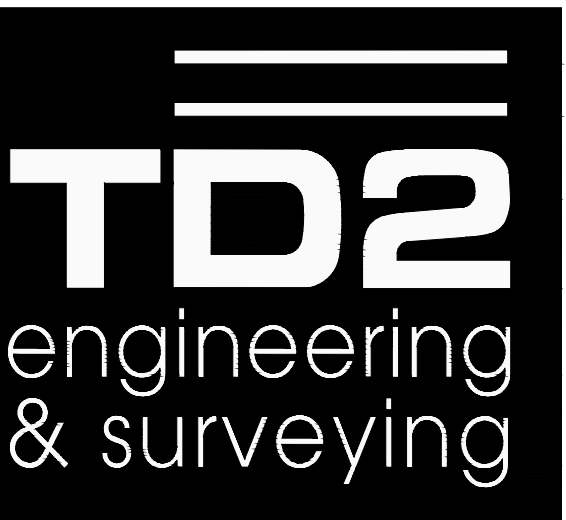


STEEL RIDGE SOUTH

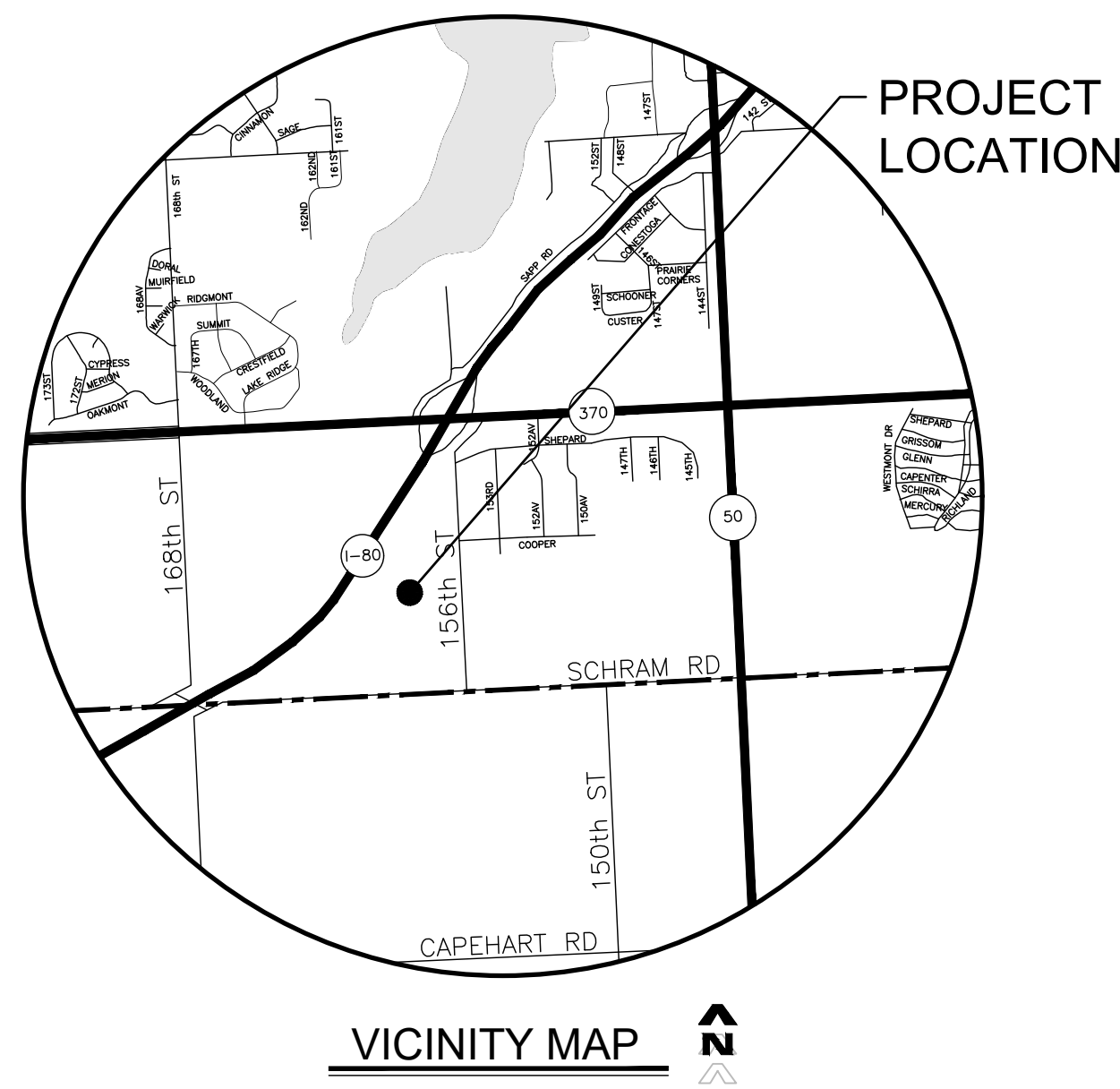
LOTS 3 THROUGH 28 AND OUTLOTS A THROUGH G

SARPY COUNTY, NEBRASKA



thompson, dreessen & dornier, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

Project Name
Steel Ridge South



SUBDIVIDER
DOWD GRAIN CO.
220 N 89TH ST, SUITE 201
OMAHA, NEBRASKA 68114
PHONE: 402-391-5033

ENGINEER
THOMPSON, DREESSEN & DORNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

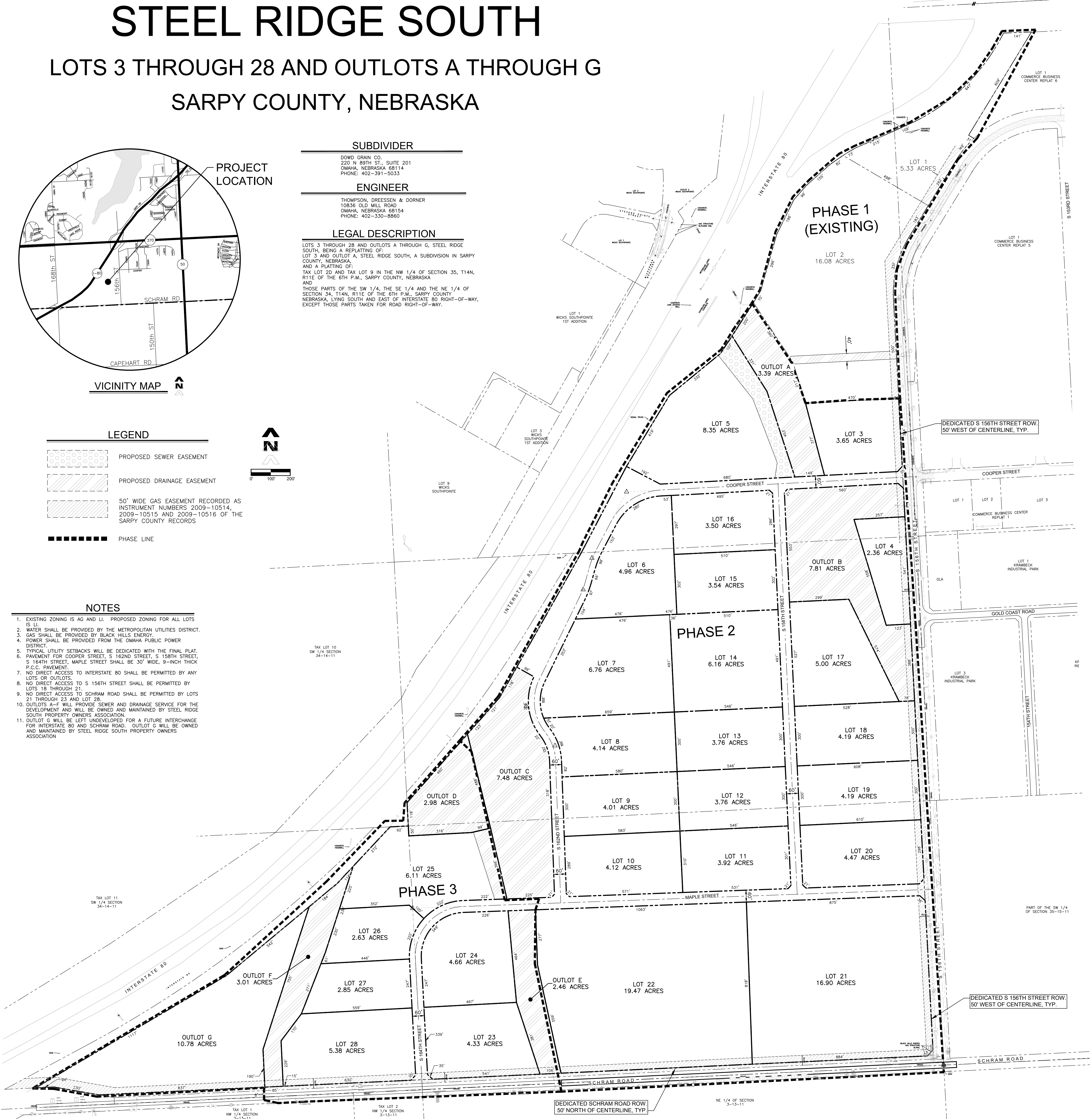
LEGAL DESCRIPTION
LOTS 3 THROUGH 28 AND OUTLOTS A THROUGH G, STEEL RIDGE SOUTH, BEING A REPLATTING OF LOT 3 AND OUTLOT A, STEEL RIDGE SOUTH, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, AND A PLATTING OF TAX LOT 20 AND TAX LOT 9 IN THE NW 1/4 OF SECTION 35, T14N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, AND THOSE PARTS OF THE SW 1/4, THE SE 1/4 AND THE NE 1/4 OF SECTION 34, T14N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, LYING SOUTH AND EAST OF INTERSTATE 80, RIGHT-OF-WAY, EXCEPT THOSE PARTS TAKEN FOR ROAD RIGHT-OF-WAY.



LEGEND

- PROPOSED SEWER EASEMENT
- PROPOSED DRAINAGE EASEMENT
- 50' WIDE GAS EASEMENT RECORDED AS INSTRUMENT NUMBERS 2009-10514, 2009-10515 AND 2009-10516 OF THE SARPY COUNTY RECORDS
- PHASE LINE

- NOTES**
- EXISTING ZONING IS AG AND U. PROPOSED ZONING FOR ALL LOTS IS LL.
 - WATER SHALL BE PROVIDED BY THE METROPOLITAN UTILITIES DISTRICT.
 - GAS SHALL BE PROVIDED BY BLACK HILLS ENERGY.
 - POWER SHALL BE PROVIDED FROM THE OMAHA PUBLIC POWER DISTRICT.
 - TYPICAL UTILITY SETBACKS WILL BE DEDICATED WITH THE FINAL PLAT. PAVEMENT FOR COOPER STREET, S 162ND STREET, S 158TH STREET, S 164TH STREET, MAPLE STREET SHALL BE 30' WIDE, 9-INCH THICK P.C.C. PAVEMENT.
 - NO DIRECT ACCESS TO INTERSTATE 80 SHALL BE PERMITTED BY ANY LOTS OR OUTLOTS.
 - NO DIRECT ACCESS TO S 156TH STREET SHALL BE PERMITTED BY LOTS 18 THROUGH 21.
 - NO DIRECT ACCESS TO SCHRAM ROAD SHALL BE PERMITTED BY LOTS 21 THROUGH 23 AND LOT 28.
 - OUTLOTS A-F WILL PROVIDE SEWER AND DRAINAGE SERVICE FOR THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY STEEL RIDGE SOUTH PROPERTY OWNERS ASSOCIATION.
 - OUTLOT G WILL BE LEFT UNDEVELOPED FOR A FUTURE INTERCHANGE FOR INTERSTATE 80 AND SCHRAM ROAD. OUTLOT G WILL BE OWNED AND MAINTAINED BY STEEL RIDGE SOUTH PROPERTY OWNERS ASSOCIATION.



FRONT YARD	25 FEET
STREET SIDE	25 FEET
STREET SIDE YARD AND LANDSCAPE BUFFER ALONG INTERSTATE 80	50 FEET
REAR YARD AND LANDSCAPE BUFFER ALONG HIGHWAY 370	25 FEET
INTERIOR SIDE YARD	10 FEET
REAR YARD	10 FEET

* TYPICAL SETBACKS ARE AS LISTED ABOVE UNLESS OTHERWISE NOTED ON THE PLAN

Client Name
Dowd Grain Co.

Professional Seal

No.	Description	MM-DD-YY

Drawn By: MEM Reviewed By: BPH
Job No.: 1237-116 Date: 11-2-20

Sheet Title
Preliminary Plat

Sheet Number
Exhibit A