

City of Seward, NE

Tuesday, March 17, 2015

Regular Session

Item G3

PUBLIC HEARING - 7:00 P.M. - CONSIDERATION OF A PRELIMINARY PLAT TITLED WEB 4TH ADDITION - John Hughes

Administrative Report: Following the public hearing, review and discussion, the Council may choose to approve the Preliminary Plat.

Staff Contact:

NOTICE OF PUBLIC HEARING

Public notice is hereby given by the Planning Commission of the City of Seward, Nebraska, that a public hearing will be held at 7:30 p.m. on March 9, 2015, and the City Council of the City of Seward, Seward County, Nebraska on Tuesday March 17, 2015 at 7:00 pm in the Council Chambers at the Municipal Building, 142 North 7th Street, Seward, Nebraska. Said Public Hearings will be to obtain public comment regarding proposed subdivision Preliminary Plat of WEB 4th Addition and Annexation into the City limits.

This subdivision, which is the subject of this notice and of the public hearings, is described as follows (24 lots between Waverly Rd. and E. Maple St, and N. Columbia Ave. and Star St).

Legal Description: A subdivision of Outlot "A", Web 3rd Addition to the City of Seward, located in the Northeast Quarter of Section 16, Township 11 North, Range 3 East of the 6th P.M., Seward County, Nebraska and more particularly described as follows:

Beginning at the Southwest corner of Outlot A, Web 2nd Addition as platted in the City of Seward; THENCE South 89 degrees 59 minutes 20 seconds West, along the north line of Web 2nd Addition, for a distance of 334.97 feet, to the northwest corner of Lot 6, Block 1, Web 2nd Addition; THENCE South 00 degrees 01 minutes 04 seconds East, along the west line of said Lot 6, for a distance of 129.90 feet; THENCE North 89 degrees 57 minutes 38 seconds West, a distance of 60.00 feet; THENCE South 00 degrees 01 minutes 04 seconds East, a distance of 10.00 feet; THENCE North 89 degrees 57 minutes 38 seconds West, a distance of 132.08 feet, to the southeast corner of Lot 1, Block 1, Web 3rd Addition as platted in the City of Seward; THENCE North 00 degrees 00 minutes 00 seconds West along the East line of said Block 1, a distance of 715.40 feet; THENCE South 88 degrees 57 minutes 09 seconds East, along the south right of way line of Waverly Road, a distance of 527.12 feet to the northwest corner of Outlot A, Seward Middle School Addition as platted in the City of Seward; THENCE South 00 degrees 00 minutes 08 seconds West, along the west line of said Outlot A, for a distance of 565.93 feet to the Point of Beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 7.51 acres more or less.

All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views regarding the proposed application for Preliminary Plat and Annexation.

Ed Gonzalez
Building/Zoning Director
City of Seward

Published: 2-25-15



Major Subdivision Application

Applications shall be submitted a minimum of 30 days prior to City Planning Commission Meeting. Planning Commission meets the 2nd Monday of each month

Date Submitted: 2-6-15

Preliminary Plat Application Fees:

Filing fee \$400.00 + \$40.00 Per Lot = \$ 960.00 , + Notification fee \$100 = \$1460.00
24

Name of Subdivision: Web 4th Addition

Owner/Developer: Web Development LLC

Legal Description: subdivision of Outlot A, Web 3rd Add, NE 1/4, Sec 16, T11N, 3E.

Project Engineer: Mainelli Wagner & Assoc. Number of Lots: 24

Present Zoning: R-1 Requested Zoning: R-1

Within City Limits	Yes _____	No <input checked="" type="checkbox"/> _____	NA _____
Adjacent to City Limits	Yes <input checked="" type="checkbox"/> _____	No _____	NA _____
Within 2 mile area	Yes <input checked="" type="checkbox"/> _____	No _____	NA _____
Annexation Requested	Yes <input checked="" type="checkbox"/> _____	No _____	NA _____
Restrictive covenants provided	Yes _____	No <input checked="" type="checkbox"/> _____	NA _____
Subdivision Agreement submitted	Yes _____	No <input checked="" type="checkbox"/> _____	NA _____
Performance Bond Required	Yes _____	No _____	NA _____

Signed by Developer Bill [Signature]

Preliminary Plat Review

Staff Review

Electric Dept _____
Street Dept _____
Water/Waste _____
Police Dept _____
Park/Rec Dept _____

Agency Review

Cable TV _____
Gas Co _____
Telephone Co _____
School Board _____
County P.C. _____

Final Plat Application fees:

Filing fee \$100.00 + \$10.00 Per Lot (\$ _____) = _____

Aid to Construction for Electric Dept fees (City of Seward Resolution 8-07):

Developer fees \$400 Per Lot = \$ _____ + \$4.00 per foot of electrical line installation for lots _____ = _____

Date and action taken:

Planning Commission: _____ City Council: _____



DEVELOPMENT LLC

2054 Holdrege Road • Pleasant Dale, NE 68423
402-761-2221 office • 402-643-5654 mobile
email bill@kuhlmanconstruction.com

February 9, 2015

Ed Gonzalez
Building-Zoning Director
City of Seward
PO Box 38
142 N 7th Street
Seward, NE 68434

Dear Mr. Gonzalez,

This is a request for the Web 4th Addition to the City of Seward to be annexed into the City of Seward. Total development area is 7.51 acres.

If you have any questions or need additional information, please let us know.

Sincerely

A handwritten signature in black ink, appearing to read 'Bill Kuhlman', with a long horizontal flourish extending to the right.

Bill Kuhlman
Web Development Corp

1 TITLE SHEET
2 PRELIMINARY PLAT
3 GRADING PLAN
4 UTILITY PLAN
5 TO 7 PLAN AND PROFILE SHEETS
X-1 TO X-7 CROSS SECTIONS

WEB DEVELOPMENT CORP.
BILL KUHLMAN
P.O. BOX 186
SEWARD, NE 68434
PHONE (402) 643-3360

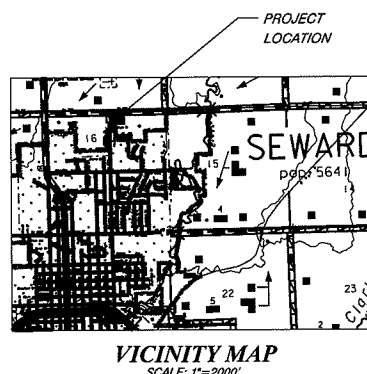
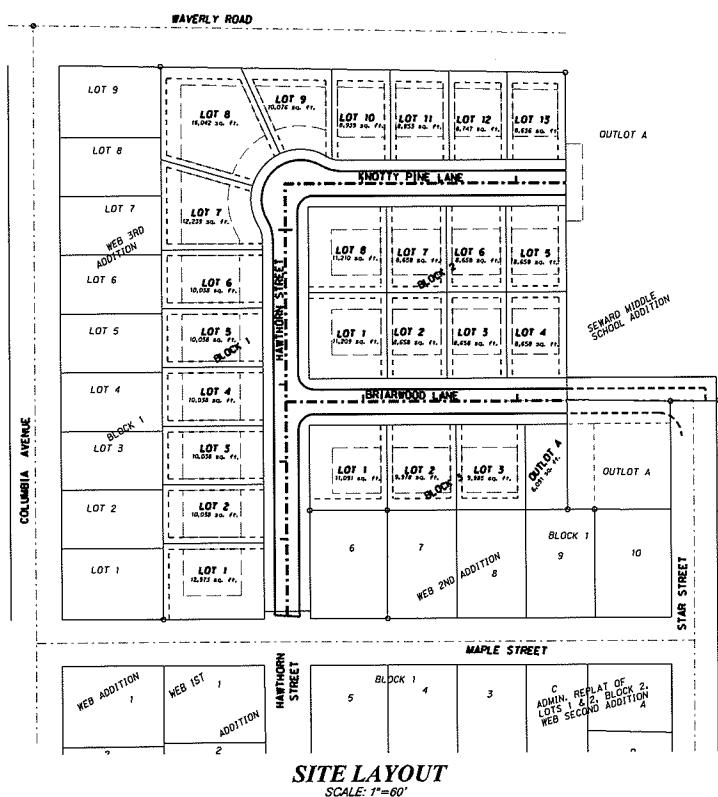
ALLIED SURVEYING & MAPPING, INC.
6120 S. 58TH ST., SUITE "A"
LINCOLN, NE 68516
PHONE (402) 434-2686

MAINELLI WAGNER & ASSOCIATES, INC.
6920 VAN DORN
LINCOLN, NE 68506
PHONE (402) 421-1717

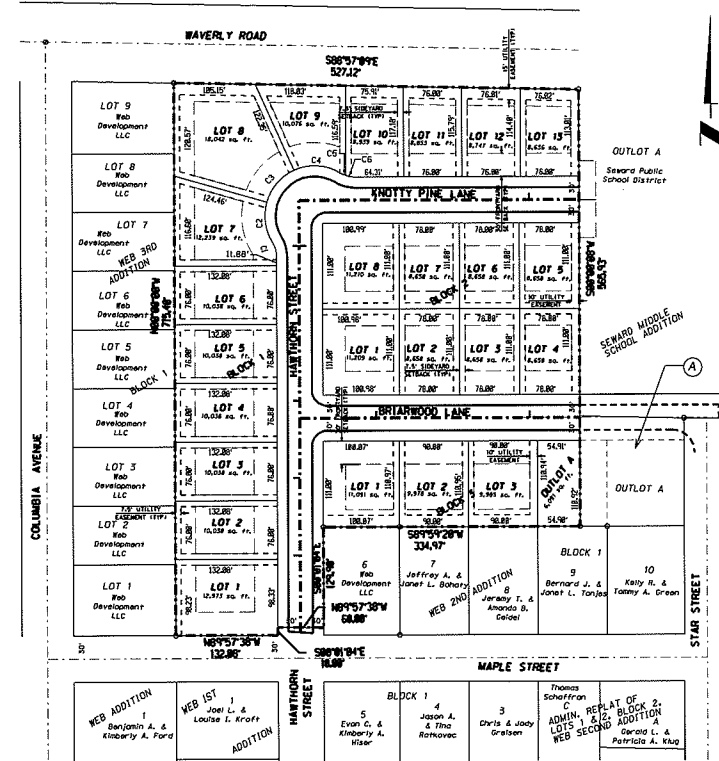
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THE LOCATIONS OF ALL AERIAL AND UNDERGROUND UTILITY FACILITIES MAY NOT BE INDICATED IN THESE PLANS. UNDERGROUND UTILITIES, WHETHER INDICATED OR NOT WILL BE LOCATED AND FLAGGED BY THE UTILITIES AT THE REQUEST OF THE CONTRACTOR.

NO EXCAVATION WILL BE PERMITTED IN THE AREA OF THE UNDERGROUND UTILITY FACILITIES UNTIL ALL SUCH FACILITIES HAVE BEEN LOCATED AND IDENTIFIED TO THE SATISFACTION OF ALL PARTIES. THE EXCAVATION MUST BE ACCOMPLISHED WITH EXTREME CARE IN ORDER TO AVOID ANY POSSIBILITY OF DAMAGE TO THE UTILITY FACILITY.



MAINELLI WAGNER & ASSOCIATES, INC. 6920 VAN DORN, LINCOLN, NEBR. 68506 PHONE 402-421-1717 FAX 402-421-6061		LOCATED IN THE NE 1/4 OF SEC. 16-T1IN-R5E, CITY OF SEWARD, SEWARD COUNTY, NEBRASKA.	
WEB 4TH ADDITION PRELIMINARY PLAT			
REVISION			
DRAWN BY		NLP	
CURRENT PLAN DATE		MARCH 2, 2015	
PREVIOUS PLAN DATE		-	
SCALE		1"=60'	
TITLE SHEET			
SHEET NO.		1	



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	35.00	19.38	19.33	S 15° 51' 37" E	31° 47' 13"
C2	65.00	54.11	53.39	S 7° 25' 12" W	47° 14' 48"
C3	60.00	56.44	54.89	S 42° 51' 08" E	49° 45' 30"
C4	65.00	63.32	61.02	S 60° 16' 15" E	50° 55' 37"
C5	35.00	7.37	7.36	S 67° 28' 37" E	12° 33' 32"
C6	35.00	11.81	11.71	S 67° 28' 37" E	37° 38' 45"

REGISTER OF DEEDS
 Entered on register record this _____ day of _____, 2015
 In drawer _____ of _____
 REGISTER OF DEEDS _____

LEGAL DESCRIPTION

A subdivision of Quarter 14, Web 3rd Addition to the City of Seward, located in the Northeast Quarter of Section 16, Township 11 North, Range 2 East of the 6th P.M., Seward County, Nebraska and more particularly described as follows:
 Beginning at the Southwest corner of Outlot A, Web 2nd Addition as platted in the City of Seward; THENCE South 89 degrees 59 minutes 20 seconds West, along the north line of Web 2nd Addition, for a distance of 334.87 feet, to the northwest corner of Lot 6, Block 1, Web 2nd Addition; THENCE South 10 degrees 07 minutes 04 seconds East, along the west line of said Lot 6, for a distance of 120.00 feet; THENCE North 89 degrees 57 minutes 58 seconds West, a distance of 60.00 feet; THENCE South 01 degrees 01 minutes 04 seconds East, a distance of 15.00 feet; THENCE North 89 degrees 57 minutes 33 seconds East, a distance of 122.08 feet, to the southeast corner of Lot 1, Block 1, Web 2nd Addition as platted in the City of Seward; THENCE North 89 degrees 59 minutes 00 seconds West along the East line of said Block 1, a distance of 715.40 feet; THENCE South 88 degrees 57 minutes 00 seconds East, along the south right of way line of Waverly Road, a distance of 577.19 feet to the northwest corner of Outlot A, Seward Middle School Addition as platted in the City of Seward; THENCE South 00 degrees 00 minutes 04 seconds West, along the west line of said Outlot A, for a distance of 565.83 feet to the Point of Beginning.
 Together with and subject to covenants, easements, and restrictions of record.
 Said property contains 7.51 acres more or less.

SURVEYOR'S CERTIFICATE

I, Kerry W. Smoos, hereby certify that I am a professional land surveyor, registered in compliance with the laws of the State of Nebraska, that this plat correctly represents a survey conducted by me or under my direct supervision, that any changes from the description appearing in the last record transfer of the land contained in this plat are so indicated, that all monuments shown thereon actually exist as described or will be installed and their position is correctly shown and that all dimensional and geodetic data is correct.

KERRY W. SMOOS LS 333

OWNERSHIP CERTIFICATE

I, the undersigned, Bill Kuhlman, Acting Chairman for Web Development Corporation, owner of the real estate shown and described herein, do hereby certify that I have laid out, platted and subdivided, and do hereby lay out, plat and subdivide said real estate in accordance with this plat. This subdivision shall be known and designated as WEB FOURTH ADDITION, an addition to the City of Seward, Nebraska. All taxes shown and not heretofore dedicated are hereby dedicated to the public unless specifically noted herein.
 Clear title to the land contained in this plat is guaranteed.
 There are strips of ground shown on this plat and marked easement, reserved for the use of public utilities and subject to the paramount right of utility or city to install, repair, replace and maintain its installations.
 Witness my hand on this _____ day of _____, 2015.

BILL KUHLMAN, WEB DEVELOPMENT CORPORATION

BLOCK	LOCATION	TOTAL AREA (SQ. FT.)	BUILDING ENVELOPE (SQ. FT.)	% BUILDABLE
1	LOT 1	12,878	4,626	35.5
1	LOT 2	10,038	4,616	46.0
1	LOT 3	10,038	4,616	46.0
1	LOT 4	10,038	4,616	46.0
1	LOT 5	10,038	4,616	46.0
1	LOT 6	10,038	4,616	46.0
1	LOT 7	12,239	5,511	45.0
1	LOT 8	10,042	4,624	46.2
1	LOT 9	10,036	4,307	43.6
1	LOT 10	6,939	3,923	56.5
1	LOT 11	8,853	3,845	43.4
1	LOT 12	8,747	3,775	43.3
1	LOT 13	6,636	3,556	53.6
2	LOT 1	11,299	3,733	33.1
2	LOT 2	6,636	3,704	55.8
2	LOT 3	6,636	3,704	55.8
2	LOT 4	6,636	3,557	53.6
2	LOT 5	6,636	3,557	53.6
2	LOT 6	6,636	3,704	55.8
2	LOT 7	6,636	3,704	55.8
2	LOT 8	11,220	3,733	33.3
3	LOT 1	11,093	3,477	31.3
3	LOT 2	9,978	4,407	44.2
3	LOT 3	9,985	4,295	43.0
TOTALS		344,116	103,932	30.2

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
 COUNTY OF SEWARD
 Before me, the undersigned Notary Public, in and for the County and State, personally appeared _____ and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.
 Witness my Hand and Notarial Seal this _____ day of _____, 2015.

NOTARY PUBLIC _____

SEWARD CITY COUNCIL APPROVAL

This plat approved by the City Council of Seward, Nebraska, this _____ day of _____, 2015

MAYOR _____

ATTEST: _____

CITY CLERK _____

Entered on transfer record this _____ day of _____, 2015

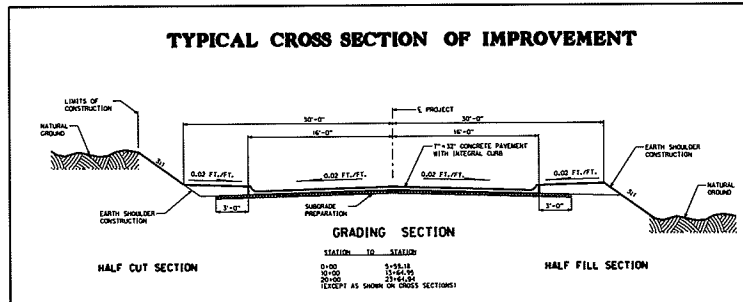
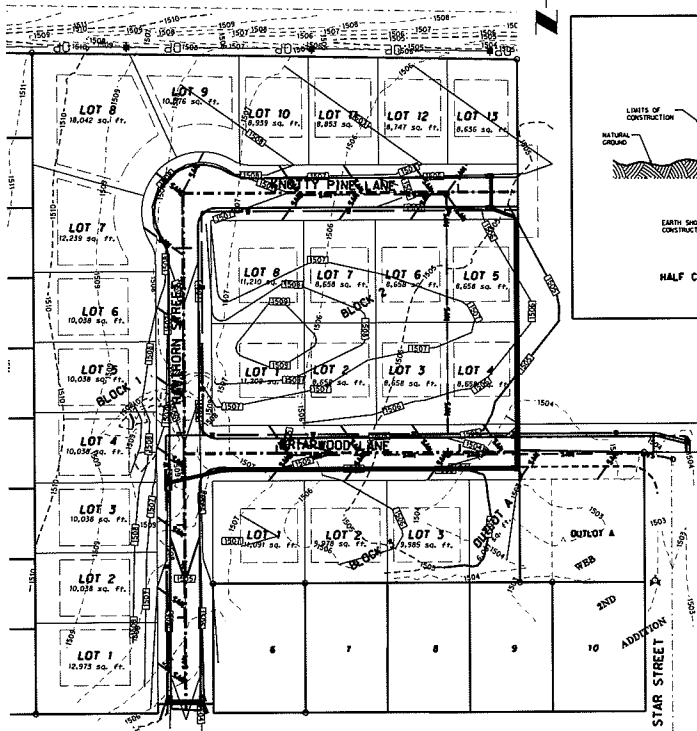
SEWARD PLANNING COMMISSION APPROVAL

This plat of WEB FOURTH ADDITION has been submitted to and approved by the Seward Planning Commission this _____ day of _____, 2014

CHAIRPERSON _____

ATTEST: _____

MAINELLI WAGNER & ASSOCIATES, INC.
 6920 VAN DORN, LINCOLN, NEBR. 68506 PHONE 402-421-1717 FAX 402-421-4061
 LOCATED IN THE NE 1/4 OF SEC. 16-T11N-R3E, CITY OF SEWARD, SEWARD COUNTY, NEBRASKA.
WEB 4TH ADDITION
 PRELIMINARY PLAT
 REVISION _____
 DRAWN BY NLP
 CURRENT PLAN DATE MARCH 2, 2015
 PREVIOUS PLAN DATE _____
 SCALE 1" = 60'
PRELIMINARY PLAT
 SHEET NO. 2



GENERAL NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE AFTER COMPLETION OF THE GRADING OPERATIONS.

EARTHWORK MEASURED IN EMBANKMENT = 7.237 CU YDS
EXCAVATION ESTABLISHED QUANTITY = 3.000 CU YDS

ALL PAVEMENT CONSTRUCTION SHALL BE AS SPECIFIED IN NEBRASKA DEPARTMENT OF ROADS STANDARD PLAN NO. 301-R16 & 329-RR.

EARTH SHOULDER CONSTRUCTION SHALL INCLUDE ALL MATERIAL AND LABOR TO BRING THE SHOULDERS UP TO GRADE AFTER COMPLETION OF THE CONCRETE PAVING.
FOLLOWING SOIL DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS TO THE SURFACE SHALL PERMITTER CONTROLS TOPSOIL STOCKPILES, AND ANY OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE WHICH ARE NOT BEING USED FOR MATERIAL STORAGE, OR ON WHICH ACTUAL EARTH MOVING ACTIVITIES ARE NOT BEING PERFORMED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMING TO THE STATE OF NEBRASKA SEDIMENT AND EROSION CONTROL ACT.

SEEDING OF ALL DISTURBED AREAS SHALL BE DONE BY THE DEVELOPER UPON COMPLETION OF THE GRADING OPERATIONS.

ALL SEDIMENT AND EROSION CONTROL PRACTICES WILL BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND AFTER ANY STORM EVENT OF GREATER THAN 3 INCHES OF PRECIPITATION DURING ANY 24 HOUR PERIOD BY RESPONSIBLE PERSONNEL. ANY NECESSARY REPAIRS OR CLEAN UP TO MAINTAIN THE EFFECTIVENESS OF THE BEST MANAGEMENT PRACTICES SHALL BE MADE IMMEDIATELY.

PLACE INLET PROTECTION AT EACH CURB INLET TO PREVENT EROSION FROM ENTERING THE STORM SEWER SYSTEM. REFER TO THE CITY OF LINCOLN DRAINAGE CRITERIA MANUAL, FOR EXAMPLES. PROTECTION MUST REMAIN IN PLACE UNTIL VEGETATION HAS STARTED GROWING AND THE STREETS ARE OPEN TO TRAFFIC.

THE CONTRACTOR WILL BE REQUIRED TO REMOVE AND STOCKPILE TOPSOIL ON SITE UPON COMPLETION OF THE GRADING OPERATIONS. THE CONTRACTOR WILL COVER ALL DISTURBED AREAS, EXCLUDING PAVEMENT, WITH A MINIMUM OF 2" OF TOPSOIL. ANY REMAINING TOPSOIL SHALL BE EVENLY DISTRIBUTED AS DIRECTED BY THE OWNER. THIS WORK SHALL BE INCLUDED IN THE ITEM "EARTHWORK MEASURED IN EMBANKMENT".

COMPACTION REQUIREMENTS CLASS III (SEE SPECIFICATIONS)

Description	Soil Type	Depth Below Finish Subgrade	Percent Density	Moisture Requirement	
				Min.	Max.
Embankment/Roadway Grading to be Surfaces, Including Driveways	Silt-Clay	Upper 3 Feet or Deeper Greater than 3 Feet	100 Min.	95 Min.	Opt. +1% Opt. +2%
		As	As	As	As
Embankment/Roadway Grading not to be Surfaces	Granular	As	As	As	As
		As	As	As	As
Subgrade Preparation, Shoulder Subgrade Preparation	Silt-Clay	The upper 6" Subgrade Soil	100 Min.	95 Min.	Opt. +1% Opt. +2%
		As	As	As	As
Embankment of Driveways not Surfaces	As	As	As	As	As
		As	As	As	As
Bituminous Pavement Paving	As	Underlying Material	100 Min.	95 Min.	Opt. +1% Opt. +2%
		As	As	As	As

== Moisture as necessary to obtain density

MAINELLI WAGNER & ASSOCIATES, INC.
6920 VAN DORN, LINCOLN, NEBR. 68506 PHONE 402-421-1717 FAX 402-421-6061

LOCATED IN THE NE 1/4 OF
SECTION 14 T17N-R1E, CITY OF SEWARD,
SEWARD COUNTY, NEBRASKA.

WEB 4TH ADDITION

PRELIMINARY PLAN

REVISION

DRAWN BY

CJT

CURRENT PLAN DATE

MARCH 2, 2015

PREVIOUS PLAN DATE

SCALE

1" = 50'

GRADING
PLAN

SHEET NO.

3

Summary of Drainage Study for Web Fourth Addition

Site Location

The proposed development consists of 7.51 acres located in the northeast quarter of Section 16-township 11 north-range 3 east, between Maple Street and Waverly Road in the City of Seward. This area is bounded by Web 3rd Addition on the west, Web 2nd Addition on the south and the Seward Middle School Addition on the east.

Plum Creek Park Drainage Study

Flow rates from the 1991 Drainage Study prepared by JEO as well as the drainage computations from The Schemmer Associates for Web First Addition were used as a guide in developing the proposed drainage system. All computations and comparisons are based on the 10 year design discharge. From these studies, the flow that would enter this system, based on the full buildout condition, is 39 cfs at the southeast corner of Maple and Hawthorn Streets. The maximum flow that would leave this site along the east side of Star Street and halfway between Hickory and Maple Street would be 103 cfs from both studies.

Proposed Drainage

Seward Staff have indicated that the current storm sewer system is overloaded downstream and has caused manhole covers to be dislodged and drainage to come out of the inlets. This is an issue that must ultimately be corrected by studying the entire system from the downstream up and determining where the pipe deficiencies lie. Web Development has included a significant amount of additional grading and upsized the storm sewer pipes for this development in an effort to delay the peak flow as much as possible. This will not solve the downstream issues but hopefully may help, especially at smaller storms (< 10 year event). The model from the Web 2nd Drainage study was used as the base and Web 4th proposed storm sewer system was added to it. the drainage areas from web 2nd were modified slightly to reflect the current conditions.

The system has been broken down into 6 cells, A thru F, as shown on the attached drawing. The proposed pipe sizes are also shown on this drawing.:

Cell A will be graded so that the drainage along the north side of Knotty Pine flows to the North into the ditch along the south side of Waverly Road. There is 1.18 acres in this cell that amounts to 3 cfs. This drainage ditch appears to drain to the east (per the survey data we have) to the west side of the Middle School development then turn to the south and flows along the back side of the lots of Block 2 of Web 2nd Addition. This flow would enter the current system downstream of the Web Developments and may be part of the system overload

downstream. Without some detailed data from the Middle School Development, it is hard to calculate how much drainage this amounts to.

Cell B collects the drainage between Columbia and the east side of Hawthorn, south of Briarwood via two curb inlets at the north side of Maple. The west curb inlet collects 5.43 cfs, of which 2.77 cfs is bypassed flow from Cell F1. There is 1.18 cfs that bypasses the west inlet and is collected by the curb inlet just south of Maple street. This 1.18 cfs was added to the 39 cfs from Cell C (from original drainage study). The east curb inlet collects 0.43 cfs. A 24" pipe connects the two curb inlets and connects to the existing system at the manhole at the SE corner of Maple and Hawthorn.

Cell D collects the drainage along the north and south sides of Maple, between Hawthorn and Star street via two curb inlets at the west side of Star Street (from Web 2nd design). The total discharge from cell D is 52.9 cfs (Cells B, C, and D). there is 0.27 cfs that bypasses the south curb inlet and is collected by the curb inlet along the west side of Star just south of the intersection.

Cell E collects the drainage at the SW corner of Briarwood and Star via two curb inlets at the NE corner of Star and Maple (from Web 2nd design). The total discharge from Cell E is 2.21 cfs.

Cell F collects the drainage for the majority of the development. F1 drains 3.26 acres which amounts to 8.24 cfs. 5.47 cfs is intercepted by a curb inlet at the SW corner of Briarwood and Hawthorn. There is 2.77 cfs that bypasses this inlet and is captured by the west inlet of cell B. F2 drains the area along the east side of Hawthorn between Briarwood and Knotty Pine. This area accounts for 0.56 cfs that is captured by a curb inlet at the SE corner of Briarwood and Hawthorn. Cell F3 drains 0.95 acres which amounts to 2.4 cfs. 1.85 cfs is intercepted by a curb inlet along the north side of Briarwood. 0.55 cfs is bypassed and is collected by the inlet at the NE corner of Briarwood and Star. F4 drains 0.68 acres which amounts to 1.72 cfs. 1.47 cfs is intercepted by a curb inlet along the south side of Briarwood. 0.25 cfs is bypassed and is collected by the inlet at the NW corner of Star and Maple. F5 drains 0.93 acres which amounts to 2.35 cfs. 2.31 cfs is intercepted by a curb inlet along the south side of Knotty Pine. 0.04 cfs is bypassed and is collected by the curb inlet at the NE side of Briarwood and Star. F6 drains 0.35 acres which amounts to 0.88 cfs that is intercepted by a curb inlet along the north side of Knotty Pine. F7 is the large open field from the west side of the Seward Middle School Development. There is 2.13 acres of drainage which amounts to 5.38 cfs, of which 3.21 acres is captured by the curb inlet at the NE corner of Briarwood and Star (the 3.21 cfs includes 0.59 cfs of bypassed flow). This curb inlet is in a small sump location and will capture more drainage – to be conservative, it was designed as a inlet on grade and the bypassed flow (2.77 cfs) flows to the curb inlet at the NE corner of Star and Maple. F8 drains 1.23 acres along the east side of Star which amounts to 3.11 cfs. There is 2.77 cfs of bypassed flow, making the total flow to the curb inlet at the NE corner of Star and

Maple 5.88 cfs. The curb inlet intercepts 3.81 cfs and the 2.07 cfs of bypassed flow is intercepted by the curb inlet at the SE corner of Star and Maple.

The total 10 year flow that is captured by the storm sewer system from Web 2nd and Web 4th is 72.94 cfs at the curb inlet located at the SE corner of Star and Maple. This flow is directed into the downstream system via a 48" RCP that was constructed with Web 2nd Addition. The detailed calculations are included with this summary.

City of Seward Planning Commission

Minute Record

March 9, 2015

The City of Seward Planning Commission met in regular session at 7:30 p.m. March 9, 2015 at the Municipal Building, 142 No. 7th Street, Seward, Nebraska. Upon roll call the following Commission Members were present: M. Langner, S. Bowen, T. Spunaugle, K. Gustafson, C. Kotera, R. Soucek, D. Ellis. Other Officials present: Public Facility/CIP & GIS Director John Hughes & Code Enforcement Director Ed Gonzalez.

Absent members were: R. Wallman, R. Niemoth, C. Corum

All proceedings hereafter shown were taken while the convened meeting was open to the public.

The meeting with the Planning Commission was called to order by Interim Commission Chairman Russ Soucek at 7:30 p.m. He requested that all individuals speaking during the public hearing limit their comments to five minutes each and one representative per household.

Interim Commission Chairman Soucek announced that a copy of the agenda for this meeting is posted on the front window of the Municipal Building and copies are available on the north wall where a copy of the open meetings act is also posted for the public.

1. Public Hearing – Web 4th Addition Preliminary Plat

Bill Kuhlman, 2054 Holdrege Road, Pleasant Dale, NE spoke as the Developer/Applicant. The development includes 26 lots; will allow for access to Star Street for emergency vehicles and will provide better water drainage. There is no outlet from Star Street to Waverly Road due to City requirements (per J. Hughes). The Seward School System sold an easement to WEB located at the end of Knotty Pine. Access to Star Street will occur from Briarwood Lane. Drainage is a concern in this area. WEB will be increasing the size of the drainage pipe to 24”.

Jared Hochstein, 357 Star Street, Seward, NE spoke as a homeowner concerned about rain water drainage. Hochstein indicated he has lived at this location for seven years and has witnessed the manhole cover “blown off” from the force of the rushing water. (Pictures from May 11, 2014 were provided by Seward Staff prior to meeting).

Carrie Sermeno, 1957 North Star, Seward, NE spoke as a homeowner concerned about rain water drainage. Sermeno has lived at this location for 20 years. Sermeno indicated a rain of as little as 1-2 inches can cause flooding in this area. Sermeno’s had an addition to their home in 2004 which has prevented any further damage. (Pictures from May 11, 2014 were provided by Seward Staff prior to meeting). However, the home located at 1941 Star Street regularly received damage.

Craig Williams, 455 Star Street, Seward, NE spoke as a homeowner concerned about rain water drainage. Williams provided a photo of flooding which occurred on May 11, 2014 and four other photos from approximately 1999.

Jim Hild, 2005 Star Street, Seward, NE spoke as a homeowner concerned about rain water drainage. Hild has lived at this location for 20 years. They have sustained water damage three times. He has installed drainage tile and had significant dirt work done to prevent water damage.

Todd Thege, 333 Star Street, Seward, NE spoke as a homeowner concerned about rain water drainage.

Karen Thege, 333 Star Street, Seward, NE spoke as a homeowner concerned about rain water drainage. Thege has lived at this location since July 2003. She has witnessed the manhole cover "pop off" 3 times since living there.

Bill Kuhlman indicated he can attest to the water issues in this area, however, the problems exist because of the drainage from the Elementary and Middle Schools, not the developments. He indicated the natural flow of the water cannot be changed. He feels the best way to address the problem is to develop the area and slow down the water flow, give the water time to drain.

Jeff Wagner, 6920 Van Dorn Street, Lincoln, NE, spoke as representative of Mainelli, Wagner & Associates, Inc., the Engineering firm for the development. He indicated they used the plans from WEB – 2nd as a foundation for the WEB – 4th plans. He indicated drainage in this area is currently 103 cfs (cubic feet per second). He anticipates that following the development, it should be reduced to 78 cfs.

Karen Thege indicated she has noticed an increased amount of water drainage as this area continues to become more developed.

Jeff Wagner indicated there are only two factors that can be altered: time of concentration and run-off coefficient.

J. Hughes indicated the plan allows for a 10-year-storm event; 3 inch rainfall per hour. The water drainage problems in this area are due to the Elementary and Middle School properties. He indicated there is a detention cell behind the Elementary School but it is not used. Commission Members asked why this is not used; J. Hughes indicated the proper grading was never finished.

Commission Member T. Spunaugle made a motion to approve the WEB 4th Addition Preliminary Plat; Commission Member K. Gustafson seconded.

Aye: Langner, Spunaugle, Gustafson, Soucek, Bowen, Ellis

Nay: Kotera

Absent: Wallman, Niemoth, Corum; Motion carried.

2. Public Hearing – Voluntary Annexation request for WEB 4th Addition

Bill Kuhlman, Holdrege Road, Pleasant Dale, NE spoke as the Developer/Applicant. He indicated this request is to annex the development just discussed into the City.

Commission Member D. Ellis made a motion to approve the Voluntary Annexation Request for WEB 4th Addition; Commission Member C. Kotera seconded. Motion carried unanimously.

3. Report on Meetings
No meetings were attended.

4. Consent Agenda
The minutes of February 9, 2015.
E. Gonzales indicated Item #2 should read, "...Phil Luebbert, JEO Consulting Group, Inc...".
Commission Member D. Ellis made a motion to approve the minutes with the identified changes;
Commission Member C. Kotera seconded; motion carried unanimously.

Meeting adjourned at 8:50 p.m.



Sue Bowen
Secretary



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Ed Gonzalez
Building/Zoning &
Code Enforcement Director

City Council Report for March 17, 2015:

1. 7:00pm Public Hearing; Web 4th Addition Preliminary Plat

This is a 24 lot addition located between N. Columbia Ave. and Star St., and Waverly Road and Maple St. This subdivision will involve constructing new streets, curb and gutters, and extending City utilities. City staff communicated some storm water drainage concerns with Developers and Developers are adding increased storm water management design to slow down times of concentration prior to reaching City facilities. The Developer is in negotiations with adjacent property owners to acquire additional land to extend Star St. to connect to the new Briarwood St. and easement for a turnaround at the dead end of the new Knotty Pine Lane.

The Subdivision conforms to the City's Comprehensive Plan Future Land Use map with the single family use type. The Plat conforms to the requirements of the City of Seward's Unified Land Development Ordinance reference Major Subdivision application requirements (11.3804). The area is currently located in a Residential (R-1) zoning district, and there will be no change in zoning at this time.

The City Planning Commission met on March 9, 2015, and heard concerns from 5 families about the drainage in the area, and some of them submitted photos from the 2014 Mother's Day storm. Some of the concerns focused on the run off from the Elementary School property, which appears to be contributing to the issues with poor drainage on Star St. See enclosed photos.

After considerable discussion, the Planning Commission voted by majority to recommend approval of the Web 4th Addition Preliminary Plat.

2. 7:00pm Public Hearing; Voluntary Annexation Request for Web 4th Addition

This is a 24 lot addition located between N Columbia Ave. and Star St, and between Waverly Rd and Maple St. specifically; a subdivision of Outlot "A", Web 3rd Addition to the City of Seward, located in the Northeast Quarter of Section 16, Township 11 North, Range 3 East of the 6th P.M., Seward County, Nebraska, containing approximately 7.51 acres. This subdivision is the last piece of land in this area that is not currently in the City Limits.

Per the City's Comprehensive Plan, Land Use Policies and Program of Phased Annexation (page 62), the property in question is currently illustrated in the Annexation Phasing Map as being in Phase 1b, which indicates the area warrants the immediate

consideration of annexation and development along this northern boundary, which will facilitate additional development in the future.

The City Planning Commission met on March 9, 2015 and voted unanimously to recommend approval of the annexation.