

PRELIMINARY PLANNED DEVELOPMENT
UNION AT RIVER POINT SUBDIVISION
 LOCATED IN ALL OF LOT 2 DOLLAR GENERAL ADDITION, CITY OF NORFOLK,
 AND PART OF THE SW1/4 SEC. 23, T24N, R1W OF THE SIXTH P.M. MADISON
 COUNTY NEBRASKA

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LEGAL DESCRIPTION

LOT TWO (2), DOLLAR GENERAL ADDITION TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA LESS A TRACT OF LAND LOCATED IN LOT 2, OF DOLLAR GENERAL ADDITION TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 24 NORTH, RANGE 01 WEST OF THE 6TH P.M., THENCE N01°53'10"W (ASSUMED BEARING) ON THE WEST LINE OF SAID SOUTHWEST QUARTER, 123.64 FEET; THENCE N88°06'50"E PERPENDICULAR TO SAID WEST LINE, 33.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING; THENCE N01°53'10"W PARALLEL WITH AND 33.00 FEET DISTANT FROM THE WEST LINE OF SAID SOUTHWEST QUARTER ON THE WEST LINE OF SAID LOT 2, 342.12 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE N86°38'23"E ON THE NORTH LINE OF SAID LOT 2, 31.00 FEET; THENCE S01°53'18"E, 82.00 FEET; THENCE S88°06'42"W, 17.43 FEET; THENCE S03°49'29"E, 110.17 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON A 2995.33 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 100.60 FEET, THE CHORD OF SAID CURVE BEARS S02°51'45"E, 100.60 FEET; THENCE N88°05'59"E, 7.13 FEET; THENCE S00°07'41"E, 50.00 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE S87°31'00"W ON SAID SOUTH LINE, 24.61 FEET TO THE POINT OF BEGINNING, CONTAINING 7352 SQ. FT., 5261 SQ. FT., OF THAT BEING PREVIOUSLY ACQUIRED ROW EASEMENT RECORDED IN M96-5, PAGE 904-911, AND 216 SQ. FT., OF THAT BEING PREVIOUSLY ACQUIRED ROW EASEMENT PER DOLLAR GENERAL ADDITION PLAT RECORDED IN PLAT CABINET 6, PAGE 118A AT THE MADISON COUNTY RECORDER'S OFFICE.

VARIANCE REQUESTED SUMMARY

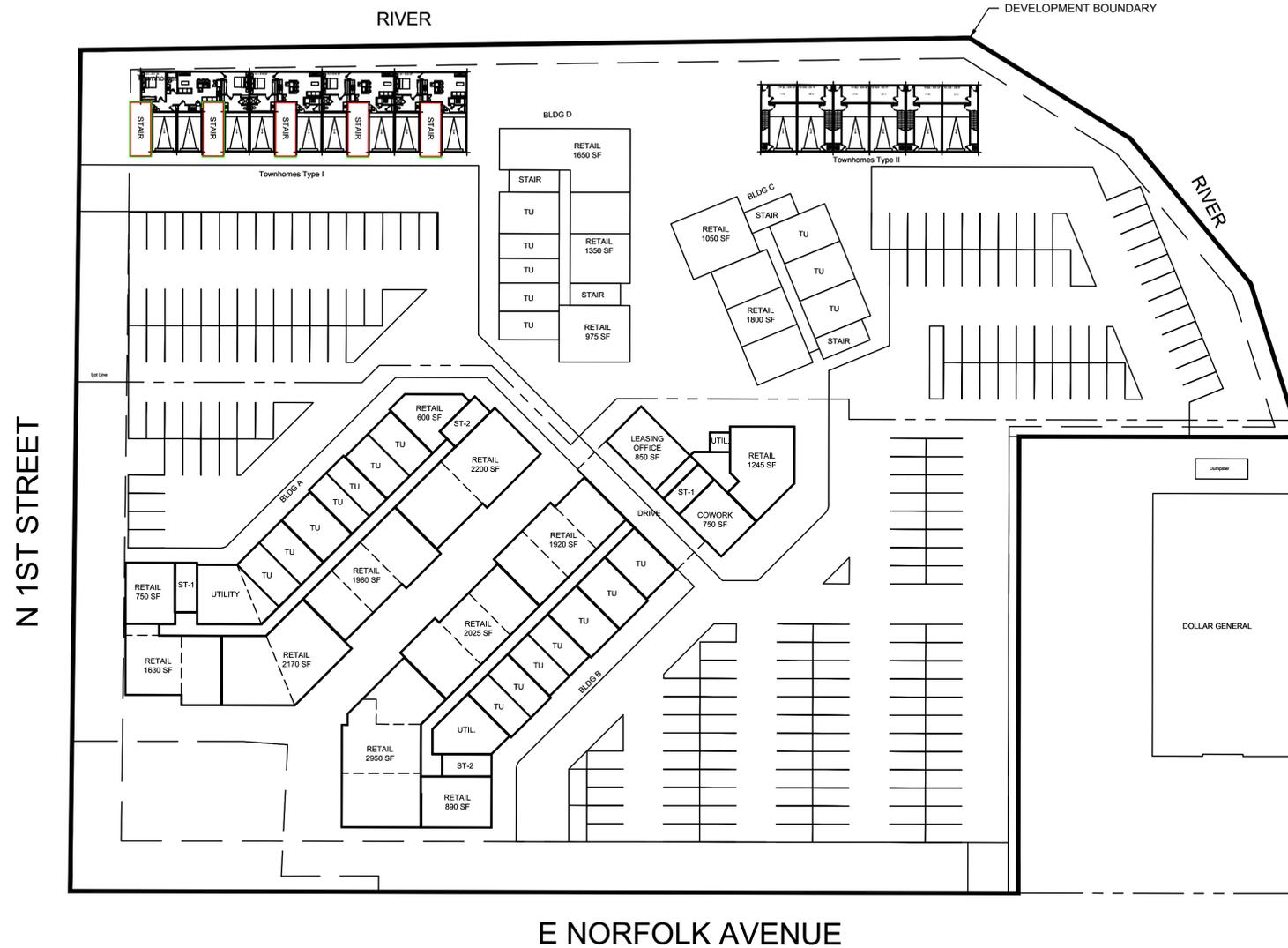
1. PROPOSED ZONING DOES NOT ALLOW FOR RESIDENTIAL HOUSING ON THE FIRST FLOOR. THIS REQUEST WOULD ALLOW FOR RESIDENTIAL HOUSING ON THE FIRST FLOOR.
2. PROPOSED ZONING DOES NOT ALLOW FOR MULTIPLE BUILDINGS ON ONE (1) LOT. THIS REQUEST WOULD ALLOW FOR MULTIPLE BUILDINGS ON ONE (1) LOT.

C3 PLANNED DEVELOPMENT REQUIREMENTS							
MAX HEIGHT	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MIN. LOT WIDTH	MIN. LOT AREA	MAX BUILDING COVERAGE	MAX IMPERVIOUS COVERAGE
45' *	40'	0'	30'	100'	20000'	50% *	80% *

* INDICATES CHANGE FROM CURRENT ZONING

C2 PLANNED DEVELOPMENT REQUIREMENTS							
MAX HEIGHT	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MIN. LOT WIDTH	MIN. LOT AREA	MAX BUILDING COVERAGE	MAX IMPERVIOUS COVERAGE
120' *	0'	0'	0'	0'	0'	100% *	100% *

* INDICATES CHANGE FROM CURRENT ZONING



REV. NO.	DATE	REVISIONS DESCRIPTION	BY

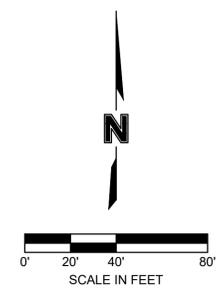
REVISIONS

YEAR

DEVELOPMENT PLAN
 MUUD GNEDF
 ALCO REDEVELOPMENT
 NORFOLK, NEBRASKA

drawn by: TBE
 checked by: SJJ
 designed by: TBE
 QA/QC by: SJJ
 project no.: 023-07560
 date: 3/15/24

SHEET
 1 of 1



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 DATE: Mar 18, 2024 12:27pm USER: learnest