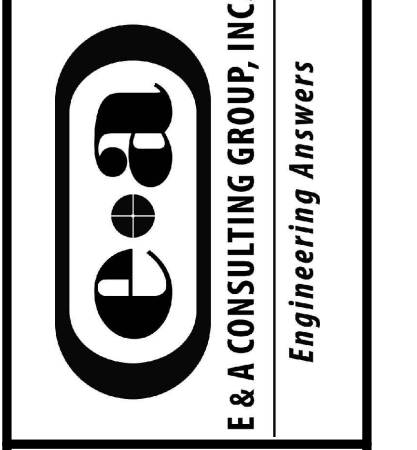


E & A CONSULTING GROUP, INC.
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ASHBURY HILLS
 LOTS 167 THRU 351 & OUTLOTS "I" THRU "M" INCLUSIVE
 PAVILION, NEBRASKA

REVISED PRELIMINARY PLAT

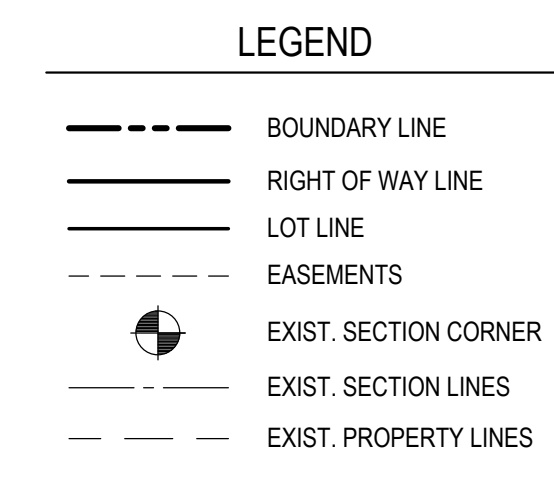
Date	Description
6/1/2020	REVISION PER CITY COMMENTS
7/1/2020	REVISION PER CITY COMMENTS
8/21/2020	REVISION PER CITY COMMENTS
9/1/2020	REVISION PER CITY COMMENTS



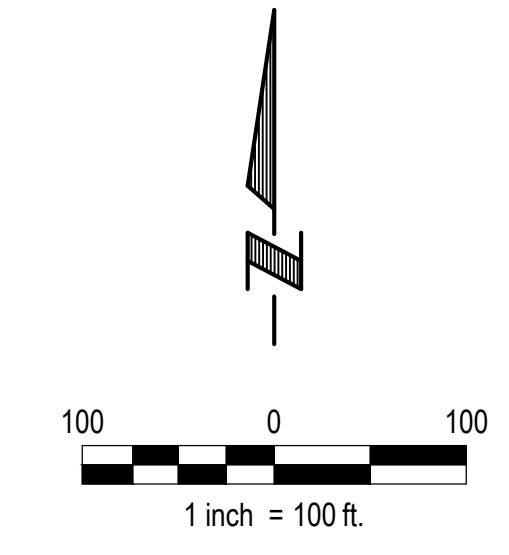
MU ZONING SETBACK TABLE (LOTS 349 THRU 351)		MU ZONING SETBACK TABLE (LOTS 185 THRU 209)	
FRONT YARD	25'	FRONT YARD	25'
INTERIOR SIDE YARD	10'	INTERIOR SIDE YARD	0'
STREET SIDE YARD	15'	STREET SIDE YARD	15'
REAR YARD	20'	REAR YARD	15'

R-4 ZONING SETBACK TABLE (LOTS 240 THRU 288 & 313 THRU 348)		MU ZONING SETBACK TABLE (LOTS 167 THRU 184 & 210 THRU 238 & 289 THRU 312)	
FRONT YARD	25'	FRONT YARD	20'
INTERIOR SIDE YARD	10'	INTERIOR SIDE YARD	0.15*
STREET SIDE YARD	15'	STREET SIDE YARD	15'
REAR YARD	20'	REAR YARD	20'

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



CENTERLINE CURVE TABLE	
CURVE	RADIUS
1	300.00'
2	300.00'
3	400.00'
4	400.00'
5	300.00'
6	150.00'
7	150.00'
8	400.00'
9	400.00'
10	150.00'
11	300.00'
12	300.00'



ASHBURY HILLS

LOTS 167 THRU 351 & OUTLOTS "I" THRU "M" INCLUSIVE
 A TRACT OF LAND BEING PART OF THE SE1/4 OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

LEGAL DESCRIPTION
 A TRACT OF LAND BEING PART OF THE SE1/4 OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.
 SAID TRACT OF LAND CONTAINS 2,142,130 SQUARE FEET OR 49.177 ACRES, MORE OR LESS.

DEVELOPER
 ASHBURY HILLS DEVELOPMENT, LLC
 12040 MCDERMOTT PLAZA, SUITE 200
 LA VISTA, NE 68153

OWNER
 ASHBURY HILLS DEVELOPMENT, LLC
 12040 MCDERMOTT PLAZA, SUITE 200
 LA VISTA, NE 68153

OWNER
 SSS CAPITAL, LLC
 12040 MCDERMOTT PLAZA, SUITE 200
 LA VISTA, NE 68153

EXISTING	AG	PROPOSED	AC
R-4	LOTS 240 THRU 288 AND 313 THRU 348		20.111 AC
R-4	OUTLOTS "I", "K" & "L"		0.829 AC
MU	LOTS 167 THRU 184, 209 THRU 312, AND 349 THRU 351		16.773 AC
MU	OUTLOTS "J" & "M"		1.041 AC
	PROPOSED RIGHT-OF-WAY		10.423 AC
	TOTAL		49.177 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 LOTS 244 AND 349 AND 350. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO GOLD COAST ROAD FROM LOTS 244 THRU 254. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO SCHRAM ROAD FROM LOTS 189, 190, 192, 200 AND 208.
 - ACCESS FROM S 123RD AVENUE TO SCHRAM ROAD SHALL BE A PERMANENT RIGHT-IN/RIGHT-OUT ACCESS.
 - TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED AT ALL DEADEND STREETS.
 - THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT (8.5) RADI FROM THE INTERSECTION OF RIGHT-OF-WAY LINES.
 - ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF CENTERLINE.
 - TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAT.
 - OUTLOT "J" & "K" SHALL BE RESERVED FOR FUTURE DEVELOPMENT. OUTLOT "J" AND "K" SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER.
 - OUTLOT "I" IS INTENDED TO BE RESERVED FOR REDEVELOPMENT AND BE INCORPORATED WITH LOT 1. SHAMON ADDITION AT SUCH TIME THAT SAID LOT 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 ANNEXTION.
 - OUTLOT "L" IS TO BE USED AS A BUFFER AND LANDSCAPING EASEMENT. OUTLOT "L" SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - LOTS 240 THRU 254 DRIVEWAYS SHALL ONLY HAVE ACCESS TO HORIZON STREET & HORIZON CIRCLE.
 - LOT 312 DRIVEWAY SHALL ONLY HAVE ACCESS TO S 125TH STREET.

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
167	4,864	183	1,838	219	4,537	245	14,604	271	9,318	297	4,425	323	14,915
168	3,649	184	3,127	220	4,537	246	9,894	272	9,318	298	4,425	324	12,752
169	3,648	185	3,096	221	4,537	247	9,896	273	9,318	299	4,425	325	9,960
170	3,647	186	1,816	222	4,537	248	11,951	274	9,318	300	4,425	326	9,960
171	3,645	187	1,816	223	4,537	249	11,228	275	9,318	301	4,425	327	9,960
172	3,644	188	1,816	224	4,537	250	10,231	276	9,318	302	4,425	328	9,960
173	3,643	189	3,739	225	4,537	251	10,230	277	12,111	303	4,425	329	9,960
174	3,642	200	3,737	226	4,537	252	10,230	278	12,876	304	4,425	330	9,960
175	3,641	201	1,816	227	4,537	253	10,230	279	9,300	305	4,425	331	9,960
176	3,639	202	1,816	228	4,537	254	12,709	280	9,306	306	4,425	332	10,383
177	3,638	203	1,816	229	4,537	255	8,551	281	9,306	307	4,425	333	9,770
178	3,637	204	3,101	230	4,537	256	8,552	282	9,306	308	4,425	334	9,356
179	3,636	205	3,481	231	4,537	257	8,552	283	9,306	309	4,425	335	9,356
180	3,635	206	2,958	232	4,537	258	8,553	284	9,306	310	4,425	336	9,356
181	3,634	207	2,958	233	4,537	259	8,553	285	9,306	311	4,425	337	9,356
182	3,632	208	2,958	234	4,537	260	8,556	286	9,416	312	8,897	338	9,356
183	3,631	209	4,202	235	4,537	261	8,739	287	13,457	313	9,568	339	9,526
184	3,633	210	4,537	236	4,729	262	12,663	288	10,207	314	9,176	340	9,572
185	3,662	211	4,537	237	5,592	263	8,841	289	8,888	315	9,180	341	9,133
186	2,147	212	4,537	238	6,151	264	10,464	290	4,425	316	9,184	342	9,284
187	2,144	213	4,537	239	8,900	265	10,131	291	4,425	317	9,188	343	9,240
188	2,141	214	4,537	240	14,242	266	10,131	292	4,425	318	9,192	344	9,100
189	4,388	215	4,537	241	11,764	267	11,014	293	4,425	319	9,195	345	9,042
190	3,776	216	4,537	242	9,424	268	14,522	294	4,425	320	9,199	346	8,563
191	1,836	217	4,537	243	24,069	269	10,914	295	4,425	321	9,203	347	8,886
192	1,838	218	4,537	244	16,978	270	9,318	296	4,425	322	11,731	348	8,807

PHASE 1 RECORDED
 INST No. 2019-11806

PHASE 1 RECORDED
 INST No. 2019-11806

PHASE 1 RECORDED
 INST No. 2019-11806

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

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

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

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

LASCHANSKY INVESTMENTS, LLC
 ET AL
 PART OF TAX LOT "I"
 SEC. 6-T14N-R12E

DAVID & DONNA
 MCDONLEY
 SEC. 6-T14N-R12E

LASCHANSKY INVESTMENTS, LLC
 ET AL
 PART OF TAX LOT "I"
 SEC. 6-T14N-R12E

BLK. FARMER, LLC
 PART OF TAX LOT "I"
 SEC. 31-T14N-R12E

BLK. FARMER, LLC
 PART OF TAX LOT "I"
 SEC. 31-T14N-R12E

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