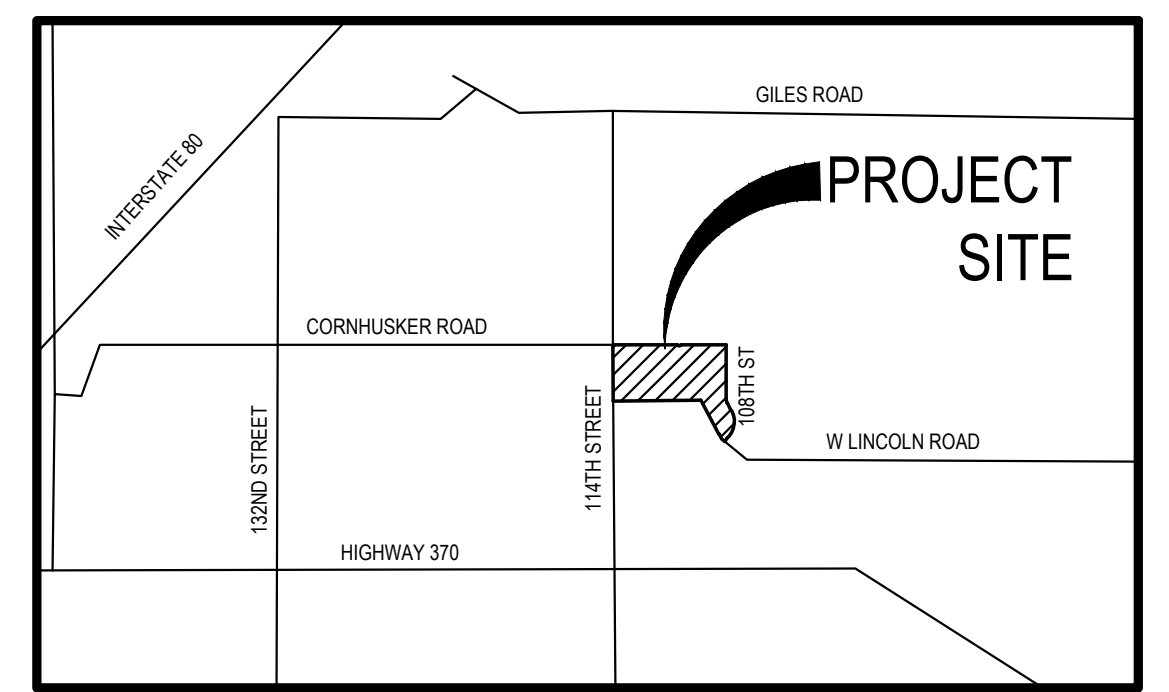
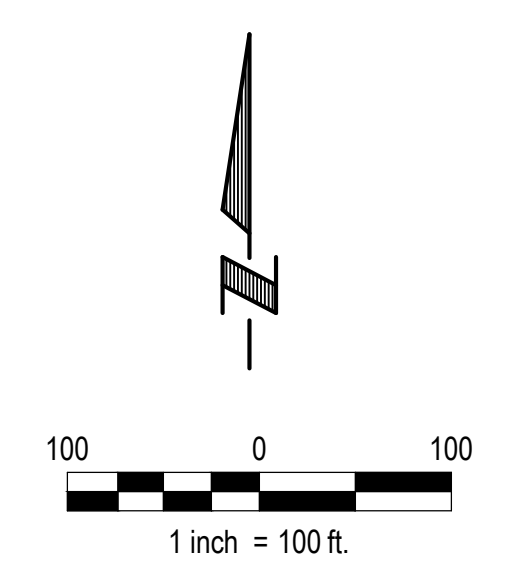


GRANITE FALLS NORTH

LOTS 180 THRU 403 INCLUSIVE AND OUTLOTS "L" THRU "BB"



VICINITY MAP



LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS

R-2 ZONING SETBACK TABLE

FRONT YARD	30'
SIDE YARD	10'
STREET SIDE YARD	15'
REAR YARD	30'

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NE1/4 OF SECTION 29 ALONG WITH PART OF THE NW1/4 OF SECTION 28, AND ALL OF OUTLOT "A", GRANITE LAKE A SUBDIVISION LOCATED IN SAID SECTION 28, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARRY COUNTY, NEBRASKA. SAID TRACT OF LAND CONTAINS 3,677.193 SQUARE FEET OR 84.417 ACRES, MORE OR LESS.

DEVELOPER
B.H.I. DEVELOPMENT, INC.
11205 S 150TH STREET STE 100
OMAHA NE 68154

OWNER
ROBERT HAUG AND PAUL A. HAUG TRUSTEES
10809 HIGHWAY 370
PAPILLION, NE 68046

STONE CREEK PLAZA, LLC
11205 S 150TH STREET, SUITE 100
OMAHA, NE 68138

ZONING:

EXISTING	AG / R-2
PROPOSED	R-2 LOTS 180-403 & OUTLOTS "L"-"BB"

NOTES:

- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 108TH STREET, 114TH STREET OR CORNHUSKER ROAD FROM ANY LOTS ABUTTING SAID STREETS.
- ALL EASEMENTS THAT ARE NOT LABELED WITH A BOOK AND PAGE NUMBER WILL BE RECORDED BY A SEPARATE DOCUMENT.
- TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED AT ALL DEADEND STREETS.
- THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT TWELVE AND A HALF FEET (12.5) RADI FROM THE INTERSECTION OF RIGHT-OF-WAY LINES.
- OUTLOTS "L", "R", "S", "U", "V", "Z", AND "AA" ARE TO BE USED FOR A PERMANENT PCSPM BASIN, A PERMANENT STORM SEWER AND DRAINAGEWAY EASEMENT IS GRANTED OVER ALL OF OUTLOTS "L", "R", "S", "U", "V", "Z", AND "AA". OUTLOTS "L", "R", "S", "U", "V", "Z", AND "AA" ARE TO BE OWNED AND MAINTAINED BY THE DEVELOPER OR THE HOMEOWNERS ASSOCIATION.
- OUTLOTS "M", "N", "O", "P", AND "Q" ARE PARCELS OF LAND DEEMED UNBUILDABLE DUE TO THE PRESENCE OF AN EXISTING OPDP POWER TRANSMISSION LINE EASEMENT. OUTLOTS "M", "N", "O", "P", AND "Q" WILL CONTAIN A PUBLIC TRAIL AND THEREFORE THESE LOTS ARE TO BE OWNED AND MAINTAINED BY THE SANITARY AND IMPROVEMENT DISTRICT.
- OUTLOT "T" IS A NATURAL DRAINAGEWAY CONTAINING JURISDICTIONAL WETLANDS AND WATERS BELONGING TO THE U.S.A. STORM SEWER AND DRAINAGEWAY EASEMENT IS GRANTED OVER ALL OF OUTLOT "T". OUTLOT "T" IS NOT BUILDABLE. OUTLOT "T" SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER OR THE HOMEOWNERS ASSOCIATION.
- OUTLOT "W" IS TO BE OWNED AND MAINTAINED BY THE PAPIO-MISSOURI NATURAL RESOURCE DISTRICT.
- OUTLOTS "X" AND "Y" ARE PARCELS OF LAND USED AS A BUFFER FOR THE MAGELLAN GAS EASEMENT. OUTLOTS "X" AND "Y" SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER OR THE HOMEOWNERS ASSOCIATION.
- OUTLOT "BB" SHALL BE DESIGNATED AS A GREEN SPACE EASEMENT. OUTLOT "BB" SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER OR THE HOMEOWNERS ASSOCIATION.
- EXISTING 66' 108TH STREET PUBLIC ROADWAY EASEMENT SHALL BE VACATED IN THE FUTURE WHEN THE CONSTRUCTION OF LINCOLN ROAD FROM 96TH STREET TO 114TH STREET IS COMPLETED. THE CONSTRUCTION OF WITTMUS DRIVE FROM LINCOLN ROAD TO CORNHUSKER ROAD IS COMPLETED AND THE CONSTRUCTION OF CORNHUSKER ROAD TO WITTMUS DRIVE FROM IS COMPLETED.
- STANDARD UTILITY EASEMENTS WILL BE PROVIDED EXCEPT AS NOTED: A) LOTS 375, 380, 388, AND 390 MAY REQUIRE UTILITIES LOCATED IN THE FRONT YARD DUE TO THE EXISTING MAGELLAN PIPELINE EASEMENT; B) LOTS 197, 209, 210, 231, 240, AND 261 MAY REQUIRE UTILITIES LOCATED IN THE FRONT YARD DUE TO THE EXISTING OPDP TRANSMISSION LINE EASEMENT; AND C) LOTS 299, 300, 358 THRU 370, 375, 381, AND 382 MAY REQUIRE ALTERNATE UTILITY EASEMENTS LOCATED ADJACENT TO THE OUTSIDE BOUNDARY OF THE EXISTING MAGELLAN PIPELINE EASEMENT.
- LOTS 185, 186, 199, 200, AND 278 DRIVEWAYS SHALL ONLY HAVE ACCESS TO STREET "A".
- LOT 290 DRIVEWAY SHALL ONLY HAVE ACCESS TO STREET "D".
- LOTS 300, 317, AND 318 DRIVEWAYS SHALL ONLY HAVE ACCESS TO STREET "T".

PART OF THE SW1/4 SEC20-T14N-R12E PICCONI, ELEANOR

NORTHWEST CORNER OF THE NE1/4 SEC. 28-T14N-R12E

NE1/4 NW1/4 EXC RD & N1/2 SE1/4 NW1/4 EXC RD 29-14-12 SEPPELMAN, MERLYN & JOYCE V



LOT NO.	SO. FOOTAGE	LOT NO.	SO. FOOTAGE	LOT NO.	SO. FOOTAGE	LOT NO.	SO. FOOTAGE	LOT NO.	SO. FOOTAGE	LOT NO.	SO. FOOTAGE	LOT NO.	SO. FOOTAGE	LOT NO.	SO. FOOTAGE	LOT NO.	SO. FOOTAGE	LOT NO.	SO. FOOTAGE	LOT NO.	SO. FOOTAGE
180	9.195	206	10.048	229	10.182	252	10.274	275	9.584	299	9.353	322	9.375	346	9.906	369	9.748	392	9.172		
181	9.256	207	10.048	230	10.182	253	10.474	276	9.561	300	12.545	323	9.375	347	9.905	370	13.363	393	9.095		
182	9.256	208	10.048	231	10.209	254	10.450	277	9.538	301	11.921	324	9.375	348	10.252	371	9.499	394	9.123		
183	9.256	209	10.075	232	10.484	255	10.450	278	11.996	302	10.618	325	9.375	349	11.748	372	9.380	395	9.276		
184	9.256	210	9.440	233	10.450	256	11.574	279	9.649	303	10.378	326	12.955	350	10.967	373	9.390	396	9.556		
185	9.862	211	9.938	234	10.450	257	11.609	280	9.576	304	9.415	327	20.716	351	11.406	374	9.380	397	9.947		
186	10.766	212	9.938	235	11.271	258	10.584	281	9.795	305	9.375	328	14.020	352	9.923	375	14.448	398	10.269		
187	9.630	213	13.257	236	11.262	259	10.584	282	9.678	306	9.375	329	9.884	353	9.922	376	10.458	399	9.867		
188	9.630	214	11.194	237	10.517	260	10.296	283	9.570	307	9.375	330	11.589	354	9.920	377	10.458	400	9.100		
189	9.630	215	10.449	238	10.517	261	9.495	284	10.833	308	13.850	331	12.969	355	10.321	378	12.128	401	8.875		
193	13.356	216	10.449	239	10.483	262	9.647	285	10.681	309	15.799	332	12.378	356	11.716	379	11.515	402	10.801		
194	10.523	217	10.389	240	10.013	263	9.647	286	9.608	310	9.375	333	9.546	357	10.271	380	16.607	403	10.885		
195	10.545	218	10.309	241	9.981	264	9.647	287	9.410	311	9.375	334	9.482	358	12.377	381	11.847				
196	10.390	219	10.275	242	9.981	265	9.647	288	12.102	312	9.375	335	9.418	359	10.120	382	12.201				
197	10.671	220	10.275	243	9.981	266	11.472	290	15.317	313	9.375	336	9.738	360	10.185	383	9.112				
198	10.654	221	10.275	244	9.981	267	10.985	291	10.962	314	9.375	337	12.312	361	10.250	384	10.075				
199	11.232	222	10.275	245	9.981	268	10.386	292	11.467	315	9.375	338	10.962	362	10.314	385	12.193				
200	11.280	223	10.236	246	11.201	269	10.360	293	14.963	316	9.426	339	9.414	363	10.731	386	11.381				
201	10.744	224	11.262	247	11.951	270	10.366	294	15.816	317	12.988	341	11.624	364	12.567	387	11.619				
202	13.159	225	10.650	248	10.249	271	9.697	295	11.866	318	10.060	342	10.113	365	14.510	388	11.622				
203	14.389	226	10.162	249	10.249	272	9.653	296	9.485	319	9.375	343	12.403	366	18.216	389	11.791				
204	10.048	227	10.182	250	10.249	273	9.630	297	9.296	320	9.375	344	10.105	367	9.375	390	17.027				
205	10.048	228	10.182	251	10.249	274	9.607	298	9.328	321	9.375	345	9.908	368	9.375	391	9.357				

CENTERLINE CURVE TABLE		CENTERLINE CURVE TABLE	
CURVE	RADIUS	CURVE	RADIUS
1	100.00'	23	225.00'
2	125.00'	24	125.00'
3	200.00'	25	317.42'
7	125.00'	26	200.00'
8	125.00'	27	200.00'
9	125.00'	28	469.36'
10	150.00'	29	314.23'
11	100.00'	30	100.00'
12	125.00'	31	100.00'
15	129.31'	32	100.00'
16	125.00'	33	100.00'
17	125.00'		
18	100.00'		
19	150.00'		
20	200.00'		
21	200.00'		
22	325.00'		

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services

E & A CONSULTING GROUP, INC.
Engineering Answers

10900 Mill Valley Road, Suite 100 Omaha, NE 68154
Phone: 402.895.4700 Fax: 402.895.3599
www.eacg.com

GRANITE FALLS NORTH
LOTS 180 THRU 403 INCLUSIVE AND OUTLOTS "L" THRU "BB"
PAPILLION, NEBRASKA

PRELIMINARY PLAT

Project No: P2019.004.001
Date: 10/03/2019
Designed By: MAM
Drawn By: THH
Scale: 1"=100'
Sheet: 1 of 1

10/03/2019 10:42 AM K:\Projects\2019\010\190719\190719 Preliminary Design\PRE PLAT NORTH.dwg