

VICINITY MAP

BELTERRA

LOTS 213 THRU 437 & OUTLOTS "D" THRU "K" INCLUSIVE

A TRACT OF LAND LOCATED IN PART TAX LOT 4, A TAX LOT LOCATED IN PART OF THE NW1/4 OF THE NW1/4, PART OF THE NE1/4 OF THE NW1/4, PART OF THE SE1/4 OF THE SW1/4 AND PART OF THE SW1/4 OF THE NW1/4, LOCATED IN SECTION 05, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M. SAPPY COUNTY, NEBRASKA.

LEGAL DESCRIPTION

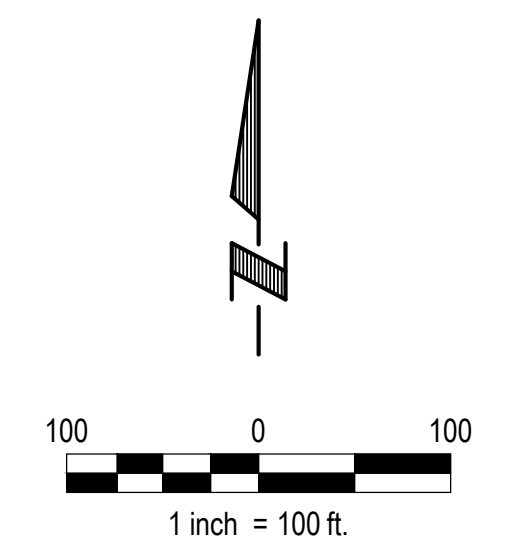
A TRACT OF LAND LOCATED IN PART TAX LOT 4, A TAX LOT LOCATED IN PART OF THE NW1/4 OF THE NW1/4, PART OF THE NE1/4 OF THE NW1/4, PART OF THE SE1/4 OF THE SW1/4 AND PART OF THE SW1/4 OF THE NW1/4, LOCATED IN SECTION 05, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M. SAPPY COUNTY, NEBRASKA.

SAD TRACT OF LAND CONTAINS 3,722,390 SQUARE FEET OR 85.454 ACRES, MORE OR LESS.

DEVELOPER/OWNER: FELKER FAMILY FARMS, LLC
OWNER: DUBOS, LLC
OWNER: PERM, LLC

PO BOX 555 BEATRICE, NE 68310
 PO BOX 555 BEATRICE, NE 68310
 PO BOX 6469 OMAHA, NE 68106

ZONING:
 EXISTING: AG
 PROPOSED: R-4-PUD, LOTS 213 THRU 309: 19.081 AC
 R-4, LOTS 310 THRU 437: 35.825 AC
 R-4, OUTLOTS "D" THRU "K": 12.850 AC
 PROPOSED RIGHT-OF-WAY: 17.701 AC
 TOTAL: 85.454 AC



LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- EXIST. SECTION CORNER
- EXIST. SECTION LINES
- EXIST. PROPERTY LINES
- EXIST. EASEMENTS

R-4-PUD ZONING SETBACK TABLE (LOTS 213 THRU 309)

FRONT YARD	20'
SIDE YARD	5'
STREET SIDE YARD	15'
REAR YARD	20'

R-4 ZONING SETBACK TABLE (LOTS 310 THRU 437)

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

NOTES:

1. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO S 114TH STREET, S 120TH STREET, OR TO SCHRAM ROAD FROM ANY LOTS ADJUTING SAID STREETS.
2. TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED AT ALL DEADEND STREETS.
3. THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT (12.5) FEET FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. EXCEPT FOR CHAMBERS ALONG S 114TH STREET & S 120TH STREET. CHAMBERS FOR SIDEWALKS ALONG S 114TH STREET & S 120TH STREET ARE SET AT (15.0) FEET FROM THE INTERSECTION OF RIGHT-OF-WAY LINES.
4. TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAT.
5. OUTLOT "D" IS TO BE USED FOR A PERMANENT PSCMP BASIN. A PERMANENT STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOT "D". OUTLOT "D" SHALL BE OWNED BY THE SANITARY AND IMPROVEMENT DISTRICT & SHALL BE TRANSFERRED TO THE HOMEOWNERS ASSOCIATION PRIOR TO ANNEXATION.
6. OUTLOTS "F" AND "J" ARE PARCELS OF LAND DEEMED UNBUILDABLE DUE TO THE PRESENCE OF AN EXISTING OPPO POWER TRANSMISSION LINE EASEMENT. OUTLOTS "F" AND "J" WILL CONTAIN A PUBLIC TRAIL AND THEREFORE THESE OUTLOTS ARE TO BE OWNED AND MAINTAINED BY THE SANITARY AND IMPROVEMENT DISTRICT.
7. OUTLOTS "H" AND "I" IS TO BE USED AS A PUBLIC PEDESTRIAN ACCESS EASEMENT. OUTLOTS "H" AND "I" ARE TO BE OWNED AND MAINTAINED BY EITHER THE SANITARY AND IMPROVEMENT DISTRICT OR THE HOMEOWNERS ASSOCIATION.
8. OUTLOT "G" IS TO BE DEDICATED AS A PUBLIC PARK. OUTLOT "G" IS TO BE OWNED AND MAINTAINED BY SANITARY AND IMPROVEMENT DISTRICT.
9. LOTS 315 & 316 DRIVEWAYS SHALL ONLY HAVE ACCESS TO S 118TH STREET.
10. LOTS 336 & 337 DRIVEWAYS SHALL ONLY HAVE ACCESS TO S 118TH AVENUE.
11. LOTS 386, 407, 408, 428, 429 & 437 DRIVEWAYS SHALL ONLY HAVE ACCESS TO S 119TH STREET.

CENTERLINE CURVE TABLE

CURVE	RADIUS
1	388.27'
2	200.00'
3	200.00'
4	200.00'
5	500.00'
6	100.00'
7	204.87'
8	500.00'
9	100.00'

CENTERLINE CURVE TABLE

CURVE	RADIUS
10	100.00'
11	100.00'
12	500.00'
13	500.00'
14	300.00'
15	450.00'
16	400.00'
17	500.00'
18	400.00'

CENTERLINE CURVE TABLE

CURVE	RADIUS
19	400.00'
20	799.69'
21	150.00'
22	150.00'
23	150.00'
24	200.00'
25	400.00'
26	150.00'
27	200.00'

CENTERLINE CURVE TABLE

CURVE	RADIUS
28	501.00'
29	200.00'
30	300.00'
31	800.00'
32	300.00'
33	300.00'

LOT AREAS

LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
213	8,001	251	8,298	289	6,760	327	10,295	365	11,506	403	13,175
214	6,890	252	11,535	290	7,831	328	10,160	366	14,346	404	10,980
215	7,210	253	20,030	291	8,881	329	10,577	367	20,940	405	18,233
216	7,797	254	12,588	292	9,996	330	10,024	368	15,310	406	16,470
217	8,885	255	6,812	293	7,280	331	9,630	369	14,908	407	14,296
218	10,170	256	6,812	294	7,280	332	10,280	370	14,654	408	13,032
219	10,041	257	6,812	295	7,280	333	10,719	371	11,442	409	10,556
220	6,338	258	6,812	296	7,280	334	10,782	372	16,699	410	10,450
221	7,349	259	6,812	297	7,280	335	10,216	373	9,967	411	10,456
222	6,709	260	6,812	298	7,280	336	10,847	374	12,507	412	10,859
223	6,399	261	6,812	299	7,280	337	12,403	375	17,710	413	11,516
224	6,399	262	6,812	300	7,280	338	11,077	376	21,761	414	10,466
225	6,399	263	6,812	301	7,280	339	11,201	377	9,880	415	12,007
226	6,427	264	6,910	302	7,280	340	10,347	378	9,880	416	10,636
227	7,246	265	8,648	303	7,280	341	11,073	379	9,880	417	10,985
228	7,102	266	8,087	304	7,280	342	10,604	380	9,880	418	10,947
229	7,942	267	7,382	305	7,280	343	10,334	381	14,985	419	11,297
230	9,682	268	7,382	306	7,280	344	11,128	382	12,089	420	11,716
231	10,888	269	7,382	307	7,291	345	11,368	383	11,556	421	11,428
232	8,859	270	7,382	308	7,994	346	11,281	384	11,559	422	15,932
233	8,938	271	7,382	309	87,114	347	11,559	385	11,559	423	24,928
234	9,018	272	7,931	310	12,147	348	11,866	386	11,559	424	11,011
235	10,813	273	8,207	311	12,706	349	12,144	387	11,559	425	11,213
236	14,329	274	8,264	312	12,548	350	11,564	388	11,559	426	10,841
237	6,856	275	9,247	313	12,559	351	13,430	389	11,559	427	10,475
238	6,656	276	6,756	314	14,364	352	12,789	390	11,559	428	10,914
239	7,666	277	6,760	315	13,776	353	17,117	391	11,559	429	11,388
240	7,894	278	6,760	316	10,816	354	18,274	392	11,559	430	10,881
241	7,827	279	6,760	317	10,798	355	12,308	393	13,902	431	9,956
242	10,362	280	6,760	318	10,969	356	10,176	394	19,977	432	11,648
243	10,298	281	6,760	319	10,540	357	11,815	395	25,045	433	10,119
244	8,314	282	6,760	320	9,709	358	10,214	396	14,489	434	10,480
245	11,643	283	6,760	321	13,102	359	10,150	397	10,778	435	10,480
246	9,404	284	6,760	322	13,123	360	10,204	398	10,018	436	9,956
247	7,361	285	6,760	323	13,045	361	11,927	399	10,018	437	10,944
248	7,361	286	6,760	324	13,112	362	10,343	400	10,018		
249	7,361	287	6,760	325	10,810	363	10,301	401	11,765		
250	7,361	288	6,760	326	10,253	364	10,813	402	15,838		



PHASE 1

(FINAL PLAT HAS BEEN SUBMITTED AND APPROVED BY CITY COUNCIL UNDER RESOLUTION 20-0072)

PHASE 2

(FINAL PLAT HAS BEEN SUBMITTED AND APPROVED BY CITY COUNCIL UNDER RESOLUTION 20-0163)

E & A CONSULTING GROUP, INC.
 Engineering • Planning • Environmental & Field Services
 10000 MA Valley Road, Suite 100 • Omaha, NE 68154
 Phone: 402.626.5599
 www.eag.com

E & A CONSULTING GROUP, INC.
 Engineering
 E & A CONSULTING GROUP, INC.
 PAVILLION, NEBRASKA

BELTERRA
 LOTS 213 THRU 437 & OUTLOTS "D" THRU "K" INCLUSIVE

REVISED PRELIMINARY PLAT

Date:	07/26/2021
Drawn By:	KAH
Checked By:	ELN
Scale:	1" = 100'
Sheet:	1 of 1