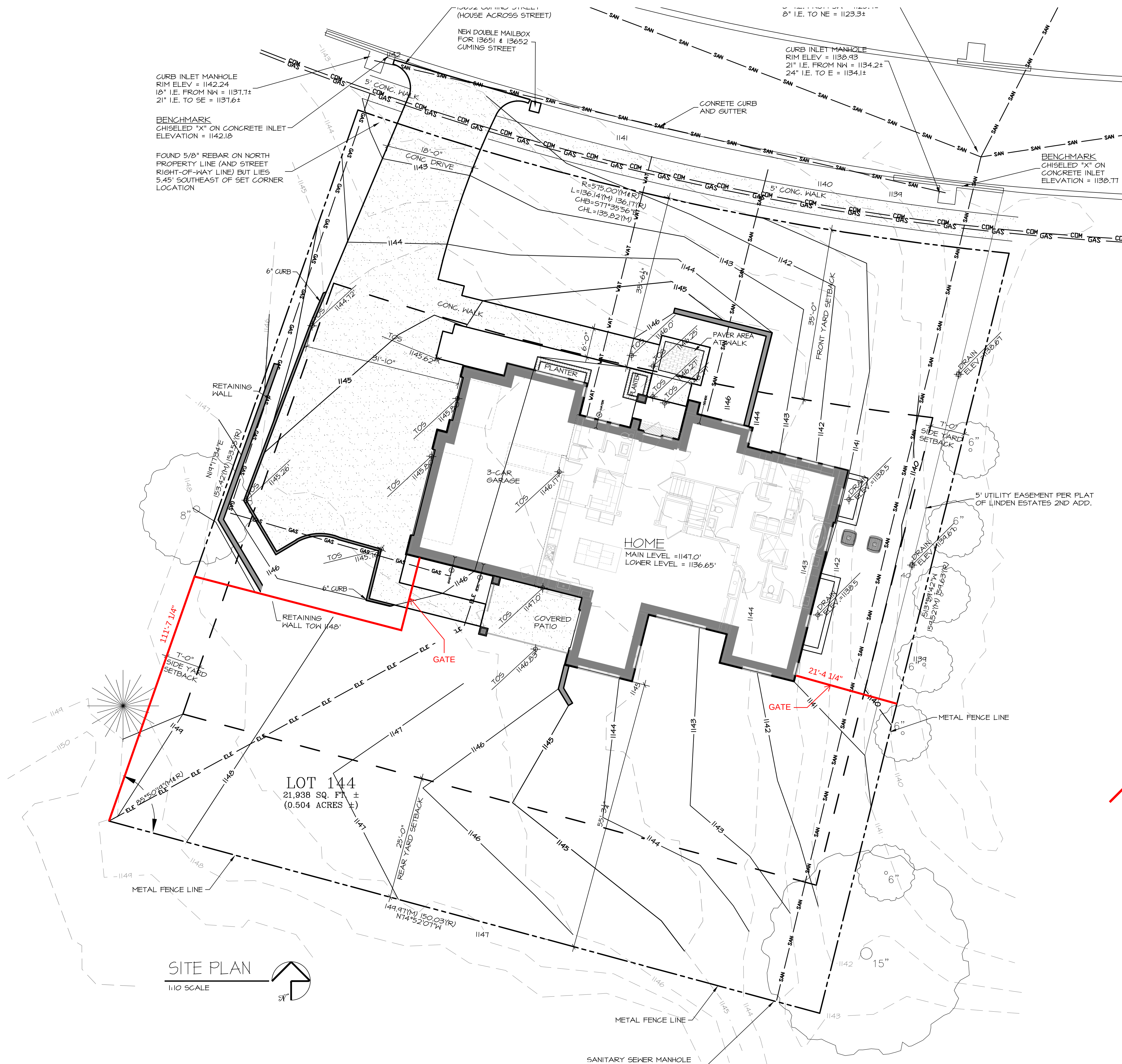




PROPERTY SPECIFICATIONS

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 SINGLE-FAMILY NEIGHBORHOODS CHARACTERIZED GENERALLY BY SINGLE-FAMILY DWELLINGS ON MEDIUM-SIZED LOTS WITH SUPPORTING COMMUNITY UTILITIES. THIS DISTRICT IS NOT INTENDED FOR SINGLE-FAMILY OR SINGLE-FAMILY RESIDENTIAL CONSTRUCTION. IT PROVIDES FOR CONDITIONAL APPROVAL OF PERMITTED LOTS AND PERMITTED LOTS. THE R3 DISTRICT IS APPROPRIATE FOR ESTABLISHED PORTIONS OF THE CITY WHERE IT SERVES TO PRESERVE EXISTING SINGLE-FAMILY NEIGHBORHOODS AND PROVIDE FOR THE 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 / UNIT	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
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:

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 SPRINKLERED. 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

GATE LAYOUT

Description	Quantity	Unit
Perimeter Measurement	132.9737	ft



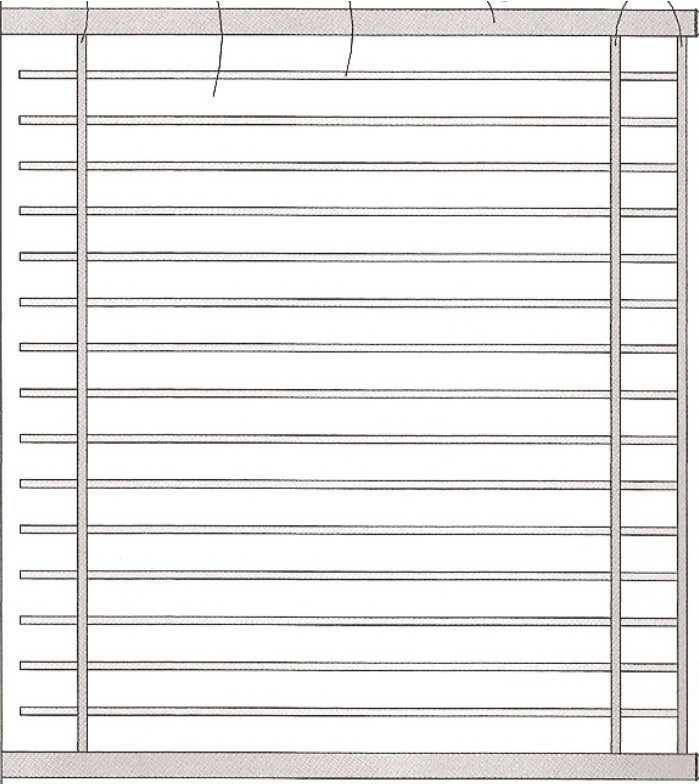
LOT 144
SCHACHNE RESIDENCE
3651 CUMING ST OMAHA NE 68154



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
15-2457
DESCRIPTION
SITE PLAN
PLAN SHEET
C1.01

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