



LEGEND

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

R-4-PUD ZONING SETBACK TABLE
(LOTS 213 THRU 309)

FRONT YARD	20'
SIDE YARD	5'
STREET SIDE YARD	15'
REAR YARD	20'

ZONING:

EXISTING:	AG	
PROPOSED:	R-4-PUD, LOTS 213 THRU 309	19,081 AC
	R-4-PUD, OUTLOTS "D" THRU "F"	7,309 AC

- NOTES:**
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO S 114TH STREET FROM ANY LOTS ABUTTING SAID STREET.
 - TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED AT ALL DEADEND STREETS.
 - THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT (12.5) RADI FROM THE INTERSECTION OF RIGHT-OF-WAY LINES, EXCEPT FOR CHAMFERS ALONG S 114TH STREET. CHAMFERS FOR SIDEWALKS ALONG S 114TH STREET ARE SET AT (15.0) RADI FROM THE INTERSECTION OF RIGHT-OF-WAY LINES.
 - TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAT.
 - OUTLOT "D" SHALL BE RESERVED FOR FUTURE DEVELOPMENT. OUTLOT "D" IS TO BE OWNED AND MAINTAINED BY THE DEVELOPER.
 - OUTLOTS "E", AND "F" ARE PARCELS OF LAND DEEMED UNBUILDABLE DUE TO THE PRESENCE OF AN EXISTING CPD POWER TRANSMISSION LINE EASEMENT. OUTLOTS "E", AND "F" WILL CONTAIN A PUBLIC TRAIL AND THEREFORE THESE OUTLOTS ARE TO BE OWNED AND MAINTAINED BY THE SANITARY AND IMPROVEMENT DISTRICT.
 - LOT 213 DRIVEWAY SHALL ONLY HAVE ACCESS TO S 117TH STREET.
 - LOTS 250 & 251 DRIVEWAYS SHALL ONLY HAVE ACCESS TO S 118TH AVENUE.
 - LOTS 229 & 230 DRIVEWAYS SHALL ONLY HAVE ACCESS TO S 118TH STREET.
 - LOTS 279, 280, 300, 301, 308 & 309 DRIVEWAYS SHALL ONLY HAVE ACCESS TO S 119TH STREET.
 - LOT 177 DRIVEWAY SHALL ONLY HAVE ACCESS TO PORT ROYAL DRIVE.

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Engineering Answers

BELTERRA
PAPILLON, NEBRASKA

PLANNED UNIT DEVELOPMENT
SITE PLAN

Revisions	Description
Date	Date
By	By
Scale	Scale
Sheet	Sheet

Proj No: P2017-2501-01
Date: 07/12/2021
Designed By: K.H.
Drawn By: M.M.
Scale: AS SHOWN
Sheet: 1 of 3

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Nicos Hegeman