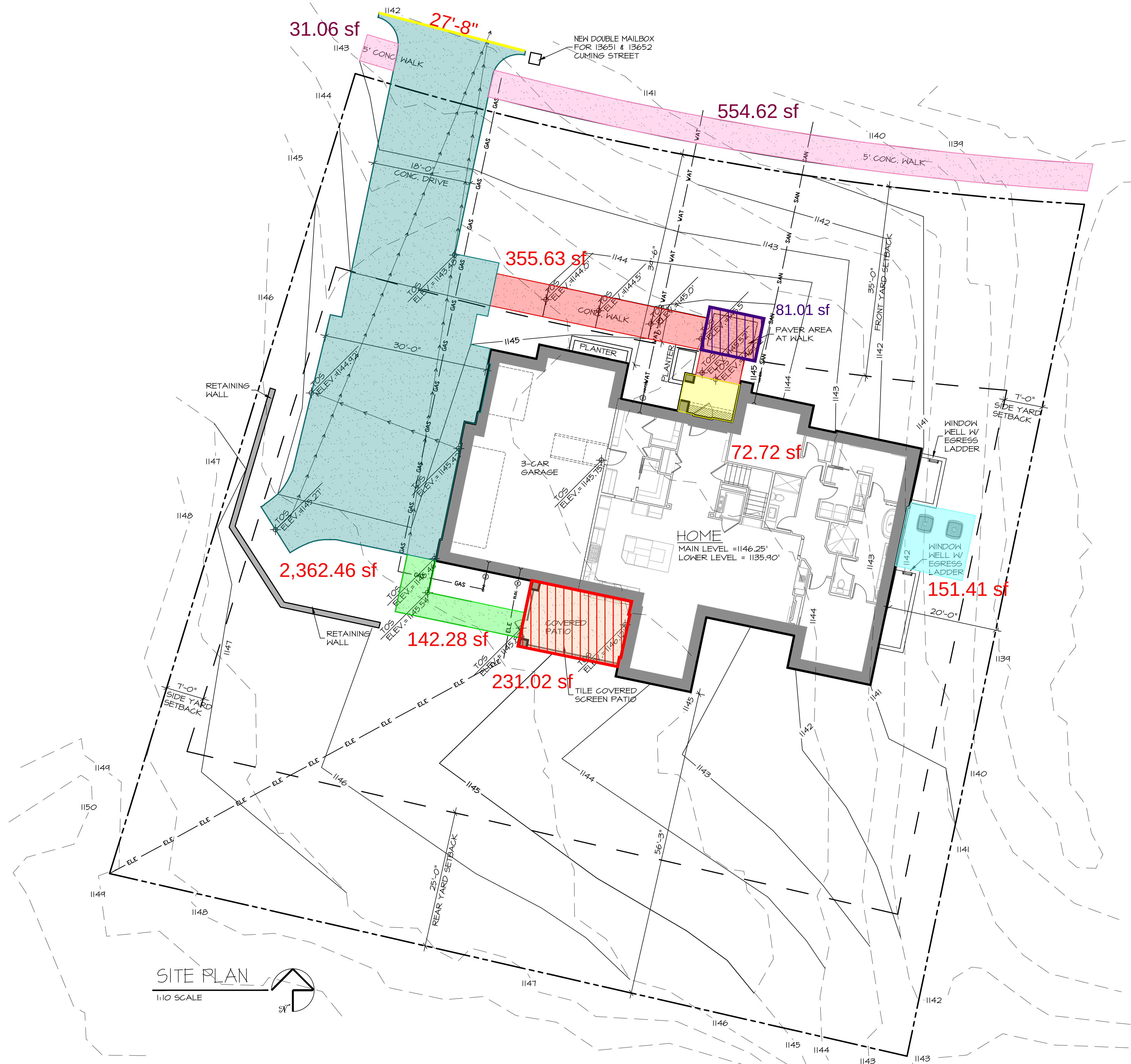




SITE PLAN
1:10 SCALE

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 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
INTERVIEWS 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
ON OPPOSITE YARD	15 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.

EXTERIOR CONCRETE TAKEOFF

AC PAD	151.41	sf
COVERED PATIO CONCRETE	230.91	sf
COVERED PATIO PAVERS	231.02	sf
CURB CUT	27.6616	ft
DRIVEWAY	2,362.46	sf
ENTRY PAVERS	81.01	sf
ENTRY STOOP	72.72	sf
FRONT WALKWAY	355.63	sf
REAR WALKWAY	142.28	sf
SIDEWALK	585.68	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
15-2457
DESCRIPTION
SITE PLAN
PLAN SHEET
C1.01

© COPYRIGHT
MCNEIL COMPANY
THESE PLANS ARE SPECIFICALLY
DESIGNED FOR CONSTRUCTION BY
MCNEIL COMPANY AND ARE
INTENDED FOR NO OTHER PURPOSE.
DUPLICATION OF THESE PLANS IN
PART OR WHOLE WITHOUT WRITTEN
CONSENT FROM MCNEIL COMPANY
IS PROHIBITED.