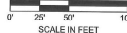


# PRELIMINARY PLAT SJAV SUBDIVISION

A TRACT OF LAND LOCATED IN TAX LOT 257 BEING ALL OF TAX LOT 248 AND PART OF TAX LOT 249  
IN PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTEEN  
(18) NORTH, RANGE ELEVEN (11) EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA

PRE DEVELOPMENT CONDITIONS

AREA = 12.87 AC.  
TC = 15.00 MIN.  
CN = 82.00  
Q(10) = 38.70 cfs



LEGEND	
--- 1100 ---	EXISTING MAJOR CONTOUR
--- 1100 ---	EXISTING MINOR CONTOUR
--- 1100 ---	PROPOSED MAJOR CONTOUR
--- 1100 ---	PROPOSED MINOR CONTOUR
---	EXISTING DRAINAGE BOUNDARY
---	PROPOSED DRAINAGE BOUNDARY
---	HLOW DIRECTION
---	PROPOSED STORM PIPE
---	FUTURE STORM PIPE
---	PROPOSED STORM STRUCTURE
---	FUTURE STORM STRUCTURE



VICINITY MAP  
NOT TO SCALE



1103 Riverside Boulevard  
Norfolk, NE 68701  
olsson.com  
TEL 402.347.5434  
Olsson - Engineering  
Nebraska CCA #CA-0638

REV.	DATE	DESCRIPTION

PRELIMINARY PLAT  
PRE DEVELOPMENT DRAINAGE CONDITIONS  
RIZER CONSTRUCTION  
SJAV SUBDIVISION  
BLAIR, NE  
2026

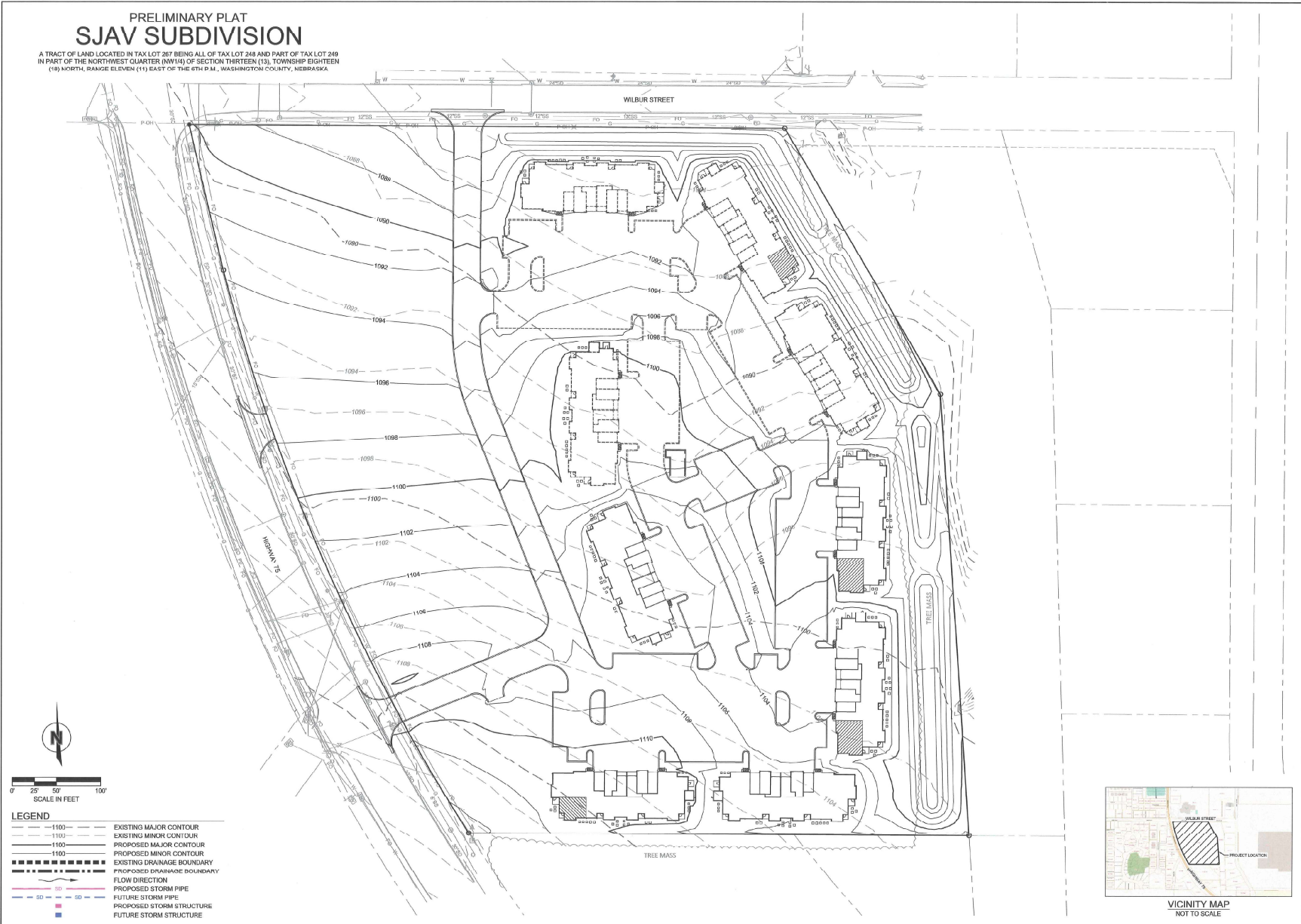
drawn by: TBE  
designed by: TBE  
project no.: 205-02250  
date: 3/16/2026

SHEET  
4 of 6

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C:\temp\p\blair\_35896\C-P\PLAT\_20250720.dwg  
User: jacob

# PRELIMINARY PLAT SJVAV SUBDIVISION

A TRACT OF LAND LOCATED IN TAX LOT 287 BEING ALL OF TAX LOT 248 AND PART OF TAX LOT 249  
IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTEEN  
(18) NORTH, RANGE ELEVEN (11) EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA



**LEGEND**

---	1100	EXISTING MAJOR CONTOUR
---	1102	EXISTING MINOR CONTOUR
---	1100	PROPOSED MAJOR CONTOUR
---	1100	PROPOSED MINOR CONTOUR
---	---	EXISTING DRAINAGE BOUNDARY
---	---	PROPOSED DRAINAGE BOUNDARY
---	---	FLOW DIRECTION
---	---	PROPOSED STORM PIPE
---	---	FUTURE STORM PIPE
---	---	PROPOSED STORM STRUCTURE
---	---	FUTURE STORM STRUCTURE

C:\Temp\Projects\365566\_PRLAT\_0226278.dwg  
DATE: Mar 16, 2024 4:56pm USER: bsm@olsson.com



VICINITY MAP  
NOT TO SCALE

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1102 Riverside Boulevard  
Norfolk, NE 68701  
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TEL 402.347.5434  
Olsson - Engineering  
Nebraska COA #CA-0538

REV	DATE	DESCRIPTION

PRELIMINARY PLAT  
PROPOSED GRADING PLAN  
RIZER CONSTRUCTION  
SJVAV SUBDIVISION

BLAIR, NE 2026

Drawn by: THE  
Designed by: THE  
Project no.: 0226278  
Date: 3/16/2024