

City of Seward, NE

Tuesday, April 21, 2015

Regular Session

Item G4

PUBLIC HEARING - 7:00 P.M. - CONSIDERATION OF FINAL PLAT FOR WEB 4TH ADDITION - John Hughes

Consideration of an Ordinance approving the Final Plat of Web 4th Addition

Administrative Report: This is a 24-lot addition located between N. Columbia Ave. and Star St., and Waverly Road and Maple St. A public hearing was held on March 17, 2015. This subdivision will involve constructing new streets, curb and gutter, 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.

Following the presentation, public hearing comments, review and discussion, adopting the Ordinance would be in order.

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 April 13, 2015, and the City Council of the City of Seward, Seward County, Nebraska on Tuesday April 21, 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 Final Plat of WEB 4th Addition.

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 the Final Plat.

Ed Gonzalez
Building/Zoning Director
City of Seward

Published: 4-1-15



142 N 7th St., PO Box 38 Seward, NE 68434
402-643-4000 Ext. 3 Office
Edward.Gonzalez@CityofSewardNE.com

Ed Gonzalez
Building/Zoning &
Code Enforcement Director

Planning Commission Report for April 13, 2015:

1. 7:30pm Public Hearing; Web 4th Addition Final 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.

See enclosed Final Plat and supporting documents.

LEGAL DESCRIPTION

A subdivision of Quarter 34, Web 2nd Addition in 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 Southeast corner of Quarter A, Web 2nd Addition as platted in the City of Seward; THENCE South 83 degrees 58 minutes 20 seconds West, along the north line of Web 2nd Addition, for a distance of 233.27 feet, to the southeast corner of Block 1, Web 2nd Addition; THENCE South 89 degrees 51 minutes 00 seconds East, along the west line of Block 1, for a distance of 176.80 feet; THENCE North 83 degrees 58 minutes 20 seconds West, a distance of 60.80 feet; THENCE South 89 degrees 51 minutes 00 seconds East, a distance of 118.00 feet; THENCE North 83 degrees 57 minutes 50 seconds West, a distance of 122.00 feet, to the southeast corner of Lot 1, Block 1, Web 2nd Addition as platted in the City of Seward; THENCE North 83 degrees 58 minutes 20 seconds East, along the east line of Block 1, a distance of 715.10 feet; THENCE South 83 degrees 57 minutes 50 seconds East, along the south right of way line of Waverly Road, a distance of 527.12 feet to the northeast corner of Quarter A, Seward Middle School Addition as platted in the City of Seward; THENCE South 83 degrees 58 minutes 20 seconds West, along the west line of Quarter A, Seward Middle School Addition and the west line of Quarter A, Web 2nd Addition for a distance of 465.50 feet to the Point of Beginning.

Together with and subject to covenants, easements, and restrictions of record.

Web 2nd property contains 1.51 acre more or less.

SURVEYOR'S CERTIFICATE

I, Gary W. Granda, 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 description of the land contained in this plat are so indicated, that all easements shown thereon accurately exist as described or will be created and that the position is correctly shown and that all measurements of distances are in feet.

DATE: 04/11/2015

OWNERSHIP CERTIFICATE

I, the undersigned, Bill Korman, for Web Development LLC, owner of the real estate shown and described herein, do hereby certify that I am the true, lawful and sole owner, and do hereby give, sell and authorize said real estate in accordance with this plat.

This subdivision has been and is being held in trust by MAINELL WAGNER & ASSOCIATES, INC. in addition to the City of Seward, Nebraska. All covenants and restrictions contained herein are hereby dedicated to the public unless specifically reserved herein.

Clear title to the land contained in this plat is guaranteed.

There are maps of ground shown on this plat and marked easements, reserved for the use of public utilities and subject to the paramount right of utility or city in install, repair, replace and maintain its installations.

Witness my hand on this _____ day of _____, 2015.

BILL KORMAN, WEB DEVELOPMENT LLC

ACKNOWLEDGEMENT OF NOTARY

Before me, the undersigned Notary Public, in and for the County and State, personally appeared _____ and each, severally and jointly acknowledging the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes herein expressed. Witness my hand and Notary 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 recorder this _____ day of _____, 2015.

SEWARD PLANNING COMMISSION APPROVAL

This plat of WEB 2ND ADDITION NORTH has been submitted to and approved by the Seward Planning Commission this _____ day of _____, 2015.

CHAIRPERSON

ATTEST:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	35.00'	19.38	19.13	S 15° 51' 37" E	31° 43' 13"
C2	65.00'	54.11	52.56	N 7° 52' 23" W	47° 41' 40"
C3	65.00'	56.44	54.69	N 40° 51' 02" E	49° 45' 09"
C4	65.00'	65.52	61.02	S 86° 16' 35" E	55° 59' 37"
C5	35.00'	7.57	7.56	S 64° 28' 33" E	12° 23' 33"
C6	35.00'	11.81	11.75	S 80° 20' 10" E	19° 19' 40"

NOTE: Rear Yard Setback shall be 20% of the Lot Depth. Property is currently zoned R-1.

Site Address:

NE Corner of Sec. 16, 7TH AVE
Township 11 North, Range 3 East

Elevation - 1550'

ENGINEER

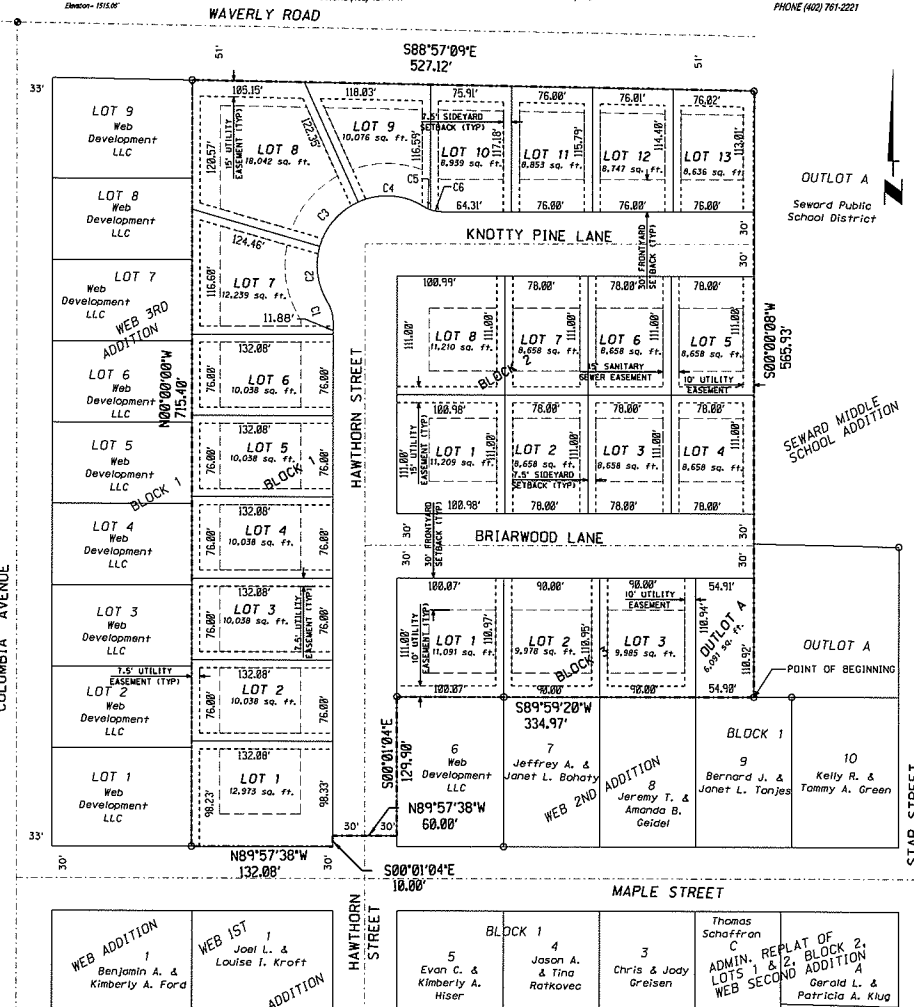
MAINELL WAGNER & ASSOCIATES, INC.
6920 VAN DORN
LINCOLN, NE 68506
PHONE (402) 421-1717

SURVEYOR

ALLIED SURVEYING & MAPPING, INC.
8835 EXECUTIVE WOODS DRIVE, SUITE 200
LINCOLN, NE 68512
PHONE (402) 434-2688

DEVELOPER

WEB DEVELOPMENT LLC
BILL KORMAN
2094 HOLDREGE ROAD
PLEASANT DALE, NE 68423
PHONE (402) 781-5221



MAINELL WAGNER & ASSOCIATES, INC.
 6920 VAN DORN, LINCOLN, NE 68506 PHONE 402-421-1717 FAX 402-421-6061
 LOCATED IN THE NE 1/4 OF SEC. 16-7TH-R3E, CITY OF SEWARD, SEWARD COUNTY, NEBRASKA.
WEB 4TH ADDITION
 FINAL PLAT

REVISION	
DESIGN BY	NLP
CURRENT PLAN DATE	APRIL 1, 2015
PREVIOUS PLAN DATE	
SCALE	1" = 60'
FINAL PLAT	
SHEET NO.	1

ORDINANCE NO.

AN ORDINANCE TO APPROVE THE PLAT ENTITLED "WEB 4TH ADDITION TO THE CITY OF SEWARD, SEWARD COUNTY, NEBRASKA," AS HEREINAFTER SET FORTH, LOCATED WEST OF COLUMBIA AVENUE, SOUTH OF WAVERLY ROAD, NORTH OF MAPLE STREET; TO PROVIDE FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; TO PROVIDE FOR A TIME WHEN THIS ORDINANCE SHALL TAKE EFFECT.

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

Section 1. Plat and Dedication Approved. The Plat and dedication of the following described real estate is hereby approved:

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.

Section 2. Plat Designated. The plat of said real estate is hereby designated as "WEB 4th Addition, City of Seward, Seward County, Nebraska."

Section 3. Filing and Recording of Plat. An accurate plat of said real estate as platted and dedicated as heretofore set forth, certified to by an Engineer or Surveyor, together with a certified copy of this Ordinance shall be filed in the office of the Seward County Clerk, Seward, Nebraska.

Section 4. Pamphlet form; publication; when operative. This Ordinance shall be published in pamphlet form and shall be in full force and effect from and after its passage, approval and publication as provided by law and City Ordinance.

Passed and approved this 21st day of April, 2015.

THE CITY OF SEWARD, NEBRASKA

Joshua Eickmeier, Mayor

Attest:

Bonnie Otte
Assistant Administrator/
Clerk-Treasurer

(SEAL)