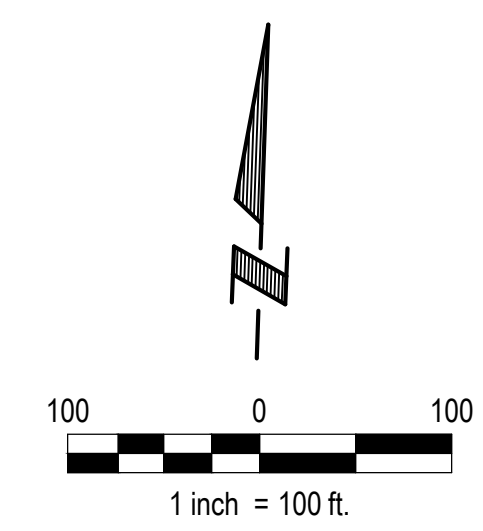




Proj No:	P2017.258.001
Date:	05/11/2020
Designed By:	KJH
Drawn By:	NMN
Scale:	1" = 100'
Sheet:	1 of 2

19009 Mill Valley Road, Suite 100 • Omaha, NE 68154
 Phone: 402.896.4700 • Fax: 402.896.3599
 www.eaeg.com



LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT
- BUFFERYARD
- SETBACK
- FENCELINE
- PEDESTRIAN WALK / TRAIL

ZONING:

EXISTING	AG	
PROPOSED:	MU, LOTS 167 THRU 239, 289 THRU 312, AND 349 THRU 351	16.773 AC
	MU, OUTLOTS "I" & "M"	1.041 AC

NOTES:

- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO S 120TH STREET FROM LOT 167. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO S 124TH STREET FROM LOT 312. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO SCHRAM ROAD FROM LOTS 189, 190, 199, 200 AND 209.
- TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED AT ALL DEADEND STREETS.
- THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT (8.5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES.
- TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAT.
- OUTLOT "I" IS INTENDED TO BE RESERVED FOR REDEVELOPMENT AND BE INCORPORATED WITH LOT 1. SAMSON ADDITION AT SUCH TIME THAT SAID LOT 1 IS PLATTED AND OWNED BY THE DEVELOPER. OUTLOT "I" SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER.
- OUTLOT "M" IS TO BE USED AS A PERMANENT PCSMP BASIN. A PERMANENT STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOT "M". OUTLOT "M" SHALL BE OWNED BY THE SANITARY AND IMPROVEMENT DISTRICT & SHALL BE TRANSFERRED TO THE HOMEOWNERS ASSOCIATION PRIOR TO ANNEXATION.
- LOT 312 DRIVEWAY SHALL ONLY HAVE ACCESS TO S 125TH STREET.

MU ZONING SETBACK TABLE (LOTS 349 THRU 351)

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

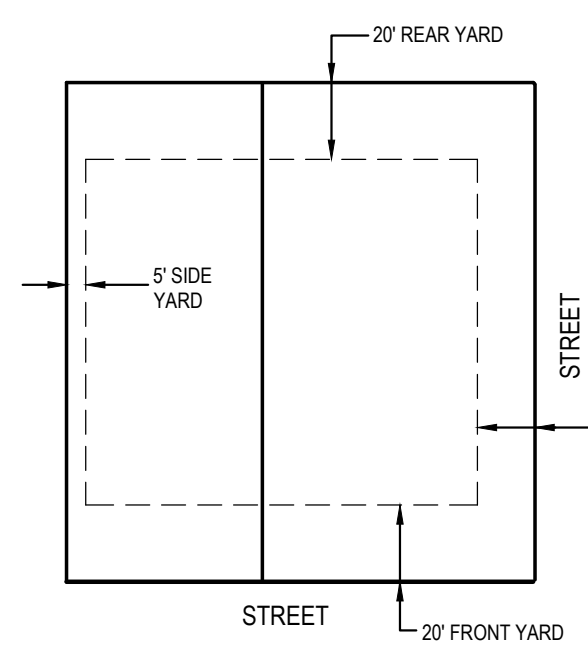
MU ZONING SETBACK TABLE (LOTS 185 THRU 209)

FRONT YARD	25'
INTERIOR SIDE YARD	0'
STREET SIDE YARD	15'
REAR YARD	15'

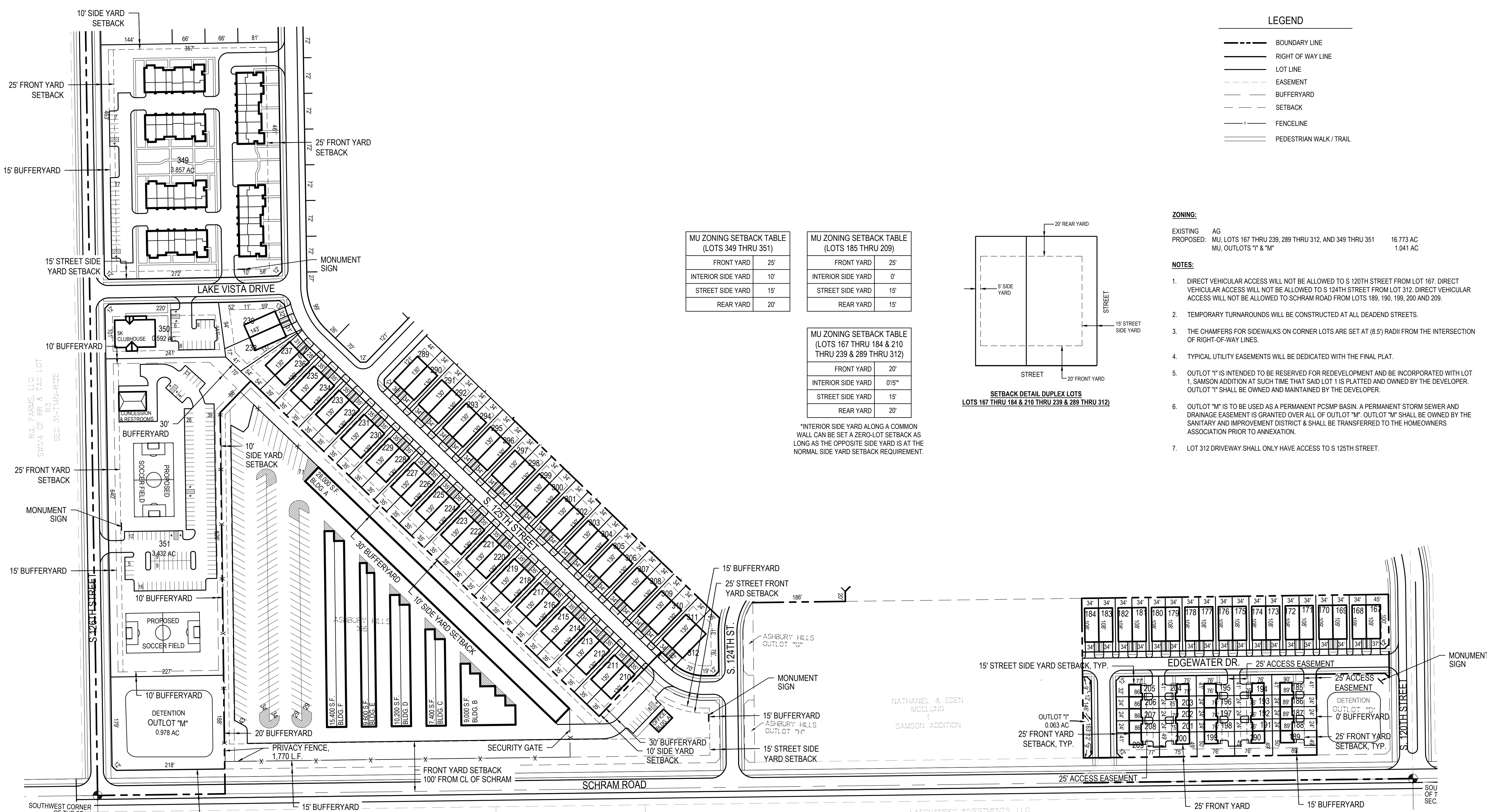
MU ZONING SETBACK TABLE (LOTS 167 THRU 184 & 210 THRU 239 & 289 THRU 312)

FRONT YARD	20'
INTERIOR SIDE YARD	0/5"
STREET SIDE YARD	15'
REAR YARD	20'

*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.



SETBACK DETAIL DUPLEX LOTS (LOTS 167 THRU 184 & 210 THRU 239 & 289 THRU 312)



SOUTHWEST CORNER OF THE SE1/4 SEC. 31-T14N-R12E

50' ADDITIONAL RIGHT-OF-WAY

LASCHANSKY INVESTMENTS, LLC ETAL PART OF TAX LOT 17 SEC 6-T13N-R12E

DAVID & DONNA MCCOLLEY SEC 6-T13N-R12E (TAX LOT 18)

LASCHANSKY INVESTMENTS, LLC ETAL PART OF TAX LOT 17 SEC 6-T13N-R12E

ASHBURY HILLS OUTLOT "G"

MONUMENT SIGN

15' BUFFERYARD ASHBURY HILLS OUTLOT "H"

15' STREET SIDE YARD SETBACK

15' BUFFERYARD

25' FRONT YARD SETBACK, TYP.

25' ACCESS EASEMENT

EDgewater DR.

25' ACCESS EASEMENT

DETENTION OUTLOT "M" 0.978 AC

0' BUFFERYARD

25' FRONT YARD SETBACK, TYP.

S 120TH STREET

SOU OF T SEC.