

VICINITY MAP

NOTES:

- 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 EIGHT AND A HALF FEET (8.5) RADI FROM THE INTERSECTION OF RIGHT-OF-WAY LINES.
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 114TH STREET, 108TH STREET OR TO LINCOLN ROAD FROM ANY LOTS ABUTTING SAID STREETS, EXCEPT VEHICULAR ACCESS FOR EASEMENT SERVICES WILL BE ALLOWED TO LINCOLN ROAD TO AND FROM OUTLOTS "A", "B" AND "H".
- STANDARD UTILITY EASEMENTS WILL BE PROVIDED EXCEPT AS NOTED: A) LOTS 5-14 WILL REQUIRE UTILITIES LOCATED IN THE FRONT YARD DUE TO THE EXISTING MAGELLAN PIPELINE EASEMENT; B) LOTS 111, 112, 130, 142-147, AND 163 MAY REQUIRE UTILITIES LOCATED IN THE FRONT YARD DUE TO THE EXISTING OPD TRANSMISSION LINE EASEMENT; AND C) LOTS 4, 15, 98, 99, 105, 148, 154-156, AND 162 MAY REQUIRE ALTERNATE UTILITY EASEMENTS LOCATED ADJACENT TO THE OUTSIDE BOUNDARY OF THE EXISTING MAGELLAN PIPELINE EASEMENT OR OPD TRANSMISSION LINE EASEMENT.
- OUTLOT "L" IS RESERVED FOR FUTURE SINGLE FAMILY DEVELOPMENT. OUTLOT "L" IS TO BE OWNED AND MAINTAINED BY THE DEVELOPER.
- OUTLOTS "A" AND "C" ARE TO BE USED FOR A PERMANENT PCSMB BASIN. A PERMANENT STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOTS "A" AND "C". OUTLOTS "A" AND "C" ARE TO BE OWNED AND MAINTAINED BY THE DEVELOPER OR THE HOMEOWNERS ASSOCIATION.
- OUTLOT "B" IS A PARCEL OF LAND DEEMED UNBUILDABLE DUE TO DIMENSIONS, SETBACK REQUIREMENTS AND ENCUMBRANCE WITH EXISTING EASEMENTS. OUTLOT "B" IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- OUTLOTS "D", "F", "G", AND "H" ARE PARCELS OF LAND DEEMED UNBUILDABLE DUE TO THE PRESENCE OF AN EXISTING OPD POWER TRANSMISSION LINE EASEMENT. OUTLOTS "D", "F", "G", AND "H" WILL CONTAIN A PUBLIC TRAIL AND THEREFORE THESE OUTLOTS ARE TO BE OWNED AND MAINTAINED BY THE SANITARY AND IMPROVEMENT DISTRICT.
- OUTLOTS "I", "J", AND "K" ARE PARCELS OF LAND USED AS A BUFFER FOR THE MAGELLAN GAS EASEMENT. OUTLOTS "I", "J", AND "K" ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- OUTLOT "E" IS TO BE USED FOR A TEMPORARY DETENTION BASIN. SAID BASIN MAY BE RELOCATED TO THE NORTH WHEN THAT PROPERTY IS DEVELOPED AND THEREFORE OUTLOT "E" MAY BE REPLATTED INTO SINGLE FAMILY LOTS AT SOME TIME IN THE FUTURE. OUTLOT "E" IS TO BE OWNED AND MAINTAINED BY THE DEVELOPER.

GRANITE FALLS NORTH

LOTS 1-179 INCLUSIVE AND OUTLOTS "A"-"L"

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE S1/2 OF THE NE1/4 OF SECTION 29, AND TOGETHER WITH LINCOLN ROAD RIGHT-OF-WAY LOCATED IN PART OF THE SE1/4 OF SAID SECTION 29; BOTH LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS 3,540,784 SQUARE FEET OR 81.285 ACRES, MORE OR LESS.

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

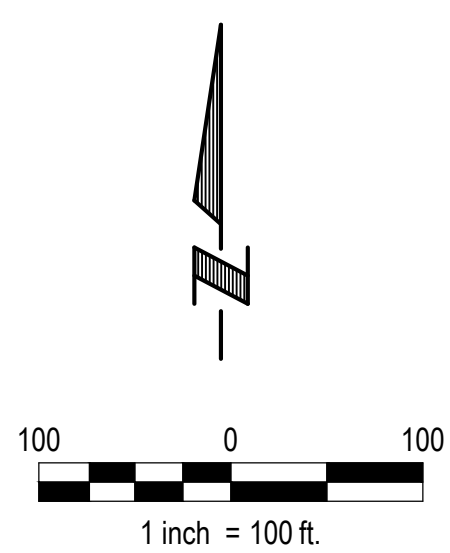
OWNER
ROBERT HAUG AND PAUL A. HAUG TRUSTEES
10809 HIGHWAY 370
PAPILLION, NE 68046

ZONING:

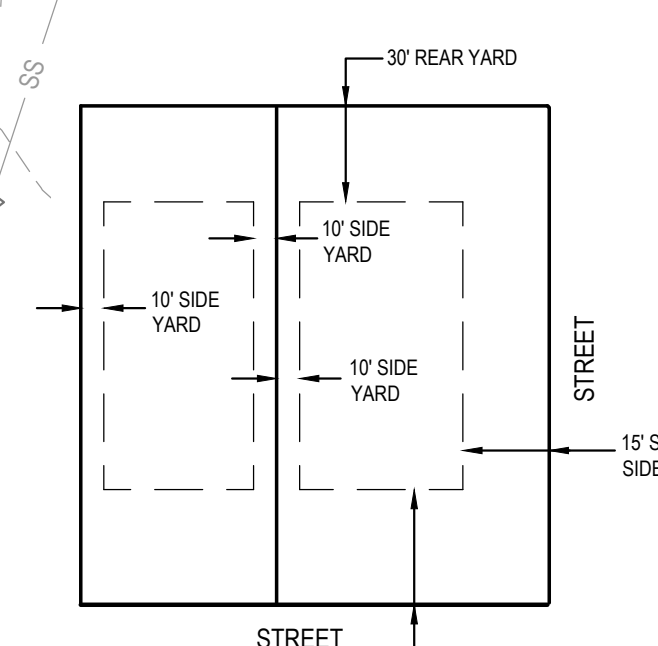
EXISTING AG
PROPOSED: R-2 LOTS 1-179 & OUTLOTS "A"-"L"

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

LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
1	11,262	19	9,500	37	10,967	55	9,332	73	9,813	91	12,844	109	12,459	127	8,371	145	10,755	163	9,654
2	10,298	20	9,500	38	10,187	56	14,256	74	9,790	92	12,620	110	9,912	128	8,347	146	11,774	164	9,657
3	10,481	21	9,500	39	9,896	57	14,040	75	9,766	93	18,198	111	15,176	129	8,350	147	13,131	165	9,692
4	18,268	22	9,890	40	9,880	58	9,100	76	10,348	94	14,243	112	15,257	130	8,680	148	19,548	166	9,692
5	9,533	23	14,270	41	9,880	59	15,250	77	8,746	95	11,122	113	10,798	131	9,964	149	14,164	167	9,691
6	7,771	24	13,882	42	12,108	60	10,272	78	8,722	96	10,295	114	10,781	132	9,375	150	11,706	168	9,691
7	9,084	25	11,655	43	13,532	61	11,007	79	8,698	97	12,169	115	10,734	133	9,375	151	11,164	169	9,691
8	9,084	26	15,410	44	14,707	62	12,115	80	8,664	98	16,123	116	10,624	134	9,375	152	11,771	170	9,690
9	9,062	27	9,267	45	14,902	63	12,648	81	9,183	99	18,151	117	10,786	135	13,675	153	10,403	171	9,690
10	9,684	28	11,300	46	11,122	64	16,589	82	10,374	100	14,148	118	15,526	136	11,108	154	19,842	172	9,689
11	9,084	29	9,500	47	14,952	65	12,682	83	9,785	101	11,339	119	12,720	137	9,375	155	16,870	173	9,689
12	10,320	30	10,928	48	10,919	66	11,423	84	9,785	102	13,137	120	10,296	138	9,375	156	20,288	174	9,689
13	9,703	31	14,847	49	10,467	67	11,252	85	9,785	103	9,170	121	9,375	139	9,375	157	10,402	175	9,688
14	11,914	32	15,860	50	10,467	68	10,768	86	9,785	104	14,148	122	9,375	140	9,375	158	12,294	176	10,044
15	12,538	33	14,004	51	10,988	69	10,128	87	10,477	105	17,467	123	9,375	141	9,963	159	10,089	177	14,337
16	8,961	34	15,135	52	16,790	70	10,103	88	13,067	106	13,137	124	9,964	142	11,693	160	9,500	178	23,142
17	17,008	35	14,903	53	12,130	71	12,942	89	15,356	107	16,824	125	8,417	143	10,753	161	9,500	179	17,261
18	9,500	36	11,702	54	13,206	72	10,018	90	10,296	108	10,253	126	8,394	144	10,755	162	12,797		



- LEGEND**
- BOUNDARY LINE
 - RIGHT OF WAY LINE
 - LOT LINE
 - EASEMENTS
 - EXIST. PROPERTY LINES
 - - - - - EXIST. MAJOR CONTOURS
 - - - - - EXIST. MINOR CONTOURS
 - SS --- EXIST. SANITARY SEWER
 - G --- EXIST. GAS LINE



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GRANITE FALLS NORTH
PAPILLION, NEBRASKA

PRELIMINARY PLAT

Revisions	Date	Description
1	5-16-16	MAW
2		JHA
3		T-100

Proj No: P2013.604.001
Date: 5-16-16
Designed By: MAW
Drawn By: JHA
Scale: 1"=100'
Sheet: 1 of 1

5/16/2016 11:45 AM K:\Projects\2013604\01\Plat\Primary\Design\FRE PLAT 100.dwg Jack Keady