



# **Hall County Regional Planning Commission**

**Wednesday, September 6, 2017  
Regular Meeting**

## **Item L1**

**Preliminary Plat- Millennial Estates**

**Staff Contact: Chad Nabity**

August 23, 2017

Dear Members of the Board:

**RE: Preliminary and Final Plat – Millennial Estates Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a preliminary and final plat of Millennial Estates Subdivision, located in Grand Island, in Hall County, Nebraska.

This preliminary plat proposes to create 153 lots in a subdivision located in the East Half (E1/2) of the Southwest Quarter (SW1/4) of Section Twelve (12), Township Eleven (11) North, Range Ten (10) West of the 6<sup>th</sup> P.M., in the City of Grand Island, Hall County, Nebraska, in a tract containing 49.8 acres. The final plat proposes to create 38 lots on 15.68 acres of the said preliminary plat.

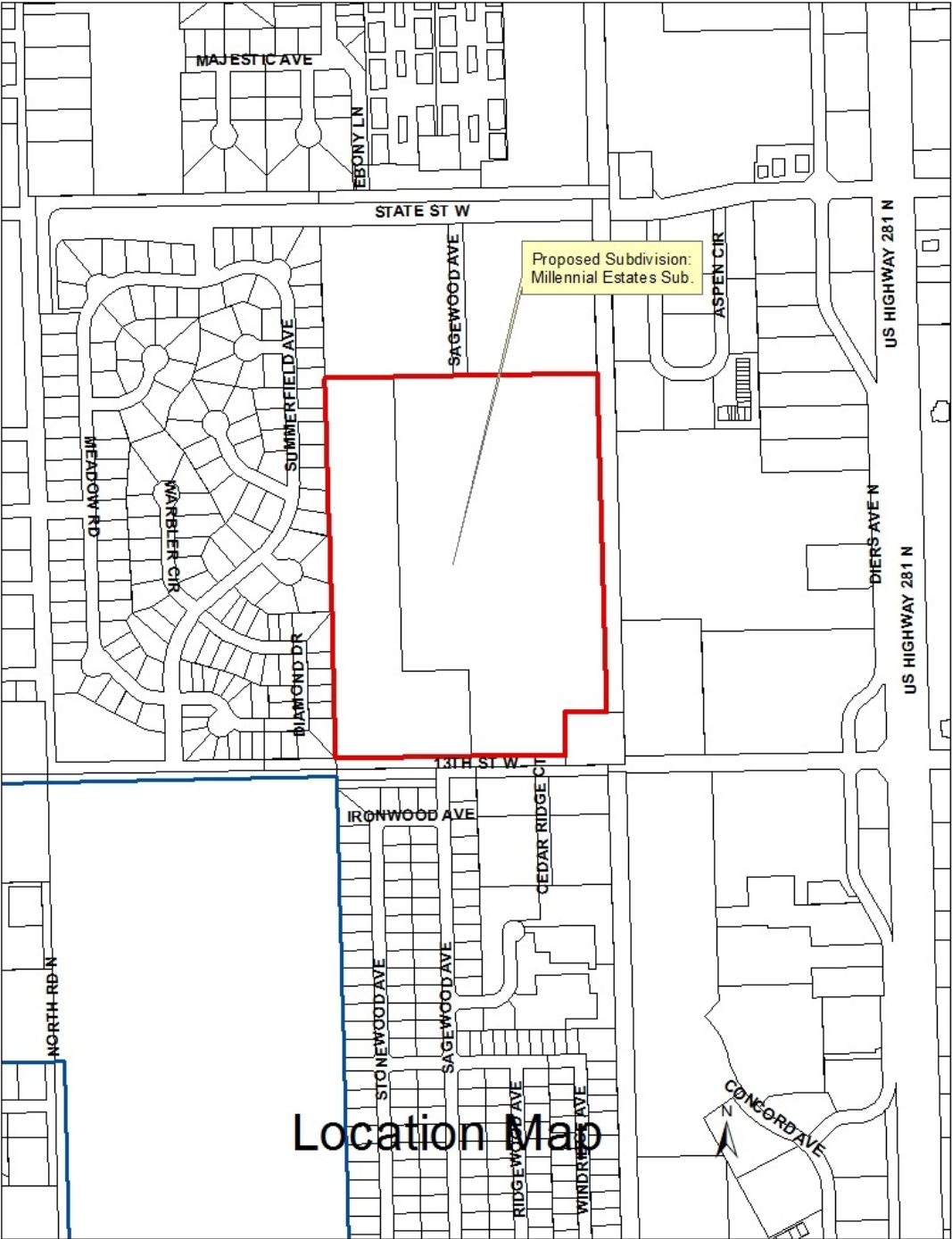
You are hereby notified that the Regional Planning Commission will consider this preliminary and final plat at the next meeting that will be held at 6:00 p.m. on September 6, 2017, in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

Cc: City Clerk  
City Attorney  
City Public Works  
City Utilities  
City Building Director  
County Assessor/Register of Deeds  
Manager of Postal Operations  
Olsson Associates

This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.







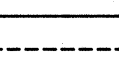
SHEET 1 OF 3  
LOT LAYOUT

LOT USAGE  
151 LOTS  
2 OUTLOTS

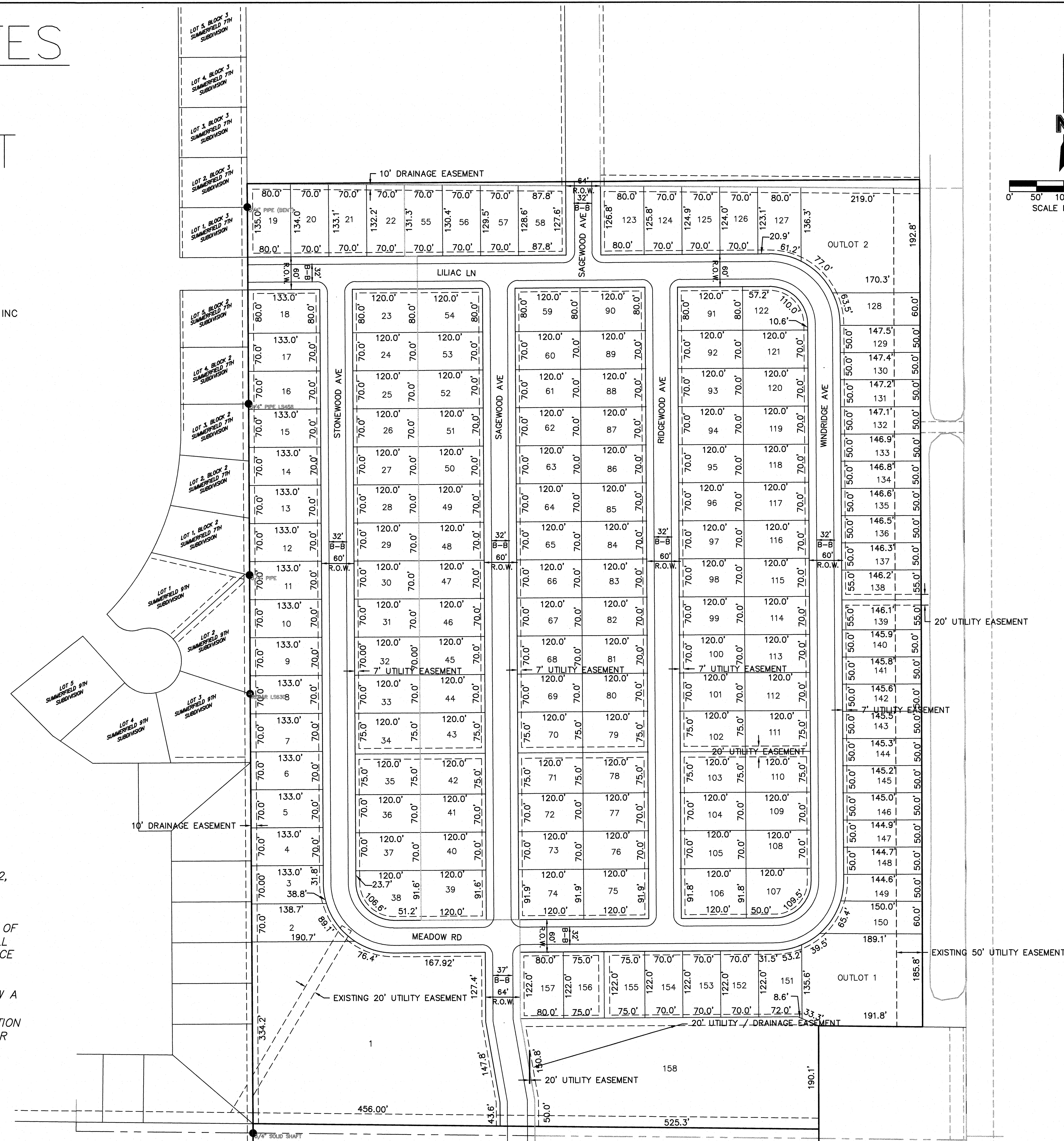
ENGINEER/LAND SURVEYOR  
OLSSON ASSOCIATES  
201 E. 2ND ST.  
GRAND ISLAND, NE 68802

A rectangular region labeled R4, filled with diagonal hatching lines sloping from the top-left to the bottom-right.

A rectangular region labeled R4, filled with diagonal hatching lines sloping from the top-left to the bottom-right.


 PHASING BOUNDARY  
 PROPOSED PROPERTY LINE  
 PROPOSED EASEMENT LINE  
 FLOOD PLAIN ZONE BOUNDARY  
 EXISTING PROPERTY LINE  
 EXISTING EASEMENT LINE  
 WATER MAIN  
 SANITARY SEWER  
 STORM SEWER  
 (M) MEASURED DISTANCE  
 (R) RECORDED DISTANCE  
 ● FOUND PROPERTY CORNER

COMMENCING AT THE SOUTHWEST CORNER OF THE E1/2 OF THE SW1/4 OF SECTION 12, T11N, R10W OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA; SAID POINT BEING THE POINT OF BEGINNING; THENCE N01°45'38"W A DISTANCE OF 1779.35 FEET; THENCE EAST ALONG THE SOUTH LINE OF STARLITE SUBDIVISION A DISTANCE OF 1241.05 FEET; THENCE S01°37'32"E A DISTANCE OF 1542.87 FEET; THENCE S89°06'54"W A DISTANCE OF 191.82 FEET; THENCE S01°31'34"E A DISTANCE OF 239.96 FEET; THENCE S89°08'02"W, 1044.50 FEET ON THE SOUTH LINE OF SECTION 12 TO THE POINT OF BEGINNING, CONTAINING 2,160,226 SQUARE FEET OR 49.59 ACRES MORE OR LESS.



A north arrow pointing upwards with the letter 'N' in the center. Below it is a scale bar labeled 'SCALE IN FEET' with markings at 0', 50', 100', and 200'.

**OLSSON<sup>®</sup>**  
**ASSOCIATES**

201 East 2nd Street  
Grand Island, NE 68802-1072  
TEL 308.384.8750 www.olsonassociates.com  
FAX 308.384.8752

[illegible][illegible]

drawn by: BJD  
checked by: BJD  
approved by: BJD  
QA/QC by: BJD  
project no.: 16-0951  
drawing no.: \_\_\_\_\_  
date: 8.17.2017

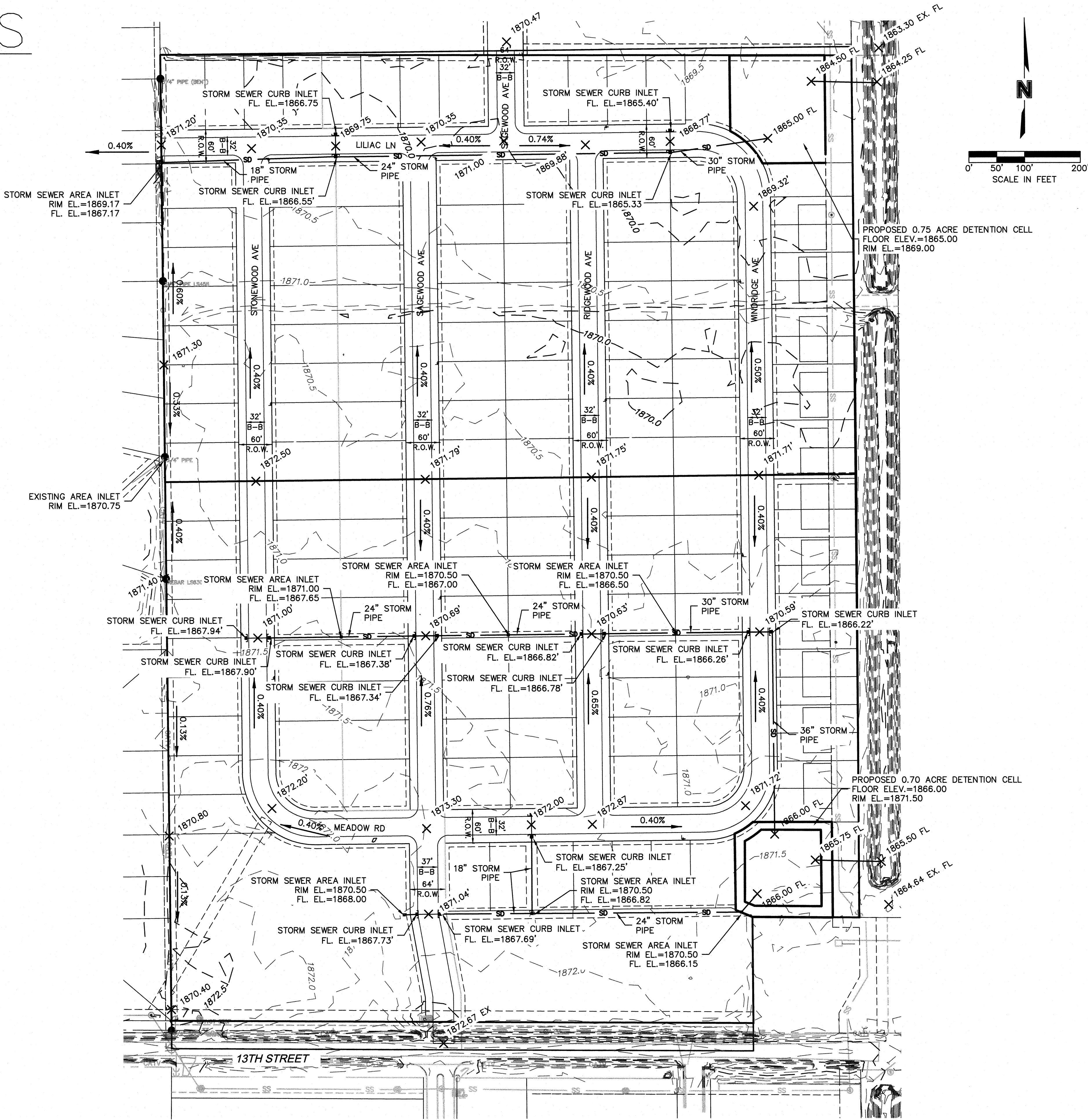
SHEET  
1 of 3



MILLENNIAL ESTATES  
SUBDIVISION  
PRELIMINARY PLAT  
AUGUST 2017

SHEET 3 OF 3  
DRAINAGE LAYOUT

DRAINAGE CALCULATIONS:  
NORTH DRAINAGE AREA: 21.88 ACRES  
10 YR TR-20 RUNOFF: 21 CFS PRE, 39.2 CFS POST CONST.  
NORTH CELL WATER HEIGHT=3.2', DISCHARGE= 20.3 CFS  
  
SOUTH DRAINAGE AREA: 26.85 ACRES  
10 YR TR-20 RUNOFF: 25.6 CFS PRE, 48.0 CFS POST CONST.  
SOUTH CELL WATER HEIGHT=3.9', DISCHARGE= 24.6 CFS



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REV. NO.	DATE	REVISIONS DESCRIPTION

GRADING / DRAINAGE LAYOUT	2017	REVISIONS
MILLENNIAL ESTATES SUBDIVISION PRELIMINARY PLAT		
GRAND ISLAND, NEBRASKA		

drawn by: BJD  
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project no.: 16-0951  
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DWG: F:\2016\0501-1000\016-0951\40-Design\AutoCAD\Final Plans\Sheets\PRE\_PLAT\_60951.dwg  
DATE: Aug 21, 2017 12:02pm  
XREFS: V\_XTPO\_60951 V\_XTPO\_7144 C\_ROW\_60951 C\_TB\_PLAT\_60951  
USER: bdegen  
C\_PBASE\_60951