIPTION

2025

PUBLIC STORM SEWER COVER

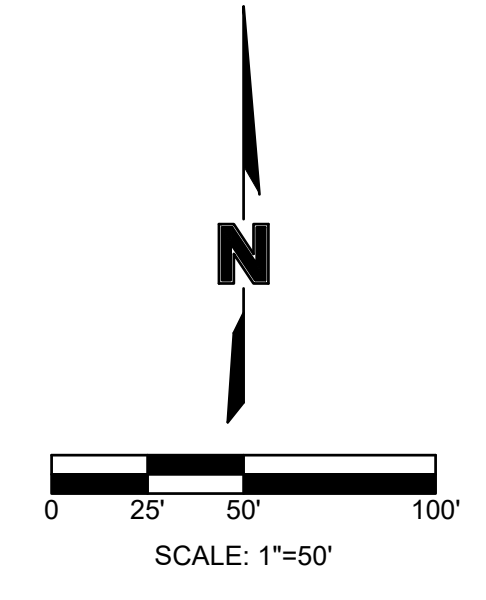
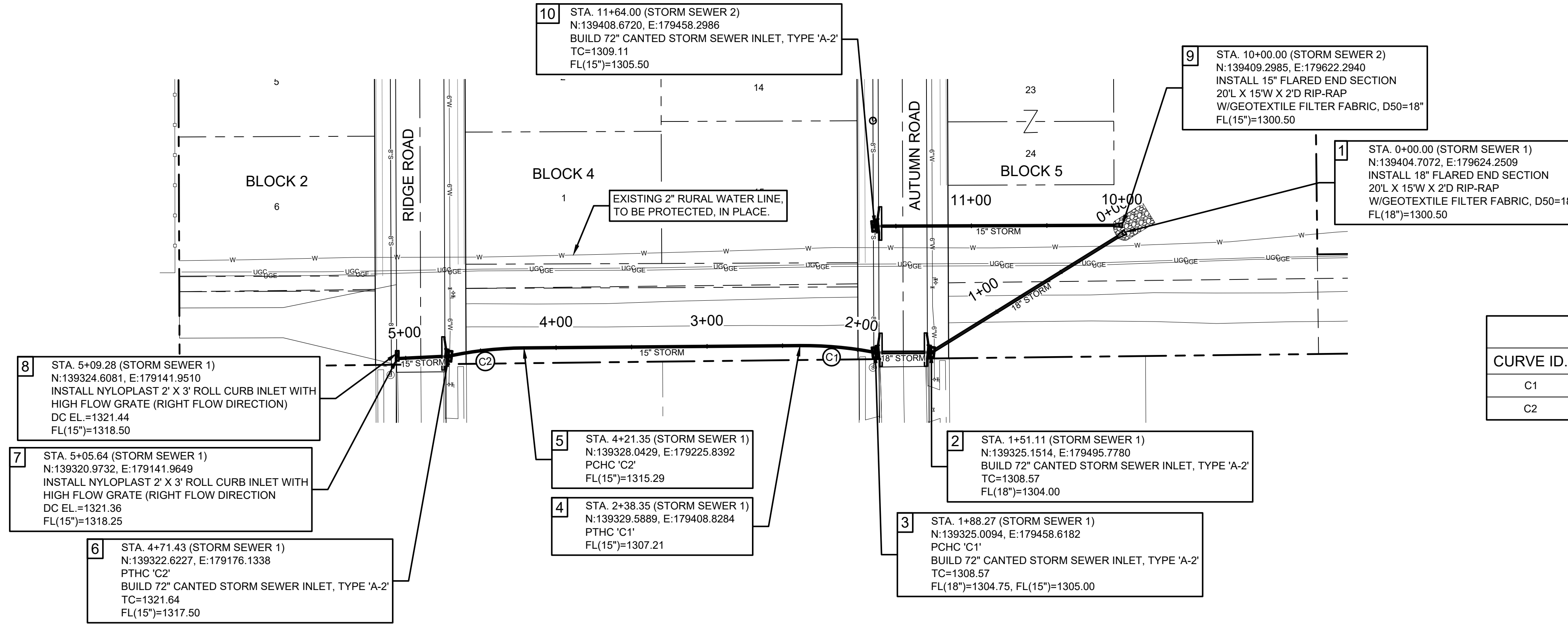
ETMUND ESTATES 2ND ADDITION

HICKMAN, NEBRASKA

drawn by: ZKW
checked by: JDC
approved by: JDC
project no.: 2025-0012
date: 3/28/2025

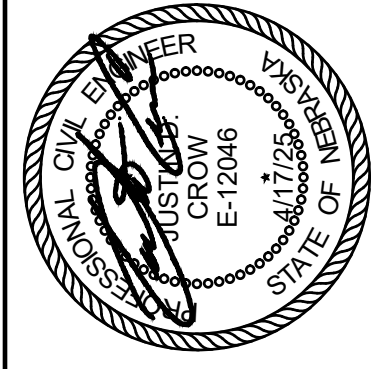
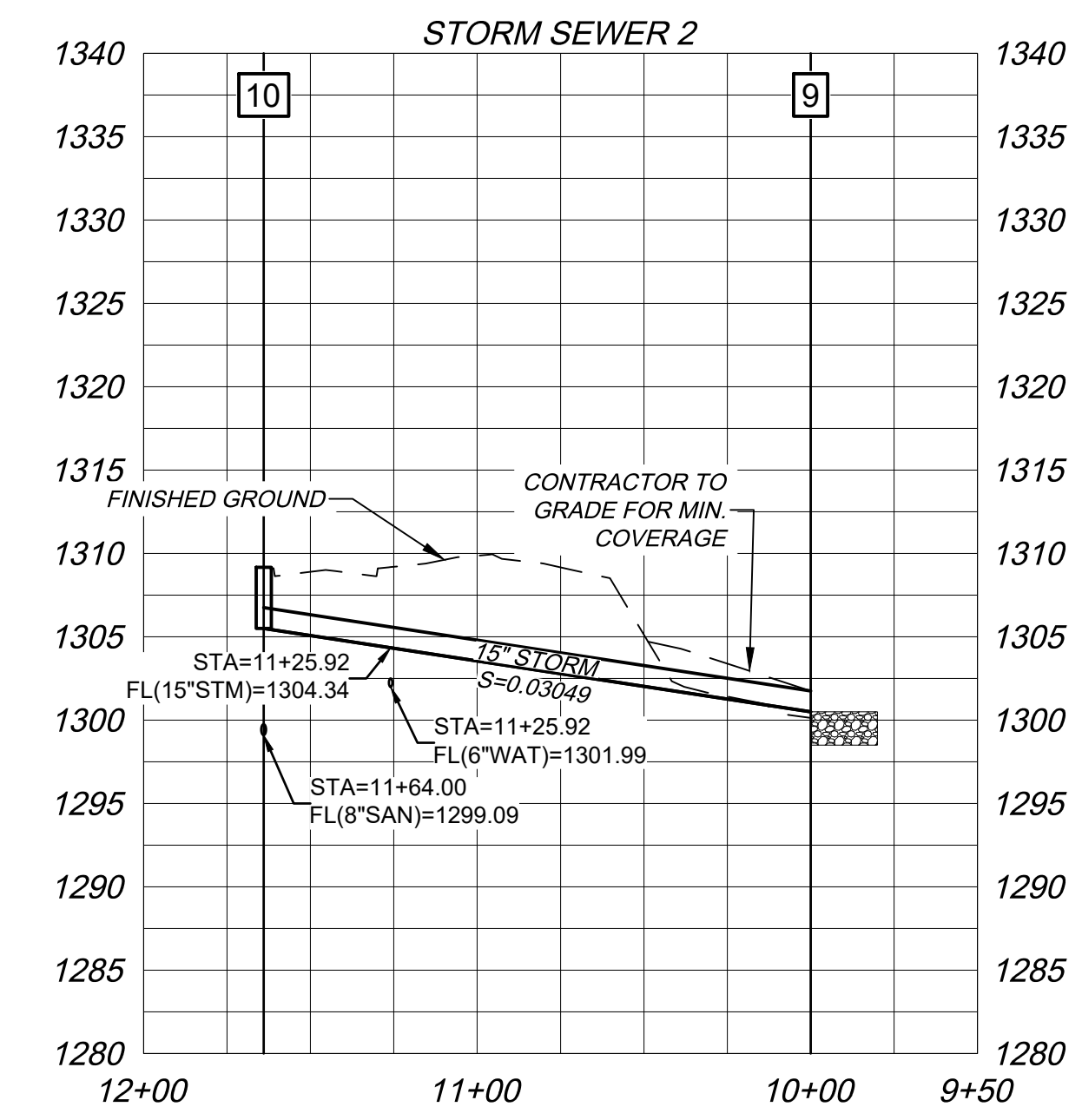
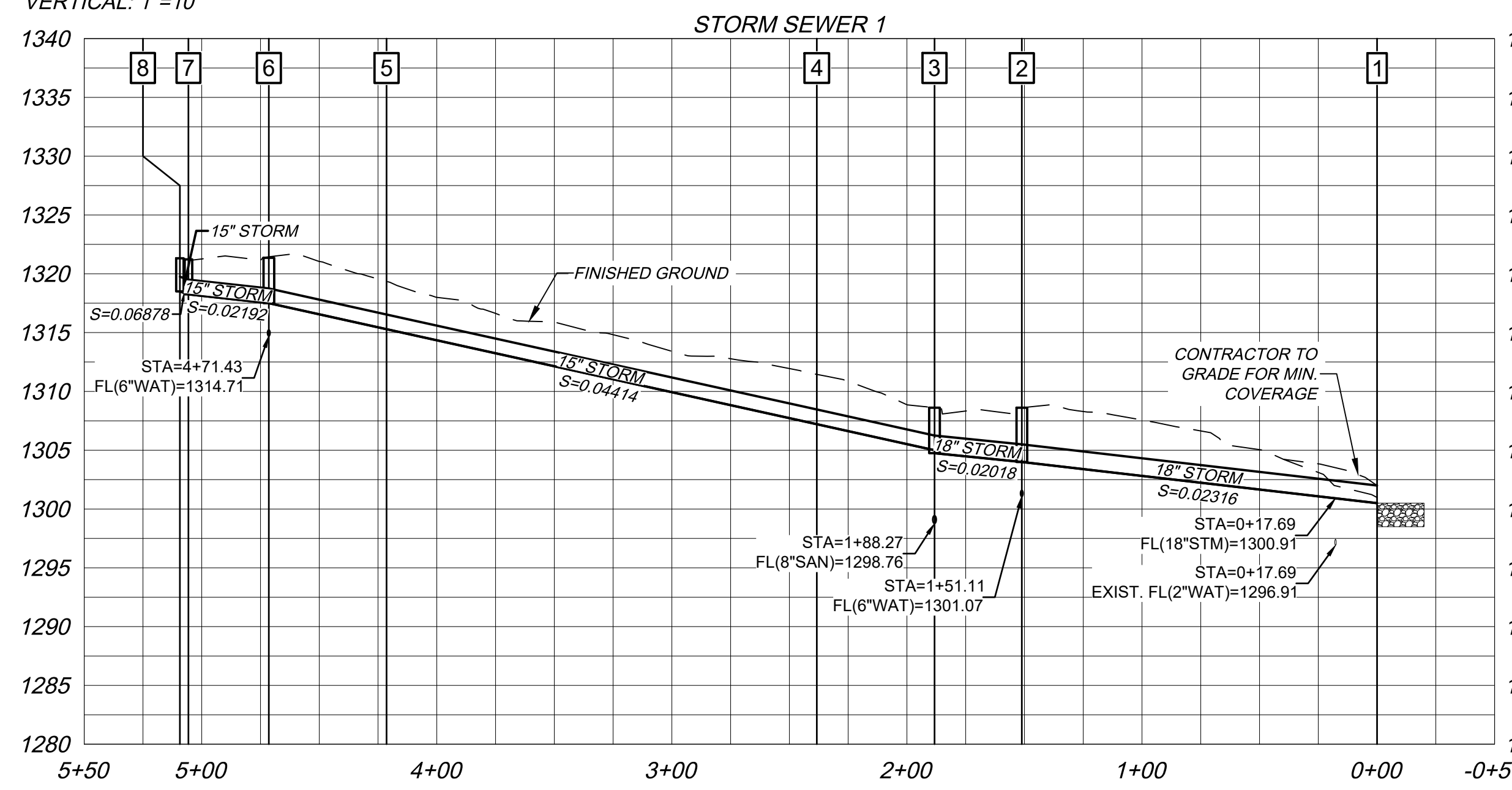
SHEET
1 OF 5

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 USER: jrow
 XREFS: 250012_Base
 250012_XBase
 250012_Base



CURVE DATA TABLE					
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C2	11°28'42"	250.00	50.08	25.13	50.00

PROFILE SCALES:
HORIZONTAL: 1"=50'
VERTICAL: 1"=10'



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REVISIONS	
NO.	DESCRIPTION

PLAN & PROFILE

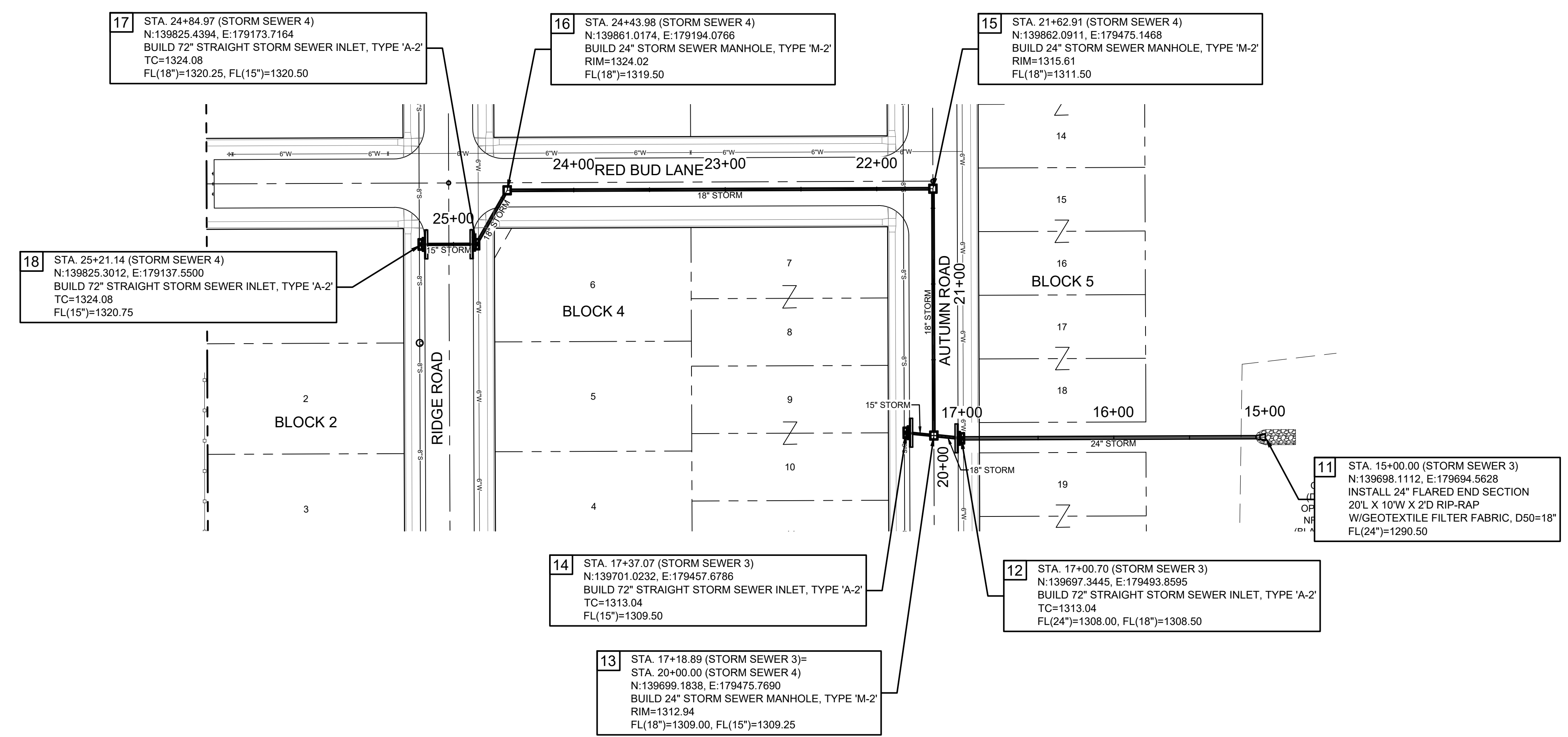
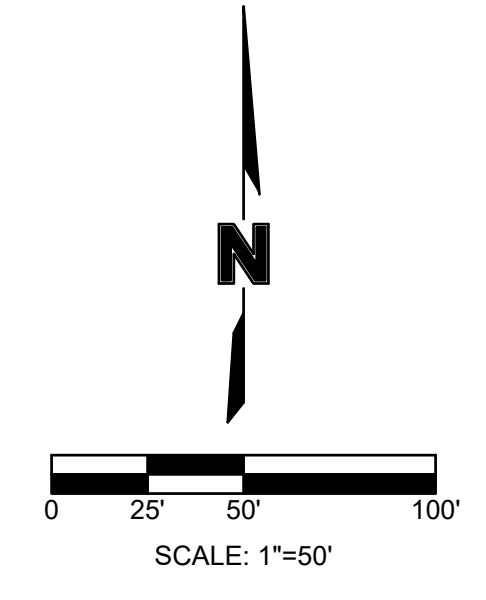
ETMUND ESTATES 2ND ADDITION

HICKMAN, NEBRASKA

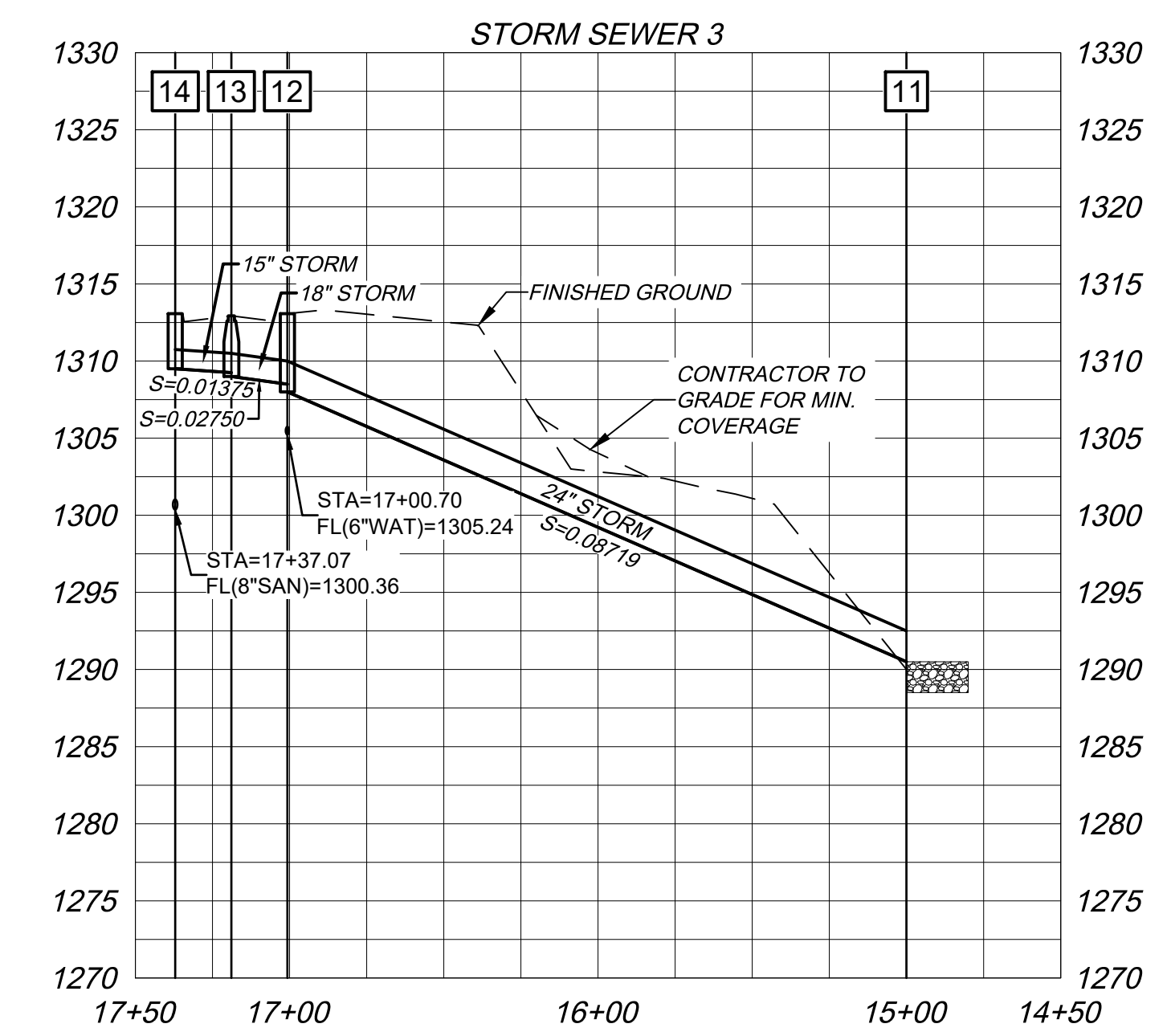
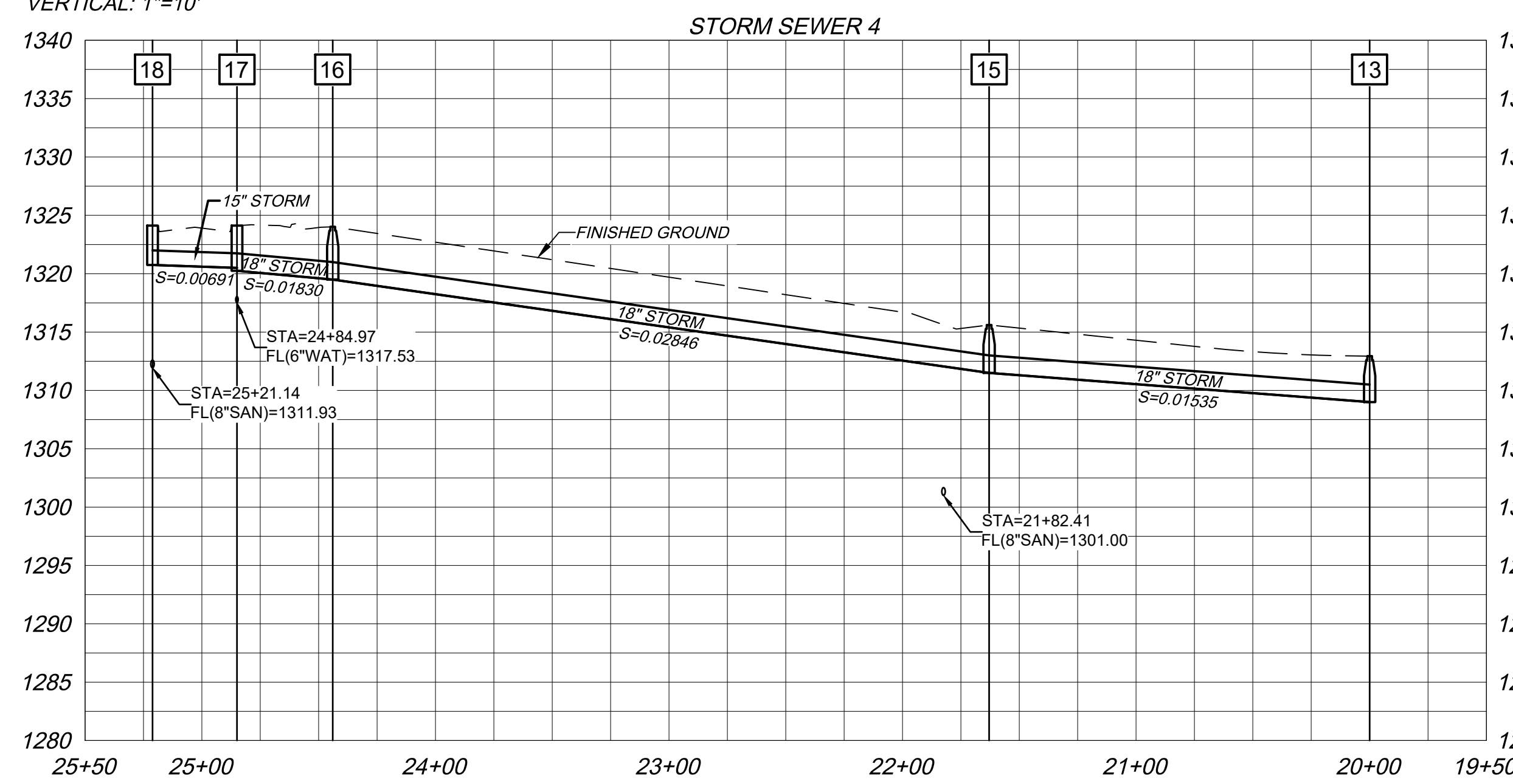
2025

drawn by: ZKW
checked by: JDC
approved by: JDC
project no.: 2025-0012
date: 3/28/2025

BWC: F:\Projects\2025\20250012_LandPlanning\Design\250012 Storm.dwg USER: jrow 250012 Base
DATE: May 05, 2025 8:47am XREFS: 250012 Background 250012 Base



PROFILE SCALES:
HORIZONTAL: 1"=50'
VERTICAL: 1"=10'



REVISIONS

NO.	DATE	DESCRIPTION

PLAN & PROFILE

ETMUND ESTATES 2ND ADDITION

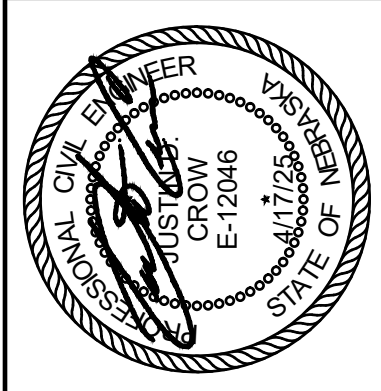
HICKMAN, NEBRASKA

drawn by: ZKW
checked by: JDC
approved by: JDC
project no.: 2025-0012
date: 3/28/2025

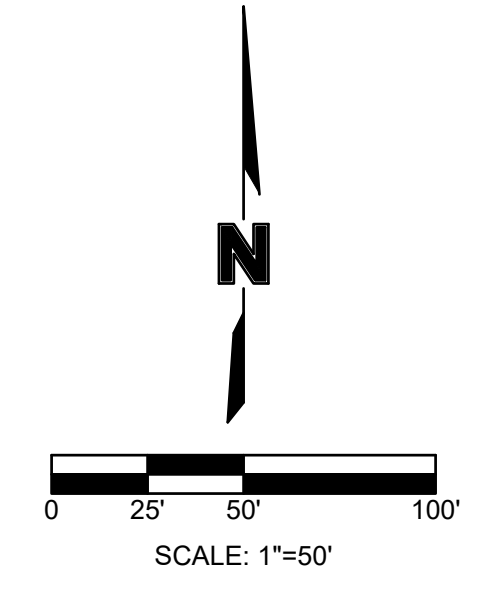
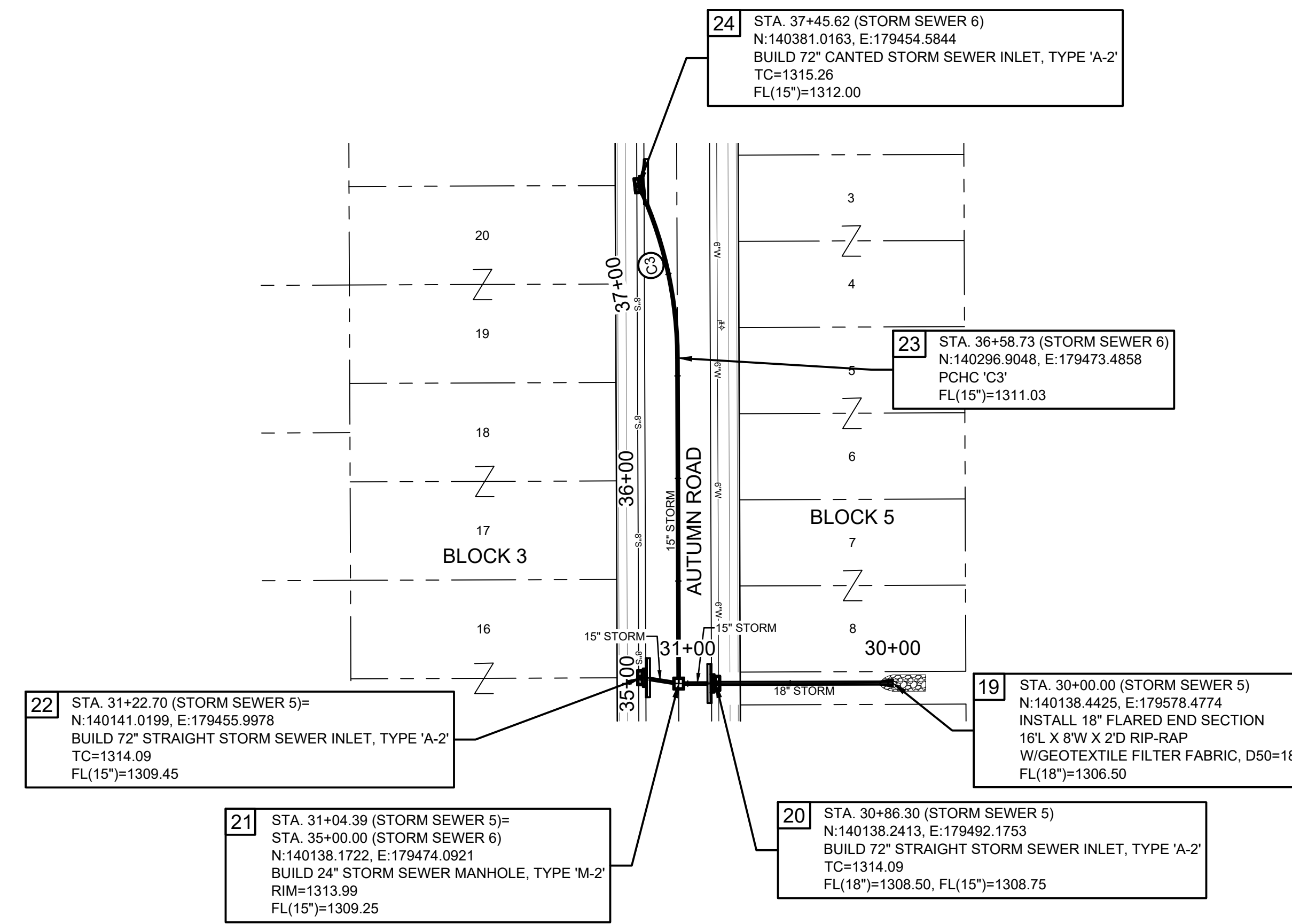
SHEET 4 OF 5

BWC: F:\Projects\2025\20250012_LandPlanning\Design\250012 Storm.dwg USER: jrow 250012 Base
 DATE: May 05, 2025 8:47am XREFS: 250012 Background 250012 Base

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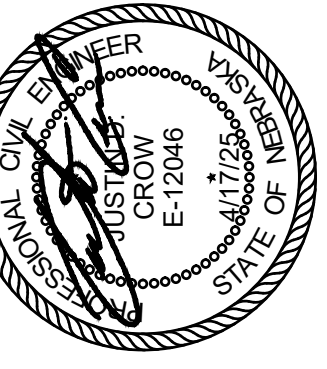
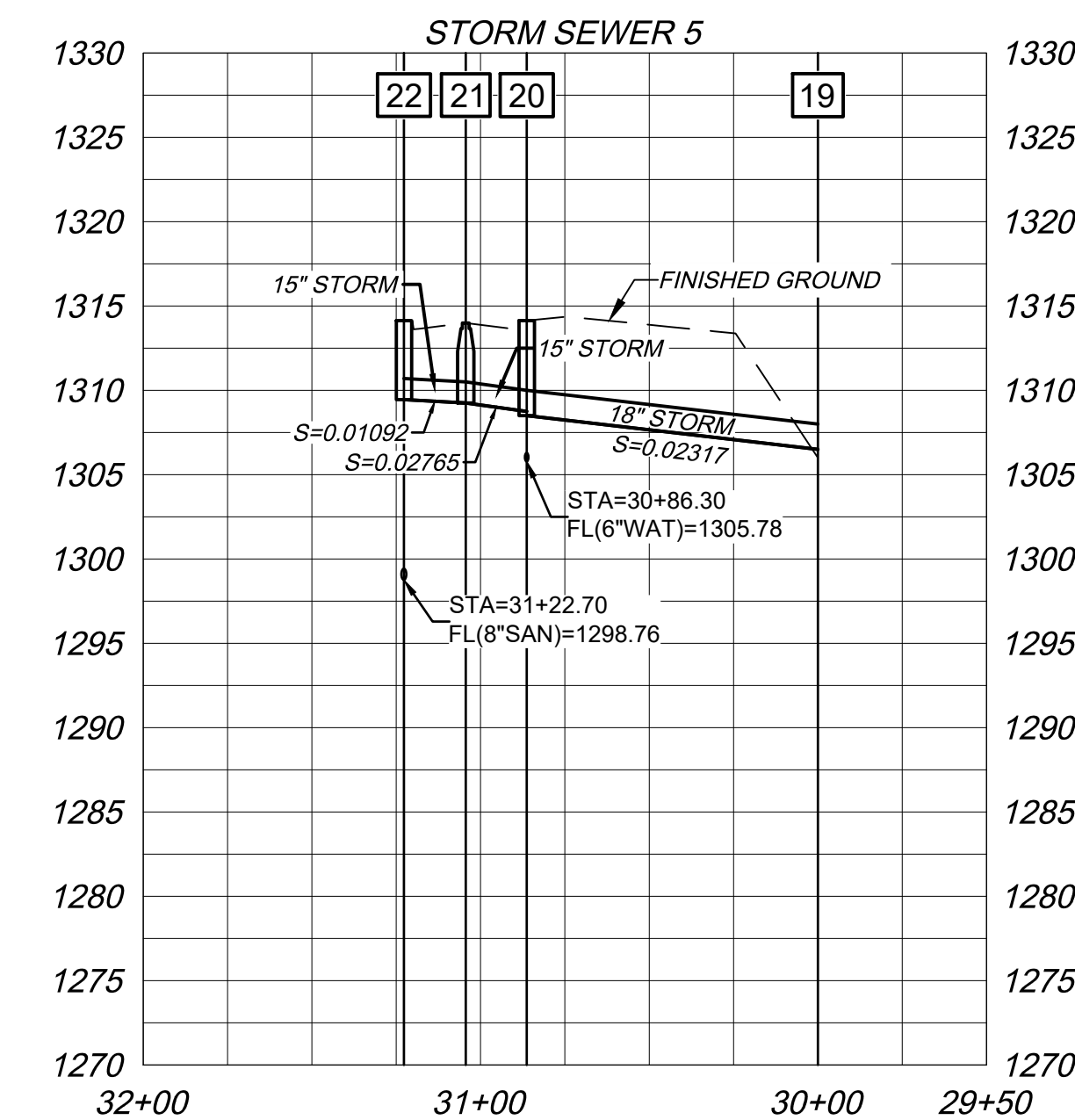
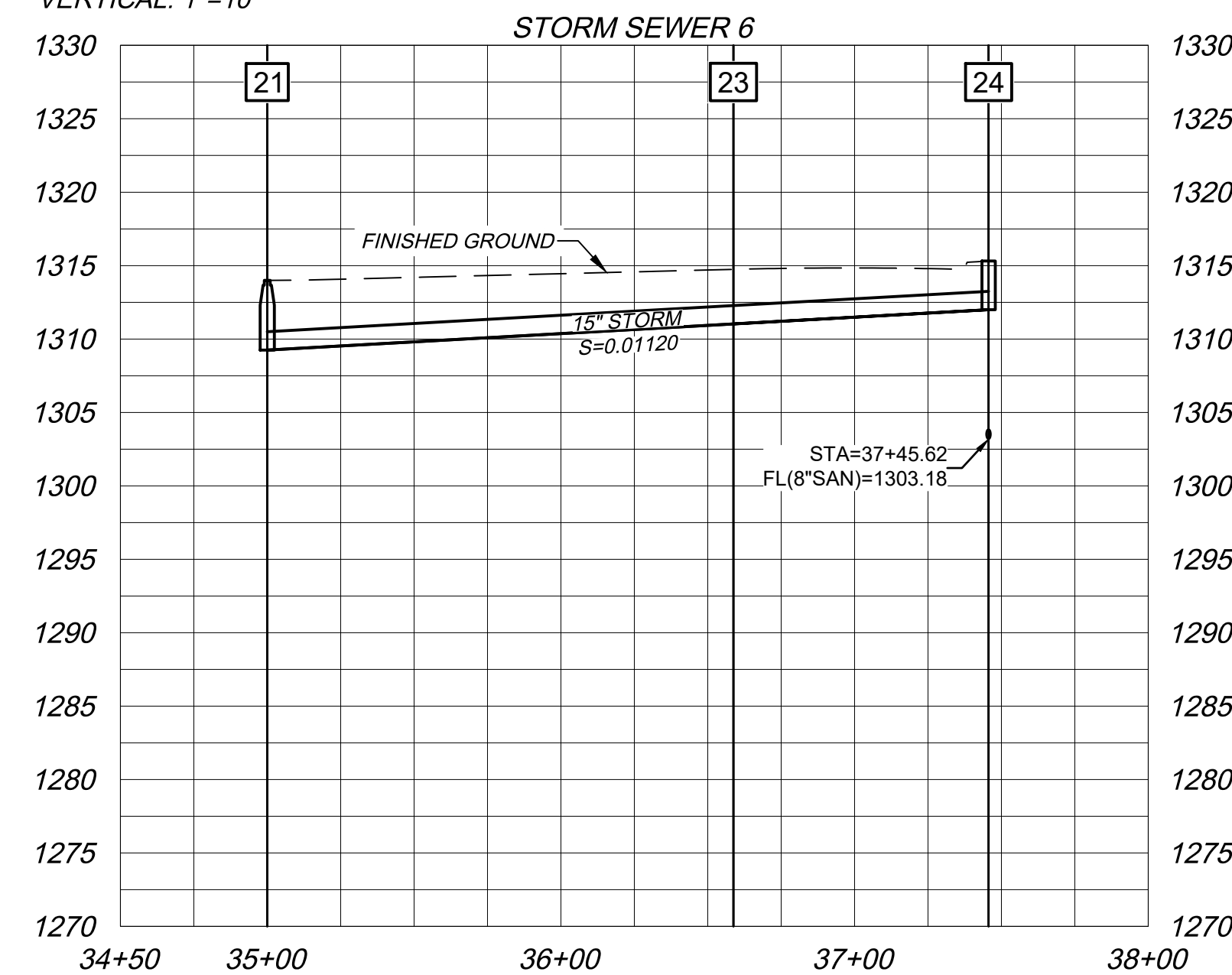


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 DATE: May 05, 2025 8:47am XREFS: 250012 Background 250012 Base



CURVE DATA TABLE					
CURVE ID.	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C3	24°53'33"	200.00	86.89	44.14	86.21

PROFILE SCALES:
 HORIZONTAL: 1"=50'
 VERTICAL: 1"=10'



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REVISIONS

NO.	DATE	DESCRIPTION

PLAN & PROFILE

ETMUND ESTATES 2ND ADDITION
 HICKMAN, NEBRASKA

drawn by: ZKW
 checked by: JDC
 approved by: JDC
 project no.: 2025-0012
 date: 3/28/2025

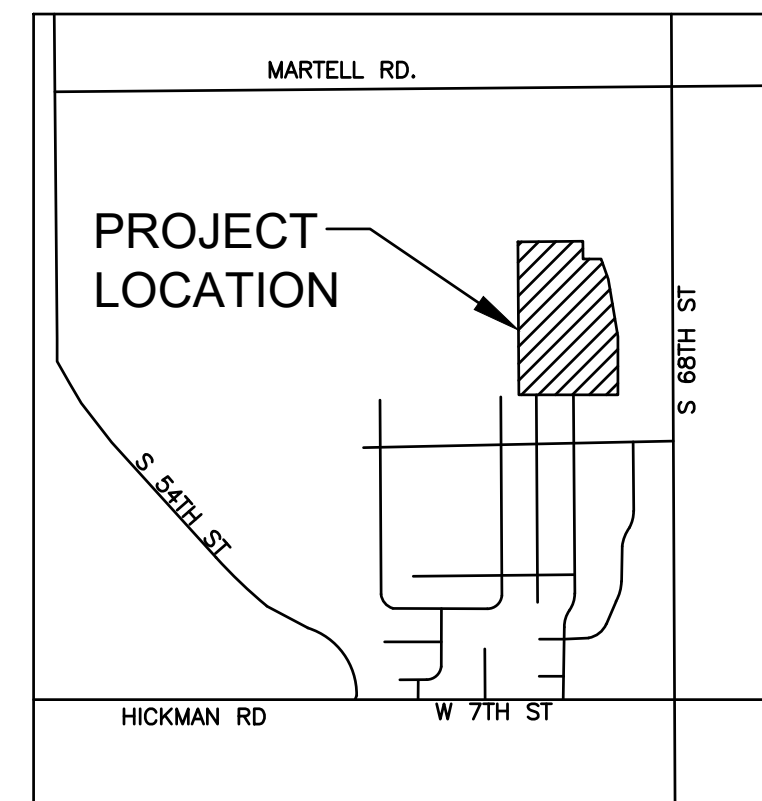
WASTEWATER SCHEDULE OF APPROXIMATE QUANTITIES			
ITEM NO.	STANDARD ITEM DESCRIPTION	UNIT	QUANTITY
20.05001	FOUND MATERIAL	CY	147.4
22.03001	TAP EX MH AND REPLACE INVERT	EA	2
22.05008	SANITARY SEWER PIPE, 8"	LF	2653
22.07003	STD MH, TY "S"	EA	6
22.07103	STD MH, TY "S" VF	VF	76.9
22.08084	WYE, 8" X 4"	EA	79
22.08201	CONSTRUCT SANITARY SEWER SERVICE	EA	79
22.08304	PIPE SEWER SERVICE, 4"	LF	2785

SANITARY SEWER GENERAL NOTES

- CONTRACTOR TO PRESERVE ALL SURVEY CONTROL.
- ALL CONSTRUCTION SHALL MEET CITY OF LINCOLN STANDARD SPECIFICATIONS FOR MUNICIPAL CONSTRUCTION AND LINCOLN STANDARD PLANS, AS OF THE DATE THAT THESE PLANS WERE APPROVED.
- USE 3" COUPLINGS ON ALL RADI $< 360'$ AS REQUIRED BY STANDARD SPECIFICATIONS. MINIMUM PIPE LENGTH = 6.25'.
- PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE DEVELOPER'S ENGINEER AND REQUEST A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
- LOCATION AND ELEVATIONS OF IMPROVEMENTS TO BE MET (OR AVOIDED) BY WORK TO BE DONE SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE DEVELOPER'S ENGINEER OR CITY INSPECTOR ANY DISCREPANCIES BETWEEN THEIR MEASUREMENTS AND THESE PLANS.
- THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES AND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND TO THE BEST OF OUR KNOWLEDGE CONSTITUTES ALL KNOWN FACILITIES. HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UNDERGROUND SERVICE ALERT @ 1-800-331-5666 IN ADVANCE OF ANY EXCAVATION FOR THE MARK-OUT OF THE LOCATION OF UTILITIES AND NOTIFICATION OF COMMENCEMENT OR WORK.
- BEFORE EXCAVATING FOR THIS CONTRACT, THE CONTRACTOR SHALL FIELD VERIFY LOCATION OF UNDERGROUND UTILITIES. CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.
- CONTRACTOR SHALL RESTORE THE R.O.W. TO EXISTING GRADE FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITY. ALL SPOIL MATERIAL FROM UTILITY TRENCHING SHALL BE REMOVED FROM THE STREET ROW OR UTILITY EASEMENT BY THE CONTRACTOR. SPOIL MATERIAL SHALL BE DEPOSITED WITHIN THE SITE DEVELOPMENT BOUNDARY IN AREAS DESIGNATED BY THE DEVELOPER'S ENGINEER. THE MATERIAL SHALL BE STOCKPILED OR SPREAD AS DIRECTED BY THE DEVELOPER'S ENGINEER. NO SEPARATE PAYMENT SHALL BE MADE FOR DISPOSAL OF SPOIL MATERIAL, BUT SHALL BE CONSIDERED SUBSIDIARY TO THE PRICE BID FOR THE WATER MAIN.
- CONTRACTOR SHALL IMPLEMENT THE STORMWATER POLLUTION PREVENTION PLAN PREPARED FOR ETMUND ESTATES 2ND ADDITION. AT A MINIMUM, THERE MUST BE A SITE INSPECTION IN ACCORDANCE WITH ONE OF THE TWO SCHEDULES LISTED BELOW.
 - AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS, EXCLUDING NONBUSINESS HOURS
 - ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A STORM EVENT OF 0.25 INCHES OR GREATER, OR THE OCCURRENCE OF RUNOFF FROM SNOWMELT SUFFICIENT TO CAUSE A DISCHARGE, EXCLUDING NONBUSINESS HOURS. PAYMENT SHALL BE MADE ON A LUMP SUM BASIS FOR SWPPP INSPECTIONS.
- CONTRACTOR SHALL REPAIR OR REPLACE EXISTING EROSION AND SEDIMENT CONTROL STRUCTURES IMMEDIATELY AFTER COMPLETION OF CONSTRUCTION ACTIVITY IN THE AREA. PAYMENT SHALL BE MADE ON A LUMP SUM BASIS TO REMOVE AND REPLACE EROSION CONTROL STRUCTURES.
- CONTRACTOR SHALL PROVIDE TEMPORARY SEEDING IN ACCORDANCE WITH THE CITY OF LINCOLN STANDARD SPECIFICATIONS WHEN CONSTRUCTION ACTIVITY HAS BEEN HALTED OR IS PLANNED TO BE HALTED FOR MORE THAN 14 DAYS. PAYMENT SHALL BE MADE ON A PER ACRE BASIS FOR TEMPORARY SEEDING. FIELD VERIFICATION PRIOR TO PAYMENT SHALL BE MADE BY DEVELOPER'S ENGINEER.
- SANITARY SEWERS SHALL BE SEPARATED BY AT LEAST 10 FT (3.48 m) HORIZONTALLY FROM ANY EXISTING OR PROPOSED PARALLEL WATER MAINS, MEASURED EDGE TO EDGE.
- AT ALL WATER MAIN CROSSINGS, SANITARY SEWERS SHALL BE LAID AT SUCH AN ELEVATION THAT THE TOP OF THE SANITARY SEWER PIPE IS AT LEAST 18 IN (457 mm) BELOW THE BOTTOM OF THE WATER MAIN.

ETMUND ESTATES 2ND ADDITION

PUBLIC SANITARY SEWER



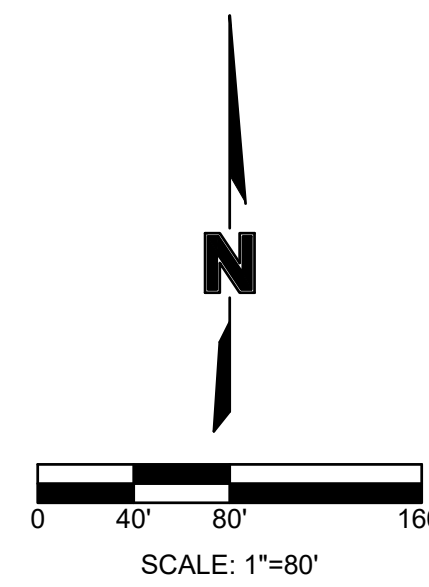
VICINITY MAP
NO SCALE

WASTEWATER SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
1	PUBLIC SANITARY SEWER COVER
2	DETAILS
3	SERVICE TABLE
4	PLAN & PROFILE
5	PLAN & PROFILE

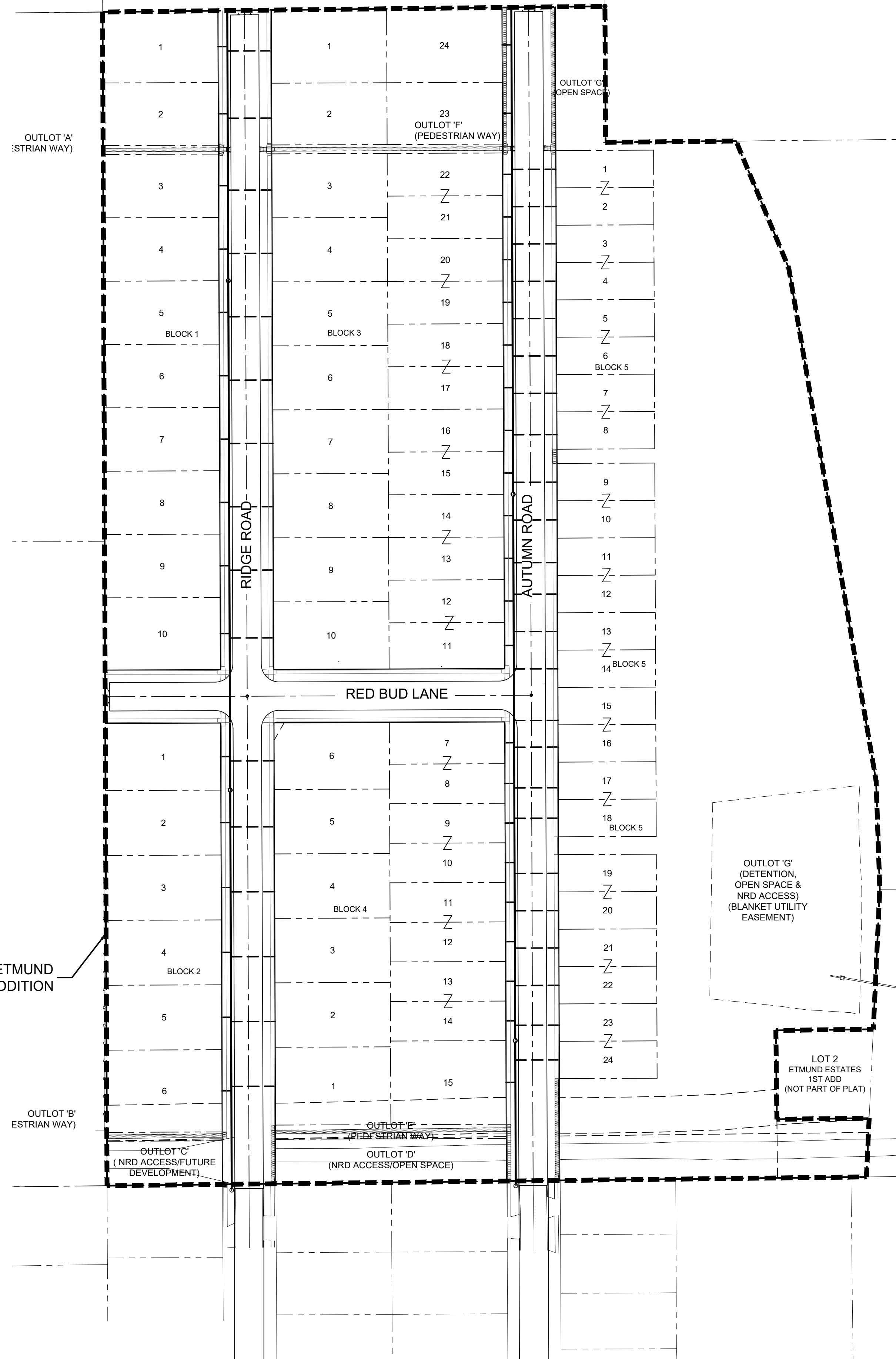
CONTROL POINTS

ALL CONTROL POINTS ARE IN LANCASTER COUNTY COORDINATE SYSTEM AND NAVD 88 DATUM.

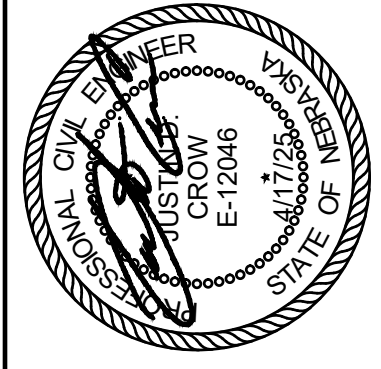
- 3/4" REBAR
N:139381.4465, E:179021.3468
ELEV.=1327.92
- 5/8" REBAR
N:140464.3493, E:178997.5254
ELEV.=1331.47
- CHISELED 'X' IN CONCRETE POST
N:140488.9379, E:179558.8000
ELEV.=1309.73
- 5/8" REBAR
N:139419.5521, E:179864.8410
ELEV.=1292.26



LIMITS OF ETMUND ESTATES 2ND ADDITION



CALL 811 OR 1-800-331-5666 PRIOR TO ANY EXCAVATION OR LAND DISTURBANCE TO HAVE EXISTING UNDERGROUND AND OVERHEAD UTILITIES LOCATED AND MARKED.



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8535 EXECUTIVE WOODS DR., SUITE 200
LINCOLN, NEBRASKA 68512
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REVISIONS

NO.	DATE	DESCRIPTION

PUBLIC SANITARY SEWER COVER

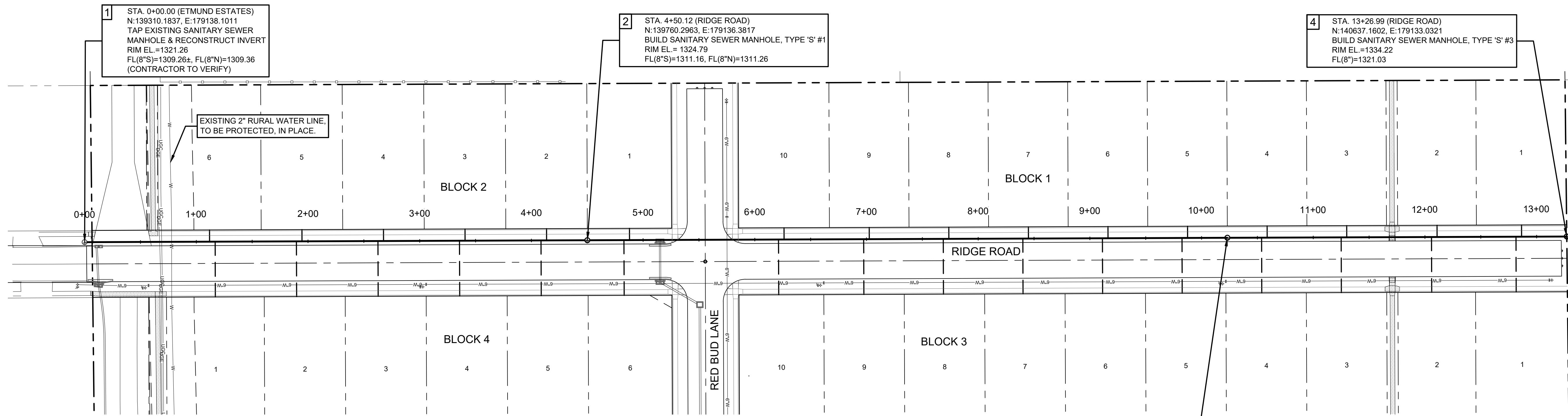
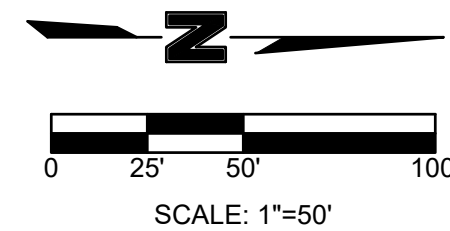
ETMUND ESTATES 2ND ADDITION

HICKMAN, NEBRASKA

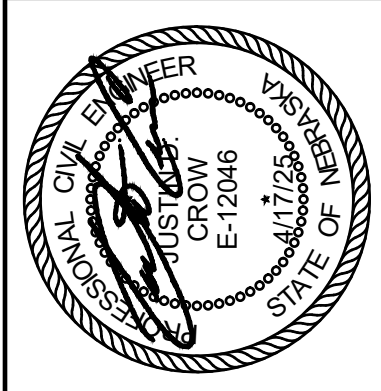
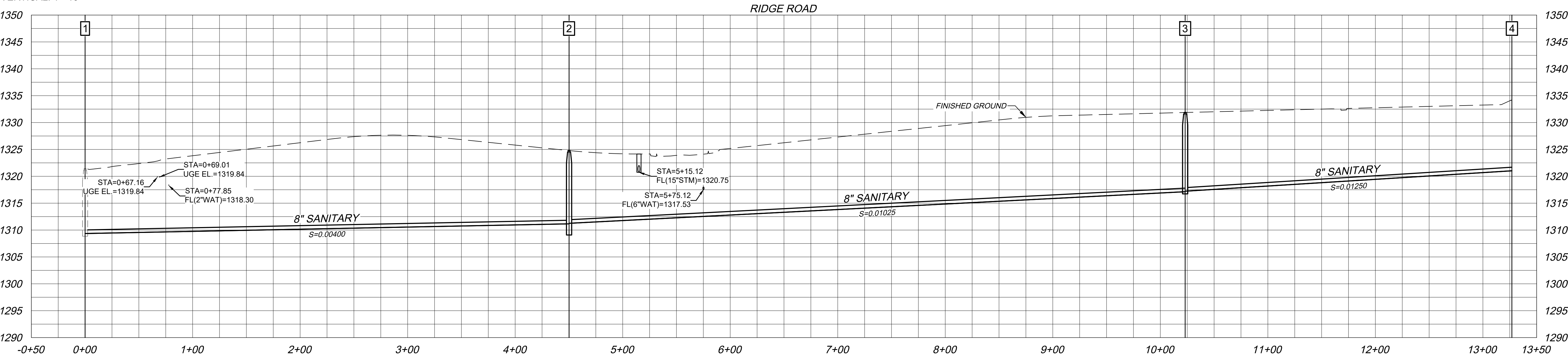
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checked by: JDC
approved by: JDC
project no.: 2025-0012
date: 3/28/2025

SHEET 1 OF 5

DWG: F:\Projects\2025\20250012_LandPlanning\Design\250012_Sanitary.dwg USER: jcrow 250012_Base
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PROFILE SCALES:
HORIZONTAL: 1"=50'
VERTICAL: 1"=10'



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REVISIONS	
NO.	DESCRIPTION

PLAN & PROFILE

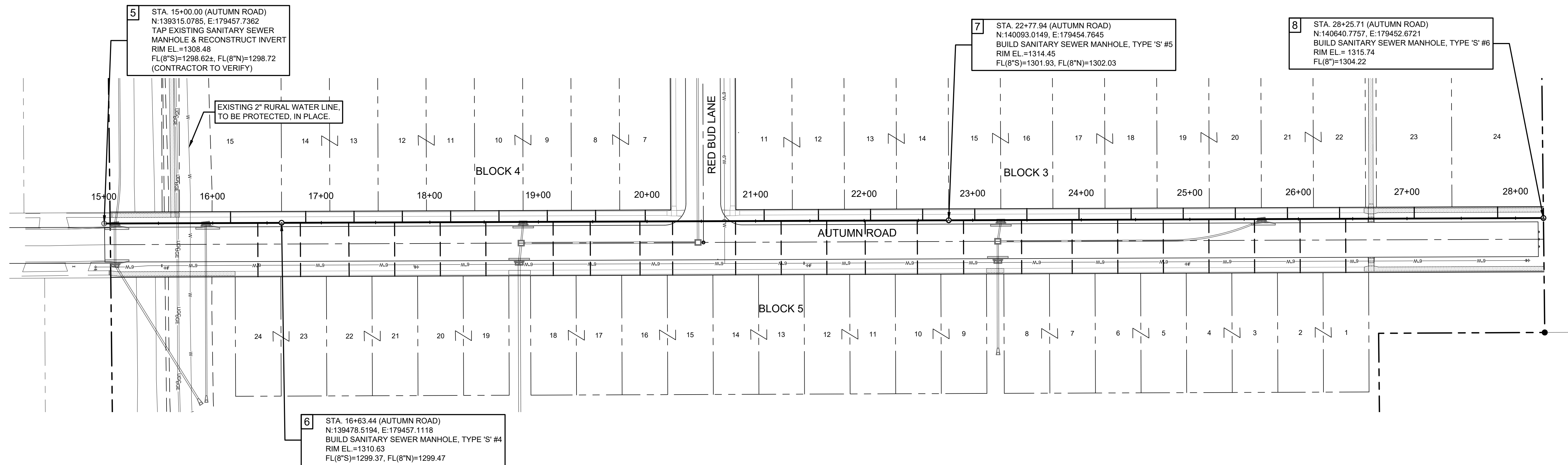
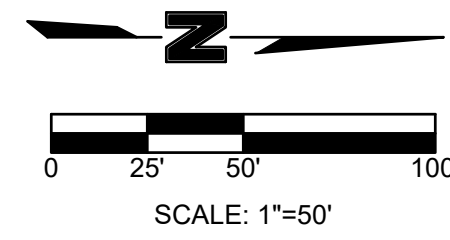
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HICKMAN, NEBRASKA

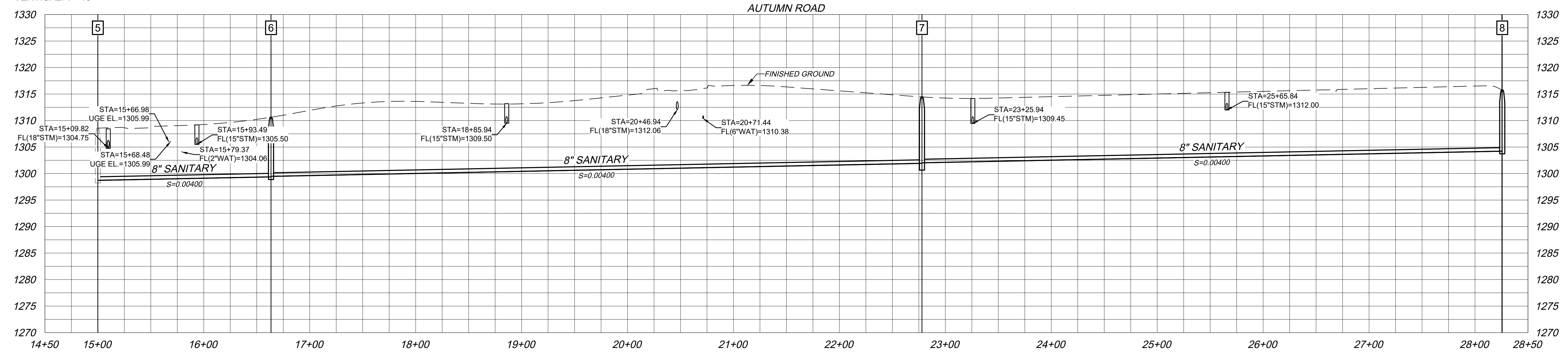
2025

drawn by: ZKW
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approved by: JDC
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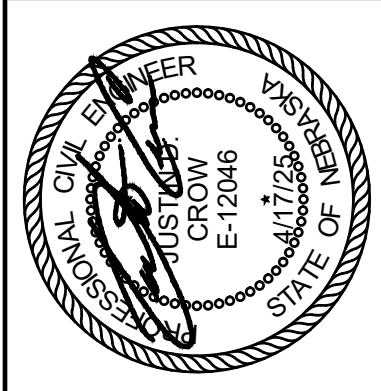


PROFILE SCALES:
HORIZONTAL: 1"=50'
VERTICAL: 1"=10'



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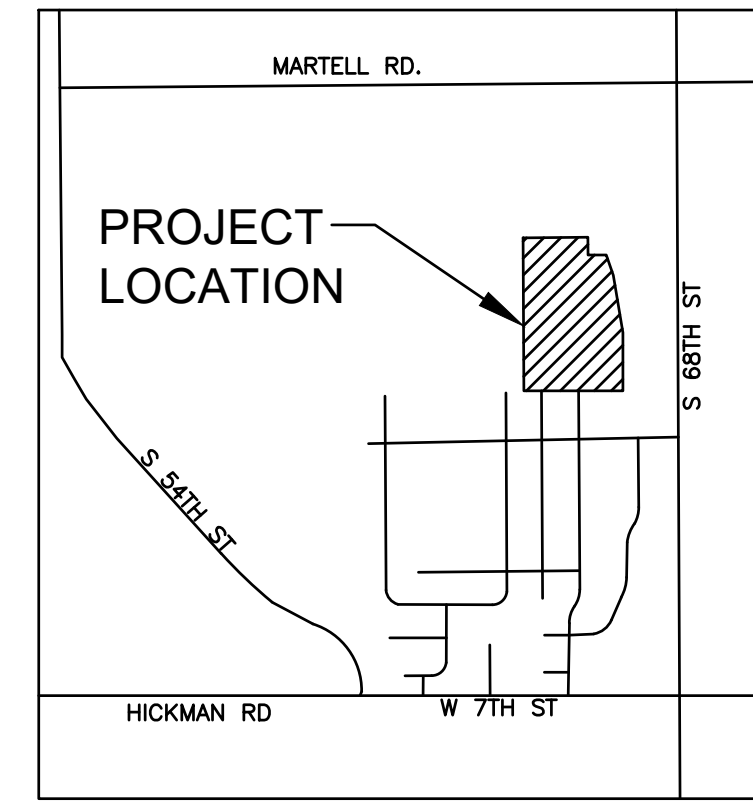
REVISIONS	
NO.	DESCRIPTION

PLAN & PROFILE
ETMUND ESTATES 2ND ADDITION
HICKMAN, NEBRASKA
 2025
 drawn by: ZKW
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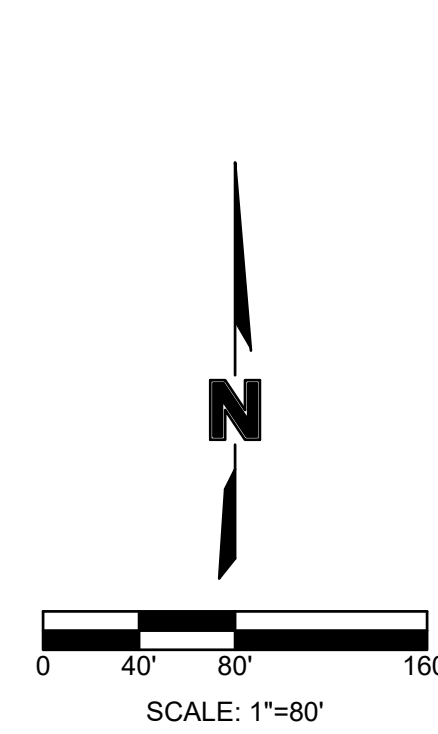
WATER MAIN SCHEDULE OF APPROXIMATE QUANTITIES			
ITEM NO.	STANDARD ITEM DESCRIPTION	UNIT	QUANTITY
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23.07006	WATER MAIN, 6"	LF	3124
23.07070	ANCHORING ELBOW, M.J. 6"	EA	8
23.07072	ANCHORING COUPLING, M.J. (L=18"), 6"	EA	11
23.07201	CROSS, M.J. 6" X 6"	EA	1
23.07301	TEE, M.J. 6" X 6"	EA	9
23.07400	OFFSET, 12" DROP, M.J. 6"	EA	1
23.07402	OFFSET, 24" DROP, M.J. 6"	EA	7
23.07507	SOLID SLEEVE, M.J. (L=18"), 6"	EA	6
23.07806	RETAINER GLANDS, M.J. 6"	EA	78
23.08006	GATE VALVE, M.J. 6"	EA	19
23.08355	HYDRANT, L=5.5'	EA	7
23.08365	HYDRANT, L=6.5'	EA	4
23.08400	HYDRANT EXTENSION	EA	3
23.09001	TEMPORARY HYDRANT AND BLOW-OFF	EA	1

ETMUND ESTATES 2ND ADDITION

PUBLIC WATER MAIN



VICINITY MAP
NO SCALE



WATER MAIN SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
1	PUBLIC WATER MAIN COVER
2	DETAILS
3	PLAN & PROFILE
4	PLAN & PROFILE
5	PLAN & PROFILE

CONTROL POINTS

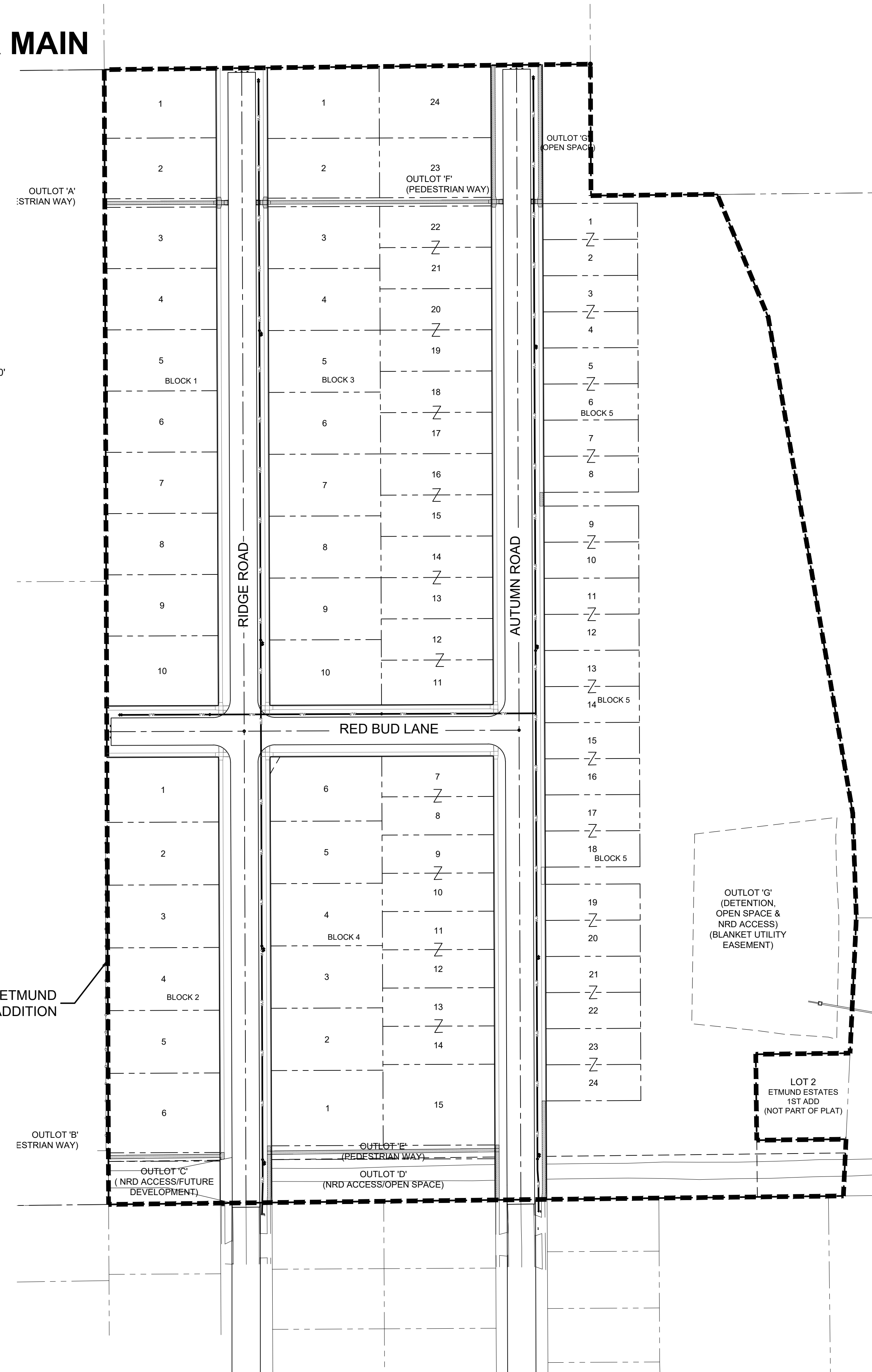
ALL CONTROL POINTS ARE IN LANCASTER COUNTY COORDINATE SYSTEM AND NAVD 88 DATUM.

- 3/4" REBAR
N:139381.4465, E:179021.3468
ELEV.=1327.92
- 5/8" REBAR
N:140484.3493, E:178997.5254
ELEV.=1331.47
- CHISELED 'X' IN CONCRETE POST
N:140488.9379, E:179558.8000
ELEV.=1309.73
- 5/8" REBAR
N:139419.5521, E:179864.8410
ELEV.=1292.26

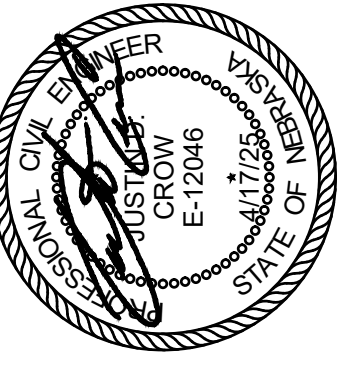
WATER MAIN GENERAL NOTES

- CONTRACTOR TO PRESERVE ALL SURVEY CONTROL.
- ALL CONSTRUCTION SHALL MEET THE CURRENT CITY OF LINCOLN STANDARD SPECIFICATIONS, LINCOLN STANDARD PLANS, AND ALL APPROVED ADDENDA FOR MUNICIPAL CONSTRUCTION AS OF THE DATE THESE PLANS ARE APPROVED.
- ALL ANCHORING COUPLINGS TO BE 18" IN LENGTH UNLESS OTHERWISE NOTED.
- PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE DEVELOPER'S ENGINEER AND REQUEST A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
- PRIOR TO FINAL ACCEPTANCE ALL WATER MAIN PIPE SHALL BE PRESSURE TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF LINCOLN STANDARD SPECIFICATIONS FOR MUNICIPAL CONSTRUCTION, CHAPTER 23, WATER MAINS.
- PRIOR TO FINAL ACCEPTANCE ALL WATER MAIN PIPE SHALL BE DISINFECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF LINCOLN STANDARD SPECIFICATIONS FOR MUNICIPAL CONSTRUCTION, CHAPTER 23, WATER MAINS.
- FOR PVC WATER MAIN CONSTRUCTION, ALL FITTINGS SHALL BE DUCTILE IRON WRAPPED WITH POLYWRAP. POLYWRAP SHALL BE LINEAR LOW DENSITY POLYETHYLENE FILM MANUFACTURED OF VIRGIN POLYETHYLENE MATERIAL. MINIMUM THICKNESS SHALL BE 8 MIL. POLYWRAP SHALL BE IN ACCORDANCE WITH DRAFT OF AWWA C105 REVISION, DOUBLE WRAPPED (2 LAYERS) AND TAPED AS PER CITY OF LINCOLN STANDARD SPECIFICATIONS FOR MUNICIPAL CONSTRUCTION.
- LOCATION AND ELEVATIONS OF IMPROVEMENTS TO BE MET (OR AVOIDED) BY WORK TO BE DONE SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE ENGINEER OR CITY INSPECTOR ANY DISCREPANCIES BETWEEN THEIR MEASUREMENTS AND THESE PLANS.
- THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES AND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND TO THE BEST OF OUR KNOWLEDGE CONSTITUTES ALL KNOWN FACILITIES. HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UNDERGROUND SERVICE ALERT @ 1-800-331-5666 IN ADVANCE OF ANY EXCAVATION FOR THE MARK-OUT OF THE LOCATION OF UTILITIES AND NOTIFICATION OF COMMENCEMENT OR WORK.
- BEFORE EXCAVATING FOR THIS CONTRACT, THE CONTRACTOR SHALL FIELD VERIFY LOCATION OF UNDERGROUND UTILITIES. CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.
- ALL PERMANENT FIRE HYDRANTS SHALL BE INSTALLED TO LINE AND GRADE IN ACCORDANCE WITH THE PLAN DRAWINGS AND AS FIELD STAKED BY THE ENGINEER. FIRE HYDRANTS SHALL BE A MINIMUM OF 5.5' BURY AND SHALL BE SET SO THAT THE CENTER OF THE TRAFFIC FLANGE IS THREE (3) INCHES ABOVE THE TOP OF CURB GRADE.
- PERMANENT FIRE HYDRANTS SHALL BE COUNTED AND PAID FOR AT THE CONTRACT UNIT PRICE BID FOR "5 1/4 INCH PUMPER HYDRANT, M.J. W/ 5.5' BURY" OR "5 1/4 INCH PUMPER HYDRANT, M.J. W/ 6.5' BURY". SUCH PRICE SHALL BE FULL COMPENSATION FOR ALL LOADING, HAULING, INSTALLATION, THRUST BLOCKING, HYDRANT BURY, HYDRANT DRAIN MATERIAL, BACKFILLING, LABOR, MATERIALS & INCIDENTALS NECESSARY TO COMPLETE THE WORK IN ACCORDANCE WITH THE SPECIFICATIONS, THE PLAN DRAWINGS AND AS ACCEPTED BY THE ENGINEER.
- IF FIRE HYDRANT ADJUSTMENT RINGS ARE NECESSARY TO SET THE FIRE HYDRANT TO THE GRADE AS SHOWN ON THE PLAN DRAWINGS, NO SEPARATE PAYMENTS SHALL BE MADE FOR THE ADJUSTMENT RINGS, BUT SHALL BE CONSIDERED SUBSIDIARY TO THE PRICE BID FOR "5 1/4 INCH PUMPER HYDRANT, M.J. W/ 5.5' BURY" OR "5 1/4 INCH PUMPER HYDRANT W/ 6.5' BURY".
- RELOCATED HYDRANT ASSEMBLIES WILL BE SET TO GRADE AS INDICATED ON THE CONSTRUCTION PLANS. NO SEPARATE PAYMENTS WILL BE MADE FOR ADJUSTMENT RINGS, BUT SHALL BE CONSIDERED SUBSIDIARY TO THE PRICE BID TO REMOVE & RESET TYPE V HYDRANT ASSEMBLY (COMPLETE).
- ALL SPOIL MATERIAL FROM UTILITY TRENCHING SHALL BE REMOVED FROM THE STREET ROW OR UTILITY EASEMENT BY THE CONTRACTOR. SPOIL MATERIAL SHALL BE DEPOSITED WITHIN THE SITE DEVELOPMENT BOUNDARY IN AREAS DESIGNATED BY THE DEVELOPER'S ENGINEER. THE MATERIAL SHALL BE STOCKPILED OR SPREAD AS DIRECTED BY THE DEVELOPER'S ENGINEER. NO SEPARATE PAYMENT SHALL BE MADE FOR DISPOSAL OF SPOIL MATERIAL, BUT SHALL BE CONSIDERED SUBSIDIARY TO THE PRICE BID FOR THE WATER MAIN.
- CONTRACTOR SHALL IMPLEMENT THE STORMWATER POLLUTION PREVENTION PLAN PREPARED FOR ETMUND ESTATES 2ND ADDITION. AT A MINIMUM, THERE MUST BE A SITE INSPECTION IN ACCORDANCE WITH ONE OF THE TWO SCHEDULES LISTED BELOW.
 - AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS, EXCLUDING NONBUSINESS HOURS
 - ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A STORM EVENT OF 0.25 INCHES OR GREATER, OR THE OCCURRENCE OF RUNOFF FROM SNOWMELT SUFFICIENT TO CAUSE A DISCHARGE, EXCLUDING NONBUSINESS HOURS.
 PAYMENT SHALL BE MADE ON A LUMP SUM BASIS FOR SWPPP INSPECTIONS.
- CONTRACTOR SHALL VERIFY ALL HYDRANTS THAT ARE CALLED OUT TO BE REMOVED & RESET ARE NOT OLDER THAN 5 YEARS FROM THE DATE STAMPED ON THE HYDRANT. IF A HYDRANT IS OLDER THAN 5 YEARS, CONTRACTOR SHALL RETURN HYDRANT TO LINCOLN WATER SYSTEM.
- CONTRACTOR TO PROVIDE ALL ANODES FOR DEAD ENDS, INCLUDING CUL-DE-SACS. IF THE CONTRACTOR HAS QUESTIONS, CONTACT NEAL AT LINCOLN WATER SYSTEM CONTRACTOR SUPPORT GROUP @402-660-9939
- TRACER WIRE TESTING - ALL NEW TRACER WIRE INSTALLATIONS SHALL BE LOCATED USING TYPICAL LOW FREQUENCY (512 HZ ONLY) LINE TRACING EQUIPMENT, WITNESSED BY THE CONTRACTOR, INSPECTOR, AND THE UTILITY OWNER'S DESIGNATED REPRESENTATIVE AS APPLICABLE, PRIOR TO ACCEPTANCE OF OWNERSHIP. THIS VERIFICATION SHALL BE PERFORMED UPON COMPLETION OF ROUGH GRADING AND AGAIN PRIOR TO FINAL ACCEPTANCE OF THE PROJECT. CONTINUITY TESTING IN LIEU OF ACTUAL LINE TRACING SHALL NOT BE ACCEPTED.

LIMITS OF ETMUND ESTATES 2ND ADDITION



CALL 811 OR 1-800-331-5666 PRIOR TO ANY EXCAVATION OR LAND DISTURBANCE TO HAVE EXISTING UNDERGROUND AND OVERHEAD UTILITIES LOCATED AND MARKED.



Civil Design Group, Inc.
8535 EXECUTIVE WOODS DR., SUITE 200
LINCOLN, NEBRASKA 68512
Ph: 402-334-8494 Fax: 866-215-8747
NE Certificate of Authorization: CA-1648

NO.	DATE	DESCRIPTION

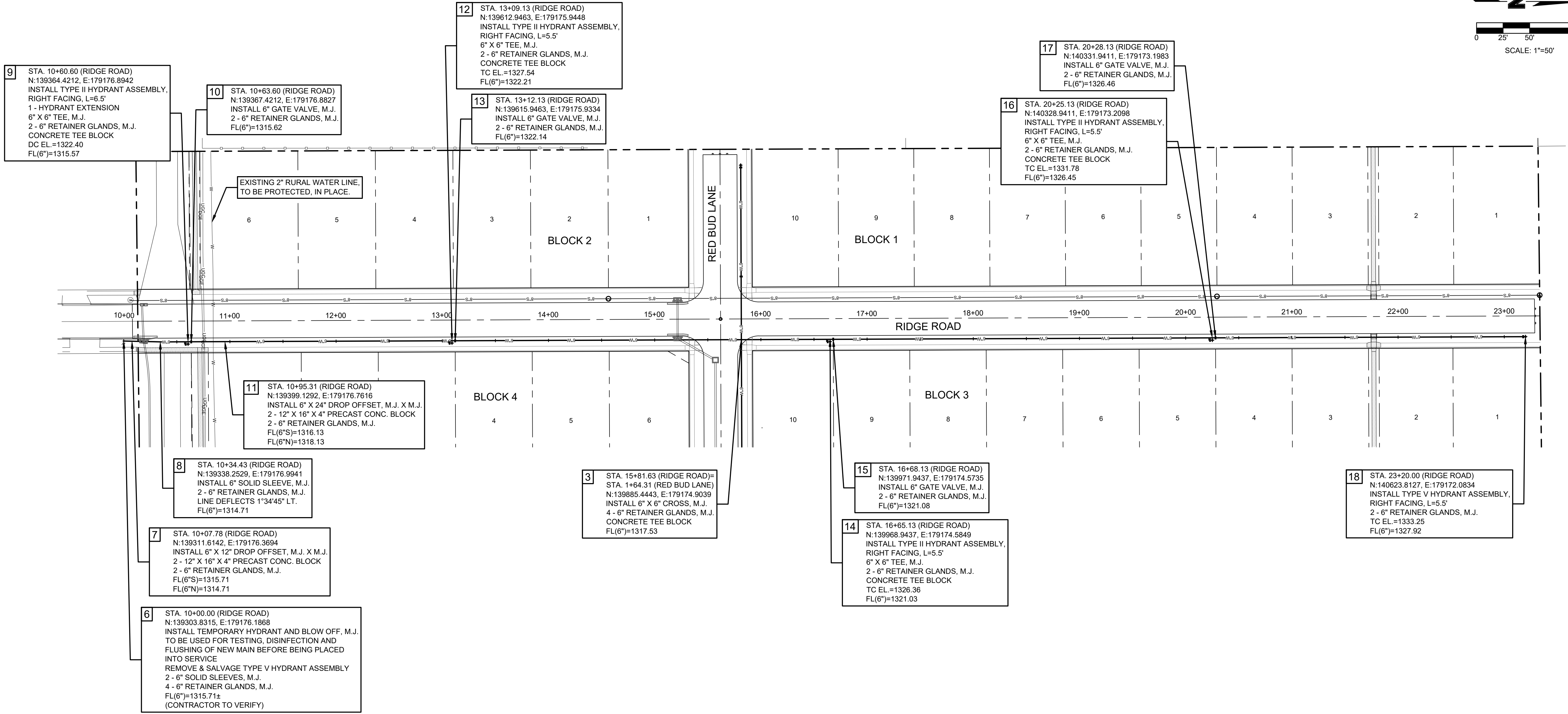
2025

PUBLIC WATER MAIN COVER
ETMUND ESTATES 2ND ADDITION
HICKMAN, NEBRASKA

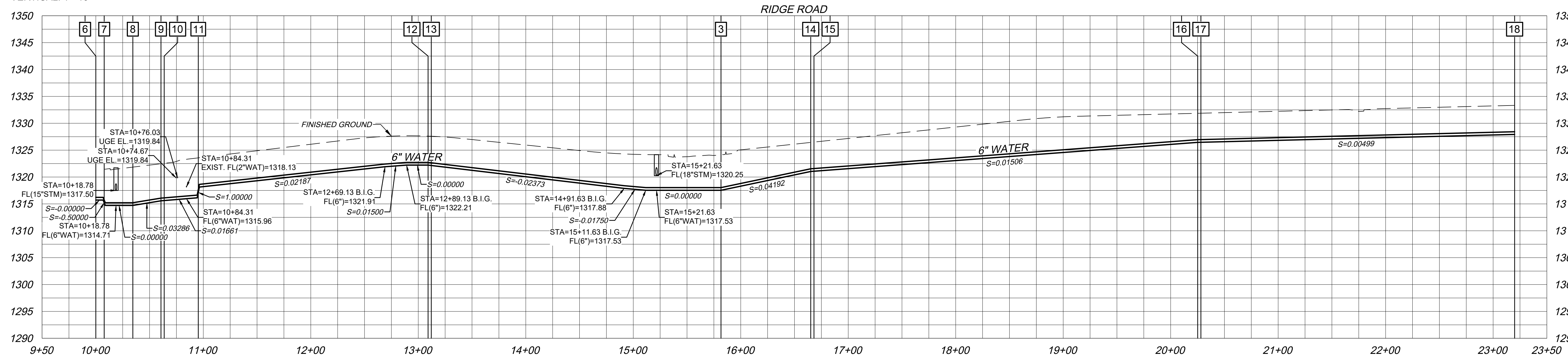
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checked by: JDC
approved by: JDC
project no.: 2025-0012
date: 3/27/2025

SHEET
1 OF 5

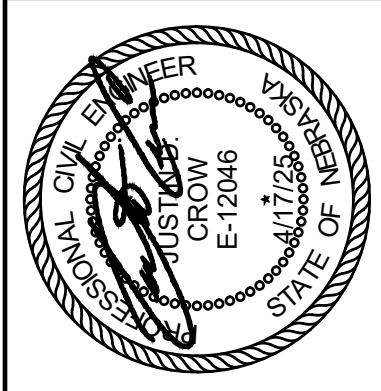
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 USER: jrow
 250012 Base
 250012 XBase
 250012 Phase



PROFILE SCALES:
HORIZONTAL: 1"=50'
VERTICAL: 1"=10'



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REVISIONS	
NO.	DESCRIPTION

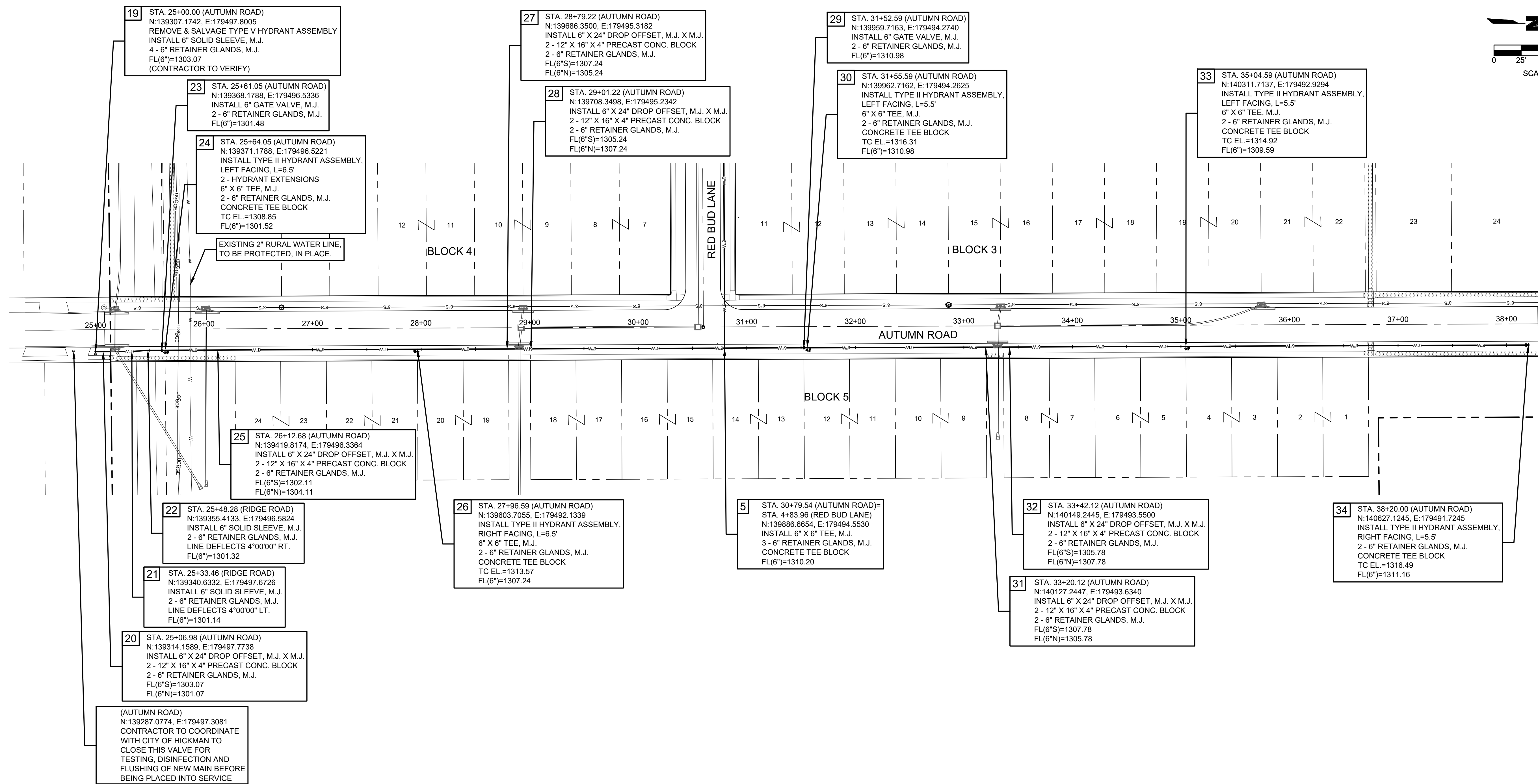
DATE: 2025

PLAN & PROFILE
ETMUND ESTATES 2ND ADDITION

HICKMAN, NEBRASKA

drawn by: ZKW
checked by: JDC
approved by: JDC
project no.: 2025-0012
date: 3/27/2025

BWC: F:\Projects\2025\20250012_LandPlanning\Design\250012_Water.dwg USER: jrow 250012_XBase
 DATE: May 05, 2025 8:46am XREFS: 250012_Background



19 STA. 25+00.00 (AUTUMN ROAD)
 N:139307.1742, E:179497.8005
 REMOVE & SALVAGE TYPE V HYDRANT ASSEMBLY
 INSTALL 6" SOLID SLEEVE, M.J.
 4 - 6" RETAINER GLANDS, M.J.
 FL(6")=1303.07
 (CONTRACTOR TO VERIFY)

23 STA. 25+61.05 (AUTUMN ROAD)
 N:139368.1788, E:179496.5336
 INSTALL 6" GATE VALVE, M.J.
 2 - 6" RETAINER GLANDS, M.J.
 FL(6")=1301.48

24 STA. 25+64.05 (AUTUMN ROAD)
 N:139371.1788, E:179496.5221
 INSTALL TYPE II HYDRANT ASSEMBLY,
 LEFT FACING, L=6.5'
 2 - HYDRANT EXTENSIONS
 6" X 6" TEE, M.J.
 2 - 6" RETAINER GLANDS, M.J.
 CONCRETE TEE BLOCK
 TC EL.=1308.85
 FL(6")=1301.52

EXISTING 2" RURAL WATER LINE,
 TO BE PROTECTED, IN PLACE.

27 STA. 28+79.22 (AUTUMN ROAD)
 N:139686.3500, E:179495.3182
 INSTALL 6" X 24" DROP OFFSET, M.J. X M.J.
 2 - 12" X 16" X 4" PRECAST CONC. BLOCK
 2 - 6" RETAINER GLANDS, M.J.
 FL(6")=1307.24
 FL(6'N)=1305.24

28 STA. 29+01.22 (AUTUMN ROAD)
 N:139708.3498, E:179495.2342
 INSTALL 6" X 24" DROP OFFSET, M.J. X M.J.
 2 - 12" X 16" X 4" PRECAST CONC. BLOCK
 2 - 6" RETAINER GLANDS, M.J.
 FL(6'S)=1305.24
 FL(6'N)=1307.24

29 STA. 31+52.59 (AUTUMN ROAD)
 N:139959.7163, E:179494.2740
 INSTALL 6" GATE VALVE, M.J.
 2 - 6" RETAINER GLANDS, M.J.
 FL(6")=1310.98

30 STA. 31+55.59 (AUTUMN ROAD)
 N:139962.7162, E:179494.2625
 INSTALL TYPE II HYDRANT ASSEMBLY,
 LEFT FACING, L=5.5'
 6" X 6" TEE, M.J.
 2 - 6" RETAINER GLANDS, M.J.
 CONCRETE TEE BLOCK
 TC EL.=1316.31
 FL(6")=1310.98

33 STA. 35+04.59 (AUTUMN ROAD)
 N:140311.7137, E:179492.9294
 INSTALL TYPE II HYDRANT ASSEMBLY,
 LEFT FACING, L=5.5'
 6" X 6" TEE, M.J.
 2 - 6" RETAINER GLANDS, M.J.
 CONCRETE TEE BLOCK
 TC EL.=1314.92
 FL(6")=1309.59

25 STA. 26+12.68 (AUTUMN ROAD)
 N:139419.8174, E:179496.3364
 INSTALL 6" X 24" DROP OFFSET, M.J. X M.J.
 2 - 12" X 16" X 4" PRECAST CONC. BLOCK
 2 - 6" RETAINER GLANDS, M.J.
 FL(6'S)=1302.11
 FL(6'N)=1304.11

22 STA. 25+48.28 (RIDGE ROAD)
 N:139355.4133, E:179496.5824
 INSTALL 6" SOLID SLEEVE, M.J.
 2 - 6" RETAINER GLANDS, M.J.
 LINE DEFLECTS 4'00"00" RT.
 FL(6")=1301.32

21 STA. 25+33.46 (RIDGE ROAD)
 N:139340.6332, E:179497.6726
 INSTALL 6" SOLID SLEEVE, M.J.
 2 - 6" RETAINER GLANDS, M.J.
 LINE DEFLECTS 4'00"00" LT.
 FL(6")=1301.14

20 STA. 25+06.98 (AUTUMN ROAD)
 N:139314.1589, E:179497.7738
 INSTALL 6" X 24" DROP OFFSET, M.J. X M.J.
 2 - 12" X 16" X 4" PRECAST CONC. BLOCK
 2 - 6" RETAINER GLANDS, M.J.
 FL(6'S)=1303.07
 FL(6'N)=1301.07

(AUTUMN ROAD)
 N:139287.0774, E:179497.3081
 CONTRACTOR TO COORDINATE
 WITH CITY OF HICKMAN TO
 CLOSE THIS VALVE FOR
 TESTING, DISINFECTION AND
 FLUSHING OF NEW MAIN BEFORE
 BEING PLACED INTO SERVICE

26 STA. 27+96.59 (AUTUMN ROAD)
 N:139603.7055, E:179492.1339
 INSTALL TYPE II HYDRANT ASSEMBLY,
 RIGHT FACING, L=6.5'
 6" X 6" TEE, M.J.
 2 - 6" RETAINER GLANDS, M.J.
 CONCRETE TEE BLOCK
 TC EL.=1313.57
 FL(6")=1307.24

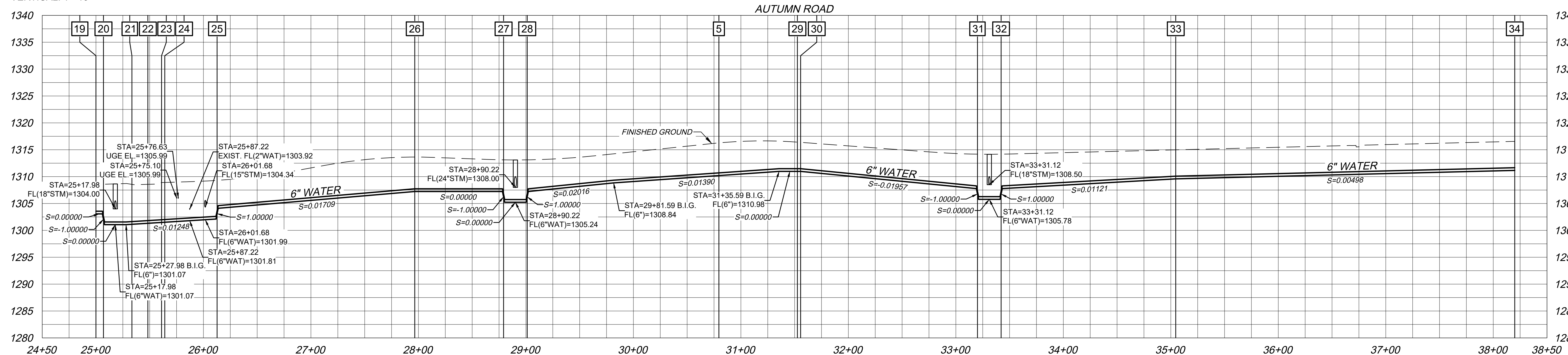
5 STA. 30+79.54 (AUTUMN ROAD)=
 STA. 4+83.96 (RED BUD LANE)
 N:139886.8654, E:179494.5530
 INSTALL 6" X 6" TEE, M.J.
 3 - 6" RETAINER GLANDS, M.J.
 CONCRETE TEE BLOCK
 FL(6")=1310.20

32 STA. 33+42.12 (AUTUMN ROAD)
 N:140149.2445, E:179493.5500
 INSTALL 6" X 24" DROP OFFSET, M.J. X M.J.
 2 - 12" X 16" X 4" PRECAST CONC. BLOCK
 2 - 6" RETAINER GLANDS, M.J.
 FL(6'S)=1305.78
 FL(6'N)=1307.78

31 STA. 33+20.12 (AUTUMN ROAD)
 N:140127.2447, E:179493.6340
 INSTALL 6" X 24" DROP OFFSET, M.J. X M.J.
 2 - 12" X 16" X 4" PRECAST CONC. BLOCK
 2 - 6" RETAINER GLANDS, M.J.
 FL(6'S)=1307.78
 FL(6'N)=1305.78

34 STA. 38+20.00 (AUTUMN ROAD)
 N:140627.1245, E:179491.7245
 INSTALL TYPE II HYDRANT ASSEMBLY,
 RIGHT FACING, L=5.5'
 2 - 6" RETAINER GLANDS, M.J.
 CONCRETE TEE BLOCK
 TC EL.=1316.49
 FL(6")=1311.16

PROFILE SCALES:
 HORIZONTAL: 1"=50'
 VERTICAL: 1"=10'



Civil Design Group, Inc.
 8535 EXECUTIVE WOODS DR., SUITE 200
 LINCOLN, NEBRASKA 68512
 Ph: 402-334-8494 Fax: 866-215-8747
 NE Certificate of Authorization: CA-1648

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NO.	DATE	DESCRIPTION

PLAN & PROFILE

ETMUND ESTATES 2ND ADDITION

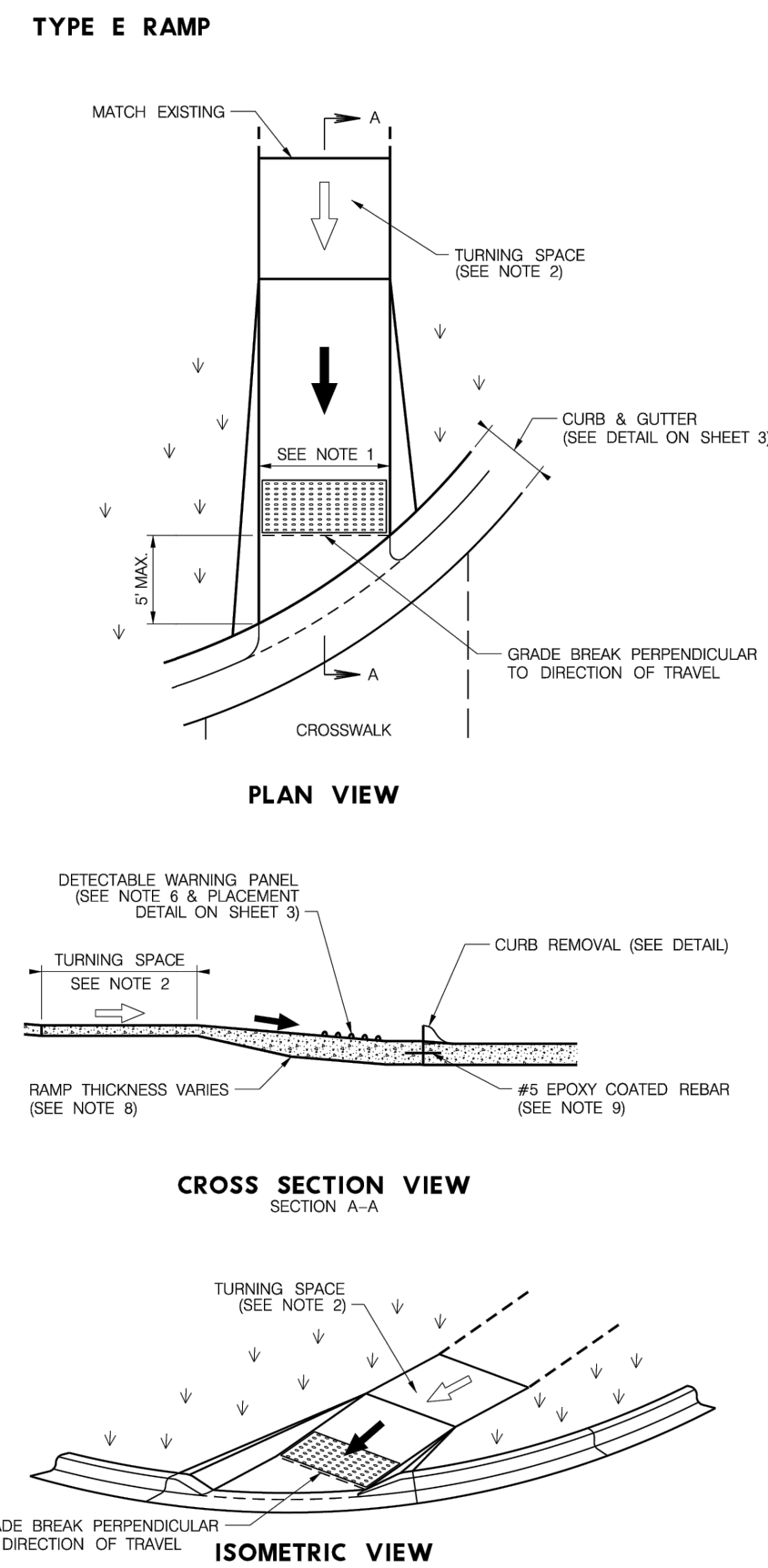
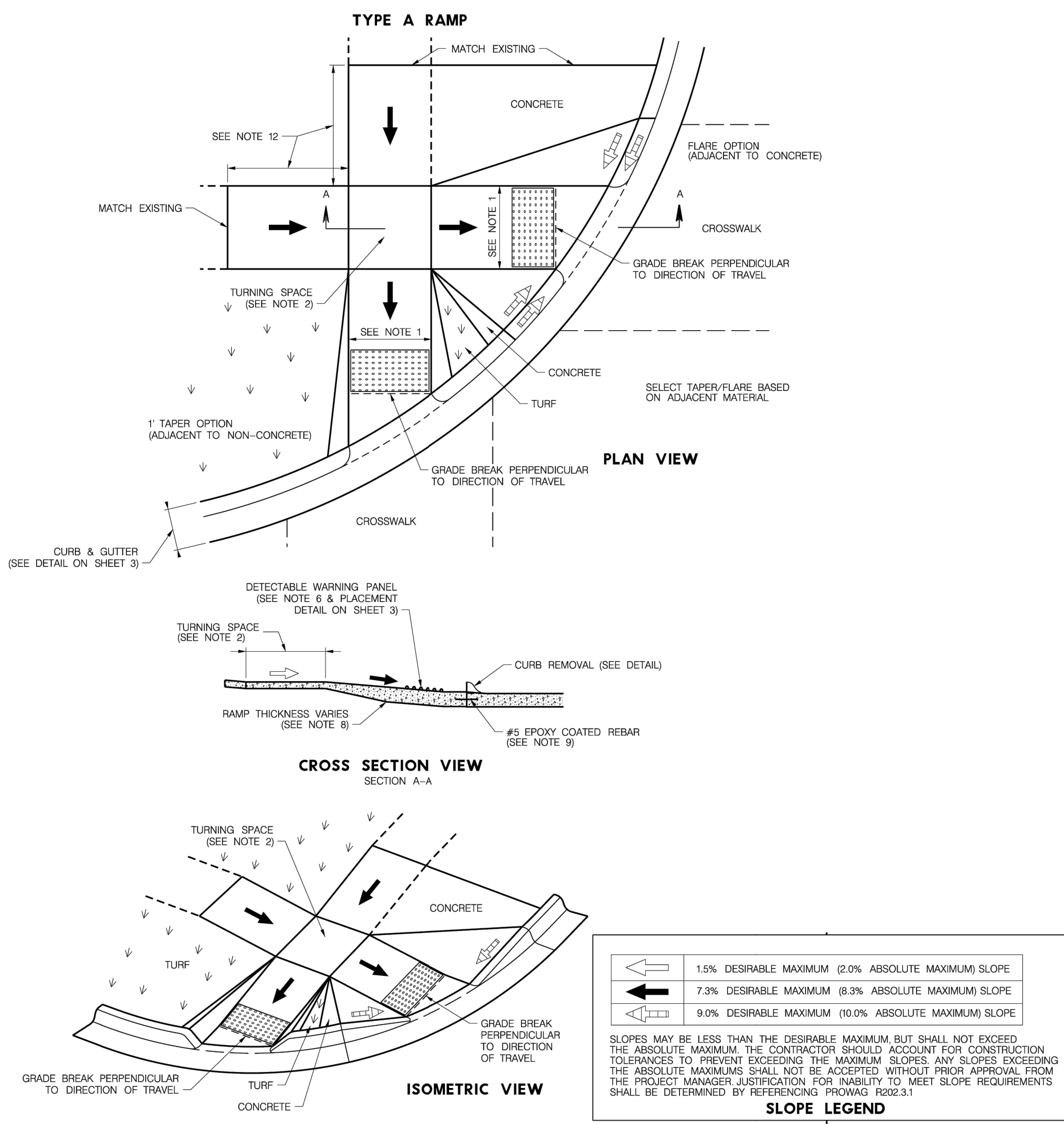
HICKMAN, NEBRASKA

2025

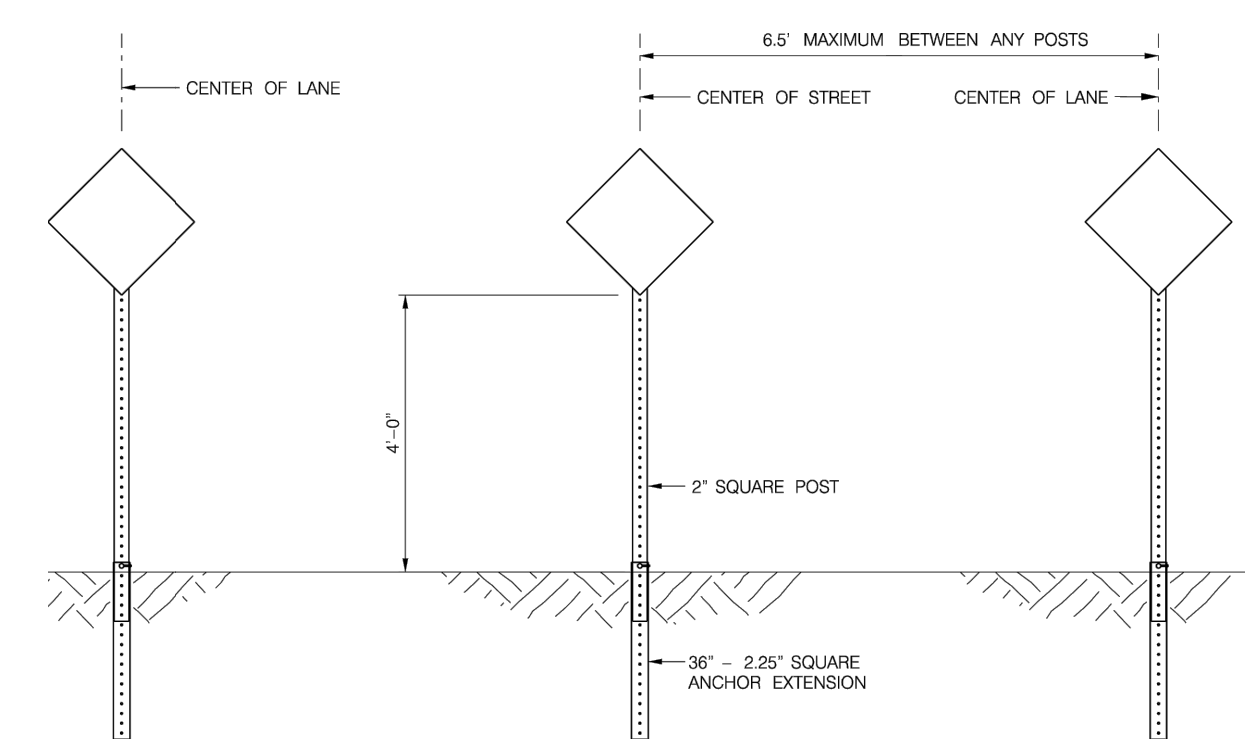
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 checked by: JDC
 approved by: JDC
 project no.: 2025-0012
 date: 3/27/2025

SHEET
5 OF 5

DWG: F:\Projects\2025\20250012\LandPlanning\Design\250012 Water.dwg USER: j_frow 250012 Xbase
 DATE: May 05, 2025 8:46am XREFS: 250012 Background



- NOTES:**
- SIDEWALK RAMP WIDTH REQUIREMENTS
NEW CONSTRUCTION: RAMP WIDTH SHALL BE 5' MINIMUM.
RETROFIT CONSTRUCTION: RAMP WIDTH SHALL BE 4' MINIMUM.
BIKE PATH/TRAILS: RAMP WIDTH SHALL BE THE SAME AS THE NOMINAL WIDTH OF THE BIKE PATH/TRAIL.
 - THE SLOPE OF TURNING SPACES SHALL HAVE AN ABSOLUTE MAXIMUM OF 2% IN ALL DIRECTIONS.
NEW CONSTRUCTION THE TURNING SPACE SHALL HAVE ABSOLUTE MINIMUM DIMENSIONS OF 5' X 5'.
RETROFIT CONSTRUCTION THE TURNING SPACE SHALL HAVE ABSOLUTE MINIMUM DIMENSIONS OF 4' X 4'. IF TURNING SPACE IS CONSTRICTED AT THE BACK OF SIDEWALK THE TURNING SPACE SHALL BE A MINIMUM OF 5' X 4', WITH THE 5' DIMENSION BEING IN THE DIRECTION OF THE RAMP RUN.
 - CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE ON THE CURB RAMP, FREE OF SAGS AND SHORT GRADE CHANGES.
 - RAMP SHALL BE CONSTRUCTED SUCH THAT THE MAXIMUM VERTICAL DISCONTINUITY IS 0.25'. DISCONTINUITIES UP TO 0.5' SHALL BE BEVELED AT 1:2 MINIMUM ACROSS THE ENTIRE LEVEL CHANGE.
 - RAMP FLARES SHALL BE CONSTRUCTED WITH A 9% +/- 1% (10% MAXIMUM) SLOPE AT RIGHT ANGLES TO THE SLOPE OF THE CURB RAMP WHEN ADJACENT TO CONCRETE SURFACE.
 - ALL CURB RAMP SHALL BE CONSTRUCTED WITH A LONGITUDINAL DETECTABLE TRUNCATED SURFACE ACROSS THE ENTIRE WIDTH OF RAMP THE LAST TWO FEET (2') TOWARDS THE CURB WITH COLOR CONTRAST TO ADJOINING SURFACE.
 - DETECTABLE WARNING PANELS MUST BE APPROVED BY THE CITY AND MUST COMPLY WITH ADA DIMENSIONS AND SHALL BE INSTALLED AS PER MANUFACTURERS INSTRUCTIONS.
 - CONCRETE THICKNESS FOR SIDEWALK RAMP SHALL BE EQUAL TO THE PAVEMENT THICKNESS BUT NO LESS THAN 4" AND NO MORE THAN 12". THE THICKNESS THAT IS DETERMINED SHALL BE CARRIED OUT A DISTANCE OF NO LESS THAN 4" AND NO MORE THAN 6" MEASURED PERPENDICULAR TO THE BACK OF CURB.
 - RAMP SHALL BE TIED TO THE BACK OF THE CURB WITH #5 EPOXY COATED REBAR 18" LONG, AT 2' MAXIMUM SPACING ACROSS THE WIDTH OF THE RAMP.
 - WHERE COMMERCIAL DRIVEWAYS ARE CONSTRUCTED AT THE ADJACENT STREET ELEVATION OR WHERE THE COMMERCIAL DRIVEWAY UTILIZES YIELD OR STOP CONTROL DETECTABLE WARNING SURFACES SHALL BE INSTALLED AT THE JUNCTION BETWEEN THE PEDESTRIAN ROUTE AND THE VEHICULAR ROUTE.
 - EFFECTIVE DRAINAGE IS REQUIRED IN ALL AREAS OF CURB RAMP CONSTRUCTION.
 - FOR RETROFIT APPLICATIONS RECONSTRUCT A MINIMUM LENGTH OF SIDEWALK AND CURB/GUTTER BEYOND THE RAMP AND/OR TURNING SPACE. THE SIDEWALK SHALL HAVE A DESIRABLE MAXIMUM RUNNING SLOPE OF 7.3% OR A MAXIMUM LENGTH OF 15'.

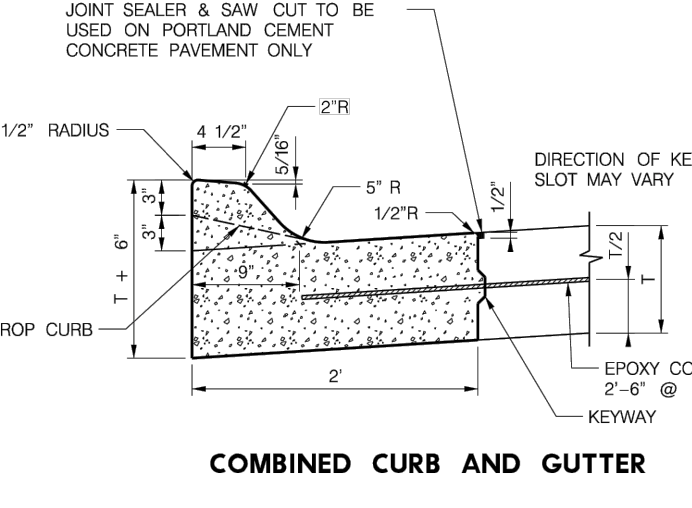
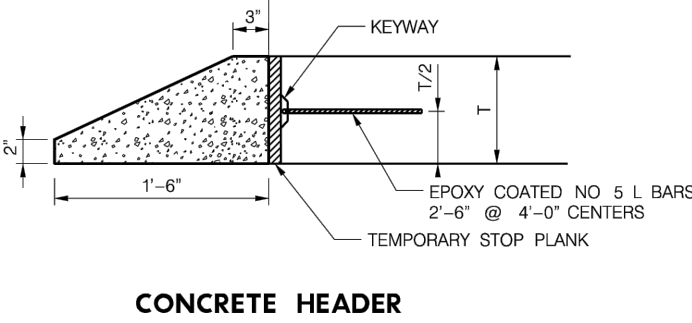
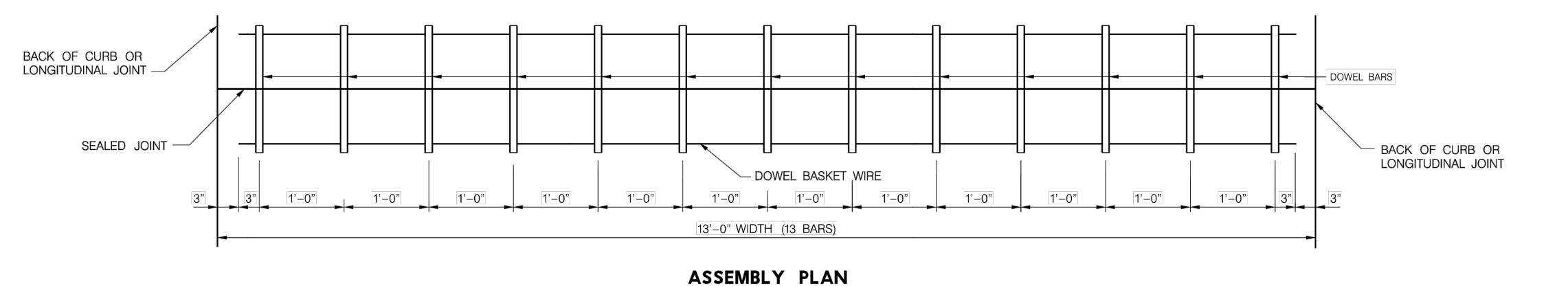
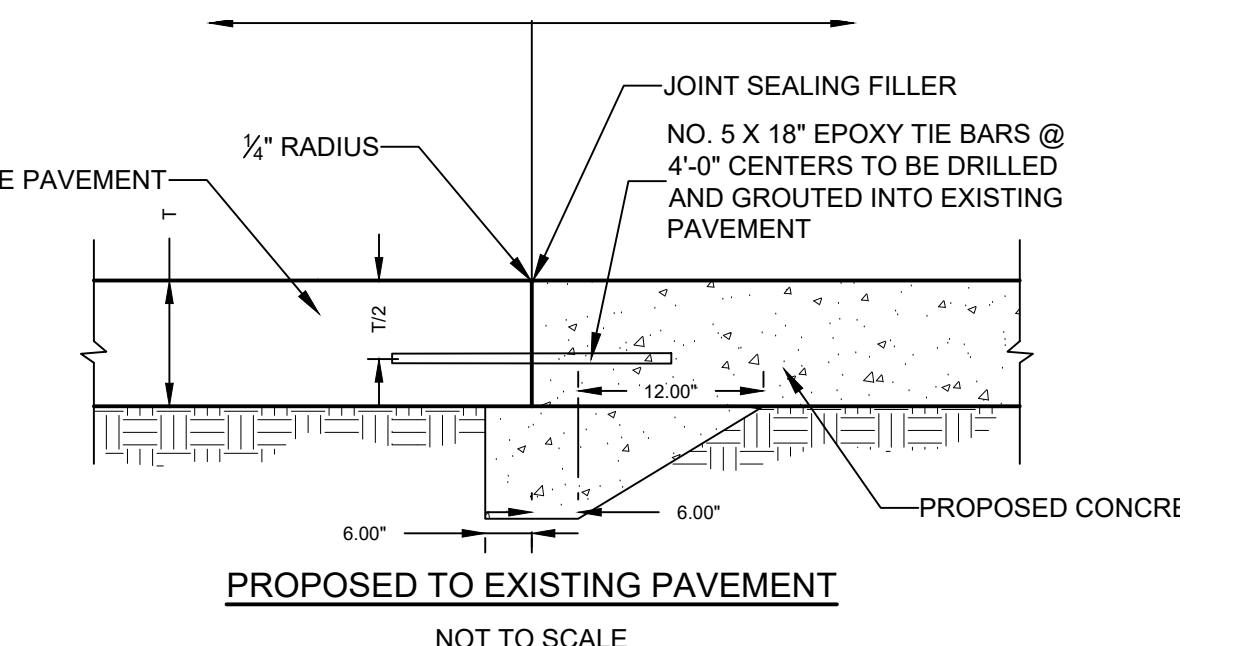
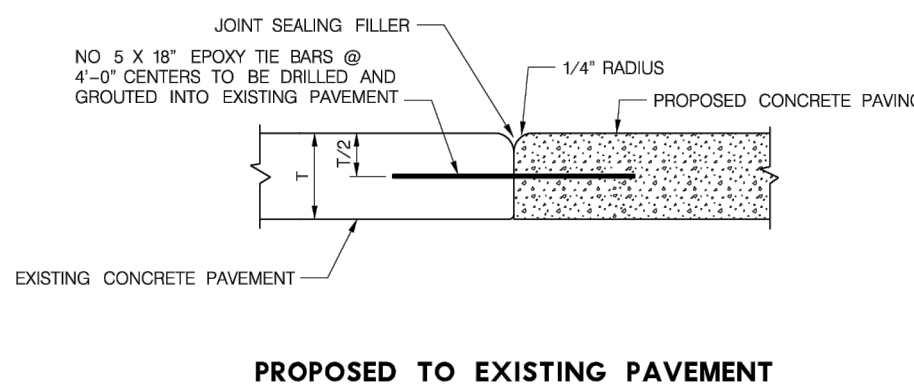
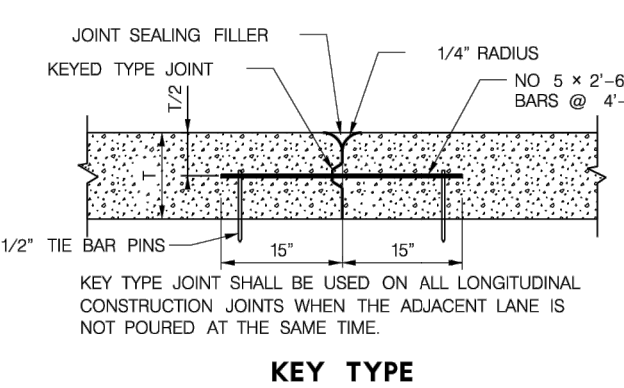
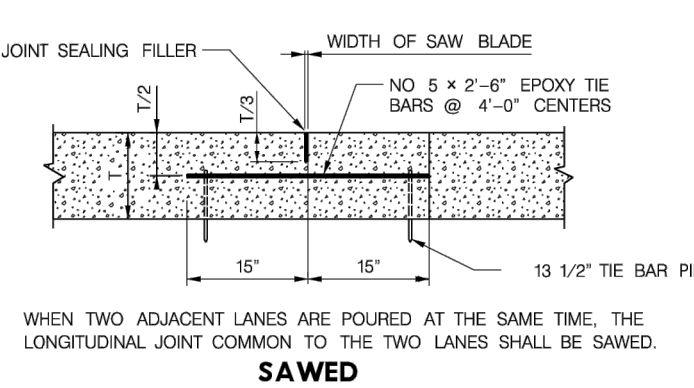
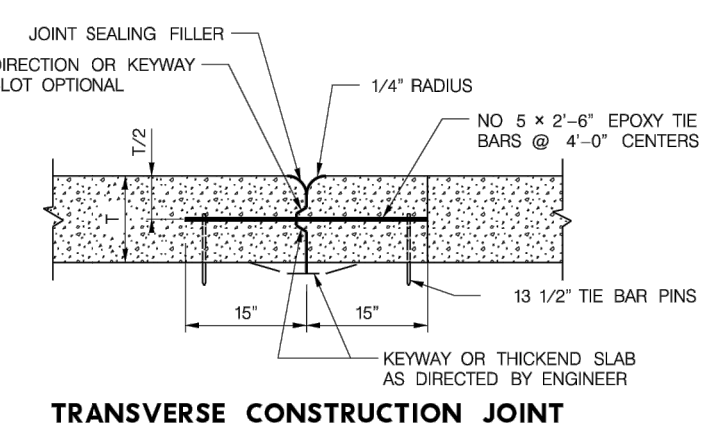
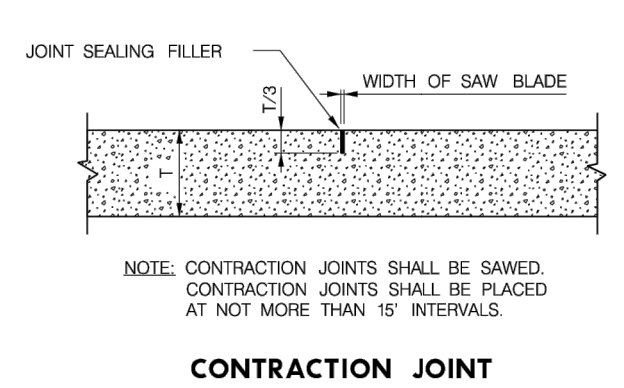
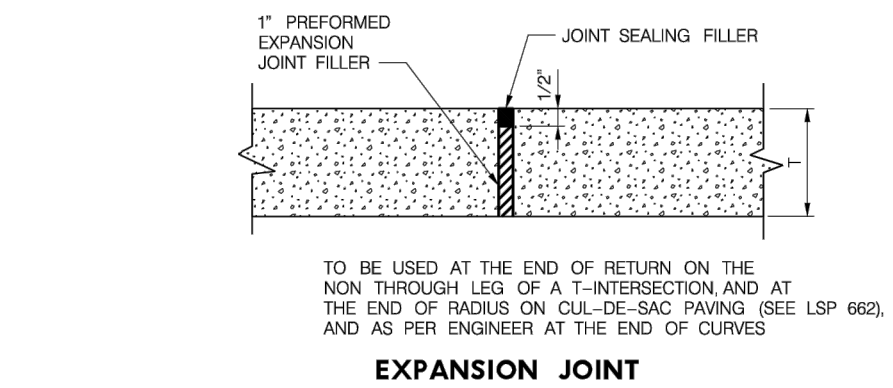
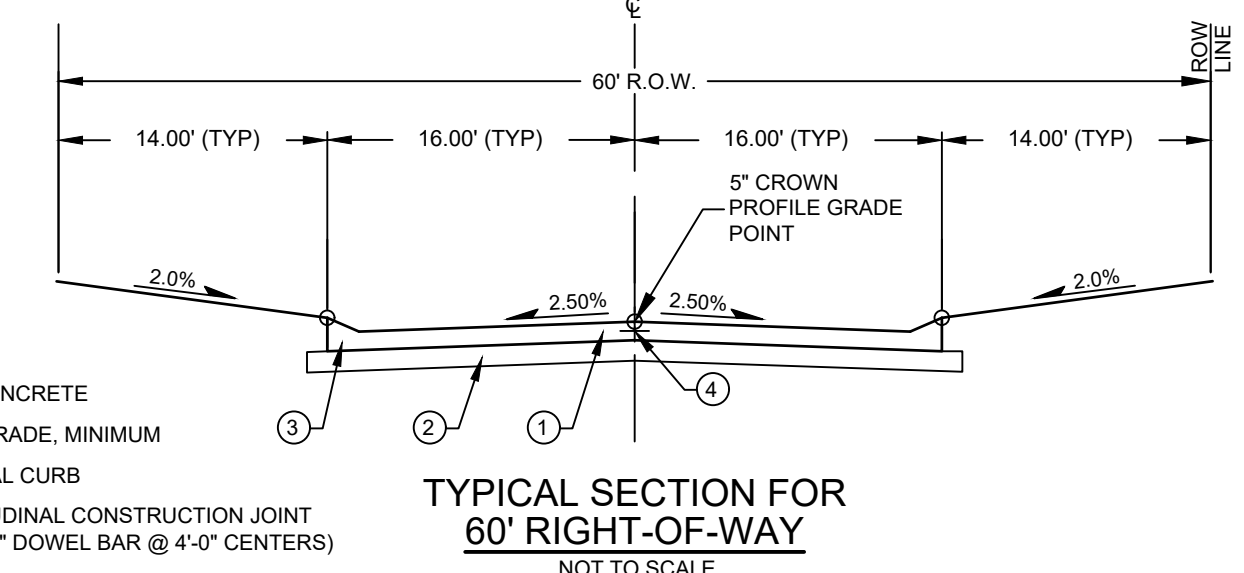


NOTES:
SIGNS SHALL BE 18" RED DIAMOND PANEL WITH HIGH INTENSITY SHEETING.

SLOPE LEGEND

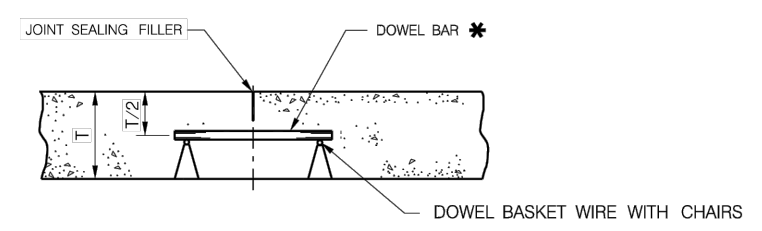
	1.5% DESIRABLE MAXIMUM (2.0% ABSOLUTE MAXIMUM SLOPE)
	7.3% DESIRABLE MAXIMUM (8.3% ABSOLUTE MAXIMUM SLOPE)
	9.0% DESIRABLE MAXIMUM (10.0% ABSOLUTE MAXIMUM SLOPE)

SLOPES MAY BE LESS THAN THE DESIRABLE MAXIMUM BUT SHALL NOT EXCEED THE ABSOLUTE MAXIMUM. THE CONTRACTOR SHOULD ACCOUNT FOR CONSTRUCTION TOLERANCES TO PREVENT EXCEEDING THE MAXIMUM SLOPES. ANY SLOPES EXCEEDING THE ABSOLUTE MAXIMUMS SHALL NOT BE ACCEPTED WITHOUT PRIOR APPROVAL FROM THE PROJECT MANAGER. JUSTIFICATION FOR INABILITY TO MEET SLOPE REQUIREMENTS SHALL BE DETERMINED BY REFERENCING PROWAG R202.3.1.



DOWEL BAR HEIGHT AND DIAMETER

PAVEMENT THICKNESS (T)	MINIMUM BAR DIA.	DOWEL BAR HEIGHT (T/2)	MIN. TOLERANCE
LESS THAN 10"	1"	T/2 ± 1/2"	1/4"
10" OR MORE	1 1/2"	T/2 ± 1/2"	1/4"



NOTE:
THE CONTRACTOR MAY SUBSTITUTE OTHER DESIGNS FOR EXPANSION AND CONTRACTION JOINT SUPPORTS IN LIEU OF THE TYPE SHOWN WITH PRIOR WRITTEN APPROVAL BY THE ENGINEER.
DOWEL BARS SHALL BE SUFFICIENTLY ANCHORED TO ENSURE THAT THE DOWELS MAINTAIN THEIR POSITION AND ELEVATION THROUGH THE PAVING PROCESS.
DOWEL BARS SHALL BE EPOXY COATED AND A MINIMUM OF 18" IN LENGTH.
THE BARS SHALL BE DEFORMED BARS AND ALL OTHERS SHALL BE SMOOTH.
FOR LOAD TRANSFER DEVICES IN LANES OTHER THAN THE 13' LANES SHOWN, MAINTAIN THE SPACING OF THE 18" DOWEL BARS AT 1' INTERVALS.
THE ENDS OF THE DOWEL BASKET WIRE SHALL NOT BE LESS THAN 3" FROM THE EDGES OF THE PAVEMENT OR THE LONGITUDINAL JOINT.
KEY TYPE LONGITUDINAL JOINTS AND TRANSVERSE CONSTRUCTION JOINTS SHALL BE EDGED WITH 1/4" RADIUS AT TIME OF CONCRETE PLACEMENT.
EXPANSION JOINTS SHALL NOT BE SKEWED.

REVISIONS

NO.	DATE	DESCRIPTION

DETAILS

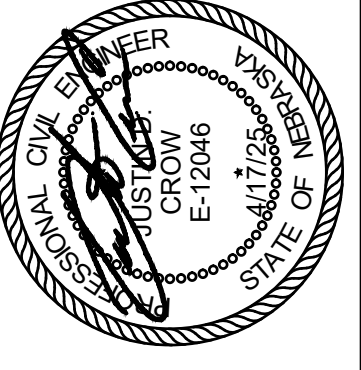
ETMUND ESTATES 2ND ADDITION

HICKMAN, NE

2025

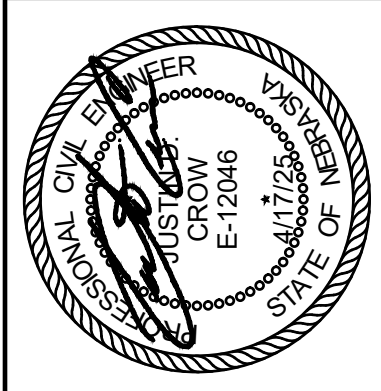
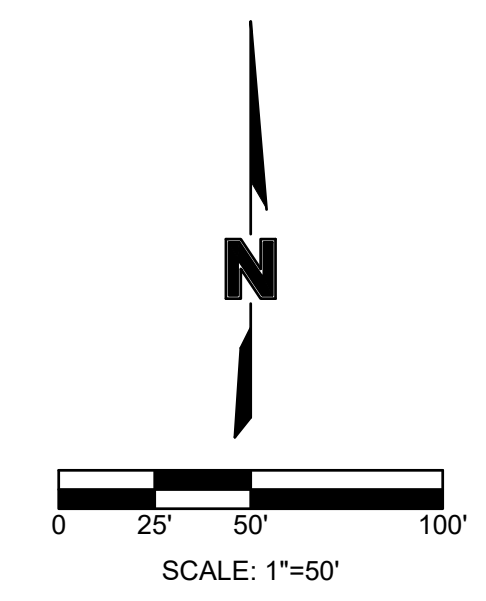
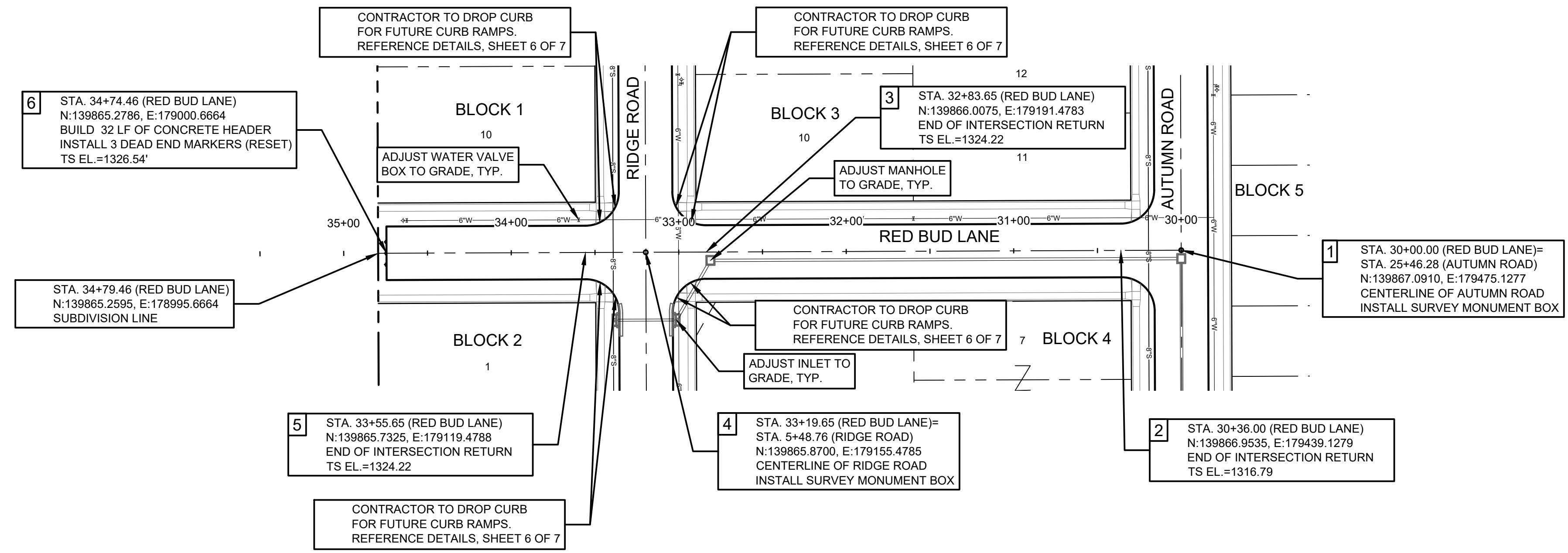
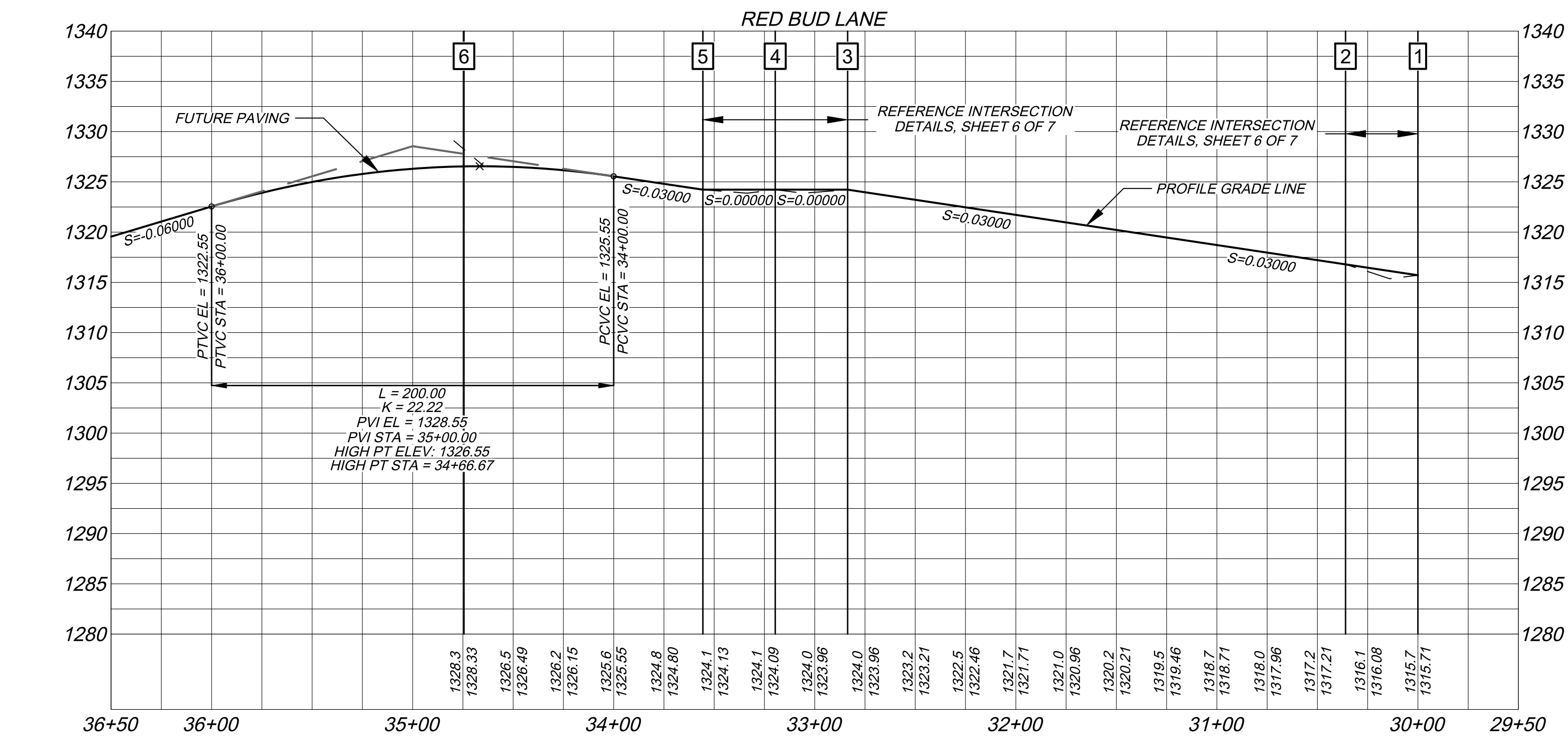
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approved by: JDC
project no.: 2025-0012
date: 4/18/2025

SHEET 2 OF 2



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 USER: jrcw
 250012_Base
 250012_Background

PROFILE SCALES:
 HORIZONTAL: 1"=50'
 VERTICAL: 1"=10'



Civil Design Group, Inc.
 8535 EXECUTIVE WOODS DR., SUITE 200
 LINCOLN, NEBRASKA 68512
 Ph: 402-334-8494 Fax: 866-215-8747
 NE Certificate of Authorization: CA-1648
 CONSULTING ENGINEERS • LAND USE PLANNERS
 CIVIL DESIGN • SITE DEVELOPMENT • PLANNING AND ZONING

REVISIONS	
NO.	DESCRIPTION

PLAN & PROFILE

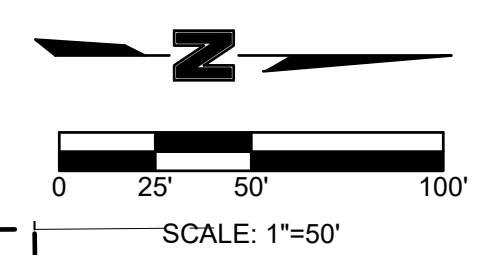
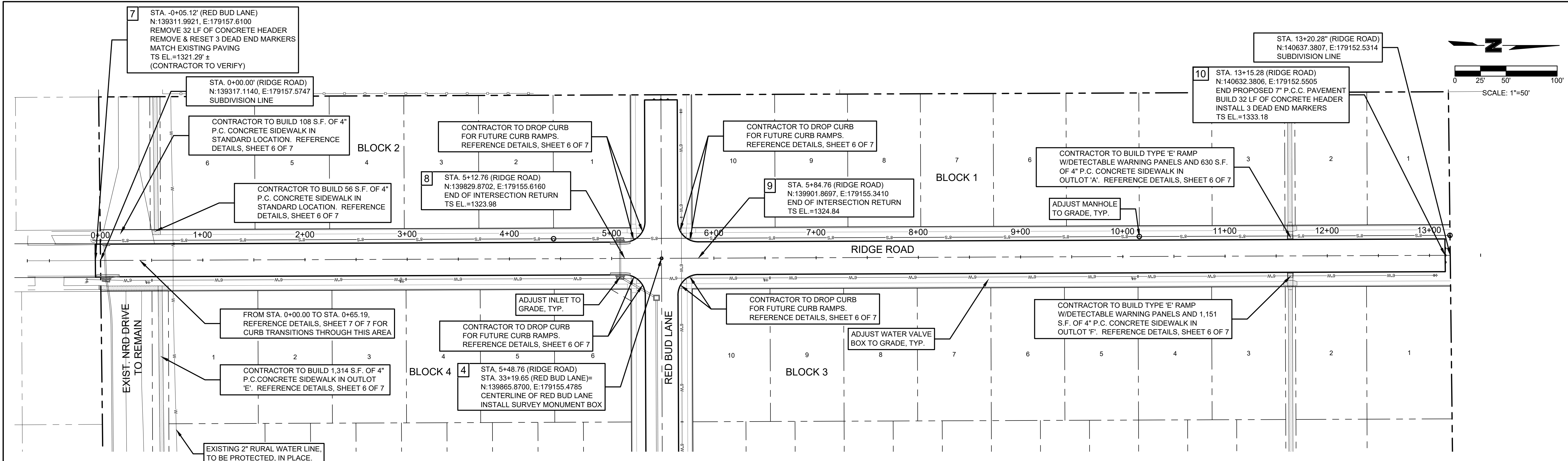
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HICKMAN, NEBRASKA

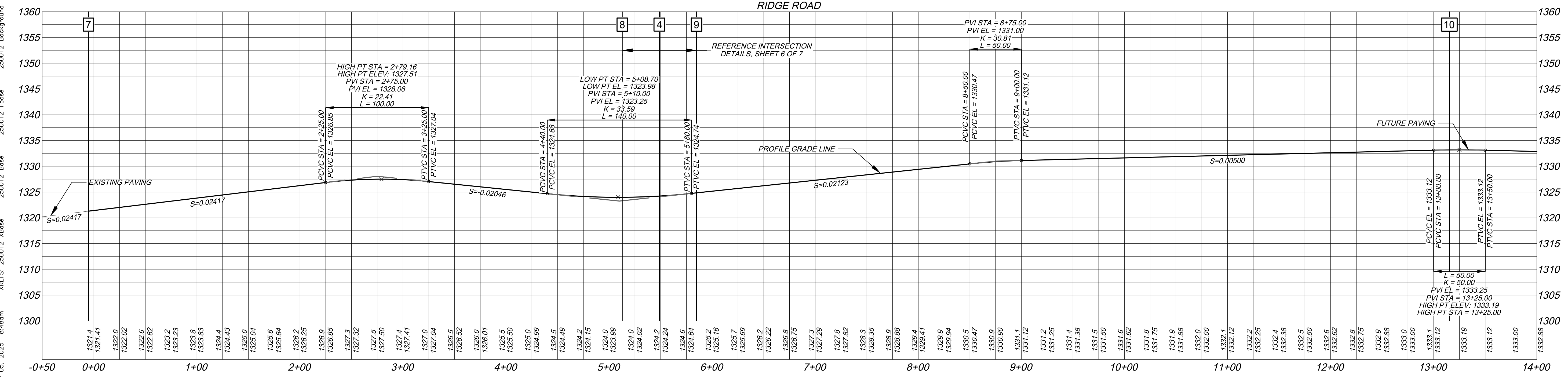
2025

drawn by: ZKW
 checked by: JDC
 approved by: JDC
 project no.: 2025-0012
 date: 4/16/2025

SHEET 3 OF 7



PROFILE SCALES:
HORIZONTAL: 1"=50'
VERTICAL: 1"=10'



USUAL CIVIL ENGINEER
STATE OF NEBRASKA
E-12046

Civil Design Group, Inc.
8535 EXECUTIVE WOODS DR., SUITE 200
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NO.	REVISIONS	DATE

PLAN & PROFILE

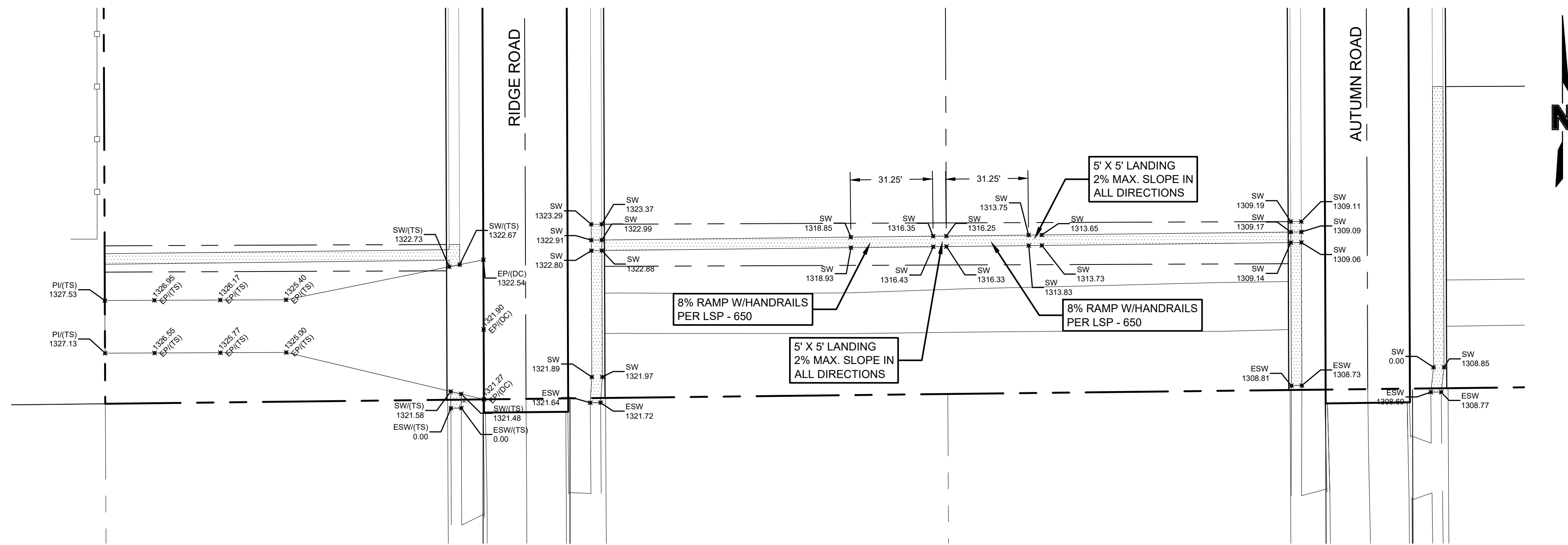
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2025

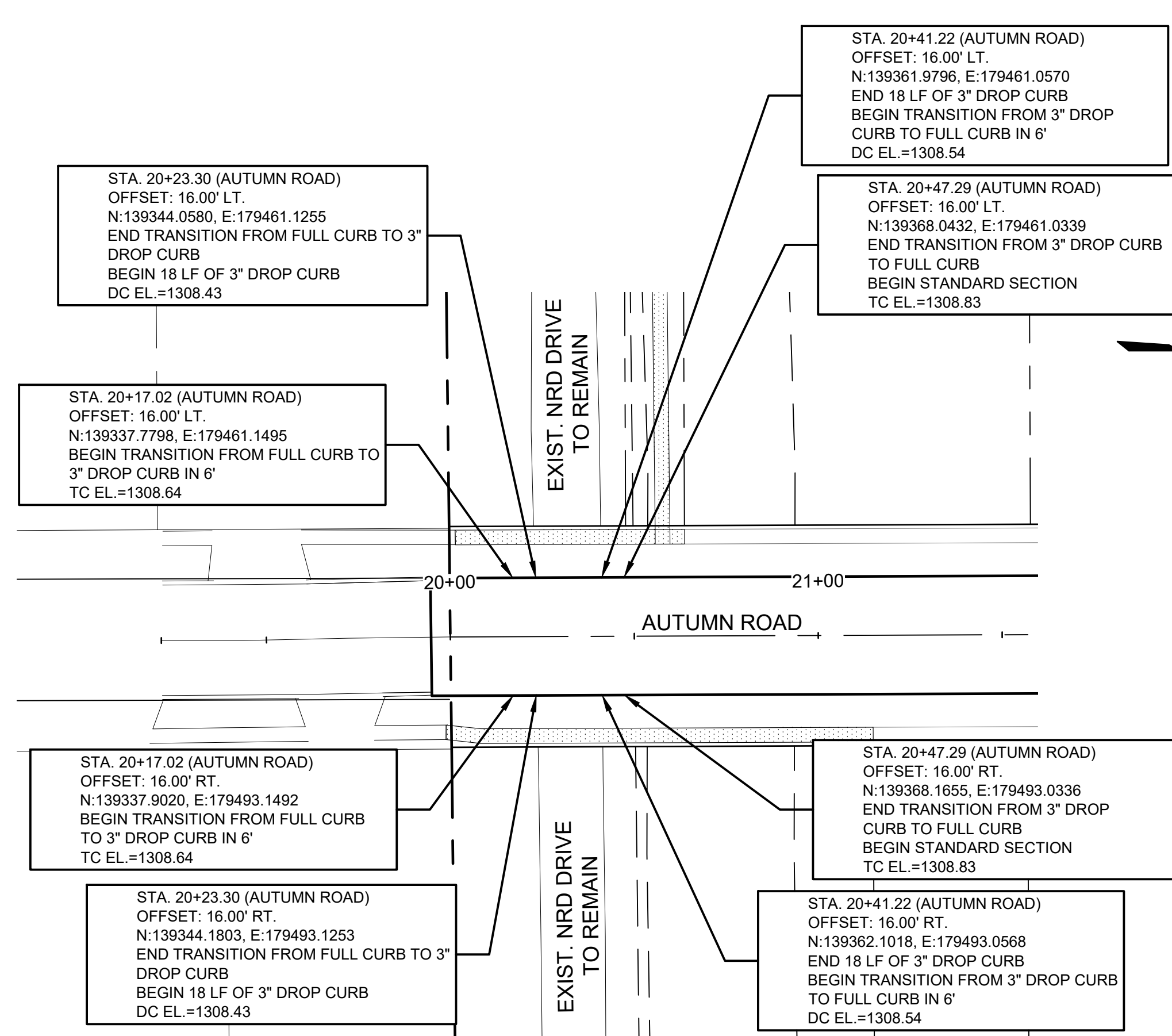
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checked by: JDC
approved by: JDC
project no.: 2025-0012
date: 4/16/2025

HICKMAN, NEBRASKA

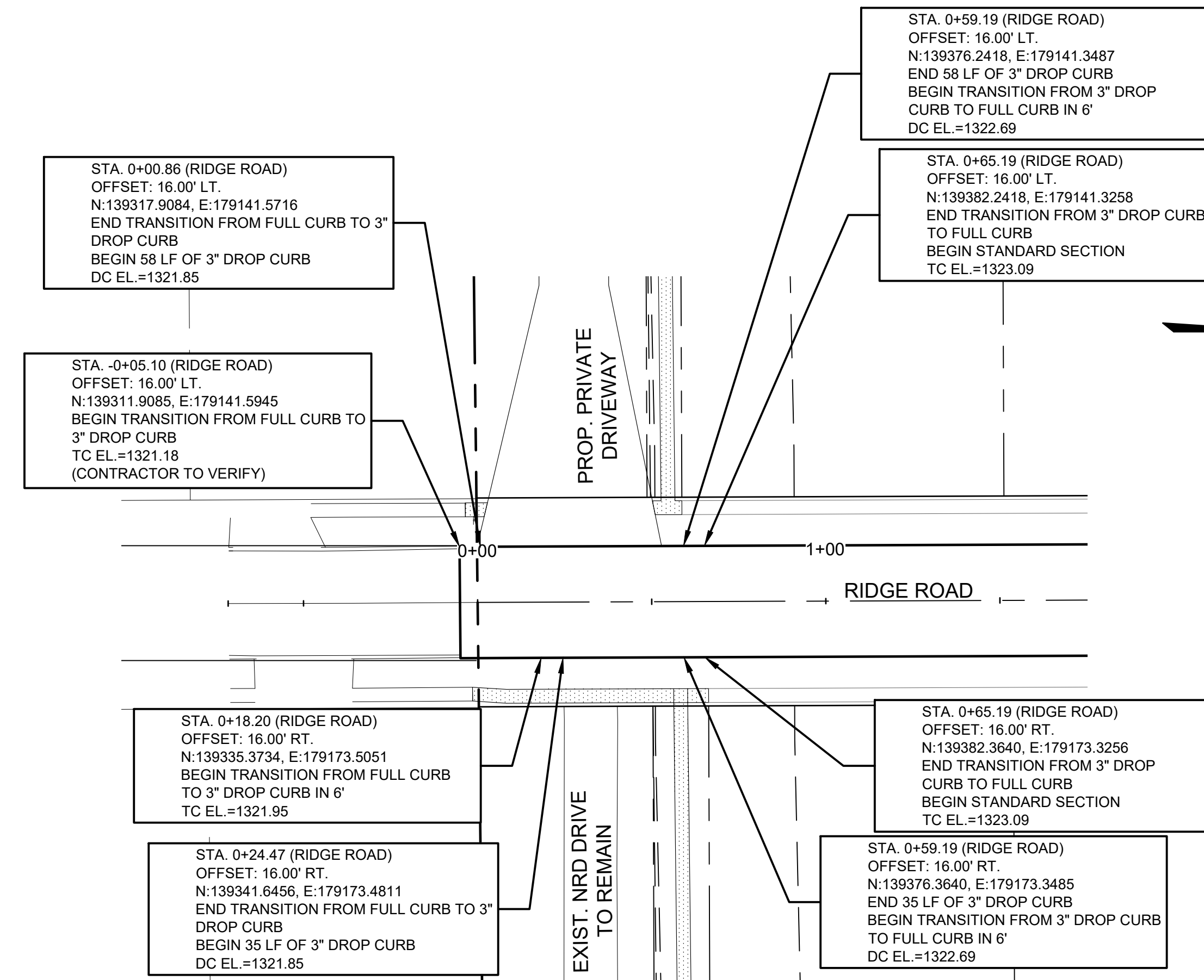
SHEET
4 OF 7



COLE DRIVEWAY & OUTLOT 'E' SIDEWALK DETAIL
SCALE: 1"=30'

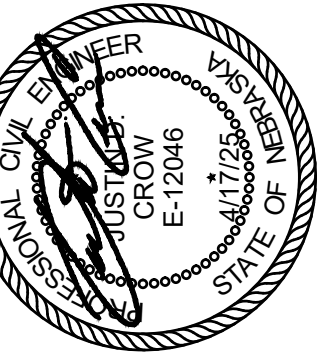


AUTUMN ROAD CURB TRANSITION DETAIL
SCALE: 1"=30'



RIDGE ROAD CURB TRANSITION DETAIL
SCALE: 1"=30'

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 USER: jrcw
 250012 Base
 250012 Phase
 250012 Background

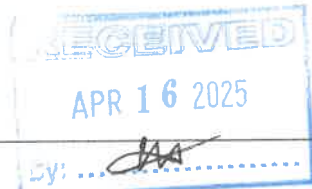


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NO.	DATE	DESCRIPTION

INTERSECTION & SIDEWALK DETAILS
 ETMUND ESTATES 2ND ADDITION
 HICKMAN, NEBRASKA
 2025

drawn by: ZKW
 checked by: JDC
 approved by: JDC
 project no.: 2025-0012
 date: 4/16/2025



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

PETITION/REQUEST FOR ANNEXATION

Legal Description and Location: Lot 1, Etmund Estates 1st Addition

Property Owner:

Name: SWG 4, LLC - Greg Grader
Address: 819 'O' St.
Lincoln, NE 68508
Telephone: 402-499-7039 Scott Wobig

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

Name: Civil Design Group, Inc.
Address: 8535 Executive Woods Dr. Suite 206
Lincoln, NE 68512
Telephone: 402-434-8494

Name of Final Plat: Etmund Estates 2nd Add. Area of Land in Acres: 23.90 Ac.

Nebraska State Statutes 17-405.04.

Inhabitants of annexed land; benefits; ordinances.

The inhabitants of territories annexed under sections 17-405.01 to 17-405.05 shall receive substantially the benefits of other inhabitants of such city of the second class or village as soon as practicable, and adequate plans and necessary city council or village board of trustees action to furnish such benefits as police, fire, snow removal, and water service must be adopted not later than one year after the date of annexation, and such inhabitants shall be subject to the ordinances and regulations of such city or village, except that such one-year period shall be tolled pending final court decision in any court action to contest such annexation.

Mike Eckert

4-16-25

Signature of Applicant

Printed Name

Date

Heidi Hoglund

4-16-25

Signature of City Staff

Printed Name

Date

City Use Only

Final Plat #: 2025-48

Fee paid \$ 150.00

Receipt No. 2.002005443

Date: 4-17-25

Employee: Chelsey / Heidi

check # 1007

Receipt No: 2.002000443

Apr 18, 2025

SWG4 LLC

Building Permit - Building Permit	150.00
<hr/>	
Total:	150.00
<hr/>	
Check Check No: 1007	150.00
Total Applied:	150.00
<hr/>	
Change Tendered:	.00
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04/18/2025 4:02 PM