



Hall County Regional Planning Commission

**Wednesday, December 3, 2014
Regular Meeting**

Item M1

Preliminary & Final Plat - Grand Island Mall 17th Sub

Staff Contact: Chad Nabity

November 18, 2014

Dear Members of the Board:

RE: Preliminary & Final Plat – Grand Island Mall 17th Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Grand Island Mall 17th Subdivision, located in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 4 lots, on a tract of land comprising of a replat of all of Lot 10, Grand Island Mall 8th Subdivision and all of Lot 2, Grand Island Mall 15th Subdivision, all in the City of Grand Island, Hall County, Nebraska, said tract containing 16.43 acres.

You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on December 3, 2014 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities
Manager of Postal Operations
Olsson Associates

This letter was sent to the following School Districts 1R, 2, 3, 19, 82, 83, 100, 126.

GRAND ISLAND JOINT
VENTURE, LLC
ENTITLEMENT SUBMITTAL
GRAND ISLAND, NEBRASKA
2014



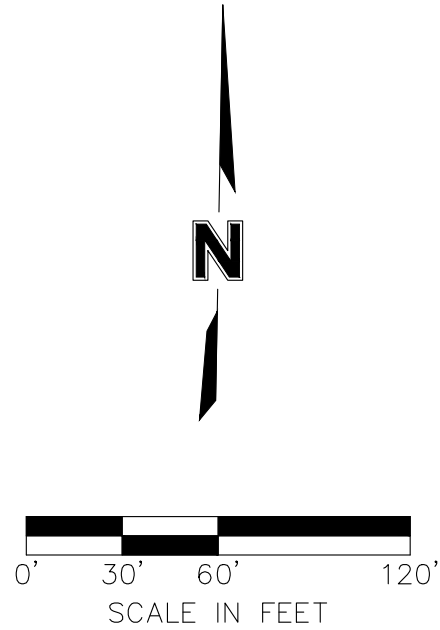
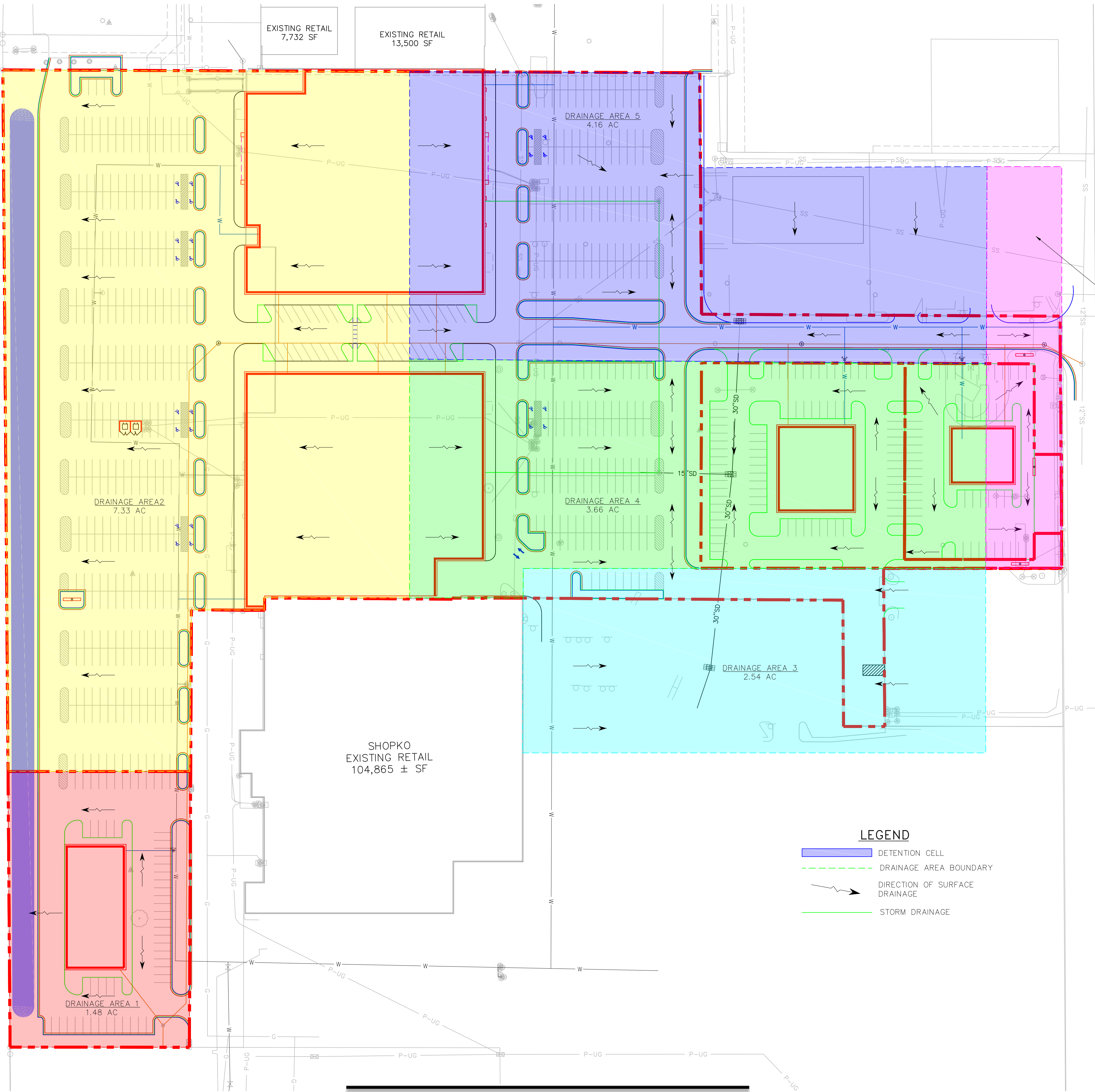
INDEX OF DRAWINGS	
1	COVER
2	LOT LAYOUT / UTILITY PLAN
3	DRAINAGE PLAN
4	EAST ELEVATIONS
5	WEST ELEVATIONS
6	SIGN DETAIL
7	LIGHTING EXHIBIT
8	OVERALL DEVELOPMENT PLAN

[illegible]

COVER	
GRAND ISLAND JOINT VENTURE, LLC	
GRAND ISLAND, NEBRASKA	2014

drawn by: _____ BJD/BJF
checked by: _____ DZ
approved by: _____ DZ
QA/QC by: _____
project no.: _____ 014-2360
drawing no.: _____
date: _____ OCTOBER 2014

HWY 281 R.O.W.



DRAINAGE AREA 6
0.90 AC

WEBB ROAD

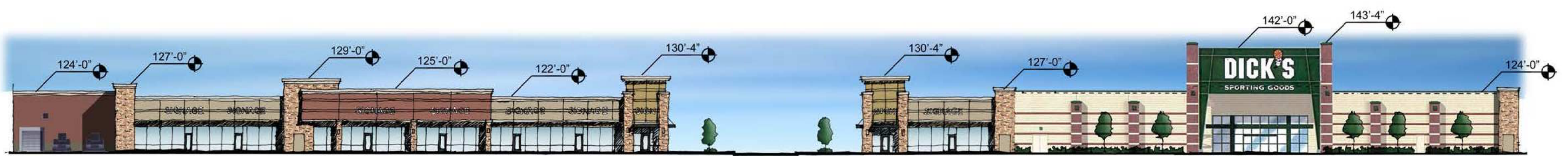
LEGEND

- DETENTION CELL
- DRAINAGE AREA BOUNDARY
- DIRECTION OF SURFACE DRAINAGE
- STORM DRAINAGE

REV. NO.	DATE	REVISIONS DESCRIPTION

DRAINAGE PLAN	2014	REVISIONS
GRAND ISLAND JOINT VENTURE, LLC		
GRAND ISLAND, NEBRASKA		

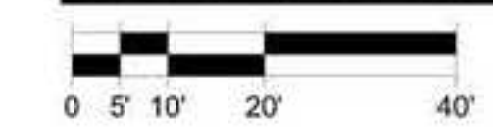
drawn by: BJD/BJF
checked by: DZ
approved by: DZ
QA/QC by: DZ
project no.: 014-2360
drawing no.:
date: OCTOBER 2014



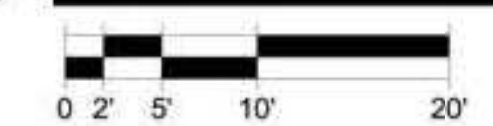
(D)

(E)

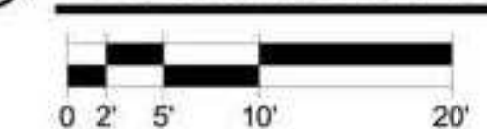
OVERALL EAST ELEVATION



(D) PARTIAL ELEVATION

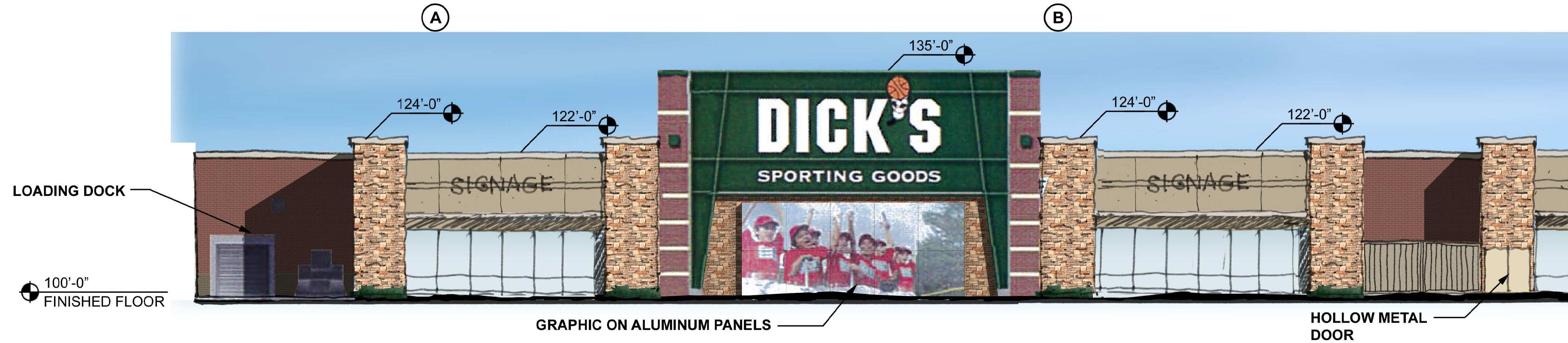
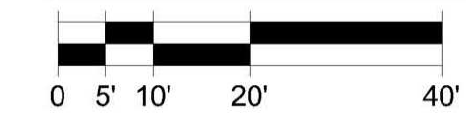


(E) PARTIAL ELEVATION

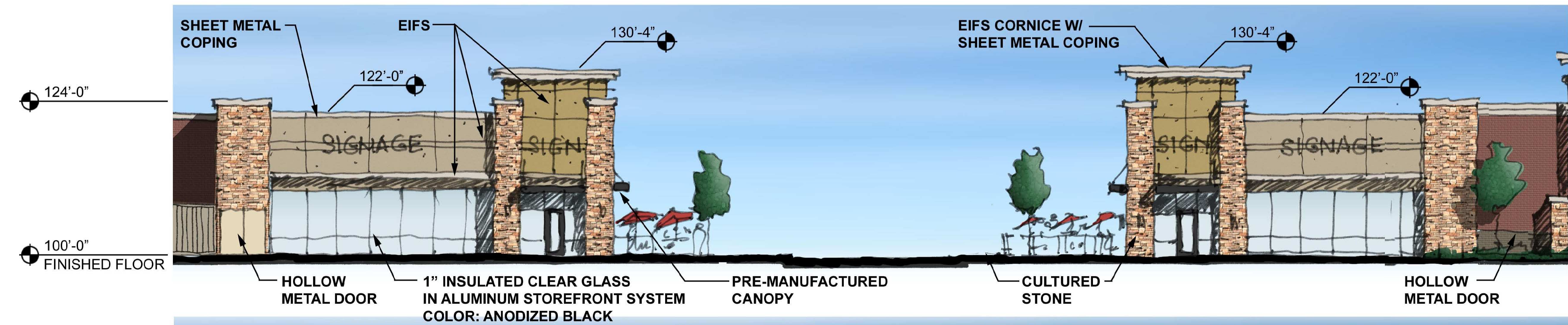
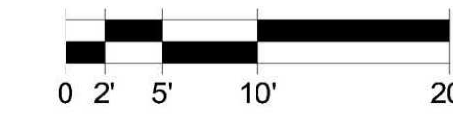




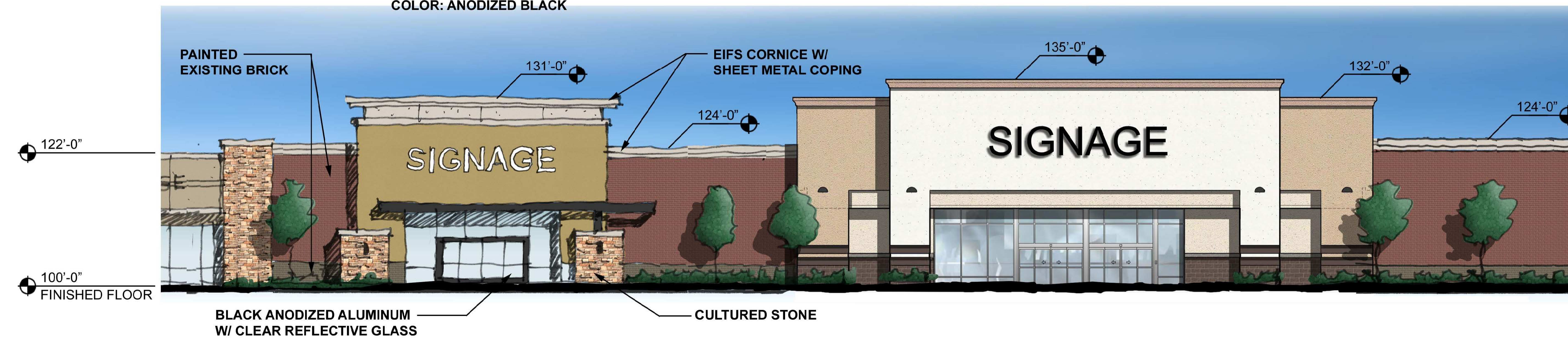
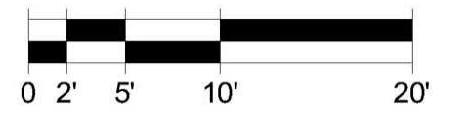
OVERALL WEST ELEVATION



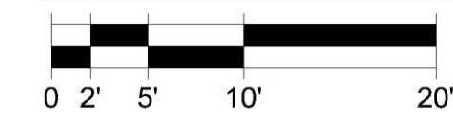
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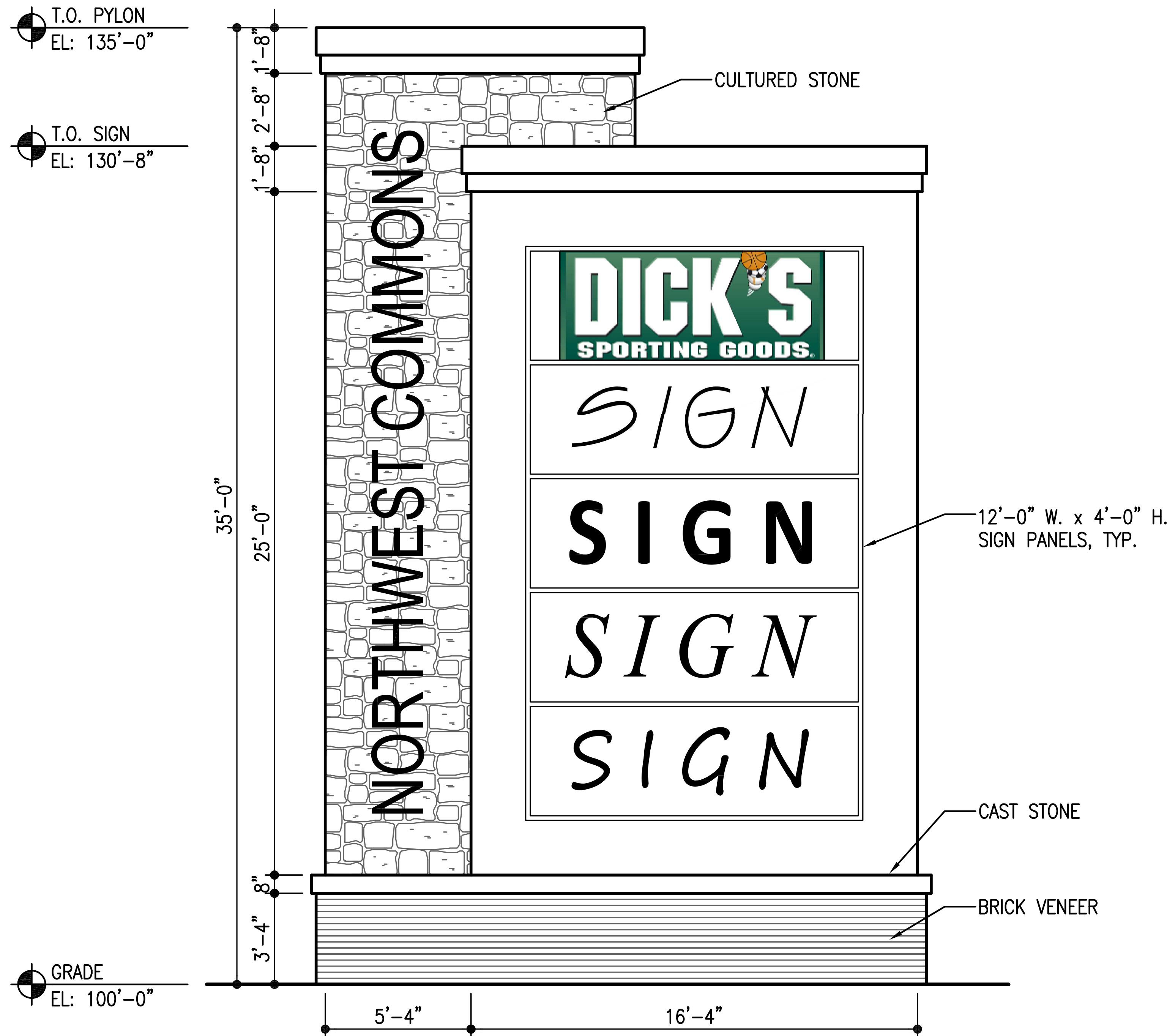


(B) PARTIAL ELEVATION



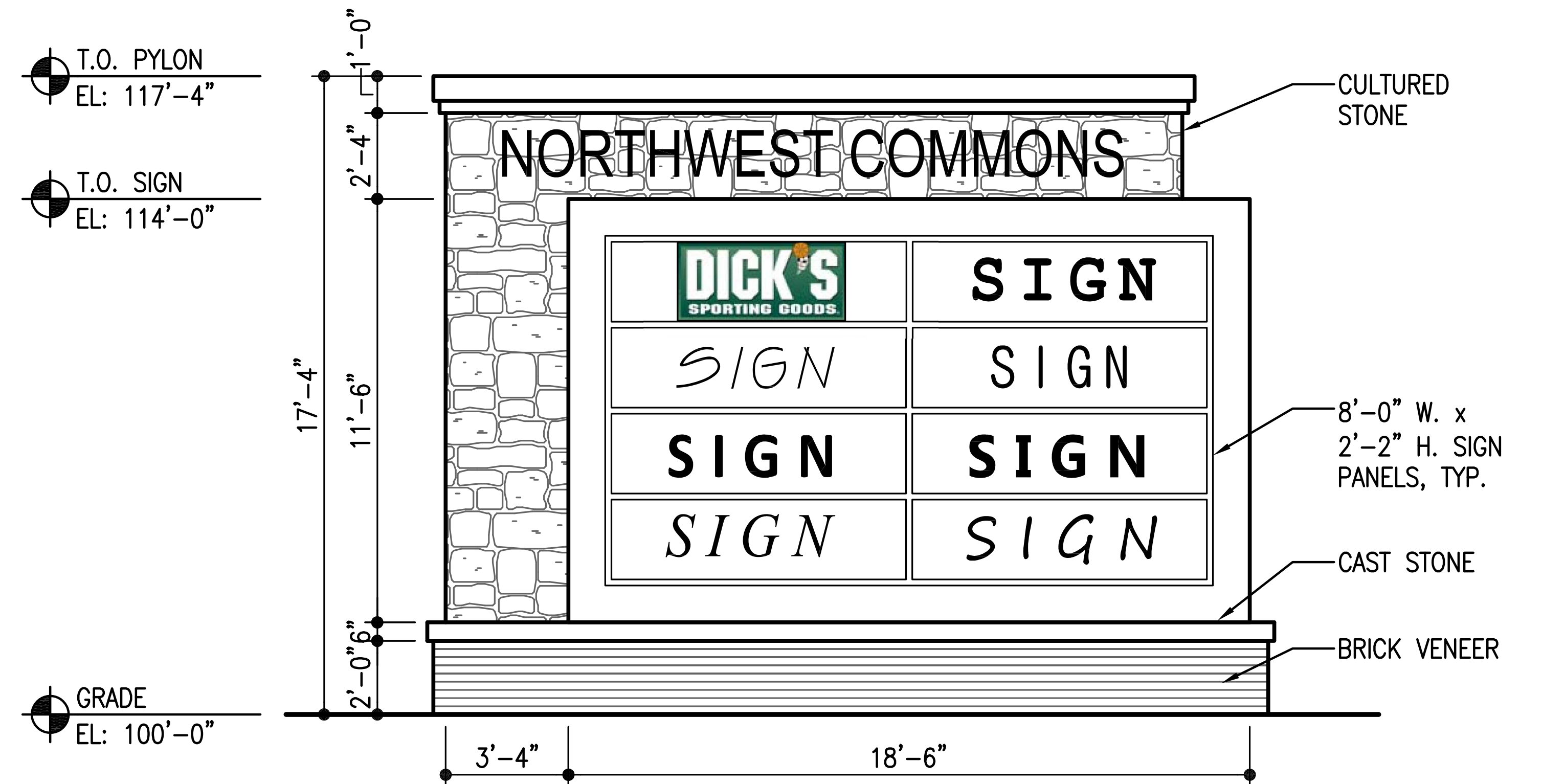
(C) PARTIAL ELEVATION





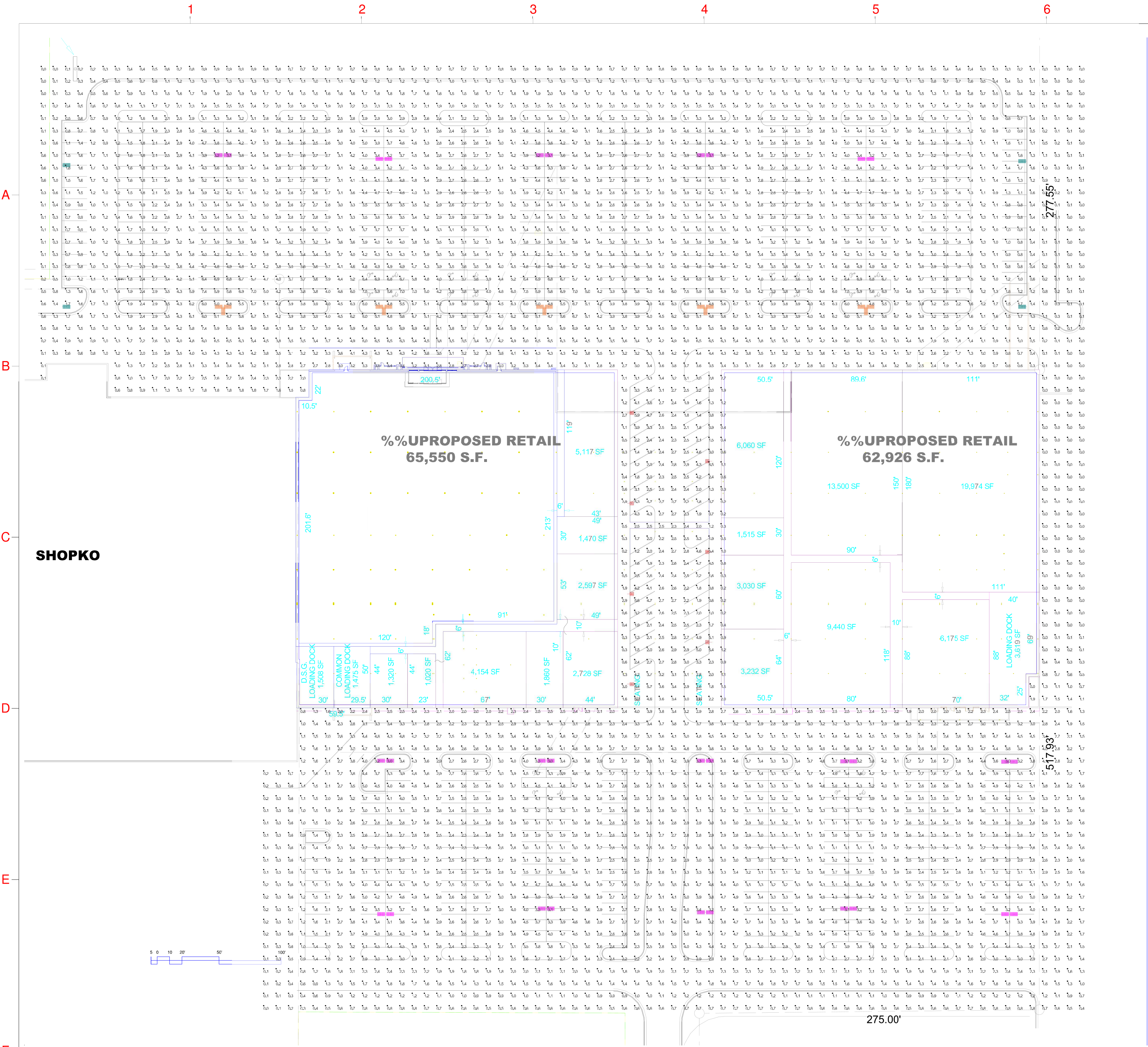
281 PYLON SIGN

SCALE: 3/16" = 1'-0"



WEBB ROAD MONUMENT

SCALE: 3/16" = 1'-0"

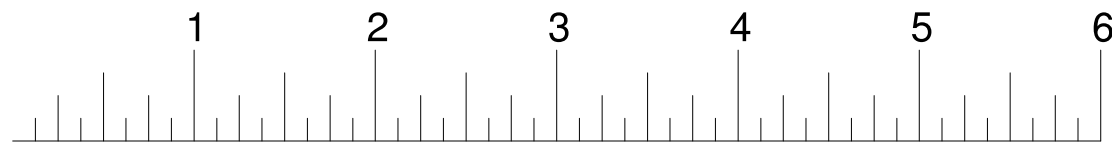


Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	4	C	SINGLE	N.A.	0.950	Visionaire EL2-4-T4-192LC-5-55K-SINGLE @ 16' MTG. HT.
	7	C16	SINGLE	N.A.	0.950	Visionaire EL2-1-T4-72LC-5-55K-SINGLE @ 16' MTG. HT.
	15	D	BACK-BACK	N.A.	1.000	Visionaire EL2-4-T5W-192LC-5-55K-TWIN @ 24' MTG. HT.
	5	G	3 @ 90 DEGREES	N.A.	1.000	Visionaire EL2-4-T5W-192LC-5-55K-3@90 @ 24' MTG. HT.

DISCLAIMER
BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE PROJECT ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS. THE LIGHTING DATA REPRESENTS ILLUMINATION LEVELS TAKEN FROM A LABORATORY SETTING UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL PERFORMANCE MAY VARY DUE TO VARIATIONS IN ELECTRICAL VOLTAGE, INSTALLATION, TOLERANCE LEVELS, BUILDINGS, OTHER LIGHTING, AND OTHER VARIABLES THAT WERE NOT CONSIDERED WHEN THIS PHOTOMETRIC REPORT WAS CREATED. IT IS THE RESPONSIBILITY OF THE OWNER OR PROJECT ENGINEER TO ENSURE COMPLIANCE OF ALL STANDARDS IN EFFECT. THIS PHOTOMETRIC LAYOUT IS THE PROPERTY OF VISIONAIRE LIGHTING AND IT CANNOT BE USED FOR INSTALLATION OF PRODUCTS OTHER THAN SPECIFIED.
COPYRIGHT © 2014 - VISIONAIRE LIGHTING LLC. THIS DOCUMENT AND THE IDEAS AND DESIGN CONCEPTS INCORPORATED HEREIN CANNOT BE USED, IN WHOLE OR IN PART FOR THIS OR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF VISIONAIRE LIGHTING.



Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
CalcPts	Illuminance	Fc	2.67	7.5	0.0	N.A.
MAIN 1	Illuminance	Fc	3.54	7.5	1.2	2.95



DRAWING NUMBER : CA042114SB-GRAND ISLAND MALL-01

PROJECT NAME :

GRAND ISLAND MALL

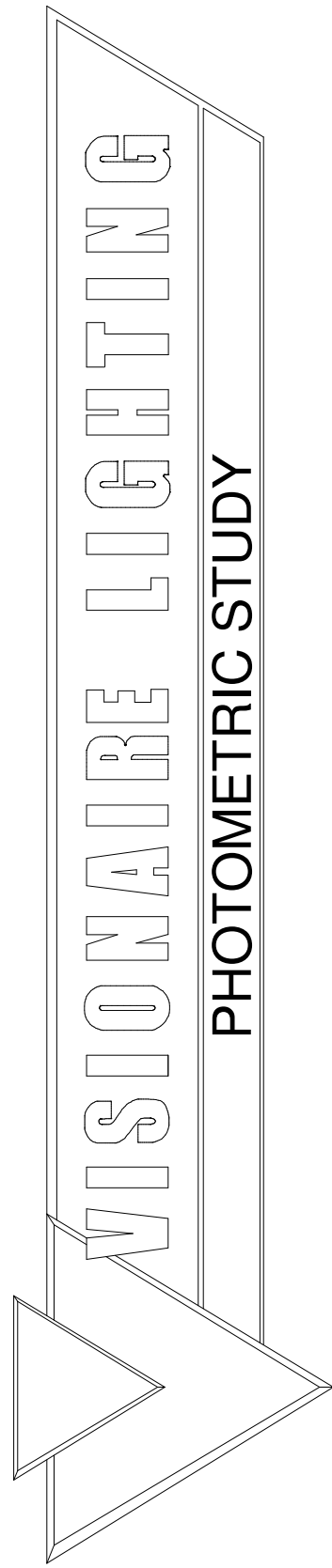
LAYOUT DESIGNER : CA

DESIGNER EMAIL : calvarenga@visionairelighting.com

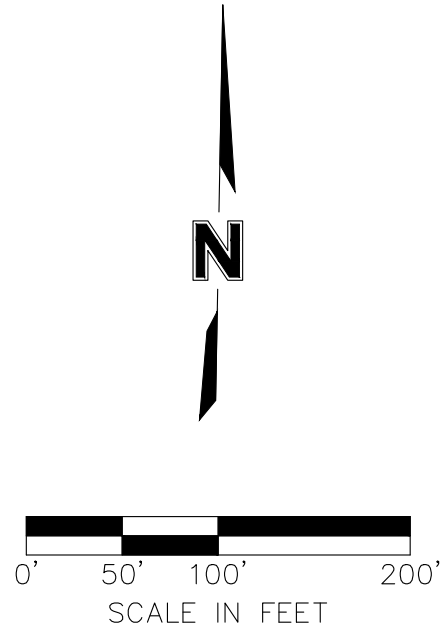
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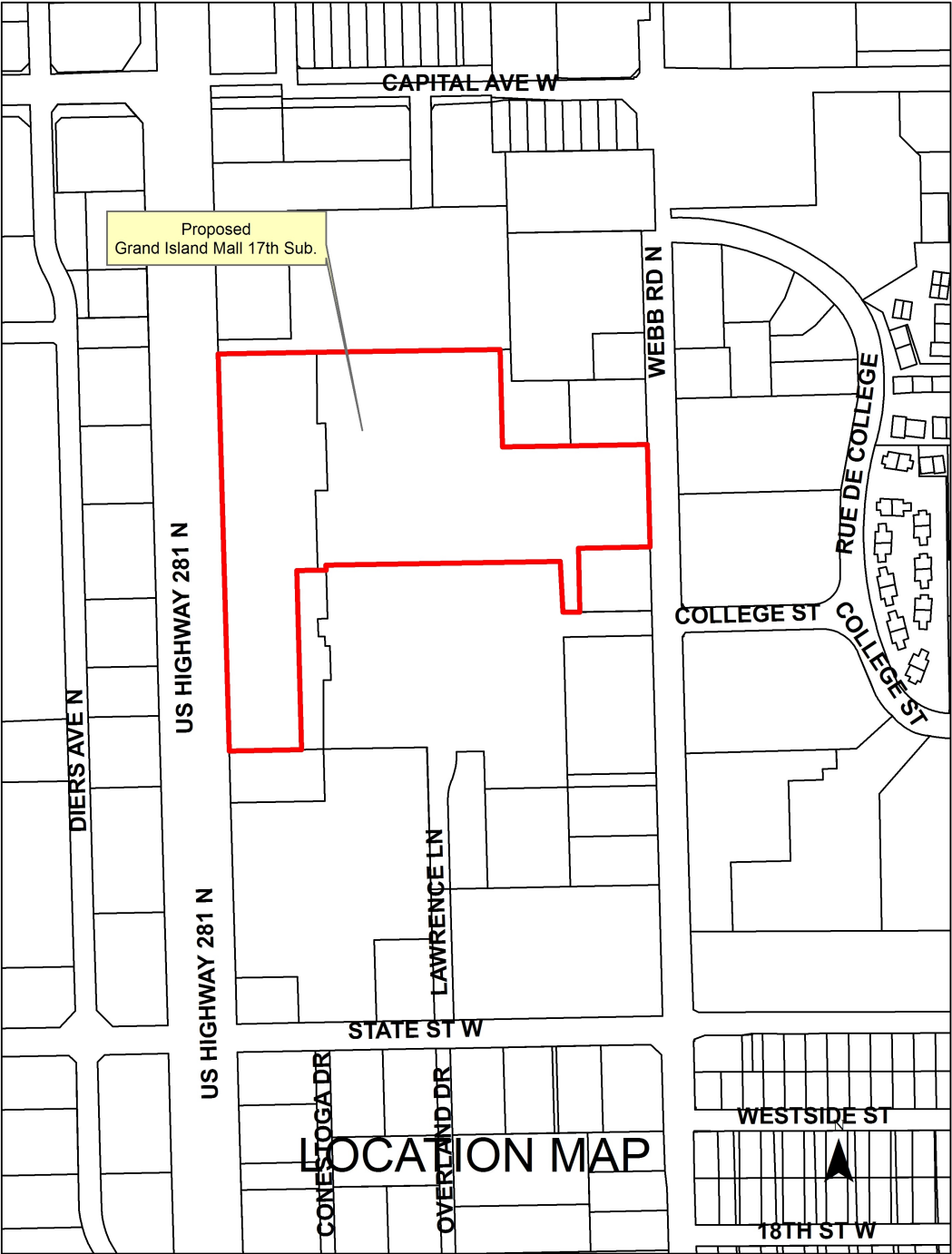
REVISION DATE :

REP : SPENCER BANKSTON



WWW.VISIONAIRELIGHTING.COM
Phone: (310) 512-6480 Fax: (310) 512-6486
19645 Rancho Way-Rancho Dominguez, CA. 90220
POINT-BY-POINT CALCULATION
Illuminance at Grade (Footcandles), unless otherwise specified.





GRAND ISLAND MALL SEVENTEENTH SUBDIVISION
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT

LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 10, GRAND ISLAND MALL 8TH SUBDIVISION AND ALL OF LOT 2, GRAND ISLAND MALL 15TH SUBDIVISION, ALL IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID TRACT CONTAINS A CALCULATED AREA OF 715,560.22 SQUARE FEET OR 16.43 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON 11/15/2014, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF "GRAND ISLAND MALL SEVENTEENTH SUBDIVISION" 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

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT GRAND ISLAND JOINT VENTURE, LLC, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "GRAND ISLAND MALL SEVENTEENTH SUBDIVISION" IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO 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 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 IS 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 11th DAY OF NOVEMBER, 2014.

GRAND ISLAND JOINT VENTURE, LLC
BY: TSG GRAND ISLAND INVESTORS, LLC

BY:
MICHAEL H. STAENBERG, MANAGER

ACKNOWLEDGMENT

STATE OF MISSOURI
COUNTY OF ST. LOUIS
ON THIS 11th DAY OF NOVEMBER, 2014, BEFORE ME NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED MICHAEL H. STAENBERG, THE MANAGER OF TSG GRAND ISLAND INVESTORS, LLC, THE MANAGER OF GRAND ISLAND JOINT VENTURE, LLC, 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 ST. LOUIS, MISSOURI, 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.

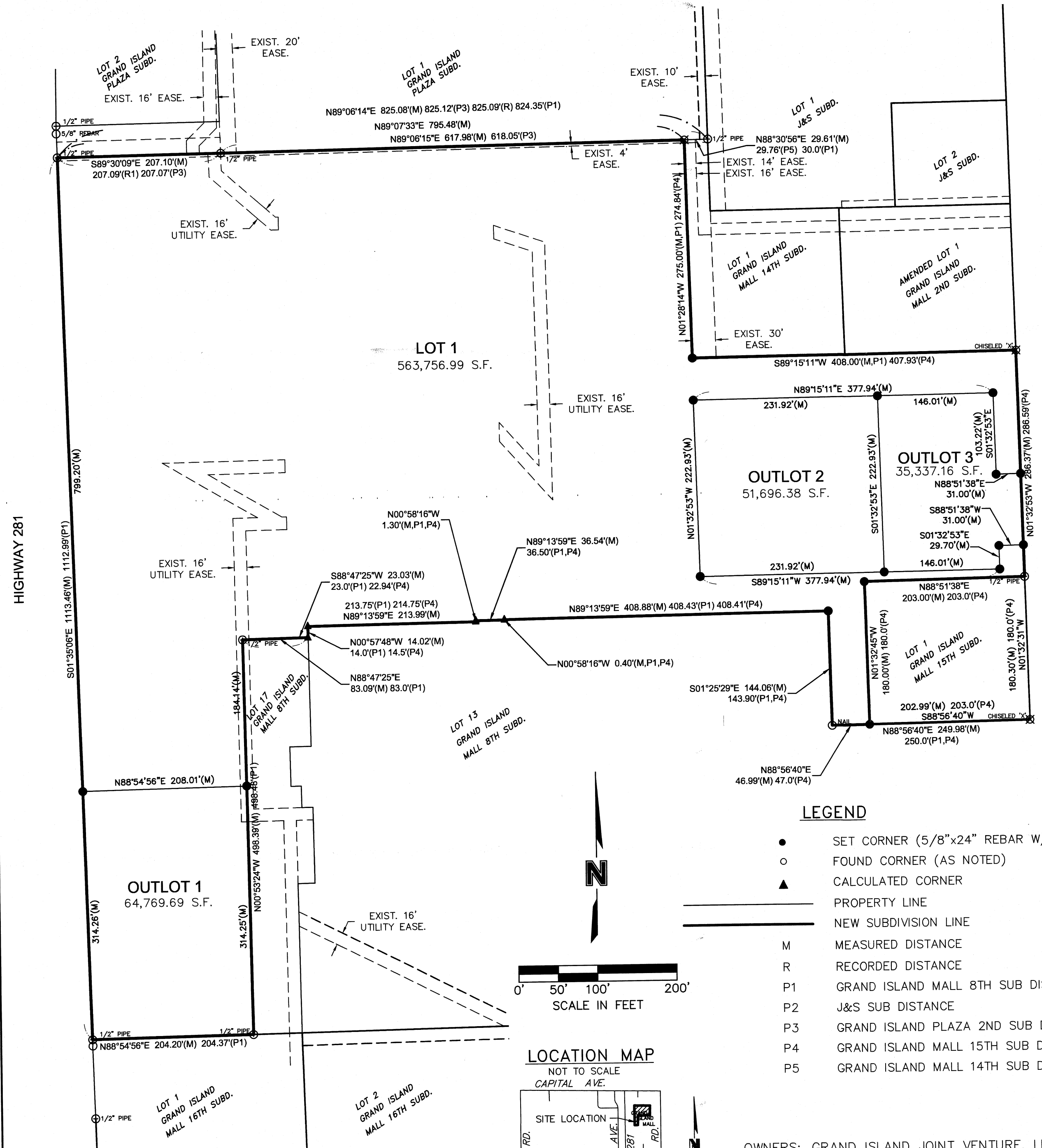
CHAIRMAN DATE

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS 11th DAY OF NOVEMBER, 2014.

MAYOR

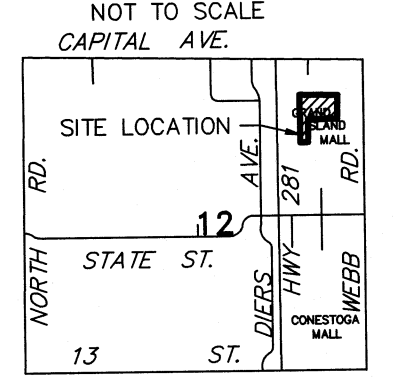
CITY CLERK



LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
FOUND CORNER (AS NOTED)
CALCULATED CORNER
PROPERTY LINE
NEW SUBDIVISION LINE
MEASURED DISTANCE
RECORDED DISTANCE
GRAND ISLAND MALL 8TH SUB DISTANCE
J&S SUB DISTANCE
GRAND ISLAND PLAZA 2ND SUB DISTANCE
GRAND ISLAND MALL 15TH SUB DISTANCE
GRAND ISLAND MALL 14TH SUB DISTANCE

LOCATION MAP



OWNERS: GRAND ISLAND JOINT VENTURE, LLC
SUBDIVIDER: GRAND ISLAND JOINT VENTURE, LLC
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 1 & 3-OUTLOTS

DWG: F:\projects\014-2360\SRVY\Final\Plat\142360_FP_GI_Mall_17th.dwg
DATE: Nov 07, 2014 11:15am
XREFS: 0142360_XTDP0
USER: jramirez

OLSSON ASSOCIATES
201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752
PROJECT NO. 2014-2360
GRAND ISLAND MALL SURVEY
FB GI 2014-4