Hall County Regional Planning Commission

Wednesday, May 3, 2023
Regular Meeting

Item F1

Public Hearing - Proposed Rezoning - Grand Island - Public Hearing regarding rezoning of property located south of 13th Street between Diers Avenue and Moore's Creek Drainway (a part of Block A of Crane Valley Subdivision in Grand Island Nebraska) from B2 General Business to Rd-Residential Developme

Staff Contact:

Agenda Item #5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:
April 18, 2023

SUBJECT: *Zoning Change (*C-23-23GI)

PROPOSAL: To rezone approximately 8.2 acres of land south of 13th Street, between Diers Avenue and the Moore's Creek Drainway, from B-2 General Business Zone to RD Residential Development Zone, in the City of Grand Island. The purpose of this rezoning request allow for the construction of 84 units of housing in a planned development on this property.

OVERVIEW:

Site Analysis

Current zoning designation:	**B-2**: General Business Zone
Intent of zoning district	**B-2**: The intent of this zoning district is to provide for the service, retail and wholesale needs of the general community. This zoning district will contain uses that have users and traffic from all areas of the community and trade areas, and therefore will have close proximity to the major traffic corridors of the City. Residential uses are permitted at the density of the (R-4) High Density Residential Zoning District.
Permitted and conditional uses:	**B2:** Residential uses at a density of up to 43 units per acre, a variety of commercial, retail, office and service uses.
Proposed zoning district	***RD*:** Residential uses at a density of up to 43 units per acre. The is a planned development that permits multiple buildings on a single lot and offers a wide variety of choices for the developer at the front end of the process. Changes to an RD Zone are mostly subject to redoing the zoning process for the creation of an RD zone.
Comprehensive Plan Designation:	Designated for commercial use.
Existing land uses.	Vacant property was used for agricultural production.

Adjacent Properties Analysis

Current zoning designations:	**East, North and South**: **B-2** – General Business **R-4**-High Density Residential **West: RD** Residential Development Zone **and R-4**-High Density Residential
Intent of zoning district:	**B-2:** The intent of this zoning district is to provide for the service, retail and wholesale needs of the general community. This zoning district will contain uses that have users and traffic from all areas of

	the community and trade areas, and therefore will have close proximity to the major traffic corridors of the City. Residential uses are permitted at the density of the (R-4) High Density Residential Zoning District. **R-4** To provide for residential uses at a maximum density of forty-three dwelling units per acre with supporting community facilities. This zoning district is also used as a transitional zone between lower density residential zones and office, business, or manufacturing zones. **RD** The intent of this zoning district is to permit a more flexible regulation of land use, and so as to more fully implement comprehensive planning for large parcels of land proposed predominantly for residential use.
Permitted and conditional uses:	**B-2**-Residential uses at a density of up to 43 units per acre, a variety of commercial, retail, office and service uses **R-4** - Agricultural uses, recreational uses, non-profit uses, day cares and residential uses at a density of 43 dwelling units per acre. **RD**: Residential uses at a density of the R-4 zoning district or less and accessory uses traditionally found in residential developments.
Comprehensive Plan Designation:	**North, South, East:** Designated for Commercial Uses **West:** Designated for Medium Density Residential to Office Uses
Existing land uses:	**North:** Vacant property, 13th Street, Old Alltell Building **East**: Commercial (Old Kmart) **South:** Vacant property **West**: Moore's Creek Drainway, Multifamily Residential

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan*: The existing zoning would permit residential at approximately 4 times the proposed density.

- *Accessible to Existing Municipal Infrastructure*: City water and sewer services are available to service the rezoning area.

- *Constent with the existing development:* There are numerous residential units in the area and mix of commercial development.

- *Facilitates the development of Claude Road.* A portion of Claude Road from where it ends north of Faidley Avenue to 13th Street would be completed with this development.

- *Adds a new type of housing to the market.* The proposed units are different than anything else currently in the market. It will provide a variety of independent 1 to 3 bedroom units with the amenities of an apartment complex.

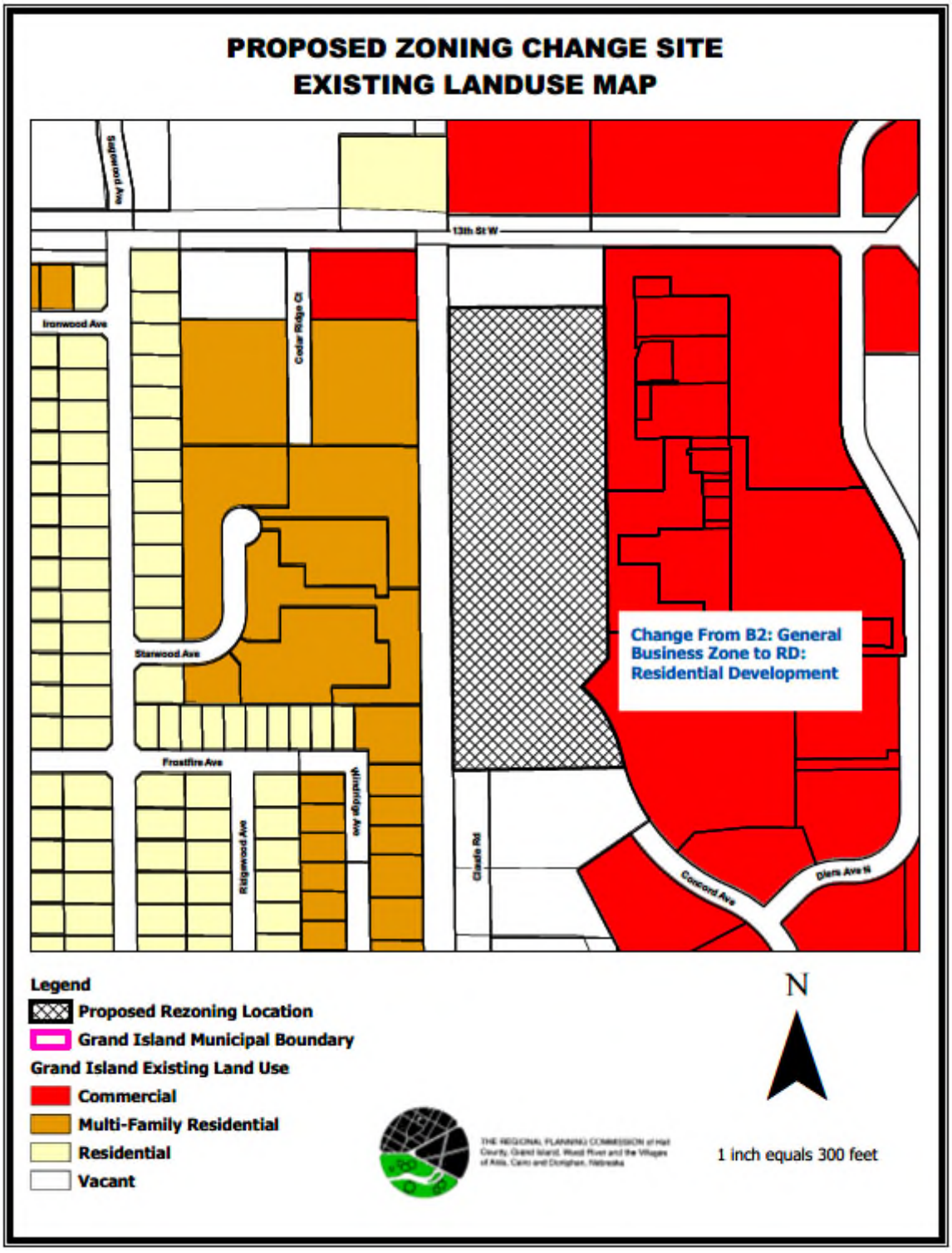
Negative Implications:

No Negative Consequences Foreseen

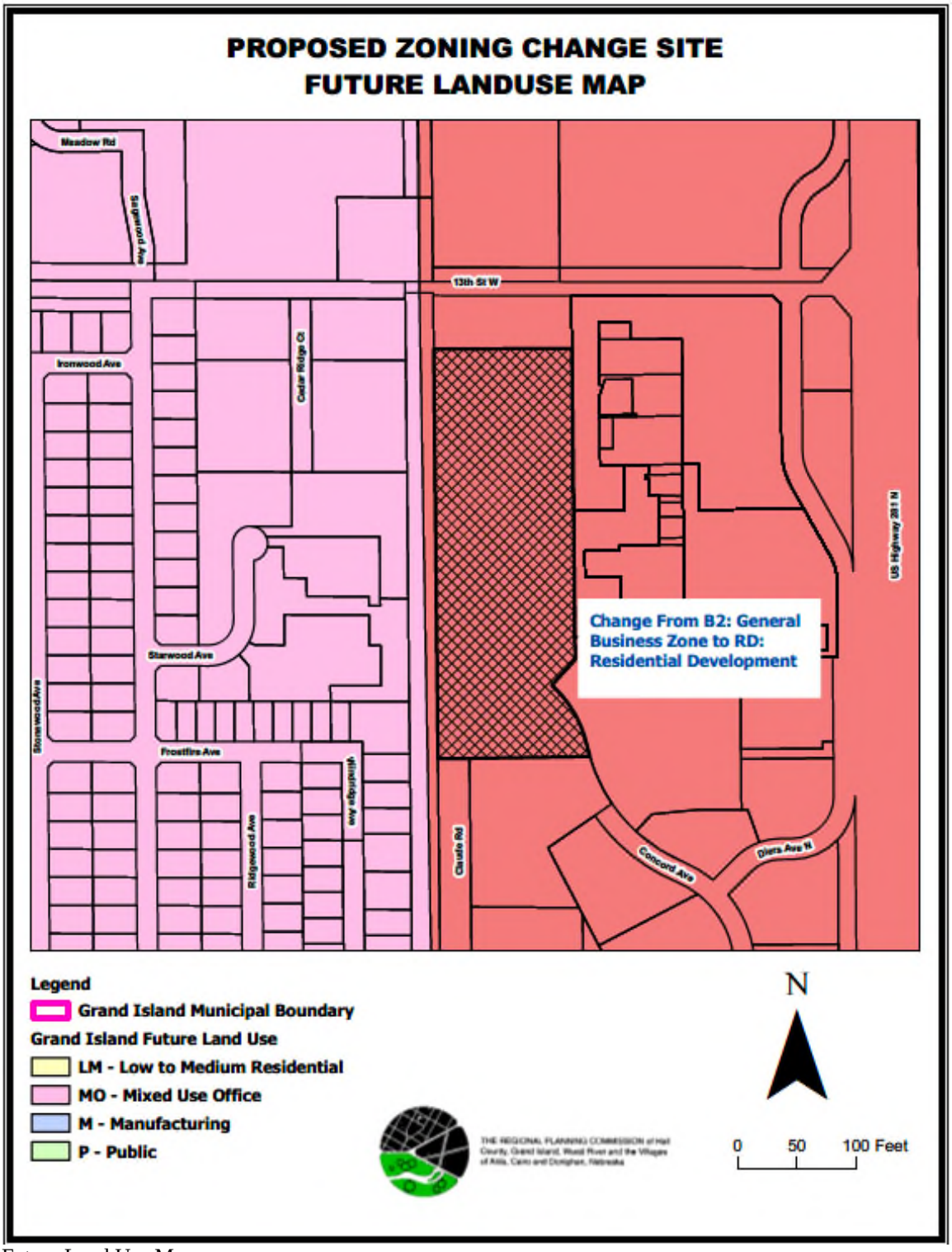
RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on the this site from B-2-General Business to RD Residential Development Zone as requested and shown on the attached map.

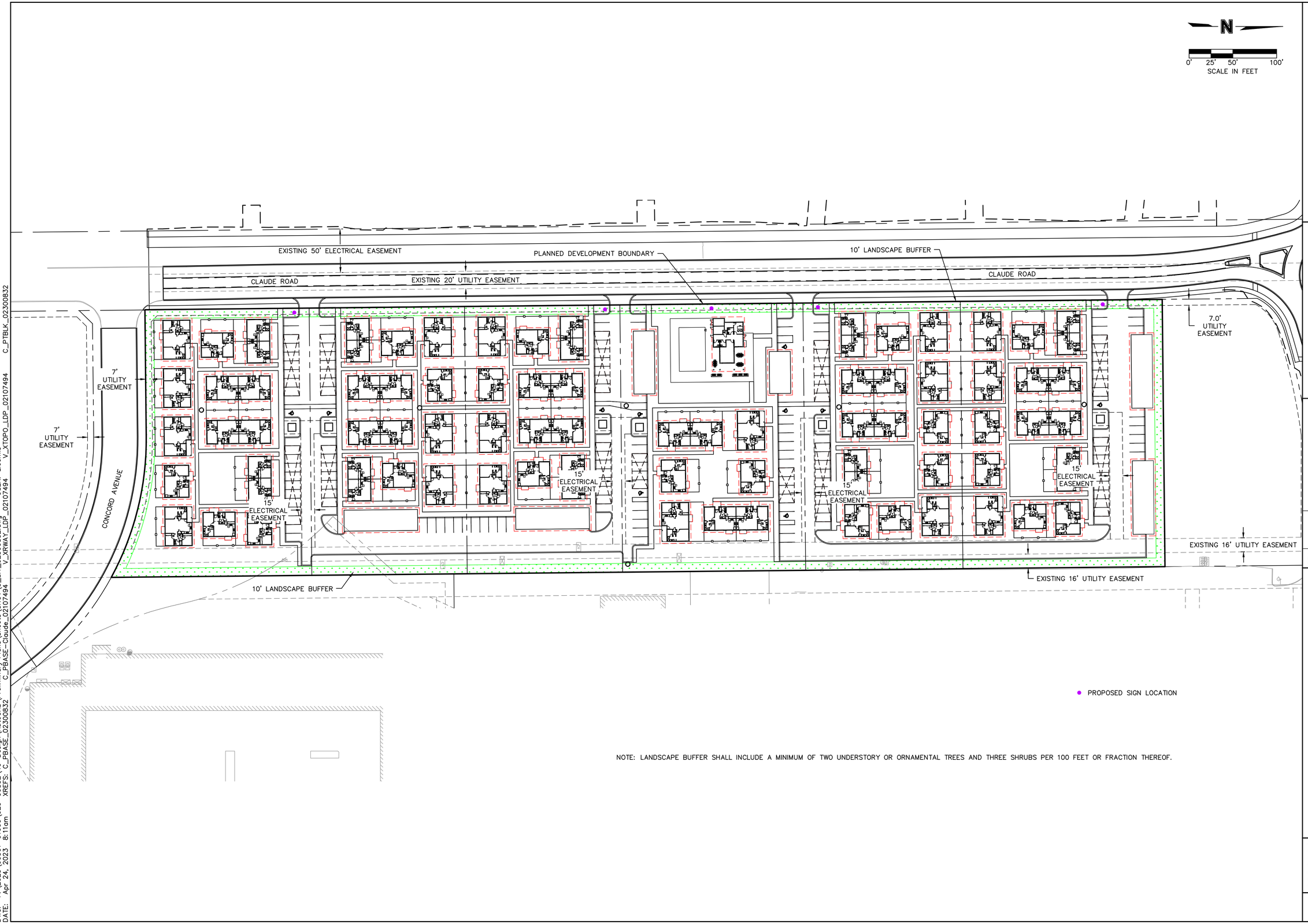
_____ Chad Nabity AICP, Planning Director



Existing Land Use



Future Land Use Map



NOTE: LANDSCAPE BUFFER SHALL INCLUDE A MINIMUM OF TWO UNDERSTORY OR ORNAMENTAL TREES AND THREE SHRUBS PER 100 FEET OR FRACTION THEREOF.

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REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

DEVELOPMENT PLAN

CRANE VALLEY VILLAS

GRAND ISLAND, NEBRASKA

2023

drawn by:	ORV
checked by:	ZL
approved by:	MMR
QA/QC by:	
project no.:	023-00832
drawing no.:	1
date:	4/24/2023

SHEET
1 of 7

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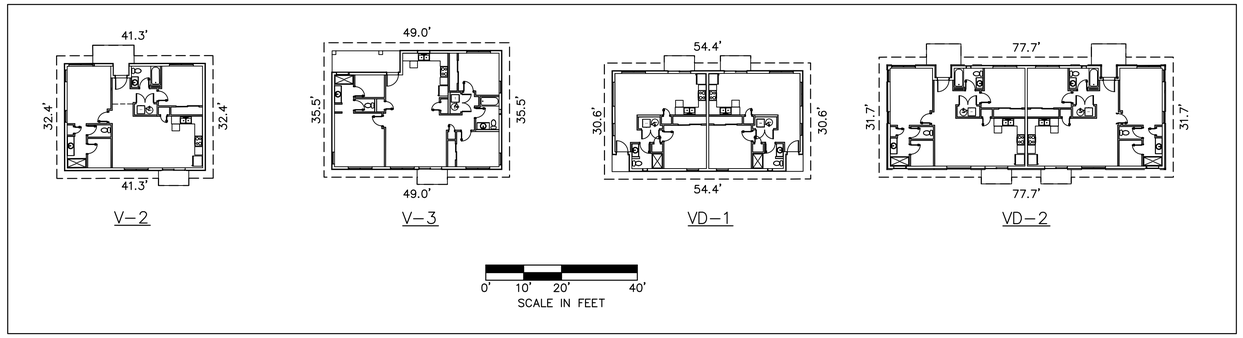

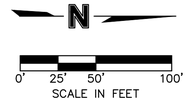

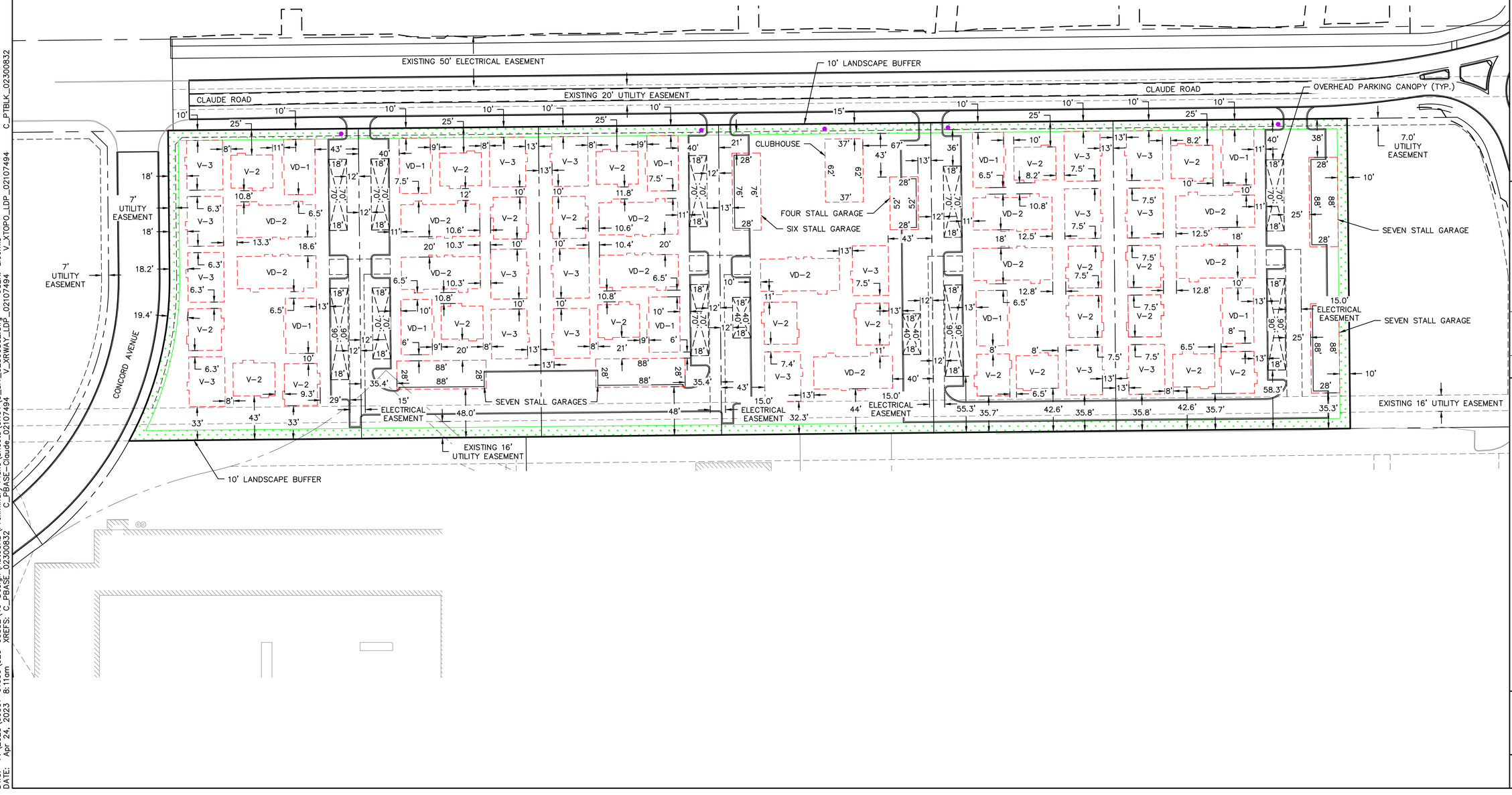

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BUILDING ENVELOPE PLAN

CRANE VALLEY VILLAS

GRAND ISLAND, NEBRASKA

2023

drawn by: ORV
checked by: ZL
approved by: MMR
QA/QC by:
project no.: 023-00832
drawing no.: 2
date: 4/24/2023

SHEET
2 of 7

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USER: zloomis

LEGEND

W W PROPOSED WATER MAIN

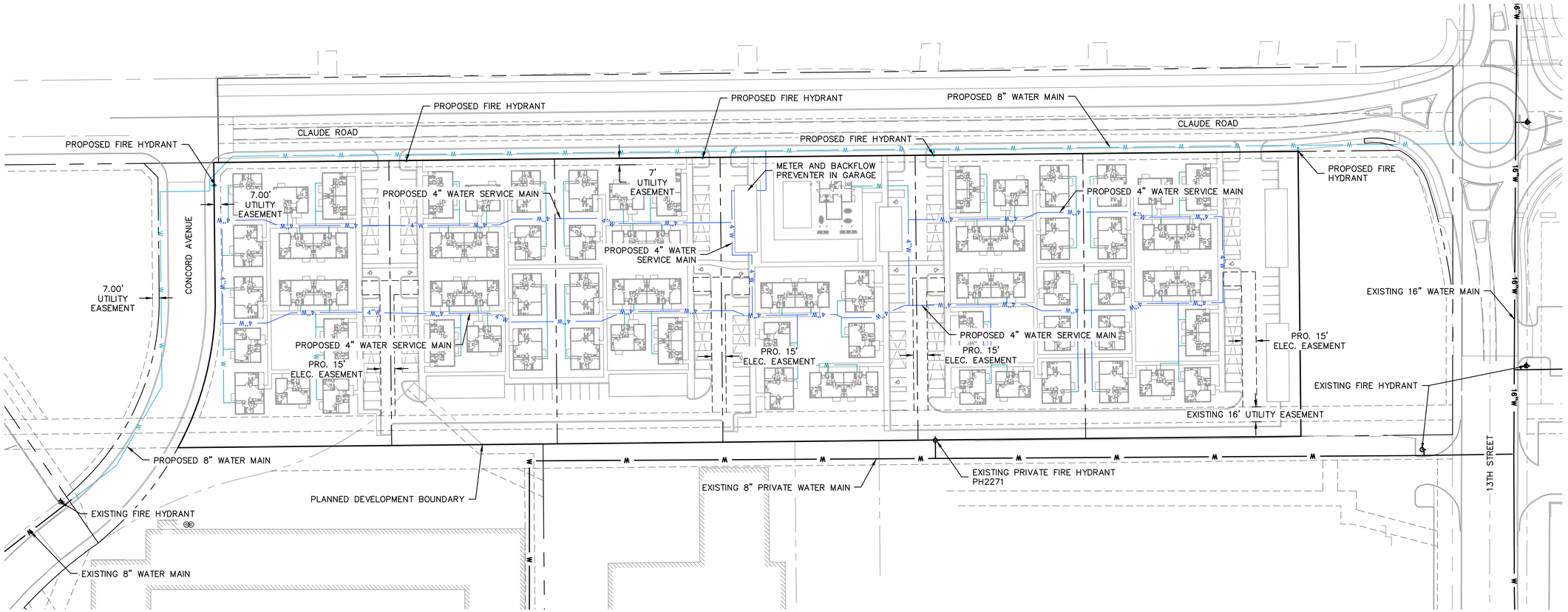
4"W PROPOSED 4" & 2" WATER SERVICE

W W PROPOSED 3/4" WATER SERVICE

N

0' 30' 60' 120'

SCALE IN FEET



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WATER SERVICE PLAN

CRANE VALLEY VILLAS

GRAND ISLAND, NEBRASKA

2023

drawn by: ORV
checked by: ZL
approved by: MMR
QA/QC by:
project no.: 023-00832
drawing no.: 3
date: 4/24/2023

SHEET 3 of 7

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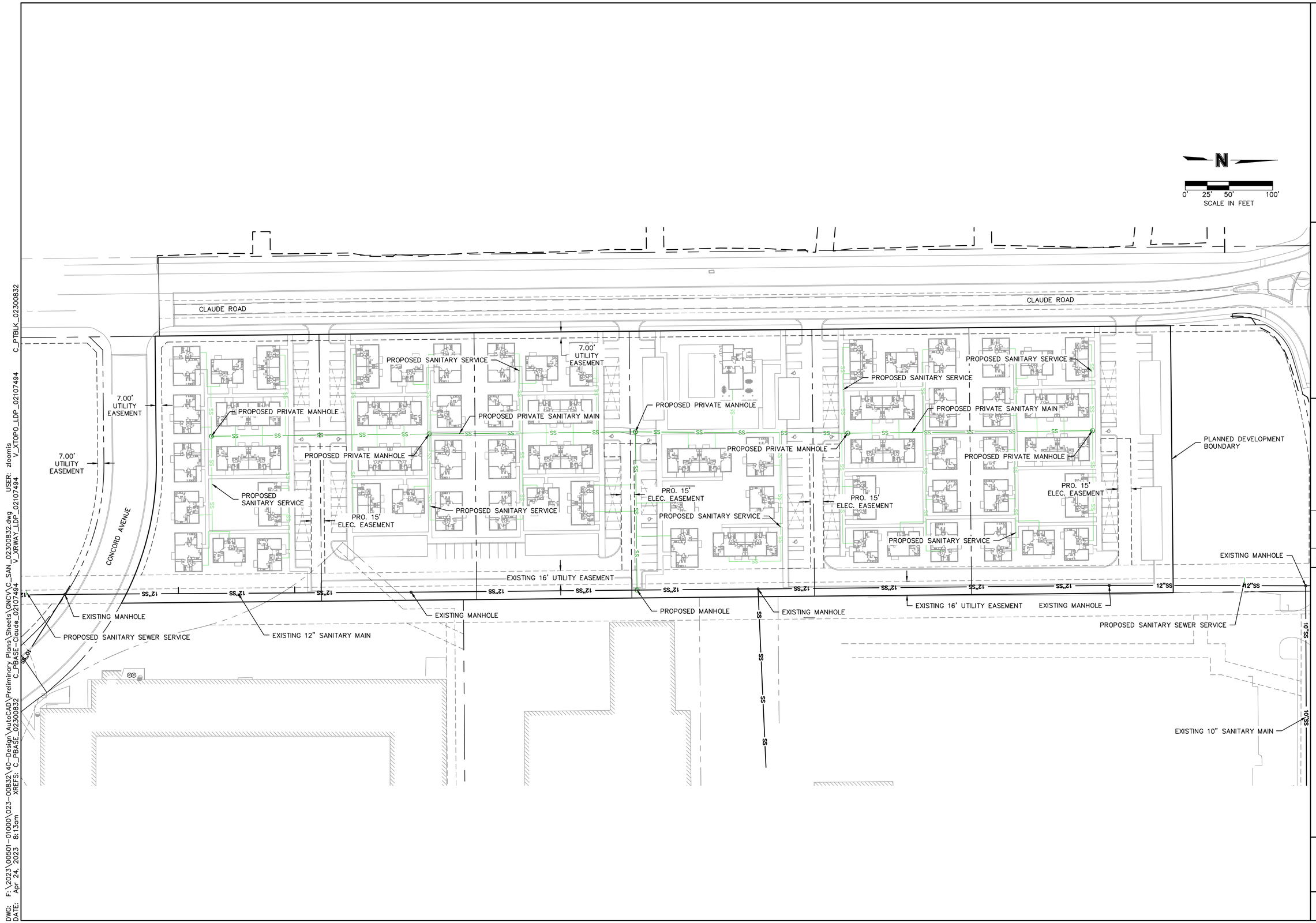

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SANITARY SEWER SERVICE PLAN

CRANE VALLEY VILLAS

2023

GRAND ISLAND, NEBRASKA

drawn by: ORV
checked by: ZL
approved by: MMR
QA/QC by:
project no.: 023-00832
drawing no.: 4
date: 4/24/2023

SHEET
4 of 7

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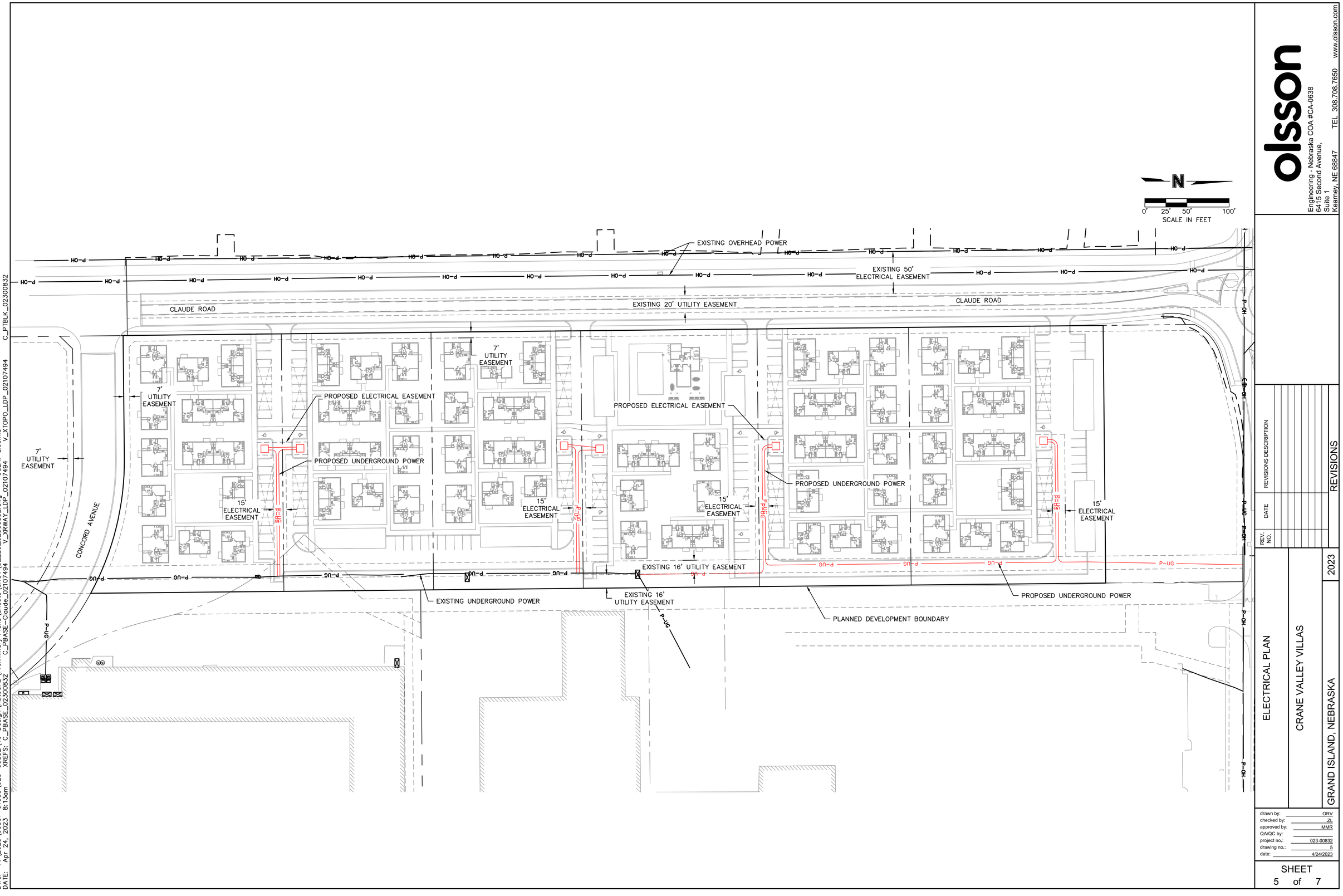

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ELECTRICAL PLAN

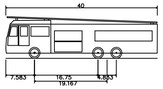
CRANE VALLEY VILLAS

GRAND ISLAND, NEBRASKA

2023

drawn by: ORV
checked by: ZL
approved by: MMR
QA/QC by:
project no.: 023-00832
drawing no.: 5
date: 4/24/2023

SHEET 5 of 7



E-ONE HP100 Aerial	
Overall Length	40.000ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

N

0' 25' 50' 100'

SCALE IN FEET

CLAUDE ROAD

CLAUDE ROAD

PROPOSED FIRE HYDRANT

PROPOSED FIRE HYDRANT

PROPOSED FIRE HYDRANT

PROPOSED FIRE HYDRANT

PROPOSED FIRE HYDRANT

CONCORD AVENUE

EXISTING PRIVATE FIRE HYDRANT
PH2271

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FIRE SERVICE/TRUCK ACCESS

CRANE VALLEY VILLAS

GRAND ISLAND, NEBRASKA

2023

drawn by: ORV
checked by: ZL
approved by: MMR
QA/QC by:
project no.: 023-00832
drawing no.: 6
date: 4/24/2023

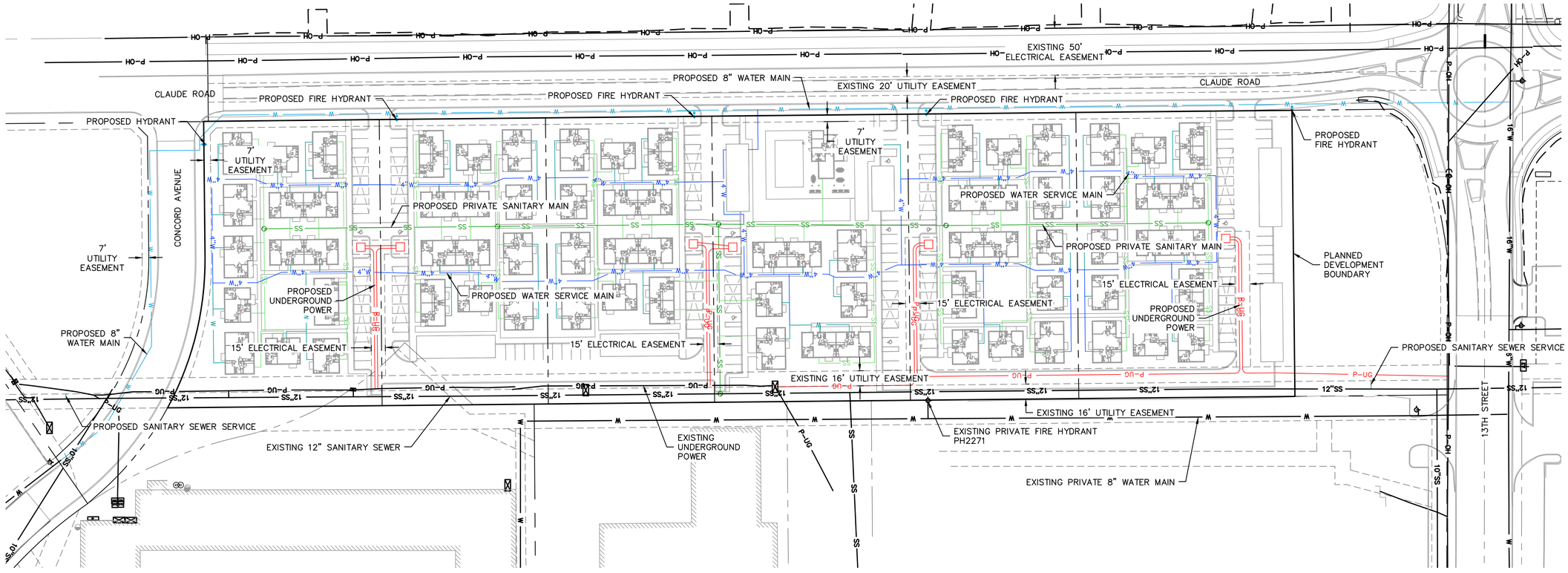
SHEET
6 of 7

LEGEND

- PROPOSED WATER MAIN
- PROPOSED 4" & 2" WATER SERVICE
- PROPOSED 3/4" WATER SERVICE
- PROPOSED PRIVATE SANITARY MAIN
- PROPOSED SANITARY SERVICE
- PROPOSED ELECTRICAL

N

0' 30' 60' 120'
SCALE IN FEET



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REV. NO.	DATE	REVISIONS DESCRIPTION

COMBINED UTILITIES

CRANE VALLEY VILLAS

GRAND ISLAND, NEBRASKA

2023

drawn by:	ORV
checked by:	ZL
approved by:	MMR
QA/QC by:	
project no.:	023-00832
drawing no.:	7
date:	4/24/2023

SHEET
7 of 7

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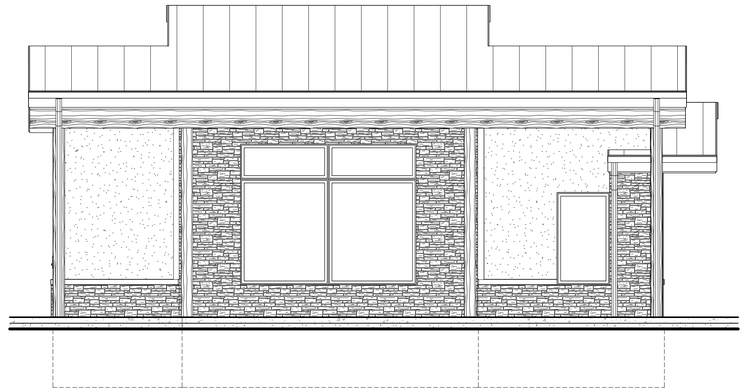
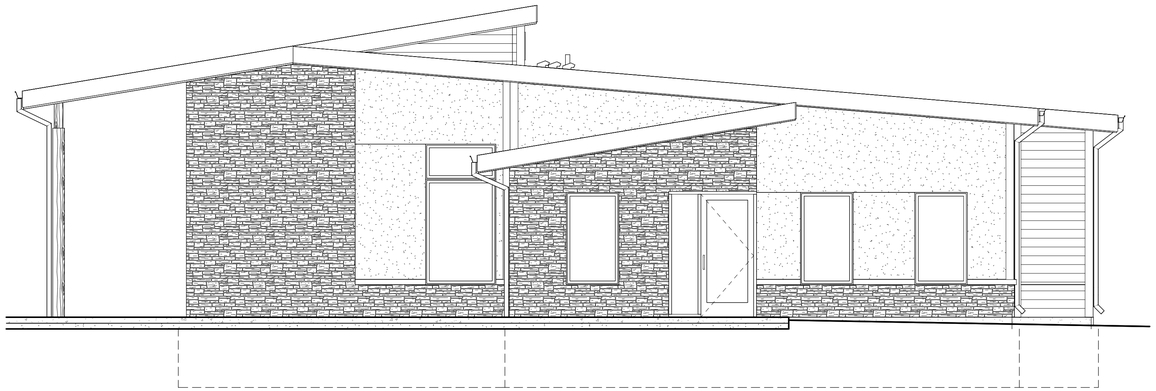
1 PR1.0 **FRONT-LEFT PERSPECTIVE**

2 PR1.0 **REAR - LEFT PERSPECTIVE**



4 PR1.0 **EAST ELEVATION**
1/4" = 1'-0"



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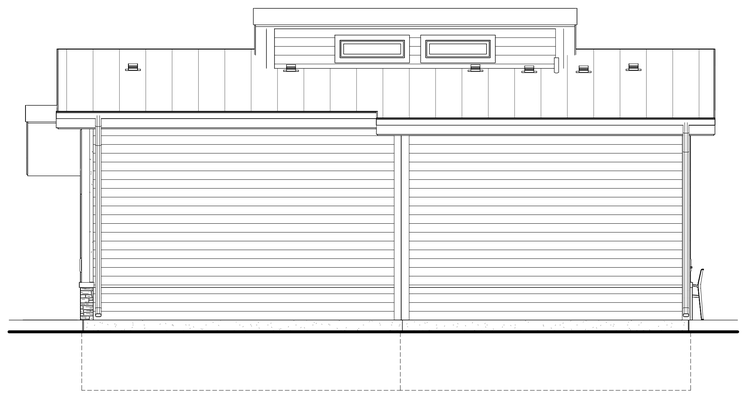

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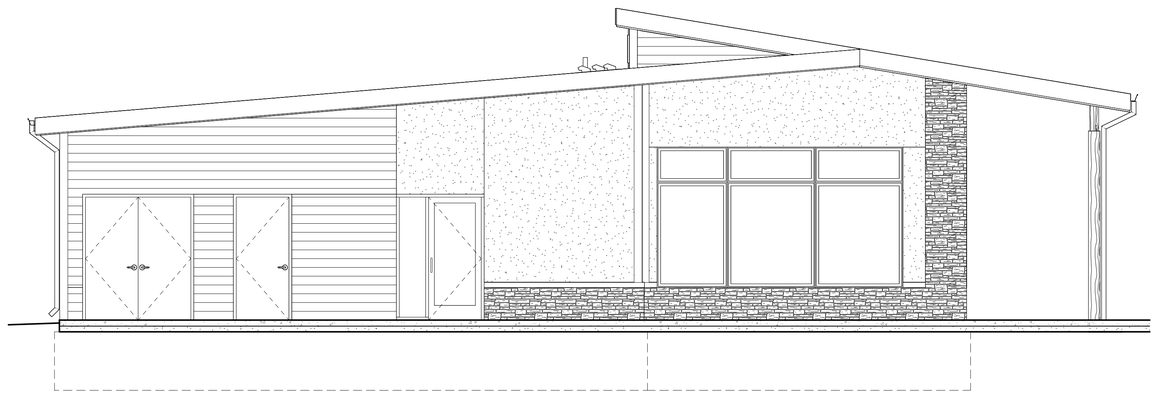

6 PR1.0 **REAR ELEV.**
1/4" = 1'-0"

ADA
Architectural Design Associates
Suite A
3410 'O' Street
Lincoln, Nebraska 68510
www.adalincoln.com
tel 402 486 3232

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1:23:29 PM

LARRY BIRD
CRANE VALLEY CLUB HOUSE
CLAUDE ROAD
GRAND ISLAND, NE

Project Number
Project Number
Date
Issue Date
Revisions
Date

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PR1.0

R:\Projects 2019\Larry Bird Grand Island Dev\Revit\CLUB HOUSE\BIRD- CLUB HOUSE BREAK LAYOUT.rvt
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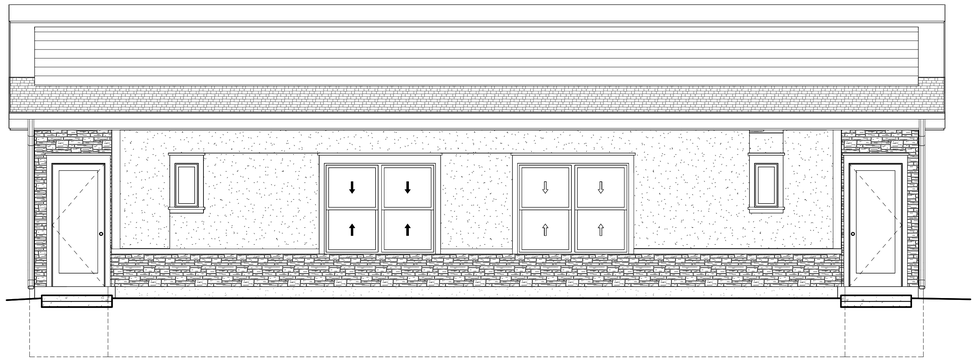
1 PR1.1 **FRONT-RIGHT PERSPECTIVE**

2 PR1.1 **REAR-LEFT PERSPECTIVE**



3 PR1.1 **FRONT ELEV.**
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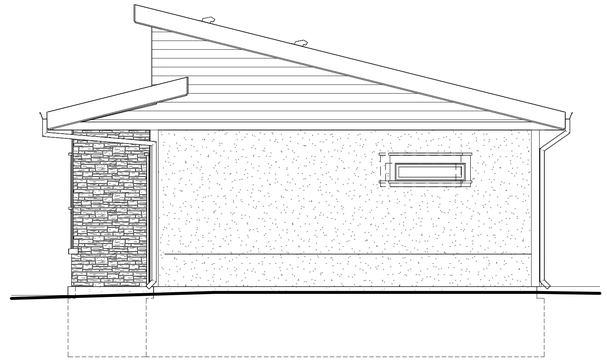

4 PR1.1 **RIGHT ELEVATION**
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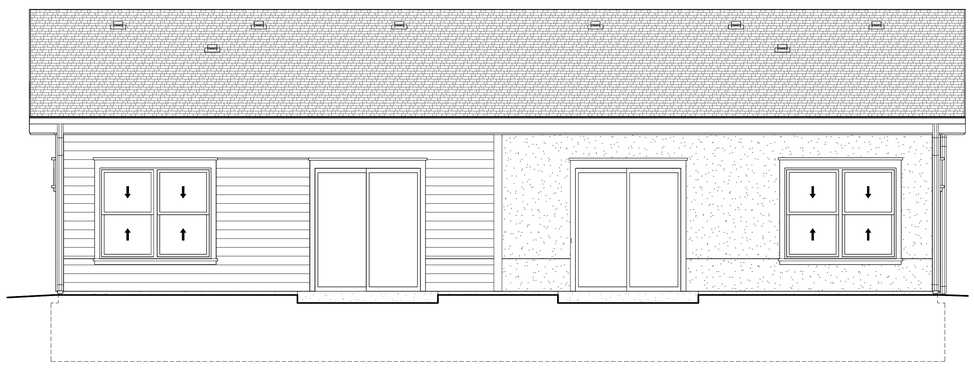

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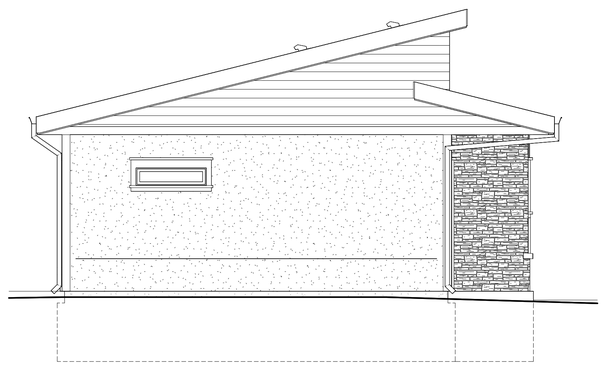
1/4" = 1'-0"



6 PR1.1 **LEFT ELEVATION**
1/4" = 1'-0"

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Architectural Design Associates
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3410 'O' Street
Lincoln, Nebraska 68510
www.adalincoln.com
tel 402 486 3232

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3/16/2023
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LARRY BIRD
CRANE VALLEY 1 BED DUPLEX
CLAUDE ROAD
GRAND ISLAND, NE

Project Number
Project Number
Date
Issue Date
Revisions
Date

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PR1.1

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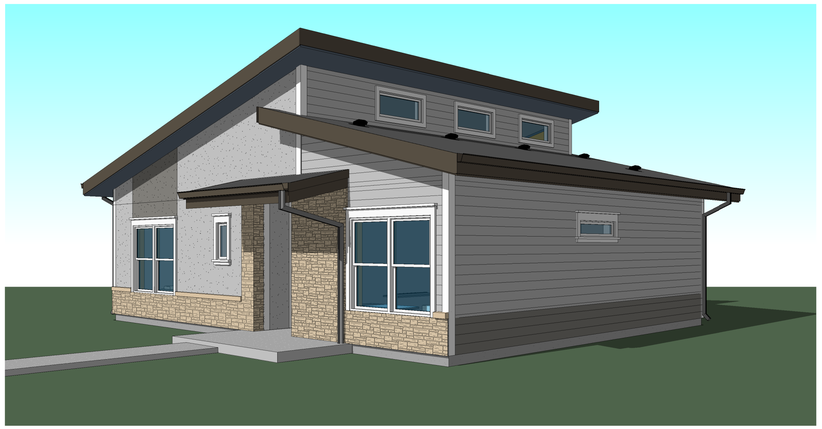
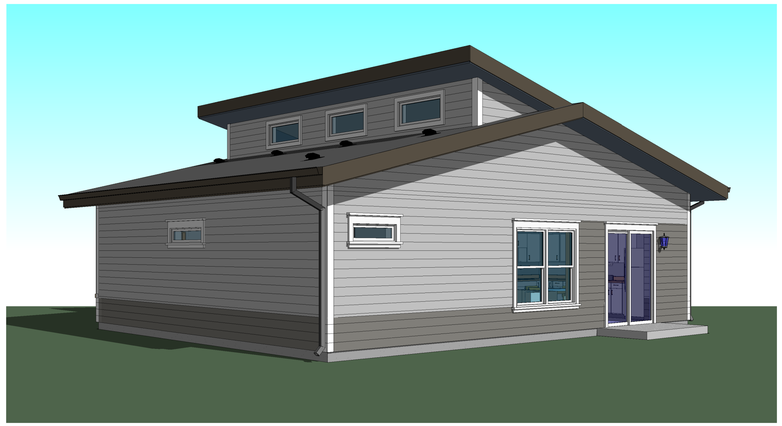
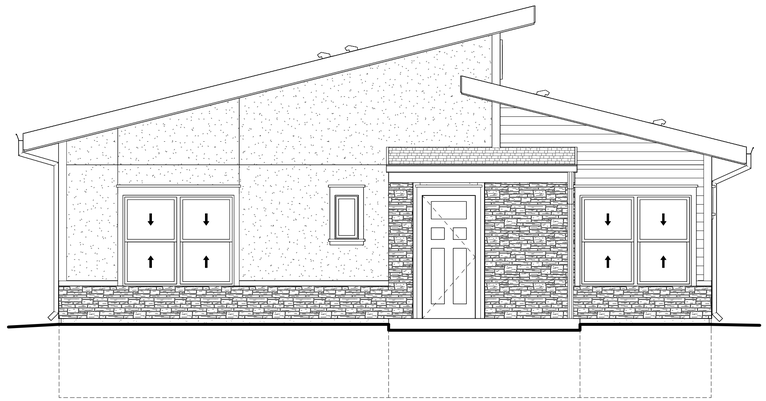


1 PR1.2 FRONT-RIGHT PERSPECTIVE



2 PR1.2 REAR-RIGHT PERSPECTIVE



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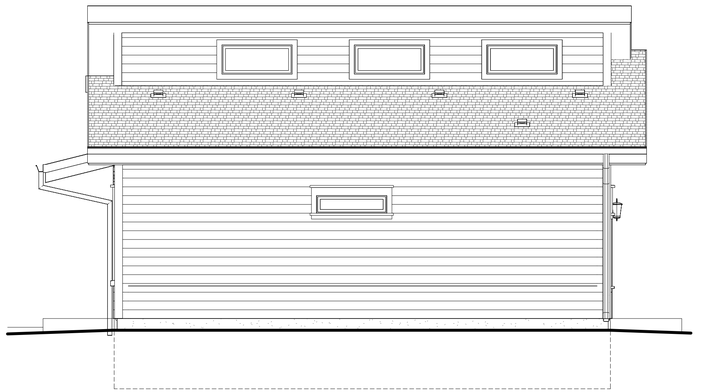
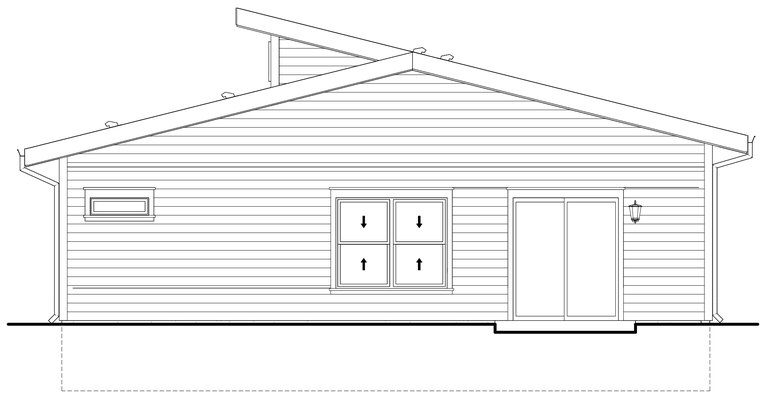


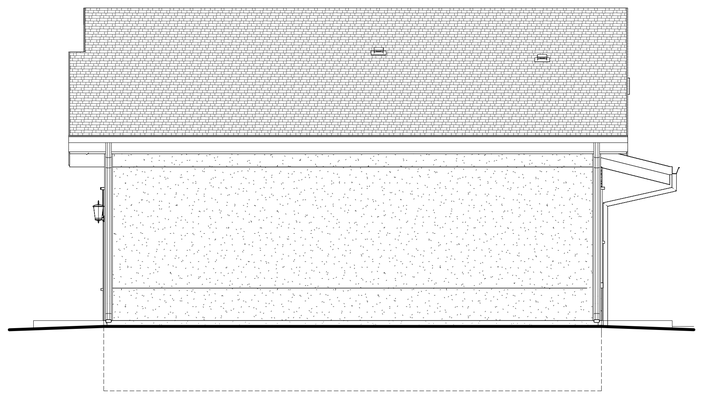
4 PR1.2 RIGHT ELEVATION

1/4" = 1'-0"



5 PR1.2 REAR ELEV.

1/4" = 1'-0"



6 PR1.2 LEFT ELEVATION

1/4" = 1'-0"

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Lincoln, Nebraska 68510
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tel 402 486 3232

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LARRY BIRD
CRANE VALLEY 2 BED TOWNHOME
CLAUDE ROAD
GRAND ISLAND, NE

Project Number
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Date
Issue Date
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Date

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PR1.2

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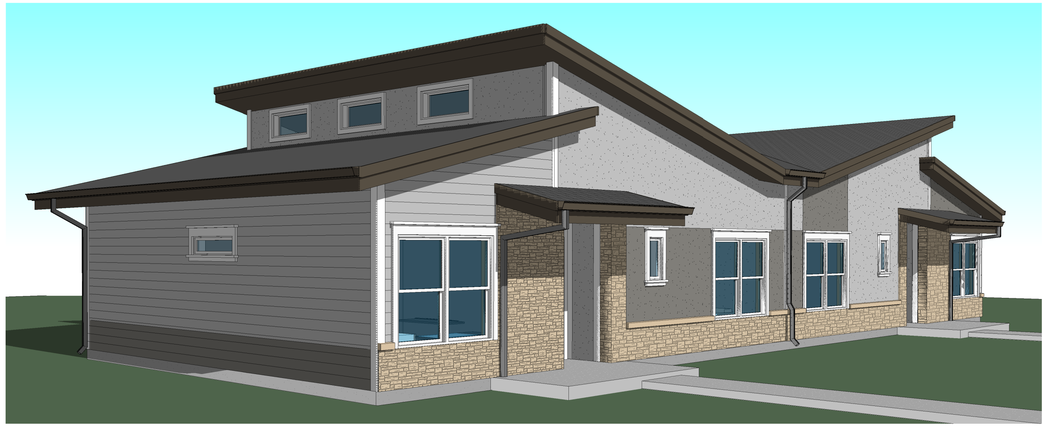
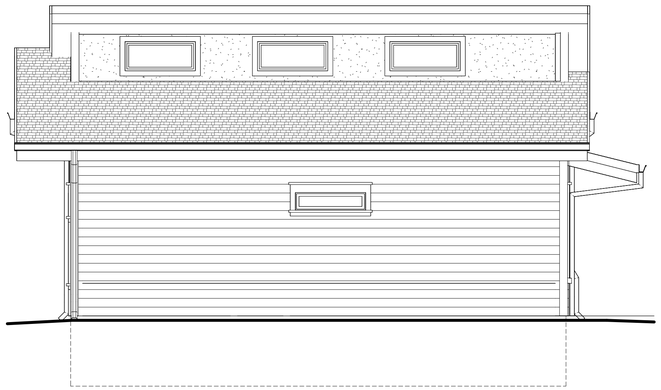
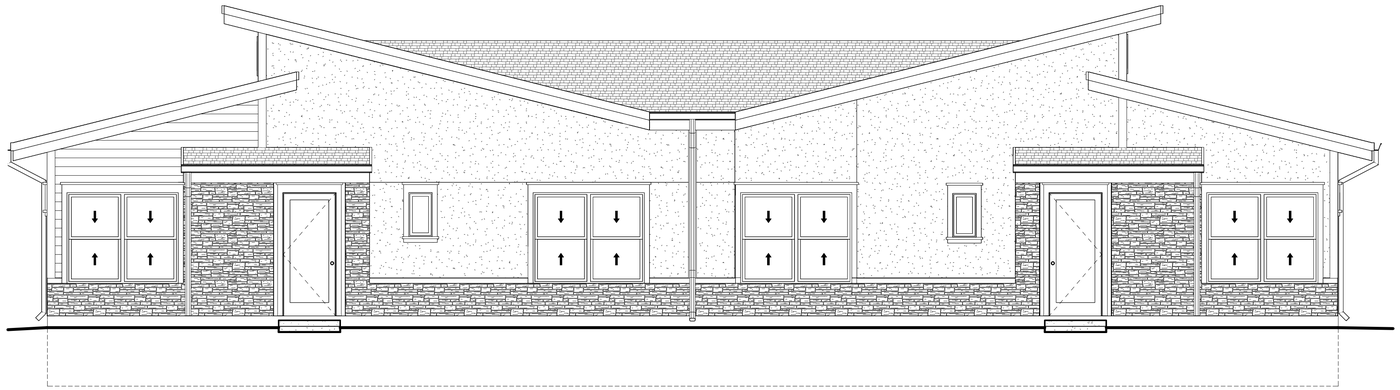


1 PR1.3 **FRONT-LEFT PERSPECTIVE**

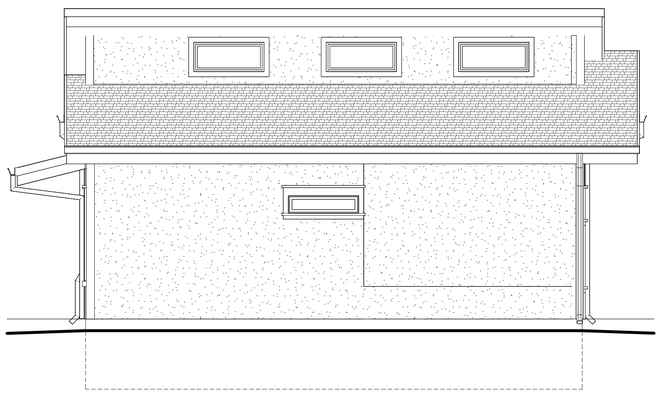
2 PR1.3 **REAR-RIGHT PERSPECTIVE**



3 PR1.3 **LEFT ELEVATION**
1/4" = 1'-0"



4 PR1.3 **FRONT ELEV.**
1/4" = 1'-0"



5 PR1.3 **RIGHT ELEVATION**
1/4" = 1'-0"

6 PR1.3 **REAR ELEV.**

ADA
Architectural Design Associates
Suite A
3410 'O' Street
Lincoln, Nebraska 68510
www.adalincoln.com
tel 402 486 3232

Preliminary
Not for Construction
3/16/2023
1:25:09 PM

LARRY BIRD
CRANE VALLEY 2 BED DUPLEX
CLAUDE ROAD
GRAND ISLAND, NE

Project Number
Project Number
Date
Issue Date
Revisions
Date

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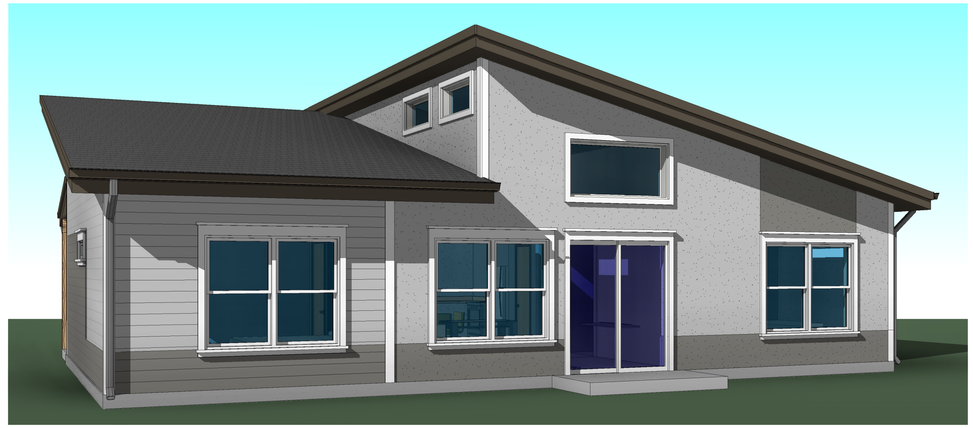
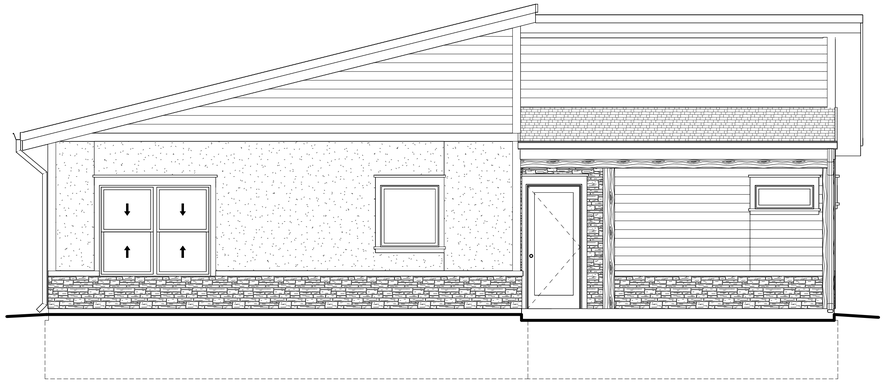
PR1.3

R:\Projects 2019\Larry Bird Grand Island Dev\Revit\FOUR PLAN OPTIONS\BIRD - 2-BEDROOM DUPLEX (new).rvt
3/16/2023 1:25:09 PM

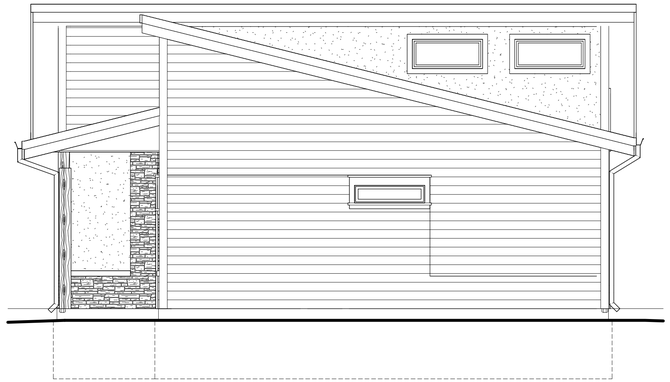
1 PR1.4 **FRONT-LEFT PERSPECTIVE**



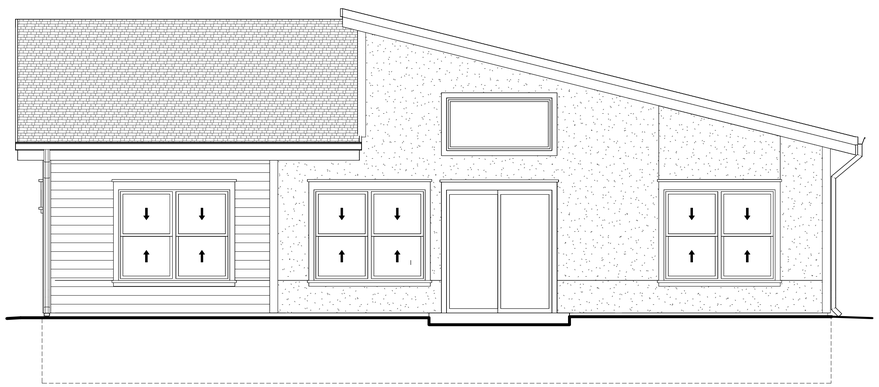
2 PR1.4 **REAR PERSPECTIVE**



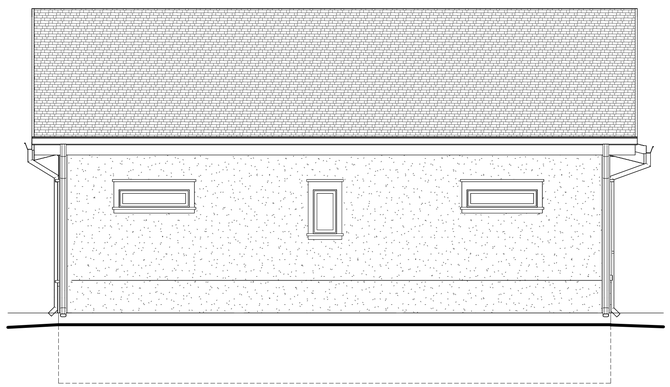
3 PR1.4 **FRONT ELEV.**
1/4" = 1'-0"



4 PR1.4 **RIGHT ELEVATION**
1/4" = 1'-0"



5 PR1.4 **REAR ELEV.**
1/4" = 1'-0"



6 PR1.4 **LEFT ELEVATION**
1/4" = 1'-0"

ADA
Architectural Design Associates
Suite A
3410 'O' Street
Lincoln, Nebraska 68510
www.adalincoln.com
tel 402 486 3232

Preliminary
Not for
Construction
3/16/2023
4:41:21 PM

LARRY BIRD
CRANE VALLEY 3 BED TOWNHOME
CLAUDE ROAD
GRAND ISLAND, NE

Project Number
Project Number
Date
Issue Date
Revisions
Date

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PR1.4

3/16/2023 4:41:21 PM R:\Projects 2019\Larry Bird Grand Island Dev\Revit\FOUR PLAN OPTIONS\BIRD- 3-BEDROOM SINGLE.rvt

HALL COUNTY REGIONAL PLANNING COMMISSION
PLANNED UNIT DEVELOPMENT SUBDIVISION APPLICATION

(Residential Development Zone & Commercial Development Zone)

This application must be submitted a minimum of 40 calendar days prior to a Regional Planning Commission meeting to be considered at that meeting. Planning Commission meetings are typically held on the first Wednesday of the month.

Located at E 100 1st Street Grand Island, NE
Mailing Address: P O Box 1968 Grand Island NE 68802

Owners Information

Name: Concord Investments LLC

Address: 1701 Windhoek Drive

City: Lincoln State: NE Zip code: 68506

Phone: 402-421-2551

Attach additional information as necessary for all parties listed as an owner on the plat and any other party 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: Matt Rief Date: 3-24-23
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm: Olsson

Address: 201 E Second Street

City: Grand Island State: NE Zip code: 68801

Phone: 308-384-8750

Surveyor/Engineer Name: Matt Rief License Number: E-10074

Subdivision Information

Subdivision Name: Crane Valley 10th Subdivision

Number of Acres: 8.2 RD (20.2 Subd.)

Number of Out-Lots: 0 RD (1 Subd.) Number of Public Out-Lots:

Number of Out-Lots or Detention Cells Owned by Subdivision/ HOA: 0 RD (1 Subd.)

Number of Detention Cells: 0 RD (1 Subd.)

Number of Lots: 6 RD (4 B2)

Number of Dedicated Public Streets: 2 Right of Way Widths: 60' Concord, 90' Claude

Number of Dedicated Private Streets (if applicable): N/A

Street Widths: 41' Concord, 39' Claude

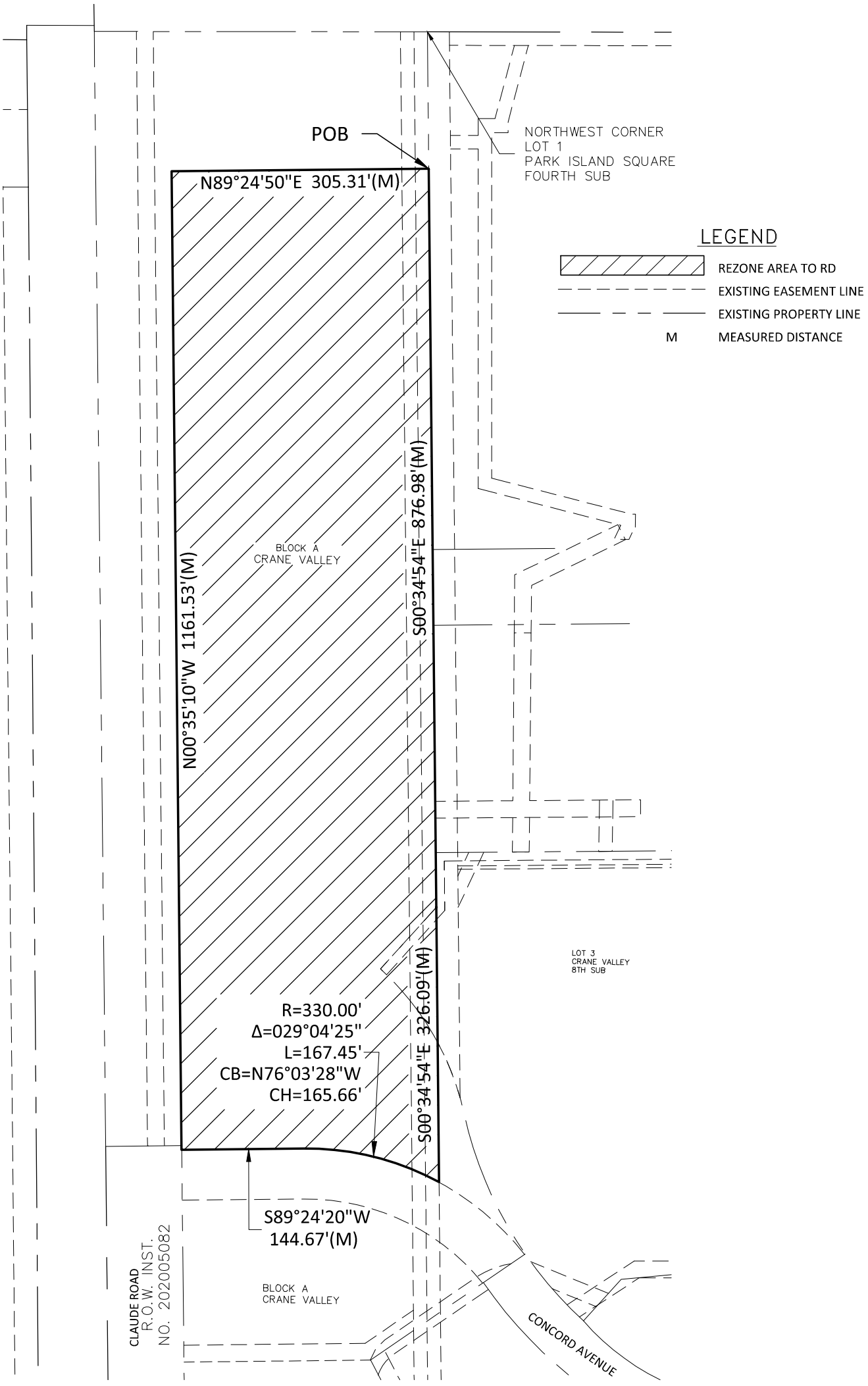
Type of Sidewalks: ☑ Conventional Sidewalks ☐ Curb Sidewalks

Type of Dwellings (If applicable): Select from the list below:

- ☐ Single-family
- ☐ Single-family Attached
- ☐ Duplex
- ☑ Multi-family / Apartment House

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.

$950
1PG



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DATE: Mar 27, 2023 8:36am XREFS: V_XTPO_60951 V_XRWAY_0202463 C_PBASE-Link_02107494 C_AERL_02107494 C_PBASE-Claude_02107494 C_PBASE_02300832

TRACT DESCRIPTION

A TRACT LOCATED IN PART OF BLOCK A, CRANE VALLEY, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 1, PARK ISLAND SQUARE FOURTH SUBDIVISION AND ALSO BEING THE NORTHEAST CORNER OF BLOCK A, CRANE VALLEY; THENCE ON AN ASSUMED BEARING OF S00°34'54"E, ON THE WEST LINE OF SAID LOT 1 AND ALSO BEING THE EAST LINE OF BLOCK A , A DISTANCE OF 162.41 FEET TO THE POINT OF BEGINNING; THENCE S00°34'54"E, ALONG SAID EAST LINE OF BLOCK A, A DISTANCE OF 876.98 FEET; THENCE S00°34'54"E A DISTANCE OF 326.09 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 29°04'25", A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 167.45 FEET, A CHORD BEARING OF N76°03'28"W AND A CHORD DISTANCE OF 165.66 FEET; THENCE S89°24'20"W A DISTANCE OF 144.67 FEET; THENCE N00°35'10"W A DISTANCE OF 1161.53 FEET; THENCE N89°24'50"E A DISTANCE OF 305.31 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 356732.07 SQUARE FEET OR 8.189 ACRES MORE OR LESS.

PROJECT NO: 2023-00832	REZONING B2 TO RD	olsson	EXHIBIT
DRAWN BY: JMJ		201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750	1
DATE: 2023-03-24			

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

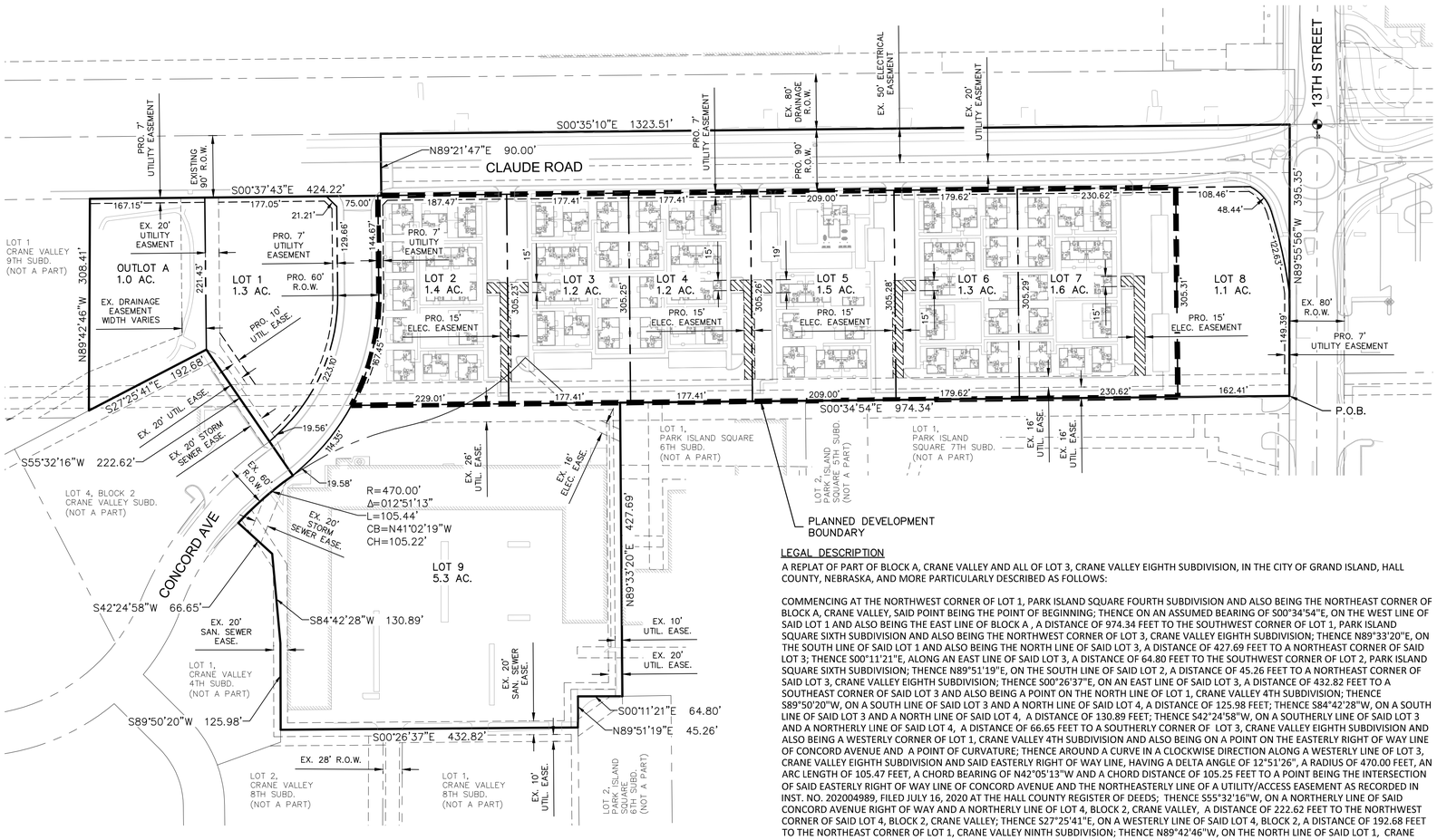
SUBDIVISION AREA = 20.2 ACRES

LOT USAGE
9 LOTS
1 OUTLOT

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

PLANNED DEVELOPMENT BOUNDARY
PROPOSED SUBDIVISION BOUNDARY
PROPOSED PROPERTY LINE
PROPOSED EASEMENT LINE
EXISTING PROPERTY LINE
EXISTING EASEMENT LINE

N
0' 50' 100' 200'
SCALE IN FEET



LEGAL DESCRIPTION

A REPLAT OF PART OF BLOCK A, CRANE VALLEY AND ALL OF LOT 3, CRANE VALLEY EIGHTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, PARK ISLAND SQUARE FOURTH SUBDIVISION AND ALSO BEING THE NORTHEAST CORNER OF BLOCK A, CRANE VALLEY, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S00°34'54"E, ON THE WEST LINE OF SAID LOT 1 AND ALSO BEING THE EAST LINE OF BLOCK A , A DISTANCE OF 974.34 FEET TO THE SOUTHWEST CORNER OF LOT 1, PARK ISLAND SQUARE SIXTH SUBDIVISION AND ALSO BEING THE NORTHWEST CORNER OF LOT 3, CRANE VALLEY EIGHTH SUBDIVISION; THENCE N89°33'20"E, ON THE SOUTH LINE OF SAID LOT 1 AND ALSO BEING THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 427.69 FEET TO A NORTHEAST CORNER OF SAID LOT 3; THENCE S00°11'21"E, ALONG AN EAST LINE OF SAID LOT 3, A DISTANCE OF 64.80 FEET TO THE SOUTHWEST CORNER OF LOT 2, PARK ISLAND SQUARE SIXTH SUBDIVISION; THENCE N89°51'19"E, ON THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 45.26 FEET TO A NORTHEAST CORNER OF SAID LOT 3, CRANE VALLEY EIGHTH SUBDIVISION; THENCE S00°26'37"E, ON AN EAST LINE OF SAID LOT 3, A DISTANCE OF 432.82 FEET TO A SOUTHEAST CORNER OF SAID LOT 3 AND ALSO BEING A POINT ON THE NORTH LINE OF LOT 1, CRANE VALLEY 4TH SUBDIVISION; THENCE S89°50'20"W, ON A SOUTH LINE OF SAID LOT 3 AND A NORTH LINE OF SAID LOT 4, A DISTANCE OF 125.98 FEET; THENCE S84°42'28"W, ON A SOUTH LINE OF SAID LOT 3 AND A NORTH LINE OF SAID LOT 4, A DISTANCE OF 130.89 FEET; THENCE S42°24'58"W, ON A SOUTHERLY LINE OF SAID LOT 3 AND A NORTHERLY LINE OF SAID LOT 4, A DISTANCE OF 66.65 FEET TO A SOUTHERLY CORNER OF LOT 3, CRANE VALLEY EIGHTH SUBDIVISION AND ALSO BEING A WESTERLY CORNER OF LOT 1, CRANE VALLEY 4TH SUBDIVISION AND ALSO BEING ON A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CONCORD AVENUE AND A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION ALONG A WESTERLY LINE OF LOT 3, CRANE VALLEY EIGHTH SUBDIVISION AND SAID EASTERLY RIGHT OF WAY LINE, HAVING A DELTA ANGLE OF 12°51'26", A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 105.47 FEET, A CHORD BEARING OF N42°05'13"W AND A CHORD DISTANCE OF 105.25 FEET TO A POINT BEING THE INTERSECTION OF SAID EASTERLY RIGHT OF WAY LINE OF CONCORD AVENUE AND THE NORTHEASTERLY LINE OF A UTILITY/ACCESS EASEMENT AS RECORDED IN INST. NO. 202004989, FILED JULY 16, 2020 AT THE HALL COUNTY REGISTER OF DEEDS; THENCE S55°32'16"W, ON A NORTHERLY LINE OF SAID CONCORD AVENUE RIGHT OF WAY AND A NORTHERLY LINE OF LOT 4, BLOCK 2, CRANE VALLEY, A DISTANCE OF 222.62 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 2, CRANE VALLEY; THENCE S27°25'41"E, ON A WESTERLY LINE OF SAID LOT 4, BLOCK 2, A DISTANCE OF 192.68 FEET TO THE NORTHEAST CORNER OF LOT 1, CRANE VALLEY NINTH SUBDIVISION; THENCE N89°42'46"W, ON THE NORTH LINE OF SAID LOT 1, CRANE VALLEY NINTH SUBDIVISION, A DISTANCE OF 308.41 FEET TO THE NORTHWEST CORNER OF LOT 1, CRANE VALLEY NINTH SUBDIVISION AND ALSO BEING THE EAST RIGHT OF WAY LINE OF CLAUDE ROAD AS RECORDED IN INST. NO. 202005082, FILED JULY 20, 2020 AT THE HALL COUNTY REGISTER OF DEEDS; THENCE N00°37'43"W, ON THE EAST LINE OF SAID CLAUDE ROAD RIGHT OF WAY, A DISTANCE OF 424.22 FEET TO THE NORTHEAST CORNER OF SAID RIGHT OF WAY; THENCE S89°21'47"W, ON THE NORTH LINE OF SAID RIGHT OF WAY , A DISTANCE OF 90.00 FEET TO THE NORTHWEST CORNER OF SAID RIGHT OF WAY AND THE WEST LINE OF BLOCK A, CRANE VALLEY AND ALSO BEING ON THE WEST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 13, TOWNSHIP 11 NORTH, RANGE 10 WEST; THENCE N00°35'10"W, ON SAID WEST LINE OF BLOCK A, A DISTANCE OF 1323.51 FEET TO THE NORTHWEST CORNER OF SAID BLOCK A, AND ALSO BEING ON A POINT OF THE SOUTH RIGHT OF WAY LINE OF 13TH STREET; THENCE S89°55'56"E, ON THE NORTH LINE OF SAID BLOCK A, AND ALSO BEING THE SAID SOUTH RIGHT OF WAY LINE OF 13TH STREET, A DISTANCE OF 395.35 FEET THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF SQUARE FEET OR ACRES MORE OR LESS OF WHICH ACRES ARE NEW DEDICATED ROAD RIGHT OF WAY.

olsson
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

LOT LAYOUT

CRANE VALLEY 10TH SUBDIVISION
PRELIMINARY PLAT

GRAND ISLAND, NEBRASKA

2023

drawn by: ZLL
checked by:
approved by: MMR
QA/QC by:
project no.: 02300832
drawing no.:
date: 4.24.2023

SHEET
1 of 4

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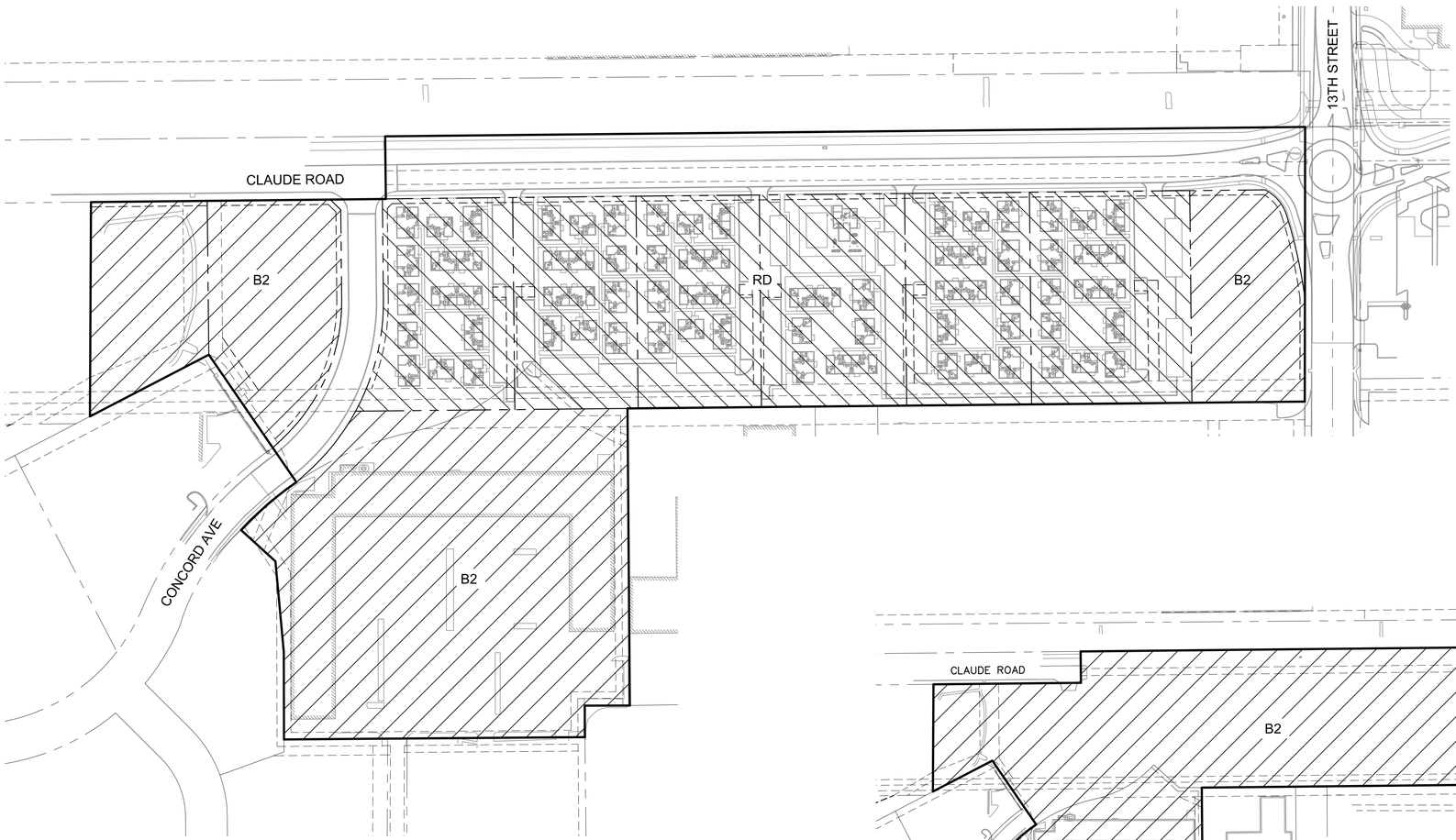

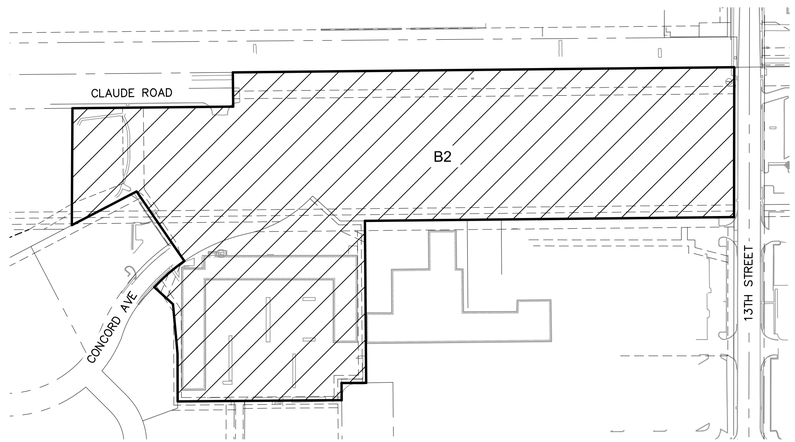

EXISTING ZONING

0' 100' 200' 400'

SCALE IN FEET

N

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

REVISIONS

ZONING

CRANE VALLEY 10TH SUBDIVISION
PRELIMINARY PLAT

GRAND ISLAND, NEBRASKA

2023

drawn by: ZLL
checked by:
approved by: MMR
QA/QC by:
project no.: 02300832
drawing no.:
date: 4.24.2023

SHEET
2 of 4

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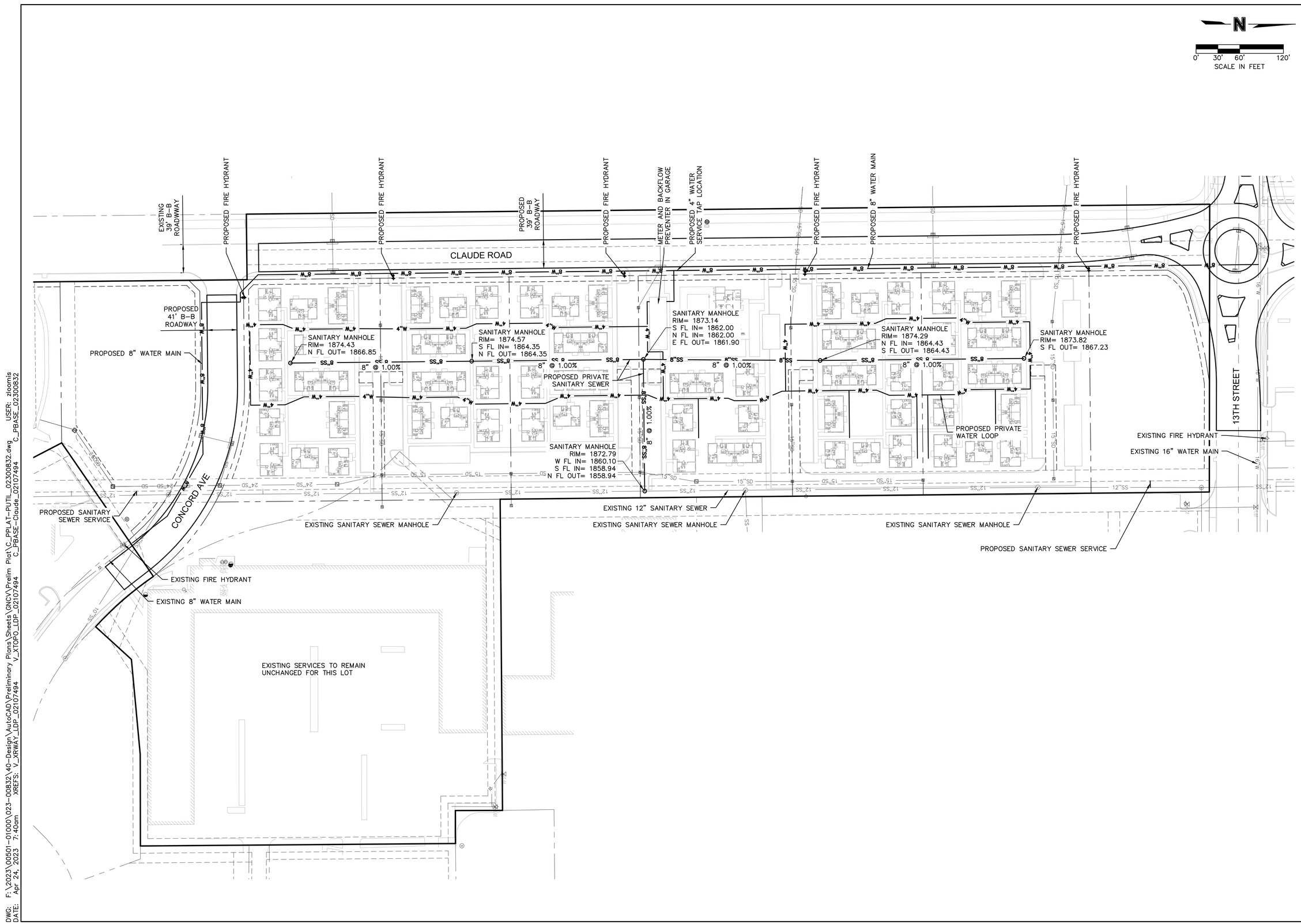

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201 East 2nd Street
Grand Island, NE 68801 TEL 308.384.8750 www.olsson.com

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

ROADWAY AND UTILITY LAYOUT

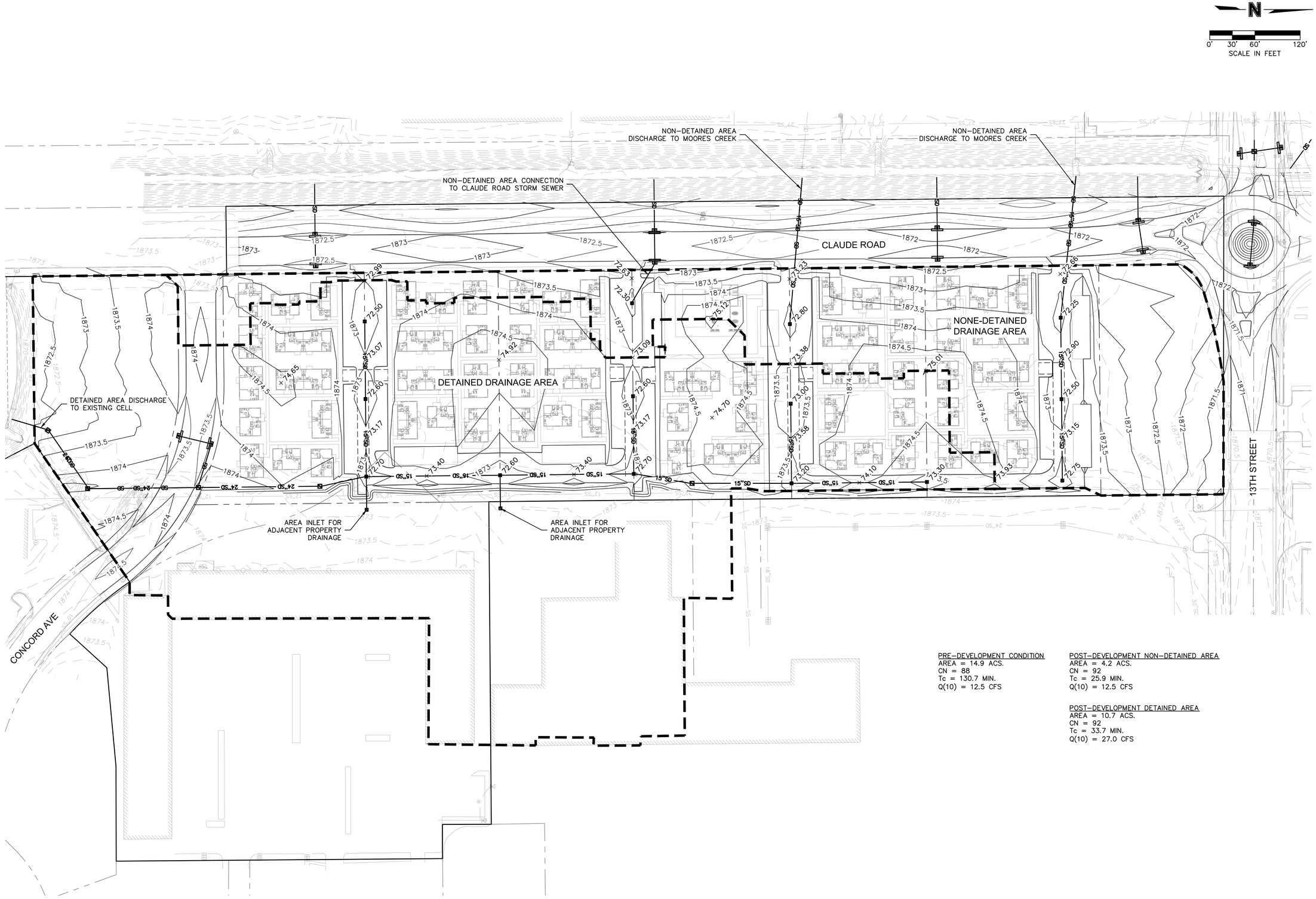
CRANE VALLEY 10TH SUBDIVISION
PRELIMINARY PLAT

GRAND ISLAND, NEBRASKA

2023

drawn by: ZLL
checked by:
approved by: MMR
QA/QC by:
project no.: 02300832
drawing no.:
date: 4.24.2023

SHEET
3 of 4



PRE-DEVELOPMENT CONDITION
AREA = 14.9 ACS.
CN = 88
Tc = 130.7 MIN.
Q(10) = 12.5 CFS

POST-DEVELOPMENT NON-DETAINED AREA
AREA = 4.2 ACS.
CN = 92
Tc = 25.9 MIN.
Q(10) = 12.5 CFS

POST-DEVELOPMENT DETAINED AREA
AREA = 10.7 ACS.
CN = 92
Tc = 33.7 MIN.
Q(10) = 27.0 CFS

olsson
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

GRADING / DRAINAGE LAYOUT

CRANE VALLEY 10TH SUBDIVISION
PRELIMINARY PLAT

GRAND ISLAND, NEBRASKA

2023

drawn by: ZLL
checked by:
approved by: MMR
QA/QC by:
project no.: 02300832
drawing no.:
date: 4.24.2023

SHEET
4 of 4

DWG: F:\2023\00501-01000\023-00832\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\Prelim Plat\C_PPLAT-PGRADE02300832.dwg USER: ztoomis
DATE: Apr 24, 2023 7:41am XREFS: V_XRWAY_IDP_02107494 V_XTOPO_IDP_02107494 C_PBASE-Claude_02107494 C_PBASE_02300832

CRANE VALLEY TENTH SUBDIVISION

GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	270.00	047°20'39"	223.10	S66°55'20"E	216.81
C2	330.00	029°04'25"	167.45	N76°03'28"W	165.66
C3	60.00	046°15'28"	48.44	N49°25'21"E	47.14
C4	715.00	009°49'37"	122.63	N77°27'54"E	122.48
C5	470.00	012°51'13"	105.44	N41°02'15"W	105.22
C6	330.00	019°51'16"	114.35	N51°35'37"W	113.78

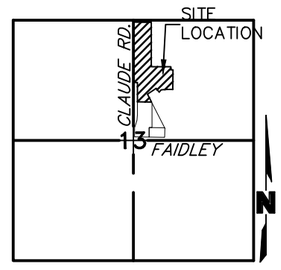
0' 50' 100' 200'

SCALE IN FEET

LOCATION MAP

SEC. 13, 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
- E EASEMENT DISTANCE

SHEET 1 OF 2

OWNERS: CONCORD INVESTMENTS, LLC & WESTGATE PROPERTIES L.L.C.
SUBDIVIDER: CONCORD INVESTMENTS, LLC & WESTGATE PROPERTIES L.L.C.
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 9 LOTS / 1 OUTLOT

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

PROJECT NO. 2023-00832

CRANE VALLEY 10TH SUB SURVEY

FB

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DATE: Mar 24, 2023 1:38pm XREFS: V_XTOPO_LDP_02300832 V_XRWAY_LDP_02300832

CRANE VALLEY TENTH SUBDIVISION

GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

LEGAL DESCRIPTION

A REPLAT OF PART OF BLOCK A, CRANE VALLEY AND ALL OF LOT 3, CRANE VALLEY EIGHTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1, PARK ISLAND SQUARE FOURTH SUBDIVISION AND ALSO BEING THE NORTHEAST CORNER OF BLOCK A, CRANE VALLEY, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S00°34'54"E, ON THE WEST LINE OF SAID LOT 1 AND ALSO BEING THE EAST LINE OF BLOCK A , A DISTANCE OF 974.34 FEET TO THE SOUTHWEST CORNER OF LOT 1, PARK ISLAND SQUARE SIXTH SUBDIVISION AND ALSO BEING THE NORTHWEST CORNER OF LOT 3, CRANE VALLEY EIGHTH SUBDIVISION; THENCE N89°33'20"E, ON THE SOUTH LINE OF SAID LOT 1 AND ALSO BEING THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 427.69 FEET TO A NORTHEAST CORNER OF SAID LOT 3; THENCE S00°11'21"E, ALONG AN EAST LINE OF SAID LOT 3, A DISTANCE OF 64.80 FEET TO THE SOUTHWEST CORNER OF LOT 2, PARK ISLAND SQUARE SIXTH SUBDIVISION; THENCE N89°51'19"E, ON THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 45.26 FEET TO A NORTHEAST CORNER OF SAID LOT 3, CRANE VALLEY EIGHTH SUBDIVISION; THENCE S00°26'37"E, ON AN EAST LINE OF SAID LOT 3, A DISTANCE OF 432.82 FEET TO A SOUTHEAST CORNER OF SAID LOT 3 AND ALSO BEING A POINT ON THE NORTH LINE OF LOT 1, CRANE VALLEY 4TH SUBDIVISION; THENCE S89°50'20"W, ON A SOUTH LINE OF SAID LOT 3 AND A NORTH LINE OF SAID LOT 4, A DISTANCE OF 125.98 FEET; THENCE S84°42'28"W, ON A SOUTH LINE OF SAID LOT 3 AND A NORTH LINE OF SAID LOT 4, A DISTANCE OF 130.89 FEET; THENCE S42°24'58"W, ON A SOUTHERLY LINE OF SAID LOT 3 AND A NORTHERLY LINE OF SAID LOT 4, A DISTANCE OF 66.65 FEET TO A SOUTHERLY CORNER OF LOT 3, CRANE VALLEY EIGHTH SUBDIVISION AND ALSO BEING A WESTERLY CORNER OF LOT 1, CRANE VALLEY 4TH SUBDIVISION AND ALSO BEING ON A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CONCORD AVENUE AND A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION ALONG A WESTERLY LINE OF LOT 3, CRANE VALLEY EIGHTH SUBDIVISION AND SAID EASTERLY RIGHT OF WAY LINE, HAVING A DELTA ANGLE OF 12°51'26", A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 105.47 FEET, A CHORD BEARING OF N42°05'13"W AND A CHORD DISTANCE OF 105.25 FEET TO A POINT BEING THE INTERSECTION OF SAID EASTERLY RIGHT OF WAY LINE OF CONCORD AVENUE AND THE NORTHEASTERLY LINE OF A UTILITY/ACCESS EASEMENT AS RECORDED IN INST. NO. 202004989, FILED JULY 16, 2020 AT THE HALL COUNTY REGISTER OF DEEDS; THENCE S55°32'16"W, ON A NORTHERLY LINE OF SAID CONCORD AVENUE RIGHT OF WAY AND A NORTHERLY LINE OF LOT 4, BLOCK 2, CRANE VALLEY, A DISTANCE OF 222.62 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 2, CRANE VALLEY; THENCE S27°25'41"E, ON A WESTERLY LINE OF SAID LOT 4, BLOCK 2, A DISTANCE OF 192.68 FEET TO THE NORTHEAST CORNER OF LOT 1, CRANE VALLEY NINTH SUBDIVISION; THENCE N89°42'46"W, ON THE NORTH LINE OF SAID LOT 1, CRANE VALLEY NINTH SUBDIVISION, A DISTANCE OF 308.41 FEET TO THE NORTHWEST CORNER OF LOT 1, CRANE VALLEY NINTH SUBDIVISION AND ALSO BEING THE EAST RIGHT OF WAY LINE OF CLAUDE ROAD AS RECORDED IN INST. NO. 202005082, FILED JULY 20, 2020 AT THE HALL COUNTY REGISTER OF DEEDS; THENCE N00°37'43"W, ON THE EAST LINE OF SAID CLAUDE ROAD RIGHT OF WAY, A DISTANCE OF 424.22 FEET TO THE NORTHEAST CORNER OF SAID RIGHT OF WAY; THENCE S89°21'47"W, ON THE NORTH LINE OF SAID RIGHT OF WAY , A DISTANCE OF 90.00 FEET TO THE NORTHWEST CORNER OF SAID RIGHT OF WAY AND THE WEST LINE OF BLOCK A, CRANE VALLEY AND ALSO BEING ON THE WEST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 13, TOWNSHIP 11 NORTH, RANGE 10 WEST; THENCE N00°35'10"W, ON SAID WEST LINE OF BLOCK A, A DISTANCE OF 1323.51 FEET TO THE NORTHWEST CORNER OF SAID BLOCK A, AND ALSO BEING ON A POINT OF THE SOUTH RIGHT OF WAY LINE OF 13TH STREET; THENCE S89°55'56"E, ON THE NORTH LINE OF SAID BLOCK A, AND ALSO BEING THE SAID SOUTH RIGHT OF WAY LINE OF 13TH STREET, A DISTANCE OF 395.35 FEET THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 880297.80 SQUARE FEET OR 20.209 ACRES MORE OR LESS OF WHICH 3.369 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

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

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT CONCORD INVESTMENTS, LLC FORMERLY KNOWN AS CONCORD DEVELOPMENT LLC, AND WESTGATE PROPERTIES L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "*CRANE VALLEY TENTH SUBDIVISION*" A REPLAT OF REPLAT OF PART OF BLOCK A, CRANE VALLEY AND ALL OF LOT 3, CRANE VALLEY EIGHTH 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

_____

LAWRANCE S. BIRD, MEMBER
CONCORD INVESTMENTS, LLC
A NEBRASKA LIMITED LIABILITY COMPANY

_____, NEBRASKA,

_____THIS ____ DAY OF _____, 2023

_____

THOMAS E MIDDLETON
WESTGATE PROPERTIES L.L.C.
A NEBRASKA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL SS

ON THIS ____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED LAWRANCE S. BIRD, MEMBER, CONCORD INVESTMENTS, 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

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL SS

ON THIS ____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED THOMAS E MIDDLETON, WESTGATE PROPERTIES L.L.C., 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: CONCORD INVESTMENTS, LLC & WESTGATE PROPERTIES L.L.C.
SUBDIVIDER: CONCORD INVESTMENTS, LLC & WESTGATE PROPERTIES L.L.C.
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 9 LOTS / 1 OUTLOT

SHEET 2 OF 2

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

PROJECT NO. 2023-00832

CRANE VALLEY 10TH SUB SURVEY

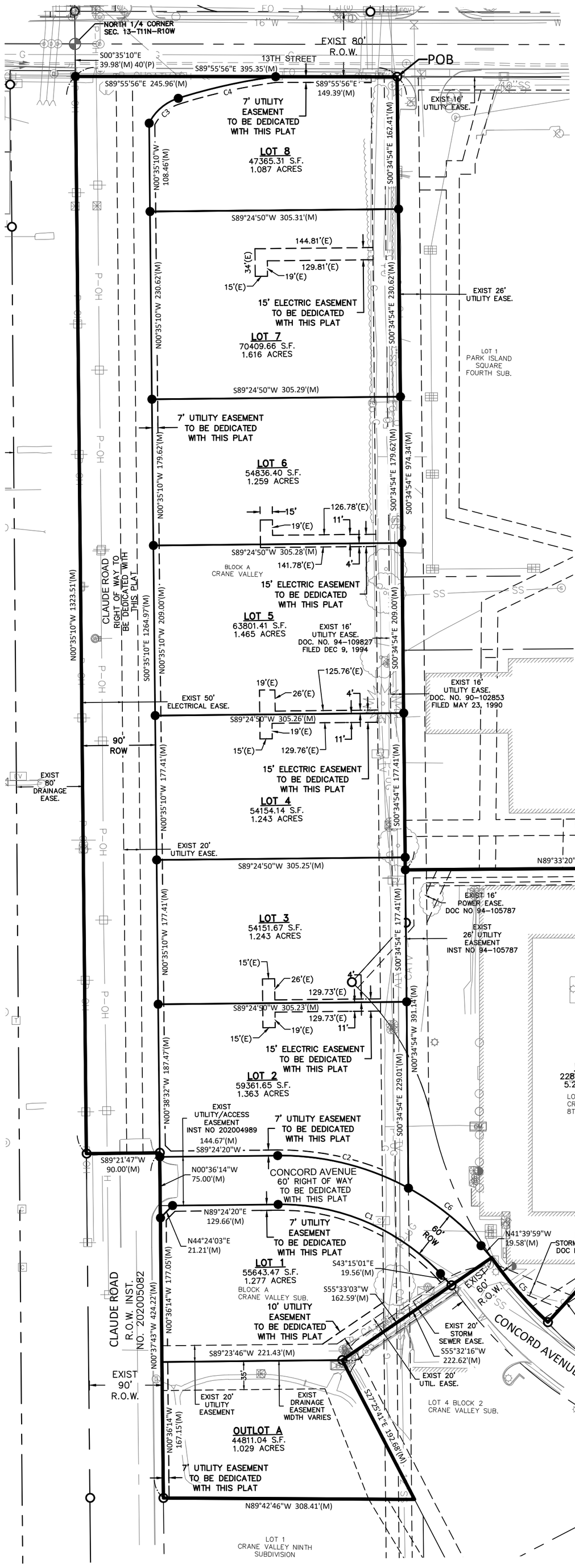
FB

DWG: F:\2023\00501-01000\023-00832\40-Design\Survey\SRVY\Sheets\V_FPLAT_02300832.dwg USER: jjimenez
DATE: Mar 24, 2023 1:38pm XREFS: V_XTOPO_LDP_02300832 V_XRWAY_LDP_02300832

CRANE VALLEY TENTH SUBDIVISION

GRAND ISLAND, HALL COUNTY, NEBRASKA

SITE PLAT



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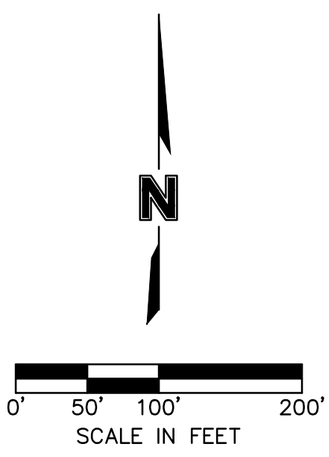
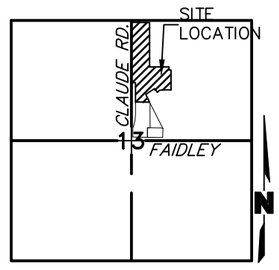
CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	270.00	047°20'39"	223.10	S66°55'20"E	216.81
C2	330.00	029°04'25"	167.45	N76°03'28"W	165.66
C3	60.00	046°15'28"	48.44	N49°25'21"E	47.14
C4	715.00	009°49'37"	122.63	N77°27'54"E	122.48
C5	470.00	012°51'13"	105.44	N41°02'15"W	105.22
C6	330.00	019°51'16"	114.35	N51°35'37"W	113.78



LOCATION MAP

SEC. 13, 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
- E EASEMENT DISTANCE
- [E] ELECTRIC BOX
- [T] TELEPHONE RISER
- GUY WIRE
- (D) STORM DRAIN MANHOLE
- (S) SANITARY MANHOLE
- SD STORM SEWER LINE
- W WATER LINE
- G GAS LINE
- P–UG UNDERGROUND ELECTRIC
- P–OH OVERHEAD ELECTRIC
- SS SANITARY SEWER LINE
- G GAS LINE

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.

OWNERS: CONCORD INVESTMENTS, LLC & WESTGATE PROPERTIES L.L.C.
SUBDIVIDER: CONCORD INVESTMENTS, LLC & WESTGATE PROPERTIES L.L.C.
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 9 LOTS / 1 OUTLOT

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201 East 2nd Street
Grand Island, NE 68801
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PROJECT NO. 2023–00832
CRANE VALLEY 10TH SUB SURVEY
FB

DWG: F:\2023\00501–01000\023–00832\40–Design\Survey\SRVY\Sheets\V_FPLAT_02300832.dwg USER: jjimenez
DATE: Mar 24, 2023 1:39pm XREFS: V_XTOPO_LDP_02300832 V_XRWAY_LDP_02300832

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 Concord Investments LLC

Address 1701 Windhoek Drive

City Lincoln, State NE Zip 68506

Phone 402-421-2551

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: Matt Rief (Applicant) Date: 3-24-23

Surveyor/Engineers Information

Surveyor/Engineering Firm Olsson

Address 201 E Second Street

City Grand Island, State NE Zip 68801

Phone 308-384-8750

Surveyor/Engineer Name Matt Rief License Number E-10074

SUBDIVISION NAME: Crane Valley 10th 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

- [x] Preliminary Plat
- [x] Final Plat

Number of Lots 10

Number of Acres 20.2

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
- [x] Utilities Sheet
- [x] Receipt for Subdivision Application Fees in the amount of $1240

*** 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.