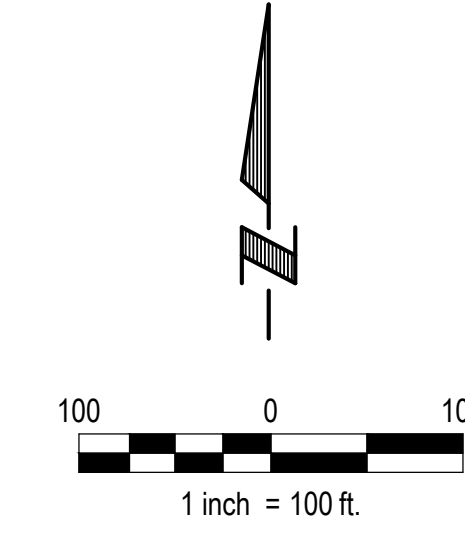


# HIGHWAY 370 MIXED-USE DEVELOPMENT

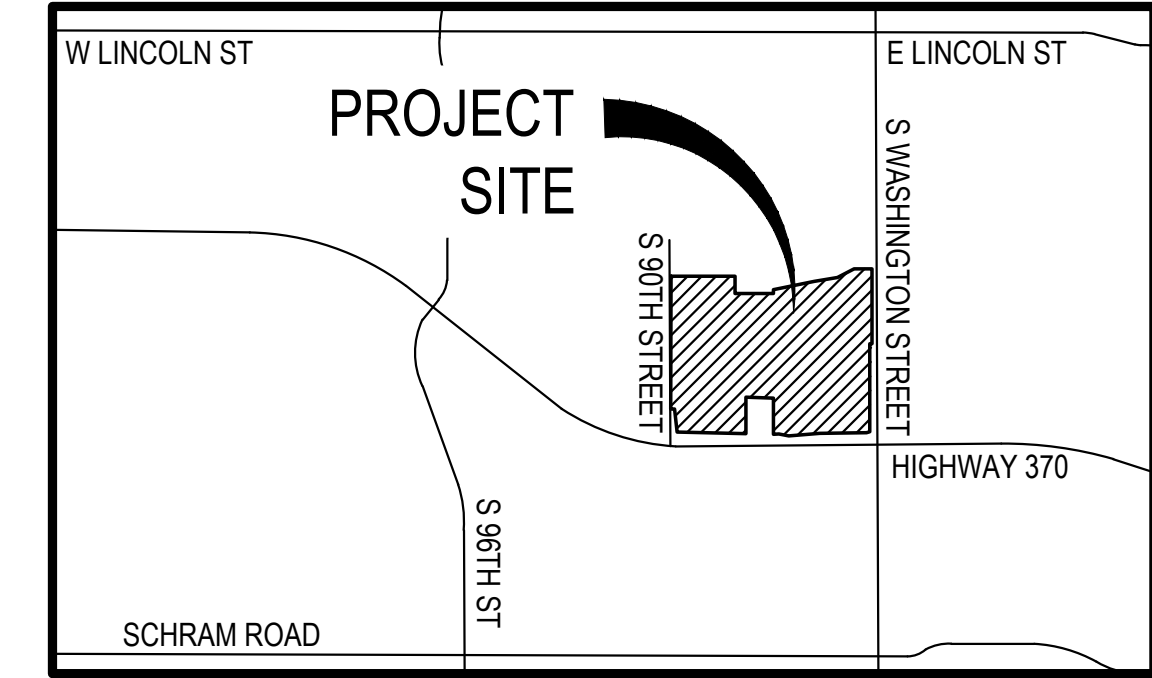
LOTS 1 THRU 86 & OUTLOTS "A" THRU "K" INCLUSIVE

A TRACT OF LAND BEING PART OF TAX LOT 5, A TAX LOT LOCATED IN THE EAST 1/2 OF THE NE 1/4 OF SECTION 34, ALSO TOGETHER WITH PART OF THE WEST 1/2 OF SAID NE 1/4 OF SECTION 34, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



**LEGEND**

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



**CENTERLINE CURVE TABLE**

CURVE	RADIUS
1	360.00'
2	200.00'
3	600.00'
4	550.00'
5	400.00'
6	330.00'
7	150.00'
8	150.00'
9	150.00'
10	300.00'
11	450.00'
12	350.00'
13	600.00'
14	300.00'
15	1000.00'
16	1000.00'
17	400.00'
18	194.54'

**LOT AREAS**

LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
1	12,785	20	11,797	39	8,890
2	29,910	21	12,829	40	8,842
3	11,522	22	11,506	41	7,331
4	16,744	23	10,140	42	7,820
5	15,043	24	11,502	43	7,909
6	11,444	25	9,519	44	7,384
7	10,886	26	9,339	45	10,972
8	12,135	27	9,221	46	9,100
9	12,049	28	9,062	47	16,877
10	12,968	29	8,885	48	15,414
11	12,882	30	9,221	49	8,050
12	11,846	31	9,090	50	8,050
13	11,923	32	8,861	51	8,464
14	12,258	33	7,190	52	9,356
15	12,289	34	9,022	53	8,244
16	12,316	35	8,374	54	10,009
17	11,860	36	10,580	55	13,273
18	14,676	37	10,953		
19	12,829	38	9,301		

**MU ZONING SETBACK TABLE (LOTS 1-56 & OL "A" & "C")**

FRONT YARD SETBACK TO GARAGE	20'
FRONT YARD SETBACK TO BUILDING	10'
INTERIOR SIDE YARD	5'
STREET SIDE YARD	15'
REAR YARD	20'

**MU ZONING SETBACK TABLE (LOTS 57 - 64)**

FRONT YARD TO DEVON DRIVE	10'
FRONT YARD TO 90TH ST & HWY 370	15'
INTERIOR SIDE YARD	0'
STREET SIDE YARD	15'
REAR YARD	0'

**MU ZONING SETBACK TABLE (OUTLOTS "B", "G", "H" & "I")**

FRONT YARD	25'
INTERIOR SIDE YARD	0'
STREET SIDE YARD	25'
REAR YARD	10'

**MU ZONING SETBACK TABLE (LOT 65 & OUTLOT "D")**

FRONT YARD TO DEVON DRIVE & S JACKSON STREET	0'
FRONT YARD TO HIGHWAY 370	15'
INTERIOR SIDE YARD TO OUTLOT "D"	0'
INTERIOR SIDE YARD TO TAX LOT 11 & 20	10'
STREET SIDE YARD	0'
REAR YARD	0'

**MU ZONING SETBACK TABLE (LOTS 66-71 & OL "E", "F" & "J")**

FRONT YARD	0'
INTERIOR SIDE YARD	0'
STREET SIDE YARD	0'
REAR YARD	0'

**MU ZONING SETBACK TABLE (LOTS 72-77 & OL "K")**

FRONT YARD TO STREETS CEDARDALE ROAD, MATTHIES DRIVE & JACKSON STREET	0'
FRONT YARD TO 84TH STREET	15'
INTERIOR SIDE YARD	0'
STREET SIDE YARD	0'
REAR YARD	0'

**MU ZONING SETBACK TABLE (LOTS 78-83)**

FRONT YARD TO CEDARDALE ROAD, S JACKSON STREET & SCOTT ROAD	0'
FRONT YARD TO 84TH STREET	15'
INTERIOR SIDE YARD	0'
STREET SIDE YARD	0'
REAR YARD	0'

**MU ZONING SETBACK TABLE (LOTS 84-86)**

FRONT YARD TO S JACKSON STREET & SCOTT ROAD	0'
FRONT YARD TO 84TH ST & HWY 370	15'
INTERIOR SIDE YARD	0'
STREET SIDE YARD	0'
REAR YARD	0'

**LEGAL DESCRIPTION**

A TRACT OF LAND BEING PART OF TAX LOT 5, A TAX LOT LOCATED IN THE EAST 1/2 OF THE NE 1/4 OF SECTION 34, ALSO TOGETHER WITH PART OF THE WEST 1/2 OF SAID NE 1/4 OF SECTION 34, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

A TRACT OF LAND CONTAINS AN AREA OF 4,852,147 SQUARE FEET OR 111.390 ACRES, MORE OR LESS.

**DEVELOPER:** 84-370 MAIN STREET, LLC  
11440 WEST CENTER ROAD  
OMAHA, NE 68144

**OWNER:** MARY WATSON  
5808 HIGHWAY 370  
PAPILLON, NE 68133

**OWNER:** TRUMBULL FARMS LLC  
PO BOX 63  
PLATTSMOUTH, NE 68648

**ZONING:**

EXISTING AC	MU LOTS 1 - 86	78,761 AC
PROPOSED:	MU OUTLOTS "A" - "K"	13,474 AC
	PROPOSED RIGHT-OF-WAY	19,156 AC
	TOTAL	111,390 AC

- NOTES:**
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO S. 90TH STREET OR TO HIGHWAY 370 OR TO HIGHWAY 85/WASHINGTON STREET FROM ANY LOTS ABUTTING SAID STREETS.
  - TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED AT ALL DEADEND STREETS.
  - CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT TWELVE AND HALF FEET (12.5) 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.
  - A PERMANENT RECIPROCAL INGRESS AND EGRESS, PARKING AND PEDESTRIAN EASEMENT IS GRANTED TO THE OWNERS OF LOTS 58 THRU 86 THEIR GUESTS AND INVITEES OVER ALL OF SAID LOTS 58 THRU 86, EXCEPT THOSE PARTS OF SAID LOTS 58 THRU 86 WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED.
  - OUTLOTS "A", "C", "I" & "K" ARE TO BE USED FOR PERMANENT PCSMP BASINS. OUTLOTS "A", "C", "I" & "K" SHALL BE OWNED BY THE SANITARY AND IMPROVEMENT DISTRICT & SHALL BE TRANSFERRED TO THE ASSOCIATION PRIOR TO ANNEXATION.
  - A GREEN SPACE EASEMENT AND A STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOT "B". OUTLOT "B" SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
  - A PEDESTRIAN ACCESS EASEMENT IS GRANTED OVER ALL OF OUTLOTS "D", "E", AND "F". OUTLOTS "D", "E", AND "F" SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
  - OUTLOT "G" SHALL BE RESERVED FOR FUTURE PARK SPACE. OUTLOT "G" SHALL BE OWNED AND MAINTAINED BY THE S.I.D.
  - A STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOT "H". OUTLOT "H" SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
  - STREET "I" CONNECTED TO HIGHWAY 85 / WASHINGTON STREET WILL BE RIGHT-IN/RIGHT-OUT ONLY.
  - THE PRIVATE DRIVE BETWEEN LOTS 58 AND 59 TO 90TH STREET SHALL BE LIMITED TO RIGHT-IN/RIGHT-OUT ONLY.

**E & A CONSULTING GROUP, INC.**  
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www.eaacg.com

**E & A CONSULTING GROUP, INC.**  
Engineering Answers

**HIGHWAY 370 MIXED-USE DEVELOPMENT**  
LOTS 1 THRU 86 & OUTLOTS "A" THRU "K"

**PRELIMINARY PLAN**

Revisions:

Date	Description
02/15/2021	RESUBMITTAL PER CITY COMMENTS
3/1/21	

Drawn By: JPS  
Scale: 1" = 100'  
Sheet: 1 of 1