Hall County Regional Planning Commission
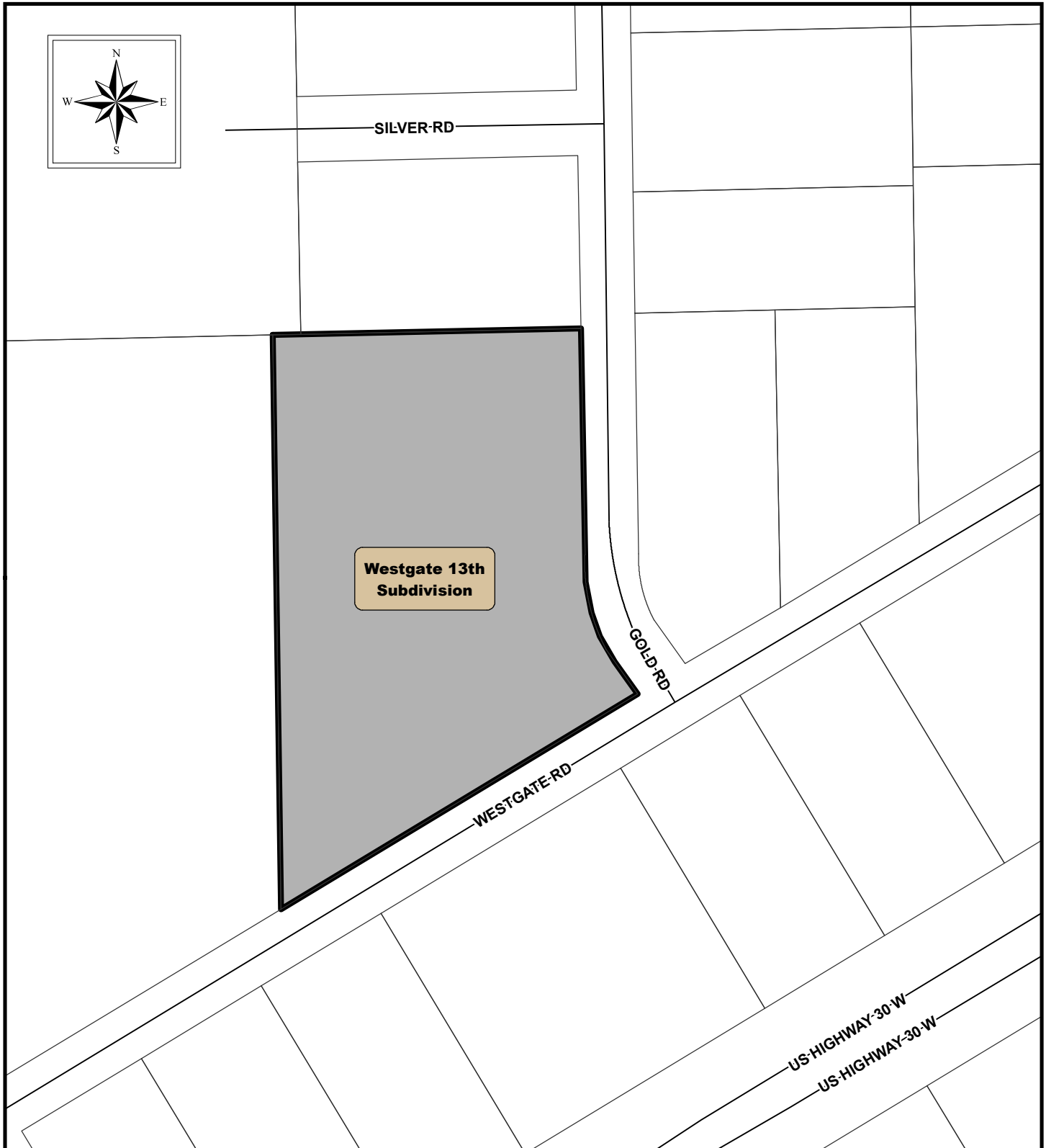
Wednesday, June 1, 2022
Regular Meeting

Item J3

Final Plat - Westgate 13th Subdivision - Grand Island - Generally located north of Westgate Road and west of Gold Road.

Staff Contact:

PROPOSED SUBDIVISION
LOCATION MAP

N
W E
S

SILVER RD

Westgate 13th
Subdivision
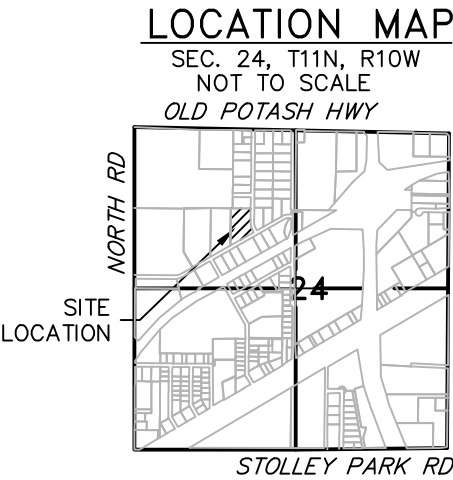
GOLD RD
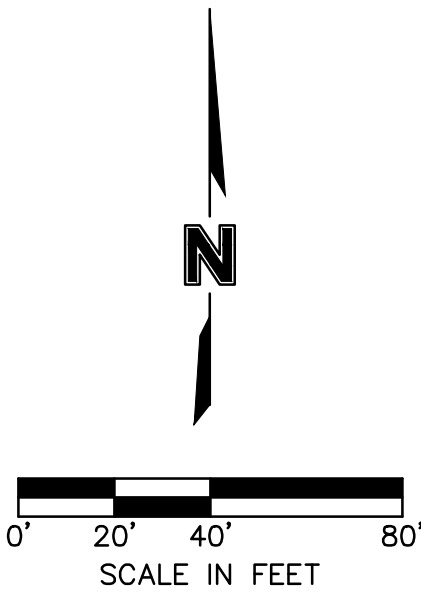
WESTGATE RD

US HIGHWAY 30 W
US HIGHWAY 30 W

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

WESTGATE THIRTEENTH SUBDIVISION
GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT

UNPLATTED
PT N 1/2 NW 1/4
SECTION 24-T11N-R10W
(NOT A PART)

EXISTING 45' DRAINAGE
EASEMENT
INST NO 79002884

LOT 15
WESTGATE SUB
(NOT A PART)

30" RCP w/FES
FL 1873.55

1/2 PIPE

N89°48'02"E 154.90'(M)

N89°48'02"E 329.90'(M) 330.0'(P) 329.87'(R)

N89°48'02"E 175.00'(M)

5/8 REBAR PSC 774

SD

EXISTING 45' DRAINAGE
EASEMENT
INST NO 79002884

GRATE INLET
RIM 1878.52
FL 1873.77

880.0

1877.5

1875.0

EXISTING 8' UTILITY
EASEMENT
INST NO 79002884

P-OH

18" RCP w/FES
FL 1877.28

24" RCP w/FES
FL 1876.98

24" CMP
FL 1877.58

24" CMP
FL 1877.73

LOT 1
42297.65 S.F.
0.971 AC.

1880.0

S00°08'09"W 242.21'(M) 242.38'(P) 242.23'(R)

GOLD ROAD
60' R.O.W.

SD

1880.5

18"

12"

ABANDOND WELL
ABANDOND WELL

7' UTILITY EASEMENT
DEDICATED WITH
THIS PLAT

S89°51'51"E 175.00'(M)

1/2 PIPE

N00°05'19"E 614.54'(M) 614.87'(P)

N00°08'09"E 525.14'(M)

S00°08'09"W

LOT 3
88158.66 S.F.
2.024 AC.

LOT 14
WESTGATE SUB

10' DRAINAGE EASEMENT
DEDICATED WITH
THIS PLAT

N00°08'09"E 284.28'(M)

5'

7.0'

R=200.00'(M,R,P)
L=105.44'(M,R) 101.15'(M)
A=030°12'12.9"
CB=S15°03'39"E
CH=104.21'(M) 104.23'(R)

LOT 13
WESTGATE SUB
(NOT A PART)

LOT 2
44672.25 S.F.
1.026 AC.

1880.0

1/2 PIPE

P-OH

56.89'(R)
56.84'(M)
S20°55'40"E

7' UTILITY EASEMENT
DEDICATED WITH
THIS PLAT

1/2 PIPE

LPP

S59°54'08"W 267.26'(M)

1880.0

SS

7' UTILITY EASEMENT
DEDICATED WITH
THIS PLAT

S59°54'08"W 445.96'(M) 446.05'(P)

WESTGATE ROAD
60' R.O.W.

S59°54'08"W 178.70'(M)

1/2 PIPE

LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 14, WESTGATE SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID TRACT CONTAINS A CALCULATED AREA OF 175,128.56 SQUARE FEET OR 4.020 ACRES MORE OR LESS.

N

LOCATION MAP
SEC. 24, T11N, R10W
NOT TO SCALE

OLD POTASH HWY

NORTH RD

WEBB RD

SITE LOCATION

24

STOLLEY PARK RD

0' 20' 40' 80'
SCALE IN FEET

LEGEND

Symbol	Description
●	SET CORNER (5/8"x24" REBAR W/CAP)
○	FOUND CORNER (AS NOTED)
	EXISTING PROPERTY LINE
	NEW PROPERTY LINE
	NEW SUBDIVISION LINE
M	MEASURED DISTANCE
P	PLATTED DISTANCE WESTGATE SUB
R	RECORDED DISTANCE A.J. GOERTZEN DATED 3-11-2016
	POWER POLE W/ LIGHT
	POWER POLE
CV	CABLE VAULT
C	CABLE BOX
X	WATER VALVE
FHT	FIRE HYDRANT
W	WATER WELL
	WOOD POST
	AREA INLET
S	SANITARY MANHOLE
SD	STORM SEWER LINE
W	WATER LINE
P-OH	OVERHEAD ELECTRIC
SS	SANITARY SEWER LINE
X	WIRE FENCE

OWNERS: HEARTLAND SOLUTIONS LLC
SUBDIVIDER: HEARTLAND SOLUTIONS LLC
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 3

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.

olsson

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

PROJECT NO. 2022-02738

HEARTLAND
SOLUTIONS SURVEY

FB

WESTGATE THIRTEENTH SUBDIVISION
GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT

UNPLATTED
PT N 1/2 NW 1/4
SECTION 24-T11N-R10W
(NOT A PART)

EXISTING 45' DRAINAGE
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LOT 15
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N89°48'02"E 329.90'(M) 330.0'(P) 329.87'(R)

5/8 RBAR PSC 704

N89°48'02"E 154.90'(M)

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60' R.O.W.

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7' UTILITY EASEMENT
DEDICATED WITH
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(NOT A PART)

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1/2 PIPE

56.89'(R)
56.82'(P)
56.84'(M)
S00°03'04"E

7' UTILITY EASEMENT
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S59°54'08"W 767.26'(M)

S59°54'08"W 445.96'(M) 446.05'(P)

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60' R.O.W.

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N

0' 20' 40'   80'
SCALE IN FEET

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 ALL OF LOT 14, WESTGATE SUBDIVISION, 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 HEARTLAND SOLUTIONS, LLC, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "*WESTGATE THIRTEENTH SUBDIVISION*" ALL OF LOT 14, WESTGATE SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF 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

_____
GORDON GLADE, MANAGING MEMBER
HEARTLAND SOLUTIONS, LLC

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 GORDON GLADE, MANAGING MEMBER, HEARTLAND SOLUTIONS, LLC, TO BE PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURES ARE 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

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.
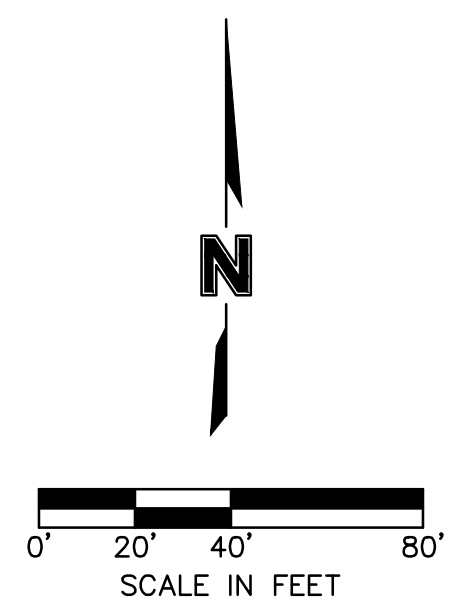
_____   _____
CHAIRPERSON   DATE

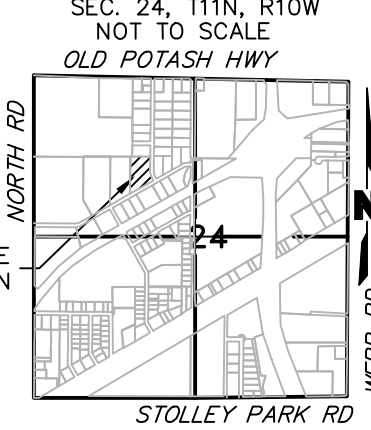APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS _____ DAY OF _____, 2022.

_____
MAYOR

_____
CITY CLERK

LOCATION MAP
SEC. 24, T11N, R10W
NOT TO SCALE

OLD POTASH HWY

NORTH RD

WEBB RD

SITE
LOCATION

STOLLEY PARK RD

24

N

LEGEND
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○ FOUND CORNER (AS NOTED)
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NUMBER OF LOTS: 3

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

PROJECT NO. 2022-02738
HEARTLAND
SOLUTIONS SURVEY
FB

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 HEARTLAND SOLUTIONS LLC

Address PO BOX 423

City GRAND ISLAND , State NE Zip 68802

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: _(signature)_ Date: 5-12-2022

    (Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm olsson, Inc

Address 201 E 2nd Street

City Grand Island , State NE Zip 68801

Phone 308-384-8750

Surveyor/Engineer Name Jai Jason Andrist License Number 630

SUBDIVISION NAME: WESTGATE THIRTEENTH SUBDIVISION

Please check the appropriate location

- [ ] Hall County
- [x] 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
- [x] Final Plat

Number of Lots 3

Number of Acres 4.020

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.
- [x] Closure Sheet
- [ ] Utilities Sheet
- [ ] Receipt for Subdivision Application Fees in the amount of $ 500.00

* 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 Regional Planning Department call (308) 385-5240.