City of Grand Island

Tuesday, October 26, 2021
Council Session

Item G-11

#2021-292 - Approving Preliminary and Final Plat for Jaxson Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: October 26, 2021

Subject: Jaxson Subdivision – Final Plat

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

Background

This property is located south of Old Potash Highway and west of North Road in the City of Grand Island, Nebraska. (17 lots, 26.029 acres). This property is will be zoned RD – Residential Development Zone if approved.

Discussion

The final plat for Jaxson Subdivision was considered at the Regional Planning Commission at the October 6, 2021 meeting.

> A motion was made by Robb and second by Rainforth to recommend approval of rezoning and subdivision in Northeast Quarter of Northeast Quarter of Section 23, Township 11 North, Range 10 west from LLR-Large Lot Residential to RD Residential Development and to approve the preliminary and final plats.
>
> The motion carried with eight members voting yes (Ruge, O'Neill, Olson, Robb, Monter, Rubio, Rainforth, and Randone) and 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.

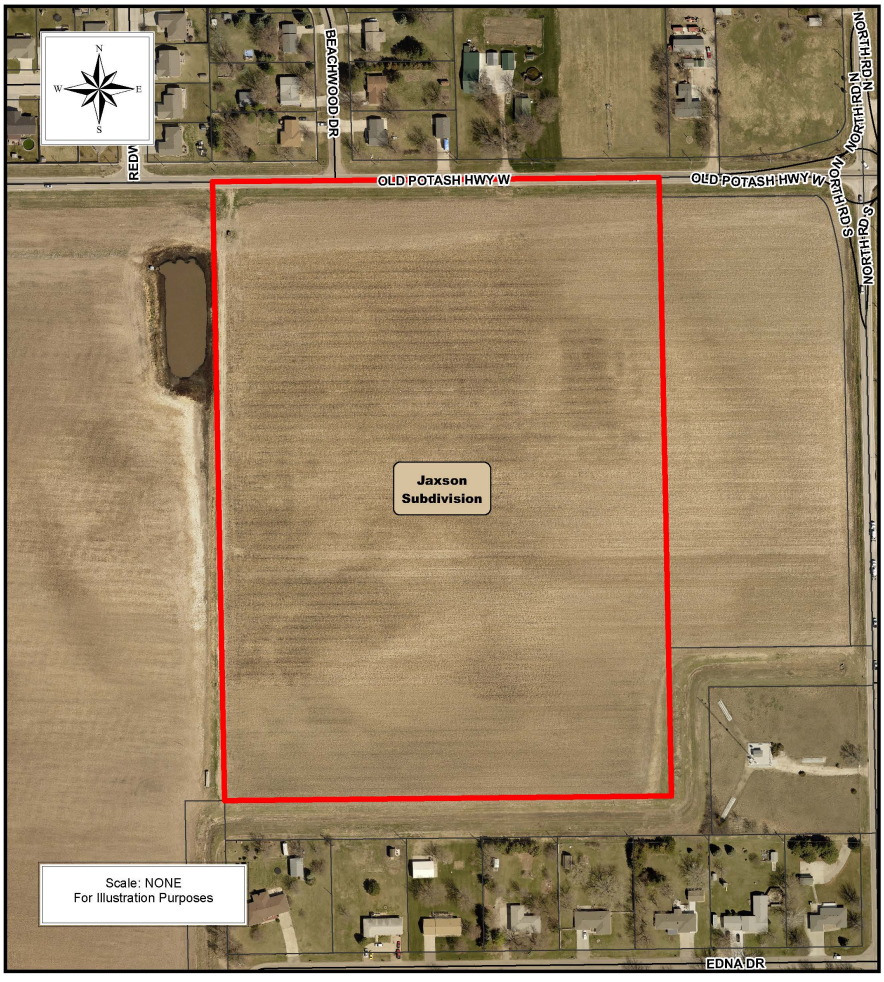
Sample Motion

Move to approve as recommended.

Developer/Owner
Rhoads Enterprises Inc
PO BOX 5616
Grand Island, NE 68802

To create
Size: Final Plat 17 lot, 26.029 Acres
Zoning: RD – Residential Development Zone.
Road Access: Old Potash Highway is a rural section county highway. Internal streets will be 30' wide private concrete curb and gutter streets.
Water: City Water is available to the subdivision and will be extended to all lots.
Sewer: City Sewer is available to the subdivision and will be extended to all lots.

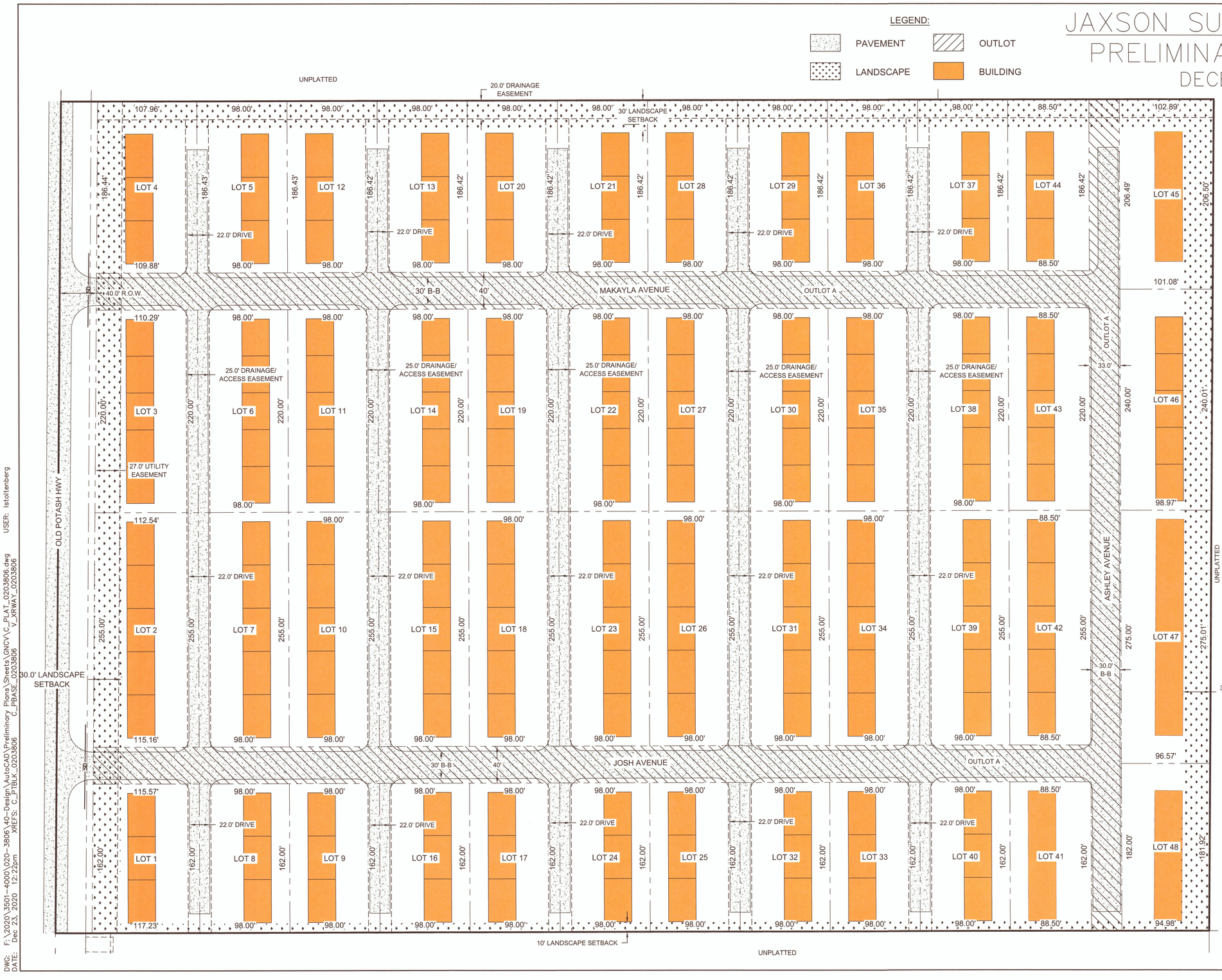
PROPOSED SUBDIVISION
AERIAL MAP



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

JAXSON SUBDIVISION
PRELIMINARY PLAT
DECEMBER 2020

SHEET 1 OF 3
LOT LAYOUT



N

0' 25' 50' 100'
SCALE IN FEET

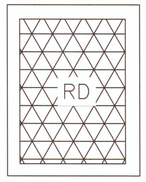
SUBDIVISION
AREA= 26.023 ACRES

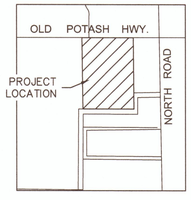
LOT USAGE
48 LOTS
1 OUTLOT

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

EXISTING ZONING

PROPOSED ZONING





LOCATION MAP
NOT TO SCALE

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TEL 308.384.8750
www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

LOT LAYOUT

JAXSON SUBDIVISION
PRELIMINARY PLAT

GRAND ISLAND, NE

2020

drawn by:	AT
checked by:	BD
approved by:	BD
QA/QC by:	AT
project no.:	20-3806
drawing no.:	
date:	12.18.2020

SHEET
1 of 3

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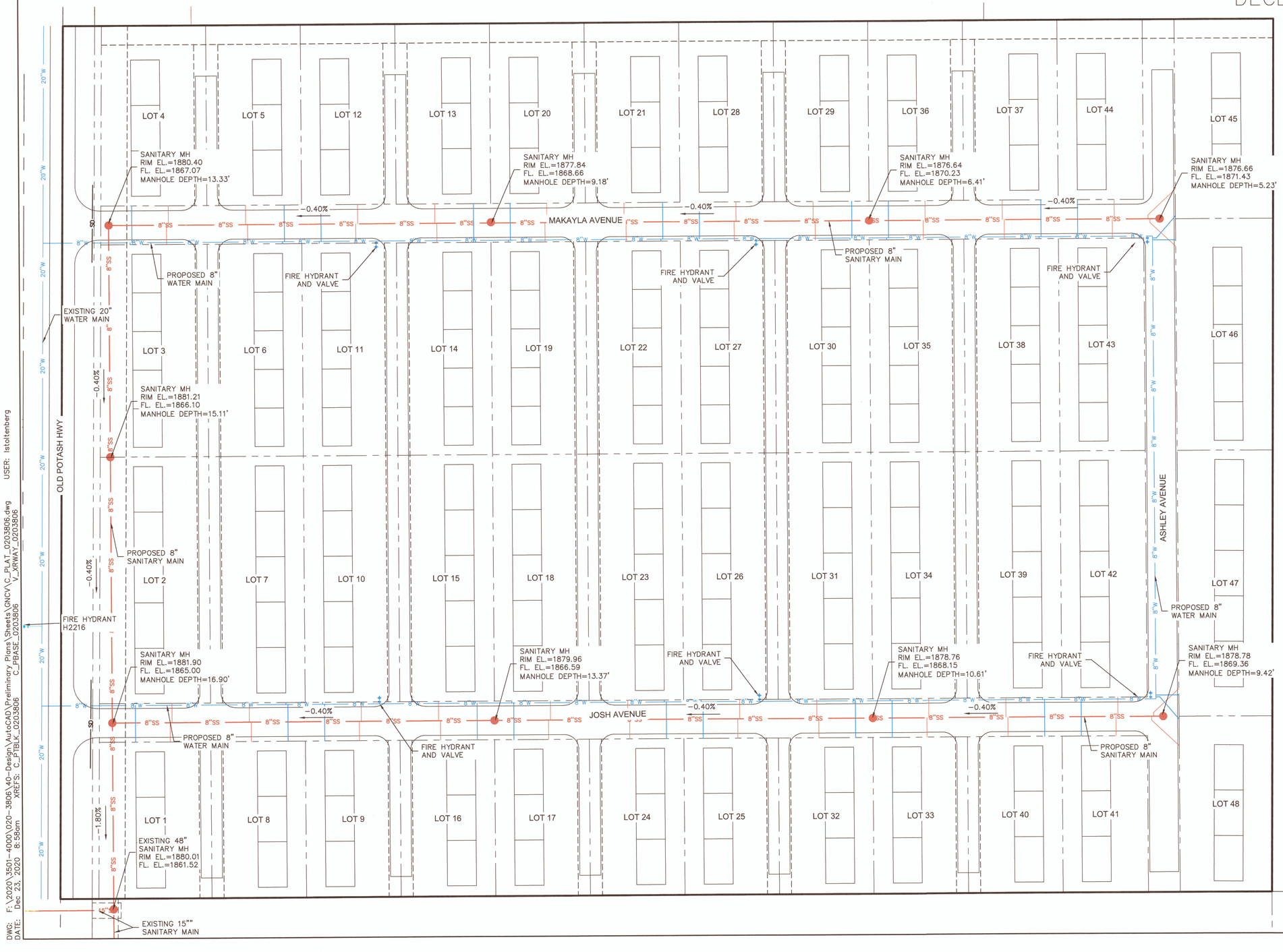
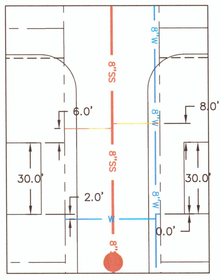
JAXSON SUBDIVISION
PRELIMINARY PLAT
DECEMBER 2020

SHEET 2 OF 3
UTILITY LAYOUT

EXISTING SANITARY MANHOLE
PROPOSED SANITARY MANHOLE
8"SS — PROPOSED 8" SANITARY SEWER
6"W — PROPOSED 6" WATER MAIN
8"W — PROPOSED 8" WATER MAIN
12"W — PROPOSED 12" WATER MAIN
PROPOSED FIRE HYDRANT





TYPICAL WATER/SANITARY SERVICE LAYOUT
1"=30'

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REV NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

UTILITY LAYOUT

JAXSON SUBDIVISION
PRELIMINARY PLAT

GRAND ISLAND, NE

2020

drawn by: AT
checked by: BD
approved by: BD
QA/QC by: AT
project no.: 20-3806
drawing no.:
date: 12.18.2020

SHEET
2 of 3

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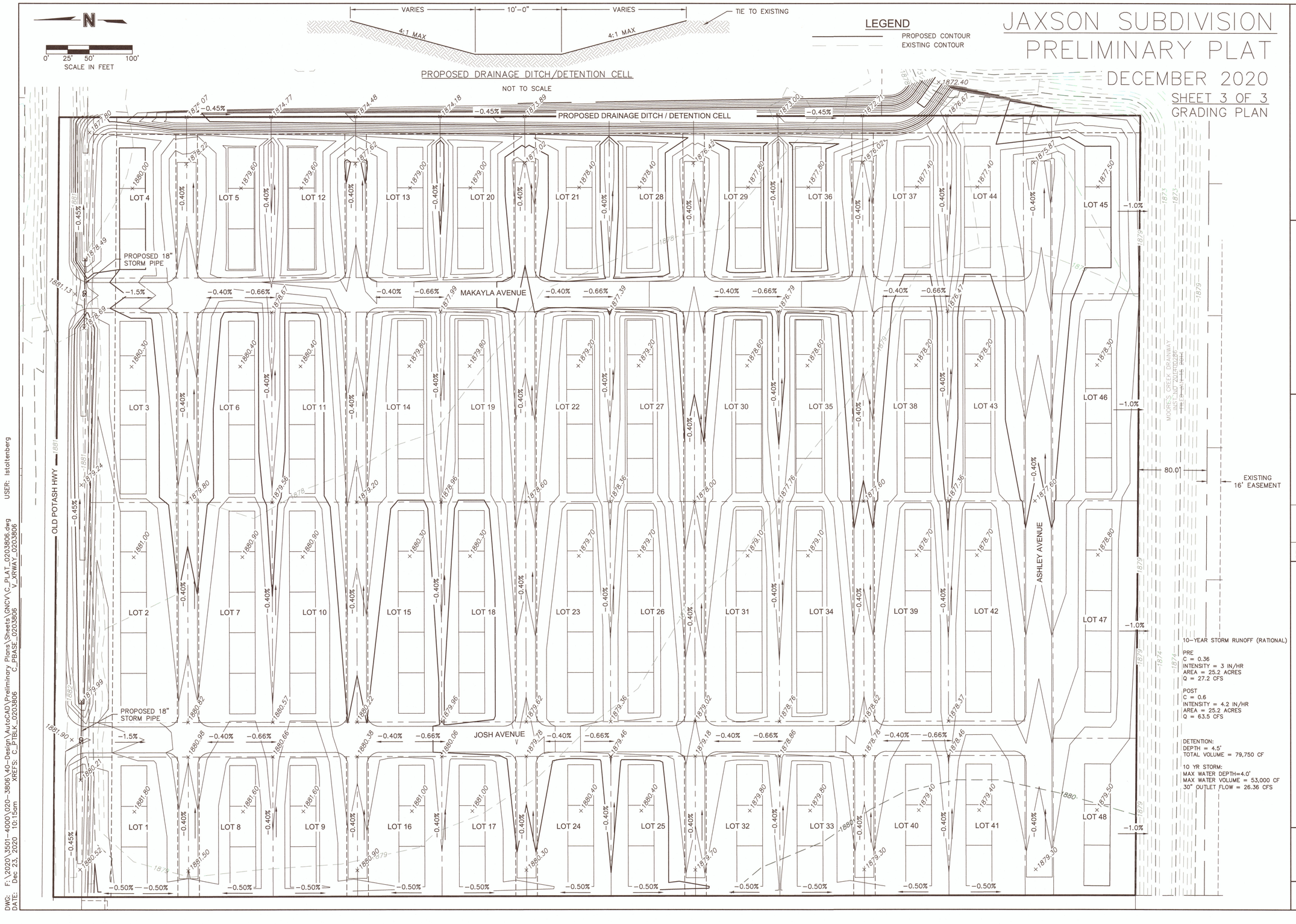
JAXSON SUBDIVISION
PRELIMINARY PLAT
DECEMBER 2020
SHEET 3 OF 3
GRADING PLAN



10-YEAR STORM RUNOFF (RATIONAL)

PRE
C = 0.36
INTENSITY = 3 IN/HR
AREA = 25.2 ACRES
Q = 27.2 CFS

POST
C = 0.6
INTENSITY = 4.2 IN/HR
AREA = 25.2 ACRES
Q = 63.5 CFS

DETENTION:
DEPTH = 4.5'
TOTAL VOLUME = 79,750 CF

10 YR STORM:
MAX WATER DEPTH=4.0'
MAX WATER VOLUME = 53,000 CF
30" OUTLET FLOW = 26.36 CFS

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REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

GRADING PLAN

JAXSON SUBDIVISION
PRELIMINARY PLAT

GRAND ISLAND, NE

2020

drawn by:	AT
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SHEET
3 of 3

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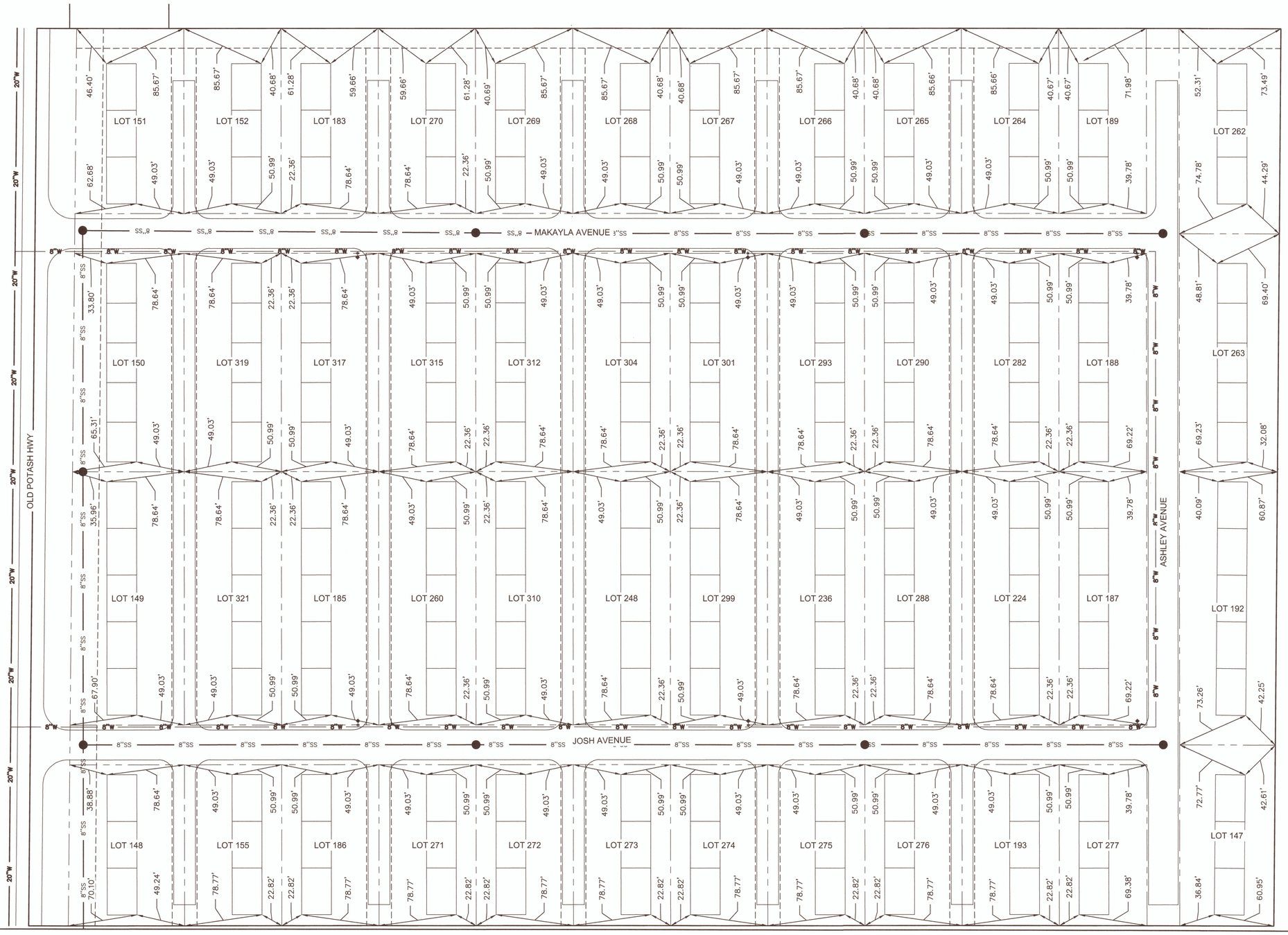
JAXSON SUBDIVISION
DEVELOPMENT PLAN
DECEMBER 2020

DEVELOPMENT PLAN
EXHIBIT A

N

0' 25' 50' 100'
SCALE IN FEET



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PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION
December 18, 2020
DATE PRINTED
OLSSON

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

DEVELOPMENT PLAN

JAXSON SUBDIVISION
PRELIMINARY PLAT

GRAND ISLAND, NE

2020

drawn by:
checked by:
approved by:
QA/QC by:
project no.:
drawing no.:
date:

SHEET
EXHIBIT A

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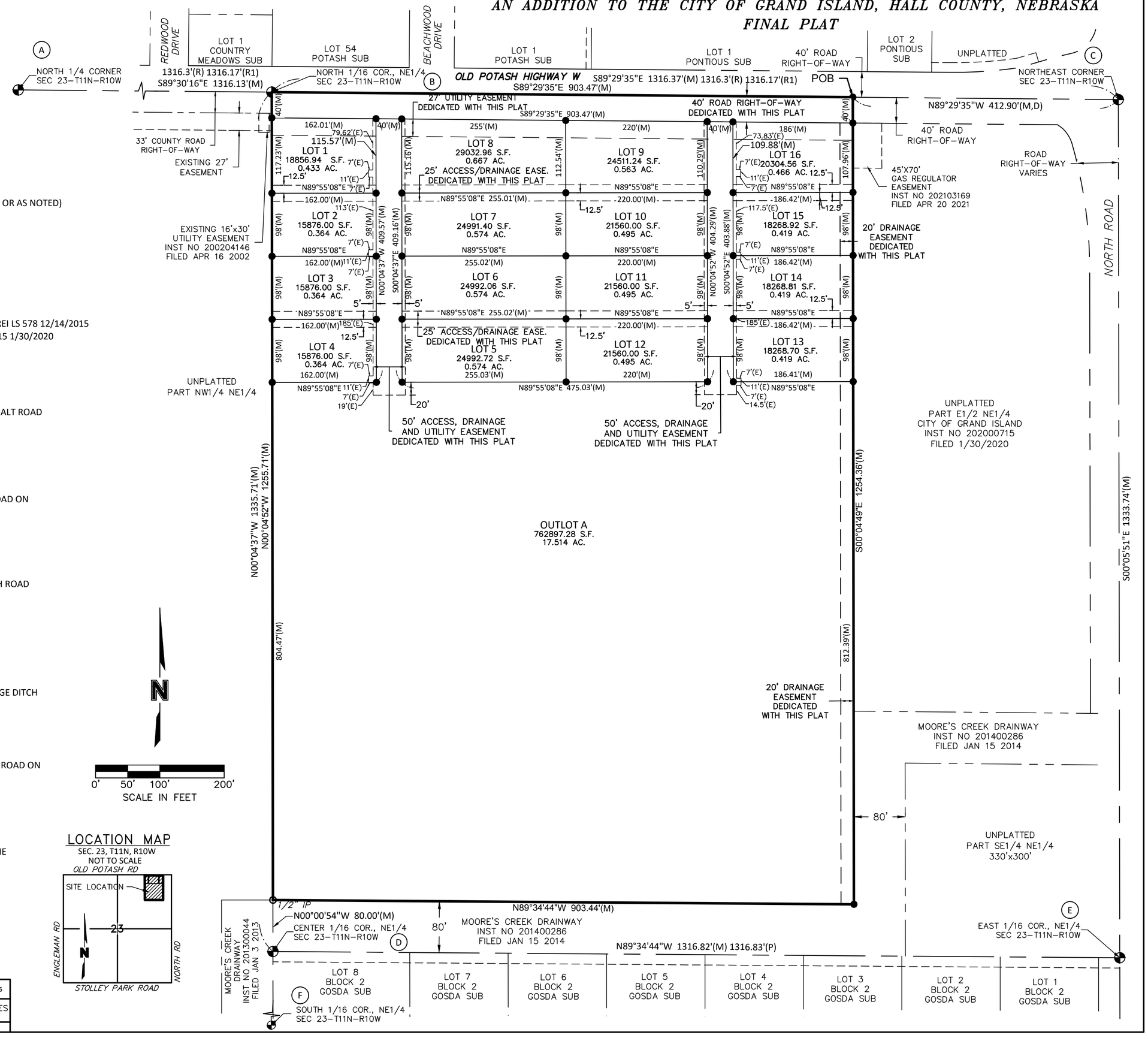
DATE: Dec 18, 2020 9:47am XREFS: C_PTBLK_0203806 C_PBASE_0203806

JAXSON SUBDIVISION

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

FINAL PLAT



LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP OR AS NOTED)
- FOUND CORNER (AS NOTED)
- ROW LINE
- PROPERTY LINE
- SECTION LINE
- SUBDIVISION BOUNDARY LINE

M	MEASURED DISTANCE
R	RECORDED DISTANCE
R1	RECORDED DISTANCE D.D. SORGENFREI LS 578 12/14/2015
D	DEEDED DISTANCE INST NO 202000715 1/30/2020
P	PLATTED DISTANCE GOSDA SUB

SECTION TIES

(A) NORTH 1/4 CORNER, SEC 23-T11N-R10W
FOUND ALUMINUM CAP AT GRADE IN CENTERLINE EAST-WEST ASPHALT ROAD
N 31.24' TO MAG NAIL w/WASHER IN POWER POLE
S 34.31' TO MAG NAIL w/WASHER IN GUY POLE
SW 54.63' TO MAG NAIL w/WASHER INN POWER POLE
SW 68.76' TO NEAR FACE OF EAST LEG OF GAS REGULATOR

(B) NORTH 1/16 CORNER, NE1/4, SEC 23-T11N-R10W
FOUND MAG NAIL w/WASHER AT GRADE IN EAST-WEST ASPHALT ROAD ON CENTERLINE OF ROAD
S 35.37' TO NAIL W/SHINER IN GUY POLE
N 32.46' TO NAIL w/SHINER IN POWER POLE
SW 46.63' TO 'X' NORTH SIDE SANITARY MANHOLE RIM

(C) NORTHEAST CORNER, SEC 23-T11N-R10W
FOUND ALUMINUM CAP IN ROCK PILE OF ROUND-A-BOUT AT NORTH ROAD AND OLD POTASH HWY
NW 29.09' TO MAG NAIL IN CONCRETE CURB
SE 28.97' TO MAG NAIL IN CONCRETE CURB
NE 25.93' T MAG NAIL IN CONCRETE LID OF CURB INLET
WSW 25.83' TO MAG NAIL IN CONCRETE LID OF CURB INLET
SW 87.63' TO TOP OPERATION NUT ON FIRE HYDRANT

(D) CENTER 1/16 CORNER, NE1/4 SEC 23-T11N-R10W
SET 5/8" REBAR w/PSC LS 674 AT GRADE ON SOUTH TOP OF DRAINAGE DITCH
N 80.00' TO 1/2" IRON PIPE w/PSC
SSW 25.95' TO MAG NAIL IN SPLIT RAIL FENCE POST
SSW 35.69' TO MAG NAIL IN SPLIT RAIL FENCE POST

(E) EAST 1/16 CORNER, NE1/4 SEC 23-T11N-R10W
FOUND 1" IRON BAR 0.2' BELOW GRADE IN NORTH-SOUTH ASPHALT ROAD ON CENTERLINE OF ROAD
WNW 34.91' TO MAG NAIL w/WASHER IN BRACE POST
W 33.52' TO MAG NAIL w/WASHER IN CORNER FENCE POST
SE 55.56' TO RED HEAD NAIL IN POWER POLE

(F) SOUTH 1/16 CORNER, NE1/4 SEC 23-T11N-R10W
FOUND 'U' POST, 0.2' ABOVE GRADE IN LINE w/EAST-WEST FENCELINE
WSW 21.10' TO PIPE
ESE 3.60' TO NAIL IN FENCE POST
ESE 11.60' TO NAIL IN FENCE POST

OWNERS: ERIC M. & KENDA D. POLLOCK
SUBDIVIDER: RHOADS ENTERPRISES
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 18 / 1 OUTLOT

LOCATION MAP

SEC. 23, T11N, R10W
NOT TO SCALE

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FAX 308.384.8752

PROJECT NO. 2020-3806
RHOADS ENTERPRISES
JAXSON SUB
FB HALL CO 5

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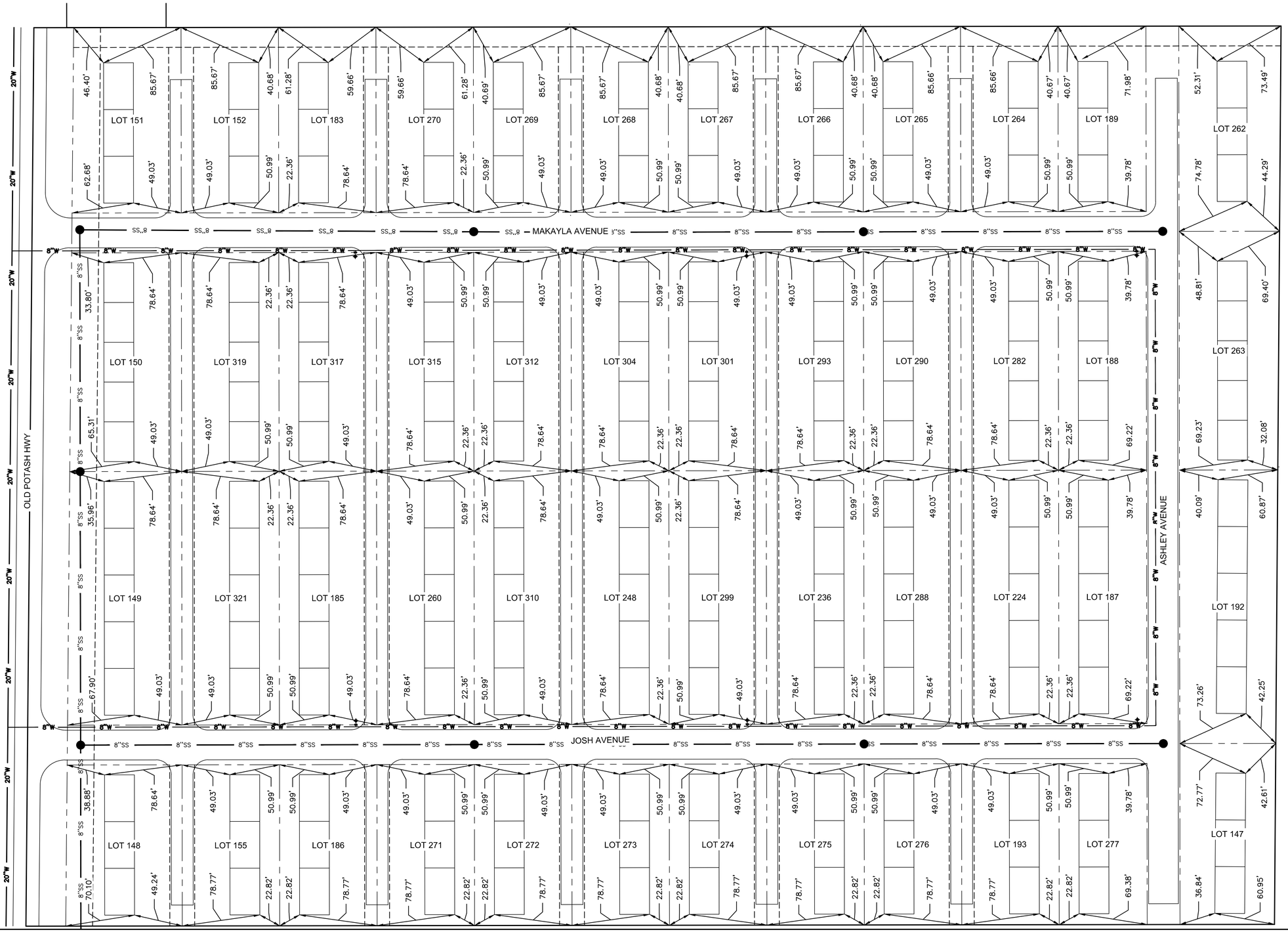
JAXSON SUBDIVISION
DEVELOPMENT PLAN
DECEMBER 2020

DEVELOPMENT PLAN
EXHIBIT A



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REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

DEVELOPMENT PLAN

JAXSON SUBDIVISION
PRELIMINARY PLAT

GRAND ISLAND, NE

2020

drawn by:
checked by:
approved by:
QA/QC by:
project no.:
drawing no.:
date:

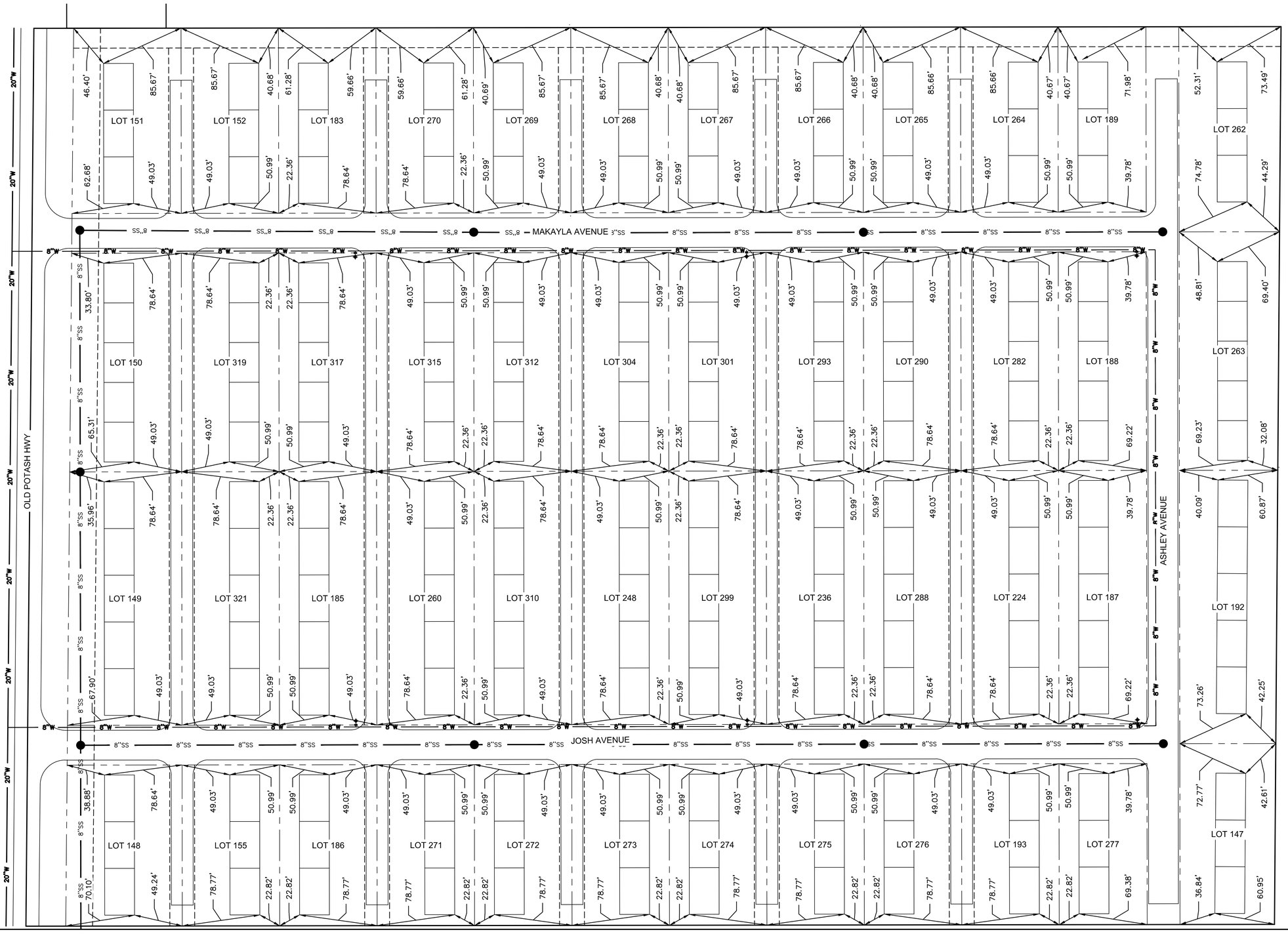
SHEET
EXHIBIT A

JAXSON SUBDIVISION
DEVELOPMENT PLAN
DECEMBER 2020

DEVELOPMENT PLAN
EXHIBIT A

N

0' 25' 50' 100'
SCALE IN FEET



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GRAND ISLAND, NE

2020

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SHEET
EXHIBIT A

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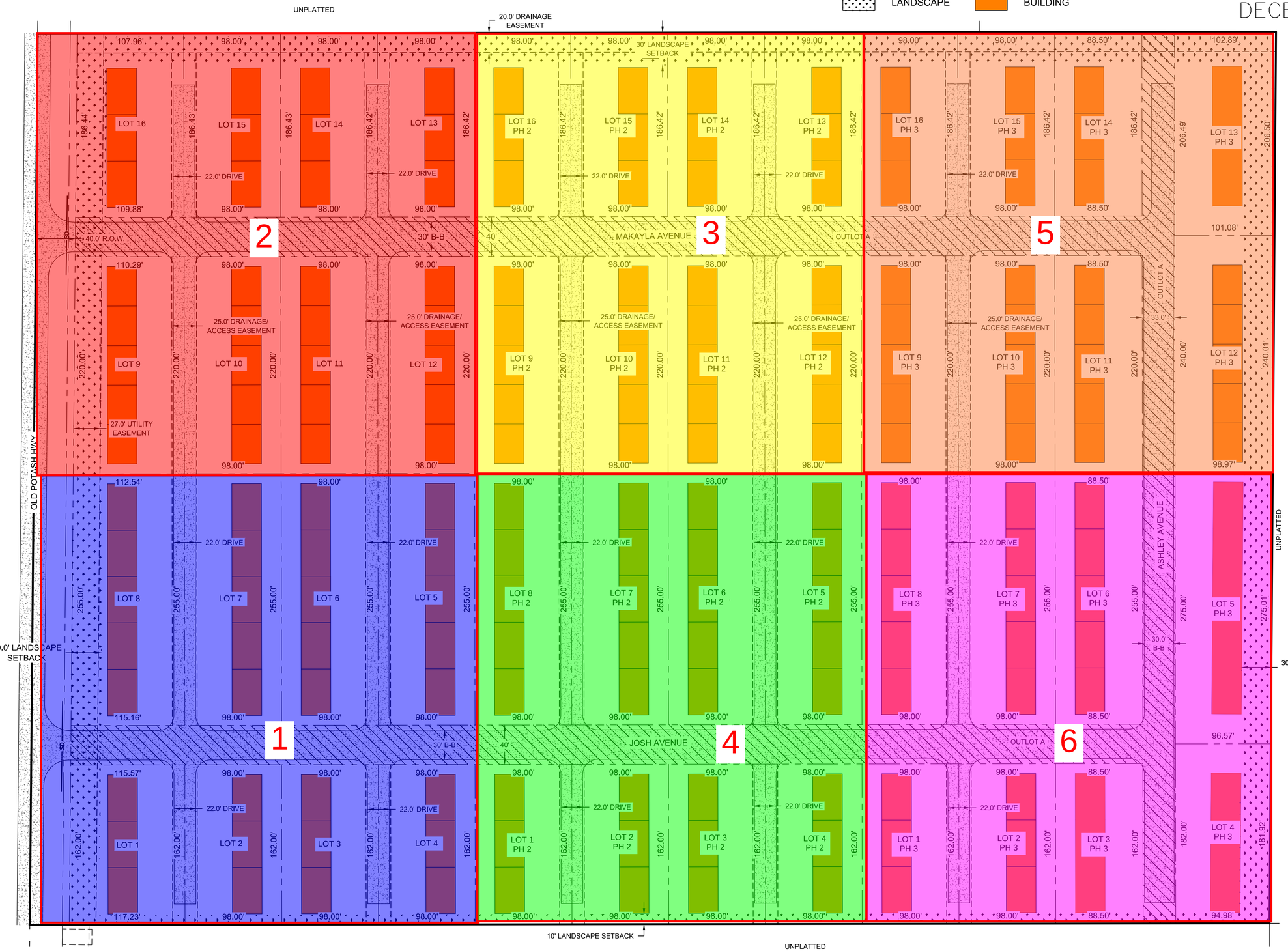
JAXSON SUBDIVISION
PRELIMINARY PLAT
DECEMBER 2020

SHEET 1 OF 3
LOT LAYOUT

LEGEND:
- PAVEMENT
- LANDSCAPE
- OUTLOT
- BUILDING



N

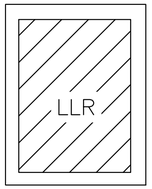
0' 25' 50' 100'
SCALE IN FEET

SUBDIVISION
AREA= 26.023 ACRES

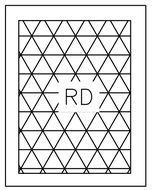
LOT USAGE
48 LOTS
1 OUTLOT

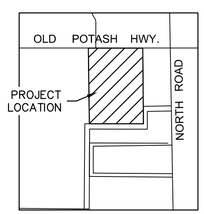
ENGINEER/LAND SURVEYOR
OLSSON
201 E. 2ND ST.
GRAND ISLAND, NE 68801

EXISTING ZONING



PROPOSED ZONING





LOCATION MAP
NOT TO SCALE

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REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

LOT LAYOUT

JAXSON SUBDIVISION
PRELIMINARY PLAT

GRAND ISLAND, NE

2020

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SHEET
1 of 3

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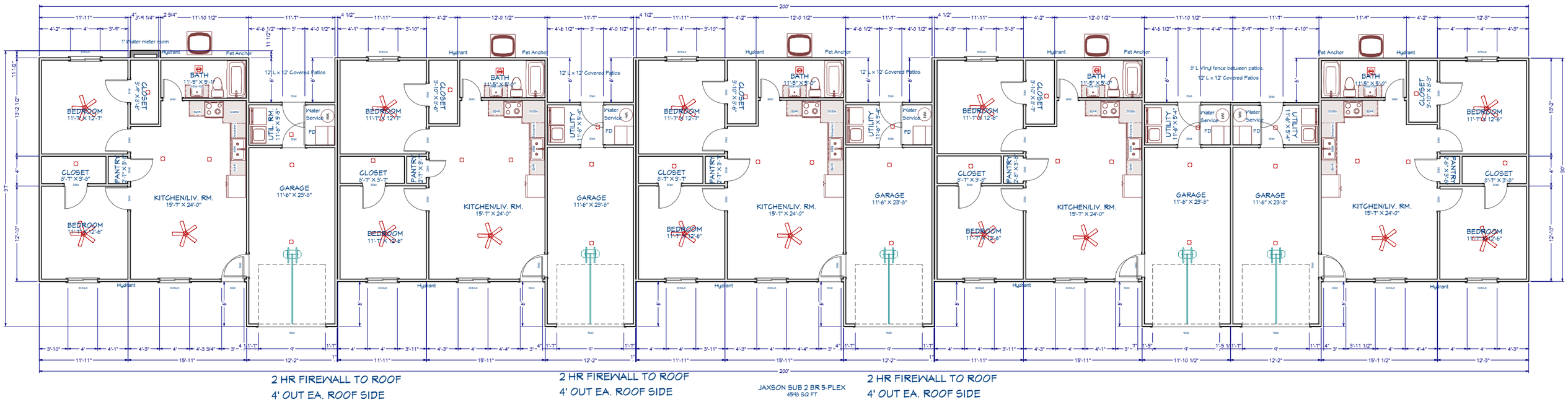
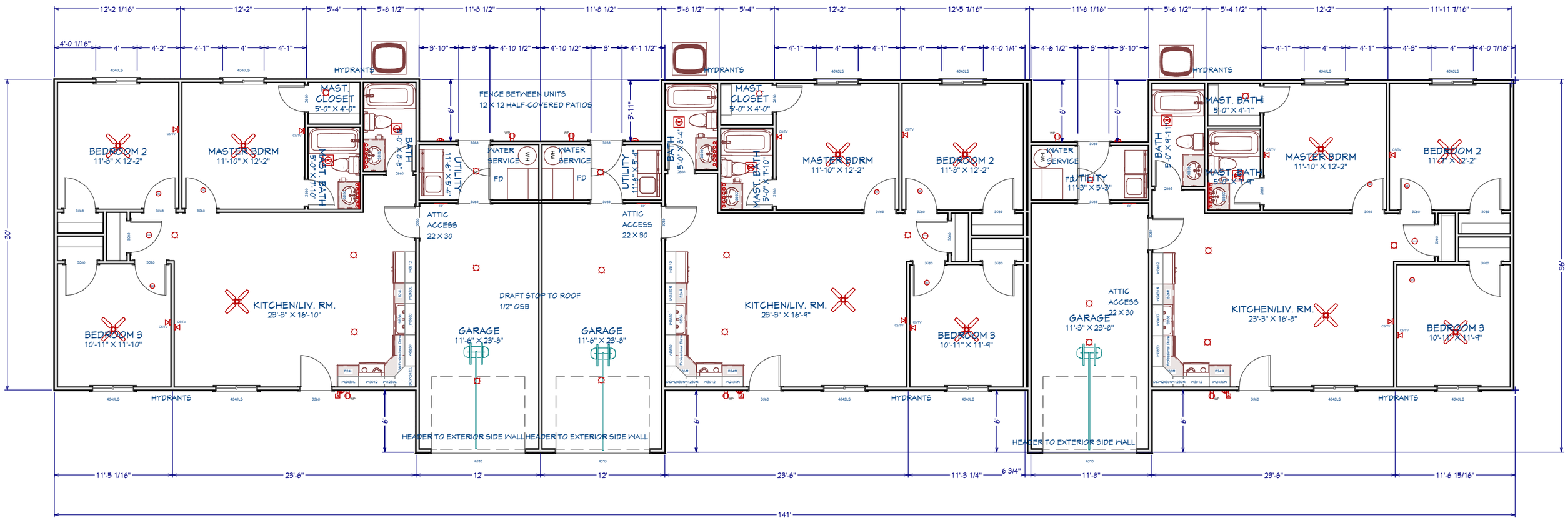
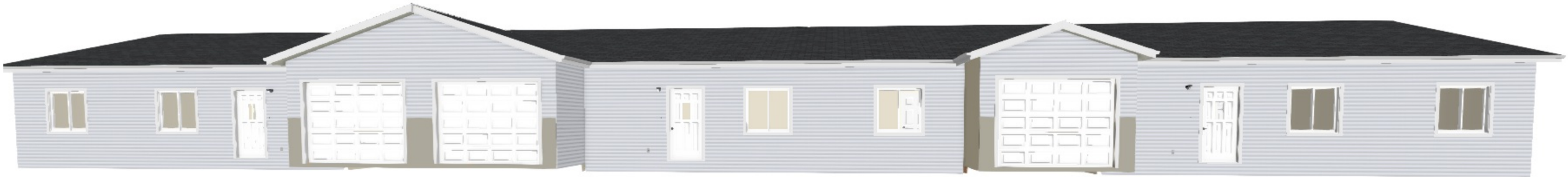
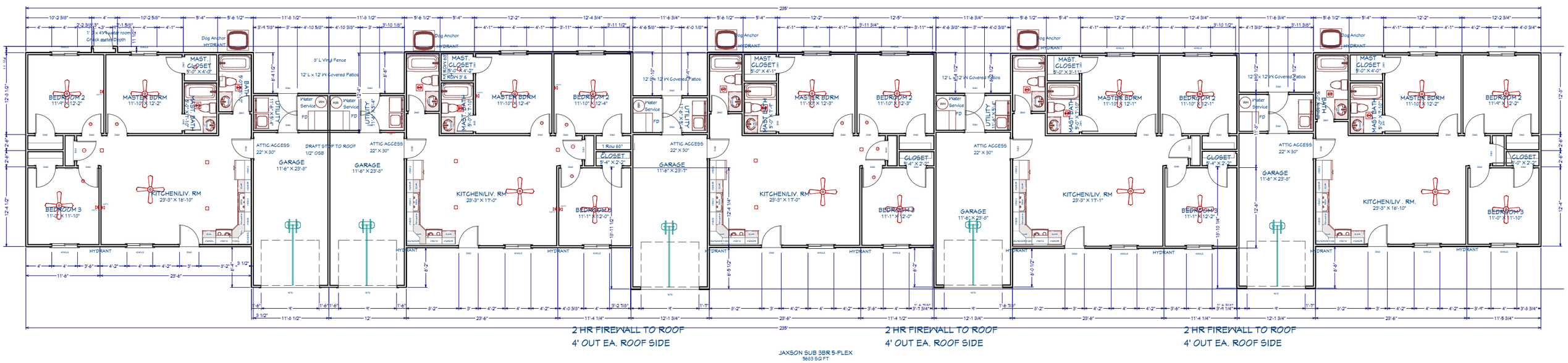

200'
30'
1' Water meter room
Hydrant
Pet Anchor
12' L x 12' Covered Patios
8' L Vinyl fence between patios.
BEDROOM
11'-7" X 12'-1"
BEDROOM
11'-7" X 12'-6"
CLOSET
9'-8" X 6'-8"
CLOSET
3'-10" X 6'-8"
CLOSET
9'-10" X 8'-9"
CLOSET
8'-7" X 3'-8"
PANTRY
2'-7" X 3'-7"
PANTRY
2'-6" X 3'-9"
BATH
11'-5" X 5'-0"
UTIL. RM.
11'-6" X 5'-5"
UTILITY
11'-6" X 5'-4"
Water Service
FD
KITCHEN/LIV. RM.
15'-7" X 24'-0"
GARAGE
11'-6" X 23'-8"
2 HR FIREWALL TO ROOF
4' OUT EA. ROOF SIDE
JAXSON SUB 2 BR 5-PLEX
4548 SQ FT



2 HR FIREWALL TO ROOF
4' OUT EA. ROOF SIDE

JAXSON SUB. 3BR 2BA 3PLEX
W/ UTILITY/GARAGE COUNTED IN SQFT.
3374 SQ FT




2 HR FIREWALL TO ROOF
4' OUT EA. ROOF SIDE
2 HR FIREWALL TO ROOF
4' OUT EA. ROOF SIDE
2 HR FIREWALL TO ROOF
4' OUT EA. ROOF SIDE
JAXSON SUB 3BR 5-PLEX
5683 SQ FT

R E S O L U T I O N 2021-292

WHEREAS know all men by these presents, Erin M. Pollock and Kendra D. Pollock, husband and wife, being the owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "JAXSON SUBDIVISION", a tract of land consisting of part of the Northeast Quarter of the Northeast Quarter (NE1/4, NE1/4) of section twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6TH P.M., in the City of Grand Island, Hall County, Nebraska.

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 JAXSON 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, October 26, 2021.

_____
Roger G. Steele, Mayor

Attest:

_____
RaNae Edwards, City Clerk

Approved as to Form ¤ _____
October 22, 2021 ¤ City Attorney