

# ROSE PARK

LOTS 1 THRU 22 & OUTLOTS "A" THRU "G" INCLUSIVE

A TRACT OF LAND BEING TAX LOT 24, A TAX LOT LOCATED IN PART OF THE NW1/4 OF THE NW1/4 OF SECTION 36, ALSO TOGETHER WITH PART OF THE SW1/4 OF THE SW1/4 OF SECTION 25, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST, OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

### LEGAL DESCRIPTION

A TRACT OF LAND BEING TAX LOT 24, A TAX LOT LOCATED IN PART OF THE NW1/4 OF THE NW1/4 OF SECTION 36, ALSO TOGETHER WITH PART OF THE SW1/4 OF THE SW1/4 OF SECTION 25, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST, OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS AN AREA OF 2,546,431 SQUARE FEET OR 58.458 ACRES, MORE OR LESS.

**DEVELOPER**  
ROSE PARK LLC  
114 E 1ST STREET  
PAPILLION, NE 68046

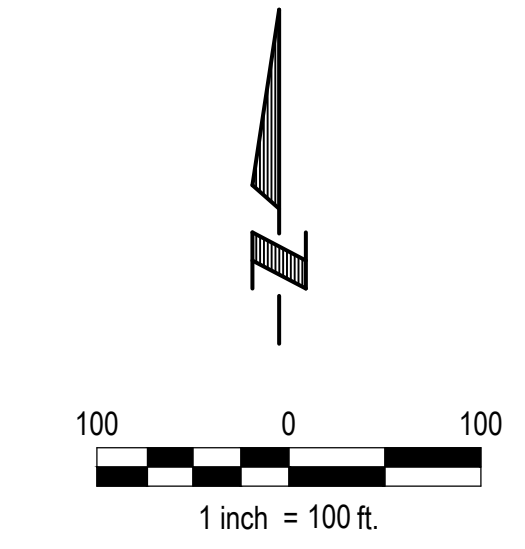
**OWNER**  
DANIEL SCHRAM  
19301 S 156TH STREET  
SPRINGFIELD, NE 68069

### ZONING:

EXISTING	AG	
PROPOSED:	CC, LOTS 1-3	2,172 AC
	CC, OUTLOTS "A" & "F"	1,172 AC
	R-4, LOT 4 & 5	10,444 AC
	R-4, LOTS 6-22	2,861 AC
	R-4, OUTLOTS "B" THRU "E"	4,955 AC
	AG, OUTLOT "G"	33,862 AC
	PROPOSED RIGHT-OF-WAY	2,362 AC
	<b>TOTAL</b>	<b>58,458 AC</b>

### NOTES:

- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 72ND STREET FROM LOTS 1 THRU 3 AND OUTLOT "F". DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO CEDARDALE ROAD FROM LOT 8 & 14 AND OUTLOTS "C" & "D". DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO MATTHIES DRIVE FROM OUTLOT "F".
- LOT 4 SHALL HAVE ACCESS TO 72ND STREET AT THE 1/8-MILE LOCATION. LOT 4 ACCESS TO 72ND STREET SHALL BE RIGHT-IN/RIGHT-OUT ONLY. FINAL DETERMINATION OF THE ACCESS POINT WILL COME FROM THE CITY OF PAPILLION.
- 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.
- OUTLOT "A" SHALL BE DESIGNATED AS A PRIVATE DRIVE. LOTS 1 THRU 4 AND OUTLOT "F" SHALL HAVE ACCESS TO STREET "B" THRU OUTLOT "A". OUTLOT "A" SHALL BE OWNED AND MAINTAINED BY THE BUSINESS ASSOCIATION.
- OUTLOT "B" SHALL BE DESIGNATED AS A STORM SEWER AND DRAINAGE EASEMENT. OUTLOT "B" SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER OR THE HOMEOWNERS ASSOCIATION.
- OUTLOT "C" SHALL BE DESIGNATED AS A GREEN SPACE OUTLOT. OUTLOT "C" SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER OR THE HOMEOWNERS ASSOCIATION.
- OUTLOT "D" AND "G" SHALL BE RESERVED FOR FUTURE DEVELOPMENT. OUTLOTS "D" AND "G" SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER UNTIL IT IS DEVELOPED.
- OUTLOTS "E" AND "F" SHALL BE DESIGNATED FOR PERMANENT PCSMP BASIN. A PERMANENT STORM SEWER AND DRAINAGEWAY EASEMENT IS GRANTED OVER OUTLOTS "E" AND "F". OUTLOTS "E" AND "F" SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER OR THE SID, IF OWNED BY THE SID, THE OUTLOTS SHALL BE TRANSFERRED OVER TO THE HOMEOWNERS ASSOCIATION PRIOR TO CITY ANNEXATION.
- AN INGRESS-EGRESS EASEMENT FROM LOT 4 TO THE PARCEL TO THE SOUTH WILL BE PROVIDED. THE EXACT LOCATION WILL BE DETERMINED FOR THE FINAL PLAT.
- STREET RIGHT-OF-WAY WILL BE GRANTED IN OUTLOT "G" AT THE TIME OF FUTURE PLATTING TO PROVIDE A PUBLIC STREET CONNECTION BETWEEN THE WEST TERMINUS OF MATTHIES DRIVE (JANA STREET) AND THE EAST TERMINUS OF HALLECK STREET.



### LEGEND

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

#### AG ZONING SETBACK TABLE (OUTLOT "G")

FRONT YARD	50'
INTERIOR SIDE YARD	25'
STREET SIDE YARD	50'
REAR YARD	50'

#### CC ZONING SETBACK TABLE (LOTS 1-3 & OL "A" & "F")

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

#### R-4 ZONING SETBACK TABLE (LOTS 4-22 & OUTLOTS "B"-"E")

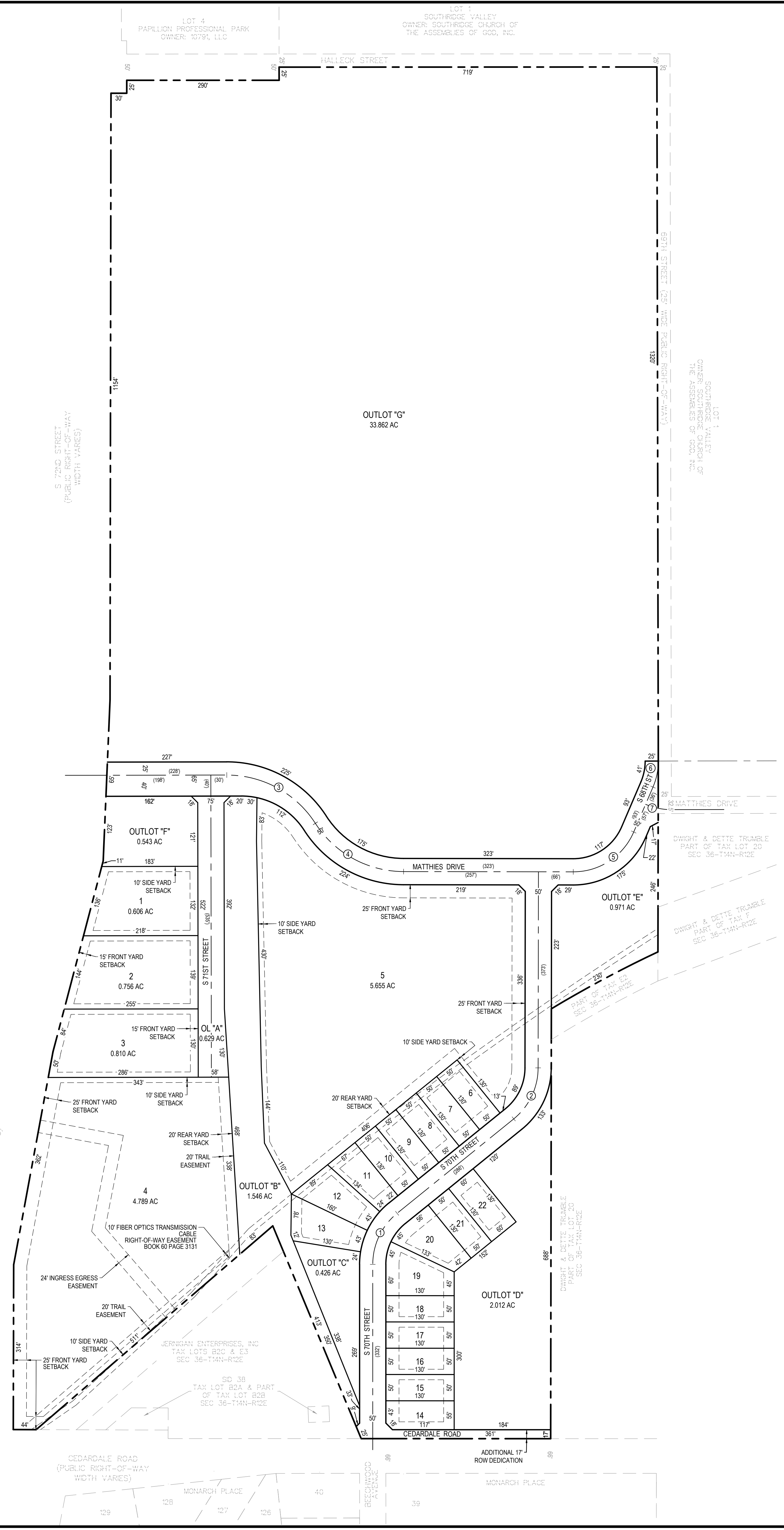
FRONT YARD	25'
INTERIOR SIDE YARD	10"
STREET SIDE YARD	15'
REAR YARD	20'

\*PER §205-67, INTERIOR SIDE YARD ALONG A COMMON WALL CAN BE SET A ZERO-LOT SETBACK AS LONG AS THE OPPOSITE SIDE YARD IS AT THE NORMAL SIDE YARD SETBACK REQUIREMENT.

LOT AREAS		LOT AREAS	
LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
1	26,400	12	9,178
2	32,950	13	9,198
3	35,281	14	7,072
4	208,612	15	6,500
5	246,313	16	6,500
6	6,500	17	6,500
7	6,500	18	6,500
8	6,500	19	9,748
9	6,500	20	9,272
10	6,500	21	6,500
11	7,378	22	7,800

#### CENTERLINE CURVE TABLE

CURVE	RADIUS
1	125'
2	125'
3	200'
4	200'
5	125'
6	125'
7	125'



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

ROSE PARK  
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PAPILLION, NEBRASKA

PRELIMINARY PLAT

Rev	Date	Description
1	02/10/20	REVISED PER CITY COMMENTS
2	04/09/20	REVISED PER PLANNING COMMISSION REPORT
3	05/22/20	REVISED PER PLANNING COMMISSION REPORT

Proj No: P2017.256.001  
Date: 01/13/2021  
Designed By: JRS  
Drawn By: TRH  
Scale: 1"=100'  
Sheet: 1 of 1