

Tentative Agenda for the WAVERLY PLANNING COMMISSION MEETING to be held on June 24, 2024 at 6:00 PM. This meeting will be held at the Waverly City Office Building, 14130 Lancashire, Waverly, NE 68462. A current Agenda shall be readily available for public inspection at the office of the City Clerk during normal business hours.

1. **Call to Order**
 - 1.a) Roll Call
 - 1.b) Acknowledgement of the "Open Meetings Act" poster that is posted by the south entrance
2. **Approval of Minutes**
 - 2.a) Minutes of the May 20, 2024 Planning Commission Meeting
3. **Public Hearings**
 - 3.a) Public Hearing: Proposed Anderson North Park 10th Addition Final Plat
 - 3.b) Public Hearing: Proposed Annexation of Anderson North Park 10th Addition
 - 3.c) Public Hearing: Proposed Amendments to the Zoning Regulations, Article 5 Special Overlay Districts, FP Salt Creek Valley Floodplain/Floodway Overlay District
4. **Introduction of Business**
 - 4.a) Administrative Report
 - 4.b) Consideration of recommendation of approval of Anderson North Park 10th Addition Final Plat
 - 4.c) Consideration of recommendation of approval for the Annexation of Anderson North Park 10th Addition
 - 4.d) Consideration of recommendation of approval of the proposed Zoning Regulations Amendments: Article 5 Special Overlay Districts, FP Salt Creek Valley Floodplain/Floodway Overlay District
5. **Adjournment**

The Governing Body reserves the right to go into Executive Session at any time for the reasons outlined in State Statute 84-1410.

The following rules are established for audience members and participants at a Council meeting:

- (1) Any person wishing to address the Council shall first state their name and address.
- (2) Public comments are for non-agenda items only.
- (3) Remarks shall be limited to five (5) minutes.

Minutes of the **Waverly Planning Commission held Monday, May 20th, 2024**, at 6:00 pm at the Waverly City Office Meeting Hall, 14130 Lancashire St, Waverly, Nebraska. Commissioners present were Chair Kris Bohac, Allison Stark, Tyson Ritz, Heather Chloupek, Lindsay Erickson and Tony Larson. Melissa Brown joined at 6:02pm. City Officials present were Building Inspector/Zoning Administrator Mike Palm, City Administrator Stephanie Fisher and Mayor Bill Gerdes. Others present at the meeting were Doyle and Shannon Brunssen, Matt Warner developer of the DC Addition, Benesch engineer Frank Doland for DC Addition. Notice of the meeting and agenda were given to the Chair and all Members of the Planning Commission prior to the meeting. Notice of the meeting was posted at Russ's Market Express, the US Post Office, the City Office, and the City website.

Call to Order

The meeting was called to order by Chair Bohac at 6:00 p.m.

Bohac acknowledged the Open Meeting Act poster which is posted on the south wall by the meeting hall entrance doors.

Approval of Minutes of the February 26, 2023, Planning Commission Meeting

Stark moved to approve the February 26, 2023 meeting minutes. Larson seconded the motion.

The following Commission Members voted “YEA”: Bohac, Stark, Ritz, Chloupek, Larson, Brown, and Erickson. The following Commission Members voted “NAY”: None. Motion carried. 7 – 0.

Public Hearings

Zoning Change 24-02 from Agricultural (AG) District to Limited Industrial (LI) District for a portion of property generally located south of Mill Road and west of N 162nd St

Open: 6:02pm

Doyle and Shannon Brunssen, owners of property directly across the street from the parcel being considered for rezoning, spoke in opposition to the change of zone. Their concerns were regarding water supply, rock roads, light and noise pollution, proximity of other industrial zoned land, and overall loss of their agricultural neighborhood.

Closed: 6:15pm

DC Addition Preliminary Plat

Open: 6:15pm

No comments heard.

Closed: 6:16pm

DC Addition Final Plat

Open: 6:16pm

No comments heard.

Closed: 6:17pm

Introduction of Business

Consideration of proposed Zoning Change 24-02 from Agricultural (AG) District to Limited Industrial (LI) District for a portion of property generally located south of Mill Road and west of N 162nd St

Stark moved to approve the proposed Zoning Change 24-02 from Agricultural (AG) District to Limited Industrial (LI) District for a portion of property generally located south of Mill Road and west of N 162nd St. Ritz seconded the motion.

The following Commission Members voted “YEA”: Bohac, Stark, Ritz, Chloupek, Larson, Brown, and Erickson. The following Commission Members voted “NAY”: None. Motion carried. 7 – 0.

Consideration of recommendation to approve DC Addition Preliminary Plat

Stark moved to approve a Planning Commission recommendation that the City Council approve the DC Addition Preliminary Plat. Brown seconded the motion.

D. Brunssen commented on the location of the driveway to the proposed development.

The following Commission Members voted “YEA”: Bohac, Stark, Ritz, Chloupek, Larson, Brown, and Erickson. The following Commission Members voted “NAY”: None. Motion carried. 7 – 0.

Consideration of recommendation to approve DC Addition Final Plat

Brown moved to approve a Planning Commission recommendation that the City Council approve the DC Addition Final Plat. Larson seconded the motion.

The following Commission Members voted “YEA”: Bohac, Stark, Ritz, Chloupek, Larson, Brown, and Erickson. The following Commission Members voted “NAY”: None. Motion carried. 7 – 0.

Election of Officer: Secretary

Brown moved to elect Tony Larson as Secretary for the Waverly Planning Commission. Ritz seconded the motion.

The following Commission Members voted “YEA”: Bohac, Stark, Ritz, Chloupek, Larson, Brown, and Erickson. The following Commission Members voted “NAY”: None. Motion carried. 7 – 0.

Administrative Report given by Building Inspector/Zoning Administrator Mike Palm

Adjournment

Stark moved to adjourn the meeting. Brown seconded the motion.

The following Commission Members voted “YEA”: Bohac, Stark, Ritz, Chloupek, Larson, Brown, and Erickson. The following Commission Members voted “NAY”: None. Motion carried. 7 – 0.

Meeting adjourned at 7:17pm.

Respectfully submitted,
Stephanie Fisher, City Administrator

LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS ANDERSON NORTH PARK 10TH ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA AS INSTRUMENT NO. 2012001405, 2016025053, 2012001406, 2012046773, 2012046774, 201829144 (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY (SEWER, WATER, ELECTRIC, CABLE TV, TELEPHONE, NATURAL GAS) EASEMENTS, OR STREETS, OR ROADS, PEDESTRIAN WAY EASEMENTS, AND ACCESS EASEMENTS AND RELINQUISHMENTS OF ACCESS, DEDICATED TO THE PUBLIC, ALL AS SHOWN ON THE PLAT, BUT NOT OTHERWISE. THE UNDERSIGNED CONFIRMS THAT IT IS THE HOLDER OF THE LIEN AND HAS NOT ASSIGNED THE LIEN TO ANY OTHER PERSON.

FRONTIER BANK

BY: _____

NAME: _____

TITLE: _____

ACKNOWLEDGEMENT NOTARY

STATE OF NEBRASKA)
 COUNTY OF LANCASTER)SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____ (NAME OF BANK OFFICER), _____ (TITLE OF BANK OFFICER), FRONTIER BANK, ON BEHALF OF SAID BANK.

NOTARY PUBLIC _____

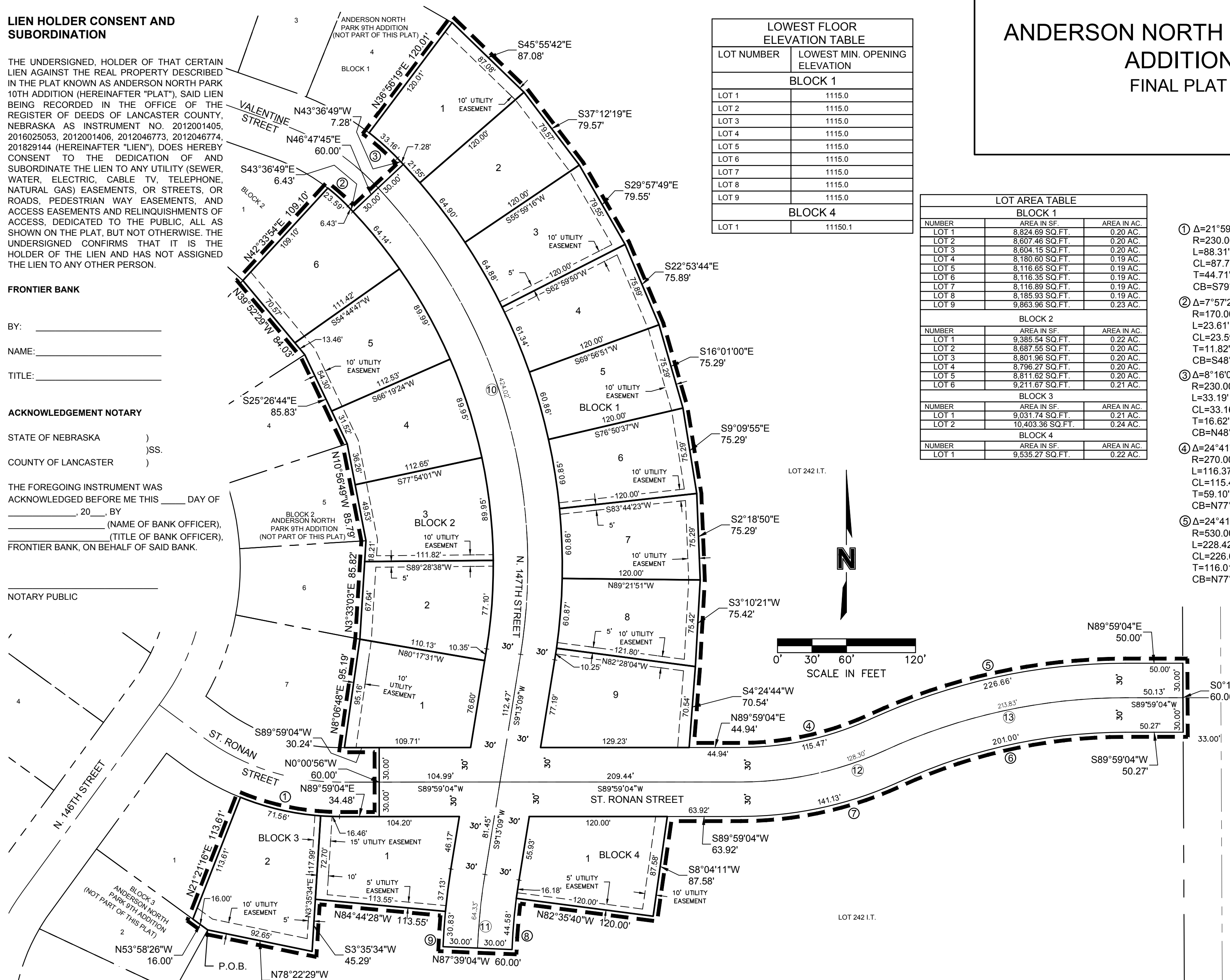
ANDERSON NORTH PARK 10TH ADDITION FINAL PLAT

LOWEST FLOOR ELEVATION TABLE	
LOT NUMBER	LOWEST MIN. OPENING ELEVATION
BLOCK 1	
LOT 1	1115.0
LOT 2	1115.0
LOT 3	1115.0
LOT 4	1115.0
LOT 5	1115.0
LOT 6	1115.0
LOT 7	1115.0
LOT 8	1115.0
LOT 9	1115.0
BLOCK 4	
LOT 1	11150.1

LOT AREA TABLE		
BLOCK 1		
NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	8,824.69 SQ.FT.	0.20 AC.
LOT 2	8,607.46 SQ.FT.	0.20 AC.
LOT 3	8,604.15 SQ.FT.	0.20 AC.
LOT 4	8,180.60 SQ.FT.	0.19 AC.
LOT 5	8,116.65 SQ.FT.	0.19 AC.
LOT 6	8,116.35 SQ.FT.	0.19 AC.
LOT 7	8,116.89 SQ.FT.	0.19 AC.
LOT 8	8,185.93 SQ.FT.	0.19 AC.
LOT 9	9,863.96 SQ.FT.	0.23 AC.
BLOCK 2		
NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	9,385.54 SQ.FT.	0.22 AC.
LOT 2	8,687.55 SQ.FT.	0.20 AC.
LOT 3	8,801.96 SQ.FT.	0.20 AC.
LOT 4	8,796.27 SQ.FT.	0.20 AC.
LOT 5	8,811.62 SQ.FT.	0.20 AC.
LOT 6	9,211.67 SQ.FT.	0.21 AC.
BLOCK 3		
NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	9,031.74 SQ.FT.	0.21 AC.
LOT 2	10,403.36 SQ.FT.	0.24 AC.
BLOCK 4		
NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	9,535.27 SQ.FT.	0.22 AC.

CURVE DATA

- ① Δ=21°59'58" R=230.00' L=88.31' CL=87.77' T=44.71' CB=S79°00'57"E
- ② Δ=7°57'21" R=170.00' L=23.61' CL=23.59' T=11.82' CB=S48°00'03"E
- ③ Δ=8°16'06" R=230.00' L=33.19' CL=33.16' T=16.62' CB=N48°09'25"W
- ④ Δ=24°41'37" R=270.00' L=116.37' CL=115.47' T=59.10' CB=N77°38'15"E
- ⑤ Δ=24°41'37" R=530.00' L=228.42' CL=226.66' T=116.01' CB=N77°38'15"E
- ⑥ Δ=24°41'37" R=470.00' L=202.56' CL=201.00' T=102.88' CB=S77°38'15"W
- ⑦ Δ=24°41'37" R=330.00' L=142.23' CL=141.13' T=72.23' CB=S77°38'15"W
- ⑧ Δ=5°06'38" R=500.00' L=44.60' CL=44.58' T=22.31' CB=S4°48'37"W
- ⑨ Δ=3°09'17" R=560.00' L=30.83' CL=30.83' T=15.42' CB=N3°50'32"E
- ⑩ Δ=52°25'25" R=480.00' L=439.18' CL=424.02' T=236.31' CB=S16°59'33"E
- ⑪ Δ=6°57'32" R=530.00' L=64.37' CL=64.33' T=32.23' CB=S5°44'23"W
- ⑫ Δ=24°41'37" R=300.00' L=129.30' CL=128.30' T=65.67' CB=S77°38'15"W
- ⑬ Δ=24°41'37" R=500.00' L=215.49' CL=213.83' T=109.45' CB=S77°38'15"W



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 USER: abroeker

GENERAL NOTES

- 1. CONTRACTOR TO PRESERVE ALL SURVEY CONTROL AND PROTECT ALL PROPERTY CORNERS.
2. PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE CITY OF WAVERLY BUILDING AND INSPECTIONS OFFICE AND REQUEST A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
3. 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.
4. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES AND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE CONSTITUTES ALL KNOWN FACILITIES.
5. BEFORE EXCAVATING FOR THIS CONTRACT, THE CONTRACTOR SHALL FIELD VERIFY LOCATION OF UNDERGROUND UTILITIES.
6. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
7. THE CONTRACTOR SHALL USE CAUTION AROUND ANY EXISTING UTILITIES OR IMPROVEMENTS LOCATED ON SITE.
8. ALL SPOIL MATERIAL SHALL BE REMOVED FROM THE STREET ROW, UTILITY EASEMENT, OR ACCESS EASEMENT BY THE CONTRACTOR.
9. A PORTABLE RESTROOM FACILITY WILL BE REQUIRED ON-SITE DURING CONSTRUCTION ACTIVITIES.
10. ANY ON-SITE FUELING WILL COMPLY WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.

GENERAL NOTES (CONT.)

- 1. A CONCRETE TRUCK WASHOUT WILL BE LOCATED ON ON-SITE BY THE CONTRACTOR PER THE EROSION AND SEDIMENTATION CONTROL PLAN.
2. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL EROSION CONTROL MEASURES DAMAGED BY CONSTRUCTION ACTIVITIES.
3. EXISTING UTILITY LINES, EITHER OVERHEAD OR UNDERGROUND, AND PERMANENT STRUCTURE WITHIN THE PROPERTY LINES SHALL BE KEPT FREE OF DAMAGE BY CONTRACTOR'S OPERATIONS.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCING CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL & SAFETY MEASURES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND DUST CONTROL, ANY DAMAGE FROM BLOWING DUST OR EROSION AND RUNOFF FROM THE SITE SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
7. CONSTRUCTION FOUND TO BE UNACCEPTABLE TO THE DESIGN ENGINEER/ARCHITECT/OWNER/THE CITY OF WAVERLY BUILDING AND INSPECTIONS OFFICE SHALL BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.
8. ALL CONSTRUCTION SHALL BE SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE ENGINEER.
9. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE ALL TRAFFIC CONTROL THAT MAY BE NECESSARY DURING CONSTRUCTION ACTIVITIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROJECT SAFETY. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA REGULATIONS AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
11. ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE HAULED OFF-SITE AND DISPOSED OF PROPERLY AND LEGALLY.
12. CONTRACTOR SHALL NOTIFY THE CITY OF WAVERLY AT (402)-786-2312 A MINIMUM OF 48 HRS PRIOR TO COMMENCING WORK TO ARRANGE FOR THE CITY'S CONSULTANT FOR ANY CONSTRUCTION OBSERVATION OR NECESSARY TESTING.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THEIR WORK WITH THE ENGINEER IN REQUESTING LINE STAKES AND GRADES.
14. THE FINAL PAY ESTIMATE WILL NOT BE PROCESSED UNTIL THE CONTRACTOR HAS SATISFACTORILY CLEANED AND FLUSHED THE PAVEMENT SLAB OF ALL RUBBISH, EXCESS MATERIAL, MUD, AND DEBRIS, AND ALL PARTS OF THE WORK AREA HAVE BEEN LEFT IN A NEAT AND PRESENTABLE MANNER.
15. HOT POURED JOINT SEALER SHALL BE USED AT ALL PAVEMENT JOINTS UNLESS OTHERWISE NOTED.
16. CONSTRUCT ROCK RIP RAP, IN ACCORDANCE WITH DIVISION 900 OF NDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
17. THE FINISHED GRADES ON THE PLAN AND PROFILES ARE PROPOSED CENTERLINE TOP OF SLAB ELEVATION.
18. WITHIN ONE (1) HOUR, THE CONCRETE PAVEMENT SHALL BE CURED USING A WHITE PIGMENTED LIQUID MEMBRANE-FORMING CURING COMPOUND THAT HAS BEEN APPROVED BY THE STATE OF NEBRASKA DEPARTMENT OF TRANSPORTATION.
19. ALL INTERSECTIONS SHALL BE WARPED AS DIRECTED BY THE ENGINEER IN THE FIELD TO ENSURE POSITIVE DRAINAGE.
20. A DIAMOND EDGE SAW BLADE SHALL BE USED FOR CUTTING ALL REQUIRED CONSTRUCTION AND LONGITUDINAL PAVEMENT JOINTS.
21. ALL CONCRETE SHALL BE CLASS NDOT 47B-3500, UNLESS OTHERWISE NOTED.
22. CONTRACTOR IS REQUIRED TO REMOVE EXISTING INLET PROTECTION FROM STORM SEWER SYSTEM PRIOR TO PAVING OPERATIONS.
23. ALL CONCRETE FOR STRUCTURES SHALL BE NDOT CLASS 47B - 3,500.
24. INSTALLATION, MAINTENANCE AND REMOVAL OF EROSION CONTROL BMPS SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, NEBRASKA DEPARTMENT OF TRANSPORTATION, 2017 EDITION, DIVISION 800.

SANITARY SEWER NOTES

- 1. FOR DETAILS OF C.I. MANHOLE RING, COVER, AND STEPS, SEE DETAILS AND PROJECT SPECIFICATIONS.
2. FOR DETAILS OF STANDARD SEWER MANHOLE, SEE DETAILS AND PROJECT SPECIFICATIONS.
3. FOR DETAILS OF PIPE BEDDING, SEE DETAIL SHEET.
4. FOR DETAILS OF STANDARD SANITARY SEWER SERVICES, SEE DETAIL SHEET.
5. FOR DETAILS OF SANITARY SEWER CONSTRUCTION, SEE THE PROJECT SPECIFICATIONS.
6. USE 3" COUPLINGS AS REQUIRED BY THE PROJECT SPECIFICATIONS.
7. SANITARY SEWERS SHALL BE SEPARATED BY AT LEAST 10 FT.
8. AT ALL WATER MAIN CROSSINGS, SANITARY SEWERS SHALL BE LAID AT SUCH AN ELEVATION THAT THE TOP OF THE SANITARY SEWER IS AT LEAST 18 IN (457 MM) BELOW THE BOTTOM OF THE WATER MAIN.
9. ALL CONCRETE FOR STRUCTURES SHALL BE NDOT CLASS 47B - 3,500.
10. ALL SEWER PIPE INSTALLED UNDER THIS PROJECT SHALL BE INSPECTED BY T.V. CAMERA BY AN INDEPENDENT SEWER INSPECTION SERVICE.
11. INSTALLATION, MAINTENANCE AND REMOVAL OF EROSION CONTROL BMPS SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, NEBRASKA DEPARTMENT OF TRANSPORTATION, 2017 EDITION, DIVISION 800.

SCHEDULE OF APPROXIMATE QUANTITIES

Table with columns: PAVING ITEM, UNIT, QUANTITY. Includes items like 7" P.C.C. PAVEMENT W/INT CURB, ADJUST WATER VALVE BOX TO FINAL GRADE, CONCRETE HEADER, SANITARY SEWER ITEM, WATER ITEM, etc.

PAVING NOTES

- 1. ALL INTERSECTION RADII SHALL BE 25' UNLESS OTHERWISE NOTED.
2. CONSTRUCT PORTLAND CONCRETE PAVEMENT IN ACCORDANCE WITH DIVISION 600 OF NDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
3. PROVIDE OPENINGS IN CURB RAMP AS SHOWN ON THE PLANS.
4. MINIMUM SPACING FOR SAWED TRANSVERSE CONSTRUCTION JOINTS FOR P.C.C. SHALL BE 10'.
5. TRANSVERSE JOINTS SHALL BE ALIGNED TO COINCIDE WITH THE CENTER LINE OF INTERSECTING SIDE STREETS WHEREVER POSSIBLE.
6. ALL SAWED TRANSVERSE JOINTS SHALL BE CONTINUOUS ACROSS THE PAVEMENT AND EXTEND THROUGH CURBS.
7. ALL CONCRETE SHALL BE PLACED IN ACCORDANCE WITH ACI 305 & 206 'HOT WEATHER' & COLD WEATHER' CONCRETING.
8. ALL OTHER APPLICABLE SECTIONS FOR MATERIALS AND CONSTRUCTION, WITHIN THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2017 EDITION, NEBRASKA DEPARTMENT OF TRANSPORTATION, SHALL APPLY.
9. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF THE EXISTING PAVEMENT.
10. THE CONTRACTOR SHALL COORDINATE ALL PAVEMENT TESTING.
11. THE PAVING CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVES, AND INLETS TO FINISH GRADE.
12. CONTRACTOR SHALL COMPLETE ALL NECESSARY PERMITS AND INSPECTIONS PRIOR TO CONSTRUCTION.
13. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
14. ALL CURB CUTS AND RAMPS SHALL BE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (FEDERAL REGISTER/VOLT. 58 NO. 144/RULES AND REGULATIONS).

PAVING NOTES (CONT.)

- 1. HOT POURED JOINT SEALER SHALL BE USED AT ALL PAVEMENT JOINTS UNLESS OTHERWISE NOTED.
2. CONSTRUCT ROCK RIP RAP, IN ACCORDANCE WITH DIVISION 900 OF NDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
3. UNDERLAIN WITH GEOTEXTILE FILTER FABRIC (MIRIFI 180N OR APPROVED EQUAL).
4. WITHIN ONE (1) HOUR, THE CONCRETE PAVEMENT SHALL BE CURED USING A WHITE PIGMENTED LIQUID MEMBRANE-FORMING CURING COMPOUND THAT HAS BEEN APPROVED BY THE STATE OF NEBRASKA DEPARTMENT OF TRANSPORTATION.
5. ALL INTERSECTIONS SHALL BE WARPED AS DIRECTED BY THE ENGINEER IN THE FIELD TO ENSURE POSITIVE DRAINAGE.
6. A DIAMOND EDGE SAW BLADE SHALL BE USED FOR CUTTING ALL REQUIRED CONSTRUCTION AND LONGITUDINAL PAVEMENT JOINTS.
7. ALL CONCRETE SHALL BE CLASS NDOT 47B-3500, UNLESS OTHERWISE NOTED.
8. CONTRACTOR IS REQUIRED TO REMOVE EXISTING INLET PROTECTION FROM STORM SEWER SYSTEM PRIOR TO PAVING OPERATIONS.
9. ALL CONCRETE FOR STRUCTURES SHALL BE NDOT CLASS 47B - 3,500.
10. INSTALLATION, MAINTENANCE AND REMOVAL OF EROSION CONTROL BMPS SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, NEBRASKA DEPARTMENT OF TRANSPORTATION, 2017 EDITION, DIVISION 800.

WATER MAIN NOTES (CONT.)

- 1. ALL CONCRETE FOR STRUCTURES SHALL BE NDOT CLASS 47B - 3,500.
2. INSTALLATION, MAINTENANCE AND REMOVAL OF EROSION CONTROL BMPS SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, NEBRASKA DEPARTMENT OF TRANSPORTATION, 2017 EDITION, DIVISION 800.
3. CONTRACTOR IS REQUIRED TO MAINTAIN EROSION CONTROL BMPS DURING SEQUENCE OF CONSTRUCTION.
4. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY EROSION CONTROL BMP'S AND DEVICES TO ALLOW ADEQUATE FLUSHING OF WATER MAIN.
5. FOR ANY WATER CROSSING OF A STORM SEWER INLET WITHIN 18" VERTICAL OR 4' HORIZONTAL, INLETS MUST BE WATERPROOFED - INCLUDING WATERSTOPS AT ALL CURB INLET CONSTRUCTION JOINTS AND A WATERPROOF COATING TO INTERIOR JOINTS, INCLUDING PIPE CONNECTIONS.

WATER MAIN NOTES

- 1. FOR DETAILS OF PIPE BEDDING, SEE DETAIL SHEET.
2. FOR DETAILS OF THRUST BLOCKS, TEE BLOCKS, AND PLUG BLOCKS, SEE DETAIL SHEET.
3. FOR DETAILS OF HYDRANT INSTALLATIONS, SEE DETAIL SHEET.
4. FOR DETAILS OF WATER MAIN CONSTRUCTION, SEE THE PROJECT SPECIFICATIONS.
5. ALL ANCHORING COUPLINGS TO BE 18" IN LENGTH UNLESS OTHERWISE NOTED.
6. PRIOR TO FINAL ACCEPTANCE ALL WATER MAIN PIPE SHALL BE PRESSURE TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. LEAKAGE TEST AND PRESSURE TESTING SHALL CONFORM TO AWWA STANDARD C600 LATEST REVISIONS PER SECTION 8.5.5 OF THE RECOMMENDED STANDARDS FOR WATER WORKS.
8. WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 LATEST REVISIONS PER SECTION 8.5.6 OF THE RECOMMENDED STANDARDS FOR WATER WORKS.
9. HYDRANTS SHALL BE KENNEDY GUARDIAN K81D/5'-6" BURY OR 6'-6" BURY.
10. PRIOR TO FINAL ACCEPTANCE ALL WATER MAIN PIPE SHALL BE DISINFECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
11. 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.

WATER MAIN NOTES (CONT.)

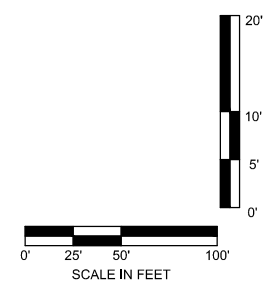
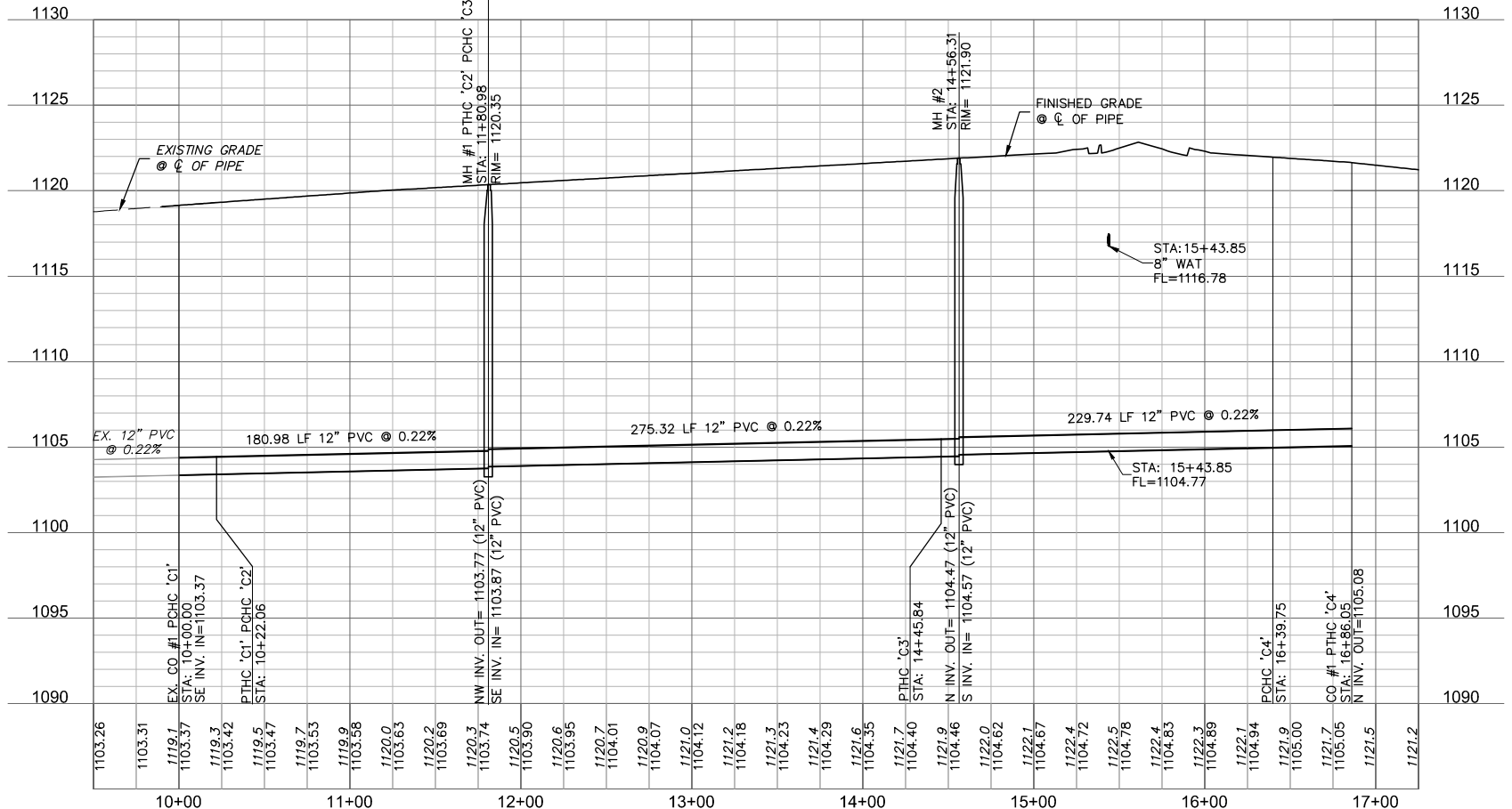
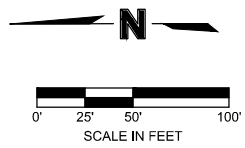
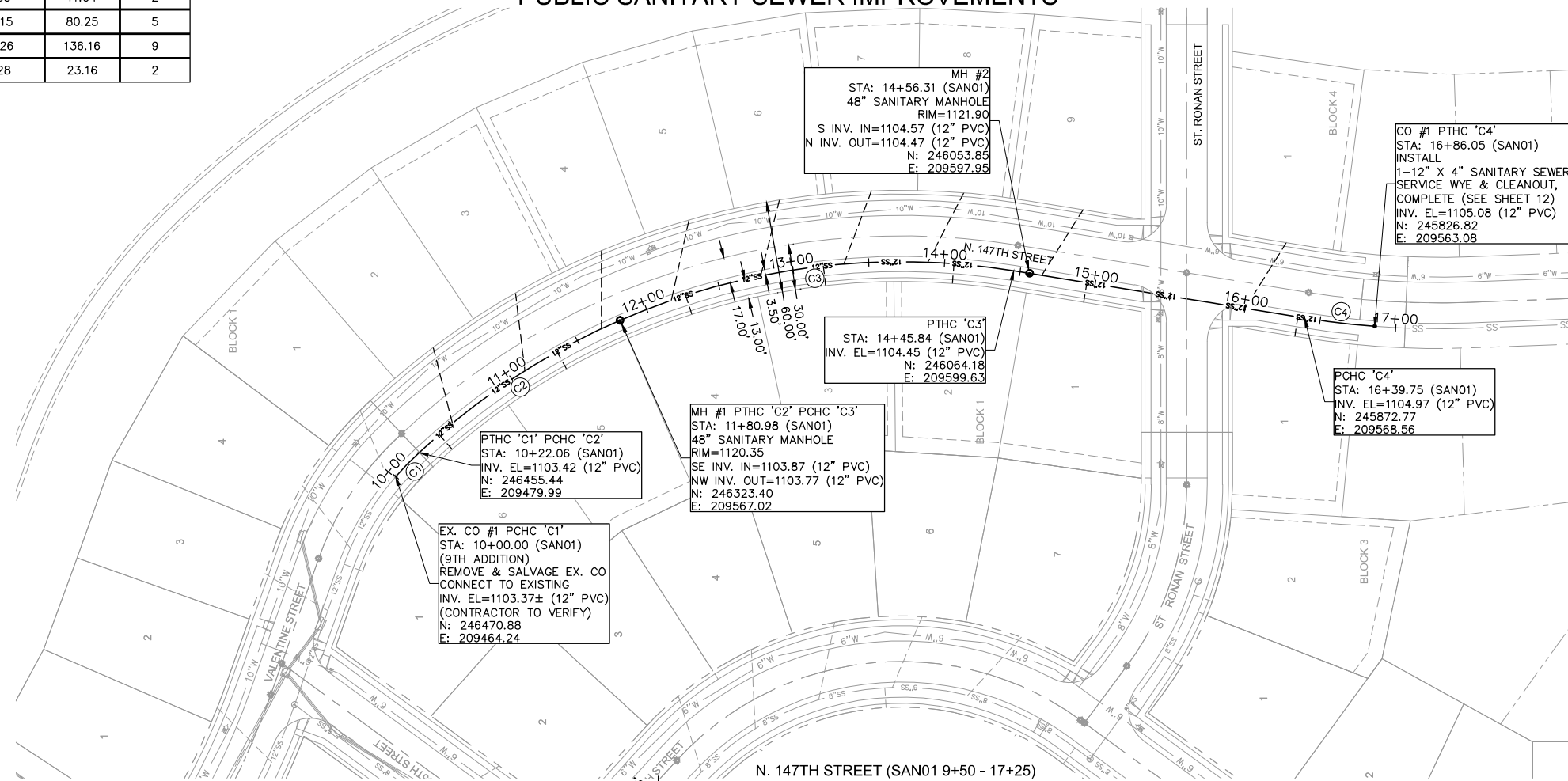
- 1. POLYWRAP SHALL BE IN ACCORDANCE WITH DRAFT OF AWWA C105 REVISION, DOUBLE WRAPPED (2 LAYERS) AND TAPED AS PER THE PROJECT SPECIFICATIONS.
2. WHERE THE WATER MAIN IS TO BE CONSTRUCTED BELOW OR WITHIN 18 INCHES OF ANY SEWER PIPE, THE CONTRACTOR SHALL LAY A FULL LENGTH OF WATER MAIN PIPE CENTERED ON THE SEWER OR SUCH LENGTH AS WILL PROVIDE THE MAXIMUM POSSIBLE SEPARATION OF THE JOINTS IN THE WATER MAIN FROM THE SEWER LINE.
3. ALL PERMANENT FIRE HYDRANTS SHALL BE INSTALLED TO LINE AND GRADE IN ACCORDANCE WITH THE PLAN DRAWINGS.
4. PERMANENT FIRE HYDRANTS SHALL BE COUNTED AND PAID FOR AT THE CONTRACT UNIT PRICE BID FOR 'HYDRANT, COMPLETE L=5.5"' OR 'HYDRANT, COMPLETE L=6.5"'.
5. AT ALL WATER MAIN CROSSINGS, SANITARY SEWERS SHALL BE LAID AT SUCH AN ELEVATION THAT THE TOP OF THE SANITARY SEWER IS AT LEAST 18 IN (457 MM) BELOW THE BOTTOM OF THE WATER MAIN.

Vertical sidebar containing Olsson logo, project title 'ANDERSON NORTH PARK 10TH ADDITION PUBLIC IMPROVEMENTS', location 'Waverly, Nebraska', revision table, and sheet information 'SHEET 2 of 13'.

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ALIGNMENT CURVES						
CURVE ID	RADIUS (FT)	LENGTH (FT)	DELTA	CHORD LENGTH (FT)	TANGENT LENGTH	3' FITTINGS
C1	183.00	22.06	006°54'24"	22.05	11.04	2
C2	463.00	158.93	019°40'01"	158.15	80.25	5
C3	463.00	264.86	032°46'33"	261.26	136.16	9
C4	547.00	46.29	004°50'57"	46.28	23.16	2

ANDERSON NORTH PARK 10TH ADDITION PUBLIC SANITARY SEWER IMPROVEMENTS



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DATE: Jun 07, 2024 11:16am USER: jklein

601 P Street, Suite 200
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Lincoln, NE 68508
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Nebraska COA #CA-0638

REV. NO.	DATE	DESCRIPTION

2024

REVISIONS

SANITARY PLAN AND PROFILE

ANDERSON NORTH PARK 10TH ADDITION
PUBLIC SANITARY SEWER IMPROVEMENTS

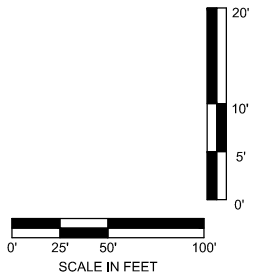
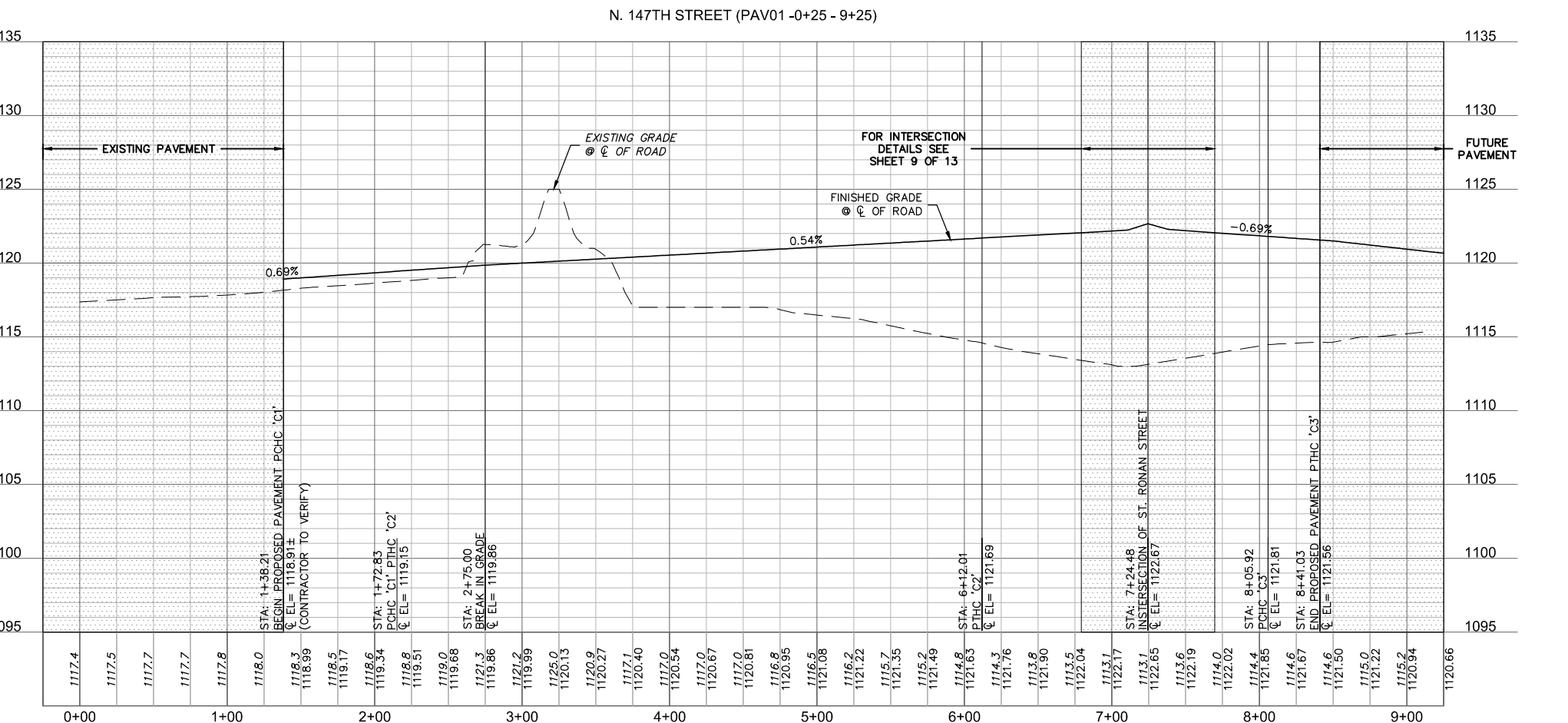
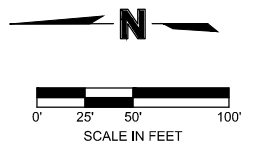
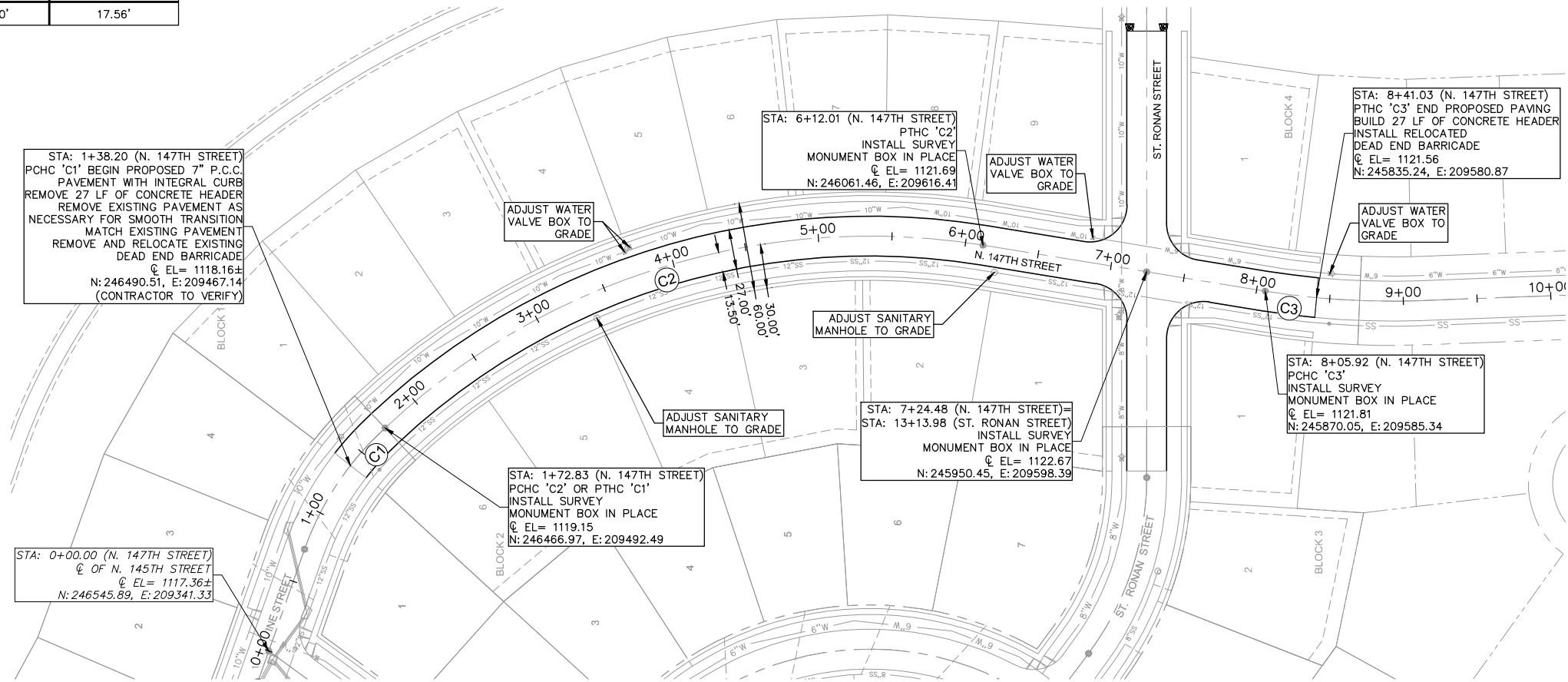
Waverly, Nebraska

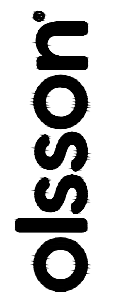
drawn by: JHK
designed by: JHK
project no.: 024-00225
date: 05.21.2024

SHEET
3 of 13


CURVE TABLE					
CURVE ID	RADIUS	DELTA	LENGTH	CHORD LENGTH	TANGENT LENGTH
C1	200.00'	9°55'18"	34.63'	34.59'	17.36'
C2	480.00'	52°25'25"	439.18'	424.02'	236.31'
C3	530.00'	3°47'41"	35.10'	35.10'	17.56'

ANDERSON NORTH PARK 10TH ADDITION PUBLIC PAVING IMPROVEMENTS





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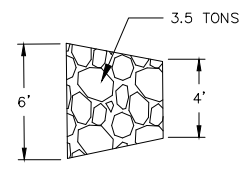
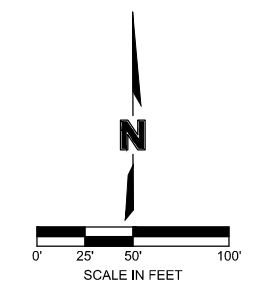
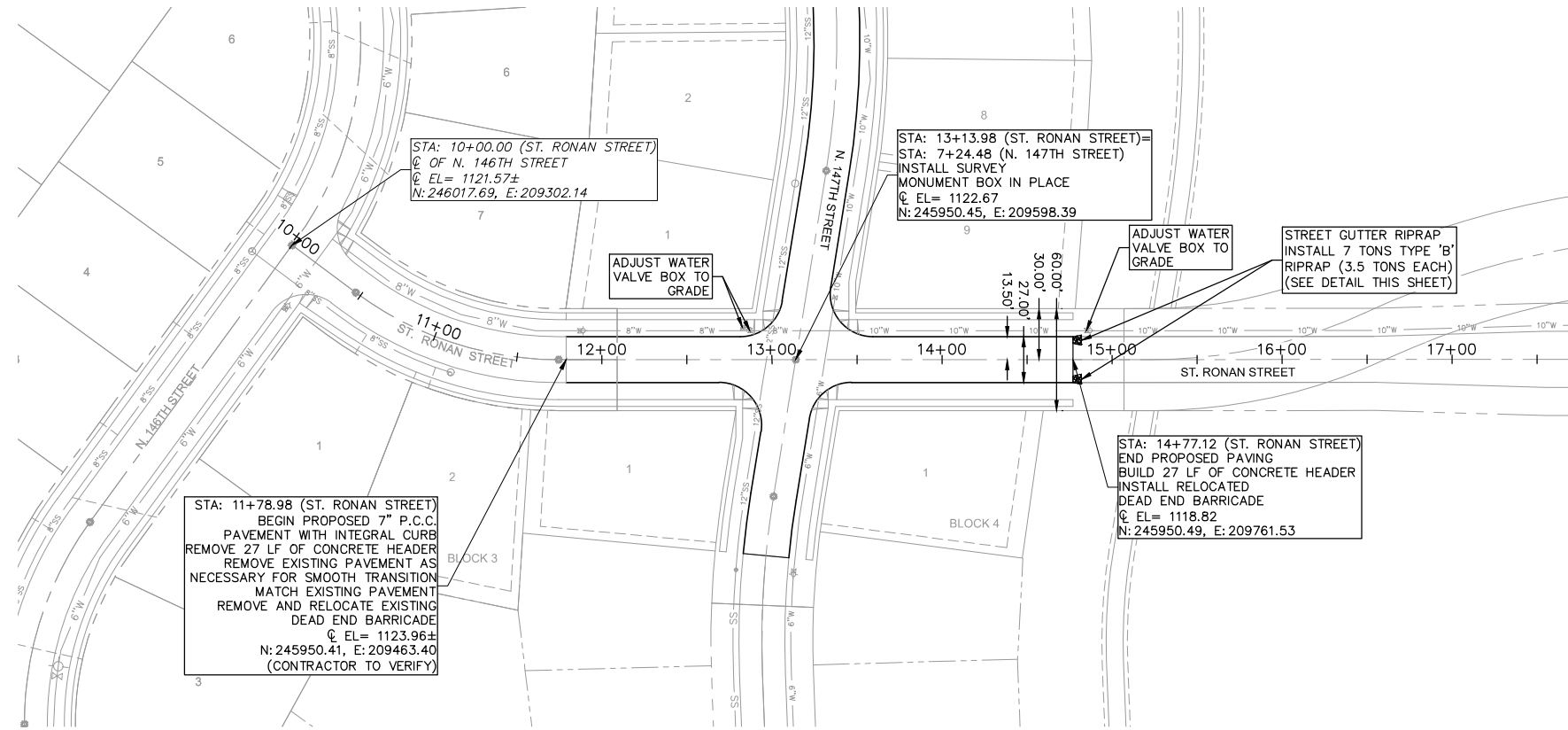
PUBLIC PAVING PLAN AND PROFILE	2024
ANDERSON NORTH PARK 10TH ADDITION PUBLIC PAVING IMPROVEMENTS	
Waverly, Nebraska	

drawn by: _____ JHK
 designed by: _____ JHK
 project no.: 024-00225
 date: 05.21.2024

SHEET
7 of 13

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 DATE: Jun 07, 2024 11:19am USER: jklein

ANDERSON NORTH PARK 10TH ADDITION PUBLIC PAVING IMPROVEMENTS



STA: 11+78.98 (ST. RONAN STREET)
 BEGIN PROPOSED 7" P.C.C. PAVEMENT WITH INTEGRAL CURB
 REMOVE 27 LF OF CONCRETE HEADER
 REMOVE EXISTING PAVEMENT AS NECESSARY FOR SMOOTH TRANSITION
 MATCH EXISTING PAVEMENT
 REMOVE AND RELOCATE EXISTING DEAD END BARRICADE
 C_E EL= 1123.96±
 N: 245950.41, E: 209463.40
 (CONTRACTOR TO VERIFY)

STA: 10+00.00 (ST. RONAN STREET)
 C_E OF N. 146TH STREET
 C_E EL= 1121.57±
 N: 246017.69, E: 209302.14

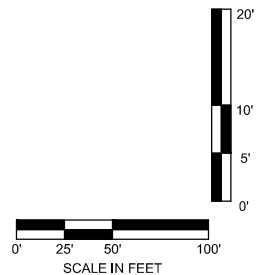
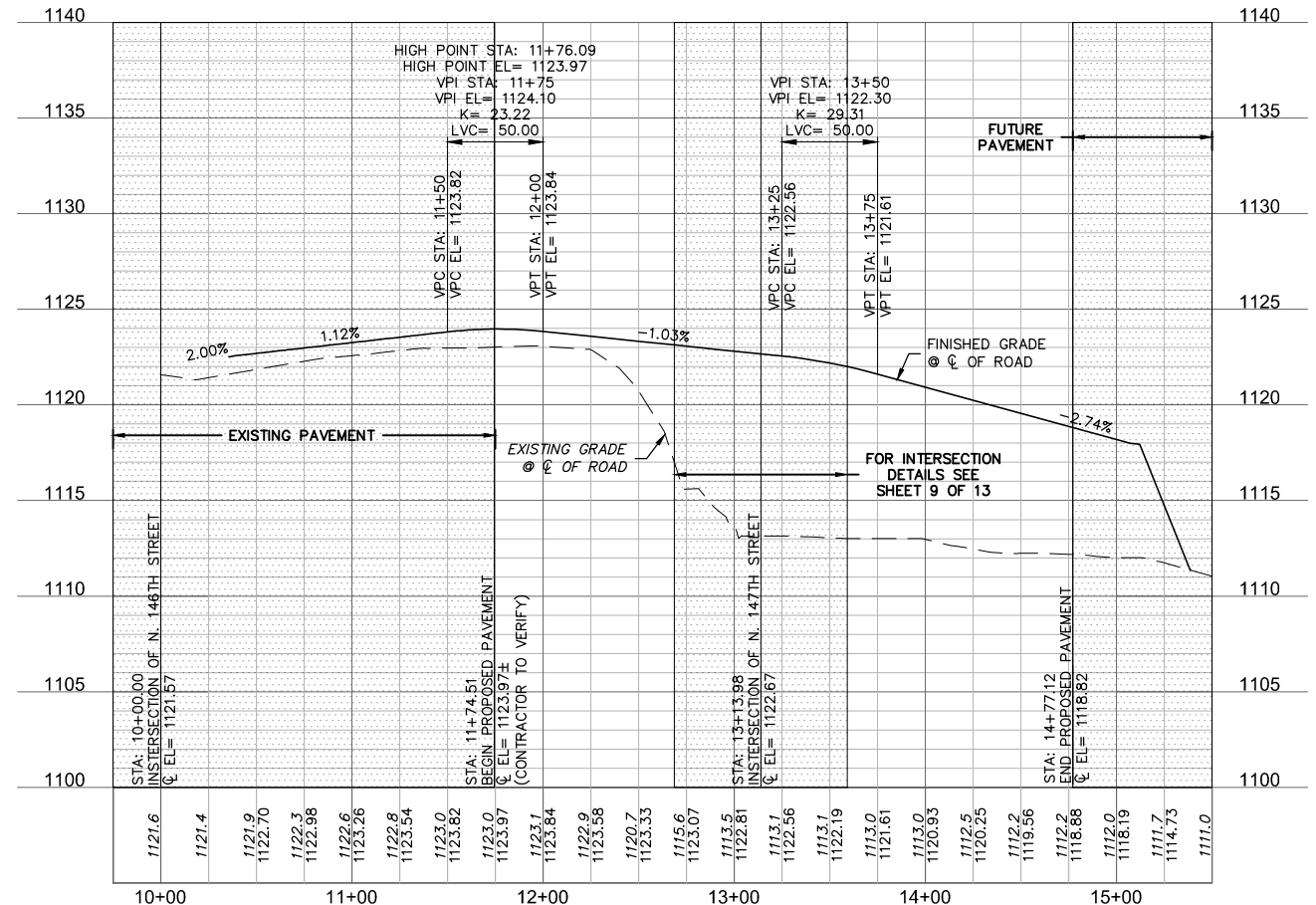
STA: 13+13.98 (ST. RONAN STREET)
 STA: 74+24.48 (N. 147TH STREET)
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 N: 245950.45, E: 209598.39

ADJUST WATER VALVE BOX TO GRADE

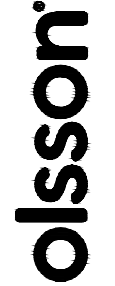
STREET GUTTER RIPRAP
 INSTALL 7 TONS TYPE 'B' RIPRAP (3.5 TONS EACH)
 (SEE DETAIL THIS SHEET)

STA: 14+77.12 (ST. RONAN STREET)
 END PROPOSED PAVING
 BUILD 27 LF OF CONCRETE HEADER
 INSTALL RELOCATED DEAD END BARRICADE
 C_E EL= 1118.82
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ST. RONAN STREET (PAV02 9+75 - 15+50)



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 DATE: Jun 07, 2024 11:19am USER: klein



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PUBLIC PAVING PLAN AND PROFILE

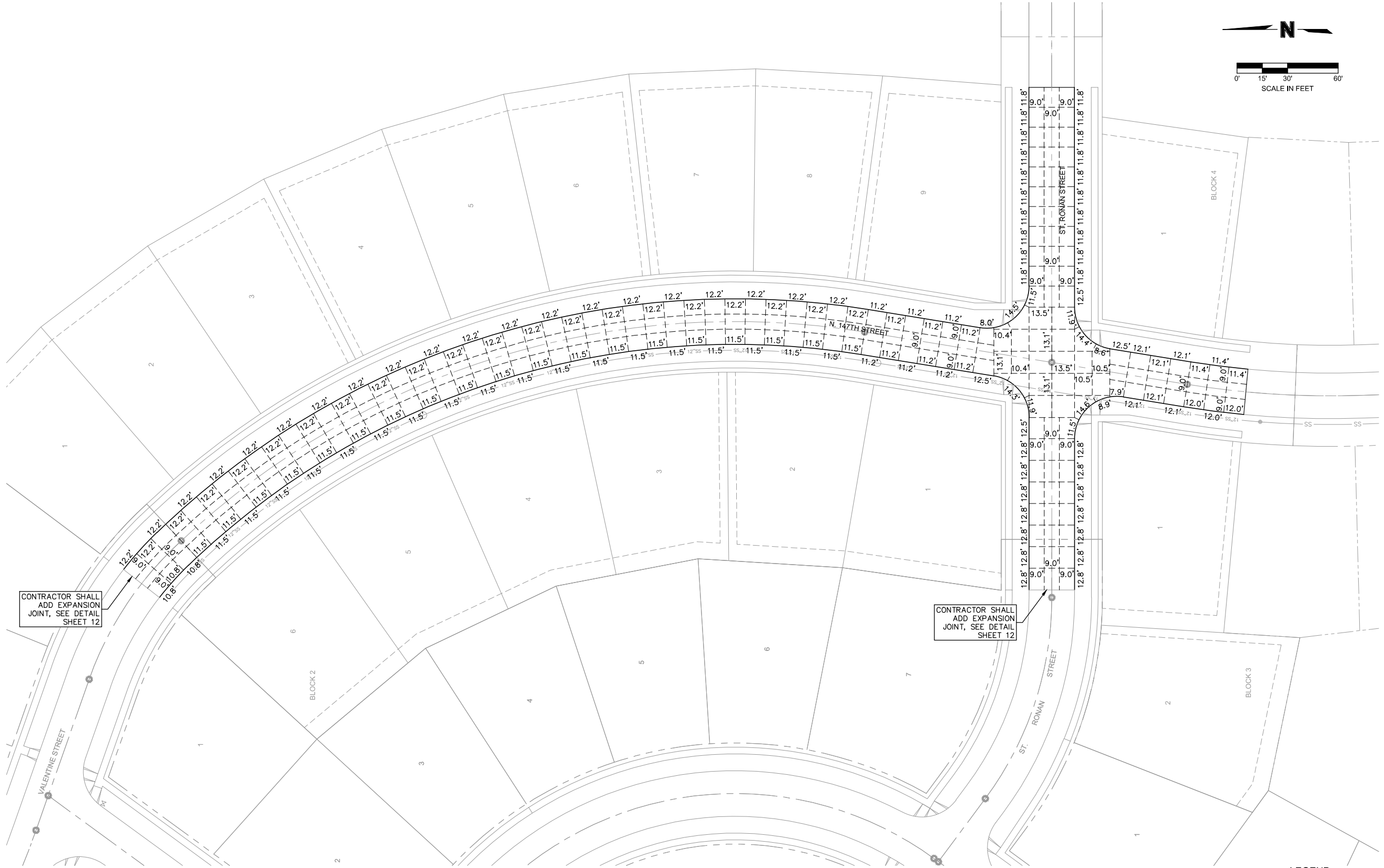
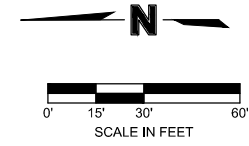
ANDERSON NORTH PARK 10TH ADDITION
 PUBLIC PAVING IMPROVEMENTS

Waverly, Nebraska

drawn by: _____ JHK
 designed by: _____ JHK
 project no.: 024-00225
 date: 05.21.2024

SHEET
8 of 13

ANDERSON NORTH PARK 10TH ADDITION PUBLIC PAVING IMPROVEMENTS



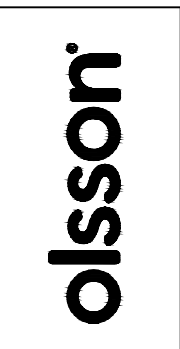
CONTRACTOR SHALL
ADD EXPANSION
JOINT, SEE DETAIL
SHEET 12

CONTRACTOR SHALL
ADD EXPANSION
JOINT, SEE DETAIL
SHEET 12

NOTE: START CONTRACTION JOINTS AT END OF RETURNS
AND MANHOLE STRUCTURES, TO ACHIEVE CONSISTENT
SPACING. SEE MANHOLE COLLAR DETAIL FOR JOINT
INTEGRATION

LEGEND

- ROAD RIGHT-OF-WAY
- PAVEMENT JOINT LINE
- PROPERTY LINE
- PROPOSED BACK OF CURB



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REV. NO.	DATE	DESCRIPTION

PUBLIC PAVING JOINTING PLAN	ANDERSON NORTH PARK 10TH ADDITION PUBLIC PAVING IMPROVEMENTS	2024
Waverly, Nebraska		

drawn by: JHK
designed by: JHK
project no.: 024-00225
date: 05.21.2024

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DATE: Jun 07, 2024 11:21am USER: jklein

SPECIAL AND OVERLAY DISTRICTS

11.533 Establishment of Zoning Districts

Along watercourses where a floodway has been established, the mapped floodplain areas are hereby divided into the two following districts: A floodway overlay district (FW) and a flood fringe overlay district (FF) as identified in the Flood Insurance Study [and accompanying map(s)]. Within these districts all uses not meeting the standards of this ordinance and those standards of the underlying zoning district shall be prohibited.

11.534 Standards for Floodplain Development

- a. No permit for development shall be granted for new construction, substantial improvements and other development(s) including the placement of manufactured homes within all numbered and unnumbered A zones (including AE, AO, and AH zones) unless the conditions of this Section are satisfied.
- b. All areas identified as unnumbered A zones on the FIRM are subject to inundation of the base flood; zones shall be subject to all development provisions of Section 11.535. If Flood Insurance Study data is not available, the community shall utilize any base flood elevation or floodway data currently available from Federal, State or other sources.

~~Until a floodway has been designated, no development or substantial improvement may be permitted within special however, the water surface elevation was not provided. The unnumbered A flood hazard areas unless the applicant has demonstrated that the proposed development or substantial improvement, when combined with all other existing and reasonably anticipated developments or substantial improvements, will not increase the water surface elevation of the base flood more than one (1) foot at any location as shown on the Flood Insurance Study.~~

- c. Until a floodway has been designated, no development or substantial improvement may be permitted within the floodplain unless the applicant has demonstrated that the proposed development or substantial improvement, when combined with all other existing and reasonably anticipated developments or substantial improvements, will not increase the water surface elevation of the base flood more than one (1) foot at any location as shown in the Flood Insurance Study or on base flood elevation determinations
- d. New construction, subdivision proposals, substantial improvements, prefabricated buildings, placement of manufactured homes and other developments shall require:
 1. Design or anchorage to prevent flotation, collapse or lateral movement of the structure resulting hydrodynamic and hydrostatic loads, including the effects of buoyancy.
 2. New or replacement water supply systems and/or sanitary sewage systems be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and on-site waste disposal systems be located so as to avoid impairment or contamination.
 3. Construction with materials resistant to flood damage, utilizing methods and practices that minimize flood damages, and with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
 4. All utility and sanitary facilities be elevated or floodproofed up to the regulatory flood protection elevation.
- e. Storage of Material and Equipment

SPECIAL AND OVERLAY DISTRICTS

(b) Capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy

11.536 Floodway Overlay District

a. Permitted Uses

Only uses having a low flood-damage potential and not obstructing flood flows shall be permitted within the Floodway District to the extent that they are not prohibited by any other ordinance. The following are recommended uses for the Floodway District:

1. Agricultural uses such as general farming, pasture, nurseries, forestry.
2. Residential uses such as lawns, gardens, parking and play areas.
3. Non-residential areas such as loading areas, parking and airport landing strips.
4. Public and private recreational uses such as golf courses, archery ranges, picnic grounds, parks, wildlife and nature preserves.

b. Standards for the Floodway Overlay District

New structures for human habitation are prohibited. All encroachments, including fill, new construction, substantial improvements and other development must be prohibited unless certification by a registered professional engineer or architect is provided demonstrating that the development shall not result in any increase in water surface elevations along the floodway profile during occurrence of the base flood discharge. These uses are subject to the standards of Section 11.534 and 11.535. In Zone A unnumbered, obtain, review and reasonably utilize any flood elevation and floodway data available through Federal, State or other sources or Section 11.534, D, (d.) of this ordinance, in meeting the standards of this section.

11.537 Variance Procedures

1. The Waverly Board of Adjustment as established by the City of Waverly, Nebraska shall hear and decide appeals and requests for variances from the requirements of this ordinance.
2. The Waverly Board of Adjustment shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the Zoning Administrator in the enforcement or administration of this ordinance.

3. Agricultural structures:

a. A variance is authorized to be issued for the construction or substantial improvement of agricultural structures provided the requirements of this section and the following are satisfied:

- (1) Is used exclusively in connection with the production, harvesting, storage, raising, or drying of agricultural commodities and livestock, or storage of tools or equipment used in connection with these purposes or uses, and will be restricted to such exclusive uses.
- (2) Has low damage potential (amount of physical damage, contents damage, and loss of function).
- (3) Does not increase risks and pose a danger to public health, safety, and welfare if flooded and contents are released, including but not limited to the effects of flooding on manure

SPECIAL AND OVERLAY DISTRICTS

storage, livestock confinement operations, liquified natural gas terminals, and production and storage of highly volatile, toxic, or water-reactive materials.

(4) Complies with the wet floodproofing construction requirements of paragraph 5.2(C) of this ordinance.

34. Any person aggrieved by the decision of the board of adjustment or any taxpayer may appeal such _____ decision to the District Court as provided in Section 19-912, R.R.S. 1943.

45. In passing upon such applications, the Waverly Board of Adjustment shall consider all technical evaluation, all relevant factors, standards specified in other sections of this ordinance, and:

- a. The danger that materials may be swept onto other lands to the injury of others;
 - b. The danger to life and property due to flooding or erosion damage;
 - c. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - d. The importance of the services provided by the proposed facility to the community;
 - e. The necessity to the facility of a waterfront location, where applicable;
 - f. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
 - g. The compatibility of the proposed use with existing and anticipated development;
 - h. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
 - i. The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - j. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and,
 - k. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.
- a. Conditions for Variances
1. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items (11.537,A,2-11.537,A,6 below) have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.
 2. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
 3. Variances shall not be issued within any designated floodway if any increase in flood levels along the floodway profile during the base flood discharge would result.

SPECIAL AND OVERLAY DISTRICTS

7. Located within the areas of special flood hazard established in Section 11.531, A are areas designated as AO Zones. These areas have special flood hazards associated with base flood depths of 1 to 3 feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate; therefore, the following provisions apply within AO Zones:
- a. All new construction and substantial improvements of residential structures shall have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as **one (1) foot** above the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified).
 - b. All new construction and substantial improvements of non-residential structures shall:
 - (1) Have the lowest floor elevated above the highest adjacent grade at least as high as **one (1) foot** above the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified), or
 - (2) Together with attendant utility and sanitary facilities be completely floodproofed to or above that level so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Such certification shall be provided to the official as set forth in Section 11.532, B, 2, g.
 - c. Adequate drainage paths around structures on slopes shall be required in order to guide floodwaters around and away from proposed structures.

8. Wet-floodproofing for Agricultural Structures by Variance

a. When owners elect to wet floodproof agricultural structures, the structure shall:

(1) Be anchored to resist flotation, collapse, and lateral movement.

(2) Have flood damage-resistant materials below the base flood elevation in compliance with the definition in Section 11.540 "Flood damage resistant materials"

(3) Have mechanical, electrical, and utility equipment elevated to or above one (1) foot above the base flood elevation or floodproofed so that below one (1) foot above the base flood elevation they are:

(a) Watertight and substantially impermeable to the passage of water; and,

(b) Capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy

A registered professional engineer or architect shall certify that the standards of this subsection are satisfied. A floodproofing certificate shall be provided to the floodplain administrator as set forth in Section 11.532.

(4) Have flood openings in compliance with the requirements below:

(a) The structure shall be designed to automatically provide for the entry and exit of floodwaters for the purpose of equalizing hydrostatic forces. Designs for meeting this requirement must either be certified by a registered

SPECIAL AND OVERLAY DISTRICTS

professional engineer or architect or meet or exceed the following minimum criteria:

- 1) A minimum of two openings having a net area of not less than one (1) square inch for every one (1) square foot of enclosed space,
- 2) The bottom of all openings shall not be higher than one (1) foot above grade, and
- 3) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they allow the automatic entry and exit of floodwaters.

(5) If the structure is converted to another use, it must be brought into full compliance with the minimum standards governing such use.

9. Accessory Structures

a. Structures accessory to a principal building may have the lowest floor below one foot above base flood elevation provided that the structure complies with the following requirements:

- (1) The structure shall not be used for human habitation.
- (2) The use of the structure must be limited to parking of vehicles or storage of items readily removable in the event of a flood warning.
- (3) The floor area shall not exceed 800 square feet.
- (4) The structure shall have a low damage potential.
- (5) The structure must be adequately anchored to prevent flotation, collapse, or other lateral movement.
- (6) The structure shall be designed to automatically provide for the entry and exit of floodwaters for the purpose of equalizing hydrostatic forces. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:
 - (a) A minimum of two openings having a net area of not less than one (1) square inch for every one (1) square foot of enclosed space,
 - (b) The bottom of all openings shall not be higher than one (1) foot above grade, and
 - (c) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they allow the automatic entry and exit of floodwaters.
- (7) No utilities shall be installed except electrical fixtures in the structure, which must be elevated to or above one (1) foot above the base flood elevation or floodproofed so that below one (1) foot above the base flood elevation they are:
 - (a) Watertight and substantially impermeable to the passage of water; and,

SPECIAL AND OVERLAY DISTRICTS

(b) Capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy

11.536 Floodway Overlay District

a. Permitted Uses

Only uses having a low flood-damage potential and not obstructing flood flows shall be permitted within the Floodway District to the extent that they are not prohibited by any other ordinance. The following are recommended uses for the Floodway District:

1. Agricultural uses such as general farming, pasture, nurseries, forestry.
2. Residential uses such as lawns, gardens, parking and play areas.
3. Non-residential areas such as loading areas, parking and airport landing strips.
4. Public and private recreational uses such as golf courses, archery ranges, picnic grounds, parks, wildlife and nature preserves.

b. Standards for the Floodway Overlay District

New structures for human habitation are prohibited. All encroachments, including fill, new construction, substantial improvements and other development must be prohibited unless certification by a registered professional engineer or architect is provided demonstrating that the development shall not result in any increase in water surface elevations along the floodway profile during occurrence of the base flood discharge. These uses are subject to the standards of Section 11.534 and 11.535. In Zone A unnumbered, obtain, review and reasonably utilize any flood elevation and floodway data available through Federal, State or other sources or Section 11.534, D, (d.) of this ordinance, in meeting the standards of this section.

11.537 Variance Procedures

1. The Waverly Board of Adjustment as established by the City of Waverly, Nebraska shall hear and decide appeals and requests for variances from the requirements of this ordinance.
2. The Waverly Board of Adjustment shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the Zoning Administrator in the enforcement or administration of this ordinance.

3. Agricultural structures:

a. A variance is authorized to be issued for the construction or substantial improvement of agricultural structures provided the requirements of this section and the following are satisfied:

- (1) Is used exclusively in connection with the production, harvesting, storage, raising, or drying of agricultural commodities and livestock, or storage of tools or equipment used in connection with these purposes or uses, and will be restricted to such exclusive uses.
- (2) Has low damage potential (amount of physical damage, contents damage, and loss of function).
- (3) Does not increase risks and pose a danger to public health, safety, and welfare if flooded and contents are released, including but not limited to the effects of flooding on manure

SPECIAL AND OVERLAY DISTRICTS

11.540 Definitions

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance its most reasonable application:

"Accessory Structure" means a structure on the same parcel of property as the principal structure, the use of which is incidental to the use of the principal structure. Also shall be known as "appurtenant structure."

"Agricultural Structure" for floodplain management purposes, means a walled and roofed structure used exclusively for agricultural purposes or uses in connection with the production, harvesting, storage, raising, or drying of agricultural commodities and livestock, including aquatic organisms. Structures that house tools or equipment used in connection with these purposes or uses are also considered to have agricultural purposes or uses.

"Appeal" means a request for a review of the Zoning Administrator's interpretation of any provision of this ordinance or a request for a variance.

"Area of Shallow Flooding" means a designated AO or AH zone on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

"Base Flood" means the flood having one percent chance of being equaled or exceeded in any given year.

"Basement" -means any area of the building having its floor subgrade (below ground level) on all sides.

"Development" -means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

"Existing Construction" -means (for the purposes of determining rates) structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRM's effective before that date. "Existing construction" may also be referred to as "existing structures."

"Existing Manufactured Home Park or Subdivision" - means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is complete before the effective date of the floodplain management regulations adopted by a community.

"Flood" or "Flooding" -means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- (1) The overflow of inland or tidal waters.
- (2) The usual and rapid accumulation of runoff of surface waters from any source.

"Flood Damage Resistant Material" means any building product [material, component or system] capable of withstanding direct and prolonged contact with floodwaters without sustaining significant damage.

ORDINANCE 24-04

AN ORDINANCE OF THE CITY OF WAVERLY, NEBRASKA TO AMEND THE WAVERLY ZONING REGULATIONS, ARTICLE 5, RELATING TO SPECIAL AND OVERLAY DISTRICTS, FP SALT CREEK VALLEY FLOODPLAIN/FLOODWAY OVERLAY DISTRICT.

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

Section 1. Whereas, that section 11.531, a., contained within Article 5 of the Waverly Zoning Regulations be amended to read as follows:

- a. This ordinance shall apply to all lands within the jurisdictions of the City of Waverly identified on the Flood Insurance Rate Map (FIRM) panels 31109C0216F dated February 18, 2011 and 31109C0210G, 31109C0215G, 31109C0217G, 31109C0218G, 31109C0219G, and 31109C0240G dated April 16, 2013 as Zones A, A1-30, AE, AO, or AH and within the Zoning Districts FW and FF established in Section 11.533 of this ordinance. In all areas covered by this ordinance, no development shall be allowed except upon the issuance of a floodplain development permit to develop, granted by the floodplain administrator or the governing body under such safeguards and restrictions as the City Council or the designated representative may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the community and where specifically noted in Sections 11.534, 11.535, and 11.536.

Section 2. Whereas, that section 11.533, contained within Article 5 of the Waverly Zoning Regulations be amended to read as follows:

Along watercourses where a floodway has been established, the mapped floodplain areas are hereby divided into the two following districts: A floodway overlay district (FW) and a flood fringe overlay district (FF) as identified in the Flood Insurance Study 31109CV001B, 31109CV002B, 31109CV003B dated April 16, 2013 and on accompanying FIRM panels as established in Section 11.531. Within these districts all uses not meeting the standards of this ordinance and those standards of the underlying zoning district shall be prohibited.

Section 3. Whereas, that section 11.534, c., contained within Article 5 of the Waverly Zoning Regulations be amended to read as follows:

- c. Until a floodway has been designated, no development or substantial improvement may be permitted within the floodplain unless the applicant has demonstrated that the proposed development or substantial improvement, when combined with all other existing and reasonably anticipated developments or substantial improvements, will not increase the water surface elevation of the base flood more than one (1) foot at any location as shown in the Flood Insurance Study or on base flood elevation determinations.

Section 4. Whereas, that section 11.535, b., 8. & 9., contained within Article 5 of the Waverly Zoning Regulations be amended to read as follows:

8. Wet-floodproofing for Agricultural Structures by Variance

- a. When owners elect to wet floodproof agricultural structures, the structure shall:
- (1) Be anchored to resist flotation, collapse, and lateral movement.
 - (2) Have flood damage-resistant materials below the base flood elevation in compliance with the definition in Section 11.540 "Flood damage resistant materials"
 - (3) Have mechanical, electrical, and utility equipment elevated to or above one (1) foot above the base flood elevation or floodproofed so that below one (1) foot above the base flood elevation they are:
 - (a) Watertight and substantially impermeable to the passage of water; and,
 - (b) Capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy

A registered professional engineer or architect shall certify that the standards of this subsection are satisfied. A floodproofing certificate shall be provided to the floodplain administrator as set forth in Section 11.532.

- (4) Have flood openings in compliance with the requirements below:
 - (a) The structure shall be designed to automatically provide for the entry and exit of floodwaters for the purpose of equalizing hydrostatic forces. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:
 - 1) A minimum of two openings having a net area of not less than one (1) square inch for every one (1) square foot of enclosed space,
 - 2) The bottom of all openings shall not be higher than one (1) foot above grade, and
 - 3) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they allow the automatic entry and exit of floodwaters.
- (5) If the structure is converted to another use, it must be brought into full compliance with the minimum standards governing such use.

9. Accessory Structures

- a. Structures accessory to a principal building may have the lowest floor below one foot above base flood elevation provided that the structure complies with the following requirements:
- (1) The structure shall not be used for human habitation.
 - (2) The use of the structure must be limited to parking of vehicles or storage of items readily removable in the event of a flood warning.
 - (3) The floor area shall not exceed 800 square feet.

- (4) The structure shall have a low damage potential.
- (5) The structure must be adequately anchored to prevent flotation, collapse, or other lateral movement.
- (6) The structure shall be designed to automatically provide for the entry and exit of floodwaters for the purpose of equalizing hydrostatic forces. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:
 - (a) A minimum of two openings having a net area of not less than one (1) square inch for every one (1) square foot of enclosed space,
 - (b) The bottom of all openings shall not be higher than one (1) foot above grade, and
 - (c) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they allow the automatic entry and exit of floodwaters.
- (7) No utilities shall be installed except electrical fixtures in the structure, which must be elevated to or above one (1) foot above the base flood elevation or floodproofed so that below one (1) foot above the base flood elevation they are:
 - (a) Watertight and substantially impermeable to the passage of water; and,
 - (b) Capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy

Section 5. Whereas, that section 11.537, 3., 4. & 5., contained within Article 5 of the Waverly Zoning Regulations be amended to read as follows:

3. Agricultural structures:

- a. A variance is authorized to be issued for the construction or substantial improvement of agricultural structures provided the requirements of this section and the following are satisfied:
 - (1) Is used exclusively in connection with the production, harvesting, storage, raising, or drying of agricultural commodities and livestock, or storage of tools or equipment used in connection with these purposes or uses, and will be restricted to such exclusive uses.
 - (2) Has low damage potential (amount of physical damage, contents damage, and loss of function).
 - (3) Does not increase risks and pose a danger to public health, safety, and welfare if flooded and contents are released, including but not limited to the effects of flooding on manure storage, livestock confinement operations, liquified natural gas terminals, and production and storage of highly volatile, toxic, or water-reactive materials.
 - (4) Complies with the wet floodproofing construction requirements of paragraph 5.2(C) of this ordinance.

4. Any person aggrieved by the decision of the Board of Adjustment or any taxpayer may appeal such decision to the District Court as provided in Section 19-912, R.R.S. 1943.
5. In passing upon such applications, the Waverly Board of Adjustment shall consider all technical evaluation, all relevant factors, standards specified in other sections of this ordinance, and:
 - a. The danger that materials may be swept onto other lands to the injury of others;
 - b. The danger to life and property due to flooding or erosion damage;
 - c. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - d. The importance of the services provided by the proposed facility to the community;
 - e. The necessity to the facility of a waterfront location, where applicable;
 - f. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
 - g. The compatibility of the proposed use with existing and anticipated development;
 - h. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
 - i. The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - j. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and,
 - k. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.

Section 6. Whereas, that section 11.540, contained within Article 5 of the Waverly Zoning Regulations be amended to add definitions to read as follows:

ADD: **“Accessory Structure”** means a structure on the same parcel of property as the principal structure, the use of which is incidental to the use of the principal structure. Also shall be known as *“appurtenant structure.”*

ADD: **“Agricultural Structure”** for floodplain management purposes, means a walled and roofed structure used exclusively for agricultural purposes or uses in connection with the production, harvesting, storage, raising, or drying of agricultural commodities and livestock, including aquatic organisms. Structures that house tools or equipment used in connection with these purposes or uses are also considered to have agricultural purposes or uses.

ADD: **“Flood Damage Resistant Material”** means any building product [material, component or system] capable of withstanding direct and prolonged contact with floodwaters without sustaining significant damage.

Section 7. That any ordinance in conflict with this ordinance is hereby repealed.

Section 8. This ordinance shall be in full force and take effect from and after its passage, approval, and publication according to the law.

PASSED AND APPROVED THIS _____ DAY OF _____, 2024.

William D. Gerdes
Mayor

ATTEST:

Megan K. Frye
City Clerk/Deputy Treasurer

(Seal)