TIMBER WALL-

COMMERCE

BUSINESS

CENTRE

COMMERCE

BUSINESS CENTRE

EXISTING STORM SEWER AND-

INST. #200134800

DRAINAGE EASEMENT VIA SEPARATE

RECORDED INSTRUMENT PER PLAT

COOPER STREET

60' RIGHT OF WAY

INST. #200134800

COMMERCE

BUSINESS

CENTRE

REPLAT 2

EXISTING STORM SEWER AND-

DRAINAGE FASEMENT VIA SEPARATE

RECORDED INSTRUMENT PER PLAT

REPLAT 3

CONTROL NOTE

- HORIZONTAL DATUM IS BASED ON THE SARPY COUNTY LOW DISTORTION COORDINATE SYSTEM.
- VERTICAL DATUM IS BASED ON NAVD88 (GEOID-12A).

N00'36'55"W

FLOOD ZONE

COMMUNITY NUMBER: 310190 0044 F

SHEPARD STREET

BLOCK WALL-

659.90'

190.00'

1.018 ACRES

172.00'

172.00'

LOT 11

44,323 SQ. FT. 1.018 ACRES

246.66

LOT 8 69,348 SQ. FT.

1.592 ACRES

S89'32'02"W

1272.42

20.00' STORM

SEWER AND

DRAINAGE EASEMENT (BY

RIGHT OF WAY DEDICATION

VIA SEPARATE RECORDED INSTRUMENT CONTAINS 4,931 SQUARE FEET

MERCURY CIRCLE

341.66

659.90

N89°40'19"E

52,328 SQ. FT.

1.201 ACRES

303.39'

50,088 SQ. FT.

1.150 ACRES

303.73

50,143 SQ. FT.

1.151 ACRES

304.07

50,199 SQ. FT.

1.152 ACRES

304.40'

50,255 SQ. FT. 1.154 ACRES

52,904 SQ. FT.

1.215 ACRES

COOPER STREET

LOT 7

104,716 SQ. FT.

2.404 ACRES

PROPOSED_STORM~

SCHRAM AND HWY 50

SEWER AND DRAINAGE

EASEMENT (BY OTHERS)

118.85'

118.85

RIGHT OF WAY VARIES

121,656 SQ. FT.

296.85

LOT 18 111,366 SQ. FT. 2.557 ACRES

566.66

111,988 SQ. FT.

2.571 ACRES

566.66

LOT 15

44,097 SQ. FT.

1.012 ACRES

LOT 12 44,097 SQ. FT.

1.012 ACRES

PROPOSED 20.00'

STORM SEWER AND -

DRAINAGE EASEMENT

160.00'

LOT 9

59,603 SQ. FT.

1.368 ACRES

PT NW 1/4, SEC. 35-1/4-11

TAX LOT 10

N86'14'19"E

AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS ILLUSTRATED BY FLOOD INSURANCE RATE MAP (FIRM), SARPY COUNTY, NEBRASKA. MAP NUMBER 31153C0044H MAP EFFECTIVE DATE: MAY 3, 2010

17.00' RIGHT OF WAY DEDICATION

CONTAINS 1,122 SQUARE FEET

LOT 20 119,831 SQ. FT.

2.751 ACRES

120.07

47,379 SQ. FT.

1.088 ACRES

192.50'

LOT 13

47,379 SQ. FT.

1.088 ACRES

120.00' 160.00'

LOT 10

59,901 SQ. FT.

1.375 ACRES

130.07

204.44

149.74

_N89**°**23'05"E

N88°43'51"E

STONE WALL

EXISTING 8.00' OPPD EASEMENT

EXISTING 33.00' PRIVATE

PER INST. 9314513

EXISTING 33.00' PRIVATE

ROADWAY AND UTILITY EASEMENT

10.00' RIGHT OF

WAY DEDICATION

R=303.00'

S02°32'21"W_

CH=33.35'

R=303.00' S06°22'40"W CH=7.24'

L=7.24

RIGHT OF WAY DEDICATION-

30.00' RIGHT OF

EXISTING 8.00' OPPD EASEMENT

WAY DEDICATION

CONTAINS 43,954 SQUARE FEET

S00°36'55"E

RIGHT OF WAY DEDICATION

VIA SEPARATE RECORDED INSTRUMENT

AG

CONTAINS 41,841 SQUARE FEET

1994.66'

✓−i− WAY DEDICATION

N89°32'02"E

__S00°36'55"E

ECTION 35-14-11

50.00

14.30

_S00**ʻ**36'55"E

. _ _ _ _ _ - _ _ _ -

L=33.36'

ROADWAY AND UTILITY EASEMENT

PER INST. 201829759

438.14

86,153 SQ. FT.

1.978 ACRES

LOT 22

99,536 SQ. FT.

LOT 23 83,844 SQ. FT.

1.925 ACRES

LOT 24 130,812 SQ. FT.

3.003 ACRES

95,087 SQ. FT.

2.183 ACRES

360.00

LOT 26 95,087 SQ. FT.

2.183 ACRES

360.00'

LOT 27

134,476 SQ. FT.

--- TIMBER WALL

GOLD COAST ROAD

35' RIGHT OF WAY DEDICATION

PER FINAL PLAT INST. #201900627

PROPOSED 20.00'

EASEMENT

Sánitáry sewer -

3.087 ACRES

2.285 ACRES

- SEWER AND DRAINAGE AND

- TIMBER WALL

SANITARY SEWER EASEMENT

66.00°

32.00'

S00°36'55"E

• NE CORNER, NW 1/4 SECTION 35-14-11

_____ - ___ SECTION LINE BOUNDARY LINE _____ LOT LINE ____ - _ _ _ EXISTING LOT LINE — — — — — EASEMENT LINE STREET DEDICATION

CORN'S THIRD ADDITION

LOT 1 THROUGH 27, INCLUSIVE, BEING A PLATTING OF TAX LOT 10, BEING ALL

OF VACATED LOTS 1 THROUGH 29, CORN'S SECOND ADDITION, EXCEPT LOTS 16 THROUGH 18, CORN'S SECOND ADDITION REPLAT 1, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA EXCEPT THAT PORTION CONVEYED TO

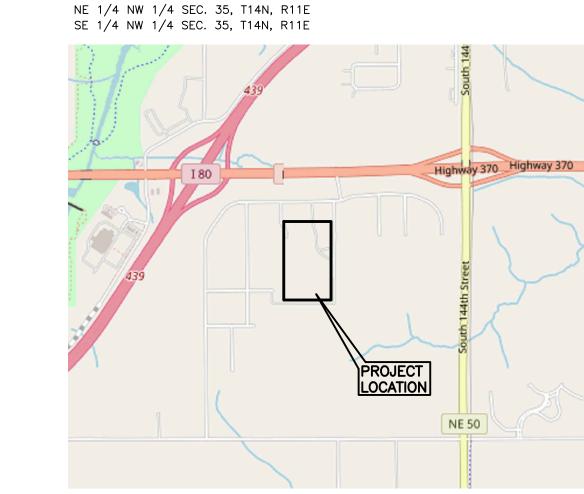
THE STATE OF NEBRASKA, DEPARTMENT OF ROADS IN WARRANTY

DEED-CORPORATION RECORDED NOVEMBER 23, 1999 AS INST. NO. 99-35608; RECORDS OF SARPY COUNTY, NEBRASKA

> CORNERS SET (5/8" REBAR WITH 1 1/4", YELLOW PLASTIC CAP STAMPED LS-693) PHASE LINE

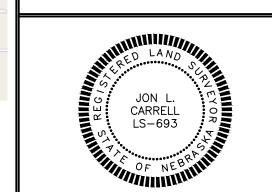
SECTION CORNER

BUILDING



LOCATED IN:

VICINITY MAP



LAMP

OMAHA, NE 68154

LampRynearson.com

402.496.2498

RYNEARSON

14710 W. DODGE RD, STE. 100

JON L. CARRELL LS-693

LEGAL DESCRIPTION

TAX LOT TEN (10) IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., IN SARPY COUNTY,

EXCEPT THAT PORTION CONVEYED TO THE STATE OF NEBRASKA, DEPARTMENT OF ROADS IN WARRANTY DEED-CORPORATION RECORDED NOVEMBER 23, 1999 AS INST. NO. 99-35608; RECORDS OF SARPY COUNTY, NEBRASKA.

ALSO EXCEPT THAT PORTION CONVEYED TO ELEANOR KRAMBECK BY DECREE IN CASE NO. CIO1-1733, IN THE DISTRICT COURT OF SARPY COUNTY, NEBRASKA.

OWNER / APPLICANT

BHI INVESTMENT COMPANY, A NEBRASKA CORPORATION WESTERN SPRINGS LAND CORPORATION, A NEBRASKA CORPORATION 11205 150TH STREET, SUITE 100 OMAHA, NEBRASKA 68138

ENGINEER

LAMP RYNEARSON 14710 WEST DODGE ROAD, SUITE 100 OMAHA, NEBRASKA 68154-2027

ZONING

EXISTING: LI - LIMITED INDUSTRIAL

PROPOSED: LI - LIMITED INDUSTRIAL LOTS 1 THROUGH 27 -47.312 ACRES PUBLIC RIGHT OF WAY -4.631 ACRES 51.943 ACRES TOTAL AREA —

OMAHA PUBLIC POWER DISTRICT 444 SOUTH 16TH STREET MALL OMAHA, NE 68102-2247

CITY OF PAPILLION 9909 PORTAL ROAD

PAPILLION, NEBRASKA 68046 BLACK HILLS ENERGY

501 WEST 6TH STREET PAPILLION, NEBRASKA 68046

- 1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- 2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- 3. LOT 21 WILL HAVE NO DIRECT VEHICULAR ACCESS TO SHEPARD STREET.
- 4. LOTS 19 AND 20 SHALL BE RESTRICTED TO A SINGLE SHARED ACCESS POINT TO SHEPARD STREET.
- 5. ALL CUL-DE-SAC RADII ARE 62.5 FEET UNLESS NOTED OTHERWISE.
- 6. ALL CUL-DE-SAC THROAT RADII ARE 25 FEET UNLESS NOTED OTHERWISE.
- 7. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
- 8. AS PART OF THE FINAL PLAT, A PERPETUAL EASEMENT FOR BURIED POWER AND COMMUNICATIONS WILL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND CENTURYLINK AND TO ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE UNDER THE AUTHORITY OF THE CITY COUNCIL OF PAPILLION, NEBRASKA, TO PROVIDE A CABLE TELEVISION AND ELECTRONIC COMMUNICATION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO CONSTRUCT AND MAINTAIN BURIED WIRES, CABLES AND CONDUITS, AND RISERS, TRANSFORMERS AND OTHER RELATED FACILITIES; AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS INCLUDING SIGNALS PROVIDED BY CABLE TELEVISION SYSTEMS, AND THE RECEPTION THEREON, OVER, THROUGH, UNDER, AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE FRONT AND SIDE LOT LINES; AN EIGHT FOOT (8') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE REAR LINES OF ALL INTERIOR LOTS; AND ALL EXTERIOR LOTS THAT ARE ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS; AND A SIXTEEN FOOT (16') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE REAR LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS. THE TERM "EXTERIOR LOTS" IS HEREIN DEFINED AS THOSE LOTS ABUTTING THE BOUNDARY OF THIS SUBDIVISION. SAID SIXTEEN FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT FOOT (8') WIDE EASEMENT WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED.
- 9. AS PART OF THE FINAL PLAT, A PERPETUAL EASEMENT FOR WATER AND GAS WILL BE GRANTED TO M.U.D. AND BLACK HILLS ENERGY, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ALONG THE FRONT OF ALL LOTS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THIS EASEMENT, BUT THE SAME MAY BE USED FOR DRIVEWAYS, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS HEREIN GRANTED.
- 10. PROPOSED STORM SEWER AND DRAINAGE EASEMENTS ARE TO CITY OF PAPILLION AND SID VIA SEPARATE RECORDED INSTRUMENTS.

ARTICLE XVII.LI LIMITED INDUSTRIAL DISTRICT

205-103 SITE DEVELOPMENT REGULATIONS

REGULATOR	ALL PERMITTED USES
MINIMUM LOT AREA	10,000
MINIMUM LOT WIDTH (FEET)	50
MINIMUM YARDS (FEET) FRONT YARD INTERIOR SIDE YARD STREET SIDE YARD* REAR YARD	NOTE 1 10 NOTE 1 10
MAXIMUM HEIGHT (FEET)	75
MAXIMUM BUILDING COVERAGE	60%
MAXIMUM IMPERVIOUS COVERAGE	80%
FLOOR AREA RATIO (NOTE 2)	1.0
MAXIMUM AMOUNT OF TOTAL PARKING LOCATED IN STREET YARD	80%
PROJECT SIZE REQUIRING LARGE PROJECT SPECIAL USE PERMIT (NOTE 3)	≥ 30 ACRES OR BUILDING AREA OF 400,000 SF
MINIMUM DEPTH OF LANDSCAPING ADJACENT TO STREET RIGHT-OF-WAY LINE (FEET)	10

* CORNER LOTS BORDERED BY TWO ARTERIAL STREETS SHALL MAINTAIN FULL FRONT YARD SETBACKS ON BOTH ARTERIALS.

ON STREETS DESIGNATED AS ARTERIALS ON THE PAPILLION COMPREHENSIVE PLAN, REQUIRED MINIMUM FRONT AND STREET SIDE YARD SETBACKS ARE THE LARGER OF 25 FEET FROM THE PROPERTY LINE OR 100 FEET FROM THE CENTERLINE OF THE STREET. ON ALL OTHER STREETS, REQUIRED MINIMUM FRONT AND STREET SIDE YARD SETBACKS SHALL BE 15 FEET FOR STREETS WITH CURB AND GUTTER AND 30 FEET FOR STREETS WITHOUT CURB AND GUTTER.

NOTE 2: FLEXIBLE FLOOR AREA RATIOS A) PLANNED UNIT DEVELOPMENT DISTRICT:

THE PLANNING COMMISSION AND CITY COUNCIL MAY INCREASE THE MAXIMUM FLOOR AREA RATIO FOR A DEVELOPMENT IN A PLANNED UNIT DEVELOPMENT DISTRICT. B) STORAGE (LIMITED ACCESS) USES: THE PLANNING COMMISSION AND CITY COUNCIL MAY, THROUGH THE ISSUANCE OF A SPECIAL USE PERMIT. INCREASE THE MAXIMUM FLOOR AREA RATIO TO 2.0 FOR A STORAGE (LIMITED ACCESS) USE.

NOTE 3: LARGE PROJECT SPECIAL USE PERMIT THE LARGE PROJECT SPECIAL USE PERMIT REQUIREMENT APPLIES TO PROJECTS OF SUFFICIENT SIZE OR SCALE TO REQUIRE PUBLIC COMMENT AND INDIVIDUAL REVIEW BY THE PLANNING COMMISSION AND CITY COUNCIL. ALL PROJECTS THAT MEET OR EXCEED THE LARGE PROJECT SPECIAL USE PERMIT SIZE THRESHOLD SHALL REQUIRE APPROVAL OF A SPECIAL USE PERMIT, FOLLOWING THE PROCEDURES SET FORTH IN § 205-302 OF THIS ORDINANCE, UNLESS THEY ARE LOCATED WITHIN AND INCLUDED WITHIN THE DEVELOPMENT PLANS OF AN MU OR PUD DISTRICT.

now what's **Delow.** Call before you dig.

REVISIONS 4-21-2020 EAM

DESIGNER / DRAFTER JON CARRELL - ELISE MOLLAK 2-10-2020 PROJECT NUMBER 0118106.01-002

SHEET

BOOK AND PAGE

<u>18106, 3-11</u>

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