

City of Scottsbluff, Nebraska
Monday, February 13, 2017
Regular Meeting

Item NewBiz1

Preliminary Plat: Hilltop Estates

Applicant: Kosman, Inc./Baker and Associates

Owners: Kosman, Inc.

Location: South of 42nd St, East of Fairview Cemetery

Staff Contact: Annie Folck

SCOTTSBLUFF CITY

PLANNING COMMISSION STAFF REPORT

To: Planning Commission
From: Development Services Department
Date: February 13th, 2017
Subject: Preliminary Plat Hilltop Estates Subdivision
Location: South of 42nd St., & East of Fairview Cemetery

Zoning: R-1A
Property Size:

Procedure

1. Open Public Hearing
2. Overview of petition by city staff
3. Presentation by applicant
4. Solicitation of public comments
5. Questions from the Planning Commission
6. Close the Public Hearing
7. Render a decision (recommendation to the City Council)
8. Public Process: City Council determine final approval

Public Notice: This item was noticed in the paper and a notice was posted on the property

Background

The applicant(s), Kosman, Inc., represented by Baker and Associates have requested approval of a Preliminary Plat of the Hilltop Estates Subdivision. The property is situated south of 42nd Street, and east of Fairview Cemetery. The preliminary plat includes 42 residential lots, which are divided into five different blocks. The blocks are number 3-7 to avoid confusion with previously platted blocks 1 and 2.

Some of the lots on the north side of Blocks 3 and 7 are specially designed to account for existing homes and outbuildings. These structures will remain in place after development of the subdivision. The property is already zoned residential, so no zone changes would be required.

City staff and Consultants have reviewed the preliminary plat and proposed future infrastructure to the property. The developer will be required to install a lift station for sanitary sewer, which will be located in the southwest corner of the development, on Tract C. In consideration of new regulatory requirements, the City is going to start trying to direct all stormwater retention to regional stormwater facilities. This minimizes the amount of developable land that developers must use for stormwater retention and makes maintenance more affordable. The developers would pay an impact fee to the City in return for the City accepting their stormwater, which the City would then use to pay for developing and maintaining these facilities. Under NPDES regulations, the City is responsible for ensuring that all publicly or privately owned retention facilities in its jurisdiction are subject to regular inspections and maintenance. This will be much easier to achieve if all new stormwater facilities are owned and maintained by the City.

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to approve preliminary plat of Hilltop Estates Subdivision subject to the following condition(s):

Deny

Make a NEGATIVE RECOMMENDATION to the City Council to disapprove preliminary plat of Hilltop Estates Subdivision for the following reason(s):

Table

Make the motion to TABLE the revised preliminary plat of Hilltop Estates Subdivision for the following reason(s):

PRELIMINARY PLAT

LOTS 1-10, BLOCK 3, LOTS 1-8, BLOCK 4, LOTS 1-5, BLOCK 5,
 LOTS 1-3 BLOCK 6 AND LOTS 1-12, BLOCK 7, HILLTOP ESTATES SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA
 SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE
 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

| Sheet Revisions | | |
|-----------------|--------------------------|----------|
| Date | Description | Initials |
| 11-14-16 | DRAFTED SURVEY | BJM |
| 01-20-17 | REVISED PRELIMINARY PLAT | BJM |
| 02-03-17 | REVISED PRELIMINARY PLAT | BJM |



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| PRELIMINARY PLAT SURVEY | | | |
|--|----------------|--------|-----------|
| Title Sheet | | | |
| Baker Project Number: 6157-007-16 | | | |
| Project Location: CITY OF SCOTTSBLUFF (SCOTTS BLUFF COUNTY, NEBRASKA) | | | |
| Project Code | Last Mod. Date | Subset | Sheet No. |
| 6157 | 02-03-2017 | 1 of 5 | 1 |

PROPERTY DESCRIPTION

A PARCEL OF LAND CONTAINING 1,409.935 SQ. FT. (32.37 ACRES), MORE OR LESS, IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, WHENCE NORTH QUARTER BEARS SOUTH 88°08'36" EAST, A DISTANCE OF 2661.46 FEET, THENCE SOUTH 88°08'36" EAST, A DISTANCE OF 1491.48 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13 AND THE PROPERTY DESCRIBED AT INSTRUMENT NUMBER 2016-3789 OF THE SCOTTS BLUFF COUNTY RECORDS, THENCE SOUTH 02°16'11" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE WEST LINE OF THE PROPERTY DESCRIBED AT SAID INSTRUMENT NUMBER 2016-3789, SOUTH 02°16'11" WEST, A DISTANCE OF 1066.20 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY DESCRIBED AT SAID INSTRUMENT NUMBER 2016-3789 AND TO A RECORD CORNER SHOWN ON RECORD OF SURVEY COMPLETED BY LS 476 ON APRIL 21, 1992 OF THE FAIRVIEW CEMETERY;

THENCE CONTINUING ALONG SAID RECORD OF SURVEY THE FOLLOWING COURSES (3) THREE COURSES:

1. SOUTH 02°16'11" WEST, A DISTANCE OF 3.00 FEET;
2. THENCE SOUTH 55°32'59" EAST, A DISTANCE OF 65.80 FEET;
3. THENCE SOUTH 40°29'01" EAST, A DISTANCE OF 242.48 FEET (MEASURED) TO A POINT ON THE NORTH LINE OF BLOCK 6 MCKINLEY FOURTH ADDITION RECORDED AT BOOK 120, PAGE 144 OF THE SCOTTS BLUFF COUNTY RECORDS;

THENCE ALONG SAID NORTH LINE OF SAID BLOCK 6, SOUTH 88°14'16" EAST, A DISTANCE OF 953.09 FEET TO A POINT AT THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT INSTRUMENT NUMBER 2006-1130 OF THE SCOTTS BLUFF COUNTY RECORDS AND BEING ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 13;

THENCE ALONG SAID NORTH-SOUTH CENTERLINE OF SECTION 13 NORTH 02°07'24" EAST, A DISTANCE OF 842.76 FEET TO A POINT AT THE SOUTHEAST CORNER OF HILLTOP ESTATES BLOCK 2 RECORDED AT BOOK 125, PAGE 312 OF THE SCOTTS BLUFF COUNTY RECORDS;

THENCE ALONG THE SOUTH LINE OF SAID BLOCK 2, NORTH 88°16'38" WEST, A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 2;

THENCE ALONG THE WEST LINE OF SAID BLOCK 2, NORTH 02°07'23" EAST, A DISTANCE OF 440.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF 42ND STREET AS PLATTED IN THE HILLTOP ESTATES SUBDIVISION RECORDED AT BOOK 125, PAGE 312 OF THE SCOTTS BLUFF COUNTY RECORDS;

THENCE NORTH 88°08'36" WEST, A DISTANCE OF 569.69 FEET;

THENCE NORTH 01°51'03" EAST, A DISTANCE OF 50.00 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, NORTH 88°08'36" WEST, A DISTANCE OF 400.05 FEET;

THENCE SOUTH 02°16'11" WEST, A DISTANCE OF 50.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,409.935 SQ. FT. (32.37 ACRES), MORE OR LESS.

SURVEY NOTES

1. BAKER AND ASSOCIATES, INC., PERFORMED ALL NECESSARY RESEARCH TO ESTABLISH CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN HERE ON, UTILIZING CURRENT VESTING DOCUMENTS FROM PUBLIC RECORDS. A CERTIFICATE OF TITLE WAS ALSO PROVIDED BY FERGUSON TITLE SERVICES COMPANY TO VERIFY ALL OWNERSHIP AND RESEARCH.

2. THE MONUMENTATION RECOVERED WAS LOCATED BY A COMBINATION OF GLOBAL POSITIONING SYSTEM (GPS) FAST STATIC, RTK AND RTK DATA LOGGING TECHNIQUES. CONVENTIONAL SURVEY METHODS WERE APPLIED WHEN REQUIRED.

3. BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN AND THE NORTH QUARTER CORNER OF SAID SECTION 13, BEING A GRID BEARING OF SOUTH 88°08'36" EAST, A DISTANCE OF 2661.46 FEET AS OBTAINED FROM A GLOBAL POSITIONING SYSTEM (GPS) SURVEY BASED ON THE NEBRASKA HIGH ACCURACY REFERENCE NETWORK (NHARN). SAID GRID BEARING IS NAD 83 (2011) NEBRASKA STATE PLANE ZONE 2600.

4. ALL DIMENSIONS SHOWN HEREON ARE U.S. SURVEY FEET.

5. NOTICE: YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION, BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

6. THE ABOVE DESCRIBE PROPERTY IS BEING ANNEXED INTO THE CITY OF SCOTTSBLUFF PER THE APPROVAL OF THIS PLAT.

SYMBOL LEGEND

- ◆ INDICATES FOUND SECTION CORNER
- INDICATES FOUND QUARTER CORNER
- INDICATES FOUND BOUNDARY EVIDENCE AS DESCRIBED
- INDICATES SET BAKER & ASSOCIATES PROPERTY CORNER BEING A 1-5/8" DIAMETER ORANGE PLASTIC CAP ON A #5 REBAR, STAMPED "BAKER LS 731"
- (M) INDICATES MEASURED DISTANCE BY BAKER AND ASSOCIATES
- (R) INDICATES RECORD DISTANCE FROM ORIGINAL RECORDS
- INDICATES FOUND NDOR CONCRETE RIGHT OF WAY MARKER
- ∇ INDICATES FLARED END SECTION
- INDICATES STORM SEWER INLET
- ⊙ INDICATES SEWER MANHOLE
- ⊙ INDICATES STORM SEWER MANHOLE
- ⊗ INDICATES GAS METER
- ⊞ INDICATES ELECTRICAL JUNCTION BOX
- ⊞ INDICATES ELECTRICAL SERVICE PEDESTAL
- ⊞ INDICATES ELECTRICAL TRANSFORMER
- ☼ INDICATES LIGHT POLE
- ⚡ INDICATES POWER POLE
- ▲ INDICATES SURVEY CONTROL MONUMENT
- INDICATES WATER FIRE HYDRANT
- INDICATES WATER VALVE
- INDICATES WATER WELL
- INDICATES LIGHT POLE

LINETYPE LEGEND

- UGP— INDICATES UNDERGROUND ELECTRIC LINE
- OHP— INDICATES OVERHEAD ELECTRIC LINE
- W— INDICATES UNDERGROUND WATER LINE
- FO— INDICATES UNDERGROUND FIBER OPTIC LINE
- Gas— INDICATES UNDERGROUND GAS LINE
- UGTel— INDICATES UNDERGROUND TELEPHONE LINE
- INDICATES EDGE OF PAVEMENT
- 8in— INDICATES STORM PIPE (SEE SIZE AS DETAIL)
- San— INDICATES SEWER PIPE (SEE SIZE AS DETAIL)
- 3965— INDICATES COUNTOUR LINE
- INDICATES UTILITY EASEMENT
- INDICATES ROW
- INDICATES EXISTING PROPERTY LINE

ABBREVIATIONS

| | | | |
|-------|-----------------------------|------|--------------------------------|
| FH | FIRE HYDRANT | PCC | PORTLAND CEMENT CONCRETE |
| RSWV | RESILIENT SEAT WEDGE VALVE | CL | CENTERLINE |
| MH | MANHOLE | EL | ELEVATION |
| STA | STATION | PROP | PROPOSED |
| ELEV | ELEVATION ABOVE SEA LEVEL | EX | EXISTING |
| INV | INVERT | BCR | BEGIN CURB RETURN |
| BOC | BACK OF CURB | ECR | END CURB RETURN |
| TOC | TOP OF CURB | PC | POINT OF CURVATURE |
| EOR | EDGE OF ROAD | PT | POINT OF TANGENT |
| FL | FLOW LINE | PRC | POINT OF REVERSE CURVE |
| FG | FINISH GRADE | POB | POINT OF BEGINNING |
| GL | GUTTER LINE | POE | POINT OF END |
| L.F. | LINEAL FEET | PI | POINT OF INTERSECTION |
| PVC | POLYVINYL CHLORIDE MATERIAL | PVI | POINT OF VERTICAL INTERSECTION |
| VCP | VITRIFIED CLAY PIPE | GB | GRADE BREAK |
| RCP | REINFORCED CONCRETE PIPE | HP | HIGH POINT |
| CMP | CORRUGATED METAL PIPE | LP | LOW POINT |
| HDPE | HIGH DENSITY POLYETHYLENE | SF | SQUARE FEET |
| DIP | DUCTILE IRON PIPE | (R) | RECORDED DISTANCE |
| T-BLK | CONCRETE THRUST BLOCK | (M) | MEASURED DISTANCE |



VICINITY MAP
 NOT TO SCALE

INDEX OF SHEETS

| | |
|--------|-------------------------|
| PAGE 1 | TITLE SHEET |
| PAGE 2 | EXISTING SITE PLAN |
| PAGE 3 | PROPOSED LOT PLAN |
| PAGE 4 | GRADING & DRAINAGE PLAN |
| PAGE 5 | UTILITY PLAN |

PRELIMINARY PLAT

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 SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE
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Sheet Revisions

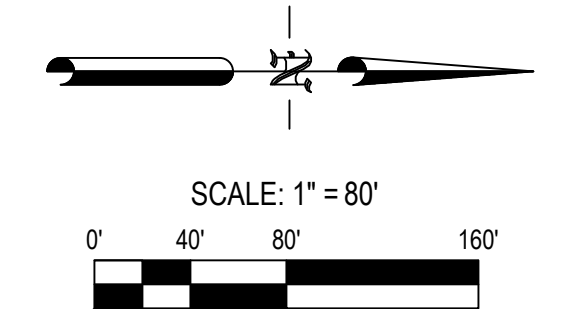
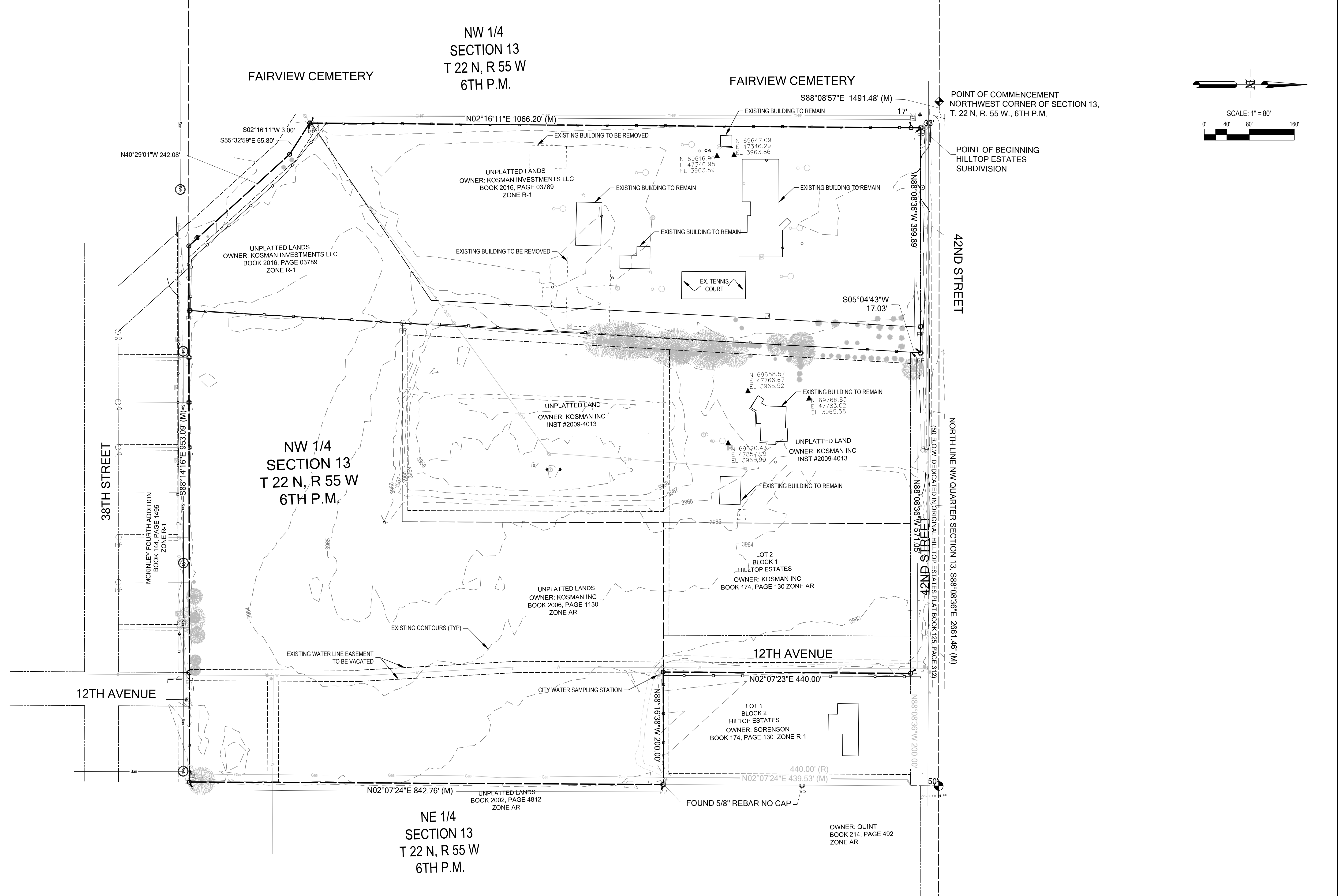
| Date | Description | Initials |
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| 11-14-16 | DRAFTED SURVEY | BJM |
| 01-20-17 | REVISED PRELIMINARY PLAT | BJM |
| 02-03-17 | REVISED PRELIMINARY PLAT | BJM |

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PRELIMINARY PLAT SURVEY

| Existing Site Plan | | | |
|--|----------------|--------|-----------|
| Baker Project Number: 6157-007-16 | | | |
| Project Location: CITY OF SCOTTSBLUFF (SCOTTS BLUFF COUNTY, NEBRASKA) | | | |
| Project Code | Last Mod. Date | Subset | Sheet No. |
| 6157 | 02-03-2017 | 2 of 5 | 2 |



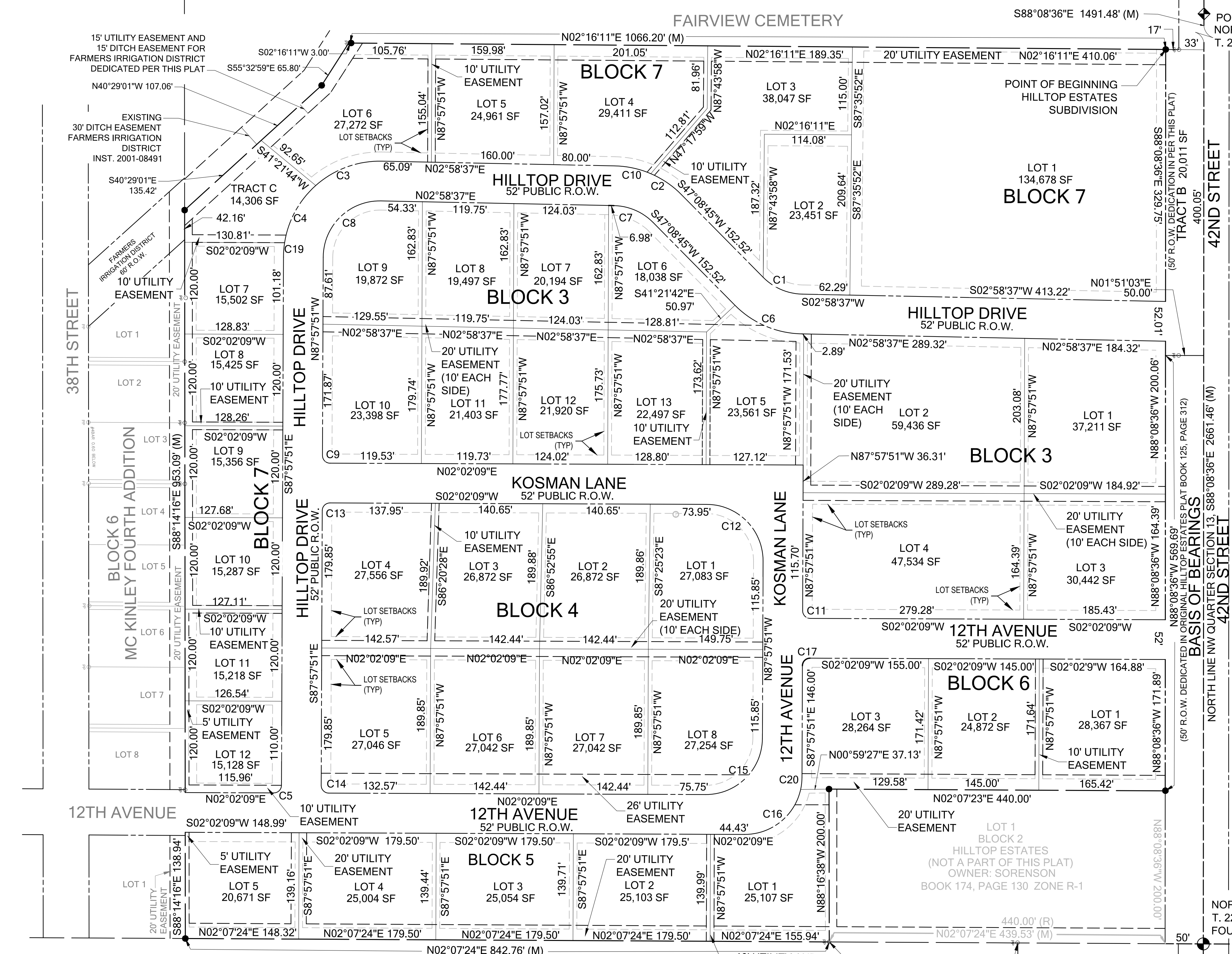
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| PRELIMINARY PLAT SURVEY | | | |
|--|----------------|--------|-----------|
| Proposed Lot Plan | | | |
| Baker Project Number: 6157-007-16 | | | |
| Project Location: CITY OF SCOTTSBLUFF (SCOTTS BLUFF COUNTY, NEBRASKA) | | | |
| Project Code | Last Mod. Date | Subset | Sheet No. |
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CURVE TABLE

| CURVE NAME | RADIUS | DELTA | ARC LENGTH | CHORD | CH. BEARING |
|------------|---------|-----------|------------|---------|--------------|
| C1 | 74.00' | 44°10'08" | 57.05' | 55.64' | S 25°03'41"W |
| C2 | 126.00' | 22°05'04" | 48.57' | 48.27' | S 36°06'13"W |
| C3 | 126.00' | 42°50'09" | 94.20' | 92.02' | S 18°26'28"E |
| C4 | 126.00' | 39°31'03" | 86.90' | 85.19' | S 59°37'03"E |
| C5 | 10.00' | 90°00'00" | 15.71' | 14.14' | S 42°57'51"E |
| C6 | 126.00' | 44°10'08" | 97.13' | 94.75' | N 25°03'41"E |
| C7 | 74.00' | 44°10'08" | 57.05' | 55.64' | N 25°03'41"E |
| C8 | 74.00' | 90°56'29" | 117.46' | 105.51' | N 42°29'37"W |
| C9 | 10.00' | 90°00'00" | 15.71' | 14.14' | S 47°02'09"W |
| C10 | 126.00' | 22°05'04" | 48.57' | 48.27' | S 14°01'09"W |
| C11 | 10.00' | 90°00'00" | 15.71' | 14.14' | S 47°02'09"W |
| C12 | 74.00' | 90°00'00" | 116.24' | 104.65' | N 47°02'09"E |
| C13 | 10.00' | 90°00'00" | 15.71' | 14.14' | N 47°02'09"W |
| C14 | 10.00' | 90°00'00" | 15.71' | 14.14' | S 47°02'09"W |
| C15 | 74.00' | 90°00'00" | 116.24' | 104.65' | S 42°57'51"E |
| C16 | 75.00' | 77°45'24" | 101.78' | 94.15' | N 36°50'34"W |
| C17 | 10.00' | 90°00'00" | 15.71' | 14.14' | N 42°57'51"W |
| C19 | 126.00' | 08°35'17" | 18.89' | 18.87' | S 83°40'13"E |
| C20 | 75.00' | 12°14'36" | 16.03' | 16.00' | N 81°50'34"W |

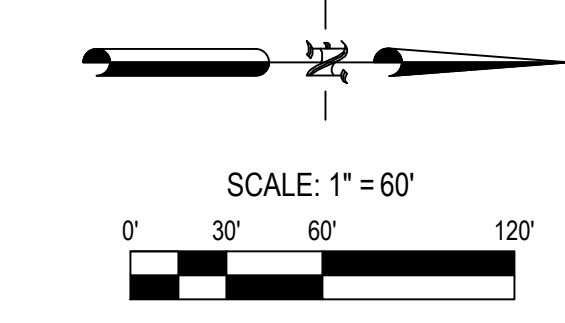
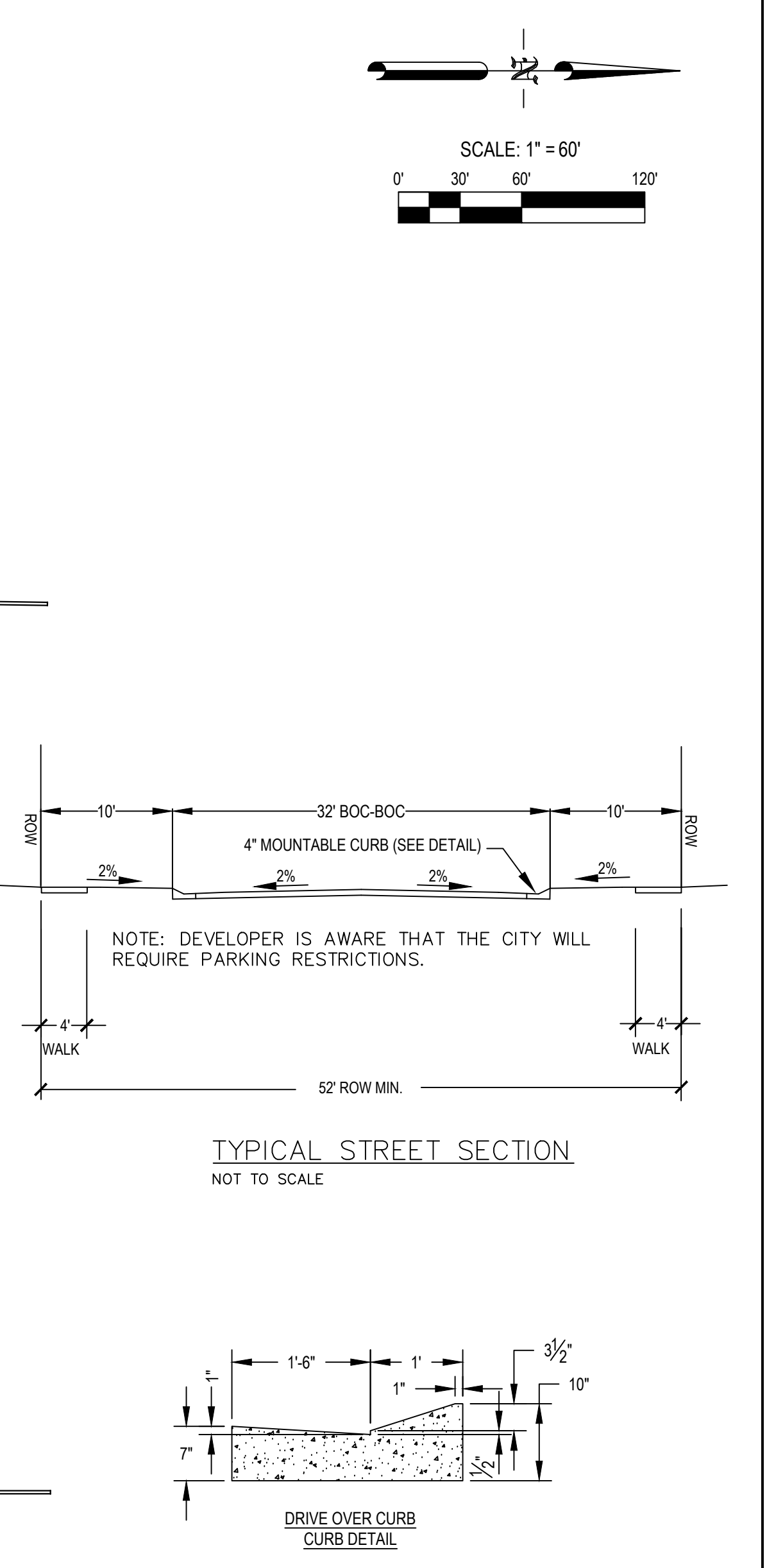
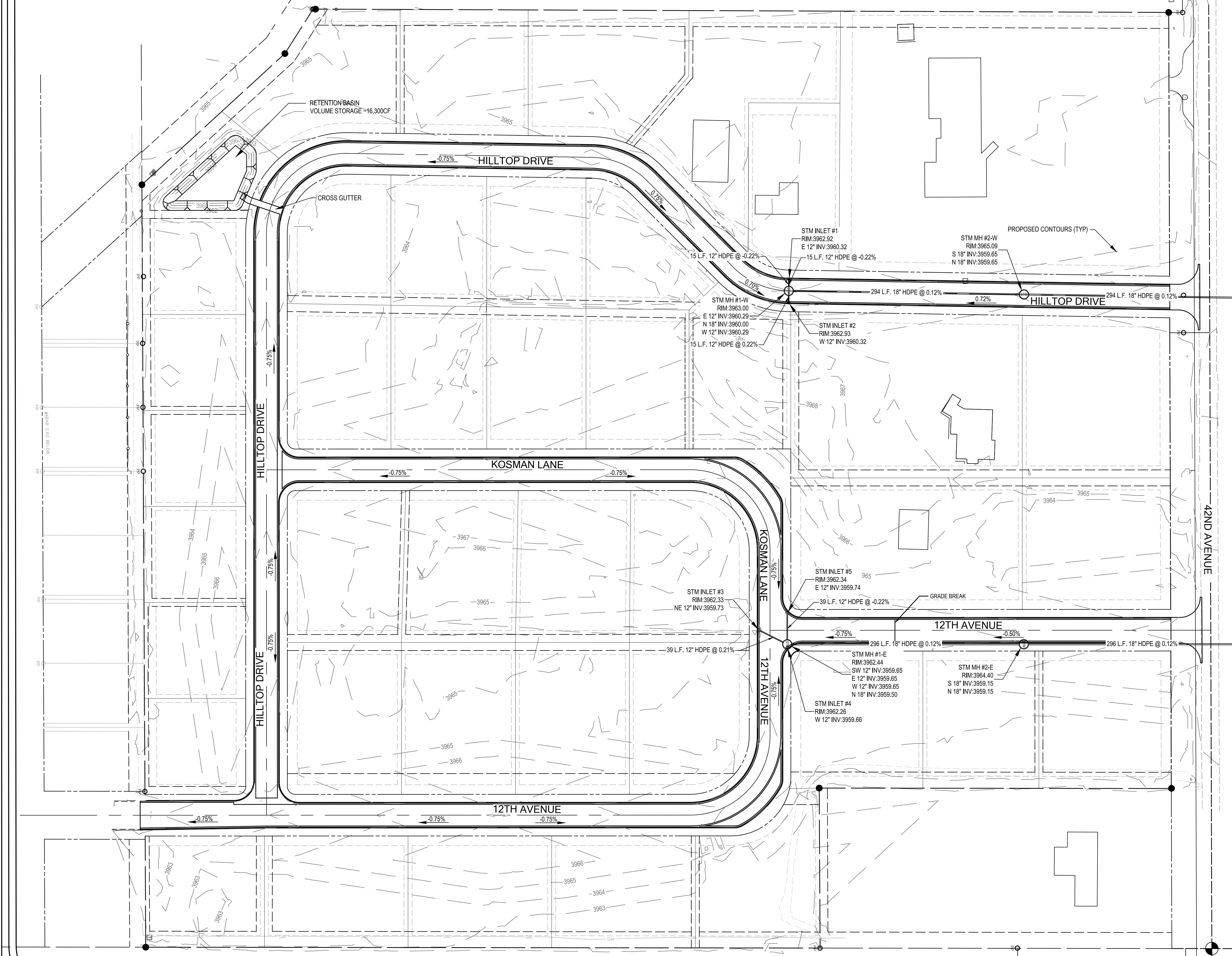
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| PRELIMINARY PLAT SURVEY | | | |
|--|----------------|--------|-----------|
| Grading and Drainage Plan | | | |
| Baker Project Number: 6157-007-16 | | | |
| Project Location: CITY OF SCOTTSBLUFF (SCOTTS BLUFF COUNTY, NEBRASKA) | | | |
| Project Code | Last Mod. Date | Subset | Sheet No. |
| 6157 | 02-03-2017 | 4 of 5 | 4 |



PRELIMINARY PLAT

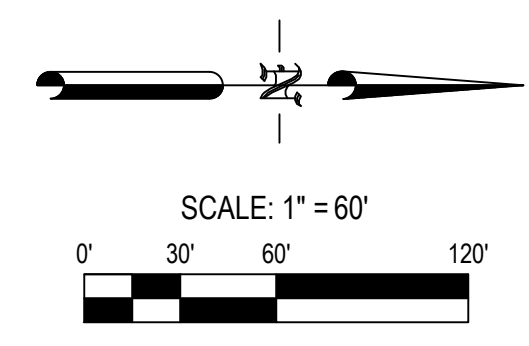
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| PRELIMINARY PLAT SURVEY | | | |
|--|----------------|--------|-----------|
| Utility Plan | | | |
| Baker Project Number: 6157-007-16 | | | |
| Project Location: CITY OF SCOTTSBLUFF (SCOTTS BLUFF COUNTY, NEBRASKA) | | | |
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- NOTES:**
- SEWER FLOW:
 # OF LOTS: 41
 AVG FLOW PER LOT: 250 (GAL/DAY)
 AVG FLOW: 7.12 (GAL/MIN)
 PEAK FACTOR: 2.5
 PEAK FLOW PER DAY: 17.80 (GAL/MIN)
 - SEWER LIFT STATION:
 SIZE (DIA.): 6 (FT)
 STORAGE DEPTH: 1.5 (FT)
 PUMP FLOW: 85 (GAL/MIN)
 STARTS PER HOUR (AVERAGE): 1.34
 STARTS PER HOUR (PEAK): 3.37
 - FORCE MAIN:
 FORCE MAIN SIZE: 4 (INCH)
 VELOCITY: 2.17 (FT/SEC)

