

ROADWAY CENTERLINE CURVE DATA

- A** R = 450.00' L = 150.88' T = 76.15' CL = 150.17' Δ = 19° 12' 38"
- B** R = 450.00' L = 149.96' T = 75.69' CL = 149.27' Δ = 19° 06' 36"
- C** R = 300.00' L = 422.62' T = 254.93' CL = 388.53' Δ = 80° 42' 51"
- D** R = 450.00' L = 566.37' T = 320.86' CL = 528.91' Δ = 71° 59' 08"
- E** R = 450.00' L = 302.37' T = 157.14' CL = 286.72' Δ = 38° 29' 57"
- F** R = 250.00' L = 190.23' T = 99.96' CL = 169.67' Δ = 43° 35' 51"
- G** R = 150.00' L = 168.13' T = 94.13' CL = 159.47' Δ = 64° 13' 15"

WAIVERS

- SETBACKS ARE REDUCED TO ZERO ALONG THE COMMON LOT LINES FOR LOTS AND OUTLOTS WITHIN THE USE PERMIT AS SHOWN.
- WAIVER OF 28.23.130 BLOCK LENGTH GRANTED FOR BLOCK 5 IF DEVELOPED WITH A SINGLE BUILDING.
- HEIGHT OF RESIDENTIAL BUILDINGS TO BE 65' FOR THE BUILDINGS IN EXCESS OF 275' FROM USE PERMIT BOUNDARY.
- LIGHT TRESPASS ACROSS INTERNAL LOT LINES.

LAND USE TABLE

COMMERCIAL AREA	175,000 SF
HOTEL (LOT 2 BLOCK 3)	100 ROOMS
DWELLING UNITS	500 UNITS

OWNER & DEVELOPER
 FIREFOX PROPERTIES LLC
 2300 S 48TH STREET, UNIT 1
 LINCOLN, NE 68506

ENGINEER & PREPARER
 CLARK & ENERSEN
 1010 LINCOLN MALL, SUITE 200
 LINCOLN, NE 68508
 CONTACT: TIM GERGEN
 PHONE: 402-477-9291

ENGINEER'S CERTIFICATE
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEBRASKA. THESE PLANS MEET THE REQUIREMENTS OF THE CITY ENGINEER'S OFFICE DESIGN REQUIREMENTS.

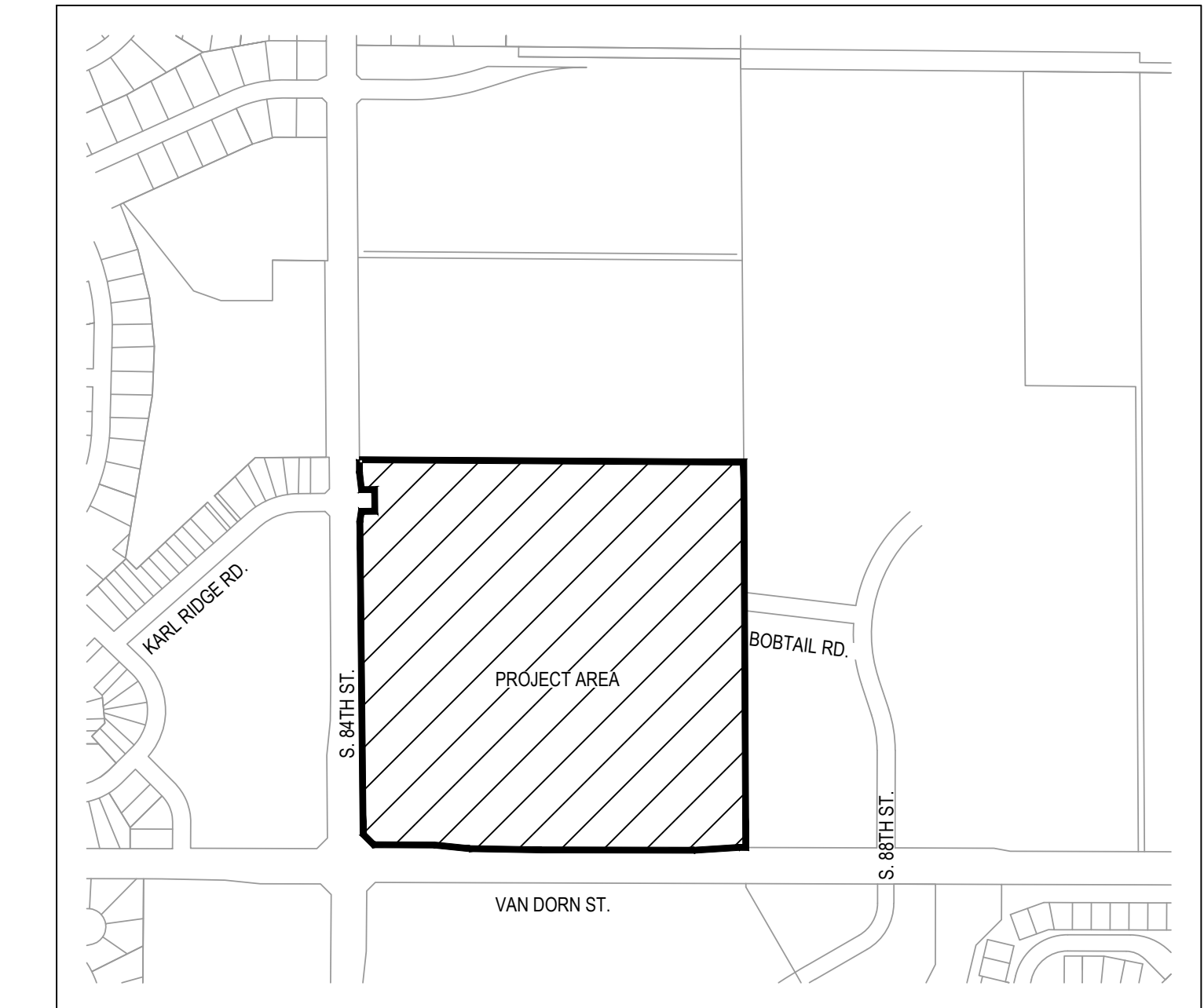
FIRE FOX USE PERMIT

CLARK & ENERSEN

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01/09/2024
 DATE

LUKE SUMMERS E-15206
 E-15206



VICINITY MAP
 NO SCALE

GENERAL SITE NOTES

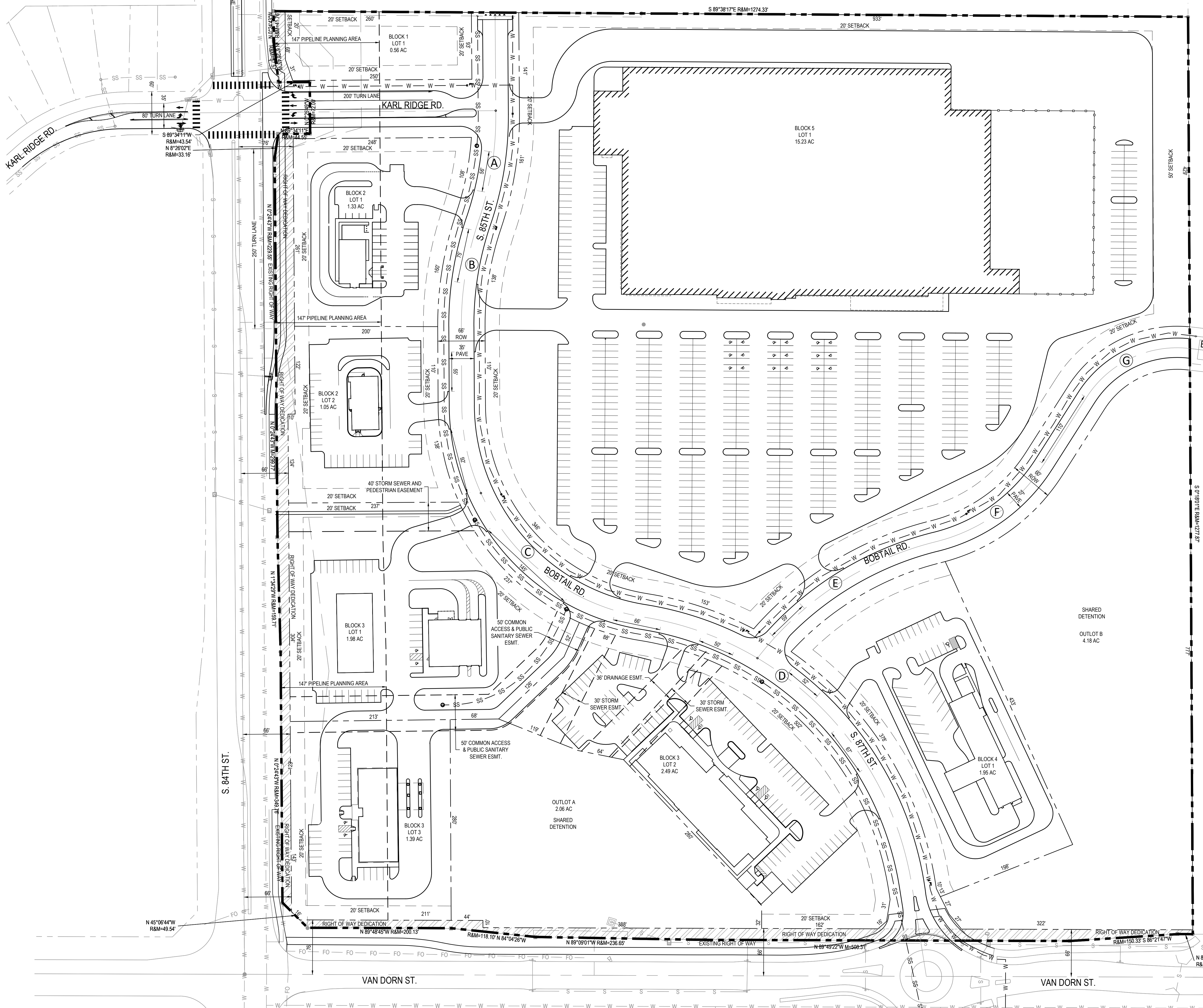
- SANITARY SEWER AND WATER LINES TO BE 8" PIPE UNLESS OTHERWISE SHOWN. STORM SEWER SHALL BE CONSTRUCTED USING APPROVED PIPE MATERIALS OF THE BUILDING AND SAFETY PLUMBING DEPARTMENT. PUBLIC AND PRIVATE UTILITIES TO BE BUILT TO CITY OF LINCOLN SPECIFICATIONS.
- ALL PAVEMENT RETURN RADII TO BE 30' (MIN.) UNLESS OTHERWISE NOTED.
- SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF THE PUBLIC STREETS.
- ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
- DIRECT VEHICULAR ACCESS TO SOUTH 84TH STREET & VAN DORN STREET SHALL BE RELINQUISHED EXCEPT AS SHOWN.
- ALL ELEVATIONS ARE TO NAVD 1988.
- ALL OUTLOTS, MEDIANS, LANDSCAPING AND PEDESTRIAN CIRCULATION WITHIN THIS USE PERMIT TO BE MAINTAINED BY AN ASSOCIATION OF PROPERTY OWNERS.
- THE PROPOSED LOT LINES, BUILDING LAYOUT AND PARKING LOT LAYOUT ARE CONCEPTUAL AND MAY VARY IN THE FINAL PLAT & BUILDING PERMIT.
- ALL EAVES, CANOPIES AND OTHER BUILDING PROJECTIONS MAY EXTEND OVER THE BUILDING SETBACK LINES BUT NOT LOT LINES.
- ALL DRIVES SHALL BE 24" WIDE TYPICAL UNLESS OTHERWISE NOTED. ALL PARKING STALLS SHALL BE 9' WIDE AND 18' DEEP (LESS 2' FOR VEHICLE OVERHANG) UNLESS OTHERWISE NOTED.
- FENCES, DECORATIVE STRUCTURES, AND ACCESSORY BUILDINGS ARE NOT SHOWN ON THE SITE PLAN BUT MAY BE CONSTRUCTED IF THEY ARE 25' OR SMALLER AND ARE CONSTRUCTED OUTSIDE OF SETBACKS, SIGHT TRIANGLES, EASEMENTS, AND REQUIRED MINIMUM PARKING, AND ARE BUILT ACCORDING TO ZONING ORDINANCE PROVISIONS, AND ARE IN CONFORMANCE WITH ALL OTHER APPLICABLE CODES.
- A COMMON ACCESS EASEMENT SHALL BE GRANTED OVER ALL DRIVES AND PARKING STALLS. CROSS PARKING EASEMENT SHALL BE GRANTED FOR ALL LOTS WITHIN THIS USE PERMIT.
- INTERNAL PEDESTRIAN SIDEWALKS TO BE PROVIDED IN COMPLIANCE WITH THE CITY OF LINCOLN DESIGN STANDARDS AT THE TIME OF BUILDING PERMITS.
- FINAL SITE LAYOUT AND INDIVIDUAL LANDSCAPE PLANS FOR BUILDINGS TO BE SUBMITTED AT TIME OF BUILDING PERMIT.
- DIRECT ACCESS TO BLOCK 1 LOT 1 AND BLOCK 2 LOT 1 FROM KARL RIDGE ROAD ARE TO BE RELINQUISHED.
- SETBACKS SHALL BE AS SHOWN ON THE SITE PLAN.
- DWELLING/HOUSING, EARLY CHILDHOOD CARE FACILITIES, SCHOOLS, HEALTHCARE FACILITIES, OR HOSPITALS ARE NOT PERMITTED WITHIN THE PIPELINE PLANNING AREA.
- ADDITIONAL RIGHT-OF-WAY WILL BE REQUIRED TO BE DEDICATED TO ACCOMMODATE A 10' WIDE TRAIL, AT LEAST 9' FEET BETWEEN BACK OF CURB AND TRAIL EDGE AND 2' BETWEEN TRAIL EDGE AND RIGHT-OF-WAY LINE. NO VERTICAL OBSTRUCTION WITHIN 2' OF THE TRAIL EDGE ARE PERMITTED.
- TOTAL USAGE:
 TOTAL BLOCKS - 5
 TOTAL LOTS - 8
 TOTAL OUTLOTS - 2
- PROPERTY IS BEING REQUESTED TO BE REZONED FROM AG TO B-2.
- ADDITIONAL RIGHT-OF-WAY WILL BE REQUIRED TO BE DEDICATED TO ACCOMMODATE ROAD IMPROVEMENT TURN LANES AND ASSOCIATED 10' WIDE TRAIL RECONSTRUCTION (WHERE SPECIFIED) ALONG SOUTH 84TH STREET AND VAN DORN STREET.

LEGAL DESCRIPTION - USE PERMIT, ANNEXATION, & CHANGE OF ZONE

LOTS 56 AND 58 OF IRREGULAR TRACTS IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M. LANCASTER COUNTY, NEBRASKA BEING DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 56, SAID POINT BEING THE SOUTHWEST CORNER OF OUTLOT A, WANDERING CREEK ADDITION, SAID POINT ALSO BEING ON THE NORTH 60' RIGHT OF WAY LINE FOR VAN DORN STREET, THENCE WESTERLY ON SAID NORTH RIGHT OF WAY LINE FOR THE NEXT SIX (6) COURSES, N 88°49'22"W 211.17'; THENCE S 88°21'47"W 150.33'; THENCE N 89°49'22"W 508.31'; THENCE N 89°50'01"W 236.65'; THENCE N 84°34'26"W 116.10'; THENCE N 89°48'49"W 200.13'; TO A POINT ON THE EAST RIGHT OF WAY LINE FOR NORTH 84TH STREET, THENCE NORTHWESTERLY ON SAID RIGHT OF WAY LINE, N 45°04'46"W 48.84'; THENCE CONTINUING ON SAID EAST RIGHT OF WAY LINE FOR THE NEXT TEN (10) COURSES, NORTHERLY, N 0°24'43"W 346.76'; THENCE NORTHERLY, N 1°34'29"W 159.71'; THENCE NORTHERLY, N 0°24'43"W 299.77'; TO THE SOUTHWEST CORNER OF SAID LOT 58; THENCE NORTHERLY, N 0°24'43"W 229.59'; THENCE NORTHERLY, N 0°20'02"W 33.10'; THENCE EASTERLY, N 89°34'11"W 44.55'; THENCE NORTHERLY, N 0°25'49"W 72.00'; THENCE WESTERLY, S 88°34'11"W 43.54'; THENCE NORTHERLY, N 6°28'45"W 57.57'; THENCE NORTHERLY, N 0°24'43"W 41.76'; TO THE NORTHWEST CORNER OF SAID LOT 58; THENCE EASTERLY ON THE NORTH LINE OF SAID LOTS 56 AND 58, S 89°38'01"W 173.33'; TO THE NORTHEAST OF SAID LOT 56, SAID POINT BEING ON THE WEST LINE OF WANDERING CREEK ADDITION; THENCE SOUTHERLY ON THE EAST LINE OF SAID LOT 56 AND THE WEST LINE OF WANDERING CREEK ADDITION, S 0°18'01"E 1277.87', TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 1,630,310.8 SQUARE FEET OR 37.43 ACRES, MORE OR LESS.

LEGEND

- W- WATER MAIN
- SS- SANITARY SEWER
- x WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- EXISTING STORM SEWER
- S GAS
- FO GAS
- OHE OVERHEAD ELECTRIC LINE
- W- W
- UTILITY BOX
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- TREE
- - - PROPERTY BOUNDARY
- - - PROPERTY LINE
- - - CENTERLINE
- - - EASEMENT LINE
- - - LOT SETBACK LINE



SITE PLAN
 SCALE: 1" = 60'
 0 30 60 120
 SCALE IN FEET

Plot Time Stamp: 6 / 21 / 2024 1:07:26 PM
 File Location/Name: \\c:\ep-hsv-004\206-299\261-005-22 Realty\Tract 84th Van Dorn (03) AutoCAD\Use Permits\261005-Sheet 1.dwg

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 COA No. CA0029AE

FIRE FOX USE PERMIT
 84th & Van Dorn
 Lincoln, Nebraska

CE No.: 261-005-22

January 9, 2024

