

# SC SOUTH

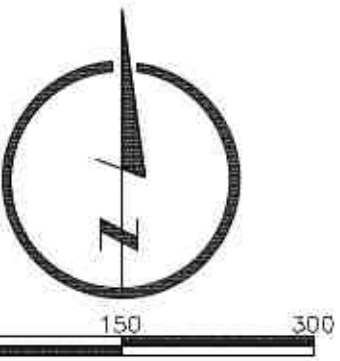
LOT 1, BEING A PLATTING OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND TAX LOT NINE (9) IN THE NORTHWEST QUARTER AND TAX LOT TEN (10) IN THE SOUTHWEST QUARTER ALL IN SECTION 15, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., IN SARPY COUNTY, NEBRASKA



LOCATED IN:  
 NW 1/4 NW 1/4 SEC. 15, T13N, R11E  
 NE 1/4 NW 1/4 SEC. 15, T13N, R11E  
 SW 1/4 NW 1/4 SEC. 15, T13N, R11E  
 SE 1/4 NW 1/4 SEC. 15, T13N, R11E  
 NW 1/4 SW 1/4 SEC. 15, T13N, R11E  
 NE 1/4 SW 1/4 SEC. 15, T13N, R11E

**LAMP RYNEARSON**

14710 W. DODGE RD, STE. 100  
 OMAHA, NE 68154  
 402.496.2408  
 LampRyNearson.com

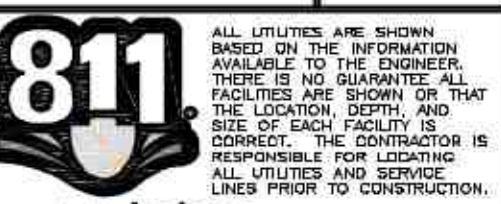


PRELIMINARY

NOT RELEASED FOR CONSTRUCTION  
 JOE FLAHEARD

SPECIAL USE PERMIT  
 SITE PLAN

SC SOUTH (LOT 1 AND OUTLOT A)  
 SARPY COUNTY, NEBRASKA



Know what's below.  
 Call before you dig.

REVISIONS


DESIGNER / DRAFTER  
 SAM CHRISTENSEN  
 DATE  
 10/8/2020  
 PROJECT NUMBER  
 0120146  
 BOOK AND PAGE

SHEET

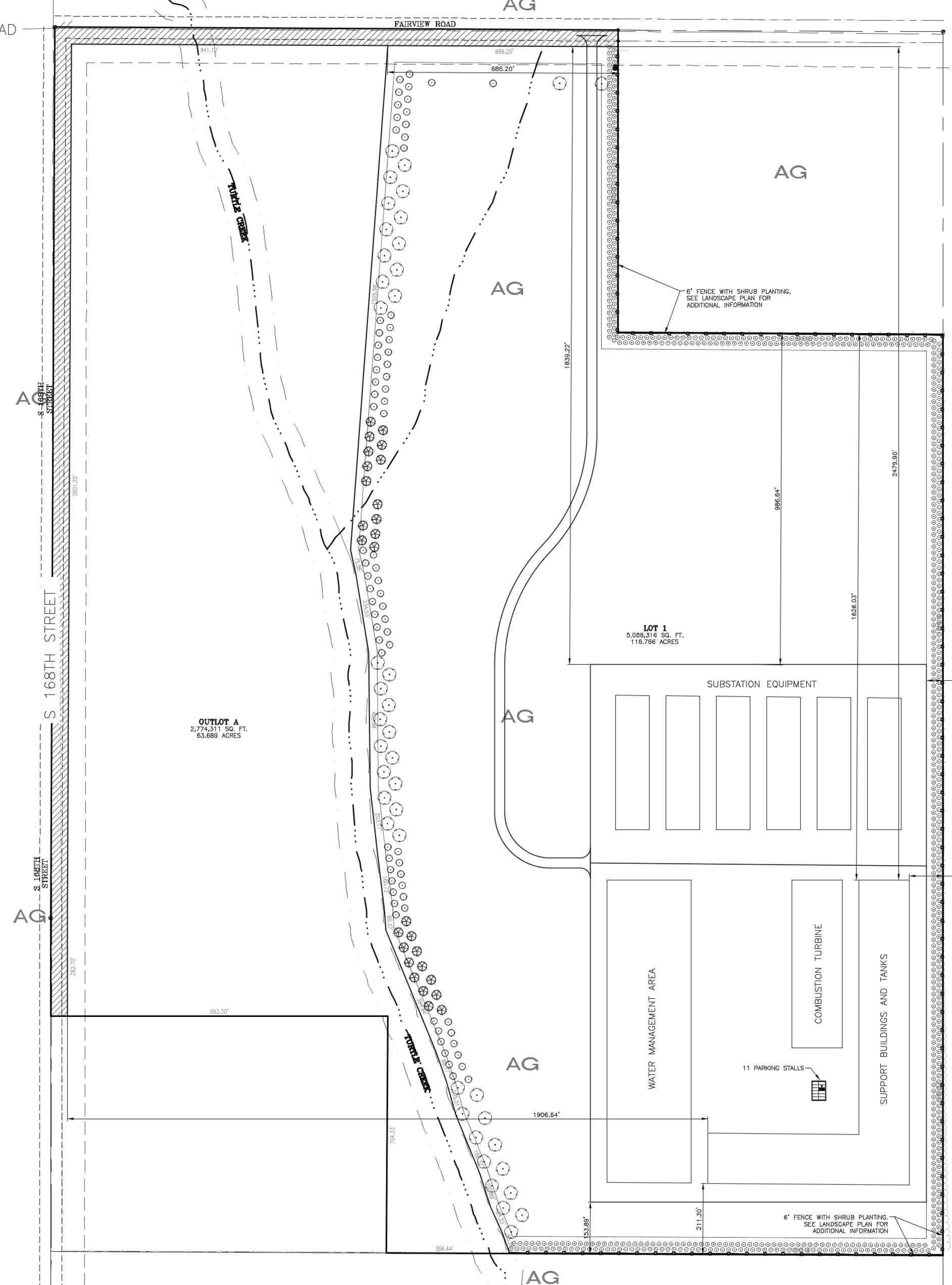
LANDSCAPE CODE REVIEW "AG"		
	REQUIRED	PROVIDED
A. BUFFERYARD MINIMUM DEPTH LANDSCAPE (205-231)	PER NOTE 2: 0'	0'
B. SCREEN DESIGN (205-232)	B.1: A WOOD, BRICK, STONE, CONCRETE MASONRY, PVC, STUCCO, CONCRETE FENCE OR WALL AT LEAST SIX FEET IN HEIGHT, WITH A MINIMUM OPACITY OF 75%	SIX FOOT FENCE
C. STREET LANDSCAPE BORDER	1 TREE PER 50 LF OF ARTERIAL AND COLLECTOR RIGHTS-OF-WAY: 200 LF / 50' = 4 TREES	4 TREES PROVIDED ON INTERIOR OF SITE DUE TO POTENTIAL FUTURE TRANSMISSION LINES
D. LANDSCAPED AREA IN STREETYARD	MINIMUM 80% OF AREA OF FIRST 35 FEET OF STREETYARD TO BE LANDSCAPED	100% PROVIDED
E. PARKING AREA LANDSCAPE	NONE PER SECTION 205-233, 2(E)	0
F. PARKING AREA TREES	NONE BASED ON NO REQUIRED PARKING AREA LANDSCAPE	0

**LEGAL DESCRIPTION:** LOT 1, SC SOUTH, PAPPILLION, NEBRASKA  
**ZONING COMPLIANCE AND SITE PLAN REVIEW**  
 SOUTH-EAST CORNER OF 168TH AND FAIRVIEW ROAD SARPY COUNTY, NE  
**ADDRESS**  
**APPLICANT** OPED  
**PHONE NUMBER** (531) 226-3200 MARY FISHER  
**USE TYPE:** UTILITIES **IMPROVEMENT** **SITE PLAN**  
**ZONING:** AG (SEE ARTICLE XVII)  
 PERMITTED USE  
 CONDITIONAL USE  
 SPECIAL USE  
 AIRPORT USE  
 855 REVIEW

SITE REGULATORS (SECTION 205-43):			
	ALLOWED	PROPOSED	COMMENTS
A. MINIMUM LOT AREA	20 ACRES	116.77 ACRES	
B. MINIMUM WIDTH	200 FEET	686.20 FEET	
C. MIN DEPTH OF OPEN SPACE ADJACENT TO STREET RIGHT-OF-WAY LINE (FEET)	50'	1839.22'	
D. SETBACK			
FRONT YARD	50'	2479.80'	
STREET SIDE YARD	50'	1906.64'	
INTERIOR SIDE YARD	25'	100'	
REAR YARD	50'	211.30'	
E. HEIGHT	35' MAX	150'	EXCEPTION REQUESTED
F. BUILDING COVER (%)	50%	4%	
G. IMPERVIOUS COVER (%)	70% MAX	33%	
H. PARKING REQUIREMENTS	10 SPACE PER EMPLOYEE OF MAXIMUM SHIFT	11 SPACES	
(SEE SECTION 205-241)	10 EMPLOYEES ON MAXIMUM SHIFT		
I. ACCESSIBLE PARKING (SEE TABLE 205-244)	1 SPACES	1 SPACES	

PARKING LANDSCAPE REQUIREMENTS (SEE SECTION 205-233):			
J. FRONT/STREET SIDE YARD	10'	1839.22'	
K. REAR/INTERIOR SIDE YARD	5'	48'	
L. INTERIOR LANDSCAPING (%) (% OF PAVED AREA)	N/A, LESS THAN 5,000 SF OF PARKING	N/A	

THE APPLICANT IS REQUESTING AN EXCEPTION TO THE MAXIMUM HEIGHT FROM 35' TO 150' TO ACCOMMODATE THE FACILITY'S STACK HEIGHT AND OTHER BUILDING NEEDS.



L:\Engineering\2020\14. 168th and Fairview\Drawings\SitePlan\SC SOUTH (LOT 1 AND OUTLOT A).DWG, 10/7/2020 12:00:04 PM, SWI, EXTERNALS, LAMP RYNEARSON