



Hall County Regional Planning Commission

Wednesday, September 01, 2010
Regular Meeting

Item L4

Preliminary Plat

Insert a narrative here

Staff Contact:

THEE VILLAGE AT RIVERSIDE

WOODLAND DRIVE AND RAMADA ROAD GRAND ISLAND, NEBRASKA

JULY 2010

SYMBOLS LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
+	SECTION CORNER	TD	- TELEPHONE CONDUIT
Δ	SET CAPED 5/8" REBAR	①	- TELEPHONE MANHOLE
•	FOUND SURVEY POINT	⊕	- WATER MANHOLE
○	CALCULATED SURVEY POINT	— U —	- WATER
Δ	TEMPORARY CONTROL POINT (T.C.P.) (12)	WV	- WATER VALVE
Δ	LANDSCAPE SPIKE (T.P.)	WV	- FIRE HYDRANT
C.T.P.	CRIPPLED TOP PIPE	FW	- POST INDICATOR VALVE
C.T.P.	OPEN TOP PIPE	••	- WATER CURB STOP
SDH	STAR DRILL HOLE	— G —	- GAS
"X"	CHISELED "X" IN CONCRETE	GV	- GAS VALVE
(P)	PLAT DISTANCE	⊗	- GAS METER
(A)	ACTUAL DISTANCE	CABT	- CABLE TELEVISION
(R)	RECORDED DISTANCE	— T —	- SIGN
(C)	CALCULATED DISTANCE	— D —	- TRAFFIC SIGNAL
RAD	RADIUS OF CURVE	⊗03	- SPOT ELEVATION
TEMP	TEMPORARY PROJECT BENCH MARK	F.F.E.	- FINISHED FLOOR ELEVATION
Ⓢ	SANITARY MANHOLE	— * * —	- FENCE (CHAIN LINK OR WIRE)
— S —	SANITARY SEWER PIPE	— O —	- FENCE (WOODEN OR UNROUGHT IRON)
CE	COVER ELEVATION	LS	- LANDSCAPING
IE	INVERT ELEVATION	— T —	- TREE LINE
Ⓢ	SPOT DRAIN MANHOLE	○	- BUSH
—	SPOT DRAIN SEWER PIPE	☼	- DECIDUOUS TREE
CHIE	OVERHEAD ELECTRIC	☼	- CONIFEROUS TREE
Ⓢ	ELECTRIC METER	— FT —	- MAJOR CONTOUR
— E —	UNDERGROUND ELECTRIC	—	- MINOR CONTOUR
R	POWER POLE	HDGP	- HANDICAP CURB CUT
←	GUY WIRE		
X-ψ	LIGHT POLE		
ψ	STREET LAMP		
▶	SPOT LIGHT		
CHT	OVERHEAD TELEPHONE		
⊠	TRANSFORMER		
— FO —	UNDERGROUND FIBER OPTIC		
— T —	UNDERGROUND TELEPHONE		

ARCHITECT:



PROJECT DATA

ADDRESS:
WOODLAND DRIVE AND RAMADA ROAD
GRAND ISLAND, NEBRASKA

LEGAL DESCRIPTION:
THE VILLAGE SUBDIVISION TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

OWNER:
THAYER FAMILY, LLC
VILLAGE PLANNING MEMBER
404 WOODLAND DRIVE
GRAND ISLAND, NE 68601
402-392-1851

CITY UTILITY INFORMATION

CUSTOMER SERVICE
PATRICK KAUF, UTILITY SERVICES MANAGER
310 N PINE STREET, GRAND ISLAND, NEBRASKA 68601
402 E FIRST STREET, GRAND ISLAND, NEBRASKA 68601

REGIONAL PLANNING DEPARTMENT
CHAD NABITY, REGIONAL PLANNING DIRECTOR
PHONE (308) 388-5444 EXT. 710
100 E FIRST STREET, GRAND ISLAND, NEBRASKA 68601

BUILDING DEPARTMENT
GREG LEIBER, BUILDING DIRECTOR
PHONE (308) 388-5444 EXT. 700
100 E FIRST STREET, GRAND ISLAND, NEBRASKA 68601

ELECTRIC DIVISION
BARTIGER, OVERHEAD DISTRIBUTION SUPERINTENDENT
RANDY LEIBER, UNDERGROUND DISTRIBUTION SUPERINTENDENT
LARRY CHRISTENSEN, ELECTRIC METER SERVICES, STREET LIGHTING
PHONE (308) 388-5444 EXT. 700
116 W NORTH FRONT ST, GRAND ISLAND, NEBRASKA 68601

WATER DIVISION
DAVE GOOD, WATER SUPERINTENDENT
PHONE (308) 388-5444
310 N PINE STREET, GRAND ISLAND, NEBRASKA 68601

WASTEWATER TREATMENT PLANT
BEN THAYER, PLANT SUPERINTENDENT
PHONE (308) 388-5450
302 E SUNT ROAD, GRAND ISLAND, NEBRASKA 68601

GAS SERVICE
NORTHWESTERN ENERGY
PHONE (800) 341-7281 EXT. 1160
515 W THIRD ST, PO BOX 220
GRAND ISLAND, NEBRASKA 68601

CABLE SERVICE
CABLE TELEVISIONS
PHONE (308) 387-9710
209 N WEBB ROAD, GRAND ISLAND, NEBRASKA 68601

LEGAL DESCRIPTION

LOTS 4, 5, 7 - 29, OUTLOT A, AND OUTLOT B, THE VILLAGE SUBDIVISION, LOCATED GRAND ISLAND, HALL COUNTY, NEBRASKA.

MISCELLANEOUS NOTES:

- 1) THERE MAY BE SURVEY/REAL SITE DEVELOPMENT REGULATIONS THAT APPLY TO THE SHOWN BUILDING SET BACK LINES. PLEASE VERIFY WITH CITY OF GRAND ISLAND PLANNING DEPARTMENT.
- 2) THE UTILITY LOCATIONS ON THIS PLAN ARE THE RESULT OF A COMBINATION OF FIELD LOCATED POSITIONS AND/OR AS-BUILT DRAWINGS PROVIDED BY THE UTILITY COMPANIES. THE UTILITY COMPANIES HAVE MADE OR IMPLIED AGR TO THEIR ACCURACY. FURTHER VERIFICATION MAY BE REQUIRED TO IDENTIFY UTILITIES NOT SHOWN HEREIN. CONTACT DIGGERS HOTLINE OF NEBRASKA AT 1-800-331-5666.
- 3) HORIZONTAL CONTROL IS ASSURED DATA.
- 4) SUBJECT PROPERTY IS ZONED RD-RESIDENTIAL DEVELOPMENT ZONE.
- 5) NO TITLE POLICY WAS SUPPLIED AT THE TIME OF THIS SURVEY. THERE MAY BE ADDITIONAL RECORDED EASEMENTS OR BUILDING COVENANTS THAT EFFECT THIS PROPERTY.
- 6) SUBJECT PROPERTY CONTAINS 11.25 ACRES, MORE OR LESS.
- 7) ELEVATIONS SHOWN HEREON ARE FROM CITY DATA. 5' AVE. IS A ALUMINUM CAP AT THE INTERSECTION OF HIGHER HWY. AND BENCH MARK OF ORIGIN.
- 8) BLANE STREET, 36' SOUTH OF THE CENTERLINE OF HIGHER HWY. AND IN THE CENTERLINE OF BLANE STREET. ELEVATION = 867.1545

SHEET SCHEDULE

- C1.0 COVER SHEET
- CIVIL
- C11 DEVELOPMENT PLAN
- C12 UTILITY & DRAINAGE PLAN
- C1.3 LANDSCAPE PLAN
- ARCHITECTURAL
- A11 UNIT A-D: FLOOR PLANS AND ELEVATIONS
- A12 UNIT E: FLOOR PLAN AND ELEVATION

VICINITY MAP



GRAND ISLAND, NE

DIGGERS HOTLINE

RETAIN THE LOCATION REQUEST NUMBER FOR YOUR OWN PROTECTION!



NOTE: UNDERGROUND UTILITY LOCATIONS SHOWN ARE FROM INFORMATION PROVIDED TO US FROM UTILITY COMPANIES. UTILITY COMPANIES MAKE NO WARRANTIES OR GUARANTEES REGARDING THE ACCURACY OF THE INFORMATION PROVIDED TO THE DIGGER HOTLINE. FOR SPECIFIC LOCATIONS DURING CONSTRUCTION, CALL "DIGGER HOTLINE" 1-800-331-5666 (STATEWIDE) PRIOR TO DIGGING.

THE VILLAGE AT RIVERSIDE LODGE
PRELIMINARY PLAT
WOODLAND DRIVE & RAMADA ROAD
GRAND ISLAND

Project number
08-094
Date
7/28/2010
Revisions

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C1.0

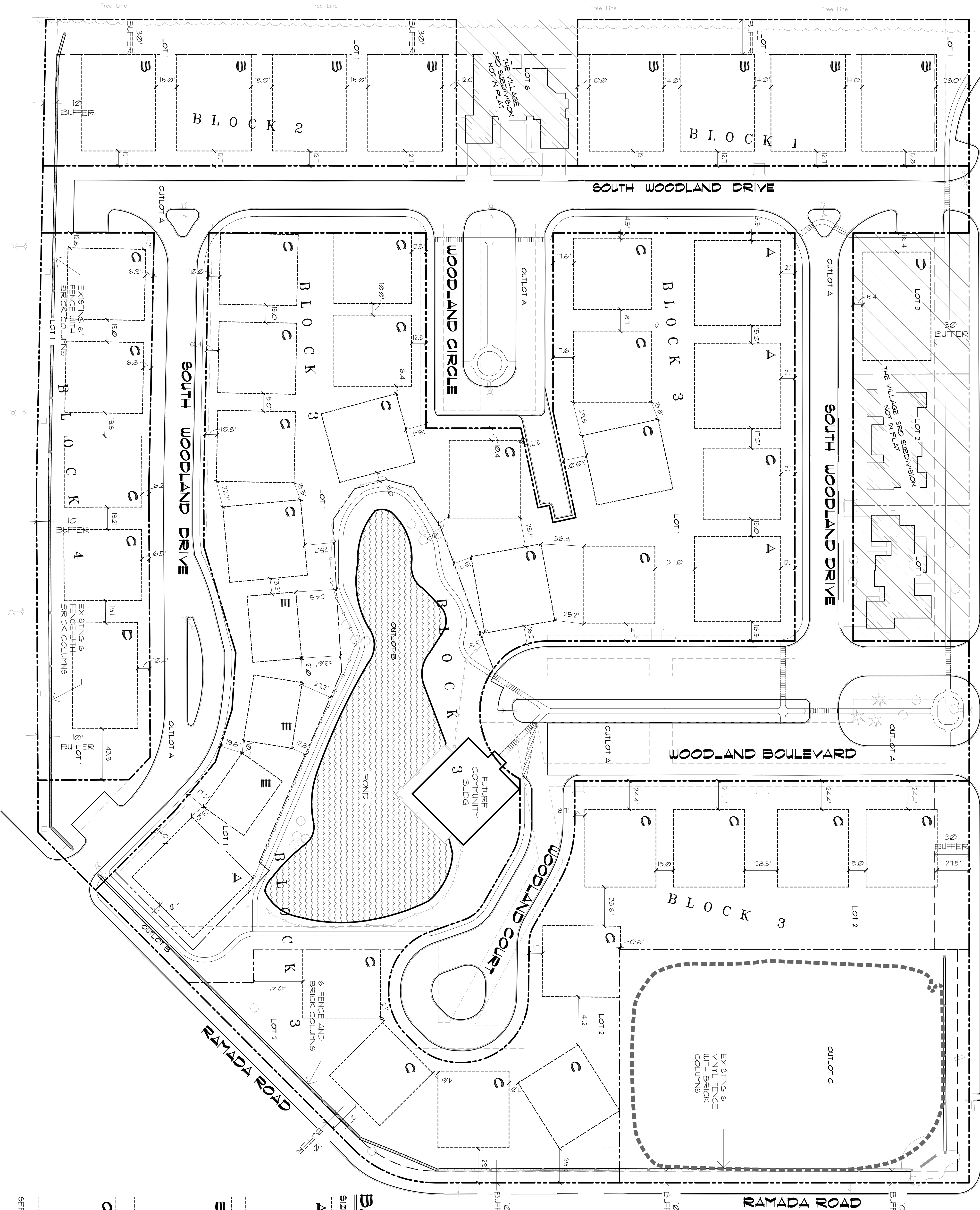
08055 UNIT PLANS AND ELEVATIONS

Architectural Design Associates
Suite 105
7501 'O' Street
Lincoln Nebraska 68510

www.adalincoln.com
tel 402 486 3232



WOODLAND DRIVE



GENERAL NOTES

- 1) EXISTING LOTS, EASEMENTS AND STREETS ARE FROM TOPOGRAPHIC SURVEYS.
- 2) ALL STREETS ARE EXISTING EXCEPT WOODLAND COURT.
- 3) A FUTURE COMMUNITY BUILDING WILL BE CONSTRUCTED AT THE NORTH SIDE OF THE POND. SEE PLAN FOR EXACT LOCATION.
- 4) ALL EXISTING STREETS ARE PRIVATE INCLUDING THE NEW WOODLAND COURT.
- 5) SEE UTILITY PLAN FOR ALL UTILITIES.
- 6) BUILDING ENVELOPES ARE SHOWN. DIM'S ARE LISTED BELOW. ACTUAL BUILDING PLANS MAY DIFFER FROM SUBMITTED EXAMPLES.

ALTERNATE BLDG PLAN

BLDG ENV.	ALTERNATE
A	B
B	C
C	D
D	E
E	F

ORIGINAL PROJECT

A - DUPLEX =	8 UNITS
B - DUPLEX =	16 UNITS
C - DUPLEX =	52 UNITS
D - DUPLEX =	4 UNITS
E - DUPLEX =	6 UNITS
EXISTING UNITS =	91 UNITS
TOTAL:	177 UNITS

CURRENT PROJECT

A - DUPLEX =	8 UNITS
B - DUPLEX =	16 UNITS
C - DUPLEX =	52 UNITS
D - DUPLEX =	4 UNITS
E - DUPLEX =	6 UNITS
EXISTING UNITS =	91 UNITS
TOTAL:	177 UNITS

BLDG ENVELOPE KEY

SIZE KEY:

A	13'
B	64'
C	61'
D	93'
E	51'

SEE PLAN FOR LOCATION

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DEVELOPMENT PLAN

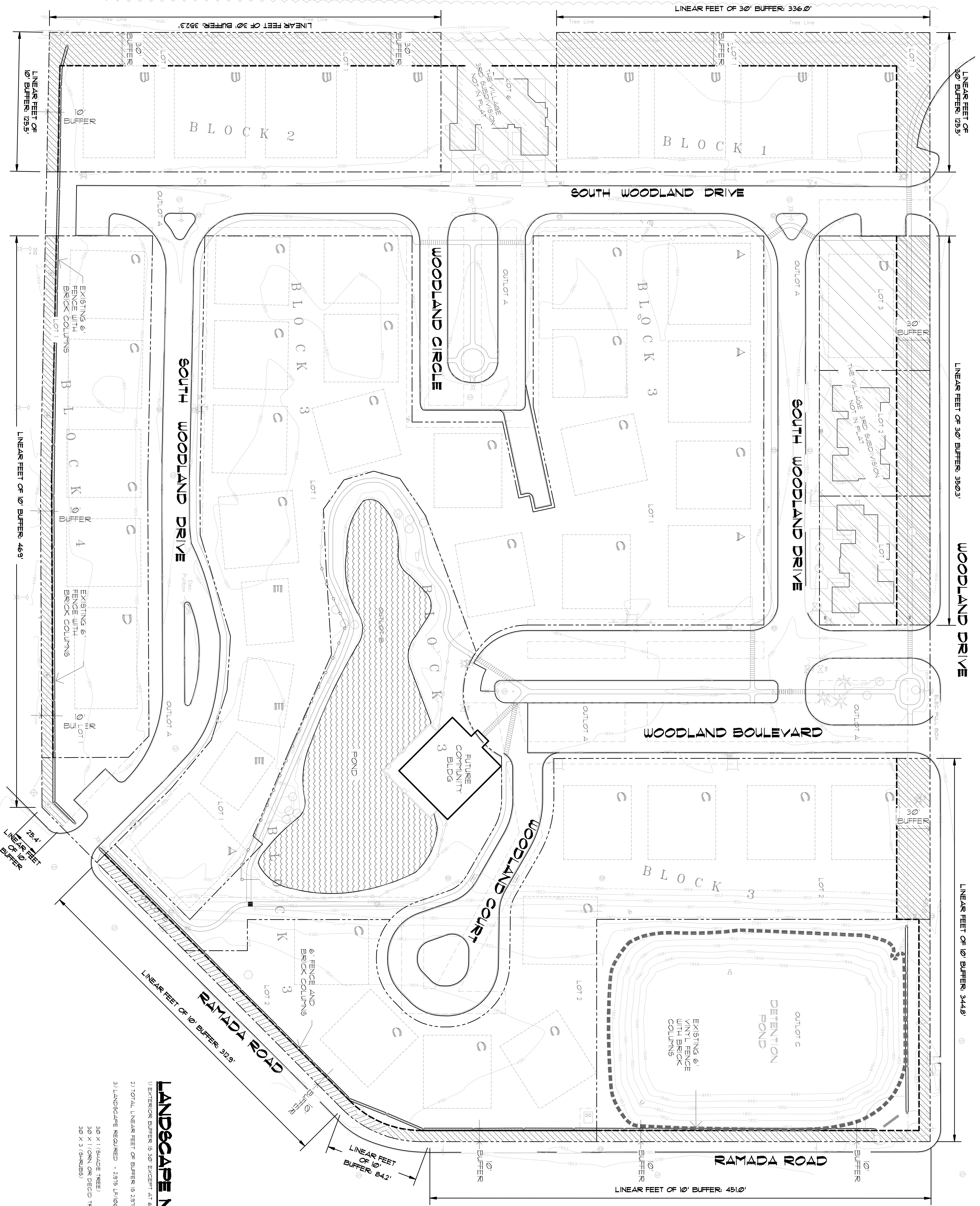
SCALE 1" = 40'-0"

C1.1

09055 UNIT PLANS AND ELEV'S

LANDSCAPE PLAN

SCALE 1" = 40'-0"



LANDSCAPE NOTES

- 1) EXTERIOR BUFFER IS 30' EXCEPT AT 6' FENCING - SEE PLAN FOR LOCATIONS.
- 2) TOTAL LINEAR FEET OF BUFFER IS 2375.
- 3) LANDSCAPE REQUIRED - 2375 LF/100' = 23.75 = 24
- 30' X 1 (SHADE TREE) * 30 SHADE TREES
- 30' X 1 (ORN OR DECID TREE) * 30 ORN/DECID TREES
- 30' X 3 (SHRUBS) * 90 SHRUBS

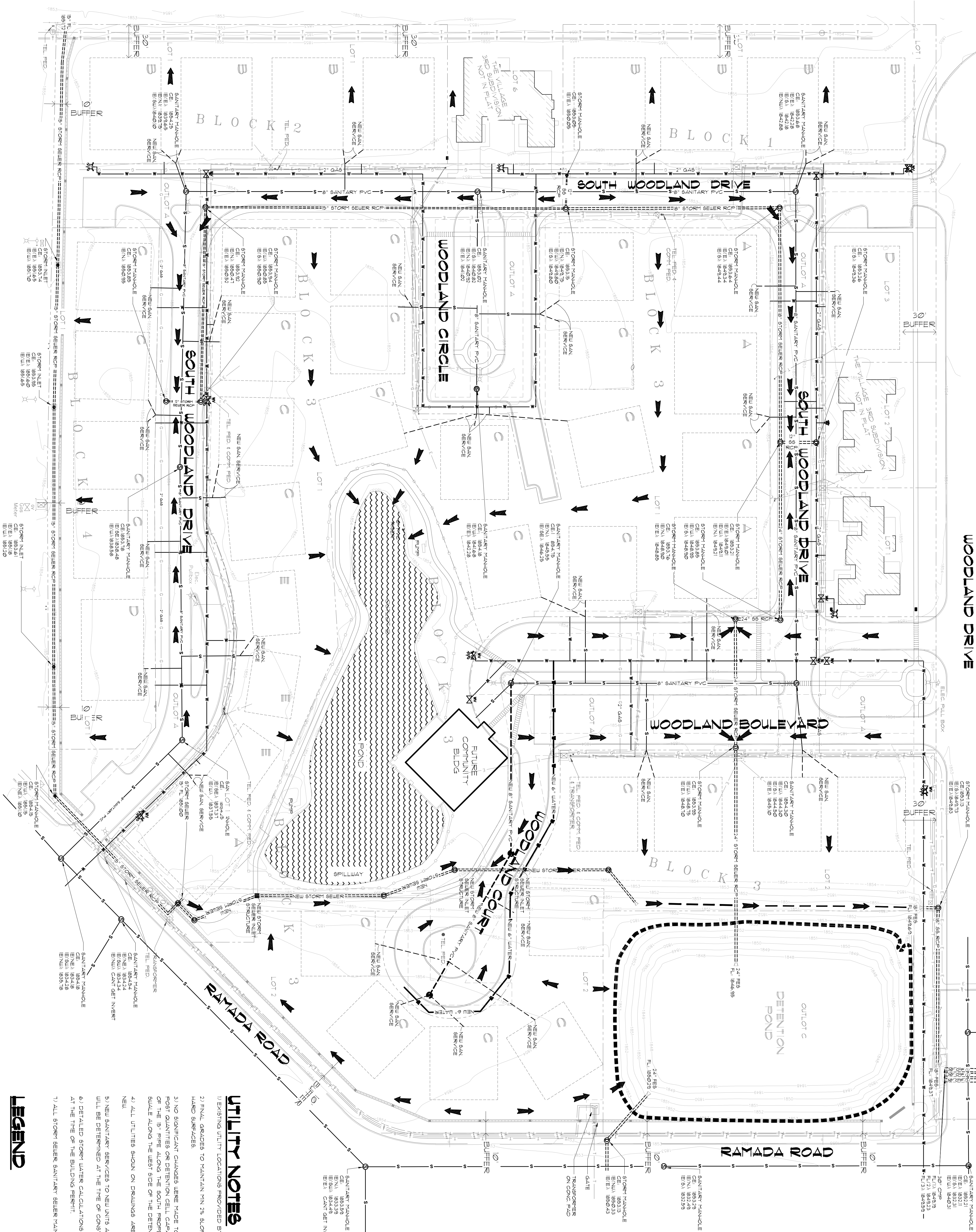
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UTILITY & DRAINAGE PLAN

SCALE: 1" = 40'-0"

UTILITY NOTES

- 1) EXISTING UTILITY LOCATIONS PROVIDED BY LAND SURVEY
- 2) FINAL GRADES TO MAINTAIN MIN 2% SLOPES OVER RISE SURFACES AND MIN 0.5% SLOPE AT HARD SURFACES
- 3) NO SIGNIFICANT CHANGES WERE MADE TO PREVIOUS STORM WATER RUNOFF PATHS, PSE AND POST QUANTITIES OR DETENTION CELL CAPACITY - NEW STORM SEWER INCLUDES AN EXTENSION OF THE 18" PIPE ALONG THE SOUTH PROPERTY LINE NORTH TO THE REMAINING NORTH SOUTH SWALE ALONG THE WEST SIDE OF THE DETENTION CELL
- 4) ALL UTILITIES SHOWN ON DRAWINGS ARE EXISTING EXCEPT THOSE SPECIFICALLY LABELED NEW
- 5) NEW SANITARY SERVICES TO NEW UNITS ARE APPROXIMATE LOCATIONS BUT FINAL LOCATIONS WILL BE DETERMINED AT THE TIME OF CONSTRUCTION
- 6) DETAILED STORM WATER CALCULATIONS FOR THE NEW 18" STORM SEWER WILL BE SUBMITTED AT THE TIME OF THE BUILDING PERMIT
- 7) ALL STORM SEWER, SANITARY SEWER, MANH, AND WATER MAINS ARE PUBLIC

LEGEND

Flow of Runoff

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