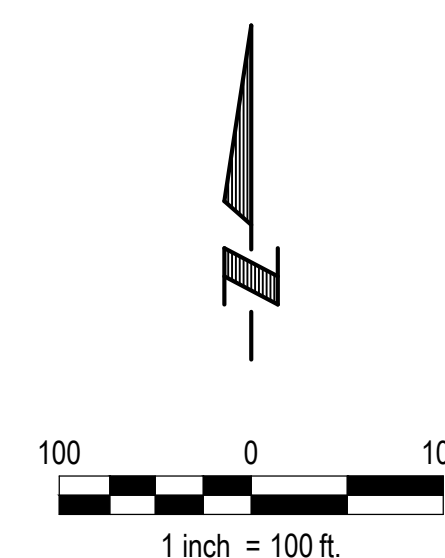


VICINITY MAP

HIGHWAY 370 INDUSTRIAL PARK

LOTS 1 & 2 INCLUSIVE

A TRACT OF LAND LOCATED IN PART OF TAX LOT 10, A TAX LOT LOCATED IN PART OF THE NE1/4 OF THE NW1/4, AND ALSO THE SE1/4 OF THE NW1/4 OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- EXIST. PROPERTY LINES
- EASEMENTS
- SETBACK LINE

LI ZONING SETBACK TABLE	
FRONT YARD	15'
SIDE YARD	10'
STREET SIDE YARD	15'
REAR YARD	10'

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF TAX LOT 10, A TAX LOT LOCATED IN PART OF THE NE1/4 OF THE NW1/4, AND ALSO THE SE1/4 OF THE NW1/4 OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

SAID TOTAL TRACT OF LAND CONTAINS 2,192,456 SQUARE FEET OR 50.332 ACRES, MORE OR LESS.

DEVELOPER	OWNER
SCANNELL PROPERTIES, LLC	BHI INVESTMENT COMPANY &
8801 RIVER CROSSING BLVD, SUITE 300	WESTERN SPRINGS LAND CORP
INDIANAPOLIS, IN 46240	11205 S 150TH ST SUITE 100
	OMAHA, NE 68138

ZONING:

EXISTING	LI	
PROPOSED:	LI, LOTS 1 & 2	48.252 AC
	PROPOSED RIGHT-OF-WAY	2.080 AC
	TOTAL	50.332 AC

NOTE:

- TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAT.
- CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT TWENTY FIVE FEET (25.0') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES.

E & A CONSULTING GROUP, INC.
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HIGHWAY 370 INDUSTRIAL PARK
 LOTS 1 & 2
 PAVILLION, NEBRASKA

PRELIMINARY PLAT

Revisions	Description
1	

Proj No.:	P2020.177.001	Date:	12/11/2020	Designed By:	JRS
Drawn By:		Scale:	1" = 100'	Sheet:	1 of 1

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