

# Agenda Packet

## NORFOLK PLANNING COMMISSION

Tuesday, February 7, 2023  
7:30 a.m.

Created 2/2/2023 4:18 PM

**NOTICE OF MEETING  
CITY OF NORFOLK, NEBRASKA**

NOTICE IS HEREBY GIVEN that a meeting of the Norfolk Planning Commission of the City of Norfolk, Nebraska, will be held at 7:30 a.m. on Tuesday, February 7, 2023, in the Council Chambers, 309 N. 5th Street, which meeting will be open to the public.

An agenda for such meeting, kept continually current, is available at the City of Norfolk Administration Building, located at 309 N 5<sup>th</sup> Street, Norfolk, Nebraska during normal business hours.

AGENDA  
NORFOLK PLANNING COMMISSION

February 07, 2023

CALL TO ORDER

1. 7:30 a.m. Call meeting to order.
2. Inform the public about the location of the Open Meetings Act posted in the Council Chambers and accessible to members of the public
3. Roll call.

CURRENT BUSINESS

4. Approval of full agenda. **Motion**
5. Consideration of approval of the minutes of the January 18, 2023 Planning Commission meeting. **Motion**

PUBLIC HEARINGS

6. Public hearing at the request of Park Mobile Home Court MHC, LLC, to consider a zoning change from C-3 (Service Commercial District) and R-M (Mobile Home District) to I-1 (Light Industrial District) on property generally located at 915 Bonita Drive.
7. Consideration of recommendation of a zoning change from C-3 (Service Commercial District) and R-M (Mobile Home District) to I-1 (Light Industrial District) on property generally located at 915 Bonita Drive. **Motion**
8. Consideration of recommendation of the final plat of La Bonita RV Park Addition. **Motion**
9. Public hearing at the request of Park Mobile Home Court MHC, LLC, for a Conditional Use Permit for a recreational vehicle campground on property generally located at 915 Bonita Drive.
10. Consideration to have City Staff prepare a Conditional Use Permit for discussion and action at the next regularly scheduled Planning Commission meeting for a recreational vehicle campground on property generally located at 915 Bonita Drive. **Motion**

OTHER BUSINESS

11. Open topics on any concerns the Commission has towards current and future planning for the City. No action can be taken on matters discussed.

## PLANNING COMMISSION MEETING

The Norfolk Planning Commission of the City of Norfolk conducted a public meeting in the City Council Chambers, 309 N. 5th Street, on the 18th day of January, 2023, beginning at 7:32 a.m.

Roll call found the following Commission Members present: Dan Spray, Kyle Deets, Dirk Waite, Brandon Franklin, Martin Griffith, Jacob Thone, and Cody Ronnfeldt. Absent: Chad Bryant and Kaycee Kube.

Staff members present were: Val Grimes, City Planner; Steven Rames, City Engineer; Adam Smith, Code Compliance Official; and Katelyn Palmer.

Planning Commission Chair, Dan Spray presided and the Planning Commission Secretary Elizabeth Lienemann digitally recorded the audio of the proceedings.

Chair Spray called the meeting to order and informed the public about the location of the current copy of the Open Meetings Act posted in the meeting room and accessible to members of the public.

Notice of the meeting was given in advance thereof by publication in the Norfolk Daily News, Norfolk, Nebraska, the designated method of giving notice, as shown by affidavit of publication.

Notice was given to the Chair and all members of the Commission and a copy of their acknowledgement of receipt of notice and agenda is attached to the minutes. Availability of the agenda was communicated in the advance notice and in the notice to the Chair and Commission of this meeting. All proceedings hereafter shown were taken while the convened meeting was opened to the public.

### Current Business

Commissioner Waite moved, seconded by Commissioner Deets to approve the full agenda.

Roll Call: Commission Members: Ayes: Spray, Deets, Waite, Franklin, Griffith, Thone, and Ronnfeldt. Nays: None. Absent: Bryant and Kube. Motion carried (7-0).

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Commissioner Griffith moved, seconded by Commissioner Ronnfeldt to approve the December 20, 2022 meeting minutes.

Roll Call: Commission Members: Ayes: Spray, Deets, Waite, Franklin, Griffith, Thone, and Ronnfeldt. Nays: None. Absent: Bryant and Kube. Motion carried (7-0).

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Conditional Use Permit – Watchman or Caretaker of a facility  
1600 S. 5<sup>th</sup> Street; Planer Properties

Commissioner Waite moved, seconded by Commissioner Thone to remove the item from the table. Roll Call: Commission Members: Ayes: Spray, Deets, Waite, Franklin, Griffith, Thone, and Ronnfeldt. Nays: None. Absent: Bryant and Kube. Motion carried (7-0).

Chair Spray gave a brief recap from the prior meeting that this item was discussed and reminded Commissioners that they had requested for the applicant to be present at the meeting. Commissioners also had questions around the employee status because the watchman needs to be an employee of the company. Chair Spray also noted that there have been multiple property maintenance complaints for this address.

Adam Smith, Code Compliance Official, explained that he began receiving calls with concerns about the general area of 5<sup>th</sup> and Northwestern in August. This property was applicable to those phone calls. He could tell that not much has changed on the property based on GIS pictures. There were several campers abandoned – except one that had an extension cord running from the shop to a window air conditioner. The owner, Gene Planer, stated that it was for the workers to go in there and cool off – which in itself is a major violation. There are inoperable vehicles, pieces of scrap, piles of wood, and other concerns about structures on the property. Staff has been working with Planer since August to help him come up with an action plan for the property but the process has been slow. Communication with the owner is difficult because he is hard to reach.

Chair Spray went over the original CUPs on the property and noted that the original applicant had to come back before the Planning Commission in 2004 due to property maintenance issues then.

Commissioner Thone asked if the applicant had provided payroll or employment status information as requested at the last meeting. Planner Grimes stated that she and Smith had tried to contact the owners a few times since the last meeting and she was able to talk to one of the owners prior to the meeting. Gene's wife told Grimes that the renter just received a discount on her rent and that the renter's prior boyfriend/significant other was more of the employee than she is but he's no longer there. The owner was aware that they needed to be present at this meeting.

Commissioner Waite moved, seconded by Commissioner Deets to have City staff prepare a Conditional Use Permit for discussion and action at the next regularly scheduled Planning Commission meeting for a watchman or caretaker of a facility operating as a permitted use in the existing district on property located at 1600 S. 5<sup>th</sup> Street.

Roll Call: Commission Members: Ayes: None. Nays: Spray, Deets, Waite, Franklin, Griffith, Thone, and Ronnfeldt. Absent: Bryant and Kube. Motion failed (0-7).

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**Other Business**

City Planner Valerie Grimes presented the December 2022 Building Permit Report.

There was no other discussion and Chair Spray declared the meeting adjourned at 7:43 a.m.



Elizabeth Lienemann, Norfolk Planning Commission Secretary

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Dan Spray, Norfolk Planning Commission Chair

|  |                  |
|--|------------------|
| <b>For<br/>Office<br/>Use<br/>Only</b> | Date Rec'd _____ |
|  | Fee \$ _____     |
|  | Rec'd by _____   |

**ZONING CHANGE APPLICATION**

**Applicant:** Park Mobile Home Court MHC, LLC 114 Lovell Rd #101, Knoxville, TN 37934

|                     |                                  |
|---------------------|----------------------------------|
| Name                | Address                          |
| <u>602.399.9984</u> | <u>brandon@saratogagroup.com</u> |
| Phone               | Email                            |

\*If applicant is an LLC, a copy of the operating agreement must be submitted with the application.

**Contact:** Nick Hoffman 502 W. Madison Ave Norfolk, NE 68701

|                        |                     |  |
|------------------------|---------------------|--|
| (other than applicant) | Name                | Address                                |
|                        | <u>402.316.2625</u> | <u>nhoffman@mclauryengineering.com</u> |
|                        | Phone               | Email                                  |

**Current Zoning:** C-3      **Proposed Zoning:** I-1

\*If applying for M-U (Mixed Use) District, a copy of the plan must be submitted with the application.

**Location of Property:** A PART OF THE NORTH HALF OF THE SW QUARTER OF SEC 3, TOWNSHIP 23 NORTH, RANGE 1 WEST OF THE 6TH P.M., MADISON COUNTY, NE

**Legal Description:** See attached Exhibit

**Property Area, Square feet and/or Acres:** 5.00

**Use of Adjoining Properties:**

North: C-3      East: I-3      South: R-M      West: R-M

\_\_\_\_\_  
Signature of Owner

Brandon Schilling  
Authorized Agent

OR

\_\_\_\_\_  
Printed Name of Owner

Brandon Schilling  
Printed Name of Authorized Agent

Return Completed forms to: Norfolk Planning Department; 309 N 5<sup>th</sup> Street; Norfolk, NE 68701

## ZONING CHANGE JUSTIFICATION FORM

1. What type of development does the Norfolk Comprehensive Plan recommend for this area?

Mobile Home Residential

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2. Does the zone change request conform to the Comprehensive Plan?

No

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3. Is the proposed property in the Floodplain hazard area as delineated under the Federal Flood Insurance program?

Zone X Shaded

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4. What is the justification for the zone change as it relates to the overall Land Use?

The zone change will bring Park Mobile Home into zoning compliance by providing a dedicated use/area for RVs.

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5. How would this zoning district conform with adjacent properties' zoning?

The zoning designation is consistent with the zoning designations in the immediate area

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6. What is the general character of the area?

Open Ground that used to be a sewage holding pond

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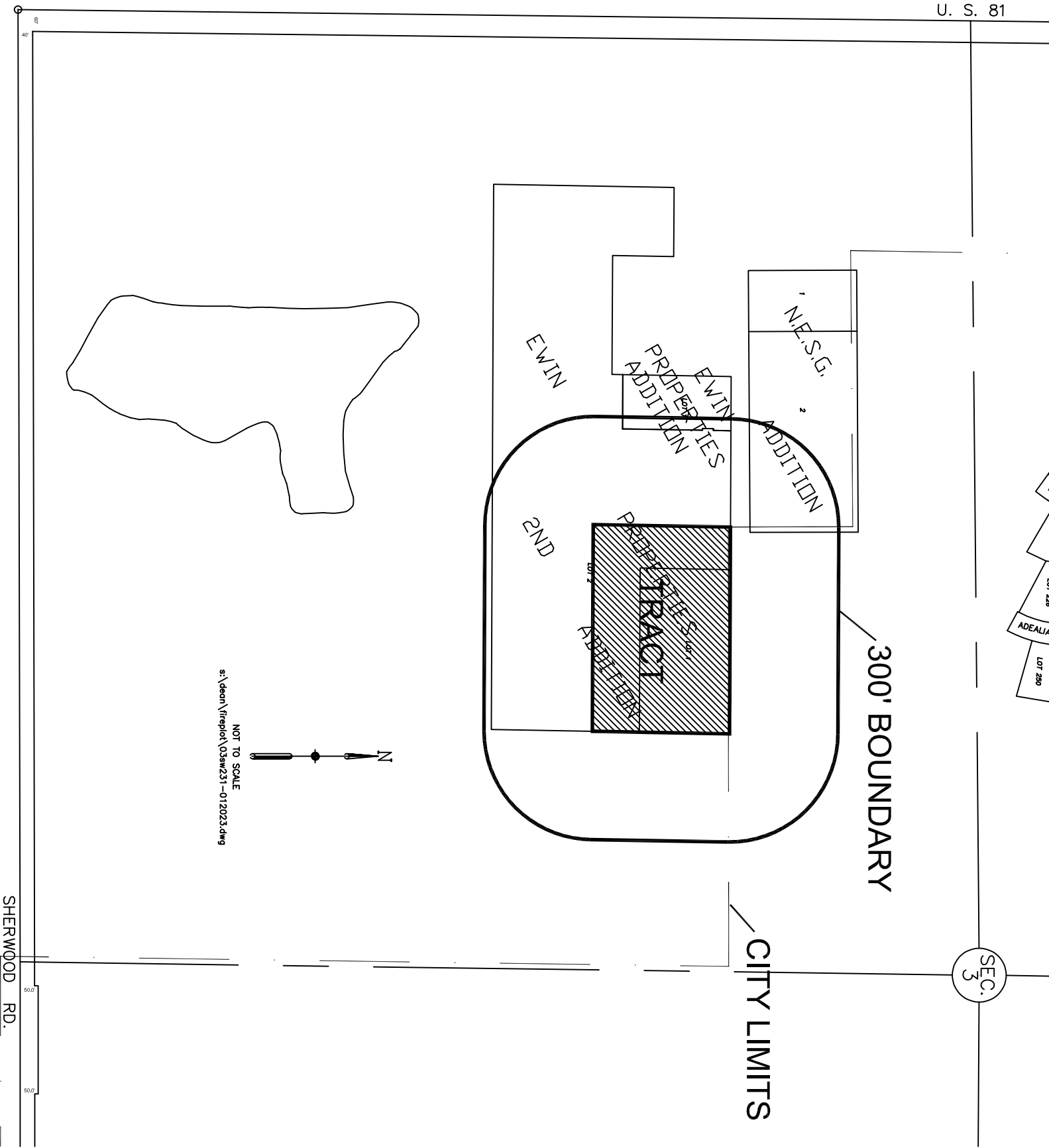
7. Is adequate sewer and water available? How do you propose to provide adequate public utilities?

Yes, Connect to City of Norfolk Utilities

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Return Completed forms to: Norfolk Planning Department; 309 N 5<sup>th</sup> Street; Norfolk, NE 68701





SHERWOOD RD.

NOT TO SCALE  
s:\dean\fireplot\03sw231-012023.dwg

Public Hearing

The Norfolk Planning Commission will hold a public hearing on Tuesday, February 7, 2023 at 7:30 a.m. in the City Council Chambers, 309 N 5th Street, Norfolk, Nebraska at the request of Park Mobile Home Court MHC, LLC, to consider a zoning change from C-3 (Service Commercial District) and R-M (Mobile Home District) to I-1 (Light Industrial District) on property generally located at 915 Bonita Drive legally described as follows:

A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 23 NORTH, RANGE 1 WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF EWIN PROPERTIES 2ND ADDITION, IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 23 NORTH, RANGE 1 WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA; THENCE S01°26'45"E ALONG THE EAST LINE OF LOT 1 AND CONTINUING ALONG THE EAST LINE OF LOT 2 OF SAID EWIN PROPERTIES 2ND ADDITION, A DISTANCE OF 380.50 FEET; THENCE S87°47'17"W A DISTANCE OF 573.00 FEET; THENCE N01°26'45"W A DISTANCE OF 380.50 FEET TO THE NORTH LINE OF LOT 2 OF SAID EWIN PROPERTIES 2ND ADDITION; THENCE N87°47'17"E ALONG THE NORTH LINE OF LOT 2 AND CONTINUING ALONG THE NORTH LINE OF LOT 1 OF SAID EWIN PROPERTIES 2ND ADDITION, A DISTANCE OF 573.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 5.00 ACRES, MORE OR LESS.

Publish (January 27, 2023)  
1 P.O.P

|  |                  |
|--|------------------|
| <b>For<br/>Office<br/>Use<br/>Only</b> | Date Rec'd _____ |
|  | Fee \$ _____     |
|  | Rec'd by _____   |

**SUBDIVISION APPLICATION**

Name of Subdivision: La Bonita RV Park Addition

Preliminary  Final

**Applicant:** Park Mobile Home Court MHC, LLC 114 Lovell Rd #101, Knoxville, TN 37934  
 Name Address  
(916) 596-9000 Brandon@saratogagroup.com  
 Phone Email

\*If applicant is an LLC, a copy of the operating agreement must be submitted with the application.

**Contact:** Brandon Schilling 114 Lovell Rd #101, Knoxville, TN 37934  
 (other than Name Address  
 Applicant) 602.399.9984 Brandon@saratogagroup.com  
 Phone Email

**Current Zoning:** C-3

**General Location/Address:** A PART OF THE NORTH HALF OF THE SW QUARTER OF SEC 3, TOWNSHIP 23 NORTH, RANGE 1 WEST OF THE 6TH P.M., MADISON COUNTY, NE

**Legal Description:** See attached

**Property Area, Square Feet and/or Acres:** 5.0

\_\_\_\_\_  
Signature of Owner

Brandon Schilling  
Authorized Agent

OR

\_\_\_\_\_  
Printed Name of Owner

Brandon Schilling  
Printed Name of Authorized Agent

Return Completed forms to: Norfolk Planning Department; 309 N 5<sup>th</sup> Street; Norfolk, NE 68701 Rev. 1-2018

Print Form

Clear From

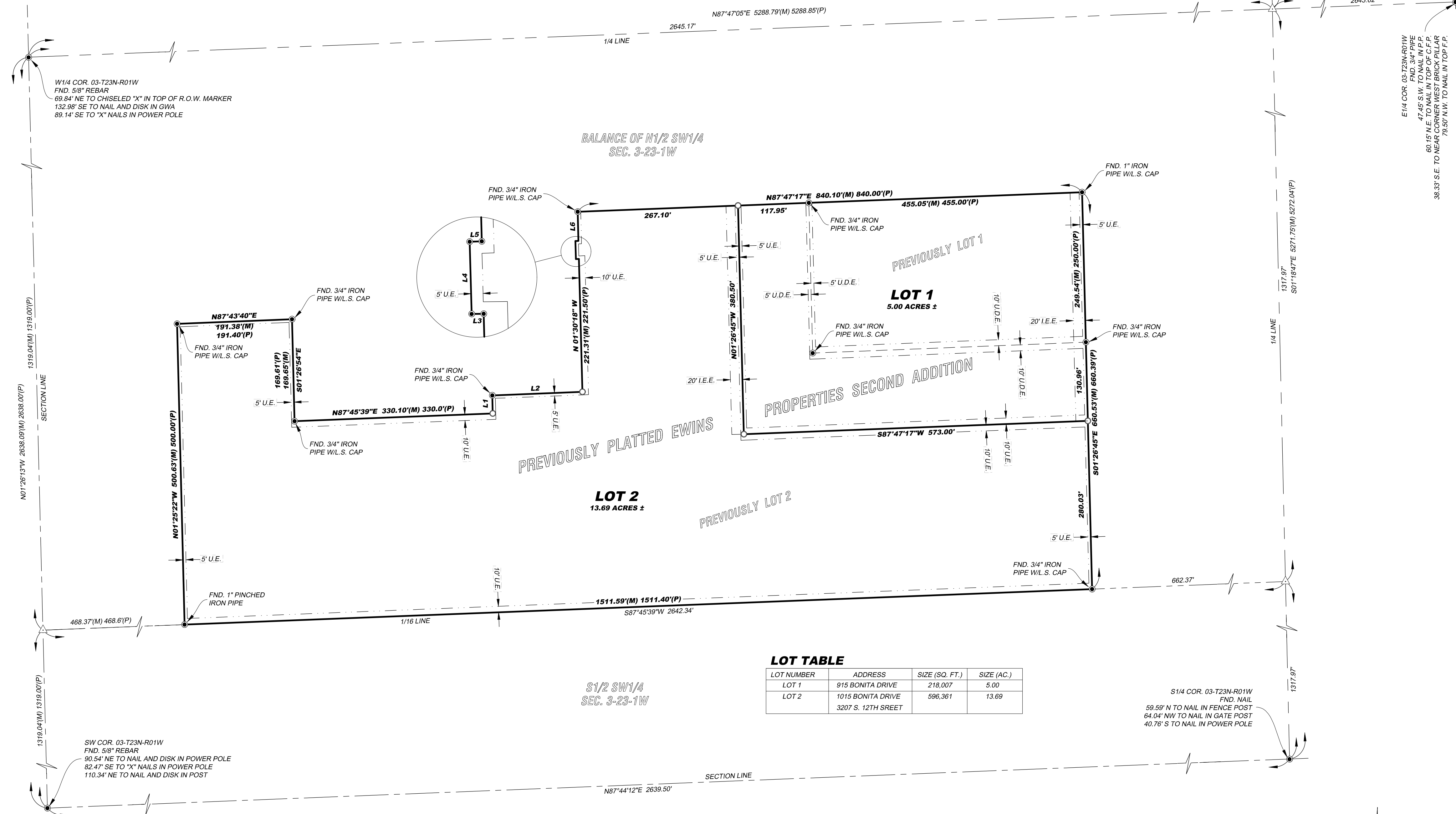
SETBACKS R-M

15' - FRONT YARD
25' - STREET SIDE YARD
5' - SIDE YARD
5' - REAR YARD
\*\*SEE ORDINANCE FOR ADDITIONAL INFORMATION

SETBACKS I-1

25' - FRONT YARD
25' - STREET SIDE YARD
0' - SIDE YARD
15' - REAR YARD
\*\*SEE ORDINANCE FOR ADDITIONAL INFORMATION

FINAL PLAT OF LA BONITA RV PARK ADDITION BEING A SUBDIVISION OF LOTS 1 AND 2, EWING PROPERTIES 2ND ADDITION, IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 23 NORTH, RANGE 1 WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA



LOT TABLE with columns: LOT NUMBER, ADDRESS, SIZE (SQ. FT.), SIZE (AC.)

LEGAL DESCRIPTIONS:

LOT 1 A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 23 NORTH, RANGE 1 WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA... LOT 2 A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 23 NORTH, RANGE 1 WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA...

SURVEYOR'S CERTIFICATION:

I, KIM L. McLAURY, REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, HAVE AT THE REQUEST OF PARK MOBILE HOME COURT MHC, LLC, DIRECTED AND SUPERVISED THE SURVEY OF LOTS 1 AND 2, EWING PROPERTIES 2ND ADDITION, MADISON COUNTY, NEBRASKA...

I HAVE SUBDIVIDED SAID TRACT OF LAND TO BE HEREINAFTER KNOWN AS LOTS 1 AND 2 IN LA BONITA RV PARK ADDITION, MADISON COUNTY, NEBRASKA, BEING A SUBDIVISION OF LOTS 1 AND 2 OF EWING PROPERTIES 2ND ADDITION, IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 23 NORTH, RANGE 1 WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA, AS SHOWN ON THE PLAT HEREIN.

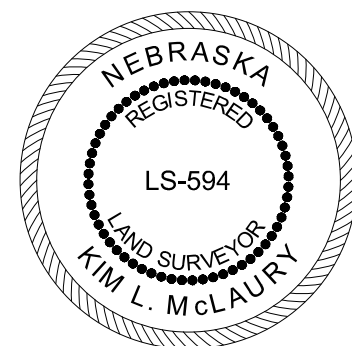
I CERTIFY THAT THE PLAT HEREIN IS THE ORIGINAL, ACCURATE AND CORRECT PLAT OF SAID LA BONITA RV PARK ADDITION AND THAT SAID PLAT ACCURATELY AND CORRECTLY REFLECTS ALL OF THE LOTS, BLOCKS, ROADS, STREETS, AVENUES, ALLEYS, PARKS, COMMONS, AND OTHER GROUNDS IN SAID ADDITION...

I CERTIFY THAT THE SURVEY AND PLAT WERE MADE AT THE INSTANCE AND REQUEST OF THE OWNERS OF SAID TRACT OF LAND WHO ARE HEREIN NAMED.

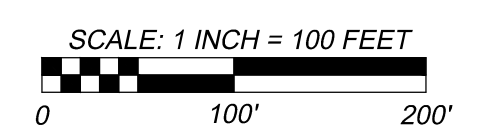
I CERTIFY THAT I HAVE EXECUTED THE ABOVE INSTRUMENT

THIS DAY OF 2023.

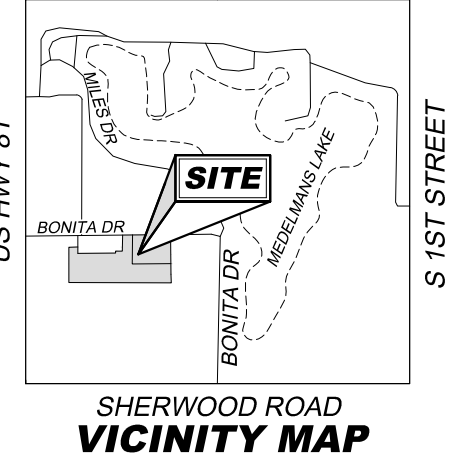
KIM L. McLAURY NEB. REG. L.S. NO. 594 DATE:



LINE TABLE with columns: LINE, LENGTH, DIRECTION



- LEGEND: IRON MONUMENT FOUND TYPE NOTED, IRON MONUMENT SET, CALCULATED CORNER, MEASURED DISTANCE, PLATTED DISTANCE, R.O.W. RIGHT OF WAY, N.A.P. NOT A PART OF THIS SURVEY, U.E. UTILITY EASEMENT, U.D.E. UTILITY & DRAINAGE EASEMENT, I.E.E. INGRESS/EGRESS EASEMENT, EASEMENT LINE



DEDICATION & WAIVER

WE, PARK MOBILE HOME COURT MHC, LLC, ARE THE SOLE OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN AND WE HAVE CAUSED TO BE MADE A SURVEY AND PLAT OF SAID TRACT OF LAND AS SHOWN HEREIN... PARK MOBILE HOME COURT MHC, LLC, A DELAWARE LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT OF NOTARY:

ON THE DAY OF 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED WITHIN AND FOR SAID COUNTY, APPEARED SAM HALES, PRESIDENT OF SARATOGA GROUP, INC., A CALIFORNIA CORPORATION...

MORTGAGE NOTE:

ELKHORN VALLEY BANK AND TRUST, 1010 OMAHA AVE, NORFOLK, NEBRASKA, 68701, THE HOLDER OF A MORTGAGE ON A THE REAL ESTATE SHOWN ON THE ACCOMPANYING PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, DO HEREBY CONCUR WITH THE REPLATTING OF SAID REAL ESTATE AS 'LA BONITA RV PARK ADDITION TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA', AS SHOWN.

ACKNOWLEDGMENT OF NOTARY:

ON THE DAY OF 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED WITHIN AND FOR SAID COUNTY, APPEARED DAVE MAGGART, ELKHORN VALLEY BANK, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF...

PLANNING COMMISSION APPROVAL:

THE FOREGOING AND WITHIN PLAT, APPROVED BY PLANNING COMMISSION OF THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA BY RESOLUTION DULY PASSED THIS DAY OF 2023. DAN SPRAY, CHAIRMAN

MAYOR & CITY COUNCIL APPROVAL:

THE FOREGOING AND WITHIN PLAT, APPROVED BY THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA BY RESOLUTION DULY PASSED THIS DAY OF 2023. BRIAN NA DUERST, CLERK; JOSH MOENNING, MAYOR

SURVEYOR'S NOTES:

- 1. A FIVE FOOT SIDEWALK SHALL BE CONSTRUCTED BY THE OWNER ON THE STREET SIDE OR SIDES OF EACH LOT IN THE ADDITION ABUTTING ON A PLATTED STREET AS PROVIDED FOR BY ORDINANCE NO. 5617 OF THE CITY OF NORFOLK PASSED AND APPROVED ON JUNE 3, 2019

Professional seal for Kim L. McLaury and contact information for McLauray Engineering, City of Norfolk, including address, phone, and project details.

|  |                  |
|--|------------------|
| <b>For<br/>Office<br/>Use<br/>Only</b> | Date Rec'd _____ |
|  | Fee \$ _____     |
|  | Rec'd by _____   |

**CONDITIONAL USE  
PERMIT APPLICATION**

**Applicant:** Park Mobile Home Court MHC, LLC 114 Lovell Rd #101, Knoxville, TN 37934  
 Name Address  
(916) 596-9000 Brandon@saratogagroup.com  
 Phone Email

\*If applicant is an LLC, a copy of the operating agreement must be submitted with the application.

**Contact:** Brandon Schilling 114 Lovell Rd #101, Knoxville, TN  
 Name Address  
 (other than 602.399.9984 Brandon@saratogagroup.com  
 applicant) Phone Email

**Present Use of Property:** C-3 - Vacant Land

**Desired Use of Property:** I-1 - Recreational Vehicle Park

**Timeframe of Request:**  Perpetual  Issued for \_\_\_\_\_ years

**Location of Property:** A PART OF THE NORTH HALF OF THE SW QUARTER OF SEC 3, TOWNSHIP 23 NORTH, RANGE 1 WEST OF THE 6TH P.M.,  
MADISON COUNTY, NE

**Legal Description:** See attached Exhibit

**Property Area, Square feet and/or Acres:** 5.00

**General Character of the area:** Flat open land with minimal trees, commercial and residential buildings

\_\_\_\_\_  
Signature of Owner

Brandon Schilling  
Authorized Agent

OR

\_\_\_\_\_  
Printed Name of Owner

Brandon Schilling  
Printed Name of Authorized Agent

## CONDITIONAL USE PERMIT JUSTIFICATION FORM

1. What is the current zoning district?

C-3

2. For what specific use are you requesting the permit?

I-1 - Recreational Vehicle Park

3. Will it be necessary to build a new structure?  Yes  No

4. What makes the location of the proposed permit appropriate in relation to the adjacent properties?

Current Park MHC community has both RV and MH units and abuts the property. Zone change and CUP will allow Park MHC to be zoning compliant. Adjacent properties are primarily commercial properties with some new residential use along the nearby lake.

5. Is screening or buffering required?  Yes  No

If yes, explain type Screening will meet or exceed buffer requirements. Planned screening along both the north and south lot sides will be evergreen species on a raised berm.

6. Is the ingress & egress to the property and proposed structure adequate?  Yes  No

If no, explain traffic flow solutions

7. Are off-street parking and/or loading areas required?  Yes  No

If yes, explain traffic flow

8. Describe the current traffic of the area and the effect the proposed permit will have on traffic patterns.

Located on a dead end street with minimal traffic. Easy access off highway with wide commercial roadways leading to site.

9. Are any signs or exterior lighting required?  Yes  No

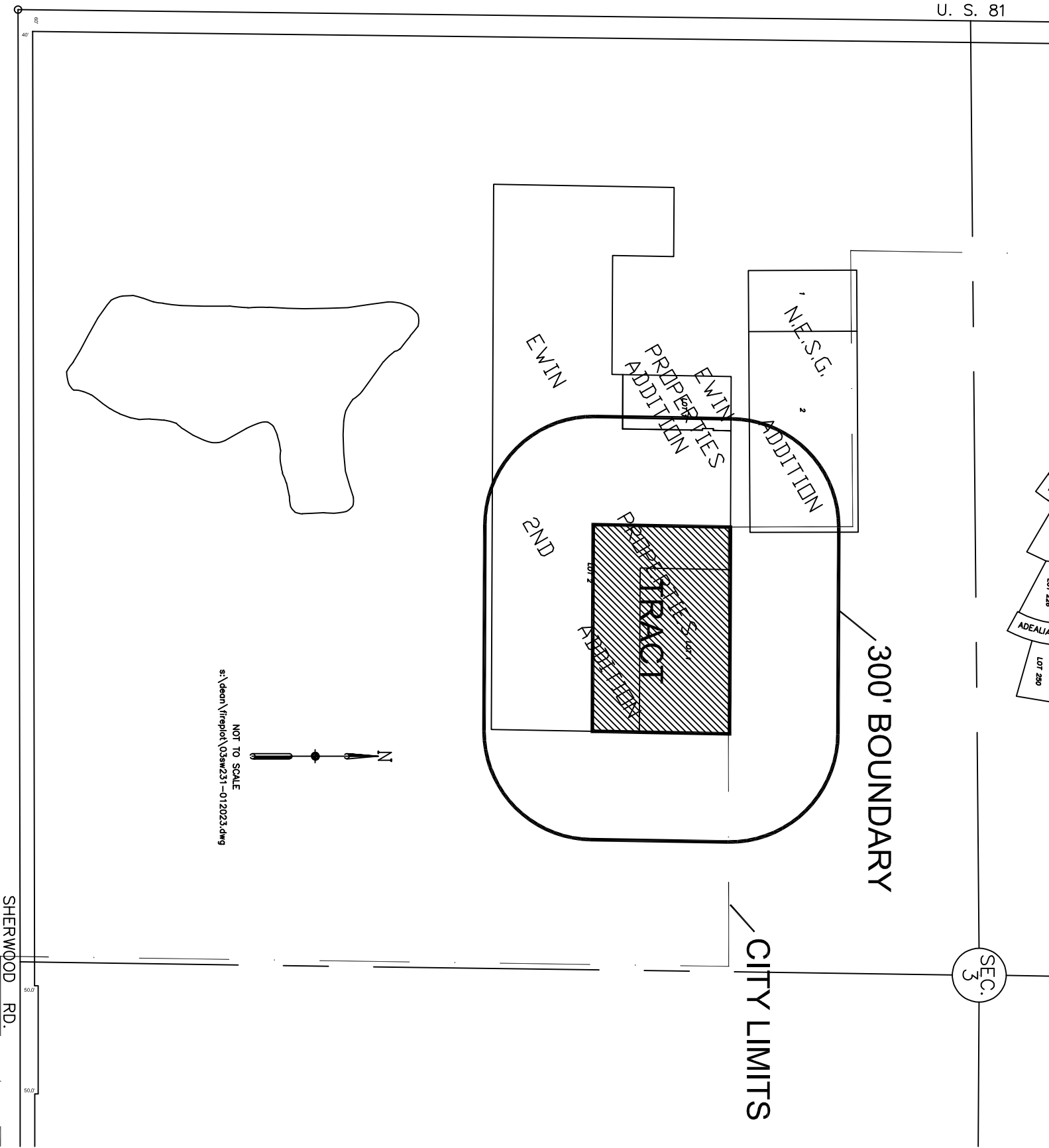
If yes, explain

10. Are utilities property located?  Yes  No

Explain location and closest availability Along northern property line

11. Adequate water and sewer available?  Yes  No

12. Will required yards & other open spaces be observed with the permit?  Yes  No



SHERWOOD RD.

300' BOUNDARY

CITY LIMITS

SEC. 3

### Public Hearing

The Norfolk Planning Commission will hold a public hearing on Tuesday, February 7, 2023 at 7:30 a.m. in the City Council Chambers, 309 N. 5<sup>th</sup> Street, Norfolk, Nebraska at the request of Park Mobile Home Court MHC, LLC, for a Conditional Use Permit for a recreational vehicle campground on property generally located at 915 Bonita Drive, legally described as follows:

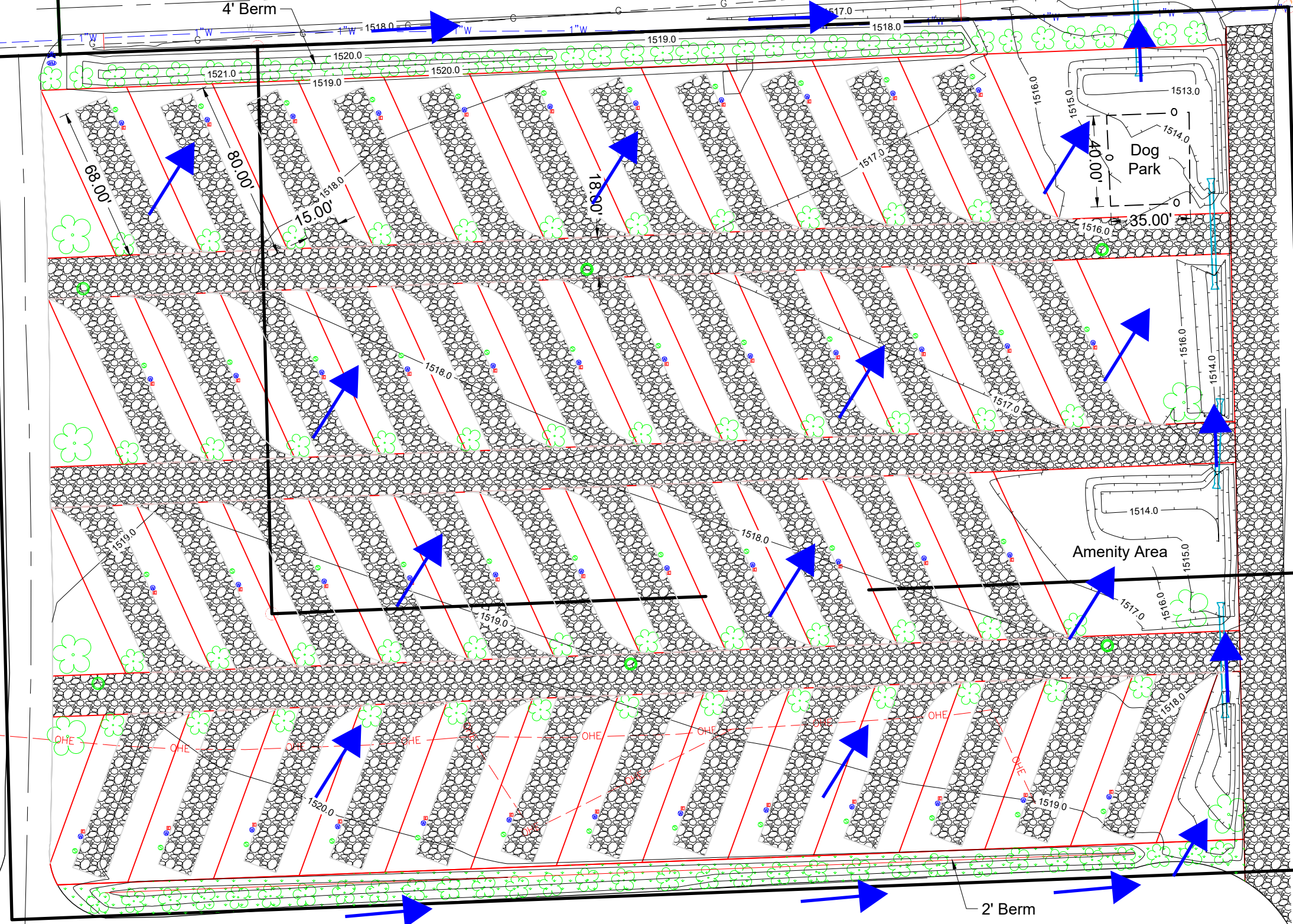
A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 23 NORTH, RANGE 1 WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF EWIN PROPERTIES 2ND ADDITION, IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 23 NORTH, RANGE 1 WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA; THENCE S01°26'45"E ALONG THE EAST LINE OF LOT 1 AND CONTINUING ALONG THE EAST LINE OF LOT 2 OF SAID EWIN PROPERTIES 2ND ADDITION, A DISTANCE OF 380.50 FEET; THENCE S87°47'17"W A DISTANCE OF 573.00 FEET; THENCE N01°26'45"W A DISTANCE OF 380.50 FEET TO THE NORTH LINE OF LOT 2 OF SAID EWIN PROPERTIES 2ND ADDITION; THENCE N87°47'17"E ALONG THE NORTH LINE OF LOT 2 AND CONTINUING ALONG THE NORTH LINE OF LOT 1 OF SAID EWIN PROPERTIES 2ND ADDITION, A DISTANCE OF 573.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 5.00 ACRES, MORE OR LESS.

Publish (January 27, 2023)  
1 P.O.P






# Bonita Avenue

SCALE:  
1" = 50'



## LEGEND

-  GRAVEL
-  GRADING LIMITS
-  Drainage Flow

**PARK MHC RV PARK**  
BONITA DRIVE NORFOLK, NE

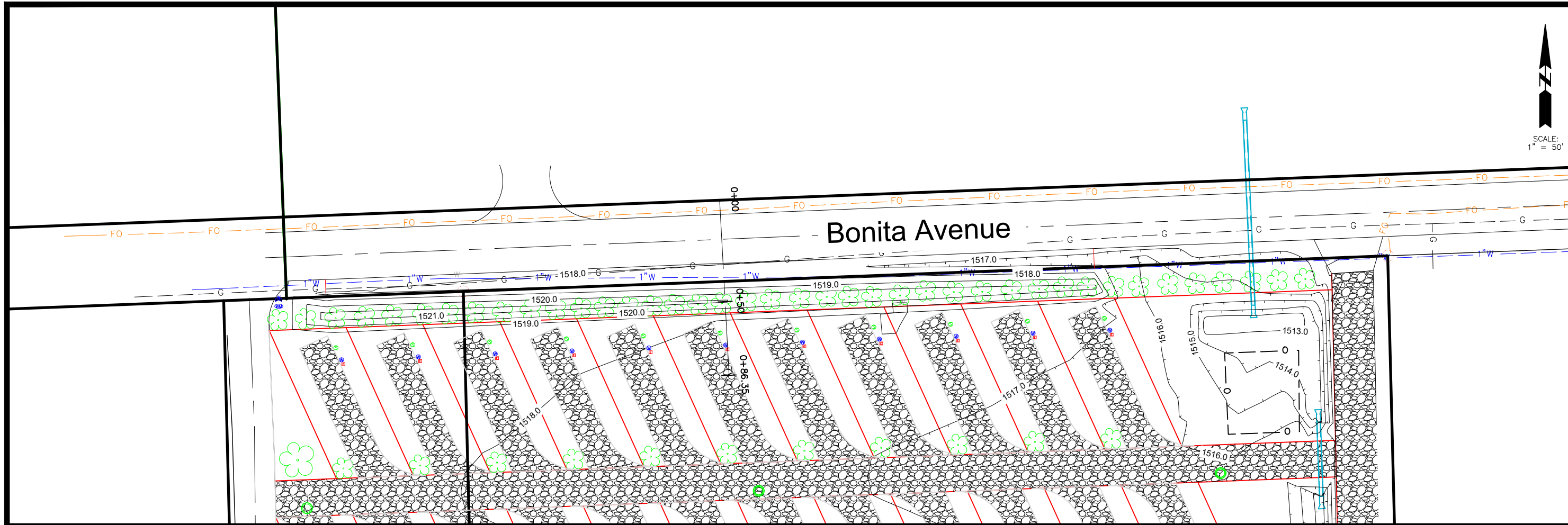
PAVEMENT PLAN  
 DESIGNED BY: NEH  
 DRAWN BY: NEH  
 CHECKED BY: NEH  
 REVISIONS:  
 ACAD FILE: Bona.DWG  
 DATE: \*\*/\*\*

502 W. MADISON AVE  
 NORFOLK, VA 23502  
 PHONE: 402.318.2628  
 PHONE: 402.860.5816  
 McLartyEngineering.com



SHEET NO.

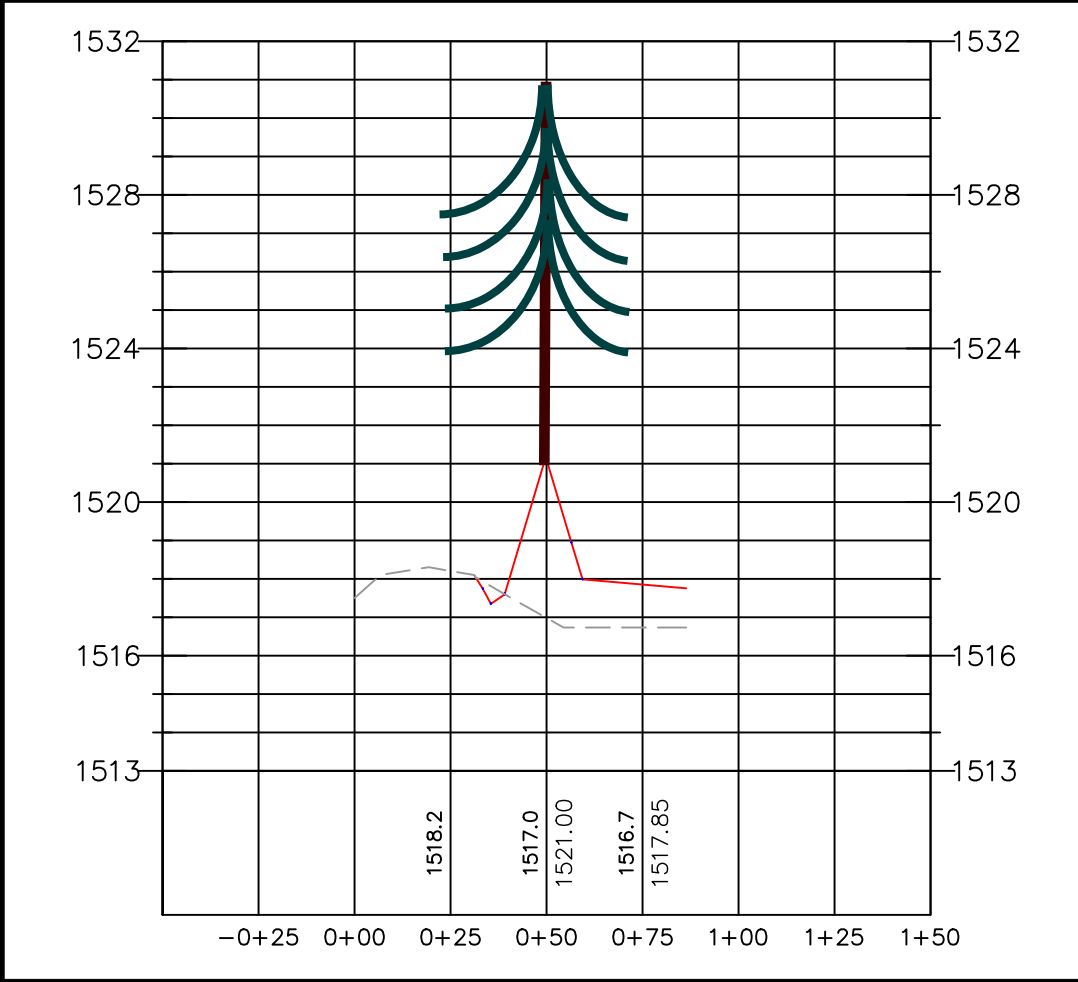




SCALE:  
1" = 50'

**PARK MHC RV PARK**  
BONITA DRIVE NORFOLK, NE

500 W. MADISON AVE  
NORFOLK, VA 23502  
PHONE: 402.318.2626  
PHONE: 402.860.5816  
McLartyEngineering.com



**NORTH BERM PROFILE**

|                  |                     |                |
|------------------|---------------------|----------------|
| DESIGNED BY: NEH | ACAD FILE: BERM.DWG | DATE: 11/17/22 |
| DRAWN BY: NEH    |                     |                |
| CHECKED BY: NEH  |                     |                |
| REVISIONS:       | BY:                 | DATE:          |



SHEET NO.

