



City of Grand Island

Tuesday, February 23, 2021

Council Session

Item G-2

Approving Preliminary Plat for Copper Creek Estates Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity, AICP, Regional Planning Commission

Meeting: February 23, 2021

Subject: Copper Creek Estates Subdivision – Preliminary Plat

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

Background

This property is located south of Old Potash Highway and east of Engleman Rd in Grand Island, Nebraska (184 lots, 75.55 acres). This property is zoned R2 Low Density Residential and R3-SL – Medium Density-Small Lot Residential Zone.

Discussion

The preliminary plat for Copper Creek Estates Subdivision were considered at the Regional Planning Commission at the February 3, 2021 meeting.

A motion was made by Ruge and second by Rubio to approve preliminary plat for Copper Creek Estates Subdivision.

The motion was carried with eight members voting in favor (O'Neill, Ruge, Nelson, Doane, Olson, Monter, Rubio and Rainforth) with no members 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 final plat as presented.

Sample Motion

Move to approve as recommended.

Developer/Owner
Guarantee Group, LLC
PO Box 5916
Grand Island, NE 68802

To create

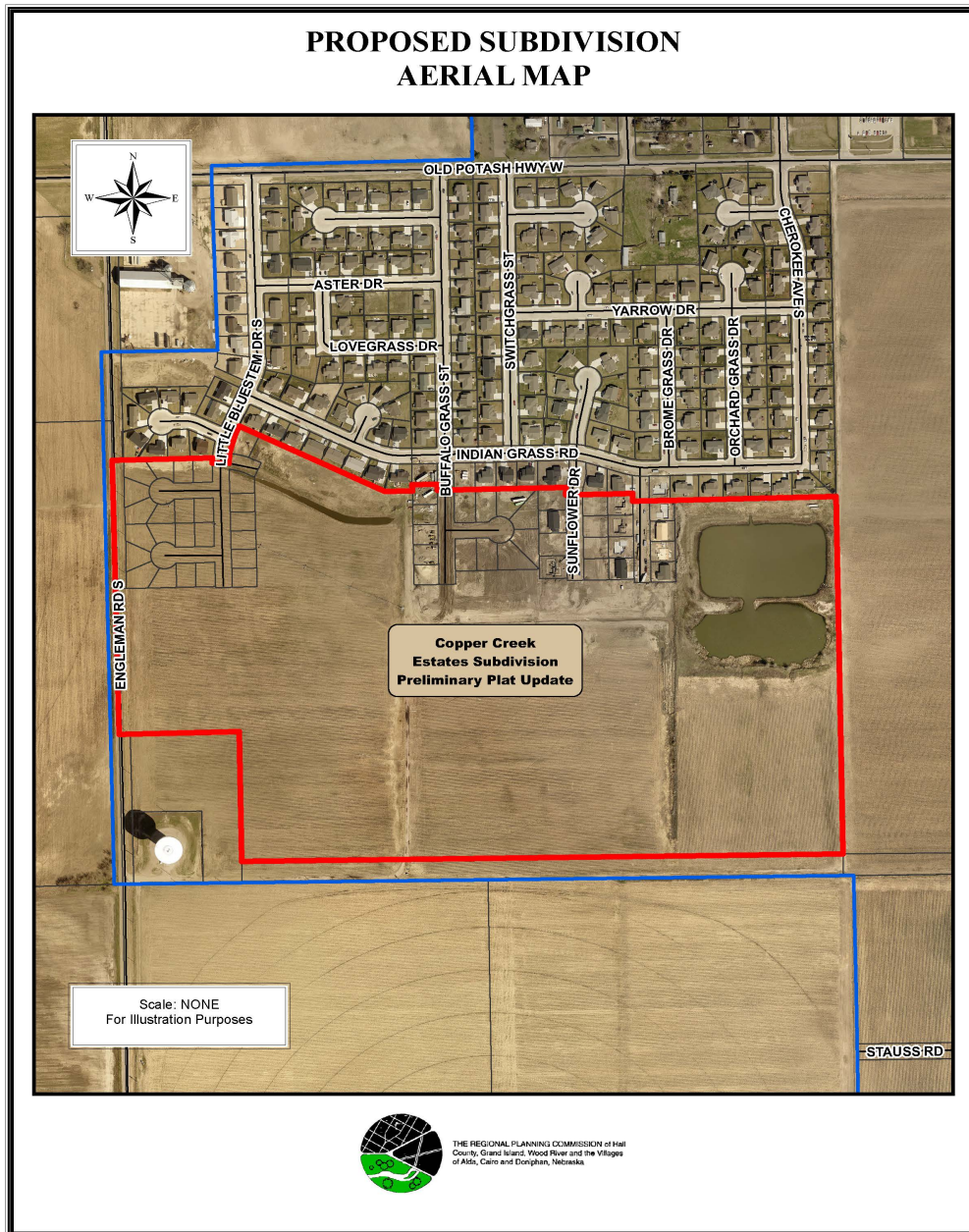
Size: Final Plat 184 lots, 75.5 Acres

Zoning: R2 Low Density Residential Zone to R3-SL Medium Density-Small Lot Residential Zone

Road Access: All new city streets proposed at 37' wide concrete curb and gutter.

Water: City Water is available to the subdivision and will be extended to serve all lots.

Sewer: City Sewer is available to the subdivision and will be extended to serve all lots.



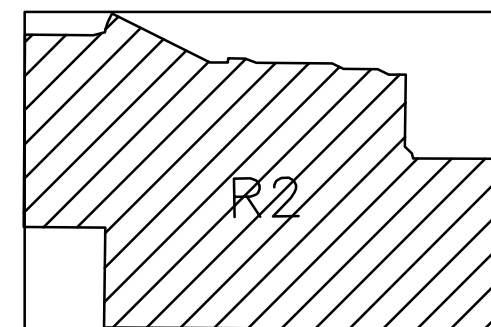
SHEET 1 OF 3
LOT LAYOUT

SUBDIVISION
AREA= 75.55 ACRES

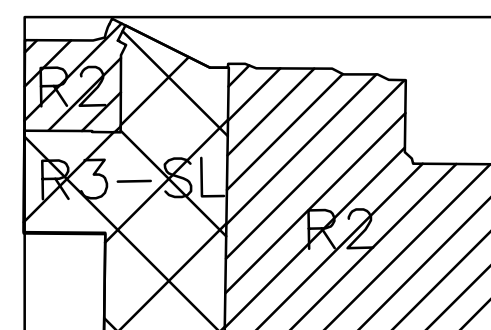
LOT USAGE
183 LOTS
1 OUTLOT

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

EXISTING ZONING




PROPOSED ZONING



CITY PROPERTY

CITY PROPERTY

=====	PHASING BOUNDARY
-----	PROPOSED PROPERTY LINE
-----	PROPOSED EASEMENT LINE
=====	FLOOD PLAIN ZONE BOUNDARY
-----	EXISTING PROPERTY LINE
-----	EXISTING EASEMENT LINE
-----	WATER MAIN
-----	SANITARY SEWER
-----	STORM SEWER
(M)	MEASURED DISTANCE
(R)	RECORDED DISTANCE
⊙	FOUND PROPERTY CORNER



0' 50' 100' 200'

SCALE IN FEET



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

[illegible]

LOT LAYOUT

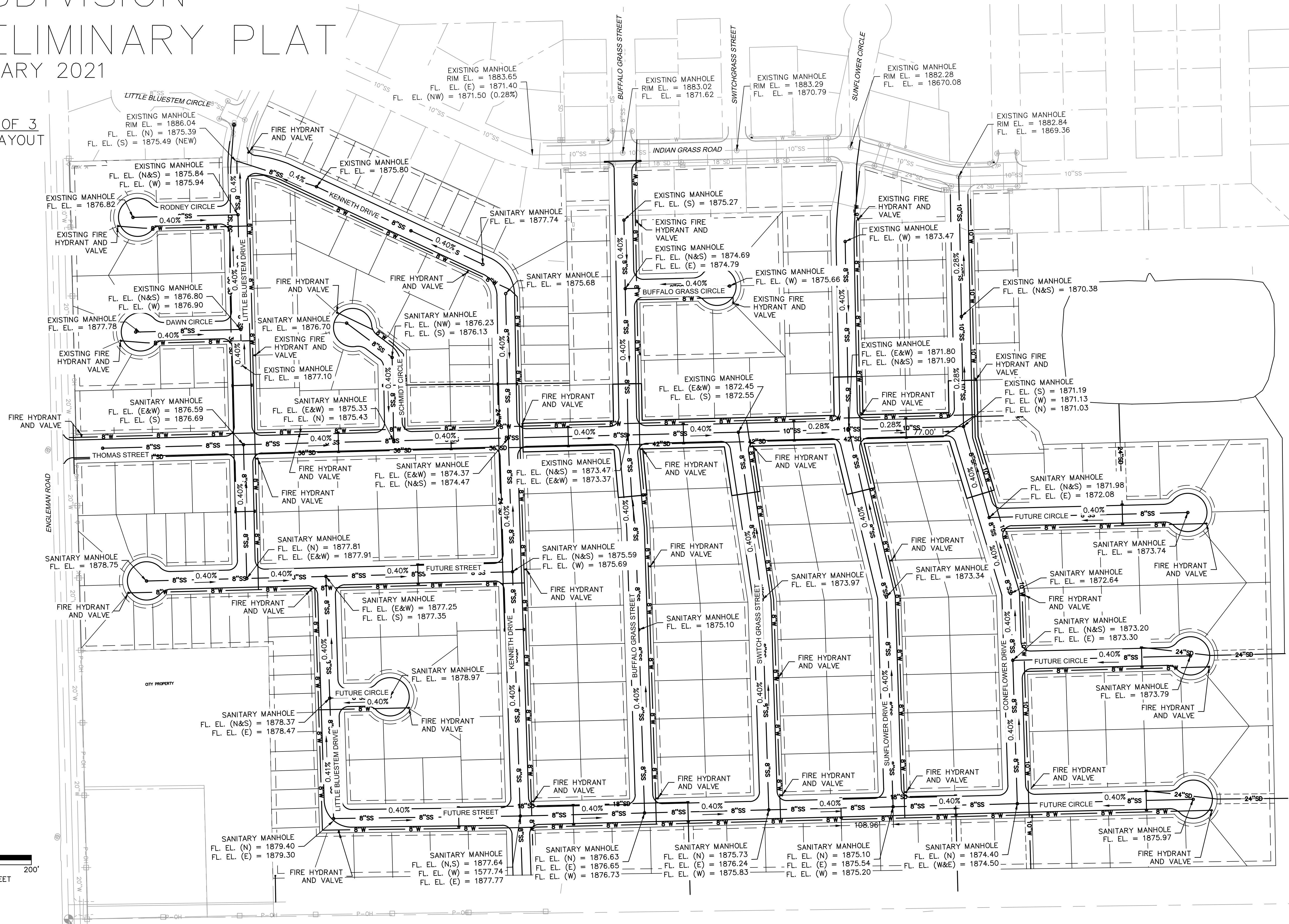
COPPER CREEK
PRELIMINARY PLAT

GRAND ISLAND, NEBRASKA

drawn by: SMG
checked by: BJD
approved by: BJD
QA/QC by: MMR
project no.: 018-0480
drawing no.: _____
date: 2.3.21

SHEET
of 3

SHEET 2 OF 3
UTILITY LAYOUT



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Grand Island, NE 68801 TEL 308.384.8750 www.olsson.com

drawn by: _____ SMG checked by: _____ SJD approved by: _____ SJD QA/QC by: _____ MMR project no.: _____ 018-0480 drawing no.: _____ date: _____ 2.3.21	UTILITY LAYOUT	REV. NO.	DATE	REVISIONS DESCRIPTION
	COPPER CREEK PRELIMINARY PLAT			
GRAND ISLAND, NEBRASKA		2021		REVISIONS

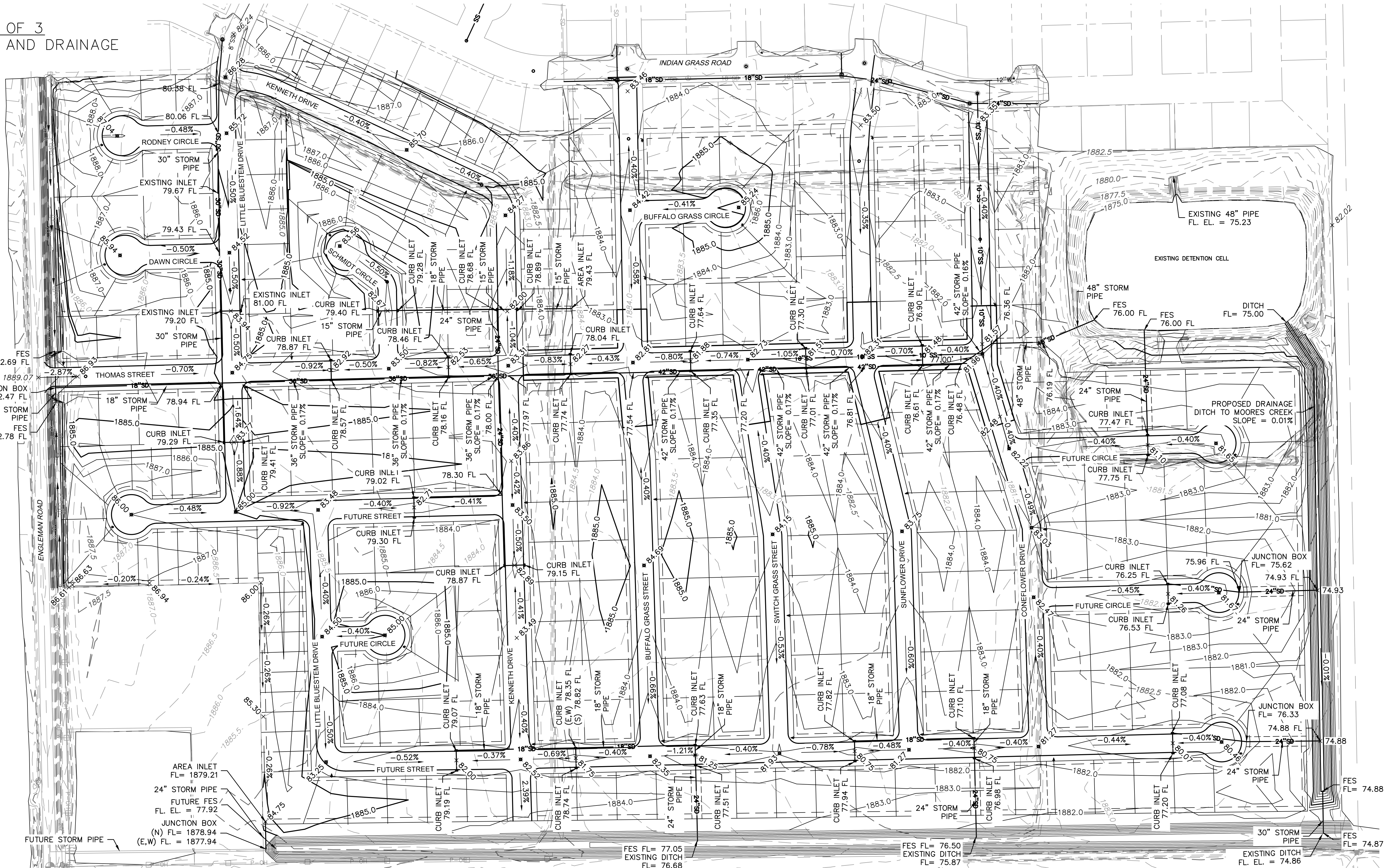
SHEET

2 of 3

COPPER CREEK ESTATES
SUBDIVISION
PRELIMINARY PLAT
FEBRUARY 2021

SHEET 3 OF 3
GRADING AND DRAINAGE
LAYOUT

DWG: F:\2018\0001-0500\018-0480\40-Design\AutoCAD\Final Plans\Sheets\GNCV\PRE_PLAT_80480.dwg USER: bdegen
DATE: Feb 03, 2021 1:01pm XREFS: LOT15_17-12-14 V_XTP0_GM_80480 PHASE_PRE PLAT_80480 C_Row_2019_80480



DETENTION CELL INFO

STORAGE VOLUME= 1,098,727 CU.FT.
TOP ELEVATION= 1882.00

-NOTE DETENTION VOLUME IS CALCULATED WITH
THE ASSUMPTION THAT THE SOUTH PORTION WILL
BE FILLED IN THE FUTURE

10 YR STORM EVENT 30" OUTLET:

MAX WATER DEPTH= 3.91 FT
MAX WATER ELEVATION= 1878.91 PEAK
INFLOW= 252 CFS
MAX VOLUME= 505,025 CU.FT.
30" DETENTION CELL OUTLET PEAK FLOW= 34 CFS
PIPES DIRECTLY DISCHARGING INTO SOUTH DITCH= 56 CFS

TR-55 STORM RUNOFF

PRE-DEVELOPED CONDITION
Q(10)= 140 CFS
VOLUME= 1,321,095 CU.FT.

POST-DEVELOPED CONDITION
Q(10)= 90 CFS
VOLUME= 1,301,916 CU.FT.

REV. NO.	DATE	REVISIONS DESCRIPTION

GRADING / DRAINAGE LAYOUT

drawn by: SMG
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approved by: BJD
QA/QC by: MMR
project no.: 018-0480
drawing no.:
date: 2.3.21

SHEET
3 OF 3

COPPER CREEK
PRELIMINARY PLAT
GRAND ISLAND, NEBRASKA
2021

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