



City of Grand Island

Tuesday, August 14, 2018

Council Session

Item G-6

#2018-225 - Approving Preliminary and Final Plat and Subdivision Agreement for Industrial Foundation Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: August 14, 2018

Subject: Industrial Foundation Subdivision – Preliminary and Final Plat

Presenter(s): Chad Nabity, AICP, Regional Planning Director

Background

This property is located south of Schimmer Drive, west of Blaine Street in the jurisdiction of Grand Island, Nebraska. It consists of 11 lots (preliminary) and 6 lots (final) and one outlot 57.32 acres (preliminary) and one outlot 21.52 acres (final).

Discussion

The preliminary and final plat for Industrial Foundation Subdivision was considered by the Regional Planning Commission at the August 1, 2018 meeting.

A motion was made by Robin Hendricksen and seconded by Greg Robb to approve the final plat as presented.

A roll call vote was taken and the motion passed with 8 members present and voting in favor (O'Neill, Ruge, Robb, Mauer, Rainforth, Rubio, Hendricksen, and Randone) and no members present voting no.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

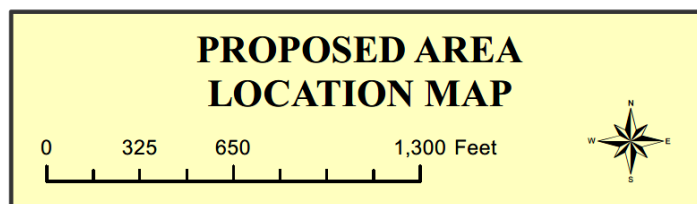
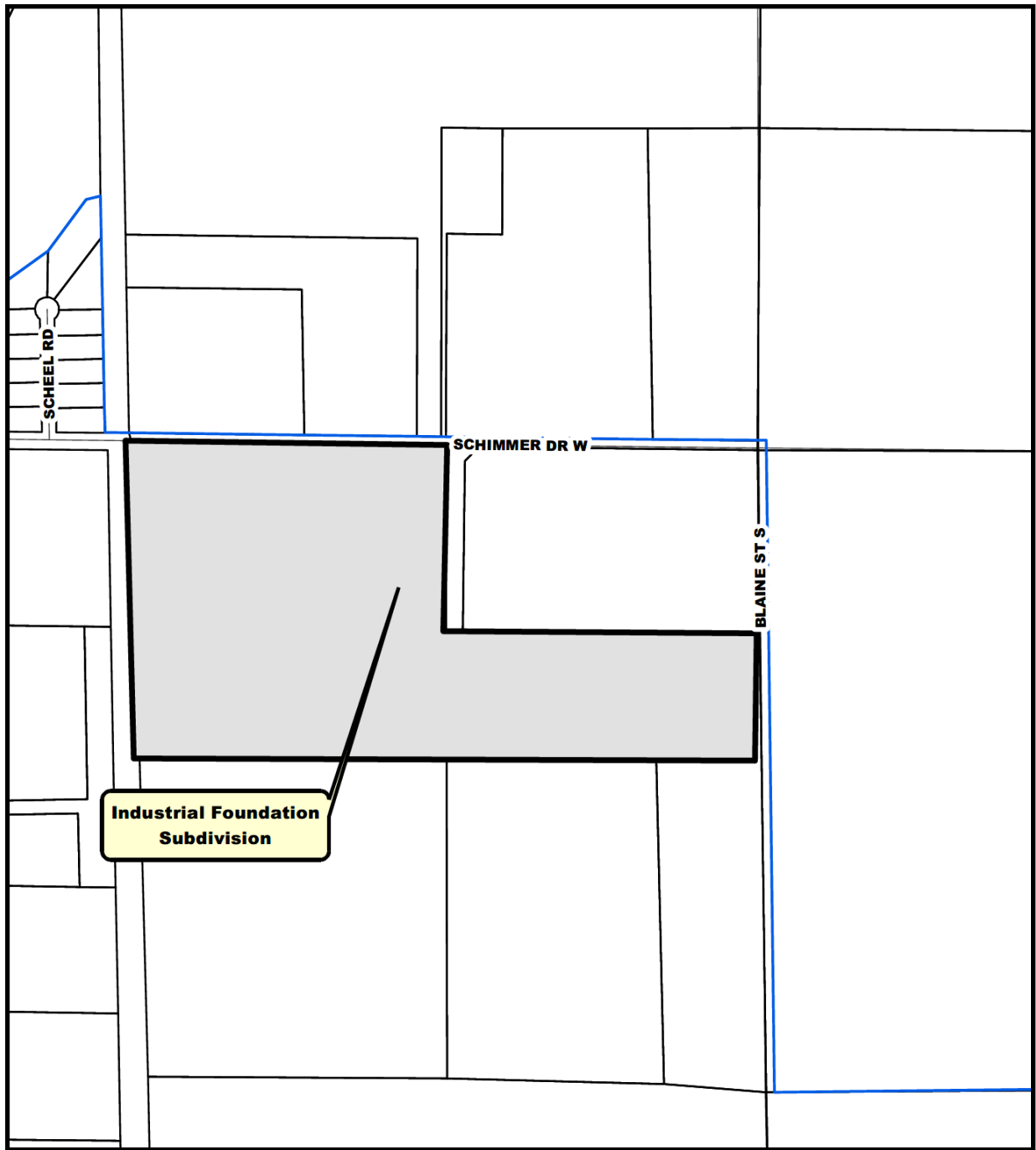
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

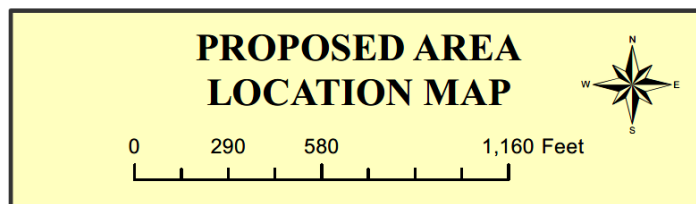
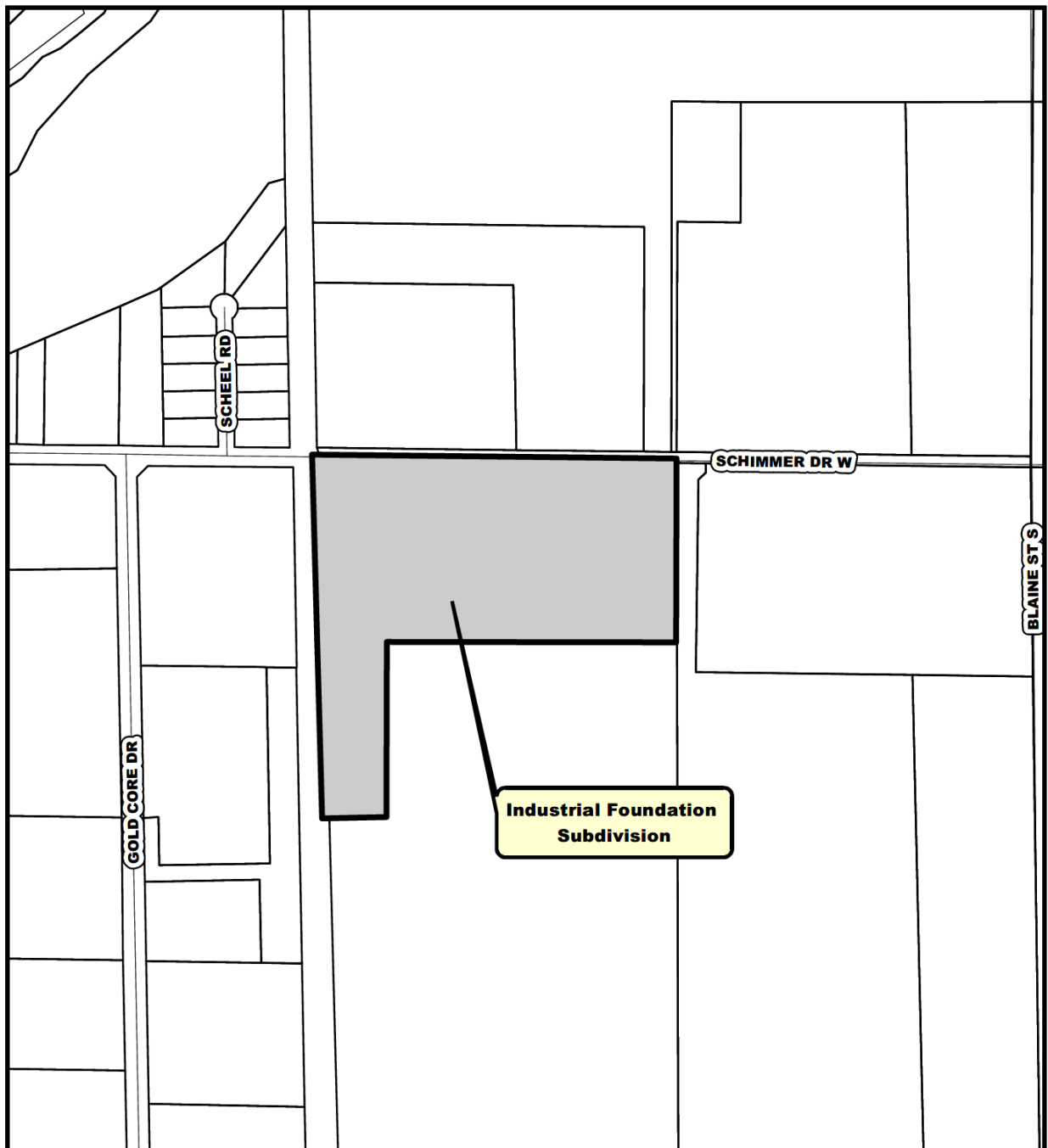
City Administration recommends that Council approve the Preliminary and Final plats as presented.

Sample Motion

Move to approve as recommended.



Preliminary Plat Area



Final Plat Area

Developer/Owner

PVIPE LLC

PO Box 1151

Grand Island, NE 68802

To create 11 lots (preliminary) and 6 lots (final) south of Schimmer Drive west of Blaine Street ,
in the City of Grand Island, in Hall County, Nebraska.

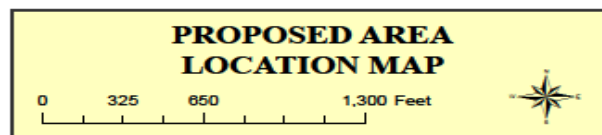
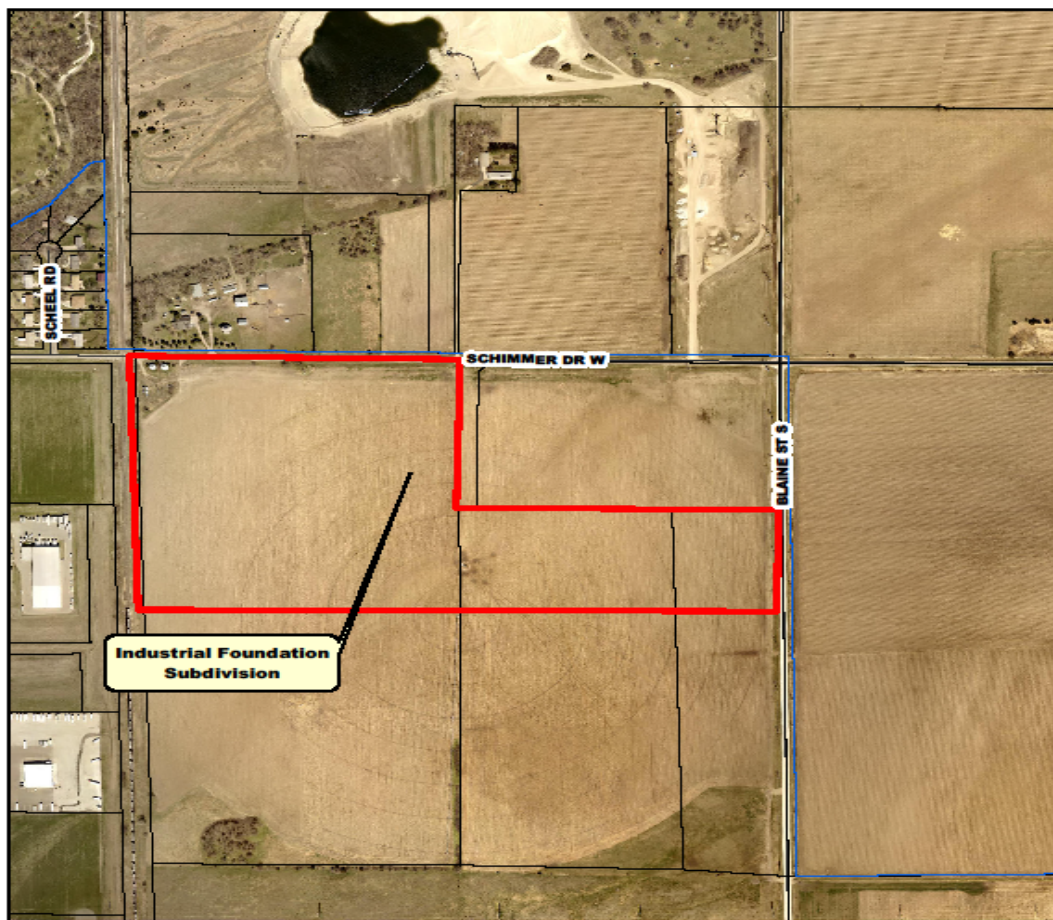
Size: 57.32 acres (preliminary) and 21.52 (final)

Zoning: M-2 Heavy Manufacturing

Road Access: Existing City Streets along Schimmer and Blaine, New Streets will be
constructed to the Industrial Street Standards as 30 and 40 foot wide rural section roads like Gold
Core Drive in Platte Valley Industrial Park

Water Public: City water is available.

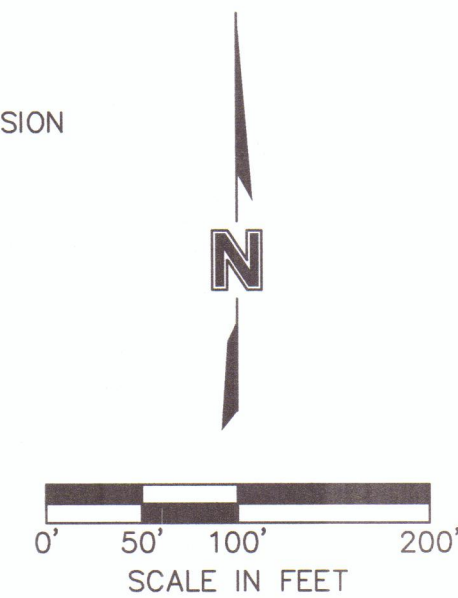
Sewer Public: City sewer is available.



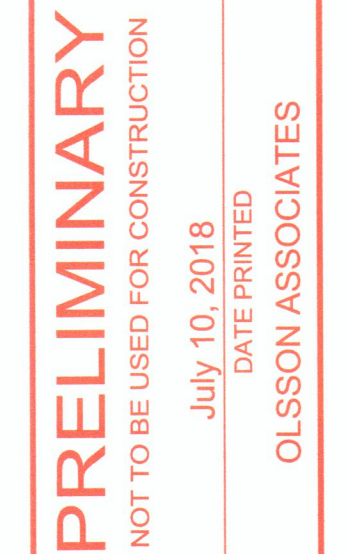
SHEET 1 OF 3
LOT LAYOUT

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 138.61 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 70.50 FEET; THENCE S01°00'00"E A DISTANCE OF 1273.61 FEET TO THE POINT ON THE EAST LINE OF SAID NE1/4; THENCE S01°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 52.32 ACRES MORE OR LESS.

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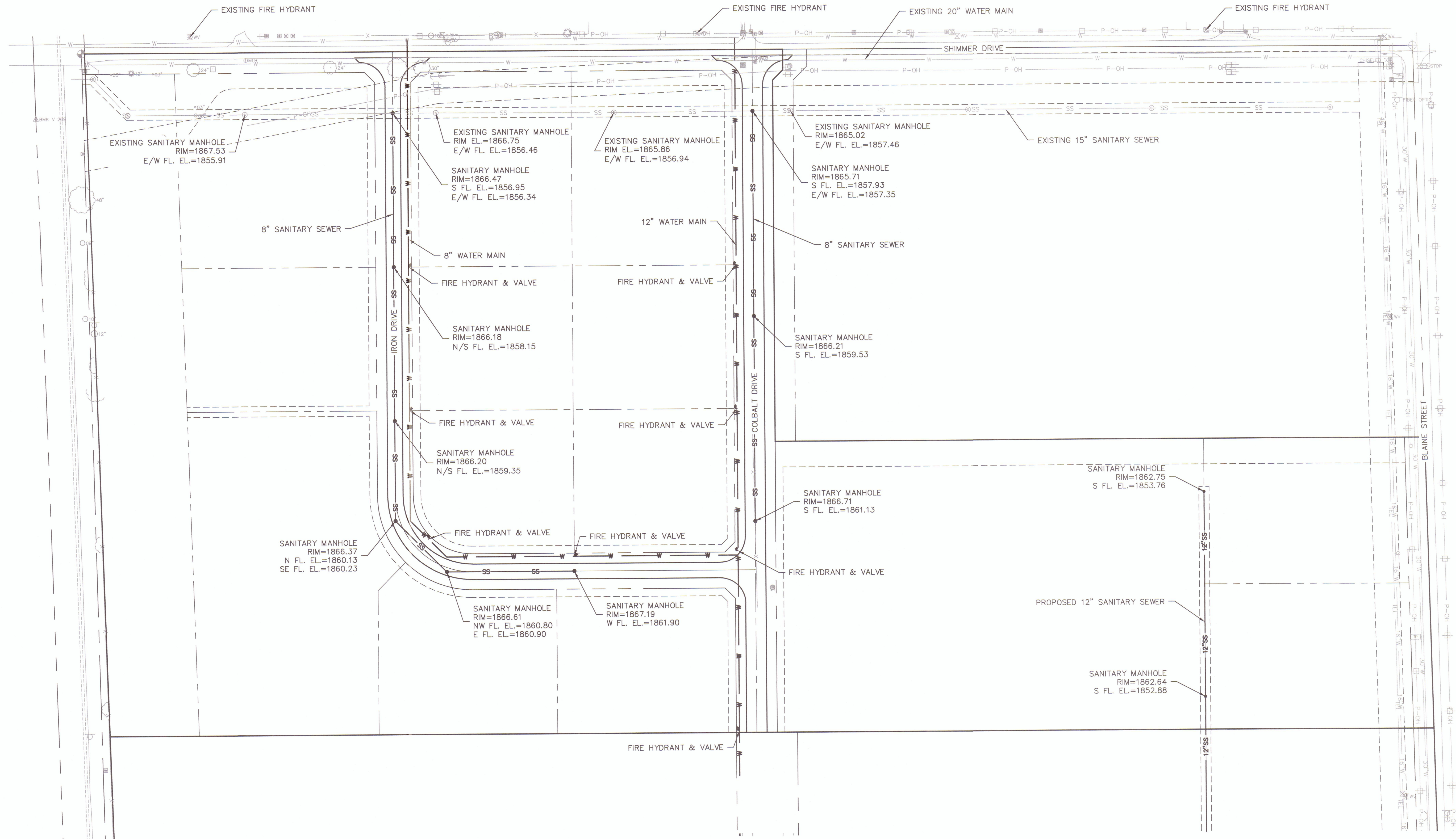
2018

GRAND ISLAND, NE

drawn by: AST
checked by: ZLL
approved by: JRP
QA/QC by: _____
project no.: 018-1416
drawing no.: _____
date: _____

SHEET
1 of 3

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				

OLSSON[®]
ASSOCIATES

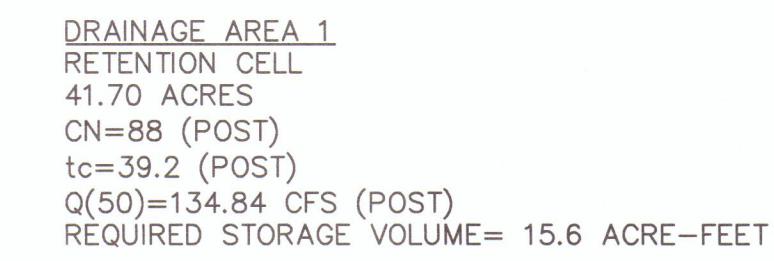
01 East 2nd Street
Grand Island, NE 68802-1072

TEL 308.384.8750
FAX 308.384.8752

www.olssonassociates.com

SHEET 3 OF 3
GRADING & DRAINAGE LAYOUT

SHEET 3 OF 3
GRADING & DRAINAGE LAYOUT



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

[illegible]

GRADING AND DRAINAGE LAYOUT	2018
INDUSTRIAL FOUNDATION SUBDIVISION PRELIMINARY PLAT	
GRAND JUNCTION AND N.E.	

drawn by: _____ AS
checked by: _____ ZL
approved by: _____ JR
QA/QC by: _____
project no.: _____ 018-141
drawing no.: _____
date: _____

SHEET
3 of 3

WOLSSON[®]
ASSOCIATES

TEL. 308.384.8750

101 East 2nd Street

INDUSTRIAL FOUNDATION SUBDIVISION

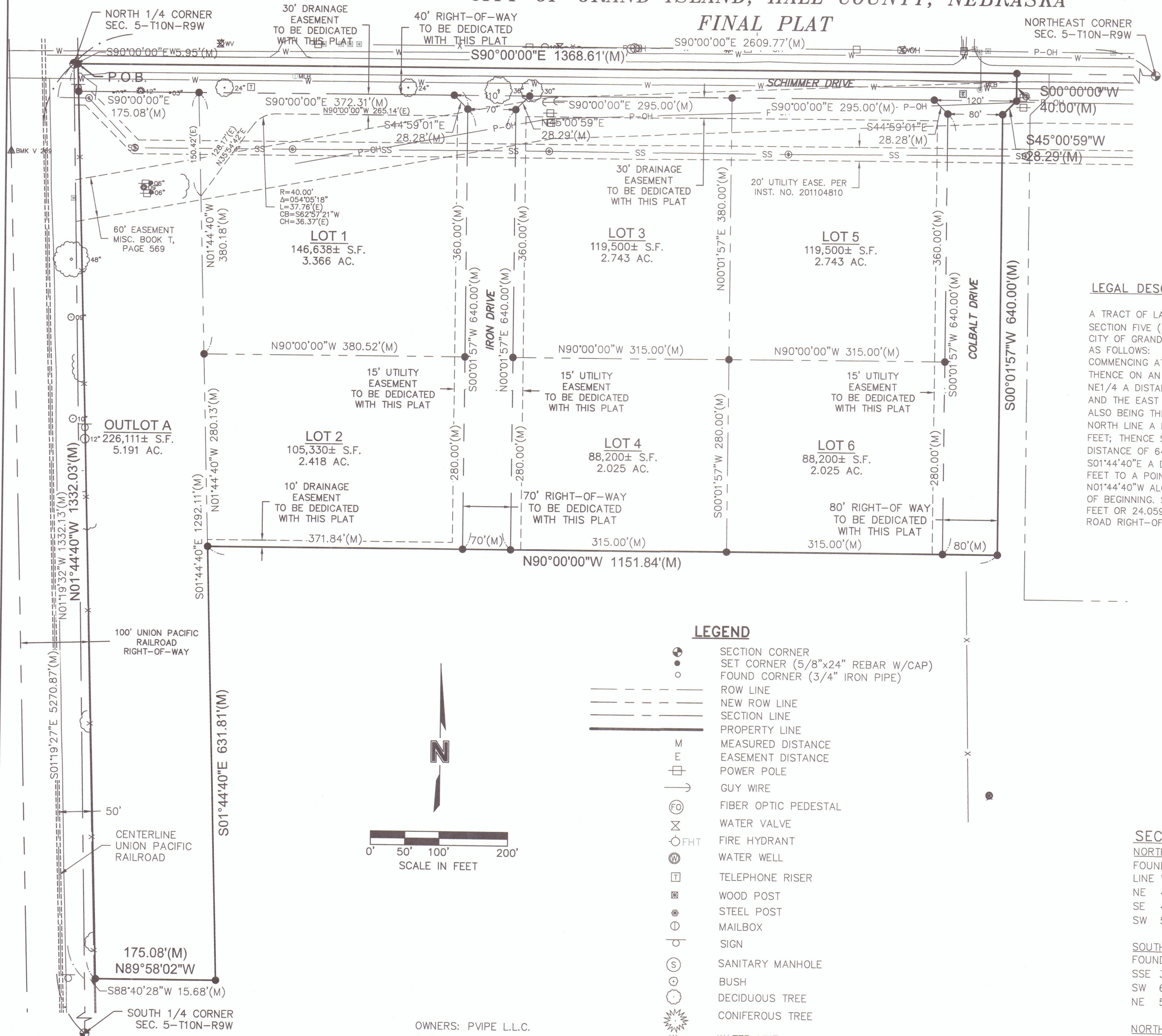
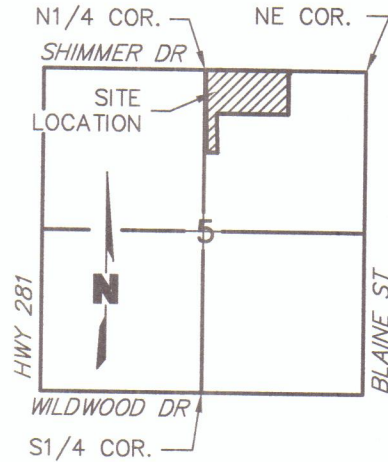
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

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 N89°58'02"W A DISTANCE OF 175.08 FEET TO A POINT ON SAID EAST UNION PACIFIC RAILROAD R.O.W. LINE; THENCE N01°44'40"W ALONG SAID EAST R.O.W. LINE A DISTANCE IF 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



MOLSSON ASSOCIATES
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

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

DWG: F:\2018\1001-1500\018-1416\40-Design\Survey\SRVY\Sheets\V_FPT_018-1416.dwg
DATE: Jul 12, 2018 3:06pm
USER: jlmenez
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XREFS: c:\xopo_81416
C_RWAY_81416

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

RESOLUTION 2018-225

WHEREAS PVIPE LLC, being the said owners of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as “INDUSTRIAL FOUNDATION SUBDIVISION”, a subdivision on a tract of land located in part of the Northeast Quarter (NE1/4) of Section Five (5), Township Ten (10) North, Range Nine (9) West of the 6th P.M. in the City of Grand Island, Hall County, Nebraska, and has caused a plat thereof to be acknowledged by it; and

WHEREAS, a copy of the plat of such subdivision has been presented to the Boards of Education of the various school districts in Grand Island, Hall County, Nebraska, as required by Section 19-923, R.R.S. 1943; and

WHEREAS, a form of subdivision agreement has been agreed to between the owner of the property and the City of Grand Island.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the form of subdivision agreement herein before described is hereby approved, and the Mayor is hereby authorized to execute such agreement on behalf of the City of Grand Island.

BE IT FURTHER RESOLVED that the final plat of INDUSTRIAL FOUNDATION SUBDIVISION, as made out, acknowledged, and certified, is hereby approved by the City Council of the City of Grand Island, Nebraska, and the Mayor is hereby authorized to execute the approval and acceptance of such plat by the City of Grand Island, Nebraska.

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Adopted by the City Council of the City of Grand Island, Nebraska, August 14, 2018.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 10, 2018	☐ City Attorney