



Hall County Regional Planning Commission

Wednesday, May 3, 2023

Regular Meeting

Item J1

**Final Plat - Prairie Commons Sixth Subdivision - Grand Island -
Located north of Rae Road and east of U.S. Highway 281 in Grand
Island, NE (13 lots, 25.66 acres)**

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.)

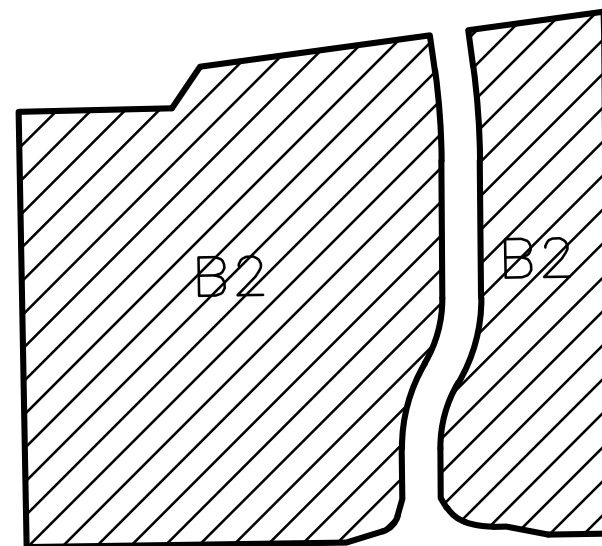
LOT USAGE
14 LOTS
1 OUTLOT

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

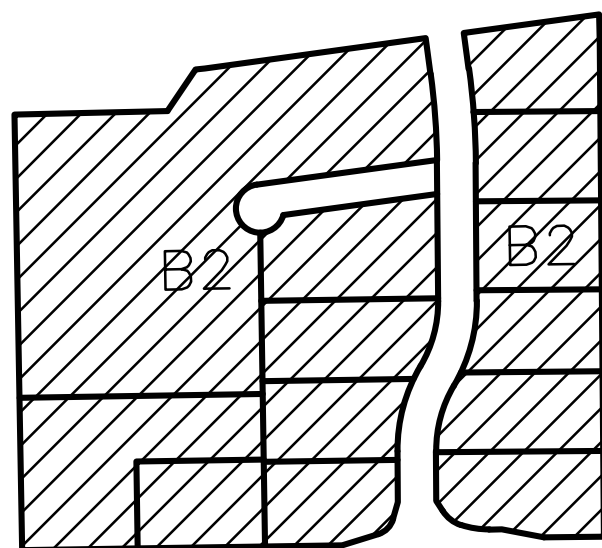
DEVELOPER
PRATARIA VENTURES LLC
PO BOX 2078
GRAND ISLAND NE 68802-2078

LEGAL DESCRIPTION

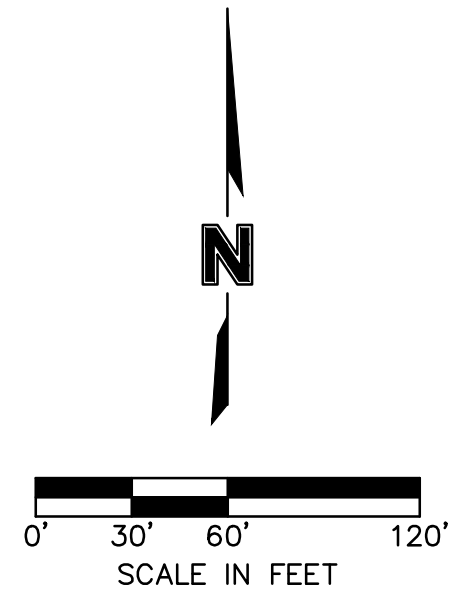
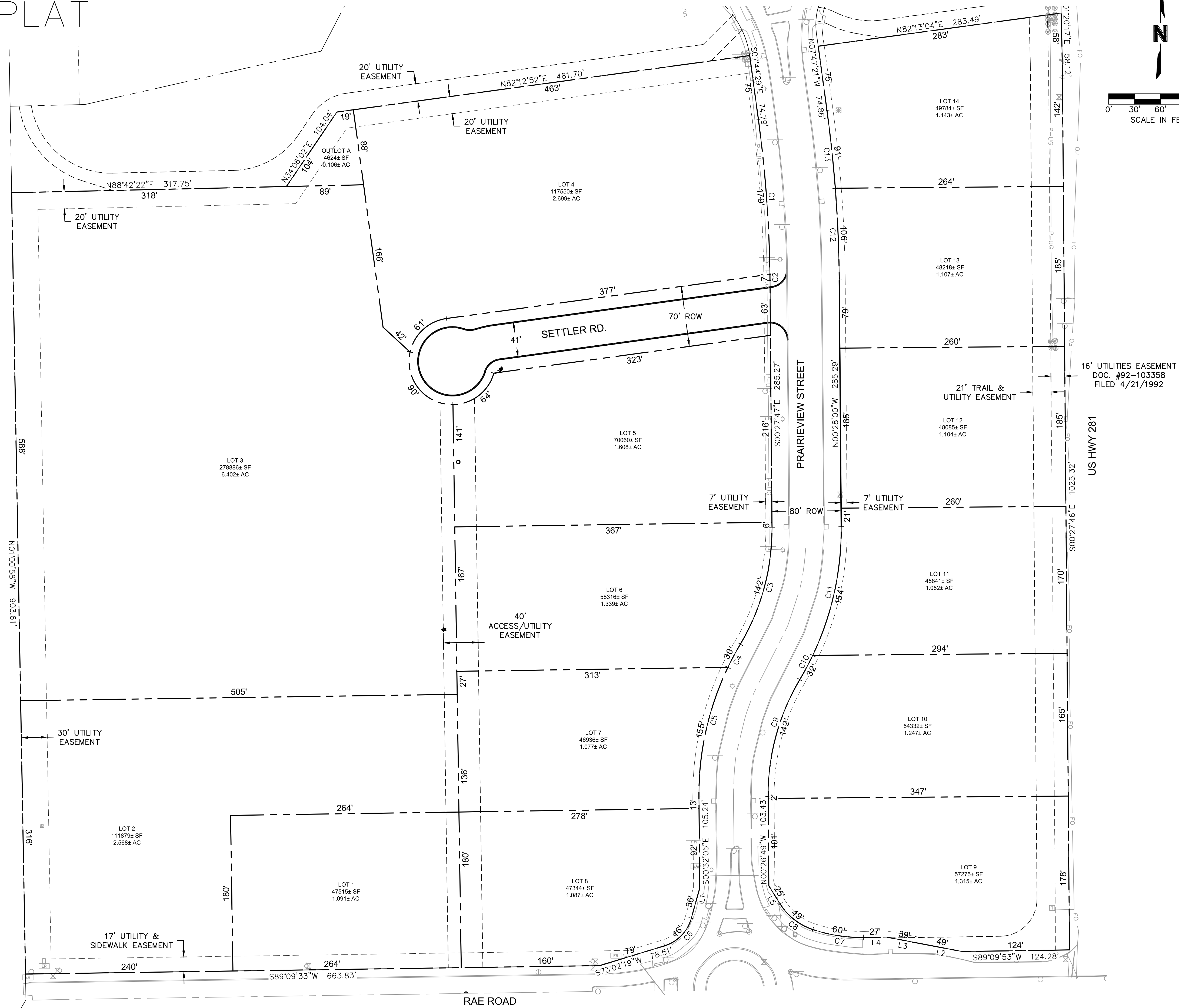
A REPLAT OF ALL OF LOT 7 AND ALL OF LOT 8, PRAIRIE COMMONS SECOND SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID TRACT CONTAINS A CALCULATED AREA OF 1,117,670.87 SQUARE FEET OR 25.658 ACRES MORE OR LESS OF WHICH 1.747 ACRES ARE NEW DEDICATED ROAD RIGHT OF WAY.



EXISTING ZONING



PROPOSED ZONING



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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

LOT LAYOUT

PRAIRIE COMMONS SIXTH
PRELIMINARY PLAT

GRAND ISLAND, NEBRASKA






2023

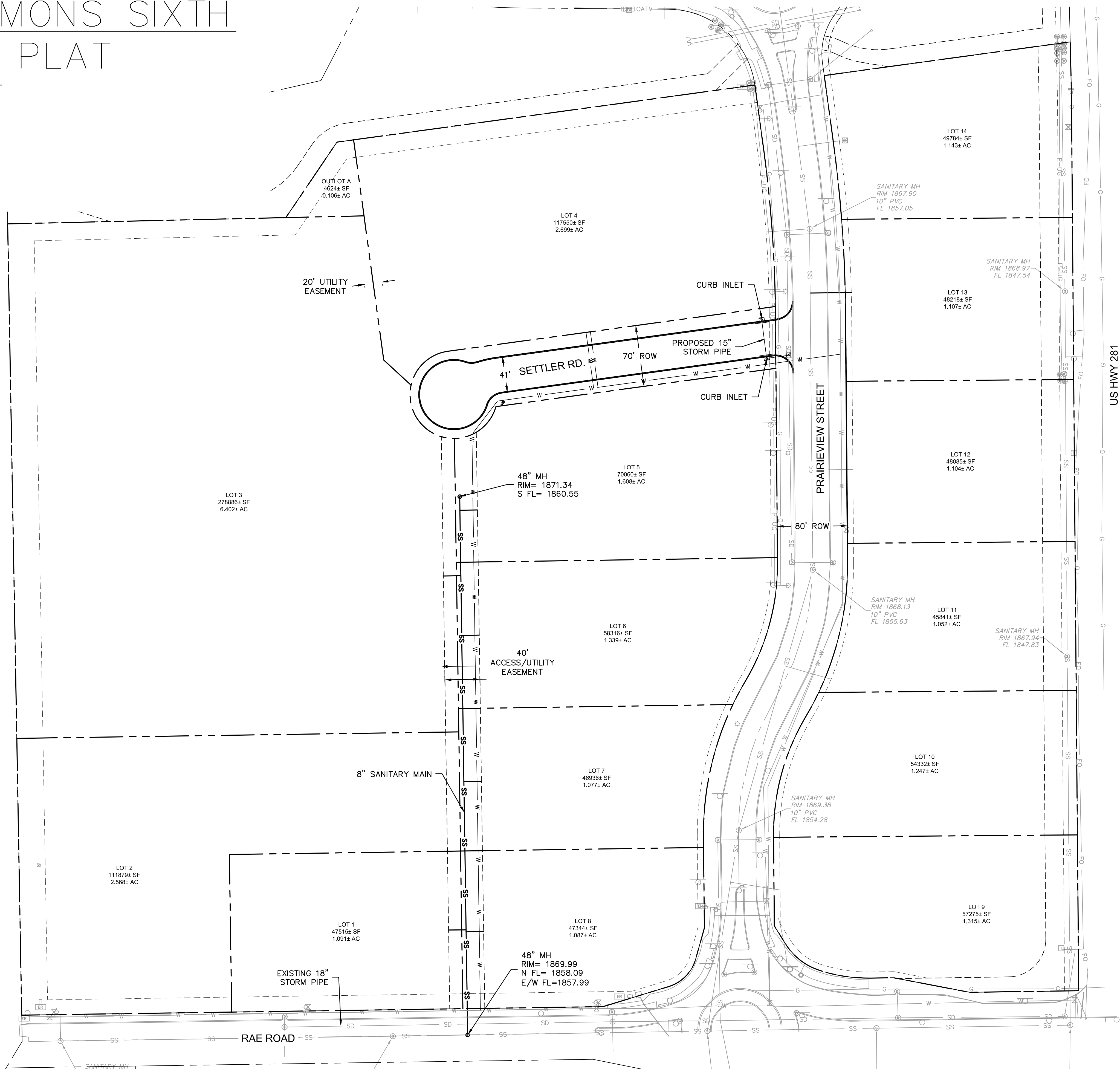
drawn by: _____
 checked by: _____
 approved by: _____
 QA/QC by: _____
 project no.: 023-00439
 drawing no.: _____
 date: 4.20.2023

SHEET
1 of 4

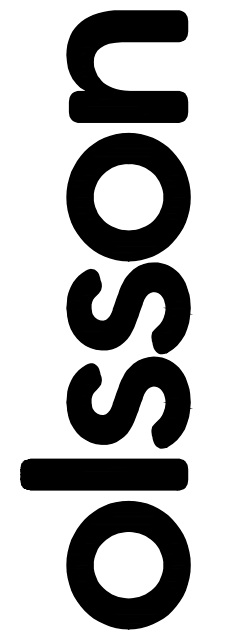
PRAIRIE COMMONS SIXTH PRELIMINARY PLAT UTILITY LAYOUT MARCH 2023

LEGEND

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



DWG: C:\Temp\AcPublish\22592\C_PLAT_02300439.dwg USER: sgnagy
 DATE: Apr 20, 2023 3:12pm XREFS: C:\PTBLK_02300439 C:\PRE PBASE_02300439 C:\PBASE_02300354 V_XTOPO_LDP_02300439 V_XRWAY_LDP_02300439



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

REV. NO.	DATE	REVISIONS DESCRIPTION

UTILITY LAYOUT

PRAIRIE COMMONS SIXTH
PRELIMINARY PLAT

GRAND ISLAND, NEBRASKA

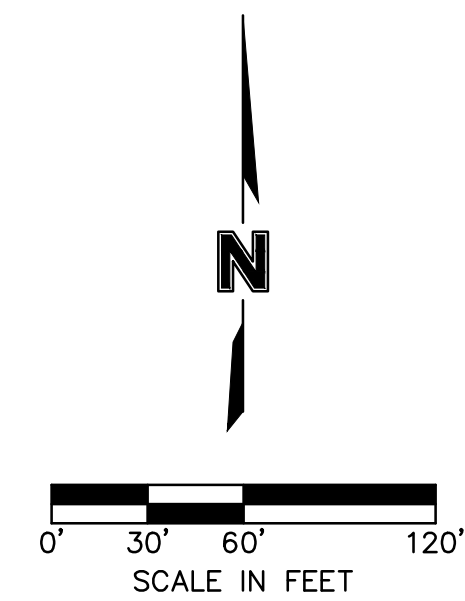
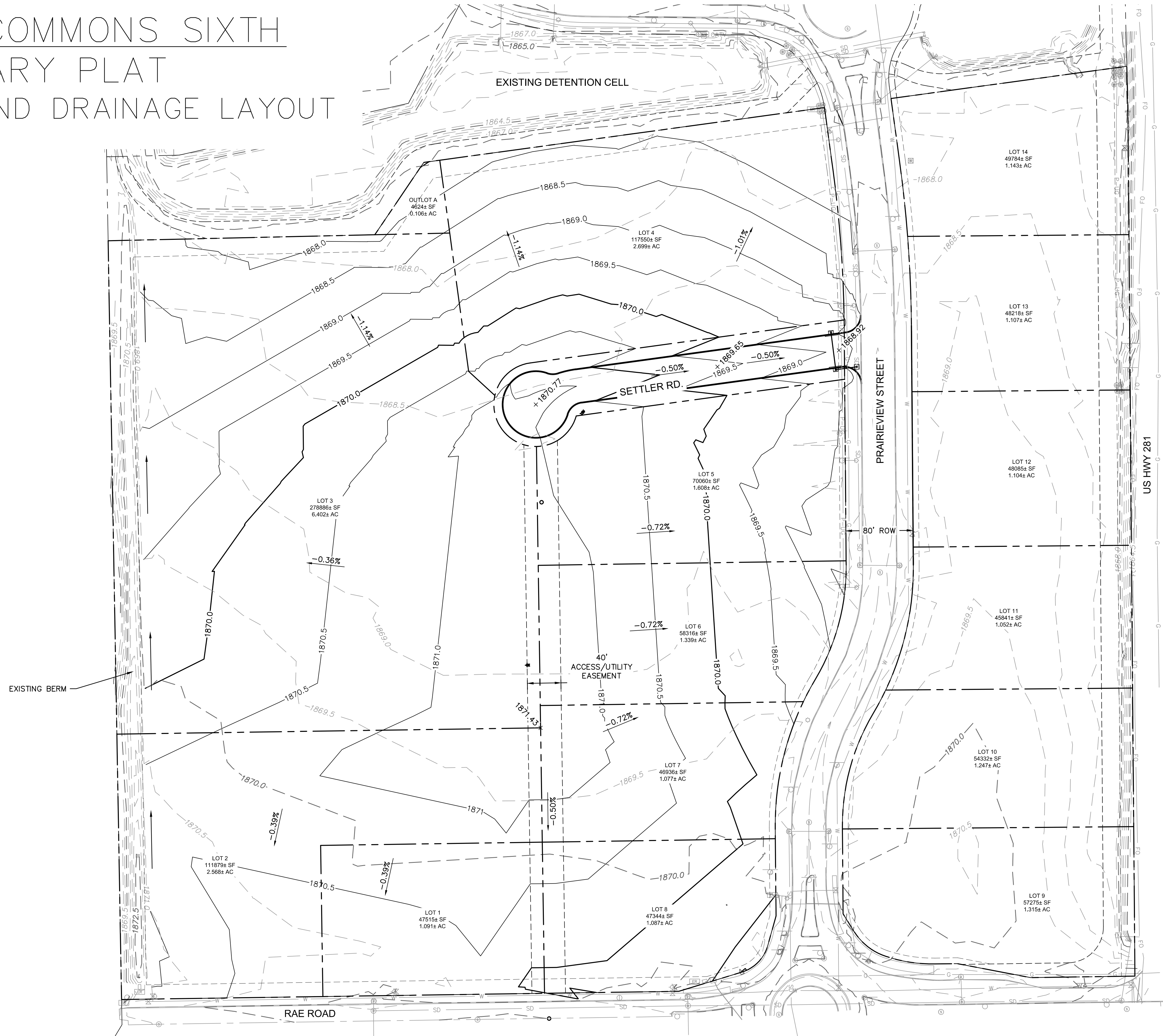
2023

drawn by: _____
checked by: _____
approved by: _____
QA/QC by: _____
project no.: 023-00439
drawing no.: _____
date: 4.20.2023

SHEET
2 of 4

PRAIRIE COMMONS SIXTH PRELIMINARY PLAT GRADING AND DRAINAGE LAYOUT MARCH 2023

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GRADING QUANTITIES
 CUT: 700 C.Y.
 FILL: 27,400 C.Y.
 NET: 26,700 C.Y. FILL

olsson

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

GRADING AND DRAINAGE

**PRAIRIE COMMONS SIXTH
PRELIMINARY PLAT**

GRAND ISLAND, NEBRASKA

2023

REV. NO.	DATE	REVISIONS DESCRIPTION	REVISIONS

drawn by: _____

checked by: _____

approved by: _____

QA/QC by: _____

project no.: 023-00439

drawing no.: _____

date: 4.20.2023

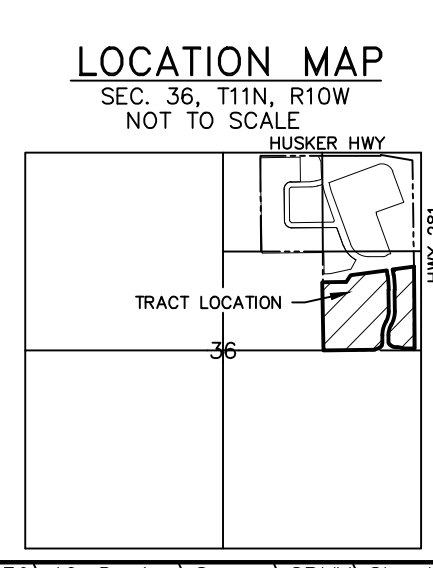
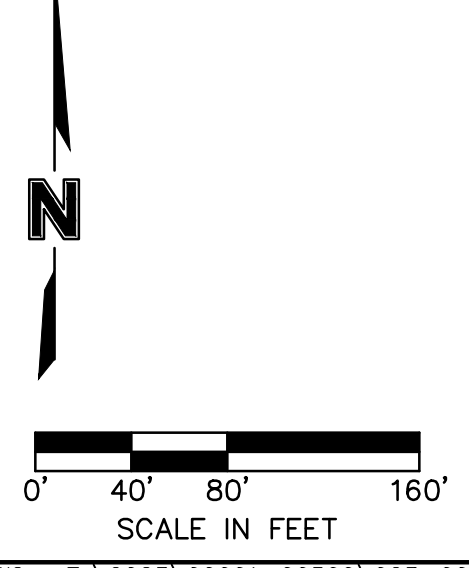
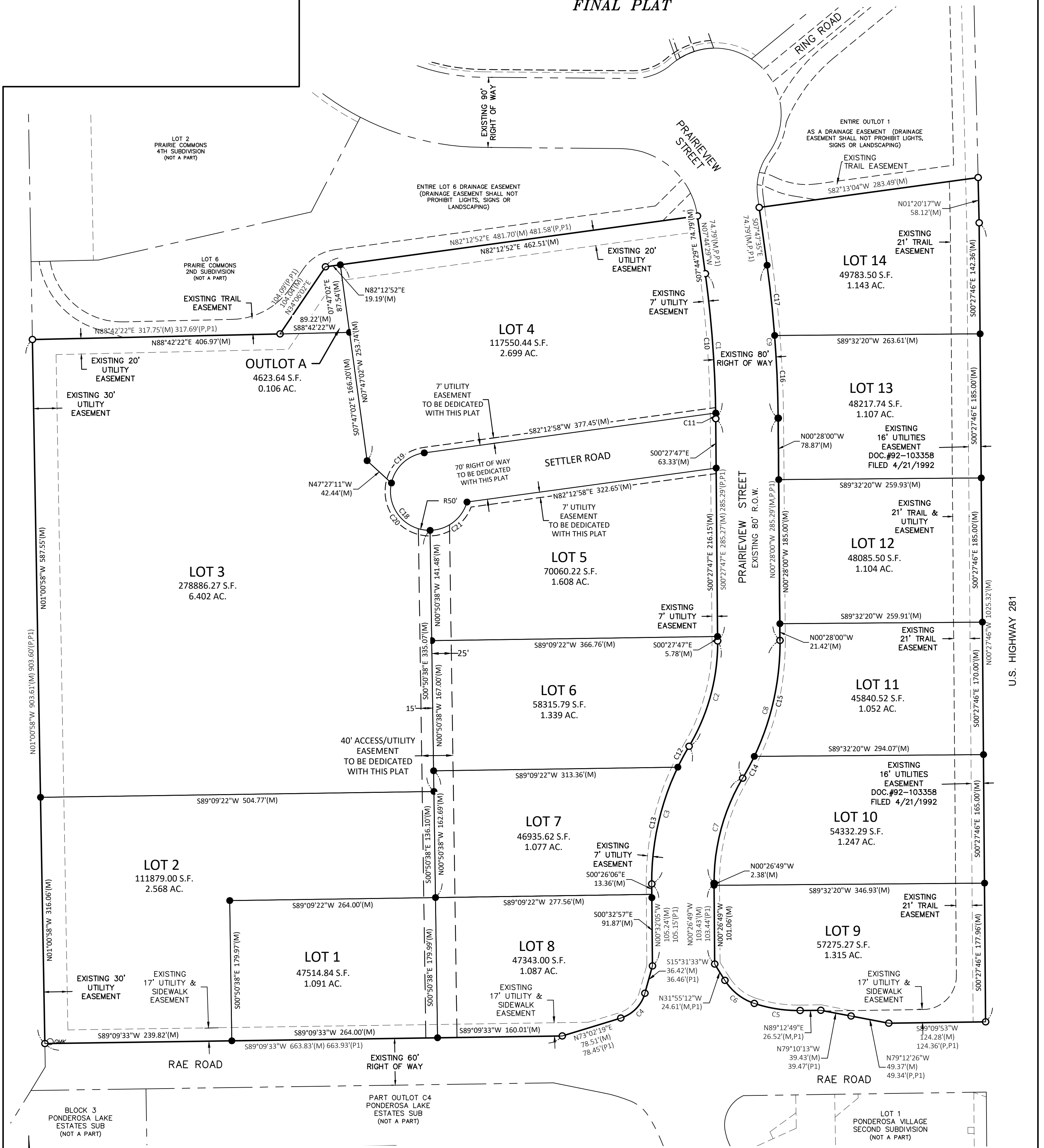
SHEET

4 of 4

PRAIRIE COMMONS SIXTH SUBDIVISION

GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT



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: 14 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	

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.