

**BOARD OF COUNTY COMMISSIONERS**  
**SARPY COUNTY, NEBRASKA**

**APPROVE PRELIMINARY PLAT –SOUTHERN PINES REPLAT 1**

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2012), the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. § 23-103 (Reissue 2012), the powers of the County as a body are exercised by the County Board of Commissioners (County Board); and,

WHEREAS, the County Board has the authority to adopt Subdivision Regulations, which shall have the force and effect of law pursuant to Neb. Rev. Stat. § 23-374 (Reissue 2012); and,

WHEREAS, said Subdivision Regulations require the County Board to approve applications for preliminary plats; and

WHEREAS, the applicant, Southern Pines Development, LLC, has applied for approval of a preliminary plat of a subdivision to be known Southern Pines Replat 1 on property generally located at the southwest corner of Giles Road and 168<sup>th</sup> Street and legally described as follows:

Lots 3 – 116, inclusive, and Outlots A – E, inclusive, Southern Pines, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska, as part of the East Half of the Northeast quarter of Section 21, Township 14 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, Together with the right of ways of 171<sup>st</sup>, 169<sup>th</sup>, Meridian, Portal, Cary, and Virginia Streets, Centennial Road, Meadows Blvd., Southern Pines Dr., Aurora Cir., and 169<sup>th</sup> Ave. Circle all contained within the boundary of the aforesaid lots, as dedicated in the final plat of said Southern Pines.

WHEREAS, the Sarpy County Planning Department staff reviewed the application of the preliminary plat of a subdivision to be known as Southern Pines Replat 1 for compliance with the Subdivision Regulations; and

WHEREAS, the Planning Department staff made a recommendation of approval as noted in Exhibit A, attached hereto and incorporated by reference, which Exhibit A includes the Planning Department report, the aerial map of the subject property and a copy of the preliminary plat of the subdivision to be known as Southern Pines Replat 1.

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT this County Board makes the following findings of fact:

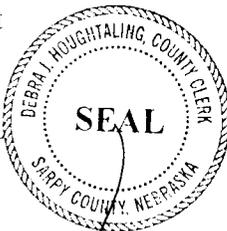
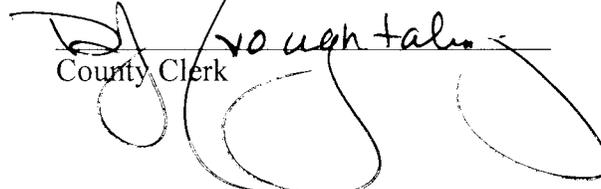
- I. A public hearing regarding the approval of the preliminary plat was held on May 15, 2013 and June 19, 2013 before the Sarpy County Planning Commission. The Planning Commission provided their recommendation to the County Board.

- II. A public hearing regarding the approval of the preliminary plat was held by this County Board.
- III. Notice of each of the public hearings described above was published at least once in the ten (10) day period immediately prior to each respective public hearing.
- IV. The Planning Department staff recommends approval.
- V. The proposed preliminary plat of a subdivision to be known as Southern Pines Replat 1 is in conformity with the Zoning Regulations, the Subdivision Regulations and the Sarpy County Comprehensive Plan;

BE IT FURTHER RESOLVED THAT the preliminary plat of a subdivision to be known as Southern Pines Replat 1 as described in the attached Exhibit A is hereby approved.

The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 21<sup>st</sup> day of August, 2013.

  
Sarpy County Board Chairman

Attest  
SEAL   
  
County Clerk

Sarpy County Board of Commissioners  
 Exhibit "A"  
 Planning Department Report  
 County Board Meeting Date: August 27, 2013

Subject	Type	By
Applications PP 13-0006 and FP 13-0006 Preliminary Plat and Final Plat for Southern Pines Replat 1	Public Hearing & Resolution	Bruce Fountain, AICP, EDFP Director, Planning & Building 

➤ **Summary and Purpose of Requests:**

- These applications are for approval of the Preliminary Plat and Final Plat of a residential subdivision known as Southern Pines Replat 1 located at the southwest corner of Giles Road and 168<sup>th</sup> Street.

➤ **Background and Analysis:**

- The detailed staff report on this application was presented to the Planning Commission at their June 19, 2013 meeting and is attached for your information and review.
- This property is currently platted and recorded as Southern Pines. The currently recorded plat includes two commercial parcels along 168<sup>th</sup> Street as well. The original Southern Pines plat consisted of 114 single-family lots, 5 outlots and 2 commercial lots. The owner/developer is now proposing to replat the residential parcels into 186 single-family lots and 6 outlots which is to be known as Southern Pines Replat 1. The commercial parcels are not a part of this replat and will remain as currently platted.

➤ **Staff Recommendation:**

- All comments and conditions that staff had during the review before the Planning Commission have been satisfactorily addressed. Therefore, staff recommends **APPROVAL** of the proposed Preliminary and Final Plats of a subdivision to be known as Southern Pines Replat 1. Staff makes this recommendation as both the Preliminary Plat and Final Plat meet the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.

➤ **Planning Commission Recommendation:**

- On June 19, 2013 the Planning Commission voted to recommend **APPROVAL** of the Preliminary Plat for the residential subdivision to be known as Southern Pines Replat 1.

**MOTION:** Malmquist moved, seconded by Lichter to APPROVE the Preliminary Plat of a subdivision to be known as Southern Pines Replat 1, as it meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** Ayes – Bliss, Lichter, Ackley, Whitfield, Mohr, Malmquist, and Farrell. Nays – none. Abstain – None. Absent – Stuart, Murante, Fenster and Torczon.  
**Motion carried.**

- On June 19, 2013 the Planning Commission voted to recommend **APPROVAL** of the Final Plat for the residential subdivision to be known as Southern Pines Replat 1.

**MOTION:** Malmquist moved, seconded by Lichter to **APPROVE** the Final Plat of a subdivision to be known as Southern Pines Replat 1, subject to the finalization of a Subdivision Agreement prior to submittal and consideration by the County Board of Commissioners, as it meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** Ayes – Bliss, Lichter, Ackley, Whitfield, Mohr, Malmquist, and Farrell. Nays – none. Abstain – None. Absent – Stuart, Murante, Fenster and Torczon. **Motion carried.**



# SARPY COUNTY PLANNING & BUILDING DEPARTMENT

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## RECOMMENDATION REPORT

PRELIMINARY PLAT (PP 13-0006)

FINAL PLAT (FP 13-0006)

APPLICANT: SOUTHERN PINES DEVELOPMENT, LLC - c/o JOHN ALLEN  
PROPOSED SINGLE FAMILY RESIDENTIAL SUBDIVISION  
TO BE KNOWN AS SOUTHERN PINES REPLAT 1

PLANNING COMMISSION HEARING OF: CONTINUED FROM MAY 15, 2013

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### I. GENERAL INFORMATION

#### A. APPLICANT:

Southern Pines Development, LLC – c/o John Allen  
14769 California Street, P.O. Box 540490  
Omaha NE 68154

#### B. PROPERTY OWNERS:

Southern Pines Development, LLC – c/o John Allen  
14769 California Street, P.O. Box 540490  
Omaha NE 68154

C. **SUBJECT PROPERTY LOCATION:** Subject property is located just south of Giles Road and west of 168<sup>th</sup> Street.

D. **LEGAL DESCRIPTION:** See legal description in attached applications

E. **SUBJECT PROPERTY SIZE:** approximately 56.24 acres

#### F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:

- Future Land Use Designations: Urban Residential
- Zoning: RS-72 (Single-Family Residential)

G. **REQUESTED ACTION(S):** To approve both the Preliminary and Final Plats of a proposed single-family residential development consisting of 186 lots and 6 outlots to be known as Southern Pines Replat 1.

### II. BACKGROUND INFORMATION

A. **EXISTING CONDITION OF SITE:** Previously platted but undeveloped

#### B. GENERAL VICINITY AND LAND USE:

- North: Existing church and undeveloped agricultural land
- East: Undeveloped commercial land; existing bank and Meridian Park subdivision - residential development (east side of 168<sup>th</sup> Street)
- South: Palisades subdivision - residential development
- West: Undeveloped agricultural land

#### C. RELEVANT CASE INFORMATION:

- This property is currently platted and recorded as Southern Pines. The currently recorded plat includes two commercial parcels along 168<sup>th</sup> Street as well. The original Southern Pines plat consisted of 114 single-family lots, 5 outlots and 2 commercial lots. The owner/developer is now proposing to replat the residential

parcels (exclusive of the commercial parcels) into 186 single-family lots and 6 outlots which is to be known as Southern Pines Replat 1.

- Utilities: water – MUD; sanitary sewer - City of Gretna; electric power – OPPD; gas – Black Hills Energy
- Proposed access points are as follows:
  - 168<sup>th</sup> Street at proposed Meridian Street
  - Giles Road at proposed Southern Pines Drive
  - Two access connections are planned into the Palisades neighborhood to the south at 169<sup>th</sup> Street and 171<sup>st</sup> Street.
  - Access to future development to the west is also planned at 3 locations (Meadows Blvd., 171<sup>st</sup>/Greenfield St., and Centennial Rd.)

#### **D. APPLICABLE REGULATIONS:**

- Sarpy County Comprehensive Development Plan
- Sarpy County Zoning Regulations:
  - Section 14, RS-72 Single-family Residential District
  - Section 38, Stormwater Regulations
- Sarpy County Subdivision Regulations

### **III. ANALYSIS / STAFF COMMENTS**

#### **A. COMPREHENSIVE PLAN:**

- The Comprehensive Plan shows the area as future Urban Residential. The proposed development is consistent with this future land use designation.

#### **B. TRAFFIC AND ACCESS:**

- Access to the subject property will be available from 168<sup>th</sup> Street and Giles Road as noted above.
- Any street, road or highway improvements required will be the developer's responsibility.

#### **C. OTHER AGENCY REVIEW/COMMENTS:** The applications were sent to each of the five cities in Sarpy County as well as jurisdictional agencies or departments that may have an interest.

- Comments were received from:
  - **Sarpy County Public Works** – Comments regarding the Giles Road ditch improvements and the Preliminary Drainage Study (see attached comments as submitted for details).
  - **Papio Missouri River Natural Resource District** – Comments include the requirement of a post construction stormwater management plan and the submittal of all documentation to the Papillion Creek Watershed Partnership Website (Omaha Permix); and Watershed Management Fees (see attached comments as submitted for details).

#### **D. GENERAL COMMENTS:**

##### **▪ Preliminary and Final Plats:**

- Staff held a pre-application meeting with developer to discuss the proposed development.
- 186 total single-family lots and 6 outlots for drainage, stormwater management, and passive recreation purposes. One of outlots is proposed to be a small neighborhood park.
- A small internal walking trail system is proposed within the neighborhood.

- A draft Subdivision Agreement has been submitted for review by the County Attorney's office. The Subdivision Agreement must be finalized prior to taking the Final Plat application to the County Board for a recommendation.
- Staff review comment letter was sent to applicant's engineer/surveyor and items are being addressed or corrected (see attached letter). All items must be addressed prior to taking the applications forward to the County Board for review and recommendations. All items have been addressed
- Planning Commission voted to table any action on the proposal to allow the developer and the adjacent property owner to discuss issues with regards to the size of the proposed lots. Developer has met with adjacent property owner and will not be adjusting the lot sizes in this area but has agreed to abide by the terms of the purchase agreement, which are 1) landscaping of abutting boundary line and 2) minimum \$250,000 homes on those parcels that abut such adjacent property.

**IV. STAFF RECOMMENDATIONS:**

- Staff recommends **APPROVAL** of the proposed Preliminary Plat of a subdivision to be known as Southern Pines Replat 1. Staff makes this recommendation as the Preliminary Plat meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.
- Staff recommends **APPROVAL** of the proposed Final Plat of a subdivision to be known as Southern Pines Replat 1, subject to the finalization of a Subdivision Agreement prior to submittal and consideration by County Board of Commissioners. Staff makes this recommendation as the Final Plat, with condition as noted, meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.

**V. PLANNING COMMISSION RECOMMENDATION:**

- ***MOTION: Preliminary Plat***
- ***MOTION: Final Plat***

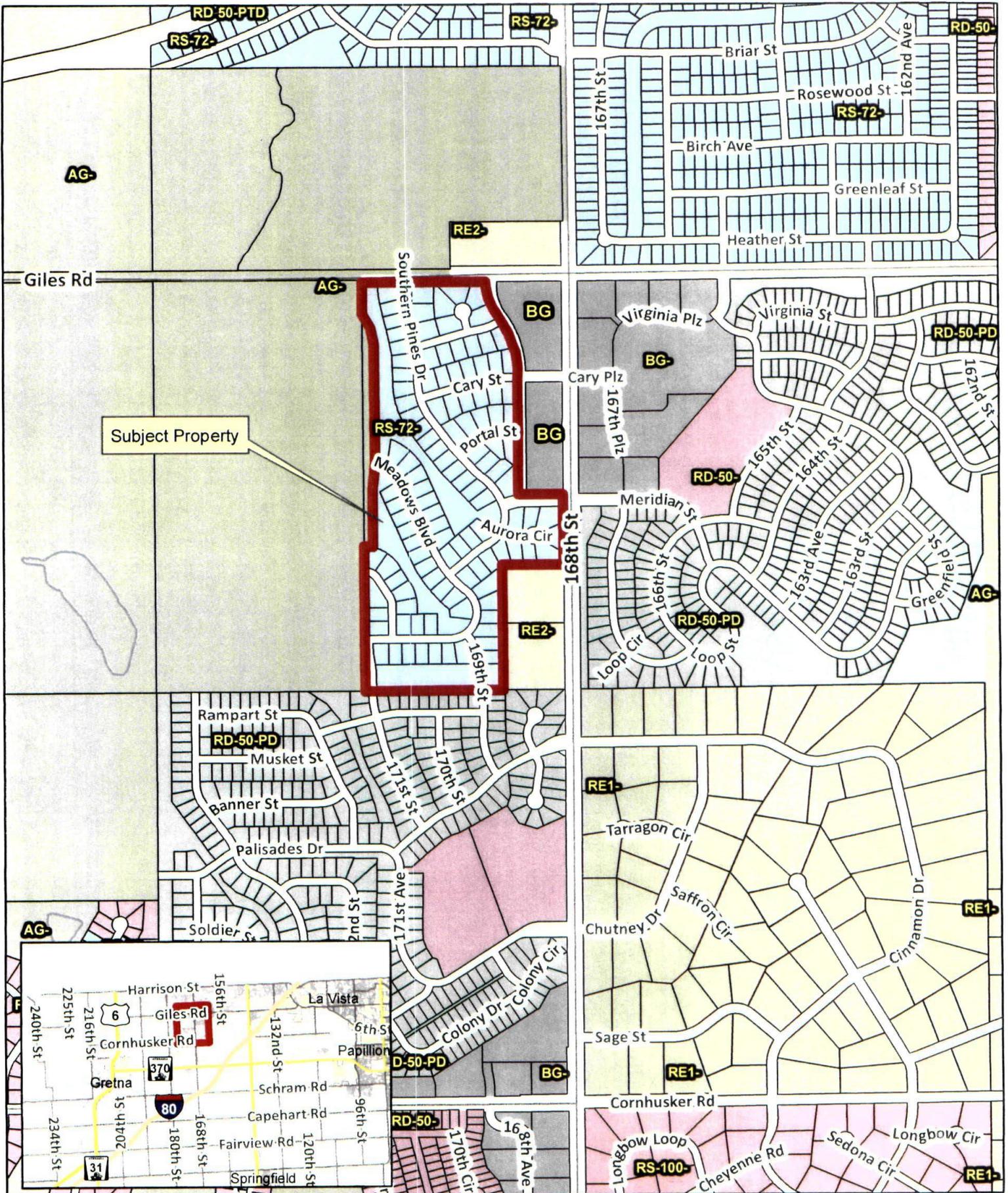
**VI. ATTACHMENTS TO REPORT:**

1. Current Zoning Map
2. Current Development Structure Plan – Figure 5.1 of Comprehensive Plan (showing subject property area)
3. Proposed Preliminary Plat as submitted
4. Proposed Final Plat as submitted
5. Staff comment letter to applicant's engineer/surveyor
6. Comments received from jurisdictional agencies or departments having an interest.
7. Complete Preliminary Plat Application
8. Complete Final Plat Application

**VII. COPIES OF REPORT SENT TO:**

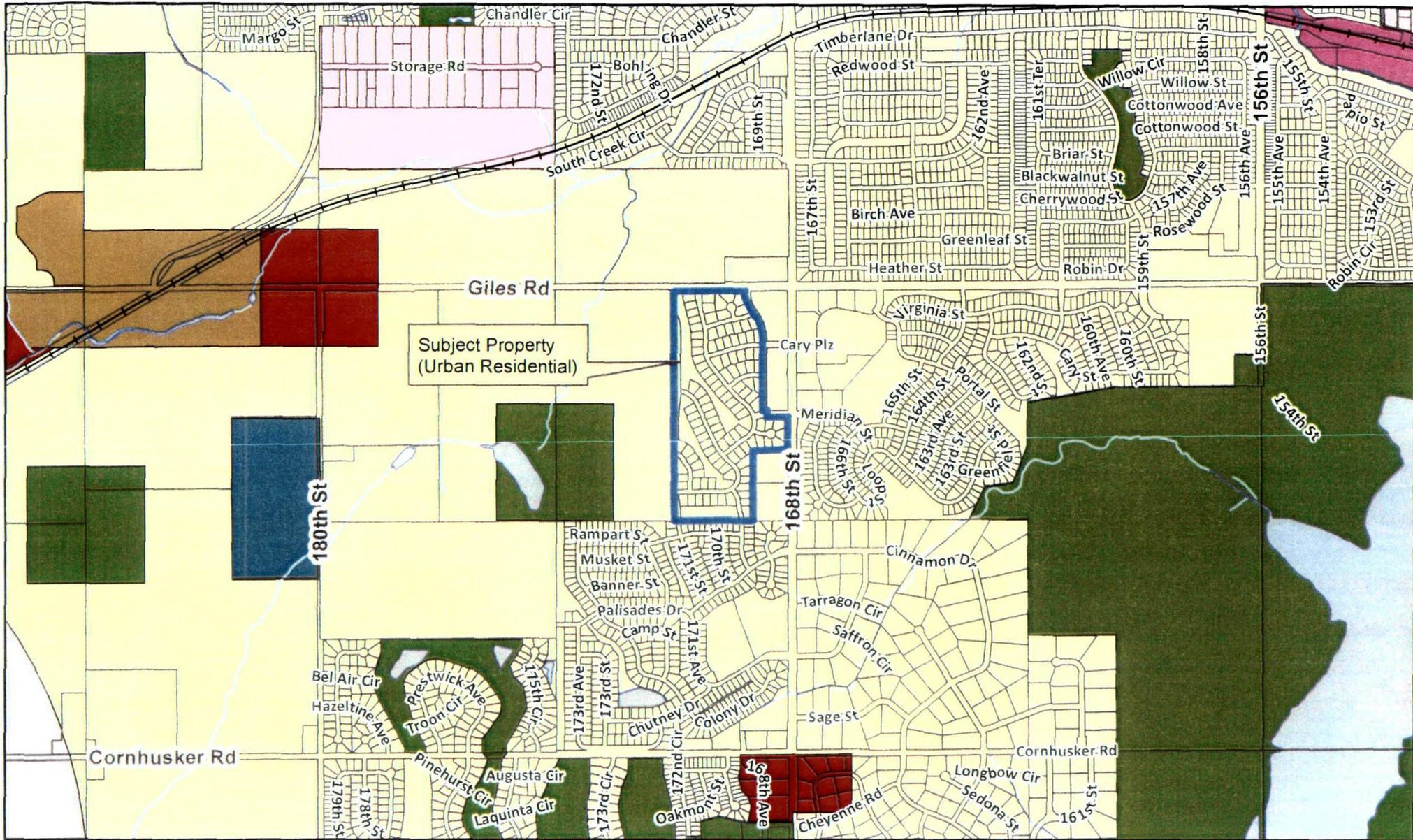
1. Southern Pines Development, LLC – c/o John Allen
2. Lamp, Rynearson and Associates – applicant's engineering consultant
3. Public Upon Request

Original Report prepared by: Bruce Fountain, AICP – Director, Planning & Building Dept.  
 Report updated by: Donna Lynam – Zoning Administrator, Planning & Building Dept.



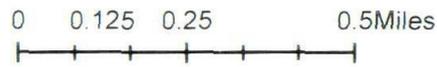
**Vicinity Map - Zoning**  
 SE 168th & Giles  
 Southern Pines Replat 1





Comprehensive Development Plan  
**Figure 5.1: Development Structure Plan**  
 Sarpy County, Nebraska

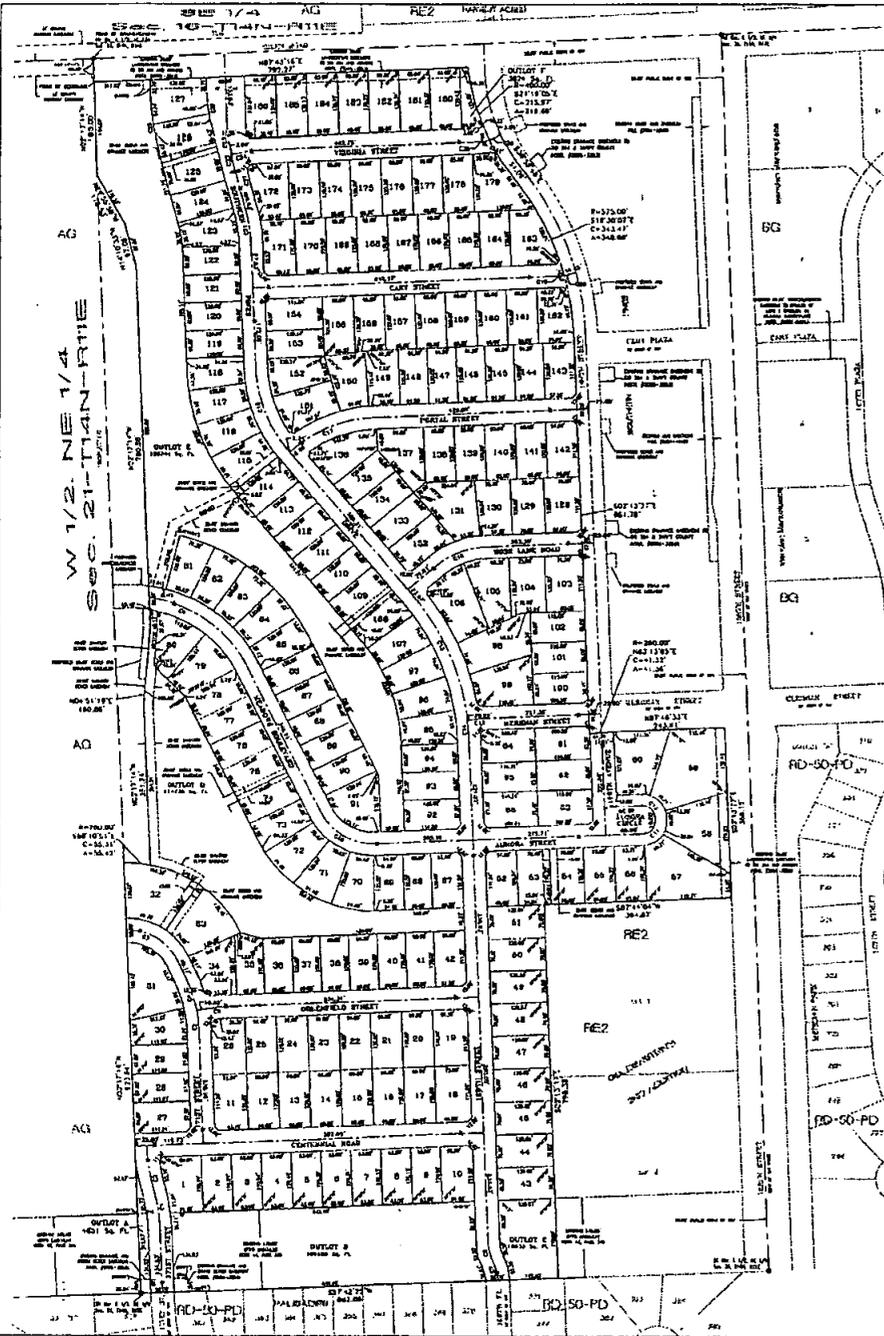
**Current FLU - Sarpy Co**



**Southern Pines Replat 1**

**Legend**

- |                          |                                 |                       |
|--------------------------|---------------------------------|-----------------------|
| Highway Corridor Overlay | Long Term Residential Growth    | Cross County Arterial |
| Bellevue Future Growth   | Mixed Use                       | City Limit            |
| Business Park            | Mixed Use Center                | City ETJ              |
| Civic                    | New Richfield Village           |                       |
| Conservation Residential | Park/School Site                |                       |
| Estate Residential       | Pflug Interchange Development   |                       |
| Greenway                 | Residential - Community Systems |                       |
| Industrial               | Urban Residential               |                       |
| Light Industrial/Storage | Urban Residential II            |                       |



# SOUTHERN PINES REPLAT 1

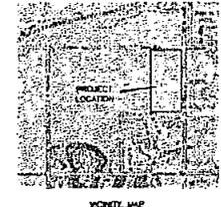
Lots 1 through 185, and Outlets A through F, being a replating of Lots 3 through 118, inclusive, and Outlets A through E, inclusive, SOUTHERN PINES, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, TOGETHER WITH the right of ways of 171st, 169th, Meridian, Portal, Cary, and Virginia Streets, Centennial Road, Meadows Boulevard, Southern Pines Drive, Aurora Circle, and 189th Ave Circle all contained within the boundary of the aforesaid Lots, as dedicated in the final plat of said SOUTHERN PINES.

LOCATED BY:  
 M. V. & J. W. LEE, JR., CIVIL ENGINEERS  
 1015 N. 10th St., Omaha, Neb. 68102



**DINER'S APPLICATION**  
 SUBMITTED BY: [Name]  
 PROJECT NO.: [Number]  
 DATE: [Date]

**PLAT**  
 LAMP RYNEARSON & ASSOCIATES, INC.  
 14710 West Dodge Road, Suite 100  
 Omaha, Nebraska 68134



### LEGAL DESCRIPTION

THIS PLAT shows a replat of Lots 3 through 118, inclusive, and Outlets A through E, inclusive, SOUTHERN PINES, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, TOGETHER WITH the right of ways of 171st, 169th, Meridian, Portal, Cary, and Virginia Streets, Centennial Road, Meadows Boulevard, Southern Pines Drive, Aurora Circle, and 189th Ave Circle all contained within the boundary of the aforesaid Lots, as dedicated in the final plat of said SOUTHERN PINES.

ALL LOTS AND OUTLETS ARE SHOWN IN THIS PLAT WITH THEIR RESPECTIVE AREAS AND DIMENSIONS. THE AREAS AND DIMENSIONS OF THE LOTS AND OUTLETS ARE AS SHOWN IN THIS PLAT AND ARE SUBJECT TO THE SURVEYING AND RECORDING DEPARTMENT'S REVIEW AND APPROVAL.

### LEGEND

- 1. ALL LOTS AND OUTLETS ARE SHOWN IN THIS PLAT WITH THEIR RESPECTIVE AREAS AND DIMENSIONS.
- 2. ALL LOTS AND OUTLETS ARE SHOWN IN THIS PLAT WITH THEIR RESPECTIVE AREAS AND DIMENSIONS.
- 3. ALL LOTS AND OUTLETS ARE SHOWN IN THIS PLAT WITH THEIR RESPECTIVE AREAS AND DIMENSIONS.
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- 9. ALL LOTS AND OUTLETS ARE SHOWN IN THIS PLAT WITH THEIR RESPECTIVE AREAS AND DIMENSIONS.
- 10. ALL LOTS AND OUTLETS ARE SHOWN IN THIS PLAT WITH THEIR RESPECTIVE AREAS AND DIMENSIONS.

### NOTES

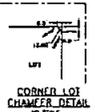
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### Centered Curve Data

Curve No.	Stationing	Length	Chord	Offset	Area
01	100.00	100.00	100.00	0.00	0.00
02	100.00	100.00	100.00	0.00	0.00
03	100.00	100.00	100.00	0.00	0.00
04	100.00	100.00	100.00	0.00	0.00
05	100.00	100.00	100.00	0.00	0.00
06	100.00	100.00	100.00	0.00	0.00
07	100.00	100.00	100.00	0.00	0.00
08	100.00	100.00	100.00	0.00	0.00
09	100.00	100.00	100.00	0.00	0.00
10	100.00	100.00	100.00	0.00	0.00

### PARCEL CURVE DATA

Parcel No.	Stationing	Length	Chord	Offset	Area
01	100.00	100.00	100.00	0.00	0.00
02	100.00	100.00	100.00	0.00	0.00
03	100.00	100.00	100.00	0.00	0.00
04	100.00	100.00	100.00	0.00	0.00
05	100.00	100.00	100.00	0.00	0.00



### ZONING

Zone	Description
RE-2	Residential Medium Density
AG	General Agricultural
RD-50-PD	Road District 50 - Platted
RD-60-PD	Road District 60 - Platted



Lot No.	Area (sq. ft.)	Area (sq. m.)	Dimensions
1	100.00	9.29	10.00 x 10.00
2	100.00	9.29	10.00 x 10.00
3	100.00	9.29	10.00 x 10.00
4	100.00	9.29	10.00 x 10.00
5	100.00	9.29	10.00 x 10.00
6	100.00	9.29	10.00 x 10.00
7	100.00	9.29	10.00 x 10.00
8	100.00	9.29	10.00 x 10.00
9	100.00	9.29	10.00 x 10.00
10	100.00	9.29	10.00 x 10.00

04-01-13P03:27 RCVD

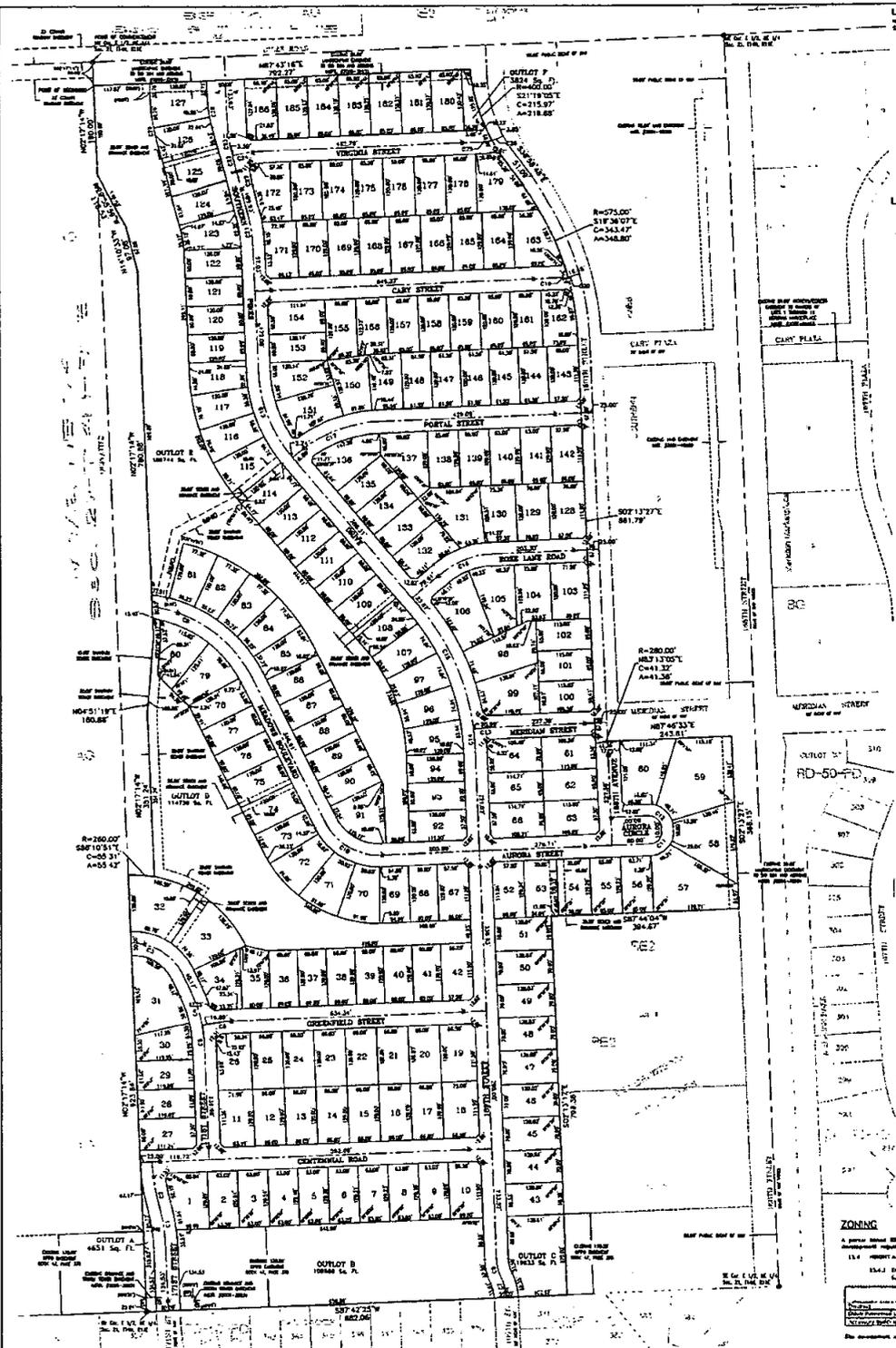
**LAMP RYNEARSON & ASSOCIATES, INC.**  
 14710 West Dodge Road, Suite 100  
 Omaha, Nebraska 68134  
 Phone: (402) 486-2200  
 Fax: (402) 486-2700  
 www.lra-inc.com

**SOUTHERN PINES REPLAT 1 (Lots 1 through 185 and Outlets A through F)**

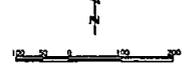
**PRELIMINARY PLAT**

Scale: 1" = 100'

Sheet: 1 of 1



LOCATED IN:  
 NE 1/4 of 1/4 of SEC 21, T14N, R11E  
 SE 1/4 of 1/4 of SEC 21, T14N, R11E



# SOUTHERN PINES REPLAT 1

Lots 1 through 186, and Outlets A through F, being a replatting of Lots 3 through 116, inclusive, and Outlets A through E, inclusive, SOUTHERN PINES, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, TOGETHER WITH the right of ways of 171st, 169th, Meridian, Portal, Cary, and Virginia Streets, Centennial Road, Meadows Boulevard, Southern Pines Drive, Aurora Circle, and 169th Ave Circle all contained within the boundary of the aforesaid Lots, as dedicated in the final plat of said SOUTHERN PINES.

### LEGEND

- SECTION LINE
- SECTION CORNER
- BOUNDARY LINE
- LOT LINE
- - - - - EASEMENT LINE

### NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (DWP).
5. DIMENSIONS AND ANGLES SHOWN IN PARALLELS REFER TO CADASTRALS.
6. LOTS 17, 30 AND 31 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 169TH STREET.
7. LOTS 137, 140 THROUGH 146 AND OUTLET F AND F' WILL HAVE NO DIRECT VEHICULAR ACCESS TO GILES ROAD.
8. ALL SURVEY, STATION NUMBER AND CHANGE INDICATORS SHOWN HEREON ARE ORIGINALLY IN SARPY COUNTY AND SO ARE NOT RECORDED.
9. OUTLET D AND E ARE RECORDED AS SHOWN HEREON AND DIMENSIONS THEREON.

### VICINITY MAP

Parcel Table		Parcel Table		Parcel Table	
Parcel #	Area (SQ FT)	Parcel #	Area (SQ FT)	Parcel #	Area (SQ FT)
1	1,234	101	1,234	191	1,234
2	1,234	102	1,234	192	1,234
3	1,234	103	1,234	193	1,234
4	1,234	104	1,234	194	1,234
5	1,234	105	1,234	195	1,234
6	1,234	106	1,234	196	1,234
7	1,234	107	1,234	197	1,234
8	1,234	108	1,234	198	1,234
9	1,234	109	1,234	199	1,234
10	1,234	110	1,234	200	1,234
11	1,234	111	1,234	201	1,234
12	1,234	112	1,234	202	1,234
13	1,234	113	1,234	203	1,234
14	1,234	114	1,234	204	1,234
15	1,234	115	1,234	205	1,234
16	1,234	116	1,234	206	1,234
17	1,234	117	1,234	207	1,234
18	1,234	118	1,234	208	1,234
19	1,234	119	1,234	209	1,234
20	1,234	120	1,234	210	1,234
21	1,234	121	1,234	211	1,234
22	1,234	122	1,234	212	1,234
23	1,234	123	1,234	213	1,234
24	1,234	124	1,234	214	1,234
25	1,234	125	1,234	215	1,234
26	1,234	126	1,234	216	1,234
27	1,234	127	1,234	217	1,234
28	1,234	128	1,234	218	1,234
29	1,234	129	1,234	219	1,234
30	1,234	130	1,234	220	1,234
31	1,234	131	1,234	221	1,234
32	1,234	132	1,234	222	1,234
33	1,234	133	1,234	223	1,234
34	1,234	134	1,234	224	1,234
35	1,234	135	1,234	225	1,234
36	1,234	136	1,234	226	1,234
37	1,234	137	1,234	227	1,234
38	1,234	138	1,234	228	1,234
39	1,234	139	1,234	229	1,234
40	1,234	140	1,234	230	1,234
41	1,234	141	1,234	231	1,234
42	1,234	142	1,234	232	1,234
43	1,234	143	1,234	233	1,234
44	1,234	144	1,234	234	1,234
45	1,234	145	1,234	235	1,234
46	1,234	146	1,234	236	1,234
47	1,234	147	1,234	237	1,234
48	1,234	148	1,234	238	1,234
49	1,234	149	1,234	239	1,234
50	1,234	150	1,234	240	1,234
51	1,234	151	1,234	241	1,234
52	1,234	152	1,234	242	1,234
53	1,234	153	1,234	243	1,234
54	1,234	154	1,234	244	1,234
55	1,234	155	1,234	245	1,234
56	1,234	156	1,234	246	1,234
57	1,234	157	1,234	247	1,234
58	1,234	158	1,234	248	1,234
59	1,234	159	1,234	249	1,234
60	1,234	160	1,234	250	1,234
61	1,234	161	1,234	251	1,234
62	1,234	162	1,234	252	1,234
63	1,234	163	1,234	253	1,234
64	1,234	164	1,234	254	1,234
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66	1,234	166	1,234	256	1,234
67	1,234	167	1,234	257	1,234
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85	1,234	185	1,234	275	1,234
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174	1,234	274	1,234	364	1,234
175	1,234	275	1,234	365	1,234
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181	1,234	281	1,234	371	1,234
182	1,234	282	1,234	372	1,234
183	1,234	283	1,234	373	1,234
184	1,234	284	1,234	374	1,234
185	1,234	285	1,234	375	1,234
186	1,234	286	1,234	376	1,234

### CENTERLINE CURVE DATA

CURVE	BEARING	ARC LENGTH	CHORD LENGTH	BEATS ANGLE
C1	405.00°	81.44'	41.24'	175°30'
C2	405.00°	81.44'	41.24'	175°30'
C3	115.00°	124.92'	127.28'	67°13'17"
C4	300.00°	24		





# Sarpy County Planning & Building Department

Bruce Fountain, AICP, EDFP – Director

1210 Golden Gate Drive  
Papillion, NE 68046  
Phone: 402-593-1555  
Fax: 402-593-1558  
[www.sarpy.com/planning](http://www.sarpy.com/planning)

May 7, 2013

Lamp, Ryneanson and Associates, Inc.  
Terry Atkins  
14710 W Dodge Road, Suite 100  
Omaha, NE 68154

## RE: SOUTHERN PINES REPLAT 1 PRELIMINARY AND FINAL PLAT SUBMITTAL

The application for a Preliminary and Final Plat for "Southern Pines Replat 1" has been reviewed by the Planning Department staff and we have the following comments:

- The Legal description on the attachment to the application is not consistent with the legal description given on the Preliminary Plat
- A copy of the Draft Subdivision Agreement must be submitted with Preliminary and Final Plat application pursuant to Section 6.2.13 of the Sarpy County Subdivision Regulations
- Written documentation or explanation of request to be exempt from current Post Construction Storm Water Management Plan as required by Sarpy County Zoning Regulations 38.21
- Wastewater Service Agreement with the City of Gretna for transporting and treatment of sanitary sewer
- List City of Gretna as Utility Provider to Exhibit B
- Lot Number Identification for Lots 30-31, 149-150, 152 and Outlot F are missing on exhibits
- A copy of any private restrictions or covenants affecting the subdivision should be included with the submittal, for reference, as required by Sarpy County Subdivision Regulations 8.2.3.17.
- Signature Line for Sarpy County Planning Commission (currently labeled as Building Inspector)
- Landscape submittal must utilize a variety of tree and shrub species to provide visual, four season interest. Not more than 1/3 of the required number of trees or shrubs may be comprised of any one species per section 37.2.2 of the Sarpy County Zoning Regulations
- Encourage the landscaping of the proposed park area on Outlot D
- Sarpy County Public Works comments, dated May 3, 2013, are attached for your review and response.

We would like to have the above issues resolved prior to May 10, 2013. Please forward your response to [dlynam@sarpy.com](mailto:dlynam@sarpy.com) at your earliest convenience.

Please contact Bruce Fountain, Planning Director, or myself at 402-593-1555 if you have any questions.

Respectfully,

Donna Lynam  
Zoning Administrator/Code Enforcement  
Sarpy County Planning

cc Bruce Fountain, Planning Director  
File

May 3, 2013

Bruce Fountain, Director  
Sarpy County Planning Department  
Papillion, NE 68046



RE: Southern Pines Replat 1 Application for Preliminary and Final Plat

Dear Mr. Fountain:

The District has reviewed the Preliminary Plat and Final Plat Applications for Southern Pines Replat 1 located southwest of 168<sup>th</sup> Street and Giles Road in Sarpy County, Nebraska, prepared by Lamp Rynearson & Associates, Inc. dated April 3, 2013. The District previously provided comments to Sarpy County Planning Department on October 9, 2009, October 14, 2009, and October 16, 2009. The District offers the following comments on this project:

- A Post Construction Stormwater Management Plan (PCSMP) for this project was not provided for review. The District previously reviewed a PCSMP drawing for this project however no supporting documentation was submitted for review. Please submit the required documentation for review.
- A subdivision agreement was not provided for review, however, as stated in the Papillion Creek Watershed Partnership Interlocal Agreement adopted by Sarpy County in 2009, Watershed Management Fees are to be collected for all new development or significant redevelopment.

If you have any questions or concerns, please contact me at (403) 444-6222 or at [llaster@papionrd.org](mailto:llaster@papionrd.org).

Sincerely,

Lori Ann Laster, CFM  
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD

llaster\Documents\Permit-Zoning Reviews\Sarpy County\Plat 1020\130503-Southern Pines.docx  
Project: 535 Plat: 1020



## SARPY COUNTY

Dennis L. Wilson, P.E., PhD  
Sarpy County Engineer

**PUBLIC WORKS DEPARTMENT**  
15100 South 84th Street • Papillion, NE 68046-2895  
Phone (402) 537-6900 • FAX (402) 537-6955 • www.sarpy.com

### MEMO

TO: Donna Lynam, Zoning Administrator / Code Enforcement

FROM: Patrick M. Dowse, P.E., Engineering Manager *PM*

DATE: May 3, 2013

RE: Southern Pines Replat 1 Review

Sarpy County Public Works has reviewed the April 1, 2013 submittal by Southern Pines Development, LLC, in regards to the Preliminary and Final Plat Applications of Southern Pines Replat 1. After review, Public Works has the following comments:

#### GILES ROAD

Typical Section – Public Works would prefer a flat bottom ditch cross section (4 feet wide typical, if possible) given the steep roadway profile. V-ditch sections cause maintenance and erosion issues which can usually be adequately addressed through wide flat bottom ditches.

#### PRELIMINARY DRAINAGE STUDY

Please verify the calculations and assumptions are still valid from the 2005 study as the lot density has increased. The 60" RCP pipe crossing calculations shows the  $Q_{\text{Overtopping}}$  is less than  $Q_{100}$  for the design storm, thus water will be over the roadway during low frequency storms, which is a possible maintenance and safety issue given the functional classification and future use of the roadway. A more conservative design needs to be considered.

There is an apparent hydraulic jump in the upstream of the pipe which may change the headwater assumptions, and will most definitely create a maintenance and erosion issue. The configurations needs to be reviewed and possible armament or channel modifications need to be considered.

The tail water velocities appear to be much greater than 6 ft/s, which would indicate end treatments would be necessary in order to thwart erosion and scouring issues downstream of the crossing, which again would a be maintenance issue to Public

Works.

The pipe length should also be lengthened to better fit the roadway profile and increase the recoverability and maintainability of the foreslopes. Safety countermeasures may be required if the foreslopes are deemed to be unrecoverable. Public Works would entertain acquiring downstream permanent easements and having upstream, permanent easements dedicated in order to allow for adequate pipe lengths and access for maintenance.

Please let me know if you have any further questions.



# SARPY COUNTY PLANNING

1210 GOLDEN GATE DRIVE PAPIILLION, NE 68046  
PHONE: 402-593-1555 FAX: 402-593-1558 E-MAIL: [PLANNING@SARPY.COM](mailto:PLANNING@SARPY.COM)

## PRELIMINARY PLAT APPLICATION

<p>In order for your application to be considered <b>COMPLETE</b>, please answer all applicable questions and provide the following:</p> <ol style="list-style-type: none"> <li>1. Submit complete Preliminary Plat Application</li> <li>2. Submit Non-Refundable Fee of \$ <u>1,168</u> made payable to Sarpy County Treasurer</li> <li>3. 1 reduced size site plan drawing (8.5 x 11)</li> <li>4. 1 Electronic copy of the plat drawing (PDF)</li> <li>5. 25 full sized, <b>folded</b> plat drawings</li> <li>6. Preliminary Drainage Plan</li> <li>7. 5 copies proposed Post- Construction Storm Water Management Plan</li> </ol>	<p><b>PLANNING STAFF USE ONLY:</b></p> <p>APPLICATION NO.: <u>04-01-13P03:27 RCVD</u>  DATE RECEIVED: <u>PP 13-0006</u>  CP DESIGNATION: <u>Urban Residential</u>  ZONING DESIGNATION: <u>RS-72</u></p> <p>FEE: <u>\$ 1,168.</u> RECEIPT NO. <u>1984</u>  RECEIVED BY: _____  NOTES: _____</p> <p><u>Please review sections 5 and 6 of the Sarpy County Subdivision Regulations for complete Preliminary Plat process requirements.</u></p>
--	---

### APPLICANT INFORMATION:

NAME: Southern Pines Development, L.L.C. c/o John Allen E-MAIL: john.allen@cbshome.com  
ADDRESS: 14769 California Street, P.O. Box 540490 CITY/STATE/ZIP: Omaha, NE 68154  
MAILING (IF DIFFERENT)  
ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
PHONE: 402-964-4675 FAX: 402-964-4676

### PROPERTY OWNER INFORMATION: (If multiple owners, attach separate sheet)

Please check box if attaching separate sheet with owner information.

NAME: Southern Pines Development, L.L.C. c/o John Allen E-MAIL: john.allen@cbshome.com  
ADDRESS: 14769 California Street, P.O. Box 540490 CITY/STATE/ZIP: Omaha, NE 68154  
MAILING (IF DIFFERENT)  
ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
PHONE: 402-964-4675 FAX: 402-964-4676

### ENGINEER INFORMATION:

NAME: Lamp, Rynearson & Associates, Inc. c/o Terry Atkins E-MAIL: Terry.Atkins@lra-inc.com  
ADDRESS: 14710 West Dodge Road, Suite 100 CITY/STATE/ZIP: Omaha, NE 68154  
MAILING (IF DIFFERENT)  
ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
PHONE: 402-496-2498 FAX: 402-496-2730

**PROJECT DESCRIPTION:** (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets if necessary.) **PLEASE NOTE:** A detailed project description is essential to the reviewing process of this request.

Southern Pines includes 186 lots and 6 outlots with all interior improvements including sanitary sewer, storm sewer, concrete streets, water, gas, and power.

**PLAT INFORMATION:** Complete each section in its entirety. If a question is not applicable to your project, please indicate this to show that each question has been carefully considered.

**PLAT NAME:** Southern Pines

**ASSESSOR'S PARCEL NUMBER:** residential: 011589803 - 011589916; residential outlots: 011589917 – 011589921  
**CURRENT ZONING:** RS-72

**ADDITIONAL PARCEL NUMBERS** \_\_\_\_\_ **GEN. PROP. LOCATION\*:** SW of 168<sup>th</sup> and Giles Road

*\*example 189<sup>th</sup> & Giles Rd*

**LEGAL DESCRIPTION:** (Describe property to wit:)

See Attached

**ADDITIONAL INFORMATION:** Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. Attach extra sheets if necessary.

**PLEASE NOTE THE FOLLOWING PROCEDURES:**

1. The Planning Commission will hold a public hearing and make a recommendation to the County Board.
2. County Board will hold a public hearing and make a final decision on the Preliminary Plat.
3. All necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the Preliminary Plat applicant or the property owner.

I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process at the Planning Commission and County Board is complete. I further understand the Preliminary Plat process as stated above and I authorize County Staff to enter the property for inspection related to the specific request during this process.

Southern Pines LLC [Signature]  
Owner Signature (or authorized agent)

3/29/13  
Date

\_\_\_\_\_  
Owner Signature (or authorized agent)

\_\_\_\_\_  
Date

## LEGAL DESCRIPTION

Lots 3 through 116, inclusive, and Outlots A through E, inclusive, SOUTHERN PINES, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, as part of the East Half of the Northeast Quarter of Section 21, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, TOGETHER WITH the right of ways of 171<sup>st</sup>, 169<sup>th</sup>, Meridian, Portal, Cary, and Virginia Streets, Centennial Road, Meadows Boulevard, Southern Pines Drive, Aurora Circle, , and 169<sup>th</sup> Ave Circle all contained within the boundary of the aforesaid Lots, as dedicated in the final plat of said SOUTHERN PINES

## LEGAL DESCRIPTION

SOUTHERN PINES REPLAT 1, Lots 1 through 186, and Outlots A through F, being a replatting of Lots 3 through 116, inclusive, and Outlots A through E, inclusive, SOUTHERN PINES, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, TOGETHER WITH the right of ways of 171<sup>st</sup>, 169<sup>th</sup>, Meridian, Portal, Cary, and Virginia Streets, Centennial Road, Meadows Boulevard, Southern Pines Drive, Aurora Circle, , and 169<sup>th</sup> Ave Circle all contained within the boundary of the aforesaid Lots, as dedicated in the final plat of said SOUTHERN PINES, the entire tract described as follows:

Commencing at a 5/8" rebar at the northwest corner of the East Half of the Northeast Quarter of Section 21, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska;

Thence South 02°17'14" East (assumed bearings) for 50.00 feet along the west line of said East Half of the Northeast Quarter of Section 21 to the South right of way line of Giles Road and the TRUE POINT OF BEGINNING;

Thence North 87°43'16" East for 792.27 feet along said south right of way line also being parallel with and 50.00 feet south of the north line of said East Half of the Northeast Quarter of Section 21, to the west right of way line of 169th Street;

Thence along said west right of way line for the following four (4) courses;

1) Thence along a curve to the left (having a radius of 400.00 feet and a long chord bearing South 18°53'56" East for 183.26 feet) for an arc length of 184.91 feet along said west right of way line;

2) Thence South 36°58'48" East for 51.09 feet;

3) Thence along a curve to the right (having a radius of 575.00 feet and a long chord bearing South 24°10'39" East for 128.94 feet) for an arc length of 129.21 feet;

4) Thence South 02°13'27" East for 861.79 feet to the south right of way line of Meridian Street as originally platted in the final plat of said SOUTHERN PINES;

Thence along a curve to the right (having a radius of 260.00 feet and a long chord bearing North 83°13'05" East for 41.32 feet) for an arc length of 41.36 feet along said south right of way line;

Thence North 87°46'33" East for 243.81 feet continuing along said south right of way line to the west right of way line of 168th Street;

Thence South 02°13'27" East for 368.15 feet along said west right of way line to a 5/8" rebar at the northeast corner of Lot 1, GOLDENSTEINS 2ND ADDITION, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska;

Thence South 87°44'04" West for 394.67 feet along the north line of said Lot 1 to a 5/8" rebar at the northwest corner thereof;

Thence South 02°13'17" East for 798.38 feet along the west line of Lots 1 and 2 of said GOLDENSTEINS 2ND ADDITION to a 5/8" rebar with 1 ¼" yellow plastic cap stamped LS-561 at the southwest corner of said Lot 2 and the north line of PALISADES, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, also being the south line of said East Half of the Northeast Quarter of Section 21;

Thence South 87°42'25" West for 882.06 feet along said north line of said PALISADES to a 5/8" rebar with 1 ¼" yellow plastic cap stamped LS-561 at the southwest corner of said East Half of the Northeast Quarter of Section 21 also being the southwest corner of said SOUTHERN PINES;

Thence following along the west line of said SOUTHERN PINES for the following eight (8) courses;

1) Thence North 02°17'14" West for 923.64 feet along the west line of said East Half of the Northeast Quarter of Section 21;

2) Thence along a curve to the right (having a radius of 260.00 feet and a long chord bearing South 86°10'51" East for 55.31 feet) for an arc length of 55.42 feet;

3) Thence North 02°17'14" West for 351.24 feet;

4) Thence North 04°51'19" East for 160.86 feet;

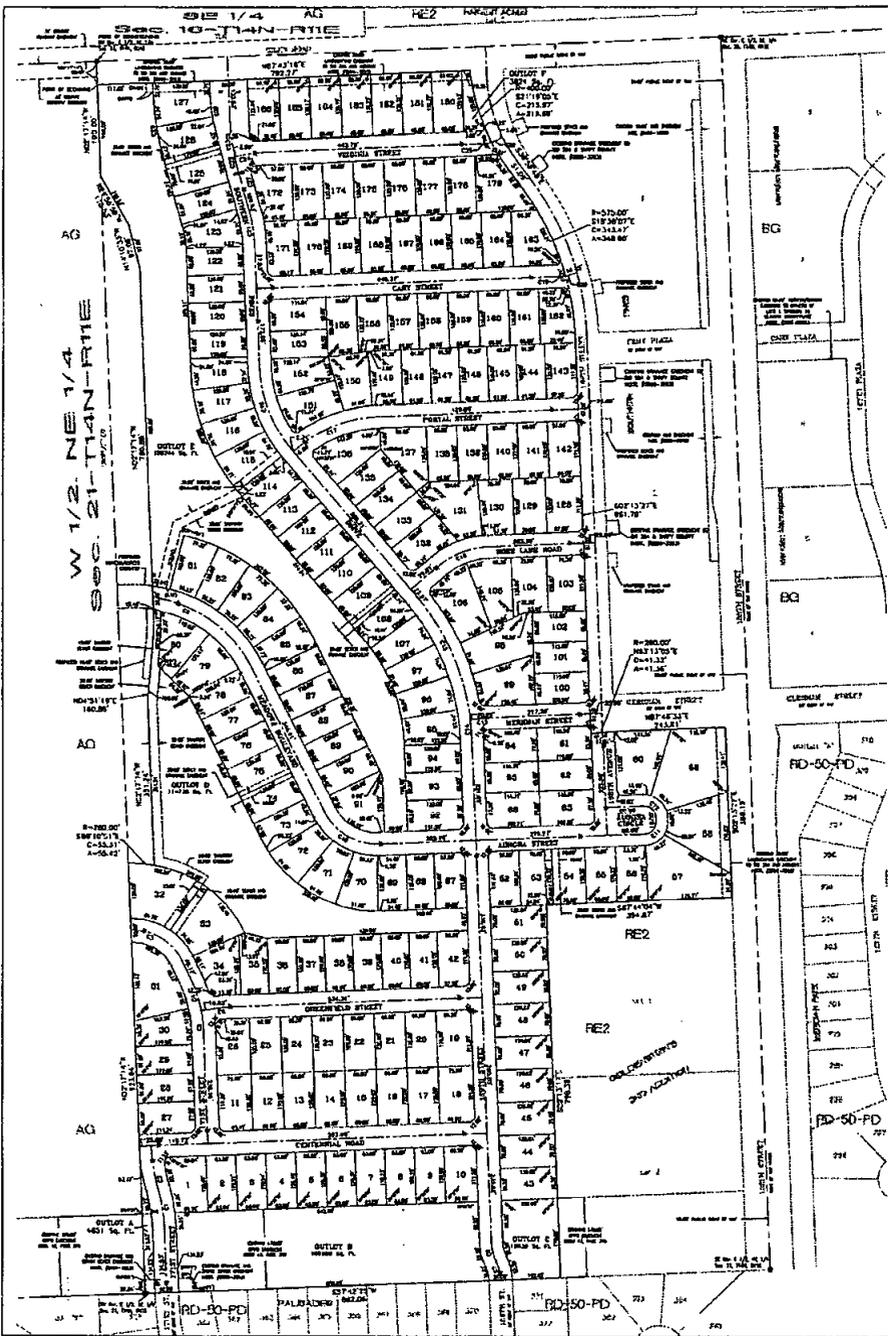
5) Thence North 02°17'14" West for 780.88 feet;

6) Thence North 14°10'33" West for 97.08 feet;

7) Thence North 29°55'59" West for 118.53 feet to the west line of said East Half of the Northeast Quarter of Section 21;

8) Thence North 02°17'14" West for 190.00 feet along said west line to the POINT OF BEGINNING.

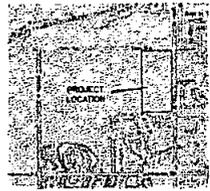
Contains 56.243 acres



# SOUTHERN PINES REPLAT 1

Lots 1 through 186, and Outlets A through F, being a replating of Lots 3 through 116, inclusive, and Outlets A through F, inclusive, SOUTHERN PINES, a subdivision, as surveyed, plotted and recorded in Searcy County, Nebraska, TOGETHER WITH the right of way of 171st, 169th, Meridian, Portal, Cary, and Virginia Streets, Centennial Road, Meadows Boulevard, Southern Pines Drive, Aurora Circle, and 169th Ave Circle all contained within the boundary of the aforesaid Lots, as indicated in the final plat of said SOUTHERN PINES.

LOCATED IN:  
 NE 1/4 NE 1/4 SEC. 21, T4N, R1E  
 NE 1/4 NE 1/4 SEC. 21, T4N, R1E



PROJECT LOCATION

### LEGAL DESCRIPTION

REPLAT 1 OF SOUTHERN PINES, a subdivision, as surveyed, plotted and recorded in Searcy County, Nebraska, TOGETHER WITH the right of way of 171st, 169th, Meridian, Portal, Cary, and Virginia Streets, Centennial Road, Meadows Boulevard, Southern Pines Drive, Aurora Circle, and 169th Ave Circle all contained within the boundary of the aforesaid Lots, as indicated in the final plat of said SOUTHERN PINES.

### OWNER/APPLICANT

LAMP RYNEARSON & ASSOCIATES, LLC  
 14710 West Dodge Road, Suite 107  
 Omaha, Nebraska 68134

### ENGINEER

LAMP RYNEARSON & ASSOCIATES, LLC  
 14710 West Dodge Road, Suite 107  
 Omaha, Nebraska 68134

### ZONING

RES-22

### POWER

OWNER SHALL PROVIDE SERVICE TO ALL LOTS AND STREETS.

### NOTES

1. ALL SERVICES ARE SHOWN AS GENERAL FEEL.
2. ALL SERVICES SHALL BE PROVIDED TO ALL LOTS AND STREETS.
3. ALL SERVICES SHALL BE PROVIDED TO ALL LOTS AND STREETS.
4. ALL SERVICES SHALL BE PROVIDED TO ALL LOTS AND STREETS.
5. ALL SERVICES SHALL BE PROVIDED TO ALL LOTS AND STREETS.
6. ALL SERVICES SHALL BE PROVIDED TO ALL LOTS AND STREETS.
7. ALL SERVICES SHALL BE PROVIDED TO ALL LOTS AND STREETS.
8. ALL SERVICES SHALL BE PROVIDED TO ALL LOTS AND STREETS.
9. ALL SERVICES SHALL BE PROVIDED TO ALL LOTS AND STREETS.
10. ALL SERVICES SHALL BE PROVIDED TO ALL LOTS AND STREETS.

### CENTERING CURVE DATA

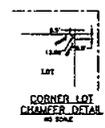
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02	100.00	1.00	1.00
03	100.00	1.00	1.00
04	100.00	1.00	1.00
05	100.00	1.00	1.00
06	100.00	1.00	1.00
07	100.00	1.00	1.00
08	100.00	1.00	1.00
09	100.00	1.00	1.00
10	100.00	1.00	1.00

### PARCEL CURVE DATA

CHORD BEARS	CHORD LENGTH	CHORD BEARS	CHORD BEARS
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02	100.00	1.00	1.00
03	100.00	1.00	1.00
04	100.00	1.00	1.00
05	100.00	1.00	1.00

### TYPICAL SETBACKS

ZONE RS-22

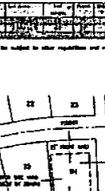


CORNER LOT CHAMBER DETAIL

### ZONING

RES-22

### SECTION CORNER DETS



SECTION CORNER DETS

Lot No.	Area (Ac)	Area (Sq Ft)	Area (Sq Ft)	Area (Sq Ft)
1	0.01	1,360	1,360	1,360
2	0.01	1,360	1,360	1,360
3	0.01	1,360	1,360	1,360
4	0.01	1,360	1,360	1,360
5	0.01	1,360	1,360	1,360
6	0.01	1,360	1,360	1,360
7	0.01	1,360	1,360	1,360
8	0.01	1,360	1,360	1,360
9	0.01	1,360	1,360	1,360
10	0.01	1,360	1,360	1,360

04-01-13P03:27 RCVD

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SOUTHERN PINES REPLAT 1 (Lots 1 through 186 and Outlets A through F)  
 SEARCY COUNTY, NEBRASKA

PRELIMINARY PLAT

1 of 1

