



11/6/2023 - PLANNING COMMISSION MEETING

MONDAY, NOVEMBER 06, 2023 at 7:00 PM

COUNCIL CHAMBERS, ALBION CITY HALL, 420 W MARKET ST. ALBION, NE 68620

AGENDA

CALL TO ORDER

A copy of the open meetings act is posted and is provided for the public on the billboard of the Council Chambers

ROLL CALL

APPROVAL OF MINUTES

1. [CONSIDER APPROVAL OF THE MINUTES OF THE OCTOBER 2, 2023 PLANNING COMMISSION MEETING](#)

OLD BUSINESS

2. [REVIEW 2023-2024 ALBION CAPITAL IMPROVEMENT PLAN FOR RECOMMENDATION TO CITY COUNCIL](#)

NEW BUSINESS

3. NONE

REPORTS

4. [UPDATE ON ALBION HOUSING INITIATIVE PROGRAM](#)

ITEMS TO BE PUT ON NEXT MEETING AGENDA

5. PUBLIC COMMENT FOR FUTURE CONSIDERATION

ADJOURNMENT

THE COUNCIL RESERVES THE RIGHT TO ENTER INTO EXECUTIVE SESSION ONLY AS PROVIDED IN R.S.N. 84-1410



AGENDA MEMO

MEETING NAME: Albion Planning Commission

DATE: November 6, 2023

ITEM NAME: **CONSIDER APPROVAL OF THE MINUTES OF THE OCTOBER 2, 2023
PLANNING COMMISSION MEETING**

PRESENTER(S):

Andrew Devine

BACKGROUND INFORMATION:

Enclosed for review.

DISCUSSION:

MOTION: To approve the minutes of the October 2, 2023 Planning Commission meeting.

BY:

2ND:

ROLL CALL:

MOTION:

BY:

2ND:

ROLL CALL:

SUMMARY OF DECISION:



10/2/2023 - ALBION PLANNING COMMISSION MEETING

MONDAY, OCTOBER 02, 2023 at 7:00 PM

COUNCIL CHAMBERS, ALBION CITY HALL, 420 W MARKET ST. ALBION, NE 68620

MINUTES

CALL TO ORDER

A Regular Meeting of the Albion Planning Commission of the City of Albion, Nebraska was convened in open and public session at 7:00 p.m. on October 2, 2023 at the Albion City Hall, 420 West Market Street, Albion, NE. The meeting was called to order by Chairman Fick at 7:00 p.m. Chairman Fick informed the public about the location of the current copy of the Open Meetings Act posted in the Council Chambers. Notice of this meeting along with the agenda was simultaneously given in advance to all members of the Commission. Notice of this meeting was given in advance by publication, a designated method for giving notice; a copy of proof of publication is attached to these minutes. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public. The meeting was recorded using an audio recording device and such recording is available for inspection at the office of the City Clerk.

ROLL CALL

Commission Members present were Don Thorberg, Brian Nathan, Bev Dailey, Gale Schafer, and Tom Fick. Absent were Steve Gragert, Todd Wynn, and Steven Ruzek. City staff present was Secretary Andrew Devine.

APPROVAL OF MINUTES

1. APPROVE THE MINUTES OF THE NOVEMBER 7, 2022 PLANNING COMMISSION MEETING

Commission Member Schafer made a motion to approve the minutes of the November 7, 2022 meeting; seconded by Nathan. Voting Yea: Fick, Schafer, Nathan, Thorberg, Dailey. Voting Nay: None. Motion carried.

OLD BUSINESS

2. NONE

NEW BUSINESS

3. REVIEW 2023-2024 ALBION CAPITAL IMPROVEMENT PLAN FOR RECOMMENDATION TO CITY COUNCIL

Secretary Devine reviewed the Capital Improvement Plan with commissioners. Devine explained that approving the Capital Improvement Plan doesn't mean we have to have funds available to do all the projects. It is listing the priority projects to complete as resources become available. Devine stated the Safe Drinking Water project was completed in 2020 with a new well; however, Mayor Jarecki recommends planning for another new well in deeper water formation further south. Discussion ensued on a possible site for a new well. Commissioners discussed an irrigation system for sludge application. Devine stated that Sewer Commissioner, Corey Zoubek, suggested a traveling gun. Commissioner Schafer stated his experience with that type of irrigation proved to have extreme run-off. Devine noted the City does have ARPA funds to help with this project. There are no major street improvements on the 1-Year Plan. The 6-Year Plan projects include: Road improvement on South 11th Street and connecting back over to South Street (east of the pool); and South Parkview Subdivision. There is also an older project to bring Fuller Street back to gravel. This can probably be removed from the plan as it is almost all back to gravel from weather and travel. There are also drainage improvements on the plan at 5th Street and Salebarn Road; and storm drains at 5th and Main Streets, 4th and Main Streets, and 5th and Church Streets. Commissioners discussed possible placements for these storm drains. The City had microsurfacing scheduled for this fall but was recently notified it has gotten pushed back to next spring. They will start with residential streets, then do commercial streets in 2025. Devine has been working with Joann Porter for the Eli Porter Memorial Project in Fuller Park. They are working on fundraising and grants for the project, and it will be on the Big Give list as well. A large project that has been on the Capital Improvement Plan for several years is to replace lighting at the Sports Complex. The Aquatic Center is 10 years old and it's becoming necessary to replace equipment. The Library is still trying to make the old basement accessible. They have funding available through a large donation and also through the sales tax fund that was added back in 2016 for their building improvement and maintenance. The Fire Department shouldn't need any new equipment this year. They have some areas they would like to pave. The City will need to provide infrastructure to the recent annexed properties. City Council has approved JEO Consulting Group to begin specifications to construct water and sewer on all the existing developed properties that were annexed. Discussion ensued for possible placement of sewer lines. No action taken.

REPORTS

4. Update on Albion Housing Initiative including Rural Workforce Housing Fund Grant

Economic Development and Housing Director, Maggie Smith, was not available to update on Albion Housing Initiative.

ITEMS TO BE PUT ON NEXT MEETING AGENDA

The next regular meeting is currently scheduled for Monday, November 6, 2023 at 7:00 p.m.

5. PUBLIC COMMENT FOR FUTURE CONSIDERATION

None.

ADJOURNMENT

At 7:53 p.m. Commission Member Thorberg made a motion to adjourn, seconded by Schafer. Voting Yea: Dailey, Schafer, Fick, Thorberg, and Nathan. Voting Nay: None. Motion carried.

Respectfully submitted,

Andrew L. Devine, Secretary



AGENDA MEMO

MEETING NAME: Albion Planning Commission

DATE: November 6, 2023

ITEM NAME: **REVIEW 2023-2024 ALBION CAPITAL IMPROVEMENT PLAN FOR RECOMMENDATION TO CITY COUNCIL**

PRESENTER(S):

Andrew Devine

BACKGROUND INFORMATION:

Planning Commission reviewed the Capital Improvement Plan last month, but did not take formal action to recommend approval by the City Council.

DISCUSSION:

MOTION: To recommend city council approval of the 2023-2024 Capital Improvement Plan

BY:

2ND:

ROLL CALL:

MOTION:

BY:

2ND:

ROLL CALL:

SUMMARY OF DECISION:

The City's Capital Improvement Plan is developed by the City based upon critical community needs as well as citizen concerns expressed in regular surveys. The following areas of City Capital Improvement Planning were ranked as the highest priority and/or concern of citizens as compiled by the 2016 Community Survey

Red Flag - High Need:	
* Recreational Walking/Running Trails	Added to the Capital Improvement Plan in 2016 - construction of phase I to be complete FY 2017-18. Objective Complete 2018 Future Phase TBD - tentatively added to plan for 2023-24
* Campground Expansion	Added to Capital Improvement Plan in 2016. 20 sites with Water and Electricity added in FY '21-22.
* Storm Water Drainage Improvements	Phases I thru III Complete - 2016-2020 Necessity of future phases to be determined
* Boone Beginnings Infrastructure	Complete in 2021
Orange Flag - Moderate to High Need:	
* West Ball Field Improvements	*Based on 2017 input from parents and coaches due to volume of participants/teams. Complete Spring 2018. Objective Complete - 2018.
* Irrigation System for Sludge Application	Qualifying use of ARPA funds. Project would be more efficient method of application, could rotate crops and also potentially apply compost from grass pile on crop ground ourselves, rather than pay to have it hauled away. *Target for FY '22-23
* Sports Complex Improvements	*Based on 2019 input from parents and coaches. Replace aged light poles, additional fencing, drainage improvements, new concession stand. Target for '23-24
* Assurance of safe drinking water	New Well online in 2020; however, wells 2 and 3 collapsed and are decommissioned. Mayor recommends planning for new well in deeper water formation further south.
Yellow Flag - Moderate Need:	
* General Street Conditions/Maintenance	Maintenance program included in 2021-22 O&M Budget (Crack sealing every year. Significant Microsurfacing occurred 2017 & scheduled for 2023) ON GOING
* Outdoor Basketball Facilities	Multipurpose court project complete in 2017. Objective Complete.
* Tennis Court Improvement	Multipurpose court project complete in 2017. Objective Complete.
* Trees in Public Spaces	Added to Parks Operation & Maintenance Budget
* Playground Equipment Updates - including accessible features	\$100,000 available in 2021-22 plan, carried to 2022-23. Project may increase with additional community donations. Final plans tbd this fall/winter pending final funding amount. *Project still pending for '22-23 - need organization and planning among City staff, stakeholders/donors.

*Current pending projects may have been developed based upon the previous survey.

City of Albion Capital Improvement Plan - by Department

Street Department	
<i>Funds Available for Capital Projects</i>	
\$97,785	Cash Balance/Budget Suplus - 9/30/2023
\$25,000	2023-2024 Transfer in from Street Equipment Reserve
\$180,000	Transfer in from Sales Tax - for Future Development - South Park Subdivision Project
\$302,785	Total Estimated Resources Available for Street Department Capital Improvements and Additions 2023-24
<i>Projects Estimated Cost</i>	
\$38,764	General Capital Outlay/Equipment 2023-24
\$264,021	Remainder for Projects/Equipment - Allocate to Other Maintenance Items listed below
\$180,000	Project 104 - Parkview Street and associated infrastructure - New South Park Subdivision Project - 2023-2024? (Carried over from 2017-18 & 2018-19 & 2019-20)
\$300,000	Estimated - Project 108 - 11th Street South of Fairview - 6 year Plan
\$250,000	Estimated - Project 109 - 11th Street South of Fairview - 6 year Plan
\$20,000	Estimated - Project 87 - Fuller Street back to gravel - 6 Year Plan
\$450,000	Estimated - Project 106 - Main Street and Church Street - RCP Storm Sewer - 6 year plan
\$450,000	Estimate needs revised - Project 88 - Sale Barn Road - 5th Street to Hiway 14 - Drainage structures to existing storm drainage - 6 year plan
	Needs Estimates - Project 107 (1-16) - Paving of Commercial Alleys - 6 year plan
\$1,650,000	Total Estimated Cost of Known Planned Projects & Capital Expenditures
**Other Maintenance Items	
\$30,000	2024 Crack Sealing & Maintenance Program
\$20,000	2024 Storm Sewer Maintenance Program
\$50,000	2024 - Street Repairs - Priority to 11th Street - North of Church and South of Fairview
\$100,000	Total 2024 Maintenance Items
\$250,000	2025 Asphalt Maintenance Program - Microsealing Surfaces
General	
<i>Funds Available for Capital Projects</i>	
	\$0 Total Resources Available for General Fund Capital Improvements 2023-24
<i>Projects Estimated Cost</i>	
\$185,000	City Hall Parking Improvements 24-26
Parks Department	
<i>Funds Available for Capital Projects</i>	
	\$175,000 Total Resources Available for Parks Department Capital Outlay 2023-24 {Designated for Eli Porter Memorial Project in Fuller Park}
<i>Project Estimated Cost</i>	
\$375,000	Estimated - Accessible Park Equipment Replacement/Improvements/Updates (23-24) {Pending \$200,000 in Donations for Eli Porter Memorial Park}
\$300,000	Estimated - Sports Complex Improvements - Replace Light Systems (24-26)
\$35,000	Estimated - Sports Complex Improvements - Central Drain System Behind Fields (24-26)
\$0	Sports Complex Improvements - New concessions stand/RR Building (24-26) - no estimate of cost yet.

\$250,000

Estimated - Boone County Trail System Future Phase (2026-28) - Pending plan and fundraising

\$375,000 Total Estimated Cost of Capital Projects/Purchases - 23-24

-\$200,000 Remainder for Projects - Allocate or Carry into 2023-24

Pool Department	
<u>Funds Available for Capital Projects</u>	
\$96,326	City Sinking Funds reserved for Pool Project - Future Improvement and Maintenance
\$96,326	Total Resources Available for Pool Department Capital Improvments 2023-24
<u>Projects Estimated Cost</u>	
\$15,000	Additional Manhole for access to spray pad piping and valves & repair spray feature - 23-24
\$15,000	New Awnings, Shade Structures, Umbrellas - 23-24
\$27,000	Repaint Pool - 25-26
\$57,000	Total Estimated Cost of Known Projects through 2025
\$39,326 Recommend to leave in Sinking Fund for future improvements/replacements	
Library Department	
<u>Funds Available for Capital Projects</u>	
\$130,987	Total Resources Available for Library Department Capital Improvments 2023-24
<u>Projects Estimated Cost</u>	
\$130,987	Make old basement accessible Project for 2024-26 - No cost estimate yet (Library board investigating)
\$130,987	Total Estimated Cost of Known Projects
\$0 Remainder for Projects - Allocate or Carry into next FY via sinking fund	
Fire Department	
<u>Funds Available for Capital Projects</u>	
\$211,326	Estimated Equipment Sales Tax Reserve Balance - 9/30/23
\$30,438	Estimated Cash Balance - 9/30/2023
\$67,870	2023-24 Transfer in from Sales Tax for Equipment and Maintenance
\$309,634	Total Resources Available for Fire Department Capital Improvements 2023-24
<u>Projects Estimated Cost</u>	
\$78,683	Uniforms, Equipment Maintenance, Equipment Purchases (funded by sales tax/sinking funds) - unused transferred to future equipment sinking fund
\$78,683	Total Estimated Cost of Known Projects
\$230,951 Remainder for Equipment & Maintenance in Fire Dept Fund - Allocate or Carry into 2024-25	

Water Department

Budgeted Funds Available for Capital Projects

\$250,000	Cash Reserves for Capital Projects
\$38,362	Sales Tax for Future Developments
\$300,000	Proposed Financing - Bonds/SRF
\$140,262	ARPA Funds for Capital Projects
\$728,624	Total Resources Available for Water Department Capital Improvements 2023-24

Future Projects Estimated Cost

Priority 1 Annexation Water Projects

\$318,100	<i>Annexation Area 1-B Group 1A - Developed Lots - State Street near Fairgrounds Road - New 6" main - abandon 2"</i>
\$170,200	<i>Annexation Area 1-C - Developed lots - Norco Road North of Old Mill Road - New 6" main - abandon 2"</i>
\$196,500	<i>Annexation Area 1-D -Group 3A - Developed Lots on 4th South of Fairview - New 6" main - abandon 2"</i>
\$684,800	2023-24 Total

Priority 2 Annexation Water Projects

\$266,300	<i>Annexation Area 1-B Group 1B - Undeveloped Lots - State Street near Fairgrounds Road</i>
\$66,000	<i>Annexation Area 1-D -Group 3B - Undeveloped Lots on 4th South of Fairview - future 6" main</i>
\$332,300	2025 & Beyond

\$38,362	<i>Future Developments Reserve - 2024 & Beyond</i>
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\$1,500,000	New Well/Distribution/Transmission Expansion (2024-26)
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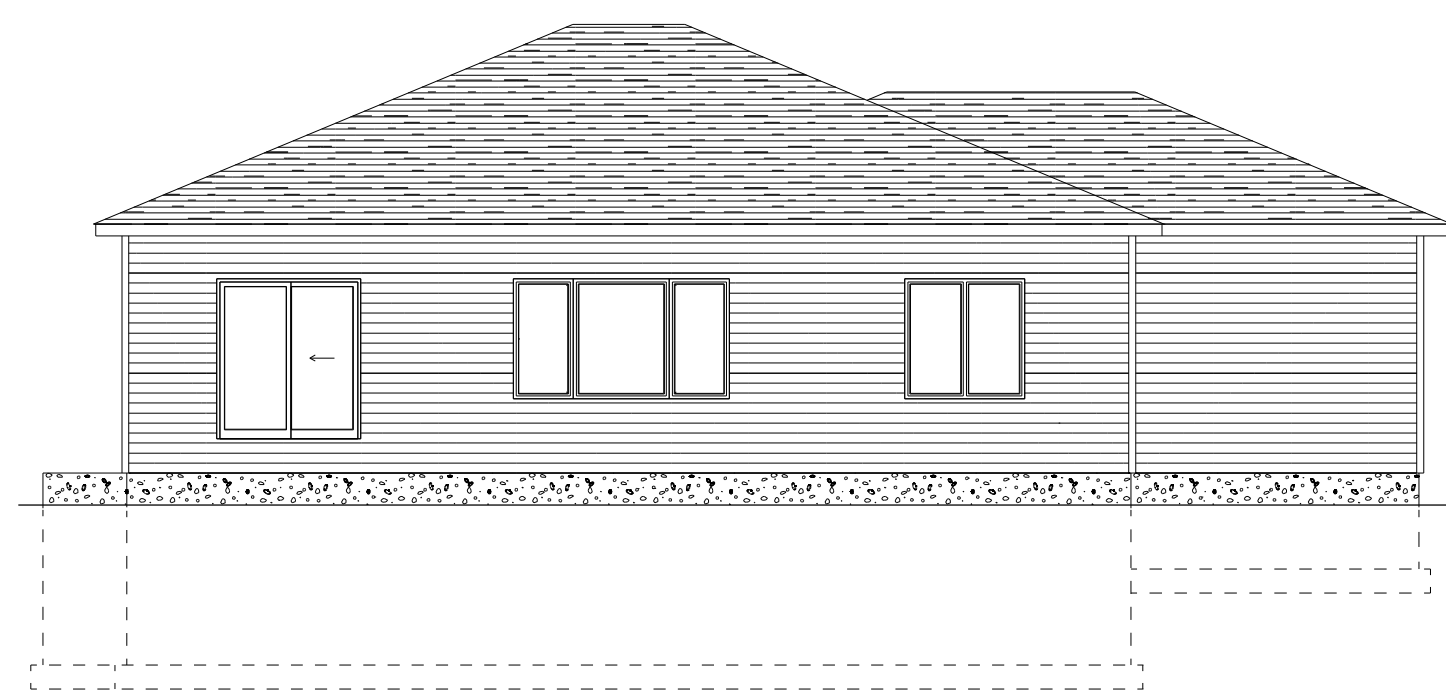
\$2,555,462 Total Estimated of Current/Future Projects

-\$1,826,838 Remainder for Projects

Sewer Department	
<i>Budgeted Funds Available for Capital Projects</i>	
\$100,000	Cash Reserves for Capital Projects
\$38,363	Sales Tax for Future Developments
\$950,000	Proposed Financing - Bonds/SRF
\$140,262	ARPA Funds for Capital Projects
\$1,228,625	Total Resources Available for Sewer Department Capital Improvements 2023-24
<i>Future Projects Estimated Cost</i>	
Priority System Upgrade and Rehab Projects - '23-24	
\$80,000	Manhole Projects/Sewer Inspection/Other Maintenance and Improvements
\$20,000	General Capital Outlay - Equipment, etc.
\$140,262	Sludge Application / Irrigation
\$240,262	2023-24 Total
Priority System Upgrade and Rehab Projects - '24-26	
\$500,000	Sewer Main Lining Rehab
\$500,000	Total Priority System Upgrade and Rehab Projects 2024-2026
Priority 1 Annexation Sanitary Projects - 2023-24	
\$468,400	Annexation Area 1-B Group 1A - Developed Lots - State Street near Fairgrounds Road
\$195,300	Annexation Area 1-C Group 2A - Extension of Sewer North on 11th Street to Old Mill Road
\$202,200	Annexation Area 1-D Group 3A - Developed Lots on 4th South of Fairview - New 8" main
\$151,700	Annexation Area 1-F Future Sanitary along Hwy 14 across front of Applied/FSA office lots
\$1,017,600	2023-24 Total
Priority 2 Annexation Sanitary Projects - 2025 & Beyond	
\$334,000	Annexation Area 1-B Group 1B - Undeveloped Lots - State Street near Fairgrounds Road
\$495,000	Annexation Area 1-C Group 2B - Old Mill Road and Norco Road
\$110,000	Annexation Area 1-D Group 3B - Undeveloped Lots on 4th South of Fairview - future 8" main
\$939,000	2025 & Beyond Total
\$38,363	<i>Future Developments Reserve</i>
\$2,735,225	Total Estimated Cost Current/Future Projects
-\$1,506,600	Remainder for Projects - Allocate or Carry into 2024-25
Funds Available - Unallocated	
\$140,262	<u>2020-2021 - ARPA Special Revenue Funds - can be used for Water/Sewer Projects (Now-2026)</u>
\$140,262	<u>2021-2022 - ARPA Special Revenue Funds - can be used for Water/Sewer Projects (Now-2026)</u>

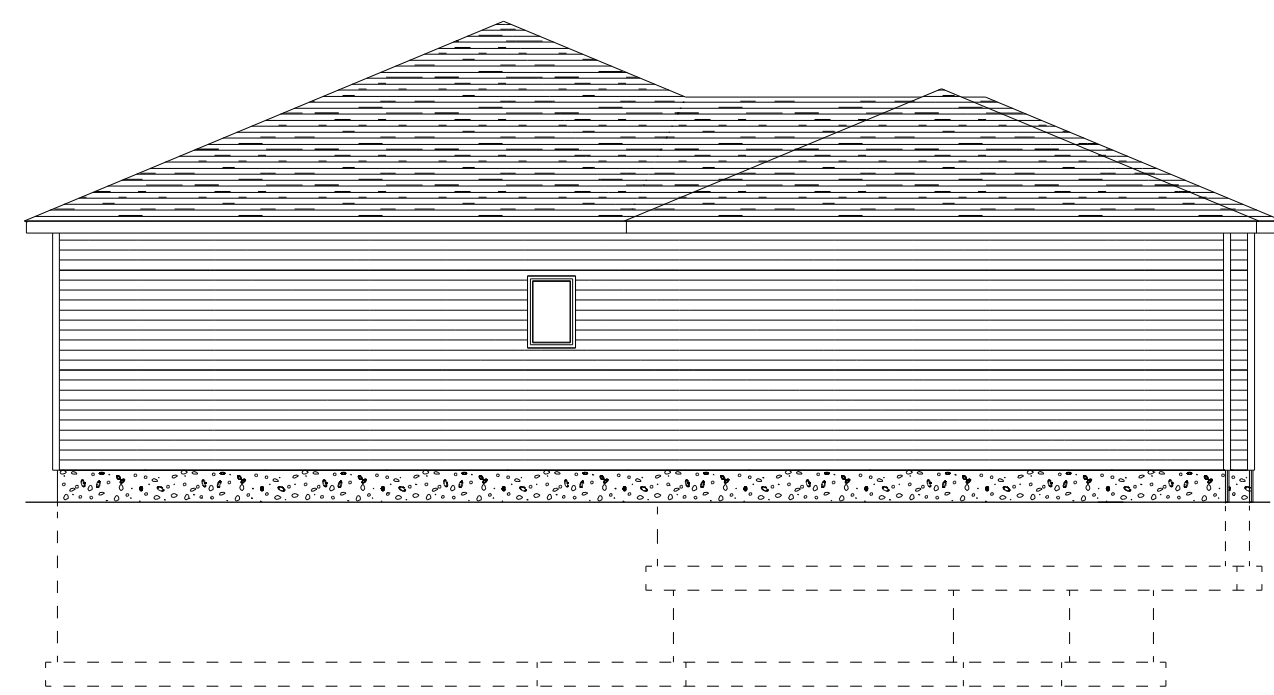
Basement	
Unfinished	8' walls; unfinished; bathroom rough-in
Potential future finish	1 bedroom, bathroom, great room, unfinished storage
CONCRETE FLATWORK & PATIOS	
Driveway Size	Edge to edge of garage, to street
Patio Size	10' x 10'
Sidewalks	Not Included
Service Walks	4' wide walkway from driveway to stoop
WINDOWS	
Foundation Windows	white vinyl 4'x4' egress gliding window
Main Floor Windows	Gerkin, casement or fixed, per plan
ROOFING	
Shingles	Asphalt Architechtural Shingle
Soffit and Fascia	Aluminum
EXTERIOR CLADDING	
Siding	Vinyl
EXTERIOR DOORS	
Front Door	Smooth Fiberglass (Painted)
GARAGE	
Unfinished	
Overhead Doors	Steel Exterior; Insulated
Cable / Communication Wiring	
Coaxial Cable	None
Cat 6 data	Bedrooms; great room
HVAC	
HVAC System - Columbus	Heat Pump w/ electric back-up
CABINETS	
Kitchen Cabinets	soft-close drawers in kitchen
Cabinet Hardware	Included
PLUMBING	
Drain Tile	Included
Sump Pump	Not Included
Water Heater	52-Gallon Electric
Fixtures	
Kitchen Faucet	Stainless Steel kitchen faucet with pull-down spray
Bathrooms	Chrome
Toilets	Standard Height, White
Shower Door	Not Included
R.O. System - not included	drinking water line plumbed to kitchen sink & fridge
Water Softener - not included	plumbed for soft water; softener not included
Exterior Spigots	(2) Spigots: One at Front & One at Rear
COUNTERTOPS, BACKSPLASHES, & Sinks	
Kitchen	Laminate tops; laminate 4" backsplash
Sink	Stainless steel drop-in
Bathrooms	onyx tops; integrated onyx sink; onyx backsplash

Mudroom	Laminete bench top
MIRRORS & Bath ACCESSORIES	
Mirrors & Bath Accessories	Included
Toilet Paper and Towel Bar	Included
MILLWORK	
Interior Doors	paneled hollow core, painted
Trim	painted
Trim Profile	Colonial : 2 3/4" Base & 5/8" x 2 1/4" Casing
Interior Door Handle	Knob: "Georgian" Schlage
Front Door Handle	Knob
FLOORING / TILE (Allowance for Material Only)	
Carpet per plan	
LVP / LVT per plan	
KITCHEN APPLIANCES	
Included	Stainless dishwasher, microwave, range, side x side fridge
LANDSCAPE & HARDSCAPES	
Sprinklers	Not Included
Sod	Not Included
Mailbox	Not Included
OTHER ITEMS INCLUDED	
Building permit	
Drafting	
Interior Design Selections	
1-year warranty	
ITEMS NOT INCLUDED IN SCOPE OF WORK	
Sidewalk	
Sprinklers	
Sod	
Mailbox	
1" Water Service to property line terminating at curb stop	
4" sewer from front lot line to city main	
Fill dirt for the yard	
Hauling dirt from site	
Setting lot pins	
Electrical Service to House	
Electric bill during construction	
Gas service to house	



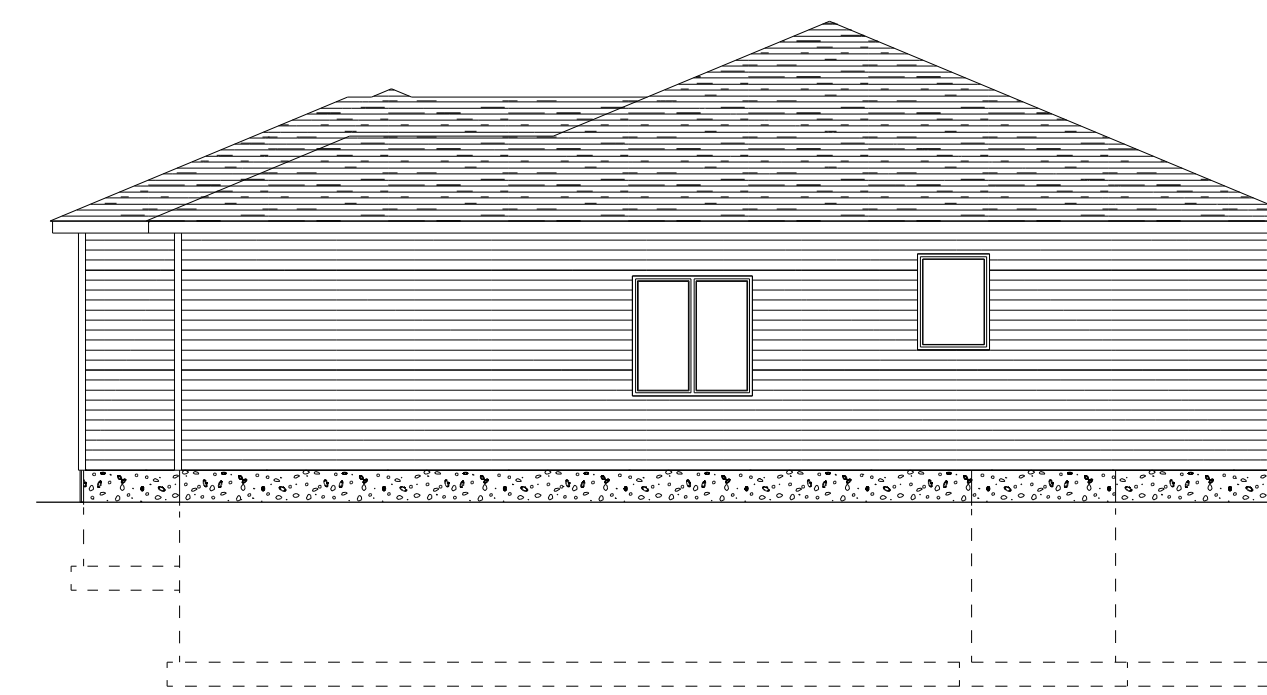
REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

318 S 11th St
Albion NE, 68620
Albion Community Development Agency

THESE DRAWINGS HAVE BEEN PREPARED USING INFORMATION PROVIDED BY THE PURCHASER, WHO IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION. THE ARCHITECT ASSUMES NO LIABILITY FOR COMPLIANCE WITH ALL LOCAL, BUILDING CODES, WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS TO COMPLY WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR THE DESIGN OF THE STRUCTURE OR THE CONSTRUCTION THEREOF. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE STRUCTURE AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR THE DESIGN OF THE STRUCTURE OR THE CONSTRUCTION THEREOF. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE STRUCTURE AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR THE DESIGN OF THE STRUCTURE OR THE CONSTRUCTION THEREOF. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE STRUCTURE AS SHOWN ON THESE DRAWINGS.

PROJECT STATUS:

PRELIMINARY

DATE: 8/18/2023

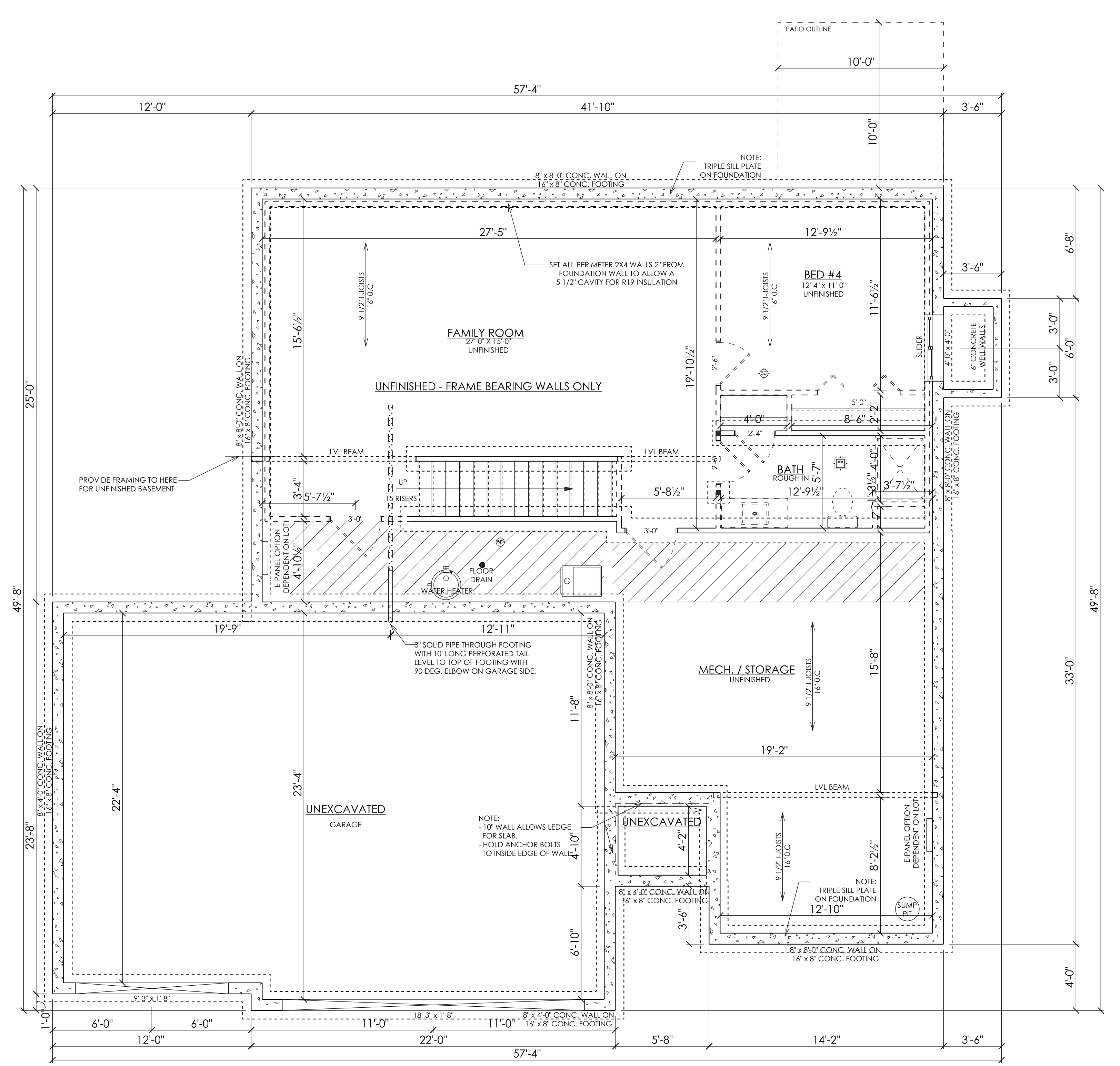
ELEVATIONS

SCALE: 1/4" = 1'-0"

SHEET:

1

GENERAL NOTES:
 - 8'-0" FOUNDATION WALL HEIGHT
 - TRIPLE SILL PLATE AROUND FOUNDATION
 - 2X4 INTERIOR STUD WALLS (3-1/2")
 - UNFINISHED BASEMENT - FRAME BEARING WALLS ONLY

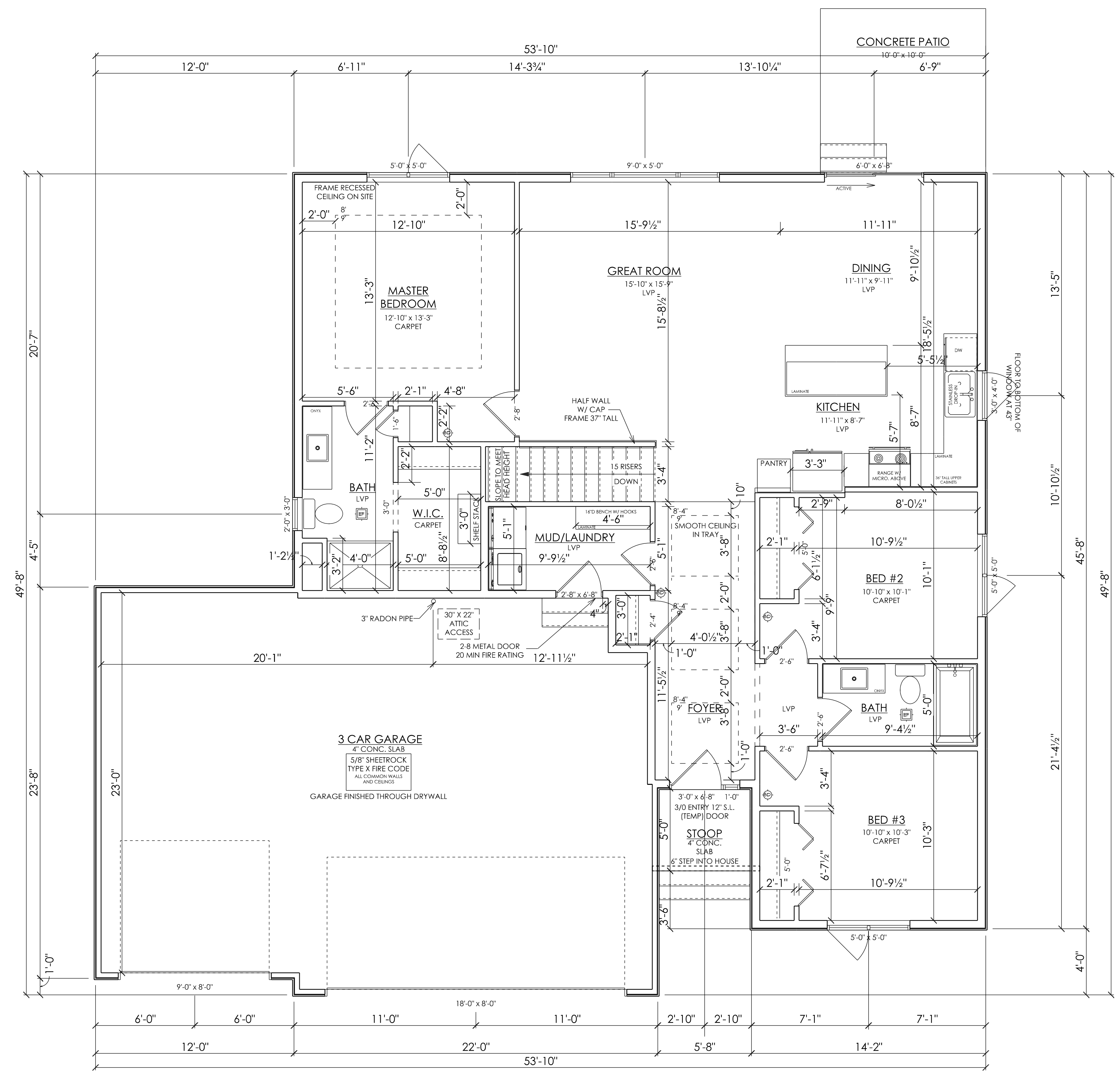


318 S 11th St
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PROJECT STATUS:	PRELIMINARY
DATE:	8/18/2023
FOUNDATION	
SCALE:	1/4" = 1'-0"
SHEET:	2

- GENERAL NOTES:**
- 9' 1-1/8" WALL HEIGHT (UNLESS NOTED)
 - 2X4 EXTERIOR STUD HOUSE WALLS (6')
 - 2X4 EXTERIOR STUD GARAGE WALLS (4')
 - 2X4 INTERIOR STUD WALLS (3-1/2')



318 S 11th St
Albion NE, 68620
Albion Community Development Agency

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PROJECT STATUS:
PRELIMINARY

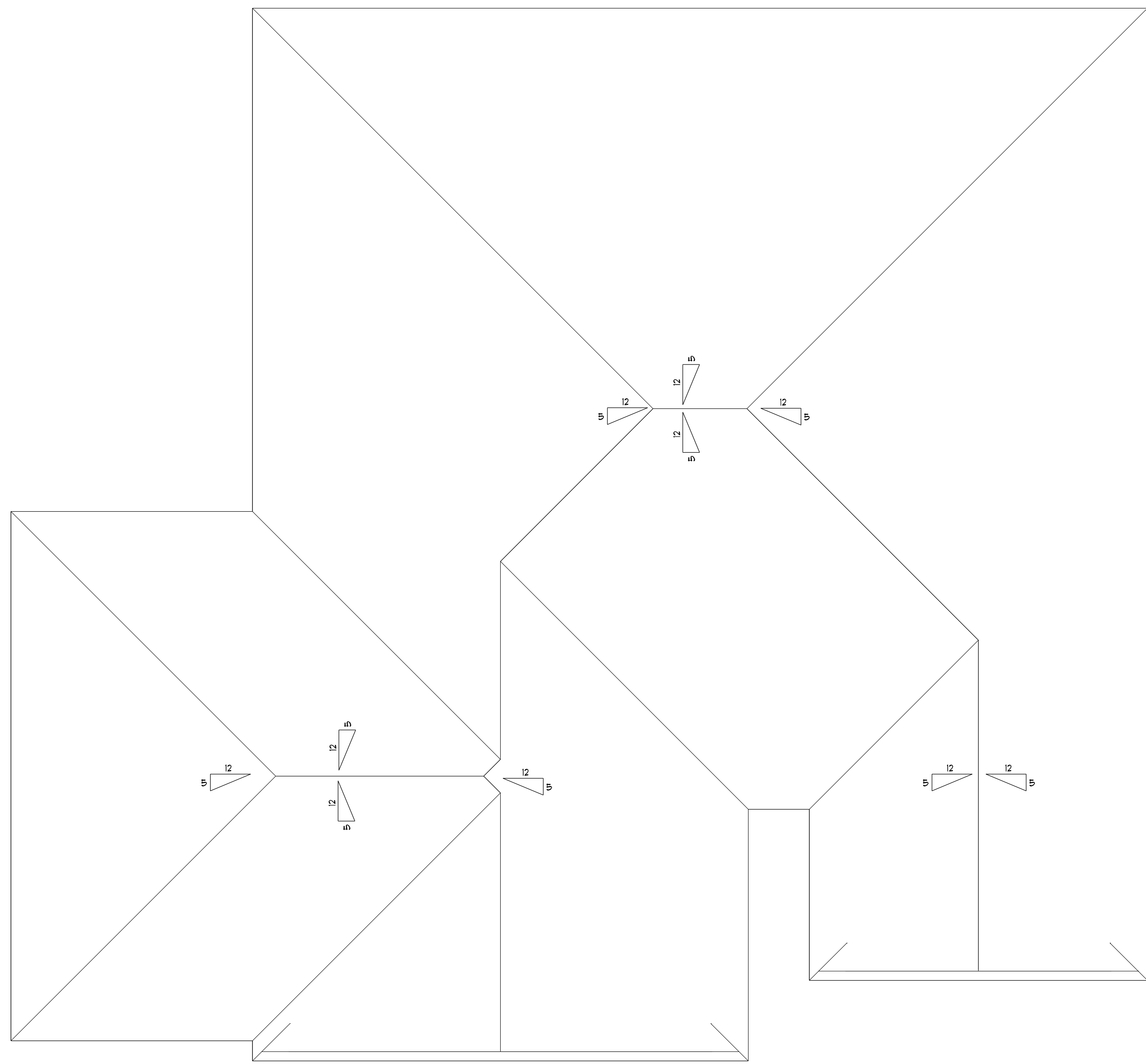
DATE: 8/18/2023

MAIN FLOOR

SCALE: 1/4" = 1'-0"

SHEET:

1431 SQ.FT. LIVING AREA
 794 SQ.FT. GARAGE AREA



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PROJECT STATUS:
PRELIMINARY

DATE: 8/18/2023

ROOF

SCALE: 1/4" = 1'-0"

SHEET:
4

**318 S 11th St
Albion NE, 68620
Albion Community Development Agency**

Item 4.

BLOCK A

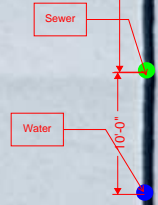
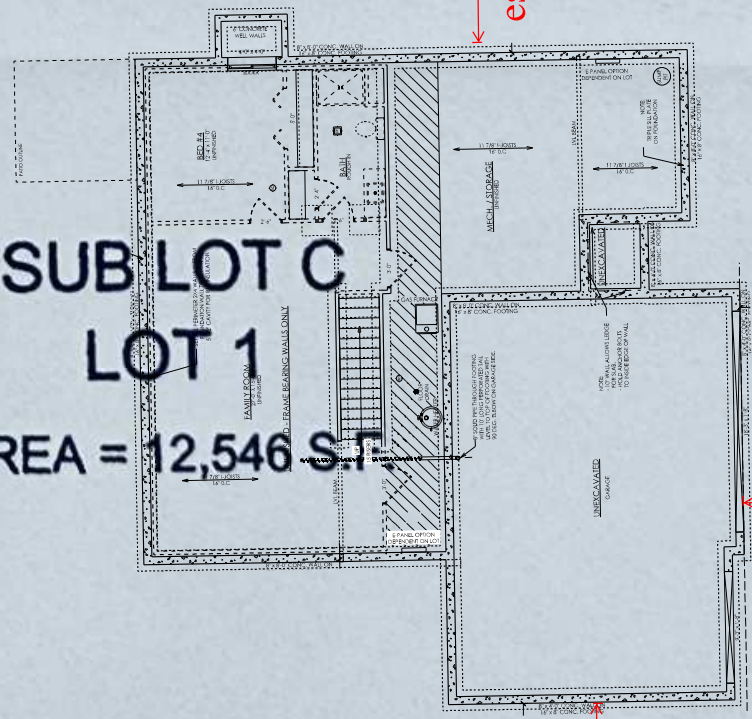


318 S 11th Street
Albion, NE

144.39' M

18'-2"
estimated

**SUB LOT C
LOT 1**
AREA = 12,546 S.F.



87.03' M

25'-0"

15'-0"

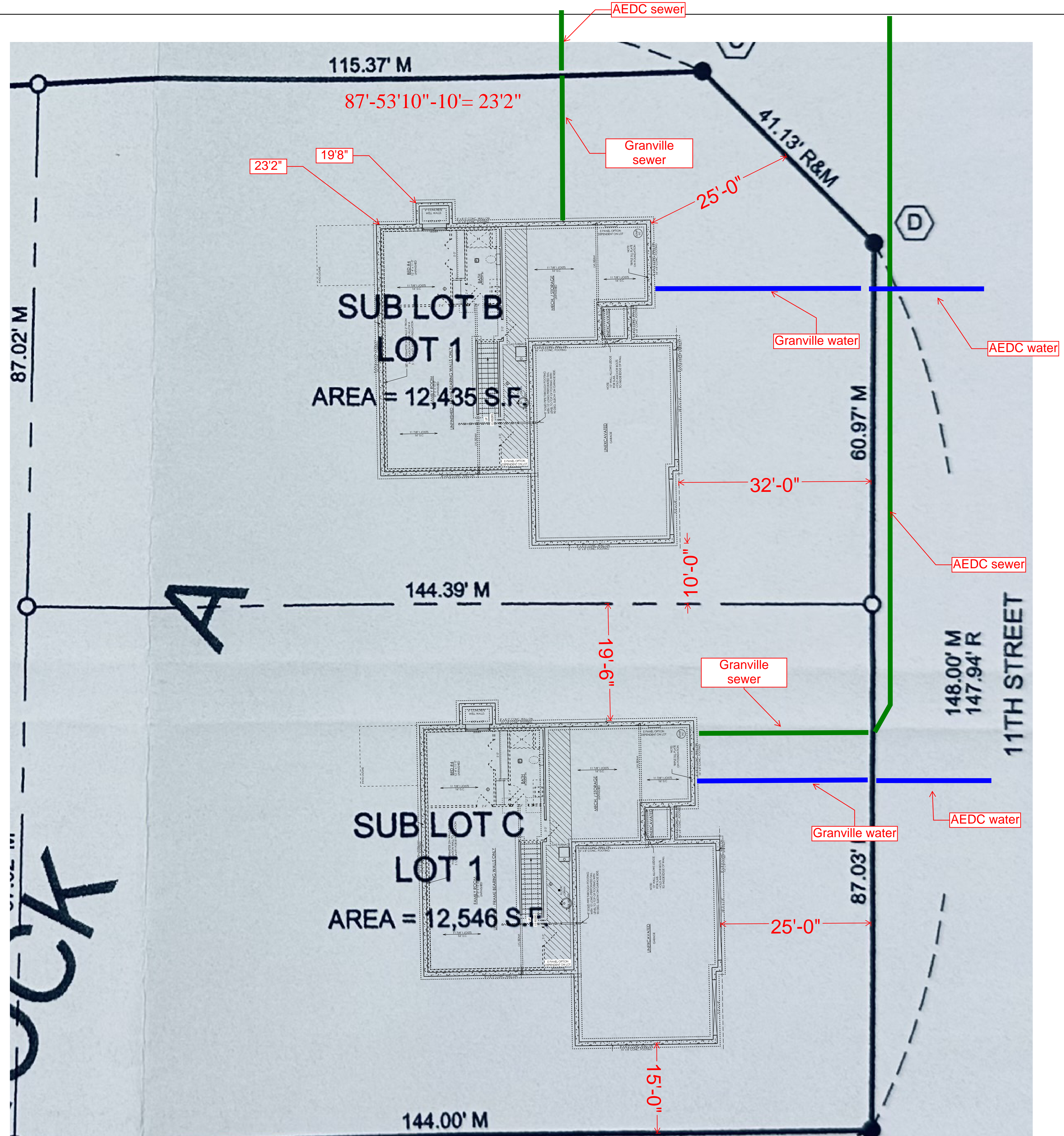
144.00' M

2010 REPLAT OF LOKEN SUBDIVISION LOT 1

A REPLAT OF PROPERTY LOCATED IN
LOT 1, BLOCK A, LOKEN SUBDIVISION TO THE
CITY OF ALBION, BOONE COUNTY, NEBRASKA

318 S 11th St
Albion NE, 68620
Albion Community Development Ag





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PROJECT STATUS:	PRELIMINARY
DATE:	8/18/2023
SITEPLAN	
SCALE:	1/8" = 1'-0"
SHEET:	5