

CURVE	RADIUS
1	186.04'
2	500.00'
3	300.00'
4	492.99'
5	287.16'
6	100.00'
7	100.00'
8	150.31'
9	230.35'
10	150.00'
11	125.00'
12	108.37'
13	125.00'
14	200.00'

LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS	
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	80,311	19	10,409	37	9,724	55	11,363	73	9,375	91	10,166	109	12,059	127	9,337
2	49,229	20	9,562	38	9,367	56	11,557	74	10,990	92	15,529	110	9,897	128	9,337
3	89,755	21	9,375	39	9,997	57	9,542	75	9,879	93	19,917	111	10,437	129	9,337
4	250,884	22	10,372	40	10,880	58	9,542	76	10,373	94	11,660	112	9,759	130	9,337
5	123,732	23	9,835	41	10,978	59	9,542	77	11,050	95	9,139	113	9,326	131	9,337
6	260,380	24	10,054	42	11,027	60	9,542	78	10,423	96	9,139	114	9,326	132	9,337
7	96,299	25	9,699	43	11,030	61	9,542	79	9,928	97	9,139	115	9,326	133	9,891
8	166,124	26	9,699	44	11,033	62	9,542	80	10,059	98	9,139	116	9,326	134	15,048
9	9,375	27	9,699	45	11,035	63	9,897	81	9,161	99	9,139	117	9,326	135	9,176
10	9,375	28	9,699	46	11,038	64	9,897	82	9,139	100	9,139	118	9,326	136	9,174
11	9,375	29	9,699	47	11,018	65	10,291	83	9,139	101	9,139	119	9,326	137	9,173
12	9,375	30	10,451	48	11,719	66	9,830	84	9,139	102	9,139	120	9,326	138	9,172
13	9,922	31	10,375	49	19,985	67	9,830	85	9,139	103	9,139	121	9,326	139	9,171
14	9,375	32	9,775	50	12,717	68	9,830	86	9,139	104	9,139	122	11,117	140	9,169
15	9,375	33	9,785	51	10,897	69	9,830	87	9,139	105	9,139	123	11,594	141	9,168
16	9,375	34	9,780	52	10,897	70	13,044	88	9,139	106	11,669	124	9,337	142	9,167
17	9,660	35	9,780	53	10,897	71	12,117	89	9,139	107	11,655	125	9,337	143	9,165
18	10,525	36	9,780	54	10,897	72	18,542	90	9,139	108	11,641	126	9,337	144	13,125

**LEGAL DESCRIPTION**

A TRACT OF LAND LOCATED IN THE NE1/4 OF THE NW1/4 AND PART OF THE NW1/4 OF THE NW1/4, LOCATED IN SECTION 01, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS 3,439,927 SQUARE FEET OR 78.970 ACRES, MORE OR LESS.

**DEVELOPER:** PAPIO PARK, LLC  
3501 CENTER STREET  
OMAHA, NE 68105

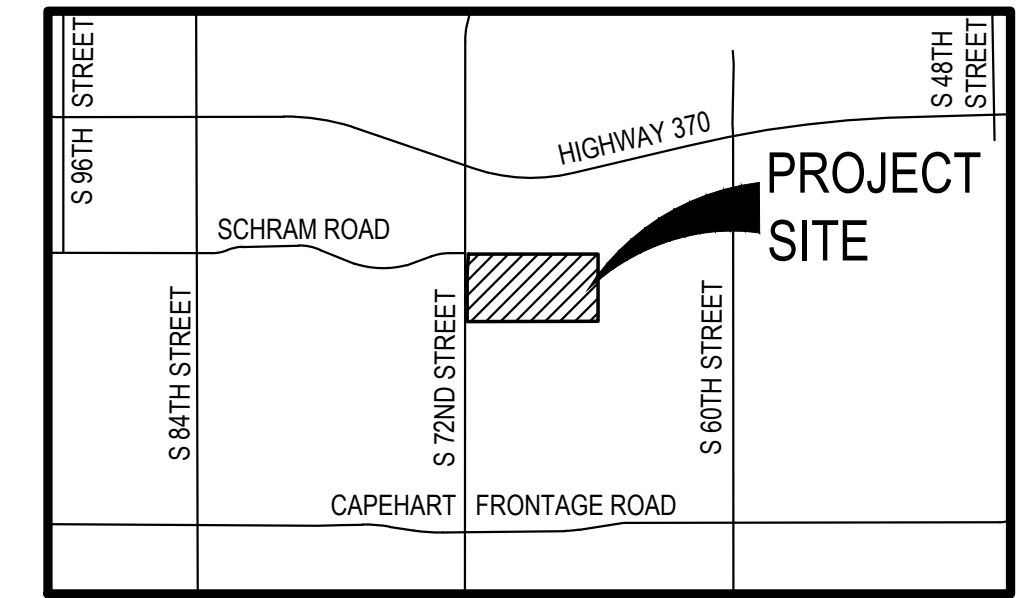
**OWNER:** LIENEMANN LIMITED PARTNERSHIP ONE  
5265 W CIMARRON RD  
AYR, NE 68925

**ZONING:**

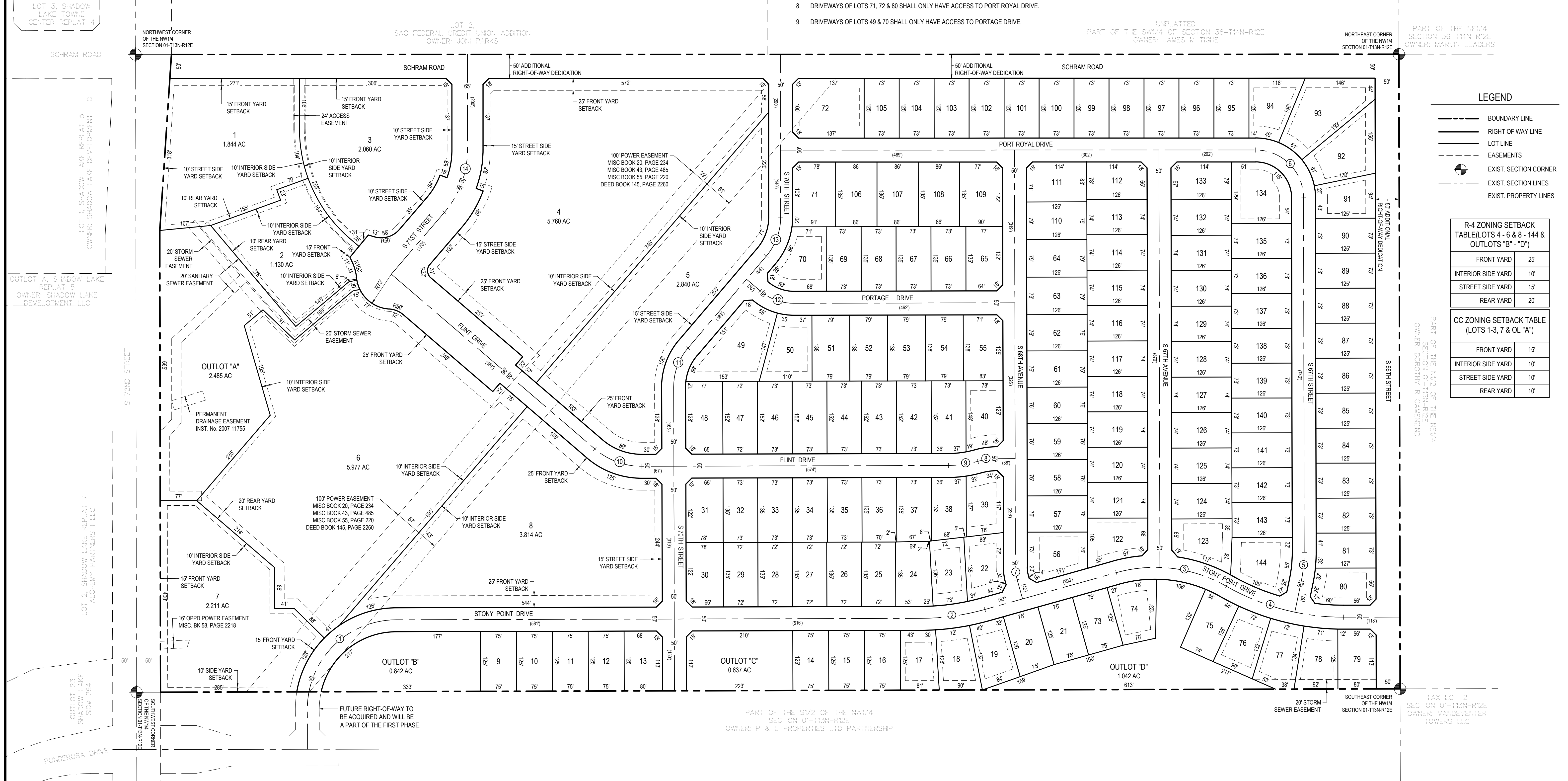
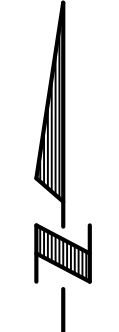
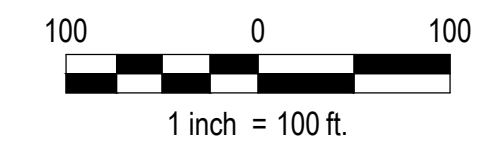
EXISTING: AG  
PROPOSED: CC, LOTS 1 THRU 3, 7, & OUTLOT "A"  
R-4, LOTS 4 THRU 6 & 8 THRU 144 & OUTLOTS "B" THRU "D"

**NOTES:**

- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO S 66TH STREET AND S 72ND STREET FROM ANY LOTS ABUTTING SAID STREETS. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO SCHRAM ROAD FROM ANY LOTS ABUTTING SAID STREET EXCEPT FOR THE PRIVATE DRIVE LOCATED IN-BETWEEN LOTS 1 THRU 3. THE PRIVATE DRIVE LOCATED ON SCHRAM ROAD WILL BE LIMITED TO ONLY A RIGHT-IN/RIGHT-OUT ACCESS DUE TO THE PROXIMITY TO THE INTERSECTION OF S 72ND STREET AND SCHRAM ROAD.
- TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED AT ALL DEADEND STREETS.
- CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT TWELVE AND HALF FEET (12.5) RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES.
- TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAT.
- OUTLOTS "A" THRU "D" ARE TO BE USED FOR PERMANENT PSCMP BASINS. PERMANENT STORM SEWER AND DRAINAGE EASEMENTS ARE GRANTED OVER ALL OF OUTLOTS "A" THRU "D". OUTLOT "A" SHALL BE OWNED BY THE SANITARY AND IMPROVEMENT DISTRICT & SHALL BE TRANSFERRED TO THE BUSINESS ASSOCIATION PRIOR TO ANNEXATION. OUTLOTS "B" THRU "D" SHALL BE OWNED BY THE SANITARY AND IMPROVEMENT DISTRICT & SHALL BE TRANSFERRED TO THE HOMEOWNERS ASSOCIATION PRIOR TO ANNEXATION.
- DRIVEWAYS OF LOTS 13, 30, & 144 SHALL ONLY HAVE ACCESS TO STONY POINT DRIVE.
- DRIVEWAYS OF LOTS 31 & 48 SHALL ONLY HAVE ACCESS TO FLINT DRIVE.
- DRIVEWAYS OF LOTS 71, 72 & 80 SHALL ONLY HAVE ACCESS TO PORT ROYAL DRIVE.
- DRIVEWAYS OF LOTS 49 & 70 SHALL ONLY HAVE ACCESS TO PORTAGE DRIVE.



**VICINITY MAP**



**LEGEND**

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- EXIST. SECTION CORNER
- EXIST. SECTION LINES
- EXIST. PROPERTY LINES

**R-4 ZONING SETBACK TABLE (LOTS 4 - 6 & 8 - 144 & OUTLOTS "B" - "D")**

FRONT YARD	25'
INTERIOR SIDE YARD	10'
STREET SIDE YARD	15'
REAR YARD	20'

**CC ZONING SETBACK TABLE (LOTS 1-3, 7 & OL "A")**

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

**E & A CONSULTING GROUP, INC.**  
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10909 Mill Valley Road, Suite 100 • Omaha, NE 68154  
Phone: 402.895.4700 • Fax: 402.895.3599  
www.eacg.com

**E & A CONSULTING GROUP, INC.**  
Engineering Answers

**SEVENTY TWO PLACE**  
LOTS 1 THRU 144 & OUTLOTS "A" THRU "D"  
PABLLION, NEBRASKA

**PRELIMINARY PLAT**

Revisions	Description	Date
1	REVISED PER CITY COMMENTS	6/17/2019
2	REVISED PER PLANNING COMMISSION REPORT	2/7/2020
3	REVISED PER PLANNING COMMISSION REPORT	4/1/2020

Proj No: P2018.228.001  
Date: 02-11-2019  
Designed By: JRS  
Drawn By: ECL  
Scale: 1" = 100'  
Sheet: 1 of 1

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