



Hall County Regional Planning Commission

**Wednesday, February 7, 2018
Regular Meeting**

Item L1

Preliminary Plat - Lassonde Third Subdivision

Staff Contact: Chad Nabity

Lassonde Third Subdivision Preliminary and Final Plat

Developer/Owner

Grand Island Area Habitat for Humanity
502 W 2nd Street
Grand Island, NE 68801

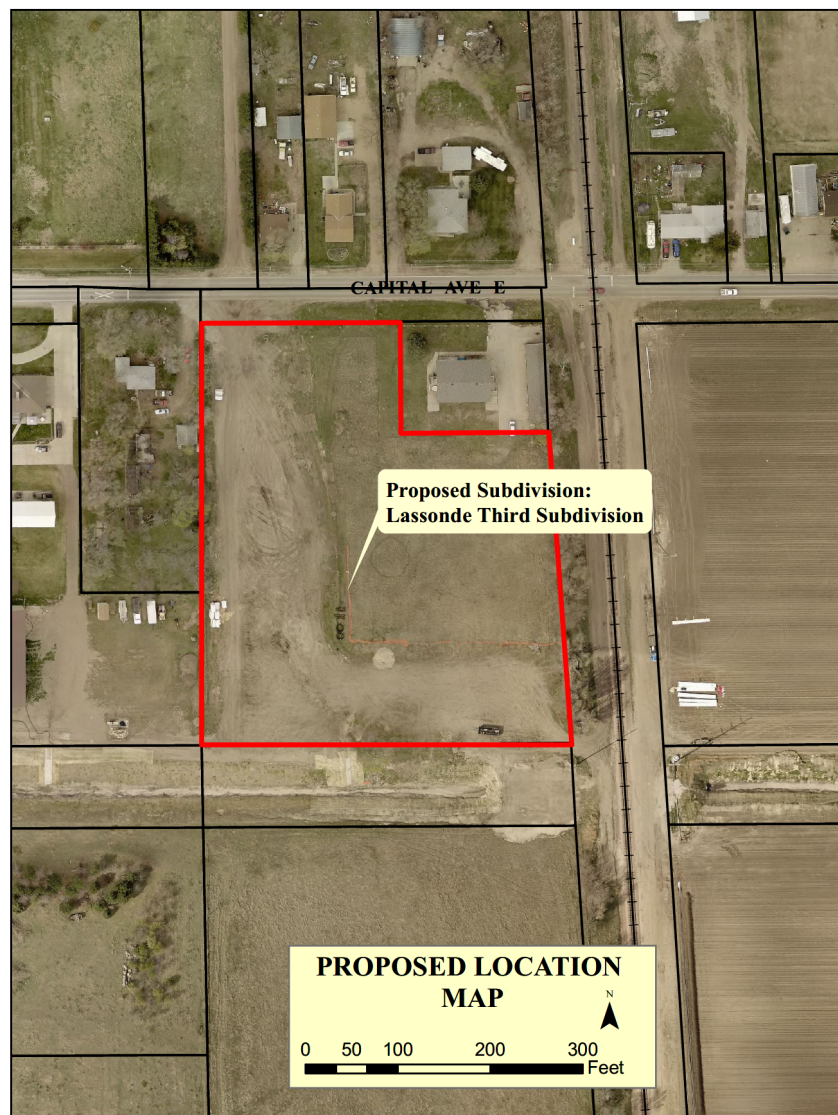
To create 23 lots south of Capital Avenue and west of the Nebraska Central Railroad line in the City of Grand Island, in Hall County, Nebraska.

Size: 3.593 acres

Zoning: R3-SL Medium Density Residential - Small Lot **Road Access:** 37 foot residential streets are proposed in the subdivision.

Water Public: City water is available and will be extended to all lots.

Sewer Public: City sewer is available and will be extended to all lots.

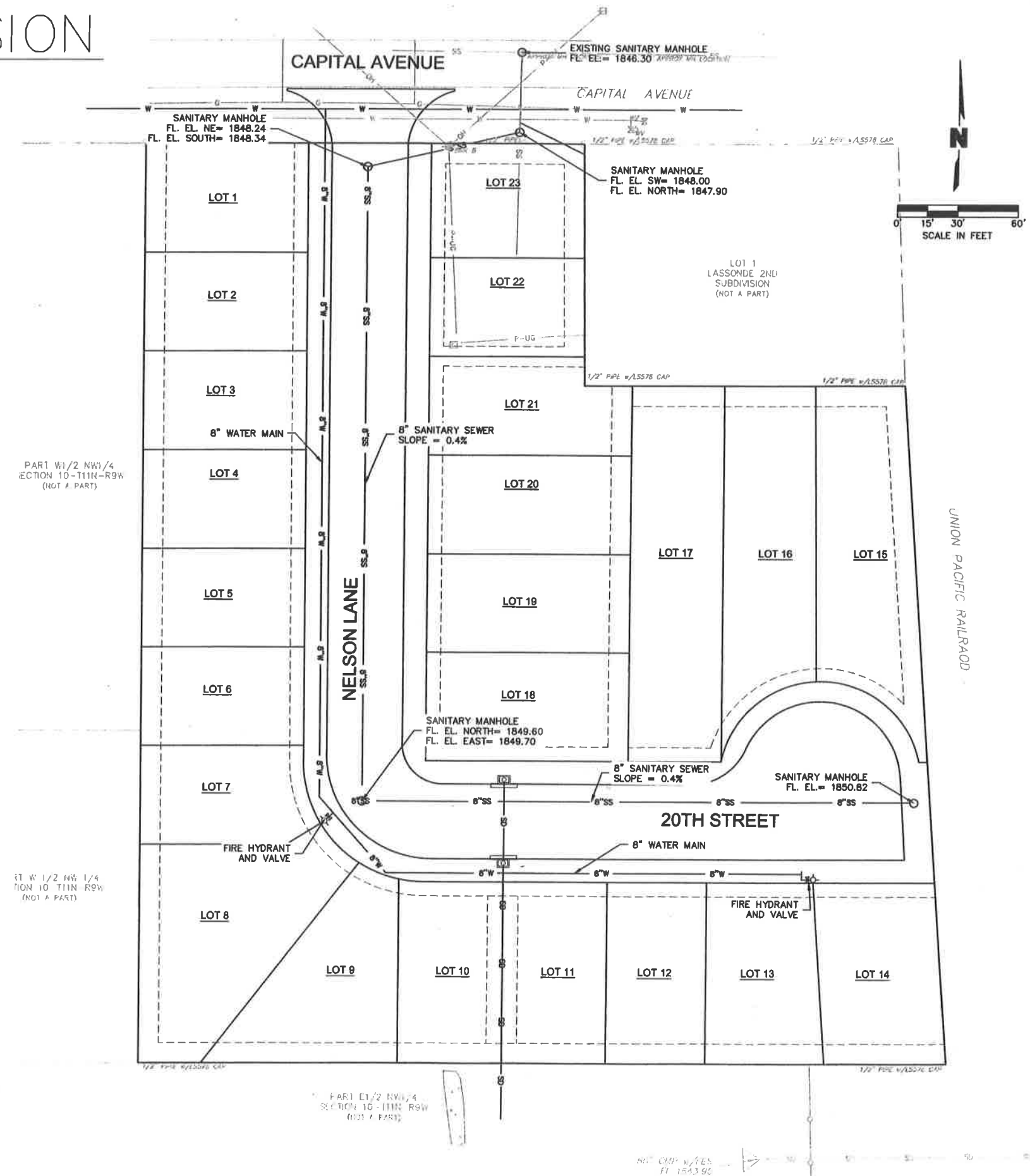


JANUARY 2018

1

JANUARY 2018

SHEET 2 OF 3
UTILITY LAYOUT



WOLSSON[®]
ASSOCIATES

201 E Main 2nd Street
P.O. Box 1072
Grand Island, NE 68030

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UTILITY LAYOUT	
LASSONDE THIRD SUBDIVISION PRELIMINARY PLAT	
GRAND ISLAND, NEBRASKA	2018

drawn by: LS
checked by: BJD
approved by: BJD
QA/QC by: MMR
project no.: 73831
drawing no.: _____
date: 1.16.2018

SHEET
2 of 4

LASSONDE 3RD SUBDIVISION
PRELIMINARY PLAT

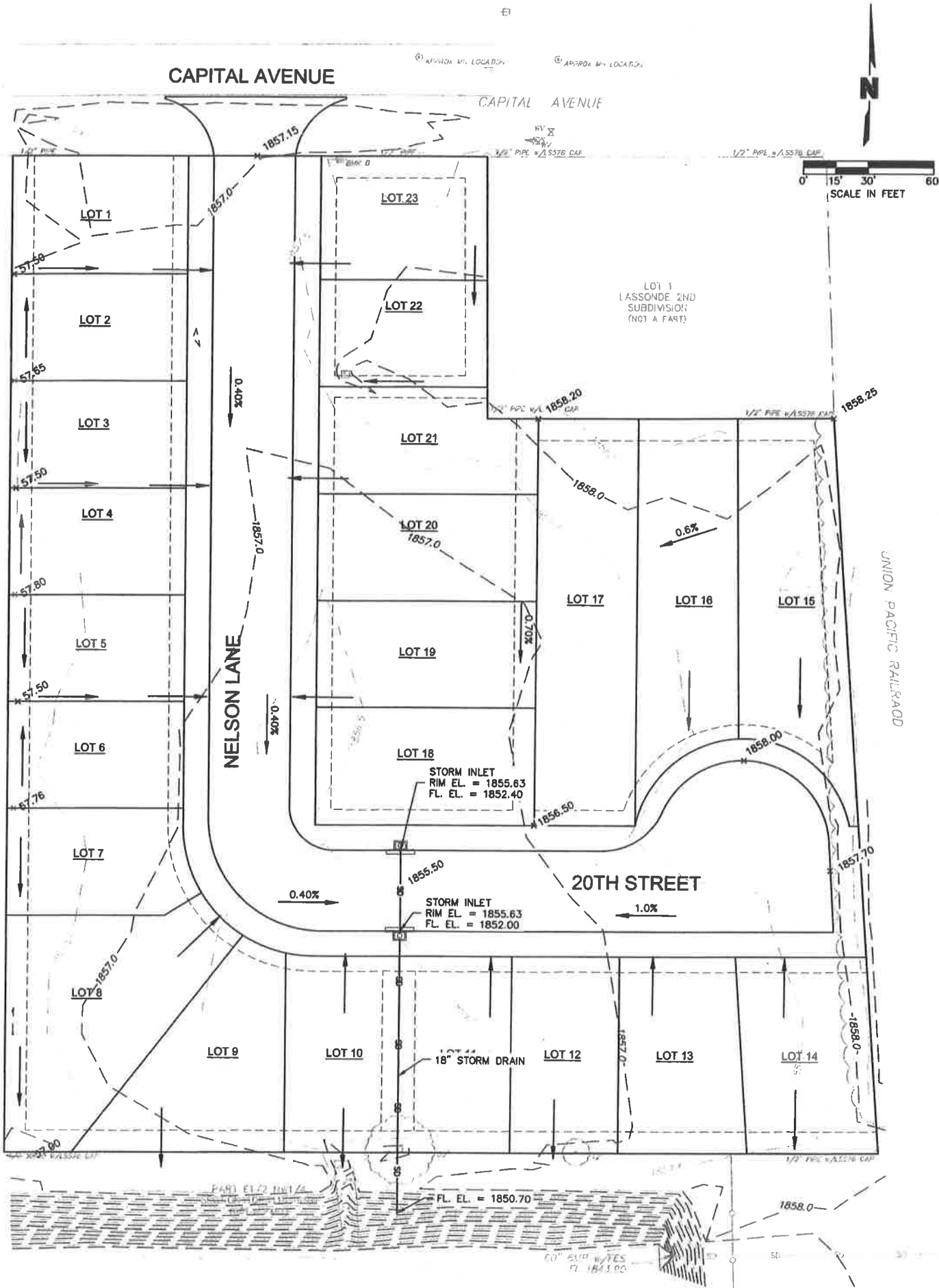
JANUARY 2018

SHEET 3 OF 3
DRAINAGE LAYOUT

DRAINAGE CALCULATIONS:
NORTH DRAINAGE AREA: 3.59 ACRES
10 YR RATIONAL RUNOFF:
7.5 CFS PRE CONST.
13.8 CFS POST CONST.

T 1/2 NW 1/4
3N 10-T11N-R5W
(NOT A PART)

1/2 NW 1/4
10-T11N-R5W
(A PART)



OLSSON
ASSOCIATES

201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752
www.olssonassociates.com

REV. NO.	DATE	REVISIONS DESCRIPTION

GRADING / DRAINAGE LAYOUT	2018
LASSONDE THIRD SUBDIVISION PRELIMINARY PLAT	
GRAND ISLAND, NEBRASKA	

drawn by: BJB
checked by: BJB
approved by: MMR
QA/QC by: MMR
project no.: 73831
drawing no.:
date: 1.18.2018

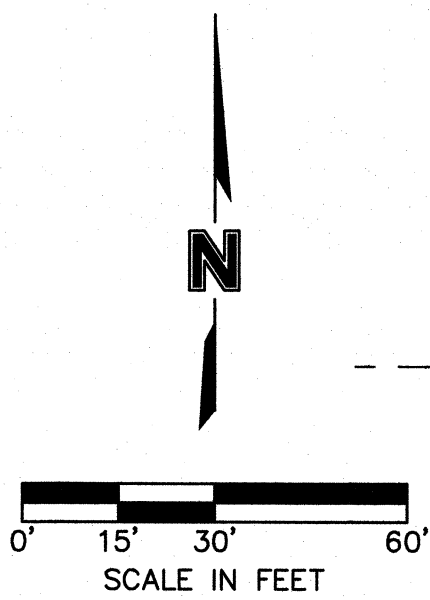
SHEET
3 of 4

LASSONDE THIRD SUBDIVISION

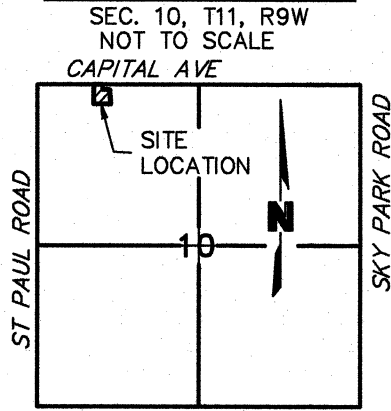
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

CAPITAL AVENUE



LOCATION MAP



PART W1/2 NW1/4
SECTION 10-T11N-R9W
(NOT A PART)

EXISTING 10' UTILITY
EASEMENT

PART W 1/2 NW 1/4
SECTION 10-T11N-R9W
(NOT A PART)

PART E1/2 NW1/4
SECTION 10-T11N-R9W
(NOT A PART)

CURVE TABLE

CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	60.00	090°00'00"	94.25	N45°17'33"W	84.85
C2	50.00	156°55'34"	136.94	S89°42'27"W	97.98
C3	60.00	031°16'23"	32.75	S15°55'45"E	32.34
C4	60.00	026°22'15"	27.62	S44°45'04"E	27.37
C5	60.00	020°17'46"	21.25	S68°05'05"E	21.14
C6	60.00	012°03'35"	12.63	S84°15'46"E	12.61
C7	50.00	075°56'40"	66.27	N49°13'00"E	61.53
C8	50.00	080°58'54"	70.67	S52°19'13"E	64.93

LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (AS NOTED)
- EASEMENT LINE
- NEW PROPERTY LINE
- NEW SUBDIVISION LINE
- M MEASURED DISTANCE
- P LASSONDE SUBDIVISION DISTANCE
- P1 LASSONDE 2ND SUBDIVISION DISTANCE

MOLSSON ASSOCIATES
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PROJECT NO. 2017-3831
GI HABITAT FOR
HUMANITY SURVEY
FB

SHEET 1 OF 2

*LASSONDE THIRD SUBDIVISION
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT*

LEGAL DESCRIPTION

A REPLAT OF LASSONDE SECOND SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID TRACT CONTAINS A CALCULATED AREA OF 156,496.71 SQUARE FEET OR 3.593 ACRES MORE OR LESS OF WHICH 0.899 ACRES ARE NEW DEDICATED ROAD ROW.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2018, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A REPLAT OF LASSONDE SECOND SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

APPROVAL

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRPERSON _____ DATE _____

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS _____ DAY OF _____, 2018.

MAYOR

CITY CLERK

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT GRAND ISLAND AREA HABITAT FOR HUMANITY, INC., BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS ***"LASSONDE THIRD SUBDIVISION"*** BEING A REPLAT OF LASSONDE SECOND SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER: AND HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS HERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS; AND THAT THE FOREGOING ADDITION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA, THIS ____ DAY OF _____, 2018.

BRIAN SCHULTZ, PRESIDENT - GRAND ISLAND AREA HABITAT FOR HUMANITY, INC.


ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL

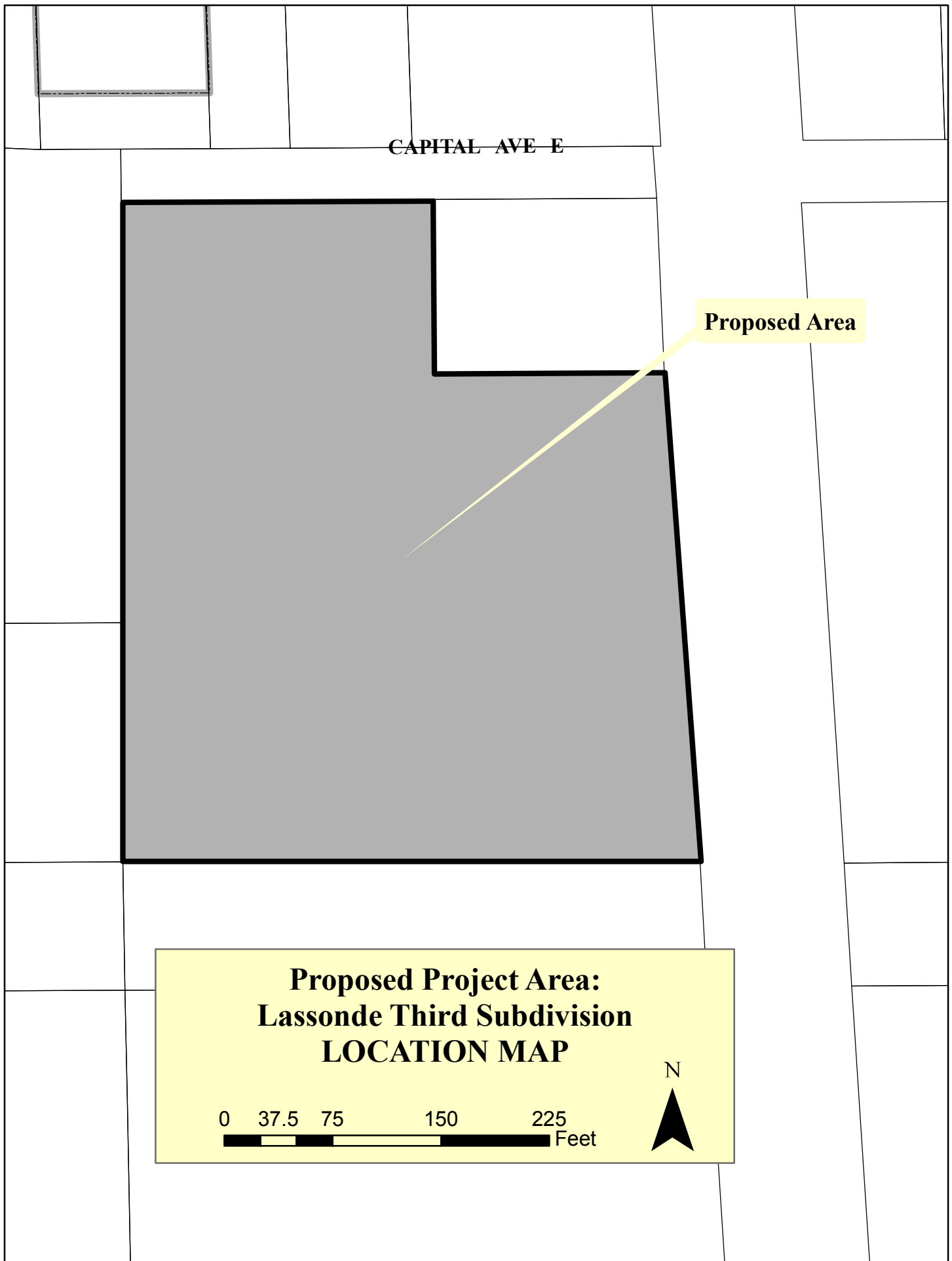
ON THIS ____ DAY OF _____, 2018, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED BRIAN SCHULTZ, PRESIDENT, GRAND ISLAND AREA HABITAT FOR HUMANITY, INC., TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

	201 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072 TEL 308.384.8750 FAX 308.384.8752	PROJECT NO. 2017-3831
		GI HABITAT FOR HUMANITY SURVEY FR

OWNERS: GRAND ISLAND AREA HABITAT FOR HUMANITY, INC.
SUBDIVIDER: GRAND ISLAND AREA HABITAT FOR HUMANITY, INC.
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 23



CAPITAL AVE E

Proposed Area

**Proposed Project Area:
Lassonde Third Subdivision
LOCATION MAP**

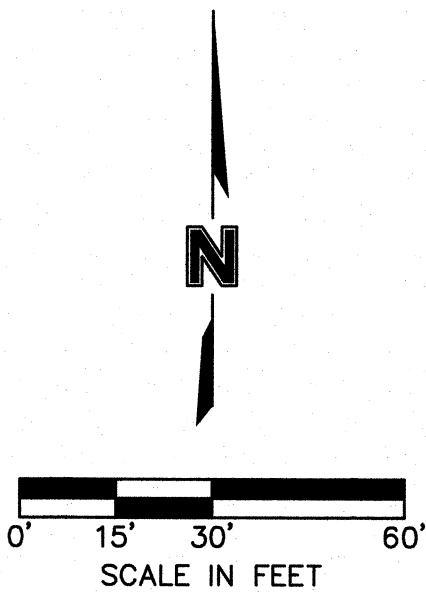
0 37.5 75 150 225 Feet



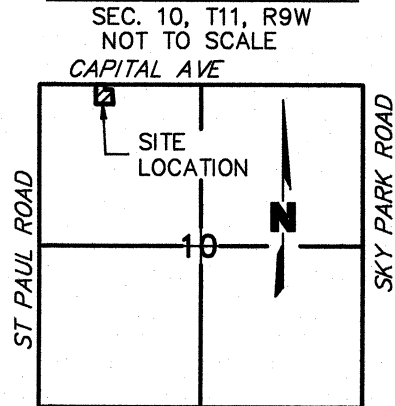
LASSONDE THIRD SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

SITE PLAT



LOCATION MAP

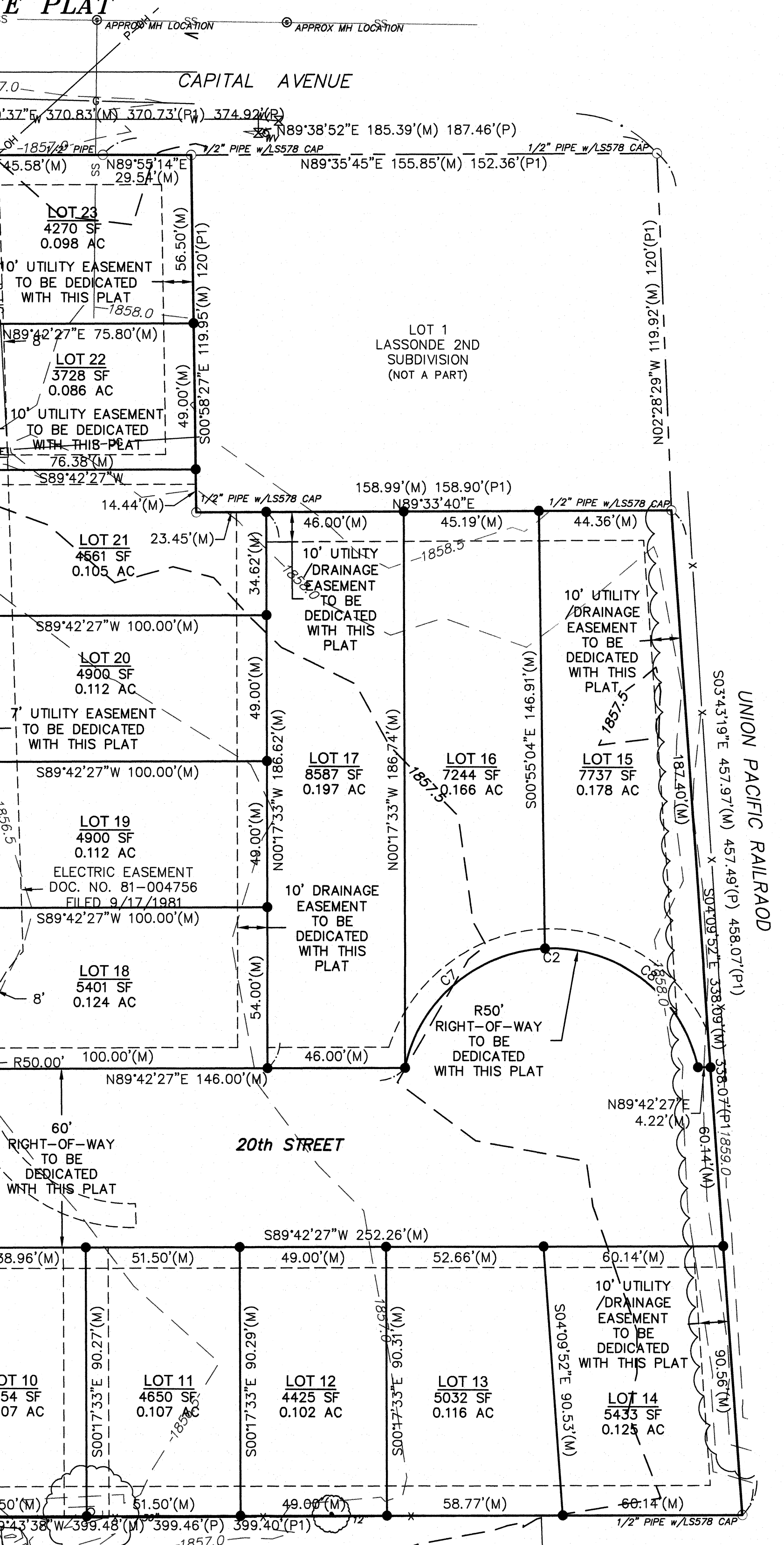


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SECTION 10-T11N-R9W
(NOT A PART)

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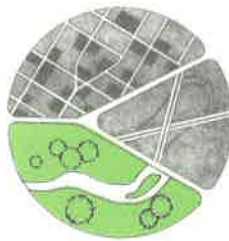
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 V_RWAY_73831

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DEVELOPMENT PLAN	
LASSONDE THIRD SUBDIVISION PRELIMINARY PLAT	
GRAND ISLAND, NEBRASKA	2018

own by: LS
 oked by: BJD
 roved by: BJD
 QC by: MMR
 ect no.: 73831
 wing no.: _____
 e: 1.18.2018

SHEET
of **4**



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

January 23, 2018

Dear Members of the Board:

RE: Final Plat – Lassonde Third Subdivision.

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

This final plat proposes to create 23 lots, in a replat of all of Lot 1 of Lassonde Second Subdivision in Hall County, Nebraska, in a tract containing 3.593 acres.

You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. February 7, 2018, 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
Manager of Postal Operations
County Assessor/Register of Deeds
Olsson Associates
Habitat of Humanity

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

