



Hall County Regional Planning Commission

Wednesday, July 1, 2020

Regular Meeting

Item J2

Preliminary and Final Plat - Northwest Gateway Subdivision

Staff Contact:

**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 _____

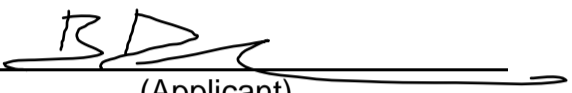
Address _____

City _____, State _____ Zip _____

Phone _____

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

All owners, lien holders, 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:  Date: _____
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm _____

Address _____

City _____, State _____ Zip _____

Phone _____

Surveyor/Engineer Name _____ License Number _____

SUBDIVISION NAME: _____

Please check the appropriate location

- ☐ Grand Island City Limits or ETJ
- ☐ The City of Grand Island 2-Mile Grand Island Jurisdiction
- ☐ The City of Wood River or 1 Mile Jurisdiction
- ☐ Village of Alda or 1 Mile Jurisdiction
- ☐ Village of Cairo or 1 Mile Jurisdiction
- ☐ Village of Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- ☐ Preliminary Plat
- ☐ Final Plat

Number of Lots _____

Number of Acres _____

Checklist of things Planning Commission Needs

- ☐ AutoCAD file (Scaled 1:100) and a PDF sent to rashadm@grand-island.com
- ☐ 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.
- ☐ Closure Sheet
- ☐ Utilities Sheet
- ☐ Receipt for Subdivision Application Fees in the amount of \$_____

*** 15 Pages are to be printed on 11X17, larger sizes maybe requested if needed**

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) 385-5240.

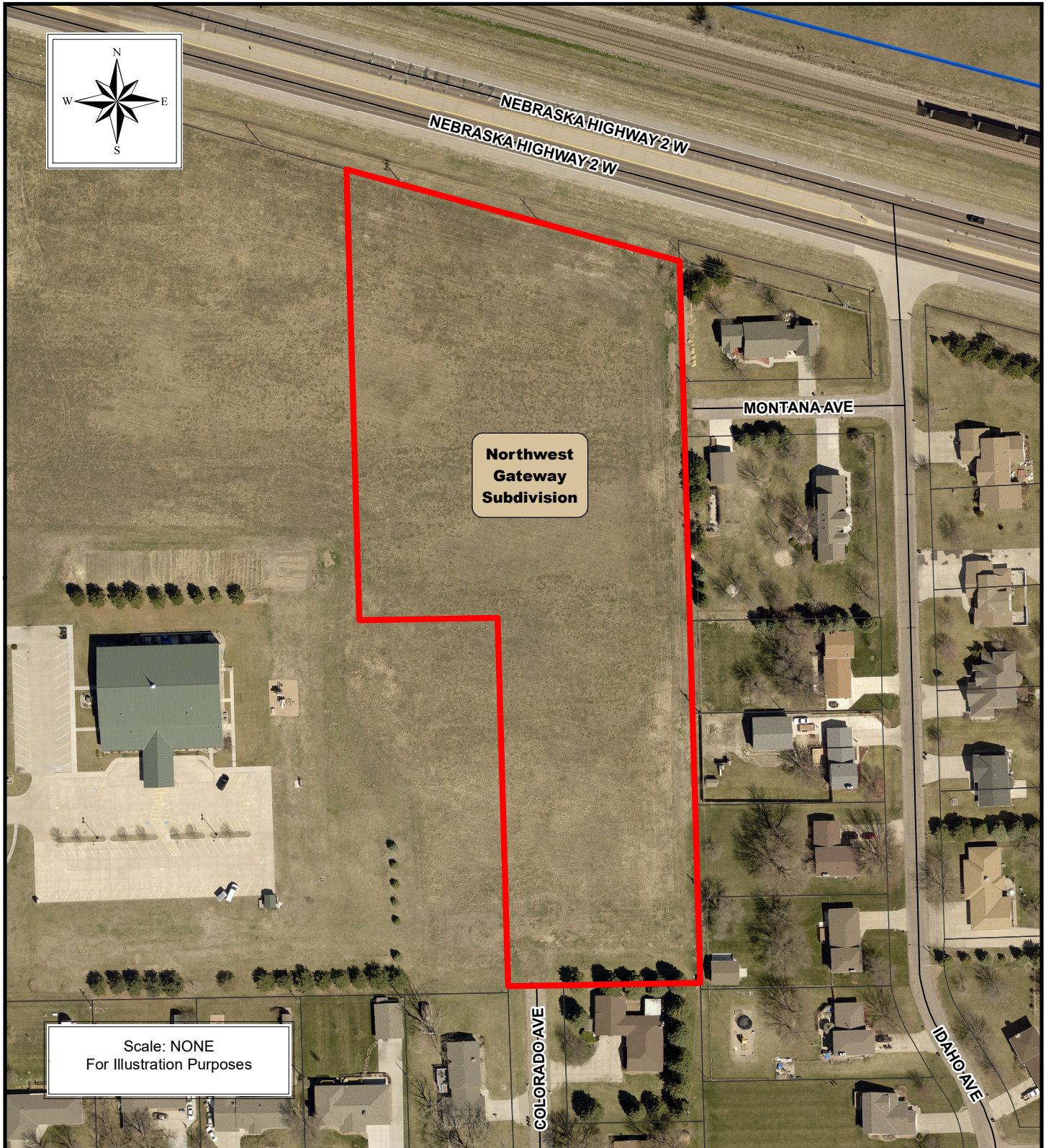
REGIONAL PLANNING COMMISSION FEES AND CHARGES
Effective October 1, 2019

Service or Product		Fee
Category 2. Subdivision:		
a. Preliminary Plat		\$ 450.00 + \$15.00/lot
b. Final Plat	(Grand Island and 2 mile limit)	\$ 470.00 + \$10.00/lot
	(Elsewhere in region)	\$ 420.00** + \$10.00/lot
c. Plat Vacation		\$275.00
d. Administrative Subdivisions		\$55.00

** An additional \$50.00 fee is charged in the Villages of Alda, and Doniphan payable to the pertaining clerk's office.

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) 385-5240.

PROPOSED SUBDIVISION AERIAL MAP



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

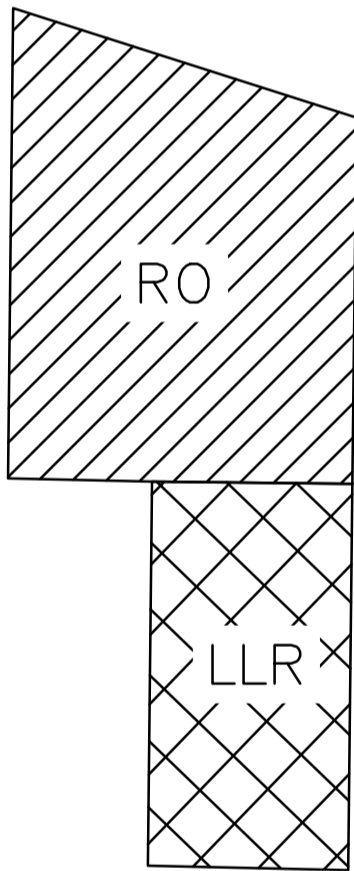
NORTHWEST GATEWAY
SUBDIVISION
PRELIMINARY PLAT
JUNE 2020

SHEET 1 OF 3
LOT LAYOUT

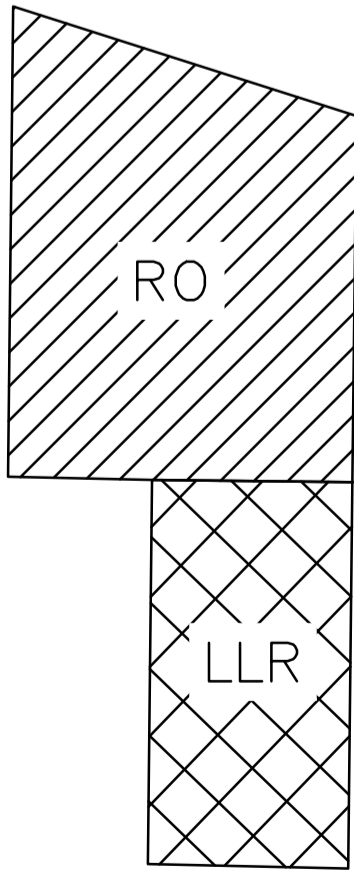
SUBDIVISION AREA = 5.51 ACRES

LOT USAGE
15 LOTS

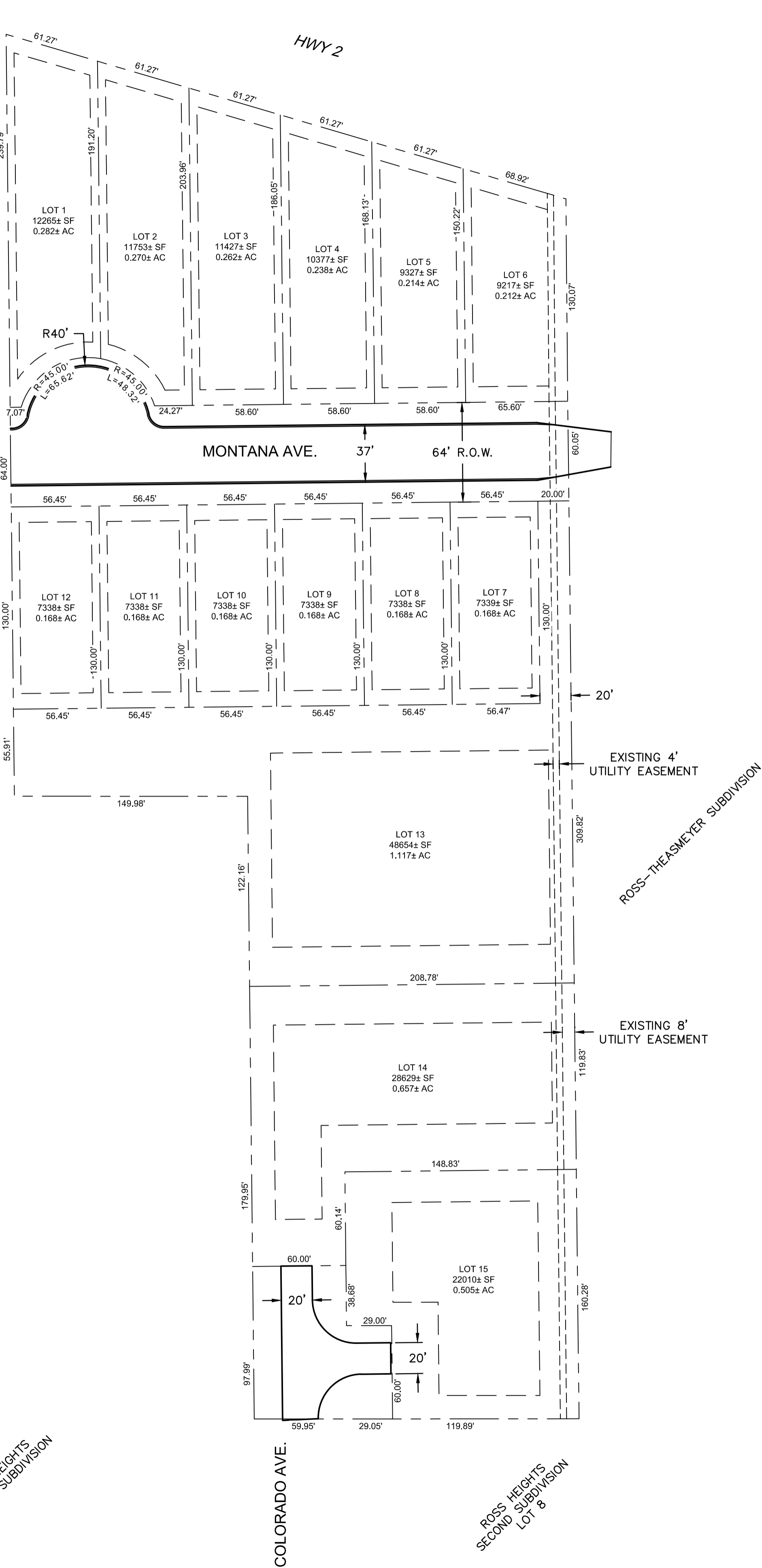
ENGINEER/LAND SURVEYOR
OLSSON
201 E. 2ND ST.
GRAND ISLAND, NE 68801



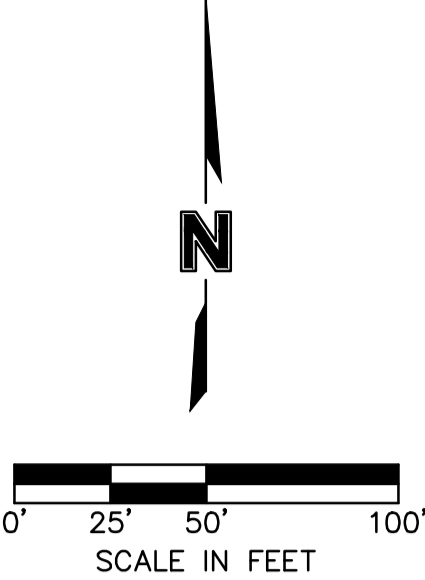
EXISTING ZONING



PROPOSED ZONING



- PHASING BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- FLOOD PLAIN ZONE BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- MEASURED DISTANCE
- RECORDED DISTANCE
- FOUND PROPERTY CORNER



olsson

201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
www.olsson.com

LOT LAYOUT		NORTHWEST GATEWAY PRELIMINARY PLAT		GRAND ISLAND, NEBRASKA	
REV. NO.	DATE	REV. NO.	DATE	2020	
REVISIONS DESCRIPTION		REVISIONS			

drawn by: SMG

checked by: BJD

approved by: BJD

QA/QC by: MMR

project no.: 020-0553

drawing no.: 06.19.20

date: 06.19.20

SHEET

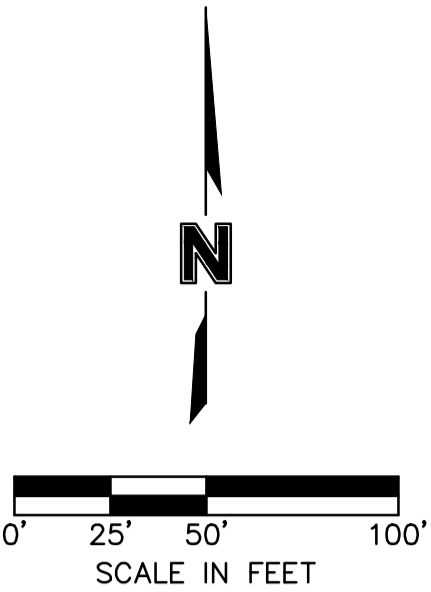
1 of 3

SHEET 2 OF 3
UTILITY LAYOUT

<div style="display: flex; justify-content: space-between; align-items: center;"> <div> <p>drawn by: _____ SMG</p> <p>checked by: _____ BJD</p> <p>approved by: _____ BJD</p> <p>QA/QC by: _____ MMR</p> <p>project no.: _____ 020-0553</p> <p>drawing no.: _____</p> <p>date: _____ 06.19.20</p> </div> <div style="text-align: right;"> <p>2020</p> </div> </div>		<div style="display: flex; justify-content: space-between; align-items: center;"> <div> <p>UTILITY LAYOUT</p> </div> <div> <p>REV. NO.</p> </div> <div> <p>DATE</p> </div> <div> <p>REVISIONS DESCRIPTION</p> </div> </div>			
<div style="display: flex; justify-content: space-between; align-items: center;"> <div> <p>NORTHWEST GATEWAY PRELIMINARY PLAT</p> </div> <div> <p>REV. NO.</p> </div> <div> <p>DATE</p> </div> <div> <p>REVISIONS DESCRIPTION</p> </div> </div>					
<div style="display: flex; justify-content: space-between; align-items: center;"> <div> <p>GRAND ISLAND, NEBRASKA</p> </div> <div> <p>REV. NO.</p> </div> <div> <p>DATE</p> </div> <div> <p>REVISIONS DESCRIPTION</p> </div> </div>		<div style="display: flex; justify-content: space-between; align-items: center;"> <div> <p>2020</p> </div> <div> <p>REV. NO.</p> </div> <div> <p>DATE</p> </div> <div> <p>REVISIONS DESCRIPTION</p> </div> </div>			

SHEET 3 OF 3
GRADING / DRAINAGE LAYOUT

POST-DEVELOPMENT D:
C= 0.4
INTENSITY= 4 IN/HR
AREA= 2.9 ACRES
Q= 4.6 CFS



olson

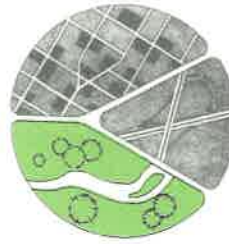
201 East 2nd Street
Grand Island, NE 68801 TEL 308.384.8750 www.olsson.com

[illegible]

GRADING / DRAINAGE LAYOUT	
NORTHWEST GATEWAY PRELIMINARY PLAT	
GRAND ISLAND, NEBRASKA	2020

Drawn by: SMG
 Checked by: BJD
 Approved by: BJD
 A/QC by: MMR
 Project no.: 020-0553
 Drawing no.: _____
 Date: 06.19.20

SHEET
of 3



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

June 17, 2020

Dear Members of the Board:

RE: Final Plat – Subdivision List.

For reasons of Section 19-923 Revised Statutes 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 July1, 2020** 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.

Name	Acres	Lots	Legal Description
nthem Subdivision	8.900	2	A Replat of Lot Twelve (12), Westgate Subdivision in The City Of Grand Island, Hall County, Nebraska
orthwest Gateway Subdivision	5.516	15	A Replat of All of Lot Two (2), HW Subdivision in The City Of Grand Island, Hall County, Nebraska.
ownview Subdivision	2.565	1	A Tract of Land Comprising a Part of the Southwest Quarter (SW1/4), Section Twenty Four (24), Township Twelve (12) North, Range Twelve (12) West of the 6 th P.M., Hall County, Nebraska



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

June 19, 2020

Dear Members of the Board:

RE: Final Plat – Subdivision List.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a **Final Plat for Fritz Third Subdivision**, 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 July 1, 2020** 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.

Name	Acres	Lots	Legal Description
ritz Third Subdivision	5.230	2	A Tract of Land Comprising all of Lots One (1) and Two (2), Fritz Second Subdivision, Hall County, Nebraska.