



Hall County Regional Planning Commission

**Wednesday, March 2, 2022
Regular Meeting**

Item J3

**Preliminary and Final Plat - Veteran's Legacy South - 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 _____

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: Garison Hunt _____ Date: _____

Surveyor/Engineers Information

Surveyor/Engineering Firm _____

Address _____

City _____, State _____ Zip _____

Phone _____

Surveyor/Engineer Name _____ License Number _____

SUBDIVISION NAME: _____

Please check the appropriate location

- ☐ Hall County
- ☐ The City of Grand Island or 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.

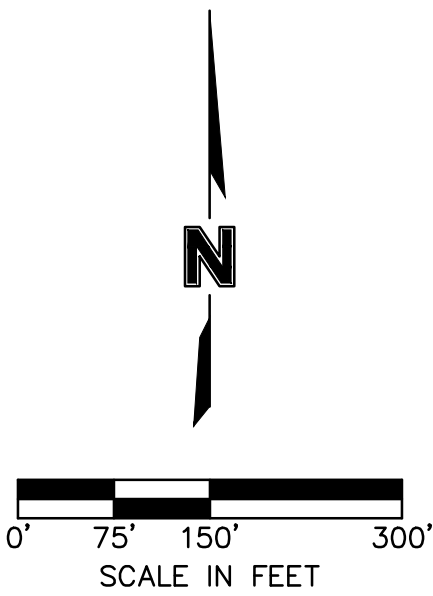
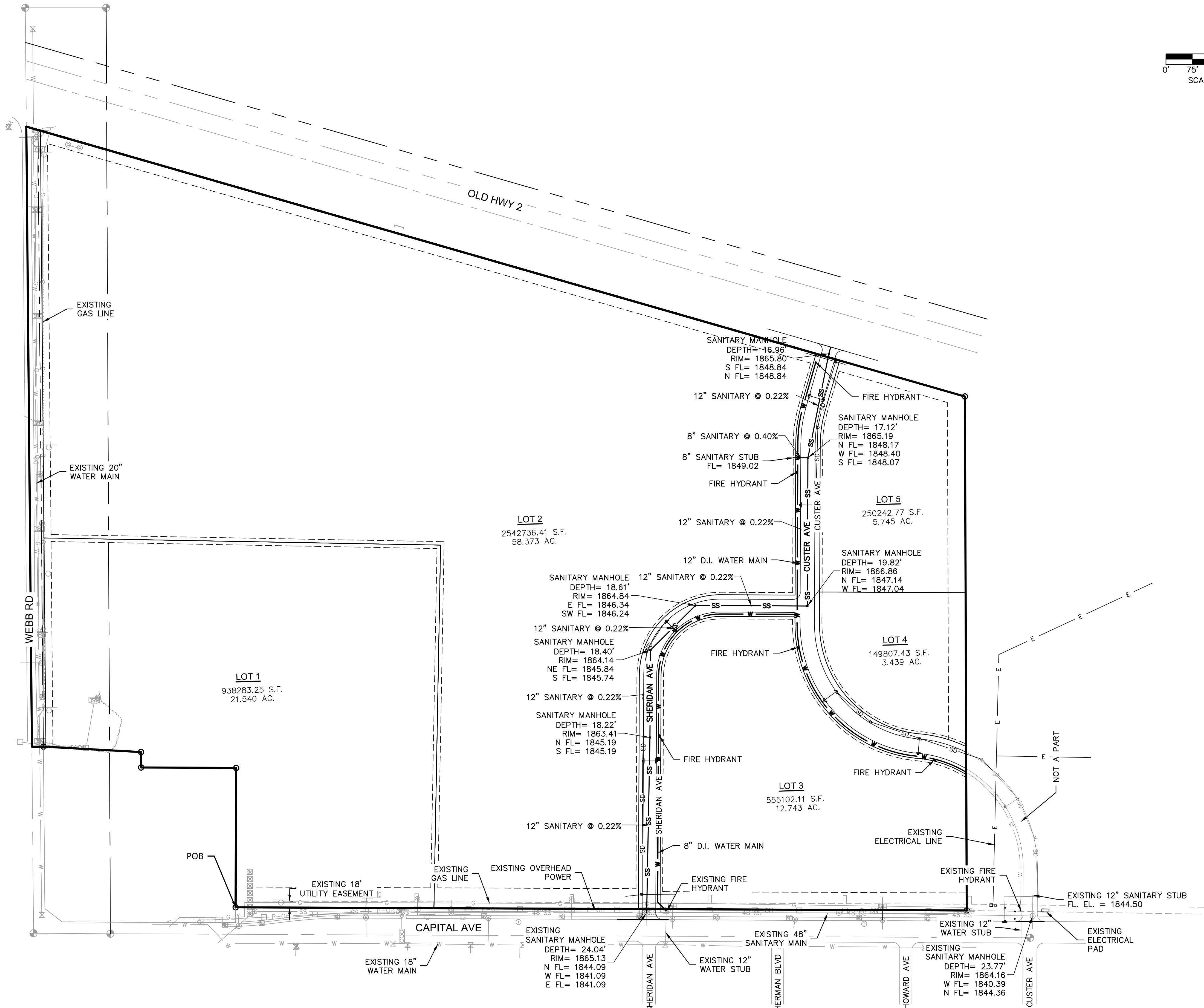
REGIONAL PLANNING COMMISSION FEES AND CHARGES
Effective October 1, 2019

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)	\$ 470.00** + \$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.

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1 of 4



olsson

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

UTILITY LAYOUT

VETERANS LEGACY SOUTH
PRELIMINARY PLAN

GRAND ISLAND, NEBRASKA

REV. NO.

DATE

REVISIONS DESCRIPTION

2021

REVISIONS

drawn by: SMG
checked by: MMR
approved by: BJD
QA/QC by:
project no.: 021-8395
drawing no.:
date: 2.22.2022

SHEET
2 of 4

DWG: C:\Temp\AcPublish_28396\C_PLT_02108395.dwg USER: sncgy
DATE: Feb 22, 2022 5:07pm XREFS: C_PLAT_02108395
V_XRWAY_LDP_02108395 V_XTOPO_LDP_02108395 C_PBASE_02108395 AERIAL AERIAL 2 V_FPLAT_02108395

OUTLET 1 DRAINAGE CALCULATIONS

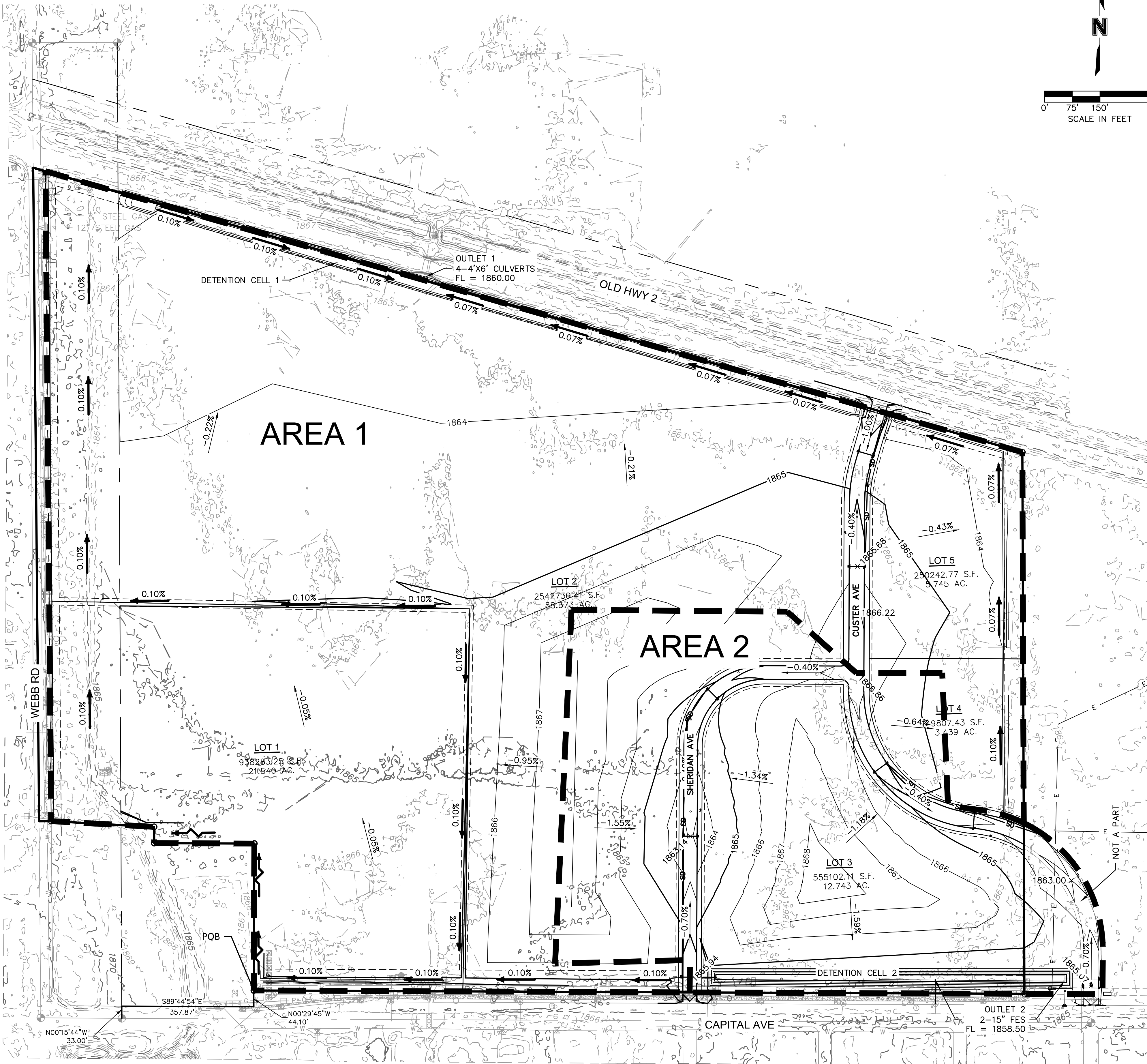
PRE-DEVELOPMENT 10 YEAR (TR-55)
AREA = 85.76
CN = 85
tc = 76.7 MIN.
Q(10) = 99.16 CFS

POST-DEVELOPMENT 10 YEAR (TR-55) AREA 1
AREA = 80.94 AC.
CN = 87
tc = 41.7 MIN.
Q(10) = 155.4 CFS DETENTION TO BE DETERMINED

OUTLET 2 DRAINAGE CALCULATIONS

PRE-DEVELOPMENT 10 YEAR (TR-55)
AREA = 20.84 AC.
CN = 87
tc = VARIES (INCLUDES MULTIPLE DRAINAGE AREAS)
Q(10) = 21.80 CFS

POST-DEVELOPMENT 10 YEAR (TR-55) AREA 2
AREA = 26.91 AC.
CN = 91
tc = 9.2 MIN.
Q(10) = 21.15 CFS
Q(10) TOTAL DETENTION VOLUME = 2.55 ACRE-FT
Q(10) POND ELEVATION = 1863.24 FT



GRADING / DRAINAGE LAYOUT

VETERANS LEGACY SOUTH
PRELIMINARY PLAN

GRAND ISLAND, NEBRASKA

2021

REVISIONS DESCRIPTION

REV. NO.

DATE

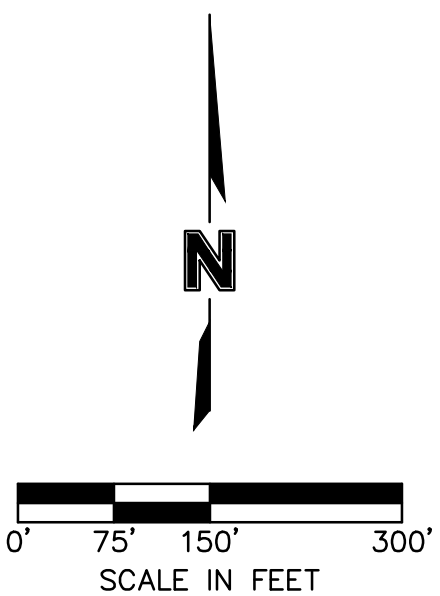
REVISIONS

drawn by: SMG
checked by: MMR
approved by: BJD
QA/QC by: 021-8395
project no.:
drawing no.:
date: 2.22.2022

SHEET
3 of 4

olsson

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



201 East 2nd Street
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VETERANS LEGACY SOUTH SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

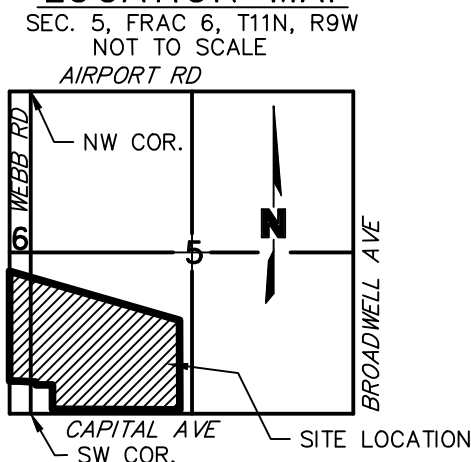
SITE PLAT

CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	385.00	15°47'23"	106.10	S08°08'49"W	105.76
C2	231.00	90°00'00"	362.85	S45°15'07"W	326.68
C3	169.00	90°00'00"	265.46	N45°15'07"E	239.00
C4	385.00	85°05'04"	571.73	S42°17'25"E	520.62
C5	315.00	26°51'55"	147.70	S71°23'59"E	146.35
C6	385.00	20°30'14"	137.78	N74°34'50"W	137.04
C7	315.00	85°05'04"	467.78	N42°17'25"W	425.96
C8	315.00	15°47'23"	86.81	N08°08'49"E	86.53

LEGEND

- SECTION CORNER
- SET CORNER(5/8"x24" REBAR/CAP)
- FOUND CORNER(5/8" REBAR)
- NEW PROPERTY LINE
- SECTION LINE
- PROPERTY LINE
- NEW SUBDIVISION LINE
- NEW EASEMENT LINE
- M MEASURED DISTANCE
- R RECORDED DISTANCE A.J. GOERTZEN 4/2016
- D DEEDED DISTANCE INST NO 201306652

LOCATION MAP



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF GOVERNMENT LOT 2 IN FRACTIONAL SECTION SIX (6) AND PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION FIVE (5), ALL IN TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 5; THENCE ON AN ASSUMED BEARING OF N00°15'44"W, ON THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 33.27 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CAPITAL AVENUE; THENCE S89°42'20"E, ON SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 357.88 FEET TO THE SOUTHWEST CORNER OF A TRACT AS DESCRIBED AND RECORDED IN INSTRUMENT NO. 201306652; THENCE N00°29'45"E ON THE WEST LINE OF SAID TRACT, A DISTANCE OF 44.10 FEET TO THE POINT OF BEGINNING; THENCE N00°14'24"E A DISTANCE OF 397.79 FEET; THENCE N89°44'20"W A DISTANCE OF 271.35 FEET; THENCE N00°18'02"W A DISTANCE OF 44.02 FEET; THENCE N86°50'11"W A DISTANCE OF 279.27 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF WEBB ROAD; THENCE S89°29'17"W A DISTANCE OF 32.74 FEET TO A POINT ON THE WEST LINE OF FRACTIONAL SECTION 6-T11N-R9W; THENCE N00°30'43"W, ALONG SAID WEST LINE, A DISTANCE OF 1769.71 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD NEBRASKA HIGHWAY 2; THENCE S73°57'30"E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD NEBRASKA HIGHWAY 2, A DISTANCE OF 2788.03 FEET; THENCE S00°12'31"E A DISTANCE OF 1466.56 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CAPITAL AVENUE AND ALSO BEING THE NORTH LINE OF SAID TRACT AS DESCRIBED AND RECORDED IN INSTRUMENT NO. 201306652; THENCE N89°44'53"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF CAPITAL AVENUE AND SAID TRACT, A DISTANCE OF 2087.52 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 4680806.88 SQUARE FEET OR 107.457 ACRES MORE OR LESS OF WHICH 5.622 ACRES ARE DEDICATED ROAD RIGHT-OF-WAY.

LOT 2

2542736.41 S.F.
58.373 AC.

LOT 5

250242.77 S.F.
5.745 AC.

LOT 4

149807.43 S.F.
3.439 AC.

LOT 3

555102.11 S.F.
12.743 AC.

LOT 1

938283.25 S.F.
21.540 AC.

NORTH RIGHT-OF-WAY LINE
CAPITAL AVENUE
(INST NO 201306652)

POB
SANITARY MH
RIM 1866.63
FL 1841.87

EXISTING UTILITY EASEMENT
INST NO 201306652
FILED AUG 15, 2013

40' DRAINAGE
EASEMENT
DEDICATED WITH
THIS PLAT

SANITARY MH
RIM 1865.29
FL 1841.09

GRATE INLET
RIM 1863.41
12" RCP S FL 1860.73

CURB INLET
RIM 1864.84
FL 1858.16

CURB INLET
RIM 1864.48
FL 1857.70

50' DRAINAGE
EASEMENT
DEDICATED
WITH THIS PLAT

GRATE INLET
RIM 1862.32
FL 1859.35

CURB INLET
RIM 1864.49
FL 1858.21

SANITARY MH
RIM 1864.80
FL 1840.47

0' 75' 150' 300'
SCALE IN FEET

PROJECT NO. 2021-08395

GI CRA VETERANS
LEGACY SOUTH SURVEY

olsson

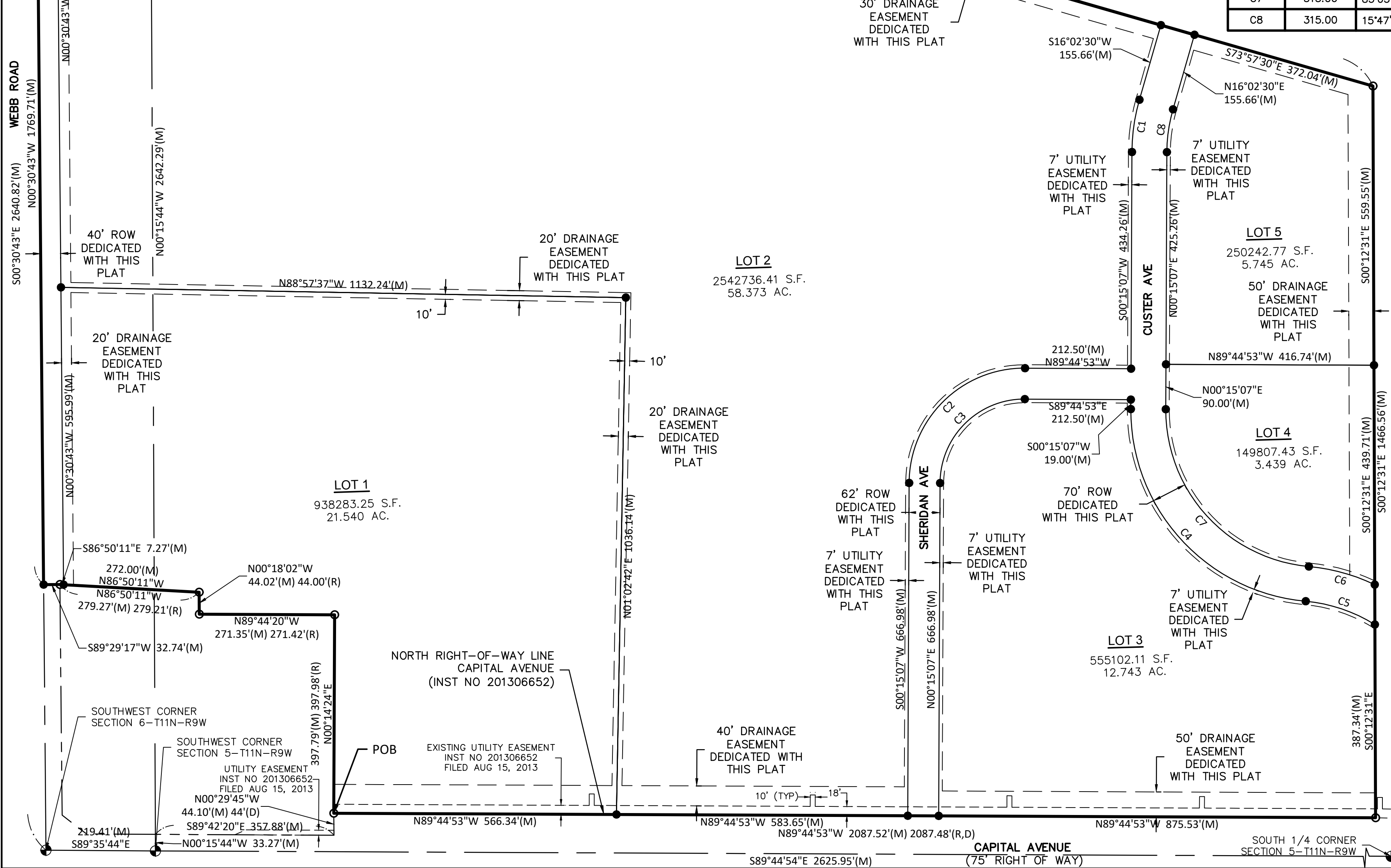
201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
FAX 308.384.8752

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Grand Island

Regular Meeting - 3/2/2022

VETERANS LEGACY SOUTH SUBDIVISION
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT



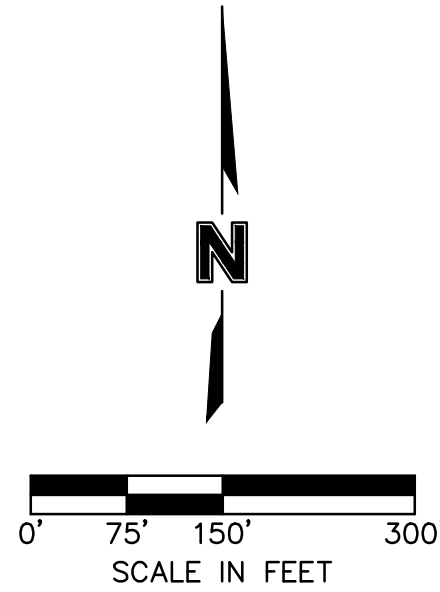
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LOCATION MAP
SEC. 5, FRAC 6, T11N, R9W
NOT TO SCALE

LEGEND

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- FOUND CORNER (5/8" REBAR)
- NEW PROPERTY LINE
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- NEW EASEMENT LINE

M MEASURED DISTANCE
R RECORDED DISTANCE A.J. GOERTZEN 4/2016
D DEEDED DISTANCE INST NO 201306652



SHEET 1 OF 2

OWNERS: CITY OF GRAND ISLAND
SUBDIVIDER: CITY OF GRAND ISLAND
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 5

PROJECT NO. 2021-08395
GI CRA VETERANS
LEGACY SOUTH SURVEY

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

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VETERANS LEGACY SOUTH SUBDIVISION
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT

LEGAL DESCRIPTION

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SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2022, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF PART OF GOVERNMENT LOT 2 IN FRACTIONAL SECTION SIX (6) AND PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION FIVE (5), ALL IN TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., 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

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

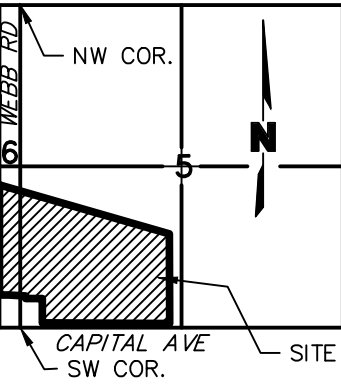
THIS _____ DAY OF _____, 2022.

MAYOR

CITY CLERK

LOCATION MAP

SEC. 5, FRAC 6, T11N, R9W
NOT TO SCALE
AIRPORT RD



OWNERS: CITY OF GRAND ISLAND
SUBDIVIDER: CITY OF GRAND ISLAND
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 5

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT CITY OF GRAND ISLAND, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**VETERANS LEGACY SOUTH SUBDIVISION**" IN PART OF GOVERNMENT LOT 2 IN FRACTIONAL SECTION SIX (6) AND PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION FIVE (5), ALL IN TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., 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 SUBDIVISION 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 _____, 2022.

ROGER STEELE, MAYOR, CITY OF GRAND ISLAND

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF HALL

ON THIS _____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED ROGER STEELE, MAYOR, CITY OF GRAND ISLAND, TO BE 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.

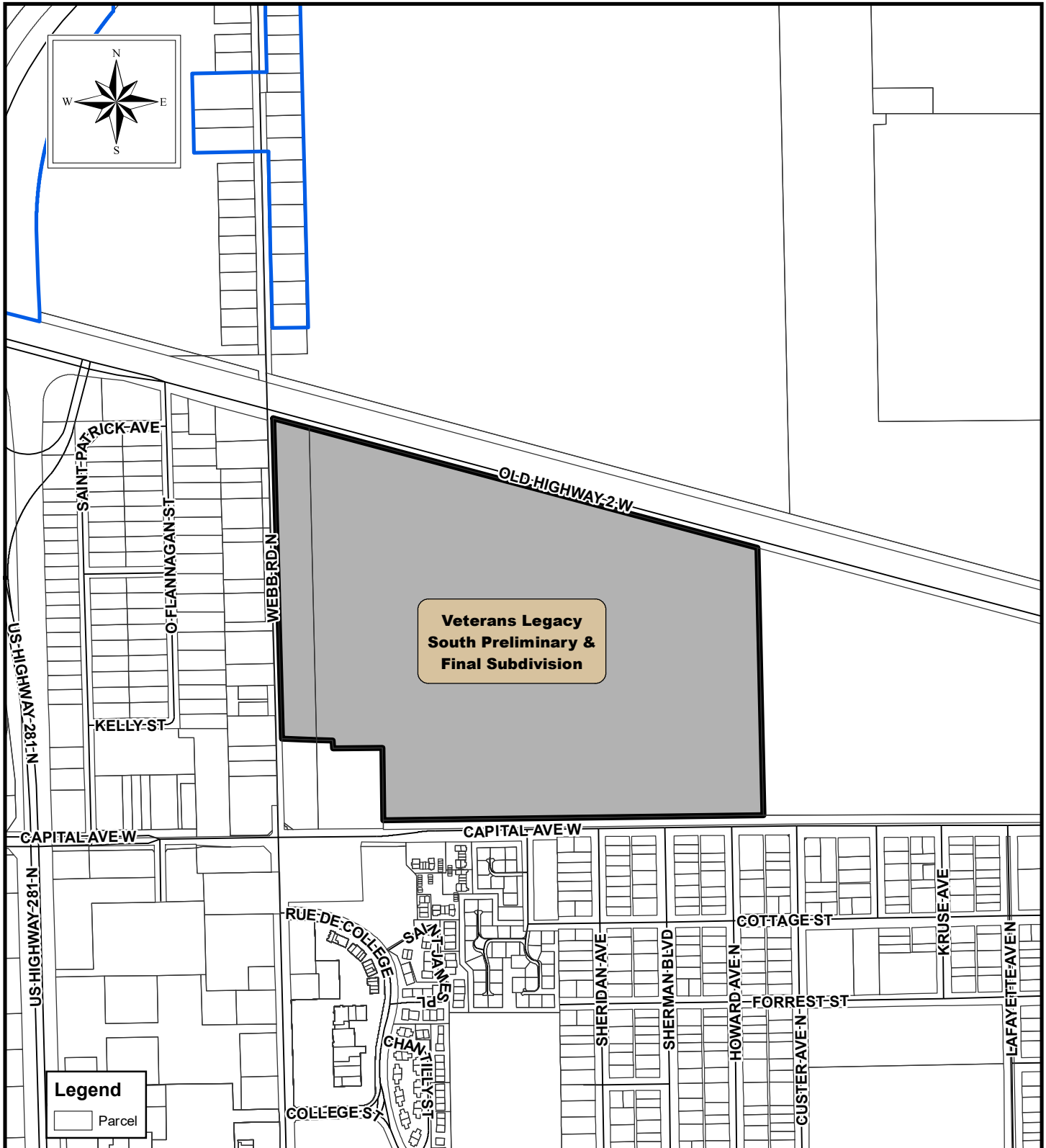
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

SHEET 2 OF 2

olsson	201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750 FAX 308.384.8752	PROJECT NO. 2021-08395
		GI CRA VETERANS LEGACY SOUTH SURVEY

PROPOSED SUBDIVISION LOCATION MAP



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