BELLINO NINETY SIX

LOTS 1 THROUGH 5

LEGAL DESCRIPTION

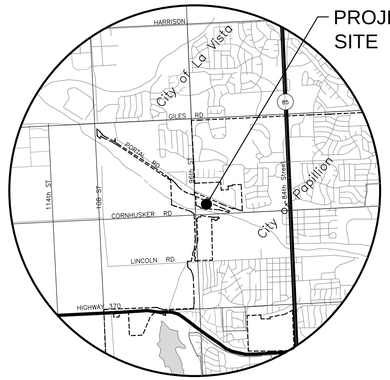
PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M. IN SARPY COUNTY, NEBRASKA.

LEGEND

- PROPERTY LINE
- PROPERTY SETBACK LINE
- EXISTING FLOODPLAIN BOUNDARIES
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER

ZONING LEGEND:

(LI)	LIMITED INDUSTRIAL
(I-2)	HEAVY INDUSTRIAL
(AG)	AGRICULTURAL
(MU)	MIXED USE



VICINITY MAP

OWNER

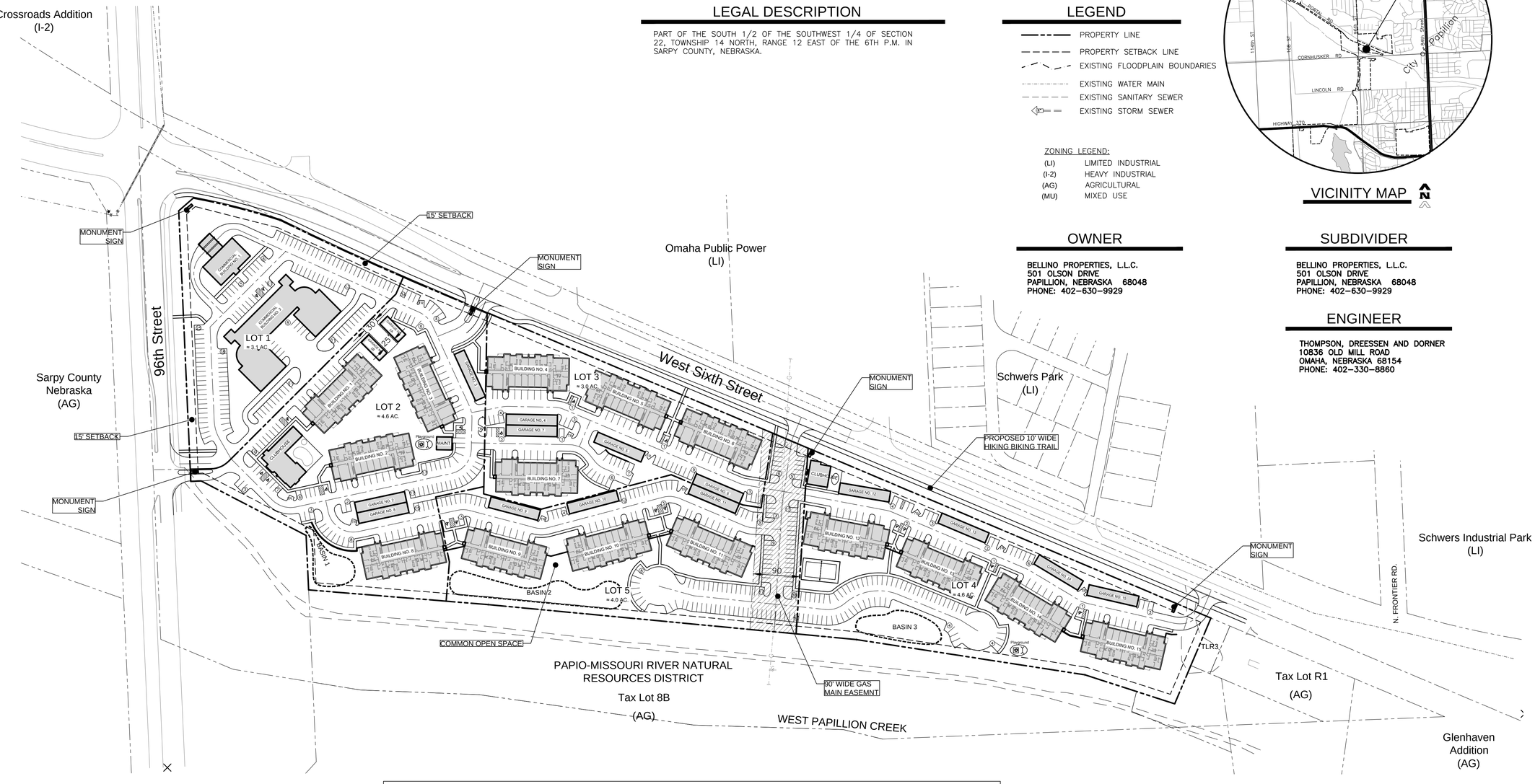
BELLINO PROPERTIES, L.L.C.
501 OLSON DRIVE
PAPILLION, NEBRASKA 68048
PHONE: 402-630-9929

SUBDIVIDER

BELLINO PROPERTIES, L.L.C.
501 OLSON DRIVE
PAPILLION, NEBRASKA 68048
PHONE: 402-630-9929

ENGINEER

THOMPSON, DREESSEN AND DORNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860



COMMERCIAL IMPERVIOUS/PERVIOUS INFORMATION					
LOT NUMBER	LOT SIZE (AC./SF)	BUILDING COVERAGE	PERVIOUS AREA	PAVING AND SIDEWALK	IMPERVIOUS COVERAGE %
LOT 1	3.1/133,120 S.F.	22,000 S.F.	46,060 S.F.	65,060 S.F.	65%

MULTI-FAMILY IMPERVIOUS/PERVIOUS INFORMATION									
LOT NUMBER	LOT SIZE (AC./SF)	BUILDING COVERAGE S.F. (% LOT COVERAGE)	APARTMENT UNITS	1-BEDROOM UNITS	2-BEDROOM UNITS	PERVIOUS AREA	PAVING AND SIDEWALK	IMPERVIOUS COVERAGE %	UNITS PER ACRE	COMMON OPEN SPACE (MIN. 25%)
LOT 2	4.6 AC./200,655 S.F.	53,080 S.F. (26%)	92	48	44	69,070 S.F.	78,505 S.F.	66%	20.0	38%
LOT 3	3.0 AC./128,720 S.F.	47,650 S.F. (37%)	92	48	44	36,620 S.F.	44,450 S.F.	72%	30.7	31%
LOT 4	4.6 AC./199,515 S.F.	49,400 S.F. (25%)	92	48	44	82,225 S.F.	67,890 S.F.	59%	20.0	45%
LOT 5	4.0 AC./174,420 S.F.	35,735 S.F. (20%)	69	36	33	63,170 S.F.	75,515 S.F.	64%	17.3	40%
		TOTAL	345	180	165					

NOTES

1. EXISTING ZONING IS AG. PROPOSED ZONING IS MU.
2. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT. INTERVALS BASED ON U.S.G.S. DATUM.
3. WATER AND GAS WILL BE PROVIDED BY THE METROPOLITAN UTILITIES DISTRICT.
4. POWER WILL BE PROVIDED BY THE OMAHA PUBLIC POWER DISTRICT.
5. THREE ACCESS POINTS SHALL BE PERMITTED TO WEST 6TH STREET AT LOCATIONS TO BE APPROVED BY THE PAPILLION CITY ENGINEER.
6. STANDARD UTILITY DEDICATIONS WILL BE INCLUDED IN THE FINAL PLAT DEDICATION.

PHASING INFORMATION		
PHASE NUMBER	LOT NUMBER	PROPOSED USE
PHASE 1	LOT 2	MULTI-FAMILIY
PHASE 2	LOT 3	MULTI-FAMILIY
PHASE 3	LOT 5	MULTI-FAMILIY
PHASE 4	LOT 4	MULTI-FAMILIY
PHASE 5	LOT 1	COMMERCIAL

COMMERCIAL PARKING SUMMARY			
LOT NUMBER	STANDARD STALLS (9'x18')	HANDICAP STALLS (8'x18)	TOTAL
LOT 1	135	2	**137**

MULTI-FAMILY PARKING SUMMARY			
LOT NUMBER	STANDARD STALLS (9'x18')	HANDICAP STALLS (8'x18)	TOTAL
LOT 2	84	5	**89**
LOT 3	33	3	**36**
LOT 4	81	4	**85**
LOT 5	128	4	**132**
TOTAL	**326**	**16**	**342**

MULTI-FAMILY GARAGE SUMMARY			
LOT NUMBER	GARAGE DETACHED STALLS	BELOW APARTMENT GARAGE STALLS	TOTAL
LOT 2	36	36	**72**
LOT 3	36	36	**72**
LOT 4	36	36	**72**
LOT 5	27	27	**54**
TOTAL	**135**	**135**	**270**

0' 50' 100'

4/29/2013 9:50 AM BRIAN LODES H:_800\865-107 PAPIO IMPROVEMENTS_dwg\A865107P.DWG

TD2 engineering & surveying

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

Project Name

Bellino Ninety Six

Client Name

Bellino Enterprises

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
...	...	...

Drawn By: RTM Reviewed By: BLL
Job No.: 865-107 Date: 04-22-13

Sheet Title

Site Plan

Sheet Number

Exhibit B