



PROPERTY SPECIFICATIONS
LOT#22, HEARTWOOD ESTATES,
SUBDIVISION AS SURVEYED, PLATTED AND
RECORDED IN DOUGLAS COUNTY, NEBRASKA

- SITE NOTES:
- ALL TREES AND SHRUBS SHALL REMAIN UNLESS NOTED OTHERWISE. PROVIDE PROPER PROTECTION FOR ALL TREES AND SHRUBS THAT REMAIN. VERIFY W/ CONTRACTOR & OWNER PRIOR TO ANY TRIMMING OR TREE REMOVAL.
 - ALL GREEN AREAS ARE SPRINKLERED. WORKERS TO PROTECT AND REPAIR DISTURBED AREAS. SEE EXISTING CONDITIONS FOR CONTROL LOCATION.
 - PROVIDE PROPER DRAINAGE AWAY FROM HOME. MIN. SLOPE OF CONC. SHALL BE 2% TO ENSURE PROPER DRAINAGE. MINIMUM SLOPE ON LANDSCAPE & 8' UTILITY EASEMENT SODDED AREAS SHALL BE 3% TO ENSURE PROPER PLAT OF DRAINAGE.
 - EXTERIOR CONCRETE SHALL HAVE A BROOM FINISH AFTER TROWLING. BROOM W/ FIBER BRISTLE BROOM PERPENDICULAR TO MAIN TRAFFIC ROUTE.
 - RETAINING WALLS TO BE:
-ANCHOR HIGHLAND 3-PEICE SIZING, VERIFY COLOR

ZONING AND SETBACKS:
SEC. 55-101. - R4 SINGLE-FAMILY RESIDENTIAL DISTRICT (HIGH DENSITY).
SEC. 55-102. - PURPOSE.
THE R4 SINGLE-FAMILY RESIDENTIAL DISTRICT IS INTENDED TO PROVIDE FOR MEDIUM-DENSITY RESIDENTIAL NEIGHBORHOODS. CHARACTERIZED GENERALLY BY SINGLE-FAMILY DWELLINGS ON SMALL LOTS AND INCLUDING SUPPORTING COMMUNITY FACILITIES. THE R4 DISTRICT ALLOWS FOR SEVERAL DEVELOPMENT OPTIONS, ADAPTABLE TO BOTH INFILL CONSTRUCTION IN ESTABLISHED NEIGHBORHOODS AND TO DEVELOPING AREAS. IT PROVIDES FOR CONDITIONAL APPROVAL OF COMMUNITY FACILITIES WITH GREATER TRAFFIC GENERATING CHARACTERISTICS THAN THE PERMITTED RESIDENTIAL USE. THE R4 DISTRICT IS APPROPRIATE FOR ESTABLISHED NEIGHBORHOODS IN THE CITY. PARTICULARLY THOSE EXHIBITING RELATIVELY SMALL LOTS, AND IN NEWLY DEVELOPING AREAS.

R4 SINGLE-FAMILY DETACHED SINGLE FAMILY ATTACHED ALL OTHER USES

LOT AREA	5,000 SQ. FT. MINIMUM		
LOT WIDTH	50 FEET MINIMUM		
SITE AREA / UNIT	5,000 SQ. FT.		
FLOOR AREA RATIO	NO RESTRICTION		
HEIGHT	35 FEET MAXIMUM		
BUILDING COVERAGE	40% MAXIMUM		
IMPERVIOUS COVERAGE	50% MAXIMUM		
FRONT YARD	25 FEET MINIMUM	25 FEET	25 FEET
STREET SIDE YARD	15 FEET MINIMUM	15 FEET	15 FEET
INTERIOR SIDE YARD	5 FEET MINIMUM	10 FEET	15 FEET
IF ZERO LOT LINE IS USED ON OPPOSITE YARD	10 FEET MINIMUM	DECORATIVE IRON FENCE	
REAR YARD	25 FEET MINIMUM	25 FEET	25 FEET

CONCRETE SCHEDULE									
LOCATION	THICK	REINFORCE	FINISH	BORDER	THICK	REINFORCE	FINISH	BORDER	NOTES
FOOTINGS	4"	5" THICK	5" THICK	5" THICK	5" THICK	5" THICK	5" THICK	5" THICK	SEE FOOTING SCHEDULE
BASEMENT SLAB	*	*	*	*	*	*	*	*	
GARAGE SLAB	*	*	*	*	*	*	*	*	PARTIAL PAVERS ON TOP
FRONT STOP	*	*	*	*	*	*	*	*	
DRIVEWAY	*	*	*	*	*	*	*	*	
POOL DECK	*	*	*	*	*	*	*	*	

5/8" REBAR									
COMM. RISER									
ELEC. RISER									
DECORATIVE IRON FENCE									
OPPD UNDERGROUND ELECTRICAL (PARTIALLY MARKED)									
5' UTILITY EASEMENT PER PLAT OF HEARTWOOD ESTATES									

SITE PLAN
1:10 SCALE

Description	Quantity	Unit
3' WALL	120.89	ft
5' WALL	96.15	ft
5' WALL	103.84	ft
8' WALL	159.43	ft
Plinth Stone	142.20	ft
WF-2	230.66	ft
WF-X Centilever	130.54	ft

CROCKETT LOT22
RESIDENCE
1702 SOUTH 150 AVE. OMAHA, NEBRASKA 68144

McNEIL
COMPANY
4666 South 132nd Street
Omaha, NE 68137
402-333-1462
mcneilcompany.com

PLAN DATE	07/17/2026
REV.	DATE
PERMIT	08/12/26

JOB NUMBER	15-2510
DESCRIPTION	CIVIL PLAN
PLAN SHEET	C1.01

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DESIGNED FOR CONSTRUCTION BY
McNEIL COMPANY AND ARE
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PART OR WHOLE WITHOUT WRITTEN
CONSENT FROM McNEIL COMPANY
IS PROHIBITED.

CROCKETT
SCALE: $\frac{1}{2}'' = 1'-0''$

VENEER FOR FACE
OPTIONS
• STUCCO
• THIN STONE
• VENEER

PRECAST
CAPS

1202.75
POOL
DECK

1205.8

1201.8

Waterproofing

TOW
1197.5

ROW
1198

1194

FRONT
DEPTH

VERIFY

