Hall County Regional Planning Commission

Wednesday, February 3, 2021
Regular Meeting

Item J2

Preliminary Plat - Copper Creek Estates Subdivision - Grand Island - Located south of Old Potash Highway and east of Engleman Road in Grand Island

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 The Guarantee Group, LLC

Address P.O. Box 5916

City Grand Island, State NE Zip 68802

Phone 308.379.1482

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: 11.11.2020
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Olsson

Address 201 E. 2nd St.

City Grand Island, State NE Zip 68801

Phone 308.384.8750

Surveyor/Engineer Name Brian Degen License Number 14501

SUBDIVISION NAME: Copper Creek

Please check the appropriate location

- [ ] Hall County
- [x] The City of Grand Island or ~~2 Mile~~ 1 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

- [x] Preliminary Plat
- [ ] Final Plat

Number of Lots 184

Number of Acres 75.55

Checklist of things Planning Commission Needs

- [x] AutoCAD file (Scaled 1:100) and a PDF sent to rashadm@grand-island.com
- [x] 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
- [x] Utilities Sheet
- [ ] Receipt for Subdivision Application Fees in the amount of $ 3210

*** 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.

COPPER CREEK ESTATES SUBDIVISION PRELIMINARY PLAT

OCTOBER 2020

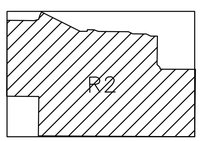
SHEET 1 OF 3
LOT LAYOUT

SUBDIVISION
AREA= 75.55 ACRES

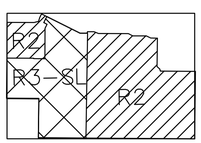
LOT USAGE
183 LOTS
1 OUTLOT

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

EXISTING ZONING



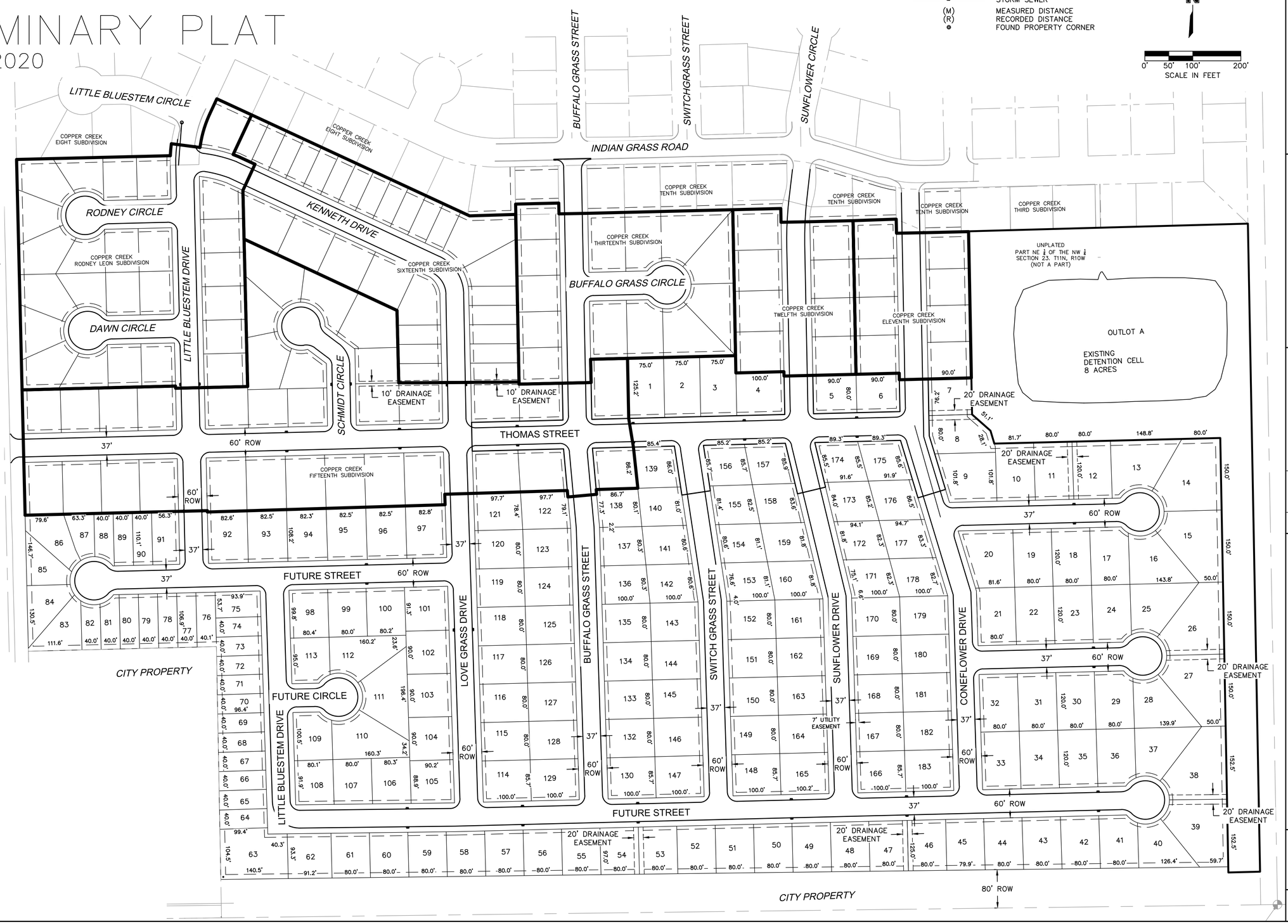
PROPOSED ZONING



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

N

0' 50' 100' 200'
SCALE IN FEET



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

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

LOT LAYOUT

COPPER CREEK
PRELIMINARY PLAT

GRAND ISLAND, NEBRASKA

2020

drawn by: SMG
checked by: BJD
approved by: BJD
QA/QC by: MMR
project no.: 018-0480
drawing no.:
date: 11.18.20

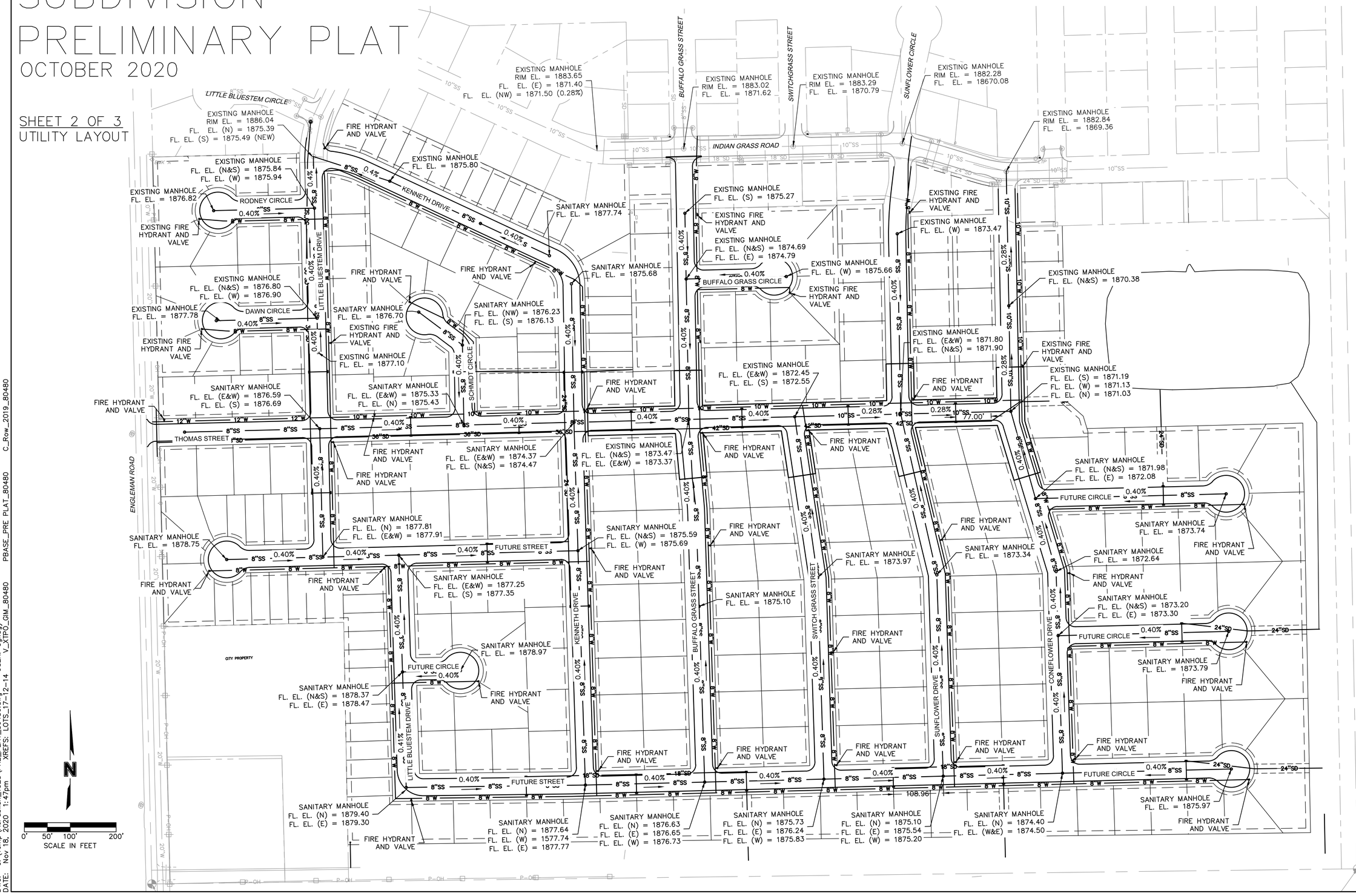
SHEET
1 of 3

DWG: C:\Temp\AcPublish_1328\PRE_PLAT_80480.dwg USER: sgnagy
DATE: Nov 18, 2020 1:47pm XREFS: LOTS_17-12-14 V_XTPO_GM_80480 PBASE_PRE PLAT_80480 C_Row_2019_80480

COPPER CREEK ESTATES SUBDIVISION PRELIMINARY PLAT

OCTOBER 2020

SHEET 2 OF 3
UTILITY LAYOUT



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COPPER CREEK ESTATES SUBDIVISION PRELIMINARY PLAT

OCTOBER 2020

SHEET 3 OF 3

GRADING AND DRAINAGE LAYOUT

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

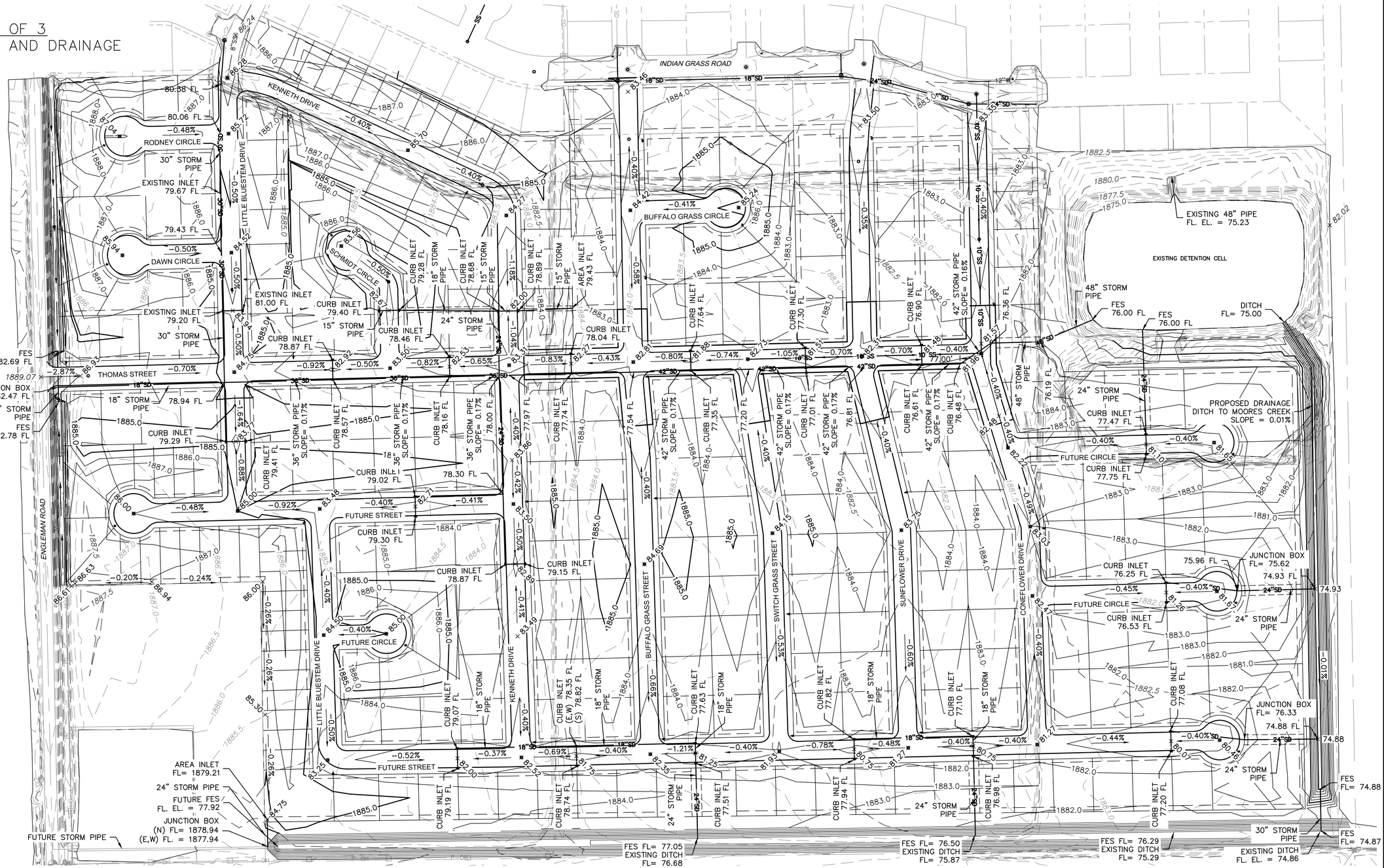
TR-55 STORM RUNOFF

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.

N

0' 50' 100' 200'
SCALE IN FEET



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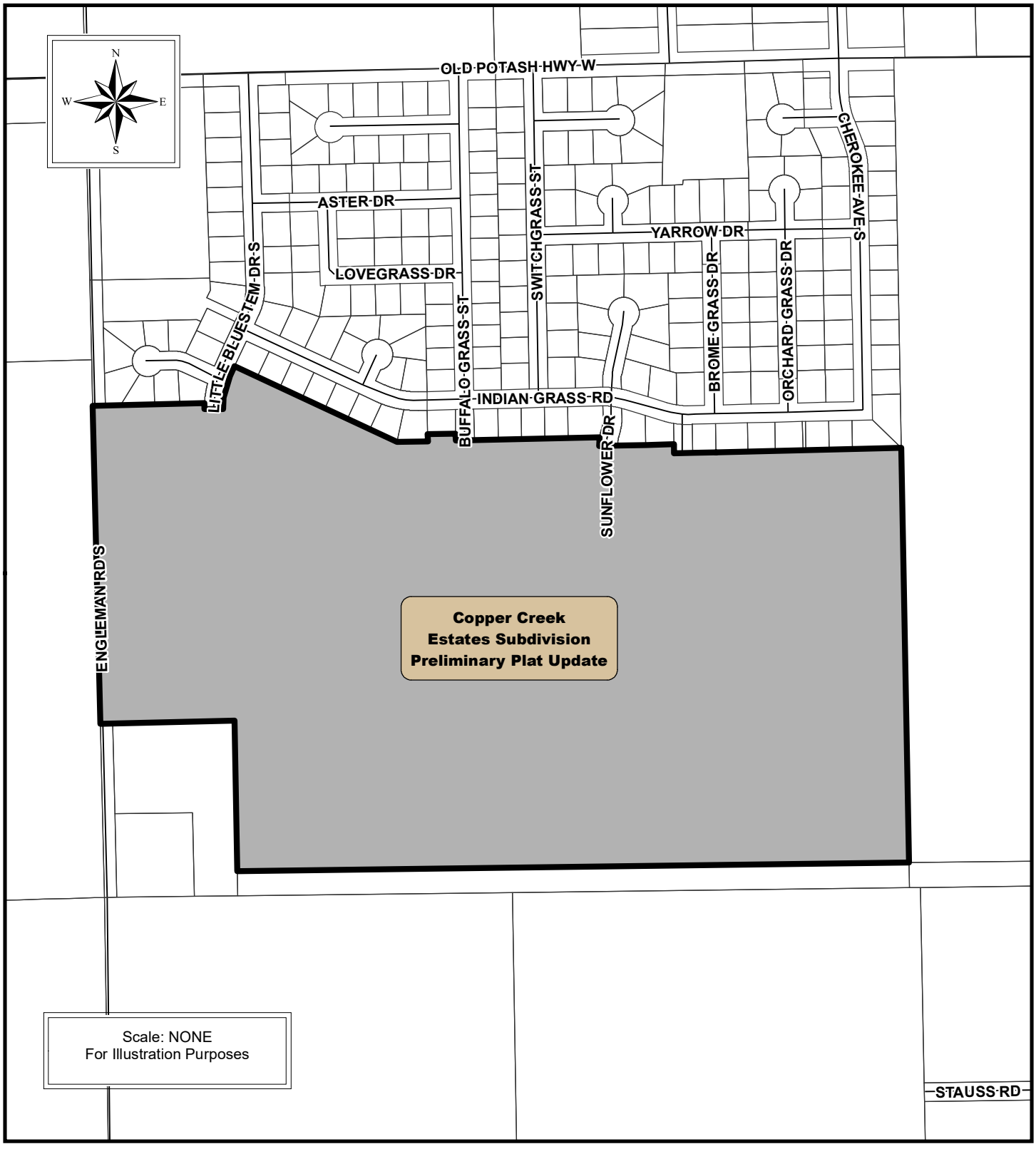
PROPOSED SUBDIVISION LOCATION MAP



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