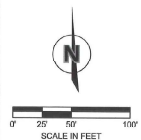
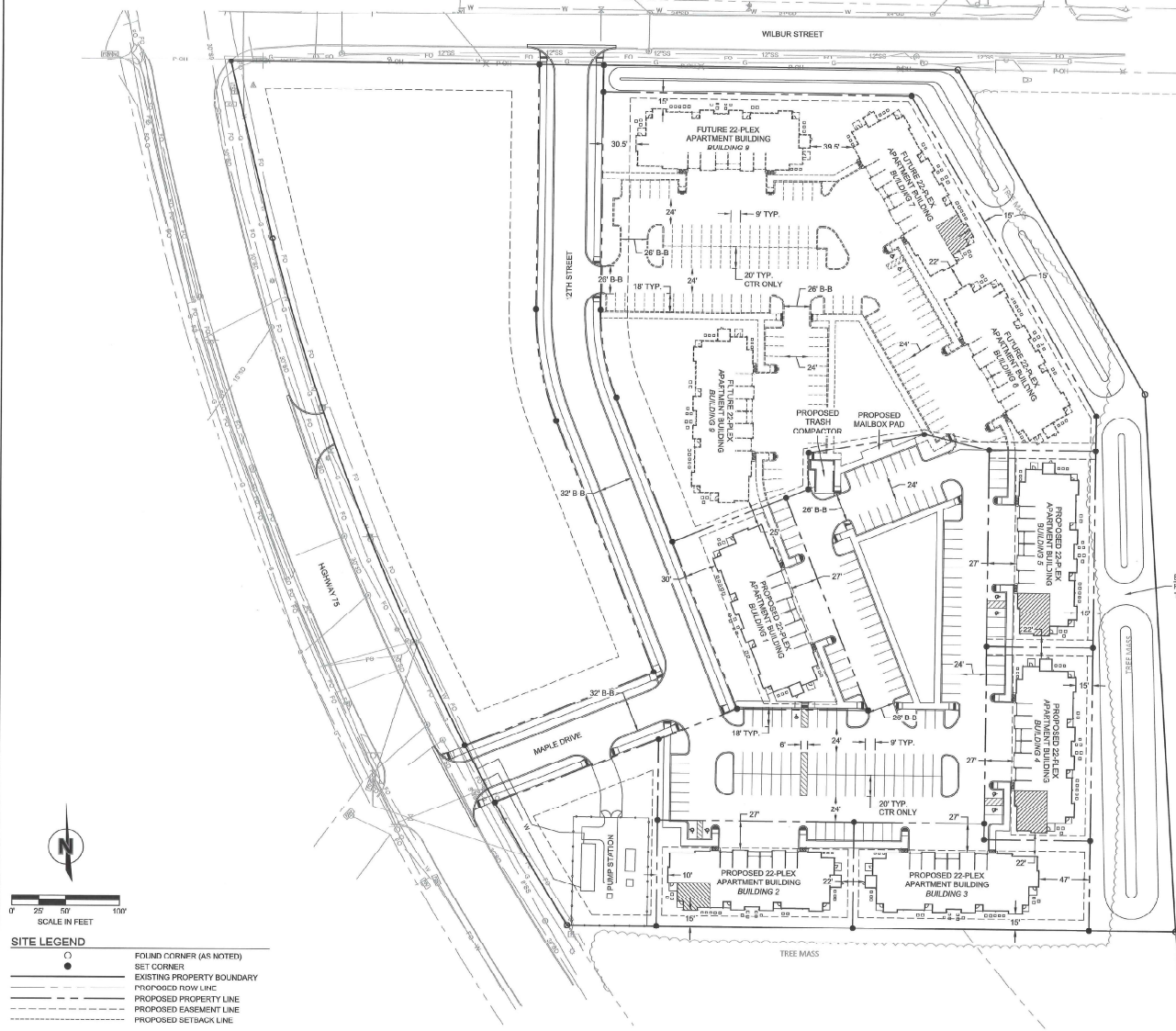


PRELIMINARY PLAT SJVAV SUBDIVISION

A TRACT OF LAND LOCATED IN TAX LOT 287 BEING ALL OF TAX LOT 248 AND PART OF TAX LOT 249 IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTEEN (18) NORTH, RANGE ELEVEN (11) EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA



SITE LEGEND

○	FOUND CORNER (AS NOTED)
●	SET CORNER
—	EXISTING PROPERTY BOUNDARY
---	PROPOSED ROW LINE
---	PROPOSED PROPERTY LINE
---	PROPOSED GARMENT LINE
---	PROPOSED SETBACK LINE

- SITE NOTES**
- ALL UTILITY SIZES SHALL BE AS SHOWN ON PLAN.
 - LOCATIONS OF WATER MAIN, HYDRANTS, AND VALVES ARE SHOWN FOR REFERENCE ONLY. FINAL DESIGN OF WATER MAIN WILL BE APPROVED BY THE CITY OF BLAIR.
 - ALL SANITARY SEWERS TO BE PUBLIC.
 - ALL WATER MAINS TO BE PUBLIC.
 - WATER TO BE PROVIDED BY THE CITY OF BLAIR.
 - GAS TO BE PROVIDED BY BLACKHILLS ENERGY.
 - POWER TO BE PROVIDED BY OPPD (OMAHA PUBLIC POWER DISTRICT).
 - HYDRANTS AND VALVES SHALL BE LOCATED AND SPACED PER NEBRASKA DEPARTMENT OF WATER, ENERGY, AND ENVIRONMENT STANDARDS.

OWNER/DEVELOPER
 SJAV TENANT
 1701 COUNTY ROAD 6
 YUTAN, NE 68073
 CONTACT: ANDREW TOUPIN
 ANDREW@RIZER.COM
 (888) 270-7400

ENGINEER
 OLSSON
 1103 RIVERSIDE BLVD.
 NEBRASKA, NE 68701
 CONTACT: SETH LANGE, P.E.
 SLANGE@OLSSON.COM
 (402) 347-5434

PARKING REQUIREMENTS

PHASE 1 (6 BUILDINGS)	
PARKING STALLS	150
GARAGE STALLS	30
ADA STALLS	7
TOTAL PHASE 1	187
PARKING RATIO	1.70 : 1
PHASE 2 (4 BUILDINGS)	
PARKING STALLS	112
GARAGE STALLS	24
ADA STALLS	2
TOTAL PHASE 2	138
PARKING RATIO	1.58 : 1
TOTAL ALL PHASES (10 BUILDINGS)	
PARKING STALLS	282
GARAGE STALLS	54
ADA STALLS	9
TOTAL ALL PHASES	325
PARKING RATIO	**1.64 : 1

** MINIMUM PARKING RATIO OF 1.5:1 REQUIRED AS PER COORDINATION WITH THE CITY OF BLAIR.

SETBACKS

FRONT YARD	25'-0"
REAR YARD	5'-0"
SIDE YARD	5'-0"
HIGHWAY SETBACK	120'-0"

* MINIMUM REAR AND SIDE YARD SETBACKS SHALL BE FIVE (5) FEET, EXCEPT WHEN ABUTTING A RESIDENTIAL DISTRICT, IN WHICH CASE THE REAR AND SIDE YARD SETBACKS SHALL BE TEN (10) FEET.

ZONING

EXISTING ZONING	RM (RESIDENTIAL MEDIUM DENSITY)
PROPOSED ZONING	ACH W/ CONDITIONAL USE PERMIT (AGRICULTURAL-HIGHWAY COMMERCIAL)
USE:	MULTI-FAMILY DWELLINGS WITH FORTY-EIGHT (48) OR FEWER UNITS
MIN. LOT AREA	8,000 S.F.
MIN. LOT WIDTH	NONE
MAX BUILDING HEIGHT	45'
MAX BUILDING COVERAGE	NONE



olsson
 1103 Riverside Boulevard
 Norfolk, NE 68701
 olsson.com
 TEL 402.347.5434
 Olsson - Engineering
 Nebraska, COA, #CA 0638

REV.	DATE	DESCRIPTION

PRELIMINARY PLAT
 SITE LAYOUT
 RIZER CONSTRUCTION
 SJAV SUBDIVISION

BLAIR, NE 2026

Drawn by: TSE
 designed by: TSE
 checked by: JKL, MRS
 date: 3/15/2024

SHEET
 3 of 6

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 DATE: Mon, 11/20/24 2:46pm USER: seth.lange