



# **City of Grand Island**

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

## **Item E-3**

**Public Hearing on Amendment to the Approved Residential Development Zone at Autumn Park Third Subdivision, North of State Street and East of Ebony Lane, from RD Residential Development to Amended RD Residential Development (Matthew Thomas)**

*Council action will take place under Ordinances item F-1.*

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** July 23, 2019

**Subject:** Rezone from RD Zone to Amended RD Zone

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

## **Background**

An application has been made to rezone Autumn Park Third Subdivision from RD Zone to Amended RD Zone and approve a modified development plan. The modified plan would reduce the number of units constructed from 288 apartments in 24 buildings to 92 units including 4 single family and 88 duplex units.

## **Discussion**

At the regular meeting of the Regional Planning Commission, held March 13, 2019 the above item was considered following a public hearing.

O'Neill opened the public hearing.

Nabity explained the property was originally platted with Autumn Park Subdivision in 1997. A second and third phase to add an additional 288 apartment units was approved in 2004. The second and third phase was never completed. Nabity went on to explain they are now proposing a total of 92 units. A combination of 44 duplex building and 4 single family detached units. Plans have been submitted for the duplex and single family detached units. Three of the plans submitted for the single family units will need to be modified as they are wider east to west than the buildable area on the lot. The developer will submit new plans.

Most likely this will be phased with the east side being done first. They will, however make the connection between Ebony Road and the original Autumn Park development with the first phase so there are entrances from both the east and the west. They will have additional parking in between some of the units. All of the streets will be private streets. The developer will be responsible for maintaining the private streets. Mr. Thomas stated all the units will be single level units that will match all the other townhomes and duplexes in the neighborhood.



O'Neill closed the public hearing

A motion was made by Ruge and second by Randone to approve the rezoning and the preliminary and final plat for McCoy Meadows Subdivision.

The motion carried with seven members voting in favor (Nelson, O'Neill, Ruge, Rainforth, Rubio, Robb, and Randone) and no members voting no.

The memo sent to the planning commission with staff recommendation is attached for review by Council.

### **Alternatives**

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

1. Approve the rezoning request as presented
2. Modify the rezoning request to meet the wishes of the Council
3. Postpone the issue

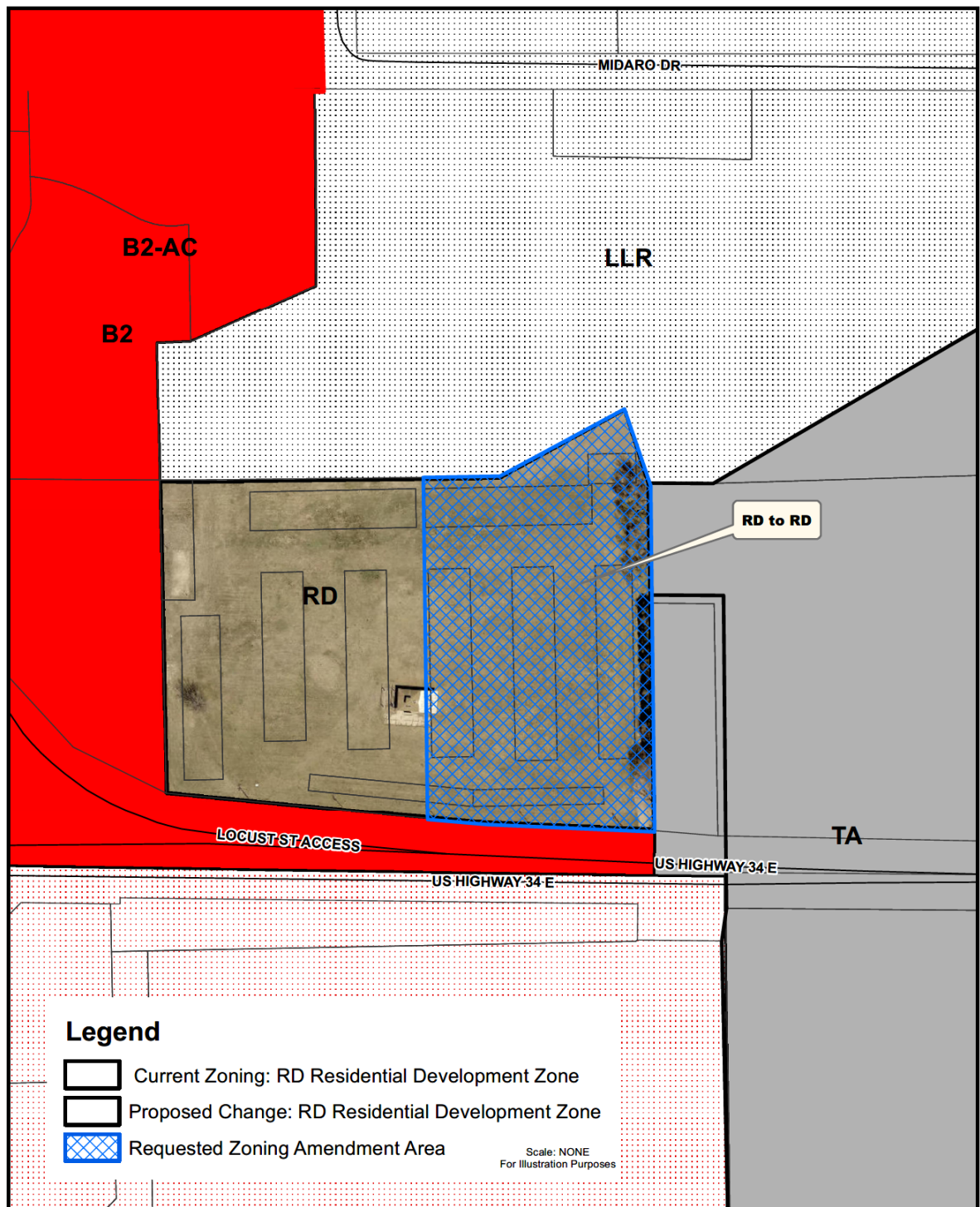
### **Recommendation**

City Administration recommends that the Council approve the proposed changes as recommended.

### **Sample Motion**

Move to approve the ordinance and development plan as presented.

## PROPOSED AREA LOCATION MAP



## Agenda Item # 5

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

June 24, 2019

**SUBJECT:** *Zoning Change (C-28-2019GI)*

**PROPOSAL:** To amend the existing RD-Residential Development Zone for Autumn Park Third Subdivision located north of State Street and west of the Moore's Creek Drainway. The RD Zone application also includes both the Preliminary and Final Plats for the McCoy Meadows Subdivision in the City of Grand Island. The proposed development would change the plan from 16 builds and 288 units of apartments to 92 units (44 duplex's and 4 single family detached).

#### **OVERVIEW:**

##### **Site Analysis**

*Current zoning designation:*

**RD** Residential Development Zone

*Permitted and conditional uses:*

**RD** Residential uses at a density of up to 43 dwelling units per acre depending on the plan approved by Council. In October of 1996, the Grand Island City Council permitted 144 units of apartments in 12 buildings units on this tract with an additional 144 units in 12 buildings planned for the final phase. This was amend in December of 2005 to allow 288 units in 16 buildings. That plan did not move forward and the property has been vacant since the original 144 units were constructed.

*Comprehensive Plan Designation:*

Medium Density Residential to Office Use

*Existing land uses.*

Farm Ground

##### **Adjacent Properties Analysis**

*Current zoning designations:*

**North:** R4- High Density Residential

**East:** B2-General Business

**West** R1- Suburban Density Residential

**and South:** R4- High Density Residential

*Permitted and conditional uses:*

**B2** Commercial and retail uses including those with outside storage of merchandise, office uses and residential uses up to a density of 43 units per acre. **R1** Residential uses at a density of 4 dwelling units per acre. **R4** Residential uses at a density of 43 dwelling units per acre. .

*Comprehensive Plan Designation:*

**North:** Medium Density Residential to Office Use

**East:** Commercial

**West:** Low to Medium Density Residential

**South:** Medium Density Residential to Office Use

*Existing land uses:*

**North:** Attached Single Family Residential

**East:** Menards, Moore's Creek Drainway

**West:** Single Family Residential

**South:** Nursing Home and Farm Ground

## EVALUATION:

### Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for commercial development.
- *Accessible to Existing Municipal Infrastructure:* Water and sewer services are available to service the area. Sanitary sewer and water are along the north and east sides of the property.
- *Provides Additional Housing Opportunities:* This development will add 88 duplex units (44 buildings) and 4 single family along Ebony Lane at the southwest edge of the property. This development would complete a project that has been in process for almost 25 years.
- *Continues a development that has been on hold for 23 years:* The second phase of this development was approved in 1996 and a similar concept to the original plan was approved in 2005 and has not had any activity since that approval.
- *Adds Connectivity to the Existing Apartments:* This proposal includes a connection between the north side of the existing parking lot and the new area to be developed. This lane will allow traffic, including emergency vehicles, multiple access points to the first of the Autumn Park Apartments.
- *Density of Housing is Consistent with Existing Neighborhood:* The proposed density of housing is much closer to the density of the housing that has developed to the north and west of this parcel of property.
- *Monetary Benefit to Applicant:* Would allow the applicant to develop this property.

### Negative Implications:

- *None Foreseen*

### Other

The developers are proposing to reduce the number of units on this property by almost 200. The original plan and the plan as modified in 2005 would have allowed 432 units on this property the new proposed total is 236 units. This street will be completed and connected as part of this phase of the development. The final phase of this development will include an additional 144 units of apartments in another 9 buildings.

The developers are not changing the number of units from the number originally approved for this RD zone but they are changing the location and number of buildings and adding amenities.

## RECOMMENDATION:

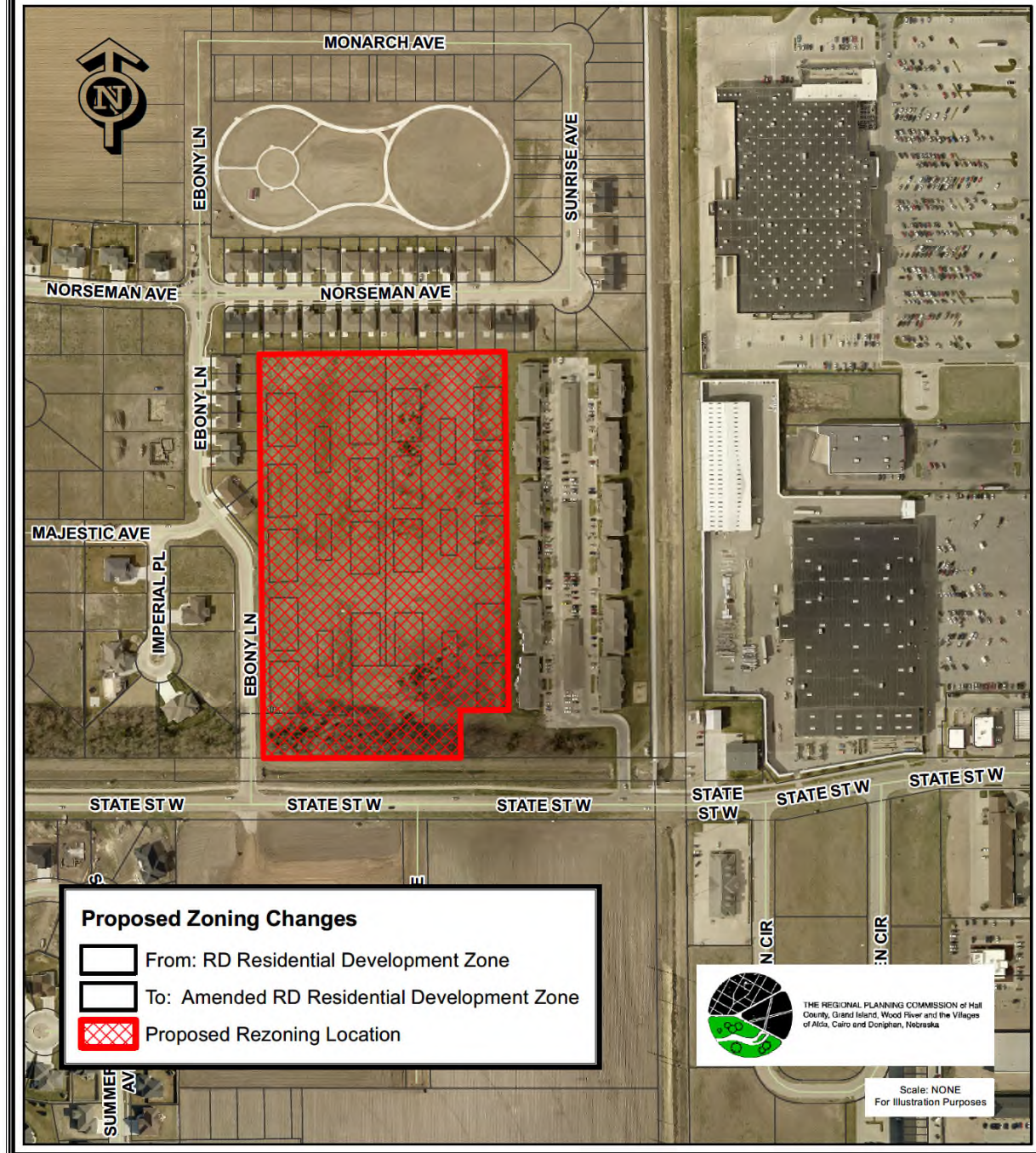
That the Regional Planning Commission recommend that the Grand Island City Council amend the existing **RD** Residential Development Zone as presented along with the Preliminary and Final Plats for McCoy Meadows Subdivision.

\_\_\_\_\_ Chad Nabity AICP, Planning Director



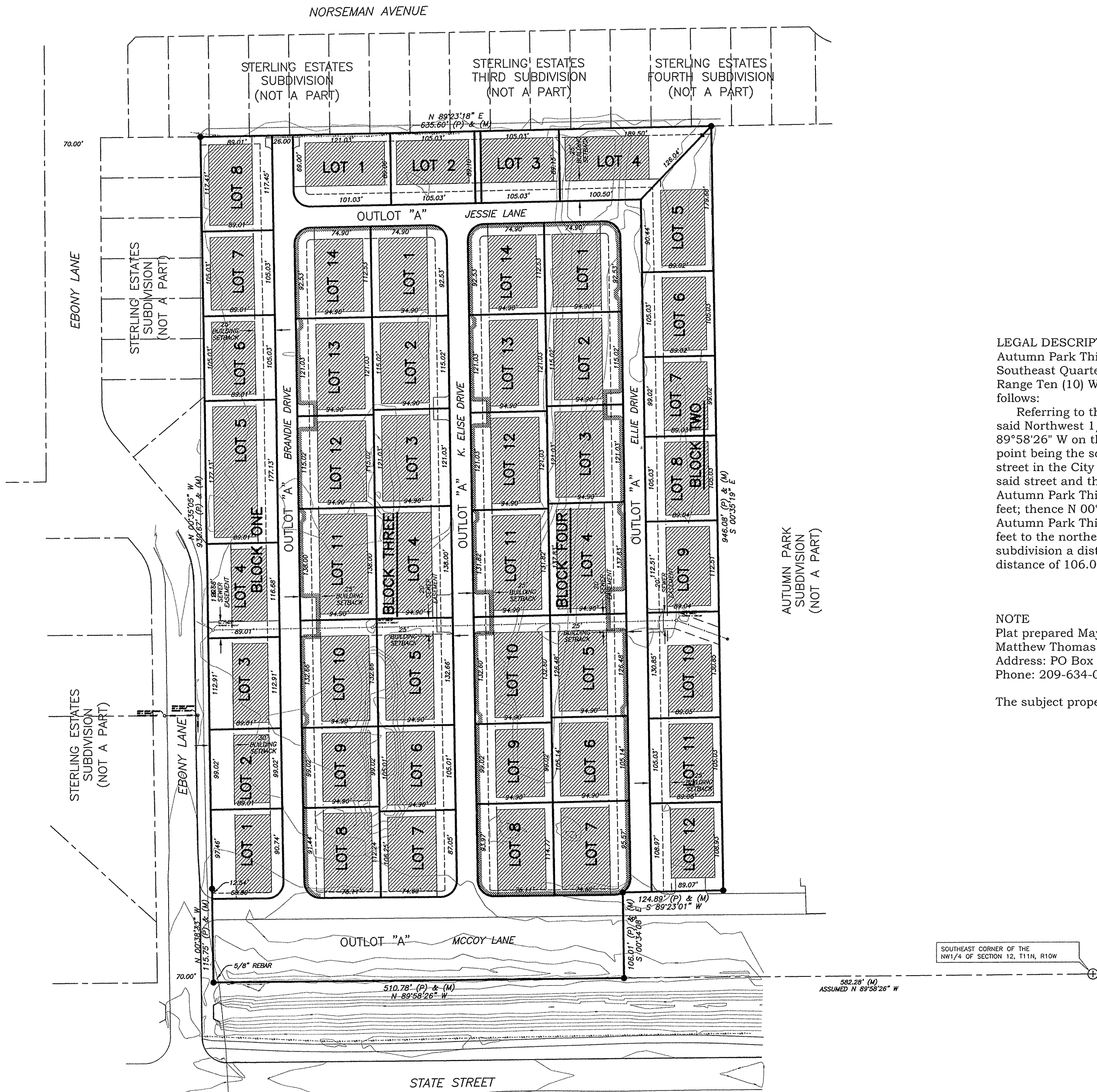
## Proposed Zoning Change Location Map

Autumn Park 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, Hall County, Nebraska.





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



**LEGAL DESCRIPTION**

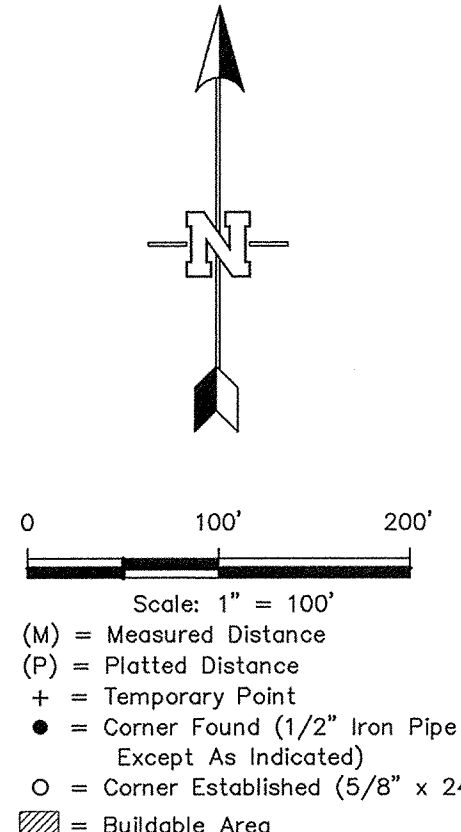
Autumn Park Third Subdivision, in the City of Grand Island, Nebraska (to be vacated) being a part of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section Twelve (12), Township Eleven (11) North, Range Ten (10) West of the Sixth Principal Meridian, Hall County, Nebraska, more particularly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



TRENTON D. SNOW, LLC  
A Land Surveying Company

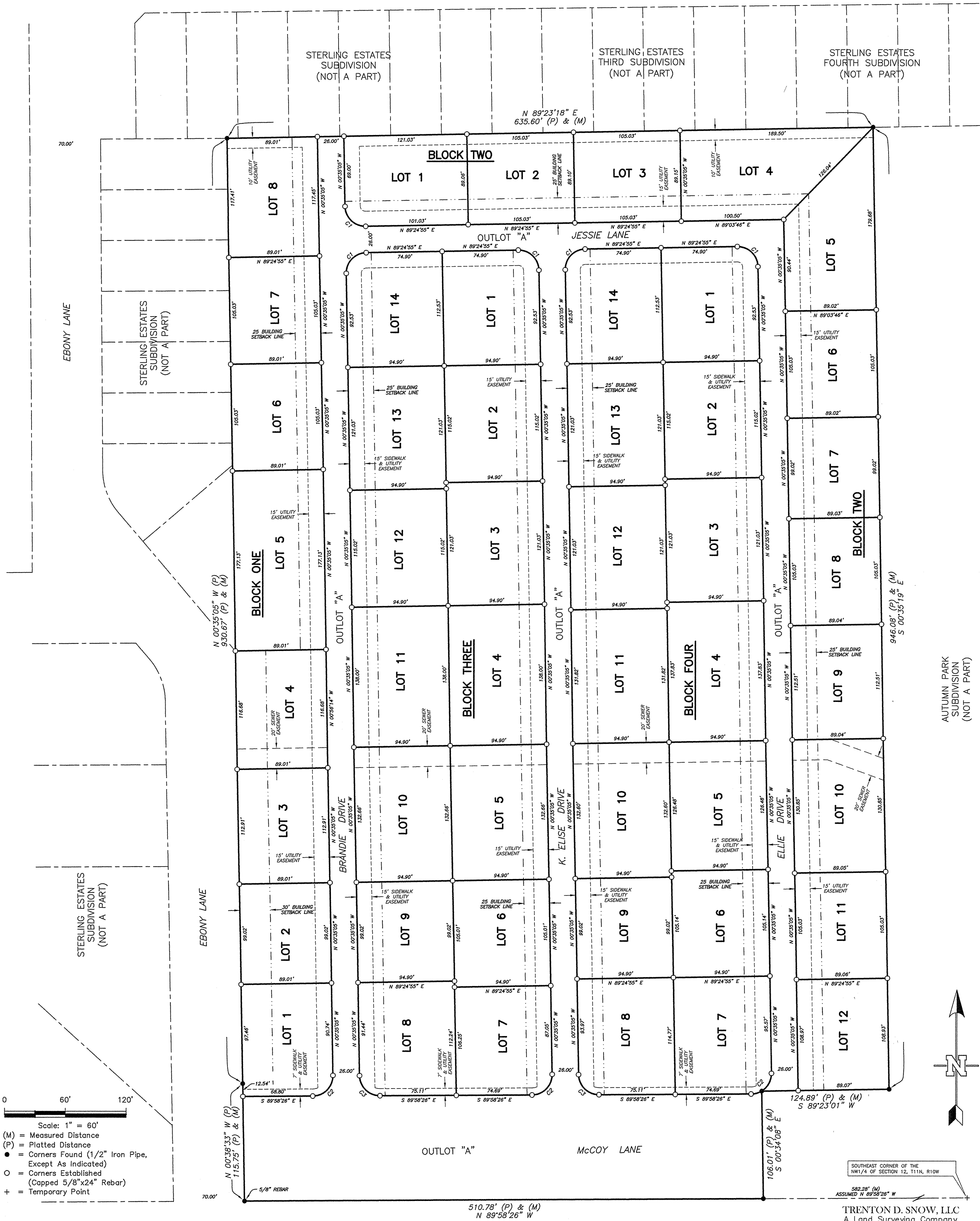
1309 Central Avenue  
P.O. Box 1772  
Kearney, NE 68845  
Office: (308) 234-1764  
Fax: (308) 237-7079  
Cellular: (308) 293-1085  
www.nebraskasurveyors.com

**PRELIMINARY PLAT**

19-0004-0808 PRELIM

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'

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) 235-1005  
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



APPROXIMATE QUANTITIES – SANITARY SEWER

CONSTRUCT:	4" DIA. CONC. SAN. SEWER MANHOLE	13 EA
	REFER TO STD. PLAN 130	3 EA
FURNISH & INSTALL:	8" SDR-35 SAN. SEWER	2,452 LF
	8" SDR-35 SAN. SEWER SERVICE	3,006 LF
	8" SDR-35 TEE	47 EA
	4" SDR-35 CAP	47 EA
	ORANGE 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 MANHOLE (MH-3)

REFER TO STD. PLAN 130

RIM ELEV. = 1872.50

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

DEPTH = 9.48

FURNISH & INSTALL:

334 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 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

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-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-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" 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 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-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

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



PUBLIC WORKS PLAN-SANITARY SEWER

McCoy Meadows Subdivision

Grand Island, NE

SCALE: 1/30

BRUNGARDT  
ENGINEERING, L.L.C.

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

CIVIL AND STRUCTURAL ENGINEERING



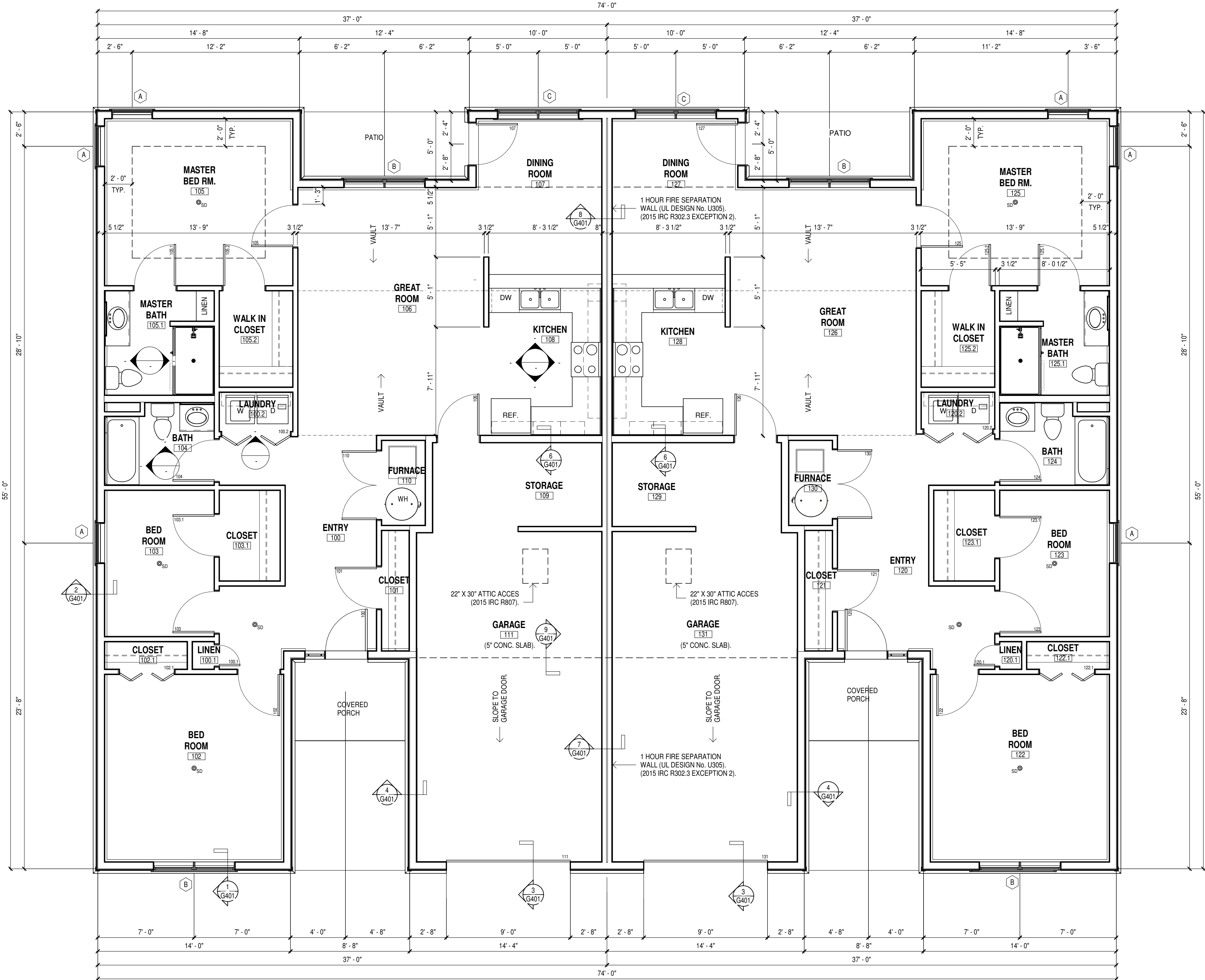






Progress Print  
Not For Construction

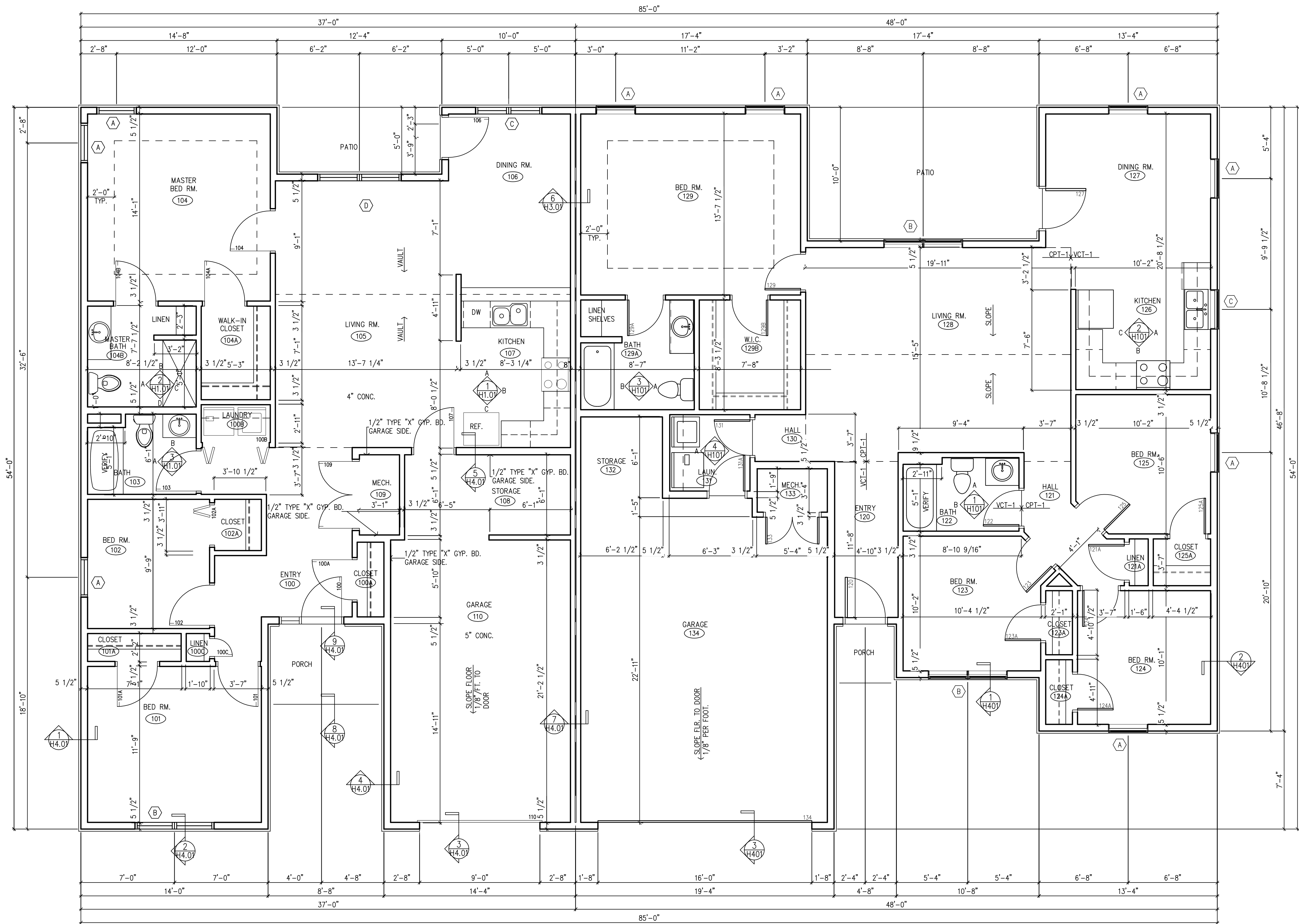
REVISIONS		
No.	DATE	DESCRIPTION



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







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

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BRADLEY E. BRANDENBERG + ASSOCIATES, LEWISTON, NEBRASKA 68501

BRADLEY E. BRANDENBERG + ASSOCIATES  
ARCHITECTURE PLANNING INTERIOR DESIGN

DANA POINT DEVELOPMENT CORPORATION  
MADISON VILLAS, L.P.  
NORFOLK, NE  
FLOOR PLAN - PLAN "H"



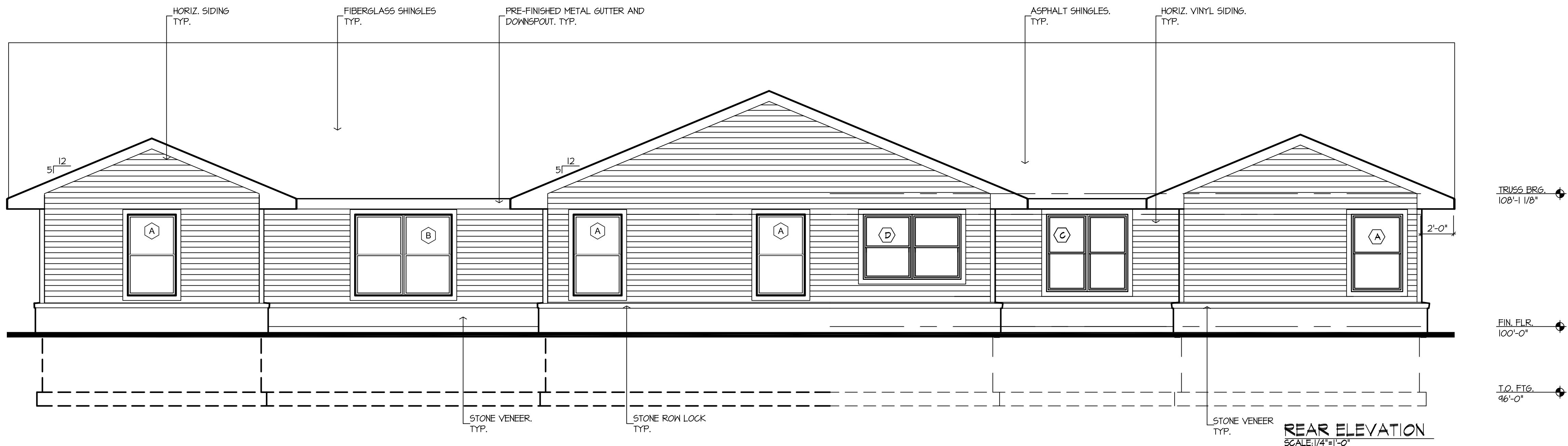
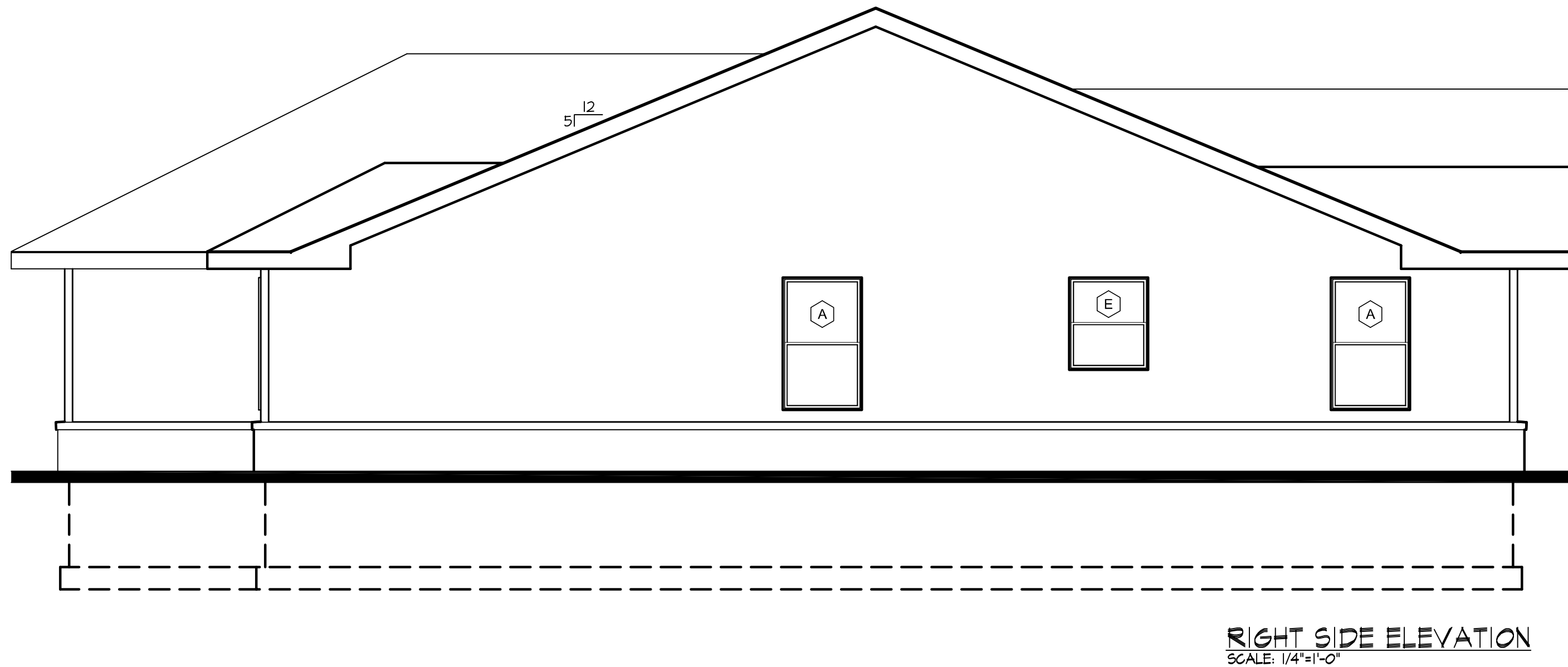
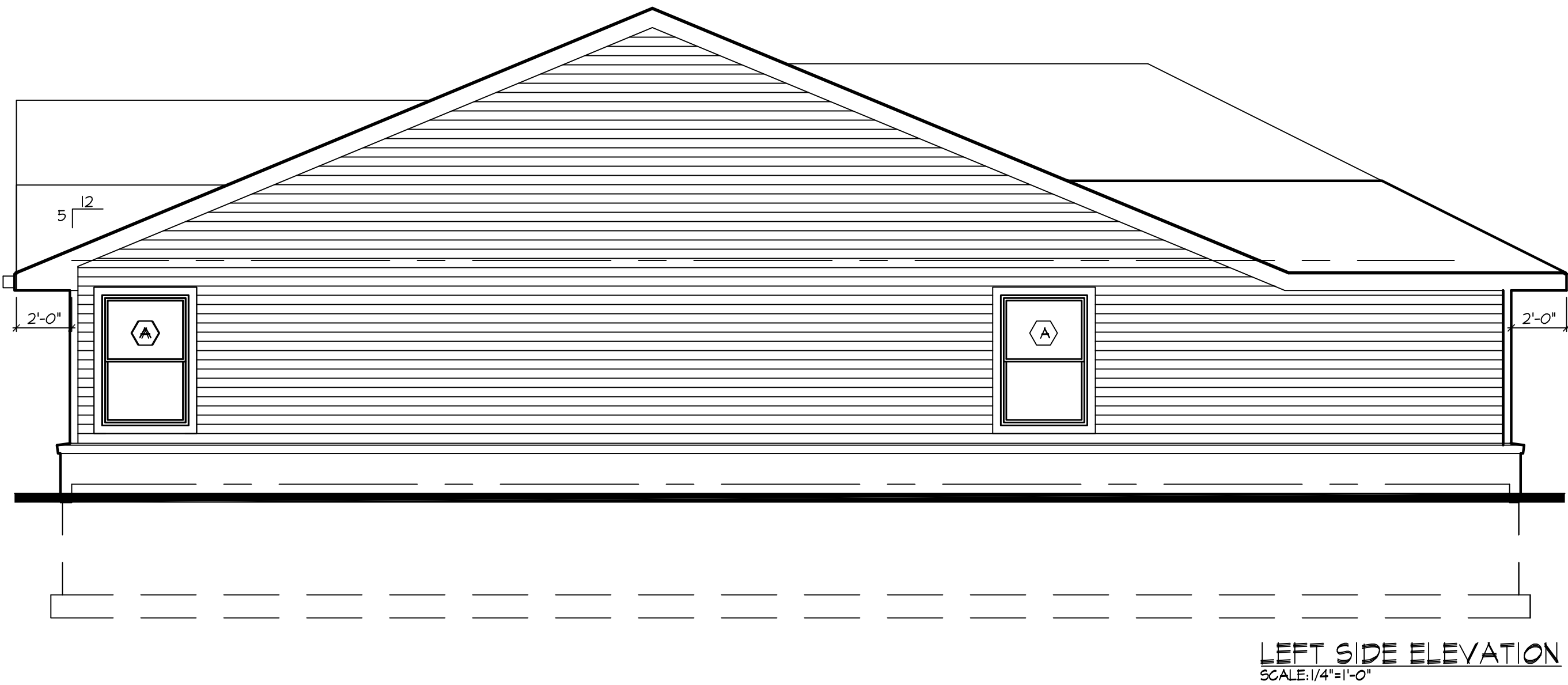
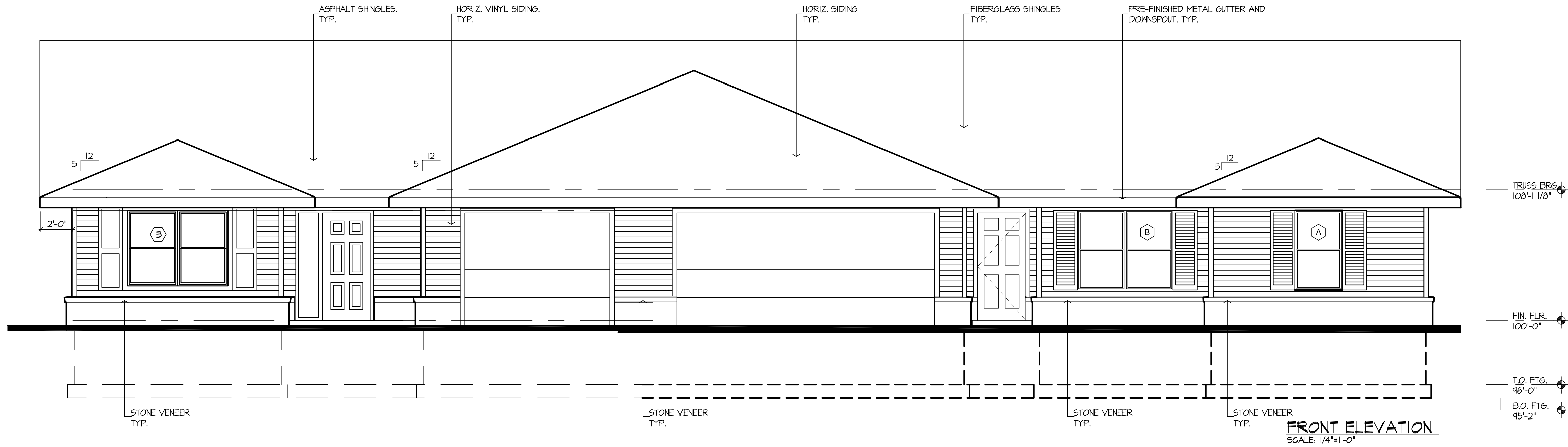
9-1-2016

JOB No.

DATE: 3-16-2017

SHEET

H101



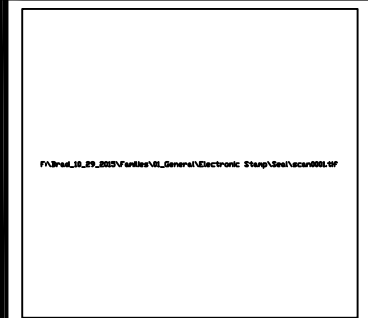
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BRADLEY E. BRANDENBERG + ASSOCIATES  
ARCHITECTURE PLANNING INTERIOR DESIGN

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"



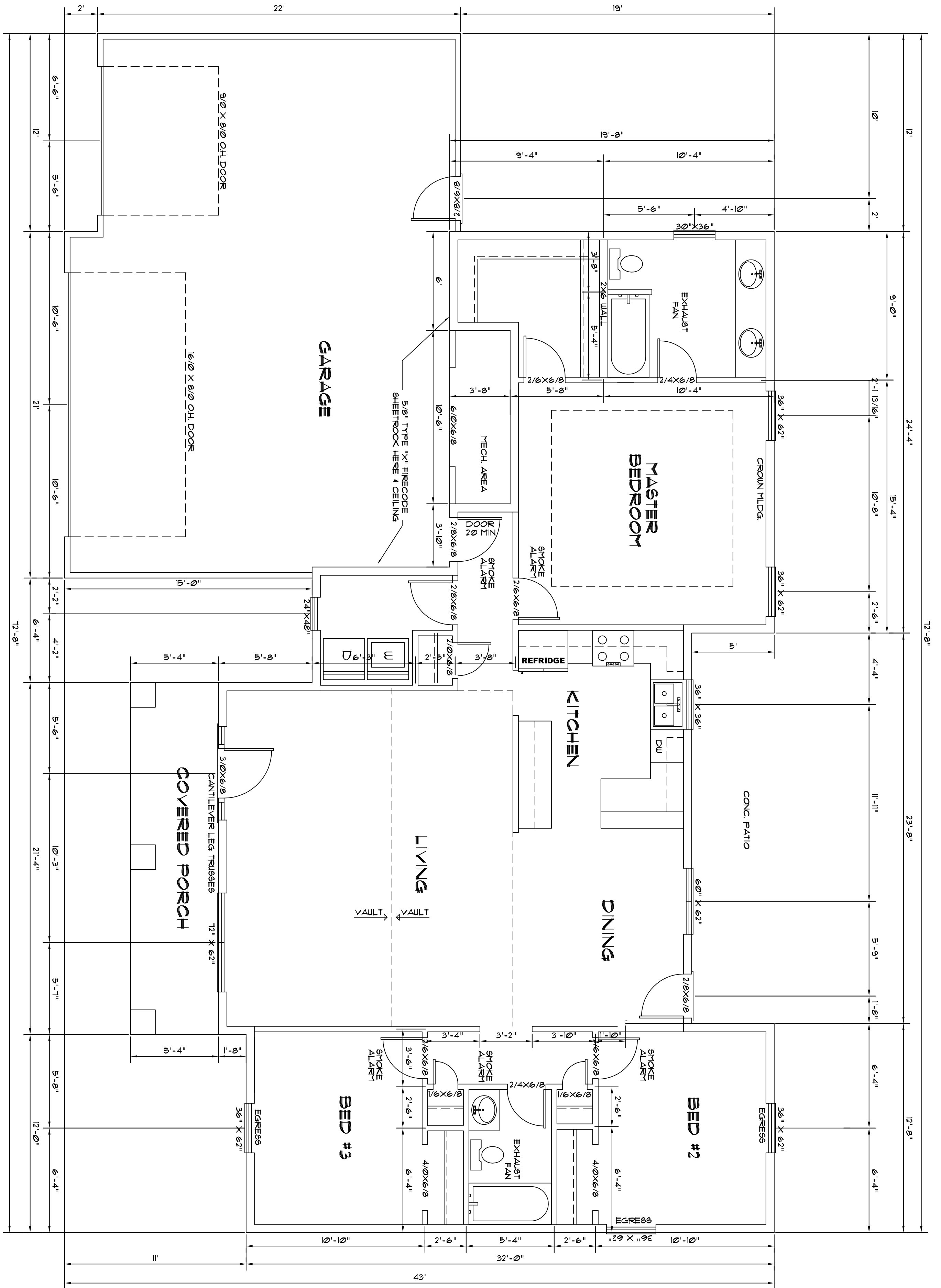
9-1-2016

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

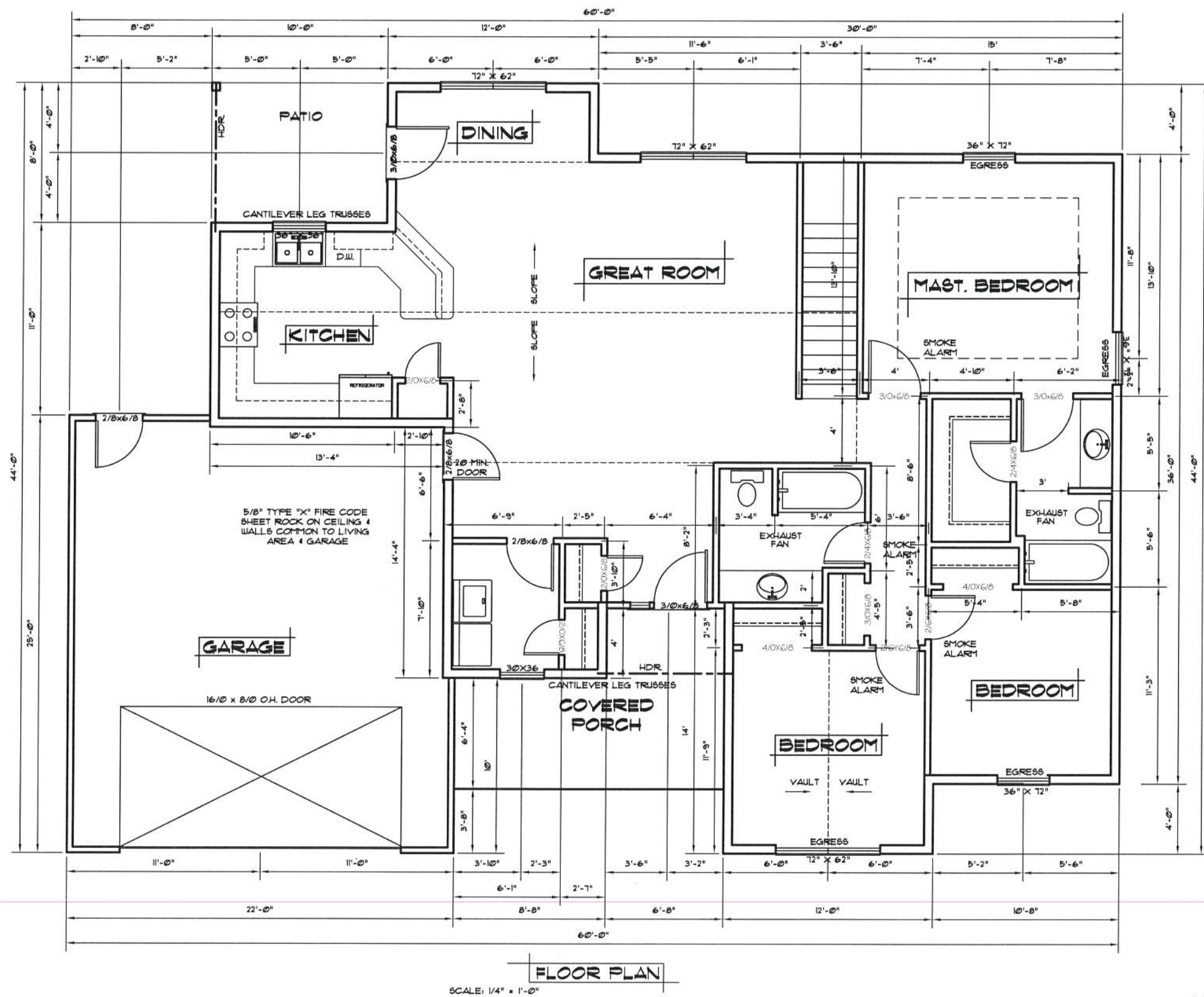
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DATE:  
DRAWN BY: C. MEISTER  
REVISED:









TAHOE HOUSE PLANS  
LOT 4 - BLOCK ONE

DATE: \_\_\_\_\_  
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**TAHOE I B**  
CONTRACTOR  
**ILH CONSTRUCTION LLC**

325 NORTH ELM  
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PHONE: (308) 384-1666

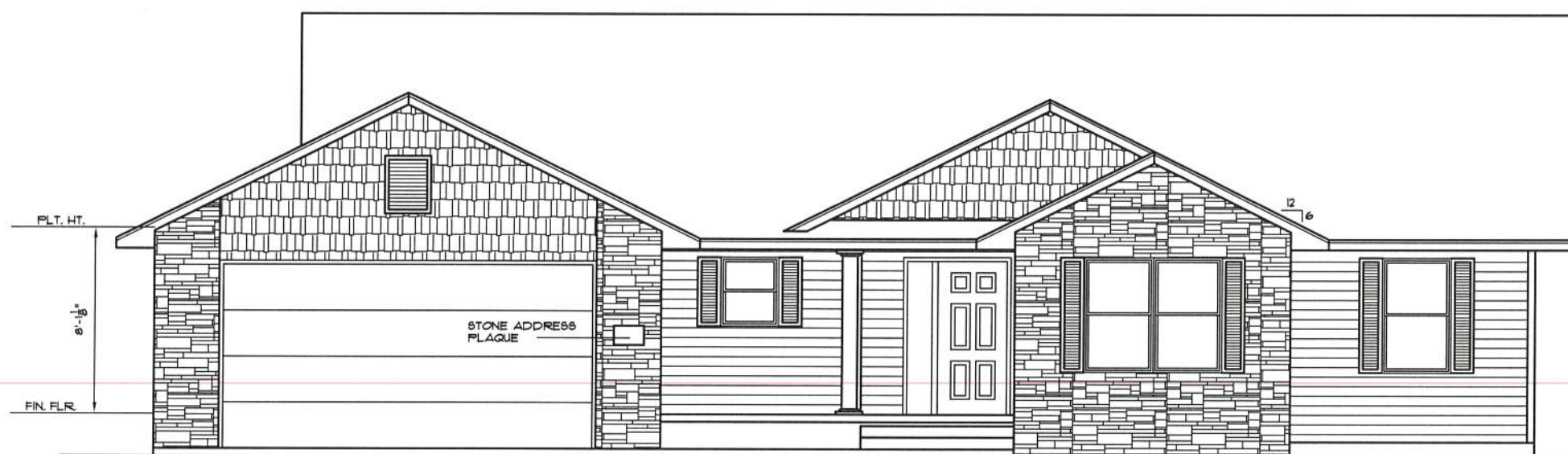
**MEAD LUMBER**

SHEET



REAR ELEVATION

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



FRONT ELEVATION

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

TAHOE HOUSE PLANS  
LOT 4 - BLOCK ONE

DATE: \_\_\_\_\_  
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**MEAD LUMBER**

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