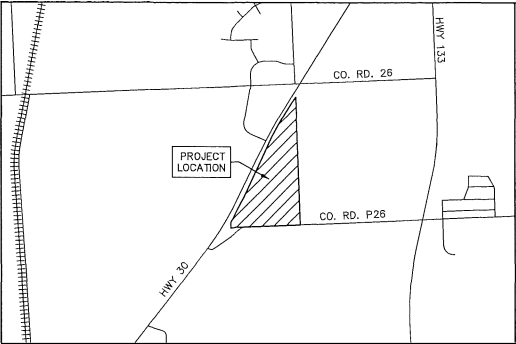


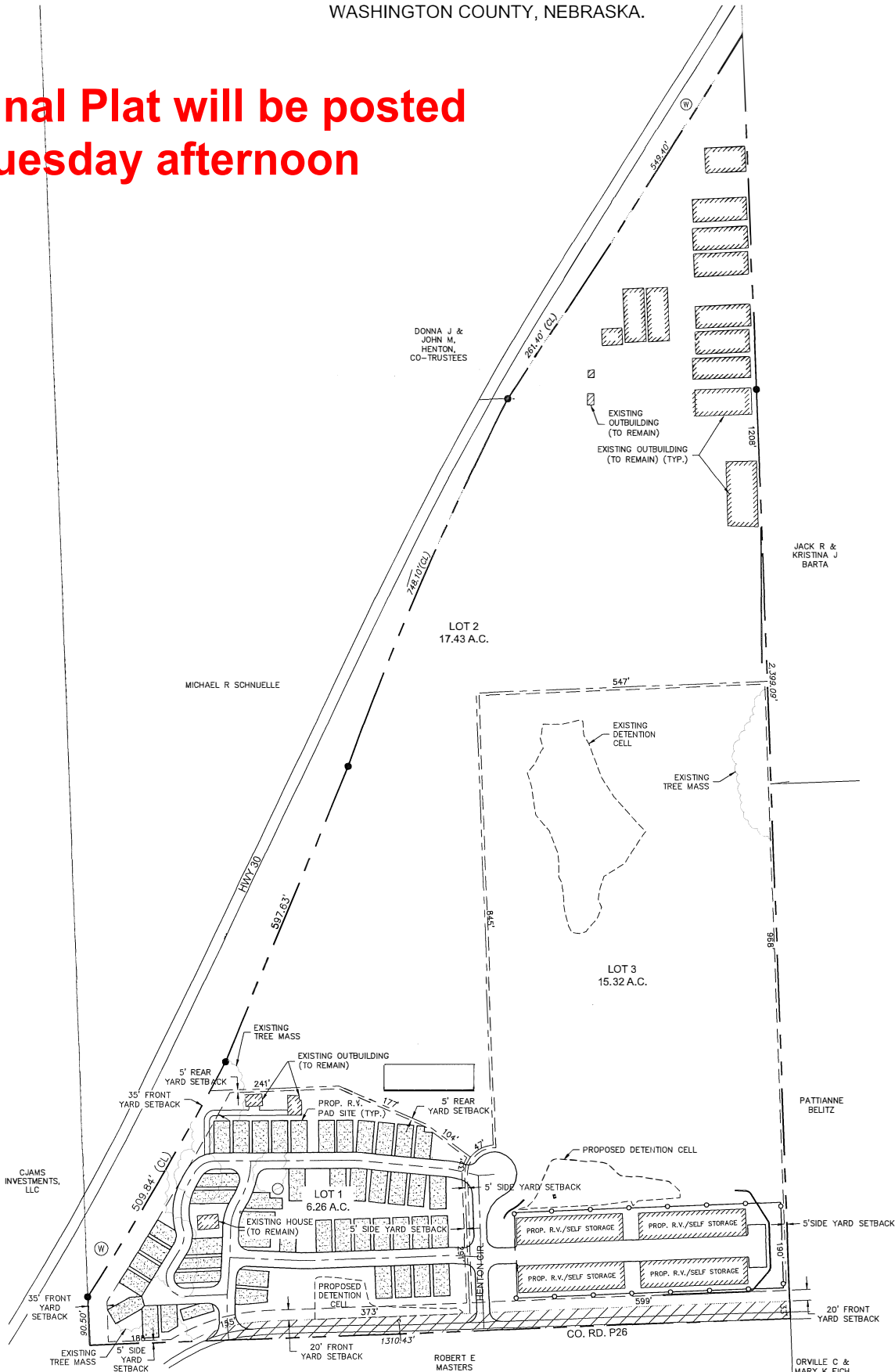
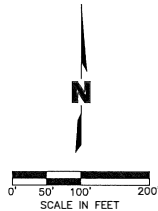
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DATE: May 27, 2025 2:24pm XREFS: S:\028 Henton and Engineers\ne and_03162024
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P_BASE_2



VICINITY MAP
NOT TO SCALE

SHEET INDEX	
NUMBER	TITLE
1 OF 4	COVER SHEET
2 OF 4	SITE PLAN
3 OF 4	GRADING PLAN
4 OF 4	DRAINAGE PLAN

LOT AREA	
LOT	AREA (S.F.)
1	272,586
2	759,254
3	667,399



HENTON CAMPING AND STORAGE

LOTS 1 TO 3

BEING A PLATTING OF TAX LOTS 16 AND 17, LOCATED IN THE
EAST HALF OF THE NORTHEAST QUARTER OF SECTION 27,
TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH P.M.,
WASHINGTON COUNTY, NEBRASKA.

**Final Plat will be posted
Tuesday afternoon**

GENERAL NOTES

- THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF BLAIR FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION ACCORDING TO STATE, CITY AND LOCAL NRD REQUIREMENTS.
- ALL ROADS ARE PROPOSED TO BE PRIVATE, EXCEPT COUNTY ROAD P26 WHICH SHALL REMAIN PUBLIC.
- THE PROPOSED PRELIMINARY PLAT IS CURRENTLY ZONED AGG WITH A PROPOSED ZONING OF A/CH AND AGG.
- NO SIDEWALK IS REQUIRED.
- ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
- LOT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY AT TIME OF FINAL PLATTING, PROVIDED MINIMUM LOT DIMENSIONS ARE MET.
- THE APPLICANT SHALL COMPLY WITH ENVIRONMENTAL PERFORMANCE STANDARDS OF THE CITY OF BLAIR.
- ALL ELEVATIONS ARE TO NAVD 1988.
- ALL SETBACKS WILL BE IN ACCORDANCE WITH ZONING STANDARDS.
- ALL PROPERTY CORNERS HAVE BEEN VERIFIED, AND PROPERTY CORNER MONUMENTS HAVE BEEN SET BY A LICENSED SURVEYOR.
- CAMPING SITES LOCATED IN LOT 1 ARE SUBJECT TO CHANGE, PROVIDED INTENDED DRAINAGE REQUIREMENTS ARE MET AND THE NUMBER OF PAD SITES SHALL BE LIMITED TO 48.
- PROPOSED WATER AND SANITARY SEWER SYSTEMS TO BE PRIVATE. THE PROPOSED SEWER SYSTEM SHALL COMPLY WITH TITLE 124 OF CHAPTER 4 OF THE NEBRASKA DEPARTMENT OF ENVIRONMENTAL QUALITY RULES AND REGULATIONS.
- STREET LIGHTING WILL NOT BE REQUIRED.

LEGEND

---	BOUNDARY LINE
---	EXISTING RIGHT OF WAY
---	FUTURE LOT LINE
---	PROPOSED LOT LINE
---	ROADWAY CENTERLINE
---	33' WIDE RIGHT OF WAY TO BE DEDICATED
---	APPROXIMATE LOCATION OF R.V. PARKING PADS

OWNER
JOHN AND DONNA HENTON
CO-TRUSTEES
13092 US HWY 30,
BLAIR, NE 68008

DEVELOPER
JOHN HENTON
9505 COUNTY RD 29
BLAIR, NE 68008

ENGINEER
OLSSON
601 P STREET, SUITE 200
LINCOLN, NE 68508
PHONE: 402.474.6311

SURVEYOR
FOOTS LAND SURVEYING
1554 ONEIDA AVE.
WOODBINE, IA 51579
PHONE: 712.592.5021

LEGAL DESCRIPTION

HENTON CAMPING AND STORAGE,
LOTS 1 - 3, BEING A PLATTING OF TAX
LOTS 16 AND 17, LOCATED IN THE
EAST 1/2 OF THE NORTHEAST 1/4 OF
SECTION 27, TOWNSHIP 18 NORTH,
RANGE 11 EAST OF THE 6TH P.M.,
WASHINGTON COUNTY, NEBRASKA.

APPROVAL

THE PRELIMINARY PLAT OF HENTON CAMPING AND STORAGE WAS APPROVED AND
ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF BLAIR, WASHINGTON
COUNTY, NEBRASKA, THIS _____ DAY OF _____, 20____.

DATE _____ PLANNING COMMISSION CHAIRMAN _____
DATE _____ ADMINISTRATIVE OFFICIAL _____
DATE _____ MAYOR _____

olsson

Engineering - Nebraska
601 P Street, Suite 200
Lincoln, NE 68508
TEL: 402.474.6311
www.olsson.com

REVISIONS DESCRIPTION

REV.	DATE	DESCRIPTION

REVISIONS

2025

BLAIR, NEBRASKA

COVER SHEET

HENTON CAMPING AND STORAGE
PRELIMINARY PLAT

Drawn by: _____
checked by: _____
approved by: _____
DATE: _____
project no.: _____
drawing no.: _____
scale: _____

SHEET
1 of 4