

# **City of Scottsbluff, Nebraska**

**Monday, June 15, 2015**

**Regular Meeting**

## **Item Subdiv.3**

**Council to consider a Revised Preliminary Plat for Five Oaks  
Subdivision.**

**Staff Contact: Annie Urdiales, Planning Administrator**

# Agenda Statement

Item No.

For meeting of: June 15, 2015

**AGENDA TITLE:** Revised Preliminary Plat for Five Oaks Subdivision 2015

**SUBMITTED BY DEPARTMENT/ORGANIZATION:** Development Services Department

**PRESENTATION BY:** Rick Kuckkahn

**SUMMARY EXPLANATION:** Baker & Associates have submitted a Revised Preliminary Plat of Five Oaks Subdivision for review and approval by the Planning Commission & City Council. The initial preliminary plat was approved by City Council in December of 2004 with revisions also approved in 2008, and 2014.

City staff and Consultants have reviewed the preliminary plat and proposed changes to the area. The revised preliminary plat has been changed to reflect changes to Block 9 an additional 3± was added to the east area of the new Block 9, this change eliminating one street (Red Cedar Drive), West Oak Boulevard was realigned and renamed to 40<sup>th</sup> Street as it aligns with the existing 40<sup>th</sup> Street to the east. 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 added (2))  
Lots, 16, 17 all in Block 6 (changed)  
Lot 1 Block 11 (changed - is smaller)  
Deleted Lots 4, 5, and 6 Block 12  
Deleting Lot 18, Block 6.

The Lots south of 40th Street east of G has no changes. The preliminary plat meets the subdivision codes and city standards. Staff met with the City Engineer and discussed a few corrections and concerns of the preliminary plat and those changes have been addressed.

**BOARD/COMMISSION RECOMMENDATION:** At a regular meeting held on May 11, 2015 the Planning Commission approved the revised preliminary plat.

**STAFF RECOMMENDATION:** Approval of the Preliminary Plat, to allow Developer to go forward with development of Five Oaks Subdivision.

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## EXHIBITS

Resolution  Ordinance  Contract  Minutes x Plan/Map x

Other (specify)  \_\_\_\_\_

**NOTIFICATION LIST:** Yes  No  Further Instructions

**APPROVAL FOR SUBMITTAL:** \_\_\_\_\_  
City Manager

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Rev 3/1/99CClerk



# FIVE OAKS SUBDIVISION - 2015 PRELIMINARY PLAT

SCOTTSBLUFF, NEBRASKA

120 East 16th St.  
Scottsbluff, NE 69361  
308.632.3123  
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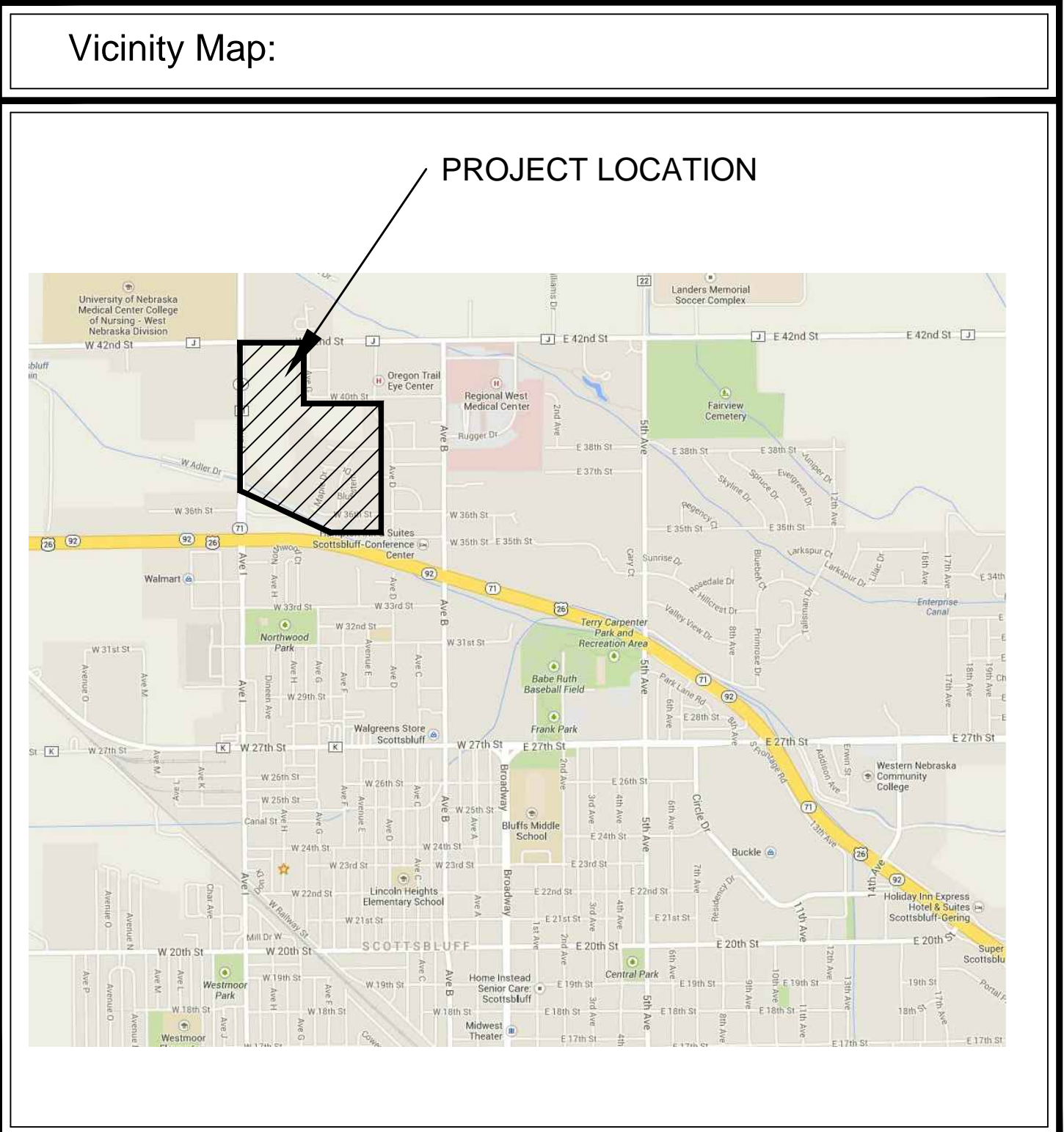
PRELIMINARY PLAT  
NOT TO BE USED FOR  
CONSTRUCTION

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 Drawing Check  
JWB JES

Sheet No.  
**0**



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 KNOWN AS THE REMAINDER OF THE UNPLATTED 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, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 14, BEARS SOUTH 02°03'39" WEST, A DISTANCE OF 2675.52 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°05'20", A DISTANCE OF 332.25 FEET, (A CHORD BEARING SOUTH 14°01'45" 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 50.61 FEET, (A CHORD BEARING NORTH 07°53'28" WEST, A DISTANCE OF 50.40 FEET);

THENCE NORTH 67°18'07" WEST, A DISTANCE OF 66.56 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°37'44" WEST, A DISTANCE OF 51.68 FEET);

THENCE SOUTH 22°20'57" WEST, A DISTANCE OF 54.48 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 02°10'48", A DISTANCE OF 59.48 FEET, (A CHORD BEARING SOUTH 02°59'47" 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°14'05" 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°00'06" WEST, A DISTANCE OF 123.44 FEET;

THENCE SOUTH 18°00'06" 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°03'39" EAST, A DISTANCE OF 1,028.18 FEET;
2. NORTH 02°03'39" EAST, A DISTANCE OF 282.75 FEET;
3. NORTH 02°37'26" 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.

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

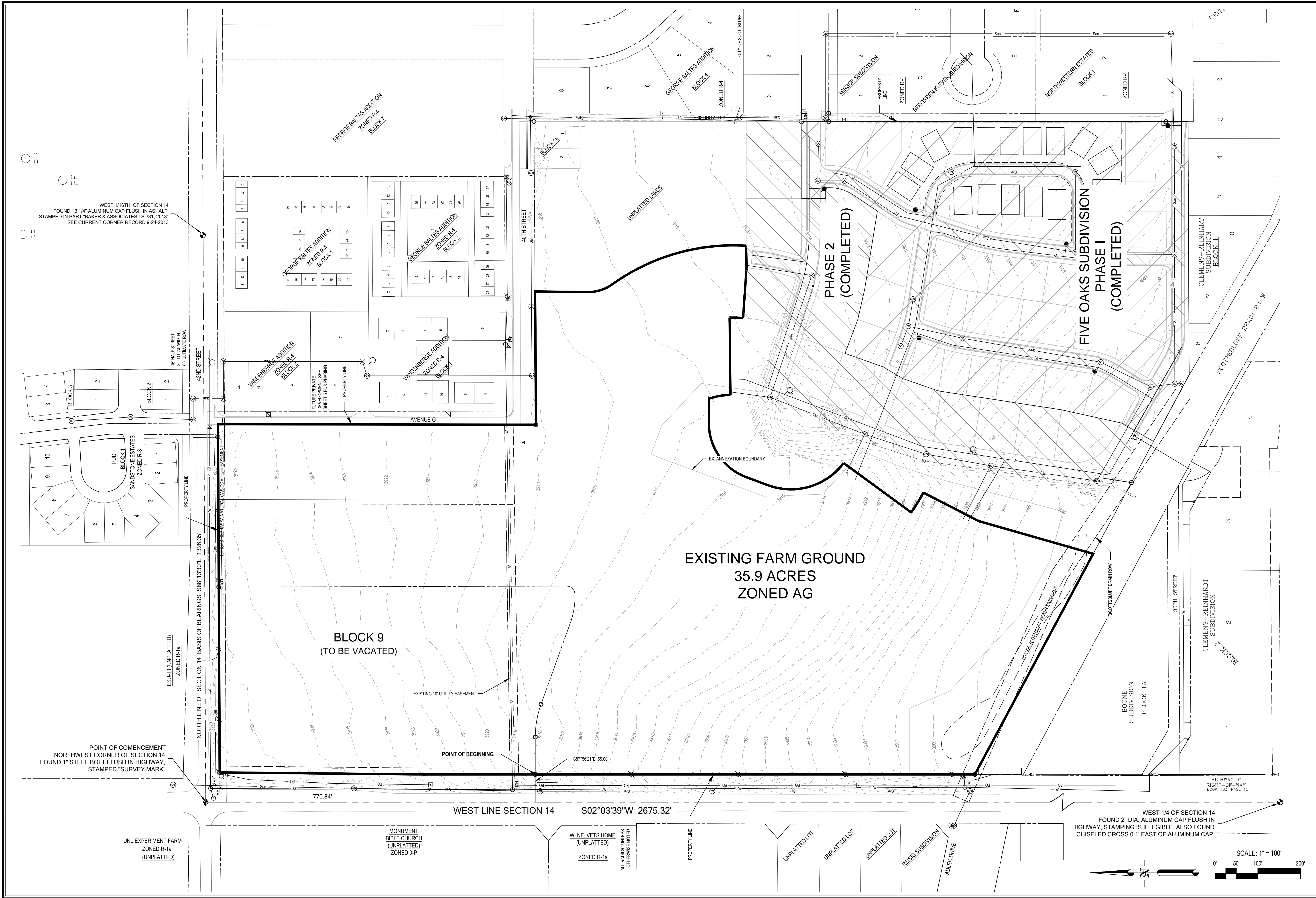
SYMBOL LEGEND		LINETYPE DESIGNATION	
	EXISTING LIGHT POLE		EXISTING OVERHEAD POWER LINE
	EXISTING LIGHT POLE WITH POWER		EXISTING UNDERGROUND POWER LINE
	EXISTING POWER POLE		EXISTING OVERHEAD TELEPHONE LINE
	EXISTING ELECTRICAL METER BOX		EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING ELECTRICAL TRANSFORMER		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		LIMITS OF CONSTRUCTION
	EXISTING WATER VALVE IN MANHOLE		EXISTING CONTOUR LINE
	EXISTING CURB STOP		PROPOSED CONTOUR LINE
	EXISTING WATER METER PIT		EASEMENT LINE
	EXISTING WELL		PROPERTY LINE
	EXISTING YARD HYDRANT		SECTION LINE

OWNER INFORMATION:

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

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





PP  
PP  
PP

WEST 1/16TH OF SECTION 14  
FOUND "3 1/4" ALUMINUM CAP FLUSH IN ASPHALT,  
STAMPED IN PART "BAKER & ASSOCIATES 4.8.751.2013"  
SEE CURRENT CORNER RECORD 9-24-2013

1/4" HALF STREET  
32' TOTAL WIDTH  
BY ULTIMATE ROW

ESU-13 (UNPLATTED)  
ZONED R-18

NORTH LINE OF SECTION 14 BASIS OF BEARINGS S88°13'30"E 1326.35'  
UNPLATTED LOT

POINT OF COMMENCEMENT  
NORTHWEST CORNER OF SECTION 14  
FOUND 1" STEEL BOLT FLUSH IN HIGHWAY,  
STAMPED "SURVEY MARK"

UNL EXPERIMENT FARM  
ZONED R-1a  
(UNPLATTED)

MONUMENT  
BIBLE CHURCH  
(UNPLATTED)  
ZONED O-P

W. NE. VETS HOME  
(UNPLATTED)  
ZONED R-1a

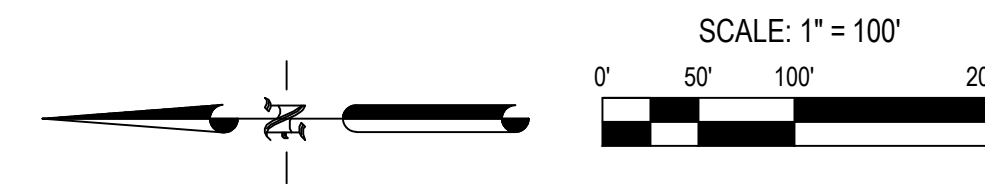
ALL RADIUS UNLESS  
OTHERWISE NOTED

PROPERTY LINE

UNPLATTED LOT  
UNPLATTED LOT  
UNPLATTED LOT

RESIG SUBDIVISION  
ADLER DRIVE

WEST 1/4 OF SECTION 14  
FOUND 2" DIA. ALUMINUM CAP FLUSH IN  
HIGHWAY, STAMPING IS ILLEGIBLE, ALSO FOUND  
CHISELED CROSS 0.1' EAST OF ALUMINUM CAP.



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

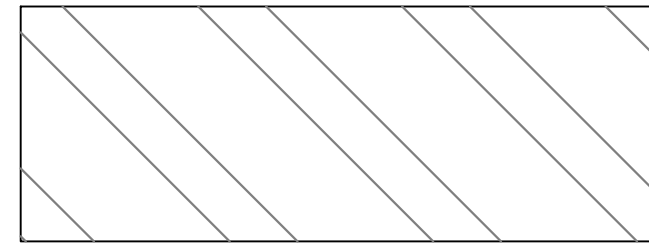
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Project: 023-018-14  
CAD File:  
023-018 Preliminary Plat 2014.dwg  
Design Drawing Check  
JWB JES

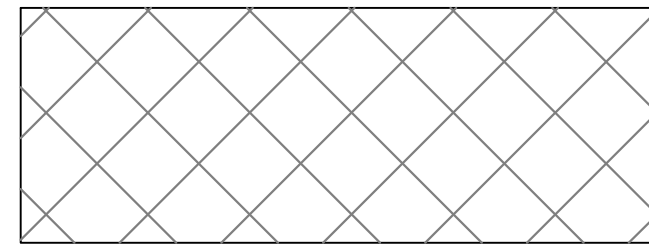
Sheet No.  
**C-1.00**

Date issued: April 2, 2015

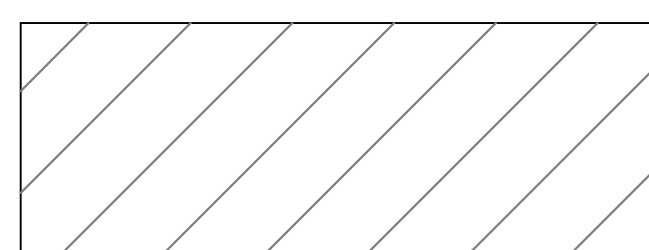
AREA TO BE ANNEXED  
BUT NOT RE-ZONED  
(CURRENT ZONING AG.)



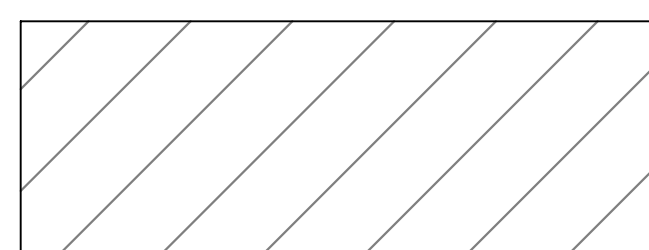
AREA TO BE ANNEXED  
AND RE-ZONED FROM  
AG. TO COMMERCIAL &  
INCLUDED IN THE REVISED  
BLOCK 9



AREA TO BE ANNEXED  
BUT NOT RE-ZONED  
(CURRENT ZONING  
COMMERCIAL)



AREA PREVIOUSLY  
PLATTED AS BLOCK 9  
THAT WILL BE VACATED  
AND PLATTED AS LOTS  
1 & 2, BLOCK 9



UNL EXPERIMENT FARM  
ZONED R-1a  
(UNPLATTED)

MONUMENT  
BIBLE CHURCH  
(UNPLATTED)  
ZONED O-P

W. NE. VETS HOME  
(UNPLATTED)  
ZONED R-1a

ALL BASED ON UNLESS  
OTHERWISE NOTED

PROPERTY LINE

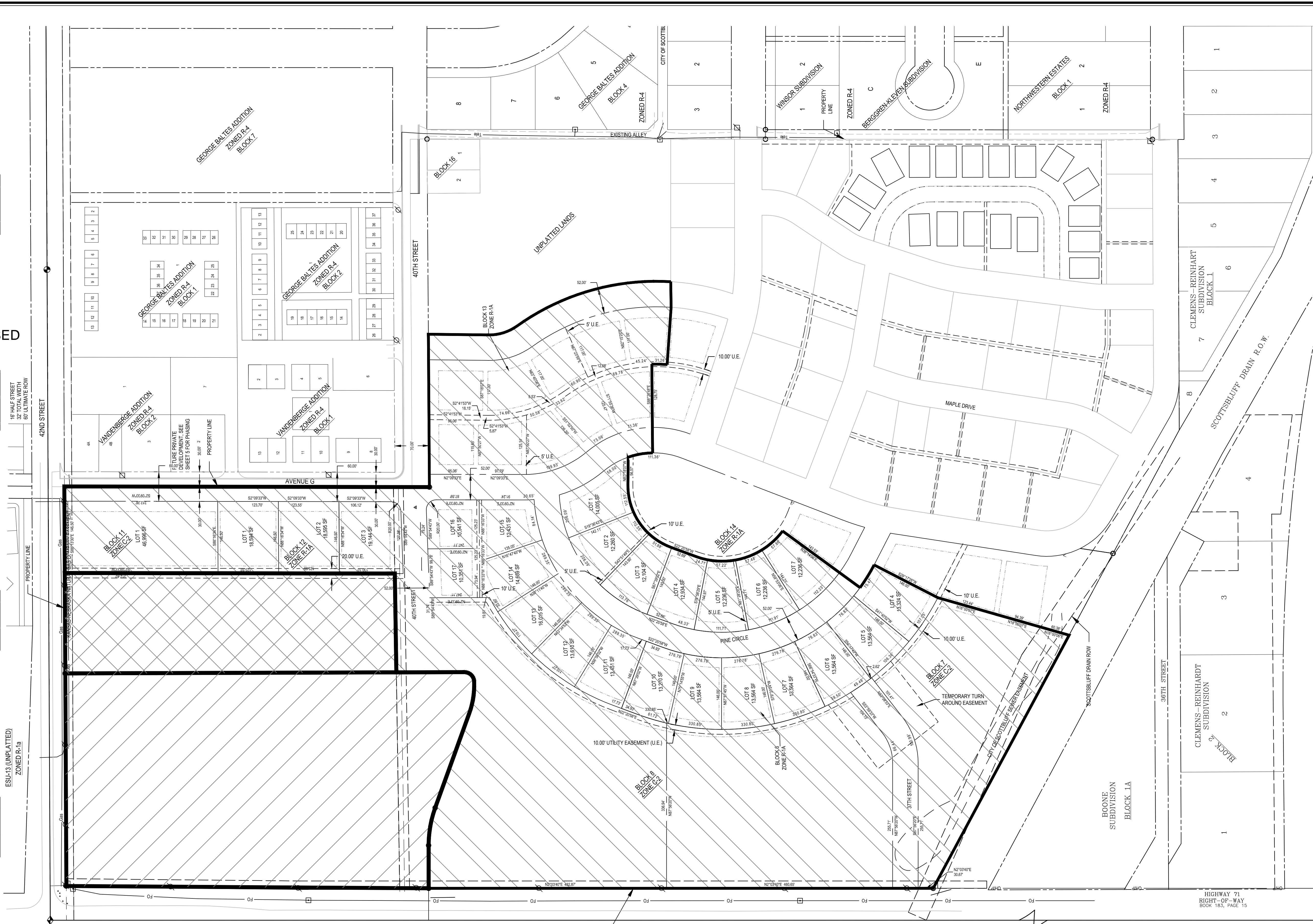
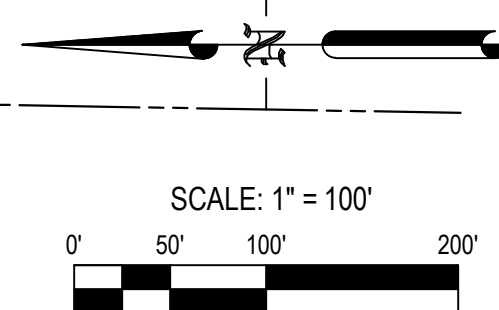
UNPLATTED LOT

UNPLATTED LOT

UNPLATTED LOT

REISIG SUBDIVISION

ADLER DRIVE



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PRELIMINARY PLAN  
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CONSTRUCTION

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

C&T Holdings, LLC  
Scottsbluff, Nebraska

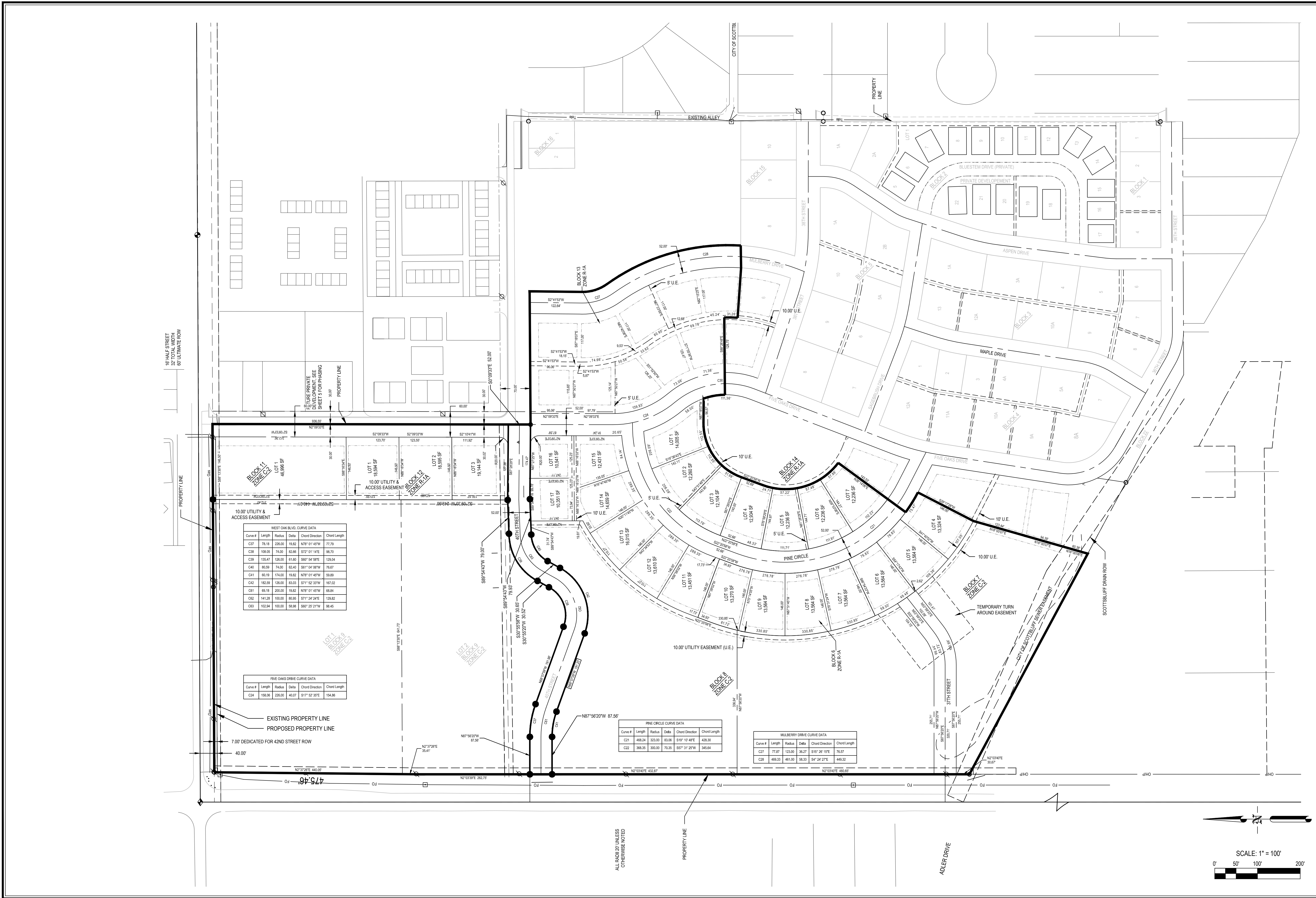
Sheet Title:  
**VACATED LOT PLAN**

Date Issued: April 2, 2015

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

Sheet No.  
**C-1.01**





WEST OAK BLVD. CURVE DATA

Curve #	Length	Radius	Data	Chord Direction	Chord Length
C37	78.18	230.00	19.82	S71°01'42"W	71.79
C38	156.36	230.00	39.64	S72°01'14"E	143.58
C39	156.36	230.00	39.64	S81°04'56"W	126.64
C40	60.09	74.00	62.40	S81°04'56"W	78.67
C41	60.09	74.00	62.40	N78°01'42"W	59.89
C42	182.28	126.00	182.28	S71°52'33"W	187.02
C43	60.09	200.00	19.82	N78°01'42"W	58.84
C44	141.28	100.00	80.95	S71°24'24"E	129.82
C45	102.84	100.00	58.08	S80°25'21"W	98.45

FIVE OAKS DRIVE CURVE DATA

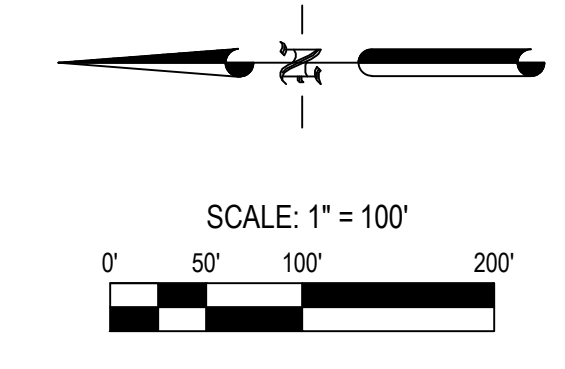
Curve #	Length	Radius	Data	Chord Direction	Chord Length
C24	156.06	228.00	40.07	S17°52'35"E	154.86

PINE CIRCLE CURVE DATA

Curve #	Length	Radius	Data	Chord Direction	Chord Length
C21	482.34	300.00	50.95	S19°10'48"E	432.39
C22	385.35	300.00	70.58	S87°31'25"W	345.84

MULBERRY DRIVE CURVE DATA

Curve #	Length	Radius	Data	Chord Direction	Chord Length
C27	77.87	123.00	36.17	S19°26'15"E	76.57
C28	489.33	451.00	58.33	S4°24'27"E	489.32



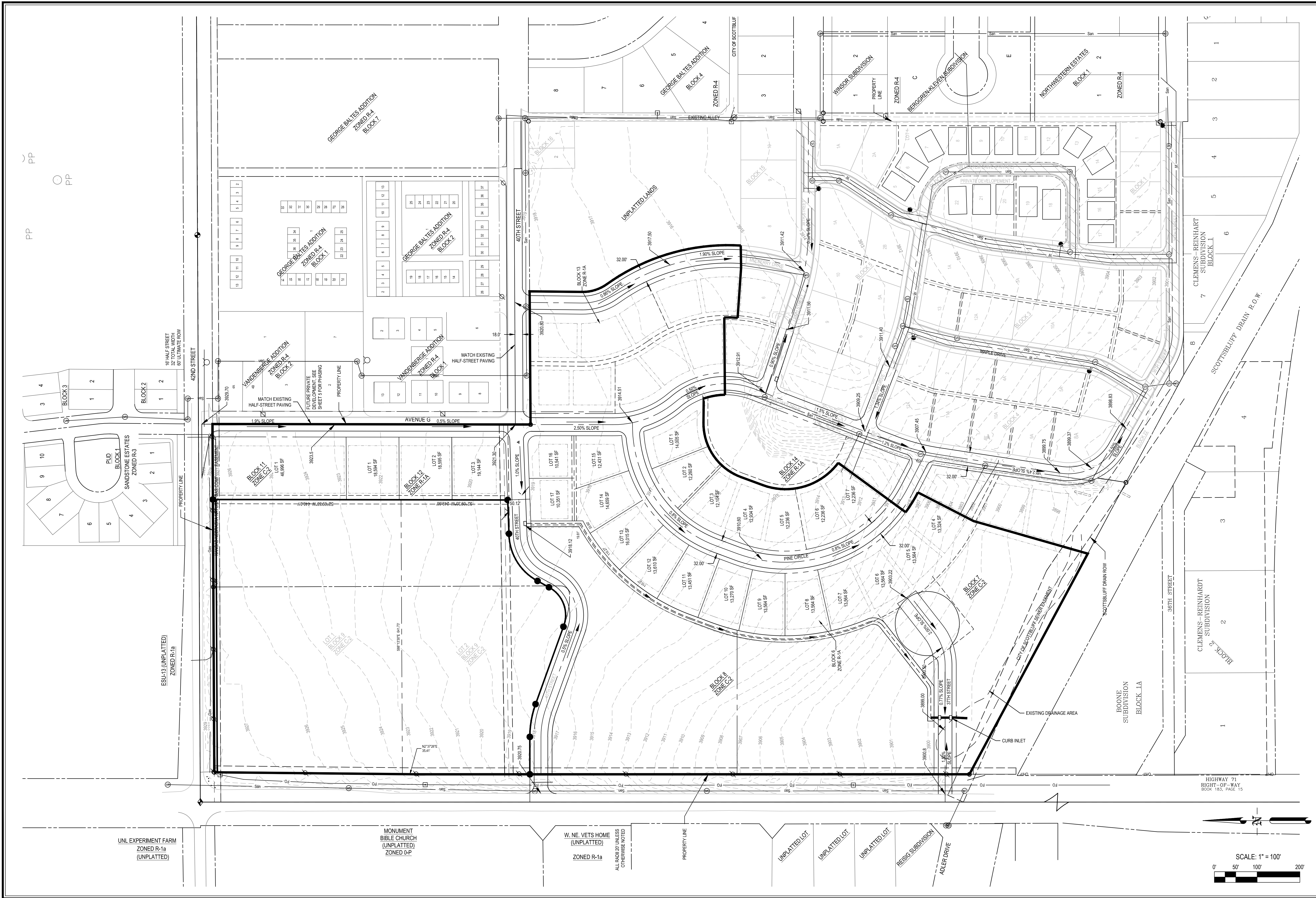
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**PRELIMINARY PLAN**  
 NOT TO BE USED FOR  
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Project Title:  
**FIVE OAKS SUBDIVISION**  
**2015 REVISED PRELIMINARY PLAT**  
 C&T Holdings, LLC  
 Scottsbluff, Nebraska

Sheet Title:  
**LOT PLAN**  
 Date Issued: MARCH 31, 2015  
 Project: 023-018-14  
 CAD File: 023-018 Preliminary Plat 2015.dwg  
 Design: JWB  
 Drawing: JES  
 Check: JES

Sheet No.  
**C-1.02**



UNL EXPERIMENT FARM  
ZONED R-1a  
(UNPLATTED)

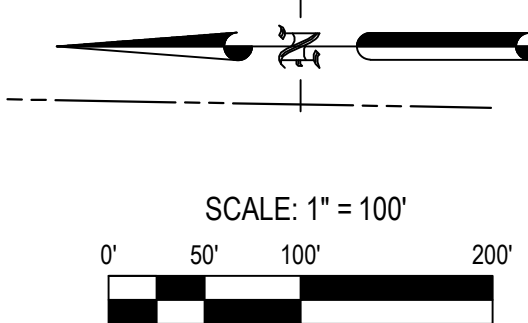
MONUMENT BIBLE CHURCH  
(UNPLATTED)  
ZONED O-P

W. NE. VETS HOME  
(UNPLATTED)  
ZONED R-1a  
ALL DATA UNLESS OTHERWISE NOTED

UNPLATTED LOT  
UNPLATTED LOT  
UNPLATTED LOT

RESIG SUBDIVISION  
ADLER DRIVE

BOONE SUBDIVISION  
BLOCK 1A



Sheet Title:  
**STREETS PLAN**

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

C&T Holdings, LLC  
Scottsbluff, Nebraska

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

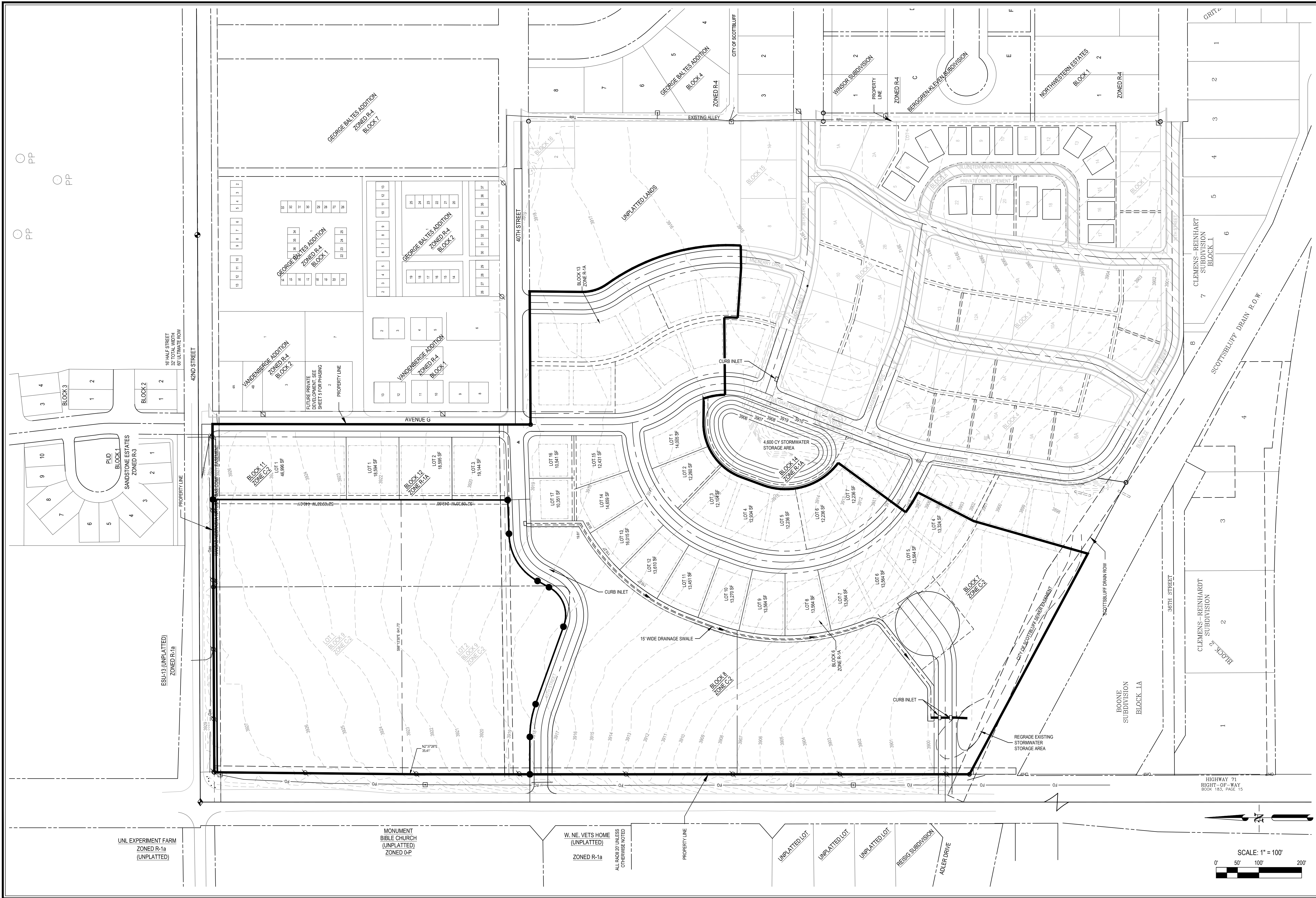
Sheet No.  
**C-1.03**

Date issued: April 2, 2015

PRELIMINARY PLAN  
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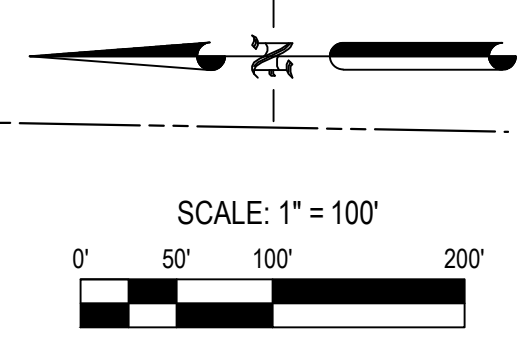
○ PP  
○ PP

UNL EXPERIMENT FARM  
ZONED R-1a  
(UNPLATTED)

MONUMENT BIBLE CHURCH  
(UNPLATTED)  
ZONED O-P

W. NE. VETS HOME  
(UNPLATTED)  
ZONED R-1a  
ALL LOTS UNLESS OTHERWISE NOTED

UNPLATTED LOT  
UNPLATTED LOT  
UNPLATTED LOT  
REISIG SUBDIVISION  
ADLER DRIVE



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

Sheet Title:  
**GRADING AND  
DRAINAGE PLAN**

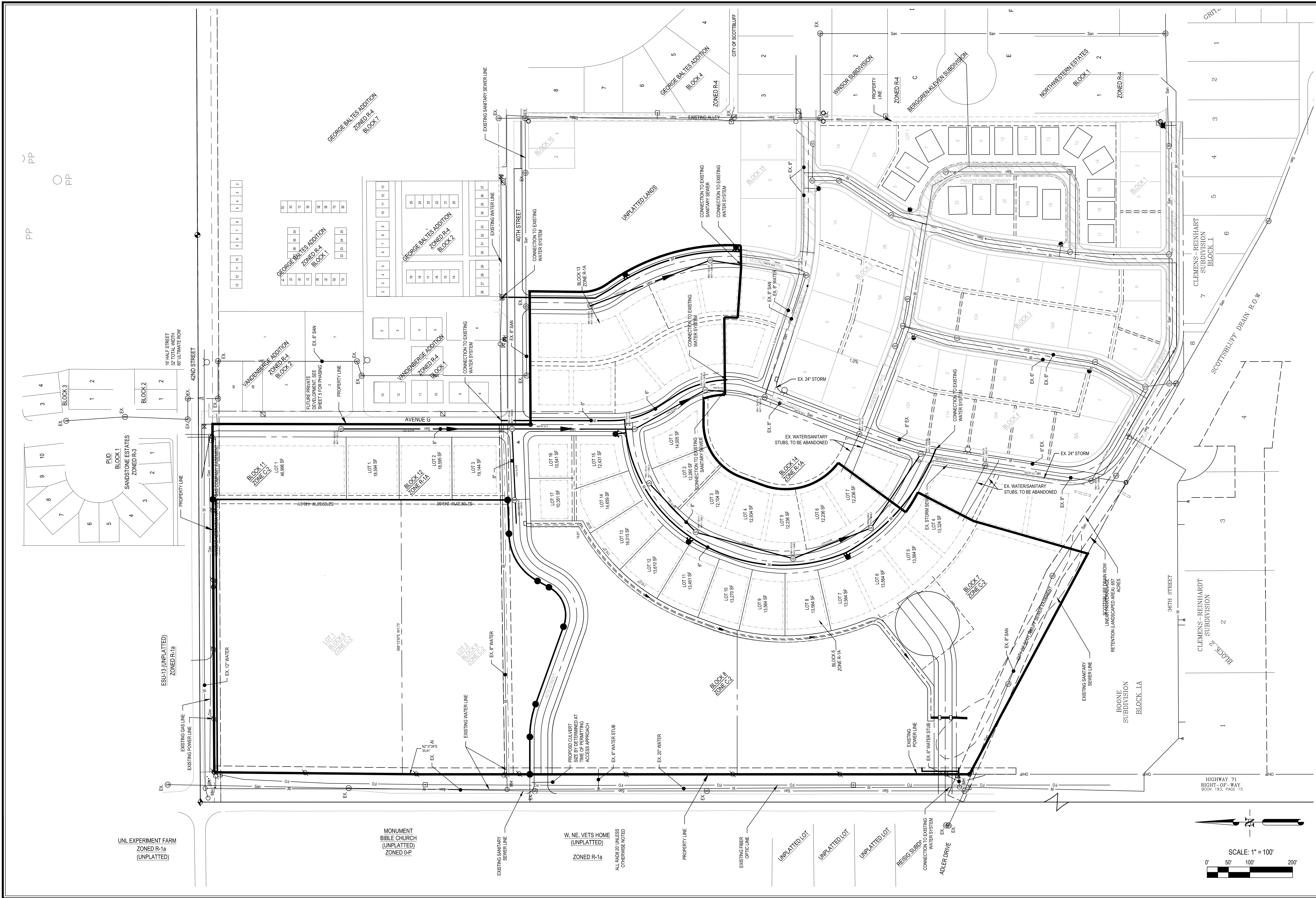
Date Issued: April 2, 2015

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**C-1.04**

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**PRELIMINARY PLAN  
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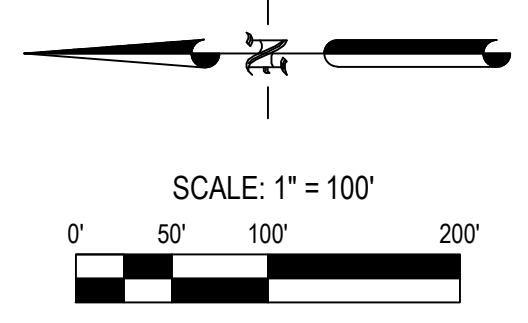


PP ○ PP

UNL EXPERIMENT FARM  
ZONED R-1a  
(UNPLATTED)

MONUMENT  
BIBLE CHURCH  
(UNPLATTED)  
ZONED O-P

W. NE. VETS HOME  
(UNPLATTED)  
ZONED R-1a  
ALL LOTS 20' UNLESS  
OTHERWISE NOTED



Sheet Title:  
**UTILITY PLAN**

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

Sheet No.  
**C-1.05**

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

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

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