

PAPILLION COMMONS

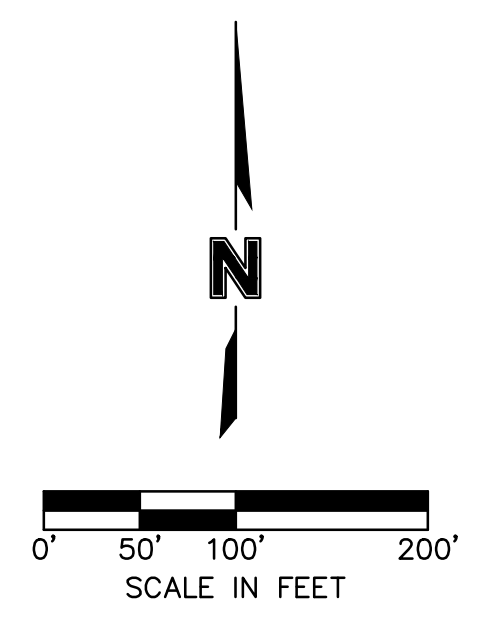
LOTS 1 THRU 25 AND OUTLOTS A THRU C INCLUSIVE

PRELIMINARY PLAT

BEING A PLATTING OF A TRACT OF LAND LOCATED IN THE WEST 1/2 OF THE NE 1/4 AND TAX LOT 5, EXCLUDING TAX LOTS 11 AND 20, ALL BEING LOCATED IN SAID NE 1/4 OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH PM., IN SARPY COUNTY, NEBRASKA.

NOTE:

1. ALL BOUNDARY INFORMATION HAS BEEN GATHERED FROM M.A.P.A. AND AVAILABLE G.I.S. INFORMATION.
2. STANDARD UTILITY DEDICATIONS WILL BE PROVIDED ON THE FINAL PLAT.
3. NO DIRECT ACCESS SHALL BE PERMITTED ONTO HIGHWAY 370 FROM LOT 1, LOT 2, AND LOTS 17 THRU 20.
4. NO DIRECT ACCESS SHALL BE PERMITTED ONTO S WASHINGTON STREET FROM LOTS 2 THRU 9 AND OUTLOTS A OR B.
5. NO DIRECT ACCESS SHALL BE PERMITTED ONTO 90TH STREET FROM LOT 15 THRU LOT 17, LOT 25, AND OUTLOTS A AND C.
6. OUTLOTS A THRU C ARE TO SERVE AS RESERVED AREAS FOR REGIONAL DETENTION BASINS. THE DEVELOPER WILL RETAIN OWNERSHIP OF THE OUTLOTS AND WILL ESTABLISH A BUSINESS OWNER'S ASSOCIATION TO MAINTAIN THEM.
7. ALL SETBACKS ARE 10' UNLESS OTHERWISE NOTED.



LEGEND

- PROPERTY BOUNDARY
- - - EXISTING PROPERTY LINE
- - - SECTION LINE
- - - PROPOSED CENTERLINE
- - - PROPOSED EASEMENT LINE
- - - PROPOSED PHASING LINE

SHEET LIST TABLE

SHEET #	SHEET TITLE
C1.1	PRELIMINARY PLAT
C2.1	DEMOLITION AND EXISTING CONDITIONS PLAN
C3.1	PRELIMINARY SITE PLAN
C4.1	PRELIMINARY GRADING PLAN
C5.1	PRELIMINARY UTILITY PLAN
C6.1	PRELIMINARY PAVING PLAN
C6.2	STREET A AND STREET B CENTERLINE PROFILE
C6.3	STREET C AND STREET D CENTERLINE PROFILE

ZONING TABLE

	EXISTING	PROPOSED
LOTS 1 THRU 24, OUTLOTS A THRU C	AG	MU
LOT 25	AG	R-3

PROPERTY OWNERS

TRUMBLE FARMS, LLC
914 S MADISON STREET
PAPILLION, NE 68046

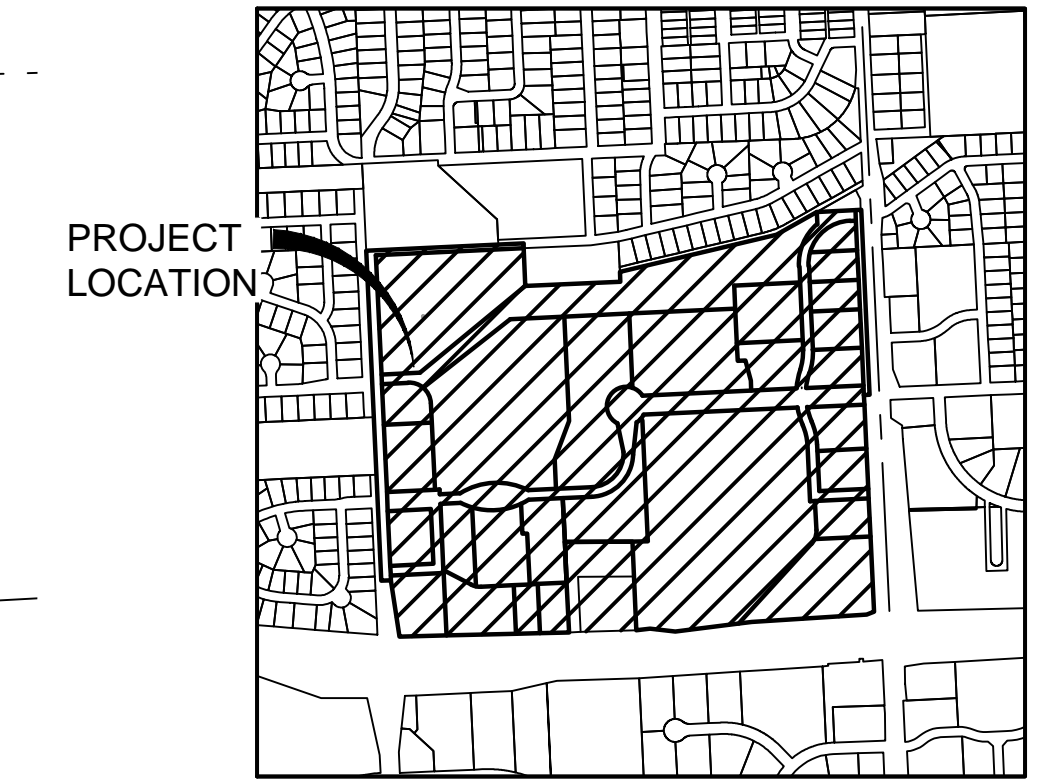
WATSON, MARY
5508 HIGHWAY 370
PAPILLION, NE 68133

DEVELOPER

ROYCE ENTERPRISE INCORPORATED
12910 PIERCE ST. #110
OMAHA, NE 68144

ENGINEER

KELLEN HEIDEMAN
OLSSON ASSOCIATES
2111 S. 67TH STREET, SUITE 200
OMAHA, NE 68106



VICINITY MAP
NOT TO SCALE

DWG: F:\2016\2501-3000\016-2513\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCA\C_PLT_62513.dwg
 DATE: Feb 15, 2018 8:14am
 USER: bweatherly
 XREFS: C_PBNDRY_62513

OLSSON ASSOCIATES
 2111 South 67th Street, Suite 200
 Omaha, NE 68106
 TEL: 402.341.1116
 FAX: 402.341.6806
 www.olssonassociates.com

REVISIONS

REV. NO.	DATE	REVISION DESCRIPTION
1	7/17/2017	REVISED PRELIM PLAT PER CITY COMMENTS RECEIVED 7-06-2017
2	8/15/2017	REVISED PRELIM PLAT PER CITY COMMENTS RECEIVED 7-26-2017
3	11/22/2017	REVISED PRELIM PLAT PER CITY COMMENTS RECEIVED 11-14-2017
4	11/22/2017	REVISED PRELIM PLAT PER CITY COMMENTS RECEIVED 11-14-2017
5	1/22/2018	REVISED PRELIM PLAT

PRELIMINARY PLAT
 PAPILLION COMMONS
 PRELIMINARY PLAT

PAPILLION, NEBRASKA
 2017

drawn by: BWW
 checked by: KRH
 approved by: KRH
 QA/QC by: MB
 project no.: 016-2513
 drawing no.:
 date: 01-22-2018

SHEET C1.1