



City of Grand Island

Tuesday, July 23, 2019
Council Session/Budget Work Session

Item G-6

**#2019-214 - Approving Preliminary Plat, Final Plat and
Subdivision Agreement for McCoy Meadows Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: July 23, 2019

Subject: McCoy Meadows Subdivision – Preliminary and Final Plat

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

Background

This property is located north of State Street and east of Ebony Lane in Grand Island, Nebraska. (48 lots, 15.02 acres). This is a plat related to the amended RD Zone. A tract of land consisting of all of Autumn Park Third Subdivision in the City of Grand Island, Hall County, Nebraska.

Discussion

The preliminary and final plat for McCoy Meadows Subdivision was considered by the Regional Planning Commission at the July 10, 2019 meeting.

A motion was made by Ruge and second by Randone to approve the preliminary final plat as presented.

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

Alternatives

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

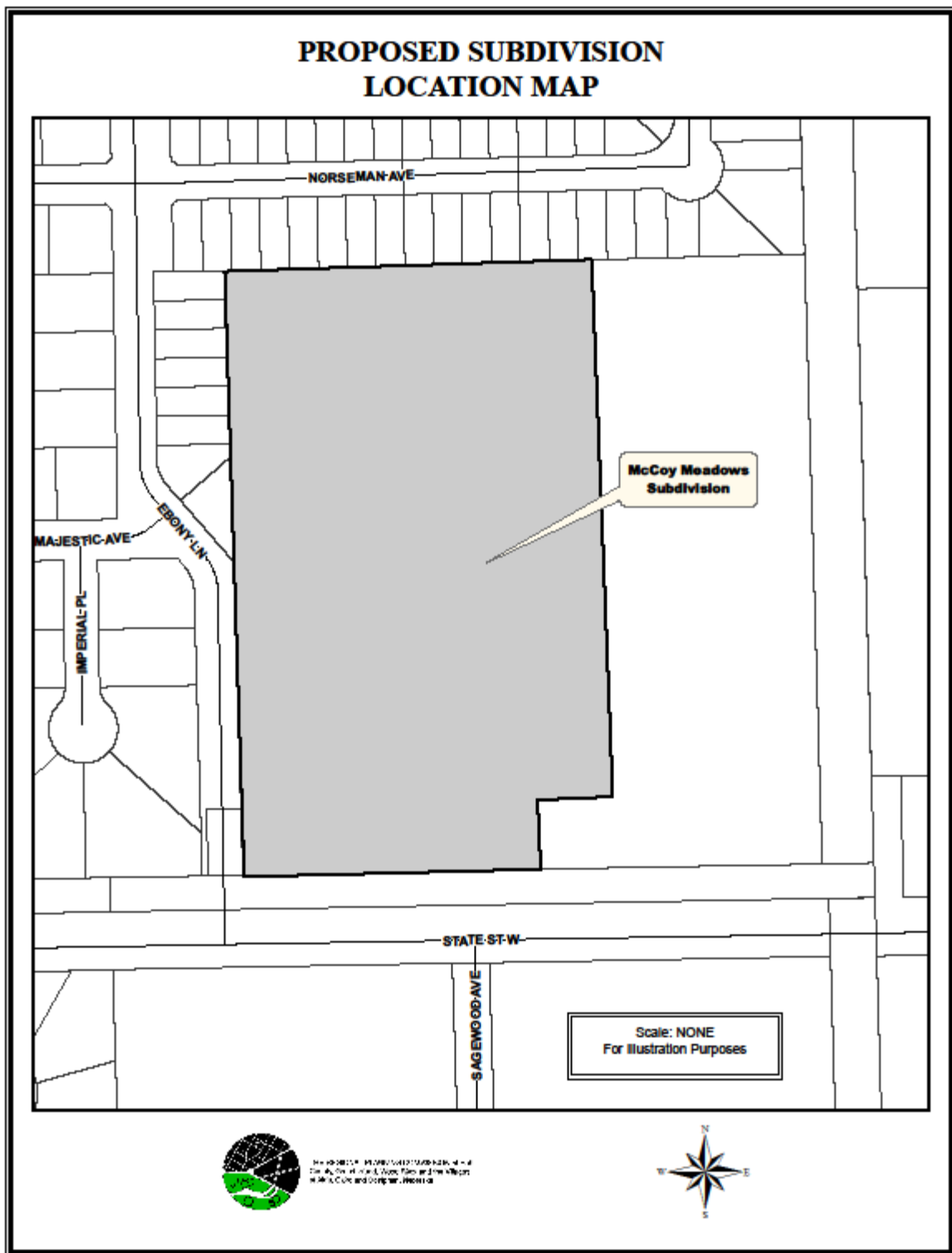
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that Council approve the preliminary and final plats as presented.

Sample Motion

Move to approve as recommended.



Developer/Owner

Matthew Thomas, President of Dana Point Development Corp

1555 California Ave
Turlock, CA 95380

This property is located north of State Street and east of Ebony Lane in Grand Island, Nebraska. (48 lots, 15.02 acres).

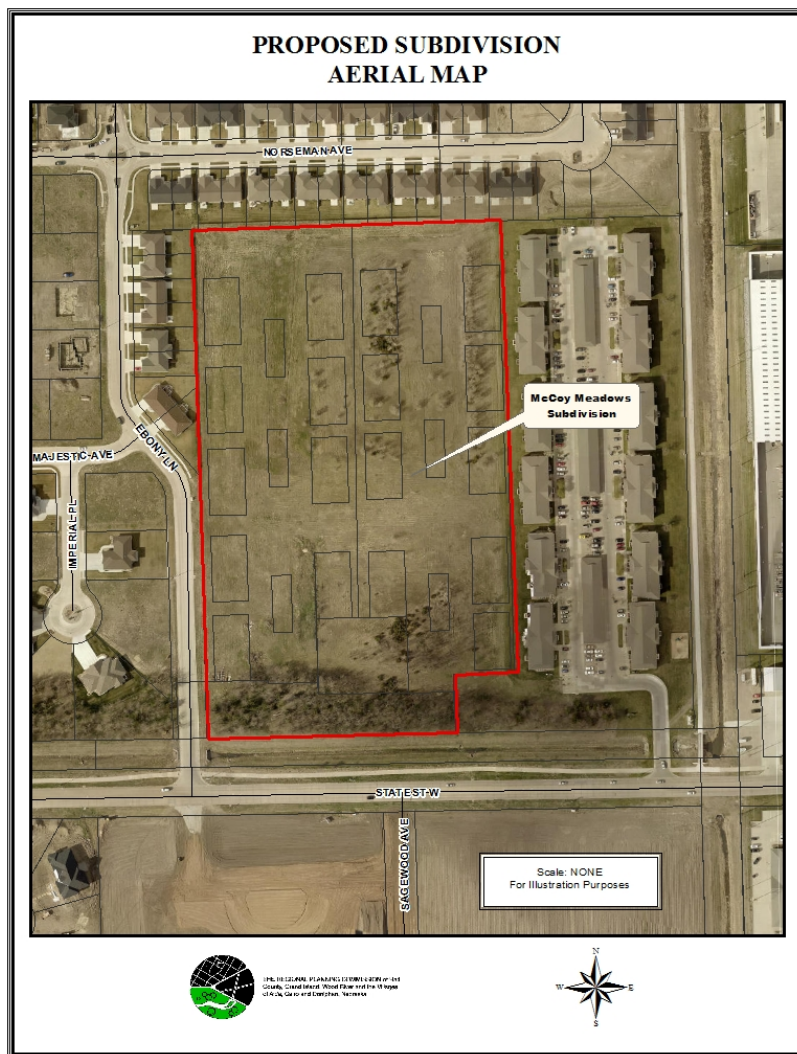
Size: 15.02 Acres 48 Lots

Zoning: RD Zone - Residential Development Zone

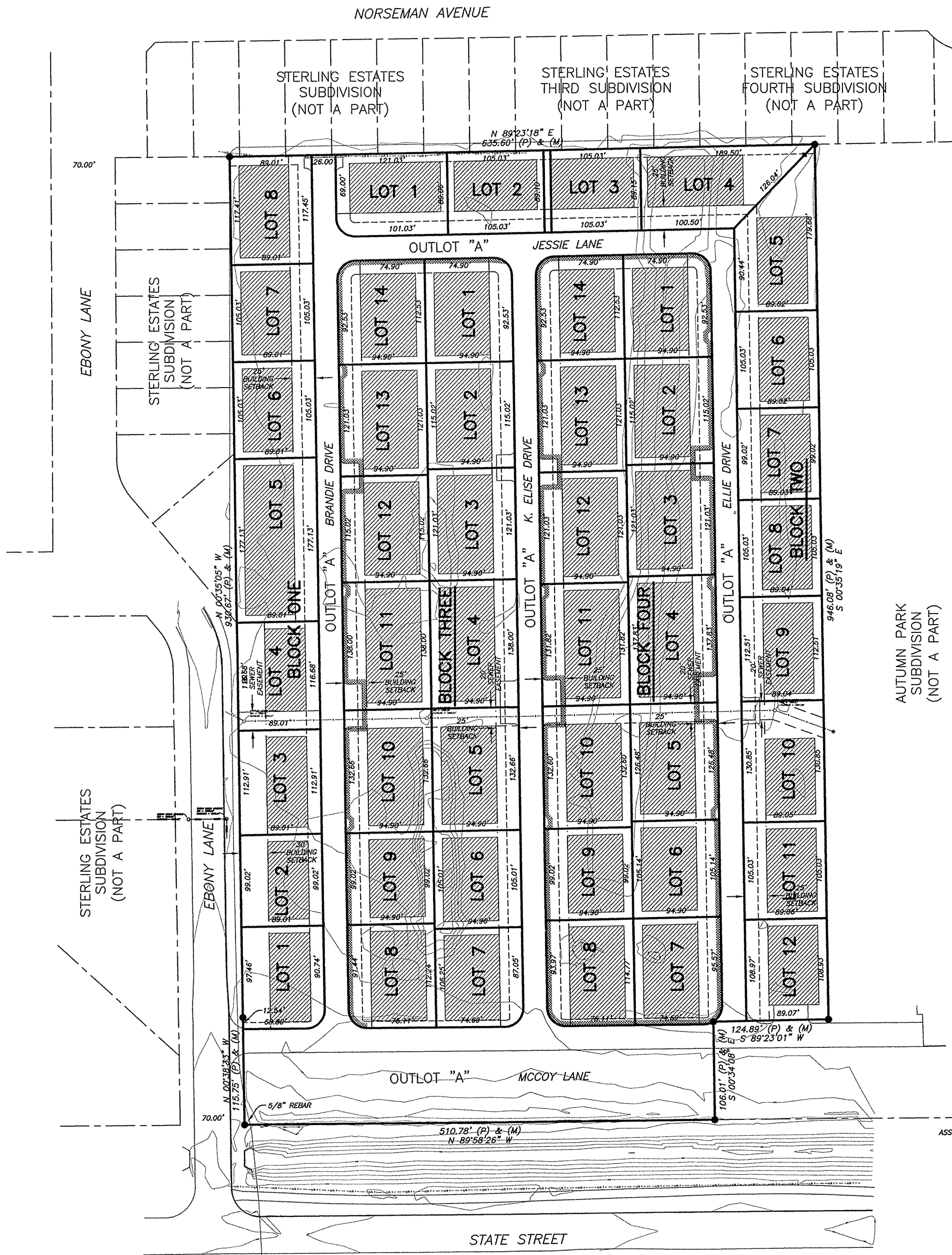
Road Access:

Water Public: City water is available and will be extended to all lots.

Sewer Public: City sewer is available and will be extended to all lots.



PROPOSED
McCOY MEADOWS
AN ADDITION TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA



LEGAL DESCRIPTION

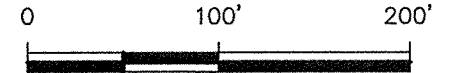
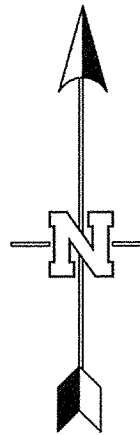
Autumn Park Third Subdivision, in the City of Grand Island, Nebraska (to be vacated) being a part of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section Twelve (12), Township Eleven (11) North, Range Ten (10) West of the Sixth Principal Meridian, Hall County, Nebraska, more particularly described as follows:

Referring to the Southeast Corner of the Northwest 1/4 of said Section 12 and assuming the south line of said Northwest 1/4 as bearing N 89°58'26" W and all bearings contained herein are relative thereto; thence N 89°58'26" W on the aforesaid south line a distance of 582.28 feet to the ACTUAL PLACE OF BEGINNING, said point being the southeast corner of said Autumn Park Third Subdivision and on the north line of State Street, a street in the City of Grand Island, Hall County, Nebraska; thence continuing N 89°58'26" W on the north line of said street and the south line of said subdivision a distance of 510.78 feet to the southwest corner of said Autumn Park Third Subdivision; thence N 00°38'33" W on the west line of said subdivision a distance of 115.75 feet; thence N 00°35'05" W on the aforesaid west line a distance of 930.67 feet to the northwest corner of said Autumn Park Third Subdivision; thence N 89°23'18" E on the north line of said subdivision a distance of 635.60 feet to the northeast corner of said Autumn Park Third Subdivision; thence S 00°35'19" E on the east line of said subdivision a distance of 946.08 feet; thence S 89°23'01" W a distance of 124.89 feet; thence S 00°34'08" E a distance of 106.01 feet to the place of beginning. Containing 15.015 acres, more or less.

NOTE

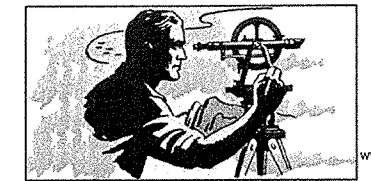
Plat prepared May 22, 2019, by Trenton D. Snow, Nebraska Registered Land Surveyor No. 626, at the request of Matthew Thomas with Dana Point Development Corp.
Address: PO Box 1808, Turlock, CA 95381-1808
Phone: 209-634-0044

The subject property is presently zoned RD and will remain the same.



- Scale: 1" = 100'
- (M) = Measured Distance
 - (P) = Platted Distance
 - + = Temporary Point
 - = Corner Found (1/2" Iron Pipe Except As Indicated)
 - = Corner Established (5/8" x 24"
 - ▨ = Buildable Area

TRENTON D. SNOW, LLC
A Land Surveying Company



1309 Central Avenue
P.O. Box 1772
Kearney, NE 68845
Office: (308) 234-1764
Fax: (308) 237-7079
Cellular: (308) 293-1085
www.nebraskasurveyors.com

PRELIMINARY PLAT

APPROXIMATE QUANTITIES - SANITARY SEWER

CONSTRUCT:	4" DIA. CONC. SAN. SEWER MANHOLE	13 EA
	REFER TO STD. PLAN 130	3 EA
FURNISH & INSTALL:	8" FL. ELEV. (N/S)= 1863.02	
	DEPTH= 9.48	
FURNISH & INSTALL:	4" SDR-35 SAN. SEWER	2,452 LF
	8" x 4" SDR-35 TEE	3,006 LF
	4" SDR-35 CAP	47 EA
	ORNEL BEDDING	2,452 LF

QUANTITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL QUANTITIES SHOWN PRIOR TO BIDDING AND CONSTRUCTION.

NOTE: SANITARY SEWER MAINS AND SERVICES SHALL BE LAID A MINIMUM OF 10' HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE IS TO BE MEASURED FROM OUTSIDE TO OUTSIDE EDGE OF MAIN. WHEN THIS MINIMUM HORIZONTAL DISTANCE IS NOT MET, THE WATER MAIN MUST BE AT LEAST 18" INCHES ABOVE THE TOP OF THE SANITARY SEWER.

CONSTRUCT:

4" DIA. CONC. SAN. SEWER DROP MANHOLE (MH-2)

REFER TO STD. PLAN 129

RIM ELEV.= 1872.20

EXIST. SAN. SEWER FL. (W/E)= 1853.60

8" FL. ELEV. (N/S)= 1861.68

DEPTH= 18.60

FURNISH & INSTALL:

334 LF- 8" SAN. SDR-35 SEWER (N)

@ +0.4% SLOPE

CONSTRUCT:

4" DIA. CONC. SAN. SEWER MANHOLE (MH-3)

REFER TO STD. PLAN 130

RIM ELEV.= 1872.50

8" FL. ELEV. (N/S)= 1863.02

DEPTH= 9.48

FURNISH & INSTALL:

170 LF- 8" SDR-35 SAN. SEWER (N)

@ +0.4% SLOPE

CONSTRUCT:

4" DIA. CONC. SAN. SEWER MANHOLE (MH-1)

REFER TO STD. PLAN 130

RIM ELEV.= 1872.20

8" FL. ELEV. (N)= 1862.63

DEPTH= 9.57

FURNISH & INSTALL:

237 LF- 8" SDR-35 SAN. SEWER (N)

@ -0.4% SLOPE

CONSTRUCT:

4" DIA. CONC. SAN. SEWER MANHOLE (MH-4)

REFER TO STD. PLAN 130

RIM ELEV.= 1872.70

8" FL. ELEV. (S)= 1863.70

DEPTH= 9.00

CONSTRUCT:

4" DIA. CONC. SAN. SEWER MANHOLE (MH-9)

REFER TO STD. PLAN 130

RIM ELEV.= 1873.15

8" FL. ELEV. (E)= 1864.08

DEPTH= 9.07

CONSTRUCT:

4" DIA. CONC. SAN. SEWER MANHOLE (MH-8)

REFER TO STD. PLAN 130

RIM ELEV.= 1872.70

8" FL. ELEV. (S)= 1863.61

8" FL. ELEV. (W/E)= 1863.71

DEPTH= 9.09

FURNISH & INSTALL:

92 LF- 8" SDR-35 SAN. SEWER (N)

@ +0.4% SLOPE

34 LF- 8" SDR-35 SAN. SEWER (E)

@ +0.4% SLOPE

CONSTRUCT:

4" DIA. CONC. SAN. SEWER MANHOLE (MH-10)

REFER TO STD. PLAN 130

RIM ELEV.= 1872.65

8" FL. ELEV. (W)= 1863.85

DEPTH= 9.00

CONSTRUCT:

4" DIA. CONC. SAN. SEWER MANHOLE (MH-15)

REFER TO STD. PLAN 130

RIM ELEV.= 1873.00

8" FL. ELEV. (E)= 1864.00

DEPTH= 9.00

CONSTRUCT:

4" DIA. CONC. SAN. SEWER MANHOLE (MH-14)

REFER TO STD. PLAN 130

RIM ELEV.= 1872.60

8" FL. ELEV. (S)= 1863.53

8" FL. ELEV. (W)= 1863.63

DEPTH= 9.07

FURNISH & INSTALL:

93 LF- 8" SDR-35 SAN. SEWER (N)

@ +0.4% SLOPE

CONSTRUCT:

4" DIA. CONC. SAN. SEWER MANHOLE (MH-13)

REFER TO STD. PLAN 130

RIM ELEV.= 1872.75

8" FL. ELEV. (N/S)= 1862.60

DEPTH= 10.15

FURNISH & INSTALL:

232 LF- 8" SDR-35 SAN. SEWER (N)

@ +0.4% SLOPE

CONSTRUCT:

4" DIA. CONC. SAN. SEWER MANHOLE (MH-7)

REFER TO STD. PLAN 130

RIM ELEV.= 1872.51

8" FL. ELEV. (N/S)= 1862.91

DEPTH= 9.60

FURNISH & INSTALL:

175 LF- 8" SDR-35 SAN. SEWER (N)

@ +0.4% SLOPE

CONSTRUCT:

4" DIA. CONC. SAN. SEWER DROP MANHOLE (MH-6)

REFER TO STD. PLAN 129

RIM ELEV.= 1872.20

EXIST. SAN. SEWER FL. (W/E)= 1852.53

8" FL. ELEV. (N/S)= 1861.57

DEPTH= 19.67

FURNISH & INSTALL:

334 LF- 8" SDR-35 SAN. SEWER (N)

@ +0.4% SLOPE

CONSTRUCT:

4" DIA. CONC. SAN. SEWER MANHOLE (MH-5)

REFER TO STD. PLAN 130

RIM ELEV.= 1872.20

8" FL. ELEV. (N)= 1862.53

DEPTH= 9.67

FURNISH & INSTALL:

238 LF- 8" SDR-35 SAN. SEWER (N)

@ -0.4% SLOPE

CONSTRUCT:

4" DIA. CONC. SAN. SEWER MANHOLE (MH-11)

REFER TO STD. PLAN 130

RIM ELEV.= 1872.20

8" FL. ELEV. (N)= 1862.43

DEPTH= 9.77

FURNISH & INSTALL:

236 LF- 8" SDR-35 SAN. SEWER (N)

@ -0.4% SLOPE

CONSTRUCT:

4" DIA. CONC. SAN. SEWER DROP MANHOLE (MH-12)

REFER TO STD. PLAN 129

RIM ELEV.= 1872.20

EXIST. SAN. SEWER FL. (W/E)= 1852.00

8" FL. ELEV. (N/S)= 1861.49

DEPTH= 20.20

FURNISH & INSTALL:

272 LF- 8" SDR-35 SAN. SEWER (N)

@ +0.4% SLOPE

PUBLIC WORKS PLAN-SANITARY SEWER

McCoy Meadows Subdivision

Grand Island, NE



SCALE: 1:50

BRUNGARDT
ENGINEERING, L.L.C.

P.O. BOX 3035 • GRAND ISLAND, NE 68801 • 308-236-2166

CIVIL AND STRUCTURAL ENGINEERING

UTILITY INFORMATION

CONTACT ALL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO CONSTRUCTION OR EXCAVATION AT 1-800-331-5868, OR 811.

CALL 1-800-331-5868 OR 811

PRIOR TO CONSTRUCTION



APPROXIMATE QUANTITIES—STORM SEWER	
CONSTRUCT: CONC. CURB INLET w/ 6" THROAT REFER TO STD. PLAN 1264 TC ELEV.= 1871.60 GUTTER FL ELEV.= 1871.10 24" RCP FL ELEV. (S)= 1866.77 18" RCP FL ELEV. (N)= 1866.77 18" RCP FL ELEV. (W)= 1867.94 DEPTH= 3.73	21 EA
EURNISH & INSTALL: 250 LF—24" RCP STORM (N) @ +0.40% SLOPE 30 LF—18" RCP STORM (W) @ +0.20% SLOPE	749 LF 1,019 LF 70 LF 2 EA
CONSTRUCT: CONC. CURB INLET w/ 6" THROAT REFER TO STD. PLAN 1264 TC ELEV.= 1871.50 GUTTER FL ELEV.= 1871.00 24" RCP FL ELEV. (S)= 1867.77 18" RCP FL ELEV. (N)= 1867.77 18" RCP FL ELEV. (W)= 1867.94 DEPTH= 3.73	21 EA
EURNISH & INSTALL: 250 LF—24" RCP STORM (N) @ +0.40% SLOPE 30 LF—18" RCP STORM (W) @ +0.20% SLOPE	749 LF 1,019 LF 70 LF 2 EA
CONSTRUCT: CONC. CURB INLET w/ 6" THROAT REFER TO STD. PLAN 1264 TC ELEV.= 1871.90 GUTTER FL ELEV.= 1871.40 30" RCP FL ELEV. (N/S)= 1866.03 DEPTH= 5.87	21 EA
EURNISH & INSTALL: 250 LF—24" RCP STORM (N) @ +0.40% SLOPE 30 LF—18" RCP STORM (W) @ +0.20% SLOPE	749 LF 1,019 LF 70 LF 2 EA
CONSTRUCT: CONC. CURB INLET w/ 6" THROAT REFER TO STD. PLAN 1264 TC ELEV.= 1871.60 GUTTER FL ELEV.= 1871.10 24" RCP FL ELEV. (S)= 1866.77 18" RCP FL ELEV. (N)= 1866.77 18" RCP FL ELEV. (W)= 1867.94 DEPTH= 3.73	21 EA
EURNISH & INSTALL: 250 LF—24" RCP STORM (N) @ +0.40% SLOPE 30 LF—18" RCP STORM (W) @ +0.20% SLOPE	749 LF 1,019 LF 70 LF 2 EA
CONSTRUCT: CONC. CURB INLET w/ 6" THROAT REFER TO STD. PLAN 1264 TC ELEV.= 1872.10 GUTTER FL ELEV.= 1871.60 18" RCP FL ELEV. (S)= 1868.25 18" RCP FL ELEV. (W)= 1868.25 DEPTH= 3.85	21 EA
EURNISH & INSTALL: 250 LF—24" RCP STORM (N) @ +0.40% SLOPE 30 LF—18" RCP STORM (W) @ +0.20% SLOPE	749 LF 1,019 LF 70 LF 2 EA
APPROXIMATE QUANTITIES—PAVEMENT	

PROPOSED ON-SITE DETENTION CELL
ACQUIRED STORAGE CAPACITY = 31,700 cu ft (0.73 acre-ft)
TOTAL STORAGE CAPACITY = 64,600 cu ft (1.48 acre-ft)
TOP DIMENSIONS: 470x60 W/ 4:1 SIDESLOPES

REFER TO STD. PLAN 1264
RC ELEV. = 1871.50
GUTTER FL. ELEV. = 1871.00
18" RCP FL. ELEV. (E) = 1868.00
DEPTH = 3.50'

QUANTITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL QUANTITIES SHOWN PRIOR TO BIDDING AND CONSTRUCTION.

EXISTING
6" MIN. THK TYPE 47B CONC. PAVT
12" INTERGRAL PREPARED
6" SUBGRADE CUBES & GUTTER
SIDE PUBLIC SIDEWALK
ADJ. SIDEWALK RAMP

103.189 SF
103.508 SF
1.761 LF
3.275 LF
2 EA

[illegible]

ELEV. 88' 2" (P) & (A) 10.78' (P)
 N 89.58° 26' W
 10' LF - 36" RCP STORM (S) @
 -0.20% SLOPE
 247' LF - 30" RCP STORM (N) @
 +0.30% SLOPE
 215' LF - 36" RCP STORM (E) @
 +0.20% SLOPE

CONCRETE LINER, W/ 8" THICK
 18" RCP FL. ELEV. (E) = 1868.00
 DEPTH = 3.50'
 18" RCP FL. ELEV. (E) = 1868.60
 18" RCP FL. ELEV. (E) = 1871.60
 18" RCP FL. ELEV. (E) = 1868.10
 DEPTH = 3.50'

GUTTER FL. ELEV. = 1871.10
 18" RCP FL. ELEV. (E) = 1868.30
 DEPTH = 3.80'

5' WIDE PUBLIC SIDEWALK

Technical drawing of a bridge section showing a cross-section of a concrete bridge deck with multiple spans. The drawing includes dimensions, material specifications, and structural details.

- Top Section:** A rectangular cross-section of a concrete bridge deck, labeled "K. ELISE DRIVE". It shows a top width of 26'0" and a bottom width of 26'0". The height is 18'0".
- Middle Section:** A series of three spans supported by piers. Each span has a length of 26'0". The piers are shown in cross-section with a width of 12'0" and a height of 18'0".
- Bottom Section:** A detailed view of the bridge deck's cross-section, showing the internal reinforcement and the shape of the deck. It includes dimensions for the top width (26'0"), bottom width (26'0"), and height (18'0").
- Right Side:** A vertical section showing the profile of the bridge deck, including the top flange, the main body, and the bottom flange. It includes dimensions for the top width (26'0") and the bottom width (26'0").
- Left Side:** A vertical section showing the profile of the bridge deck, including the top flange, the main body, and the bottom flange. It includes dimensions for the top width (26'0") and the bottom width (26'0").
- Material Specifications:**
 - Concrete: 30° RCP FES INV. ELEV = 1866.00
 - Reinforcement: 30° RCP FLARED END SECTION
- Dimensions:**
 - Span Length: 26'0"
 - Pier Width: 12'0"
 - Deck Height: 18'0"
 - Top Width: 26'0"
 - Bottom Width: 26'0"
- Structural Details:**
 - Reinforcement bars are shown as circles with dots.
 - Stirrups are shown as U-shaped lines.
 - The deck is shown with a textured surface representing concrete.

26' WIDE B/C/BC
LARGE LOT DEVELOPMENT STREET
REFER TO STD. PLAN 101

CONSTRUCT.
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 1264
TC ELEV. = 1871.60
CUTTER FL ELEV. = 1871.10

CONSTRUCT.
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 1264
TC ELEV. = 1871.50
CUTTER FL ELEV. = 1871.00

CONSTRUCT.
CONC. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 1264
TC ELEV. = 1872.10
CUTTER FL ELEV. = 1871.60

24' RCP FL ELEV. (S) = 1867.76

5' WIDE PUBLIC
SIDEWALK

JESSIE

[illegible]

REFER TO STD. PLAN 1264
TC ELEV. = 1871.90
GUTTER FL ELEV. = 1871.40
36" RCP FL ELEV. (W) = 1866.45
30" RCP FL ELEV. (N) = 1866.45
DEPTH = 5.00'

CONSTRUCT:
CONG. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 1264
TC ELEV. = 1871.60
GUTTER FL ELEV. = 1871.10

CONSTRUCT:
CONG. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 1264
TC ELEV. = 1871.50
GUTTER FL ELEV. = 1871.00
24" RCP FL ELEV. (S) = 1868.21

9'46.08" (P) & (M)
S 00°35'19" E

CONSTRUCT:
CONG. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 1264

CONSTRUCT:
CONG. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 1264

CONSTRUCT:
CONG. CURB INLET w/ 6' THROAT
REFER TO STD. PLAN 1264

NOTE:
ALL DRIVEWAYS SHALL BE A MIN. OF
25'-0" FROM BACK OF CURB OF
PRIVATE STREET.

<p>CONSTRUCT:</p> <p>DEPTH = 3.71'</p>	<p>18" RCP FL ELEV. (W) = 1868.21</p> <p>DEPTH = 3.29'</p>	<p>GUTTER FL ELEV. = 1871.00</p> <p>18" RCP FL ELEV. (E) = 1868.27</p> <p>DEPTH = 3.23'</p>	<p>18" RCP FL ELEV. (S) = 1868.75</p> <p>18" RCP FL ELEV. (W) = 1868.75</p> <p>DEPTH = 3.35'</p>
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UTILITY INFORMATION

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ALSO ONLINE AT WWW.NE-DIGGERS.COM
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PRIOR TO CONSTRUCTION

250 LF - 24" RCP STORM (N) @
+0.40% SLOPE
30 LF - 18" RCP STORM (W) @
+0.20% SLOPE


SCALE: 1:50

BRUNARDT ENGINEERING, L.L.C.
P.O. BOX 2025 • DEARBORN, MI 48124 • 313-226-2166

• CIVIL AND STRUCTURAL ENGINEERING •

McCOY MEADOWS
A SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

NORSEMAN AVENUE



- Scale: 1" = 60'
- (M) = Measured Distance
(P) = Platted Distance
● = Corners Found (1/2" Iron Pipe, Except As Indicated)
○ = Corners Established (Capped 5/8"x24" Rebar)
+ = Temporary Point

CURVE TABLE

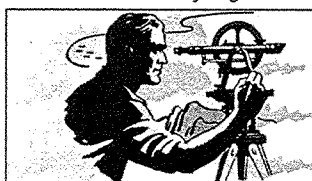
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH
C1	20.00'	31.42'	28.28'
C2	20.00'	31.63'	28.43'
C3	20.00'	31.20'	28.13'

STATE STREET

SOUTHEAST CORNER OF THE NW 1/4 OF SECTION 12, T11N, R10W

582.28' (M)
ASSUMED N 89°58'26" W

TRENTON D. SNOW, LLC
A Land Surveying Company



1309 Central Avenue
P.O. Box 1772
Kearney, NE 68848
Office: (408) 234-1764
Fax: (408) 237-7670
Cellular: (408) 293-1005
www.nebraskasurveys.com

SHEET 1 of 2 SHEETS

McCOY MEADOWS
A SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

LEGAL DESCRIPTION

Autumn Park Third Subdivision, in the City of Grand Island, Nebraska (to be vacated) being a part of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section Twelve (12), Township Eleven (11) North, Range Ten (10) West of the Sixth Principal Meridian, Hall County, Nebraska, more particularly described as follows:
Referring to the Southeast Corner of the Northwest 1/4 of said Section 12 and assuming the south line of said Northwest 1/4 as bearing N 89°58'26" W and all bearings contained herein are relative thereto; thence N 89°58'26" W on the aforesaid south line a distance of 582.28 feet to the ACTUAL PLACE OF BEGINNING, said point being the southeast corner of said Autumn Park Third Subdivision and on the north line of State Street, a street in the City of Grand Island, Hall County, Nebraska; thence continuing N 89°58'26" W on the north line of said street and the south line of said subdivision a distance of 510.78 feet to the southwest corner of said Autumn Park Third Subdivision; thence N 00°38'33" W on the west line of said subdivision a distance of 115.75 feet; thence N 00°35'05" W on the aforesaid west line a distance of 930.67 feet to the northwest corner of said Autumn Park Third Subdivision; thence N 89°23'18" E on the north line of said subdivision a distance of 635.60 feet to the northeast corner of said Autumn Park Third Subdivision; thence S 00°35'19" E on the east line of said subdivision a distance of 946.08 feet; thence S 89°23'01" W a distance of 124.89 feet; thence S 00°34'08" E a distance of 106.01 feet to the place of beginning.
Containing 15.015 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Trenton D. Snow, a Professional Land Surveyor licensed in the State of Nebraska, do hereby certify that I surveyed "MCCOY MEADOWS", a subdivision in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat are well and accurately staked and marked; that iron markers were placed at all corners as shown on the plat; that each lot bears its own number; and that the survey was made using known and recorded monuments. All information shown hereon is true and correct to the best of my knowledge and belief.

(S E A L)

Trenton D. Snow
Nebr. Reg. L.S. No. 626
Date

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Dana Point Development Corporation, a Wyoming Corporation, by and through Matthew Thomas, its President, being the sole owner of the land described hereon has caused the same to be surveyed, subdivided, platted and designated as "MCCOY MEADOWS", a subdivision in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat, and do hereby dedicate the streets as shown thereon to the public for their use forever, and the easements and as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress there to, and hereby prohibits the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements, and further dedicates the outlots to the public for utilities and ingress and egress purposes; and that the foregoing subdivision as more particularly described in the description hereon as it appears on the plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.
In witness whereof, I have affixed my signature hereto, at _____, _____ this _____ day of _____, 20____.

_____(signature)
Matthew Thomas
President of Dana Point Development Corporation,
a Wyoming Corporation

ACKNOWLEDGEMENTS

STATE OF _____)
)ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__ by Matthew Thomas, President of Dana Point Development Corporation, a Wyoming Corporation.

_____(S E A L)
Notary Public
My commission expires _____

APPROVALS

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island and Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska.

Chairman Date

Approved and Accepted by the City of Grand Island, Nebraska, this _____ day of _____, 2019.

_____(S E A L)
Mayor

Attested
City Clerk

TRENTON D. SNOW, LLC
A Land Surveying Company
1309 Central Avenue
P.O. Box 1772
Kearney, NE 68848
Office: (308) 234-1764
Fax: (308) 237-7670
Cellular: (308) 255-1665
www.nebraskasurveys.com
SHEET 2 of 2 SHEETS

* This Space Reserved for Register of Deeds *

SUBDIVISION AGREEMENT

MCCOY MEADOWS SUBDIVISION

(Block 1 Lots 1 through 8, Block 2 Lots 1 through 12, Block 3 Lots 1 through 14, Block 4 Lots 1 through 14 and Outlot A)

In the City of Grand Island, Hall County Nebraska

The undersigned, DANA POINT DEVELOPMENT CORPORATION, a Wyoming Corporation, hereinafter called the Subdivider, as owner of a tract of land in the City of Grand Island, Hall County, Nebraska, more particularly described as follows:

AUTUMN PARK THIRD SUBDIVISION, IN THE CITY OF GRAND ISLAND, NEBRASKA (TO BE VACATED) BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE $\frac{1}{4}$ NW $\frac{1}{4}$) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 12 AND ASSUMING THE SOUTH LINE OF SAID NORTHWEST $\frac{1}{4}$ AS BEARING N 89°58'26" W AND ALL BEARINGS CONTAINED HEREIN ARE RELATIVE THERETO; THENCE N 89°58'26" W ON THE

AFORESAID SOUTH LINE A DISTANCE OF 582.28 FEET TO THE ACTUAL PLACE OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF SAID AUTUMN PARK THIRD SUBDIVISION AND ON THE NORTH LINE OF STATE STREET, A STREET IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA; THENCE CONTINUING N 89°58'26" W ON THE NORTH LINE OF SAID STREET AND THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 510.78 FEET TO THE SOUTHWEST CORNER OF SAID AUTUMN PARK THIRD SUBDIVISION; THENCE N 00°38'33" W ON THE WEST LINE OF SAID SUBDIVISION A DISTANCE OF 115.75 FEET; THENCE N 00°35'05" W ON THE AFORESAID WEST LINE A DISTANCE OF 930.67 FEET TO THE NORTHWEST CORNER OF SAID AUTUMN PARK THIRD SUBDIVISION; THENCE N 89°23'18" E ON THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 635.60 FEET TO THE NORTHEAST CORNER OF SAID AUTUMN PARK THIRD SUBDIVISION; THENCE S 00°35'19" E ON THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 946.08 FEET; THENCE S 89°23'01" W A DISTANCE OF 124.89 FEET; THENCE S 00°34'08" E A DISTANCE OF 106.01 FEET TO THE PLACE OF BEGINNING. CONTAINING 15.015 ACRES, MORE OR LESS;

desires to have subdivided as a subdivision the foregoing tract of land located within the corporate limits of the City of Grand Island, Nebraska, and hereby submits to the City Council of such City for acceptance as provided by law an accurate map and plat of such proposed subdivision, to be known as MCCOY MEADOWS SUBDIVISION, designating explicitly the land to be laid out and particularly describing the lots, easements, and streets belonging to such subdivision, with the lots designated by number, easements by dimensions, and streets by name, and proposes to cause the plat of such subdivision when finally approved by the Regional Planning Commission and the City Council to be acknowledged by such owner, certified as to accuracy of survey by a registered land surveyor, and to contain a dedication of the easements to the use and benefit of public utilities, and of the street to the use of the public forever. In

consideration of the acceptance of the plat of said MCCOY MEADOWS SUBDIVISION, the Subdivider hereby consents and agrees with the City of Grand Island, Nebraska, that it will install or provide at its expense the following improvements:

1. **Residential Development Zone.** This subdivision is within a designated Residential Development Zone and shall be regulated in accordance with Chapter 36 of the Grand Island City Code. A Development Plan as shown on Exhibit A, attached hereto and incorporated herein by reference is hereby approved for such Subdivision. Any amendments to such Development Plan shall be approved by the City of Grand Island in accordance with the Grand Island City Code. The official Development Plan shall be on file with the City's Planning Department.

2. **Paving.** The Subdivider agrees that McCoy Lane, Ellie Drive, Brandie Drive, K. Elise Drive and Jesse Lane are to be constructed as 26 foot private streets to be owned and maintained by the Subdivider.

The Subdivider agrees to waive the right to object to the creation of any paving or repaving district for Ebony Lane where it abuts the subdivision.

3. **Water.** Public water is available to the subdivision and the Subdivider agrees to extend, connect and provide water service to all lots in the subdivision in accordance with plans and specifications approved by the Director of Public Works, and subject to the City's inspection.

4. **Sanitary Sewer.** Public sanitary sewer is available to the subdivision and the Subdivider agrees to extend, connect and provide sanitary sewer service to all lots in the

subdivision in accordance with plans and specifications approved by the Director of Public Works, and subject to the City's inspection.

5. **Storm Drainage.** The Subdivider agrees to grade all lots in the subdivision in conjunction with the development proposed thereon so that storm drainage is conveyed to a public right-of-way or to other drainage systems so approved by the Director of Public Works. If the Subdivider fails to grade and maintain such drainage the City may create a drainage district to perform such work. The Subdivider agrees to waive the right to object to the creation of any drainage district benefitting the subdivision.

6. **Sidewalks.** The Subdivider shall install and maintain all public sidewalks required by the City of Grand Island when the lots are built upon, and such sidewalk shall be regulated and required with the building permit for each such lot. Sidewalk along Ebony Lane shall be conventional walk consistent with the existing sidewalk north of this property. Internal walks within the development shall be constructed at the time the lots are built upon as shown on the Development plan marked "Exhibit A".

7. **Easements.** Any easements shall be kept free of obstructions and the Subdivider shall indemnify the City for any removal or repair costs caused by any obstructions. In addition, the duty to maintain the surface of any easements to keep them clear of any worthless vegetation or nuisance shall run with the land.

8. **Engineering Data.** All final engineering plans and specifications for public improvements shall bear the signature and seal of a professional engineer registered in the State of Nebraska and shall be furnished by the Subdivider to the Department of Public Works for approval prior to contracting for construction of any improvements. Inspections of

improvements under construction shall be performed under the supervision of a professional engineer registered in the State of Nebraska, and upon completion shall be subject to inspection and approval by the Department of Public Works prior to acceptance by the City of Grand Island. An "as built" set of plans and specifications including required test results bearing the seal and signature of a professional engineer registered in the State of Nebraska shall be filed with the Director of Public Works by the Subdivider prior to acceptance of these improvements by the City.

9. **Design and Construction.** No building shall be constructed except within the Building Envelope Areas as defined on the Development Plan (Exhibit "A"). The buildings to be constructed shall be consistent with the designs approved with the development plan to include four single family detached homes on Lots 1 through 4 of Block 1 and duplex units on the remaining lots generally as shown in the attached elevations and floor plans. No portion of any building constructed (including architectural features) shall exceed a height of 35 feet above the center of the street at the midpoint of the front property line.

10. **Parking.** The Subdivider agrees to sign and enforce no parking on the private streets.

11. **Landscaping.** The Subdivider agrees to comply with the requirements of the Landscaping Regulations of the City of Grand Island. The Subdivider shall install and maintain landscaping at its own expense. Thirty foot landscape buffers shall be maintained south of McCoy Lane on Outlot A and on the west side of Lots 1-4 of Block 1 adjacent to Ebony Lane. A ten foot landscape buffer with a 6 foot fence or shrubbery shall be maintained along the west side of Lots 5-8 Block 1, at the north end of Outlot A adjacent to the end of Brandie Lane

and north of Lots 1-4 of Block 2. No buildings or other structures shall be permitted outside of the building envelopes in a manner that encroaches into the required landscape buffer.

12. **Warranty.** The undersigned owner, as Subdivider, warrants that it is the owner in fee simple of the land described and proposed to be known as MCCOY MEADOWS SUBDIVISION, and that an abstract of title or title insurance commitment will be submitted for examination, if necessary, upon request of the City of Grand Island.

13. **Successors and Assigns.** This agreement shall run with the land and shall be binding upon and inure to the benefit of the parties hereto, their successors, assigns, heirs, devisees, and legatees. Where the term "Subdivider" is used in this agreement, the subsequent owners of any lots in the subdivision shall be responsible to perform any of the conditions of this agreement if the Subdivider has not performed such conditions.

Dated _____, 2019.

DANA POINT DEVELOPMENT
CORPORATION, a Wyoming Corporation,
Subdivider

By: _____
Matthew Thomas, President

STATE OF NEBRASKA)
) ss
COUNTY OF HALL)

On _____, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Matthew Thomas, President of Dana Point Development, a Wyoming Corporation, known personally to me to be the identical person and such officer who signed the foregoing Subdivision Agreement and acknowledged the execution thereof to be his voluntary act and deed for the purpose therein expressed on behalf of Dana Point Development Corporation.

WITNESS my hand and notarial seal the date above written.

Notary Public

EXHIBIT "A"
McCOY MEADOWS DEVELOPMENT PLAN
A SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

NORSEMAN AVENUE

STERLING ESTATES
SUBDIVISION
(NOT A PART)

STERLING ESTATES
THIRD SUBDIVISION
(NOT A PART)

STERLING ESTATES
FOURTH SUBDIVISION
(NOT A PART)

EBONY LANE

STERLING ESTATES
SUBDIVISION
(NOT A PART)

BUILDING ENVELOPE

Front Yard Setback - 25' Except as Indicated
Side Yard Setback - 7.5' Except as Indicated
Rear Yard Setback
Lots 1 - 4, Block One - 15'
Lots 5 - 8, Block One - 10'
Block Two - 10'
Block Three - 10'
Block Four - 10'

LANDSCAPE BUFFER

North Side - 10' Buffer with adequate screening according to code
East Side - 0' Buffer abuts RD zone
South Side - 20' Buffer
West Side - 10' Buffer with adequate screening according to code

STERLING ESTATES
SUBDIVISION
(NOT A PART)

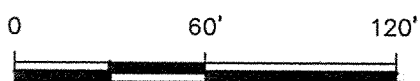
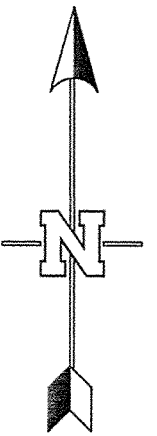
EBONY LANE

BRANDIE DRIVE

K. ELISE DRIVE

ELLIE DRIVE

AUTUMN PARK
SUBDIVISION
(NOT A PART)



Scale: 1" = 60'

- (M) = Measured Distance
(P) = Platted Distance
● = Corners Found (1/2" Iron Pipe, Except As Indicated)
○ = Corners Established (Capped 5/8"x24" Rebar)
+ = Temporary Point
▨ = Building Envelope

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH
C1	20.00'	31.42'	28.28'
C2	20.00'	31.63'	28.43'
C3	20.00'	31.20'	28.13'

OUTLOT "A"

McCOY LANE

510.78' (P) & (M)
N 89°58'26" W

STATE STREET

SOUTHEAST CORNER OF THE
NW1/4 OF SECTION 12, T11N, R10W

582.28' (M)
ASSUMED N 89°58'26" W

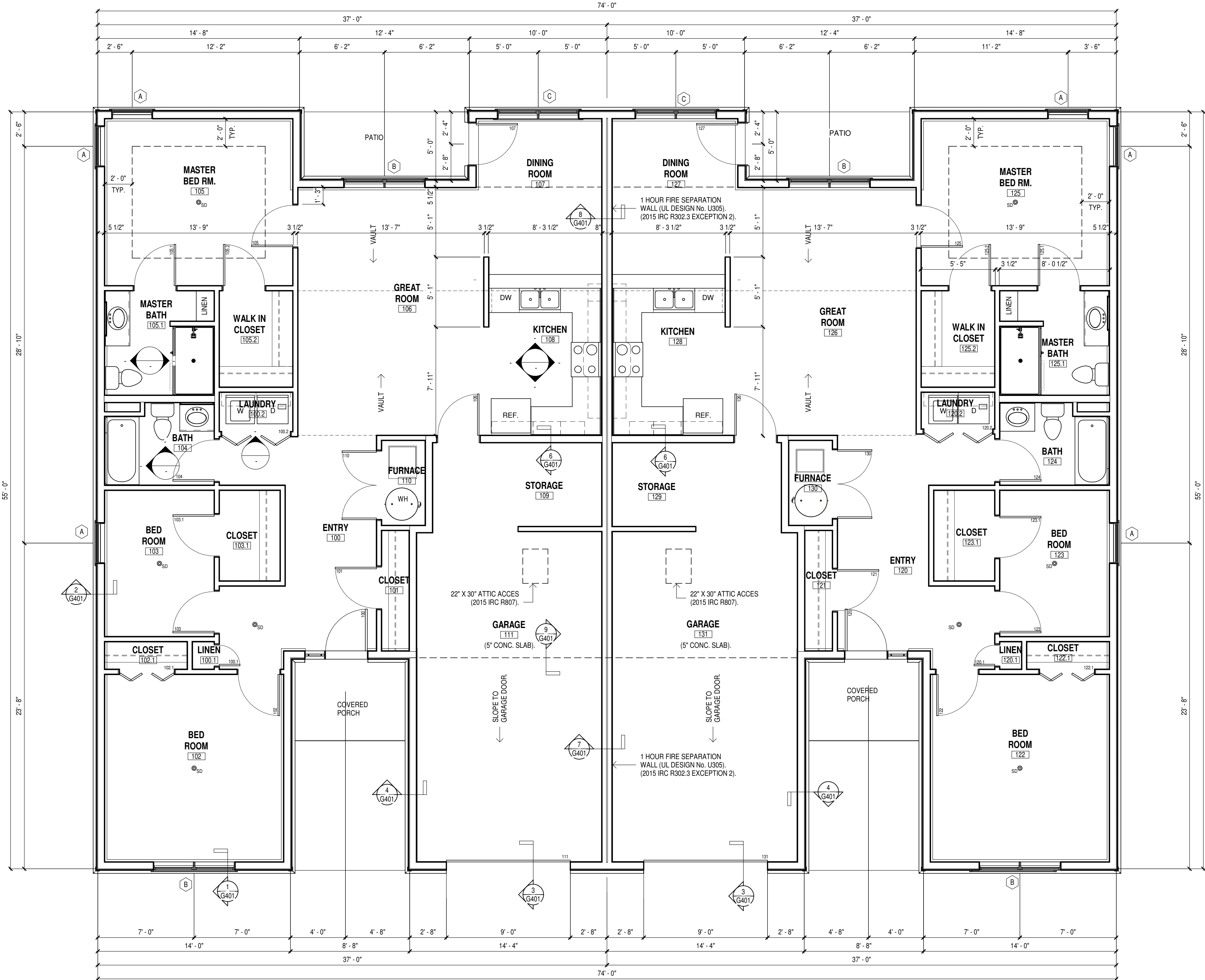
TRENTON D. SNOW, LLC
A Land Surveying Company



1309 Central Avenue
P.O. Box 1772
Kearney, NE 68848
Office: (308) 234-1764
Fax: (308) 237-7070
Cellular: (308) 233-1055
www.nebraskasurveys.com

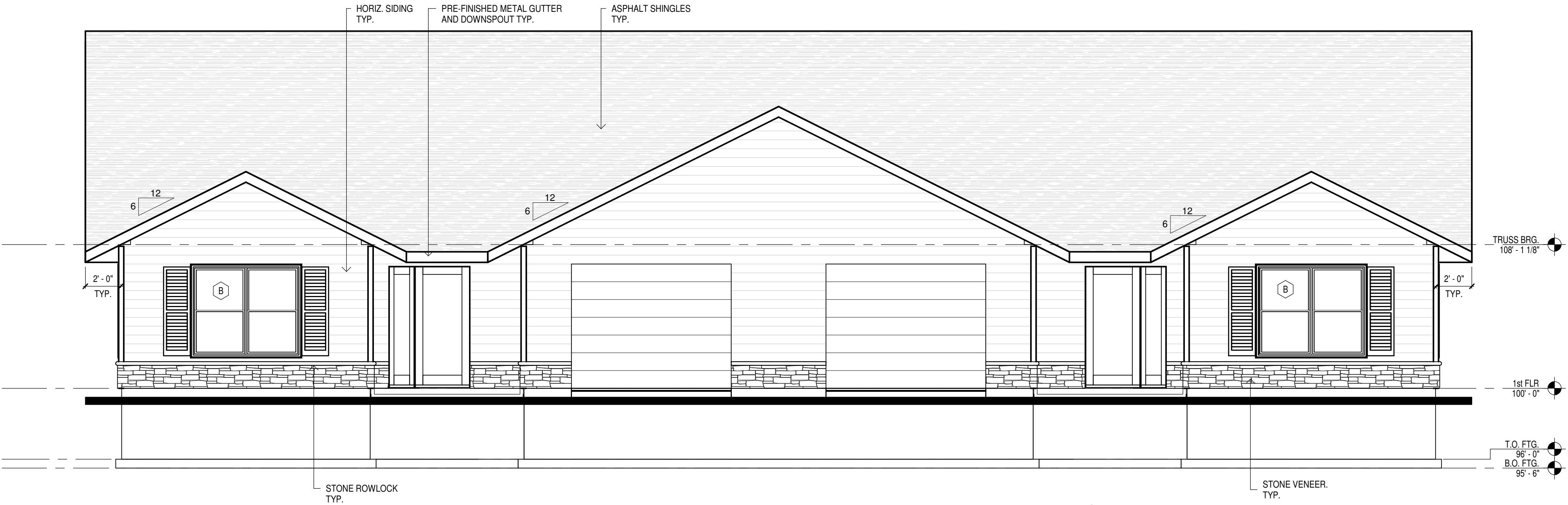
SHEET 1 of 2 SHEETS

REVISIONS		
No.	DATE	DESCRIPTION

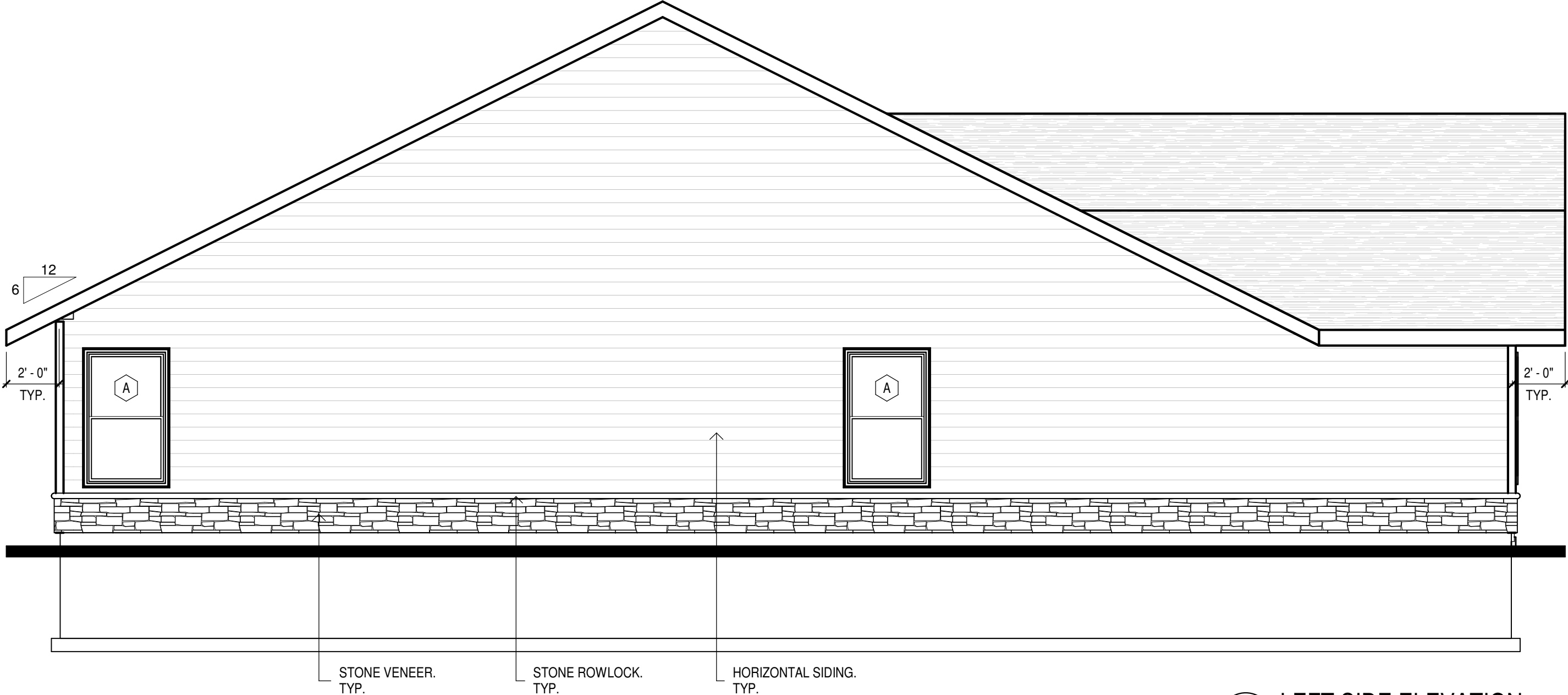


FIRST FLOOR PLAN
1/4" = 1'-0"

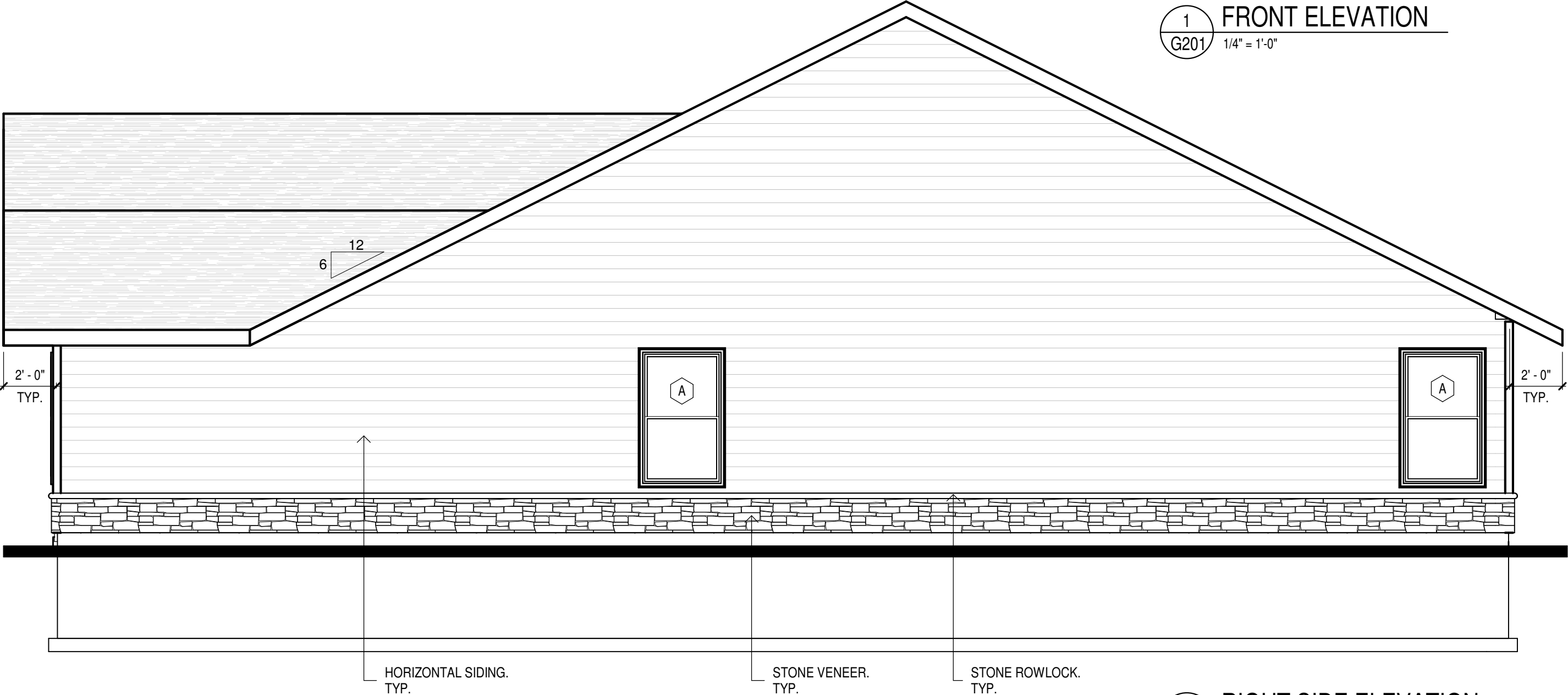
No.	DATE	DESCRIPTION



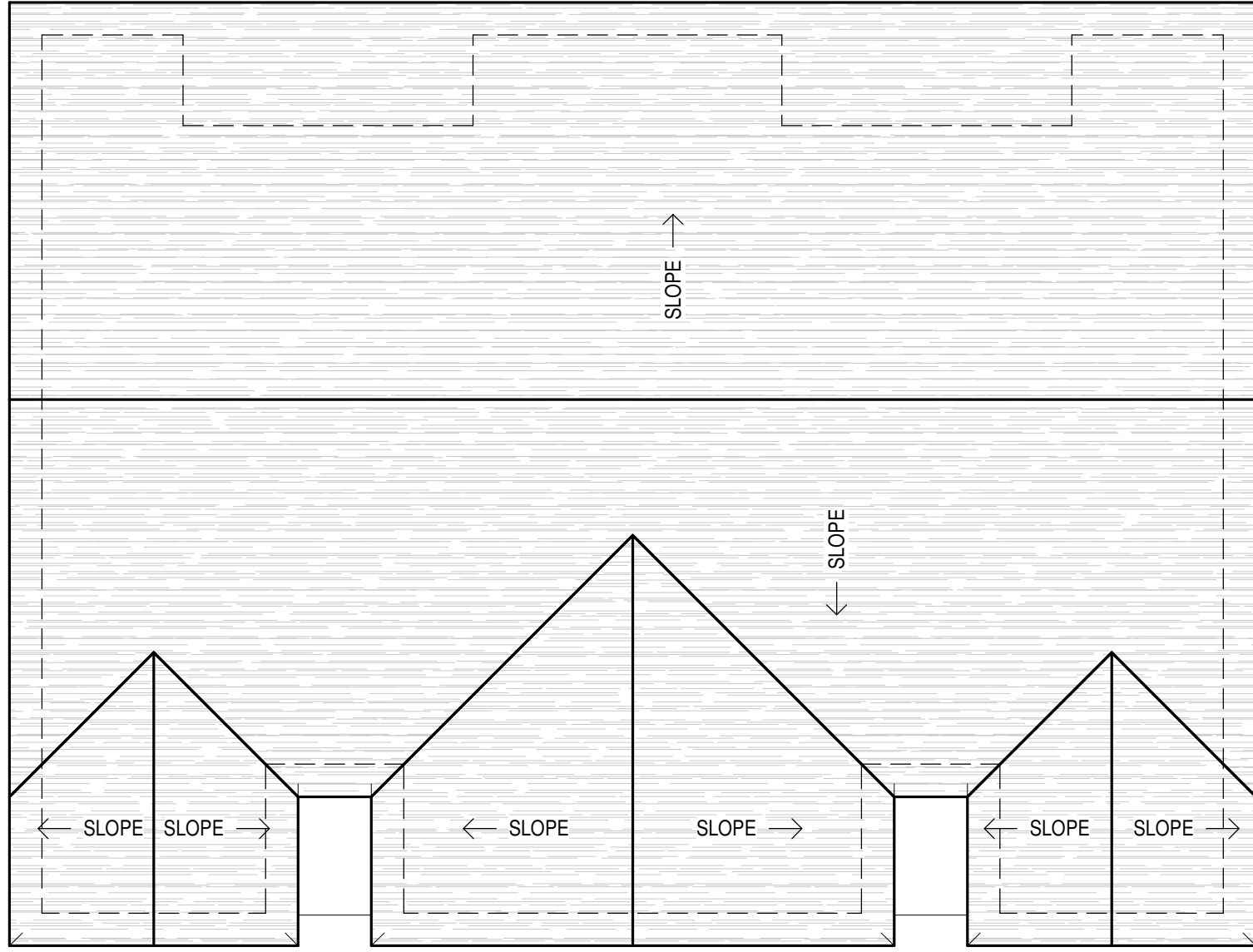
1 FRONT ELEVATION
1/4" = 1'-0"



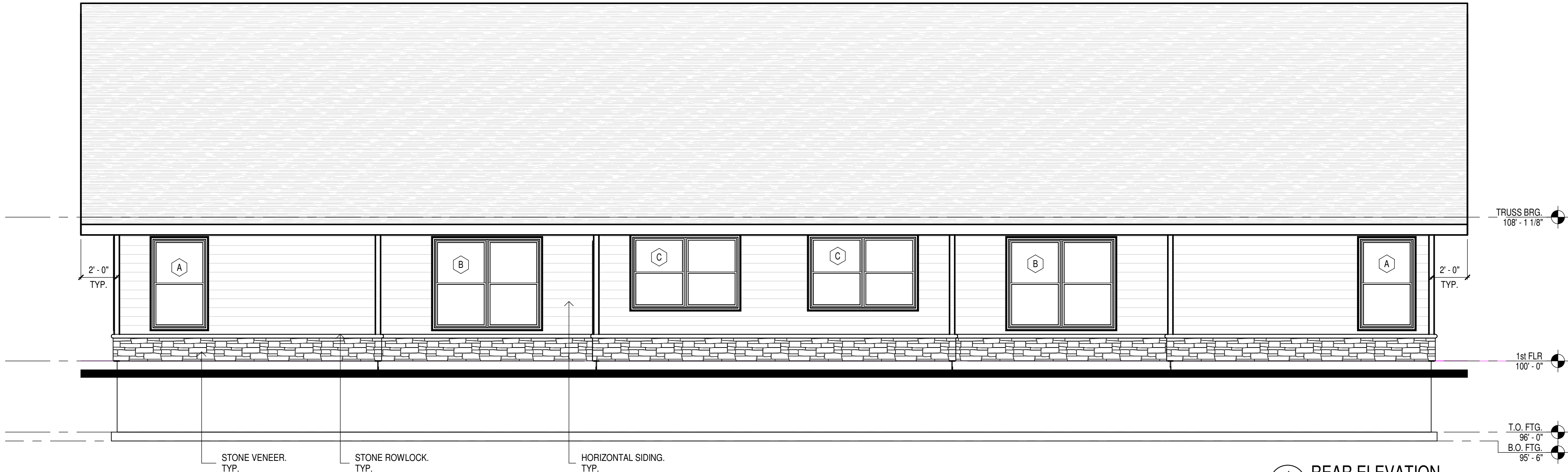
2 LEFT SIDE ELEVATION
1/4" = 1'-0"



3 RIGHT SIDE ELEVATION
1/4" = 1'-0"



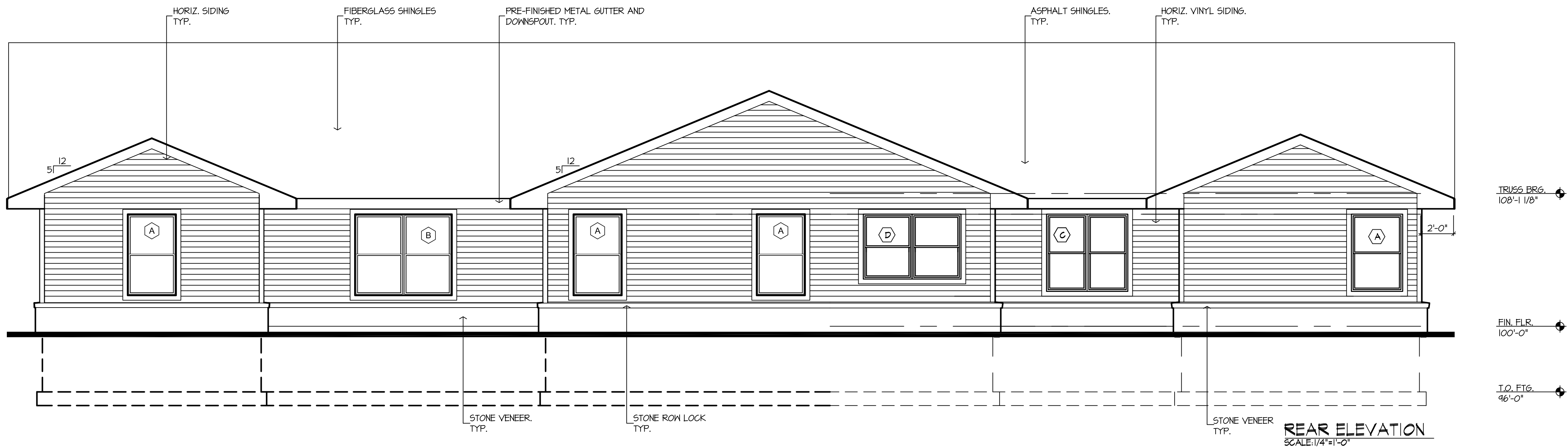
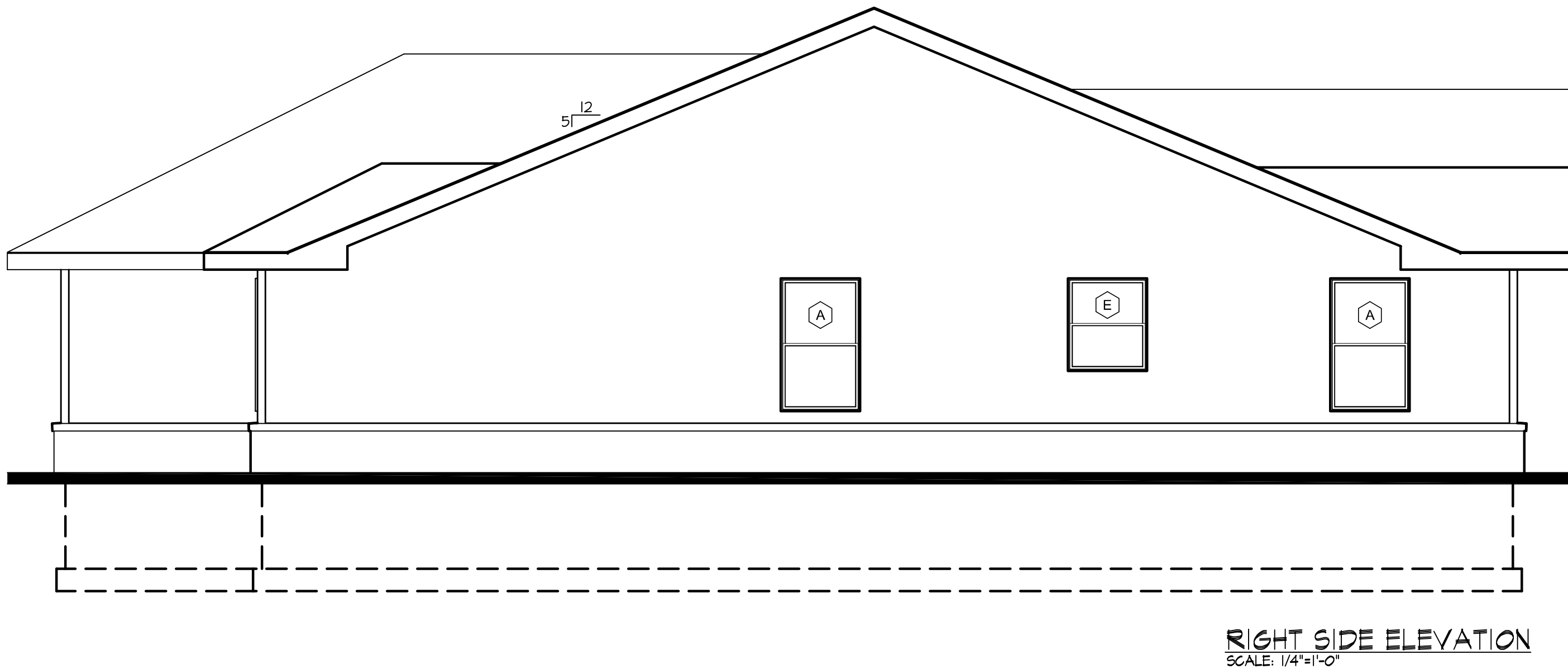
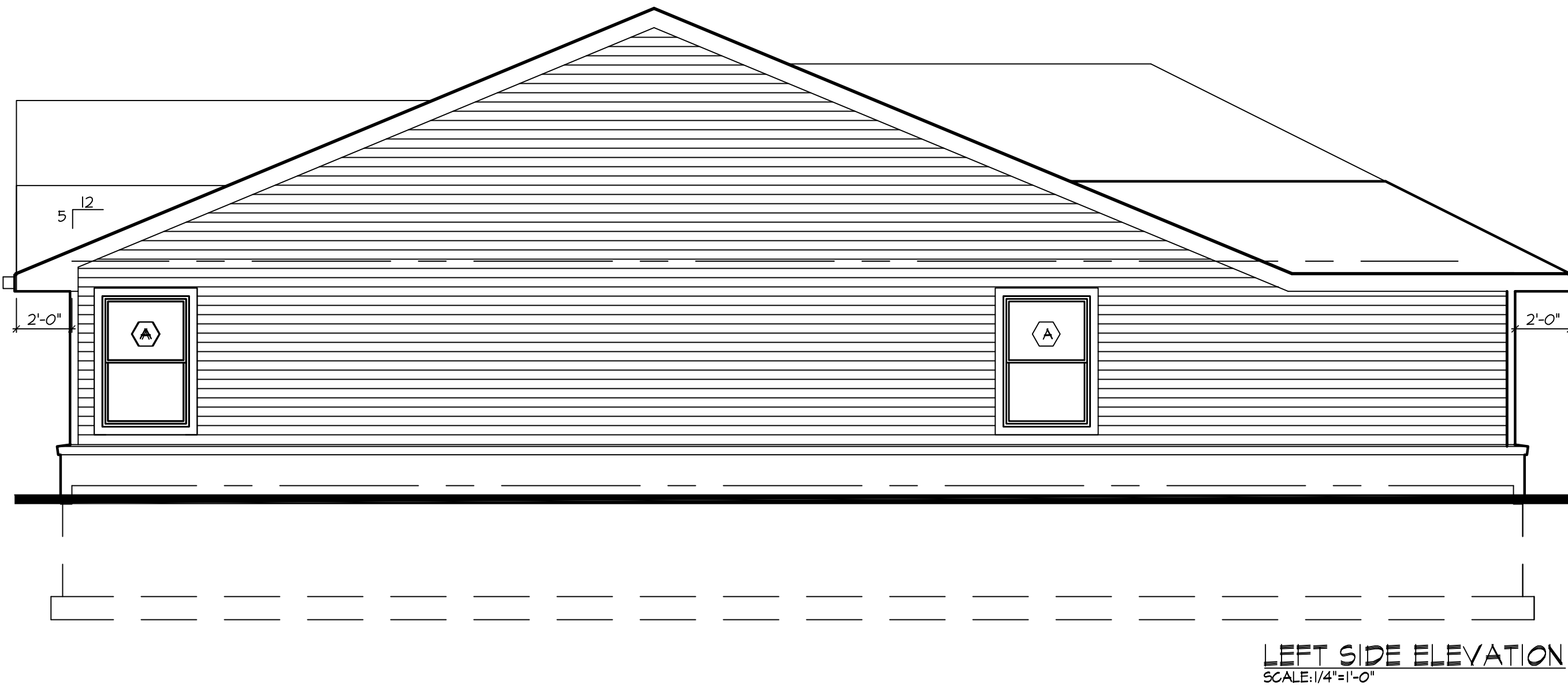
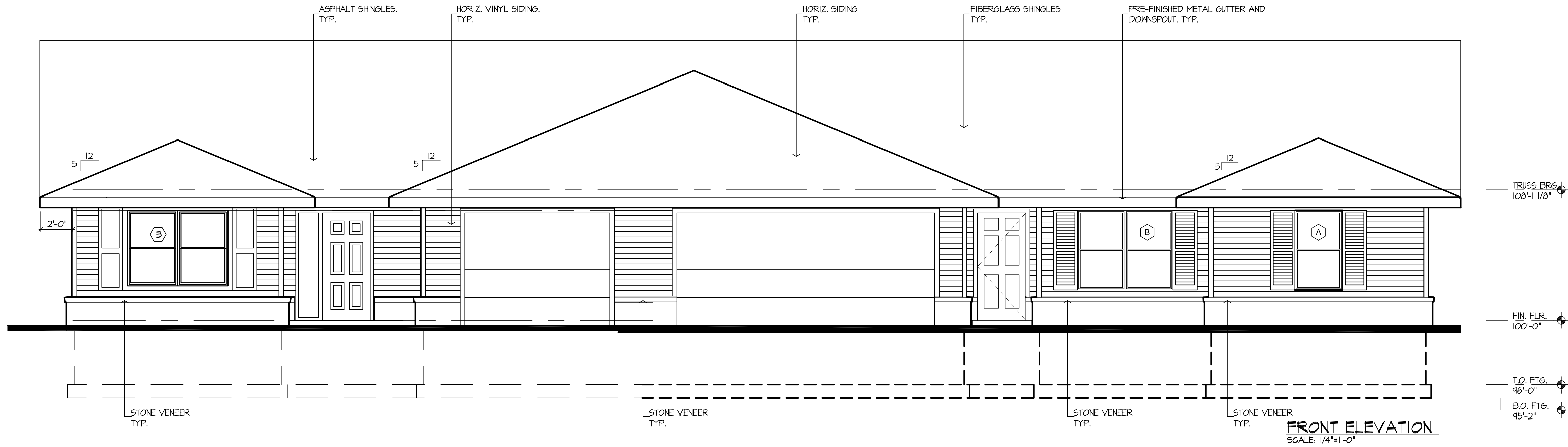
5 ROOF PLAN
1" = 10'-0"



4 REAR ELEVATION
1/4" = 1'-0"



Council Session/Budget Work Session - 7/23/2019



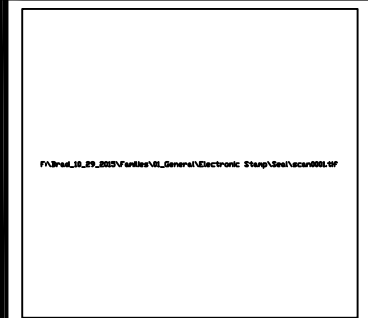
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BRADLEY E. BRANDENBERG + ASSOCIATES, LEWINGTON, NE

BRADLEY E. BRANDENBERG + ASSOCIATES
ARCHITECTURE PLANNING INTERIOR DESIGN

1038 N. JACKSON STREET, LEWINGTON, NEBRASKA 68501
PHONE: (402) 334-0070 FAX: (402) 334-0080

DANA POINT DEVELOPMENT CORPORATION
MADISON VILLAS, LP.
NORFOLK, NE

EXTERIOR ELEVATIONS - PLAN "H"



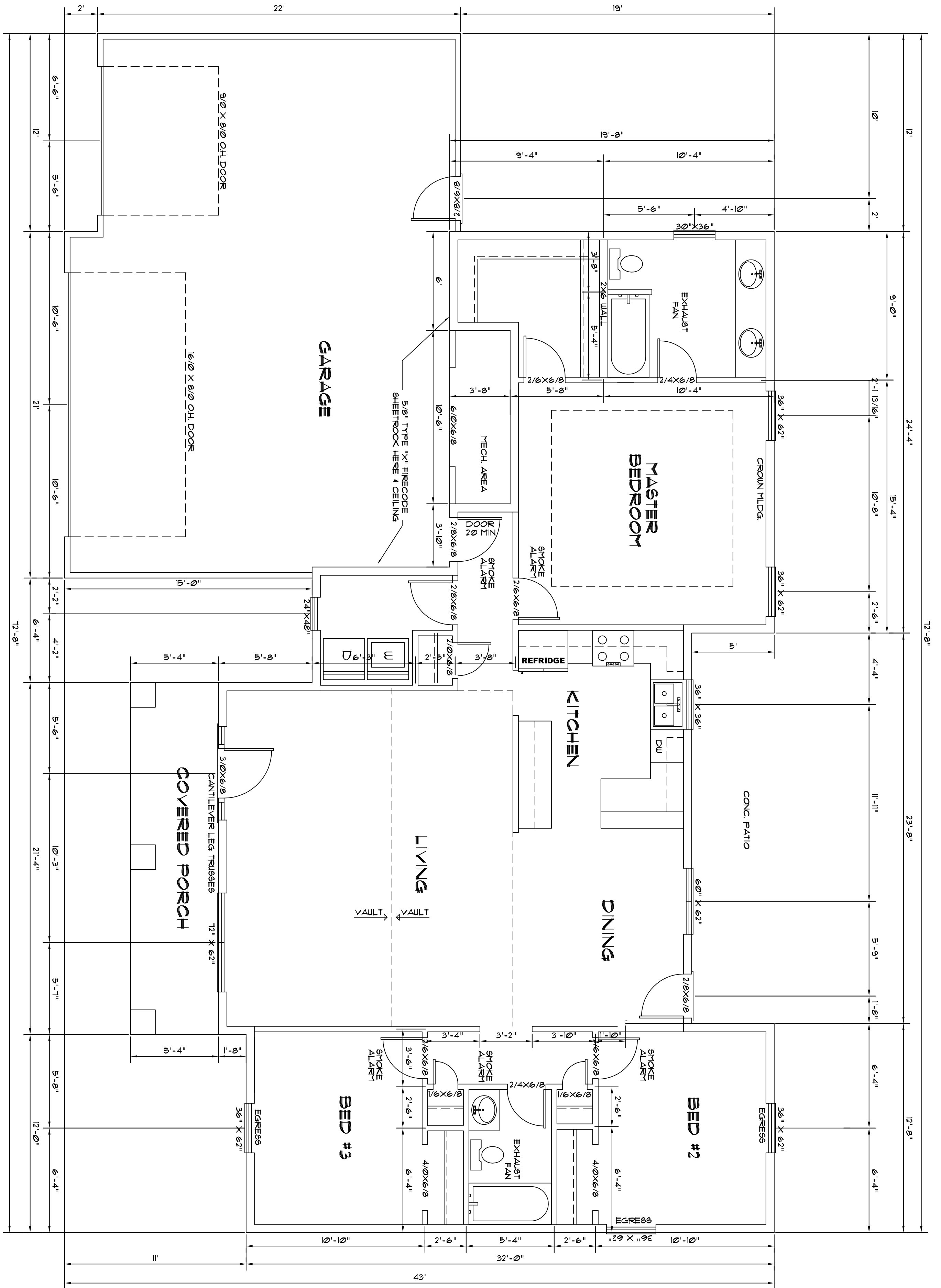
9-1-2016

JOB No.

DATE: 3-23-2017

SHEET

H202



FLOOR PLAN

SCALE: 1/4" = 1'-0"

SHEET

Mead Lumber

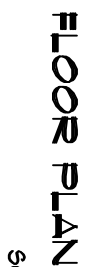
325 NORTH ELM
GRAND ISLAND, NE. 68801
PHONE: (308) 384-1666
FAX: (308) 384-1669

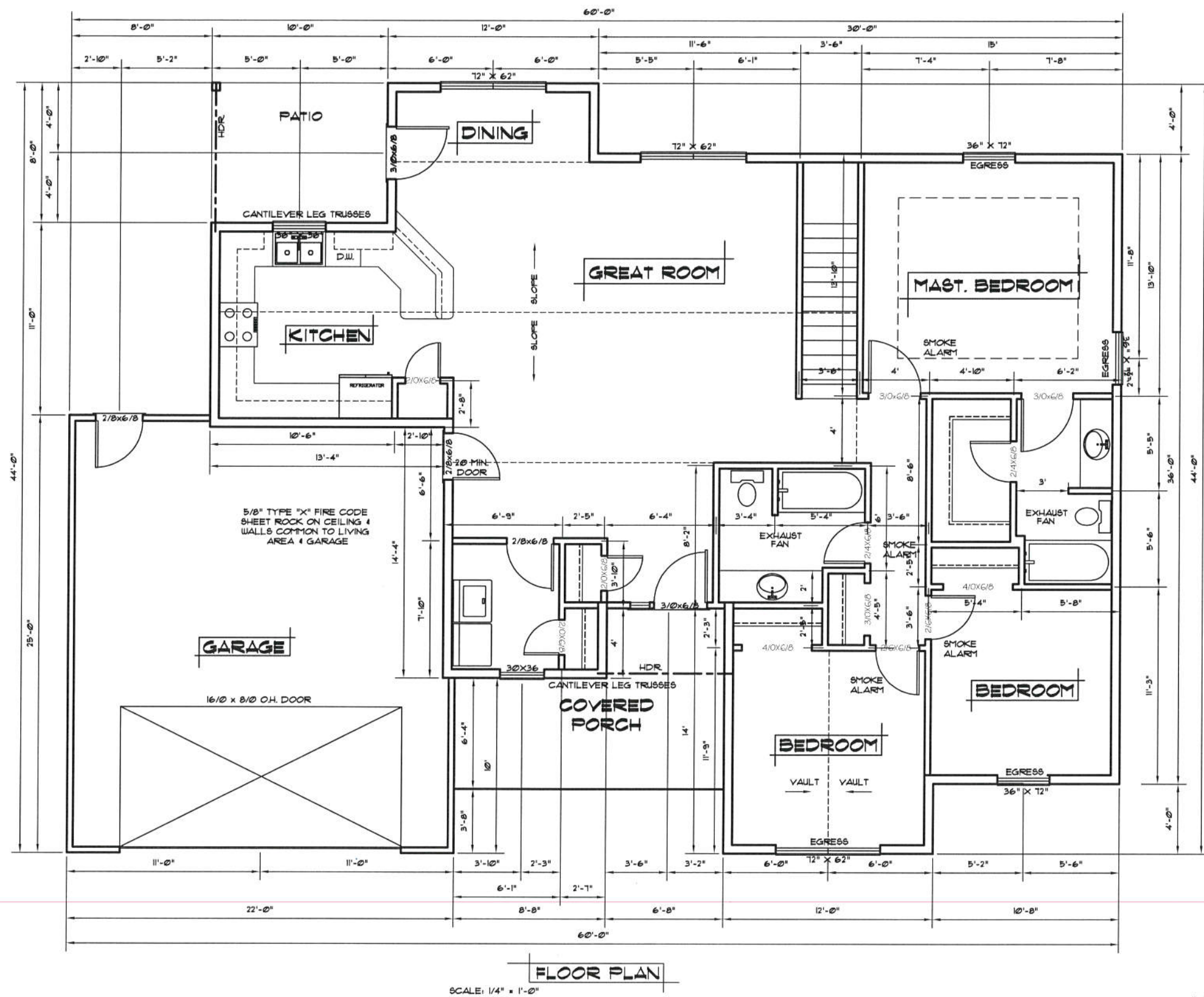
DESIGNED EXPRESSLY FOR:
LOT 1

CONTRACTOR
ILH CONSTRUCTION LLC

THESE DRAWINGS ARE THE PROPERTY
OF MEAD LUMBER GRAND ISLAND
CONSTRUCTION SHALL NOT BE UNDERTAKEN
WITHOUT A CONSTRUCTION PROFESSIONAL
MEAD LUMBER IS IN NO WAY LIABLE
FOR STRUCTURAL SOUNDNESS

DATE: _____
DRAWN BY: C. MEISTER
REVISED: _____





TAHOE HOUSE PLANS
LOT 4 - BLOCK ONE

DATE: _____
DRAWN BY: _____
REVISED: _____

THESE DRAWINGS ARE THE PROPERTY
OF MEAD LUMBER. NO PART OF
CONSTRUCTION SHALL NOT BE UNDERTAKEN
WITHOUT A PROFESSIONAL
ENGINEER'S SEAL. NO PART IS
TO BE REPRODUCED OR
FOR STRUCTURAL SOUNDNESS

DESIGNED EXPRESSLY FOR:
TAHOE I B
CONTRACTOR
ILH CONSTRUCTION LLC

325 NORTH ELM
GRAND ISLAND, NE 68601
PHONE: (308) 384-1666

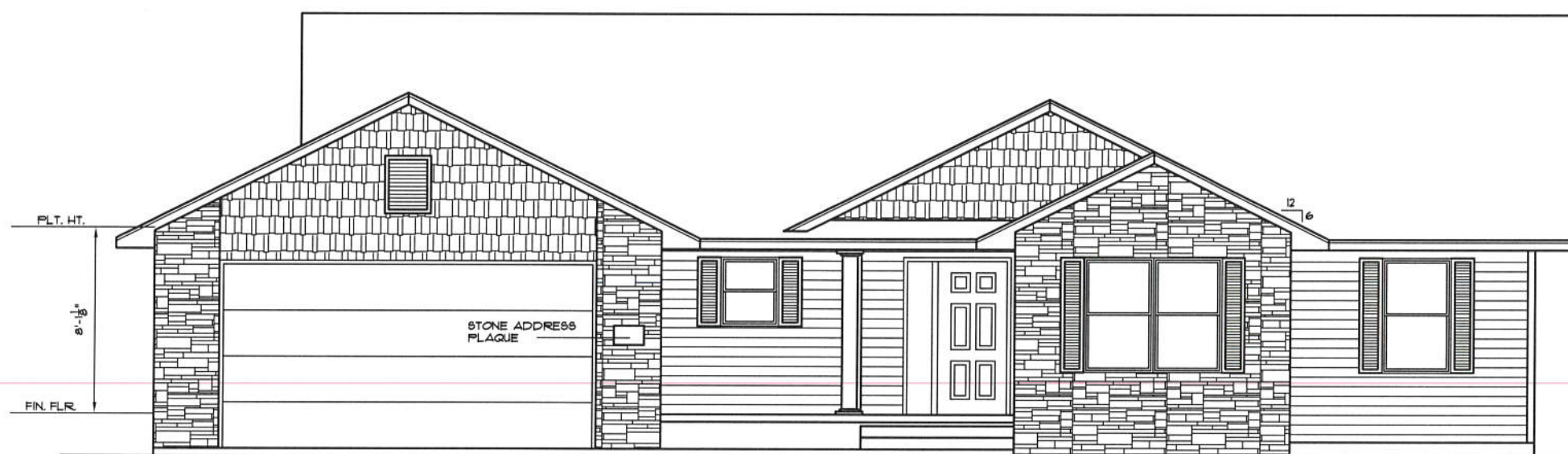
MEAD LUMBER

SHEET



REAR ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

TAHOE HOUSE PLANS
LOT 4 - BLOCK ONE

DATE: _____
DRAWN BY: _____
REVISED: _____

THESE DRAWINGS ARE THE PROPERTY
OF MEAD LUMBER. NO PART OF
CONSTRUCTION SHALL NOT BE UNDERTAKEN
WITHOUT A CONSTRUCTION PROFESSIONAL
SEAL IS IN NO TERMS LIABLE
FOR STRUCTURAL SOUNDNESS

DESIGNED EXPRESSLY FOR:
TAHOE I B
CONTRACTOR
ILH CONSTRUCTION LLC

325 NORTH ELM
GRAND ISLAND, NE 68601
PHONE: (308) 384-1666

MEAD LUMBER

SHEET

RESOLUTION 2019-214

WHEREAS, know all men by these presents, that Dana Point Development Corporation, by and through Matthew Thomas, its President, being the sole owner of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as "MCCOY MEADOWS SUBDIVISION", Being a replat of all Autumn Park Third Subdivision, in the City of Grand Island, Nebraska (to be vacated) being a part of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section Twelve (12), Township Eleven (11) North, Range Ten (10) West of the Sixth Principal Meridian, 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 MCCOY MEADOWS 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.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, July 23, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
July 16, 2019	☐ City Attorney