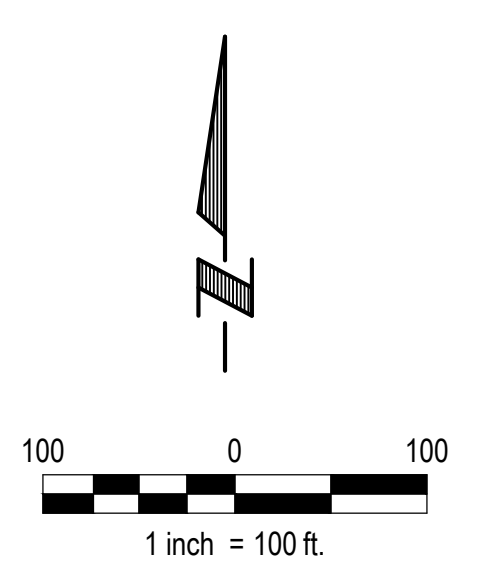
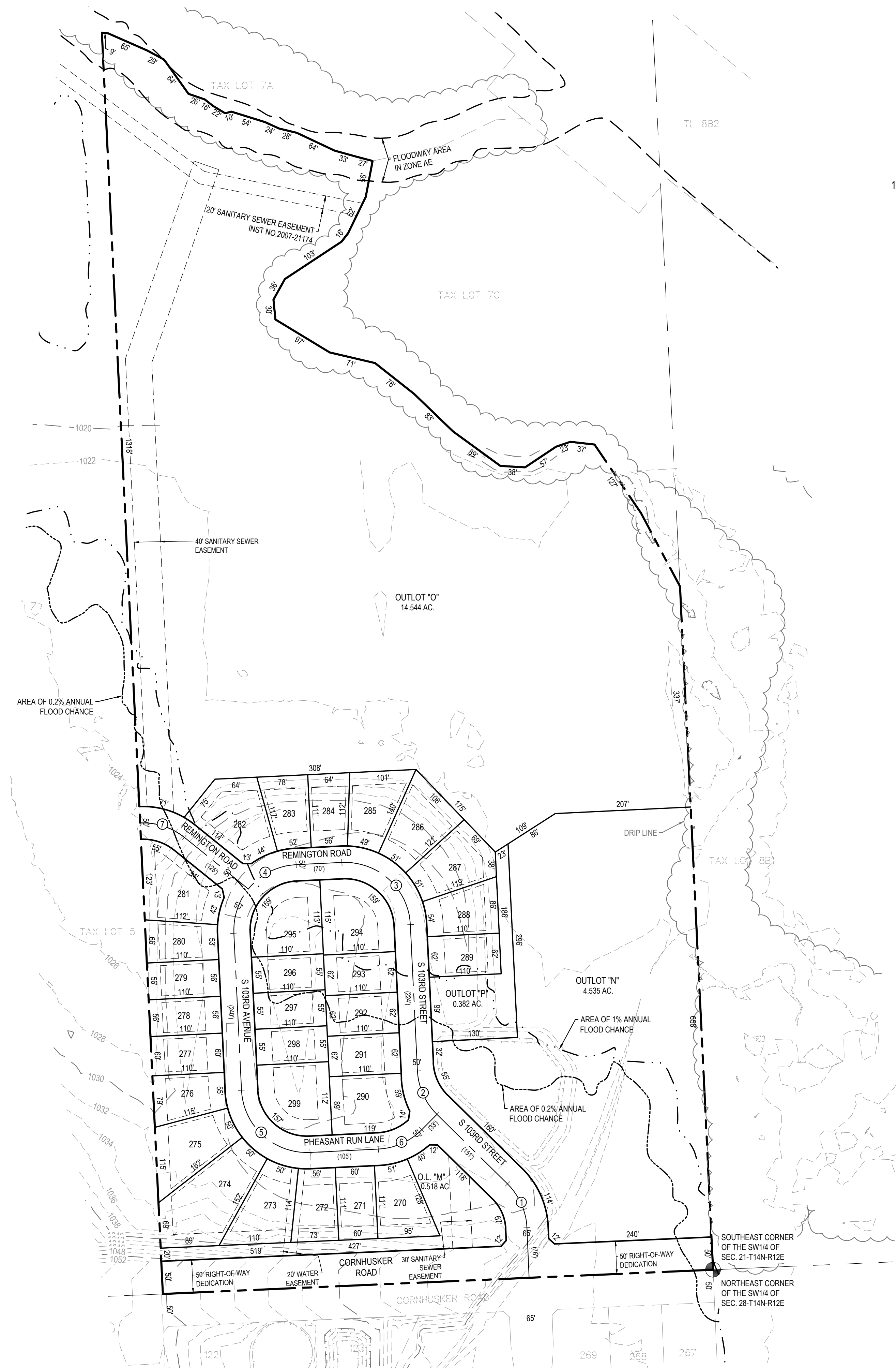


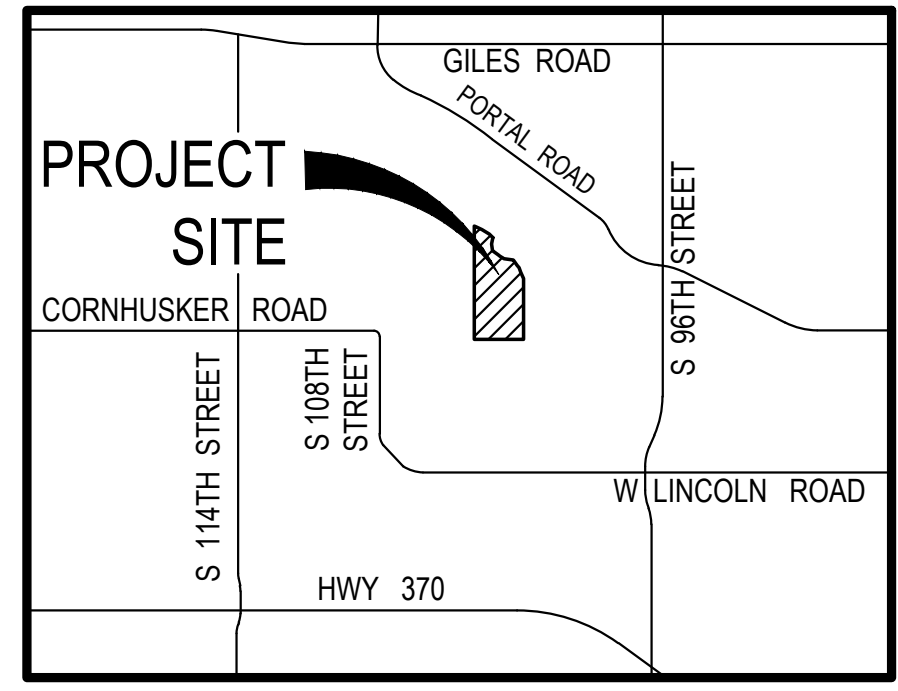
# GRANITE LAKE

LOTS 270 THRU 299 INCLUSIVE & OUTLOTS "M" THRU "P"



**LEGEND**

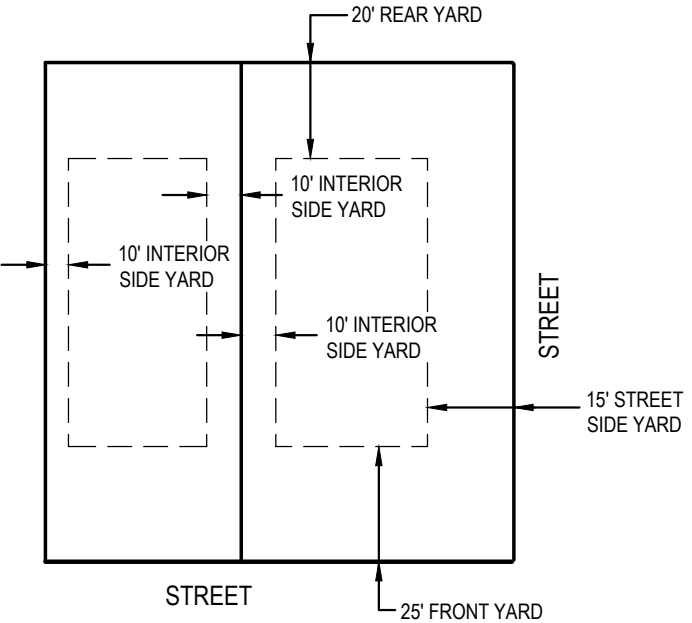
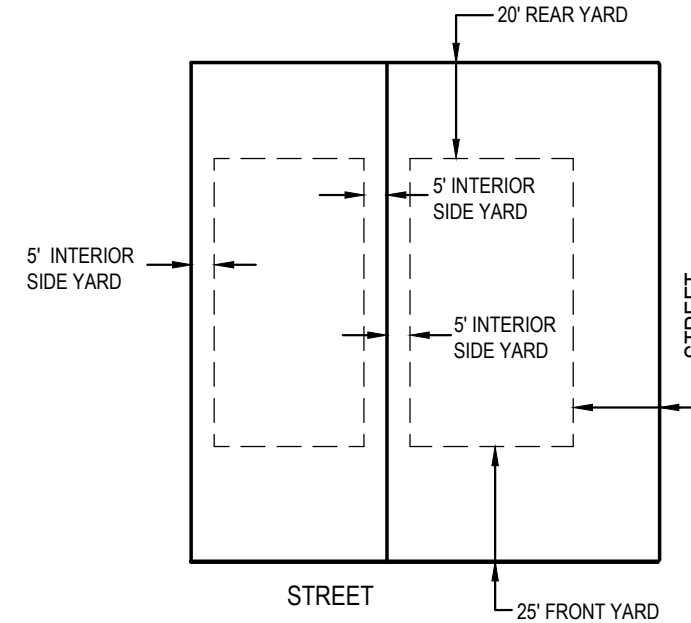
- BOUNDARY LINE
- LOT LINE
- EASEMENTS
- 1120 EXIST. MAJOR CONTOURS
- 1122 EXIST. MINOR CONTOURS
- SETBACKS
- AREA OF 1% ANNUAL FLOOD CHANCE
- AREA OF 0.2% ANNUAL FLOOD CHANCE
- FLOODWAY AREA IN ZONE AE



**CENTER-LINE CURVE TABLE**

CURVE	RADIUS
1	100.00'
2	100.00'
3	100.00'
4	100.00'
5	100.00'
6	100.00'
7	100.14'

LOT AREAS		LOT AREAS	
LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
270	8,402	285	8,937
271	6,681	286	9,850
272	7,216	287	9,636
273	9,799	288	7,839
274	15,548	289	6,820
275	10,393	290	9,944
276	7,401	291	6,820
277	6,600	292	6,820
278	6,191	293	6,820
279	6,182	294	11,443
280	6,577	295	11,223
281	11,626	296	6,050
282	11,746	297	6,050
283	7,292	298	6,050
284	6,683	299	11,113



**LEGAL DESCRIPTION**

A TRACT OF LAND BEING LOCATED IN TAX LOT 6, A TAX LOT LOCATED IN PART OF THE SE1/4 OF THE SW1/4 AND PART OF THE NE1/4 OF THE SW1/4, LOCATED IN SECTION 21, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS AN AREA OF 28.808 ACRES MORE OR LESS.

**DEVELOPER / OWNER**

WOODLAND HOMES, INC.  
11205 S. 150TH ST. STE. 100  
OMAHA, NE 68138

**ZONING:**

EXISTING AG  
PROPOSED: R-4-PUD, LOTS 270 THRU 299 & OUTLOTS "M", "P", & "O"  
R-4, OUTLOT "N"

**NOTES:**

- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO CORNHUSKER ROAD FROM OUTLOTS "M" & "N".
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO WITTMUS DRIVE FROM ANY LOTS OR OUTLOTS.
- TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED AT ALL DEAD END STREETS.
- THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT (8.5) RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES.
- TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAT.
- ALL EASEMENTS THAT ARE NOT LABELED WITH RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
- OUTLOT "M" IS TO BE USED AS A LANDSCAPING AND SIGNAGE EASEMENT. OUTLOT "M" SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER OR THE HOMEOWNERS ASSOCIATION.
- OUTLOT "N" IS FOR A PERMANENT PCSMP BASIN A STORM SEWER & DRAINAGEWAY EASEMENT IS GRANTED OVER ALL OF OUTLOT "N". OUTLOT "N" SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER OR THE HOMEOWNERS ASSOCIATION.
- OUTLOT "O" IS A PARCEL OF LAND DEEMED UNBUILDABLE TO RESIDENTIAL STRUCTURES. OUTLOT "O" IS UNBUILDABLE DUE TO WETLAND AND FLOODPLAIN ISSUES. OUTLOT "O" SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER OR THE HOMEOWNERS ASSOCIATION.
- OUTLOT "P" IS TO BE USED AS A GREEN SPACE AREA. OUTLOT "P" SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER OR THE HOMEOWNERS ASSOCIATION.
- ZONING R-4-PUD MINIMUM SETBACK REQUIREMENTS:  
FRONT YARD: 25 FEET FROM LOT LINE  
INTERIOR SIDE YARD: 5 FEET  
STREET SIDE YARD: 15 FEET  
REAR YARD: 20 FEET

**E & A CONSULTING GROUP, INC.**  
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GRANITE LAKE  
LOTS 270 THRU 299 INCLUSIVE & OUTLOTS "M" THRU "P"  
PAPILLON, NEBRASKA

REVISED PRELIMINARY PLAT

Revisions	Date	Description
1	11/29/17	TRH
2		TRH

Proj No: P2014.562.001  
Date: 11/29/17  
Designed By: TRH  
Drawn By: TRH  
Scale: 1" = 100'  
Sheet: 1 of 1

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