



Hall County Regional Planning Commission

**Wednesday, August 1, 2018
Regular Meeting**

Item J2

**Preliminary and Final Plat - Industrial Foundation Subdivision
Grand Island**

Staff Contact:

July 20th, 2018

Dear Members of the Board:

RE: Final Plat – Subdivision List.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider these Subdivision Plats at the next meeting that will be held at 6:00 p.m. on August 1st, 2018, in the Community Meeting Room located in Grand Island's City Hall.

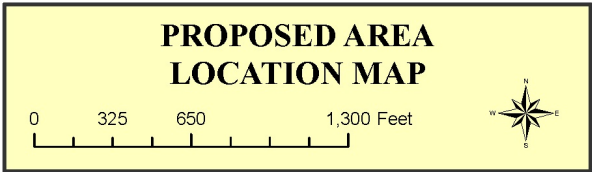
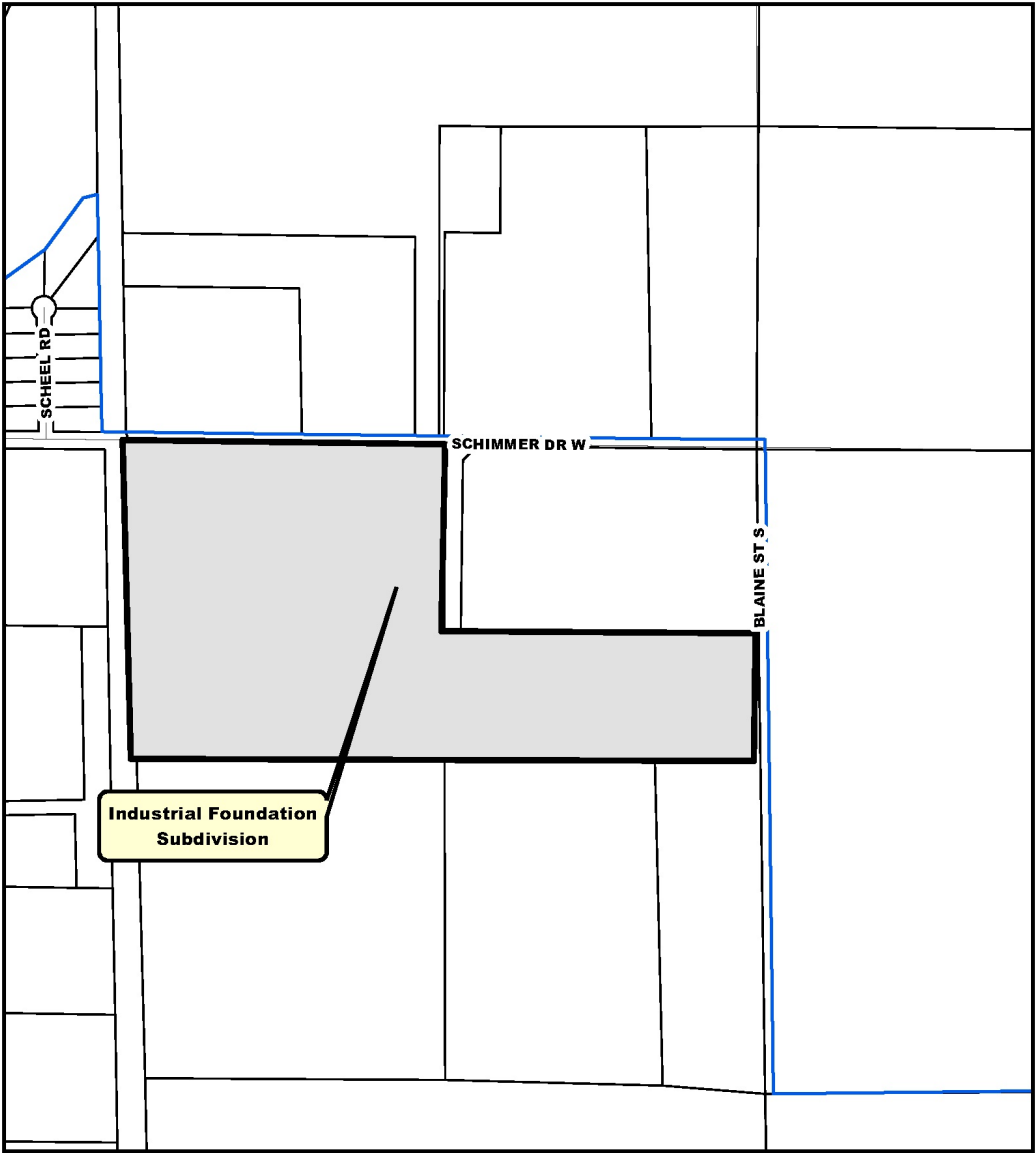
Sincerely,

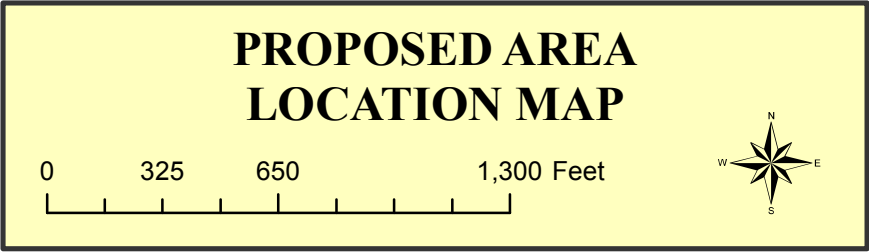
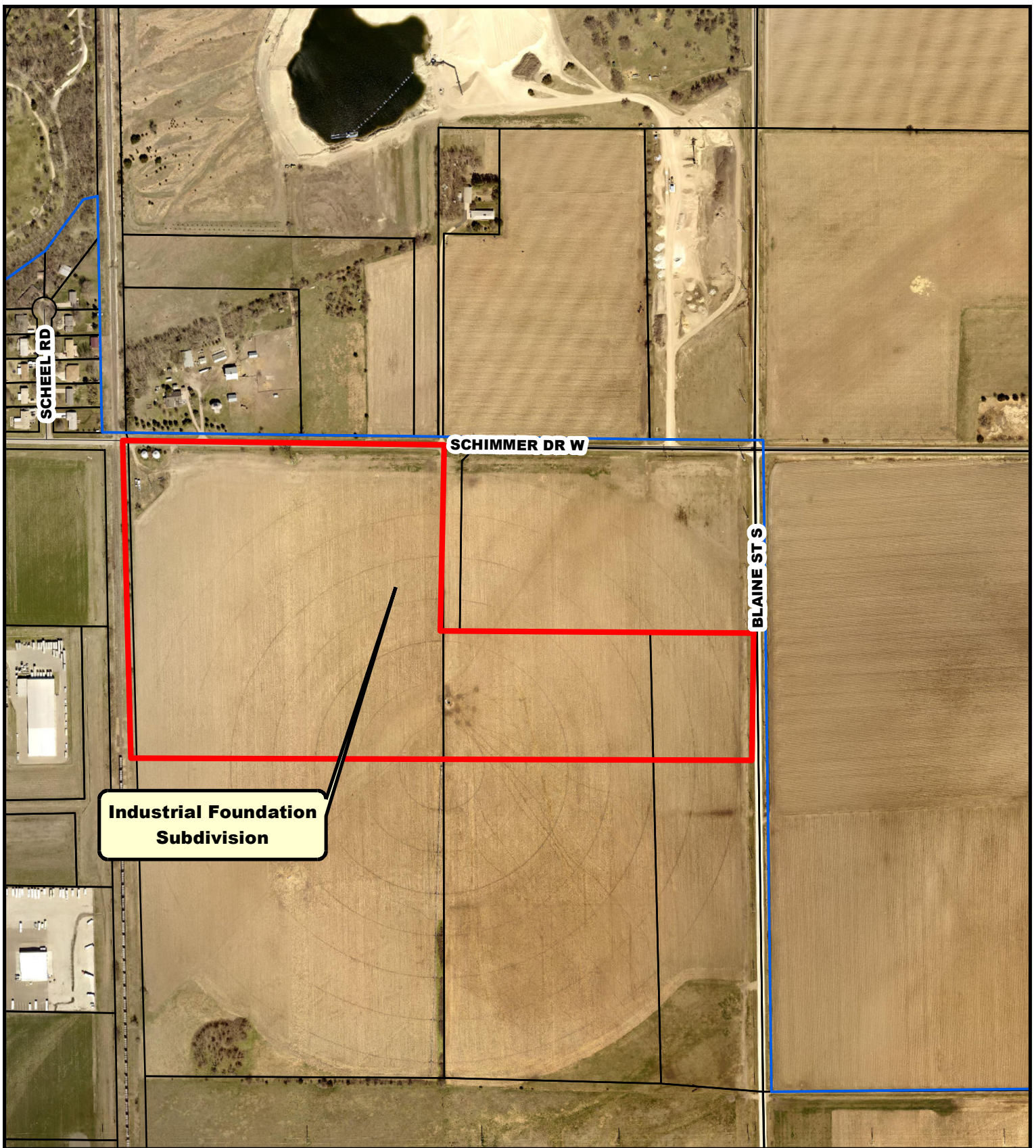
Chad Nabity, AICP
Planning Director

CC: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations
Applicant's Surveying Company
Applicant

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

Name	Acres	Lots	Legal Description
Felske 2 nd Subdivision	8.621	1	A tract of land consisting of all of lot 1 Felske Subdivision and part of the Southeast Quarter (SE1/4) of Section Twenty-six(26), Township Twelve (12) north, Range Eleven (11) west of the 6 th P.M., Hall County, Nebraska.
Industrial Foundation Subdivision	21.52	7	A tract of land consisting of part of the Northeast Quarter (NE1/4) Section Five (5), Township Ten (10) north, Range Nine (9) west of the 6 th P.M., City of Grand Island, Hall County, Nebraska.
Jensen Subdivision	1.15	1	A tract of land being all of lot one (1), Lepant Subdivision in the City of Grand Island, Hall County, Nebraska, and a part of the Southeast Quarter (SE1/4) of Section One (1), Township Eleven (11) North, Range Ten (10) west of the 6 th Principal Meridian, Hall County, Nebraska.
Prairie Commons 2 nd Subdivision	95.32	9	A tract of land consisting of part of the Northeast Quarter (NE1/4) Section 36, Township 11 North, Range 10 west of the 6 th P.M., Hall County, Nebraska.
Sterling Estates 10 th Subdivision	4.919	28	A tract of land consisting of part of the Northwest Quarter (NW1/4) Section Twelve (12), Township Eleven (11) North, Range Ten (10) west of the 6 th P.M., Hall County, Nebraska.
The Orchard Subdivision ** (Preliminary Plat)	23.81	160	That part of the East half of the Northwest Quarter of Section 10, Township 11 north, Range 9 west of the 6 th Principal Meridian, Hall County Nebraska, lying west of the Westerly right-of-way line of the Union Pacific Railroad company, except the northerly 581.50 feet thereof; the easterly 35.00 feet of lot 8, Norwood Subdivision; and the easterly 75.00' of lot 2, except the north 85.00', Norwood Subdivision, and the easterly 75.00' of lots 3,4&5, Norwood Subdivision; and that part of Southwest Quarter of the Northwest Quarter of said section 10.
Woodland Park 17 th Subdivision	.0666	3	A replat all of lots 1-2, block 3, Woodland Park Fourth Subdivision in the City of Grand Island, Hall County, Nebraska.

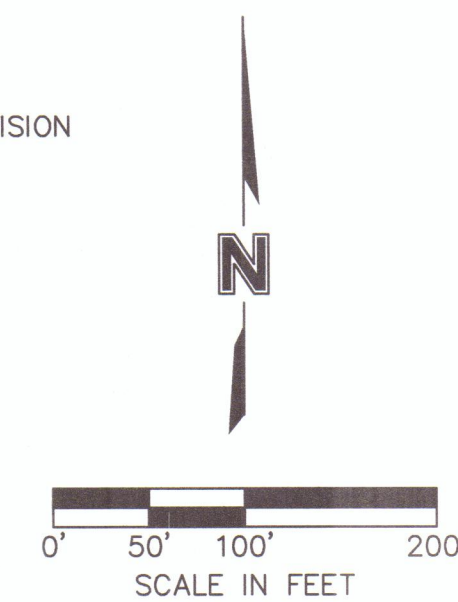
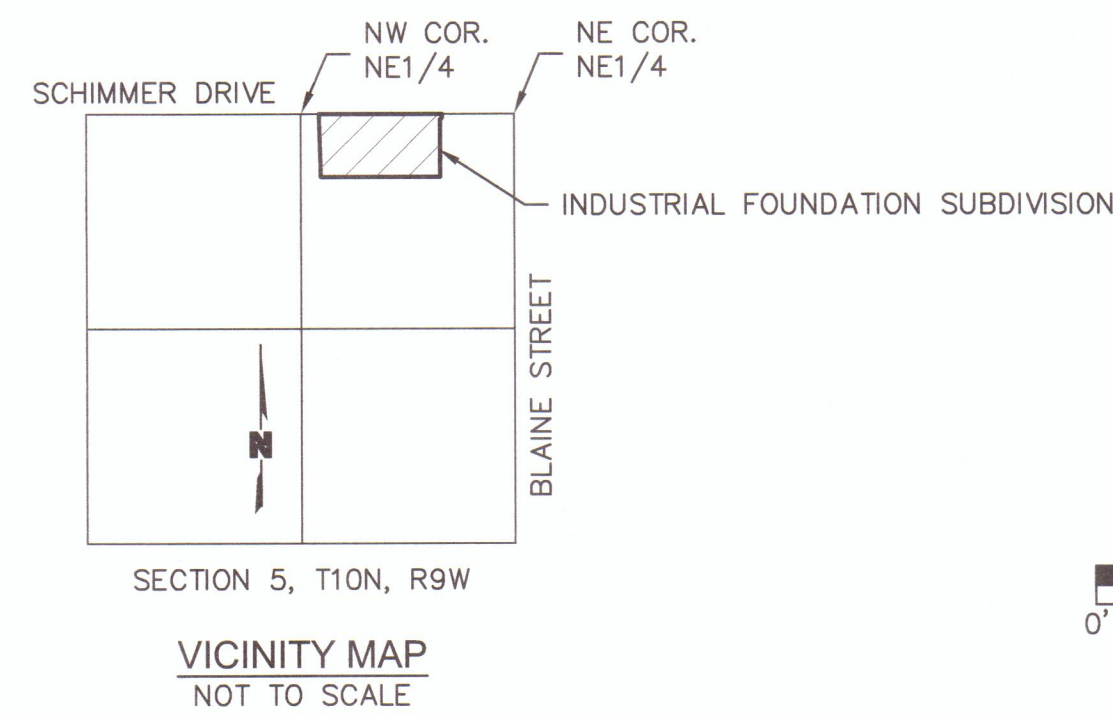




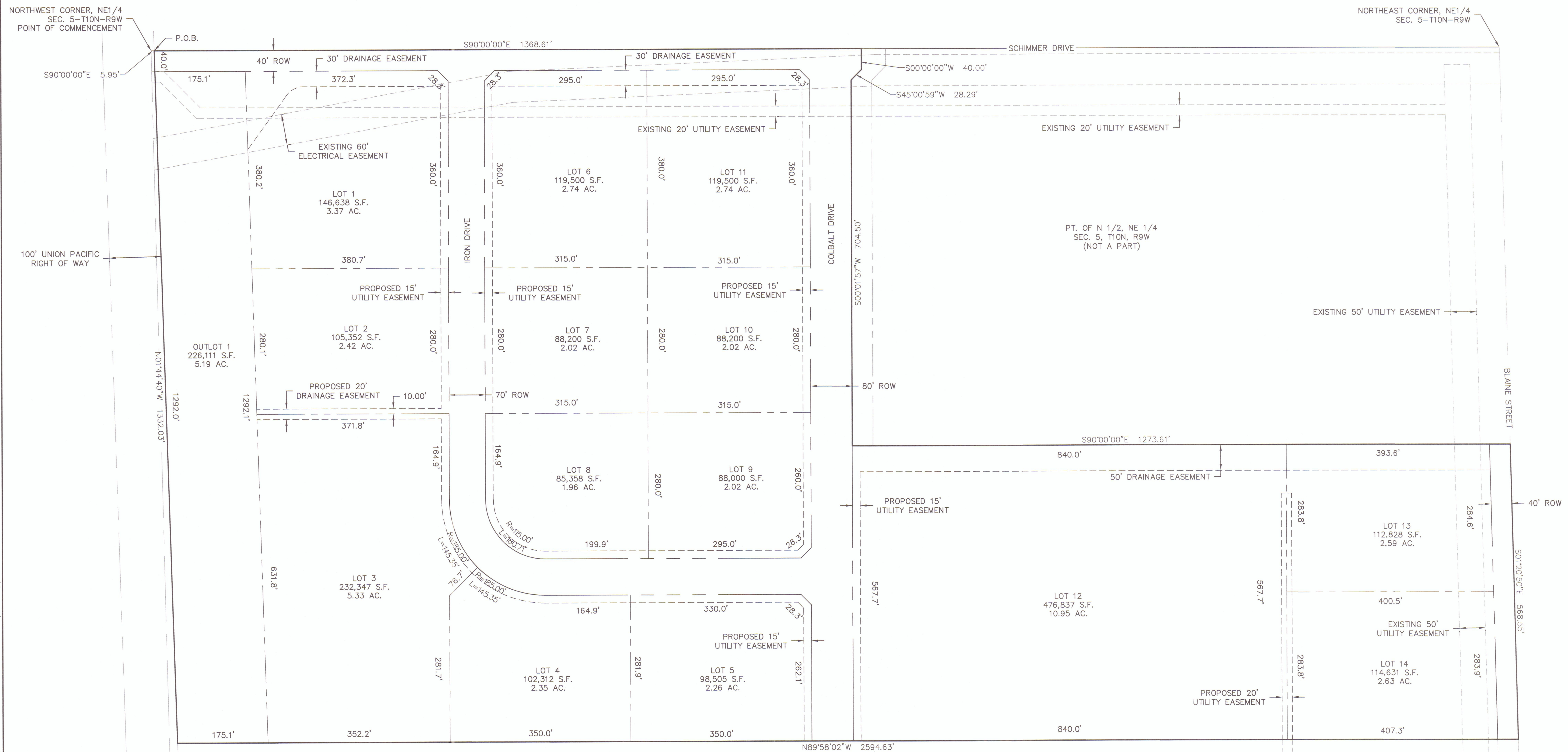
SHEET 1 OF 3
LOT LAYOUT

ZONING
EXISTING ZONE: M2

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



COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF N90°00'00"E ALONG THE NORTH LINE OF SAID NE1/4 A DISTANCE OF 5.95 FEET TO THE POINT OF INTERSECTION OF SAID NORTH LINE AND THE EAST LINE OF UNION PACIFIC RAILROAD RIGHT-OF-WAY (R.O.W.), SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING N90°00'00"E ALONG SAID NORTH LINE A DISTANCE OF 1368.61 FEET; THENCE S00°00'00"W A DISTANCE OF 40.00 FEET; THENCE S45°00'59"W A DISTANCE OF 28.29 FEET; THENCE S00°01'57"W A DISTANCE OF 704.50 FEET; THENCE S45°01'42"W A DISTANCE OF 273.51 FEET TO A POINT ON THE EAST LINE OF SAID NE1/4; THENCE S10°20'50"E ALONG SAID EAST LINE A DISTANCE OF 568.55 FEET; THENCE N89°58'02"W A DISTANCE OF 2594.63 FEET TO A POINT ON SAID EAST UNION PACIFIC RAILROAD R.O.W. LINE; THENCE N01°44'40"E ALONG SAID EAST R.O.W. LINE A DISTANCE IF 1332.03 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 57.32 ACRES MORE OR LESS.



AVOLSSON[®]
ASSOCIATES

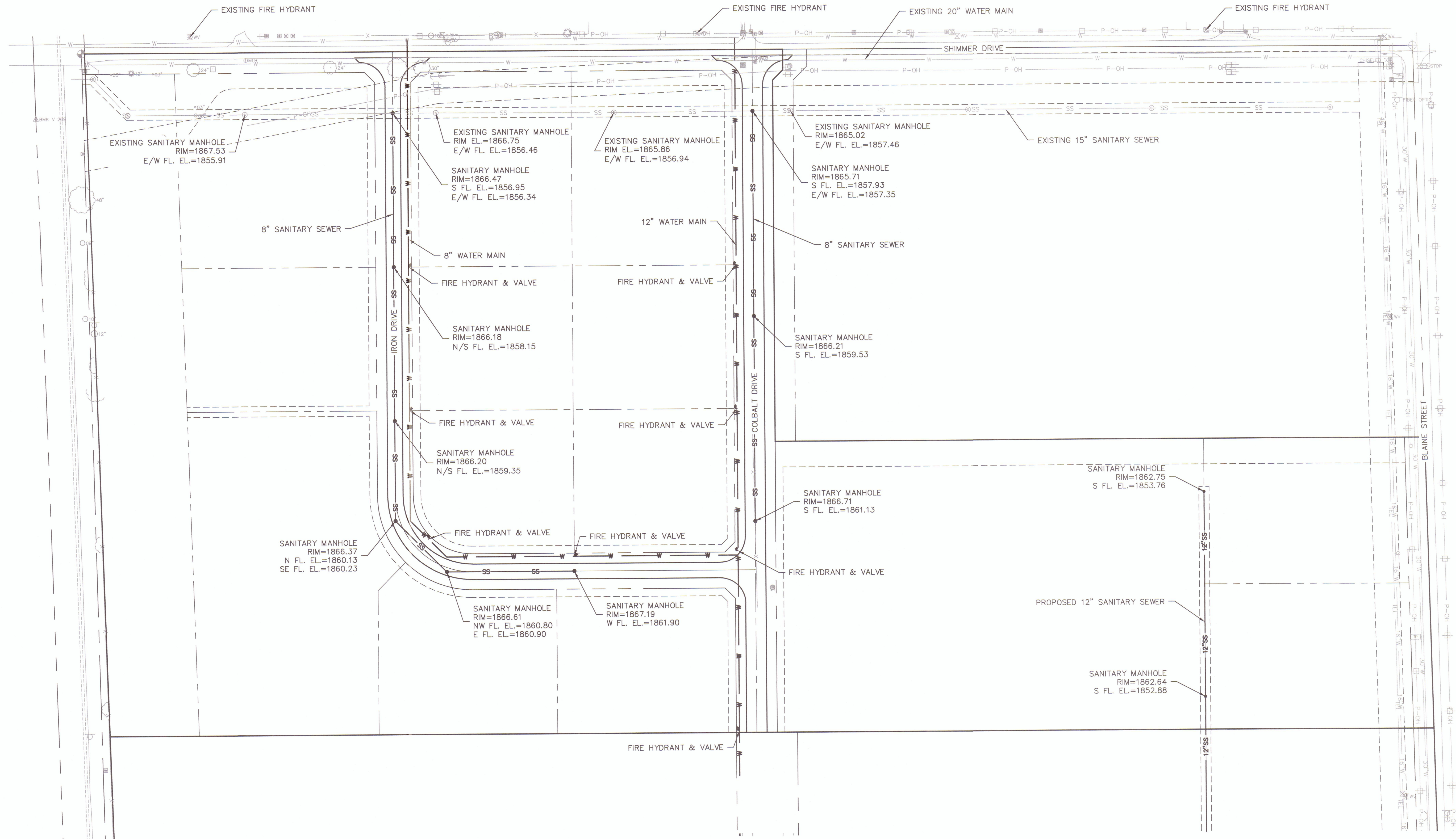
201 East 2nd Street
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752
www.olssonassociates.com

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

July 10, 2018
DATE PRINTED
OLSSON ASSOCIATES

drawn by: _____	AST
checked by: _____	ZLL
QA/QC by: _____	JRP
Project no.: _____	018-1416
Drawing no.: _____	
date: _____	
SHEET	
1 of 3	
LOT LAYOUT	
INDUSTRIAL FOUNDATION SUBDIVISION PRELIMINARY PLAT	
GRAND ISLAND, NE	2018
REVISIONS	

SHEET 2 OF 3
UTILITY LAYOUT



PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION
July 10, 2018
DATE PRINTED
OLSSON ASSOCIATES

drawn by: _____ AST checked by: _____ ZLL approved by: _____ JRP QA/QC by: _____ project no.: 018-1416 drawing no.: _____ date: _____	UTILITY LAYOUT	REV. NO.	DATE	REVISIONS DESCRIPTION
	INDUSTRIAL FOUNDATION SUBDIVISION PRELIMINARY PLAT			
GRAND ISLAND, NE		2018		
SHEET 2 of 3				

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ASSOCIATES

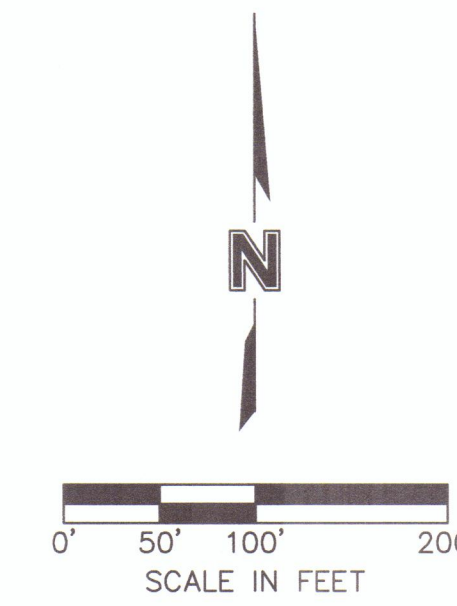
01 East 2nd Street
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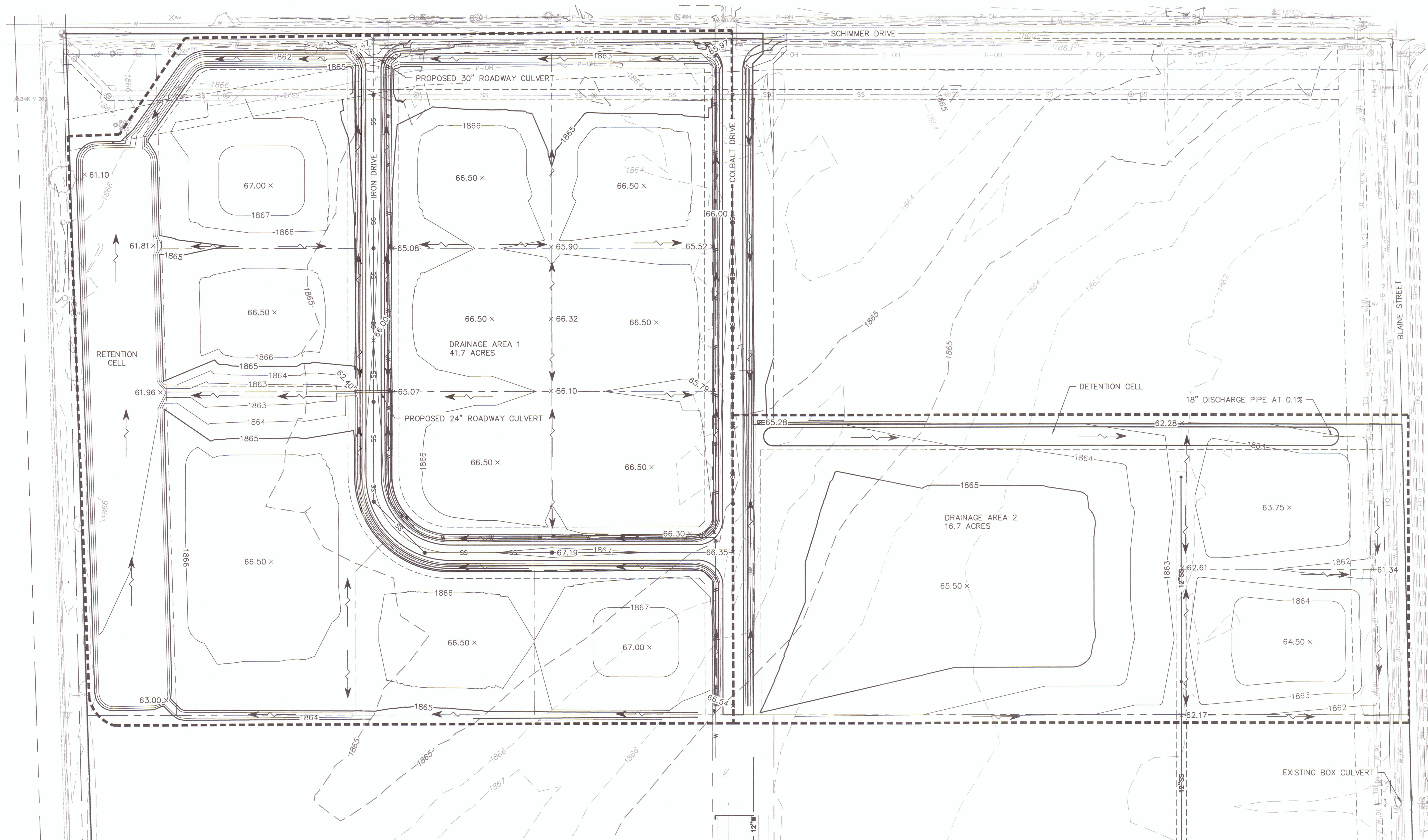
SHEET 3 OF 3
GRADING & DRAINAGE LAYOUT

SHEET 3 OF 3
GRADING & DRAINAGE LAYOUT



DRAINAGE AREA 1
RETENTION CELL
41.70 ACRES
CN=88 (POST)
tc=39.2 (POST)
Q(50)=134.84 CFS (POST)
REQUIRED STORAGE VOLUME= 15.6 ACRE- FEET

DRAINAGE AREA 2
DETENTION CELL
16.63 ACRES
CN=66 (PRE), CN=87 (POST)
tc=31.0 (PRE), tc=26.1 (POST)
Q(10)=17.48 CFS (PRE), Q(10)=13.27 CFS (POST)
REQUIRED STORAGE VOLUME= 1.58 ACRE-FEET
APPROXIMATE STORAGE VOLUME SHOWN= 1.95 ACRE-FEET



DWG: F:\2018\1001-1500\018-1416\40-Design\AutoCAD\Preliminary Plot\Sheets\C_GPD_81416_2.dwg
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 USER: atarango
 C:\RAYW-PP_81416

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION
July 10, 2018
DATE PRINTED
OLSSON ASSOCIATES

DRAWN BY: _____ CHECKED BY: _____ APPROVED BY: _____ PROJECT NO.: _____ DRAWING NO.: _____	INDUSTRIAL FOUNDATION SUBDIVISION PRELIMINARY PLAT		2018
	GRAND ISLAND, NE		REVISIONS
	NO.	DATE	REVISIONS DESCRIPTION

SHEET
of 3

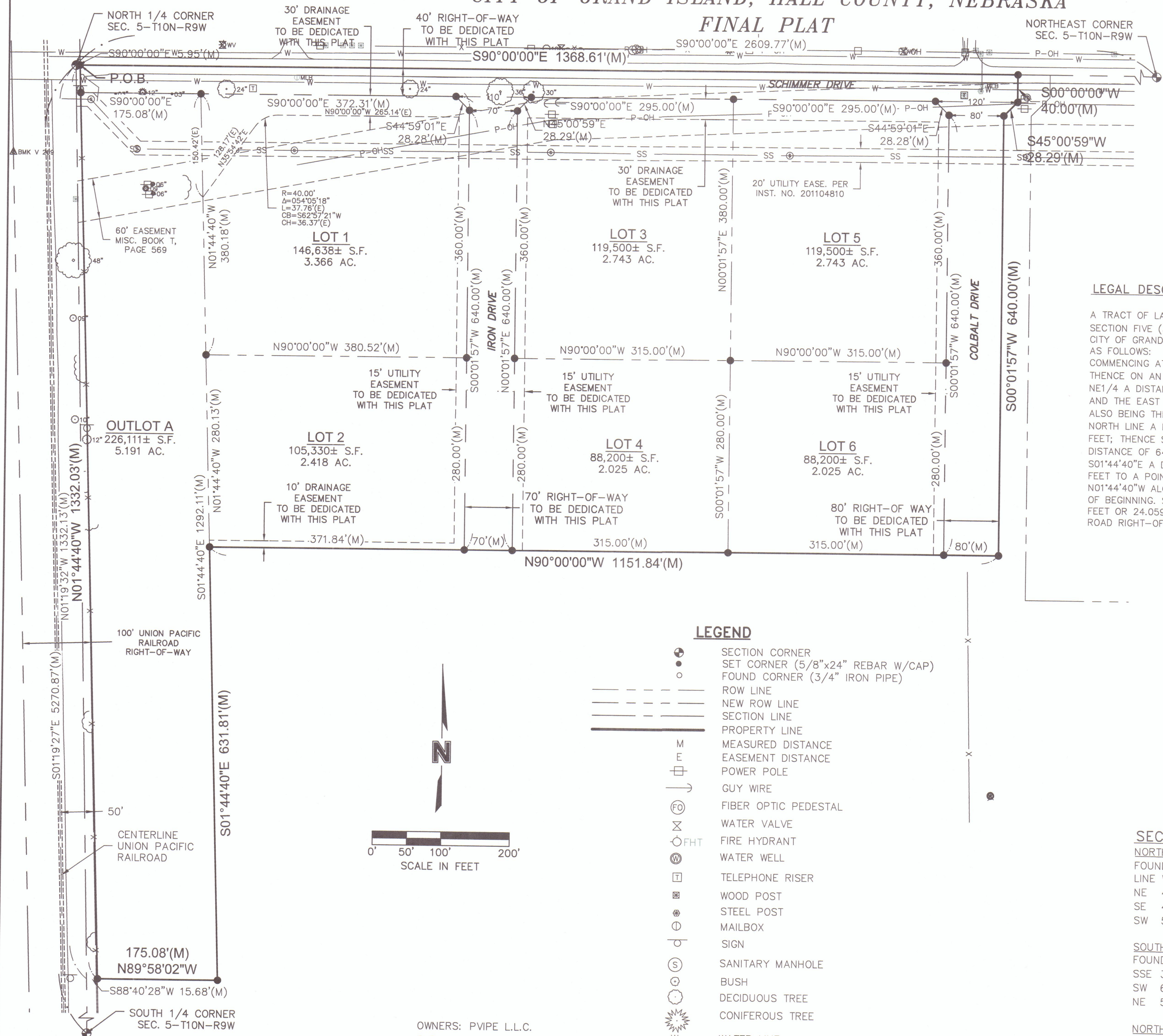
WOLSSON[®]
ASSOCIATES

East 2nd Street
Dartmouth Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752
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INDUSTRIAL FOUNDATION SUBDIVISION

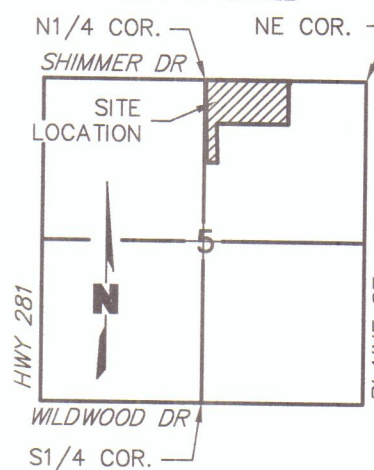
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT



LOCATION MAP

SEC. 5, T10N, R9W
NOT TO SCALE



LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION FIVE (5), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER (N1/4) CORNER OF SECTION 5-T10N-R9W; THENCE ON AN ASSUMED BEARING OF S90°00'00"E ALONG THE NORTH LINE OF SAID NE1/4 A DISTANCE OF 5.95 FEET TO THE POINT OF INTERSECTION OF SAID NORTH LINE AND THE EAST LINE OF UNION PACIFIC RAILROAD RIGHT-OF-WAY (R.O.W.), SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S90°00'00"E ALONG SAID NORTH LINE A DISTANCE OF 1368.61 FEET; THENCE S00°00'00"W A DISTANCE OF 40.00 FEET; THENCE S45°00'59"W A DISTANCE OF 28.29 FEET; THENCE S00°01'57"W A DISTANCE OF 640.00 FEET; THENCE N90°00'00"W A DISTANCE OF 1151.84 FEET; THENCE S01°44'40"E A DISTANCE OF 631.81 FEET; THENCE N01°44'40"W A DISTANCE OF 1332.03 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1,047,999.35 SQUARE FEET OR 24.059 ACRES MORE OR LESS, OF WHICH 3.547 ACRES ARE NEW DEDICATED ROAD RIGHT-OF-WAY.

LEGEND

	SECTION CORNER
	SET CORNER (5/8"x24" REBAR W/CAP)
	FOUND CORNER (3/4" IRON PIPE)
	ROW LINE
	NEW ROW LINE
	SECTION LINE
	PROPERTY LINE
	MEASURED DISTANCE
	EASEMENT DISTANCE
	POWER POLE
	GUY WIRE
	FIBER OPTIC PEDESTAL
	WATER VALVE
	FIRE HYDRANT
	WATER WELL
	TELEPHONE RISER
	WOOD POST
	STEEL POST
	MAILBOX
	SIGN
	SANITARY MANHOLE
	BUSH
	DECIDUOUS TREE
	CONIFEROUS TREE
	WATER LINE
	OVERHEAD ELECTRIC
	SANITARY SEWER LINE
	WIRE FENCE

OWNERS: PVIPE L.L.C.
SUBDIVIDER: PVIPE L.L.C.
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 6 LOT & 1 OUTLOT

	201 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072 TEL 308.384.8750 FAX 308.384.8752	PROJECT NO. 2018-1416 GIAEDC Platte Valley Industrial Park East FB
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SECTION TIES

NORTHEAST CORNER, SEC. 5-T10N-R9W
FOUND SURVEY SPIKE w/WASHER AT CENTERLINE OF SCHIMMER DRIVE ON LINE WITH CENTERLINE OF BLAINE STREET
NE 46.21' TO REDHEAD IN SE FACE OF POWER POLE
SE 49.62' TO OPERATION NUT TOP OF FIRE HYDRANT
SW 56.44' TO CHISELED 'X' IN CONCRETE BASE OF METAL POWER POLE

SOUTH 1/4 CORNER, SEC. 5-T10N-R9W
FOUND ALUMINUM CAP AT CENTERLINE OF WILDWOOD DRIVE
SSE 34.80' TO REDHEAD IN NE FACE OF WOOD FENCE POST
SW 63.26' TO REDHEAD IN NW FACE OF GATE POST
NE 59.0' TO MAG NAIL IN NW FACE OF POWER POLE

NORTH 1/4 CORNER, SEC. 5-T10N-R9W
FOUND ALUMINUM CAP @ GRADE
NW 102.51' TO MAG NAIL IN POWER POLE
NNE 40.09' TO MAG NAIL IN POWER POLE
S 33.31' TO PK NAIL w/WASHER IN TOP OF CORNER FENCE POST
W 44.20' TO CENTERLINE OF UNION PACIFIC RAILROAD

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USER: jlmenez
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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 PVIPE LLC
Address PO Box 1151
City Grand Island, State NE Zip 68802
Phone 308-381-7500

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: Central Nebraska Growth Foundation
(Applicant)
by Tom Gdoner, Treasurer
Surveyor/Engineers Information

Surveyor/Engineering Firm Olsson Associates
Address 201 E 2nd Street
City Grand Island, State NE Zip 68801
Phone _____
Surveyor/Engineer Name Jai Andrist License Number LS-630

SUBDIVISION NAME: Industrial Foundation 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 Prelim. Plat = 15, Final Plat = 7

Number of Acres Prelim. Plat = 57.32, Final Plat = 21.52

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 \$ 1,115.00

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.

FEE SCHEDULE ON REVERSE SIDE