



Community Redevelopment Authority (CRA)

**Wednesday, August 8, 2018
Regular Meeting**

Item X3

**Discussion on Proposed Orchard Subdivision Project in northeast
Grand Island with developer Fred Hoppe**

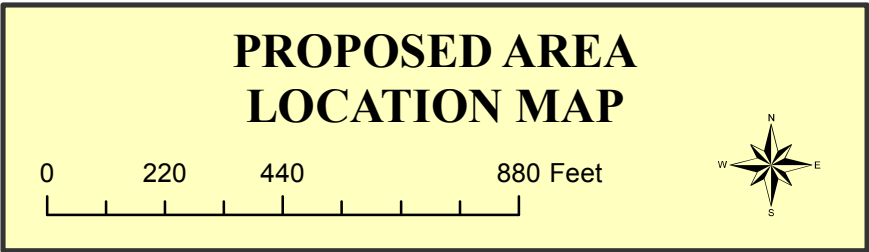
Staff Contact:

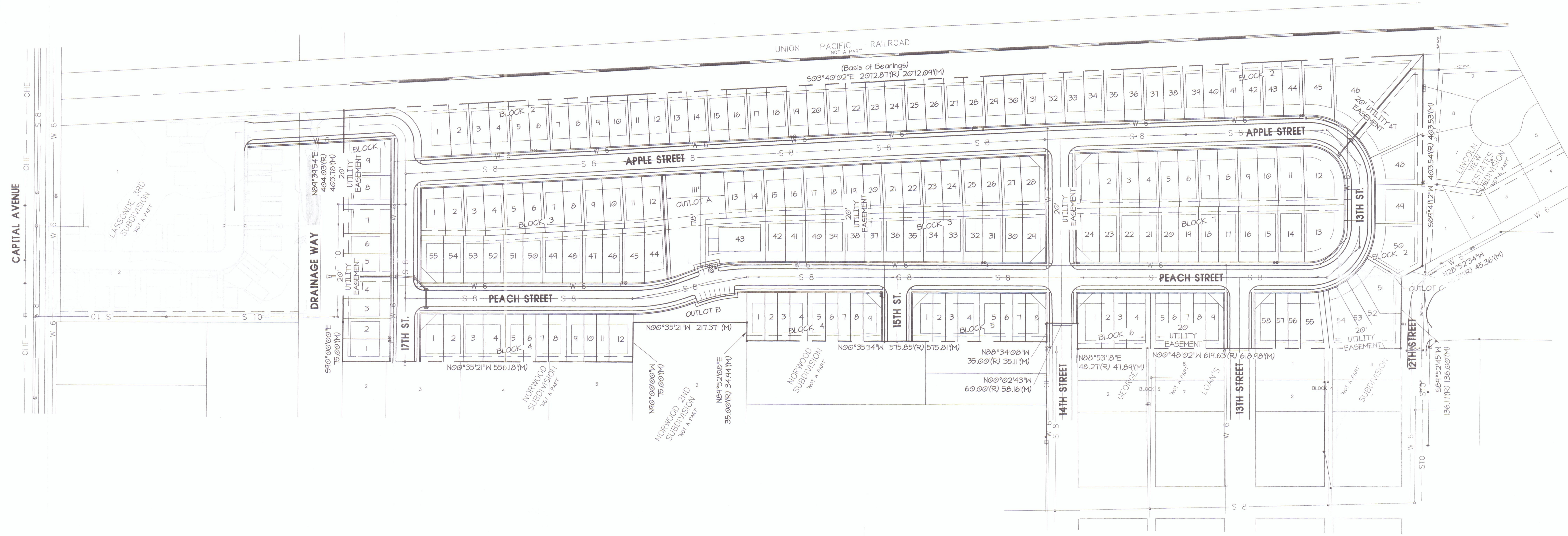
Study Area
Figure 1: Study Area Map



Source: Google Earth and Marvin Planning Consultants 2018
Note: Lines and Aerial may not match.







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 581.50 FEET THEREOF; THE EASTERLY 35.00 FEET OF LOT 8, NORKWOOD SUBDIVISION; AND THE EASTERLY 75.00' OF LOT 2, EXCEPT THE NORTH 05.00' NORKWOOD SUBDIVISION; AND THE EASTERLY 75.00' OF LOTS 3, 4 & 5, NORKWOOD 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

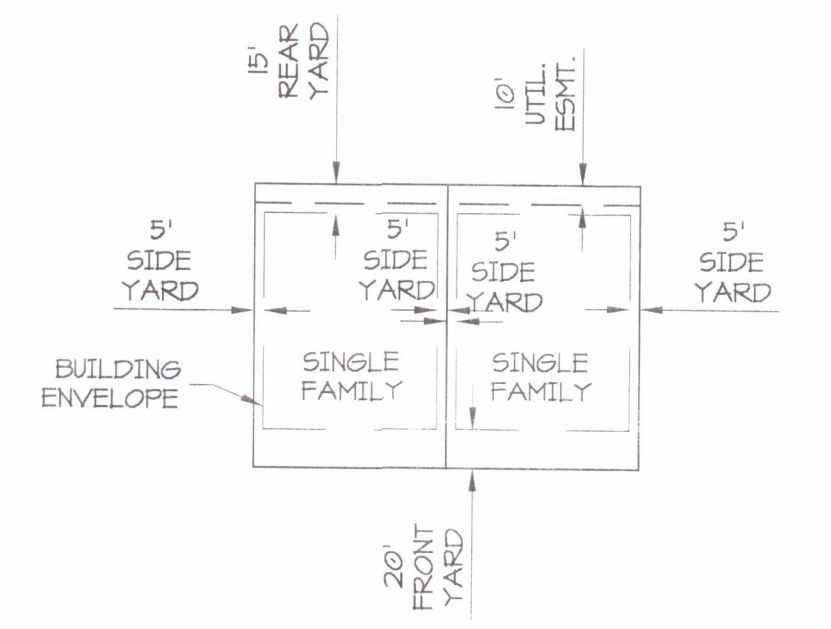
THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 11 NORTH, RANGE 9 WEST OF THE 6TH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA, LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD COMPANY, EXCEPT THE NORTHERLY 581.50 FEET THEREOF; THE EASTERLY 35.00 FEET OF LOT 8, NORKWOOD 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°48'02" W, 618.98' TO A FOUND 1" PIPE;
THENCE EASTERLY N 88°53'18" E, 47.84' TO A FOUND 1" PIPE;
THENCE NORTHERLY N 00°02'43" W, 58.16' TO A FOUND 1" PIPE;
THENCE WESTERLY N 88°34'08" W, 35.11' TO A FOUND 1" PIPE;
THENCE NORTHERLY N 00°35'34" W, 575.81' TO A FOUND 1" PIPE;
THENCE EASTERLY N 84°52'08" E, 34.84', TO A FOUND 1" PIPE;
THENCE NORTHERLY N 00°35'21" W, 217.31', TO A FOUND 1" PIPE;
THENCE WESTERLY S 40°00'00" W, 75.00' TO A FOUND 1" PIPE;
THENCE NORTHERLY N 00°35'21" W, 556.18' TO A FOUND 1" PIPE;
THENCE EASTERLY S 40°00'00" E, 75.00' TO A FOUND 1" PIPE;
THENCE CONTINUING EASTERLY N 84°39'54" E, 403.78' 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" W, 403.53' TO A FOUND 1" PIPE;
THENCE NORTHERLY N 28°52'34" W, 45.36' TO A FOUND 1" PIPE;
THENCE WESTERLY S 84°52'45" W, 136.00' TO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 23.813 ACRES, MORE OR LESS.

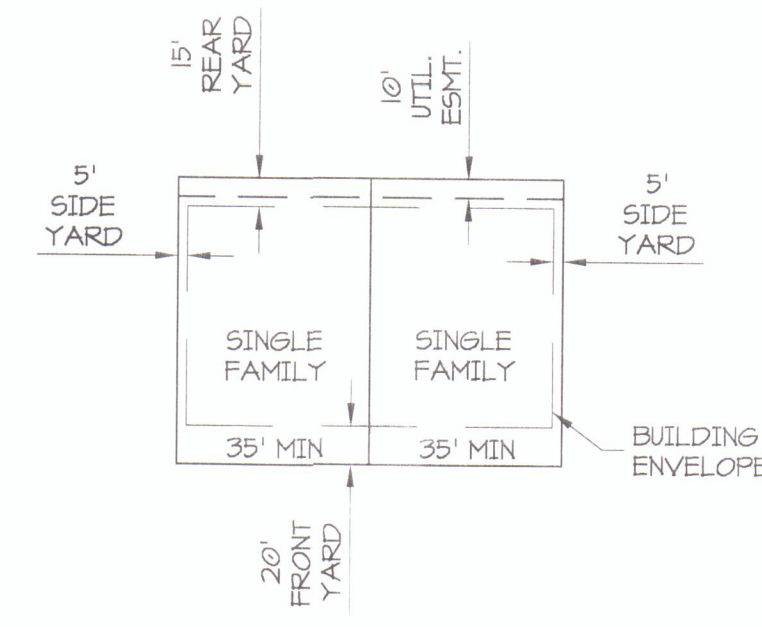
JAYME M. MALONE LS#440

GENERAL SITE NOTES

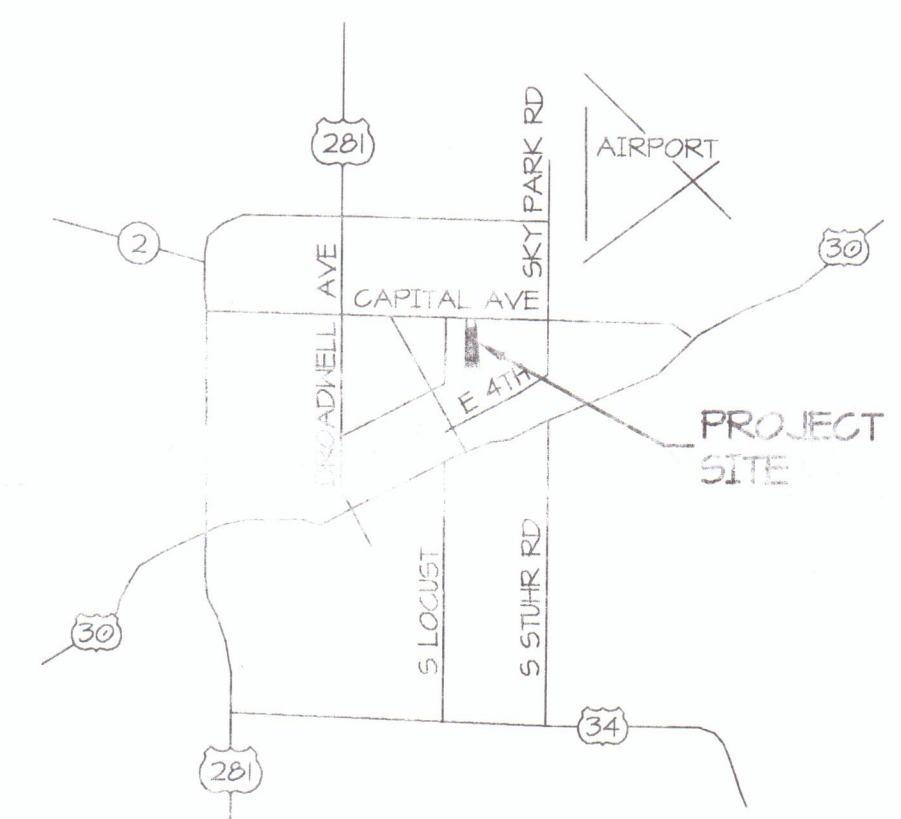
- ELEVATIONS ARE NGVD 1929
- LOT DIMENSIONS SHOWN ARE APPROXIMATE, AND MAY VARY 5 FEET. ALL CURVILINEAR DIMENSION SHOWN ARE CHORD LENGTHS, UNLESS OTHERWISE NOTED.
- OUTLOTS 'A' AND 'C' TO HAVE A PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF GRAND ISLAND.
- ALL OTHER EASEMENTS SHALL BE GRANTED TO 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



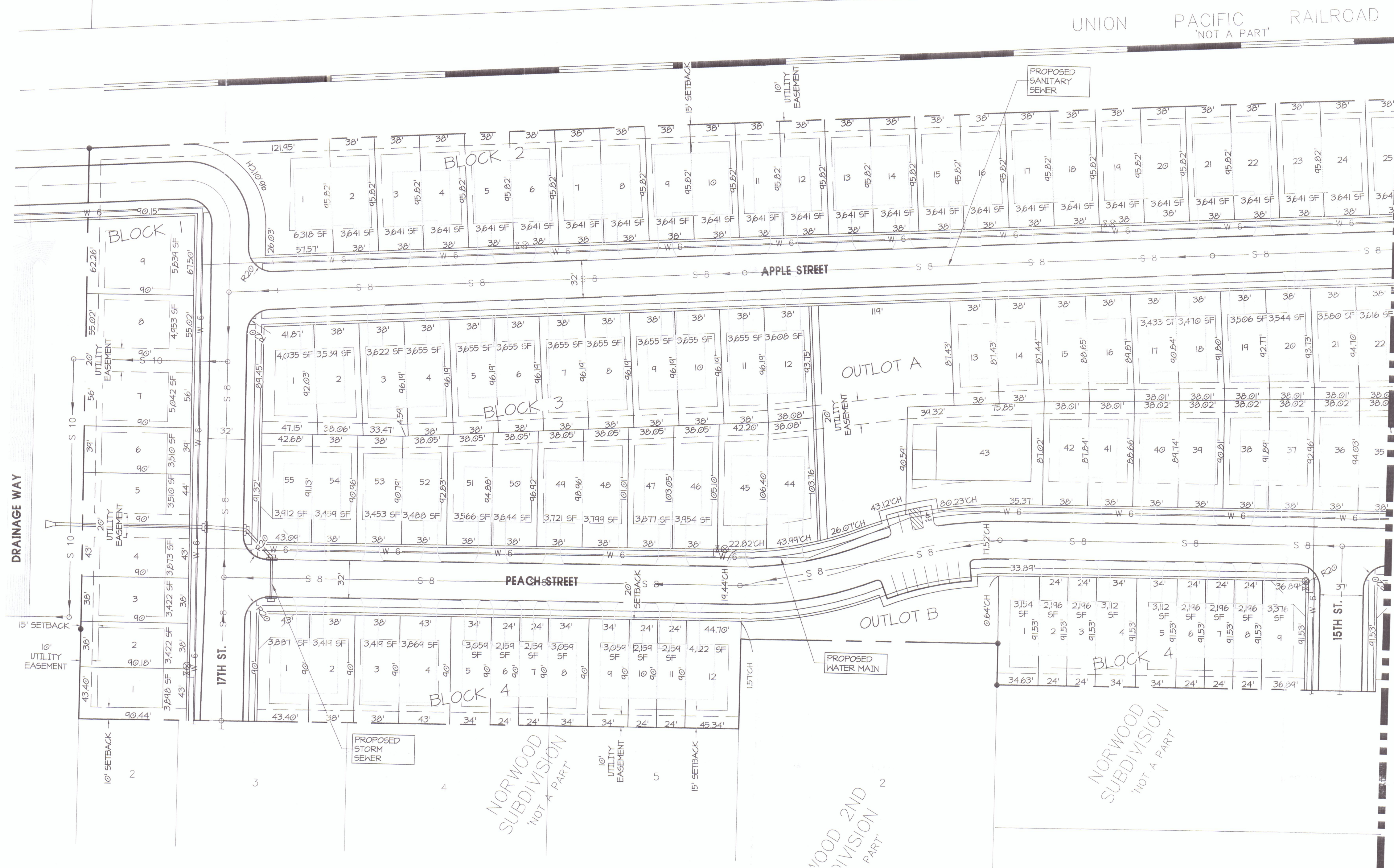
VICINITY MAP
NO SCALE

THE ORCHARD SUBDIVISION
PRELIMINARY STUDY
GRAND ISLAND, NEBRASKA

Project File: STREET NAME: PROPOSED SITE PLAN

Design Associates
of Lincoln, Inc.
ARCHITECTS • ENGINEERS • PLANNERS
PERSHING SQUARE 1609 "N" STREET LINCOLN, NEBRASKA 68508
Voice: 402-474-3000 office@daol.com Fax: 402-474-4949

C-1



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

MATCHLINE SEE SHEET C-3

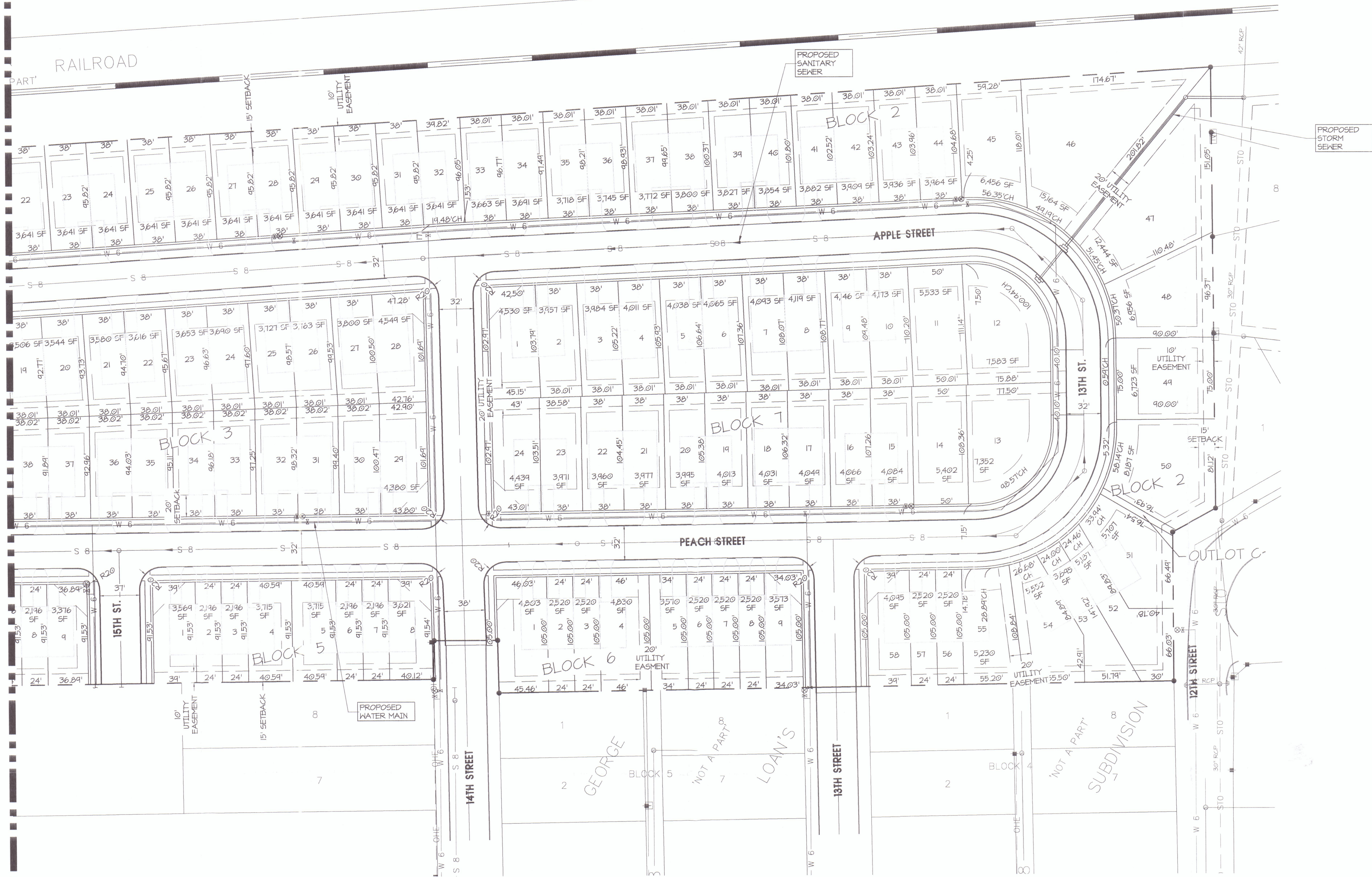
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THE ORCHARD SUBDIVISION
PRELIMINARY STUDY
GRAND ISLAND, NEBRASKA

PROJECT NO. _____
SHEET NO. _____
PROPOSED
SITE PLAN

C-2

MATCHLINE SEE SHEET C-2



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

DATE: 12 JULY 2018
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THE ORCHARD SUBDIVISION
PRELIMINARY STUDY
GRAND ISLAND, NEBRASKA

PROPOSED
SITE PLAN

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C-3