Hall County Regional Planning Commission

Wednesday, January 5, 2022
Regular Meeting

Item J1

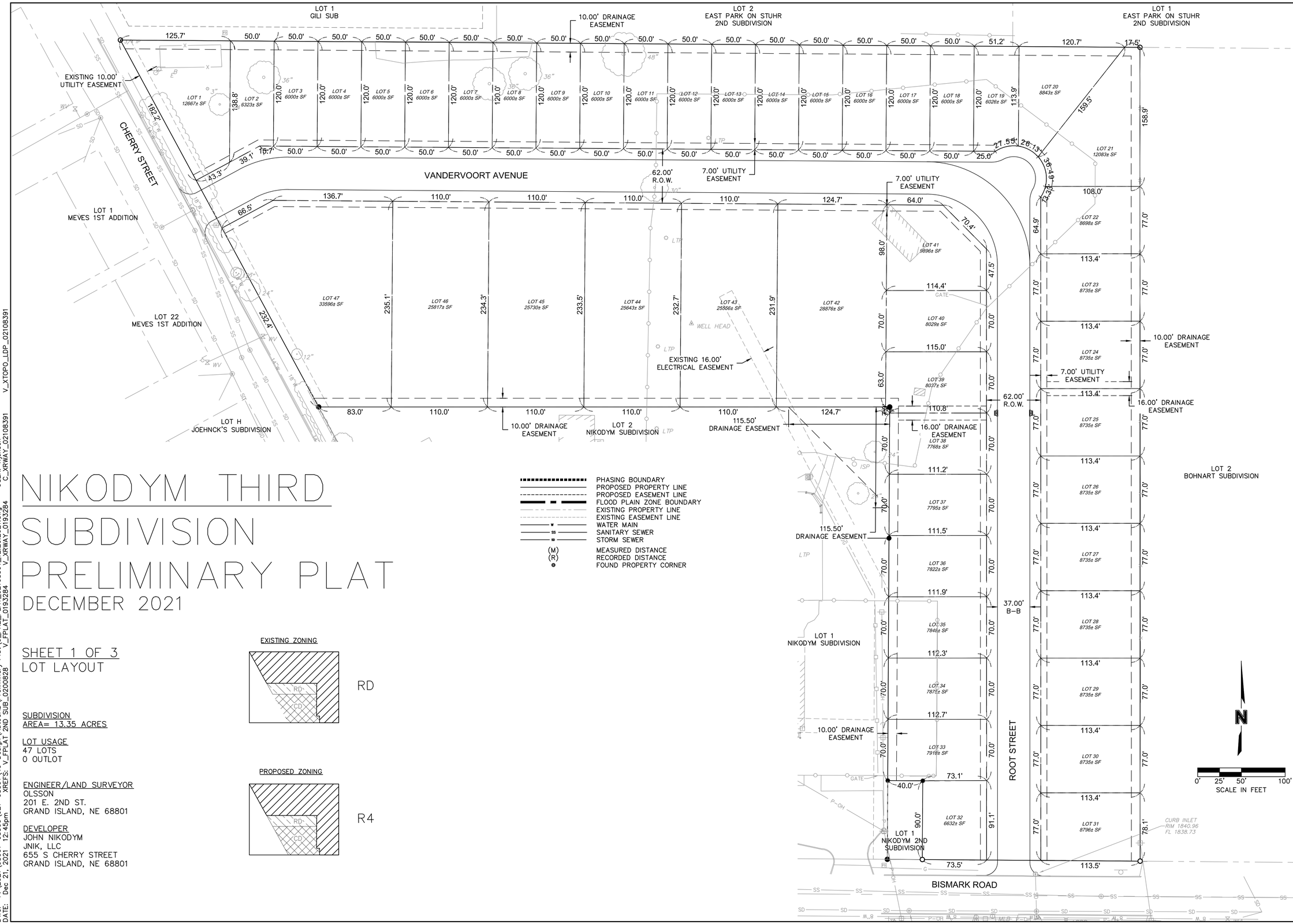
Preliminary and Final Plat - Nikodym Third Subdivision - Grand Island

Staff Contact:

PROPOSED SUBDIVISION LOCATION MAP

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

Scale: NONE
For Illustration Purposes



NIKODYM THIRD SUBDIVISION PRELIMINARY PLAT

DECEMBER 2021

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

SHEET 1 OF 3
LOT LAYOUT

SUBDIVISION
AREA= 13.35 ACRES

LOT USAGE
47 LOTS
0 OUTLOT

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

DEVELOPER
JOHN NIKODYM
JNIK, LLC
655 S CHERRY STREET
GRAND ISLAND, NE 68801

EXISTING ZONING

RD

PROPOSED ZONING

R4

DWG: F:\2021\08001-08500\021-08391\40-Design\AutoCAD\Preliminary Plat\C_PRE_PLAT_02108391_12.20.2021.dwg USER: njensen
DATE: Dec 21, 2021 12:45pm XREFS: V_FPLAT 2ND SUB_0200828 V_FPLAT_0193284 C_XRWAY_02108391 V_XRWAY_0193284 V_XTOPO_LDP_02108391

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

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

LOT LAYOUT

NIKODYM THRID SUBDIVISION
PRELIMINARY PLAT

2021

GRAND ISLAND, NEBRASKA

drawn by: LS
checked by: BD
approved by: BD
QA/QC by:
project no.: 021-08391
drawing no.:
date: 12.21.2021

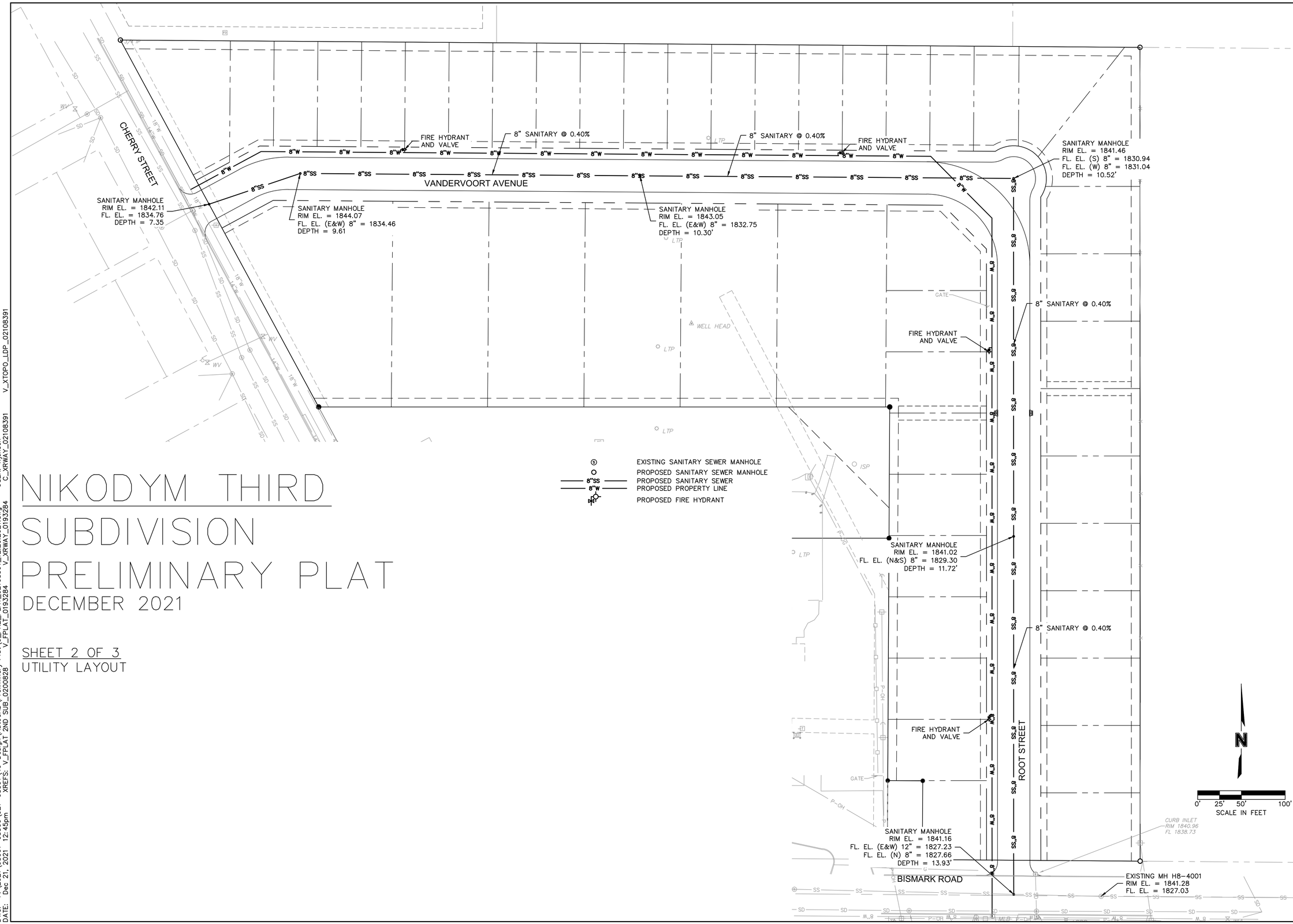
SHEET
1 of 3

NIKODYM THIRD SUBDIVISION PRELIMINARY PLAT

DECEMBER 2021

SHEET 2 OF 3

UTILITY LAYOUT



EXISTING SANITARY SEWER MANHOLE
PROPOSED SANITARY SEWER MANHOLE
PROPOSED SANITARY SEWER
PROPOSED PROPERTY LINE
PROPOSED FIRE HYDRANT

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UTILITY LAYOUT

NIKODYM THRID SUBDIVISION
PRELIMINARY PLAT

GRAND ISLAND, NEBRASKA

2021

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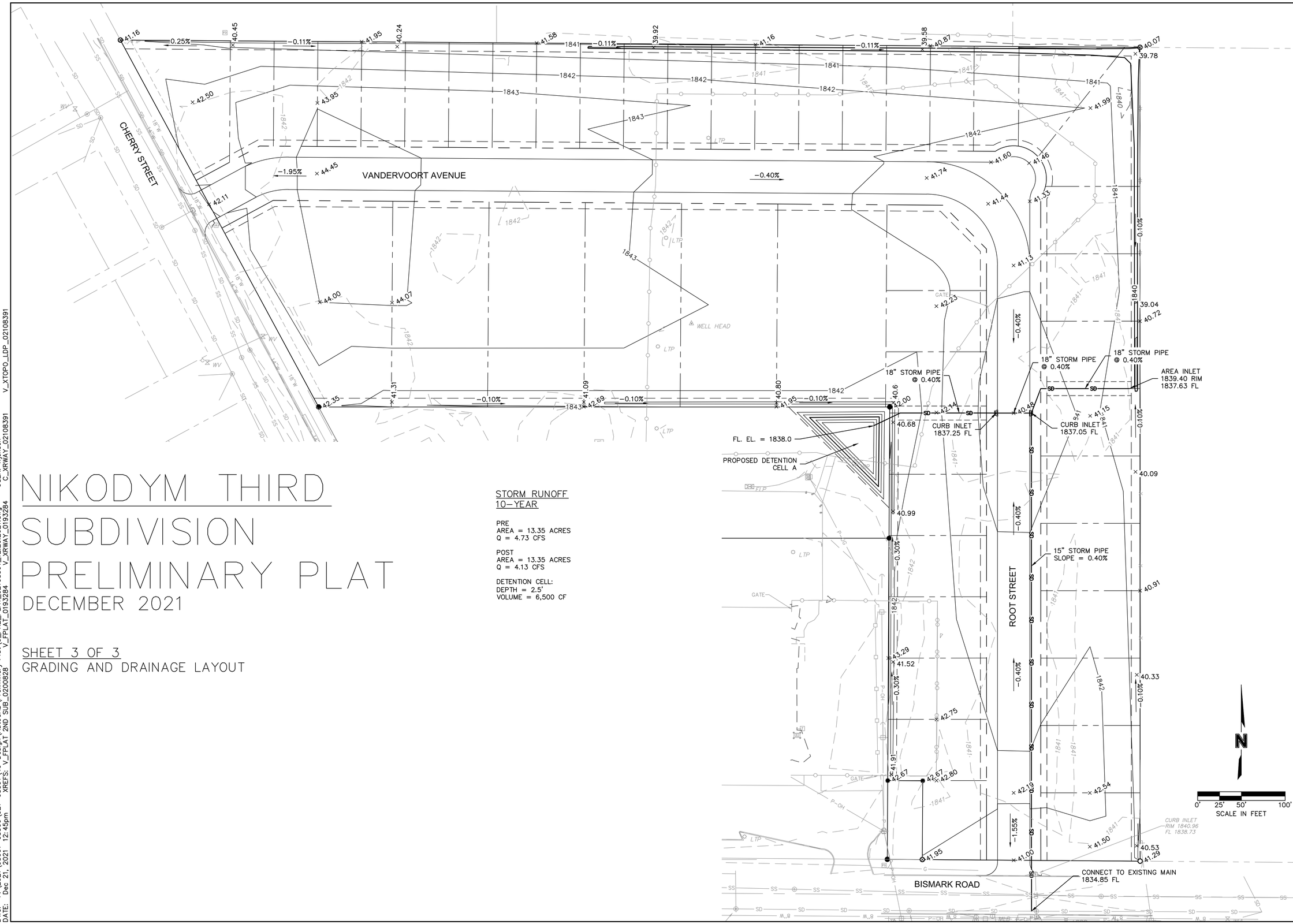
SHEET 2 of 3



NIKODYM THIRD SUBDIVISION PRELIMINARY PLAT

DECEMBER 2021

SHEET 3 OF 3

GRADING AND DRAINAGE LAYOUT

STORM RUNOFF
10-YEAR

PRE
AREA = 13.35 ACRES
Q = 4.73 CFS

POST
AREA = 13.35 ACRES
Q = 4.13 CFS

DETENTION CELL:
DEPTH = 2.5'
VOLUME = 6,500 CF

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REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

GRADING AND DRAINAGE LAYOUT

NIKODYM THRID SUBDIVISION
PRELIMINARY PLAT

GRAND ISLAND, NEBRASKA

2021

drawn by:	LS
checked by:	BD
approved by:	BD
QA/QC by:	
project no.:	021-08391
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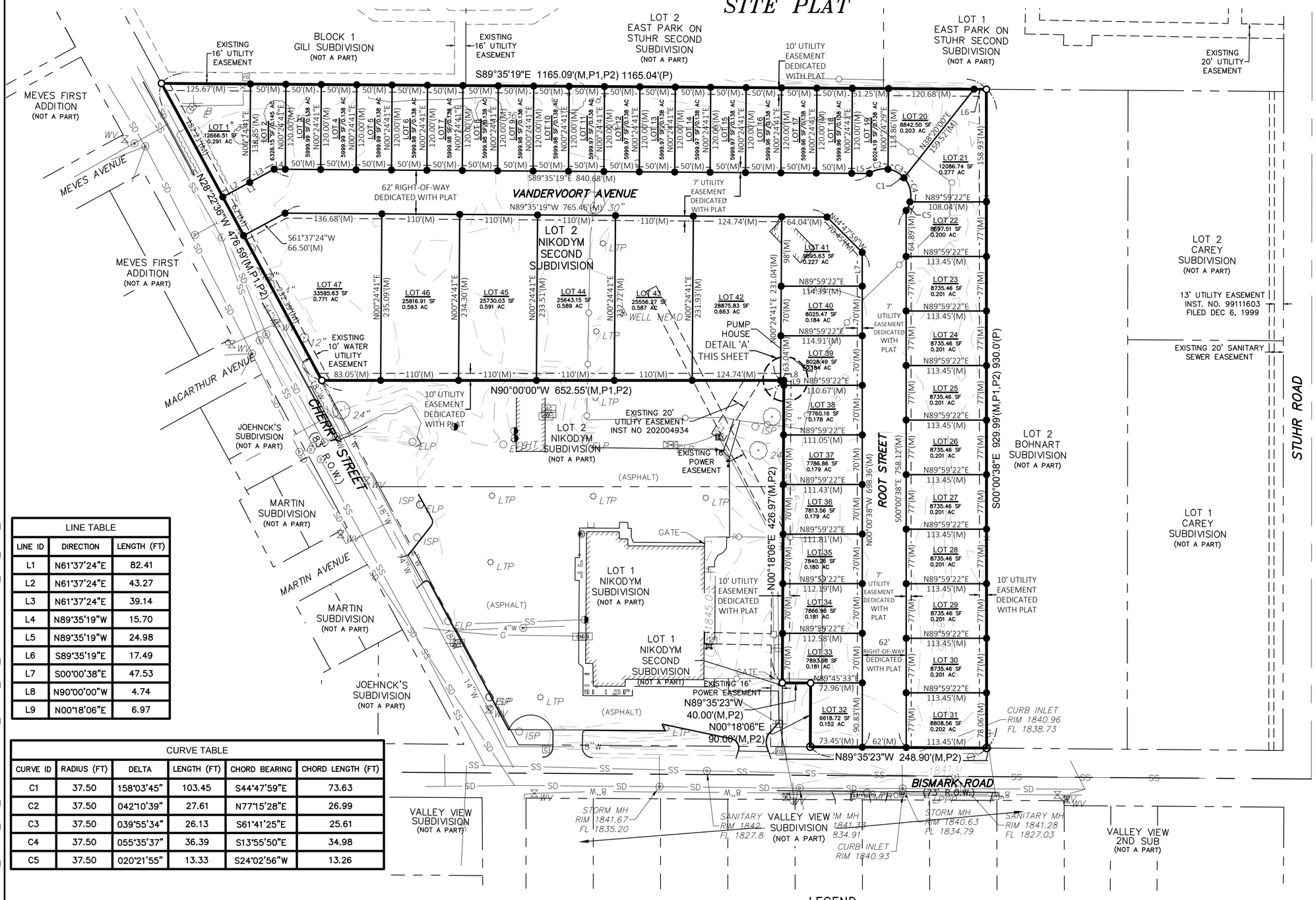
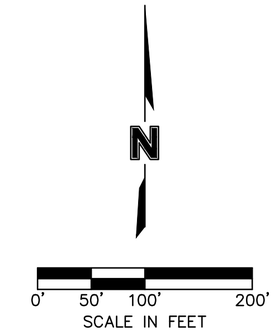
SHEET
3 of 3

NIKODYM THIRD SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

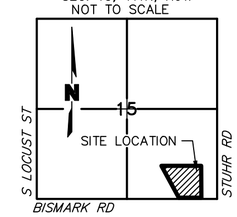
SITE PLAT





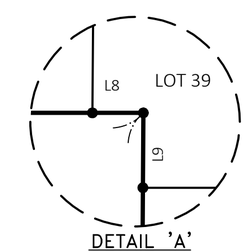
LOCATION MAP

SEC. 15, T11N, R9W
NOT TO SCALE



LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 2, NIKODYM SECOND SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA.
SAID TRACT CONTAINS A CALCULATED AREA OF 581510.82 SQUARE FEET OR 13.350 ACRES MORE OR LESS.



DETAIL 'A'
NOT TO SCALE

LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
L1	N61°37'24"E	82.41
L2	N61°37'24"E	43.27
L3	N61°37'24"E	39.14
L4	N89°35'19"W	15.70
L5	N89°35'19"W	24.98
L6	S89°35'19"E	17.49
L7	S00°00'38"E	47.53
L8	N90°00'00"W	4.74
L9	N00°18'06"E	6.97

CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	37.50	158°03'45"	103.45	S44°47'59"E	73.63
C2	37.50	042°10'39"	27.61	N77°15'28"E	26.99
C3	37.50	039°55'34"	26.13	S61°41'25"E	25.61
C4	37.50	055°35'37"	36.39	S13°55'50"E	34.98
C5	37.50	020°21'55"	13.33	S24°02'56"W	13.26

NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (AS NOTED)
- PROPERTY LINE
- SECTION LINE
- SUBDIVISION LINE
- NEW PROPERTY LINE
- M — MEASURED DISTANCE
- P — PLATTED DISTANCE SUPER BOWL SUB
- P1 — PLATTED DISTANCE NIKODYM SUB
- P2 — PLATTED DISTANCE NIKODYM 2nd SUB
- POWER POLE
- CABLE BOX
- ELECTRIC BOX
- EM — ELECTRIC METER
- T — TELEPHONE RISER
- LIGHT POLE
- GUY WIRE
- WATER VALVE
- FHT — FIRE HYDRANT
- W — WATER MANHOLE
- BUILDING LINE
- SD — STORM SEWER LINE
- W — WATER LINE
- P-OH — OVERHEAD ELECTRIC
- SS — SANITARY SEWER LINE

olsson
201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2021-08391
JNIK NIKODYM SURVEY
FB

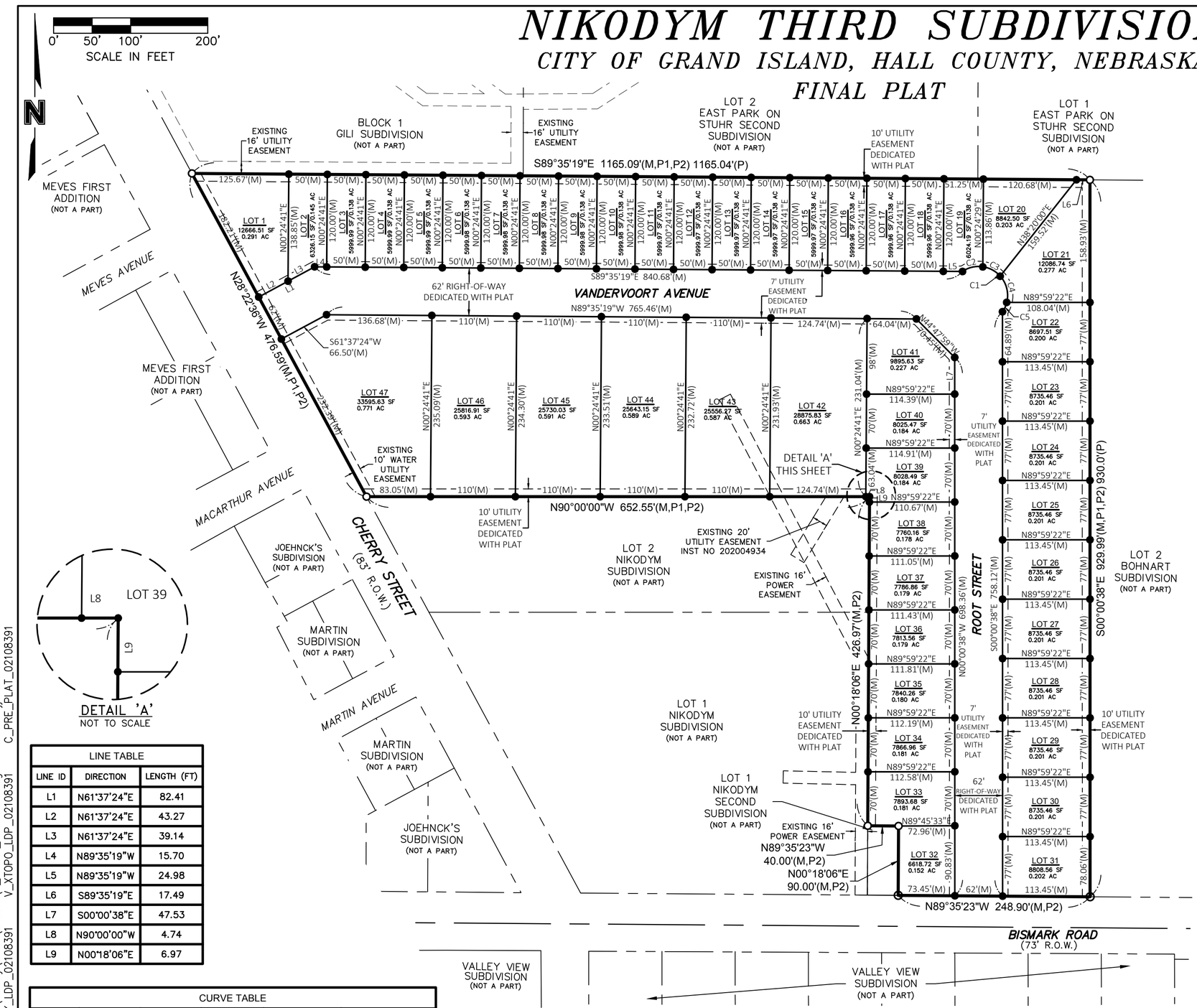
OWNERS: JNIK, LLC & JIM F. NIKODYM REVOCABLE TRUST
SUBDIVIDER: JNIK, LLC & JIM F. NIKODYM REVOCABLE TRUST
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 47

DWG: F:\2021\08001-08500\021-08391\40-Design\Survey\SRVY\Sheets\V_FPLAT_02108391.dwg USER: jimenez
DATE: Dec 16, 2021 4:13pm XREFS: V_XRWAY_LDP_02108391 V_XTOPO_LDP_02108391 C_PRE_PLAT_02108391

NIKODYM THIRD SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT



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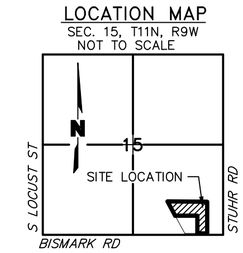

LOCATION MAP
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OWNERS: JNIK, LLC & JIM F. NIKODYM REVOCABLE TRUST
SUBDIVIDER: JNIK, LLC & JIM F. NIKODYM REVOCABLE TRUST
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 47

LEGEND

- ● SET CORNER (5/8"x24" REBAR W/CAP)
- ○ FOUND CORNER (5/8" REBAR W/CAP OR AS NOTED)
- PROPERTY LINE
- SUBDIVISION LINE
- NEW PROPERTY LINE
- M MEASURED DISTANCE
- P PLATTED DISTANCE SUPER BOWL SUB
- P1 PLATTED DISTANCE NIKODYM SUB
- P2 PLATTED DISTANCE NIKODYM 2nd SUB

olsson
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FAX 308.384.8752

PROJECT NO. 2021-0828
JNIK NIKODYM SURVEY
FB

LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 2, NIKODYM SECOND SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID TRACT CONTAINS A CALCULATED AREA OF 581510.82 SQUARE FEET OR 13.350 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 20__, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF A REPLAT OF ALL OF LOT 2, NIKODYM SECOND SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

_____
JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT JNIK, LLC, A NEBRASKA LIMITED LIABILITY COMPANY AND MIRIAM I. NIKODYM, SUCCESSOR TRUSTEE OF THE JIM F. NIKODYM REVOCABLE TRUST, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "***NIKODYM THIRD SUBDIVISION***" A REPLAT OF ALL OF LOT 2, NIKODYM SECOND SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER: AND HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS HERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS; AND THAT THE FOREGOING ADDITION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO,

AT _____, NEBRASKA,
THIS ____ DAY OF _____, 20__.

_____
JOHN NIKODYM, MANAGER
JNIK, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

AT _____, NEBRASKA,
THIS ____ DAY OF _____, 20__.

_____
MIRIAM I. NIKODYM, SUCCESSOR TRUSTEE
JIM F. NIKODYM REVOCABLE TRUST

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF HALL

BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED JOHN NIKODYM, MANAGER, JNIK, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____ , NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

THIS ____ DAY OF _____, 20__.

_____
NOTARY PUBLIC

APPROVAL

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

_____ _____
CHAIRPERSON DATE

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS ____ DAY OF _____ , 2021.

_____
MAYOR

_____
CITY CLERK

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF _____

BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED MIRIAM I. NIKODYM, SUCCESSOR TRUSTEE OF THE JIM F. NIKODYM REVOCABLE TRUST, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____ , NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

THIS ____ DAY OF _____, 20__.

_____
NOTARY PUBLIC

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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 JNIK INC.

Address 1010 E Bismark Rd

City Grand Island, State NE Zip 68801

Phone 308-384-8750

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: _____ (Applicant) Date: 12-16-2021

Surveyor/Engineers Information

Surveyor/Engineering Firm olsson

Address 201 East 2nd Street

City Grand Island, State NE Zip 68801

Phone 308-384-8750

Surveyor/Engineer Name Jai Jason Andrist License Number 630

SUBDIVISION NAME: NIKODYM THIRD SUBIDIVISION

Please check the appropriate location

- [x] 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

- [x] Preliminary Plat
- [x] Final Plat

Number of Lots 47

Number of Acres 13.350

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
- [ ] Utilities Sheet
- [x] Receipt for Subdivision Application Fees in the amount of $ ~~1495.00~~ 2095.00 BJM

*** 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.