



Hall County Regional Planning Commission

Wednesday, April 5, 2023

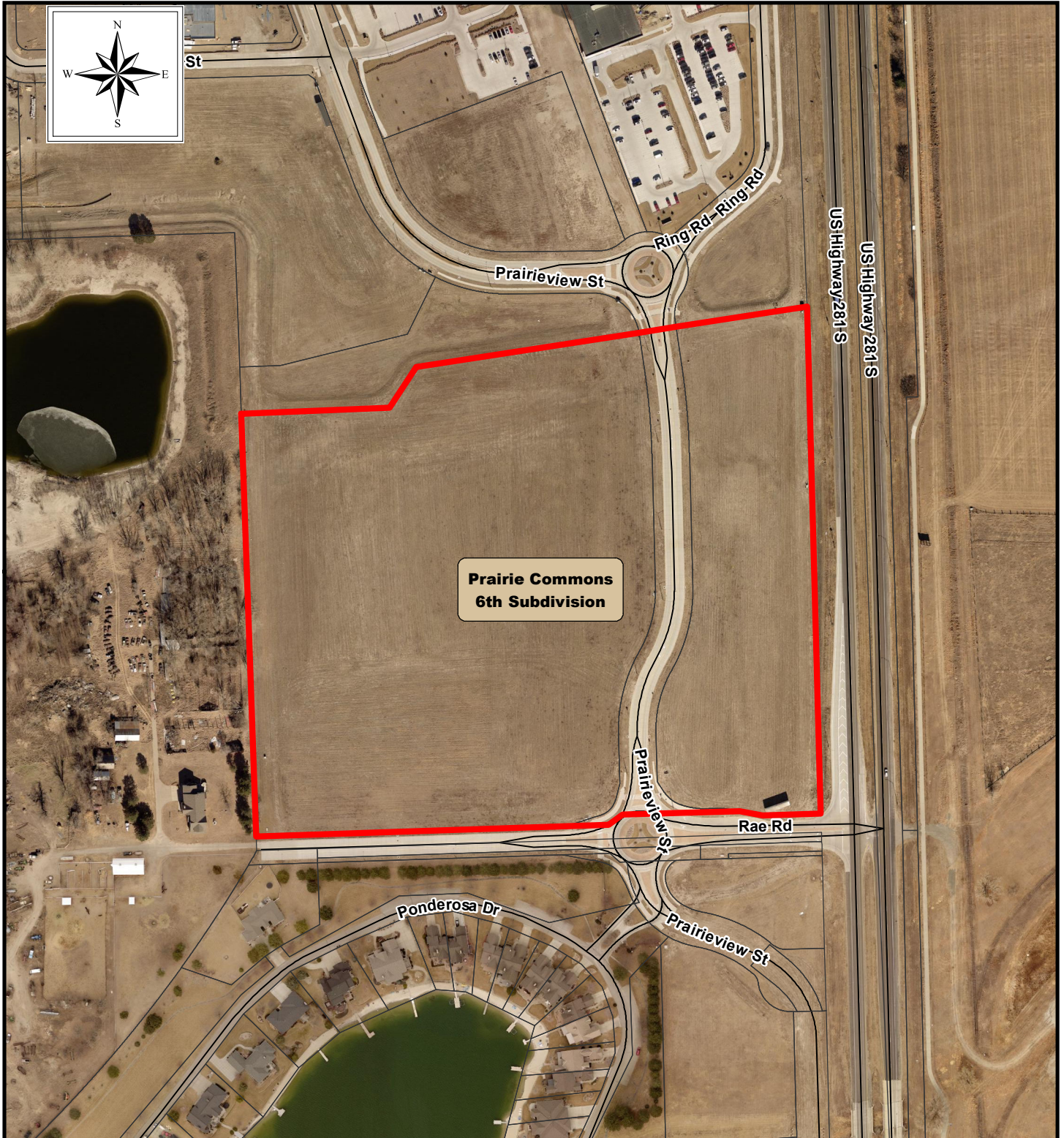
Regular Meeting

Item J1

**Final Plat - Prairie Commons Sixth Subdivision - Located north of
Rae Road and east of U.S. Highway 281 in Grand Island**

Staff Contact:

PROPOSED SUBDIVISION AERIAL MAP



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

1 inch = 300 feet

PRAIRIE COMMONS SIXTH PRELIMINARY PLAT LOT LAYOUT MARCH 2023

SUBDIVISION
AREA= 25.66 ACRES (1,117,672 S.F.)

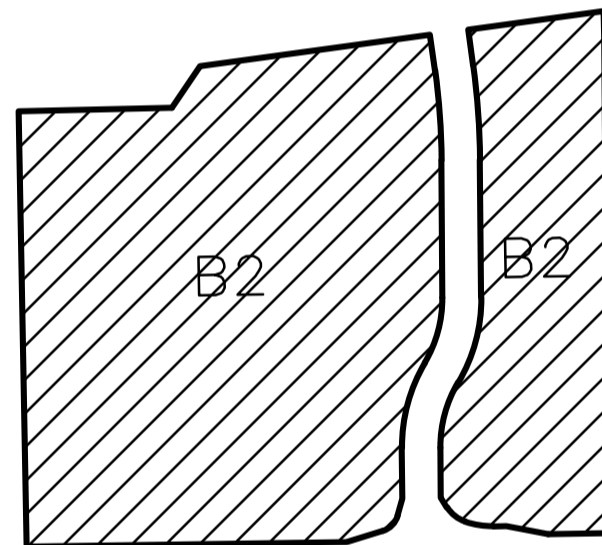
LOT USAGE
13 LOTS
1 OUTLOT

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

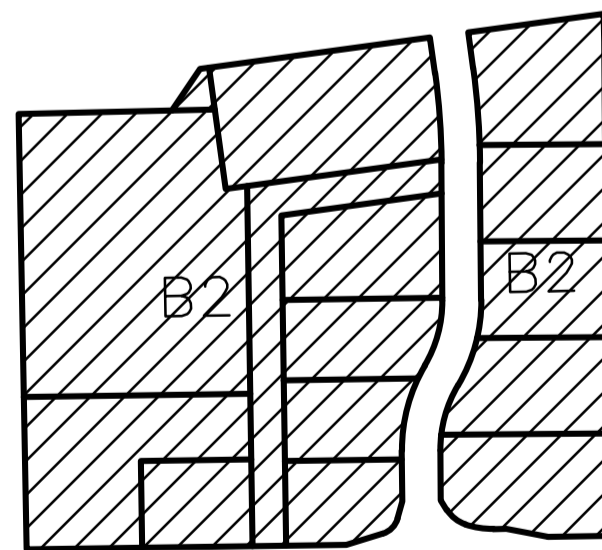
DEVELOPER
PRATARIA VENTURES LLC
PO BOX 2078
GRAND ISLAND NE 68802-2078

LEGAL DESCRIPTION

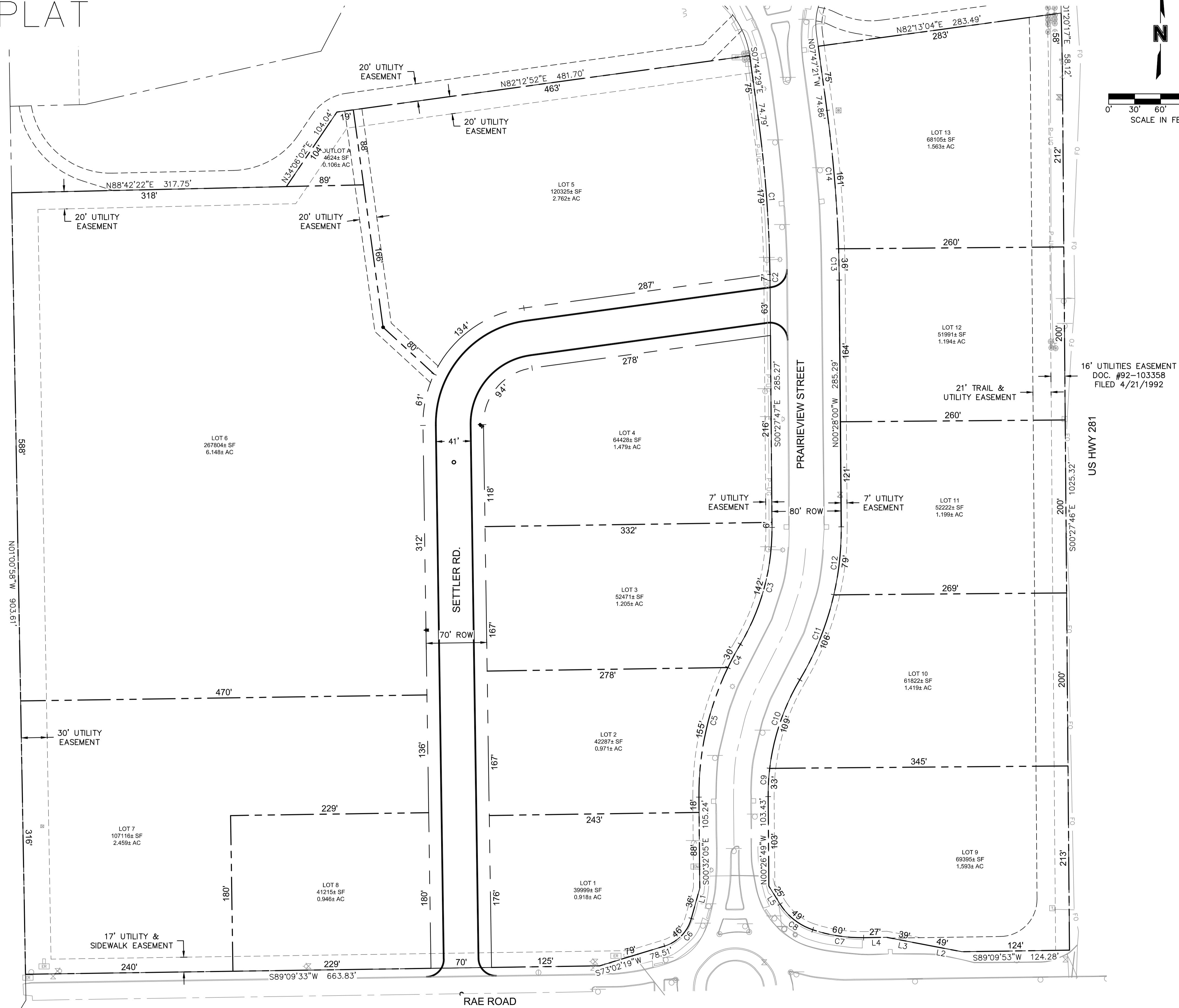
A REPLAT OF ALL OF LOT 7 AND ALL OF LOT 8, PRAIRIE COMMONS SECOND SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID TRACT CONTAINS A CALCULATED AREA OF 1,117,670.87 SQUARE FEET OR 25.658 ACRES MORE OR LESS OF WHICH 1.747 ACRES ARE NEW DEDICATED ROAD RIGHT OF WAY.



EXISTING ZONING



PROPOSED ZONING



DWG: F:\2023\00001-00500\023-00439-40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C_PLAT_02300439.dwg
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 USER: sngay
 C_PBASE_02300439
 V_XTOPO_LDP_02300439
 V_XRWAY_LDP_02300439

Engineering - Nebraska COA #CA-0638
201 East 2nd Street
Grand Island, NE 68801 TEL 308.384.8750 www.olsson.com

LOT LAYOUT

PRAIRIE COMMONS SIXTH
PRELIMINARY PLAT

GRAND ISLAND, NEBRASKA

2023

REV. NO.	DATE	REVISIONS DESCRIPTION

drawn by: _____

checked by: _____

approved by: _____

QA/QC by: _____

project no.: 023-00439

drawing no.: _____






date: 3.24.2023

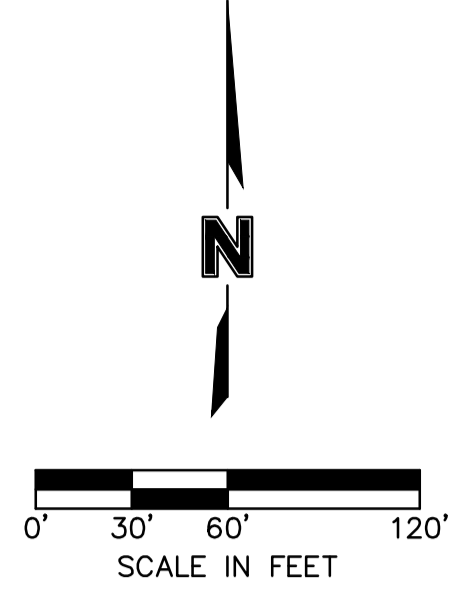
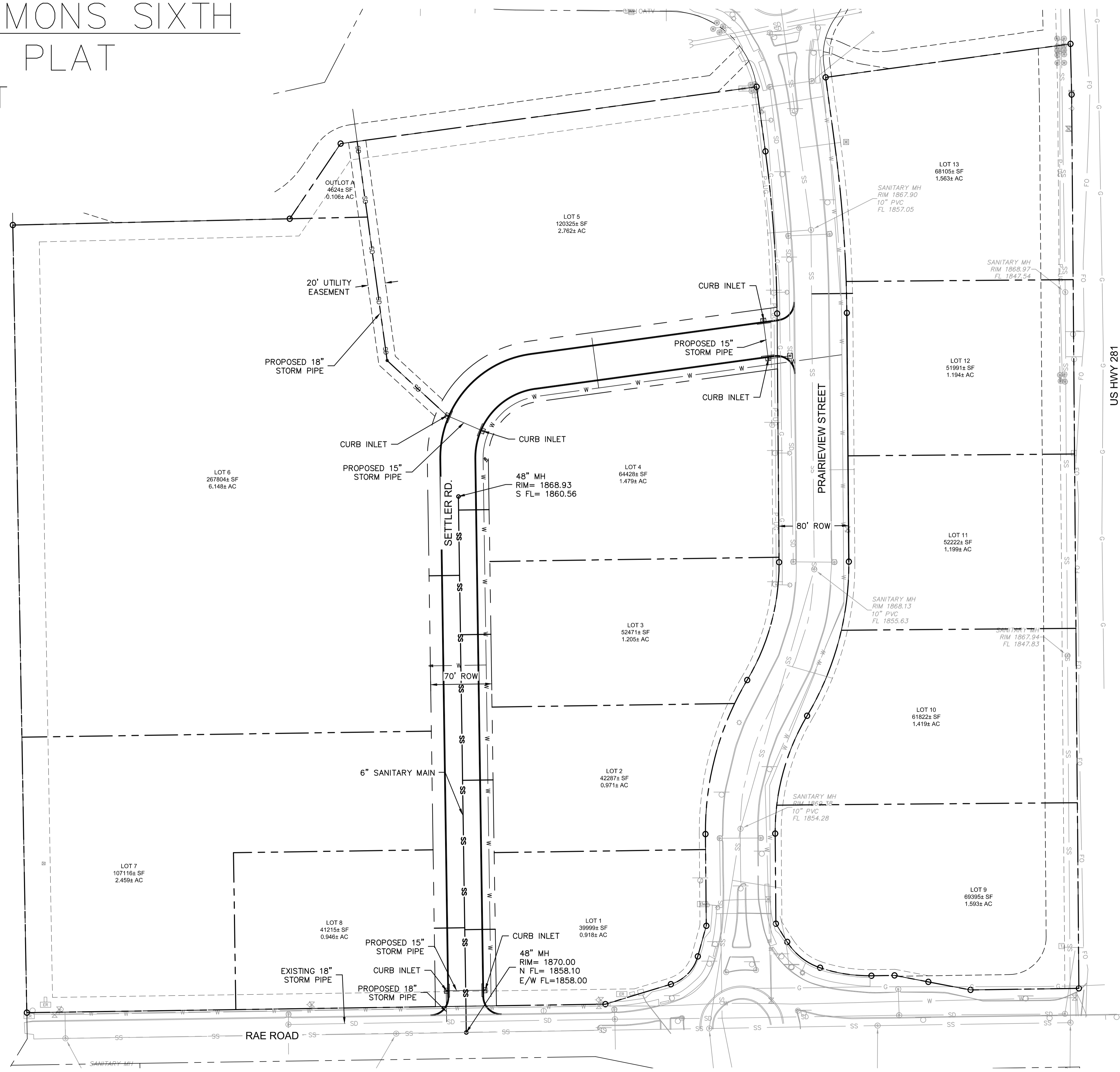
SHEET

1 of 4

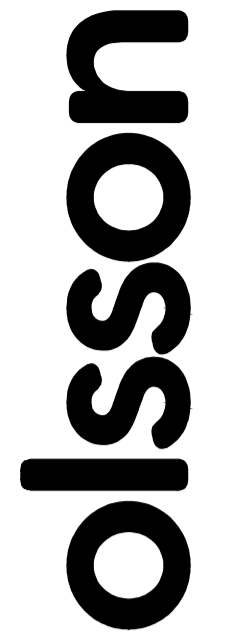
PRAIRIE COMMONS SIXTH PRELIMINARY PLAT UTILITY LAYOUT MARCH 2023

LEGEND

-  PROPOSED SANITARY SEWER MANHOLE
-  PROPOSED STORM SEWER
-  PROPOSED SANITARY SEWER
-  PROPOSED WATER LINE
-  PROPOSED FIRE HYDRANT



DWG: F:\2023\00001-00500\023-00439\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C_PLAT_02300439.dwg
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 USER: sngagy C_PBASE_02300439
 V_XTOPO_LDP_02300439 V_XRWAY_LDP_02300439



Engineering - Nebraska COA #CA-0638
201 East 2nd Street
Grand Island, NE 68801 TEL 308.384.8750 www.olsson.com

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

UTILITY LAYOUT

PRAIRIE COMMONS SIXTH
PRELIMINARY PLAT

GRAND ISLAND, NEBRASKA

2023


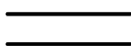
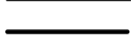


drawn by: _____
checked by: _____
approved by: _____
QA/QC by: _____
project no.: 023-00439
drawing no.: _____
date: 3.24.2023

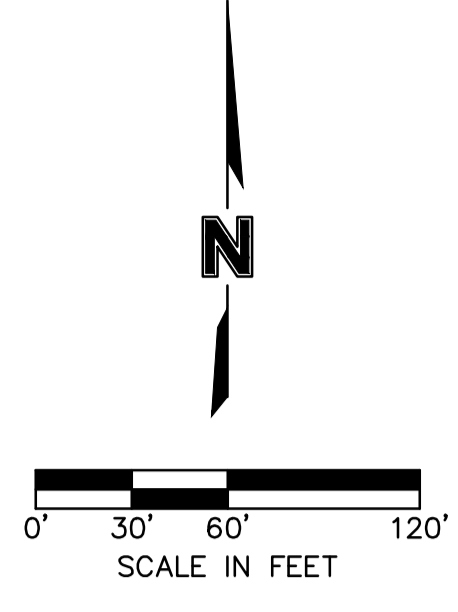
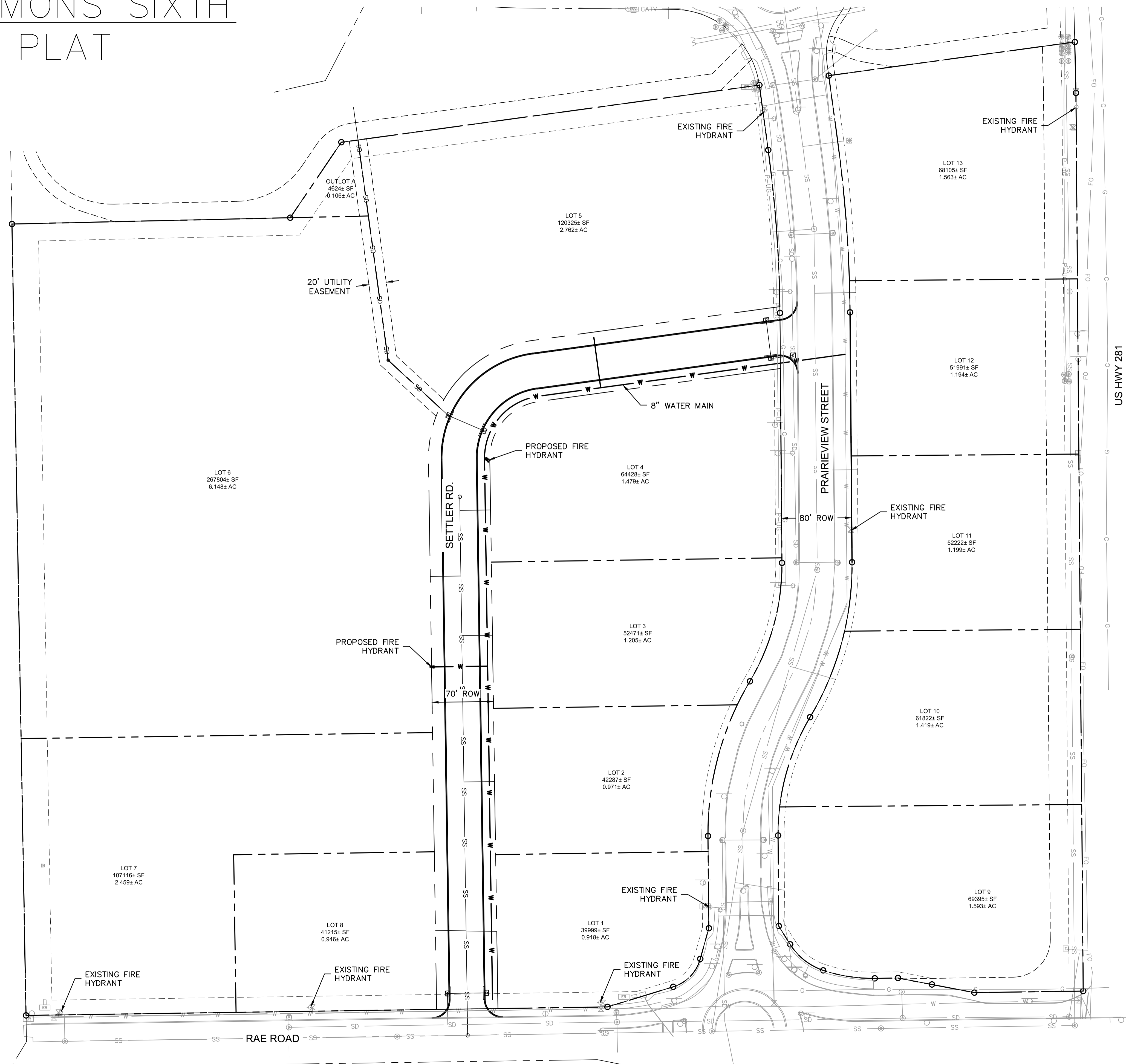
SHEET
2 of 4

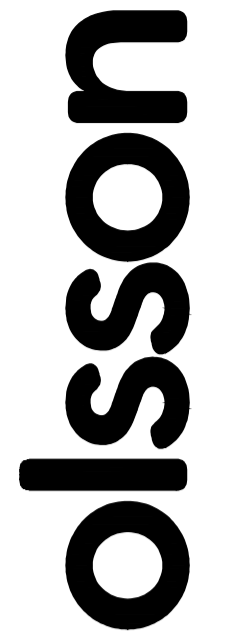
PRAIRIE COMMONS SIXTH PRELIMINARY PLAT WATER LAYOUT MARCH 2023

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 USER: sngagy C_PBASE_02300439
 V_XTOPO_LDP_02300439 V_XRWAY_LDP_02300439

LEGEND

-  PROPOSED SANITARY SEWER MANHOLE
-  PROPOSED STORM SEWER
-  PROPOSED SANITARY SEWER
-  PROPOSED WATER LINE
-  PROPOSED FIRE HYDRANT





Engineering - Nebraska COA #CA-0638
201 East 2nd Street
Grand Island, NE 68801 TEL 308.384.8750 www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION

WATER LAYOUT

PRAIRIE COMMONS SIXTH
PRELIMINARY PLAT

GRAND ISLAND, NEBRASKA

2023

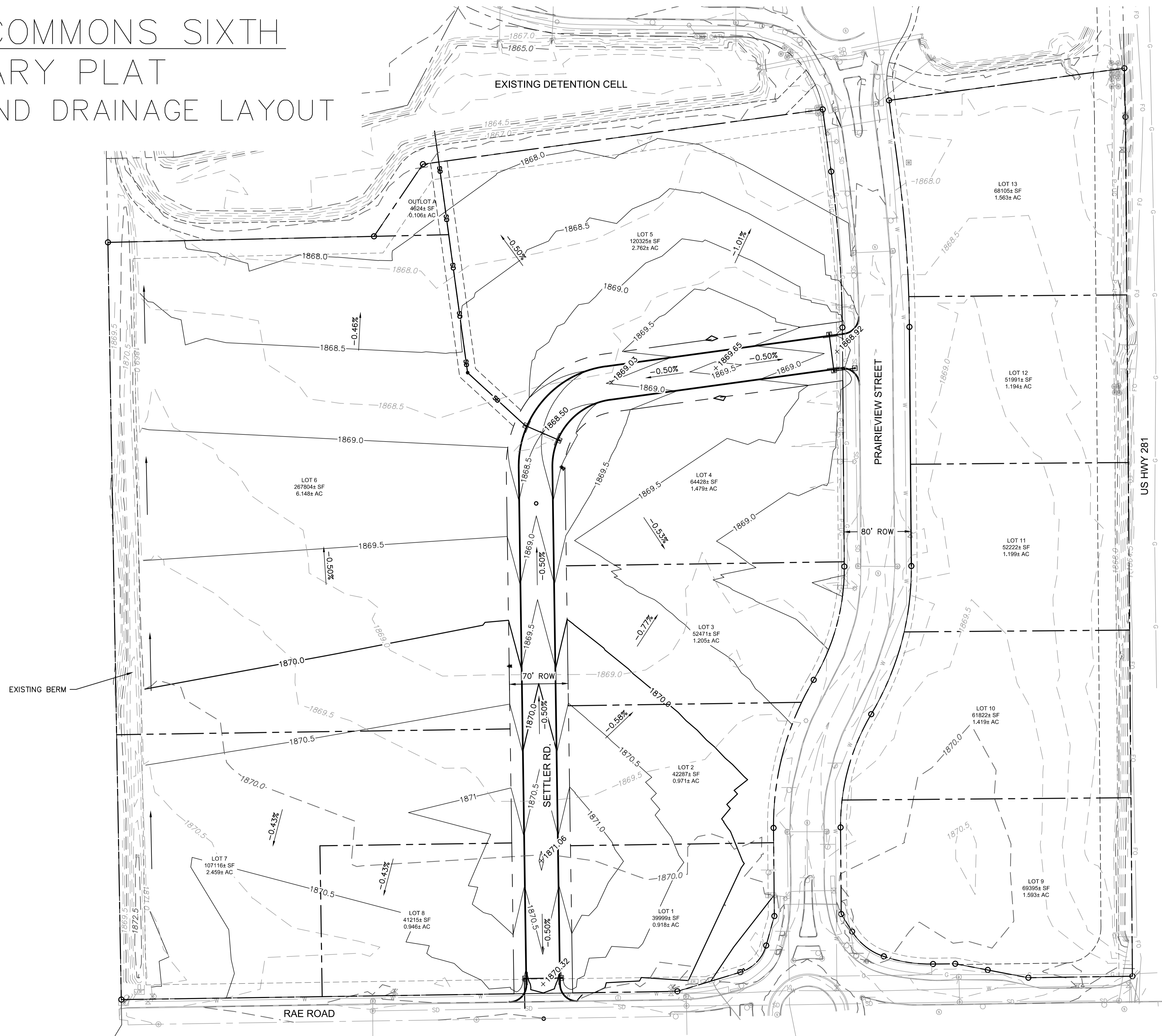
drawn by: _____
 checked by: _____
 approved by: _____
 QA/QC by: _____
 project no.: 023-00439
 drawing no.: _____
 date: 3.24.2023

SHEET

3 of 4

PRAIRIE COMMONS SIXTH PRELIMINARY PLAT GRADING AND DRAINAGE LAYOUT MARCH 2023

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 USER: sngagy C_PBASE_02300439
 V_XTOPO_LDP_02300439 V_XRWAY_LDP_02300439



GRADING QUANTITIES
 CUT: 470 C.Y.
 FILL: 34,780 C.Y.
 NET: 34,310 C.Y. FILL

olsson
 Engineering - Nebraska COA #CA-0638
 201 East 2nd Street
 Grand Island, NE 68801 TEL 308.384.8750 www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION

GRADING AND DRAINAGE
 PRAIRIE COMMONS SIXTH
 PRELIMINARY PLAT
 GRAND ISLAND, NEBRASKA
 2023

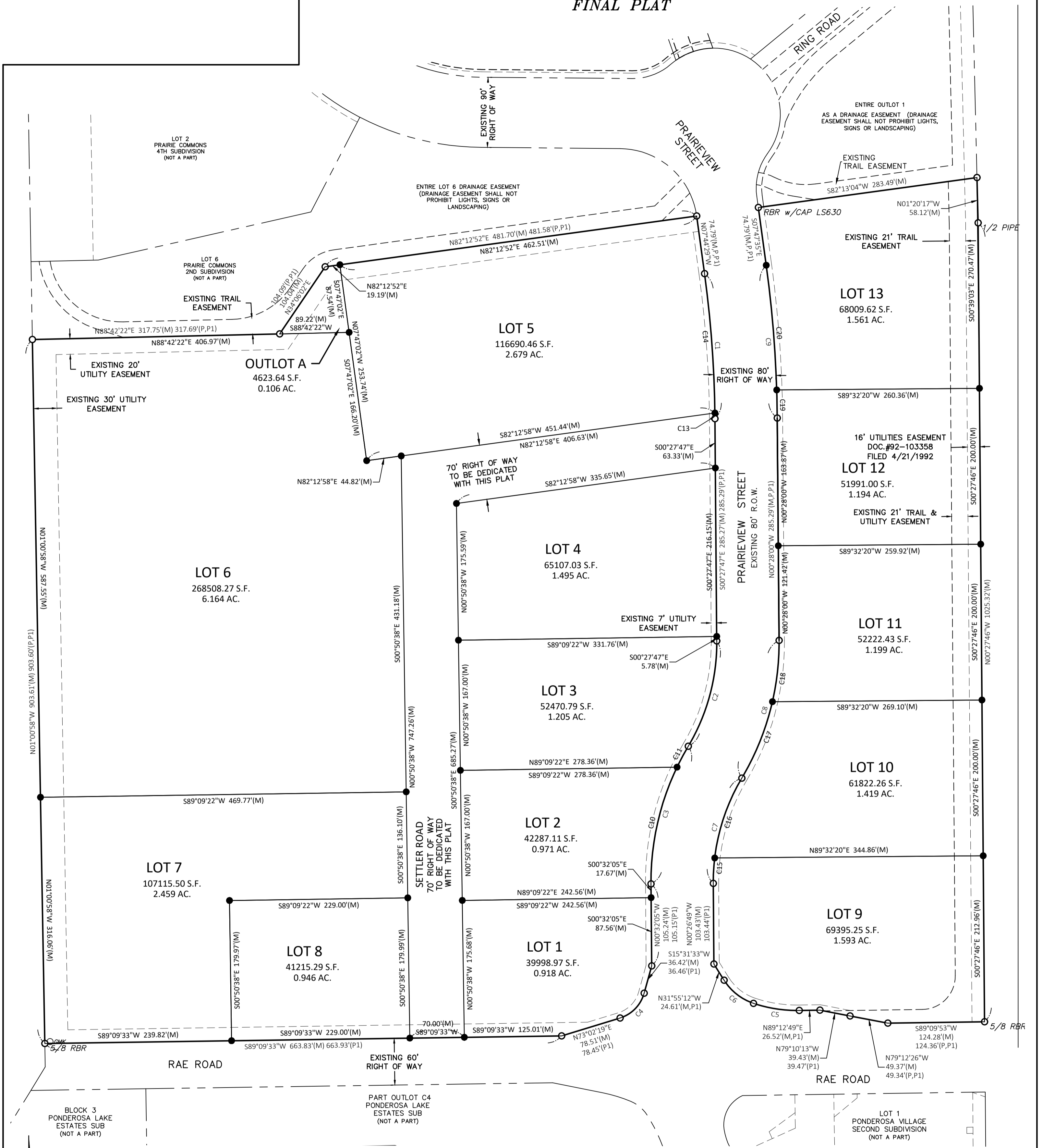
SHEET
 4 of 4

drawn by: _____
 checked by: _____
 approved by: _____
 QA/QC by: _____
 project no.: 023-00439
 drawing no.: _____
 date: 3.24.2023

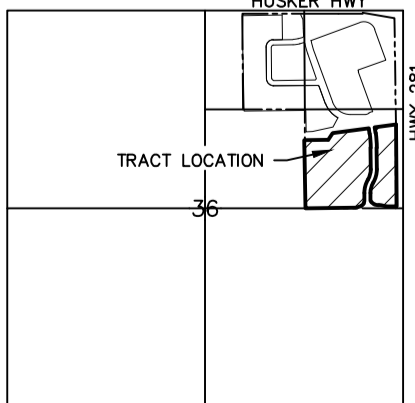
PRAIRIE COMMONS SIXTH SUBDIVISION

GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT



LOCATION MAP
SEC. 36, T11N, R10W
NOT TO SCALE

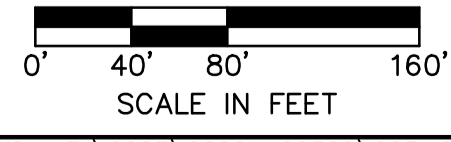


LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (AS NOTED)
- PROPOSED EASEMENT LINE
- PROPOSED PROPERTY LINE
- PROPOSED SUBDIVISION LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- M MEASURED DISTANCE
- P PLATTED DISTANCE PRAIRIE COMMONS SUB
- P1 PLATTED DISTANCE PRAIRIE COMMONS 2ND SUB

OWNERS: PRATARIA VENTURES, LLC
 SUBDIVIDER: PRATARIA VENTURES, LLC
 SURVEYOR: OLSSON
 ENGINEER: OLSSON
 NUMBER OF LOTS: 13 LOTS / 1 OUTLOT

SHEET 1 OF 2



olsson	201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750 FAX 308.384.8752	PROJECT NO. 2023-00439
	PRAIRIE COMMONS 2ND SUB SURVEY FB	

PRAIRIE COMMONS SIXTH SUBDIVISION
GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT

LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 7 AND ALL OF LOT 8, PRAIRIE COMMONS SECOND SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID TRACT CONTAINS A CALCULATED AREA OF 1,117,670.87 SQUARE FEET OR 25.658 ACRES MORE OR LESS OF WHICH 1.747 ACRES ARE NEW DEDICATED ROAD RIGHT OF WAY.

SURVEYOR'S CERTIFICATE

I, JAI JASON ANDRIST, A NEBRASKA REGISTERED LAND SURVEYOR NO. 630, DULY REGISTERED UNDER THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY DIRECT SUPERVISION; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYOR'S REGISTRATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.

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

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT PRATARIA VENTURES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "PRAIRIE COMMONS SIXTH SUBDIVISION" A REPLAT OF ALL OF LOT 7 AND ALL OF LOT 8, PRAIRIE COMMONS 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 THERETO, AND HEREBY PROHIBITING, UNLESS OTHERWISE NOTED, THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENT, DRAINAGE EASEMENTS SHALL NOT PROHIBIT LIGHTS, SIGNS OR LANDSCAPING; 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 _____, 2023

DAVID OSTDIEK, MANAGER
PRATARIA VENTURES, LLC
A NEBRASKA LIMITED LIABILITY COMPANY

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 _____, 2023

MAYOR

CITY CLERK

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 DAVID OSTDIEK, MANAGER, PRATARIA VENTURES, 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.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

OWNERS: PRATARIA VENTURES, LLC &
SUBDIVIDER: PRATARIA VENTURES, LLC &
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 13 LOTS / 1 OUTLOT

SHEET 1 OF 2

	201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750 FAX 308.384.8752	PROJECT NO. 2023-00439
		PRAIRIE COMMONS 2ND SUB SURVEY
		FB

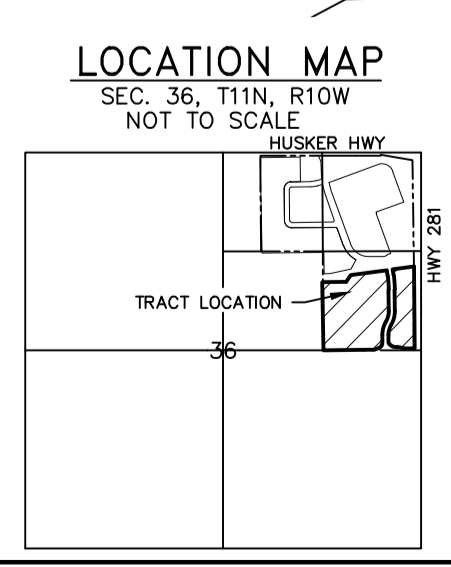
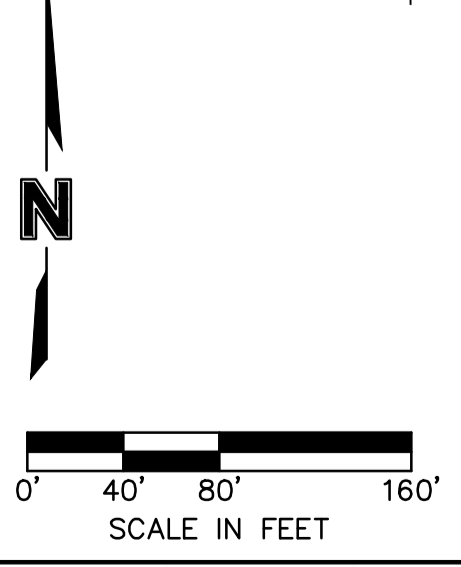
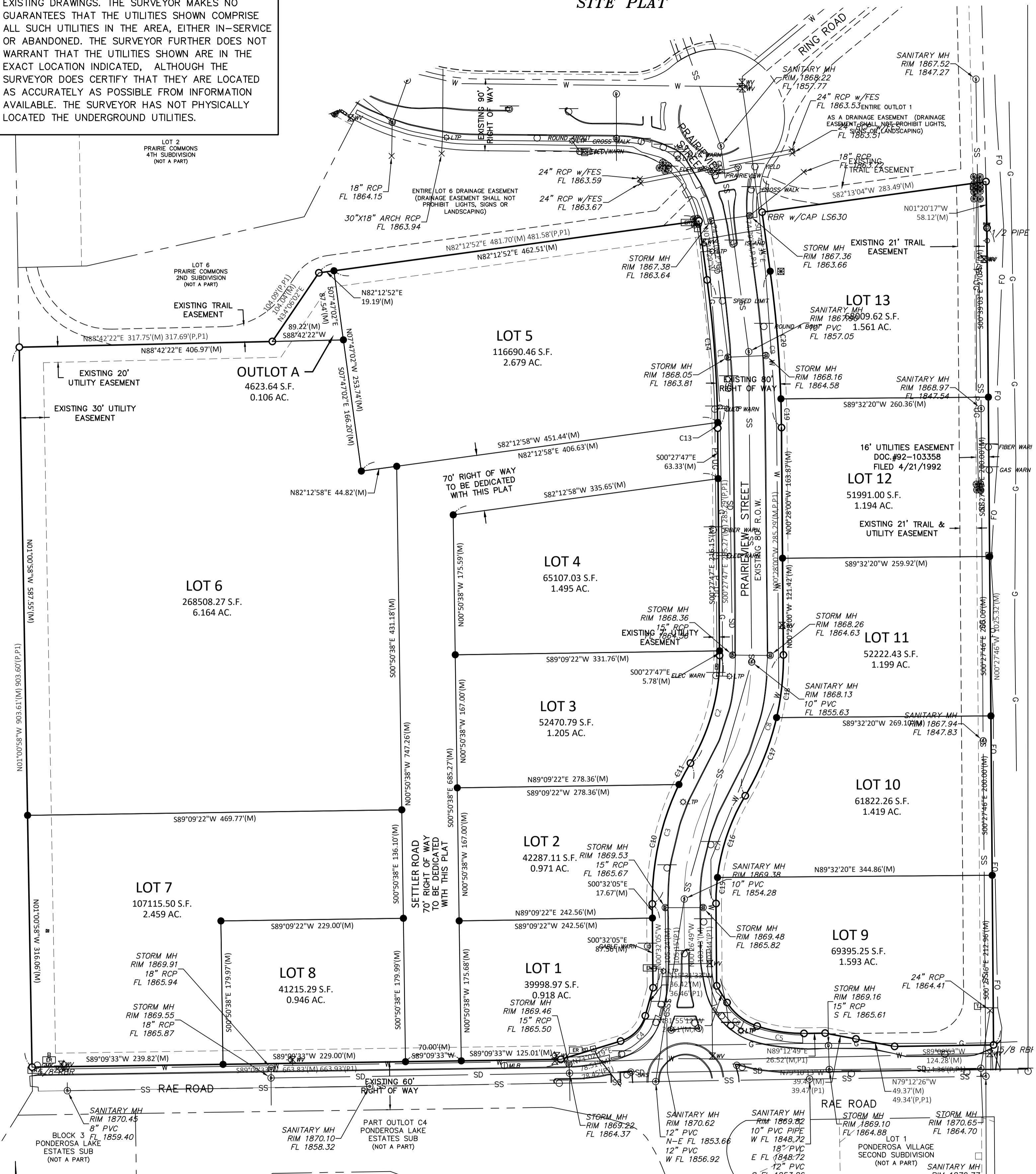
NOTE:

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.

PRAIRIE COMMONS SIXTH SUBDIVISION

GRAND ISLAND, HALL COUNTY, NEBRASKA

SITE PLAT



<p>SD — STORM SEWER LINE</p> <p>W — WATER LINE</p> <p>G — GAS LINE</p> <p>P-UG — UNDERGROUND ELECTRIC</p> <p>P-OH — OVERHEAD ELECTRIC</p> <p>SS — SANITARY SEWER LINE</p> <p>G — GAS LINE</p>	<p>OWNERS: PRATARIA VENTURES, LLC</p> <p>SUBDIVIDER: PRATARIA VENTURES, LLC</p> <p>SURVEYOR: OLSSON</p> <p>ENGINEER: OLSSON</p> <p>NUMBER OF LOTS: 13 LOTS / 1 OUTLOT</p>	<p>olsson</p> <p>201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750 FAX 308.384.8752</p> <p>PROJECT NO. 2023-00439</p> <p>PRAIRIE COMMONS 2ND SUB SURVEY</p> <p>FB</p>
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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 David Ostdiek
Address PO Box 2078
City Grand Island, State NE Zip 68802-2078
Phone 308-389-7246

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 Andrist Date: March 16 2023
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Olsson Inc.
Address 201 E 2nd St
City Grand Island, State NE Zip 68801
Phone 308-384-8750
Surveyor/Engineer Name Jai Andrist License Number LS-630

SUBDIVISION NAME: Prairie Commons Sixth

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 14

Number of Acres 25.66

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 \$ 1,360.00

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