

Accountability - Dedication Honesty - Integrity - Respect

MEMORANDUM

DATE: May 8, 2025

TO: Tara Vasicek, City Administrator

FROM: Richard J. Bogus, City Engineer

RE: Reeder 2nd Subdivision – Preliminary Plat

RECOMMENDATION:

I recommend the approval of the preliminary plat of Reeder 2nd Subdivision as it is amendable with the land use and is in accordance with the Columbus Land Development Ordinance.

DISCUSSION:

It is a subdivision of Lots 2 through 8, Block A, Reeder Subdivision, consisting of 43 total lots for the purposes of building townhouses. It is already zoned for townhouses and already within the corporate limits.

FISCAL IMPACT:
None.
ALTERNATIVE:
Do not approve.
CONCURRENCE:
By: Andrew J Woehrer-
SIGNATURE:
By: Ruhard J. Bogus
Approved By:

MAJOR APPLICATION FOR SUBDIVISION OR ADDITION

PRELIMINARY PLAT / FINAL

(CIRCLE ONE)

DATE: January 6, 2025.
NAME OF SUBDIVISION: Reeder 2nd Subdivsion
NAME OF PROPERTY OWNER: Rback Enterprises, LLC, a Nebraska limited liability company
CONTACT INFORMATION:
NAME OF REPRESENTATIVE OR PROPERTY OWNER: Clark J. Grant
ADDRESS OF REPRESENTATIVE OR PROPERTY OWNER: 1464 27th Ave., Columbus, NE 68601
PHONE NUMBER: 402-564-3274
REPRESENTATIVE OR PROPERTY OWNER E-MAIL: assistant@grantattorney.com
NUMBER OF LOTS IN SUBDIVISION: 43
ADDRESS OF SUBDIVISION: See Attached
I hereby apply for a Major Subdivision / Addition and have paid \$325.00 application fee plus additional lot review fees - Preliminary Plats will be \$20 per lot and Final Plats will be \$15 per lot. Owner or Owner's Representative
Clark J. Grant
Attorney / Legal Counsel for Applicant assistant@grantattorney.com Email of Attorney/Legal Counsel
Development Agreement submitted on: 1-6-25
City Attorney Neal Valorz — nvalorz@1492law.com Gene G. Schumacher — gschum@1492law.com
REVIEW FOR UP TO DATE INFORMATION: COLUMBUS LAND DEVELOPMENT ORDINANCE CHAPTER 2, ARTICLE 3 PROCEDURES AND ADMINISTRATION

https://www.columbusne.us/114/Land-Development-Zoning-Code

Address of Subdivision:

826 4th Street Columbus, NE 68601

810 4th Street Columbus, NE 68601

802 4th Street Columbus, NE 68601

738 4th Street Columbus, NE 68601

716 4th Street Columbus, NE 68601

704 4th Street Columbus, NE 68601

463 7th Ave. Columbus, NE 68601

459 7th Ave. Columbus, NE 68601

Preliminary Plat of Reeder 2nd Subdivision of Lots 2 thru 9, Block A, Reeder Subdivision to the City of Columbus, Platte County, Nebraska Match Line— Centennial Park Baseball Complex North Line SW1/4 NE1/4 -**A** S 89°47'54" E 33.64'M&P S 89°47'54" E 136.00'M&F S 89°47′54" E 132.14'M&P 27.47'M 20.00'M _Existing_20' Drainage Easement & Setback Line 4 Block A 7' Setback _ 7' Setback __ 7' Setback _ _7' Setback __7' Setback フ' Utility Easement & ___ Setback Line Line Line _ '' Utility Easement Lot 2 Lot 3 **Lot 6** 2558 Sq. Ft. Lot 1 Lot 1 Lot 2 Lot 3 **Lot 6** 4124 Sq. Ft. Lot 4 Lot 1 2558 Sq. Ft. 2558 Sq. Ft. 2594 Sq. Ft. Lot 7 Block A **Lot 2** 2256 Sq. Ft -40'x 80' Townhome —East Line SW1/4 NE1/4 Block ∖_20' Setback __20' Setback __ 20' Setback 7' Existing Utility Easement Lot 4 5.61 M 4.39'M ¹A−5.99'M ¬ 20.00°M S 89°47′54″ E 33.76′M&P ₪ S 89°47'54" E 17.70°M&P Match Line ----4th Street (Existing 33' Concrete Paving) ∕ S 89°52'17" W 68.78'M_ Lot 1 4065 Sq. Ft. Lot 8 Block A N 89°52'17" E 85.05'M 1"= 20' R - 60.00'M&P**Lot 2** 1700 Sq. Ft. N 89°52'17" E 85.00'M Flood Plane: Block G -Legend-Flood Zone: Zone X Centennial Park Baseball Complex Map Number: 31141C0340E Found 5/8" Rebar Lot 3 w/Plastic Cap, LS 455 Effective Date: 04/19/2010 1700 Sq. Ft. Community: City of Columbus 315272 **A** S 89°47'54" E 33.64'M&P S 89°52'04" E 102.36'M&P S 89°52'04" E_. 136.00'M&F N 89°52'17" E 85.00'M 20.00'M 12 Timberwood Drive 6.17'M-Set 5/8" x 24" Rebar Columbus, NE 68601 Lot 4 ÷ · · · · FL · · · · · ··FL w/ Plastic Survey Cap (970)420-1070 -<u>Existing 20' Drainage</u> (After Construction Easement & Setback Line Surveyor: Computed Location N 89°52'17" E 85.00'M Thomas A. Tremel Tremel Surveying, Inc. Measured this Survey 7' Setback _ 7' Setback 1 Driftwood Drive Line Utility Easement Line 40'x 80' Townhome Columbus, NE 68601 Line Plat Measurement T.A. Tremel, L.S. #455 (402)276-3690 Lot 5 **®**_{FH} Existing Fire Hydrant 2298 Sq. Ft. Note: All Bearings are referenced to the Platte County Projection. TC Existing Top of Curb Lot 1 Lot 4 Lot 6 2558 Sq. Ft. 2594 Sq. Ft. 2558 Sq. Ft. ₩ ₩ ₩ Existing Water Line N 89°58'34" E 85.00'M&P SS SS 12"/15" Storm Sewer 7' Utility Easement FL — Drainage Flow — 40'x 80' Townhome Under Construction Field Notes: All the common walls for the buildings under construction fit with the 2296 Sq. Ft. minimum standards of practice for Nebraska Land Surveyors. A.) 1" Iron Pipe N 89°52'17" E 85.00'M B.) Northeast Corner SW1/4 NE1/4, Section 29, T17N, R1E - found 5/8" 7' Existing | Utility Easement _20' Setback rebar with plastic cap as recorded by T.A. Tremel, L.S. #455 on Lot 9 Block A November 29, 1993. Ties: 1.54' NE to "X" nails in corner fence post 4.22' NE to "X" nails in power pole Lot 2 _ _ _ 1700 Sq. Ft. 5.61°M√ 6.73' SE to "X" nails in brace post 27.85**'**M 20.00'M 20.00'M 20.00'M 20.00'M 28.15°M 27.85**'**M 14.39'M 0.8' North to range of fence West N 89°52'17" E 85.00'M S 89°52'04" Ê 136.00'M&P S 89°52'02" E 102.24'M&P S 89°47'54" E 33.76'M&P 60 511 1.2' East to range of fence South C.) 5/8" Rebar with Plastic Cap Block H Lot 3 1700 Sq. Ft. Lots 2 thru 9, Block A, Reeder Subdivision to the City of Columbus, Platte County, Nebraska, containing 2.27 acres more or less. Match Line──► N 89°52'17" E 85.00'M Utilities: Call 800.642.8434 for the actual location of the utilities before digging. No Privated Utilities were located unless otherwise shown. Water/Sewer — City of Columbus (As shown) 4th Street (Existing 33' Concrete Paving) Lot 4 PLANNING COMMISSION: Gas – Black Hills Energy (As shown) Cable TV – Charter Communications (Clear/No Conflict) Telephone – Allo Communications LLC (As shown) Telephone – Midstates Data Transport (Clear/No Conflict) Electric – Loup River Public Power District (As Shown) 2303 Sq. Ft. This Preliminary Plat of Reeder 2nd Subdivision to the City of Columbus, Platte 7' Existing Drainage _ Easement & Setback Line County, Nebraska, was approved by the Planning Commission on ____ Day of _____,_ N 89°58'34" E 85.00'M&P 1. Easement in favor of Nebraska Public Power District dated December 10, 1970 and recorded December 28, 1970 in Book 148 at Page 7 of the Deed Records of Platte County, 10' Existing Drainage Easement – Nebraska. Blanket Easement no facilities located on this property. 2. Utility Easement as set out on Plat dated June 1, 1979 and recorded July 18, 1979 in Book 169, at Page 495 of Deed Records, Platte County, Nebraska. Not located on this CITY COUNCIL: This Preliminary Plat of Reeder 2nd Subdivision to the City of Columbus, Platte 3. Terms, conditions and provisions of the Easement for Maintenance of Sewer Line in and PREMINARY PLAT REEDER 2ND SUBDIVISION Lot 1, Augustine 8th Subd. County, Nebraska, was approved by the City Council on into, upon and across as set out in Warranty Deed dated September 19, 2014 and recorded September 22, 2014 in Book 231, at Page 834 of Deed Records, Platte County, Nebraska. Not located on this property. ____ Day of _____,__ LOTS 2 THRU 9, BLOCK A REEDER SUBDIVISION City Clerk COLUMBUS, PLATTE COUNTY, NEBRASKA No. 1 Driftwood Drive - Columbus, NE 68601 11/20/2024 Phone (402) 563-4589 - Fax (402) 563-3922