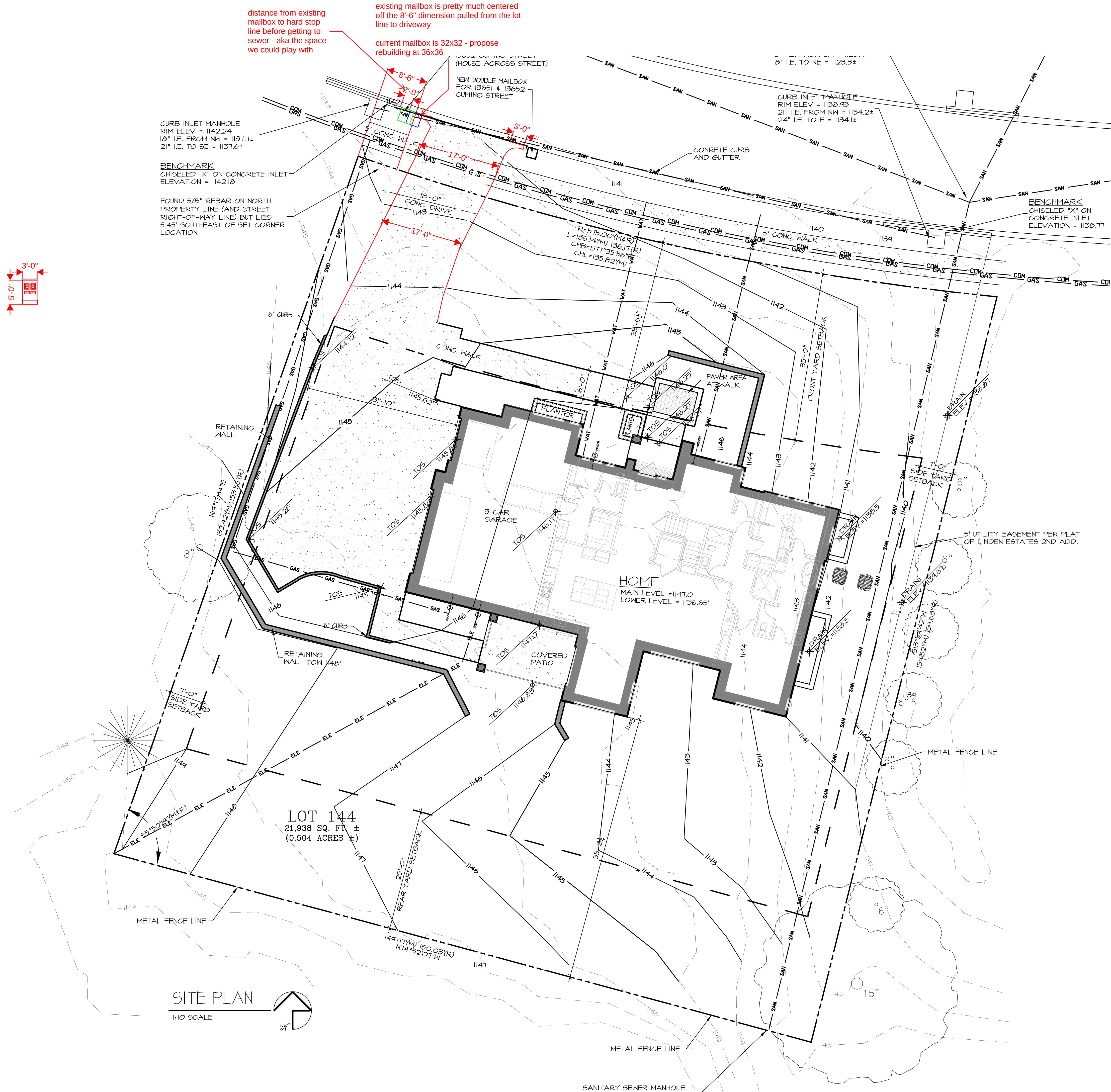




PROPERTY SPECIFICATIONS

LOT#144, 2ND ADDITION, LINDEN ESTATES
SUBDIVISION AS SURVEYED, PLATTED AND
RECORDED IN DOUGLAS COUNTY, NEBRASKA

ZONING AND SETBACKS:

SEC. 55-161. - R3 SINGLE-FAMILY RESIDENTIAL DISTRICT (MEDIUM DENSITY).
SEC. 55-162. - PURPOSE.
THE R3 SINGLE-FAMILY RESIDENTIAL DISTRICT IS INTENDED TO PROVIDE FOR MODERATE-DENSITY RESIDENTIAL NEIGHBORHOODS, CHARACTERIZED GENERALLY BY SINGLE-FAMILY DWELLINGS ON MEDIUM-SIZED LOTS WITH SUPPORTING COMMUNITY FACILITIES. THE R3 DISTRICT ALLOWS FOR SEVERAL DEVELOPMENT OPTIONS FOR SINGLE-FAMILY RESIDENTIAL CONSTRUCTION. IT PROVIDES FOR CONDITIONAL APPROVAL OF COMMUNITY FACILITIES WHICH GENERATE LARGER QUANTITIES OF TRAFFIC THAN PERMITTED RESIDENTIAL USES. THE R3 DISTRICT IS APPROPRIATE FOR ESTABLISHED PARTS OF THE CITY, WHERE IT SERVES TO PRESERVE EXISTING SINGLE-FAMILY NEIGHBORHOODS WHILE PROMOTING DEVELOPMENT OF INFILL HOUSING, AND FOR NEWLY DEVELOPING NEIGHBORHOODS.

R3 SINGLE-FAMILY DETACHED	ALL OTHER USES
LOT AREA	7500 SQ. FT. MINIMUM
LOT WIDTH	60 FEET MINIMUM
SITE AREA / UNIT	7500 SQ. FT.
FLOOR AREA RATIO	NO RESTRICTION
HEIGHT	35 FEET MAXIMUM
BUILDING COVERAGE	35% MAXIMUM
INTERVIOUS COVERAGE	45% MAXIMUM
FRONT YARD	35 FEET MINIMUM
STREET SIDE YARD	17.5 FEET MINIMUM
INTERIOR SIDE YARD	7 FEET MINIMUM
IF ZERO LOT LINE IS USED	15 FEET MINIMUM
ON OPPOSITE YARD	25 FEET MINIMUM
ALL OTHER USES	25 FEET MINIMUM
REAR YARD	25 FEET MINIMUM

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 SHALL BE SPRINKLERED. SEE FLOOR PLAN FOR CONTROL LOCATION.
- PROVIDE PROPER DRAINAGE AWAY FROM HOME. MINIMUM SLOPE OF CONCRETE SHALL BE 2% TO ENSURE PROPER DRAINAGE. MINIMUM SLOPE ON LANDSCAPE & SODDED AREAS SHALL BE 3% TO ENSURE PROPER DRAINAGE.
- EXTERIOR CONCRETE SHALL HAVE A BROOM FINISH AFTER TROWLING. BROOM W/ FIBER BRISTLE BROOM PERPENDICULAR TO MAIN TRAFFIC ROUTE.



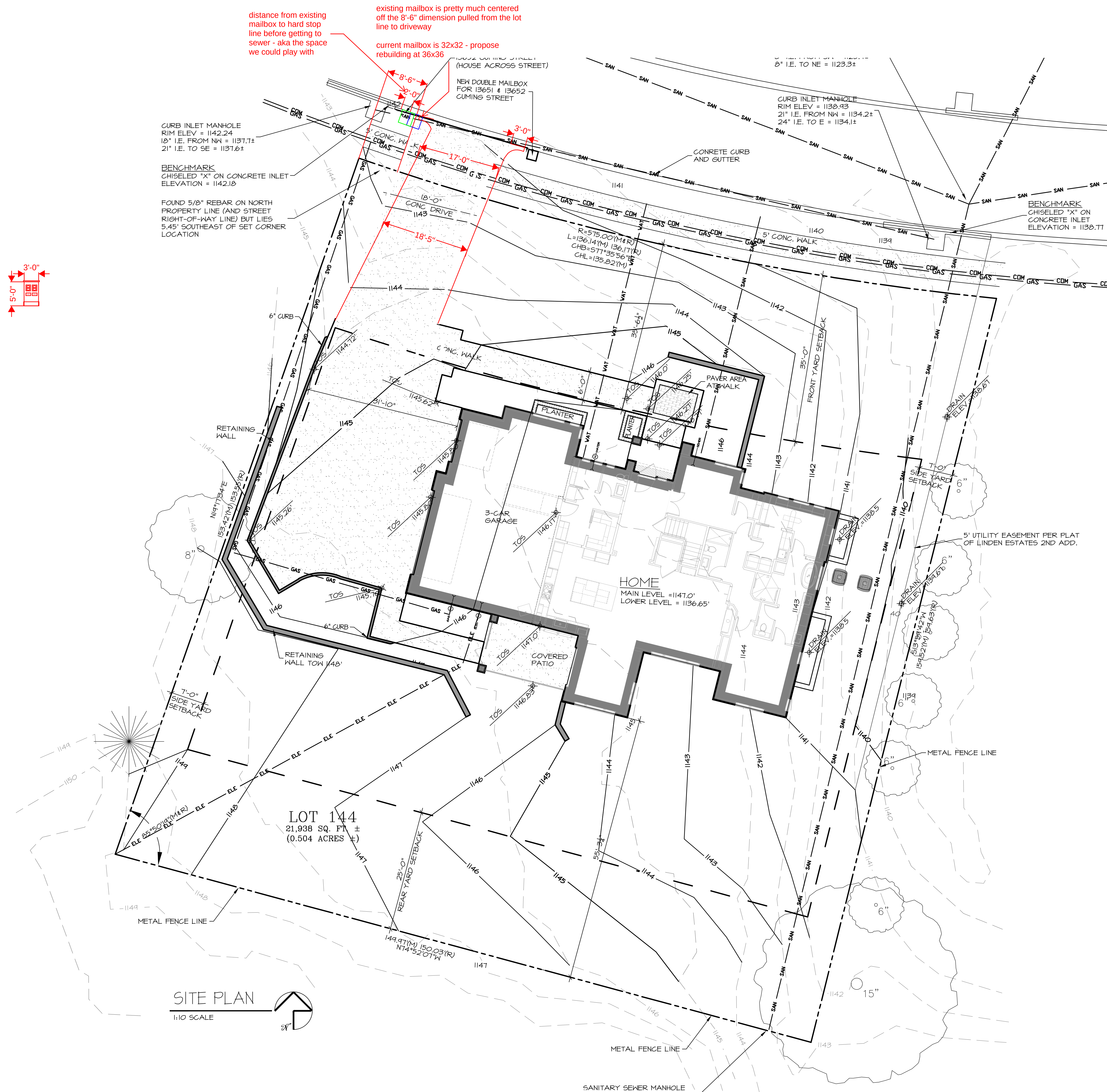
LOT 144
SCHACHNE RESIDENCE
13651 CUMING ST OMAHA NE 68154

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

PLAN DATE 12/24/2024	
REV.	DATE
PERMIT	03/13/25
REV 01	03/28/25
REV 02	04/10/25
REV 03	04/14/25
REV 04	04/22/25
REV 05	06/13/25
REV 06	08/19/25
REV 07	11/05/25

JOB NUMBER
15-2451
DESCRIPTION
SITE PLAN
PLAN SHEET
C1.01

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CONSENT FROM MCNEIL COMPANY
IS PROHIBITED.



PROPERTY SPECIFICATIONS

LOT#144, 2ND ADDITION, LINDEN ESTATES
SUBDIVISION AS SURVEYED, PLATTED AND
RECORDED IN DOUGLAS COUNTY, NEBRASKA

ZONING AND SETBACKS:

SEC. 55-161. - R3 SINGLE-FAMILY RESIDENTIAL DISTRICT (MEDIUM DENSITY).
SEC. 55-162. - PURPOSE.

THE R3 SINGLE-FAMILY RESIDENTIAL DISTRICT IS INTENDED TO PROVIDE FOR MEDIUM-DENSITY RESIDENTIAL NEIGHBORHOOD CHARACTERISTICS GENERALLY BY SINGLE-FAMILY DWELLINGS ON MEDIUM-SIZED LOTS WITH SUPPORTING COMMUNITY FACILITIES. THE DISTRICT ALLOWS FOR DEVELOPMENT OF SINGLE-FAMILY DWELLINGS ON LARGER LOTS WITH SUPPORTING COMMUNITY FACILITIES. THE DISTRICT ALLOWS FOR PROVIDING FOR CONDITIONAL APPROVAL OF COMMUNITY FACILITIES WHICH GENERATE LARGE QUANTITIES OF TRAFFIC THAN THE DISTRICT REQUIRES. THE DISTRICT IS INTENDED TO PRESERVE THOSE PARTS OF THE CITY WHERE IT SERVES TO PRESERVE EXISTING SINGLE-FAMILY NEIGHBORHOODS, SUPPORT DEVELOPMENT OF INFILL HOUSING, AND FOR NEWLY DEVELOPING NEIGHBORHOODS.

<u>R3 SINGLE-FAMILY DETACHED</u>	<u>ALL OTHER USES</u>
LOT AREA	1500 SQ. FT. MINIMUM
LOT WIDTH	60 FEET MINIMUM
SITE AREA / LOT	1500 SQ. FT.
FLOOR AREA RATIO	NO RESTRICTION
HEIGHT	35 FEET MAXIMUM
BUILDING COVERAGE	35% MAXIMUM
IMPERVIOUS COVERAGE	45% MAXIMUM
FRONT YARD	35 FEET MINIMUM
STREET SIDE YARD	17.5 FEET MINIMUM
INTERIOR SIDE YARD	7 FEET MINIMUM
ON OPPOSITE YARD	15 FEET
ALL OTHER USES	
REAR YARD	15 FEET MINIMUM
	25 FEET MINIMUM

SITE NOTES:

1. 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
2. ALL GREEN AREAS SHALL BE SPRIKLERED. SEE FLOOR PLAN FOR CONTROL LOCATION
3. PROVIDE PROPER DRAINAGE AWAY FROM HOME. MINIMUM SLOPE OF CONCRETE SHALL BE 2% TO ENSURE PROPER DRAINAGE.. MINIMUM SLOPE ON LANDSCAPE & SODDED AREAS SHALL BE 3% TO ENSURE PROPER DRAINAGE
4. EXTERIOR CONCRETE SHALL HAVE A BROOM FINISH AFTER TROWLING. BROOM W/ FIBER BRISTLE BROOM PERPENDICULAR TO MAIN TRAFFIC ROUTE

LOT 144
SCHACHNE RESIDENCE
3651 CUMING ST OMAHA NE 68154



PLAN DATE 12/24/2024	
REV.	DATE
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REV 07	11/05/25

JOB NUMBER
15-2457
DESCRIPTION
SITE PLAN
PLAN SHEET
C1.01

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PLOT DATE: 11/5/2025
HOME PAGE: A0.01
D:\MCNEIL COMPANY DROPTBOX\ADAM BYMCNEIL DESIGN\RESIDENTIAL\15-2457 SCHACHNE LOT 14\4\CI SITE.DWG

HOME PAGE: A0.01

PLOT DATE: 11/5/2025