

# **City of Scottsbluff, Nebraska**

**Monday, April 13, 2015**

**Regular Meeting**

## **Item NewBiz5**

### **Preliminary Plat Revised Five Oaks Subdivision**

*Preliminary Plat: Revised Five Oaks Subdivision 2015*

*Applicant(s): C & T Holdings/Baker & Associates*

*Owner(s): C & T Holdings*

*Location: S of 42nd & E of Hwy 71*

**Staff Contact: Annie Folck**

# ***SCOTTSBLUFF CITY***

## ***PLANNING COMMISSION STAFF REPORT***

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**To:** Planning Commission  
**From:** Development Services Department  
**Date:** April 13, 2015  
**Subject:** Revised Preliminary Plat Five Oaks Subdivision  
**Location:** South of 42nd St., & East of Highway 71 (Ave I)  
**Zoning:** Ag & C-2  
**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), C& T Holdings and Jason Webb, represented by Baker and Associates have requested approval of a revised Preliminary Plat of the Five Oaks Subdivision. The property is situated south of 42<sup>nd</sup> Street, and east of US Highway 71. The following lots and blocks on the preliminary plat have changed from last year's preliminary plat.

**Lots 1 and 2, Block 9 (changed (1) and adding (2))**

**Lots, 16, 17 all in Block 6 (changed)**

**Lot 1 Block 11 (changed is smaller)**

**Lots 4, 5, and 6 Block 12 were deleted**

**Lot 18, Block 6 was deleted.**

City staff and Consultants have reviewed the preliminary plat and proposed future infrastructure to the property. The revised preliminary plat includes Block 9 which was annexed, rezoned and final platted last year. This area is being vacated and approximately three acres will be added creating two lots in Block 9. Water and sewer is in place for the revised Block 9 with the stubs to the east of Highway 71, some work will have to be done by the City as the existing sanitary sewer main is in dis-repair. New lines to extend infrastructure into the subdivision will be done at the time the property is developed with districts, all these improvements will be covered under the Developer's Agreement which will be submitted to City Council for approval. The Developer has submitted a final plat for the new Block 9, within the revised preliminary plat along with annexation of the Five Oaks Subdivision, approximately 32.67 acres into the City's corporate boundary, and a rezone for the area added to Block 9 to C-2, the remainder of the area will remain Agricultural until final platting and development is done. The preliminary plat meets the subdivision codes and city standards. Staff met with the Engineering consultants, discussed a few changes and concerns of the preliminary plat and the changes have been made.

### **RECOMMENDATION**

***Approve***

**Make a POSITIVE RECOMMENDATION to the City Council to approve revised preliminary plat of Five Oaks Subdivision 2015 subject to the following condition(s):**

Preliminary/Final Plat Request, Page 1

***Deny***

**Make a NEGATIVE RECOMMENDATION to the City Council to disapprove revised preliminary plat Five Oaks Subdivision 2015 for the following reason(s):**

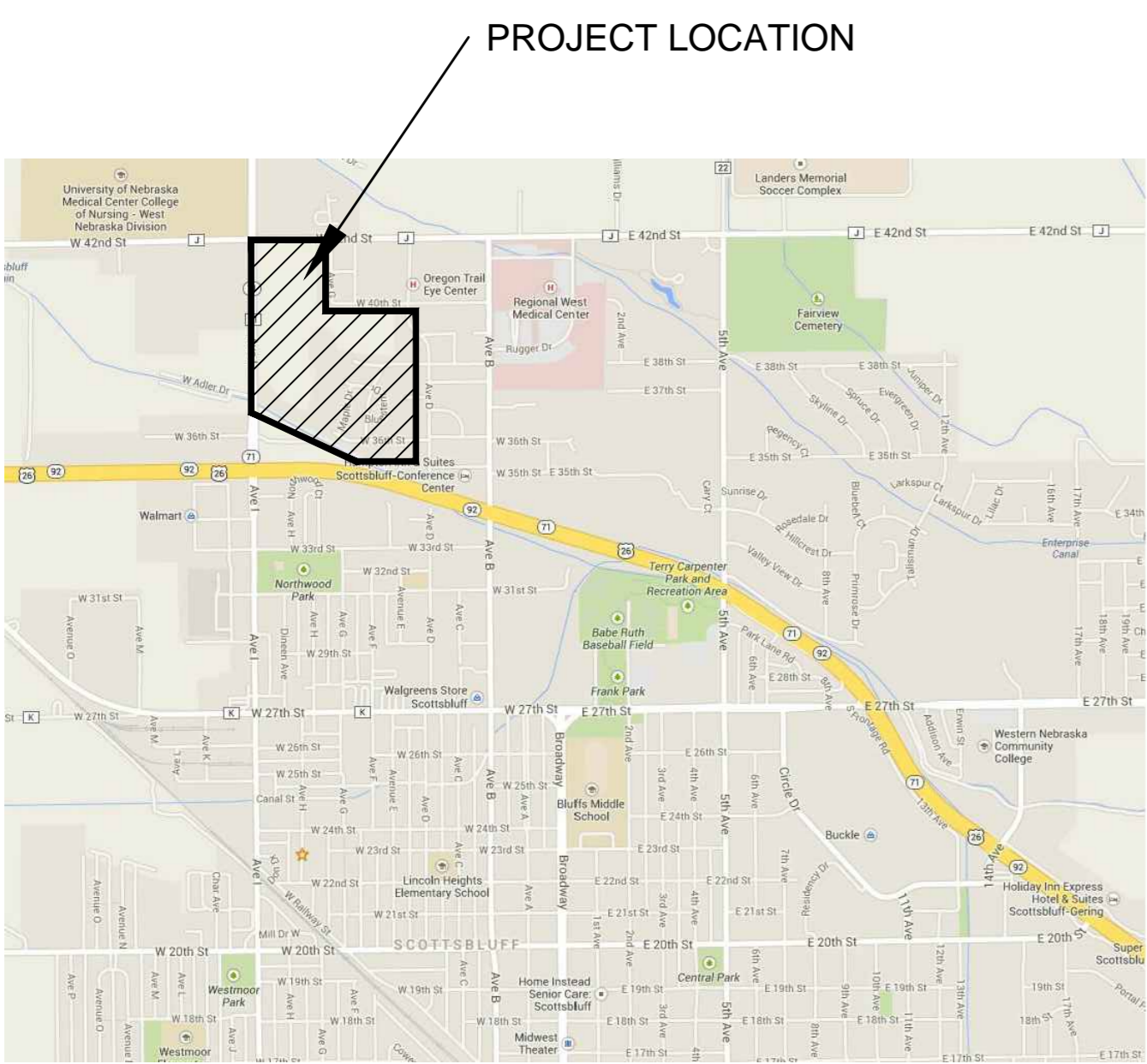
***Table***

**Make the motion to TABLE the revised preliminary plat Five Oaks Subdivision 2015 for the following reason(s):**

# FIVE OAKS SUBDIVISION - 2015 PRELIMINARY PLAT

SCOTTSBLUFF, NEBRASKA

## Vicinity Map:



## Development Statistics:

OPEN SPACE	1.18 ACRES
SINGLE FAMILY	37 UNITS
TOTAL DWELLING UNITS	37 UNITS
TOTAL ACREAGE	35.9 ACRES
GROSS DENSITY	1.03 D.U./Acre

## Drawing Index:

SHEET #	DRAWING TITLE
0	COVER SHEET
C-1.00	EXISTING SITE PLAN
C-1.01	VACATED LOT PLAN
C-1.02	LOT PLAN
C-1.03	STREET PLAN
C-1.04	GRADING AND DRAINAGE PLAN
C-1.05	UTILITY PLAN

## Property Description:

A PARCEL OF LAND KNOW AS THE REMAINDER OF THE UN-PLATTED LANDS FOR FIVE OAKS SUBDIVISION, CONTAINING 1,604,562 SQ. FT. (36.836 ACRES), MORE OR LESS, IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, THENCE THE WEST QUARTER CORNER OF SAID SECTION 14, BEARS SOUTH 02°03'38" WEST, A DISTANCE OF 2675.32 FEET, THENCE ALONG NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, SOUTH 88°13'30" EAST, A DISTANCE OF 69.51 FEET, THENCE SOUTH 01°46'30" WEST, A DISTANCE OF 33.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY OF 42ND STREET AND TO THE **POINT OF BEGINNING**, THENCE ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE OF 42ND STREET SOUTH 88°13'30" EAST, A DISTANCE OF 814.66 FEET TO A POINT ON THE WEST RIGHT OF WAY OF AVENUE G, THENCE ALONG SAID WEST RIGHT OF WAY OF AVENUE G, SOUTH 02°09'33" WEST, A DISTANCE OF 743.92 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF 40TH STREET,

THENCE ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE OF 40TH STREET, SOUTH 88°19'45" EAST, A DISTANCE OF 313.58 FEET TO A POINT OF INTERSECTION WITH THE DESCRIPTION RECORDED IN INSTRUMENT 2009-5025 FILED IN THE SCOTTS BLUFF COUNTY RECORDS;

THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID INSTRUMENT 2009-5025:

1. SOUTH 03°37'31" WEST, A DISTANCE OF 123.15 FEET;
2. THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 97.00 FEET, A CENTRAL ANGLE OF 36°16'17", A DISTANCE OF 61.41 FEET, (A CHORD BEARING SOUTH 15°26'16" EAST, A DISTANCE OF 60.39 FEET);
3. THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 487.00 FEET, A CENTRAL ANGLE OF 39°05'02", A DISTANCE OF 332.25 FEET, (A CHORD BEARING SOUTH 14°01'04" EAST, A DISTANCE OF 325.84 FEET) TO A POINT OF INTERSECTION WITH THE EXISTING RIGHT OF WAY FOR MULBERRY STREET.

THENCE NORTH 88°52'32" WEST, A DISTANCE OF 52.17 FEET;  
THENCE NORTH 83°57'32" WEST, A DISTANCE OF 117.00 FEET;  
THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 318.00 FEET, A CENTRAL ANGLE OF 05°37'57", A DISTANCE OF 31.26 FEET, (A CHORD BEARING NORTH 03°13'30" EAST, A DISTANCE OF 31.25 FEET);  
THENCE NORTH 88°26'48" WEST, A DISTANCE OF 180.75 FEET;  
THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 159.00 FEET, A CENTRAL ANGLE OF 18°14'20", A DISTANCE OF 53.61 FEET, (A CHORD BEARING NORTH 07°53'38" WEST, A DISTANCE OF 50.40 FEET);  
THENCE NORTH 67°18'07" WEST, A DISTANCE OF 56.56 FEET;  
THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 134.00 FEET, A CENTRAL ANGLE OF 22°43'32", A DISTANCE OF 53.15 FEET, (A CHORD BEARING SOUTH 81°20'07" WEST, A DISTANCE OF 52.80 FEET);  
THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 134.00 FEET, A CENTRAL ANGLE OF 25°23'50", A DISTANCE OF 59.40 FEET, (A CHORD BEARING SOUTH 57°16'26" WEST, A DISTANCE OF 58.91 FEET);  
THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 134.00 FEET, A CENTRAL ANGLE OF 22°13'34", A DISTANCE OF 51.98 FEET, (A CHORD BEARING SOUTH 33°57'44" WEST, A DISTANCE OF 51.66 FEET);  
THENCE SOUTH 22°20'57" WEST, A DISTANCE OF 54.46 FEET;  
THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 154.00 FEET, A CENTRAL ANGLE OF 08°21'16", A DISTANCE OF 22.45 FEET, (A CHORD BEARING SOUTH 18°10'19" WEST, A DISTANCE OF 22.43 FEET);  
THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 154.00 FEET, A CENTRAL ANGLE OF 22°07'48", A DISTANCE OF 59.48 FEET, (A CHORD BEARING SOUTH 02°55'47" WEST, A DISTANCE OF 59.11 FEET);  
THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 154.00 FEET, A CENTRAL ANGLE OF 22°08'04", A DISTANCE OF 59.49 FEET, (A CHORD BEARING SOUTH 19°12'08" EAST, A DISTANCE OF 59.12 FEET);  
THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 154.00 FEET, A CENTRAL ANGLE OF 20°46'38", A DISTANCE OF 55.85 FEET, (A CHORD BEARING SOUTH 40°39'29" EAST, A DISTANCE OF 55.54 FEET);  
THENCE SOUTH 38°14'09" WEST, A DISTANCE OF 195.53 FEET;  
THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 349.00 FEET, A CENTRAL ANGLE OF 08°56'40", A DISTANCE OF 54.48 FEET, (A CHORD BEARING SOUTH 56°14'19" EAST, A DISTANCE OF 54.43 FEET);  
THENCE SOUTH 29°17'28" WEST, A DISTANCE OF 146.00 FEET;  
THENCE SOUTH 18°00'08" WEST, A DISTANCE OF 123.44 FEET;  
THENCE SOUTH 18°00'08" WEST, A DISTANCE OF 154.77 FEET;  
THENCE NORTH 59°43'24" WEST, A DISTANCE OF 585.67 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HIGHWAY 71 (AVENUE I);

THENCE CONTINUING ALONG SAID EXISTING EAST RIGHT OF WAY LINE OF HIGHWAY 71 THE FOLLOWING 3 COURSES:

1. NORTH 02°03'38" EAST, A DISTANCE OF 1,028.18 FEET;
2. NORTH 02°03'38" EAST, A DISTANCE OF 262.75 FEET;
3. NORTH 02°37'28" EAST, A DISTANCE OF 475.46 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,604,562 SQ. FT. (36.836 ACRES), MORE OR LESS.

## OWNER INFORMATION:

C&T Holdings, LLC  
1320 Circle Drive  
Scottsbluff, NE 69361

Jason & Sami Webb  
1602 West 42nd Street  
Scottsbluff, NE 69361

## Abbreviations:

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

## Linetype/Symbol Legend

SYMBOL LEGEND		LINETYPE DESIGNATION	
	EXISTING LIGHT POLE		EXISTING OVERHEAD POWER LINE
	EXISTING LIGHT POLE WITH POWER		EXISTING UNDERGROUND POWER LINE
	EXISTING POWER POLE		EXISTING OVERHEAD TELEPHONE LINE
	EXISTING ELECTRICAL METER BOX		EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING ELECTRICAL TRANSFORMER		EXISTING OVERHEAD TELEVISION CABLE LINE
	EXISTING ELECTRICAL HANDHOLE		EXISTING UNDERGROUND TELEVISION CABLE LINE
	EXISTING TELEPHONE PEDESTAL		EXISTING FIBER OPTIC CABLE
	EXISTING CABLE BOX		EXISTING SANITARY SEWER LINE
	EXISTING FIBER OPTIC BOX		EXISTING STORM SEWER LINE
	EXISTING SATELLITE DISH		EXISTING WATER LINE
	EXISTING MANHOLE		EXISTING IRRIGATION SYSTEM LINE
	EXISTING CLEAN-OUT		EXISTING GAS LINE
	EXISTING CURB INLET		EXISTING CHAIN-LINK FENCE
	EXISTING AREA INLET		EXISTING WOOD FENCE
	EXISTING WATER VALVE		EXISTING BARBED-WIRE FENCE
	EXISTING FIRE HYDRANT		SILT FENCE
	EXISTING WATER VALVE IN MANHOLE		LIMITS OF CONSTRUCTION
	EXISTING CURB STOP		EXISTING CONTOUR LINE
	EXISTING WATER METER PIT		PROPOSED CONTOUR LINE
	EXISTING WELL		EASEMENT LINE
	EXISTING YARD HYDRANT		PROPERTY LINE
			SECTION LINE

120 East 1 6th St.  
Scottsbluff, NE 69361  
308.632.3123  
www.baker-eng.com

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PRELIMINARY PLAT  
NOT TO BE USED FOR  
CONSTRUCTION

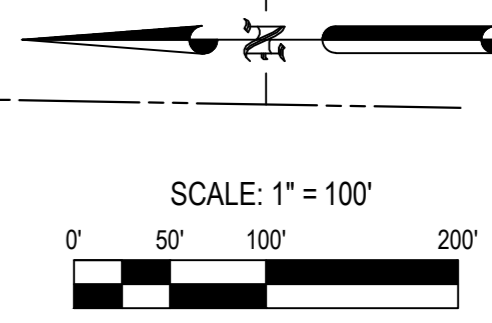

Project Title:  
**FIVE OAKS SUBDIVISION  
2015 REVISED PRELIMINARY PLAT**  
C&T Holdings, LLC  
Scottsbluff, Nebraska

Sheet Title:  
**COVER SHEET**  
Date Issued: April 2, 2015

Project: 023-018-14  
CAD File: 023-018 Preliminary Plat 2014.dwg  
Design: JWB  
Drawing: JES  
Check:

Sheet No.  
**0**





PRELIMINARY PLAN  
NOT TO BE USED FOR  
CONSTRUCTION

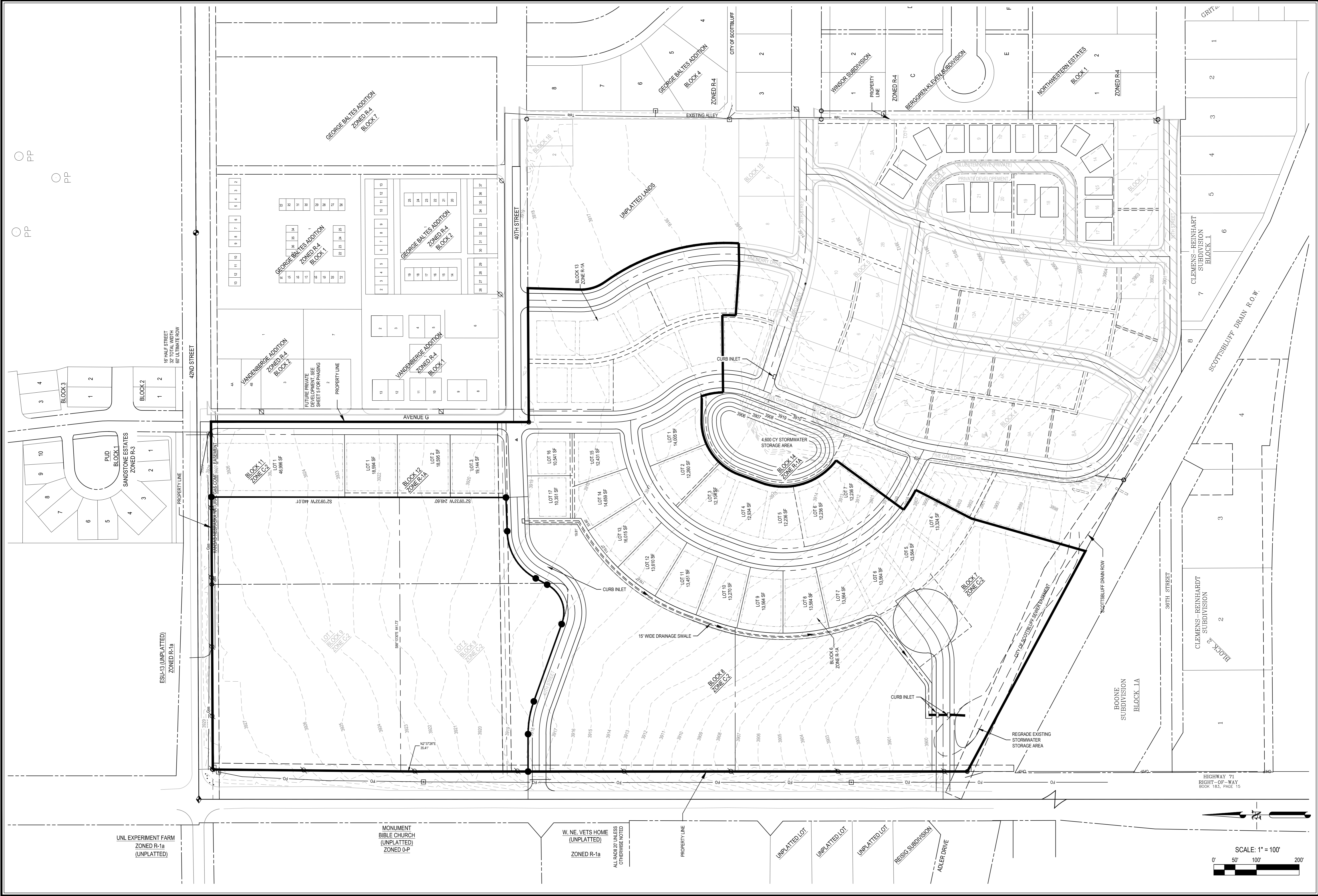
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Project: 023-018-14		
CAD File:		
023-018 Preliminary Plat 2015.dwg		
Design	Drawing	Check
JWB	JES	

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Project Title:  
**FIVE OAKS SUBDIVISION  
2015 REVISED PRELIMINARY PLAT**  
C&T Holdings, LLC  
Scottsbluff, Nebraska

Sheet Title:  
**GRADING AND  
DRAINAGE PLAN**

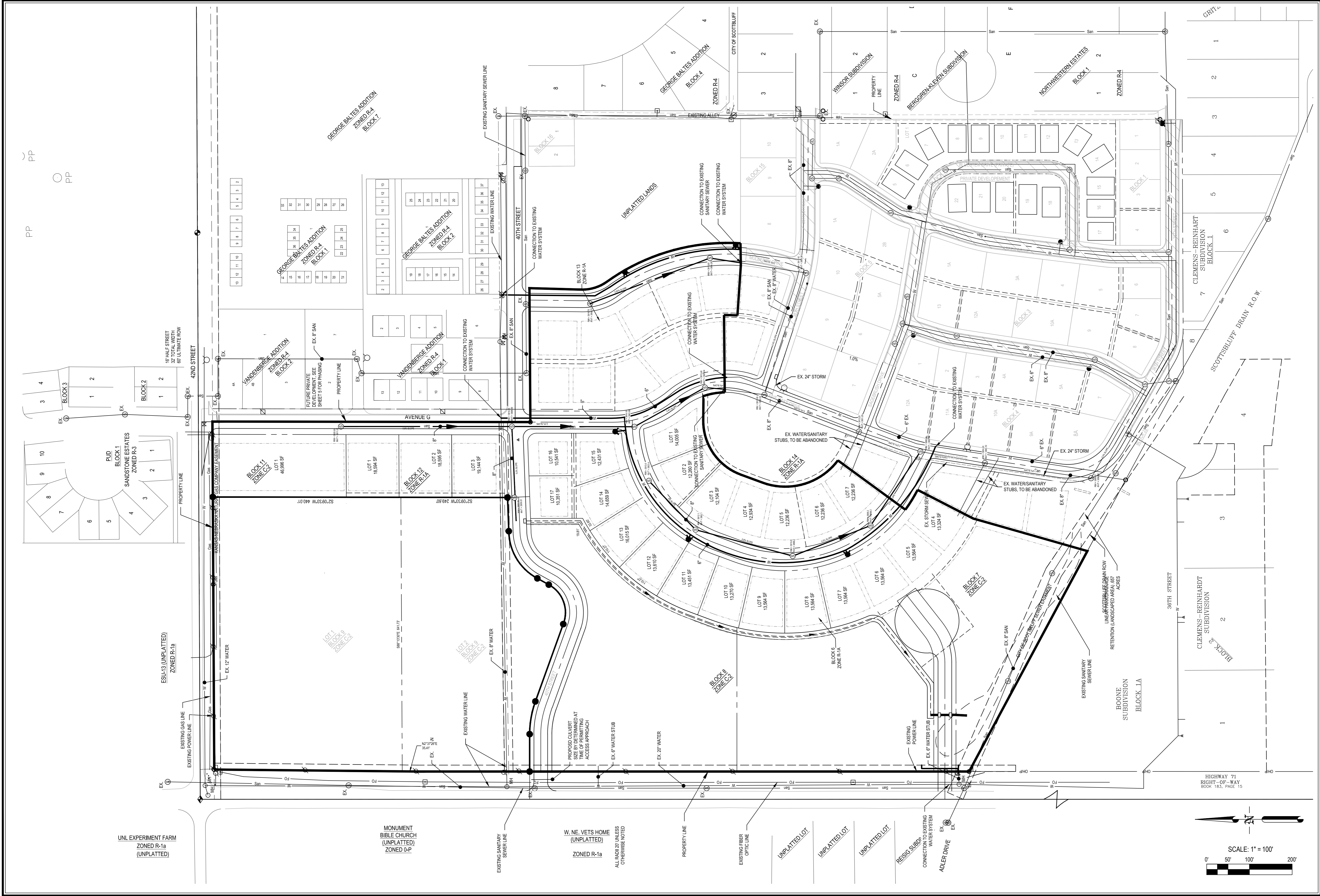
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CAD File: 023-018 Preliminary Plat 2015.dwg  
Design: JWB  
Drawing: JES  
Check: JES

Sheet No.  
**C-1.04**

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**PRELIMINARY PLAT  
NOT TO BE USED FOR  
CONSTRUCTION**

Date Issued: April 2, 2015



Project Title:  
**FIVE OAKS SUBDIVISION  
2015 REVISED PRELIMINARY PLAT**

Sheet Title:  
**UTILITY PLAN**

Project: 023-018-14  
CAD File: 023-018 Preliminary Plat 2015.dwg  
Design: JWB  
Drawing: JES  
Check: JES

Sheet No.  
**C-1.05**

Project Title:  
**FIVE OAKS SUBDIVISION  
2015 REVISED PRELIMINARY PLAT**

Sheet Title:  
**UTILITY PLAN**

Project: 023-018-14  
CAD File: 023-018 Preliminary Plat 2015.dwg  
Design: JWB  
Drawing: JES  
Check: JES

Sheet No.  
**C-1.05**

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Sheet No.  
**C-1.05**

PRELIMINARY PLAN  
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**FIVE OAKS SUBDIVISION  
2015 REVISED PRELIMINARY PLAT**

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