

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- - - EASEMENTS
- SETBACK LINE

R-4-PUD-2 ZONING SETBACK TABLE (LOTS 1 THRU 35 & OUTLOT "A" THRU "B")

FRONT YARD	25'
SIDE YARD	0' OR 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.

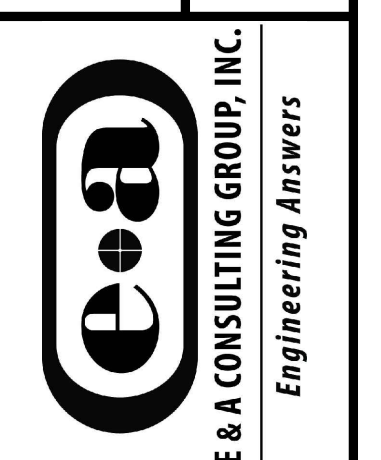
ZONING:

EXISTING	AG	
PROPOSED:	R-4-PUD-2, LOTS 1 THRU 35	5.168 AC
	R-4-PUD-2, OUTLOTS "A" & "B"	1.663 AC

NOTES:

- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO S 96TH STREET OR TO BUCKBOARD BOULEVARD FROM ANY LOTS ABUTTING SAID STREETS.
- TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED AT ALL DEADEND STREETS.
- CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT TWELVE AND HALF FEET (12.5) RADI FROM THE INTERSECTION OF RIGHT-OF-WAY LINES.
- TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAT.
- OUTLOT "A" IS TO BE USED AS A GREEN SPACE. OUTLOT "A" SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- A STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOT "B". OUTLOT "B" SHALL BE OWNED BY THE SANITARY AND IMPROVEMENT DISTRICT & SHALL BE TRANSFERRED TO THE HOMEOWNERS ASSOCIATION PRIOR TO ANNEXATION.
- OUTLOT "D" SHALL BE DESIGNATED AS OPEN SPACE AND IS TO BE OWNED BY THE CITY OF PAPIILLON UPON ANNEXATION.

SEE TREE MITIGATION PLAN FOR LANDSCAPING, TYP.



GRANITE CREEK EAST
 PAPIILLON, NEBRASKA

**EXHIBIT B - PLANNED
 UNIT DEVELOPMENT
 SITE PLAN**

Revisions	Date	Description
AA	0/17/2023	

Proj No: P2021.141.001
 Date: 0/17/2023
 Designed By: JL
 Drawn By: MNM
 Scale: 1" = 100'
 Sheet: 1 of 2

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