GRANDVIEW ESTATES FIRST ADDITION

ADMINISTRATIVE AMENDMENT TO COMMUNITY UNIT PLAN

COMMUNITY UNIT PLAN LEGAL DESCRIPTION

A legal description of a tract of land composed of all of Grandview Estates 1st Addition, Grandview Estates 2nd Addition, including the dedicated streets, and Lots 71 and 38 I.T., located in the South Half of Section 27, Township 9 North, Range 7 East of the Sixth P.M., Lincoln, Lancaster County Nebraska and more particularly described as follows:

Beginning at the Southwest corner of Lot 71 I.T., said point also being the intersection of the North Right-of-Way line of Rokeby Road and the East Right-of-Way line of South 70th Street thence Northerly, on the Easterly Right-of-Way line of South 70th Street and on the Westerly line of Lot 71 I.T., and on an assumed bearing of N 00°42'59" E for a distance of 789.70'; Thence continuing on the Easterly Right-of-Way line of South 70th Street S 89°57'46" E for a distance of 20.68' to the Southwest corner of Outlot "B" Grandview Estates 1st Addition; Thence continuing on the Easterly Right-of-Way line of South 70th Street and the Westerly line of Outlot "B" with a curve turning to the left with an arc length of 74.66', with a radius of 8079.34', with a chord bearing of N 01°14'24" W, with a chord length of 74.66' to a point on the Southerly Right-of-Way line of Lilee Lane; Thence continuing on the Southerly Right-of-Way line of Lilee Lane the following courses; N 37°30'05" E for a distance of 33.67'; Thence N 82°44'18" E for a a distance of 68.39'; Thence N 89°44'17" E for a distance of 585.33'; Thence with a curve turning to the right with an arc length of 172.83', with a radius of 367.00', with a chord bearing of S 76°46'15" E, with a chord length of 171.24' to a point of intersection with the Westerly line of Lot 4, Block 2, Grandview Estates 1st Addition; Thence N 26°43'12" E on the Westerly line of Lot 4, Block 2, Grandview Estates 1st Addition for a distance of 66.00' to a point on the Northerly Right-of-Way line of Lilee Lane; Thence continuing on the Northerly Right-of-Way line of Lilee Lane and on the Westerly line of Lot 1, Block 3, Grandview Estates 1st Addition with a curve turning to the left with an arc length of 33.68', with a radius of 433.00', with a chord bearing of N 65°30'30" W, with a chord length of 33.67'; Thence continuing on the Westerly line of Outlot "C" the following courses, N 22°15'48" E for a distance of 141.83'; Thence N 00°15'53" W for a distance of 221.76' to the Northwest corner of Lot 1, Block 2, Grandview Estates 2nd Addition; Thence S 89°57'47" E for a distance of 1663.99' to the Northeast corner of Lot 71 I.T. and the Northwest corner of Lot 38 I.T.; Thence S 89°54'12" E on the North line of Lot 38 I.T. for a distance of 1353.88' to the Northeast corner of Lot 38 I.T.; Thence S 00°05'39" W on the East line of Lot 38 I.T. for a distance of 1322.62' to the Southeast corner of Lot 38 I.T.; Thence N 89°51'50" W on the South line of Lot 38 I.T. for a distance of 1358.96' to the Southwest corner of Lot 38 I.T.; Thence N 00°18'51" E on the West line of Lot 38 I.T. for a distance of 33.00' to the Southeast corner of Lot 71 I.T.; Thence N 89°59'03" W on the South line of Lot 71 I.T. for a distance of 2577.96' to the Point of Beginning, and having a calculated area of 109.22 Acres more or less.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

MARC J. RAPHAEL RLS #695

APPROVAL

THE FOREGOING COMMUNITY UNIT PLAN WAS APPROVED BY THE LINCOLN CITY-LANCASTER COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____ 20___ BY RESOLUTION NO_____.

ATTEST:_____
CHAIR

GENERAL NOTES

1. THE EXISTING ZONING IS AG & R-3 CUP, THE PROPOSED ZONING IS R-3 CUP.
2. TOTAL USAGE TABLE
   a. SINGLE FAMILY LOTS - 313
   b. OUTLOTS - 17
   d. TOTAL BLOCKS - 21
3. OUTLOTS AND USE
   a. OUTLOT "A" - DRAINAGE/DETENTION CELL/OPEN SPACE/PEDESTRIAN WAY
   b. OUTLOT "B" - DRAINAGE/DETENTION CELL
   c. OUTLOT "C" - DRAINAGE/DETENTION CELL/OPEN SPACE/PEDESTRIAN WAY
   d. OUTLOT "D" - DRAINAGE/BIKE TRAIL
   e. OUTLOT "E" - DRAINAGE/DETENTION CELL
   f. OUTLOT "F" - DRAINAGE/DETENTION CELL/OPEN SPACE/PEDESTRIAN WAY
   g. OUTLOT "G" - PEDESTRIAN WAY
   h. OUTLOT "H" - PEDESTRIAN WAY
   i. OUTLOT "I" - BIKE TRAIL
   j. OUTLOT "J" - PEDESTRIAN WAY
   k. OUTLOT "K" - PEDESTRIAN WAY
   l. OUTLOT "L" - PEDESTRIAN WAY
   m. OUTLOT "M" - PEDESTRIAN WAY
   n. OUTLOT "N" - PRIVATE OPEN SPACE
   o. OUTLOT "O" - PRIVATE OPEN SPACE
   p. OUTLOT "P" - PRIVATE OPEN SPACE
   q. OUTLOT "Q" - DETENTION CELL
4. LOTS AND USE TABLE
   a. LOTS 1 - 30, BLK 1 - SINGLE FAMILY
   b. LOTS 1 - 22, BLK 2 - SINGLE FAMILY
   c. LOTS 1 - 8, BLK 3 - SINGLE FAMILY
   d. LOTS 1 - 4, BLK 4 - SINGLE FAMILY
   e. LOTS 1 - 6, BLK 5 - SINGLE FAMILY
   f. LOTS 1 - 6, BLK 6 - SINGLE FAMILY
   g. LOTS 1 - 10, BLK 7 - SINGLE FAMILY
   h. LOTS 1 - 22, BLK 8 - SINGLE FAMILY
   i. LOTS 1 - 18, BLK 9 - SINGLE FAMILY
   j. LOTS 1 - 4, BLK 10 - SINGLE FAMILY
   k. LOTS 1 - 29, BLK 11 - SINGLE FAMILY
   l. LOTS 1 - 25, BLK 12 - SINGLE FAMILY
   m. LOTS 1 - 3, BLK 13 - SINGLE FAMILY
   n. LOTS 1 - 9, BLK 14 - SINGLE FAMILY
   o. LOTS 1 - 22, BLK 15 - SINGLE FAMILY
   p. LOTS 1 - 17, BLK 16 - SINGLE FAMILY
   q. LOTS 1 - 17, BLK 17 - SINGLE FAMILY
   r. LOTS 1 - 18, BLK 18 - SINGLE FAMILY
   s. LOTS 1 - 6, BLK 19 - SINGLE FAMILY
   t. LOTS 1 - 24, BLK 20 - SINGLE FAMILY
   u. LOTS 1 - 12, BLK 21 - SINGLE FAMILY
5. C.U.P. DENSITY CALCULATIONS

ZONE	TOTAL ACRES	UNITS PER ACRE	NUMBER OF UNITS
R-3	109.22	6.96	760
TOTAL APPROVED UNITS			760
TOTAL UNITS USED			312
TOTAL UNASSIGNED UNITS			448

6. BLANKET UTILITY EASEMENTS ARE GRANTED ON ALL OUTLOTS.
7. DIRECT VEHICULAR ACCESS TO S. 70TH STREET AND ROKEBY ROAD IS RELINQUISHED EXCEPT WHERE SHOWN.
8. SINGLE FAMILY LOTS MAY BE USED AS AN ATTACHED SINGLE-FAMILY LOT PROVIDED THAT THE LOT MEETS THE MINIMUM LOT AREA REQUIREMENT INCLUDING A MINIMUM WIDTH OF 38 FEET, AND SETBACKS FOR A TWO-FAMILY LOT LOCATED IN THE R-3 ZONE.
9. LOT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY UP TO 10 FEET.
10. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
11. SANITARY SEWER AND WATER LINES TO BE 8 INCH PIPE AND 6 INCH PVC PIPE RESPECTIVELY UNLESS OTHERWISE SHOWN AND TO BE BUILT TO CITY OF LINCOLN SPECIFICATIONS.
12. ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
13. FINAL DESIGN FOR GRADING OF THE OPEN DITCHES AND DETENTION FACILITIES SHALL CONFORM TO THE CITY OF LINCOLN DESIGN STANDARDS REQUIRING PROVISIONS TO LIMIT DEGRADATION OF THE CHANNEL AND TO MAINTAIN A STABLE SLOPE BASED ON URBANIZED RUNOFF FROM THE WATERSHED.
14. ANY RELOCATION OF EXISTING L.E.S. FACILITIES WILL BE AT THE DEVELOPERS EXPENSE.
15. EVES, OVERHANGS, WINDOW SWINGS, DOOR SWINGS, AIR CONDITIONER UNITS ETC. MAY ENCROACH OVER THE SETBACK LINES. ENCROACHMENTS ARE NOT ALLOWED OVER PROPERTY LINES AND MUST CONFORM TO BUILDING AND LIFE SAFETY CODES.
16. NO LOT SHALL BE PLATTED WITHIN 110' OF ROKEBY ROAD UNTIL SUCH TIME AS THE ADJACENT PORTION OF ROKEBY ROAD HAS BEEN IMPROVED, OR FUNDING FOR THE ADJACENT PAVING IS COMPLETE.
17. THE DEVELOPER SHALL MEET THE REQUIREMENTS OF CHAPTER 9 OF THE CITY OF LINCOLN DRAINAGE CRITERIA MANUAL FOR SEDIMENT AND EROSION CONTROL RELATING TO CONSTRUCTION ACTIVITY.
18. A 404 PERMIT FROM THE CORPS OF ENGINEERS SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY GRADING ACTIVITY WITHIN AREAS DETERMINED TO BE JURISDICTIONAL WETLANDS OR WATERS OF THE UNITED STATES.
19. A WATERSHED STUDY SHALL BE COMPLETED AND ACCEPTED BY THE CITY OF LINCOLN FOR THE LAND EAST OF THE NATURAL RIDGE LINE PRIOR TO THE APPROVAL OF A FINAL PLAT AND PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITY WHICH INCLUDES GRADING OPERATIONS.

LEGEND

- PROPOSED ROW
- PROPOSED CENTERLINE
- COMMUNITY UNIT PLAN BOUNDARY
- LIMITS OF ANNEXATION AND CHANGE OF ZONE
- EASEMENT
- W — PROPOSED WATER MAIN
- S — PROPOSED SEWER MAIN
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER
- PROPOSED RIGHT OF WAY DEDICATION
- MINIMUM CORRIDOR LIMITS

WAIVERS

1. SANITARY SEWER RUNNING OPPOSITE OF STREET GRADE.
2. LOT 10, BLOCK 12 - NORTHWEST ANGLE LOT LINE TO HAVE A SIDE YARD SETBACK OF 5 FEET.

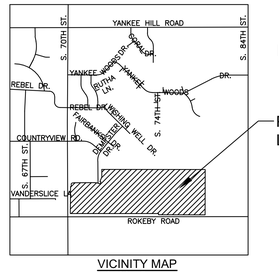
LIMITS OF ADMINISTRATIVE AMENDMENT #21002

SHEET INDEX

COVER SHEET	SHEET 1
SITE/UTILITY PLAN	SHEET 2
SITE/UTILITY PLAN	SHEET 3
SITE/UTILITY PLAN	SHEET 4
GRADING/DRAINAGE PLAN	SHEET 5
GRADING/DRAINAGE PLAN	SHEET 6
PRE-DEVELOPMENT DRAINAGE PLAN	SHEET 7
POST-DEVELOPMENT DRAINAGE PLAN	SHEET 8
STREET PAVING PROFILES	SHEET 9
STREET PAVING PROFILES	SHEET 10
STREET PAVING PROFILES	SHEET 11
STREET PAVING PROFILES	SHEET 12
STREET PAVING PROFILES	SHEET 13
STREET PAVING PROFILES	SHEET 14
STREET PAVING PROFILES	SHEET 15
STREET PAVING PROFILES	SHEET 16
STREET PAVING PROFILES	SHEET 17
STREET PAVING PROFILES	SHEET 18

CENTERLINE CURVE DATA

CURVE #	RADIUS	ANGLE	TANGENT	LENGTH	CH DIST	CH BRG
C1	400.00'	36°45'09"	132.88'	256.58'	252.20'	N44°54'14"W
C2	400.00'	63°27'24"	247.32'	443.01'	420.71'	N58°15'21"W
C3	600.00'	47°48'51"	265.97'	500.71'	486.30'	N66°04'38"W
C4	300.00'	47°41'38"	132.61'	249.72'	242.58'	N66°01'01"W
C5	150.00'	90°00'00"	150.00'	235.62'	212.13'	S45°15'43"E
C6	300.00'	30°11'41"	80.93'	158.10'	156.28'	S75°09'52"E
C7	300.00'	29°55'01"	80.15'	156.65'	154.87'	S75°01'32"E
C8	150.00'	28°54'18"	38.66'	75.67'	74.87'	S14°11'26"W
C9	300.00'	37°34'27"	102.05'	196.74'	193.23'	N18°31'31"E
C10	300.00'	30°20'23"	81.34'	158.86'	157.01'	N74°50'45"E
C11	300.00'	30°03'07"	80.53'	157.35'	155.55'	S74°57'30"E
C12	300.00'	50°59'40"	143.07'	267.01'	258.28'	S85°25'46"E
C14	450.00'	31°03'46"	125.06'	243.97'	240.99'	S74°36'17"W
C15	450.00'	31°03'46"	125.06'	243.97'	240.99'	S74°36'17"W
C16	150.00'	47°30'00"	66.00'	124.35'	120.82'	N66°15'57"E
C17	150.00'	69°25'05"	103.90'	181.74'	170.82'	N07°48'25"E
C18	450.00'	30°27'43"	122.52'	239.25'	236.44'	N11°40'16"W
C20	500.00'	5°17'51"	23.13'	46.23'	46.21'	S02°37'58"E



PROJECT LOCATION

VICINITY MAP
NO SCALE

THE PLANNING DIRECTOR APPROVES THIS
AA21002
Application Number
January 29, 2021
Date

N
0 60' 120' 240'
SCALE: 1"=120'

OWNER & DEVELOPER:

ROKEBY HOLDINGS LTD
8525 EXECUTIVE WOODS DRIVE
LINCOLN, NE 68512

ENGINEER:

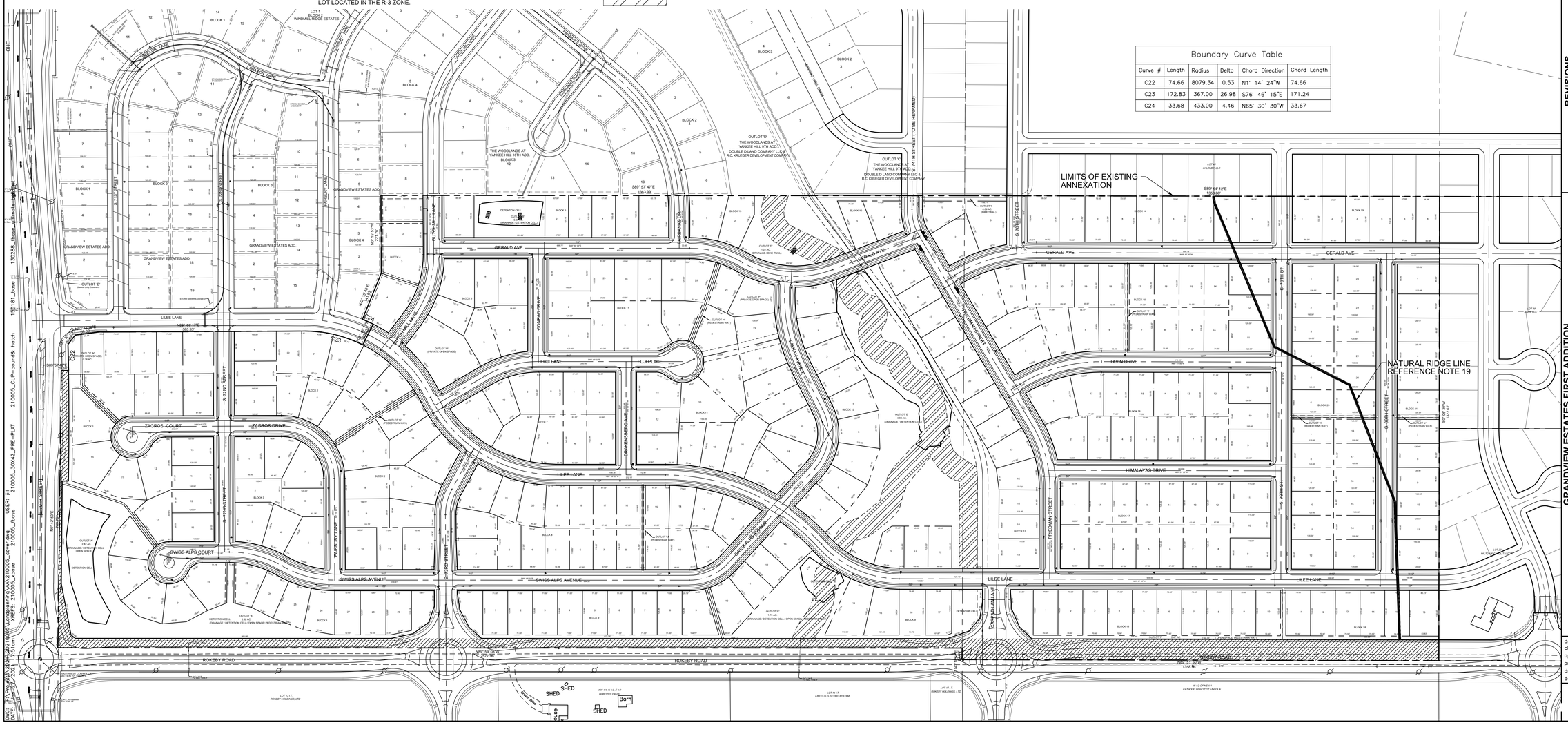
CIVIL DESIGN GROUP, INC.
8535 EXECUTIVE WOODS DRIVE
SUITE 200
LINCOLN, NE 68512
(402)434-8494

SURVEYOR:

ALLIED SURVEYING & MAPPING
8535 EXECUTIVE WOODS DRIVE, SUITE 200
LINCOLN, NE 68512
(402)434-2686

Boundary Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C22	74.66	8079.34	0.53	N1° 14' 24"W	74.66
C23	172.83	367.00	26.98	S76° 46' 15"E	171.24
C24	33.68	433.00	4.46	N65° 30' 30"W	33.67


LIMITS OF EXISTING ANNEXATION
NATURAL RIDGE LINE REFERENCE NOTE 19
GERALD AVE.
LILEE LANE
FUJI LANE
FUJI PLACE
ZAGROS COURT
ZAGROS DRIVE
SWISS ALPS COURT
SWISS ALPS AVENUE
TAVIN DRIVE
HIMALAYAS DRIVE
ROKEBY ROAD
S. 70TH STREET
S. 74TH STREET
S. 84TH STREET
S. PARK DR.
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