

RESOLUTION NO. A-_____

SPECIAL PERMIT NO. 1978

1 WHEREAS, Ridge Development Company and Southview, Inc. have
 2 submitted an application designated as Special Permit No. 1978 for authority to develop
 3 Stone Ridge Apartments Community Unit Plan consisting of 120 multi-family units and one
 4 clubhouse with a waiver of design standards for storm water detention facilities on property
 5 located northwest of the intersection of South 27th Street and Yankee Hill Road, and
 6 legally described to wit:

7 A portion of Lot 81 I.T., located in the Southeast Quarter of
 8 Section 24, Township 9 North, Range 6 East of the 6th P.M.,
 9 Lancaster County, Nebraska, and more particularly described
 10 as follows:

11 Commencing at the southeast corner of said Southeast
 12 Quarter; thence on an assumed bearing of north 89 degrees
 13 38 minutes 45 seconds west along the south line of said
 14 Southeast Quarter, a distance of 200.34 feet to a point; thence
 15 north 00 degrees 21 minutes 15 seconds east, a distance of
 16 33.00 feet to a southeast corner of said Lot 81 I.T., said point
 17 being the true point of beginning; thence north 89 degrees 38
 18 minutes 45 seconds west along the south line of said Lot 81
 19 I.T., said line being 33.00 feet north of and parallel with the
 20 south line of said Southeast Quarter, a distance of 1,085.04
 21 feet to a southwest corner of said Lot 81 I.T.; thence north 00
 22 degrees 21 minutes 15 seconds east along a west line of said
 23 Lot 81 I.T., a distance of 131.55 feet to a point of curvature;
 24 thence along a curve in a counter clockwise direction, having
 25 a radius of 630.00 feet, arc length of 446.81 feet, delta angle
 26 of 40 degrees 38 minutes 08 seconds, a chord bearing of north
 27 19 degrees 57 minutes 49 seconds west along a west line of
 28 said Lot 81 I.T., and a chord length of 437.50 feet to a west
 29 corner of said Lot 81 I.T.; thence north 49 degrees 44 minutes
 30 40 seconds east along a northwest line of said Lot 81 I.T., a
 31 distance of 41.90 feet to a west corner of said Lot 81 I.T.;

1 thence north 28 degrees 01 minutes 29 seconds east along a
2 west line of said Lot 81 I.T., a distance of 341.21 feet to a
3 point; thence along a curve in a counter clockwise direction,
4 having a radius of 1,007.00 feet, arc length of 474.92 feet,
5 delta angle of 27 degrees 01 minutes 18 seconds, a chord
6 bearing of south 75 degrees 23 minutes 47 seconds east, and
7 a chord length of 470.53 feet to a point; thence south 77
8 degrees 07 minutes 34 seconds east, a distance of 293.13 feet
9 to a point; thence south 00 degrees 02 minutes 09 seconds
10 east, a distance of 115.27 feet to a point; thence south 35
11 degrees 06 minutes 51 seconds east, a distance of 97.06 feet
12 to a point; thence north 89 degrees 57 minutes 51 seconds
13 east, a distance of 394.09 feet to a point of intersection with
14 the east line of said Lot 81 I.T.; thence south 00 degrees 02
15 minutes 09 seconds east along the east line of said Lot 81 I.T.,
16 said line being 50.00 feet west of and parallel with the east line
17 of said Southeast Quarter, a distance of 428.22 feet to a
18 southeast corner of said Lot 81 I.T.; thence south 89 degrees
19 57 minutes 51 seconds west along a south line of said Lot 81
20 I.T., a distance of 10.00 feet to an east corner of said Lot 81
21 I.T.; thence south 00 degrees 02 minutes 09 seconds east
22 along an east line of said Lot 81 I.T., said line being 60.00 feet
23 west of and parallel with the east line of said Southeast
24 Quarter, a distance of 20.00 feet to a southeast corner of said
25 Lot 81 I.T.; thence south 45 degrees 09 minutes 33 seconds
26 west along a southeast line of said Lot 81 I.T., a distance of
27 35.23 feet to a southeast corner of said Lot 81 I.T.; thence
28 north 89 degrees 38 minutes 45 seconds west along a south
29 line of said Lot 81 I.T., a distance of 20.00 feet to a south
30 corner of said Lot 81 I.T.; thence south 00 degrees 21 minutes
31 15 seconds west along an east line of said Lot 81 I.T., a
32 distance of 10.00 feet to a southeast corner of said Lot 81 I.T.;
33 thence north 89 degrees 38 minutes 45 seconds west along a
34 south line of said Lot 81 I.T., a distance of 94.93 feet to a
35 south corner of said Lot 81 I.T.; thence south 00 degrees 21
36 minutes 15 seconds west along an east line of said Lot 81 I.T.,
37 a distance of 17.00 feet to the point of beginning; said tract
38 contains a calculated area of 862,759.27 square feet or 19.81
39 acres, more or less;

40 WHEREAS, the real property adjacent to the area included within the site
41 plan for this community unit plan will not be adversely affected; and

1 WHEREAS, said site plan together with the terms and conditions hereinafter
2 set forth are consistent with the intent and purpose of Title 27 of the Lincoln Municipal
3 Code to promote the public health, safety, and general welfare.

4 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
5 Lincoln, Nebraska:

6 That the application of Ridge Development Company and Southview, Inc.,
7 hereinafter referred to as "Permittee", to develop Stone Ridge Apartments Community Unit
8 Plan consisting of 120 multi-family units and one clubhouse, on the property legally
9 described above, be and the same is hereby granted under the provisions of Section
10 27.63.320 and Chapter 27.65 of the Lincoln Municipal Code upon condition that
11 construction and operation of said community unit plan be in strict compliance with said
12 application, the site plan, and the following additional express terms, conditions, and
13 requirements:

14 1. This permit approves 120 multiple-family units and one associated
15 clubhouse.

16 2. This permit further approves a waiver of the design standards for
17 storm water detention facilities that requires an outlet to be provided that will allow a
18 retention facility to be completely drained in order to allow for silt removal, maintenance,
19 or inspection.

20 3. Before receiving building permits:

21 a. The Permittee must submit a revised and reproducible final
22 plan and five copies.

23 b. The construction plans must conform to the approved plans.

1 4. Before occupying the dwelling units and clubhouse all development
2 and construction must be completed in conformance with the approved plans.

3 5. All privately-owned improvements must be permanently maintained
4 by the owner or an appropriately established homeowners association approved by the City
5 Attorney.

6 6. The site plan approved by this permit shall be the basis for all
7 interpretations of setbacks, yards, locations of buildings, location of parking and circulation
8 elements, and similar matters.

9 7. The terms, conditions, and requirements of this resolution shall be
10 binding and obligatory upon the Permittee, their successors, and assigns. The building
11 official shall report violations to the City Council which may revoke the special permit or
12 take such other action as may be necessary to gain compliance.

13 8. The Permittee shall sign and return the City's letter of acceptance to
14 the City Clerk within 30 days following approval of the special permit, provided, however,
15 said 30-day period may be extended up to six months by administrative amendment. The
16 City Clerk shall file a copy of the resolution approving the special permit and the letter of
17 acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the
18 Permittee.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2002:

Mayor