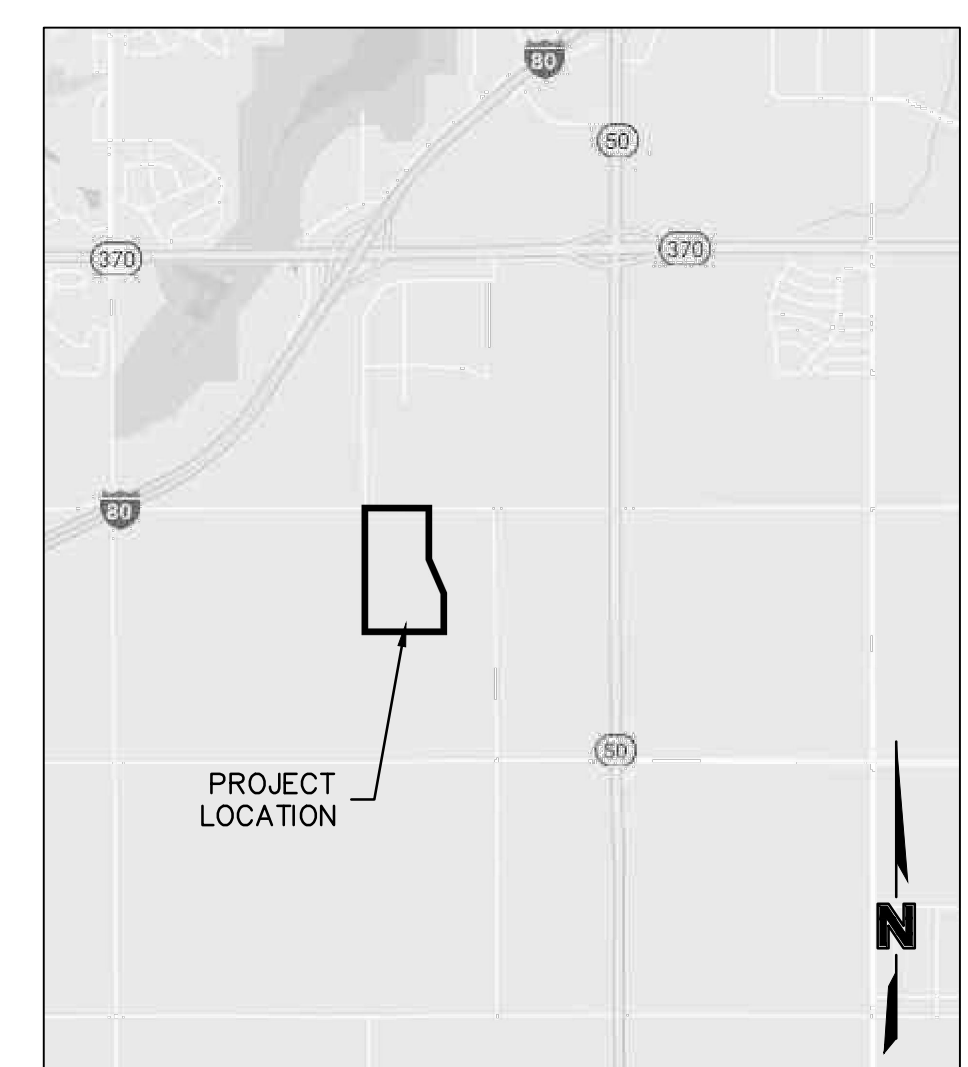
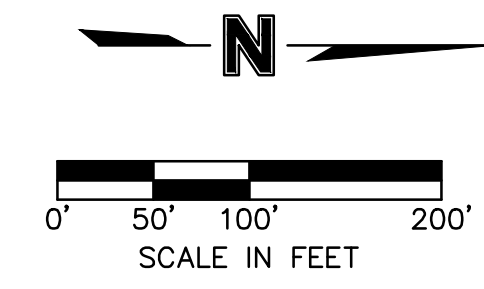
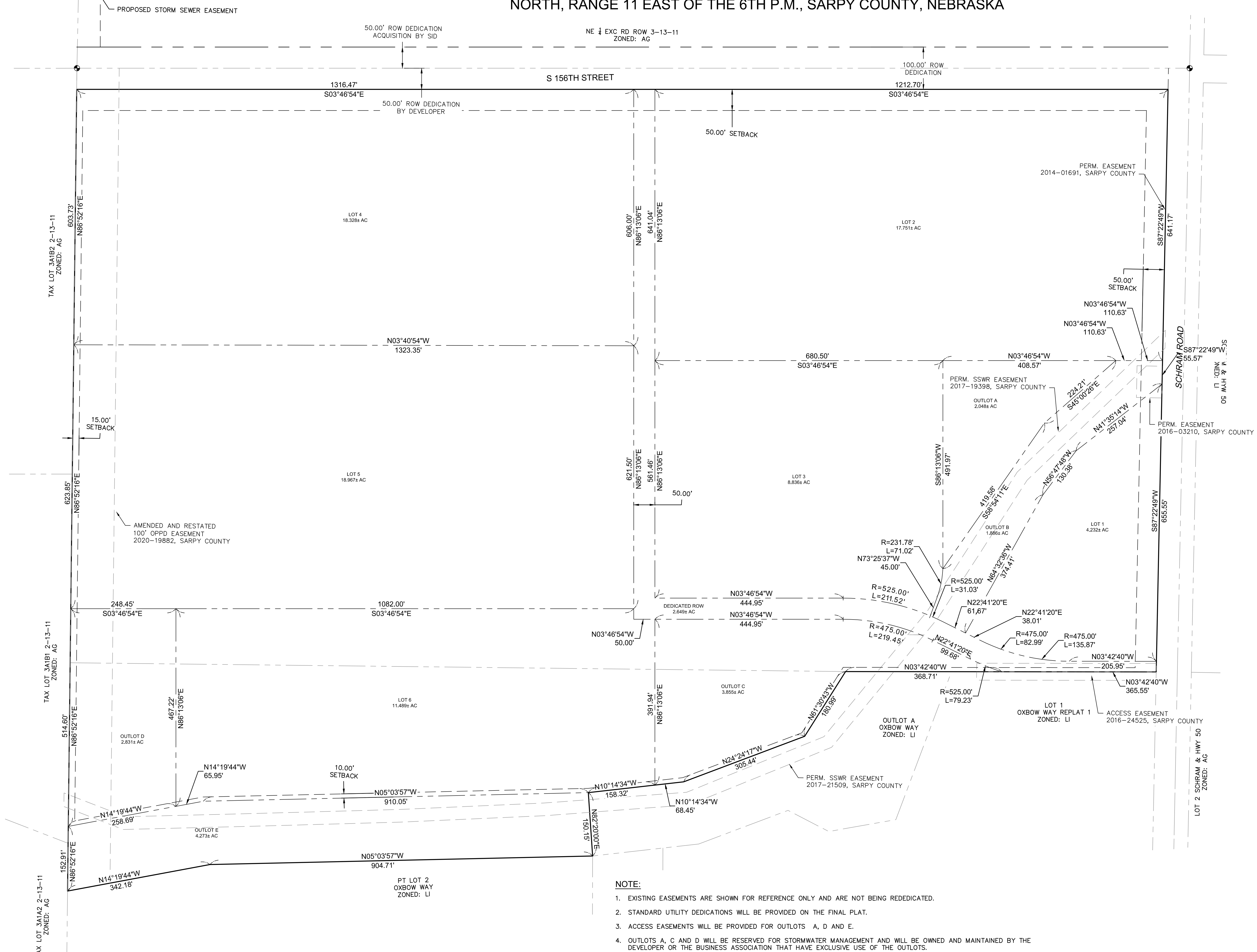


R&R COMMERCE PARK SOUTH

LOTS 1 THRU 6 AND OUTLOTS A THRU E

PRELIMINARY PLAT

A TRACT OF LAND LOCATED IN THE WEST HALF OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



VICINITY MAP
NOT TO SCALE

SHEET INDEX	
SHEET NO.	SHEET TITLE
C1.1	PRELIMINARY PLAT
C2.1	EXISTING CONDITIONS PLAN
C3.1	PRELIMINARY SITE PLAN
C3.2	PRELIMINARY GRADING PLAN
C3.3	PRELIMINARY UTILITY PLAN
C3.4	PUBLIC RIGHT OF WAY ACCESS PLAN
C3.5	PRELIMINARY PHASING EXHIBIT
C4.1	156TH STREET PLAN & PROFILE
C4.2	156TH STREET PLAN & PROFILE
C5.1	PRELIMINARY PAVING PLAN

PROPERTY OWNER
AURORA BUSINESS PARK II LLC
1080 JORDAN CREEK PARKWAY
SUITE 200
WEST DES MOINES, IA 50266

DEVELOPER
R&R REALTY GROUP 1225
JORDAN CREEK PARKWAY
SUITE 200
WEST DES MOINES, IA 50266

SURVEYOR
TERRY ROTHANZL
OLSSON
2111 S. 67TH STREET, SUITE 200
OMAHA, NE 68106

ENGINEER
KEVIN SASSE
OLSSON 2111 S. 67TH STREET, SUITE
200
OMAHA, NE 68106

CITY OF PAPILLION PLAT APPROVAL

SURVEY CERTIFICATION

TERRY ROTHANZL, L.S.

- NOTE:**
- EXISTING EASEMENTS ARE SHOWN FOR REFERENCE ONLY AND ARE NOT BEING REDEDICATED.
 - STANDARD UTILITY DEDICATIONS WILL BE PROVIDED ON THE FINAL PLAT.
 - ACCESS EASEMENTS WILL BE PROVIDED FOR OUTLOTS A, D AND E.
 - OUTLOTS A, C AND D WILL BE RESERVED FOR STORMWATER MANAGEMENT AND WILL BE OWNED AND MAINTAINED BY THE DEVELOPER OR THE BUSINESS ASSOCIATION THAT HAVE EXCLUSIVE USE OF THE OUTLOTS.
 - OUTLOTS B AND E WILL BE RESERVED FOR THE EXISTING CREEK AND WILL BE OWNED AND MAINTAINED BY THE DEVELOPER OR BUSINESS ASSOCIATION.
 - IT IS THE STANDARD REQUIREMENT OF THE CITY OF PAPILLION THAT IT IS THE DEVELOPER'S RESPONSIBILITY TO TREAT AND DETAIN STORMWATER RUNOFF FROM NEWLY DEDICATED ROADWAYS WITHIN AND ABUTTING THE DEVELOPMENT.
 - THE 1/8TH MILE ACCESS POINTS TO SCHRAM ROAD SHALL BE RESTRICTED TO RIGHT-IN / RIGHT-OUT ONLY, EFFECTIVE UPON EITHER: (1) THE WIDENING OF SCHRAM ROAD TO FOUR LANES OR MORE LANES OR (2) THE ORDER OF THE CITY ENGINEER SHOULD SUCH RESTRICTION BE DEEMED NECESSARY BY THE CITY ENGINEER FOR THE PROMOTION OF PUBLIC HEALTH, SAFETY, AND WELFARE. UNTIL THEN, SUCH 1/8TH MILE ACCESS POINT MAY BE TEMPORARILY USED FOR FULL ACCESS.
 - EACH 1/8TH MILE ACCESS POINT TO S 156TH STREET SHALL BE RESTRICTED TO RIGHT-IN / RIGHT-OUT ONLY, EFFECTIVE UPON EITHER: (1) THE WIDENING OF S 156TH STREET TO FOUR LANES OR MORE LANES OR (2) THE ORDER OF THE CITY ENGINEER FOR THE PROMOTION OF PUBLIC HEALTH, SAFETY, AND WELFARE. UNTIL THEN, SUCH 1/8TH MILE ACCESS POINTS MAY BE TEMPORARILY USED FOR FULL ACCESS.

LEGEND

—	PROPOSED BOUNDARY
---	PROPOSED ROADWAY CENTERLINE
- - - -	PROPOSED SETBACKS
- · - · -	PROPOSED LOTS
- - - -	EXISTING PROPERTY LINE
- · - · -	EXISTING EASEMENT

ZONING SETBACK TABLE

TYPE	SETBACK
ARTERIAL FRONTAGE	50'
INTERIOR SIDE	10'
COLLECTOR FRONTAGE	15'
REAR	10'

EXISTING ZONING		
LOT	ZONING	DESC.
LOT 1 THRU 6 AND OUTLOTS A THRU E	AG	AGRICULTURAL

PROPOSED ZONING		
LOT	ZONING	DESC.
LOT 1 THRU 6	LI	LIMITED INDUSTRIAL
OUTLOTS A THRU E	LI	DEVELOPMENT RESERVE

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olsson

PRELIMINARY PLAT

R&R COMMERCE PARK SOUTH

PAPILLION, NE

REV. NO.	DATE	REVISION DESCRIPTION

2020

SHEET C1.1