



Hall County Regional Planning Commission

**Wednesday, April 4, 2018
Regular Meeting**

Item L1

Wilkinson Subdivision (Hall County)

Staff Contact:

Hall County Regional Planning Commission
SUBDIVISION APPLICATION

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting.
Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name Bosselman Carriers, LLC / Fred Bosselman
Address PO Box 1567
City Grand Island, State NE Zip 68802
Phone 308-530-0714

Attach additional information as necessary for all parties listed as an owner on the plat and any other party such as: partners, Deed of Trust holders, etc...

All owners, lien holder's etc... will be required to sign the dedication certificate on the final plat.

As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By:  - CFO
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Cory Reinke/ Alfred Benesh & Company
Address 825 M Street Suite 100
City Lincoln, State NE Zip 68508
Phone 402-479-2200
Surveyor/Engineer Name Cory Reinke License Number LS-713

SUBDIVISION NAME: Wilkinson Subdivision

Please check the appropriate location

☐ Grand Island City Limits
☐ 2 Mile Grand Island Jurisdiction
☒ Hall County
☐ City of Wood River or 1 Mile Jurisdiction
☐ Alda or 1 Mile Jurisdiction
☐ Cairo or 1 Mile Jurisdiction
☐ Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

☒ Preliminary Plat
☒ Final Plat
☐ Administrative Plat (Grand Island, Alda, Doniphan, and Cairo)

Number of Lots 3

Number of Acres 8.69

Checklist of things Planning Commission Needs

☐ 10 + 15 copies if in City limits or the two mile jurisdiction of Grand Island
☒ 5 + 15 copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
☐ 5 copies if Administrative Plat
☐ Closure Sheet
☐ Utilities Sheet
☐ Receipt for Subdivision Application Fees in the amount of \$

Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Department call (308) 384-3341.

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OWNER: BOSSELMAN INC.

PROJECT LOCATION

OWNER: K. DIANE BOCKMANN TRUSTEE

LOT 1

LOT 2

LOT 3

TOM OSBORNE EXPRESSWAY (HWY 34 & 281)

OWNER: GAME AND PARKS COMMISSION

OWNER: WILKINSON DEV., INC.

OWNER: PRAGYA, INC.

INTERSTATE 80

ENGINEER / PREPARER / SURVEYOR

benesch

Alfred Benesch & Company
825 M Street, Suite 100
Lincoln, Nebraska 68508
402-479-2200

1. SANITARY SEWER TO BE 8" AND WATER LINES TO BE 8" MIN. PIPE UNLESS OTHERWISE SHOWN. STORM SEWER SHALL BE REINFORCED CONCRETE PIPE UNLESS OTHERWISE SHOWN. PUBLIC AND PRIVATE UTILITIES TO BE BUILT TO CITY OF GRAND ISLAND SPECIFICATIONS.
2. THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF HALL COUNTY FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION.
4. ALL ROADS ARE PROPOSED TO BE PUBLIC WITH PUBLIC UTILITIES UNLESS NOTED OTHERWISE. PUBLIC UTILITIES ARE LOCATED IN PUBLIC STREET RIGHT OF WAY.
5. THE PROPOSED AREA IS CURRENTLY ZONED RESTRICTED COMMERCIAL (RC).
6. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES UNLESS NOTED OTHERWISE.
7. ALL ELEVATIONS ARE NAVD 1988.
8. PROPOSED INTERNAL LOT DIMENSIONS, SIZES AND CONFIGURATIONS SHOWN ARE CONCEPTUAL ONLY AND CAN BE ADJUSTED AT THE TIME OF FINAL PLATS AND BUILDING PERMITS.
9. SPECIFIC DETAILED PLANS FOR PARKING AND BUILDING LAYOUT WILL BE SUBMITTED WITH PLANS AS THEY ARE DEVELOPED AND SHALL BE APPROVED THROUGH THE BUILDING PERMIT PROCESS PROVIDED THEY MEET ZONING AND SETBACK REQUIREMENTS.
10. UNLESS OTHERWISE SHOWN, BUILDING ENVELOPES FOR INDIVIDUAL LOTS SHALL BE IN ACCORDANCE WITH THE HALL COUNTY PLANNING AND ZONING REGULATIONS. BUILDING STRUCTURES INCLUDING EAVES, OVERHANGS, CANOPIES, PATIOS, ETC. CAN BE LOCATED ANYWHERE WITHIN THE LOT PROVIDED THEY DO NOT ENCROACH ANY REQUIRED FRONT YARDS, EASEMENTS OR EXTEND ACROSS LOT LINES. PARKING LOTS SHALL NOT ENCROACH INTO PUBLIC ACCESS EASEMENTS ALONG ANY DESIGNATED ROADWAY.
11. TOTAL USAGE: TOTAL BLOCKS - 1
TOTAL LOTS - 3 (RC ZONING)
14. A DEVELOPMENT ASSOCIATION SHALL BE CREATED TO MAINTAIN STORM WATER DETENTION CELLS AND OTHER PRIVATE IMPROVEMENTS.
15. ANY RELOCATION OF EXISTING UTILITY FACILITIES WILL BE AT THE DEVELOPER'S EXPENSE.
16. ALL PROPERTY CORNERS HAVE BEEN VERIFIED AND PROPERTY CORNER MONUMENTS FOUND OR SET BY A LICENSED SURVEYOR.

A TRACT OF LAND COMPRISED OF LOT 1 NEBMO SUBDIVISION, A PLATTED AND RECORDED SUBDIVISION, A VACATED PORTION OF PLATTE ST., AND A PART OF GOVERNMENT LOT 9, ALL LOCATED IN THE EAST HALF OF SECTION 24, TOWNSHIP TEN NORTH, RANGE TEN WEST OF THE SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF SAID SECTION 24; THENCE S00°47'14"E (ASSUMED BEARING) ON THE EAST LINE OF SAID SECTION 24, 1767.26 FEET; THENCE S89°12'46"W, 112.35 FEET TO A POINT ON THE WEST RIGHT OF WAY OF HIGHWAY 281, SAID POINT BEING THE POINT OF BEGINNING; THENCE S01°10'36"E ON SAID WEST RIGHT OF WAY OF HIGHWAY 281, 461.14 FEET; THENCE S88°49'24"W, 66.00 FEET; THENCE S01°10'36"E, 175.00 FEET; THENCE N88°49'24"E, 66.00 FEET TO A POINT ON SAID WEST RIGHT OF WAY OF HIGHWAY 281; THENCE S01°10'36"E ON SAID WEST RIGHT OF WAY OF HIGHWAY 281, 86.14 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF INTERSTATE 80; THENCE ON SAID NORTH RIGHT OF WAY OF INTERSTATE 80 FOR THE NEXT THREE (3) COURSES: (1) S20°04'26"W, 316.82 FEET, (2) S40°00'34"W, 174.38 FEET, (3) S50°15'59"W, 200.08 FEET; THENCE N01°08'35"W, 1153.52 FEET; THENCE N71°32'00"E, 403.69 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAIN 8.69 ACRES, MORE OR LESS.

BOSSELMAN ENERGY, INC.
3123 W. STOLLEY PARK ROAD SUITE B
GRAND ISLAND, NE 68801

DATE _____ FRED BOSSELMAN _____

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE BOUNDARY OF THE PRELIMINARY PLAT AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED OR FOUND AT ALL BOUNDARY CORNERS.

DATE _____ CORY L. REINKE _____ RLS #713 _____

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEBRASKA. THESE PLANS MEET THE REQUIREMENTS OF THE CITY ENGINEER'S OFFICE DESIGN REQUIREMENTS.

DATE _____ FRANK J. DOLAND _____ E-7854 _____

THE PRELIMINARY PLAT OF WILKINSON ADDITION WAS
APPROVED AND ACCEPTED BY THE PLANNING COMMISSION
OF HALL COUNTY, NEBRASKA, THIS _____ DAY OF
_____, 20____.

DATE

PLANNING COMMISSION CHAIRMAN

DATE

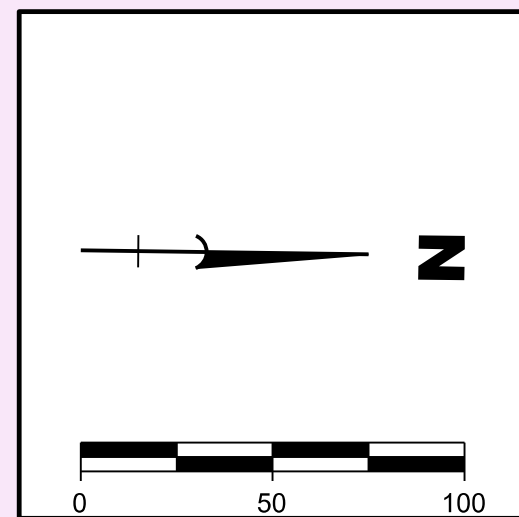
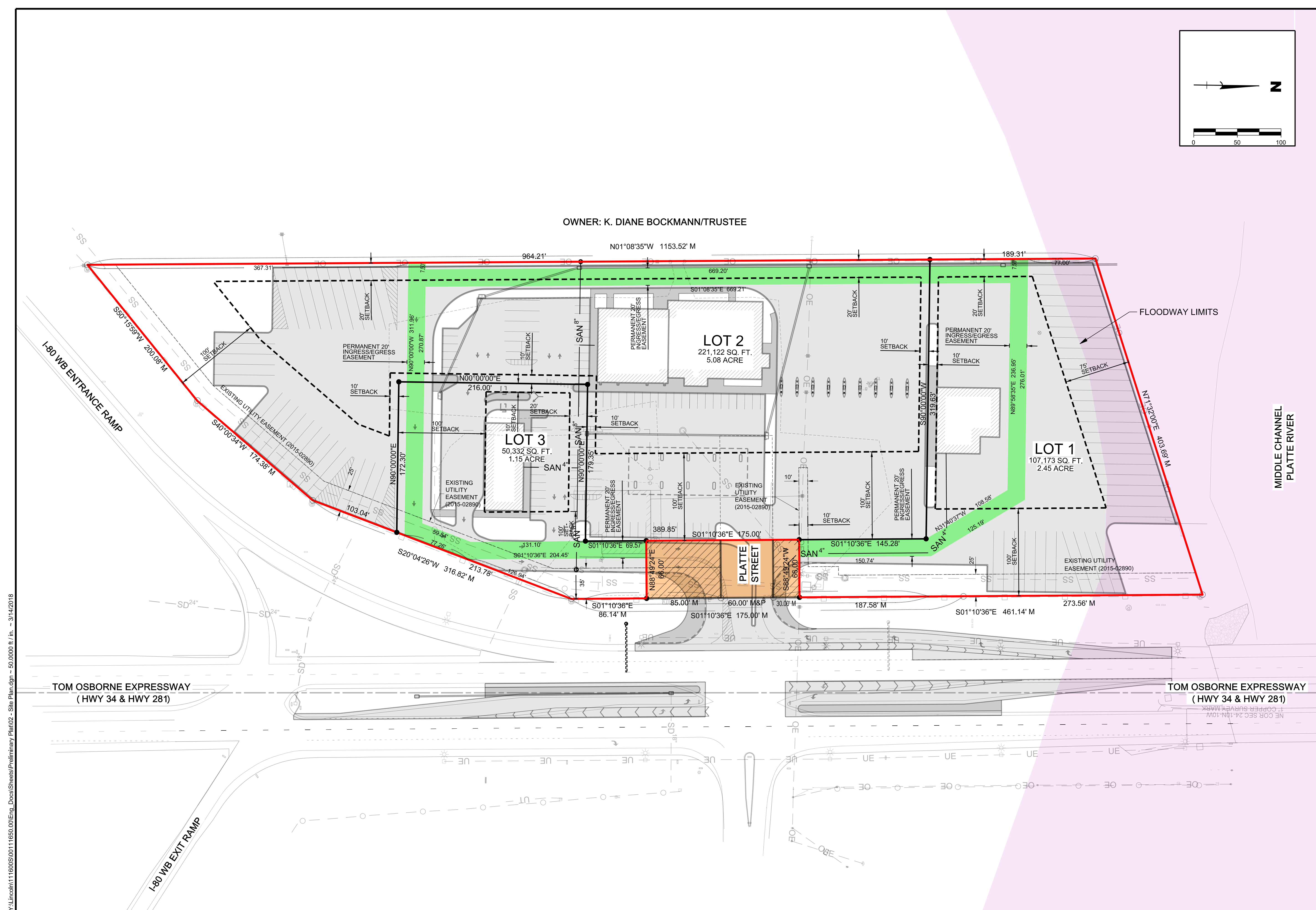
COUNTY CLERK

 **benesch**
Alfred Benesch & Company
825 M Street, Suite 100
Lincoln, Nebraska 68508
402-479-2200

**WILKINSON SUBDIVISION
PRELIMINARY PLAT
HALL COUNTY NEBRASKA**

PROJECT _____
111650.00

DATE _____
3/14/2018



OWNER: K. DIANE BOCKMANN/TRUSTEE

— FLOODWAY LIMITS

MIDDLE CHANNEL
PLATTE RIVER

TOM OSBORNE EXPRESSWAY
(HWY 34 & HWY 281)

TOM OSBORNE EXPRESSWAY
(HWY 34 & HWY 281)

SITE PLAN

**WILKINSON SUBDIVISION
PRELIMINARY PLAT
HALL COUNTY NEBRASKA**



Alfred Benesch & Company
825 M Street, Suite 100
Lincoln, Nebraska 68508
402-479-2200 Job No. 111650.00

PROJECT _____
111650.00

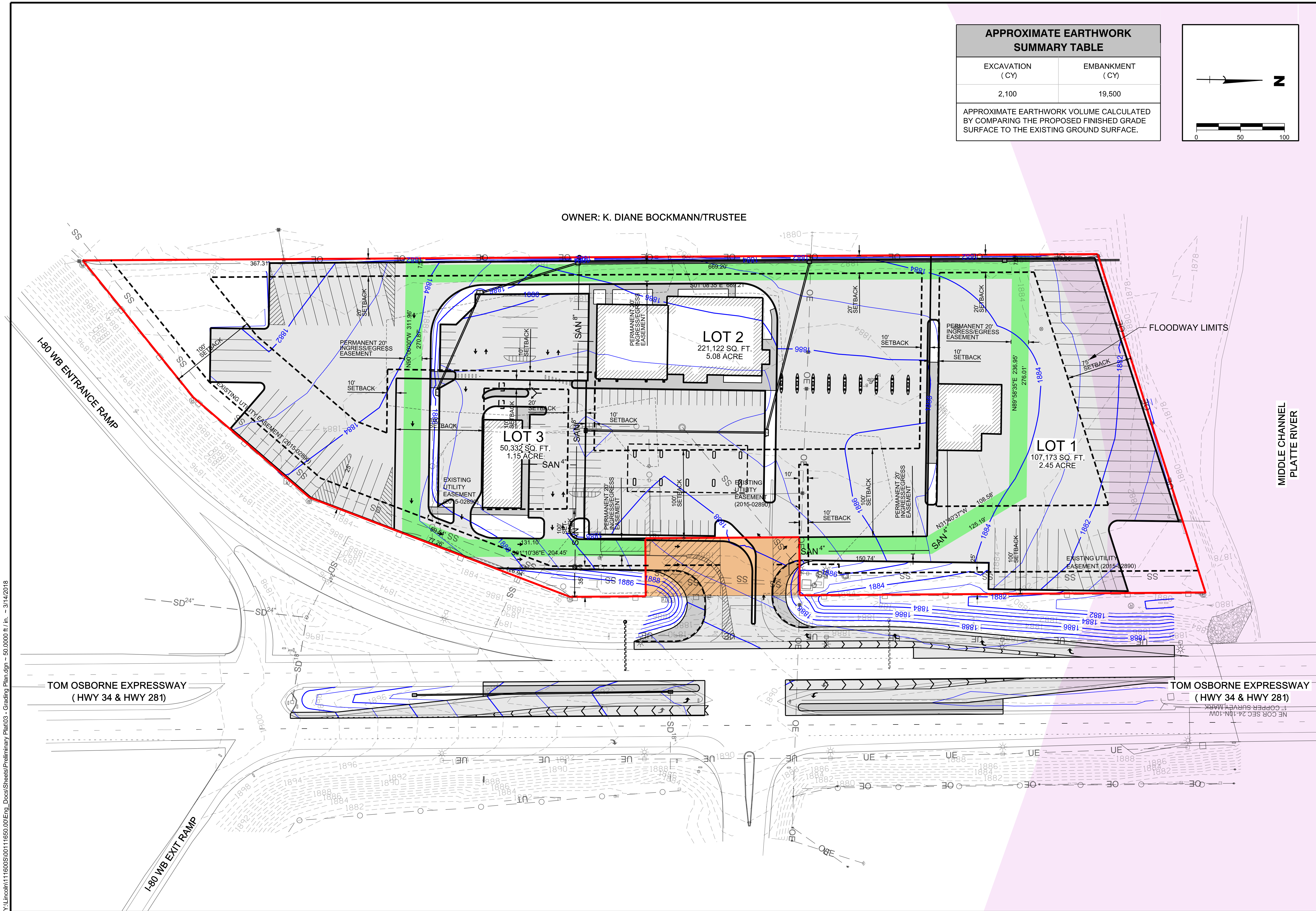
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SHEET

2 OF 7

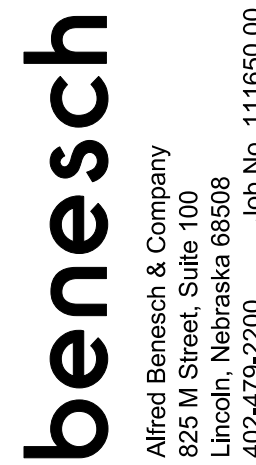
NO.	REVISIONS	DATE

Y:\Lincoln\11650\Subdivision\11650\00\Eng\Sheets\Preliminary Plat\03 - Grading Plan.dgn -- 50,0000 ft./in. -- 3/14/2018



GRADING PLAN

WILKINSON SUBDIVISION
PRELIMINARY PLAT
HALL COUNTY NEBRASKA



PROJECT
111650.00

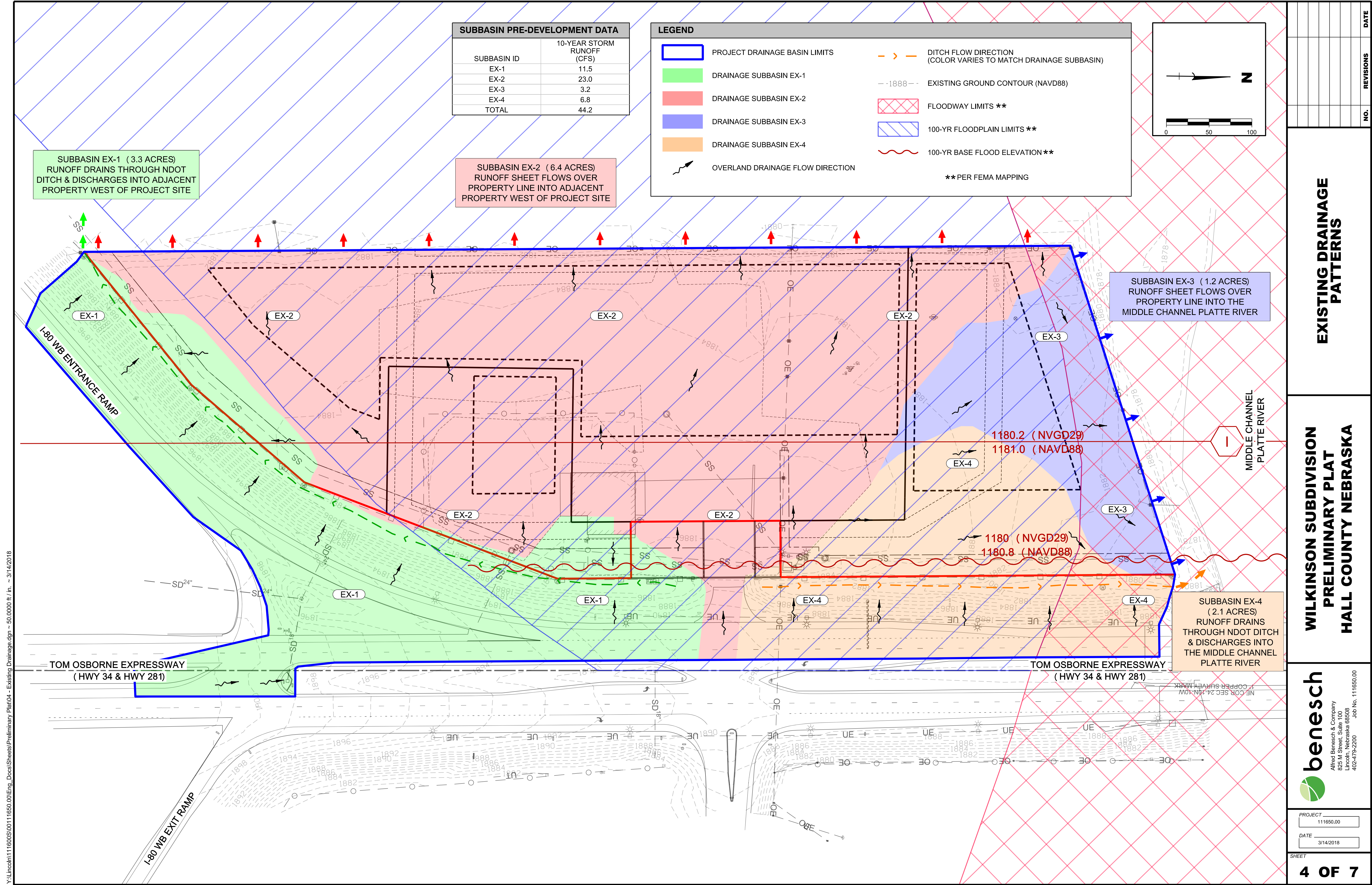
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3/14/2018

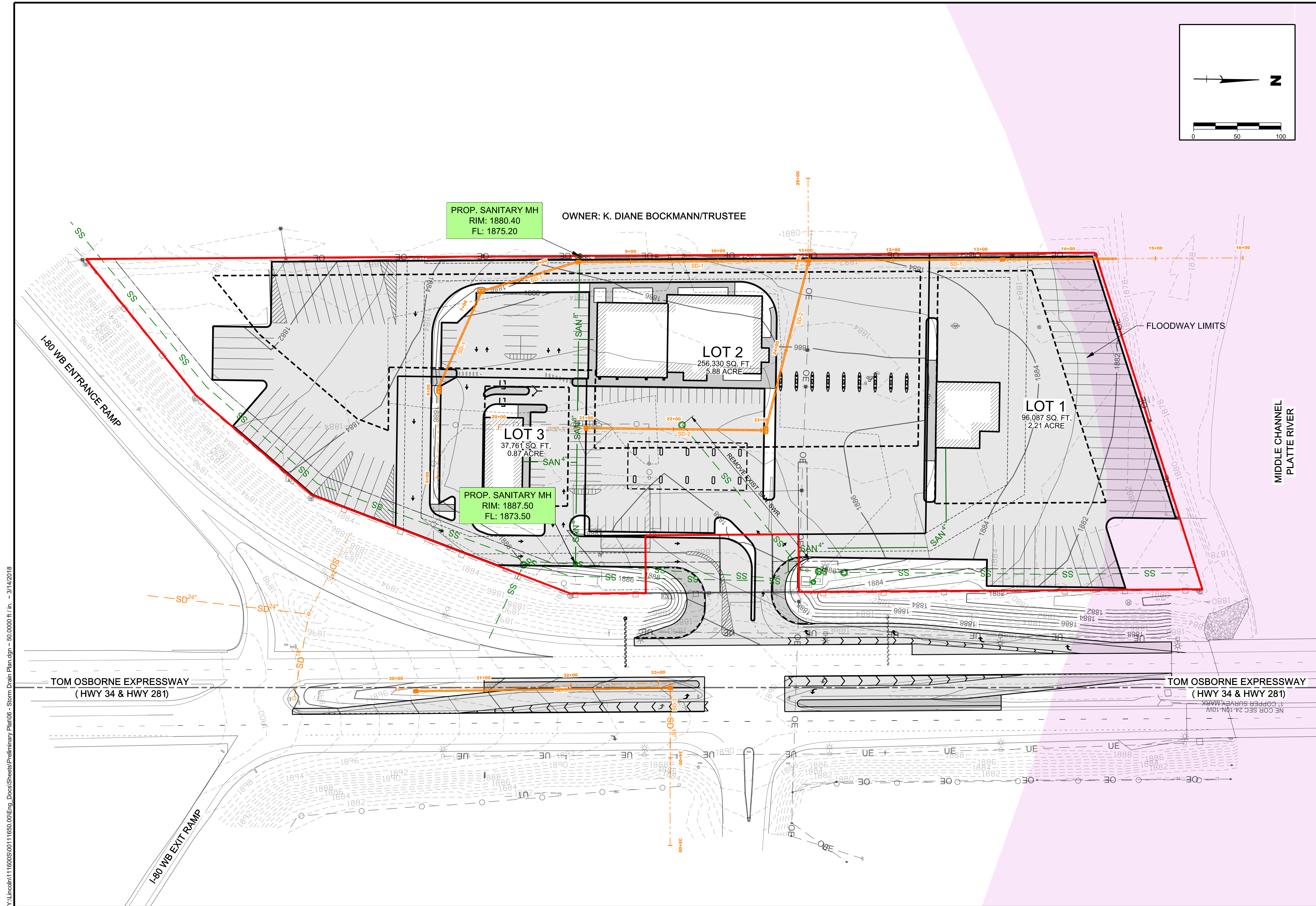
SHEET

3 OF 7

Alfred Benesch & Company
825 W Street, Suite 100
Lincoln, Nebraska 68506
402-475-2200
Job No. 111650.00

NO.	REVISIONS	DATE





Y:\Lincoln\11650\11650.00\Eng_Sheets\Preliminary Plat\06 - Storm Drain Plan.dgn - 50,000 ft. in. - 3/14/2018

NO.	REVISIONS	DATE

UTILITY / STORM DRAIN
OVERVIEW

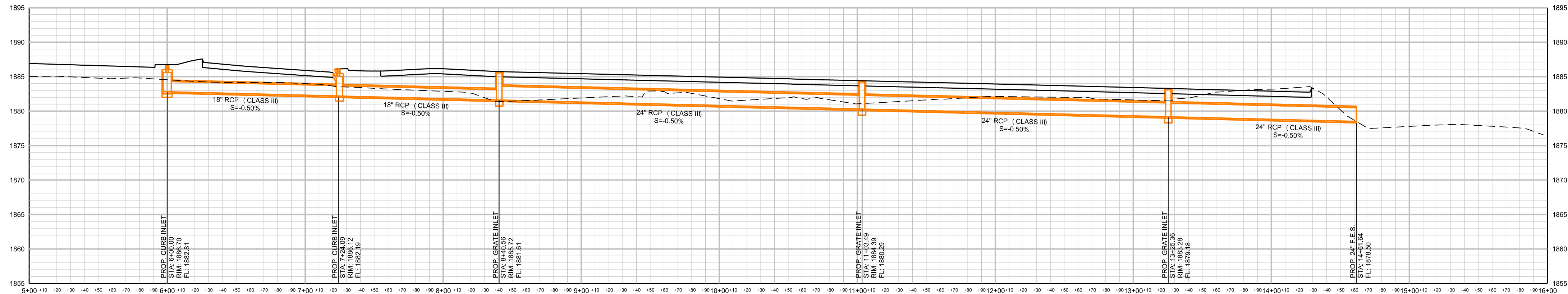
WILKINSON SUBDIVISION
PRELIMINARY PLAT
HALL COUNTY NEBRASKA

benesch
 Alfred Benesch & Company
 825 W Street, Suite 100
 Lincoln, Nebraska 68506
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 Job No. 111650.00

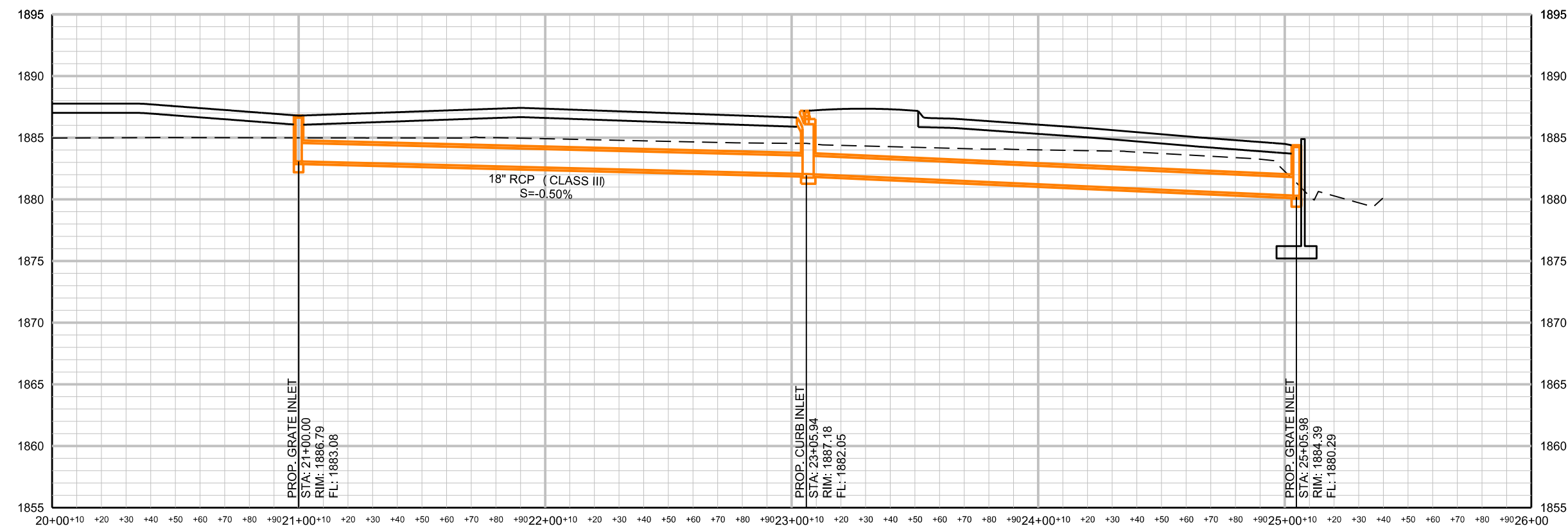
PROJECT 111650.00
 DATE 3/14/2018

SHEET
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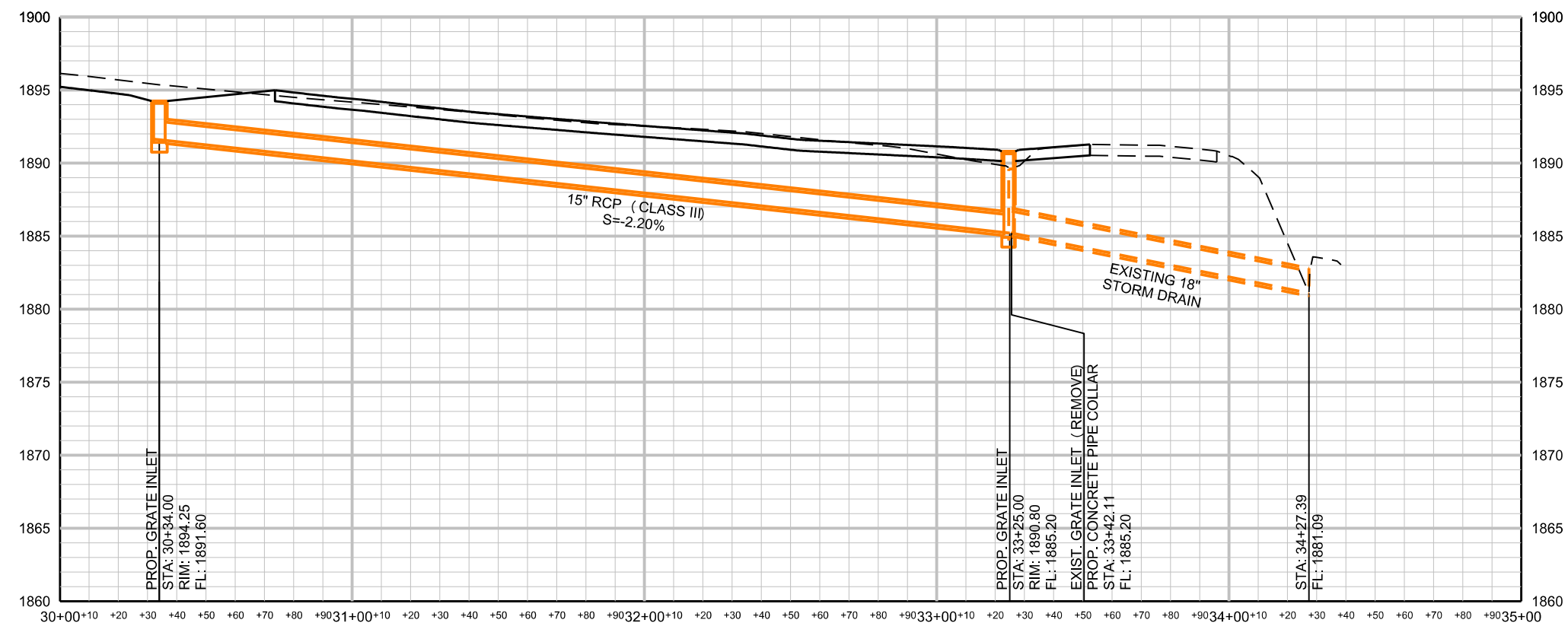
Y:\Lincoln\11600\00111650\00\Eng_Sheets\Preliminary Plat\07 - Utility-Storm Drain Profiles.dgn ~ 50,000 ft./in. ~ 3/14/2018



STORM DRAIN 'SD-1'
PROFILE
NOT TO SCALE



STORM DRAIN 'SD-2'
PROFILE
NOT TO SCALE



STORM DRAIN 'SD-3'
PROFILE
NOT TO SCALE

NO.	REVISIONS	DATE

UTILITY / STORM DRAIN
PROFILES

WILKINSON SUBDIVISION
PRELIMINARY PLAT
HALL COUNTY NEBRASKA



PROJECT	111650.00
DATE	3/14/2018

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