

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Tuesday, April 19, 2022 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, April 8, 2022. 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 March 15, 2022
7. Special Order of Business
8. Unfinished Business
 - a. Continued Applications - None
 - b. Tabled Applications - None
 - c. Postponed Applications - None
9. Public Hearings.
 - a. **2022-009.** Public hearing to recommend a request for a Conditional Use Permit (CUP) for a Storage Facility on a property generally located West of North Marian Road along West 2nd Street in the Southeast Quarter of Section 10, Township 7 North, Range 10 West of the 6th P.M., City of Hastings, Adams County, Nebraska.

Motion to recommend approval for a CUP resolution for a property generally located West of North Marian Road along West 2nd Street in the Southeast Quarter of Section 10, Township 7 North, Range 10 West of the 6th P.M., City of Hastings, Adams County, Nebraska.
 - b. **2022-025.** Public hearing to recommend a request for a Conditional Use Permit (CUP) for an Entertainment Venue at 3030 South Marian Road in the extra-territorial jurisdiction of the City of Hastings, Adams County, Nebraska

Motion to recommend approval for a CUP resolution for an Entertainment Venue at 3030 South Marian Road in the extra-territorial jurisdiction of the City of Hastings, Adams County, Nebraska

Planning Commission Agenda

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- c. **2022-021.** Public hearing to consider a voluntary annexation to bring a tract of land into the corporate limits of the City of Hastings for Adams County for property generally located on the southeast corner of Baltimore Avenue and M Street

Approval of an ordinance for voluntary annexation to bring a tract of land into the corporate limits of the City of Hastings, generally located on the southeast corner of Baltimore Avenue and M Street

- d. **2022-003.** Public hearing for a change of zoning for property generally located at the end of West 16th Street, west of Westbrook Drive in the extra-territorial jurisdiction of the City of Hastings, Adams County, Nebraska, from "A, Agricultural" and "R-1, Urban Single Family Residential" to "A, Agricultural" and to amend the Official Zoning District Map.

Motion to recommend approval for an ordinance and the amendment to the Official Zoning District Map to rezone property generally located at the end of West 16th Street, west of Westbrook Drive in the extra-territorial jurisdiction of the City of Hastings, Adams County, Nebraska, from "A, Agricultural" and "R-1, Urban Single Family Residential" to "A, Agricultural"

10. Subdivisions

- a. **2022-022.** Preliminary/Final Plat for Hastings Catholic School Subdivision, a replat of part of Blocks 3, 5, and 6 Johnson's Second Subdivision and vacated Kansas Avenue and 6th Street, City of Hastings, Adams County, Nebraska

11. Reports

- a. Commissioner Reports
- b. Chairman Comments
- c. Staff Reports

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Tuesday, March 15, 2022

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 March 15, 2022.

The meeting was called to order at 4:00 p.m. in Regular Session by Chair Sinner with the following members present: LaDaun Schoenhals, Ann Hinton, Greg Sinner, Michelle Lewis, Shawn Rossi.

Absent: Lou Kully, Jacque Cranson, Rakesh Srivastava, Brian Hoffman.

The Chair led the Commission in recital of the Pledge of Allegiance to the United States of America.

4. Motion to adopt the current agenda for the Planning Commission Meeting

Moved by Ann Hinton, seconded by Shawn Rossi, to adopt the current agenda for the Planning Commission meeting.

Roll Call: Ayes: Michelle Lewis, Greg Sinner, Shawn Rossi, LaDaun Schoenhals, Ann Hinton.

Nays: None.

Absent: Lou Kully, Jacque Cranson, Rakesh Srivastava, Brian Hoffman.

The motion passed.

5. Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, March 4, 2022. 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 February 15, 2022

Greg Sinner: Please explain the additions to the minutes.

Clara McCully: There were some revisions to minutes added after the packet went out. These revisions will be in the official published minutes for the meeting. The revisions are under item 4 and in item 9.e.

Moved by Ann Hinton, seconded by Shawn Rossi, to approve the corrected minutes.

Roll Call: Ayes: Michelle Lewis, Greg Sinner, Shawn Rossi, LaDaun Schoenhals, Ann Hinton. Nays: None.

Absent: Lou Kully, Jacque Cranson, Rakesh Srivastava, Brian Hoffman.

The motion passed.

7. Special Order of Business

- a. Approval of updated City of Hastings Planning Commission Rules and Procedures, Revision dated 3/15/2022

Brian Hurskainen explained the agenda item.

The changes are to help clean up some inconsistencies within the current rules. The first change is to Article I, Section 3 (C), removing the language about ethical principles attached and changes it to have the link provided so we don't have to update the rules every time the American Planning Association updates their Ethics in Planning. The second change is to Article III Section 3 regarding the order of business. The goal here was to make the order reflect what we actually do at the meetings; our electronic system had a different order and way of naming things; nothing will functionally change on how we conduct meetings. A copy of the rules with the changes highlighted in red is in the agenda packet.

Moved by Michelle Lewis, seconded by LaDaun Schoenhals to approve the updated City of Hastings Planning Commission Rules and Procedures, Revision dated 3/15/2022

Roll Call: Ayes: Michelle Lewis, Greg Sinner, Shawn Rossi, LaDaun Schoenhals, Ann Hinton. Nays: None.

Absent: Lou Kully, Jacque Cranson, Rakesh Srivastava, Brian Hoffman.
The motion passed.

8. Unfinished Business

- a. Continued Applications - None
- b. Tabled Applications - None
- c. Postponed Applications - None

9. Public Hearings

- a. **2022-011.** Public hearing on a request for an amendment to Campus Master Development Plan for Mary Lanning Healthcare Association (MLHA).

Public hearing on a change of zoning for the South Half of Lot Two (2), Block Three (3), Buswell Addition to Hastings Nebraska in the City of Hastings, Adams County, Nebraska, commonly addressed as 835 North Kansas Avenue, Lot Six (6) in Block Two (2), except the South 5 and one-half (5 ½) feet thereof in Cline's Addition to Hastings Nebraska in the City of Hastings, Adams County, Nebraska, commonly addressed as 729 North Denver Avenue, The North Fifty (N 50) feet of Lot Sixteen (16), Block Two (2), Buswell Addition to the City of Hastings, Adams County, Nebraska according to the recorded plat thereof. Commonly addressed as 810 North Kansas Avenue from "R-3 Multiple-family Residential" to "CMP-Campus Institutional District" and to amend the Official Zoning District Map.

Recommend approval of the request for an amended Campus Master Development Plan for Mary Lanning Healthcare Association (MLHA).

Recommend approval for an ordinance and the amendment to the Official Zoning District Map to rezone the South Half of Lot Two (2), Block Three (3), Buswell Addition to Hastings Nebraska in the City of Hastings, Adams County, Nebraska, commonly addressed as 835 North Kansas Avenue, Lot Six (6) in Block Two (2), except the South 5 and one-half (5 ½) feet thereof in Cline's Addition to Hastings Nebraska in the City of Hastings, Adams County, Nebraska, commonly addressed as 729 North Denver Avenue, The North Fifty (N 50) feet of Lot Sixteen (16), Block Two (2), Buswell Addition to the City of Hastings, Adams County, Nebraska according to the recorded plat thereof. Commonly addressed as 810 North Kansas Avenue, from "R-3 Multiple-family Residential" to "CMP-Campus Institutional District".

Brian Hurskainen explained the agenda item.

The CMP, Campus Institutional District, Section 34-212, is intended as a planned zoning district to assist and encourage the development of educational, institutional, and medical uses; and their complementary land uses, in a campus setting.

The first part of that is to have a Master Development Plan to address how the applicant intends on following the standards of the district and allow them flexibility in uses. With this already being an approved Master Plan, we are looking at amending the current plan to include the new pieces of property Mary Lanning has acquired.

However, Section 34-212, Campus Institutional District does not address how to handle or process any necessary changes to a Master Development Plan. A Master Development Plan should be a fluid and ever-changing document, so it should have a "process" to amend it. As a campus grows and matures with additional area added there may be new needs not originally forecasted when the plan was established. As stated in the MLHA Narrative, this plan will change and be reviewed and updated every 3-5 years. This being a shortfall in Section 34-212, and as CMP was intended to be a planned zoning district, we are following guidance found in the P.D., Planned District regulations, 34-215 (7). This guidance provides a process to amend this plan in going through both the Planning Commission and the City Council. Changes to the original plan were found to be significant with incorporating pieces of property into the plan.

The second half of this is the rezoning of the pieces to the Campus Institutional District. As shown on the zoning map, the parcels being incorporated are either a fill in for the Campus Master Plan or an extension to the current campus. All of the properties are currently zoned R-3. The Future Land Use Map designates all of the

parcels as Public/Semipublic. In the Comprehensive Plan, *Imagine Hastings*, Public/Semipublic is a category consistent with institutional land uses which specifically includes hospitals.

Moved by Michelle Lewis, seconded by Shawn Rossi to recommend approval to the Mayor and City Council for an amendment to the Campus Master Plan for Mary Lanning Healthcare Association.

Roll Call: Ayes: Michelle Lewis, Greg Sinner, Shawn Rossi, LaDaun Schoenhals, Ann Hinton. Nays: None.

Absent: Lou Kully, Jacque Cranson, Rakesh Srivastava, Brian Hoffman.

The motion passed.

Moved by LaDaun Schoenhals, seconded by Ann Hinton to recommend approval to the Mayor and City Council for an ordinance and the amendment to the Official Zoning District Map to rezone the South Half of Lot Two (2), Block Three (3), Buswell Addition to Hastings Nebraska in the City of Hastings, Adams County, Nebraska, commonly addressed as 835 North Kansas Avenue, Lot Six (6) in Block Two (2), except the South 5 and one-half (5 ½) feet thereof in Cline's Addition to Hastings Nebraska in the City of Hastings, Adams County, Nebraska, commonly addressed as 729 North Denver Avenue, The North Fifty (N 50) feet of Lot Sixteen (16), Block Two (2), Buswell Addition to the City of Hastings, Adams County, Nebraska according to the recorded plat thereof. Commonly addressed as 810 North Kansas Avenue, from "R-3 Multiple-family Residential" to "CMP-Campus Institutional District".

Roll Call: Ayes: Michelle Lewis, Greg Sinner, Shawn Rossi, LaDaun Schoenhals, Ann Hinton. Nays: None.

Absent: Lou Kully, Jacque Cranson, Rakesh Srivastava, Brian Hoffman.

The motion passed.

10. Subdivisions

- a. **2022-006.** Final Plat for Orchard Subdivision a replat of a tract of land being all that of Lots 7-18 and the vacated alley abutting said lots, Block 1, A. H. Cramer's Addition to the City of Hastings, Adams County.

Brian Hurskainen explained the agenda item.

The Development Department and Plat Track review teams (to include County officials) have reviewed this subdivision plat and the applicant has incorporated all recommendations found to be relevant with subdivision design standards and regulations in City Code Section 38-203. All related utilities easement relocations have been reviewed and approved by the Utilities Coordinator as part of this plat process.

LaDaun Schoenhals: So Kleeb and Lagunas have been added into that?

Brian Hurskainen: Yes they have been added into that. They own the top half. They are doing this to finalize their division of the two pieces. Esch Jr. owns the South half and Kleeb and Lagunas own the North half.

Moved by LaDaun Schoenhals, seconded by Ann Hinton to recommend approval to the Mayor and City Council the Final Plat for Orchard Subdivision a replat of a tract of land being all that of Lots 7-18 and the vacated alley abutting said lots, Block 1, A. H. Cramer's Addition to the City of Hastings, Adams County.

Roll Call: Ayes: Michelle Lewis, Greg Sinner, Shawn Rossi, LaDaun Schoenhals, Ann Hinton. Nays: None.

Absent: Lou Kully, Jacque Cranson, Rakesh Srivastava, Brian Hoffman.

The motion passed.

- b. **2021-051.** Preliminary/Final plat for Landmark Implement Subdivision, a plat of Tax Lot 3 and conveyance of property to Landmark Holdings, LLC under Instrument No. 20215716 as waived and allowed under Resolution No. 2021-55 as a legal subdivision.

Lisa Parnell-Rowe explained the agenda item.

The Development Department and Plat Track review teams (to include County officials) have reviewed this preliminary/final subdivision plat and the applicant has incorporated all recommendations found to be relevant with subdivision design standards and regulations in both 38-202 and 38-203. This plats Tax Lot 3 and land that was conveyed as property to Landmark Holdings, LLC under Instrument No. 20215716 and waived and allowed under state statutes under Resolution No. 2021-55 as a legal subdivision. This subdivision fulfills a condition of that resolution that this land and lot would be preliminary and final platted unto one lot within the statutory 120 days. Our applicant, Landmark Holdings, LLC, has agreed to a maintenance agreement for a detention cell and will need to acquire a State SWPPP and CSW-NOI Authorization prior to construction as agreed with City Civil Engineer, Tara Ogren.

Moved by Ann Hinton, seconded by Shawn Rossi to recommend approval to the Mayor and City Council the Preliminary/Final plat for Landmark Implement Subdivision, a plat of Tax Lot 3 and conveyance of property to Landmark Holdings, LLC under Instrument No. 20215716 as waived and allowed under Resolution No. 2021-55 as a legal subdivision.

Roll Call: Ayes: Michelle Lewis, Greg Sinner, Shawn Rossi, LaDaun Schoenhals, Ann Hinton. Nays: None.

Absent: Lou Kully, Jacque Cranson, Rakesh Srivastava, Brian Hoffman.

The motion passed.

11. Reports

a. Commissioner Reports

Ann Hinton: I asked Lisa if she will give the report for the ad hoc committee last week.

Lisa Parnell-Rowe: We met last Wednesday with Judy Mignery and Dean Rolls and talked about potentially the Jail annexing in the property to the south of M street. We are working with them to get a letter and hopefully we will have that rolling forward

soon and you will see that in the near future.

b. Chairman Comments

Thank you for understanding me missing the last meeting. I intended to be there and take part, and looked forward to it. I tracked it up to last night and I think we are all still informed.

Two weeks ago I had meeting with Brian, Lisa, and Clint as new chairman. I made a few suggestions for accomplishments in the next year. One of those things is a possible bus tour around town. As time goes on, we will have more information presented to you as far as dates. The overview is to call a meeting for purpose of traveling around the city with the staff to see our outer perimeters, for one, the Comprehensive Plan is coming up, and Lisa will talk to that in staff comments, so we can see what is out on our perimeter and to see physical structures and what it looks like out around the City of Hastings. So, we are trying to put that together and you will be adequately notified.

c. Staff Reports

Lisa: The bus tour would be after school lets out because the bus would be easier to get, possibly the June timeframe. We also talked about Planning Commission training. Some of you are attending NPZA on Friday, which is helpful for perspective. There is a class Chad Nabity in Grand Island puts on, and I would try to get that sooner than the bus tour with all of the new Planning Commissioners and changing roles, it would be a good time to do that. We would do the class as a special meeting. We also have a card for Willis Hunt for everyone to sign.

Lastly, we had four submittals to our request for proposals for our Comprehensive Plan. We pared it down to 3 and will interview all three next week. We will ask some more questions and call past performance and get feedback and make a final decision on which one we want to go with. Lee Vrooman, myself, Brian Hurskainen, Dave Ptak and Chuck Rosenberg are all on the committee. Some exciting proposals were provided to us and we want to make sure we make the right choice.

With the Transportation and Parking Plan, we have a final draft sent to Executive Committee for Transportation. I expect feedback by the end of tomorrow and we will have final product soon to share with City Council in a work session, and probably you as well. City Council has to approve final plan.

Greg: I will make a note and bring it up at next meeting to take a vote of Commissioners so you will know how to proceed.

Adjourn

Moved by LaDaun Schoenhals, seconded by Ann Hinton to adjourn.

Chairman

Department: Development Services
Staff Contact: Brian Hurskainen
Planning Commission Meeting Date: 4/19/2022
File No: 2022-009
Prepared By: Clara McCully, Administrative Assistant

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing to recommend a request for a Conditional Use Permit (CUP) for a Storage Facility on a property generally located West of North Marian Road along West 2nd Street in the Southeast Quarter of Section 10, Township 7 North, Range 10 West of the 6th P.M., City of Hastings, Adams County, Nebraska.

Motion to recommend approval for a CUP resolution for a property generally located West of North Marian Road along West 2nd Street in the Southeast Quarter of Section 10, Township 7 North, Range 10 West of the 6th P.M., 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:

Neb. Rev. Stat. 19-929 requires a conditional use permit to be approved by the City Council unless the City Council has, through a zoning ordinance or special ordinance, generally authorized the Planning Commission to exercise such power and has approved the standards and procedures adopted by the Planning Commission for equitably and judiciously granting such conditional uses or special exceptions. City Code 34-401 requires a recommendation from the Planning Commission before City Council can approve a conditional use permit.

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval for a CUP resolution for a property generally located West of North Marian Road along West 2nd Street in the Southeast Quarter of Section 10, Township 7 North, Range 10 West of the 6th P.M., City of Hastings, Adams County, Nebraska, subject to the following conditions:

- 1) The applicants' Self Service Storage Site Plan with inclusive dimensions of buildings, parking locations, access and easement location notes are hereby approved and applicant agrees to comply to all inclusive details.
- 2) Applicant must provide a detailed landscape plan following provisions listed in Section 34-

305 of the Hastings City Code at the time of building permit application.

3) There shall be compliance with any other applicable City, County, State or Federal regulations that shall apply.

4) This resolution shall be filed with the Registrar of Deeds so as to provide notice to any person examining the real estate records of the existence of this CUP. The recording costs incurred to comply with this section shall be paid by the applicant for the CUP.

Deadlines associated with action:

This item is scheduled to be heard at the next regular City Council meeting April 25, 2022.

Department head comments:

This request was previously heard on 2/15/22; there was an error in the legal description, nothing about the proposal has changed.

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.

Surrounding zoning is as follows:

North – R-1, Urban Single Family Residential and A, Agricultural (Undeveloped)

South – I-1, Light Industrial (Undeveloped)

East – R-1, Urban Single Family Residential, Middle School

West – I-1, Light Industrial (Undeveloped)

1-The use does not have a permanent negative impact that is substantially greater than the impact anticipated from development permitted in the base zone district.

-Pedestrian and vehicular traffic circulation and safety.

This use is for the storage of larger vehicles like recreational vehicles, boats and trailers; with such a use, pedestrian traffic should be at a minimum. The site is designed to be very spread out to make it easy for larger vehicles to traverse the site. The entrance is 30' wide and the aisles range from 75' to 80' wide.

-Reasonable and economic extension of public utilities and facilities

As this is within City limits and already serviced by the City, there is no extension of service required. Utilities has reviewed and approved this site plan.

-No noise, fumes and/or environmental pollution are anticipated.

The self-service storage facility standards for conditional use found in Section 34-404 (9) do not allow for outdoor storage. However, outdoor storage for campers and RVs (recreation vehicles) is not specifically addressed in the Table of Uses and Districts. There are similar uses found in Section 34-404 (5) for storage of vehicles in an impound yard and 34-404 (6) for off-street parking spaces and structures. These sections do include some applicable standards, though there are many

standards that are not applicable. As allowable under 34-104, the Director of Development Services has made a determination that these are comparable uses and provide standards towards this proposed supplementary use that are similar enough after consideration of the intensity and scale of the use relative to this site and that this site accommodates heavier, more industrial uses. Adding to this decision is the fact that there are no residential properties in the vicinity that this use would have an adverse impact on. The following are additional standards that were placed on this development as required by this hybrid of requirements:

1. The exterior storage of any items or objects will not be permitted to be stored in and around the premises with the exception of specifically approved autos, boats and campers in the defined area.
2. Items such as gasoline, fuel, paint, containers with any flammable liquid or items which can readily cause fire or flame will not be allowed to be stored on the premises or within the storage building.
3. No maintenance, dismantling, construction, reconstruction or repair of any vehicles, boats, RV's or appliances will be allowed within the storage units, or the exterior of the building grounds or in any part of this facility.
4. Landscaping shall be provided in the areas outside the fences between the fence and the property line per Section 34-305 of the Hastings City Code.
5. The storage facility shall be enclosed by a six-foot high, sight-proof fence whenever the site abuts residentially zoned or developed property. Said fence, when abutting any residential district, shall be solid or semi-solid and constructed to prevent the passage of debris or light, and constructed of either brick, stone, masonry units, wood or similar materials. Chain-link fence may be used so long as it has slats installed to prevent the passage of light through the unit. The side and rear of a building located upon the site may serve as fencing.
6. All exterior lighting shall be of cut-off type to prevent off-site glare.
7. Buildings shall be separated a minimum of 30 feet from one another within self-service storage facilities.
8. Commercial activity: It shall be unlawful for any owner, operator or lessee of any self-service storage facility or portion thereof to offer for sale, or to sell any item of personal property or to conduct any type of commercial activity of any kind whatsoever, other than leasing of the storage units, or to permit same to occur upon any area designated as a self-service storage facility. Violation of this section shall be subject to the provisions of Section 34-804 of the Hastings City Code. Any violation may be cause for revocation of the conditional use permit by the City Council.
9. Building setbacks shall be the same as in the C-3 District.
10. The site shall abut and have direct access to a city street

2-The maintenance of logical and efficient development patterns and land use mixtures.

The addition of these storage uses to this area is logical due to its use in compatibility with the allowable use of storage in the I-1 District. This use is less intensive than some uses that are permitted within the district, such as general manufacturing. This is important with both the Hastings Middle School and the Head Start Child and Family Development to the east. Storage typically does not add a significant amount of traffic to areas, which is important for this area with morning and afternoon pickup of children.

3-The conditions imposed are necessary to ensure the maintenance of property values and the safety, health, comfort, and repose of the residents.

The use of storage units should not evoke safety concerns and property values should remain the same. Providing these units will provide a service that is lacking in this area, particularly for parking of recreational vehicles. Adjacent property notice letters were sent out to all properties within 300 feet of this location and there has been no response.

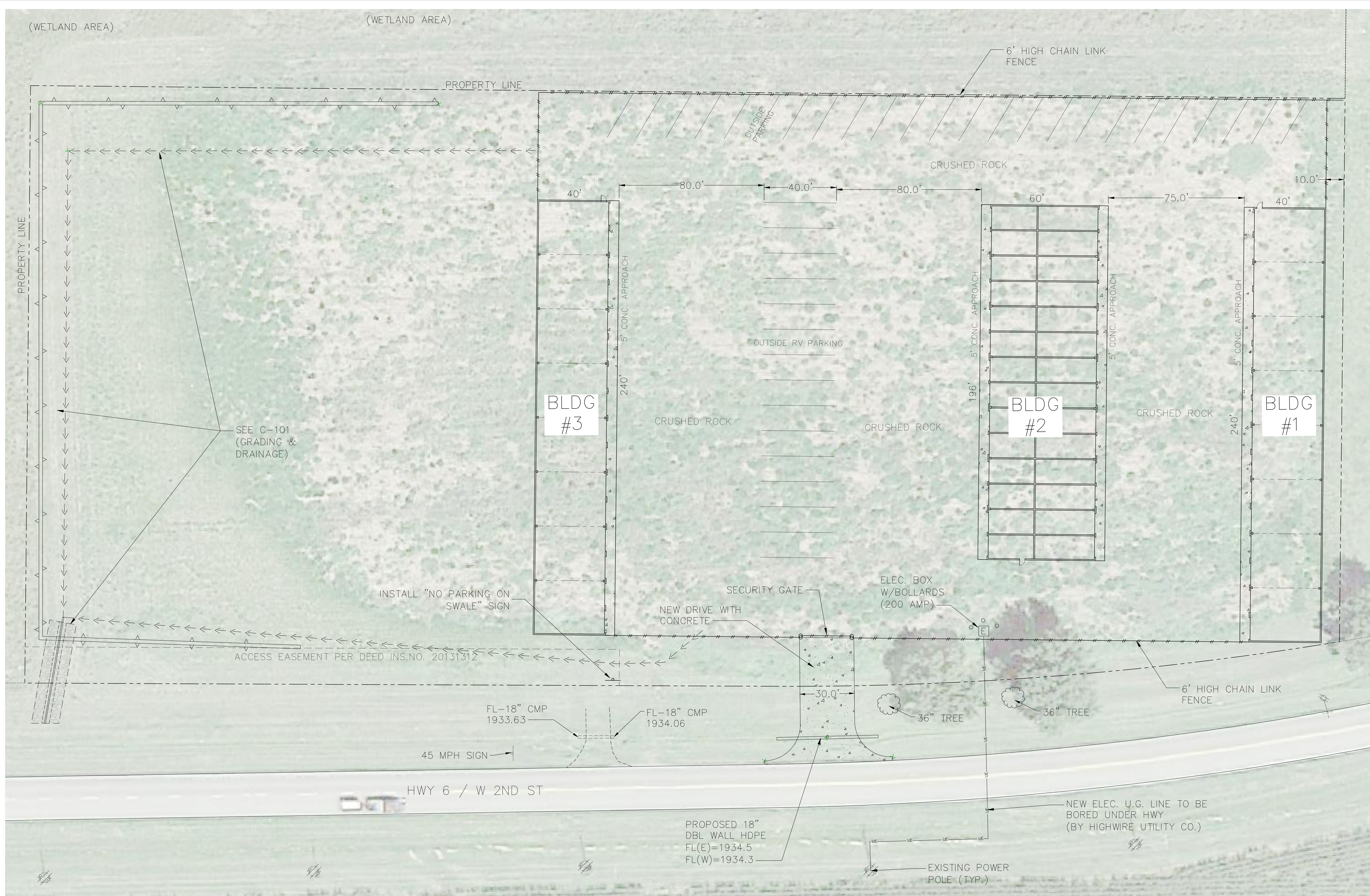
4-That the use, subject to conditions, maintains compliance with the Comprehensive Plan and the purpose and intent of the zoning regulations.

The Future Land Use Plan for this property is suburban residential. Staff feels as though this designation is incorrect for this area and should be changed during the major update to the Zoning code in the coming months. There is a large depression in the ground which tends to hold water after rain, to the west and north of this property. There are also train tracks less than 900' to the south of the subject property. Both of these things would make suburban residential development difficult, evidenced by how the surrounding area has remained vacant.

Recommendation:

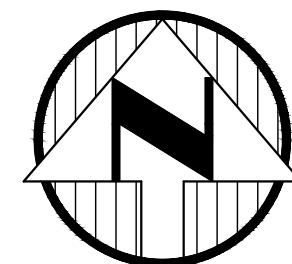
Staff recommends a motion to recommend approval for a CUP resolution for a property generally located West of North Marian Road along West 2nd Street in the Southeast Quarter of Section 10, Township 7 North, Range 10 West of the 6th P.M., City of Hastings, Adams County, Nebraska, subject to the following conditions:

- 1) The applicants' Self Service Storage Site Plan with inclusive dimensions of buildings, parking locations, access and easement location notes are hereby approved and applicant agrees to comply to all inclusive details.
- 2) Applicant must provide a detailed landscape plan following provisions listed in Section 34-305 of the Hastings City Code at the time of building permit application.
- 3) There shall be compliance with any other applicable City, County, State or Federal regulations that shall apply.
- 4) This resolution shall be filed with the Registrar of Deeds so as to provide notice to any person examining the real estate records of the existence of this CUP. The recording costs incurred to comply with this section shall be paid by the applicant for the CUP.



1

PLAN VIEW



NOTES:

1. SAFETY LIGHTING PROVIDED BY LED WALL PACKS ON BUILDINGS, DARK SKY DOWNLIGHTING TO PREVENT LIGHT POLLUTION.
2. FACILITY SIGNAGE TO BE INSTALLED ON BUILDING EXTERIOR ONLY.

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CONSULTANTS:



HEADQUARTERS:
1106 SOUTH GREEN ST.
CLARKS, NE. 68628
OFFICE: (308)548-2264

OMAHA OFFICE:
3214 SOUTH 109TH ST.
LAVISTA, NE. 68128
OFFICE: (308)548-2264
STROBELENERGY.COM

PROJECT LOCATION:	HASTINGS, NE
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OWNER:

GREG & JULIE ELLENWOOD

REV	DATE	DESCRIPTION
A	1-13-22	IFR - ISSUED FOR REVIEW
B	1-14-22	IFR - ISSUED FOR REVIEW
C	1-20-22	IFR - ISSUED FOR REVIEW
D	1-24-22	IFR - ISSUED FOR REVIEW
E	2-7-22	IFA - ISSUED FOR APPROVAL
O	2-8-22	IFC - ISSUED FOR CONSTRUCTION

PROJECT NO: 21-1524

CAD DWG FILE:
HASTINGS SITE PLAN REV G.DWG

DATE: 1-13-22

DRAWN BY: TMB

CHECKED BY: DV

FIRM: STROBEL ENERGY GROUP

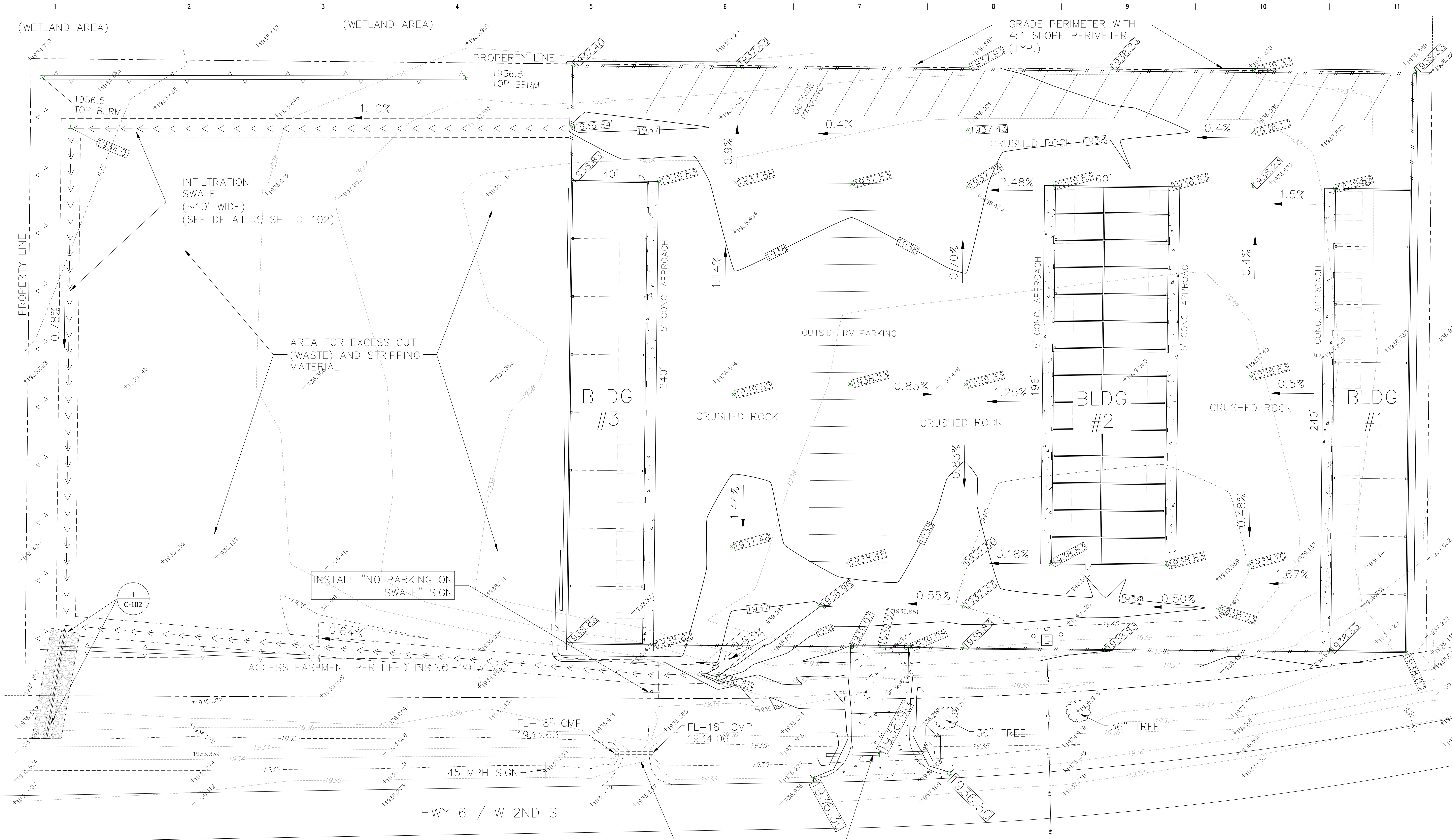
SITE PLAN

DRAWING NUMBER:

C-100

SHEET	REV
	0

FILE NAME C:\21\21-1524 Steve's Projects\Storage Units Hastings NE\21 DD_ENG_AutoCAD\Site\Hastings Site Plan rev G.dwg



25 YEAR STORM DESIGN	
Existing Conditions Drainage	
Runoff Coefficient, C	0.15 Grass w/ gravel
Drainage Area	5.00 ACRES
Longest Watercourse Path	700.00 FT
Time of Concentration	
	0.9 hours
Peak Flow Rate Q = CiA	
Runoff Coefficient, C	0.15 Grass w/ gravel
Rainfall Intensity, i	2.61 in/hr (NOAA)
Peak Flow Rate, Q	2.00 CFS

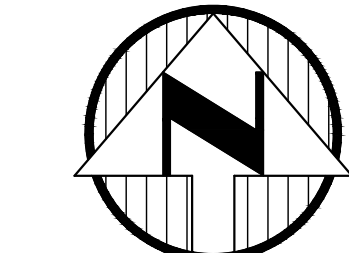
25 YEAR STORM DESIGN	
Post-Development Condition	
Runoff Coefficient, C	0.56 Average
Drainage Area (total)	5.00 ACRES
Drainage Area (grass)	1.99 ACRES
Drainage Area (gravel)	2.19 ACRES
Drainage Area (concrete & roof)	0.82 ACRES
Longest Watercourse Path	700.00 FT
*Time of Concentration decreased by 0.3 hours	
Peak Flow Rate Q = CiA	
Runoff Coefficient, C	0.56 Grass w/ gravel
Rainfall Intensity, i	2.00 in/hr (NOAA)
Peak Flow Rate, Q	5.60 CFS
Proposed Drainage (Refer to Grading Plan)	
8" Pipe Discharge to Ditch	1.16 CFS
Rock Spillway Overflow	4.44 CFS (Max)

EXISTING DRIVE TO REMAIN FOR ACCESS EASEMENT

PROPOSED 18" DBL WALL HDPE
FL(E)=1934.5
FL(W)=1934.3

NOTE:
DRAINAGE CALCULATIONS WILL NEED TO BE RE-EVALUATED UNDER ANY ADDITIONAL DEVELOPMENT OF THE PROPERTY. AT THIS TIME FUTURE DEVELOPMENT, SURFACING AND GRADE CHANGES ARE UNKNOWN.

1 PLAN VIEW



0 10' 20' 40'

DIRTWORK SUMMARY:	
6" STRIPPING	= 2,700 CY
CUT	= 2,337 CY
FILL	= 2,504 CY (W/30% SHRINK)

LEGEND	
	EXISTING GRADE ELEVATION
	PROPOSED FINISHED GRADE ELEVATION (TOP OF ROCK)
	PROPOSED FINISHED GRADE SLOPE

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CONSULTANTS:

HEADQUARTERS: ST. LOUIS, MO
OFFICE: (308) 548-2264
STROBELENERGY.COM

OMAHA OFFICE: 8214 SOUTH 109TH ST. LAVISTA, NE 68128
OFFICE: (308) 548-2264
STROBELENERGY.COM

PROJECT LOCATION: HASTINGS, NE

OWNER: GREG & JULIE ELLENWOOD

REV	DATE	DESCRIPTION
A	1-20-22	IFR - ISSUED FOR REVIEW
B	1-24-22	IFR - ISSUED FOR REVIEW
C	2-7-22	IFR - ISSUED FOR APPROVAL
O	2-8-22	IFR - ISSUED FOR CONSTRUCTION

PROJECT NO: 21-1524

CAD DWG FILE: HASTINGS SITE PLAN REV G.DWG

DATE: 1-13-22

DRAWN BY: TMB

CHECKED BY: DV

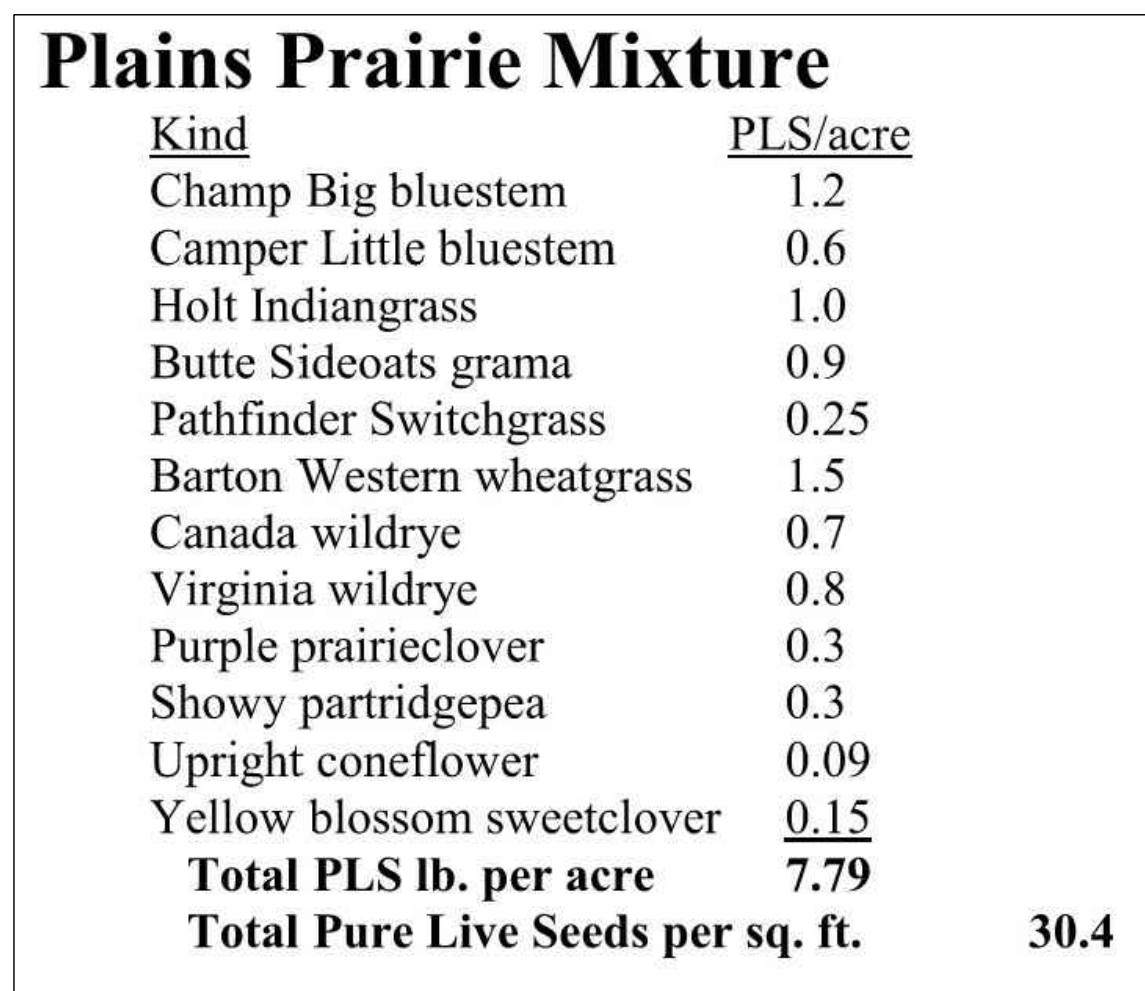
FIRM: STROBEL ENERGY GROUP

SHEET TITLE: 30x42

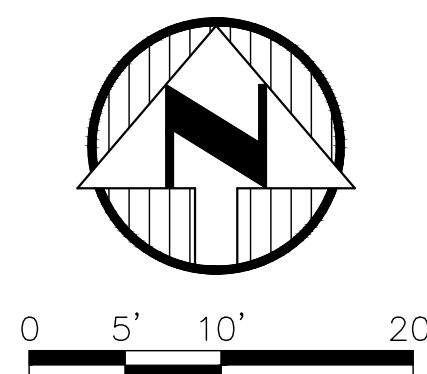
GRADING & DRAINAGE PLAN

DRAWING NUMBER: C-101

SHEET	REV
	0



2



1

5



4



(i)

SHEET	REV
	0

Storm Water Pollution Prevention Plan (Con't.)

3. STABILIZATION REGIMENTS

As areas reach their final grade, additional silt fences, silt basins, intercepting ditches, sod flumes, letdowns, bridge end drains, and earth dikes shall be installed as specified in the plans and/or as required by the project engineer. This will include using silt fence as ditch checks and to protect intakes.

- Except as precluded by snow cover, stabilization measures shall be initiated on all disturbed areas as soon as practical but in no case where construction activity will not occur for a period of 21 or more calendar days later than the 14th day after no construction activity has occurred on such area. Where the initiation of stabilization measures by the 14th day after no construction activity occurs is precluded by snow cover, then stabilization measures shall be initiated as soon as practicable thereafter.

Stabilization of disturbed areas may include: temporary seeding, permanent seeding, mulching, geotextiles, sod stabilization, vegetative buffer strips, and other appropriate stabilizing measures shall be used outside the seeding time period.

This work shall be done in accordance with Nebraska Department of Environment and Energy Specifications and City of Hastings, NE Specification.

As the work progresses, additional erosion control items may be required as determined by the engineer after field investigation. These may be items such as
leaden structures, soil stabilization mats, and other appropriate measures to be installed by the contractor/subcontractor as directed by the engineer. The
contractor/subcontractor shall complete the construction with the establishment of permanent perennial vegetation of all disturbed areas.

4. APPROVED STATE OR LOCAL PLANS

During the course of this construction, it is possible that situations will arise where unknown material will be encountered. When such situations are encountered, they will be handled according to all federal, state, and local regulations in effect at the time.

5. MAINTENANCE

The contractor/subcontractor shall be required to maintain all temporary erosion control measures in proper working order, including cleaning, repairing, or replacing them throughout the construction period. Cleaning or replacement of silt control devices shall begin when the features have lost 50% of their capacity.

6. INSPECTIONS

The contractor shall hire qualified personnel to inspect and document each inspection of disturbed areas of the construction site that have not been stabilized with a perennial, vegetative cover of sufficient density to preclude erosion at least once every seven calendar days. Unless erosion is evident or other conditions warrant them, regular inspections are not required on areas that have been stabilized with a perennial, vegetative cover of sufficient density to preclude erosion. The contractor/subcontractor shall immediately begin corrective action on all deficiencies found. The findings of this inspection shall be recorded in the project diary. This PPP may be revised based on the findings of the inspection. The contractor shall implement all revisions. All corrective actions shall be completed within 7 calendar days of the inspection.

- ## 7. TOPSOIL

Topsoil shall be preserved at all construction sites unless land use precludes the practice. The requirement to preserve topsoil is as follows and the type of topsoil at the site after soil disturbing activities have been completed and final stabilization achieved shall be similar to that which exists or existed in the general area of the site:

Areas where 4.0 inches or more of topsoil existed prior to the commencement of soil disturbing activities: The depth of topsoil after soil disturbing activities have been completed and final stabilization achieved shall equal to, or greater than, 4.0 inches, including soil contained in sod, on all areas of the site where the surface of the ground disturbed is exposed and not covered by concrete, asphalt, gravel or other such material.

Areas where less than 4.0 inches of topsoil exist prior to the commencement of soil disturbing activities: The minimum depth of topsoil after soil disturbing activities have been completed and final stabilization achieved shall be equal to, or greater than, the depth of topsoil that existed prior to the commencement of soil disturbing activities.

8. NON-STORM DISCHARGES

This includes subsurface drains (i.e. longitudinal and standard subdrains), slope drains and bridge end drains. To provide a non-erosive velocity of the discharge from these features may be controlled by the use of patio blocks, Class A stone or erosion stone.

9. SEQUENCE OF MAJOR CONSTRUCTION ACTIVITIES

Additional erosion control measures to be added as necessary throughout the construction process.

1. Install perimeter erosion control measures. (Silt fence and stabilized construction entrance installed at this time.)
2. Perform initial site grading and driveway installation. (Rock check dam installed, and silt fence added as necessary.)
3. Install rock site road.
4. Install building foundations.
5. Building erection.

10. STORM WATER CONTROL AFTER CONSTRUCTION

Once construction on the site has been completed the site will be seeded for permanent growth. Once 70% of the site is covered with vegetative growth the temporary erosion controls can then be removed. This would include the silt fence, stabilized construction entrance, rock check dam, and any other controls that were used. The new vegetation will then work to naturally slow down runoff and filter out sediment. The rip rap aprons around our pipes will also remain in place to prevent erosion around our pipe exits.

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CONSULTANTS:



HEADQUARTERS:
106 SOUTH GREEN ST.
CLARKS, NE. 68628
OFFICE: (308)548-2264
STROBELENERGY.COM

OMAHA OFFICE:
3214 SOUTH 109TH ST.
LAVISTA, NE. 68128
OFFICE: (308)548-2264
STROBELENERGY.COM

PROJECT LOCATION:
HASTINGS, NE

OWNER:
GREG & JULIE ELLENWOOD

REV	DATE	DESCRIPTION
A	1-24-22	FR - ISSUED FOR REVIEW
B	2-7-22	IFA - ISSUED FOR APPROVAL
C	2-8-22	IFC - ISSUED FOR CONSTRUCTION

PROJECT NO: 21-1524

CAD DWG FILE:
HASTINGS SWPPP.DWG

DATE: 1-13-22

DRAWN BY: TME

CHECKED BY: DV

FIRM: STROBEL ENERGY GROUP

SHEET TITLE	30x42
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SWPPP NOTES

DRAWING NUMBER:

C-103

SHEET	REV
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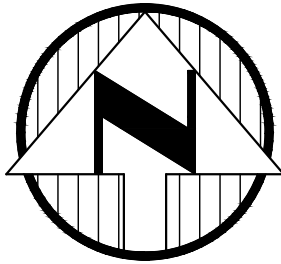
FILE NAME G:\21\21-1524 Steve's Projects\Storage Units Hastings NE\21 DD_ENG_AutoCAD\Site\Hastings SWPPP.dwg



1

PLAN VIEW

0 10' 20' 40'



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CONSULTANTS:

STROBEL
ENERGY GROUP
Driven by Energy

HEADQUARTERS: 108 SOUTH CREEK ST., CLARK, NE 68608
OFFICE: (308)548-2264
STROBELENERGY.COM

OMAHA OFFICE: 8214 SOUTH 109TH ST., LAVISTA, NE 68128
OFFICE: (308)548-2264
STROBELENERGY.COM

PROJECT LOCATION:
HASTINGS, NE

OWNER:
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PROJECT NO: 21-1524

CAD DWG FILE: HASTINGS SWPPP.DWG

DATE: 1-13-22
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FIRM: STROBEL ENERGY GROUP
SHEET TITLE 30x42

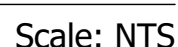
EROSION & SEDIMENT
CONTROL PLAN

DRAWING NUMBER:
C-104

SHEET	REV
	0



1. FILTER SOCKS ARE PREPREGATED TUBE-SHAPED EROSION CONTROL DEVICES PNEUMATIC FILLED WITH MATERIAL DERIVED FROM WOOD, BARK, OR OTHER, NON-SOXC VEGETATIVE FEED STOCKS THAT IS SCREENED TO REMOVE SOME OF THE FINES. PARTICLE SIZES SHALL BE: 2" SIEVE-100% PASSING, 1" SIEVE-90 TO 100% PASSING, $\frac{3}{8}$ " SIEVE-0 TO 30% PASSING. SOCKS SHALL BE WRAPPED WITH A CONTINUOUS, TUBULAR, KNITTED, MESH NETTING WITH $\frac{3}{8}$ INCH OPENINGS, CONSTRUCTED OF 5 MIL THICKNESS, PHOTODEGRADABLE HOPE.
2. THE FILTER SOCKS SHALL BE HELD IN-PLACE WITH HARDWOOD STAKES EVERY 4 FEET ALONG THE LENGTH OF FILTER SOCK FOR SLOPE PROTECTION AND EVERY 2 FEET FOR DITCH CHECKS.
3. WHEN AT LEAST ONE-HALF THE DISTANCE BETWEEN THE TOP OF THE FILTER SOCK AND THE GROUND SURFACE IS FULL OF SEDIMENT, REMOVAL AND DISPOSAL OF SEDIMENT IS NECESSARY.



SHEET	REV
	0

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CONSULTANTS:

The logo for Strobel Energy Group features the word "STROBEL" in a large, bold, blue sans-serif font. A stylized graphic of a wind turbine or a series of curved blades is integrated into the letter "O". To the right of "STROBEL", the words "ENERGY GROUP" are written in a smaller, black, sans-serif font, stacked vertically. Below this, the tagline "Driven by Energy" is written in a smaller, italicized, black sans-serif font.

HEADQUARTERS:
1106 SOUTH GREEN ST.
CLARKS, NE 68628
OFFICE: (308)548-2264
STROBELENERGY.COM

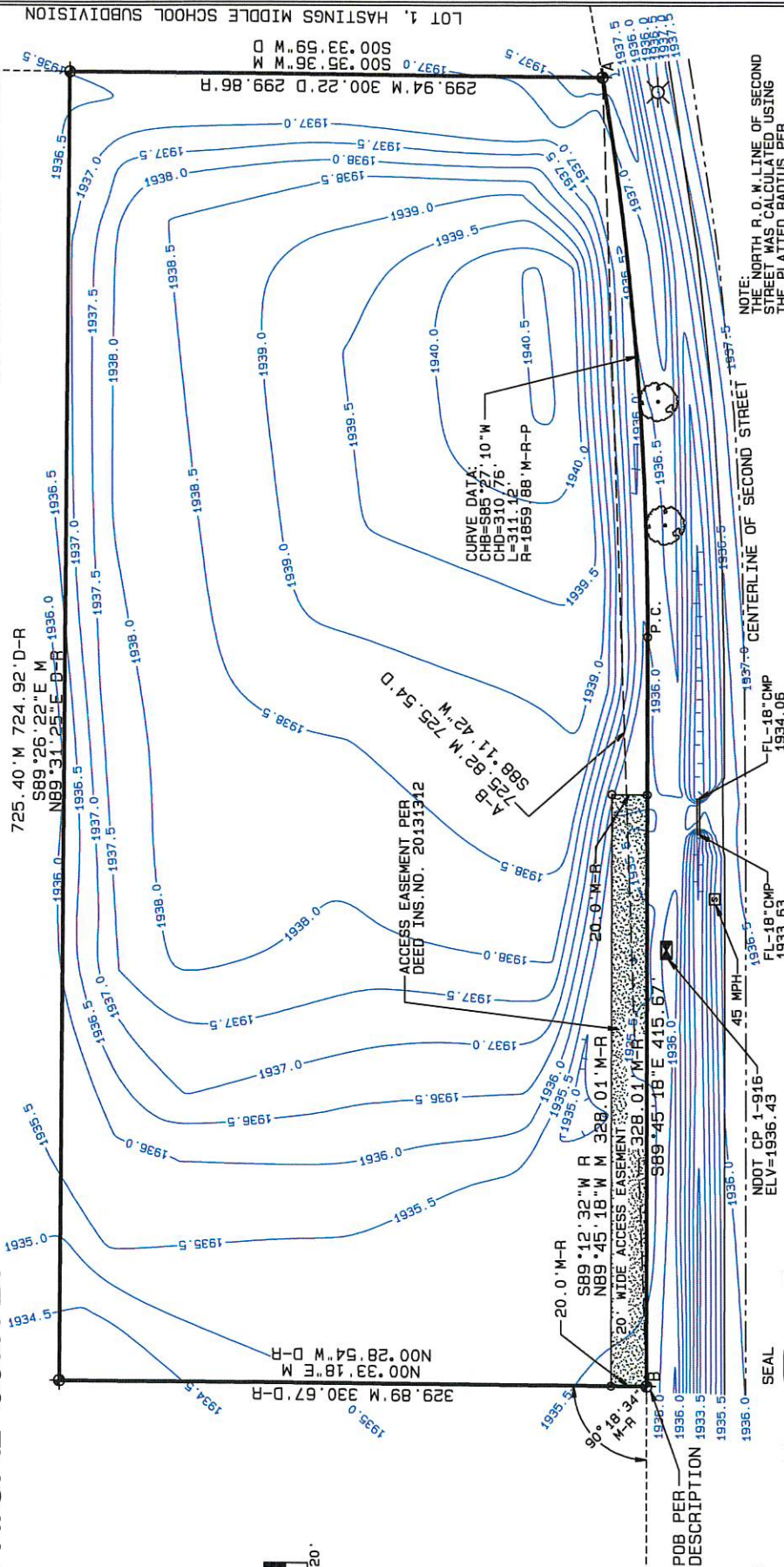
OMAHA OFFICE:
2214 SOUTH 109TH ST.
LAVISTA, NE 68128
OFFICE: (308)548-2264
STROBELENERGY.COM

PROJECT LOCATION:
HASTINGS, NE

OWNER:
GREG & JULIE ELLENWOOD

REV	DATE	DESCRIPTION
A	1-24-72	IF - ISSUED FOR REVIEW
B	2-7-72	IFA - ISSUED FOR APPROVAL
O	2-8-72	IFC - ISSUED FOR CONSTRUCTION
PROJECT NO: 21-1524		
CAD DWG FILE: HASTINGS SWPPP.DWG		
DATE: 1-13-22		
DRAWN BY: TMB		
CHECKED BY: DV		
FIRM: STROBEL ENERGY GROUP		
SHEET TITLE		30x42
SWPPP DETAILS		
DRAWING NUMBER:		
C-105		
SHEET	REV	
	O	

NOTE:
ALL ELEVATIONS ARE NAVD 1988



NOTE:
THE NORTH R.O.W. LINE OF SECOND
STREET WAS CALCULATED USING
THE PLATTED RADIUS PER
HASTINGS MIDDLE SCHOOL SUBDIVISION
PLAT AND THE RECORD ANGLE OF THE
SURVEY DONE BY LS-520 ON 03/03/2011

Description in Exhibit "A" of Deed Instrument No. 20190197
A Tract consisting of 5.36 acres, more or less, legally described as follows:

A tract of land in the Southeast Quarter of Section Ten, Township Seven North, Range Ten West of the 6th P.M., Adams County, NE, and more particularly described as follows: Commencing at the south one-quarter corner of said Section 10 at the northeast corner of said Section 10, a distance of 194.46 feet to a point on the north right-of-way line of Second Street, thence N89°12'32"E and on the north right-of-way line of said Second Street, a distance of 1003.91 feet to the Point of Beginning; thence N00°28'54"W, a distance of 330.67 feet to a point; thence N84°31'25"E, a distance of 724.92 feet to a point on the west line of Lot 1, Hastings Middle School Subdivision to the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof; thence S00°33'59"W along the west boundary of said Lot 1 Hastings Middle School Subdivision a distance of 300.22 feet to the intersection of the north right-of-way line of Second Street and the southwest corner of said Lot 1 Hastings Middle School Subdivision; thence the north line of Second Street and the north right-of-way line of Second Street 725.54 feet, more or less, to the Point of Beginning, in the City of Hastings, Adams County, Nebraska.



GRUMMERT PROFESSIONAL SERVICES, LLC

PO BOX 37, KENESAW, NE 68956
PHONE 402-879-5701 EMAIL jmgrummet@yahoo.com
WEBSITE www.grummettsurveying.com

• • • • •

I HEREBY CERTIFY THAT THIS TOPOGRAPHICAL 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 JANUARY 19TH, 2022.

Joshua E. Grummert
JOSHUA E. GRUMMERT | LS-783

GRUMMERT PROFESSION

PO BOX 37, KENESAW, NE 68956

PHONE 402-879-5701 EMAIL jmgrummet@yahoo.com
WEBSITE www.grummettsurveying.com

• • • • •

GPS PROJECT # 002-2022
SHEET 1 OF 1

LEGEND :

M-MEASURED DISTANCE
B-I S-520

G-GOVERNMENT DISTANCE
P-PLATTED DISTANCE

0-DEED DISTANCE

 FOUND CORNER
 CALCULATED POINT

● SET 5/8" X 24" REBAR

WITH BLUE LS-783 CARTRIDGES
UNLESS NOTED OTHERWISE

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT
TOPOGRAPHICAL SURVEY

BY ME OR UNDER MY SIGNATURE, THE INFORMATION CONTAINED HEREIN IS TRUE AND ACCURATE.

OF MY KNOWLEDGE, AND
LICENSED PROFESSIONAL

SURVEYOR UNDER THE L
STATE OF NEBRASKA. CO

ON JANUARY 19TH, 2022

Joshua C. Green

JOSHUA E. GRUMMERT |
CDI IMMERT PRO

PO BOX 37 KENESA

PHONE 402-879-570

WEBSITE www.grum.com

2nd Street-All REC Storage
Hastings, NE

The following narrative will outline our plans to construct a new RV/Boat/Vehicle storage facility on the West side of Hastings, NE. We have been contemplating and researching this project for a couple years and are excited to put our research and planning into a project in Hastings that we feel is a definite need and asset to the Hastings area. We have chose a local builder from Hastings to build our new facility that has the knowledge and experience to put together an attractive facility for us.

Greg and Julie Ellenwood, owners/applicants, have lived in Hastings since 1984 and claim our permanent address to currently be in Republican City, NE near Harlan County Reservoir. We raised our 3 children in Hastings and all graduated from Hastings High School. Our oldest son and his family live in Lincoln. Our daughter and her family live in York. Our middle son continues to live in Hastings and will be an intergral part of facility management.

Many hours of serious thought and consideration have gone into this project. We feel this project will be a great addition to Hastings and also provide a needed service to a large surrounding area. We feel we have an efficient site layout that provides security and multiple storage options to bring recreational vehicle storage to another level.

Building 1 and Building 3 will be 40'x240' buildings each providing 16 indoor parking stalls 40'x15'. Each bay will provide its own appropriately sized overhead door to accommodate nearly all shapes and sizes of recreational vehicles. Building 2 will be a 60'x196' building providing 28 smaller indoor parking stalls to provide for smaller items such as boats and classic or recreational automobiles. There will be exterior parking North of these 3 buildings and between building 2 and building 3. West of the areas outlined above will provide for future expansion, either additional building(s) or more exterior parking. Buildings 1 and 3 will have electricity for convenience outlets and interior lighting. The site will be illuminated with LED wall packs mounted to the buildings only, providing security lighting for the area without creating any additional light pollution beyond the site.

The entire site will be fenced to provide security for our tenants. There will be a gate at the South entrance that tenants will be provided with a unique code for access and will allow 24-hour private access. A proposed 6' galvanized chain link fence will be along the perimeters as noted, which falls in line with city code. All 3 buildings will have concrete aprons in front of the doors, with the remaining parking/driveway areas being crushed rock. The entrance off 2nd Street will be poured concrete 30' wide allowing plenty of space for traffic flow coming into and exiting the facility.

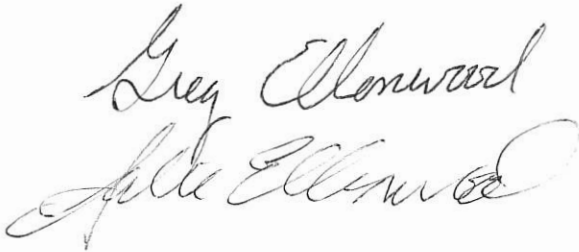
We chose the site on West 2nd Street for a number of reasons. We feel that it fits the area well and is located in an appropriate area of Hastings. This facility will bring very little additional traffic to West 2nd Street, as most tenants access their recreational vehicles in the off season very rarely. We can anticipate when the storage units are fully occupied, the traffic will still be quite minimal. 60 tenants for enclosed storage, and 23 plus that will utilized the outdoor parking areas. Minimal traffic throughout the year, with the majority of the activity occurring between the months of April thru September,. The majority of people are done with the recreational activities after Labor Day. The bulk of the traffic flow will not interfere with any traffic associated with the Middle School because school in not in session mid May thru mid August. We have modeled this facility after Undercover Storage in Holdrege. I have observed this Holdrege facility for the last 5 years, and drive by it twice a day, the traffic is very minimal.

Throughout the planning process of the project, we have consulted with our friends and local businesses in Hastings, and the feedback has all been positive and supportive. Gary Jerman w/LCL owner, Gary Anderson w/Guarantee Electric, Gregg Hughes, Chris Johnson, Happy Hooker Towing in Alma, Mike Fitch owner of Undercover Storage, Dykeman's Camper Sales, to name a few. Hwy 2 Storage in Grand Island and other facilities in York, Holdrege, Aurora, Republican City, Alma all have waiting lists. This is a much needed model in Hastings that has been successfully built in surrounding communities.

We have not yet established a name for this project. However, the only signage we have planned for will be mounted to the buildings as opposed to a free standing sign out front.

Thank you for your consideration and we look forward to providing this service to the citizens of Hastings!

Greg and Julie Ellenwood

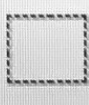
Handwritten signatures of Greg and Julie Ellenwood. The signature for Greg is on top, and the signature for Julie is below it. Both are written in a cursive, flowing style.



Home

View

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Copy



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Resize

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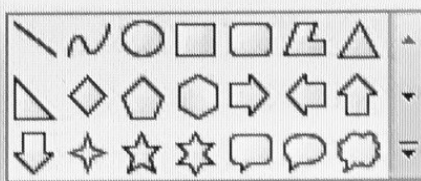
Image



Tools



Brushes



Shapes

Outline

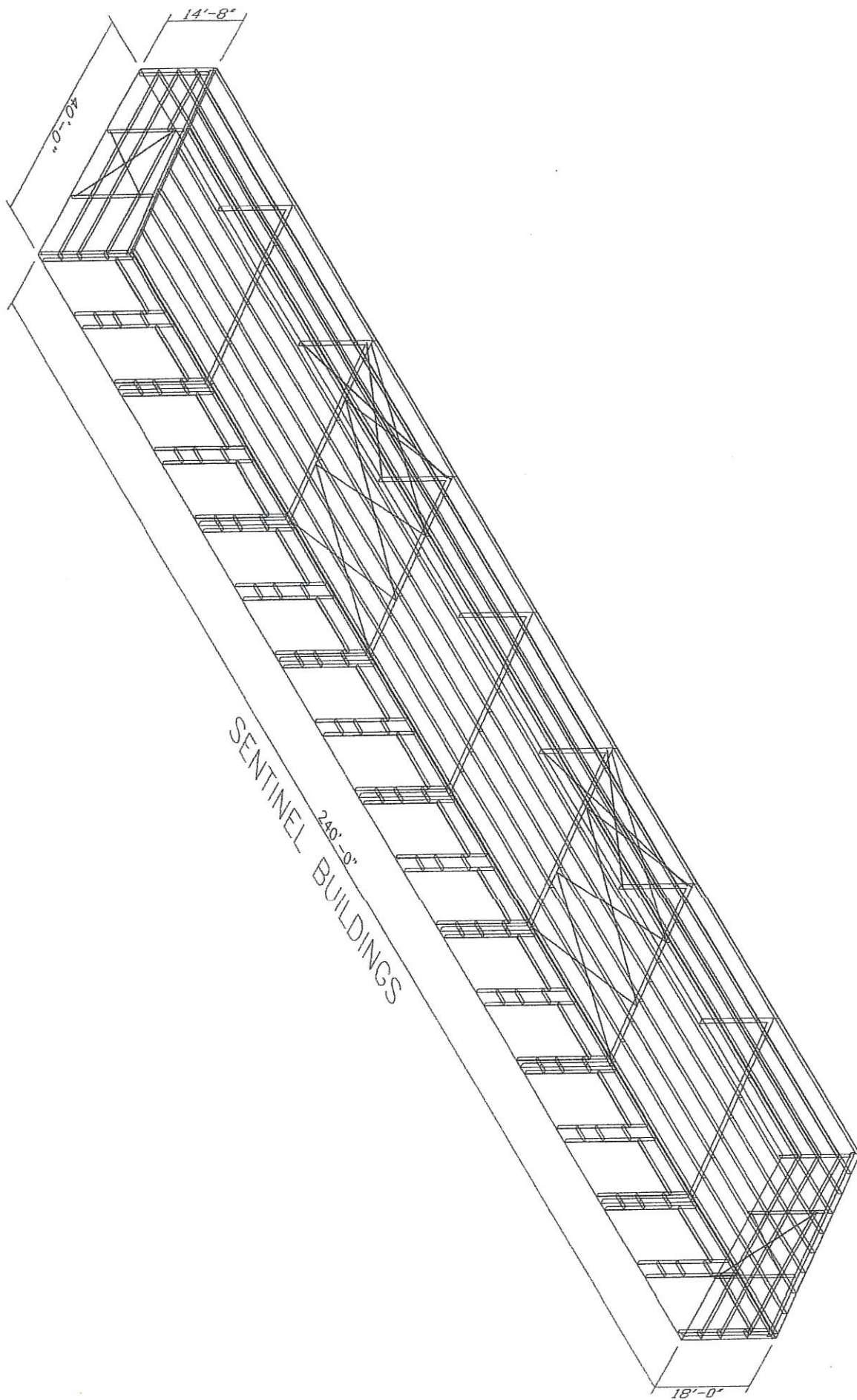
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Size

board



ALL REC
STORAGE



14'-8"

3'-8" 3'-8" 3'-4" 4'-0"

22'-5"

26 Ga. SR. Galvalume (CSS)

RF1-1

12'-10 13/16" Clearance

SP-1

RF1-2

RF1-3

SP-2

37'-11 9/16" Clearance

16'-0 9/16" Clearance

1'-0 3/16"

1'-0 3/16"

18'-0"

3'-8" 3'-8" 5'-2" 5'-6"

RIGID FRAME ELEVATION: FRAME LINE 2 3 4 5 6 7 8

FOR CONSTRUCTION

ENGINEER'S SEAL

237 SOUTH 4TH STREET P.O. BOX 348 ALBION, NEBRASKA, USA 68002

SENTINEL

40'-0" OUT-TO-OUT OF STEEL

©

ENGINEER'S SEAL

SENTINEL

237 SOUTH 4TH STREET P.O. BOX 348 ALBANY, NEWARK, NY 12206

800-327-0780 SENTINELBULBS.COM AGRICULTURAL.COM

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JOB NUMBERS

28210430BR

DESIGN: 222

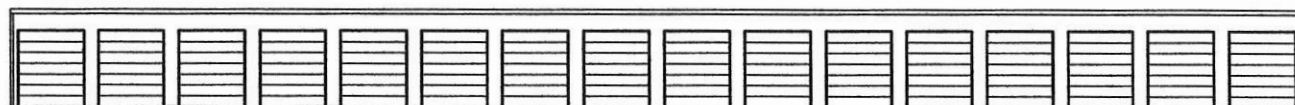
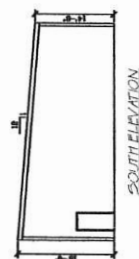
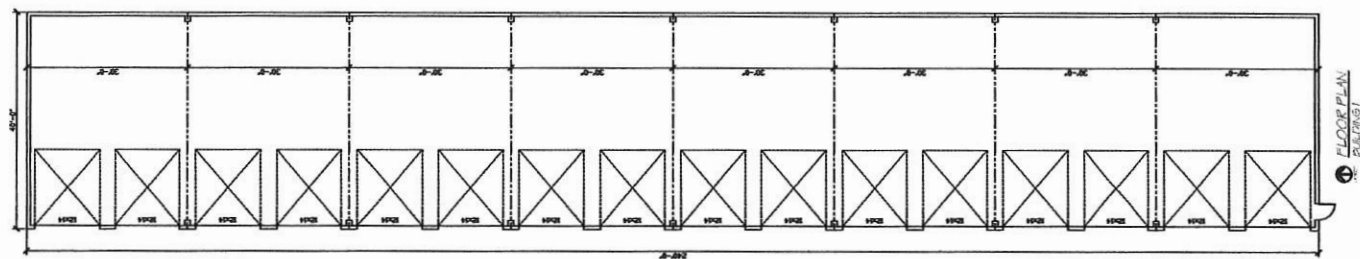
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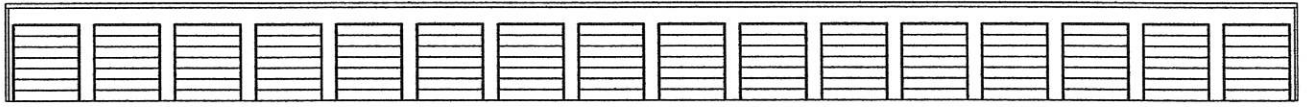
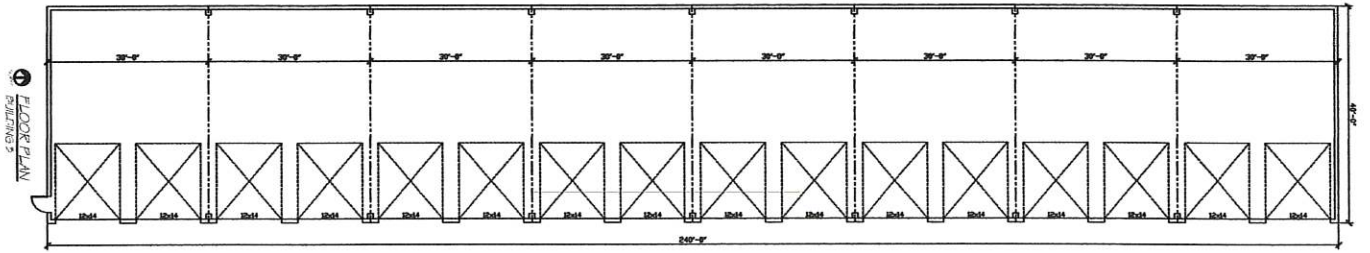
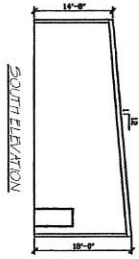
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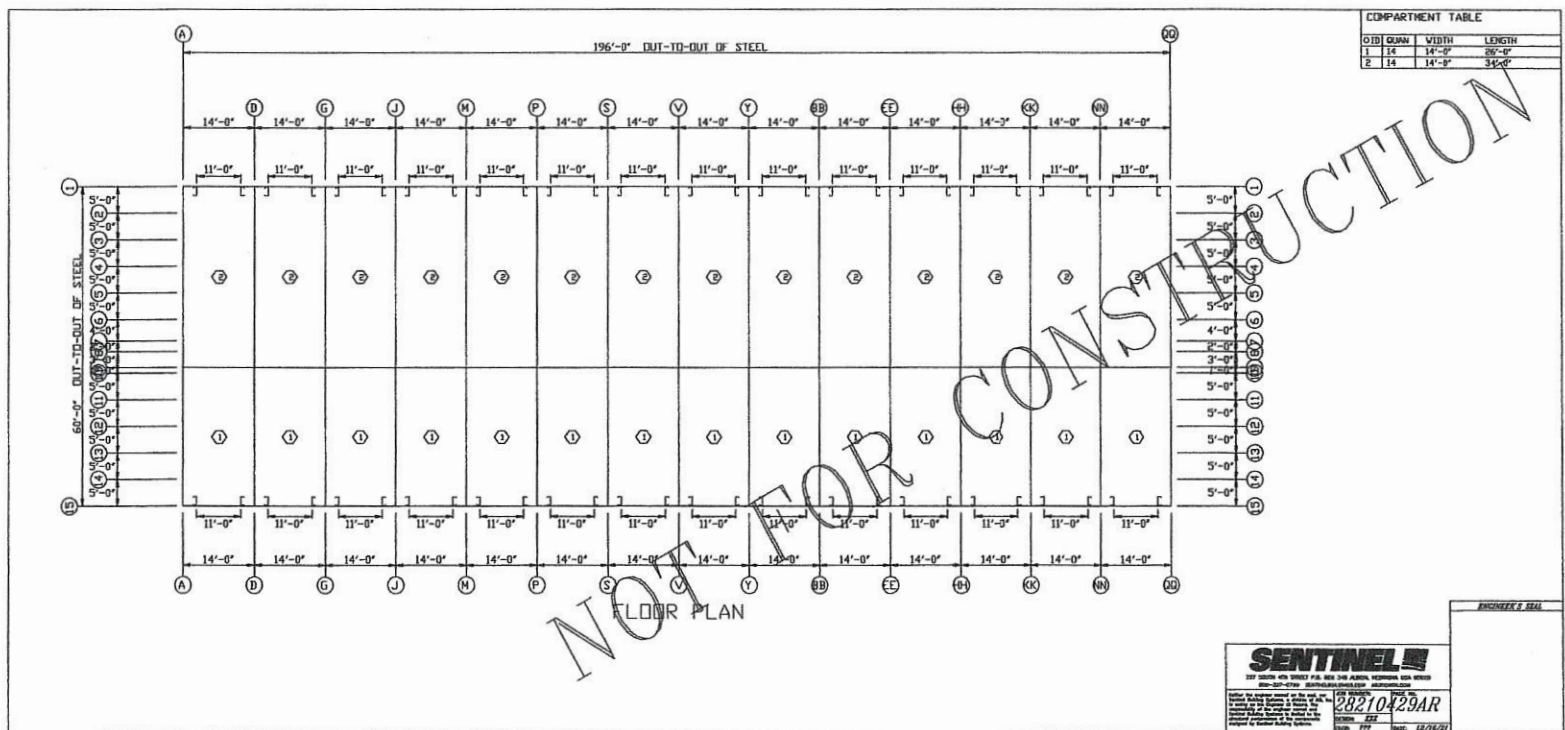
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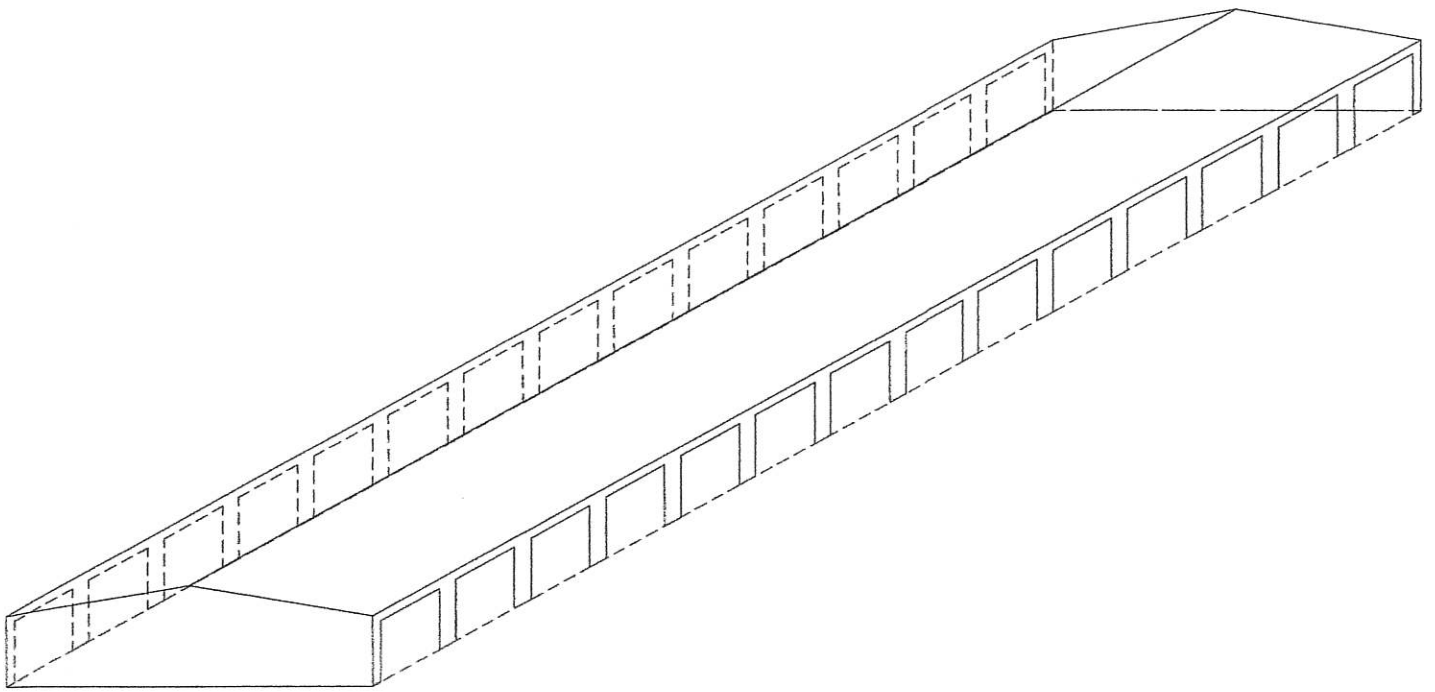
DATE: 12/15/2



WEST ELEVATION



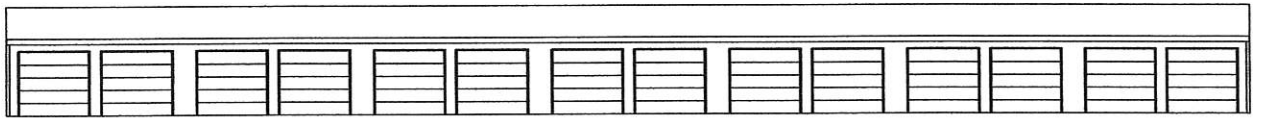
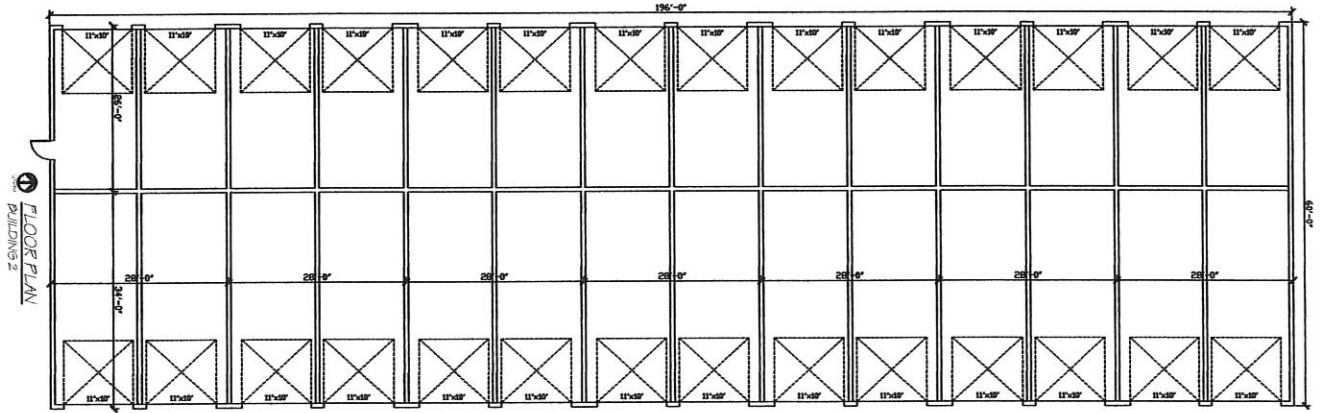
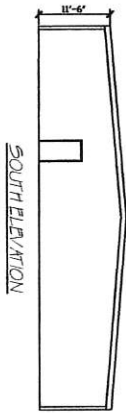




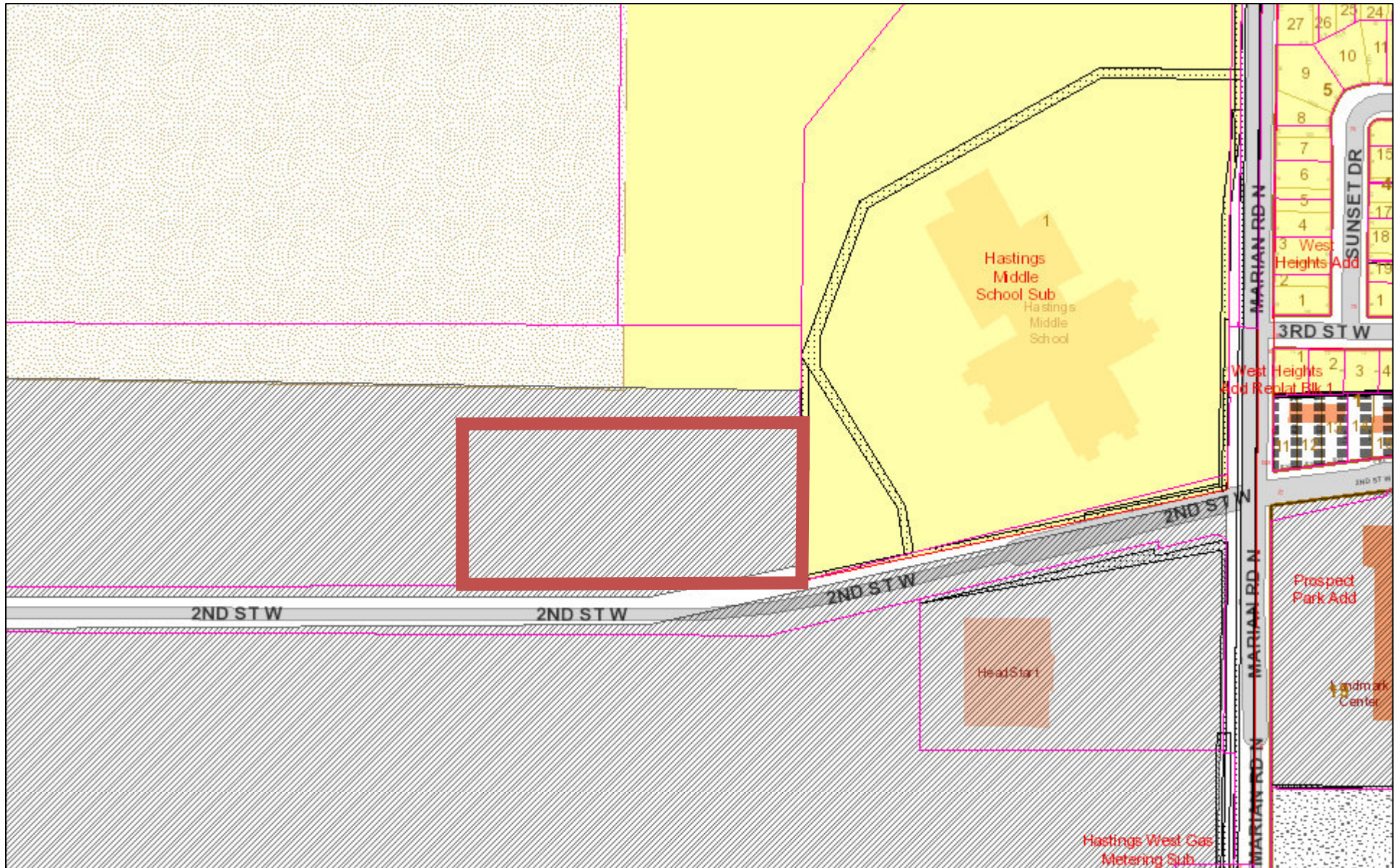
28210429AR

Building

12/16/21



ArcGIS Web Map



2/9/2022, 2:02:31 PM

- | | | | | | | | |
|---------|---------------|-----|-----|-----|------|------|--------|
| Limits | Subdivisions | AG | C-3 | I-1 | R-1A | R-3G | BLOCKS |
| OneMile | Easements | C-0 | CMP | I-2 | R-1S | R-5 | |
| TwoMile | Zoning | C-1 | CZ | MU | R-2 | TA | |
| Parcels | A | C-2 | FS | R-1 | R-3 | LOTS | |

1:4,514
0 0.035 0.07 0.14 mi



ArcGIS Web Map



2/9/2022, 2:04:12 PM

-  Limits
-  Easements
-  OneMile
-  TwoMile
- Parcels

1:4,514
0 0.035 0.07 0.14 mi



Department: Development Services
Staff Contact: Brian Hurskainen
Planning Commission Meeting Date: 4/19/2022
File No: 2022-025
Prepared By: Clara McCully, Administrative Assistant

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing to recommend a request for a Conditional Use Permit (CUP) for an Entertainment Venue at 3030 South Marian Road in the extra-territorial jurisdiction of the City of Hastings, Adams County, Nebraska

Motion to recommend approval for a CUP resolution for an Entertainment Venue at 3030 South Marian Road in the extra-territorial jurisdiction of the City of Hastings, Adams County, Nebraska

Names of People/Business affected by this action:

The applicant, the citizens of Hastings and the surrounding area, the City, and Adams County.

Why Planning Commission action is required:

Neb. Rev. Stat. 19-929 requires a conditional use permit to be approved by the City Council unless the City Council has, through a zoning ordinance or special ordinance, generally authorized the Planning Commission to exercise such power and has approved the standards and procedures adopted by the Planning Commission for equitably and judiciously granting such conditional uses or special exceptions. City Code 34-401 requires a recommendation from the Planning Commission before City Council can approve a CUP.

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval of a CUP resolution for an Entertainment Venue at 3030 South Marian Road in the extra-territorial jurisdiction of the City of Hastings, Adams County, Nebraska, subject to the following conditions:

- 1) The applicants' Site Plan with inclusive dimensions of buildings, parking locations, access and easement location notes are hereby approved and applicant agrees to comply to all inclusive details.
- 2) Applicant must follow traffic and parking plan set forth by the Adams County Roads Department.
- 3) Applicant is limited to holding events to 2 3-day weekends in both May and September as

well as 10 days in December.

- 4) This resolution shall be filed with the Registrar of Deeds so as to provide notice to any person examining the real estate records of the existence of this CUP. The recording costs incurred to comply with this section shall be paid by the applicant for the CUP.
- 5) There shall be compliance with any other applicable City, County, State or Federal regulations that shall apply.
- 6) Any changes to the CUP shall require an amendment to be approved by the Planning Commission and City Council

Deadlines associated with action:

This item is scheduled to be heard at the regular City Council meeting on May 9, 2022.

Department head comments:

The Barn Festival is a craft fair event that is held over 2 3-day weekends in May and September with around 6,000-8,000 people for each season. Additionally, they are looking to add a 10-day Christmas event in early December and there is expected to be a much smaller turnout, not requiring any changes in traffic along Marian Road. This event has been going on for the last 28 years and is under new ownership. The last amendment to the CUP was approved by Adams County revising their parking plan on 5/12/2003. The new owners are making changes to the traffic plan as well as adding the December dates.

Surrounding zoning is as follows:

- North – A, Agricultural
- South – A, Agricultural
- East – A, Agricultural
- West – A, Agricultural

1-The use does not have a permanent negative impact that is substantially greater than the impact anticipated from development permitted in the base zone district.

-Pedestrian and vehicular traffic circulation and safety.

The applicant is working with the County Roads Department to make sure that everyone will be safe and we have additional conditions to follow their parking plan as reviewed by us and the County personnel. The proposed plan is to switch Marian Rd to a one-way street going north for the 4 weekends of the year that it is in use. In addition, there will be a shuttle running from the Fairgrounds to the property to reduce the number of cars that need to be parked within the vicinity. They are finalizing the resolution for the plan and it will be heard at the April 19th Board meeting.

-Reasonable and economic extension of public utilities and facilities

This property is outside the City limits and is not serviced by Hastings Utilities.

-No noise, fumes and/or environmental pollution are anticipated.

Any noise generated by the events will be mitigated by a majority of the event being inside the facility at 3030 South Marian Rd. No fumes or environmental pollution are anticipated with this use.

2-The maintenance of logical and efficient development patterns and land use mixtures.

This area is difficult to have typical agricultural development with a railroad to the west and the floodplain surrounding the property (see attached map). This is an established use but it is under new ownership, so we are making sure everyone is on the same page on how the use should continue moving forward.

3-The conditions imposed are necessary to ensure the maintenance of property values and the safety, health, comfort, and repose of the residents.

All issues with safety and health should be addressed by parking and traffic plan with the County to ensure there no issues with emergency response. The use is also being limited to certain days and times of the year to lessen any impact on the surrounding property owners. The use has been going on for 29 years, most residents in the area are used to having these events.

4-That the use, subject to conditions, maintains compliance with the Comprehensive Plan and the purpose and intent of the zoning regulations.

The Future Land Use Plan for this property is Agriculture. The zoning is also Agriculture and an entertainment venue is a use allowed through a CUP.

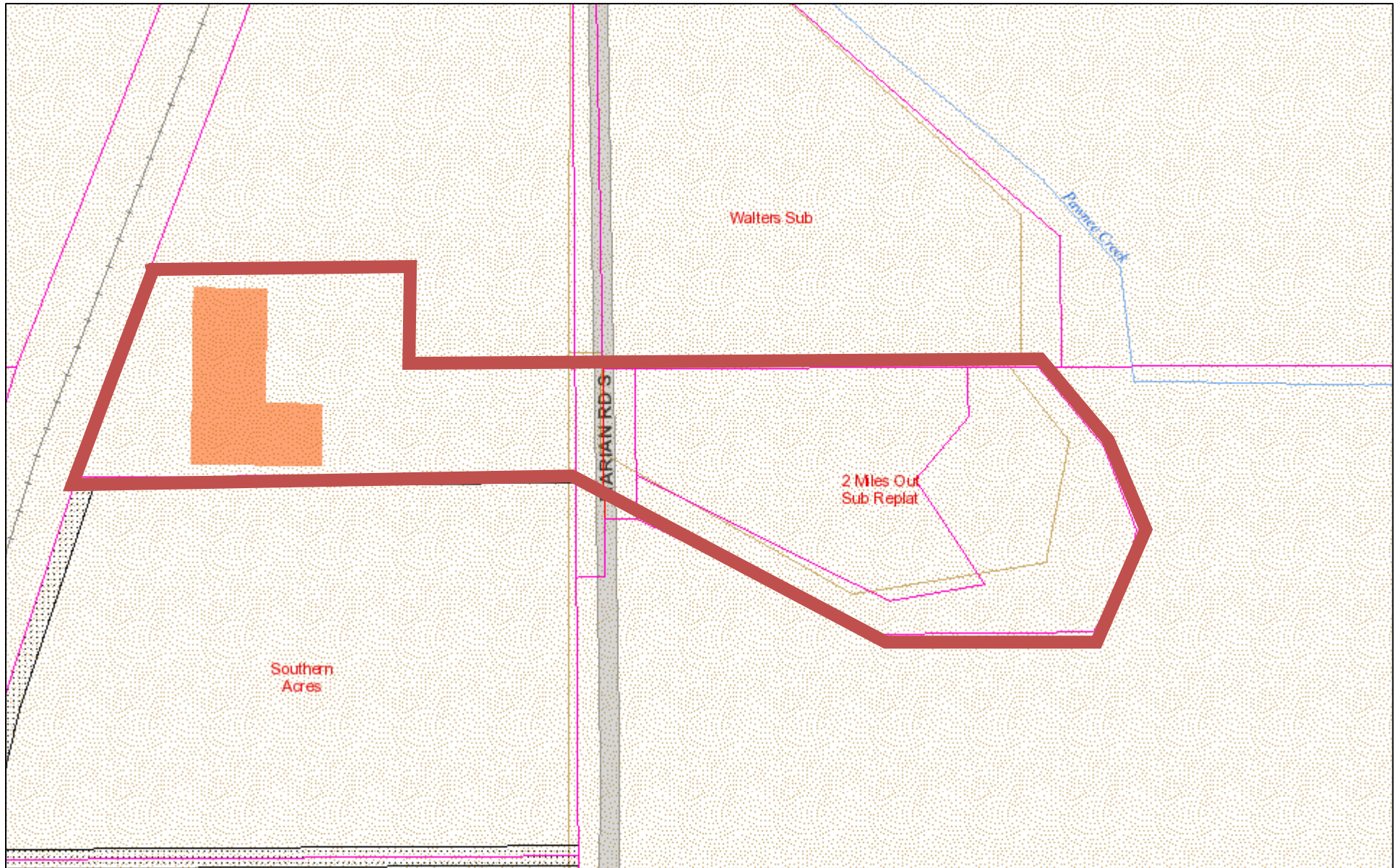
Recommendation:

Staff recommends a motion to recommend approval of a CUP resolution for an Entertainment Venue at 3030 South Marian Road in the extra-territorial jurisdiction of the City of Hastings, Adams County, Nebraska, subject to the following conditions:

- 1) The applicants' Site Plan with inclusive dimensions of buildings, parking locations, access and easement location notes are hereby approved and applicant agrees to comply to all inclusive details.
- 2) Applicant must follow traffic and parking plan set forth by the Adams County Roads Department
- 3) There shall be compliance with any other applicable City, County, State or Federal regulations that shall apply.
- 4) This resolution shall be filed with the Registrar of Deeds so as to provide notice to any person examining the real estate records of the existence of this CUP. The recording costs incurred to comply with this section shall be paid by the applicant for the CUP.
- 5) Applicant is limited to holding events to 2 3-day weekends in both May and September as well as 10 days in December

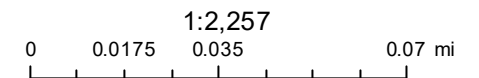
6) Any changes to the CUP shall require an amendment to be approved by the Planning Commission and City Council

ArcGIS Web Map



4/11/2022, 1:58:24 PM

	Limits		Subdivisions		AG		C-3		I-1		R-1A		R-3G
	OneMile		Easements		C-0		CMP		I-2		R-1S		R-5
	TwoMile	Zoning			C-1		CZ		MU		R-2		TA
Parcels		A			C-2		FS		R-1		R-3		



The Barn Festival

May 20-22, 27-29



On Site Parking Spots

East Side: 106 Spots
West Side: 75 Spots
(40 marked spots, 35 unmarked)

The Barn Festival

Proposed Traffic Flow:

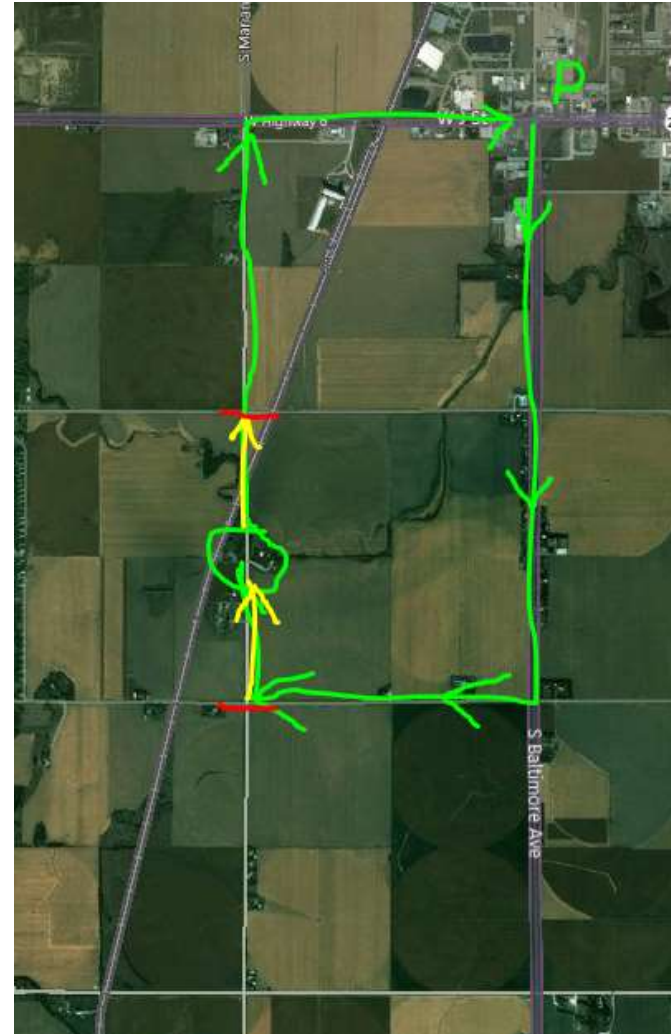
Prevent access to the barn from the north on Marion Rd directing Southbound traffic to 281 and back to Marion Rd at Prairie Lake Rd.

All access to the Barn would be from the South on Marion Rd beginning at Prairie Lake Rd

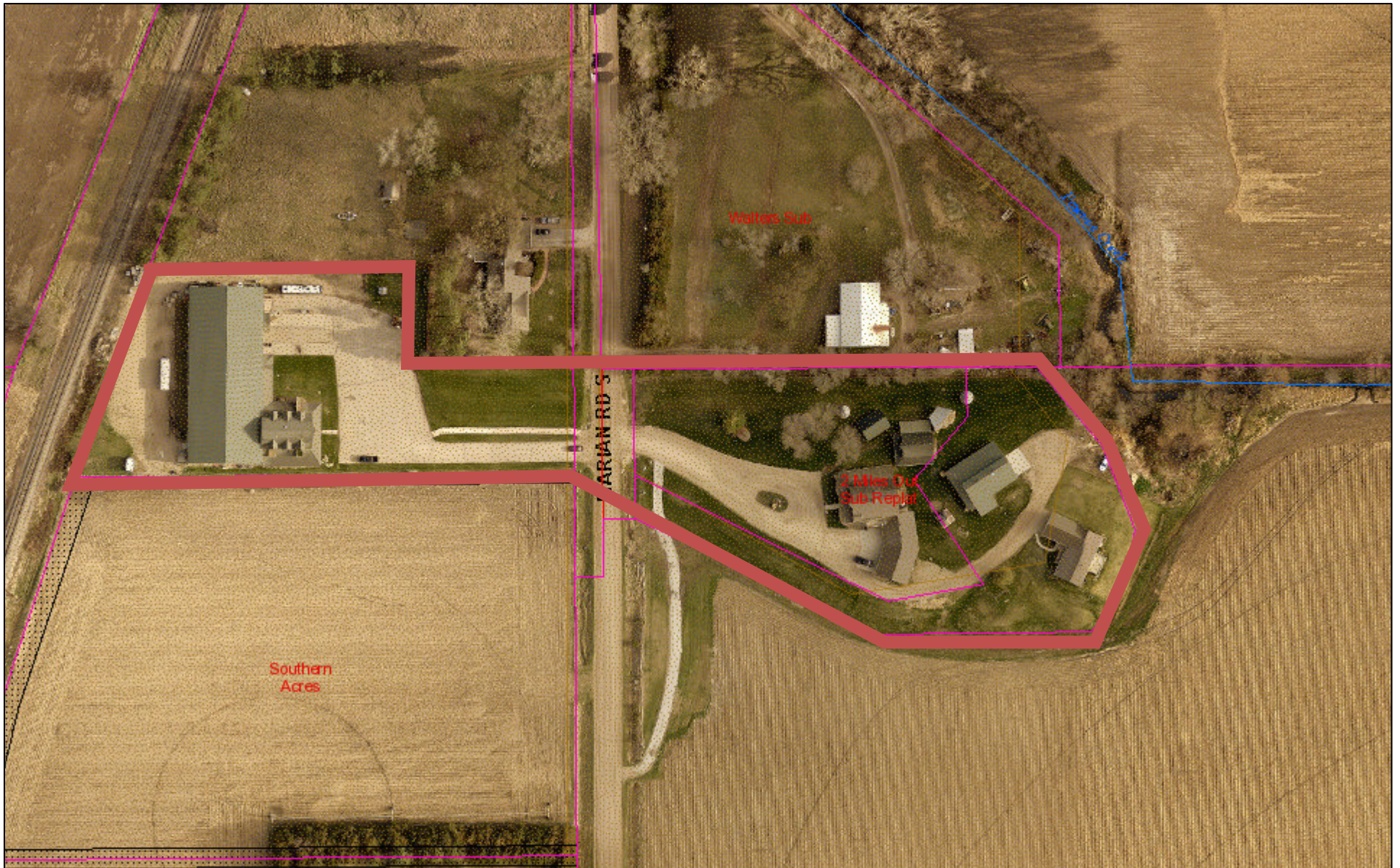
Allow parking roadside on Marion Rd except in restricted Areas Between Idlewilde Rd and Prairie Lake Rd

All Exiting traffic would flow North on Marion Rd.

All other roads in the area will remain two way traffic.

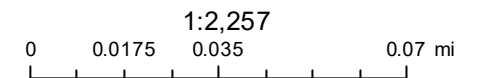


ArcGIS Web Map



4/11/2022, 2:00:22 PM

	Limits		Subdivisions		AG		C-3		I-1		R-1A		R-3G
	OneMile		Easements		C-0		CMP		I-2		R-1S		R-5
	TwoMile	Zoning			C-1		MU		R-2		TA		
Parcels			A		C-2		FS		R-1		R-3		





RENTAL AGREEMENT FOR USE OF ADAMS COUNTY FAIRGROUNDS PARKING LOT

Adams County Agricultural Society, 947 S. Baltimore Avenue, Hastings, NE 68901

Phone: (402) 462-3247

Fax: (402) 462-4731

Name of Renter:

Barn Festival – Kara Parde

Parking Lot Used for:

Parking for the Barn Festival

Period of Use:

May 20 – 22, 2022 and May 27 – 29, 2022

Rental Charges:

\$100.00 per day for the first 3 days, \$75.00 per day for the 4th and 5th day, \$50.00 per day for each additional day in the same month. **Total for 6 days: \$500.00**

Area To Be Used: See the red on map.

Location is on the east side of the old Bernardo's building in the camping area.

Signage may be placed on the road near the old Bernardo's building and down by the highway to inform people of where the shuttle is located.

*Please remember to remove all signs from our property after the event has concluded.



Advertising: Please feel free to share any parking information that will be used on social media. The fairgrounds would be glad to share it on our social media, do an email blast and put information on our large digital marquee the week of the event.

The Board of Directors of ADAMS COUNTY AGRICULTURAL SOCIETY gives and grant unto the renter the right to use the designated parking lot located on the Adams County Fairgrounds, Hastings, Nebraska, in consideration of the rental charge specified and upon the following conditions:

1. The renter shall not use the facilities in violation of any Federal or State law, city ordinance or military regulation.
2. The renter shall pay for any damage, excessive clean up or breakage to the property therein that occurs during the time or as a result of the use of the grounds by the renter.
3. The renter shall hold the Adams County Agricultural Society and its Board, manager and employees harmless from all liability for injury, loss of or damage to any person or property that occurs during or as a result of, the use of the parking lot by the renter, and shall indemnify that Society, Board, manager and employees for all expense that may be incurred as a result of claim or demand by anyone, growing out of the use of the parking lot by the renter. Adams County Agricultural Society shall not be liable for the loss or destruction of renter's property unless caused by the negligence of the Adams County Agricultural Society. A "Certificate of Liability" may be required of the said renter.
4. The Agreement is subject to termination at any time and without notice by the Board of Adams County Agricultural Society should the renter fail to meet any of the obligations herein or if the renter has misrepresented the true purpose of use of said parking lot as stated above.
5. In renting the Adams County Fairgrounds parking lot, the Adams County Ag. Society does not relinquish the right to manage and control the parking lot. The Ag. Society may enforce any reasonable rules and regulations it deems necessary. Any Ag. Society official or authorized employee may enter any part of the designated area at any time.
6. The Adams County Fairgrounds is a designated disaster response facility. In the event that there is a national disaster that this facility needs to be used for, such as terrorist strike, the Adams County Agricultural Society reserves the right to cancel this contract at that time.
7. Please note that current board members/staff can be present at venues and allowed to take pictures that can be used for possible future promotions and advertising purposes.

This agreement entered into on March 31, 2022.

The undersigned agrees to the terms and conditions set forth above and the board does acknowledge receipt of deposit if specified.

Any obvious disregard for these, or any rules and/or laws, will be cause for immediate shutdown of the event. (The shutdown of the event is the decisions of local law enforcement and/or the Adams County Fair Board Members/Manager.)

Renters Name:

Kara Parde

Renters Address:

3045 S. Marian Road Hastings, NE 68901

Renters Email:

kara@barnfestival.com

Renters Phone:

Renters Signature:

Adams County Fairgrounds

Phone: 402-462-3247

947 S. Baltimore Avenue

Fax: 402-462-4731

Hastings, NE 68901

Email: info@adamscountyfairgrounds.com

Adams County Agricultural Society Representative Signature:



Parking



Alan Daugherty

To You

4:16 PM



Kara, just wanted to let you know that you do have permission to let your customers park on our corner by the barn. Alan Daugherty

Sent from my iPad



Reply



Mail



Search



Calendar

The Barn property (including 3045 S Marian Rd, 3030 S Marian Rd, and 3025 S Marian Rd) was purchased by Ross & Kara Parde in October 2021. We are preparing for our first Spring Barn Festival which starts on May 20, 2022, and are requesting a conditional use permit for this ongoing event.

The Barn Festival is an arts and crafts show that has been happening on this property south of Hastings for 28 consecutive years, twice a year. Over 70 vendors from across the United States look forward to attending this event every year, and we hear consistently that this is one of their most successful shows of the year. The show features a variety of hand crafted items such as repurposed furniture, hand crafted jewelry, home decor, yard art, etc.

Customers attend this event from a 5 state area, and many extended families have made this event their scheduled retreat every year for moms and daughters, aunts and cousins. They choose Hastings, NE to meet up and spend a fun time together each year - all because of this long running event.

We will continue to hold these events (two 3 day weekends) in May and September, just as the previous owner had done for the past 28 years. This will be the 29th year for this very successful event! These events bring a tremendous amount of visitors to the Hastings area, and provide a boost to all local business, including hotels and restaurants. We are also looking to add a Christmas event in December, which would be spread out over a 10 day period in early December each year.

In the past, the Spring and Fall festivals have had attendance in the range of 6,000 to 8,000 people over the two weekends. Highest attendance on a single day is estimated to be approximately 1,500 people.

Kara Parde has been one of the larger vendors at this event over the past 12 years, and is very familiar with the event, and what will be needed to make it safe and successful.

One of the areas of concern over all of the years has been related to parking. We have plans to improve upon this area of concern in several different ways:

1) We will provide a 23 passenger bus as a FREE shuttle running from the Adams County Fairgrounds to the Barn festival, in a one way circular route. We will promote this service heavily prior to and during the event, and will also be adding holding bins for customers to place their purchases while they continue to shop throughout the day. One of the reasons that customers like to drive their car to their event, is to be able to drop off packages to their car throughout the day. We will have our holding bin at the front of our event, right near where the shuttle drops off and picks up, so this should encourage more people to utilize the shuttle.

2) We will require staff and vendors to park at the fairgrounds and use the shuttle, which will eliminate up to 75 cars or more from the property. This alone will make a significant difference as to how many customers can park on the property during the event.

3) We are working with the County Roads department to test one way traffic (from the south to the north) for the 1 mile of road that runs through our property. Parking will also only be allowed on the east side of the road, so traffic should flow smoothly with these changes. We will be setting up barricades at the necessary corners, and will have staff at the major corners to explain the new route to customers.

In other areas, we will have trash bins located throughout the event, and will have the dumpsters emptied daily. We will also have Porta-Potties on each side of the road (including Handicap ones), as shown in the attached diagram.

We will have Security on the property overnight each night, on the nights where the vendors are set up, to be sure their property is secure.

We look forward to continuing this local tradition! We were announced as the “new owners” just prior to the Fall event in 2021, and I can’t tell you how excited the customers all were to hear that the tradition would continue! They recognized Kara from the Facebook video announcements, and would practically hug her as they thanked her for stepping up to make sure they could continue their annual tradition of attending the Barn Festival events! It was never just a “congratulations” type of response, it was always a very big “THANK YOU” for keeping this going! They definitely did not want to see this long time event come to an end.

We are excited to be a part of the Hastings community, and do our part to keep this piece going strong.

Ross & Kara Parde

ArcGIS Web Map



4/12/2022, 12:09:39 PM

-  Limits
-  OneMile
-  TwoMile
-  Wellhead Protection Boundary
-  Monitoring Well
-  Parcels
- Institutional Control Area Boundary

1:4,514
0 0.035 0.07 0.14 mi



Department: Development Services
Staff Contact: Brian Hurskainen
Planning Commission Meeting Date: 4/19/2022
File No: 2022-021
Prepared By: Clara McCully, Administrative Assistant

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing to consider a voluntary annexation to bring a tract of land into the corporate limits of the City of Hastings for Adams County for property generally located on the southeast corner of Baltimore Avenue and M Street

Approval of an ordinance for voluntary annexation to bring a tract of land into the corporate limits of the City of Hastings, generally located on the southeast corner of Baltimore Avenue and M Street

Names of People/Business affected by this action:

The people of Hastings, the City, and Adams County.

Why Planning Commission action is required:

A copy of such plat or map, certified by such an Engineer or Surveyor, as the case may be, shall be filed in the office of the city clerk or village clerk, together with a request in writing, signed by a majority of the property owners of the territory described in such plat for the annexation of such territory. The city council or village board of trustees shall, at the next regular meeting after the filing of such plat and request for annexation, vote upon the question of such annexation, and such vote shall be recorded in the minutes of such city council or village board of trustees. If a majority of all the members of the city council or village board of trustees vote for such annexation, an ordinance shall be prepared and passed by the city council or village board of trustees declaring the annexation of such territory to the corporate limits of the city or village. (N.R.S 18-3301).

All additions laid out contiguous or adjacent to the corporate limits of a city of the first class, city of the second class, or village may be included within the corporate limits and become a part of such municipality for all purposes whatsoever if approved by the city council or village board of trustees under this subsection. The addition may become part of the municipality at such time as the addition is approved by the city council or village board of trustees if (a) after giving notice of the time and place of the hearing as provided in section 19-904, the planning commission and the city council or village board of trustees both hold public hearings on the inclusion of the addition within the corporate limits and (b) the city council or village board of trustees votes to approve the inclusion of the addition within the corporate boundaries of the municipality in a separate vote from the vote approving the addition. Such hearings shall be separate from the public hearings held regarding approval of the addition. (N.R.S. 19-916).

(2) (a) Ordinances of a general or permanent nature in a city of the first class shall be read by title

on three different days unless three-fourths of the city council members vote to suspend this requirement, except that in a city having a commission plan of government such requirement may be suspended by a three-fifths majority vote. (2) (b) Regardless of the form of government, such a requirement shall not be suspended (i) for any ordinance for the annexation of territory or the redrawing of boundaries for city council election districts or wards except as otherwise provided in subsection (4) of this section or (ii) as otherwise provided by law. (N.R.S 16-404). (N.R.S 16-404)

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval of an ordinance for voluntary annexation to bring a tract of land into the corporate limits of the City of Hastings, generally located on the southeast corner of Baltimore Avenue and M Street

Deadlines associated with action:

This item is scheduled to be heard at the regular City Council meeting on May 9, 2022.

Department head comments:

This annexation is being processed at the request of the Adams County Board and they have supplied us with a letter signed by the Chairman. This annexation is for the newly proposed Justice Center for Adams County which is currently underway. The parcel is just over 11 acres and contiguous to the corporate City Limits across M Street. The area is urban in character with the current zoning of the property to be annexed designated as I-2 Heavy Industrial. Much of this area between Baltimore and Burlington, and J Street to M Street is commercial and industrial in use, with some agricultural presence intermittently. Many commercial businesses, like Orschelns, have settled in the north and several more industrial uses have been established to the east, like WR Reserve. Though the area is slated for rural residential in the Future Land Map, as we have previously discussed this area as a good candidate for reexamining in our Comprehensive Plan that will kick off in the very near future.

The only utilities required for this property that will need to be extended is water and there is a district being proposed. Additionally, M Street is not paved and there is a paving district proposed for this road. City Engineering will complete paving M Street after the heavy machinery and trucks for construction of the jail have completed the majority of their work. These two districts are being processed by our City Engineer, Lee Vrooman, and are not required to move forward with the approval of this voluntary annexation by the Planning Commission per our existing Annexation Policy.

Tract is legally described as:

A tract of land located in part of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) Section Twenty-four (24), Township Seven (7) North, Range Ten (10) West of the 6th P.M., Adams County, Nebraska, and being more particularly described as follows:
Commencing at the West $\frac{1}{16}$ corner of the Northwest Quarter (NW $\frac{1}{4}$); thence on an assumed

bearing of N88°56'43"E, along the north line of the SW ¼ of the NW ¼, a distance of 160.02 feet to a point on the east right-of-way line of U.S. Highway 281; thence S08°05'12"E, along said east right-of-way line a distance of 30.47 feet to the point of beginning; thence N88°58'59"E, along the south right-of-way line of M Street, a distance of 693.92 feet; thence S00°43'05"E, parallel to the west line of said NW ¼ a distance of 730.34 feet; thence S89°16'55"W, perpendicular to said west line a distance of 660.24 feet to a point on said east right-of-way line, thence N01°40'08"E, along said east right-of-way line, a distance of 178.21 feet; thence N02°41'31"W, along said east right-of-way line, a distance of 290.19 feet; thence N07°34'20"W, along said east right-of-way line, a distance of 260.50 feet to the point of beginning. Said tract contains a calculated area of 484,387.87 square feet or 11.120 acres more or less.

Recommendation:

Staff recommends a motion to recommend approval of an ordinance for voluntary annexation to bring a tract of land into the corporate limits of the City of Hastings, generally located on the southeast corner of Baltimore Avenue and M Street

ALTA / NSPS LAND TITLE SURVEY

TITLE CERTIFICATE FILE NO.816-01A(1)
ISSUING OFFICE (ADAMS LAND TITLE COMPANY)
ISSUING DATE OF MARCH 15TH 2021
CERTIFICATE ISSUED TO GRUMMERT PROFESSIONAL SERVICES

LEGAL DESCRIPTION PER WARRANTY DEED INST. NO. 20201991:

A TRACT OF LAND LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW 1/4 NW 1/4) SECTION TWENTY-FOUR (24), TOWNSHIP SEVEN (7) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M. ADAMS COUNTY, NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST 1/16 CORNER OF THE NORTHWEST QUARTER (NW 1/4); THENCE ON AN ASSUMED BEARING OF N88°56'43"E, ALONG THE NORTH LINE OF THE SW 1/4 OF THE NW 1/4, A DISTANCE OF 160.02 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281; THENCE S08°05'42"E, ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 30.47 FEET TO THE POINT OF BEGINNING; THENCE N88°58'59"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF M STREET, A DISTANCE OF 693.92 FEET; THENCE S00°43'05"E, PARALLEL TO THE WEST LINE OF SAID NW 1/4 A DISTANCE OF 730.34 FEET; THENCE S89°16'55"W, PERPENDICULAR TO SAID WEST LINE A DISTANCE OF 660.24 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE; THENCE N01°40'08"E, ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 178.21 FEET; THENCE S02°41'31"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 290.02 FEET; THENCE N07°33'28"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 260.50 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 484,387.87 SQUARE FEET OR 11.120 ACRES MORE OR LESS.

SCEDULED EXCEPTIONS

2. The Grantee in the Last Deed of Record is:
Adams County, a Political Subdivision the State of Nebraska. (DOES NOT EFFECT THIS SURVEY)
3. Unreleased Mortgages/Deeds of Trust/Construction Liens/Financing Statements indexed against the subject property: None Shown. (DOES NOT EFFECT THIS SURVEY)
4. Taxes and Special Assessments: ID# 010018598 (DOES NOT EFFECT THIS SURVEY)
5. The Adams County Assessor lists this property as Tax Exempt for the 2020. (DOES NOT EFFECT THIS SURVEY)
6. No unpaid special assessments shown. (DOES NOT EFFECT THIS SURVEY)
7. Federal and State Tax Liens: None shown. (DOES NOT EFFECT THIS SURVEY)
8. Pending Actions and Outstanding Judgements - District Court; Probates - County Court: None shown. (DOES NOT EFFECT THIS SURVEY)
9. Easements, Covenants, Restrictions and Miscellaneous Documents: (DOES EFFECT THIS SURVEY)
c. Right-of-Way for pipeline, in favor of the Natural Gas Distributing Company, its successors and assigns, recorded March 24, 1931 in Book 18, Page 606; Assignment to Nebraska Natural Gas Company, recorded June 5, 1935 in Book 20, Pages 310-311; Assignment to Kansas-Nebraska Natural Gas Company, recorded April 17, 1941 in Book 122, Page 544; Assignment to Source Gas Distribution, recorded April 9, 2007 as Instrument No. 20071580.
d. Easement for Public Utilities, in favor of Hastings Utilities (HU), City of Hastings, Nebraska, its successors and assigns, recorded March 27, 2012 as Instrument No. 20121271. (DOES EFFECT THIS SURVEY)

MISCELLANEOUS NOTES

1. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, UNLESS OTHERWISE NOTED.
THE BASIS OF BEARINGS FOR THIS SURVEY IS S00°42'54"E AS THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, T7N-R10W, OF THE 6TH P.M., ADAMS COUNTY, NEBRASKA AS EVIDENCE BY MONUMENTS FOUND.
2. THE SUBJECT PROPERTY HAS NO CURRENT STREET ADDRESS.
3. SUBJECT PROPERTY IS IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 3% ANNUAL CHANCE FLOODPLAIN.) FROM EVIDENCE OF FIRM MAP 31001C0160C, WITH AN EFFECTIVE DATE OF 07/05/2018.
4. THE SUBJECT PROPERTY HAS A GROSS LAND AREA OF 11.12 ACRES.
5. VERTICAL RELIEF/CONTOURING WAS PREPARED BY A TOPOGRAPHICAL SURVEY. ALL ELEVATIONS ARE NAVD 1988 UTILIZING NGS BENCHMARK LH-1476
6. ALL LANDSCAPING, SIGNS AND OTHER FEATURES ARE NOTED.
9. THERE ARE NO CURRENT PARKING STALLS.
13. NAMES OF THE CURRENT ADJOINING OWNERS ARE NOTED.
14. THE DISTANCE TO THE NEAREST INTERSECTING STREET IS NOTED.
16. THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN THE RECENT MONTHS ON THE SUBJECT PROPERTY.
17. THERE ARE NO CURRENT CHANGES IN STREET RIGHT OF WAYS OR ANY OTHER OBSERVED EVIDENCE OF RECENT CONSTRUCTION.

ENCROACHMENTS

NO VISUAL ENCROACHMENTS ON THIS SURVEY.

ALTA/NSPS LAND TITLE SURVEY

TO:
ADAMS COUNTY, NEBRASKA

LEGEND OF SYMBOLS & ABBREVIATIONS

- ASPHALT SURFACE
GRAVEL SURFACE
S SEWER LINE
G GAS LINE
W WATER LINE
E OVERHEAD ELECTRIC LINE
UTILITY EASEMENT UNLESS NOTED
BOUNDARY LINE
T UNDERGROUND CABLE OR TELEPHONE LINE
SIGN GENERIC
POWER POLE
TELEPHONE OR CABLE PEDESTAL
D1-DEED INST. NO. 20201991
D2-DEED INST. NO. 19863481
W-MEASURED DISTANCE
R-LS-630 11/12/2015
G-GOVERNMENT DISTANCE
FOUND 5/8" REBAR
LS-630 CAP UNLESS NOTED
CALCULATED POINT
SET 1/2" x 24" REBAR WITH BLUE LS-783 CAP UNLESS NOTED OTHERWISE
SANITARY SEWER MAN HOLE
STORM SEWER MAN HOLE
FIRE HYDRANT
LIGHT POLE
WATER VALVE
STUMP
CONIFEROUS TREE
DECIDUOUS TREE

GRUMMERT PROFESSIONAL SERVICES, LLC

2837 W. HWY 6, STE # 206, HASTINGS NE, 68901
PHONE-402-879-5701 EMAIL- jmgrummet@yahoo.com
WEBSITE- www.grummertsurveying.com
G.P.S. PROJECT # 011-2021

Coordinate Table				
Pt #	Northing	Easting	Elevation	Descriptor
1	5000.0000	5000.0000	1914.01	PROP LS-630
2	4987.6850	4306.2560	1912.58	PROP 5/8" REBAR
6	4729.3480	4340.5320	1911.93	PROP LS-630
7	4269.7870	5009.0120	1904.35	PROP LS-630
8	4261.4990	4346.8360	1910.49	PROP LS-630
9	4439.6540	4354.2600	1911.10	PROP LS-630

Measured Boundary Description:

From the Point of Beginning, thence North 88°58'59" East, a distance of 693.85 feet; thence South 00°42'26" East, a distance of 730.27 feet; thence South 89°16'51" West, a distance of 660.23 feet; thence North 01°44'38" East, a distance of 178.24 feet; thence North 02°42'47" West, a distance of 290.02 feet; thence North 07°33'28" West, a distance of 260.60 feet to the Point of Beginning. Containing 11.1174 Acres, more or less.

CLOSURE REPORT GROUND DISTANCES AND GROUND COORDINATES:

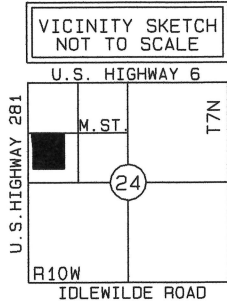
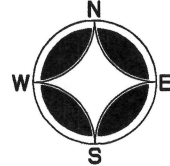
Coordinate values shown are computed based on the rounded bearing and distance, or chord bearing and chord lengths as indicated herein.
Boundary Name:

Point Number	Bearing	Description	Sta	Northing	Easting	Point #
0	N88°58'59"E	693.85 ft	0+00.00	4987.6850	4306.2560	2
0	S00°42'26"E	730.27 ft	6+93.85	5000.0000	5000.0000	1
0	S89°16'51"W	660.23 ft	14+24.12	4269.7870	5009.0120	7
0	N01°44'38"E	178.24 ft	20+84.35	4261.4990	4346.8360	8
0	N02°42'47"W	290.02 ft	22+62.59	4439.6540	4354.2600	9
0	N07°33'28"W	260.60 ft	25+52.61	4729.3480	4340.5320	6
0			28+13.21	4987.6867	4306.2532	2

Closing latitude = 0.00174
Closing departure = -0.00282
Closing bearing = S58°19'58"E
Closing distance = 0.00331
Total traverse length = 2813.21 (2813.21)
Total error of closure = 1/849188
Error of closure in latitude = 1/1617544
Error of closure in departure = 1/997741

Area = 484273.78 Sq. Ft.
Area = 11.1174 Acres

ALL BEARINGS ARE ASSUMED
SCALE: 1"=50'



SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7, 9, 11, 13, 14, 16, 17 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 4TH, 2021.

DATE OF PLAT: MARCH 22ND, 2021.

DATE: 03/22/2021

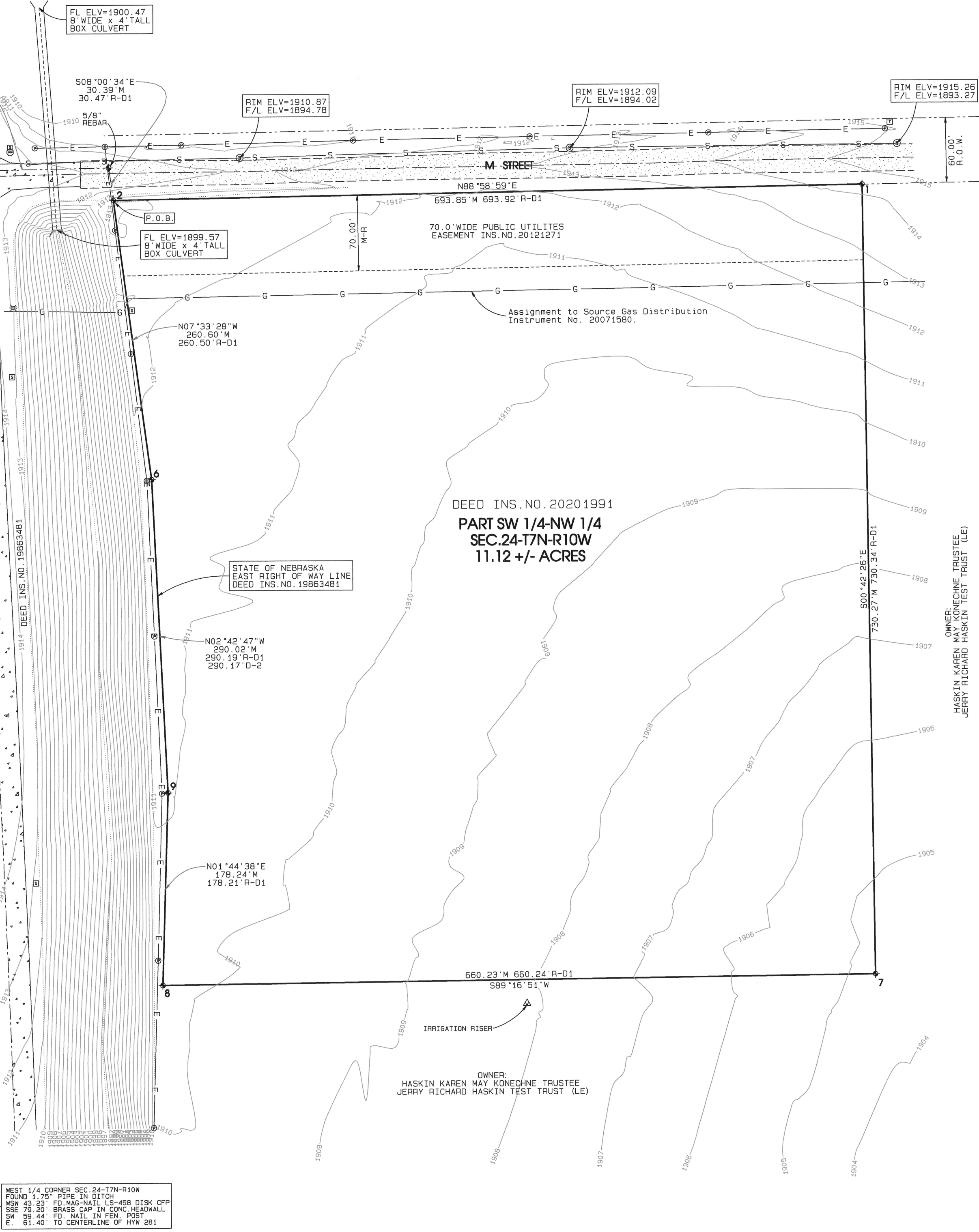
Joshua E. Grummet
JOSHUA E. GRUMMERT

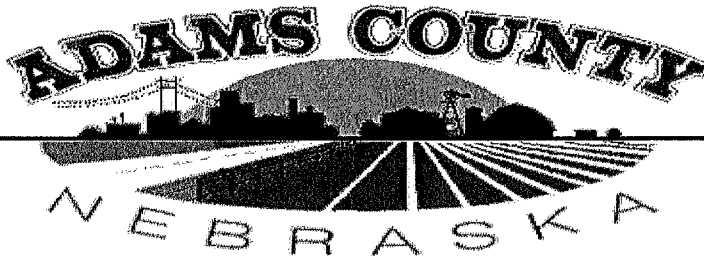


REGISTRATION
NO. 783

U.S. HIGHWAY 281 / S.BALTIMORE AVENUE

S00°42'54"E 1322.18 M-R





Board of Commissioners
500 W. 4th Street
Hastings, Nebraska 68901

(402) 461-7107
Fax: (402) 461-7185

Dave Ptak
City Administrator
City of Hastings
220 North Hastings Avenue
Hastings, NE 68901

Dear Mr. Ptak:

Adams County, the owner of the real property described herein, by and through the Board of Commissioners of Adams County, and pursuant to Neb. Rev. Stat. §16-117 (7), hereby petitions the City of Hastings to annex the real property described herein into the corporate limits of the City of Hastings. The real property will, upon the completion of construction, be the Adams County Justice Center.

The legal description of the real property is as follows:

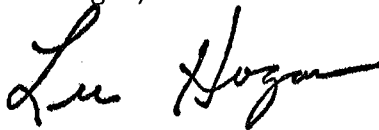
A tract of land located in part of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) Section Twenty-four (24), Township Seven (7) North, Range Ten (10) West of the 6th P.M., Adams County, Nebraska, and being more particularly described as follows:

Commencing at the West $\frac{1}{16}$ corner of the Northwest Quarter (NW $\frac{1}{4}$); thence on an assumed bearing of N88°56'43"E, along the north line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, a distance of 160.02 feet to a point on the east right-of-way line of U.S. Highway 281; thence S08°05'12"E, along said east right-of-way line a distance of 30.47 feet to the point of beginning; thence N88°58'59"E, along the south right-of-way line of M Street, a distance of 693.92 feet; thence S00°43'05"E, parallel to the west line of said NW $\frac{1}{4}$ a distance of 730.34 feet; thence S89°16'55"W, perpendicular to said west line a distance of 660.24 feet to a point on said east right-of-way line; thence N01°40'08"E, along said east right-of-way line, a distance of 178.21 feet; thence N02°41'31"W, along said east right-of-way line, a distance of 290.19 feet; thence N07°34'20"W, along said east right-of-way line, a distance of 260.50 feet to the point of beginning. Said tract contains a calculated area of 484,387.87 square feet or 11.120 acres, more or less.

Please notify the County Board if anything else is necessary to complete this process and when this matter will be considered by the Hastings City Council.

Thank you for your attention.

Lee Hogan, Chairman

A handwritten signature in black ink, appearing to read "Lee Hogan", with a stylized, cursive script.

Adams County
Board of Commissioners

**Michael
Stromer**
Commissioner

Glen Larsen
Commissioner
District 2

Lee Hogan
Commissioner
District 3

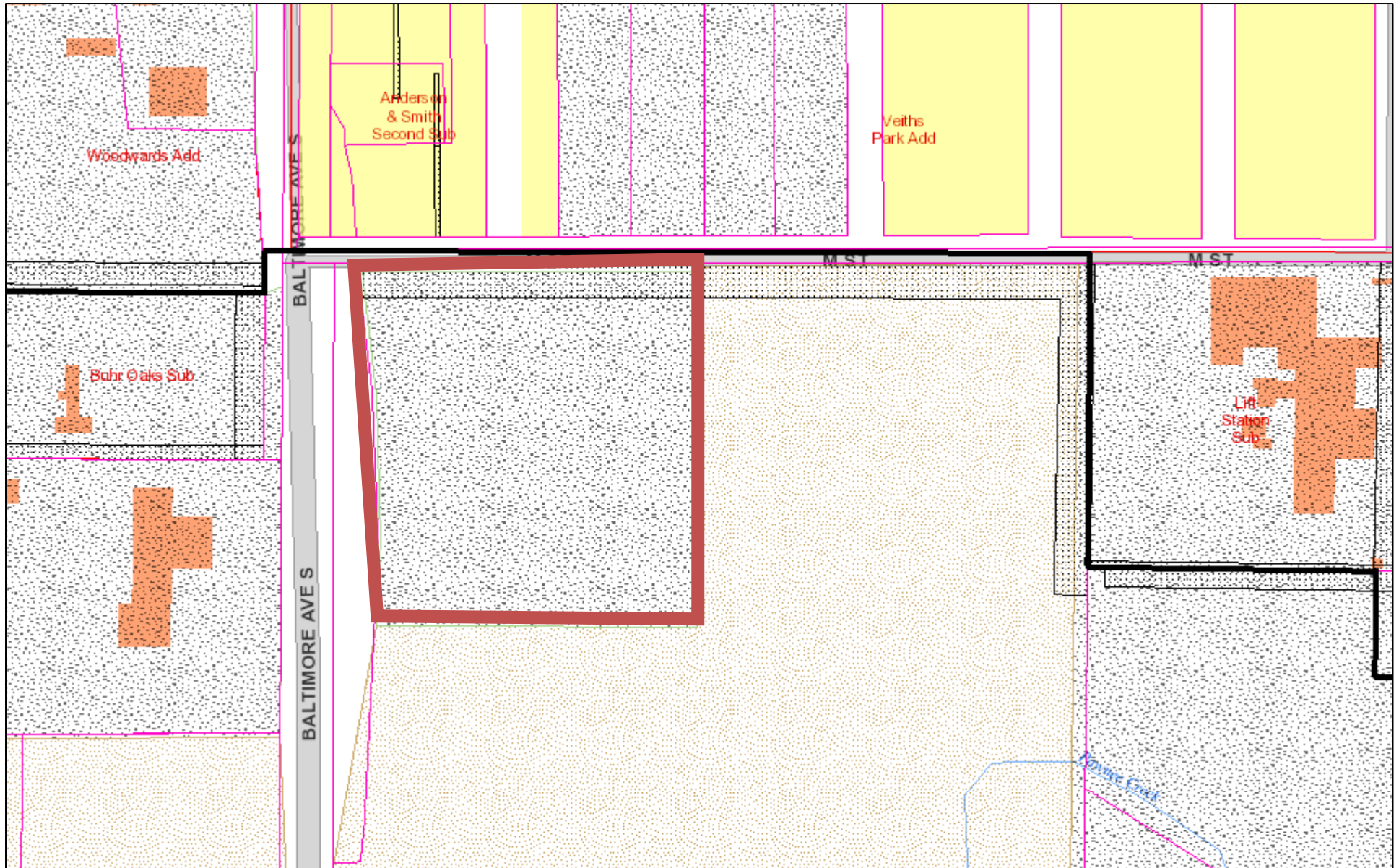
Harold Johnson
Commissioner
District 4

Dale Curtis
Commissioner
District 5

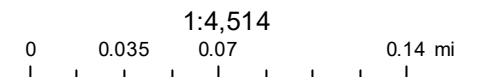
**Chuck
Neumann**
Commissioner

Joe Patterson
Commissioner
District 7

ArcGIS Web Map



4/11/2022, 8:14:00 AM



CITY OF HASTINGS

ANNEXATION REVIEW PROCESS

The Annexation Review Process followed by the City of Hastings is mandated by both, City Code and Nebraska State Statutes. The objective of the process is to ensure that annexation decisions are legal, that full opportunities for public participation are provided, and that information necessary for making informed decisions is available.

The Annexation Review Process requires the involvement and participation of the Mayor and City Council, the Planning Commission, and City Staff. Two public hearings are required: one by the Planning Commission and one by the City Council.

The purpose of this booklet is to provide an outline of the annexation process and a description of the various steps in that process.

Copies of the pertinent City Code and State Statute sections are included in this booklet.

RESPONSIBILITIES OF THE PLANNING COMMISSION

1. Beginning in July 2002, and every three (3) years thereafter, the Planning Commission is required to review all areas outside the corporate limits to see if these areas are eligible to be considered for annexation into the City. (Revised, 1999)

The criteria used by the Planning Commission to determine if an area is eligible include:

- Is the area contiguous or adjacent?
- Is the area urban or suburban in character?

2. Following completion of its review, the Planning Commission shall make a determination of the areas eligible for annexation and shall hold a public hearing on areas to be proposed for annexation.

3. Following the public hearing, the Planning Commission shall make its recommendation on areas that it proposes to be considered for annexation by the City Council. This must be accomplished by the first Council meeting in February.

RESPONSIBILITIES OF THE CITY COUNCIL

1. The City Council considers the recommendations of the Planning Commission concerning areas to be annexed and decides if it wishes to study any area for annexation.
2. The City staff shall prepare for submission to the City Council a plan for extending municipal services into any annexation study area.

The plan must include the following:

- A statement of the estimated cost impact of providing municipal services to the proposed annexation area, and a timetable for extending services to the proposed annexation area.
- A statement of the method by which the City plans to finance the extension of municipal services into the proposed annexation area, and the method by which the City plans to maintain any services already provided to the area.
- A map showing the area proposed for annexation, the current City boundaries, the proposed boundaries of the City after the annexation, and the general land use pattern in the proposed annexation area.

The completed plan is submitted to the City Council and copies made available to the public and placed on display at the City Building.

3. The City Council reviews the plan and makes any necessary modifications.
4. The City Council adopts a resolution stating its proposal to annex land and adopts the plan for providing municipal services to the proposed annexation area. The resolution established the date and time for the public hearing and describes the boundaries of the proposed annexation area.
5. The City Council holds a public hearing on the proposed annexation.
6. The City Council votes on the ordinance annexing the proposed area.

Adopted by City Council January 8, 1990
Revised by City Council March 22, 1999

Department: Development Services
Staff Contact: Brian Hurskainen
Planning Commission Meeting Date: 4/19/2022
File No: 2022-003
Prepared By: Clara McCully, Administrative Assistant

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing for a change of zoning for address or property generally located at the end of West 16th Street, west of Westbrook Drive in the extra-territorial jurisdiction of the City of Hastings, Adams County, Nebraska, from “A, Agricultural” and “R-1, Urban Single Family Residential” to “A, Agricultural” and to amend the Official Zoning District Map.

Motion to recommend approval for an ordinance and the amendment to the Official Zoning District Map to rezone address or property generally located at the end of West 16th Street, west of Westbrook Drive in the extra-territorial jurisdiction of the City of Hastings, Adams County, Nebraska, from “A, Agricultural” and “R-1, Urban Single Family Residential” to “A, Agricultural”

Names of People/Business affected by this action:

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

Why Planning Commission action is required:

Neb. Rev. Stat. 19-902 provides the city council shall receive the advice of the planning commission before taking definite action on any contemplated amendment, supplement, change, modification, or repeal, and no such regulation, restriction, or boundary shall become effective until after separate public hearings are held by both the planning commission and the city council in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. Notice of the time and place of such hearing shall be given by publication thereof in a legal newspaper in or of general circulation in such municipality at least one time ten days prior to such hearing.

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval for an ordinance and the amendment to the Official Zoning District Map to rezone property generally located at the end of West 16th Street, west of Westbrook Drive in the extra-territorial jurisdiction of the City of Hastings, Adams County, Nebraska, from “A, Agricultural” and “R-1, Urban Single Family Residential” to “A, Agricultural”

Deadlines associated with action:

This item is scheduled to be heard at the regular City Council meeting on May 9, 2022.

Department head comments:

Surrounding zoning is as follows:

North – A, Agricultural

South – R-1, Urban Single Family Residential

East – R-1, Urban Single Family Residential

West – R-1, Urban Single Family Residential & A, Agricultural

These pieces originally had been intended to be a part of Westbrook Subdivision but were sold to the current owner and their intention is to keep the acreage. Portions of the piece are R-1 and part of it is Agriculture; the intention now is to rezone it so it is all Agriculture. There is a significant floodway on the west side of the property that would make suburban development challenging and provides a natural barrier to the Country Estates Subdivision. In total, the piece is 67 acres and can give adequate buffer from surrounding properties. This parcel currently sits vacant and is farmed, but is planned to have a house and barn. As the new owners desire to have horses and a barn as well as a residence, agricultural zoning is best suited to allow for both uses. This land will also not be pulled into the City limits and will remain in the extra-territorial zoning since it will remain well over 10 acres and will no longer be subdivided into single-family residential lots.

The Future Land Use Map is supportive of this rezone with the designation of Agriculture. With this being on the fringes of the city limits and with most of the land around Westbrook being agriculture, the recommended zoning fits within the surrounding area.

Recommendation:

Staff recommends a motion to recommend approval for an ordinance and the amendment to the Official Zoning District Map to rezone property generally located at the end of West 16th Street, west of Westbrook Drive in the extra-territorial jurisdiction of the City of Hastings, Adams County, Nebraska, from “A, Agricultural” and “R-1, Urban Single Family Residential” to “A, Agricultural”

A

We are requesting a change from R-1 to ~~R-1A~~ for our property at 6014 W 16th St. We are planning for the entire parcel (60+ acres) to be a single family dwelling with fenced pasture, a few horses and supporting structures.

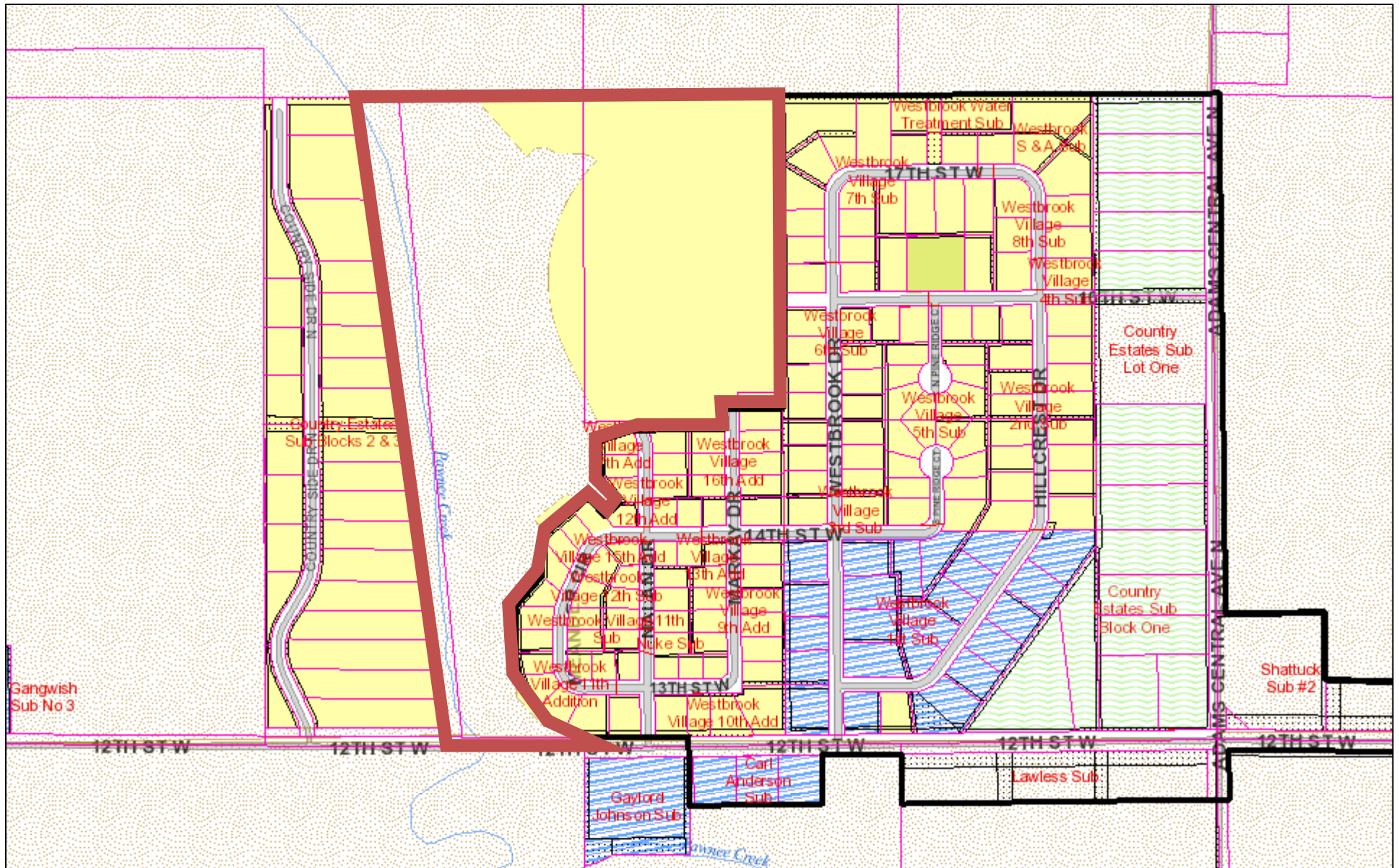
The site plan that we are submitting shows the tentative location of the improvements that we will be building on the land. As stated, these are the tentative locations since once construction starts changes may be made.

This project has always been a dream of ours since we have always wanted an acreage close to the city where we work and our children go to school. It was also important to have the space to have our horses so that the entire family can enjoy them. We believe that this is the ideal location for us to enjoy what we have dreamed about for years.

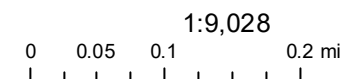
We plan to start construction as soon as possible.

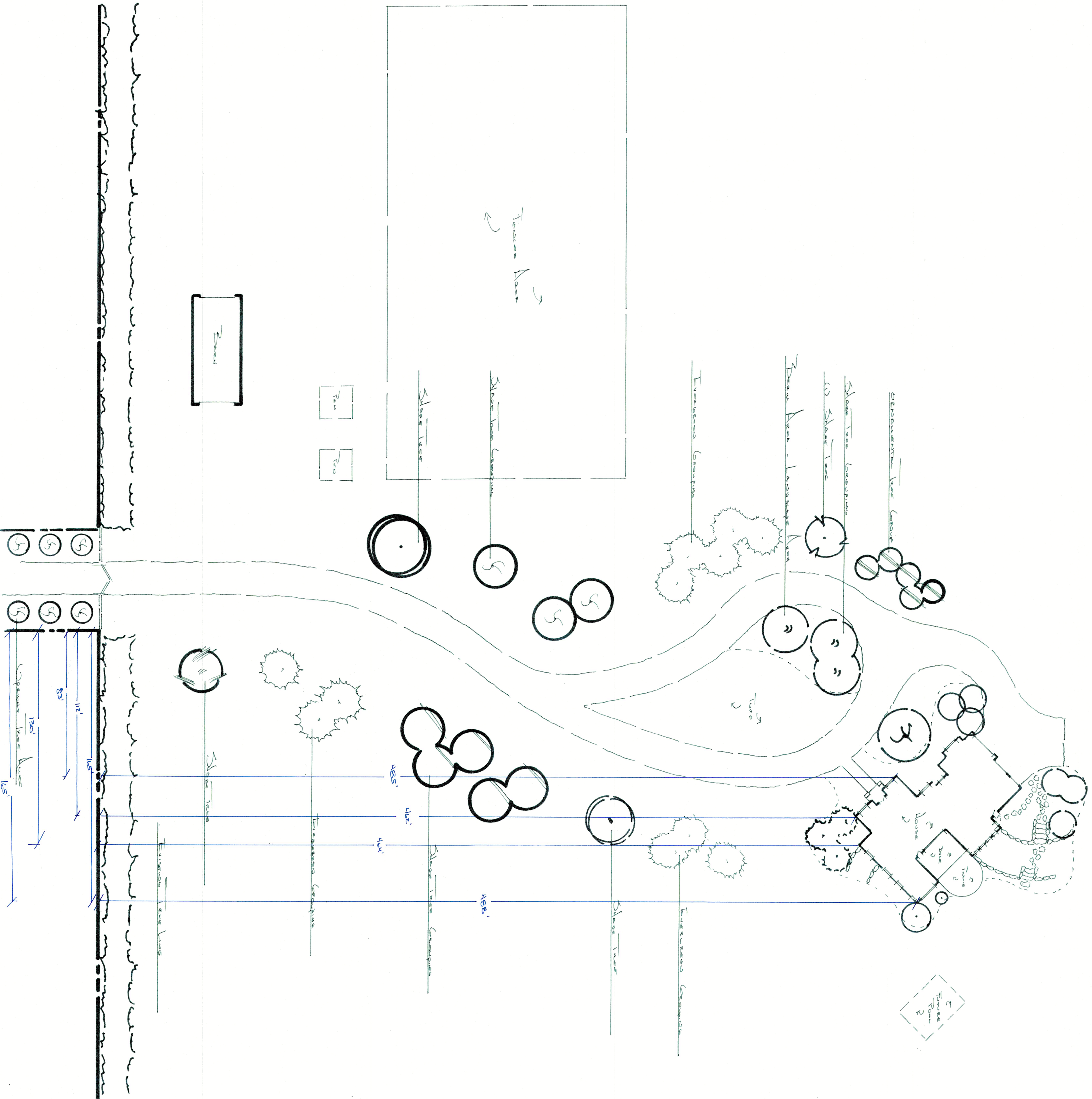
Tom and Jill Fish

ArcGIS Web Map



4/11/2022, 11:24:34 AM





ArcGIS Web Map



4/14/2022, 2:22:42 PM

-  Limits
-  OneMile
-  TwoMile
-  Wellhead Protection Boundary
-  Monitoring Well
-  Parcels
-  Institutional Control Area Boundary

1:9,028
0 0.05 0.1 0.2 mi



Department: Development Services
Staff Contact: Brian Hurskainen
Planning Commission Meeting Date: 4/19/2022
File No: 2022-022
Prepared By: Clara McCully, Administrative Assistant

AGENDA ITEM SUMMARY SHEET

Description of Item:

Preliminary/Final Plat for Hastings Catholic School Subdivision, a replat of part of Blocks 3, 5, and 6 Johnson's Second Subdivision and vacated Kansas Avenue and 6th Street, City of Hastings, Adams County, Nebraska

Names of People/Business affected by this action:

The applicant and the City of Hastings

Why Planning Commission action is required:

Neb. Rev. Stat. 19-929 states that city council shall not take final action on subdivision development matters without the recommendation of the Planning Commission.

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval of Preliminary/Final plat for Hastings Catholic School Subdivision

Deadlines associated with action:

This Preliminary/Final Plat case will be presented for approval at the City Council Regular Meeting to be held on May 9, 2022.

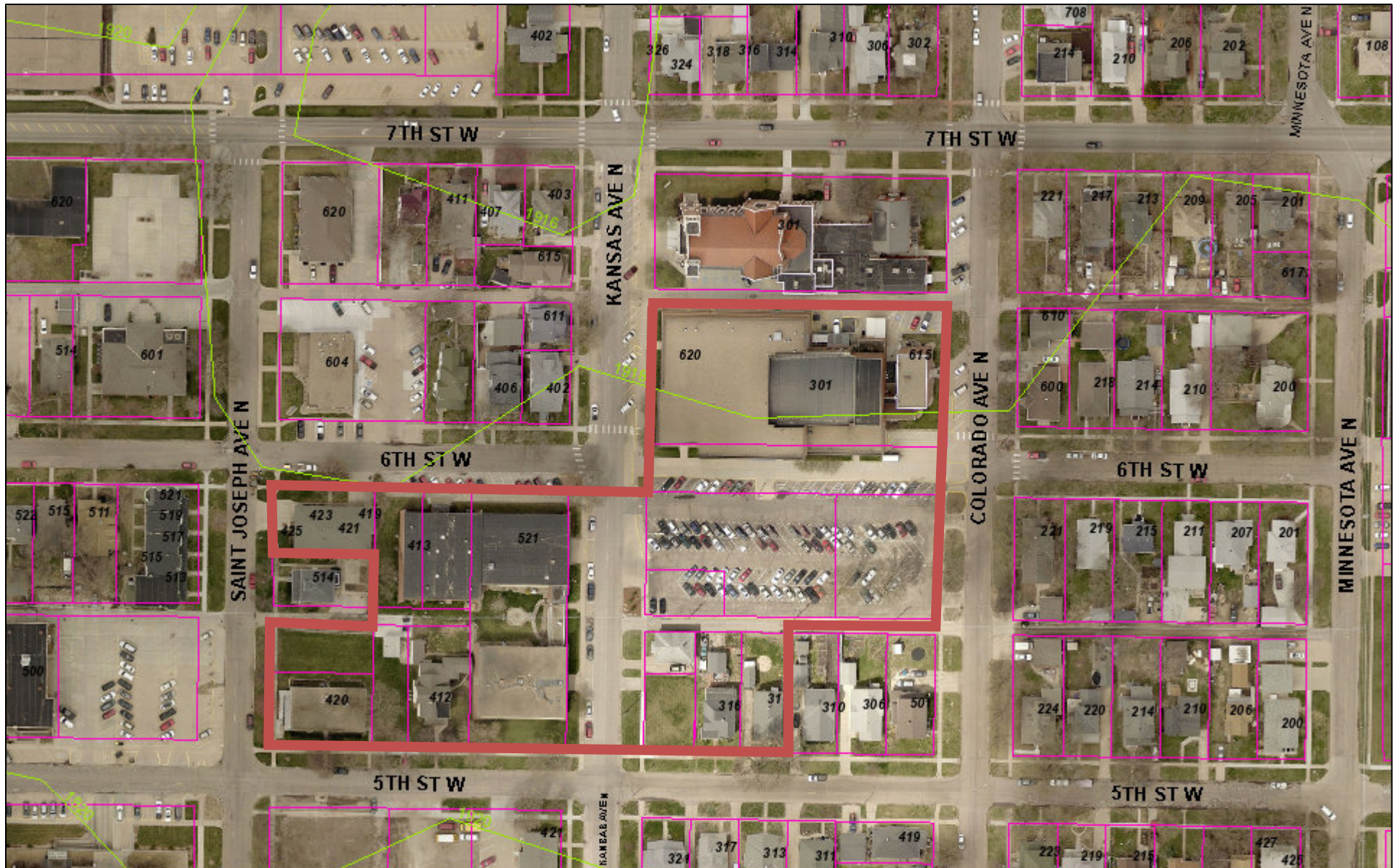
Department head comments:

The Development Department and Plat Track review teams have reviewed this subdivision plat. There is one condition we would like to apply to be completed before this plat goes before City Council for approval. A new title report is required to show the deed of trust removed, as well as the lots being in common ownership to conform with Sec 38-201 (2). These were omissions as the deed of trust was paid some time ago and all of the owners are affiliated with the Catholic Church and School in Hastings. All related utility easement relocations have been reviewed and approved by the Utilities Coordinator as part of this plat process.

Recommendation:

Staff recommends a motion to recommend approval of Preliminary/Final plat for Hastings Catholic School Subdivision

ArcGIS Web Map



4/12/2022, 10:40:26 AM



Limits



One Mile



Two Mile

Institutional Control Area Boundary



Wellhead Protection Boundary



Monitoring Well

Addresses

Parcels

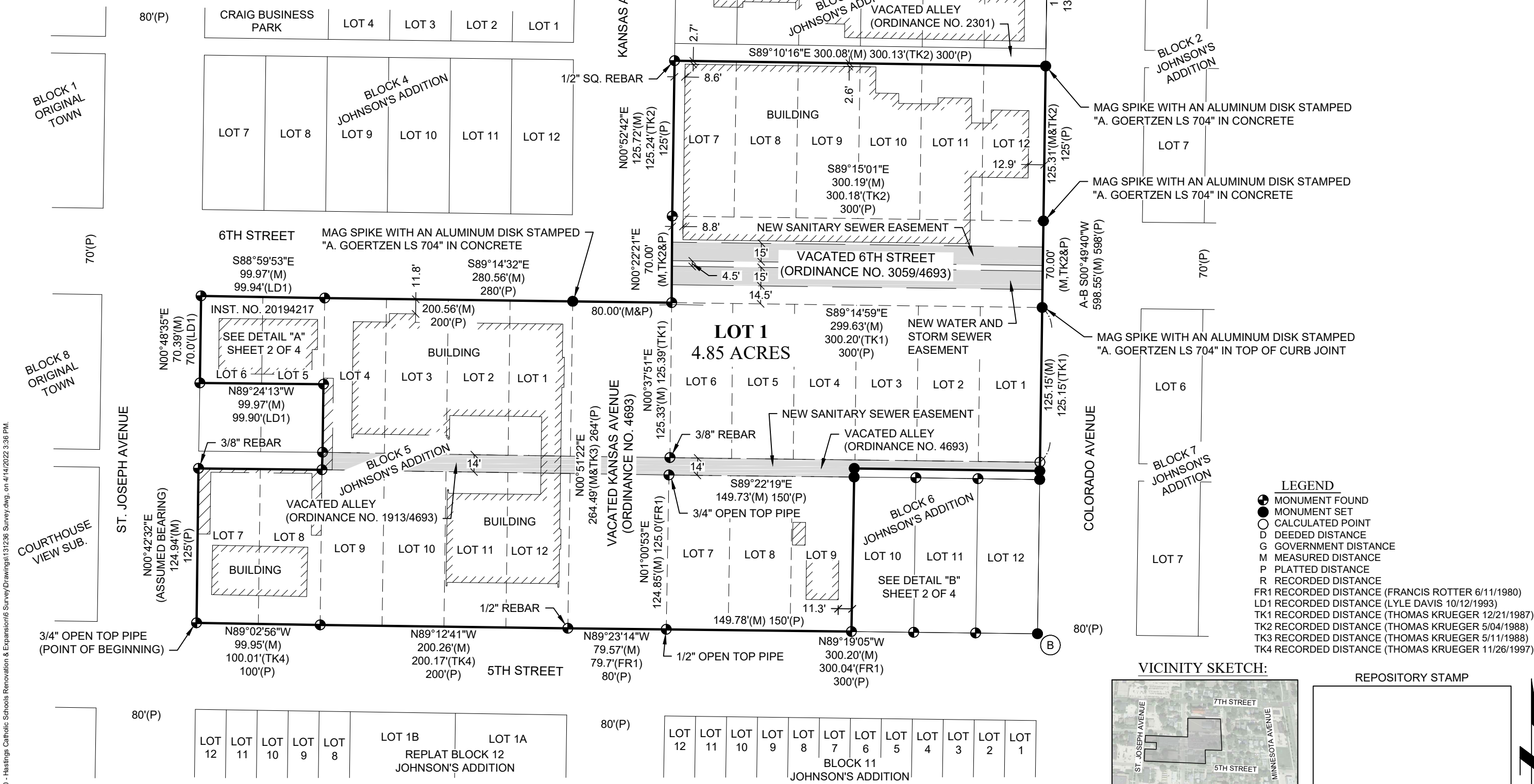
1:2,257

0 0.0175 0.035 0.07 mi



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PRELIMINARY / FINAL PLAT
HASTINGS CATHOLIC SCHOOLS SUBDIVISION
A REPLAT OF A PART OF BLOCKS 3, 5, AND 6,
JOHNSON'S ADDITION, VACATED KANSAS AVENUE
AND 6TH STREET AND VACATED ALLEYS IN THE
CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA



FLOOD PLAIN NOTE:

THE PROPERTY SHOWN ON THIS FINAL PLAT IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD HAZARD BOUNDARY MAPS AS PROVIDED BY THE U.S. DEPARTMENT OF HOMELAND SECURITY, FEDERAL INSURANCE ADMIN., COMMUNITY PANEL NO. 31001C0160C, EFFECTIVE DATE OF 7/05/2018.

OWNER NAME AND ADDRESS:

HASTINGS CATHOLIC SCHOOLS
604 NORTH ST. JOSEPH AVENUE
HASTINGS, NE 68901

LEGEND

- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- D DEEDED DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE
- FR1 RECORDED DISTANCE (FRANCIS ROTTER 6/11/1980)
- LD1 RECORDED DISTANCE (LYLE DAVIS 10/12/1993)
- TK1 RECORDED DISTANCE (THOMAS KRUEGER 12/21/1987)
- TK2 RECORDED DISTANCE (THOMAS KRUEGER 5/04/1988)
- TK3 RECORDED DISTANCE (THOMAS KRUEGER 5/11/1988)
- TK4 RECORDED DISTANCE (THOMAS KRUEGER 11/26/1997)

VICINITY SKETCH:

GRAPHIC SCALE

0 40 80 160

REPOSITORY STAMP

NOTE: ALL BEARINGS ARE ASSUMED.

JEO CONSULTING GROUP
1-800-725-8857
Ph: 308.381.7428
308 West 3rd Street
Grand Island, NE 68801

PRELIMINARY / FINAL PLAT
HASTINGS CATHOLIC SCHOOLS

A REPLAT OF A PART OF BLOCKS
3, 5, 6 AND VACATED 6TH STREET AND
KANSAS AVENUE, JOHNSON'S ADDITION
CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA

PROJECT NO.
R131236

DATE
4/14/2022

DRAWN BY
AG

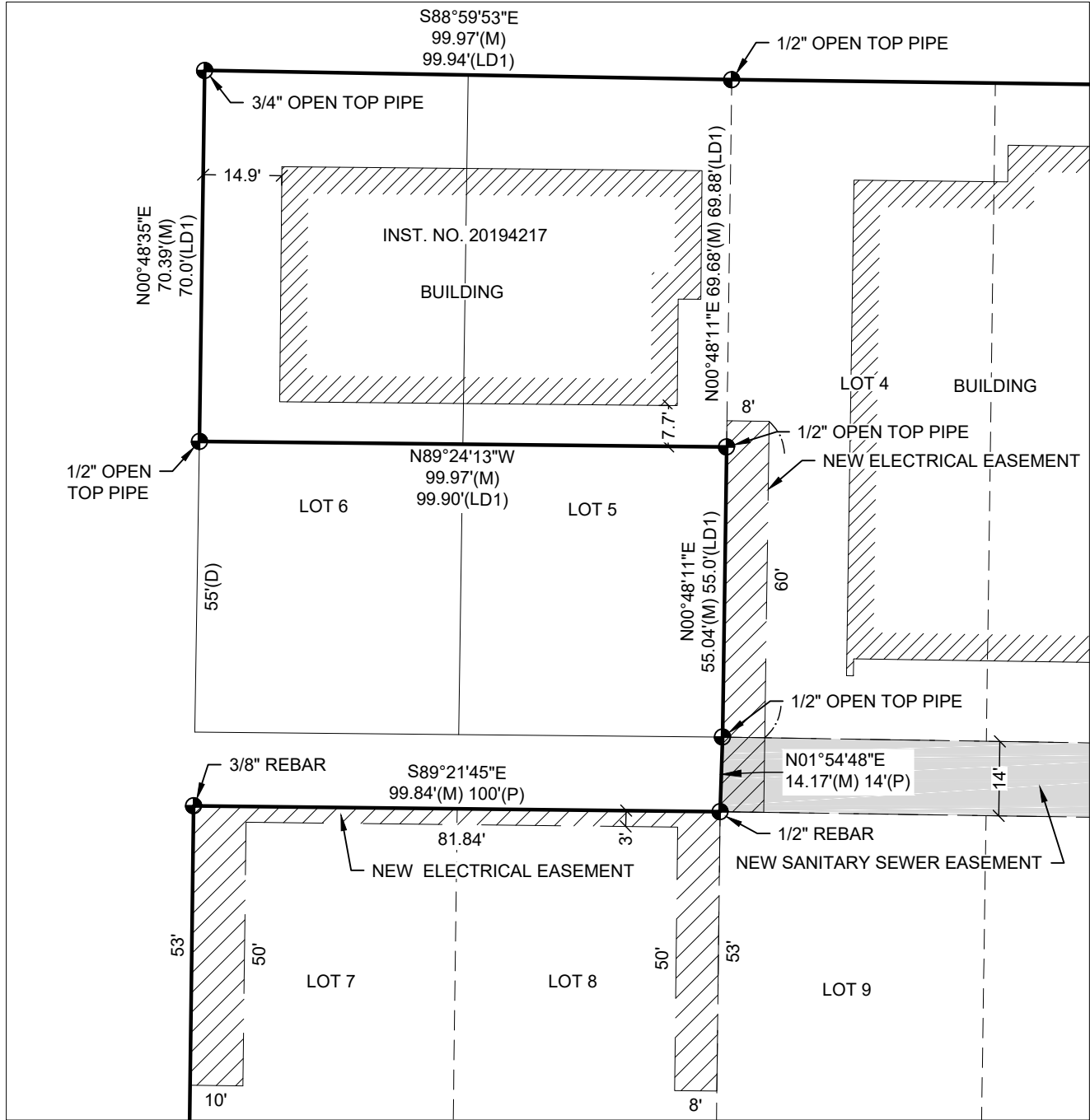
FILE NAME
131236 Survey.dwg

FIELD BOOK
ADAMS CO #41

FIELD CREW
BS

SURVEY FILE NO.
2022-39

1 OF 4



DETAIL "A"
SCALE: 1"=30'

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 DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

ADAM J. GOERTZEN, LS 704

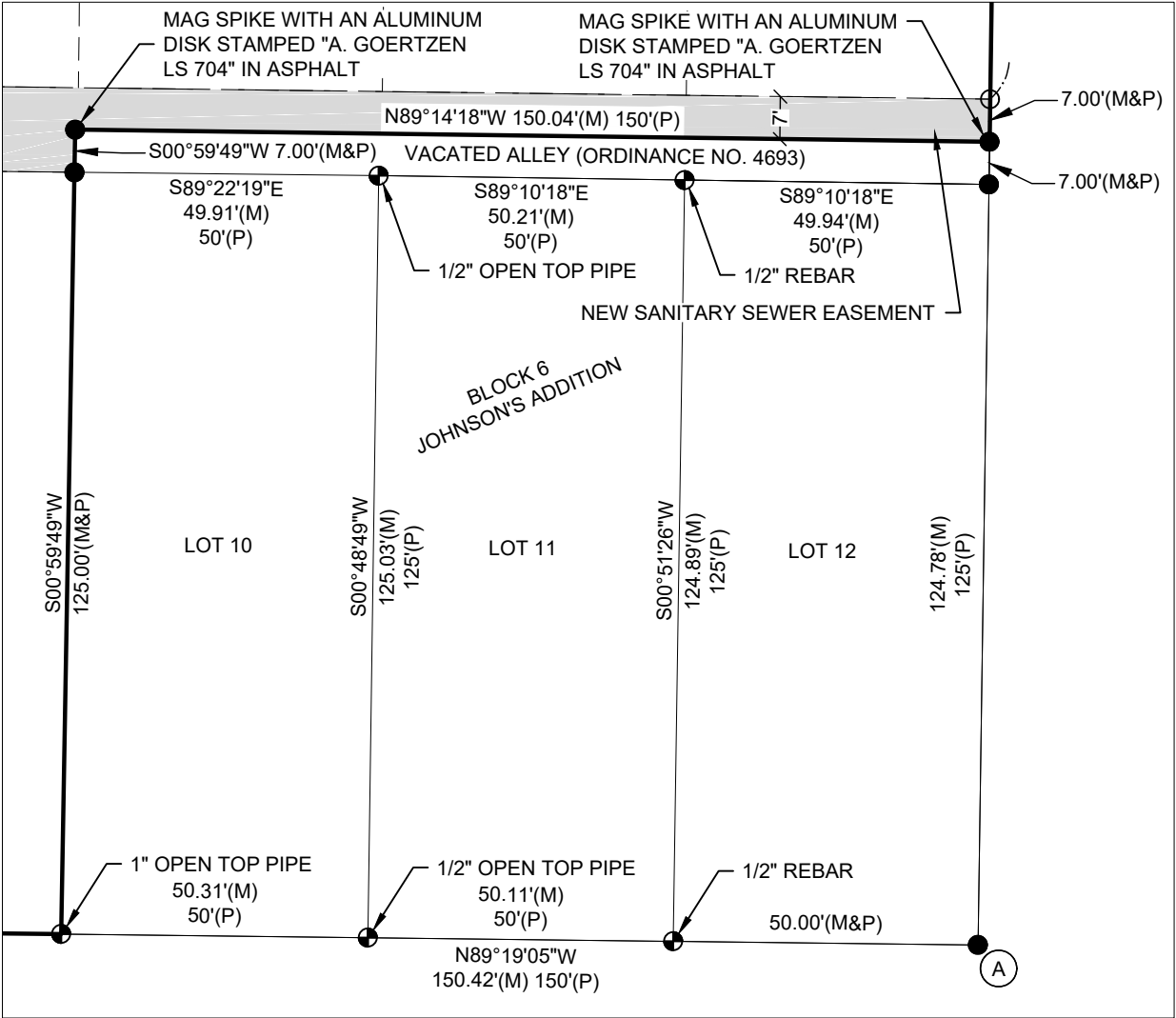
SURVEYOR'S REPORT:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF HASTINGS CATHOLIC SCHOOLS. THE PURPOSE OF THIS SURVEY WAS TO REPLAT BLOCKS 3, 5, 6 AND VACATED KANSAS AVENUE AND 6TH STREET IN JOHNSON'S ADDITION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA AND PLAT IT INTO ONE LOT.

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE A 5/8" REBAR, UNLESS NOTED OTHERWISE, OR AS DESCRIBED IN THE CORNER TIES. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "GOERTZEN LS 704", UNLESS NOTED OTHERWISE.

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R12i GNSS RECEIVER UTILIZING THE SEILER INSTRUMENTS REAL TIME NETWORK.

PRELIMINARY / FINAL PLAT
HASTINGS CATHOLIC SCHOOLS SUBDIVISION
A REPLAT OF A PART OF BLOCKS 3, 5, AND 6,
JOHNSON'S ADDITION,VACATED KANSAS AVENUE
AND 6TH STREET AND VACATED ALLEYS IN THE
CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

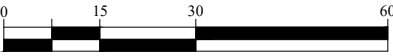


DETAIL "B"
SCALE: 1"=30'

LEGEND

- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- DEEDED DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE
- FR1 RECORDED DISTANCE (FRANCIS ROTTER 6/11/1980)
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- TK1 RECORDED DISTANCE (THOMAS KRUEGER 12/21/1987)
- TK2 RECORDED DISTANCE (THOMAS KRUEGER 5/04/1988)
- TK3 RECORDED DISTANCE (THOMAS KRUEGER 5/11/1988)
- TK4 RECORDED DISTANCE (THOMAS KRUEGER 11/26/1997)

GRAPHIC SCALE



NOTE: ALL BEARINGS ARE ASSUMED.

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PRELIMINARY / FINAL PLAT
HASTINGS CATHOLIC SCHOOLS SUBDIVISION
A REPLAT OF A PART OF BLOCKS 3, 5, AND 6,
JOHNSON'S ADDITION,VACATED KANSAS AVENUE
AND 6TH STREET AND VACATED ALLEYS IN THE
CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

OWNER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENT, THAT HASTINGS CATHOLIC SCHOOLS, A NEBRASKA NONPROFIT CORPORATION, THE OWNER(S) OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "HASTINGS CATHOLIC SCHOOLS SUBDIVISION", WITHIN THE CITY OF HASTINGS, 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 OWNER. BE IT FURTHER KNOWN, THAT SAID OWNER DOES HEREBY DEDICATE ALL EASEMENTS SHOWN ON THIS PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

SIGNED THIS _____ DAY OF _____, 2022.

JAMES D. CONLEY, PRESIDENT

JUSTIN R. FULTON, SECRETARY

ACKNOWLEDGEMENT:

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2022, BY JAMES D. CONLEY, PRESIDENT OF HASTINGS CATHOLIC SCHOOLS, A NEBRASKA NONPROFIT CORPORATION.

MY COMMISSION EXPIRES THE _____ DAY OF _____, _____.

(SEAL) _____
NOTARY

ACKNOWLEDGEMENT:

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2022, BY JUSTIN R. FULTON, SECRETARY OF HASTINGS CATHOLIC SCHOOLS, A NEBRASKA NONPROFIT CORPORATION.

MY COMMISSION EXPIRES THE _____ DAY OF _____, _____.

(SEAL) _____
NOTARY

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN PART OF BLOCKS 3, 5, AND 6, JOHNSON'S ADDITION, VACATED ALLEY IN SAID BLOCKS 5 AND 6 AND VACATED 6TH STREET ADJACENT TO SAID BLOCKS 3 AND 6 AND KANSAS AVENUE ADJACENT TO SAID BLOCKS 5 AND 6 IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 7 OF SAID BLOCK 5; THENCE N00°42'32"E (ASSUMED BEARING) ON THE WEST LINE OF SAID LOT 7, A DISTANCE OF 124.94 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE S89°21'45"E ON THE NORTH LINE OF LOTS 7 AND 8 OF SAID BLOCK 5, A DISTANCE OF 99.84 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE N01°54'48"E, A DISTANCE OF 14.17 FEET TO THE SOUTHEAST CORNER OF LOT 5 OF SAID BLOCK 5; THENCE N00°48'11"E ON THE EAST LINE OF SAID LOT 5, A DISTANCE OF 55.04 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AND RECORDED IN INSTRUMENT NUMBER 20194217; THENCE N89°24'13"W ON THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 99.97 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE N00°48'35"E ON THE WEST LINE OF LOT 6 OF SAID BLOCK 5, A DISTANCE OF 70.39 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE S88°59'53"E ON THE NORTH LINE OF LOTS 5 AND 6 OF SAID BLOCK 5, A DISTANCE OF 99.97 FEET TO THE NORTHWEST CORNER OF LOT 4 OF SAID BLOCK 5; THENCE S89°14'32"E ON THE NORTH LINE OF LOTS 1, 2, 3, AND 4 OF SAID BLOCK 5, A DISTANCE OF 200.56 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE CONTINUING S89°14'32"E, A DISTANCE OF 80.00 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 6; THENCE N00°22'21"E, A DISTANCE OF 70.00 FEET TO THE SOUTHWEST CORNER OF LOT 7 OF SAID BLOCK 3; THENCE N00°52'42"E ON THE WEST LINE OF SAID LOT 7, A DISTANCE OF 125.72 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE S89°10'16"E ON THE NORTH LINE OF LOTS 7 THRU 12 OF SAID BLOCK 3, A DISTANCE OF 300.08 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE S00°49'40"W ON THE EAST LINE OF SAID LOT 12, A DISTANCE OF 125.31 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12; THENCE CONTINUING S00°49'40"W, A DISTANCE OF 70.00 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID BLOCK 6; THENCE CONTINUING S00°49'40"W ON THE EAST LINE OF SAID LOT 1, A DISTANCE OF 125.15 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE CONTINUING S00°49'40"W, A DISTANCE OF 7.00 FEET TO THE CENTERLINE OF THE VACATED ALLEY IN SAID BLOCK 6; THENCE N89°14'18"W ON SAID CENTERLINE, A DISTANCE OF 150.04 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 10 OF SAID BLOCK 6; THENCE S00°59'49"W ON SAID NORTHERLY EXTENSION, A DISTANCE OF 7.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE CONTINUING S00°59'49"W ON THE WEST LINE OF SAID LOT 10, A DISTANCE OF 125.00 FEET TO THE SOUTHEAST CORNER OF LOT 9 OF SAID BLOCK 6; THENCE N89°19'05"W ON THE SOUTH LINE OF LOTS 7, 8, AND 9 OF SAID BLOCK 6, A DISTANCE OF 149.78 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 6; THENCE N89°23'14"W, A DISTANCE OF 79.57 FEET TO THE SOUTHEAST CORNER OF LOT 12 OF SAID BLOCK 5; THENCE N89°12'41"W ON THE SOUTH LINE OF LOTS 9, 10, 11, AND 12 OF SAID BLOCK 5, A DISTANCE OF 200.26 FEET TO THE SOUTHEAST CORNER OF LOT 8 OF SAID BLOCK 5; THENCE N89°02'56"W ON THE SOUTH LINE OF LOTS 7 AND 8 OF SAID BLOCK 5, A DISTANCE OF 99.95 FEET TO THE POINT OF BEGINNING, CONTAINING 4.85 ACRES, MORE OR LESS, NOW KNOWN AS HASTINGS CATHOLIC SCHOOLS SUBDIVISION



PRELIMINARY / FINAL PLAT
HASTINGS CATHOLIC SCHOOLS

A REPLAT OF A PART OF BLOCKS
3, 5, 6 AND VACATED 6TH STREET AND
KANSAS AVENUE, JOHNSON'S ADDITION
CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA

PROJECT NO. R131236
DATE 4/14/2022
DRAWN BY AG
FILE NAME 131236 Survey.dwg
FIELD BOOK ADAMS CO #41
FIELD CREW BS
SURVEY FILE NO. 2022-39

P:\Engineering\131236.00 - Hastings Catholic Schools Renovation & Expansion\16 Survey\Drawings\131236 Survey.dwg, on 4/14/2022 3:36 PM.

PRELIMINARY / FINAL PLAT
HASTINGS CATHOLIC SCHOOLS SUBDIVISION
A REPLAT OF A PART OF BLOCKS 3, 5, AND 6,
JOHNSON'S ADDITION,VACATED KANSAS AVENUE
AND 6TH STREET AND VACATED ALLEYS IN THE
CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

CITY ENGINEER'S APPROVAL:

THIS PLAT OF HASTINGS CATHOLIC SCHOOLS SUBDIVISION, WITHIN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN RECEIVED AND REVIEWED BY ME AND IS IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 38 OF THE CITY CODE FOR THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, PROVIDING FOR THE APPROVAL OF SUBDIVISIONS AND PLATS BY THE CITY ENGINEER UNDER CERTAIN CIRCUMSTANCES.

APPROVED THIS _____ DAY OF _____, 2022.

CITY ENGINEER

COUNTY TREASURER'S CERTIFICATE:

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

_____ DAY OF _____, 2022.

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 AS OF THIS

_____ DAY OF _____, 2022.

CITY OF HASTINGS TREASURER

REGISTER OF DEEDS CERTIFICATE:

STATE OF NEBRASKA)
) SS
COUNTY OF ADAMS)

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

MAYOR AND CITY COUNCIL ACTION:

THIS PLAT OF HASTINGS CATHOLIC SCHOOLS SUBDIVISION, WITHIN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA IS HEREBY APPROVED THIS

_____ DAY OF _____, 2022.

MAYOR

CITY CLERK

CITY PLANNING COMMISSION RECOMMENDATION:

THIS PLAT OF HASTINGS CATHOLIC SCHOOLS 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 APPROVED THIS

_____ DAY OF _____, 2022.

CHAIRMAN

DIRECTOR

WAIVER FOR STREET GRADES:

THE APPLICANTS HEREBY WAIVE 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 ESTABLISHED.

HASTINGS CATHOLIC SCHOOLS, A NEBRASKA NONPROFIT CORPORATION

JAMES D. CONLEY, PRESIDENT

JUSTIN R. FULTON, SECRETARY

