

ASHBURY HILLS

LOTS 1 THRU 289 & OUTLOTS "A" THRU "K" 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. SARRY 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. SARRY COUNTY, NEBRASKA.

DEVELOPER
 ASHBURY HILLS DEVELOPMENT, LLC
 12040 MCDERMOTT PLAZA, SUITE 200
 LA VISTA, NE 68128

OWNER
 ONE TWO SIX SCHRAM LLC
 PO BOX 555
 BEATRICE, NE 68310

OWNER
 ASHBURY HILLS DEVELOPMENT, LLC
 12040 MCDERMOTT PLAZA, SUITE 200
 LA VISTA, NE 68128

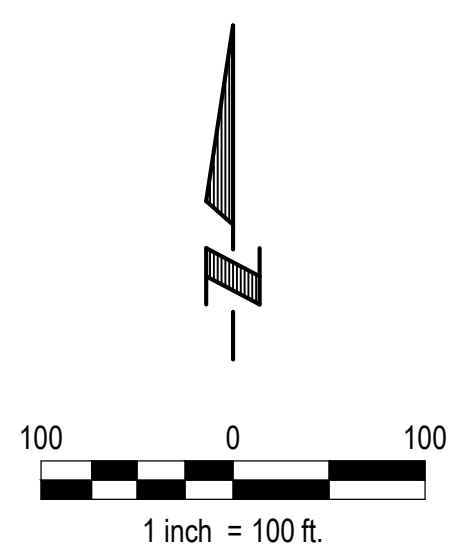
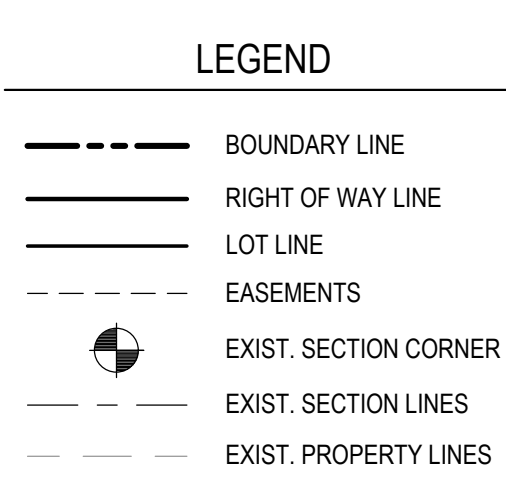
OWNER
 S&S CAPITAL, LLC
 12040 MCDERMOTT PLAZA, SUITE 200
 LA VISTA, NE 68128

MU ZONING SETBACK TABLE

FRONT YARD	25'
INTERIOR SIDE YARD	10'
STREET SIDE YARD	15'
REAR YARD	15'

R-4 ZONING SETBACK TABLE

FRONT YARD	25'
INTERIOR SIDE YARD	10'
STREET SIDE YARD	15'
REAR YARD	20'



CENTERLINE CURVE TABLE

CURVE	RADIUS
1	150.00'
2	325.00'
3	150.00'
4	150.00'
5	125.00'
6	200.00'
7	600.00'
8	600.00'
9	300.00'
10	300.00'
11	300.00'
12	500.00'
13	600.00'
14	400.00'
15	400.00'
16	300.00'
17	300.00'
18	131.50'
19	175.00'
20	150.00'
21	150.00'
22	119.67'

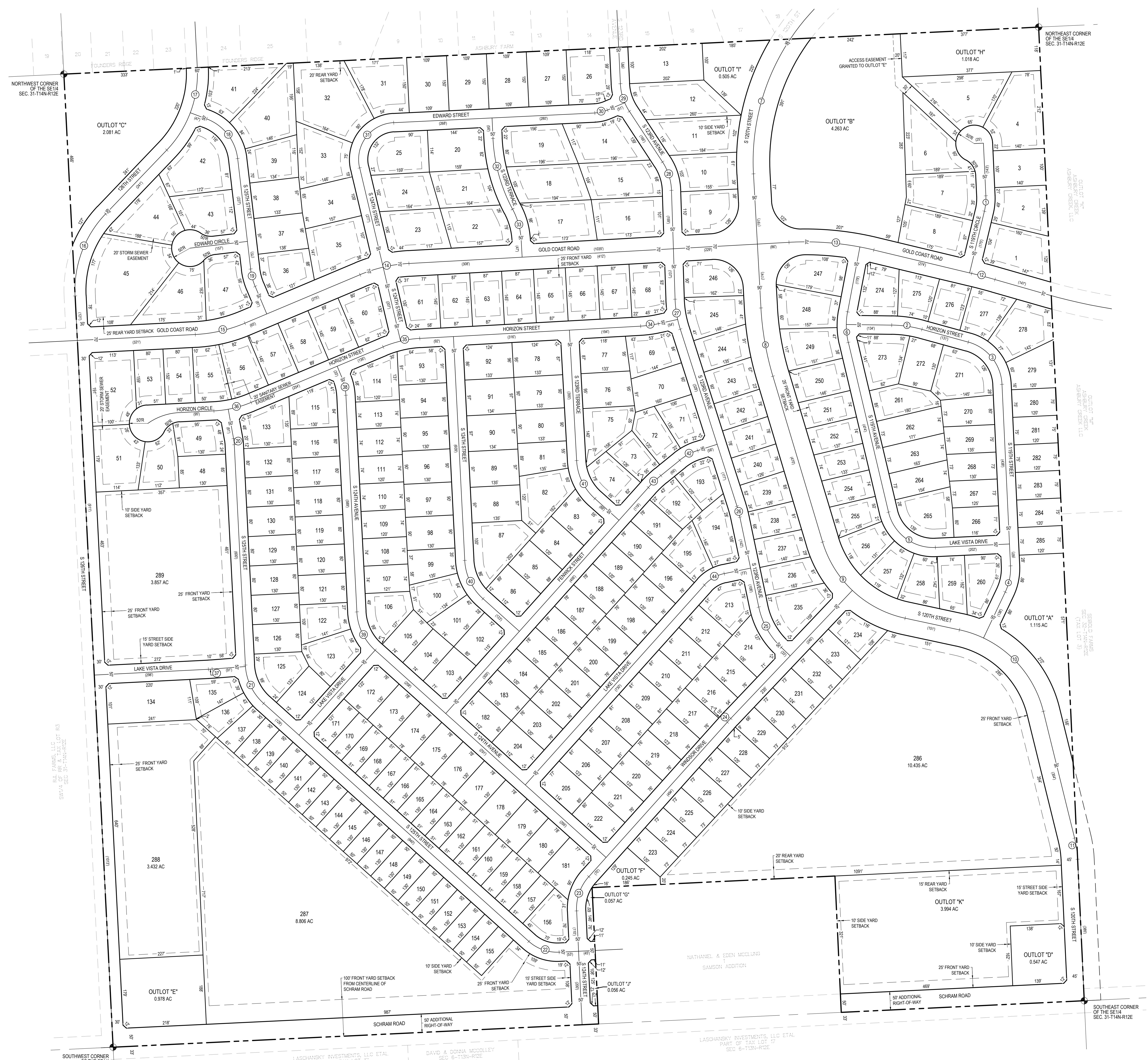
CENTERLINE CURVE TABLE

CURVE	RADIUS
23	130.00'
24	591.00'
25	210.79'
26	303.00'
27	303.00'
28	150.00'
29	150.00'
30	100.00'
31	100.00'
32	493.00'
33	200.00'
34	391.00'
35	300.00'
36	303.00'
37	493.00'
38	142.90'
39	150.00'
40	150.00'
41	150.00'
42	150.00'
43	300.00'
44	100.00'

- NOTES:**
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO S 120TH STREET FROM LOTS 5 THRU 11, 234 THRU 268 & OUTLOTS "A" & "E". DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO S 16TH STREET FROM LOT 287. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO S 128TH STREET FROM LOTS 41, 42, 44, 45, 51, 52, 134 & 289. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO GOLD COAST ROAD FROM LOTS 1, 8, 9, 16, 17, 22, 23, 26, 36, 45 THRU 47, 51 THRU 68, 246, 247, 274 THRU 278 & OUTLOT "B". DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO SCHRAM ROAD FROM LOT 287 & OUTLOTS "D" & "K".
 - TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED AT ALL DEAD-END STREETS.
 - THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT (8.5) RADIUS 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 PLAN.
 - OUTLOTS "A" THRU "D" & "E" ARE TO BE USED FOR A PERMANENT PSCM BASIN. A PERMANENT STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOTS "A" THRU "D" & "E". OUTLOTS "A" THRU "D" & "E" SHALL BE OWNED BY THE SANITARY AND IMPROVEMENT DISTRICT & SHALL BE TRANSFERRED TO THE HOMEOWNERS ASSOCIATION PRIOR TO ANNEXATION.
 - OUTLOTS "F", "G", "H", "I" & "J" ARE TO BE USED AS A BUFFER AND LANDSCAPING EASEMENT. OUTLOTS "F", "G", & "J" SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - OUTLOTS "C" & "K" ARE INTENDED TO BE RESERVED FOR REDEVELOPMENT AND BE INCORPORATED WITH LOT 1. SAMSON ADDITION AT SUCH TIME THAT SAID LOT 1 IS PLATTED AND OWNED BY THE DEVELOPER. OUTLOTS "C" & "K" SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER.
 - OUTLOT "K" IS INTENDED TO BE RESERVED FOR REDEVELOPMENT ONCE A FULL ACCESS MOVEMENT OPTION BECOMES AVAILABLE.
 - LOTS 45 THRU 47 DRIVEWAYS SHALL ONLY HAVE ACCESS TO EDWARD CIRCLE.
 - LOT 235 DRIVEWAY SHALL ONLY HAVE ACCESS TO S 123RD AVENUE.
 - LOTS 49 THRU 68 DRIVEWAYS SHALL ONLY HAVE ACCESS TO HORIZON STREET & HORIZON CIRCLE.
 - LOT 156 DRIVEWAY SHALL ONLY HAVE ACCESS TO S 125TH STREET.
 - LOTS 45 THRU 47 SHALL BE CONSIDERED DOUBLE FRONTAGE LOTS DUE TO ABUTTING LAND TO BE DEDICATED AS GOLD COAST ROAD IN A FUTURE PHASE OF ASHBURY HILLS.
 - LOTS 44 & 45 SHALL BE CONSIDERED DOUBLE FRONTAGE LOTS DUE TO ABUTTING LAND TO BE DEDICATED AS 128TH STREET IN A FUTURE PHASE OF ASHBURY HILLS.

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
1	20,410	22	18,679	43	17,326	64	12,581	85	12,719	127	10,386	148	6,500
2	16,995	23	18,405	44	21,456	65	12,581	86	10,761	128	10,386	149	6,500
3	13,986	24	16,184	45	44,997	66	12,581	87	19,250	129	10,386	150	6,500
4	27,249	25	17,603	46	21,696	67	12,581	88	13,138	130	10,386	151	6,500
5	26,715	26	17,481	47	18,240	68	13,601	89	13,091	131	10,386	152	6,500
6	22,972	27	16,280	48	11,076	69	13,674	90	13,044	132	10,386	153	6,500
7	20,689	28	16,280	49	12,352	70	13,684	91	12,997	133	14,798	154	6,500
8	19,546	29	16,280	50	14,127	71	11,419	92	12,642	134	25,790	155	6,500
9	17,092	30	16,280	51	21,970	72	11,284	93	12,658	135	10,382	156	6,500
10	16,343	31	20,630	52	23,567	73	9,812	94	11,599	136	8,267	157	6,500
11	22,041	32	34,283	53	12,076	74	11,424	95	11,696	137	7,031	158	6,500
12	23,635	33	20,022	54	11,962	75	15,209	96	11,696	138	6,500	159	6,500
13	20,217	34	16,578	55	13,050	76	13,003	97	11,697	139	6,500	160	6,500
14	20,610	35	20,422	56	14,033	77	12,280	98	11,696	140	6,500	161	6,500
15	20,143	36	14,591	57	12,860	78	12,592	99	10,637	141	6,500	162	6,500
16	20,573	37	13,199	58	12,609	79	11,963	100	12,609	142	6,500	163	6,500
17	20,292	38	12,990	59	12,859	80	11,963	101	10,530	143	6,500	164	6,500
18	19,726	39	14,436	60	14,844	81	10,890	102	9,907	144	6,500	165	6,500
19	19,997	40	24,575	61	14,954	82	17,064	103	10,021	145	6,500	166	6,500
20	17,385	41	19,846	62	12,581	83	10,941	104	9,245	146	6,500	167	6,500
21	15,988	42	24,603	63	12,581	84	10,538	105	9,312	147	6,500	168	6,500

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
148	6,500	169	6,627	190	9,309	211	9,960	232	9,960	274	13,845	295	9,002
149	6,500	170	6,627	191	9,305	212	9,960	233	8,917	275	11,528	296	9,002
150	6,500	171	7,241	192	10,106	213	12,752	234	10,713	276	10,916	297	9,002
151	6,500	172	11,014	193	11,034	214	11,396	235	16,425	277	13,100	298	9,002
152	6,500	173	10,131	194	14,916	215	9,972	236	11,617	278	10,988	299	9,002
153	6,500	174	10,131	195	11,731	216	9,936	237	10,525	279	12,141	300	9,002
154	6,500	175	10,131	196	9,203	217	9,355	238	10,142	280	9,000	301	9,000
155	7,154	176	10,131	197	9,199	218	9,355	239	10,076	281	13,700	302	9,000
156	11,899	177	10,131	198	9,195	219	9,355	240	9,827	282	12,900	303	9,000
157	6,627	178	10,131	199	9,192	220	9,355	241	9,938	283	12,842	304	9,000
158	6,627	179	10,131	200	9,188	221	9,355	242	10,048	284	12,196	305	9,000
159	6,627	180	10,131	201	9,184	222	9,770	243	11,863	285	11,550	306	9,000
160	6,627	181	11,702	202	9,180	223	8,807	244	12,682	286	16,608	307	9,000
161	6,627	182	6,605	203	9,176	224	8,885	245	15,508	287	9,968	308	9,000
162	6,627	183	9,338	204	9,968	225	8,963	246	14,767	288	9,315	309	9,000
163	6,627	184	9,334	205	10,383	226	9,642	247	16,621	289	9,663	310	9,000
164	6,627	185	9,330	206	9,960	227	9,120	248	17,540	290	10,289	311	9,000
165	6,627	186	9,328	207	9,960	228	9,240	249	15,412	291	10,882	312	9,000
166	6,627	187	9,321	208	9,960	229	9,294	250	13,343	292	11,851	313	9,000
167	6,627	188	9,317	209	9,960	230	9,133	251	10,604	293	12,213	314	9,000
168	6,627	189	9,313	210	9,960	231	9,061	252	10,282	294	16,336	315	9,000



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ASHBURY HILLS
 PRELIMINARY PLAN
 LOTS 1 THRU 289 & OUTLOTS "A" THRU "K"

Project No.: P20128001
 Date: 08/11/2017
 Drawn By: KCH
 Scale: 1" = 100'
 Sheet: 1 of 1