

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Monday, July 15, 2019 at 4:00 PM in the City Building, 220 North Hastings Avenue.

AGENDA:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Motion to adopt the current agenda for the Planning Commission Meeting
5. Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, July 12, 2019. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.
6. Approval of Minutes
 - a. Meeting of June 17, 2019
7. Special Order of Business
8. Unfinished Business
 - a. Continued Applications - None
 - b. Tabled Applications - None
 - i. **2019-028.** Final plat for Pioneer Trail Flats Second Subdivision, a replat of Lot 3, Pioneer Trail Flats Subdivision.
 - c. Postponed Applications - None
 - d. Unfinished Applications - None
9. Public Hearings.
 - a. **2019-029.** Public hearing to consider amending Hastings City Code Section 34-402 "General Standards for all Conditional Uses."
10. Subdivisions
 - a. **2019-030.** Preliminary Plat for Trail Ridge Subdivision, located within Lot 1, Block 3 of North Park Commons Addition to the City of Hastings, Adams County, Nebraska.
11. Reports
 - a. Committee Reports
 - b. Chairman Comments
 - c. Staff Reports

Planning Commission Agenda
July 15, 2019
Page 2

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, June 17, 2019

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted in the City Building, 220 North Hastings Avenue, on June 17, 2019.

The meeting was called to order at 4:00 p.m. in Regular Session by Chair Gaines with the following members present: Marshall Gaines, Willis Hunt, Lou Kully, Mac Rundle, Gavin Raitt, Dave Johnson, Jodi Graves. Absent: Eric Arneson, Rakesh Srivastava, Ann Hinton, Alternate Megan Arrington-Williams. The motion carried.

Chair Gaines led the group in recital of the Pledge of Allegiance to the United States of America.

Moved by Hunt, seconded by Kully, to adopt the current agenda for the Planning Commission meeting. Roll Call: Gaines, Hunt, Kully, Rundle, Raitt, Johnson, Graves. Nays: None. Absent: Arneson, Srivastava, Hinton, Alternate Megan Arrington-Williams. The motion carried.

Mark Evans read the Public Notice. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.

Moved by Kully, seconded by Raitt, to approve the minutes of the May 20, 2019 meeting. Roll Call: Gaines, Hunt, Kully, Rundle, Raitt, Johnson, Graves. Nays: None. Absent: Arneson, Srivastava, Hinton, Alternate Megan Arrington-Williams. The motion carried.

7. Special Order of Business

City Administrator Dave Ptak introduced the new City Attorney, Clint Schukei. He comes from Norfolk where he served as City Attorney for approximately 25 years.

Clint Schukei stated he looks forward to working with the Commission and staff.

9. Public Hearings.

a. 2019-027. Public hearing to amend Hastings City Code Section 34-206 "R-3 Multiple-family residential districts."

Don Threewitt stated this is a text amendment. Intended to facilitate the elimination of the R-5 zoning district through time by incorporating the key lot size limitations within the existing R-3 district. The R-5 district was intended for single family residential lots that were too small in size to meet the requirements of other zone districts. He discussed lot size and setbacks. This will provide for higher density detached housing, following national trends toward housing affordability and compact development patterns. Staff supports a recommendation for approval to the City Council.

Hunt asked for history on the R-5 zoning. Don Threewitt explained R-5 zoning was created to legitimize individual lots. It is an existing occurrence, so by adding the flexibility into the R-3 District and bringing the undersized lots into R-3, it does eliminate the chance of being considered spot zoning.

Dave Ptak stated this will legitimize the smaller lots by using the R-3 zoning to create infill and to help with affordable housing.

Moved by Rundle, seconded by Graves, to recommend approval to the City Council an amendment to Hastings City Code Section 34-206 "R-3 Multiple-family residential districts. . Roll Call: Gaines, Hunt, Kully, Rundle, Raitt, Johnson, Graves. Nays: None. Absent: Arneson, Srivastava, Hinton, Alternate Megan Arrington-Williams. The motion carried.

b. 2019-022. Public hearing to consider a change of zoning from "R-1 Single Family Residential" to "R-3 Multiple Family Residential" for the South half of Lot 7 and all of Lot 8, Block 2 of Keller's Addition to the City of Hastings, Adams County, Nebraska, commonly addressed as 736 South Chicago Avenue.

Don Threewitt stated this was the item that was tabled last month. This zone change request is contingent upon the passage of the previous item. Habitat for Humanity wants to do a replat of the two lots into equal 47.25' parcels with the rezone. Staff supports a recommendation for approval to the City Council of this rezone.

It was discussed that a representative for the agenda item be present at the meeting for questions.

Moved by Hunt, seconded by Kully, to recommend approval to the City Council. Roll Call: Gaines, Hunt, Kully, Rundle, Raitt, Johnson, Graves. Nays: None. Absent: Arneson, Srivastava, Hinton, Alternate Megan Arrington-Williams. The motion carried.

10. Subdivisions

a. 2019-028. Final plat for Pioneer Trail Flats Second Subdivision, a replat of Lot 3, Pioneer Trail Flats Subdivision.

Moved by Kully, seconded by Graves, to table the final plat for Pioneer Trail Flats Second Subdivision, a replat of Lot 3, Pioneer Trial Flats Subdivision.

Hunt asked why the item was tabled.

Don Threewitt stated this plat was a late entry. It came in about 24 hours before the agenda packet was published. In the review process, the designs for West Laux Drive had a drainage easement which was not indicated on the plat.

Roll Call: Ayes: Gaines, Hunt, Kully, Rundle, Raitt, Johnson, Graves. Nays: None. Absent: Arneson, Srivastava, Hinton, Alternate Megan Arrington-Williams. The motion carried.

There were no reports.

Moved by Graves, seconded by Raitt, to adjourn.

Chairman

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 7/15/2019
File No: 2019-028
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Final plat for Pioneer Trail Flats Second Subdivision, a replat of Lot 3, Pioneer Trail Flats Subdivision.

Names of People/Business affected by this action:

The applicant, the people of Hastings and the City.

Why Planning Commission action is required:

No plat of or instruments effecting the subdivision of real property shall be recorded or have any force and effect unless the same be approved by the City Council, subject however, to the exceptions set forth in Section 34-106 of the City Code. The City Council shall hold no public meeting, nor take any action upon any plat or instrument affecting a subdivision until it has received the recommendation of the Hastings Planning and Zoning Commission (38-201).

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval for Pioneer Trail Flats Second Subdivision, a replat of Lot 3, Pioneer Trial Flats Subdivision.

Deadlines associated with action:

This item is scheduled for consideration at the August 12, 2019 regular meeting of City Council.

Department head comments:

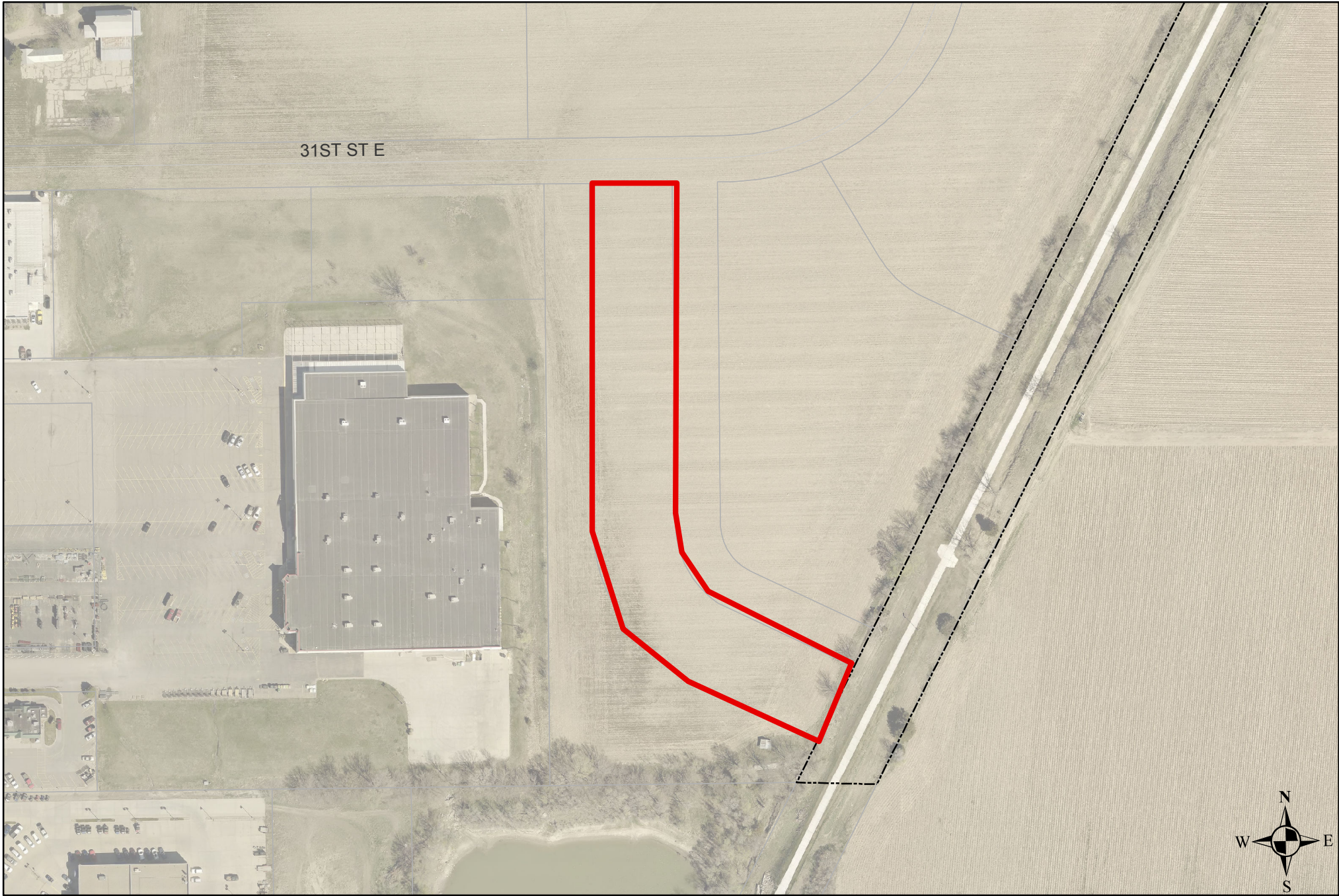
The development review team has reviewed this plat and the applicant has incorporated all suggestions. All requirements of Hastings City Code Sections 38-202 and 38-203 have been met, and the plat may be approved.

Recommendation:

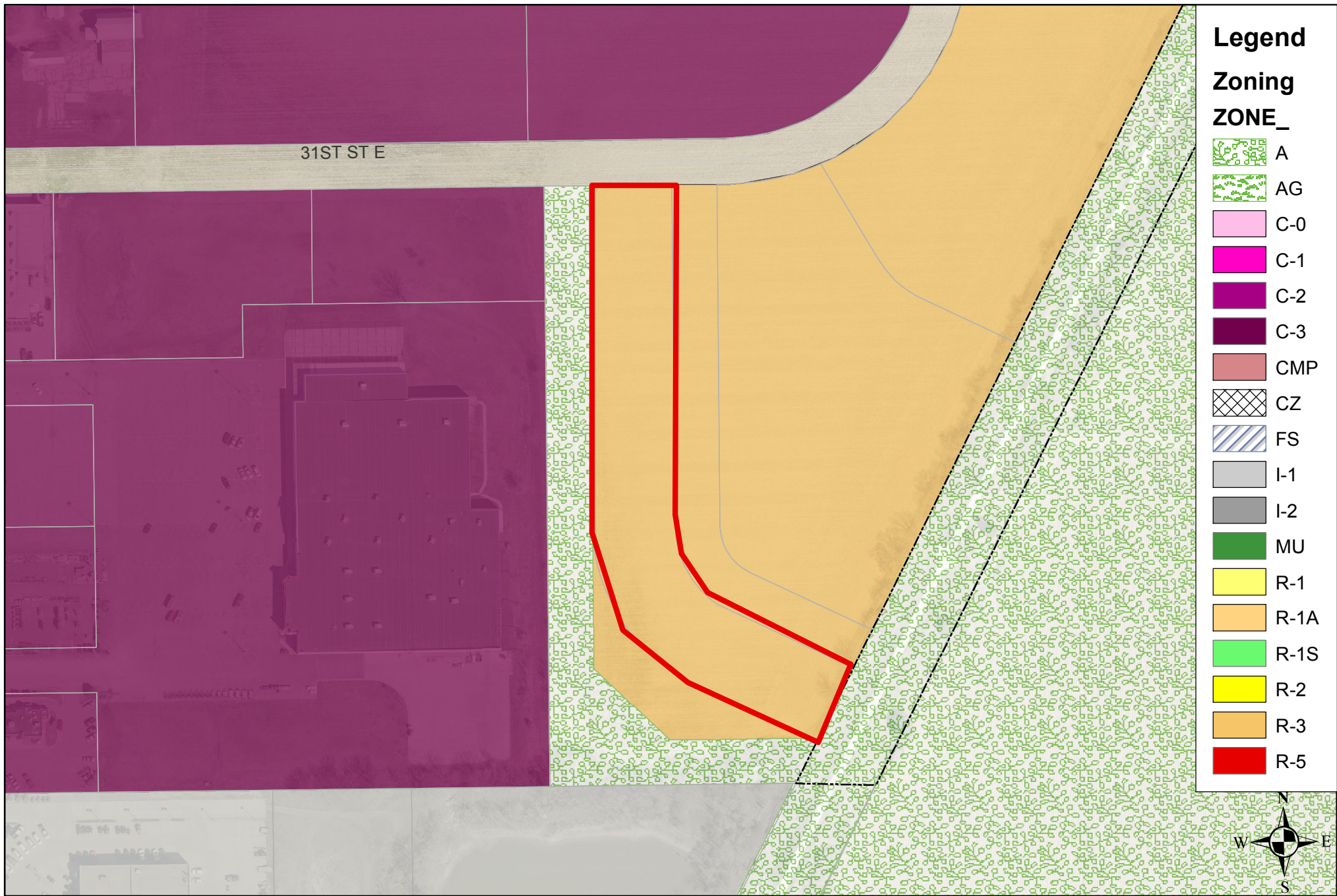
Staff supports a recommendation to approve.



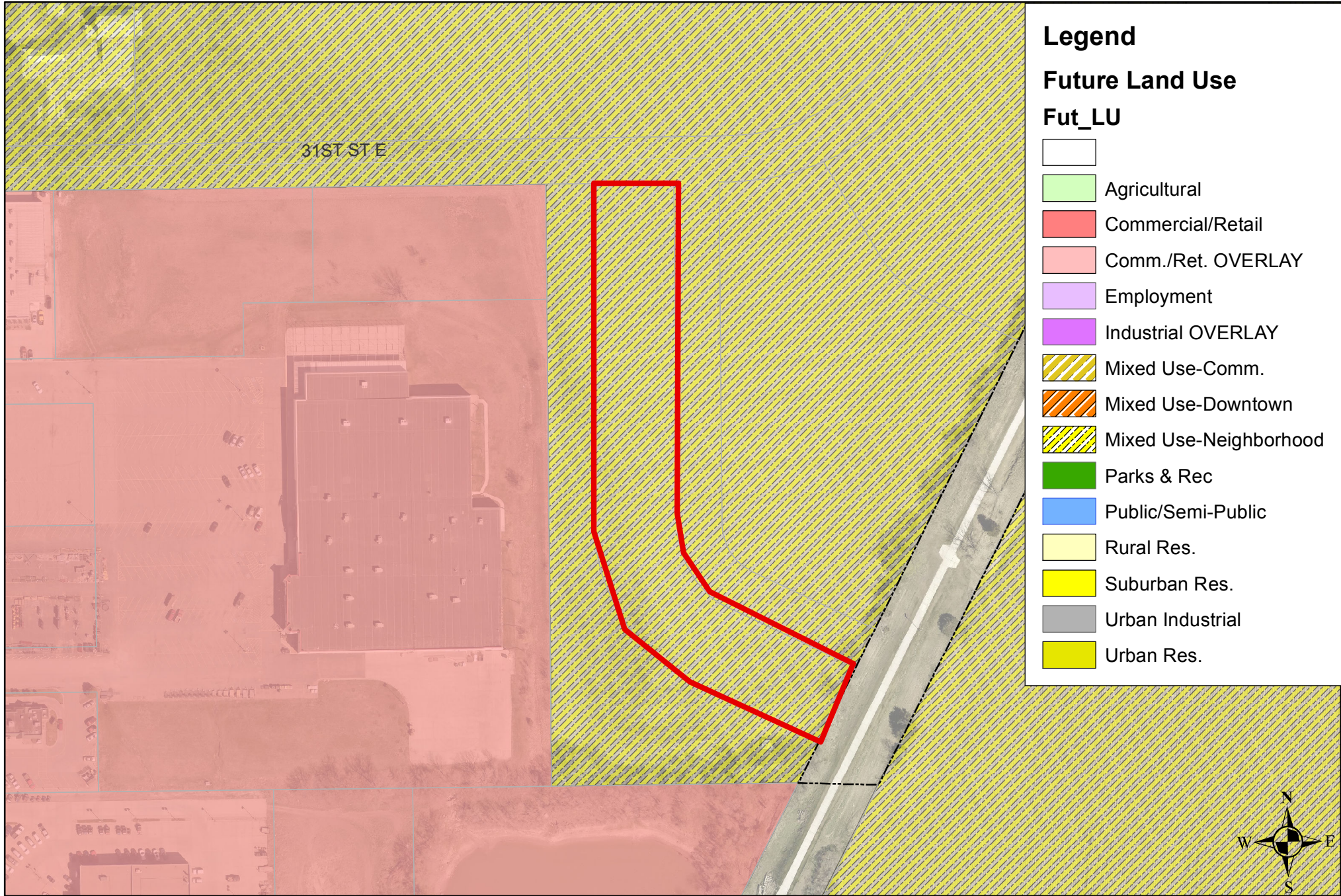
Pioneer Trail Flats 2nd Sub Vicinity Map



Pioneer Trail Flats 2nd Sub Aerial Map



Pioneer Trail Flats 2nd Sub Zoning Map

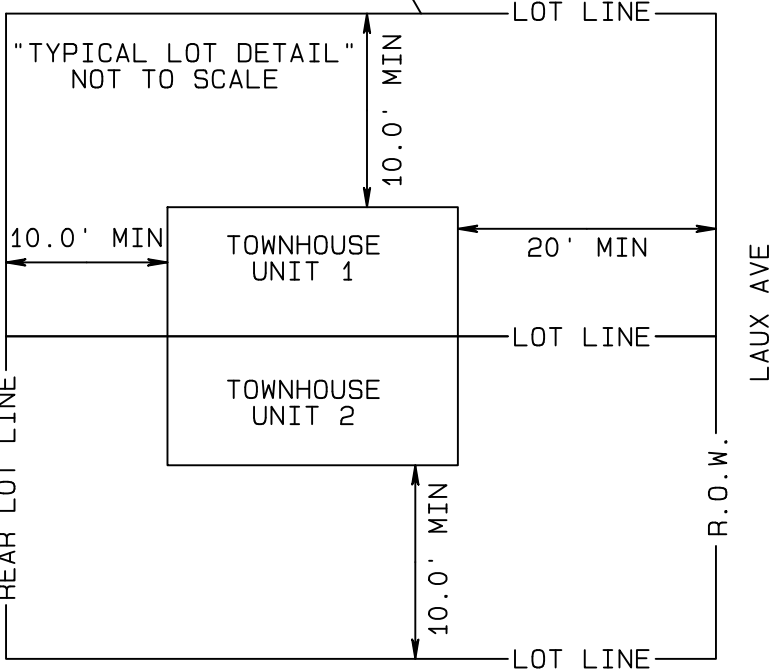


Pioneer Trail Flats 2nd Sub Future Land Use Map

31ST STREET

PIONEER TRAIL FLATS
SECOND SUBDIVISION

A REPLAT OF LOT 3, PIONEER TRAIL FLATS SUBDIVISION, LOCATED IN THE SOUTH 1/2 OF FRACTIONAL SECTION 31-T8N-R9W, OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.



CURRENT AND FUTURE ZONING:

R-3 MULTIPLE-FAMILY RESIDENTIAL DISTRICTS

CURRENT OWNER:

H.E.D.C.
PO BOX 1104, HASTINGS, NE 68902

FLOODPLAIN INFORMATION:

NO PORTION OF THE PROPERTY ON THIS SUBDIVSION PLAT IS LOCATED WITHIN THE 100 YEAR FLOOD HAZARD ZONE "A" AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND FIRM MAP, COMMUNITY PANNEL NUMBER 31001C0176C, EFFECTIVE 7/5/2018.

HASTINGS COMMONS SUBDIVISION NUMBER 3

OUTLOT A

PIONEER TRAIL FLATS SUB.

WEST LAUX DRIVE

10' UTILITY EASEMENT

457.21 M-P

LEGAL DESCRIPTION:

LOT 3, PIONEER TRAIL FLATS SUBDIVISION LOCATED IN THE SOUTH 1/2 OF FRACTIONAL SECTION 31-T8N-R9W OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HEREAFTER KNOWN AS PIONEER TRAIL FLATS SECOND SUBDIVISION CONTAINING 2.13 ACRES MORE OR LESS AND IS SUBJECT TO ANY EXISTING RIGHT OF WAY OR EASEMENTS OF RECORD.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.COMPLETED ON 06/04/2019.

JOSHUA E. GRUMMERT | LS-783

LOT 2
PIONEER TRAIL FLATS SUB.

HIKE/BIKE TRAIL



ASSUMED BEARING

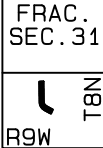
SCALE
1"=60'

GRUMMERT PROFESSIONAL SERVICES, LLC

2837 WEST HIGHWAY 6, SUITE 206, HASTINGS, NE 68901
PHONE 402-879-5701 EMAIL jmgrummert@yahoo.com
WEBSITE www.grummertsurveying.com

VICINITY SKETCH

ADAMS COUNTY



GPS PROJECT # 040-2019

SHEET 1 OF 3

LEGEND :

- FOUND 5/8" REBAR
LS-630 CAP UNLESS
NOTED OTHERWISE
- CALCULATED POINT
- SET 1/2" X 24" REBAR
WITH BLUE LS-783 CAP
UNLESS NOTED OTHERWISE

M-MEASURED DISTANCE
R-RECORD DISTANCE
G-GOVERNMENT DISTANCE
P-PLATTED DISTANCE
D-DEED DISTANCE

OWNERS CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT HASTINGS ECONOMIC DEVELOPMENT CORPORATION, BEING THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "PIONEER TRAIL FLATS SECOND SUBDIVISION" A SUBDIVISION WITHIN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, LOCATED IN THE SOUTH 1/2 OF FRACTIONAL SECTION 31, TOWNSHIP 8 NORTH, RANGE 9 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS. BE IT FURTHER KNOWN, THAT SAID OWNER DOES HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN ON THE PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

SIGNED THIS _____ DAY OF _____, 2019.

HASTINGS ECONOMIC DEVELOPMENT CORPORATION

SCOTT STERLING (PRESIDENT)

WAIVER:

APPLICANTS HEREBY WAIVES ANY AND ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SAID GRADES AS ESTABLISHED.

SIGNED THIS _____ DAY OF _____, 2019.

HASTINGS ECONOMIC DEVELOPMENT CORPORATION

SCOTT STERLING (PRESIDENT)

ACKNOWLEDGEMENT

STATE OF NEBRASKA }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2019, BY SCOTT STERLING, PRESIDENT OF HASTINGS ECONOMIC DEVELOPMENT CORPORATION. MY COMMISSION EXPIRES THE _____ DAY OF _____, _____.

(SEAL) _____
NOTARY

MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF PIONEER TRAIL FLATS SECOND SUBDIVISION, A SUBDIVISION WITHIN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IS

HEREBY _____, DATED THIS _____ DAY OF _____, _____.

MAYOR CITY CLERK

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES
ARE DUE OR DELINQUENT UPON THE PROPERTY IN THE LEGAL DESCRIPTION

ON THIS PLAT AS OF THIS _____ DAY OF _____ , _____.

ADAMS COUNTY TREASURER

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE
DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT.

CITY OF HASTINGS TREASURER

CITY ENGINEER'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY _____ THIS PLAT OF PIONEER TRAIL FLATS SECOND SUBDIVISION,
A SUBDIVISION WITHIN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

CITY ENGINEER

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF PIONEER TRAIL FLATS SECOND SUBDIVISION, A SUBDIVISION WITHIN THE CITY OF HASTINGS, ADAMS
COUNTY, NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL AND
IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, WITH THE

RECOMMENDATION THAT SAID PLAT BE _____ AS PROPOSED

DATED THIS _____ DAY OF _____ , _____ .

CHAIRMAN

DIRECTOR

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD
IN THE REGISTER OF DEEDS OFFICE OF ADAMS COUNTY, NEBRASKA

DATE: _____ TIME: _____ INSTRUMENT NO.: _____

REGISTER OF DEEDS

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 7/15/2019
File No: 2019-029
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing to consider amending Hastings City Code Section 34-402 "General Standards for all Conditional Uses."

Names of People/Business affected by this action:

Applicants for conditional use permits, their successors and assigns, the people of Hastings, and the City.

Why Planning Commission action is required:

Changes to City Code Chapter 34 "Zoning" require a recommendation by Planning Commission and City Council adoption by Ordinance.

Type of action requested:

Ordinance

Suggested motion:

Motion to recommend approval amending Hastings City Code Section 34-402 "General Standards for all Conditional Uses."

Deadlines associated with action:

This case is scheduled to be heard by City Council at the regular meeting on August 12, 2019. No specific applications are pending approval of this request.

Department head comments:

This is a request to further clarify and define the instances and penalties for violation of the conditions incorporated into a Conditional Use Permit. Specifically, the proposed changes clarify that a violation of permit conditions is a violation of the Zoning Ordinance, subject to penalties as outlined in Hastings City Code 1-109.

City Code 1-109 reads: "Any person who shall violate, neglect or refuse to comply or who resists or opposes the enforcement of, any of the provisions of this Code shall be deemed guilty of a

misdemeanor, and on conviction thereof, be fined any sum not more than one hundred dollars for each offense. Every day on which such violation, neglect or refusal shall continue, shall be deemed as a separate and distinct offense."

Ordinance No. 4598 (attached) outlines the language in Section 1, Subsection (4). If adopted, this language will be included in each Conditional Use permit issued after the effective date of the Ordinance. This provision may be included as an amendment in existing permits upon annual review.

Recommendation:

Staff supports a recommendation to approve.

ORDINANCE NO. 4598

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO AMEND SECTION 34-402 OF THE OFFICIAL CITY CODE OF THE CITY OF HASTINGS, NEBRASKA, TO ADD SUBSECTION 4 PROVIDING CLARIFICATION THAT FAILURE TO COMPLY WITH ANY PROVISION CONTAINED IN A CONDITIONAL USE PERMIT CONSTITUTES A VIOLATION OF THE HASTINGS CITY CODE; TO REPEAL ANY ORDINANCE IN CONFLICT HEREWITH; TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

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

Section 1. That Hastings City Code Section 34-402 of the Official City Code be and the same is hereby amended to read as follows:

34-402. General standards for all conditional uses.

(1) The Planning Commission shall hold a public hearing to review the required submission documents of each application for a conditional use to assure that the proposed development will integrate compatibility with existing land uses and with permitted uses that may be established within any area to be affected by the proposed development. No conditional use design may be approved which will have a permanent negative impact on those items listed below substantially greater than that anticipated from development permitted without a conditional use. The Commission, following its public hearing, shall forward its recommendation on the application to the Hastings City Council, which shall have final authority following a public hearing to either approve the application, with or without conditions, or to reject the application:

- (a) Pedestrian and vehicular traffic circulation and safety.
- (b) Reasonable and economic extension of public utilities and facilities.
- (c) Noise, fumes, dust or other environmental pollution.
- (d) The maintenance of logical and efficient development patterns and land use mixtures.
- (e) the maintenance of property values in accordance with established and permitted land uses.

(2) Where the approval of a conditional use application would result in the interface of residential and non-residential uses, any approval of the conditional use shall impose conditions and design standards necessary to ensure the maintenance of residential property values and the safety, health, comfort and repose of residents.

(3) All standards contained in this Chapter are minimum standards. More restrictive conditions may be recommended by the Planning Commission and imposed by the Hastings City Council where necessary to ensure compliance with the Comprehensive Plan or the purpose and intent of the zoning regulations.

(4) Failure to observe and maintain the conditions and restrictions of the conditional use permit shall be considered a violation of this chapter subject to penalty as provided herein and shall be grounds for review of the conditional use permit. Review of a conditional use permit may be requested by the zoning official, the planning commission or by the city council. In the event of the review of a conditional use permit as provided herein, a public hearing shall be held by the planning commission. Notice for such hearing shall be given in the manner provided for in Neb. Rev. Stat. §19-904 and §19-905, as the same may, from time to time, be amended. Following said hearing, the planning commission may recommend to leave the conditional use permit unaltered, revoke the permit, or alter the permit by adding, deleting or modifying the conditions and restrictions contained in the permit. Any recommendation by the planning commission following a hearing shall be forwarded to the Hastings City Council, which shall have final authority following a public hearing to leave the conditional use permit unaltered, revoke the permit, or alter the permit by adding, deleting or modifying the conditions and restrictions contained in the permit.

Section 2. That any ordinance passed and approved prior to the passage of this ordinance, and in conflict with its provision, is hereby repealed.

Section 3. This ordinance shall take effect and be in full force from and after its passage, approval and publication in pamphlet form, such effective date being the ____ day of _____, 2019, and this ordinance shall thereafter be included in the Hastings City Code Book.

PASSED AND APPROVED by the Mayor and City Council of the City of Hastings, Nebraska, this ____ day of _____, 2019.

Mayor

ATTEST:

City Clerk

(S E A L)

Approved as to form:

City Attorney

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 7/15/2019
File No: 2019-030
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Preliminary Plat for Trail Ridge Subdivision, located within Lot 1, Block 3 of North Park Commons Addition to the City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

The applicant, the people of Hastings, and the City.

Why Planning Commission action is required:

Approval of the preliminary plat by the City Council does not constitute acceptance of the subdivision, but is merely an authorization to proceed with preparation of the final plat of record. No grading of streets, or construction shall be done on the subdivision before the final plat is approved by the Planning Commission and by the City Council, except by special permission of the City Council. (Hastings City Code Section 38-202 (3)).

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval for the Preliminary Plat of Trail Ridge Subdivision.

Deadlines associated with action:

This item is scheduled to be heard at the regular meeting of City Council on August 12, 2019.

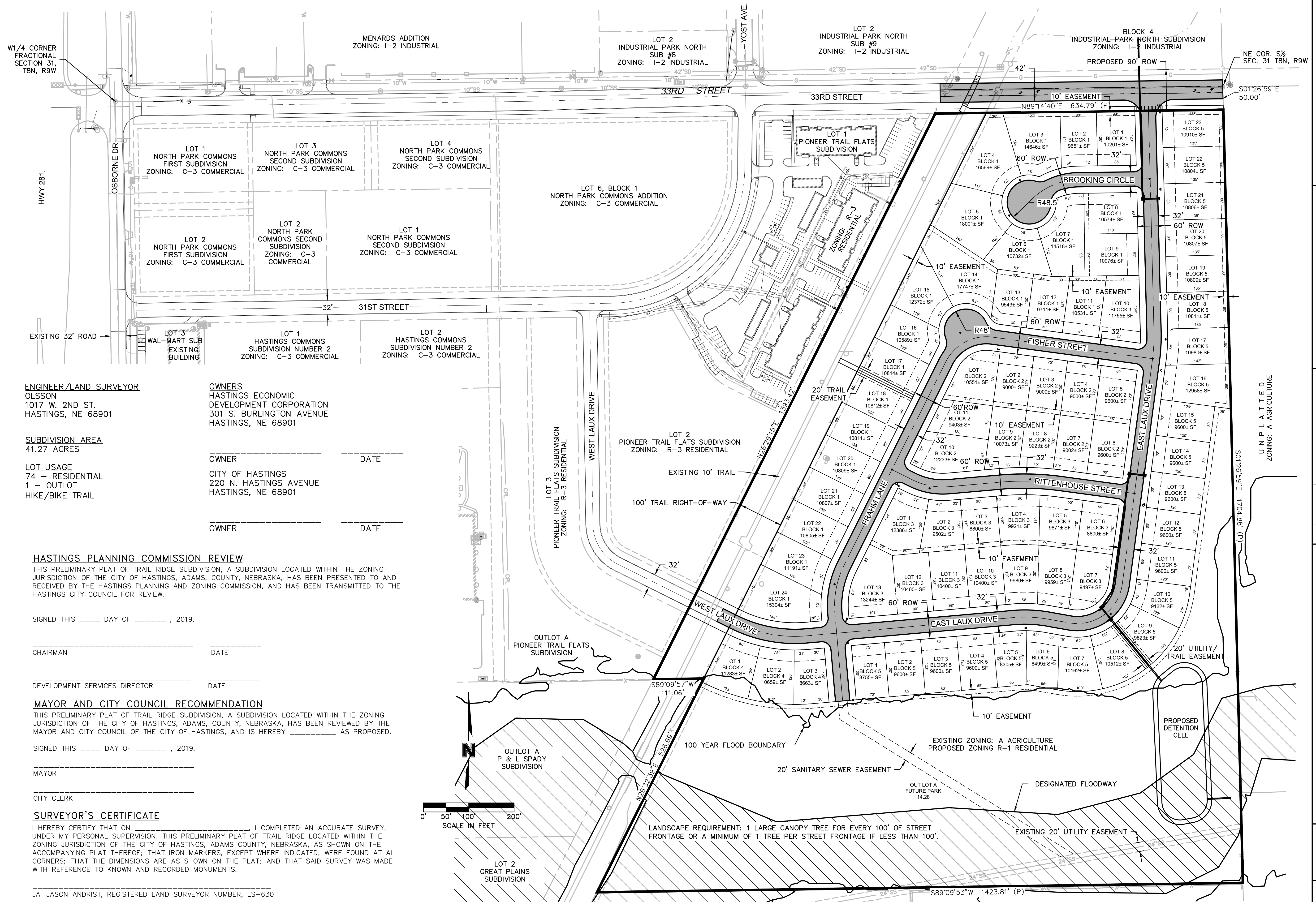
Department head comments:

Staff has worked with the applicant to address any outstanding issues with the Preliminary Plat. Staff believes that the submission meets the criteria outlined in City Code Section 38-202.

Recommendation:

Staff supports a recommendation to approve.

PRELIMINARY PLAT



olsson

1017 W. 2nd Street
Hastings, NE 68901

1017 W. 2nd Street
Hastings, NE 68901

REVISIONS

REVISIONS DESCRIPTION

REV.	DATE
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1111

LOT LAYOUT

TRAIL RIDGE SUBDIVISION
PRELIMINARY PLAT

HASTINGS, NEBRASKA

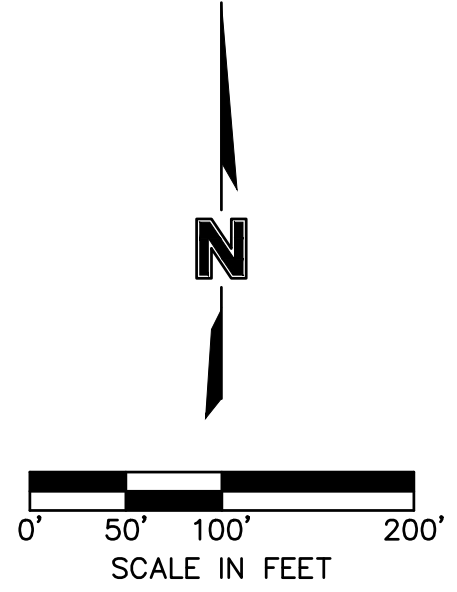
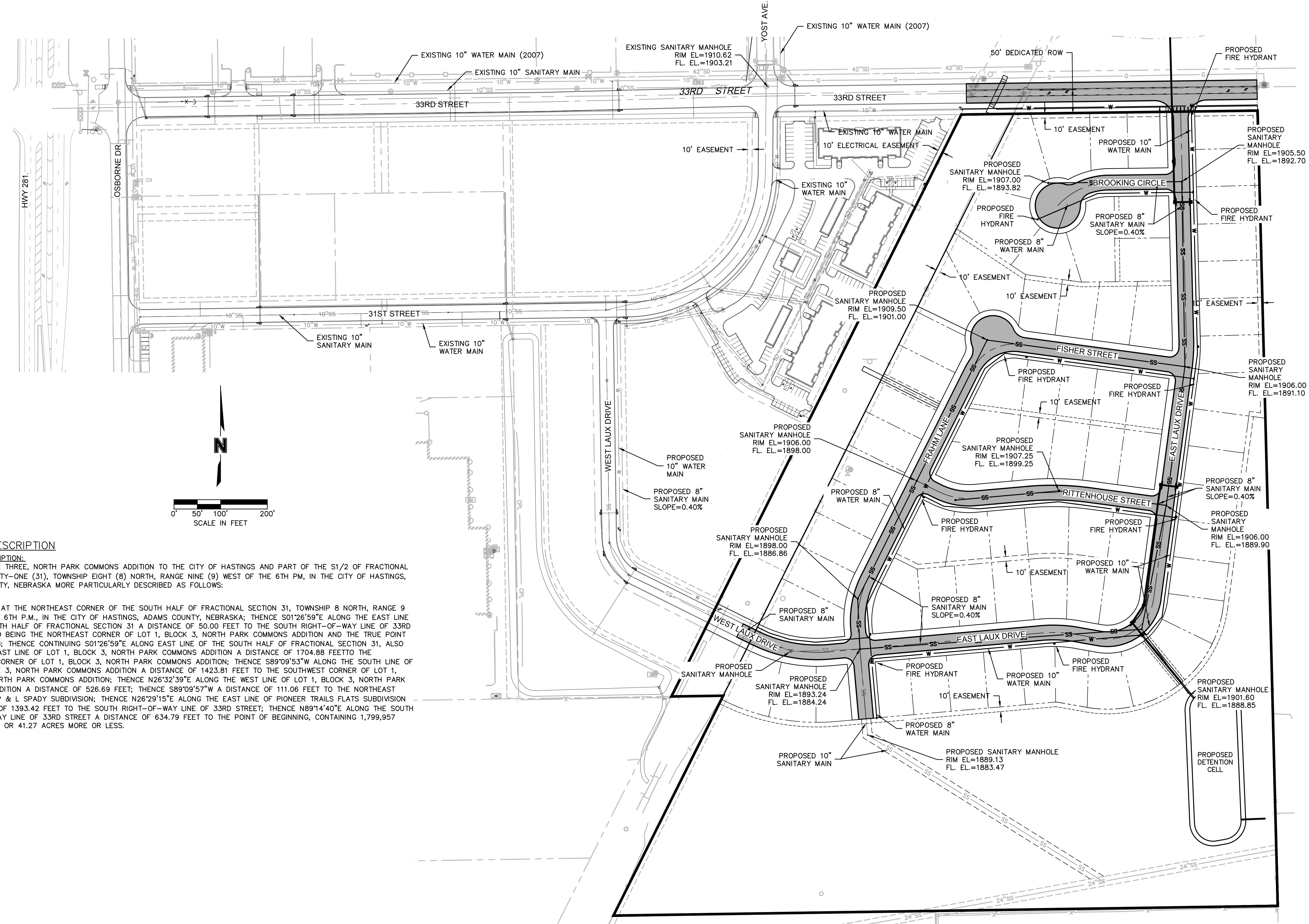
drawn by:	LH
checked by:	JSB
approved by:	JSB
QA/QC by:	
project no.:	2019-1592
drawing no.:	
date:	07-02-2019

SHEET

1 of 3

TRAIL RIDGE SUBDIVISION

PRELIMINARY PLAT



LEGAL DESCRIPTION
LEGAL DESCRIPTION:
LOT 1, BLOCK THREE, NORTH PARK COMMONS ADDITION TO THE CITY OF HASTINGS AND PART OF THE S1/2 OF FRACTIONAL SECTION THIRTY-ONE (31), TOWNSHIP EIGHT (8) NORTH, RANGE NINE (9) WEST OF THE 6TH PM, IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH HALF OF FRACTIONAL SECTION 31, TOWNSHIP 8 NORTH, RANGE 9 WEST OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA; THENCE S01°26'59"E ALONG THE EAST LINE OF SAID SOUTH HALF OF FRACTIONAL SECTION 31 A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 33RD STREET, ALSO BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 3, NORTH PARK COMMONS ADDITION AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING S01°26'59"E ALONG EAST LINE OF THE SOUTH HALF OF FRACTIONAL SECTION 31, ALSO BEING THE EAST LINE OF LOT 1, BLOCK 3, NORTH PARK COMMONS ADDITION A DISTANCE OF 1704.88 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 3, NORTH PARK COMMONS ADDITION; THENCE S89°09'53"W ALONG THE SOUTH LINE OF LOT 1, BLOCK 3, NORTH PARK COMMONS ADDITION A DISTANCE OF 1423.81 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 3, NORTH PARK COMMONS ADDITION; THENCE N26°32'39"E ALONG THE WEST LINE OF LOT 1, BLOCK 3, NORTH PARK COMMONS ADDITION A DISTANCE OF 526.69 FEET; THENCE S89°09'57"W A DISTANCE OF 111.06 FEET TO THE NORTHEAST CORNER OF P & L SPADY SUBDIVISION; THENCE N26°29'15"E ALONG THE EAST LINE OF PIONEER TRAILS FLATS SUBDIVISION A DISTANCE OF 1393.42 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 33RD STREET; THENCE N89°14'40"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF 33RD STREET A DISTANCE OF 634.79 FEET TO THE POINT OF BEGINNING, CONTAINING 1,799,957 SQUARE FEET OR 41.27 ACRES MORE OR LESS.

1017 W. 2nd Street
Hastings, NE 68901

TEL 402.463.0240

www.olsson.com

REV. NO.		DATE		REVISIONS DESCRIPTION	

UTILITY LAYOUT

TRAIL RIDGE SUBDIVISION
PRELIMINARY PLAT

HASTINGS, NEBRASKA

2019

REVISIONS

drawn by: _____

checked by: _____

approved by: _____

QA/QC by: _____

project no.: _____

drawing no.: _____

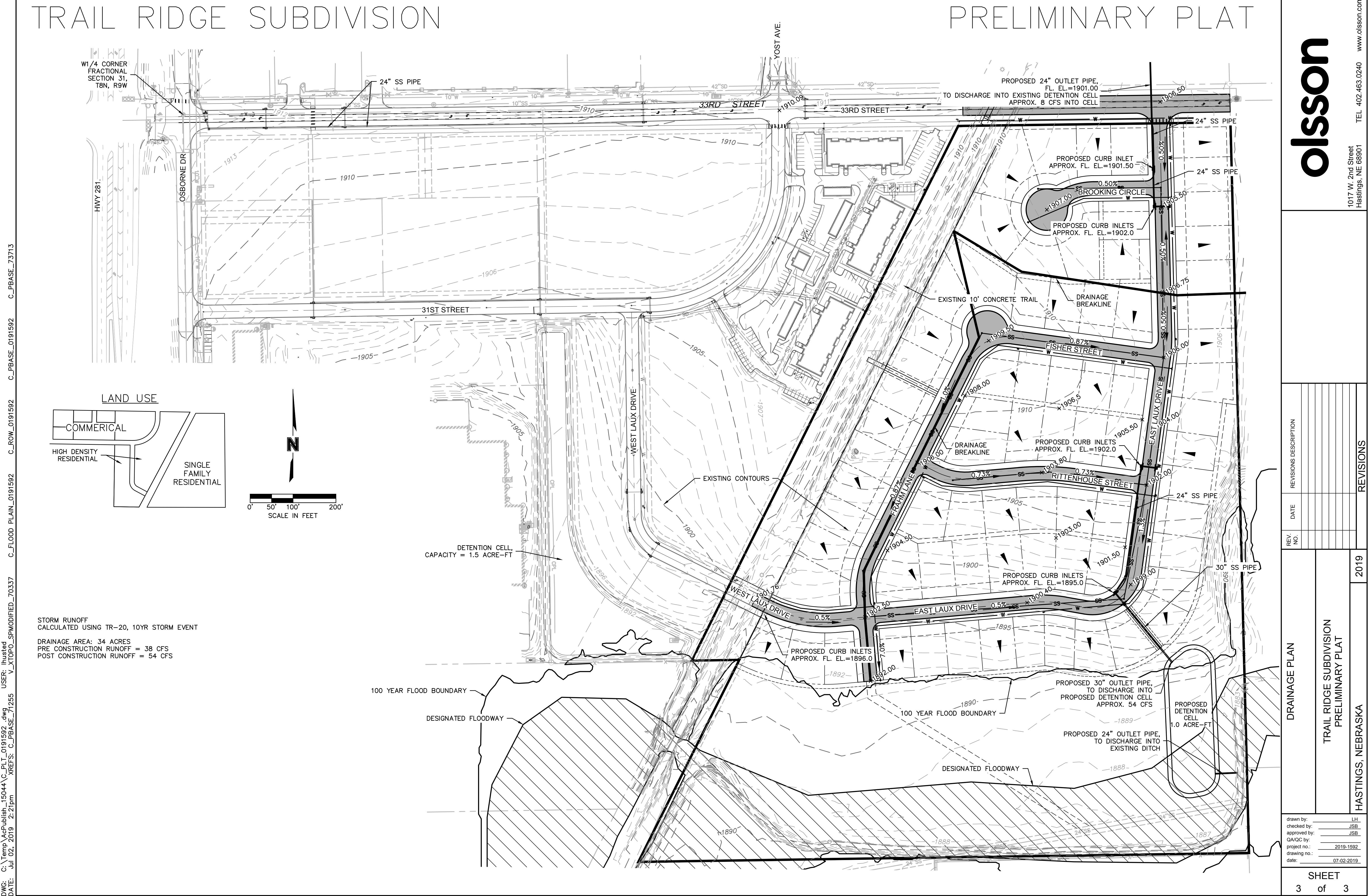
date: _____

SHEET

2 of 3

TRAIL RIDGE SUBDIVISION

PRELIMINARY PLAT



olsson

1017 W. 2nd Street
Hastings, NE 68901

TEL 402.463.0240
www.olsson.com

DRAINAGE PLAN

TRAIL RIDGE SUBDIVISION
PRELIMINARY PLAT

HASTINGS, NEBRASKA

REV. NO.

DATE

REVIEWS DESCRIPTION

2019

REVISIONS

drawn by: LH

checked by: JSB

approved by: JSB

QA/QC by:

project no.: 2019-1592

drawing no.: 07-02-2019

date:

SHEET

3 of 3