

Building Information

Home Setback/Easement Requirements

Front Setback—Min. 30' from front of city property line

Rear Setback—Min. 25' from rear property line

Side Setback—Min. 8' on each side of property line

Rear Utility Easement—10' from rear property line

Side Utility Easement—5' along both sides of property line

Maximum home height—35'

Note: Front property line is 33' from center of street

City Hook-Up Fees:

Water - \$250.00 (Tap into water main/paid to the city)

Sewer - \$250.00 (Tap into sewer main/paid to the city)

Building Permit:

A building permit must be presented to and approved by the Hartington City Council for any home or storage shed prior to the start of construction. For more information contact the City Zoning Commissioner at (402) 254-6353.

Sidewalk Requirements:

A 4' wide concrete sidewalk will be required to be installed at the owner's expense on each side of the house facing the street at a distance of 10' from the curb per city sidewalk specifications and installation timing requirements that will be established for Westfield Acres.

Tree Planting Along Parkway:

A permit is required to plant any tree on the 10' parkway/city right-of-way and the tree species planted must be from the city approved list of trees permitted along the street. Trees must be planted at least 5' from the street curb and 3' from the sidewalk. Contact Dan Kathol, Tree Board Chairman at (402) 254-6874.

Purchasing Lots:

All Westfield Acres lots will be sold through the two realtors listed below. Contact one of the realtors for more information or if interested in purchasing a lot.



Realtors Selling
Westfield Acres Lots:



Don Miller Land Co. Inc.—(402) 254-6897

- Chris Miller, Owner/Broker
- Tom Grube, Sales Associate



Don Peterson & Associates—(402) 254-9700

- Deb Addison, Managing Broker



Homebuyer (LMI) Assistance:

Qualifying individuals for Low to Moderate Income Homebuyer Assistance should contact the Northeast Nebraska Economic Development office in Norfolk, Nebraska at (402) 379-1150 for information and assistance in purchasing a lot and building an LMI home.



Key Project Partners

The following businesses and entities have played a key role in the development of Westfield Acres.

City of Hartington
Nebraska Dept. of Economic Development
Northeast Nebraska Economic Dev. Dist.
Hartington Community Development Corp.
Plumbing & Electric Services Inc.
Eisenbraun & Associates
Bacon & Vinton Attorneys, LLC
LB840 City Sales Tax
Steve Harris Construction Inc.
Gerhold Concrete Co., Inc.,
Source Gas
Hartelco
Nordby Fencing
Nebraska Public Power District
X-Pert Lawn & Landscaping
Leise Concrete
Dave Feilmeier Electric
FHL Bank of Topeka
Bank of Hartington
Security National Bank
Cedar Security Bank
Farmers & Merchants State Bank

THANK YOU to all the key partners of the project and to anyone associated with making Westfield Acres a reality.

~HARTINGTON~

A COMMUNITY WITH PRIDE AND PURPOSE
Dedicated to a high quality of life,
prosperity, and growth.

Hartington a great place to call home!

www.ci.hartington.ne.us



Residential Housing Development

Hartington, Nebraska



19 Building Lots
in Phase One



www.westfieldacres.com

Goal of Housing Development

To provide a very desirable area and location for the building of a variety of homes that fit the décor of the neighborhood and that promotes a quality of life for all future residents and families. The planting of trees and quality landscaping is encouraged to make the neighborhood and subdivision appealing and a source of satisfaction and pride for all the residents.

Developer of Westfield Acres

The Hartington Community Economic Development Corp. is the owner and developer of Westfield Acres. The corporation is made up of 12 board members and is an entity of the City of Hartington. A separate Community Redevelopment Authority (CRA) five member board appointed by the mayor will oversee and govern all aspects of the housing development until all lots are sold with all purchase offers on lots requiring CRA approval.

Future Plans

The goal is to have an average of two homes or more built per year in Phase 1 allowing Phase 2 (19 lots immediately to the south) to be constructed in 6-8 years. The goal in Phase 2 is to extend DuLain Street south to connect to a new street going west that will connect with the current Sports Complex south road to provide a second entrance/exit for Westfield Acres.

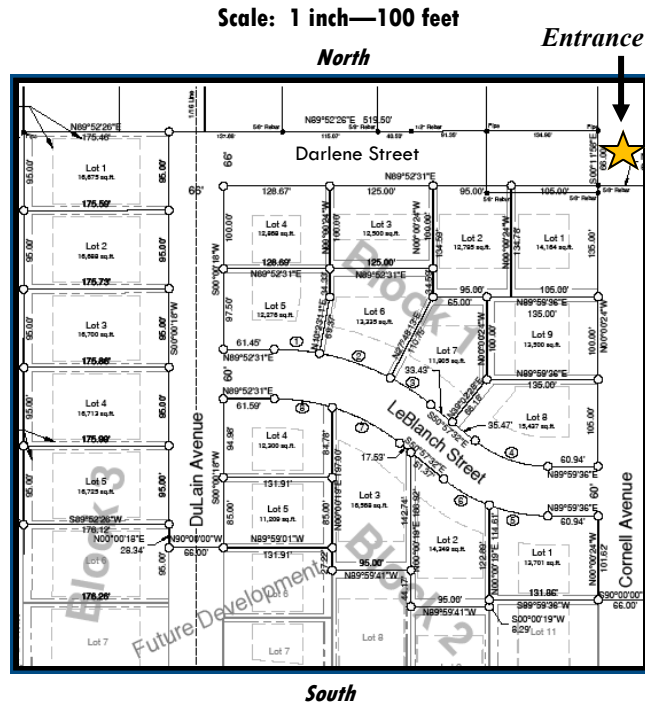
All Lots Include:

- * Sewer
- * Water
- * Electrical Hook-up
- * Concrete Paved Streets
- * Lighted Streets
- * Phone/Cable Hook-up
- * Natural Gas (upon request)

Plat of Westfield Acres

19 Building Lots in Phase One

Subdivision entrance is at the corner of Darlene Street and Cornell Avenue.



Planned Subdivision Entrance Sign

Picture Your New Home in Westfield Acres!

Westfield Acres Lot Specifications & Pricing				
LOT DIMENSION				
Block	Lot	Front	Depth	Lot Sq. Feet
1	1	135'	105'	14,164
	2	95'	134.6'	12,795
	3	125'	100'	12,500
	4	128.7'	100'	12,868
	5	116.5'	97.5'	12,276
	6	91.2'	124.5'	13,335
	7	90.3'	130'	11,905
	8	191.8'	105'	15,437
	9	100'	135'	13,500
2	1	133.4'	108.1'	13,701
	2	115.2'	154.6'	14,349
	3	110.3'	169.9'	16,568
	4	95'	132.9'	12,300
	5	85'	131.9'	11,209
3	1	95'	175.6'	16,675
	2	95'	175.7'	16,888
	3	95'	175.9'	16,700
	4	95'	176'	16,713
	5	95'	176'	16,725

Lot Prices

Lot prices start with a low of \$23,000 to a high of \$31,000. For a complete listing of actual lot prices by individual lot, please contact one of the two realtors listed on the other side of this brochure.

Restrictive Covenants

Specific Restrictive Covenants applicable to only Westfield Acres have been adopted and will need to be followed by all lot and homeowners. The covenants are in place to establish uniform standards and expectations for all homeowners and to protect the value and general appearance of the sub-division. A complete listing of the Restrictive Covenants can be provided by the two Realtor/Brokers selling the Westfield Acres lots found on the other side of this brochure.