



Hall County Regional Planning Commission

Wednesday, November 2, 2022

Regular Meeting

Item J2

**Preliminary and Final Plat - Central Community College Second
Subdivision - Grand Island - Located at the north of Husker
Highway and east of U.S Highway 281 - (& Lots, 29.26 Acres)**

Staff Contact:

PROPOSED SUBDIVISION LOCATION MAP



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

1 inch = 400 feet

DWG: F:\2022\05001-05500\022-05041\40-Design\AutoCAD\Final Plans\Xref\ Preliminary Plat.dwg
DATE: Oct 14, 2022 12:34pm XREFS: V_XTOPO_LDP_02205041 V_XRWAY_LDP_02205041
USER: atarango COLLEGE_S-09-02 V_FPLAT_02205041

SUBDIVISION
AREA= 67.70 ACRES

LOT USAGE
9 LOTS
1 OUTLOT

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

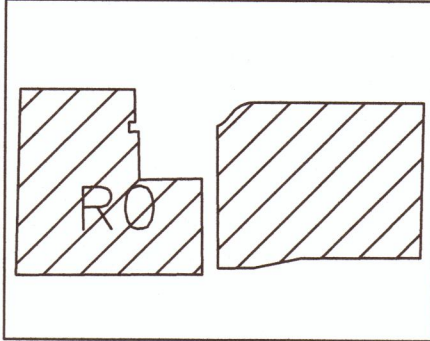
- PLANNED DEVELOPMENT BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER

LEGAL DESCRIPTION

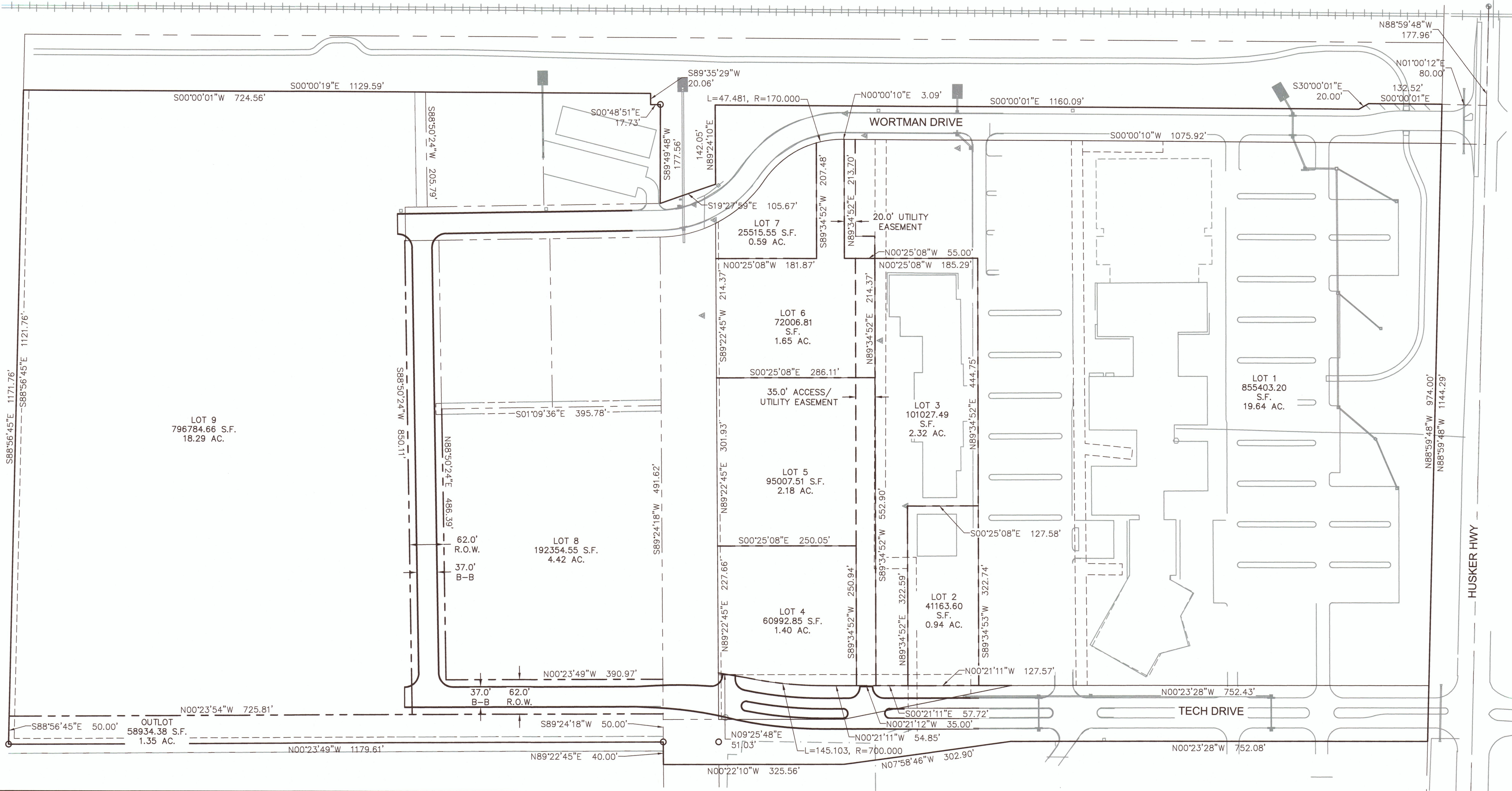
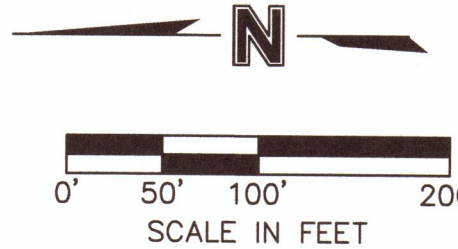
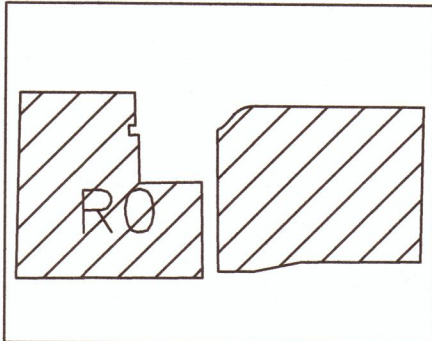
A TRACT OF LAND IN PART OF THE SOUTHWEST QUARTER OF SECTION TWENTY-NINE (29), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 29, T11N, R9W; THENCE ON AN ASSUMED BEARING OF N88°59'48"W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 29, A DISTANCE OF 177.96 FEET; THENCE N01°01'12"E A DISTANCE OF 80.00 FEET TO THE INTERSECTION BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF US HIGHWAY 34 AND THE EAST RIGHT OF WAY LINE OF WORTMAN DRIVE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N88°59'48"W, ALONG THE NORTH RIGHT OF WAY LINE OF US HIGHWAY 34, A DISTANCE OF 1144.29 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF TECH DRIVE; THENCE N00°23'28"W, ALONG SAID WEST RIGHT OF WAY LINE OF TECH DRIVE, A DISTANCE OF 752.08 FEET; THENCE N07°58'46"W, ALONG SAID WEST RIGHT OF WAY LINE OF TECH DRIVE, A DISTANCE OF 302.90 FEET; THENCE N00°22'10"W, ALONG SAID WEST RIGHT OF WAY LINE OF TECH DRIVE, A DISTANCE OF 325.56 FEET TO A POINT ON THE SOUTH LINE OF BRENTWOOD THIRD SUBDIVISION AND ALSO BEING THE NORTH LINE OF THE CITY OF GRAND ISLAND ELECTRIC AND DRAINAGE RIGHT OF WAY; THENCE N89°22'45"E, ALONG SAID LINE, A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF SAID BRENTWOOD THIRD SUBDIVISION; THENCE N00°23'49"W, ALONG THE EAST LINE OF SAID BRENTWOOD THIRD SUBDIVISION, A DISTANCE OF 1179.61 FEET TO A NORTHEAST CORNER OF SAID BRENTWOOD THIRD SUBDIVISION AND ALSO BEING ON THE SOUTH LINE OF BRENTWOOD SECOND SUBDIVISION; THENCE S88°56'45"E, ALONG SAID SOUTH LINE OF BRENTWOOD SECOND SUBDIVISION, A DISTANCE OF 1171.76 FEET TO THE WEST LINE OF THE CITY OF GRAND ISLAND ELECTRIC AND DRAINAGE RIGHT OF WAY; THENCE S00°00'19"E, ALONG SAID EAST LINE LINE OF THE CITY OF GRAND ISLAND ELECTRIC AND DRAINAGE RIGHT OF WAY, A DISTANCE OF 1129.59 FEET; THENCE S89°35'29"W A DISTANCE OF 20.06 FEET; THENCE S00°48'51"E A DISTANCE OF 17.73 FEET; THENCE S89°49'48"W A DISTANCE OF 177.56 FEET TO THE EAST RIGHT OF WAY LINE OF WORTMAN DRIVE; THENCE S19°27'59"E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 105.67 FEET; THENCE N89°24'11"E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 142.05 FEET; THENCE S00°00'02"E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1160.09 FEET; THENCE S30°00'02"E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET; THENCE S00°00'02"E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 132.52 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 2949144.81 SQUARE FEET OR 67.703 ACRES MORE OR LESS OF WHICH 0.556 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

EXISTING ZONING



PROPOSED ZONING



REV. NO.	DATE	REVISIONS DESCRIPTION

LOT LAYOUT	CENTRAL COMMUNITY COLLEGE PRELIMINARY PLAT		REVISIONS	
	GRAND ISLAND, NE		YEAR	

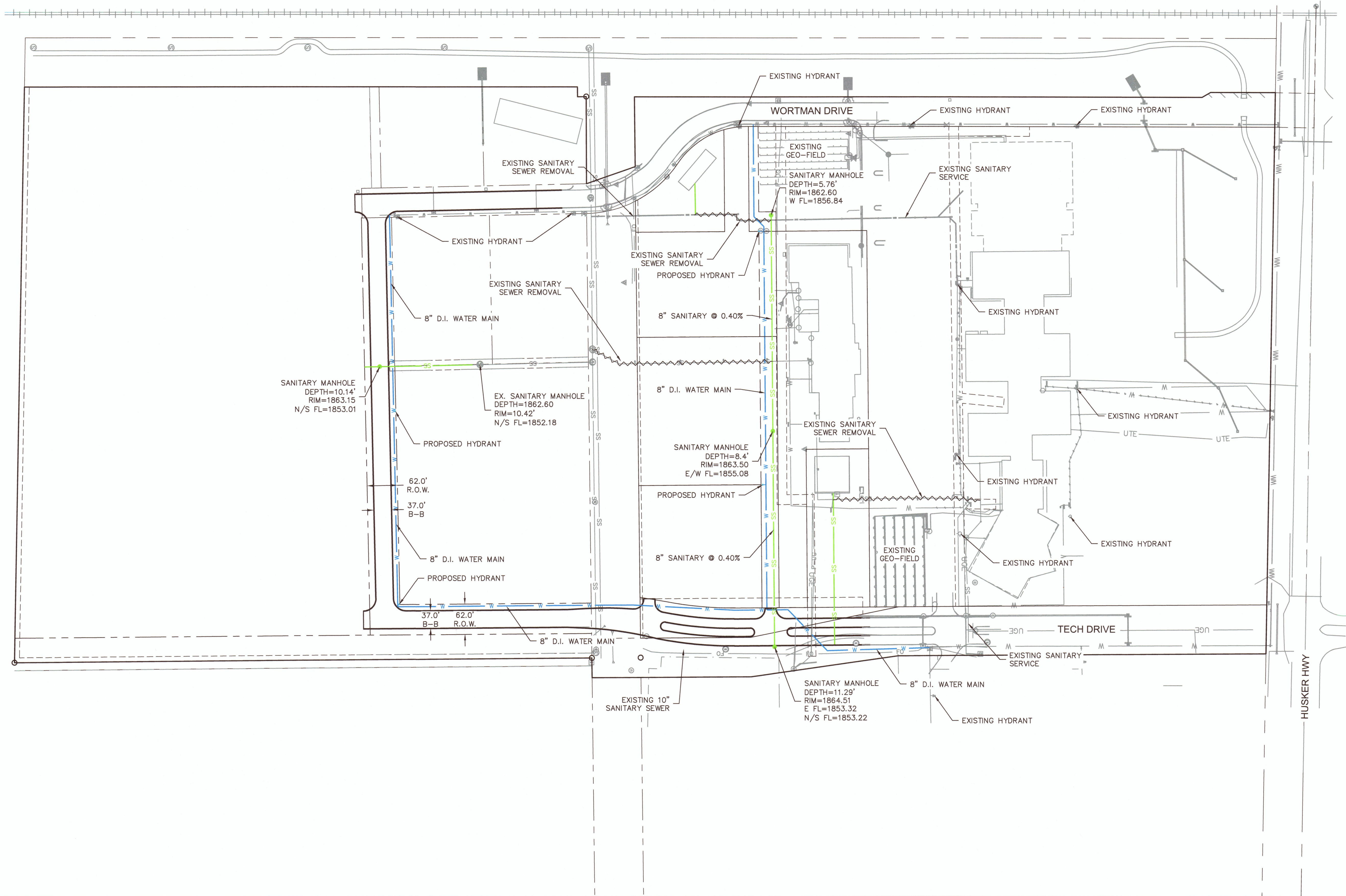
drawn by: AST
checked by: MMR
approved by: MMR
QA/QC by: MMR
project no.: 022-05041
drawing no.:
date: 00.00.00

SHEET
1 of 3

olsson

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

DWG: F:\2022\05001-05500\022-05041\40-Design\AutoCAD\Final Plans\Xref\ Preliminary Plat.dwg
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USER: dtarango COLLEGE_5-09-02 V_FPLAT_02205041
CCC Existing Utilities



olsson

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

UTILITY LAYOUT

CENTRAL COMMUNITY COLLEGE
PRELIMINARY PLAT

GRAND ISLAND, NE

REV. NO.

DATE

REVISIONS DESCRIPTION

YEAR

REVISIONS

drawn by: AST

checked by: MMR

approved by: MMR

QA/QC by:

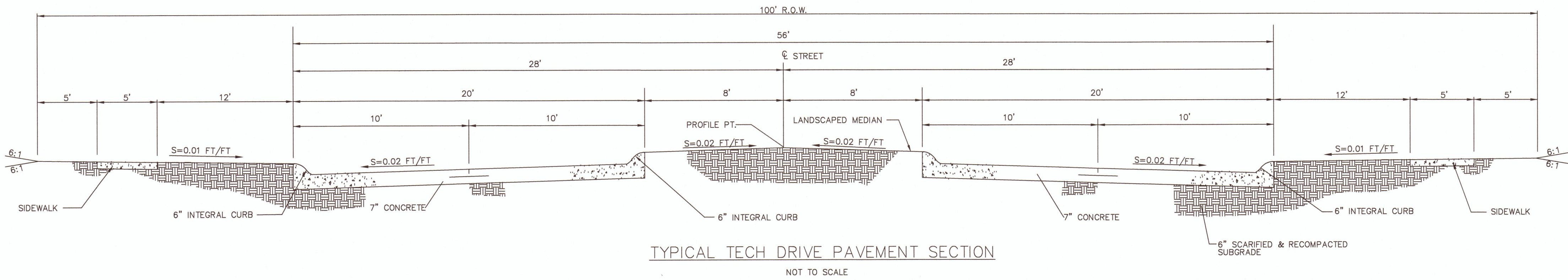
project no.: 022-05041

drawing no.:

date: 00.00.00

SHEET

2 of 3



**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 Central Community College
Address 3134 W HWY 34
City Grand Island, State NE Zip 68801
Phone 308-398-4222

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: Jai Jason Andrist Date: 10/12/2022
(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 LS-630

SUBDIVISION NAME: COMMUNITY COLLEGE SUBDIVISION

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 10

Number of Acres 55.09

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 \$ 650.00

*** 15 Pages are to be printed on 11X17, larger sizes maybe requested if needed**

PROPOSED SUBDIVISION LOCATION MAP



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

1 inch = 300 feet

FINAL PLAT

LOT 1
COMMUNITY
COLLEGE SUB

100'

5' COMMUNICATION
EASEMENT
INST NO 202004324

35' UTILITY
EASEMENT
TO BE DEDICATED
WITH THIS PLAT

20' UTILITY EASEMENT
TO BE DEDICATED
WITH THIS PLAT

S89°34'52"W 207.48'(M)

589°34'52"W 444.75'(M)

20' UTILITY
EASEMENT
INST NO 200306375

20' UTILITY
EASEMENT —
INST NO 200903672

1079.00°00'10"W 1079.00°00'10"W
WORTMAN DRIVE

TECH DRIVE

N00°25'24"W 753.67'(M)
N00°25'23"W 811.44'(M)

SOUTHWEST COR.
SEC. 29-T11N-R9W

N88°59'48"W 973.18'(M)
US HIGHWAY 34

POB

N01°01'13"E
80.00'(M)

SOUTH 1/4 COR. —
SEC. 29-T11N-R9W

☐ ☐ ☐

SECTION CORNER
SET CORNER (5/8"x24" REBAR W/CAP)
FOUND CORNER (1" PIPE)
EXISTING PROPERTY LINE
ROW LINE
SECTION LINE
NEW PROPERTY LINE
NEW SUBDIVISION LINE
MEASURED DISTANCE
RECORDED DISTANCE

OWNERS: CENTRAL COMMUNITY COLLEGE
SUBDIVIDER: CENTRAL COMMUNITY COLLEGE
SURVEYOR: OLSSON, INC
ENGINEER: OLSSON, INC
NUMBER OF LOTS: 7

SHEET 1 OF 2

olsson

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

PROJECT NO. 2022-05041

CCC SURVEY

F8 GI 2022 2

NWC: F:\2022\05001-05001\022-05041\40-Design\Survey\SRVY\Sheets\V_FPLAT_02205041.dwg USER: ijjimenez

USER: jjimenez

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COMMUNITY COLLEGE SECOND SUBDIVISION
GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT

LEGAL DESCRIPTION

A TRACT OF LAND IN PART OF THE SOUTHWEST QUARTER OF SECTION TWENTY-NINE (29), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 29, T11N, R9W; THENCE ON AN ASSUMED BEARING OF N88°59'48"W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 29, A DISTANCE OF 248.25 FEET; THENCE N01°01'13"E A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF US HIGHWAY 34, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N88°59'48"W, ALONG SAID NORTH RIGHT OF WAY LINE OF US HIGHWAY 34, A DISTANCE OF 973.18 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF TECH DRIVE; THENCE N00°25'24"W, ALONG SAID EAST RIGHT OF WAY LINE OF TECH DRIVE, A DISTANCE OF 753.67 FEET; THENCE N11°38'03"W, ALONG SAID EAST RIGHT OF WAY LINE OF TECH DRIVE, A DISTANCE OF 309.14 FEET; THENCE N00°25'02"W, ALONG SAID EAST RIGHT OF WAY LINE OF TECH DRIVE, A DISTANCE OF 223.67 FEET TO A POINT ON THE SOUTH LINE OF THE CITY OF GRAND ISLAND ELECTRIC AND DRAINAGE RIGHT OF WAY LINE; THENCE N89°23'55"E, ALONG SAID SOUTH LINE, A DISTANCE OF 890.65 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF WORTMAN DRIVE, SAID POINT ALSO BEING A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, ALONG SAID WEST RIGHT OF WAY LINE OF WORTMAN DRIVE, HAVING A DELTA ANGEL OF 29°03'45", HAVING A RADIUS OF 230.00 FEET, AND CHORD BEARING S41°38'07"E A CHORD DISTANCE OF 115.42 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, ALONG SAID WEST RIGHT OF WAY LINE OF WORTMAN DRIVE, HAVING A DELTA ANGEL OF 56°10'10", HAVING A RADIUS OF 170.00 FEET, AND CHORD BEARING S28°04'55"E A CHORD DISTANCE OF 160.06 FEET; THENCE S00°00'10"W, ALONG SAID WEST RIGHT OF WAY LINE OF WORTMAN DRIVE, A DISTANCE OF 1079.01 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1274557.59 SQUARE FEET OR 29.260 ACRES MORE OR LESS OF WHICH 0.556 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 20____, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND IN PART OF THE SOUTHWEST QUARTER OF SECTION TWENTY-NINE (29), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST, 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

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 _____, 20____.

MAYOR _____

CITY CLERK _____

OWNERS: CENTRAL COMMUNITY COLLEGE
SUBDIVIDER: CENTRAL COMMUNITY COLLEGE
SURVEYOR: OLSSON, INC
ENGINEER: OLSSON, INC
NUMBER OF LOTS: 7

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT _____, CENTRAL COMMUNITY COLLEGE, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**COMMUNITY COLLEGE SECOND SUBDIVISION**" A TRACT OF LAND IN PART OF THE SOUTHWEST QUARTER OF SECTION TWENTY-NINE (29), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST, 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 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 GRAND ISLAND, NEBRASKA

THIS _____ DAY OF _____, 20____.

DR. MATT GOTSCHALL, PRESIDENT
CENTRAL COMMUNITY COLLEGE

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF HALL

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED DR. MATT GOTSCHALL, PRESIDENT, CENTRAL COMMUNITY COLLEGE, 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 GRAND ISLAND, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

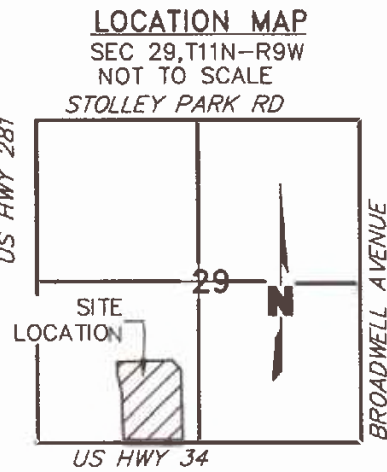
MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

SECTION TIES

SW CORNER, SEC. 29, T11N, R9W
FOUND BRASS CAP
93.74' N TO NAIL IN POWER POLE
93.52' NNW TO CHISELED "X" IN CONCRETE BASE OF TRAFFIC SIGNAL
89.27' S TO CHISELED "X" ON CONCRETE CULVERT RETAINING HEADWALL
52.57' SE TO CHISELED "X" IN CONCRETE BASE OF TRAFFIC SIGNAL
65.80' W TO FOUND BRASS CAP

S1/4 CORNER, SEC. 29, T11N, R9W
FOUND 1/2" REBAR
14.46' W TO CENTERLINE OF EAST RAILROAD TRACK
92.07' NE TO NAIL IN POWER POLE
62.65' SSE TO BRASS CAP (U269, 1947) IN CONCRETE
107.46' NW TO NAIL IN POWER POLE



SHEET 2 OF 2

olsson

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

PROJECT NO. 2022-05041
CCC SURVEY
FB GI 2022 2

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Pd