Hall County Regional Planning Commission

Wednesday, November 6, 2019
Regular Meeting

Item J1

Preliminary and Final Plat - Ellington Pointe - Grand Island

Staff Contact:

THE REGIONAL PLANNING COMMISSION of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska

October 25, 2019

Dear Members of the Board:

RE: Final Plat – Subdivision List.

For reasons of Section 19-923 Revised Statues of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider these Subdivision Plats at the next meeting that will be held at **6:00 p.m. on November 6, 2019** in the City Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

CC: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations

This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.

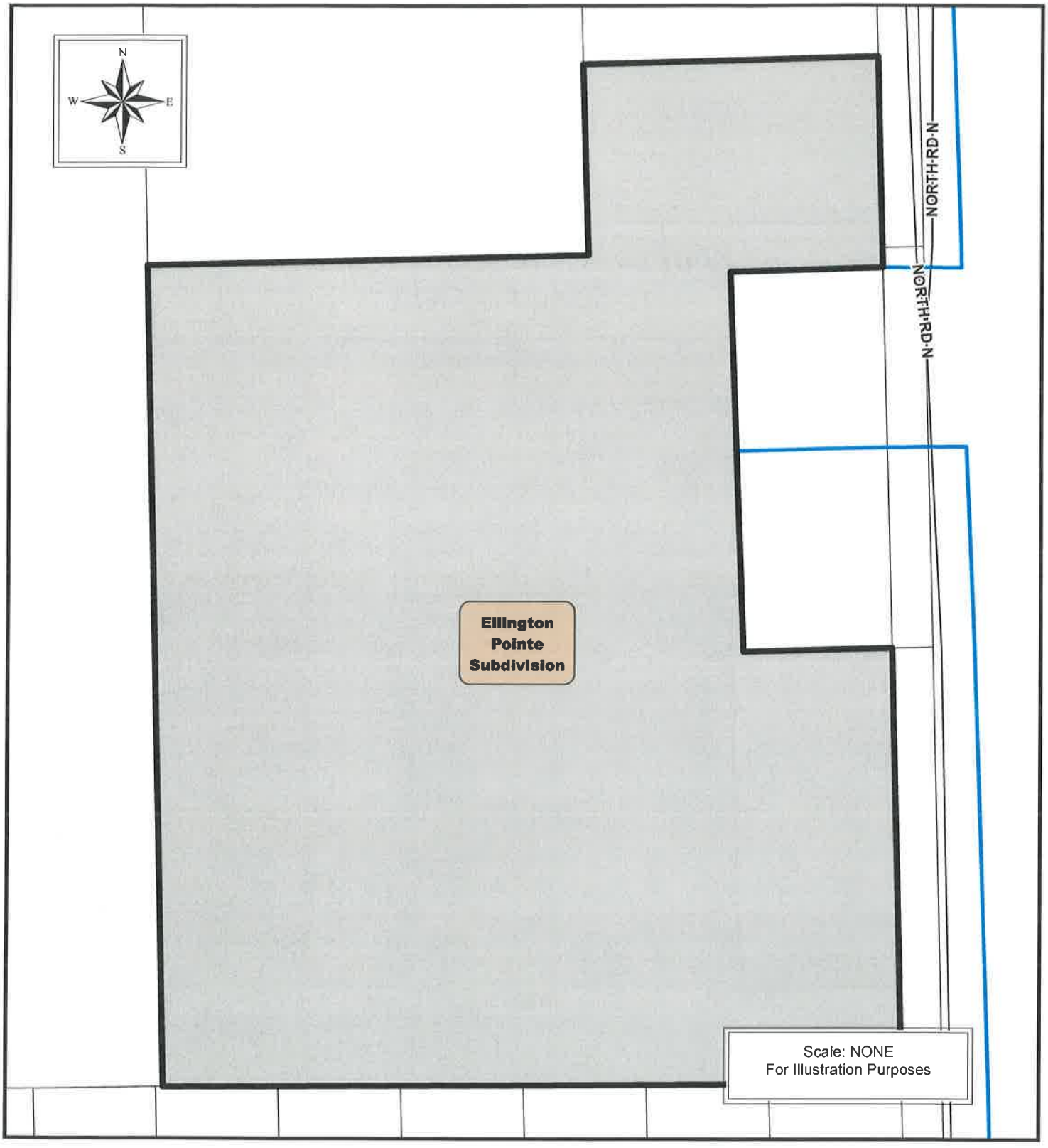
Phone (308) 385-5240

P.O. BOX 1968 - CITY HALL
GRAND ISLAND, NEBRASKA 68802-1968

Fax (308) 385-5423

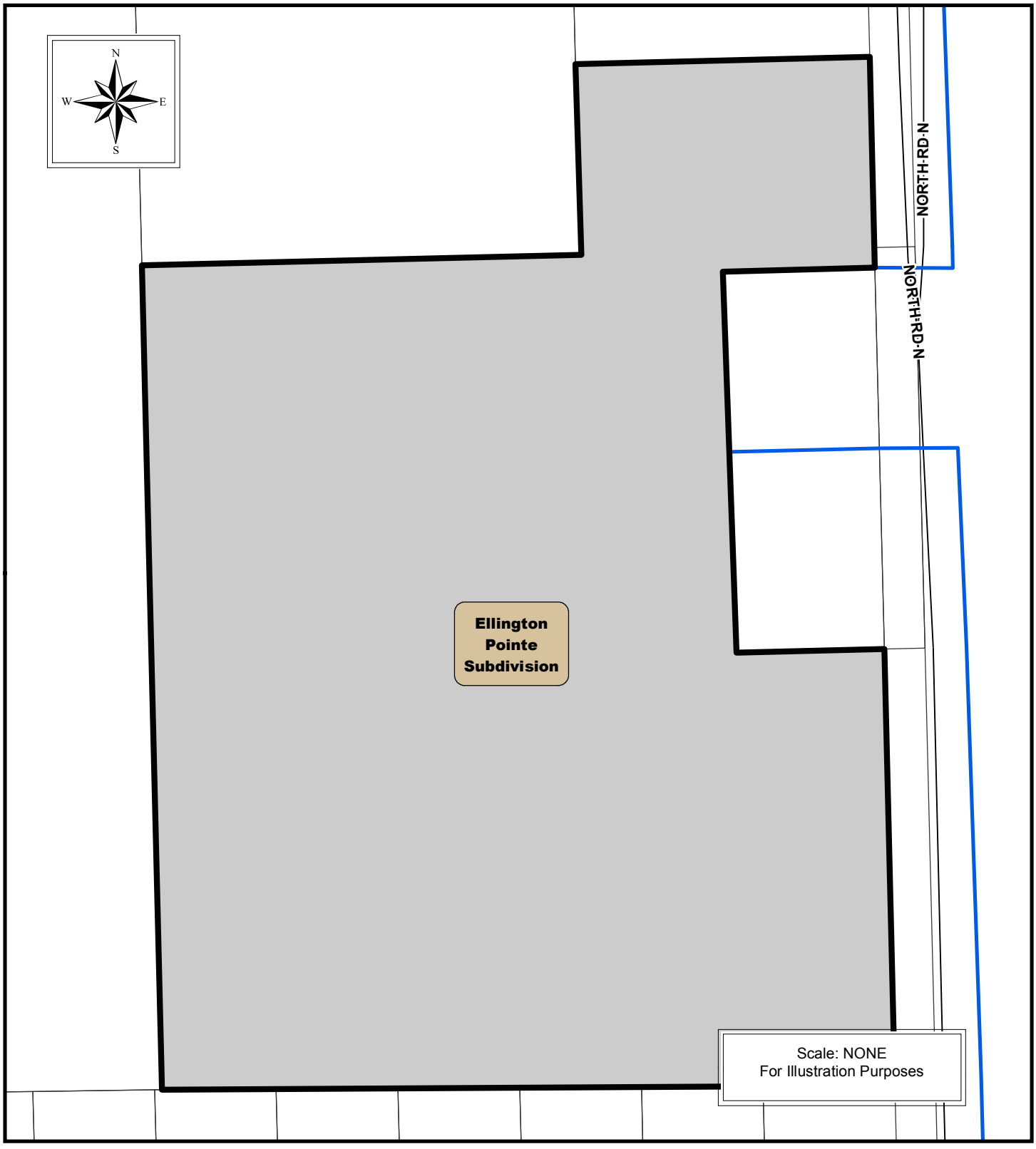
Name	Acres	Lots	Legal Description
Ellington Pointe Subdivision	14.19	41 lot + 1 outlot	4. A Tract of Land Consisting of all of Lot 2 Hanover Second Subdivision, all of Lots 2 and 4 of Hanover Third Subdivision all in Grand Island, Hall County, Nebraska. Located south of 13th Street and west of North Road. The preliminary plat is 41 lots and 1 out on 14.19 acres. The final plat is 41 lots and 1 outlot. The property is zoned R3-Medium Density Residential and R1-Suburban Density Residential.

PROPOSED SUBDIVISION LOCATION MAP



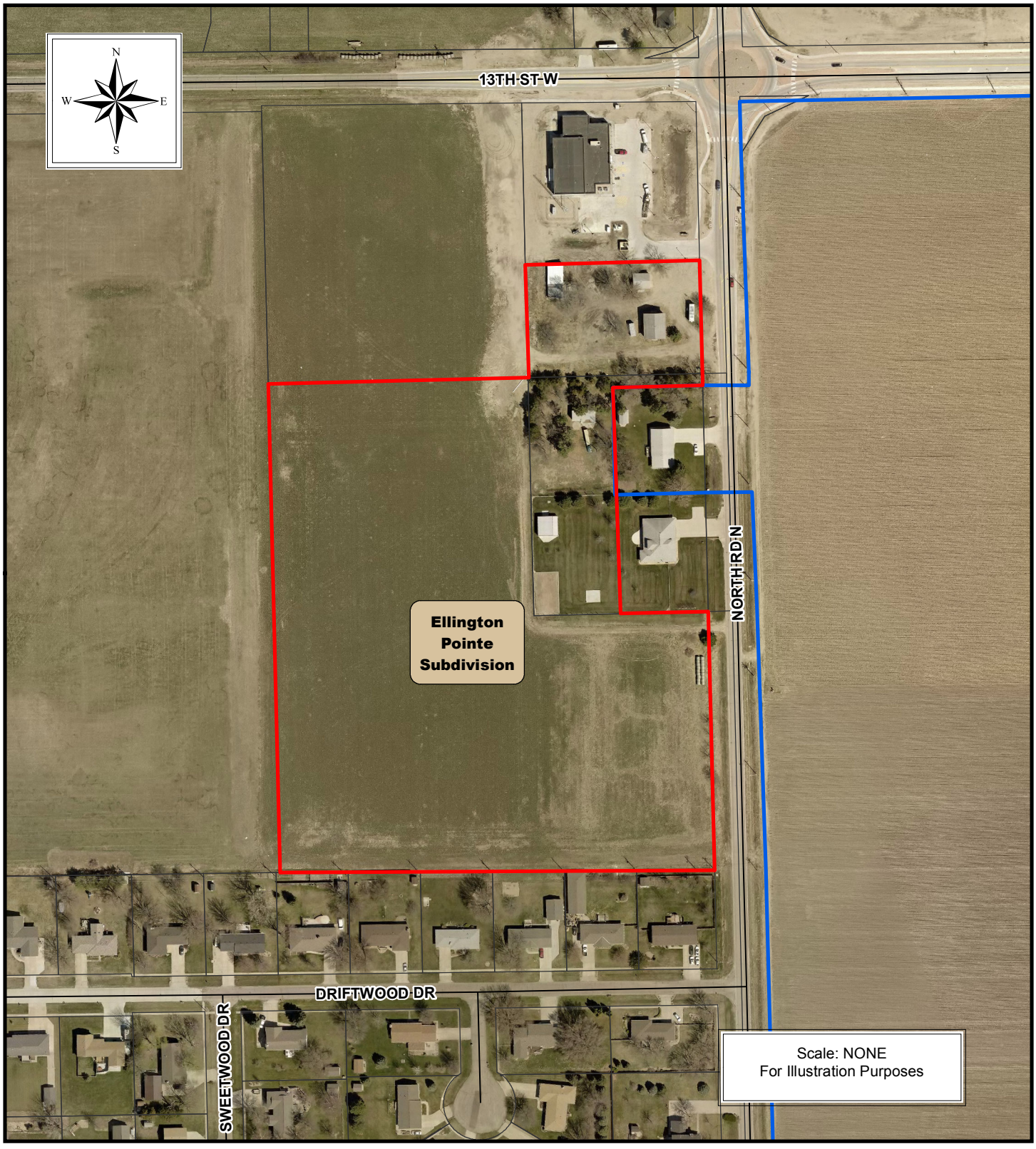
THE REGIONAL PLANNING COMMISSION of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska

PROPOSED SUBDIVISION
LOCATION MAP



THE REGIONAL PLANNING COMMISSION of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska

PROPOSED SUBDIVISION
AERIAL MAP



THE REGIONAL PLANNING COMMISSION of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska

Hall County Regional Planning Commission
SUBDIVISION APPLICATION

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting. Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name Perserverence LLC, Huff Properties LLC, Andrew Eiler

Address 4801 West Chapman Rd.

City Grand Island, State NE Zip 68503

Phone (308) 380-9665

Attach additional information as necessary for all parties listed as an owner on the plat and any other party such as: partners, Deed of Trust holders, etc…

All owners, lien holder's etc… will be required to sign the dedication certificate on the final plat.

As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By: Terry A Brown
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Initial Point Surveying / Alfred Benesch & Company

Address 1207 Allen Drive

City Grand Island, State NE Zip 68803

Phone (308) 384-1032

Surveyor/Engineer Name Brent Cyboron LS /Terry Brown PE License Number 727/8731

SUBDIVISION NAME: Ellington Pointe

Please check the appropriate location

✓ Grand Island City Limits
___ 2 Mile Grand Island Jurisdiction
___ Hall County
___ City of Wood River or 1 Mile Jurisdiction
___ Alda or 1 Mile Jurisdiction
___ Cairo or 1 Mile Jurisdiction
___ Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

✓ Preliminary Plat
✓ Final Plat
___ Administrative Plat (Grand Island, Alda, Doniphan, and Cairo)

Number of Lots 41 + 1 outlot

Number of Acres 14 Acres

Checklist of things Planning Commission Needs

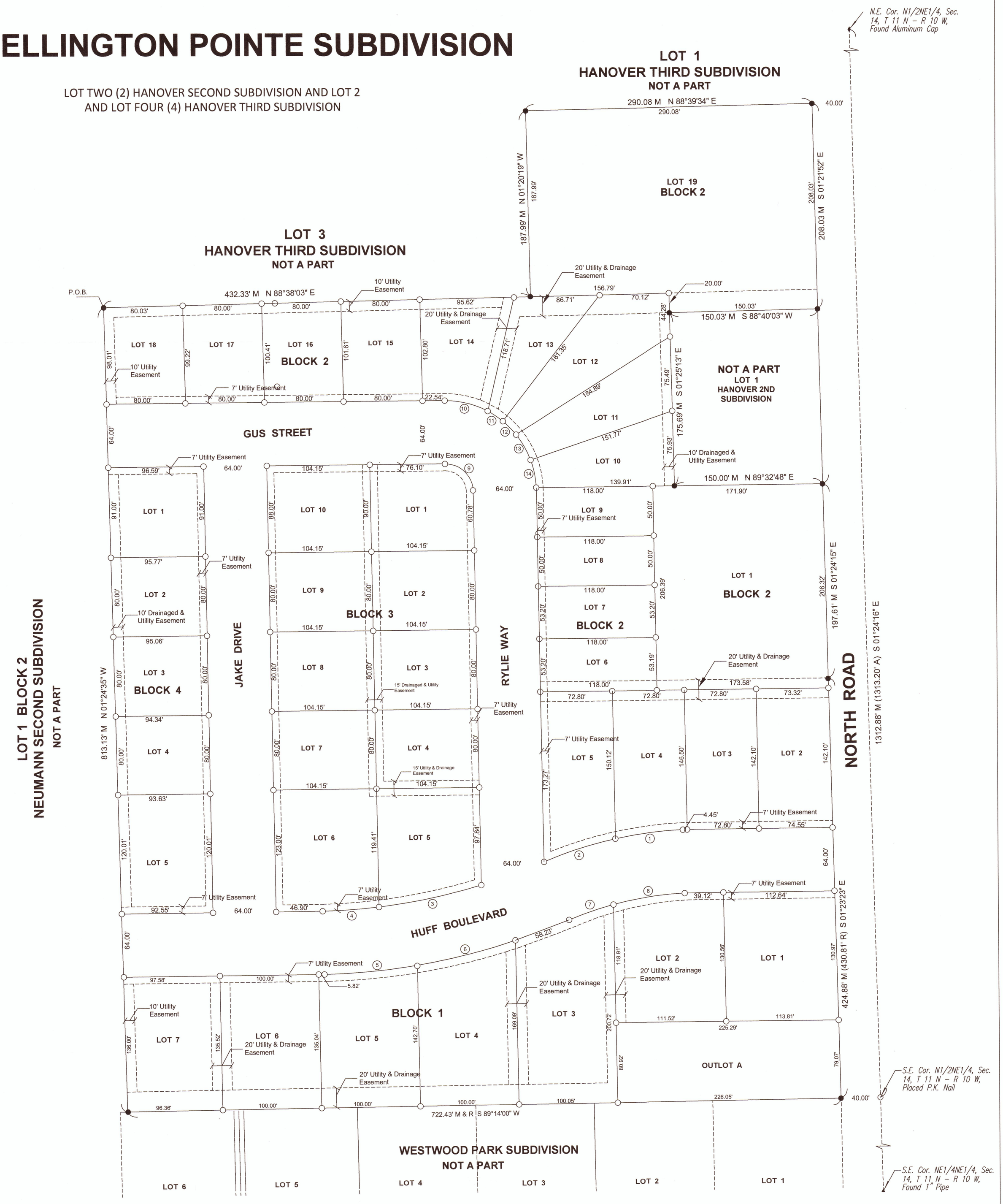
10 10 + 15 copies if in City limits or the two mile jurisdiction of Grand Island
___ 5 + 15 copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
___ 5 copies if Administrative Plat
✓ Closure Sheet
___ Utilities Sheet
✓ Receipt for Subdivision Application Fees in the amount of $ $1,015 + $830 = $1,845

Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Department call (308) 384-3341.

FEE SCHEDULE ON REVERSE SIDE

ELLINGTON POINTE SUBDIVISION

LOT TWO (2) HANOVER SECOND SUBDIVISION AND LOT 2
AND LOT FOUR (4) HANOVER THIRD SUBDIVISION



LEGAL DESCRIPTION

A Tract of land consisting of Lot Two (2) Hanover Second Subdivision and Lot Two (2) and Lot Four (4) Hanover Third Subdivision, In the City of Grand Island, Hall County, Nebraska, more particularly described as follows:

Commencing at the Northwest Corner of Lot Four (4) Hanover Third Subdivision, Said point being the Point of Beginning; Thence N 88°38'03" E along the North line Lot Four (4) Hanover Third Subdivision, a distance of Four Hundred Thirty Two and Thirty Three Hundredths (432.33') Feet; Thence N 01°20'19" W, a distance of One Hundred Eighty Eight and Nine Hundredths (188.09') feet; Thence N 88°39'34" E, a distance of Two Hundred Ninety and Eight Hundredths (290.08') feet; Thence S 01°21'52" E, a distance of Two Hundred Eight and Three Hundredths (208.03') feet; Thence S 88°40'03" W, a distance of One Hundred Fifty and Three Hundredths (150.03') feet; Thence S 01°25'13" E, a distance of One Hundred Seventy Five and Sixty Nine Hundredths (175.69') feet; Thence N 89°32'48" E, a distance of One Hundred Fifty (150.00') feet; Thence S 01°24'15" E, a distance of One Hundred Ninety Seven and Sixty One Hundredths (197.61') feet; Thence S 01°23'23" E, a distance of Four Hundred Twenty Four and Eighty One Hundredths (424.88') feet; Thence S 89°42'00" W, a distance of Seven Hundred Twenty Two and Forty Three Hundredths (722.43') feet; Thence N 01°24'35" W, a distance of Eight Hundred Thirteen and Seven Hundredths (813.07') feet to the Point of Beginning, Said tract contains a area of 618116.252 Square Feet or 14.190 Acres More or Less.

CURVE	DELTA	LENGTH	RADIUS	BEARING	CHORD
1	9°51'44"	68.85'	400.00	S 82°48'32" W	68.77'
2	10°54'07"	76.11'	400.00'	S 72°25'37" W	75.99'
3	10°08'40"	106.23'	600.00'	S 78°06'07" W	106.09'
4	5°28'37"	57.35'	600.00'	S 85°54'45" W	57.33'
5	8°09'31"	94.55'	664.00'	S 84°34'17" W	94.47'
6	8°51'55"	102.74'	664.00'	S 76°03'33" W	102.64'
7	8°07'07"	47.61'	336.00'	S 71°02'08" W	47.57'
8	12°29'02"	73.21'	336.00'	S81°20'14" W	73.07'
9	88°49'31"	43.45'	28.00'	S 46°34'55" E	39.19'
10	28°10'39"	45.24'	92.00'	S 76°07'48" E	44.79'
11	11°27'34"	18.40'	92.00'	S 56°19'04" E	18.37'
12	11°57'15"	19.19'	92.00'	S 44°36'56" E	19.16'
13	18°25'35"	29.59'	92.00'	S 29°25'45" E	29.46'
14	17°49'15"	28.68'	92.00'	S 11°18'32" E	28.50'

CURVE TABLE

SURVEYORS CERTIFICATE

I hereby certify that to the best of my knowledge and belief, the accompanying plat is from an accurate survey of the described property made under my supervision.

Brent D. Cyboron Reg Land Surveyor LS - 727

INITIAL POINT SURVEYING LLC
410 S. Webb Rd.; Suite 4B
Grand Island, NE 68803
308-383-6754 Cell
308-675-4141 Office

Legend

- ● - Corner Found 1/2" Pipe Unless Otherwise Noted
- ○ - 1/2 Rebar Placed W/Survey Cap Unless Otherwise Noted
- ◐ - Temporary Point

All Distances on Curves are Chord Distance
R - Recorded Distance
M- Measured Distance

SUBDIVISION INFORMATION

OWNER: Perseverance LLC & Andrew J. Eiler & City of Grand Island
PROPOSED LAND USE: Residential Development
TOTAL LOTS: 41 Residential Lots
1 Outlot
ENGINEER: Terry Brown E-8731 Alfred Benesch & Company
SURVEYOR: Brent Cyboron LS-727 Initial Point Surveying LLC

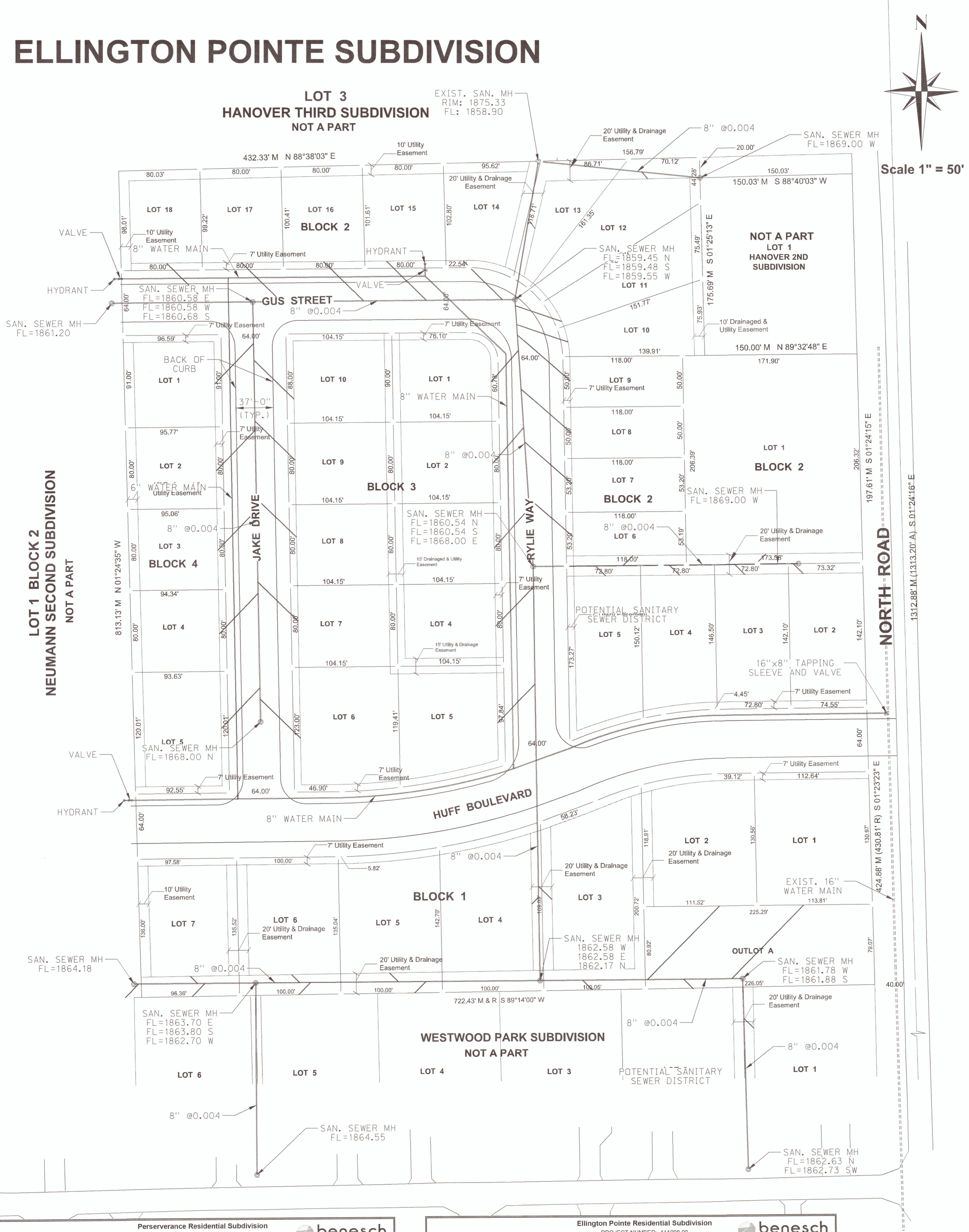
LOCATION: PART OF LOT TWO (2) HANOVER SECOND SUBDIVISION AND LOT TWO (2) AND LOT FOUR (4) HANOVER THIRD SUBDIVISION

TITLE: PRELIMINARY PLAT

SCALE AT A3:	DATE:	DRAWN:	PAGE:
1" = 50'	6/10/19	Brent C.	1 OF 3
BENESCH PROJECT NO: 111908.00	DRAWING NO: 19-002		REVISION: 7/3/19 10/17/19

LOT TWO (2) HANOVER SECOND SUBDIVISION AND LOT 2
AND LOT FOUR (4) HANOVER THIRD SUBDIVISION

ELLINGTON POINTE SUBDIVISION



Perserverance Residential Subdivision
PROJECT NUMBER: 111908.00
DETENTION REQUIREMENTS
Proposed basin pre-North Road Improvements

benesch engineers · scientists · planners

PURPOSE: To develop detention volume required based on Design Engineer's Calculations.
PRECIPITATION ZONE: 1 (1 for Grand Island)
TIME OF CONCENTRATION: 10 Min.

25 YEAR UNDEVELOPED FLOWS

DESIGN STORM	25	YR.
RAINFALL INTENSITY	6.90	in/hr
DRAINAGE AREA	13.00	Ac.
COEFFICIENT 'C'	0.20	

25 YEAR DEVELOPED NONDETAINED FLOWS

DESIGN STORM RUNOFF		25	YR.
RAINFALL INTENSITY		6.90	in/hr
DRAINAGE AREA		1.00	Ac.
COEFFICIENT 'C' (COMPOSITE)		0.54	
Building	0.90	0.00	Ac.
Green Space	0.35	1.15	Ac.
Pavement	0.9	0.15	Ac.

DETAINED AREA

DRAINAGE AREA		12.00	Ac.
COEFFICIENT 'C' (COMPOSITE)		0.39	
Building	0.90	0.00	Ac.
Green Space	0.3	9.85	Ac.
Pavement	0.9	1.85	Ac.

25 YEAR UNDEVELOPED FLOW	17.94	CFS
25 YEAR DEVELOPED NONDETAINED FLOW	3.71	CFS
MAX. ALLOWABLE RELEASE RATE	14.23	CFS
ADJUSTED RELEASE RATE	**14.23**	**CFS**

STORAGE VOLUME REQUIRED:	12,121	CF	0.28 Ac-ft
STORAGE VOLUME PROVIDED:	29,601	CF	0.68 Ac-ft

Ellington Pointe Residential Subdivision
PROJECT NUMBER: 111908.00
DETENTION REQUIREMENTS
Proposed basin

benesch engineers · scientists · planners

PURPOSE: To develop detention volume required based on Design Engineer's Calculations.
PRECIPITATION ZONE: 1 (1 for Grand Island)
TIME OF CONCENTRATION: 10 Min.

25 YEAR UNDEVELOPED FLOWS

DESIGN STORM	25	YR.
RAINFALL INTENSITY	6.90	in/hr
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25 YEAR DEVELOPED NONDETAINED FLOWS

DESIGN STORM RUNOFF		25	YR.
RAINFALL INTENSITY		6.90	in/hr
DRAINAGE AREA		1.00	Ac.
COEFFICIENT 'C' (COMPOSITE)		0.54	
Building	0.90	0.00	Ac.
Green Space	0.35	1.15	Ac.
Pavement	0.9	0.15	Ac.

DETAINED AREA

DRAINAGE AREA		12.00	Ac.
COEFFICIENT 'C' (COMPOSITE)		0.51	
Building	0.90	1.85	Ac.
Green Space	0.35	8.00	Ac.
Pavement	0.9	1.85	Ac.

25 YEAR UNDEVELOPED FLOW	17.94	CFS
25 YEAR DEVELOPED NONDETAINED FLOW	3.71	CFS
MAX. ALLOWABLE RELEASE RATE	14.23	CFS
ADJUSTED RELEASE RATE	**14.23**	**CFS**

STORAGE VOLUME REQUIRED:	21,664	CF	0.50 Ac-ft
STORAGE VOLUME PROVIDED:	29,601	CF	0.68 Ac-ft

INITIAL POINT SURVEYING LLC
410 S. Webb Rd.; Suite 4B
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PART OF LOT TWO (2) HANOVER SECOND SUBDIVISION AND A PART OF LOT FOUR (4) HANOVER THIRD SUBDIVISION

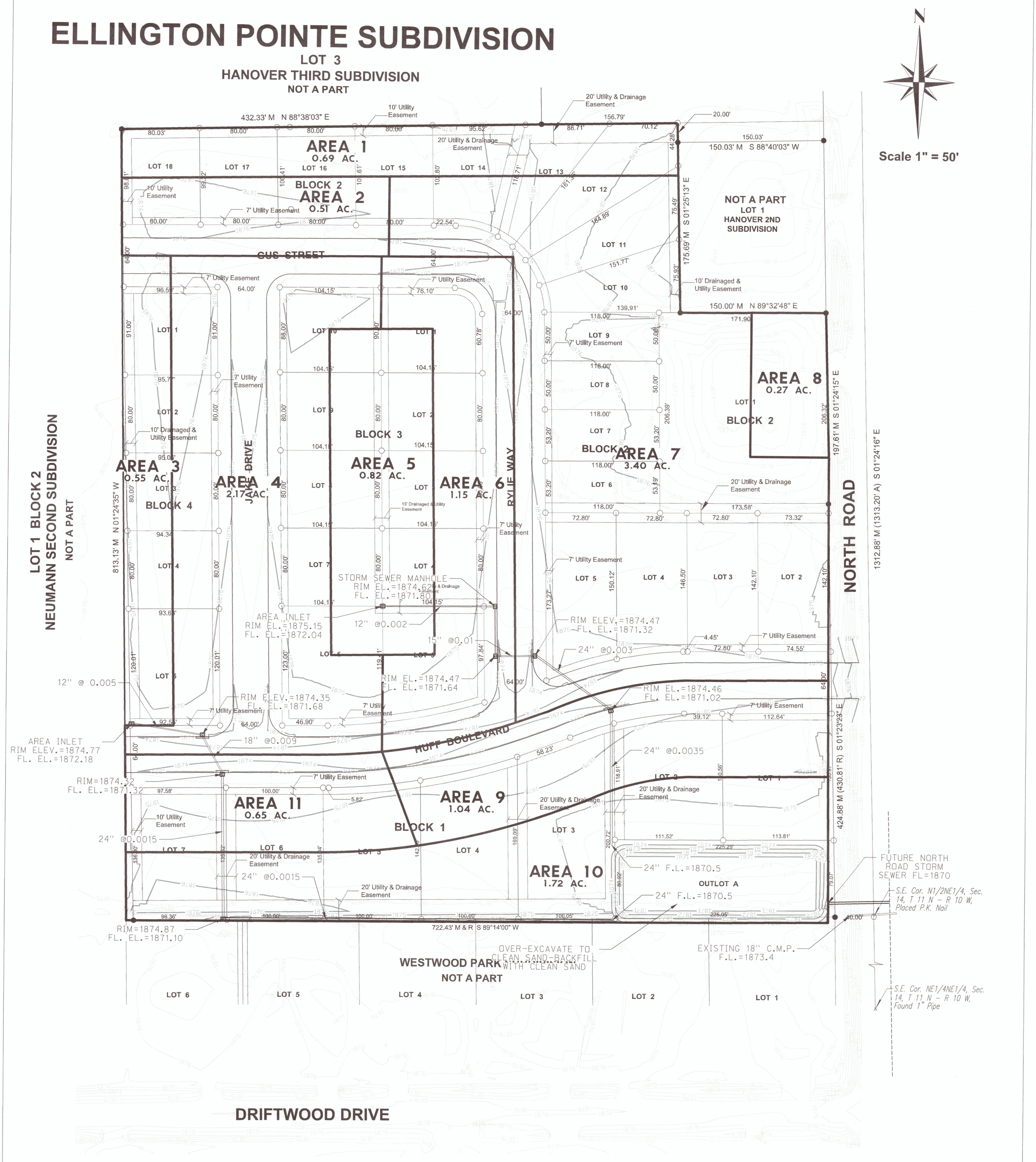
UTILITY PLAN

1" = 50'	10/17/19	Mike H.	2 OF 3
111908.00	19-002		

LOT TWO (2) HANOVER SECOND SUBDIVISION AND LOT 2
AND LOT FOUR (4) HANOVER THIRD SUBDIVISION

ELLINGTON POINTE SUBDIVISION

LOT 3
HANOVER THIRD SUBDIVISION
NOT A PART



DRAINAGE COMPUTATIONS

Project #: 111908
Project: Ellington Pointe

Computation Date: 6/13/2019
Location: Grand Island, NE

Precipitation Zone: 1
Storm Frequency: 5

Checked by: TAB
Computed by: MH

benesch
engineers · scientists · planners

SECTION See Map for Location	TRIB. AREA Acres	RUN-OFF COEFF. "C"	Δ AC Acres	Σ AC Acres	TIME TO BEGINNING Min.	Calculated Pipe Size Required	RAINFALL INTENSITY In./Hr.	TOTAL RUN-OFF Q=ΣΣ AC C.F.S.	SECTION SLOPE Ft./Ft.	SECTION LENGTH Ft.	SECTION SIZE In.	FULL SECTION CAPACITY C.F.S.	FULL SECTION VELOCITY F.P.S.	TIME IN SECTION Min.	REMARKS
1	0.69	0.30	0.21	0.21	10.0		5.00	1.04							Offsite
8	0.27	0.35	0.09	0.09	10.0		5.00	0.47	0.0300						Offsite
3	0.55	0.35	0.19	0.19	10.0	8.36	5.00	0.96	0.0050	100	10	1.55	2.85	0.59	Area Inlet to Curb Inlet
2	0.51	0.47	0.24												
4	2.17	0.47	1.03	1.46	10.6	15.91	4.91	7.19	0.0090	40	18	9.99	5.65	0.12	Curb Inlet to Curb Inlet
11	0.65	0.47	0.31	1.77	10.7	23.87	4.89	8.66	0.0015	450	24	8.79	2.80	2.68	Curb Inlet to Detention Cell
5	0.82	0.35	0.29	0.29	10.0	11.53	5.00	1.44	0.0020	200	12	1.60	2.03	1.64	Area Inlet to Curb Inlet
															Combined with area 6
6	1.15	0.47	0.55	0.83	12.0	12.95	4.70	3.91	0.0080	40	15	5.79	4.72	0.14	Curb Inlet to Curb Inlet
7	3.40	0.47	1.60	2.43	12.1	23.22	4.68	11.37	0.0030	50	24	12.42	3.95	0.21	Curb Inlet to Curb Inlet
9	1.04	0.35	0.36	2.79	13.4	23.41	4.49	12.56	0.0035	150	24	13.42	4.27	0.59	Curb Inlet to Detention Cell
10	1.72	0.35	0.60	0.60	10.0		5.00	3.01							To Detetion Cell

GROUNDWATER INFORMATION

Data from 13th Street & North Road

Record High: 1870.4 - 1984
2019 High: 1864.75 - 4/1/19
Minimum Basement Floor Elevation: 1871.0
Finished Floor Elevation House w/Basement: 1879.0

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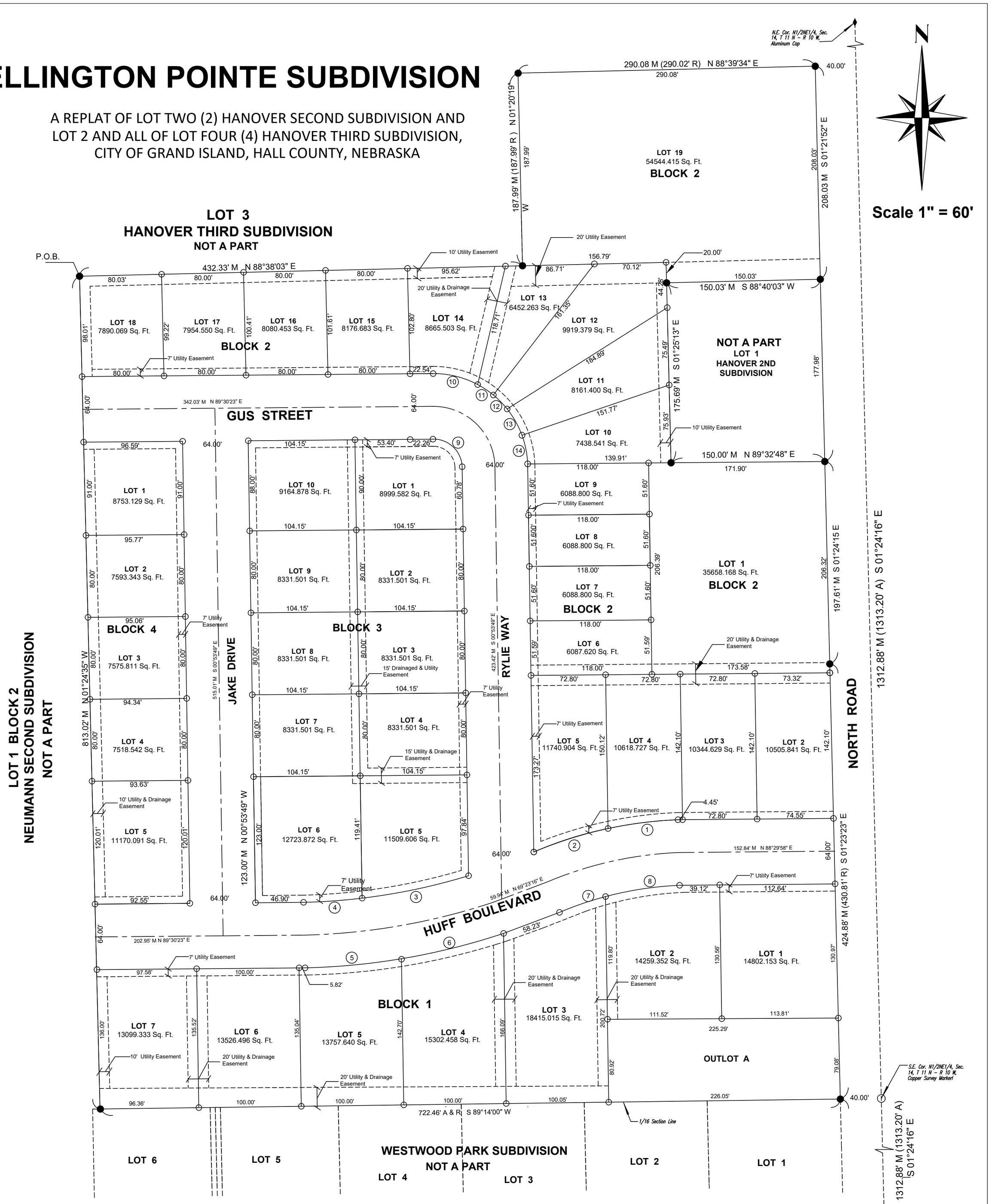
DRAINAGE/GRADING PLAN

1" = 50'	10/17/19	Mike H.	3 OF 3
111908.00	19-002		

ELLINGTON POINTE SUBDIVISION

A REPLAT OF LOT TWO (2) HANOVER SECOND SUBDIVISION AND
LOT 2 AND ALL OF LOT FOUR (4) HANOVER THIRD SUBDIVISION,
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA



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Legend

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- ○ - 1/2 Rebar Placed W/Survey Cap Unless Otherwise Noted
- ◐ - Temporary Point

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SUBDIVISION INFORMATION

OWNER: Perseverance LLC & Andrew J. Eiler & City of Grand Island
PROPOSED LAND USE: Residential Development
TOTAL LOTS: 41 Residential Lots
1 Outlots
ENGINEER: Terry Brown E-8731 Alfred Benesch & Company
SURVEYOR: Brent Cyboron LS-727 Initial Point Surveying LLC

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LOCATION: TWO (2) HANOVER SECOND SUBDIVISION AND LOT 2 & LOT FOUR (4) HANOVER THIRD SUBDIVISION

TITLE: ELLINGTON POINTE FINAL PLAT

SCALE AT A3:	DATE:	DRAWN:	PAGE:
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