



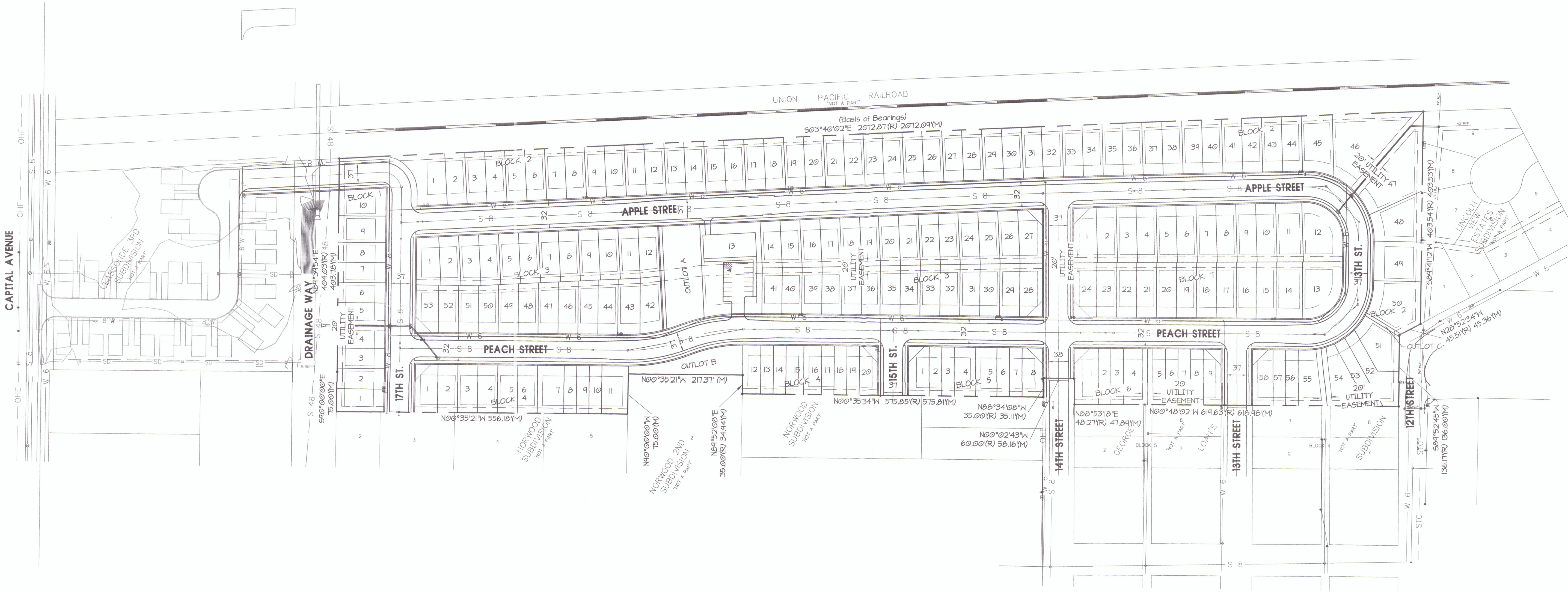
Hall County Regional Planning Commission

**Wednesday, September 5, 2018
Regular Meeting**

Item L1

The Orchard

Staff Contact:



OVERALL PRELIMINARY SITE/UTILITY PLAN
SCALE: 1" = 100'

LEGAL DESCRIPTION

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 11 NORTH, RANGE 9 WEST OF THE 6TH PRINCIPAL MERIDIAN, HALL COUNTY NEBRASKA, LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD COMPANY, EXCEPT THE NORTHERLY 501.50 FEET THEREOF; THE EASTERLY 35.00 FEET OF LOT 8, NORWOOD SUBDIVISION; AND THE EASTERLY 75.00' OF LOT 2, EXCEPT THE NORTH 25.00' NORWOOD SUBDIVISION, AND THE EASTERLY 75.00' OF LOTS 3, 4 & 5, NORWOOD SUBDIVISION; AND THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10, BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE.

SURVEYOR'S CERTIFICATE

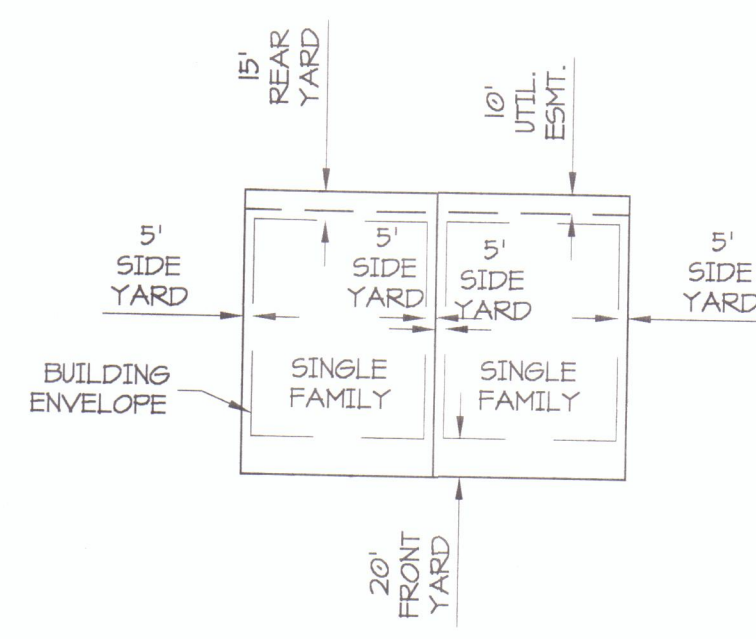
THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 11 NORTH, RANGE 9 WEST OF THE 6TH PRINCIPAL MERIDIAN, HALL COUNTY NEBRASKA, LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD COMPANY, EXCEPT THE NORTHERLY 501.50 FEET THEREOF; THE EASTERLY 35.00 FEET OF LOT 8, NORWOOD SUBDIVISION; AND THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 4, GEORGE LOAN'S SUBDIVISION, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF THE REFERENCED PARCEL; SAID CORNER ALSO BEING THE POINT OF BEGINNING;

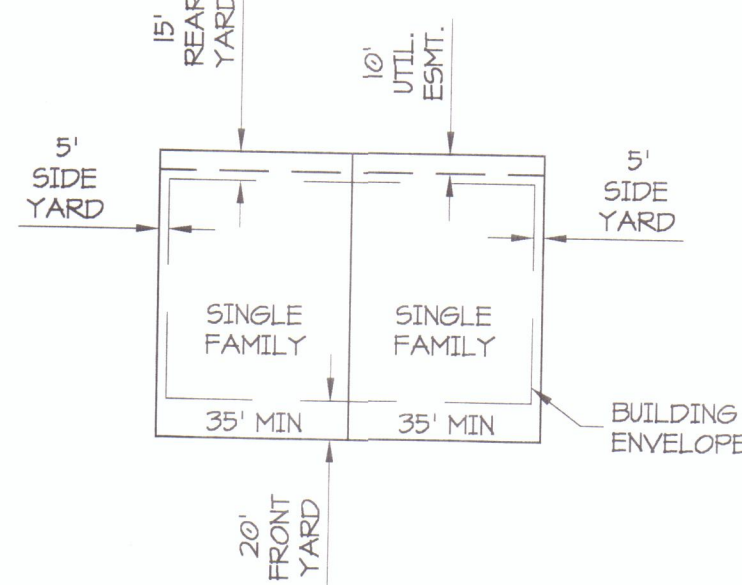
THENCE NORTHERLY ON AN ASSUMED BEARING OF N 00°40'02" E, 618.98' TO A FOUND 1" PIPE,
THENCE EASTERLY N 00°53'10" E, 47.84' TO A FOUND 1" PIPE,
THENCE NORTHERLY N 00°02'43" E, 58.16' TO A FOUND 1" PIPE,
THENCE WESTERLY N 00°34'08" E, 35.11' TO A FOUND 1" PIPE,
THENCE NORTHERLY N 00°35'34" E, 575.81' TO A FOUND 1" PIPE,
THENCE EASTERLY N 01°52'08" E, 34.94' TO A FOUND 1" PIPE,
THENCE NORTHERLY N 00°35'21" E, 217.31' TO A FOUND 1" PIPE,
THENCE WESTERLY S 90°00'00" E, 75.00' TO A FOUND 1" PIPE,
THENCE NORTHERLY N 00°35'21" E, 556.18' TO A FOUND 1" PIPE,
THENCE EASTERLY S 90°00'00" E, 75.00' TO A FOUND 1" PIPE,
THENCE CONTINUING EASTERLY N 01°34'54" E, 403.18' TO A POINT OF INTERSECTION ON THE WESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, TO A FOUND 1" PIPE,
THENCE SOUTHERLY S 03°40'02" E, ON SAID RIGHT-OF-WAY LINE, 2072.09' TO A FOUND 1" PIPE,
THENCE WESTERLY S 84°41'12" E, 403.53' TO A FOUND 1" PIPE,
THENCE NORTHERLY N 20°52'34" E, 45.36' TO A FOUND 1" PIPE,
THENCE WESTERLY S 84°52'45" E, 136.00' TO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 23.013 ACRES, MORE OR LESS.

GENERAL SITE NOTES

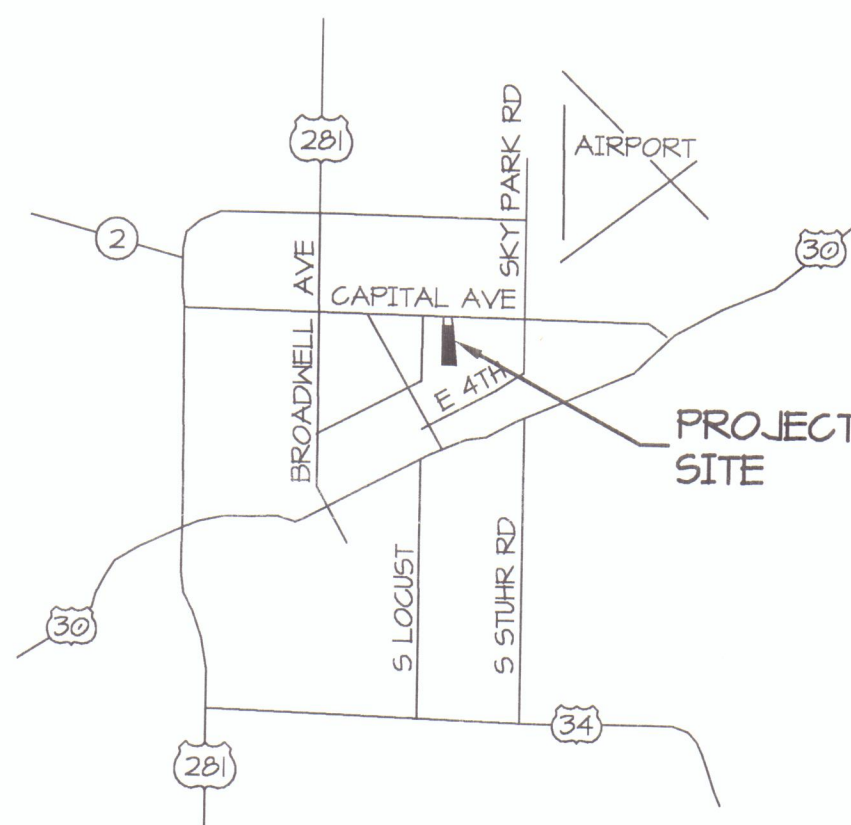
- ELEVATIONS ARE NGVD 1929.
- LOT DIMENSIONS SHOWN ARE APPROXIMATE. ALL CURVILINEAR DIMENSION SHOWN ARE CHORD LENGTHS, UNLESS OTHERWISE NOTED.
- OUTLOTS 'A' AND 'C' TO HAVE A PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF GRAND ISLAND.
- ALL OTHER EASEMENTS SHALL BE GRANTED TO THE CITY OF GRAND ISLAND AS SHOWN.
- EACH LOT WILL HAVE INDIVIDUAL SERVICE FOR WATER, SEWER, AND ELECTRICAL.
- DEVELOPER RESERVES THE RIGHT TO CONSTRUCT ONE STRUCTURE CONSISTING OF TWO DWELLING UNITS ON ANY PAIR OF ADJACENT DETACHED SINGLE-FAMILY LOTS. IN WHICH CASE THE SIDE YARD REQUIREMENT SHALL BE REDUCED TO ZERO ON THE COMMON SIDE LOT LINE AS SHOWN IN THE TYPICAL 'ATTACHED SINGLE-FAMILY LOT LAYOUT'.
- OUTLOT 'B' IS RESERVED FOR FUTURE DEVELOPMENT.
- A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND SHALL PROVIDE THE MAINTENANCE OF OUTLOTS 'A, B, & C'.



DETACHED SINGLE FAMILY
NO SCALE



ATTACHED SINGLE FAMILY
NO SCALE



VICINITY MAP
NO SCALE

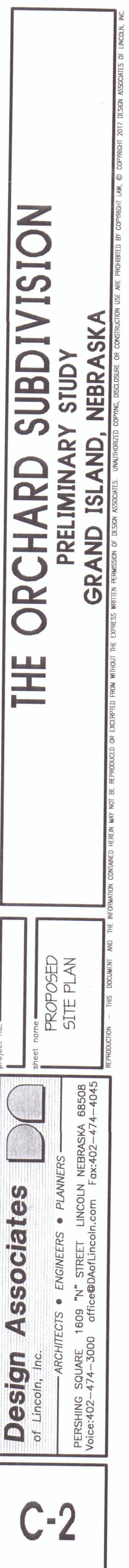
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THE ORCHARD SUBDIVISION PRELIMINARY STUDY GRAND ISLAND, NEBRASKA

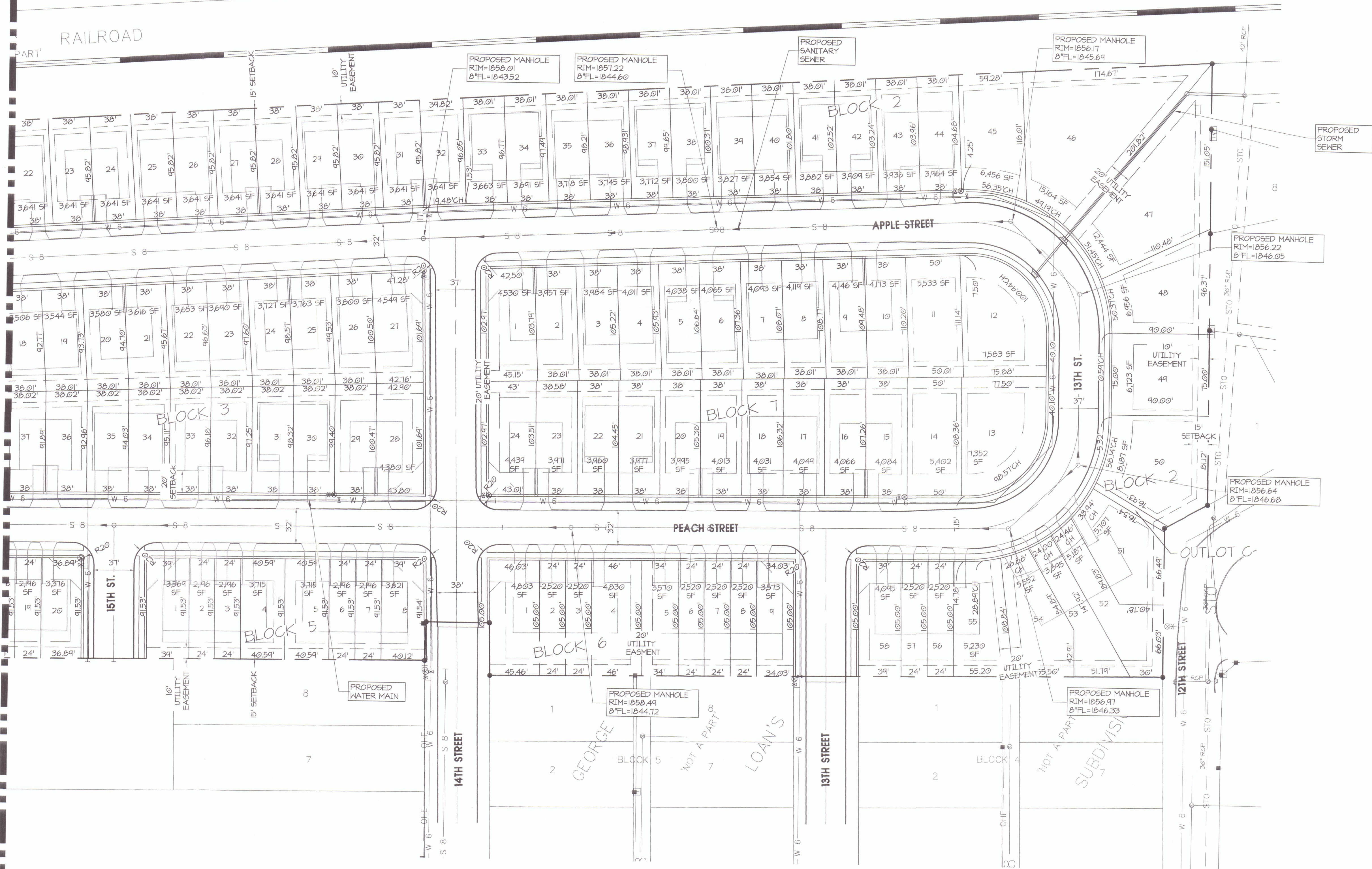
PROJECT NO.:
SHEET NO.:
PROPOSED SITE PLAN

Design Associates
of Lincoln, Inc.
ARCHITECTS • ENGINEERS • PLANNERS
PERSHING SQUARE 1609 "N" STREET LINCOLN NEBRASKA 68508
Voice: 402-474-3000 office@daolinc.com Fax: 402-474-1045

C-1



MATCHLINE SEE SHEET C-2



PRELIMINARY SITE/UTILITY PLAN
SCALE: 1" = 50'

DATE: 16 AUG 2018
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THE ORCHARD SUBDIVISION
PRELIMINARY STUDY
GRAND ISLAND, NEBRASKA

PROPOSED
SITE PLAN

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402-474-3300 office@dalinc.com fax:402-474-4043

C-3



PRELIMINARY GRADING/DRAINAGE PLAN

SECTION SEE MAP	TRIB. AREA ACRES 'A'	RUNOFF COEFF. 'C'	ΔAC ACRES	ΣAC ACRES	FREQUENCY Y	RAINFALL INTENS. IN/HR	TOTAL RUNOFF Q=ΣAC cfs.	SECTION SLOPE FIT/FT	SECTION SIZE	SECTION CAPACITY cfs.	REMARKS
A	4.470	0.45	2.01	2.01	100-YR	7.7	15.40	0.0220	18"	15.6	INLET #1 to INLET #2
B	5.446	0.45	2.47	4.48	100-YR	7.7	34.50	0.0235	24"	34.7	INLET #2 to 48" R.C.P.
C	3.310	0.45	1.44	1.44	100-YR	7.7	11.47	0.0220	18"	11.5	INLET #3 to INLET #4
D	3.285	0.45	1.46	2.95	100-YR	7.7	22.12	0.010	24"	23.7	INLET #4 to INLET #5
E	6.091	0.45	1.40	4.35	100-YR	7.7	33.50	0.0070	30"	34.3	INLET #5 to INLET #6
F	1.230	0.45	1.42	6.21	100-YR	7.7	48.28	0.040	30"	48.5	INLET #6 to DRAINAGE WAY

