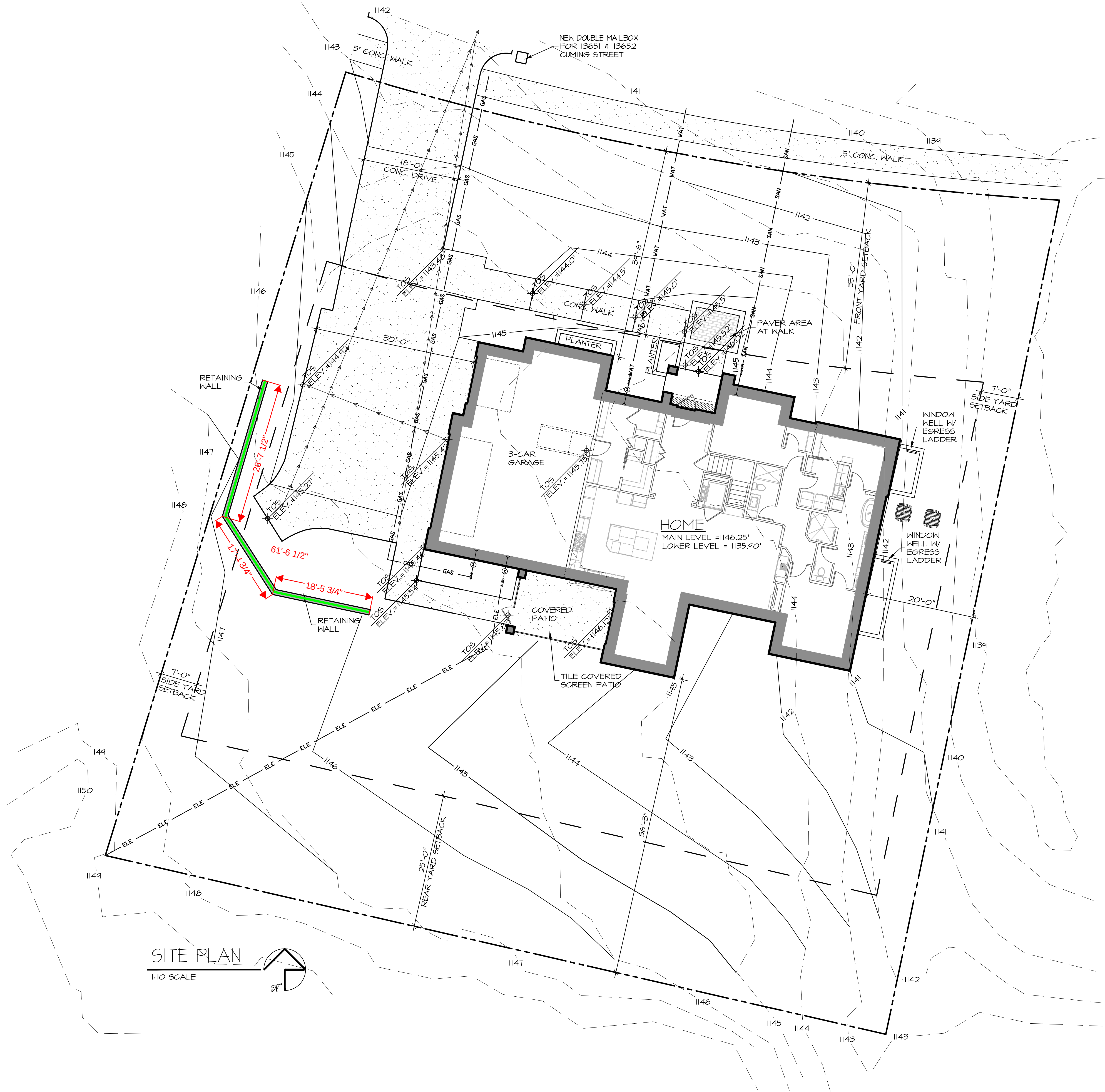




PROPERTY SPECIFICATIONS

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	7,500 SQ. FT. MINIMUM
LOT WIDTH	60 FEET MINIMUM
SITE AREA / UNIT	7,500 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
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.

RETAINING WALLS TAKEOFF

RETAINING WALLS LENGTH 61.5473 ft

RETAINING WALLS 131.95 sf

LOT 144
SCHACHNE RESIDENCE
13651 CUMING ST OMAHA NE 68154

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

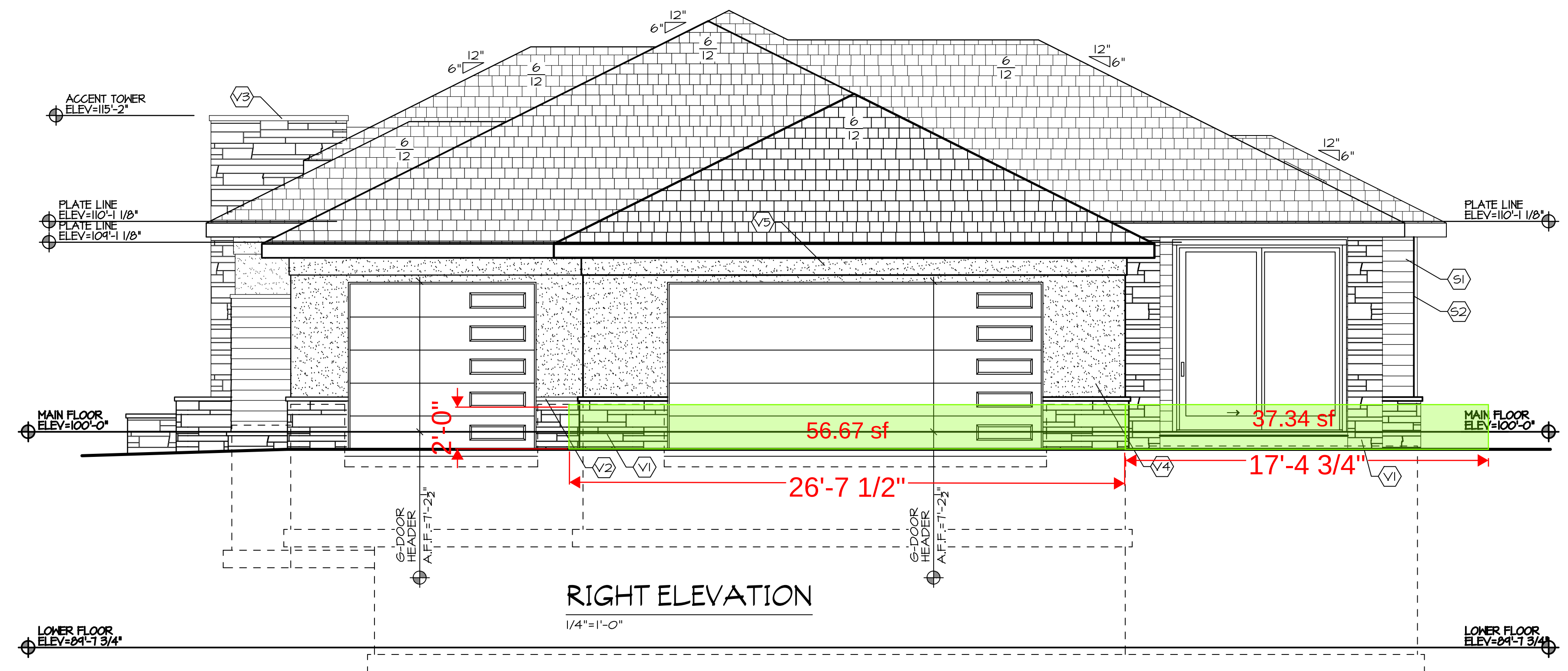
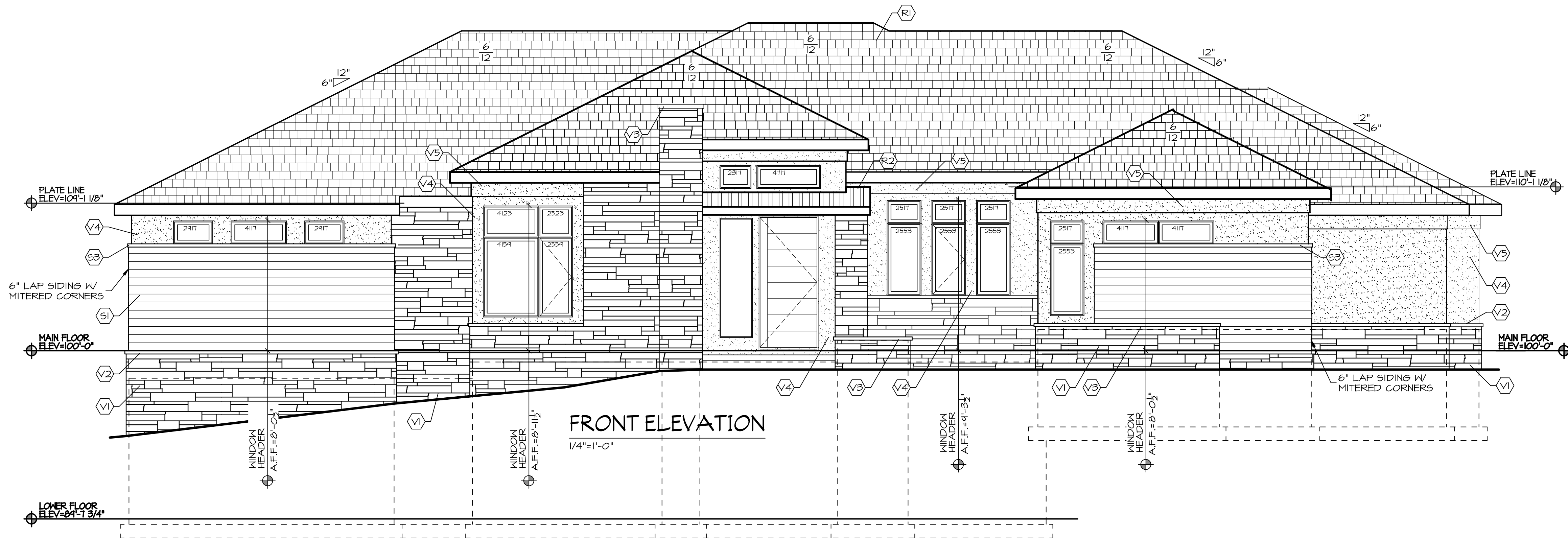
PLAN DATE
12/24/2024
REV. DATE

PRELIMINARY
NOT FOR CONSTRUCTION

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

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- (V1) EXTERIOR MATERIAL
TYPE-THIN STONE
COLOR-TBD
- (V2) EXTERIOR MATERIAL
TYPE-THIN STONE CAP
COLOR-TBD
- (V3) EXTERIOR MATERIAL
TYPE-CARVED STONE CAP
COLOR-TBD
- (V4) EXTERIOR MATERIAL
TYPE-EIFS
COLOR-TBD
- (V5) EXTERIOR MATERIAL
TYPE-10"X1" EIFS BAND
COLOR-TBD
- (S1) EXTERIOR MATERIAL
TYPE-SIDING
6" LAP SIDING
- (S2) EXTERIOR MATERIAL
TYPE-TRIM
25" TRIM TO MATCH SIDING
- (S3) EXTERIOR MATERIAL
TYPE-TRIM
3" FVC SILL
- (R1) EXTERIOR MATERIAL
TYPE-DAVINCI PROVINCE SLATE
COLOR-TBD
- (R2) EXTERIOR MATERIAL
TYPE-METAL ROOFING
COLOR-TBD



LOT 144
SCHACHNE RESIDENCE
13651 CUMING ST OMAHA NE 68154



PLAN DATE	
2/24/2024	
REV.	DATE

PRELIMINARY
NOT FOR CONSTRUCTION

OB NUMBER

5-2457

ONT AND RIGHT
TERIOR
EVATIONS

PLAN SHEET

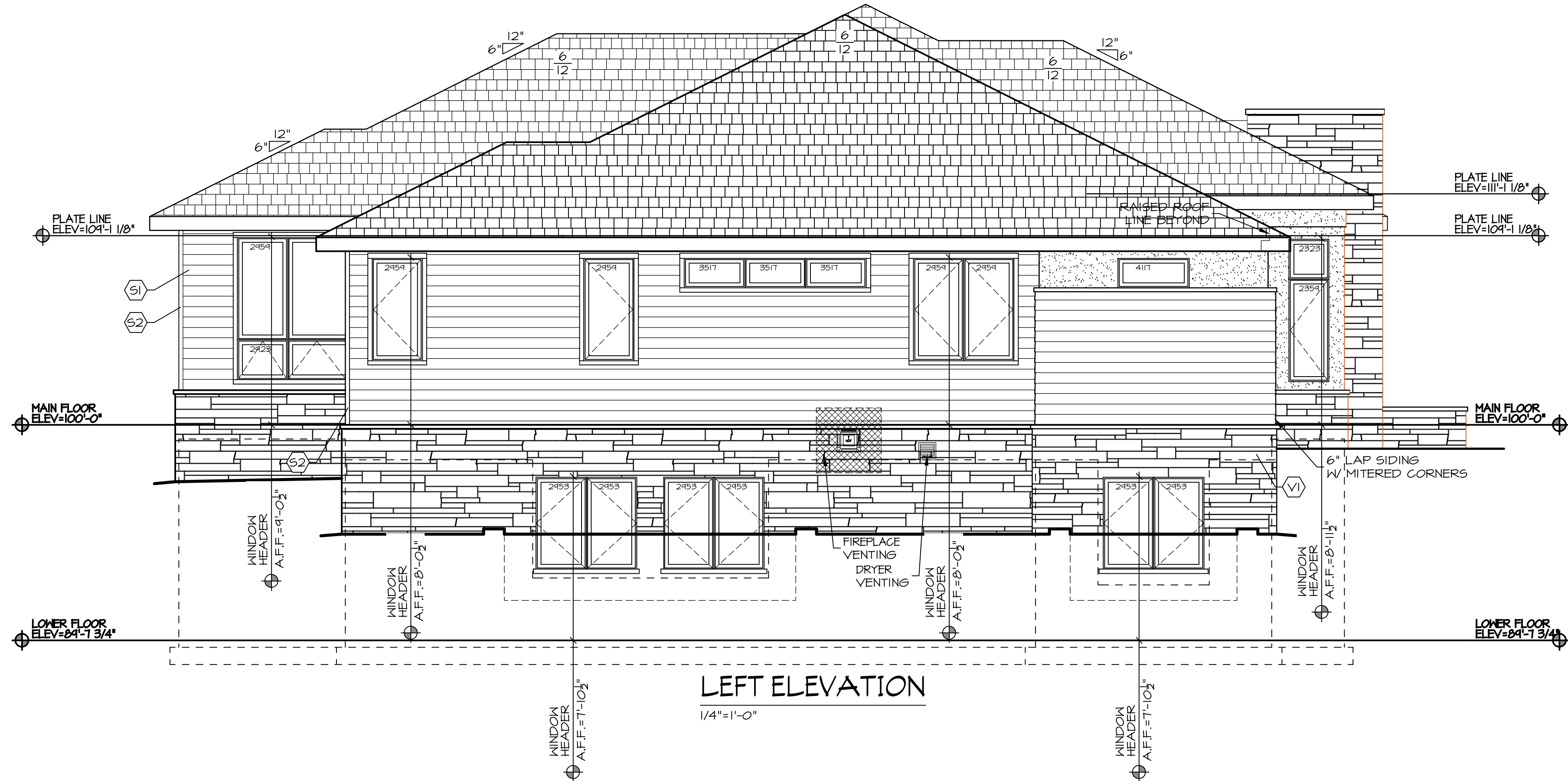
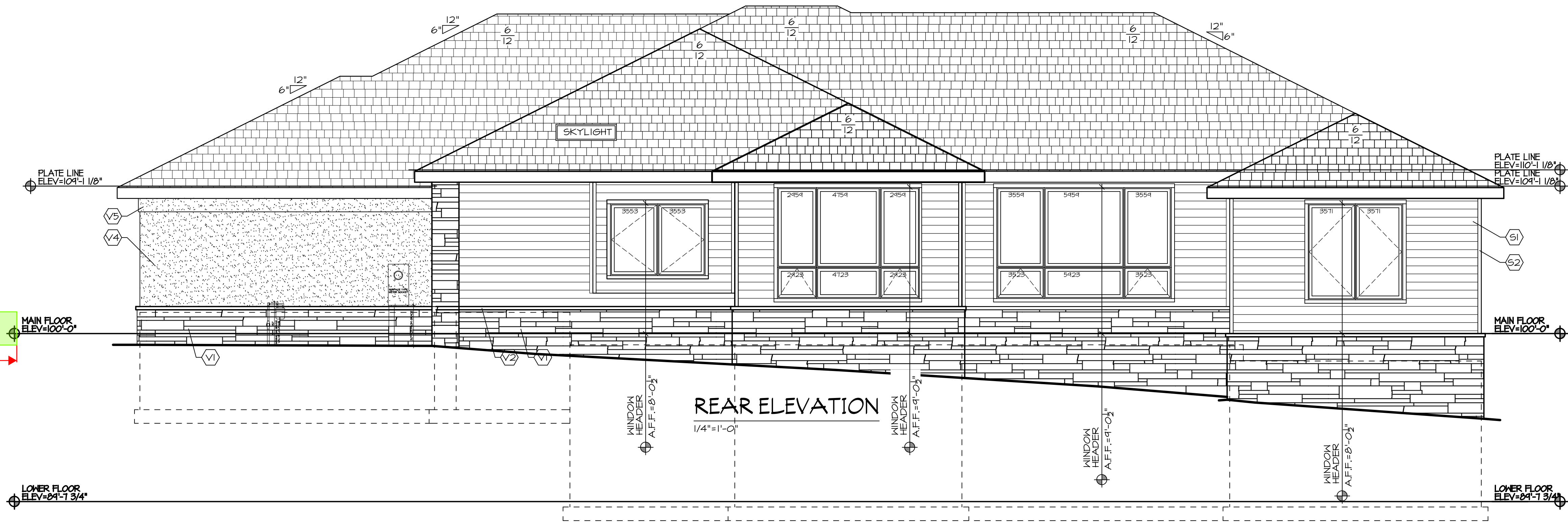
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HIBITED.

EXTERIOR MATERIALS

- (V1) EXTERIOR MATERIAL
TYPE-THIN STONE
COLOR-TBD
- (V2) EXTERIOR MATERIAL
TYPE-THIN STONE CAP
COLOR-TBD
- (V3) EXTERIOR MATERIAL
TYPE-CARVED STONE CAP
COLOR-TBD
- (V4) EXTERIOR MATERIAL
TYPE-EIFS
COLOR-TBD
- (V5) EXTERIOR MATERIAL
TYPE-10"X1" EIFS BAND
COLOR-TBD
- (S1) EXTERIOR MATERIAL
TYPE-SIDING
6" LAP SIDING
- (S2) EXTERIOR MATERIAL
TYPE-TRIM
2.5" TRIM TO MATCH SIDING
- (S3) EXTERIOR MATERIAL
TYPE-TRIM
3" PVC SILL
- (R1) EXTERIOR MATERIAL
TYPE-DAVINCI PROVINCE SLATE
COLOR-TBD
- (R2) EXTERIOR MATERIAL
TYPE-METAL ROOFING
COLOR-TBD

37.95 sf
18'-5 3/4"
2'-0"



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

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NUMBER
15-2451
DESCRIPTION
REAR AND LEFT
EXTERIOR
ELEVATIONS
PLAN SHEET

A2.02

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