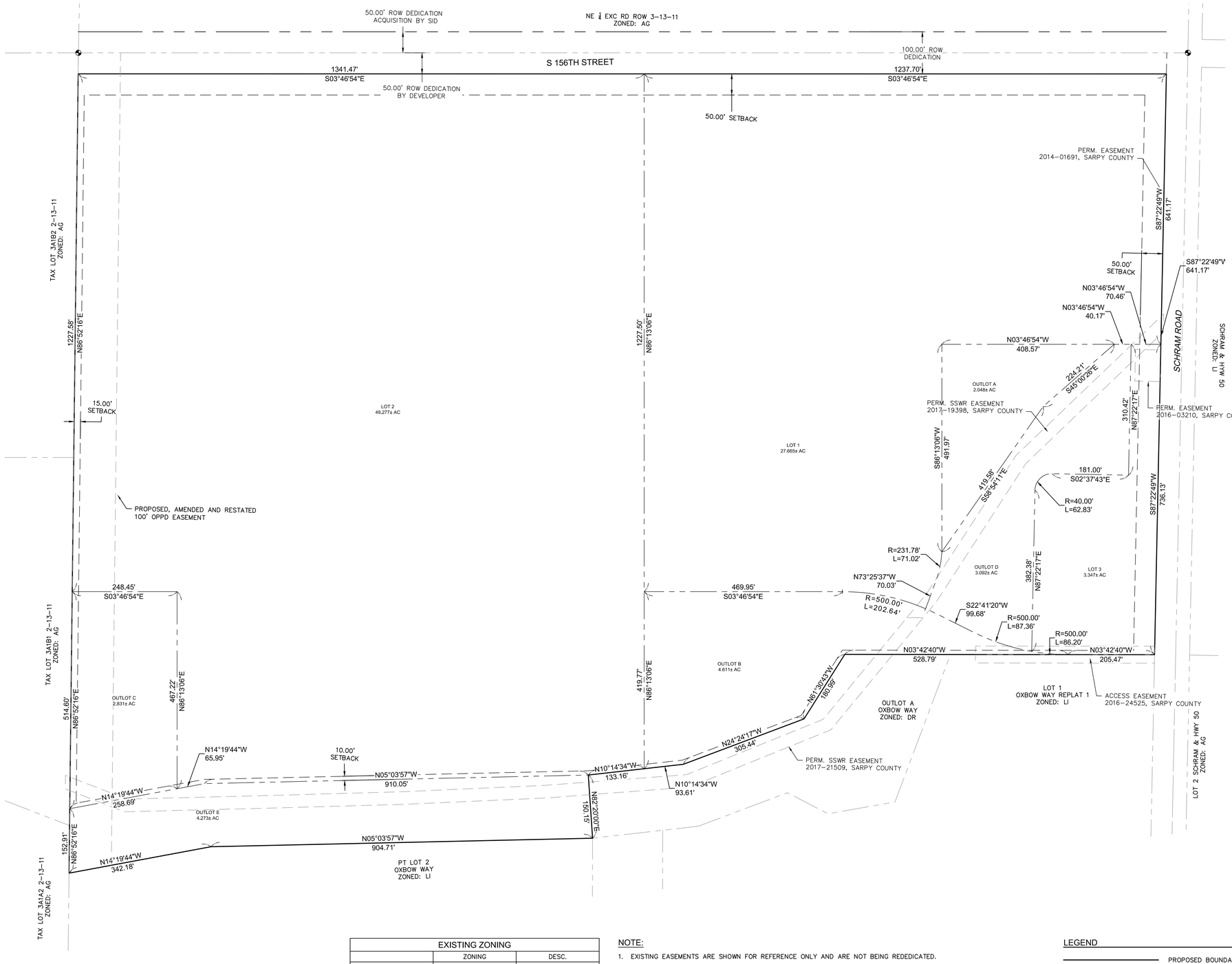
R&R COMMERCE PARK SOUTH

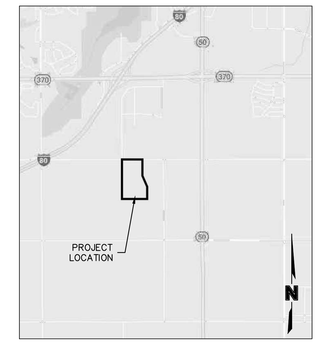
LOTS 1 THRU 3 AND OUTLOTS A THRU E

PRELIMINARY PLAT

A TRACT OF LAND LOCATED IN THE WEST HALF OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



0' 50' 100' 200'
SCALE IN FEET



VICINITY MAP
NOT TO SCALE

SHEET INDEX	
SHEET NO.	SHEET TITLE
C1.1	PRELIMINARY PLAT
C2.1	EXISTING CONDITIONS PLAN
C3.1	PRELIMINARY SITE PLAN
C3.2	PRELIMINARY GRADING PLAN
C3.3	PRELIMINARY UTILITY PLAN
C4.1	156TH STREET PLAN & PROFILE
C5.1	PRELIMINARY PAVING PLAN

ZONING SETBACK TABLE	
ARTERIAL FRONTAGE	50'
INTERIOR SIDE	10'
COLLECTOR FRONTAGE	15'
REAR	10'

EXISTING ZONING		
	ZONING	DESC.
LOT 1 THRU 3 AND OUTLOTS A THRU E	AG	AGRICULTURAL

PROPOSED ZONING		
	ZONING	DESC.
LOT 1 THRU 3	LI	LIMITED INDUSTRIAL
OUTLOTS A THRU E	LI	DEVELOPMENT RESERVE

NOTE:

1. EXISTING EASEMENTS ARE SHOWN FOR REFERENCE ONLY AND ARE NOT BEING REDEDICATED.
2. STANDARD UTILITY DEDICATIONS WILL BE PROVIDED ON THE FINAL PLAT.
3. OUTLOT A, B AND C WILL BE RESERVED FOR STORMWATER MANAGEMENT AND WILL BE OWNED AND MAINTAINED BY THE DEVELOPER OR THE BUSINESS ASSOCIATION THAT HAVE EXCLUSIVE USE OF THE OUTLOTS.
4. OUTLOT D AND E WILL BE RESERVED FOR THE EXISTING CREEK AND WILL BE OWNED AND MAINTAINED BY THE DEVELOPER OR BUSINESS ASSOCIATION.
5. IT IS THE STANDARD REQUIREMENT OF THE CITY OF PAPILLION THAT IT IS THE DEVELOPER'S RESPONSIBLITY TO TREAT AND DETAIN STORMWATER RUNOFF FROM NEWLY DEDICATED ROADWAYS WITHIN AND ABUTTING THE DEVELOPMENT.

LEGEND

- PROPOSED BOUNDARY
- PROPOSED ROADWAY CENTERLINE
- PROPOSED SETBACKS
- PROPOSED LOTS
- EXISTING PROPERTY LINE
- EXISTING EASEMENT

PROPERTY OWNER

AURORA BUSINESS PARK II LLC
1080 JORDAN CREEK PARKWAY
SUITE 200
WEST DES MOINES, IA 50266

DEVELOPER

R&R REALTY GROUP 1225
JORDAN CREEK PARKWAY
SUITE 200
WEST DES MOINES, IA 50266

SURVEYOR

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CITY OF PAPILLION PLAT APPROVAL

SURVEY CERTIFICATION

TERRY ROTHANZL, L.S.

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REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

PRELIMINARY PLAT

R&R COMMERCE PARK SOUTH

2020

PAPILLION, NE

drawn by:	JAV
checked by:	KGG
approved by:	KMS
QA/QC by:	KMS
project no.:	019-1764
drawing no.:	
date:	

SHEET C1.1

DWG: F:\2019\1501-2000\019-1764\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C_PPT_0191764.dwg USER: jvelo
DATE: May 18, 2020 12:38pm XREFS: C_XBND7_0191764 c_pblk_0191764 C_PBND7_0191764 C_PBND7_US_0191764