

RECEIVED

JUN 25 2010

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF LANCASTER COUNTY, NEBRASKA

LANCASTER COUNTY  
CLERK

PRELIMINARY PLAT NO. 10002:	)	
FOX RUN, ON PROPERTY GENERALLY	)	RESOLUTION NO. <u>R-10 - 00460</u>
LOCATED AT 1/2 MILE NORTH OF THE	)	
CORNER OF SOUTH 162 <sup>ND</sup> STREET AND	)	
HIGHWAY 2 (BENNET CORNER)	)	
LANCASTER COUNTY, NEBRASKA	)	

WHEREAS, Marcia Kinning, ESP, on behalf of Karen Fletcher, requests approval of Preliminary Plat No. 10002, Fox Run, for 19 single-family acreage lots on a 71.47 acre parcel, more or less, including a request to waive the block length requirement, on property generally located at 1/2 mile North of the corner of South 162<sup>nd</sup> Street and Highway 2 (Bennet Corner), Lancaster County, Nebraska, legally described as follows:

A portion of Lot 21 (A.K.A. Lot 29 I.T.) In the Northeast Quarter of Section 27, Township 9 North, Range 8 East, in the 6<sup>th</sup> P.M., Lancaster County, Nebraska; and

WHEREAS, the Lincoln-Lancaster County Planning Department recommends conditional approval of this preliminary plat concluding that the proposal meets the requirements of the County Zoning and Subdivision Regulations and reflects a typical acreage plat; and

WHEREAS, on June 2, 2010, the Lincoln-Lancaster County Planning Commission conducted a public hearing on Preliminary Plat No. 10002; and

WHEREAS, on June 2, 2010, the Planning Commission voted 9 to 0 to recommend conditional approval of Preliminary Plat No. 10002; and

WHEREAS, on June 29, 2010, the Board of County Commissioners of Lancaster County, Nebraska, conducted a public hearing regarding Preliminary Plat No. 10002 and voted to approve said request with the conditions outlined by the Planning Department; and

WHEREAS, all requirements of the Lancaster County Land Subdivision Regulations in relation to said Preliminary Plat have been met.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Lancaster County, Nebraska, that Preliminary Plat No. 10002, Fox Run, for 19 single-family acreage lots on a 71.47 acre parcel, more or less, including a request to waive the block length requirement, on property generally located at ½ mile North of the corner of South 162<sup>nd</sup> Street and Highway 2 (Bennet Corner), Lancaster County, Nebraska, be and hereby is approved and accepted subject to the following conditions:

**SITE SPECIFIC:**

1. After the subdivider completes the following instructions and submits the documents and plans and 6 copies to the Planning Department office, the preliminary plat will be signed by the Chair of the Planning Commission certifying approval: (NOTE: These documents and plans are required by ordinance or design standards.)
  - 1.1 Revise the preliminary plat to show:
    - 1.1.1 Make the revisions requested in the County Engineers memo of May 6, 2010.
    - 1.1.2 Make the street name corrections requested by the Building and Safety Department.
    - 1.1.3 Revise South 148<sup>th</sup> Street to read ~~“Hooper Road”~~ the new street name.
    - 1.1.4 Revise the notes to delete notes #5, 14, 15. Remove references to “building envelopes” as this is not a Community Unit Plan and these are not needed.
    - 1.1.5 Show only the gross lot area for each lot. Since the “net” was noted for Health purposes, this can be accomplished by adding a note that all lots are over 3 acres in size, excluding any easements.
    - 1.1.6 Show the location of the water lines.
2. Provide a concept layout of the lot south of S. 161 Street to determine the final street

name.

GENERAL:

3. Final Plats will be approved by the Planning Director after:
  - 3.1 The required improvements are completed for the public streets, water system, drainage facilities, land preparation and grading, sediment and erosions control measures, storm water detention/retention facilities, drainageway improvements, temporary turnaround and barricades, and street name signs.
  - 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
    - 3.2.1 To complete the street paving of public streets and temporary turnarounds and barricades located at the temporary dead-end of the streets shown on the final plat.
    - 3.2.2 To complete the public water distribution system to serve this plat.
    - 3.2.3 to complete the enclosed public drainage facilities shown on the approved drainage study.
    - 3.2.4 To complete land preparation including storm water detention/retention facilities and open drainageway improvements to serve this plat.
    - 3.2.5 To complete the installation of the street name signs.
    - 3.2.6 To complete the installation of the permanent markers prior to construction on or conveyance of any lot in the plat.
    - 3.2.7 To timely complete any other public or private improvement or facility required by Chapter 4 (Design Standards) of the Land Subdivision Regulations which have not been waived but which inadvertently may have been omitted from the above list of required improvements.
    - 3.2.8 To submit to the County Engineer a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.
    - 3.2.9 To comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Resolution.
    - 3.2.10 To complete the public and private improvements shown on the

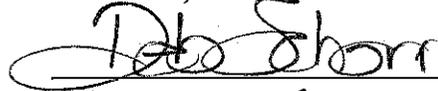
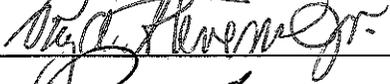
preliminary plat.

- 3.2.11 To maintain the outlots and private improvements in a condition as near as practical to the original construction on a permanent and continuous basis.
- 3.2.12 To maintain County roads and all of its elements in a condition as near as practical to the original or as constructed condition in order to provide the road user with a safe and convenient highway facility until the County Board specifically accepts the maintenance.
- 3.2.13 To pay all design, engineering, labor, material, inspection, and other improvement costs.
- 3.2.14 To protect the trees that are indicated to remain during construction and development.
- 3.2.15 To relinquish the right of direct vehicular access to S. 148<sup>th</sup> Street (Hooper Road) except for South 157<sup>th</sup> Street (S. 156<sup>th</sup> Street) and to S. 162<sup>nd</sup> Street except for Fox Run Road.

DATED this \_\_\_\_\_ day of June 29, 2010, at the County-City Building, Lincoln,

Lancaster County, Nebraska.

BY THE BOARD OF COUNTY  
COMMISSIONERS OF LANCASTER  
COUNTY, NEBRASKA

  
\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_  
**Hullins Absent**

APPROVED AS TO FORM  
this 30<sup>th</sup> day of  
June, 2010.  
  
\_\_\_\_\_  
for GARY E. LACEY  
County Attorney



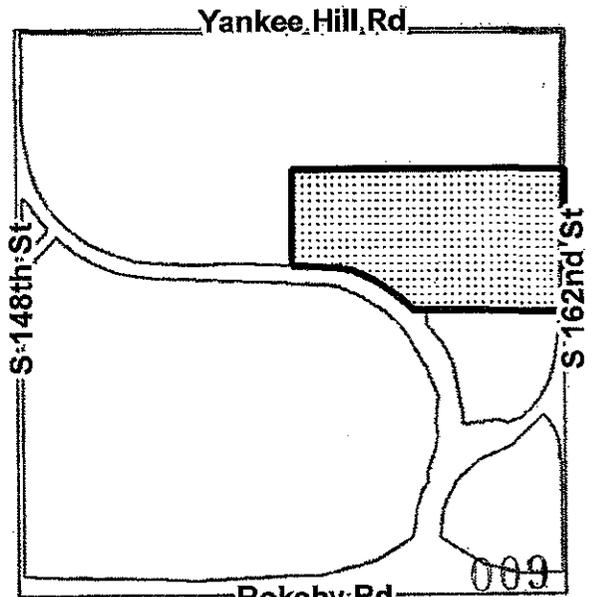
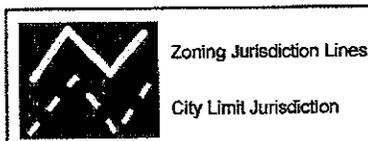
**Preliminary Plat #10002**  
**Fox Run**  
**S 162nd St & Hwy 2**

2007 aerial

**Zoning:**

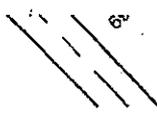
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

**One Square Mile**  
**Sec. 27 T09N R08E**









**Preliminary Plat #10002  
Fox Run  
S 162nd St & Hwy 2**

GENERAL NOTES:

1. THIS PRELIMINARY PLAT CONTAINS 71.47 ACRES MORE OR LESS.
2. THIS PRELIMINARY PLAT PERMITS 19 SINGLE FAMILY LOTS. EACH LOT SHALL CONTAIN A MAXIMUM OF ONE SINGLE FAMILY RESIDENCE AND OUT BUILDINGS, ALL LOCATED WITHIN THE BUILDING ENVELOPES AS SHOWN AND/ OR NOTED.
3. THE CURRENT ZONING IS 'AGR'.
4. THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 35 FEET, AS PER 'AGR' ZONING.
5. THE DEVELOPER OR OWNER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE BUILDING ENVELOPES SHOWN.
6. THE DEVELOPER PROPOSES THE USE OF RURAL WATER FOR POTABLE WATER SUPPLY.
7. THE DEVELOPER PROPOSES THE USE OF INDIVIDUAL WASTE WATER SYSTEMS. IF PERCOLATION TEST DO NOT PERMIT SUB SURFACE FIELDS, LAGOONS SHALL BE INSTALLED. WASTE WATER SYSTEMS SHALL BE APPROVED BY THE LANCASTER COUNTY HEALTH DEPARTMENT.
8. THE DEVELOPER SHALL CONSTRUCT AND SURFACE THE PRIVATE ROADWAYS WITH 3" OF CRUSHED ROCK AND 1" OF GRAVEL IN ACCORDANCE WITH THE LANCASTER COUNTY STANDARDS. THE COUNTY SHALL BE NOTIFIED PRIOR TO THE LAYING OF THE GRAVEL. ALL SURFACING RADII AT ALL INTERIOR INTERSECTIONS SHALL BE 30 FEET. THE SURFACING RADII AT THE INTERSECTION OF SOUTH 162ND STREET AND FOX RUN ROAD AND AT SOUTH 157TH STREET AND SOUTH 148TH STREET SHALL BE 50.0 FEET.
9. TWO SUBDIVISION GROUND SIGNS SHALL BE PERMITTED FOR THIS DEVELOPMENT. ANY RELOCATION OF GROUND SIGNS SHALL BE AT THE DEVELOPERS EXPENSE.
10. ALL CURVILINEAR DIMENSIONS ARE CHORD LENGTHS.
11. DIRECT VEHICULAR ACCESS TO SOUTH 162ND STREET IS HEREBY RELINQUISHED EXCEPT FOR PROPOSED FOX RUN ROAD. DIRECT VEHICULAR ACCESS TO SOUTH 148TH STREET IS HEREBY RELINQUISHED EXCEPT FOR PROPOSED SOUTH 157TH STREET.
12. ALL TOPOGRAPHIC CONTOURS ARE AT NAVD 88 DATUM.
13. ONLY ONE RESIDENTIAL ACCESS SHALL BE PERMITTED PER EACH LOT.
14. 'JUNK CARS' SHALL BE PROHIBITED IN THIS DEVELOPMENT AS NOTED IN PROTECTIVE COVENANTS.
15. FUTURE LOT OWNERS WILL BE ADVISED THAT THIS IS IN A RURAL FARM AREA AND THAT NORMAL AND CUSTOMARY FARM ACTIVITIES ARE NOT A NUISANCE.
16. EASEMENTS SHALL BE DEDICATED AT THE TIME OF FINAL PLAT FOR CULVERTS THAT EXTEND BEYOND THE PUBLIC ACCESS WIDTH.
17. ALL CULVERTS SHALL HAVE EITHER A FLARED-END SECTION OR CONCRETE HEADWALL ON THE INLET END. GRADING SHALL BE CONSTRUCTED TO ALLOW FOR PROPER DRAINAGE THROUGH CULVERTS.

LEGAL DESCRIPTION:

A legal description of a portion of Lot 21 Irregular Tract, located in the Northeast Quarter of Section 27, Township 9 North, Range 8 East of the Sixth Principal Meridian, Lancaster County, Nebraska, more particularly described as follows:

Commencing at the Southeast Corner of the Northeast Quarter of Section 27, Township 9 North Range 8 East, and the POINT OF BEGINNING;

Thence N 89°47'46" W, on the South line of the Northeast Quarter of Section 27, a distance of 1439.46 feet;

Thence N 49°21'44" W, a distance of 227.14 feet;

Thence N 56°55'35" W, a distance of 210.68 feet;

Thence N 64°40'39" W, a distance of 265.43 feet;

Thence N 80°02'17" W, a distance of 159.74 feet;

Thence N 87°00'32" W, a distance of 442.44 feet;

Thence N 00°05'27" E, on the East line of the Northeast Quarter of Section 27, a distance of 897.85 feet;

Thence S 89°54'29" E, a distance of 2633.80 feet;

Thence S 00°20'09" W, on the West line of the Northeast Quarter of Section 27, a distance of 1325.91 feet to the POINT OF BEGINNING, and containing a calculated area of 3,113,301.98 square feet or 71.47 acres.

SURVEYOR'S CERTIFICATE:

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

**Preliminary Plat #10002  
Fox Run  
S 162nd St & Hwy 2**

014

1  
2  
3  
4  
5  
6  
7  
8  
9