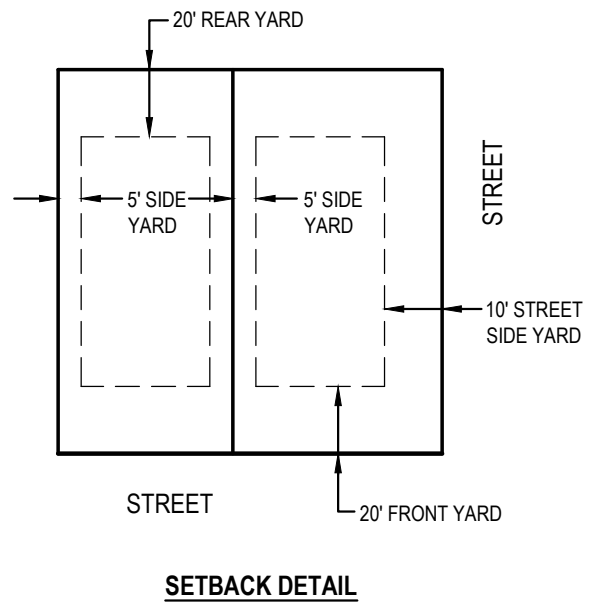




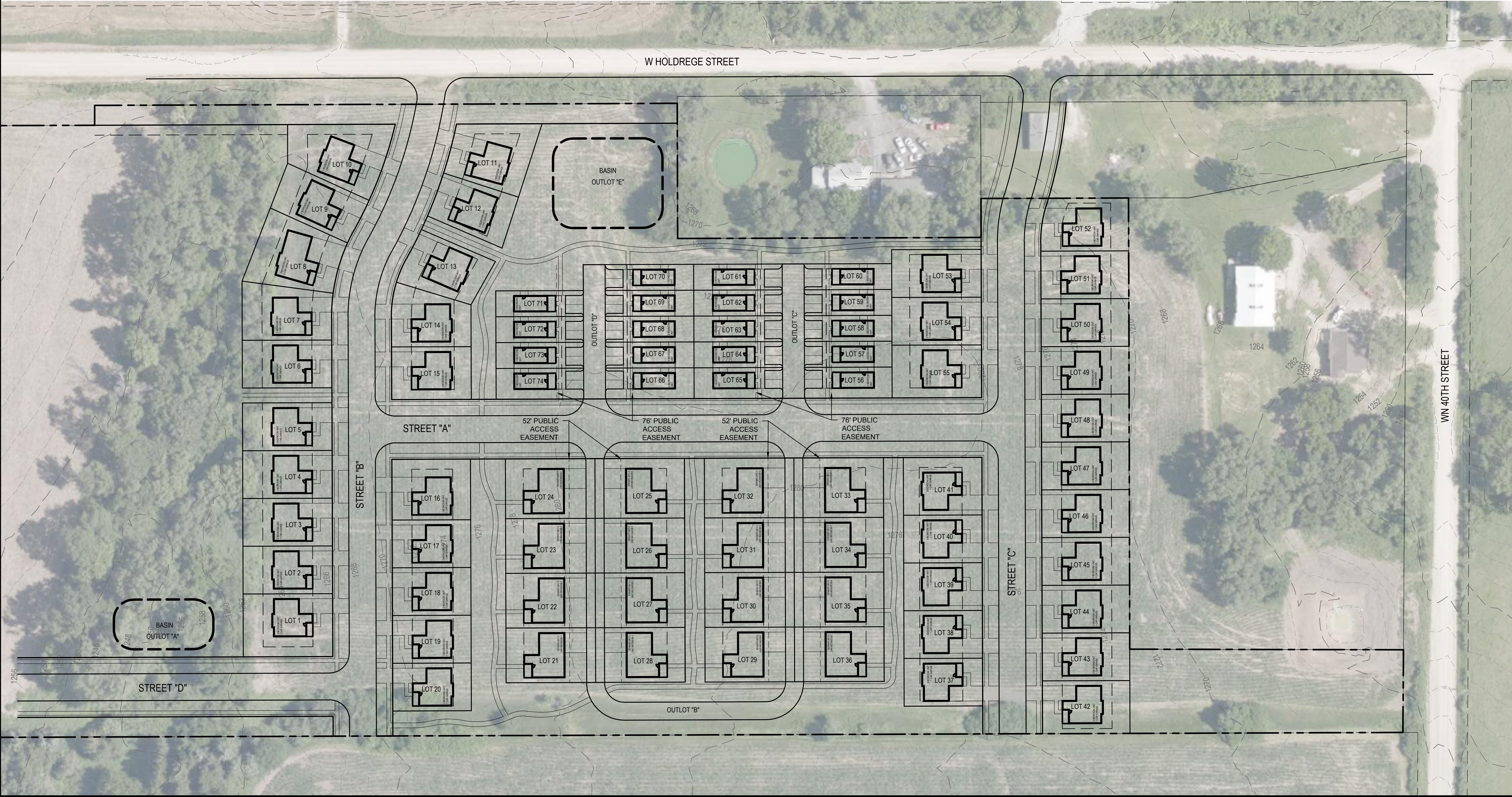
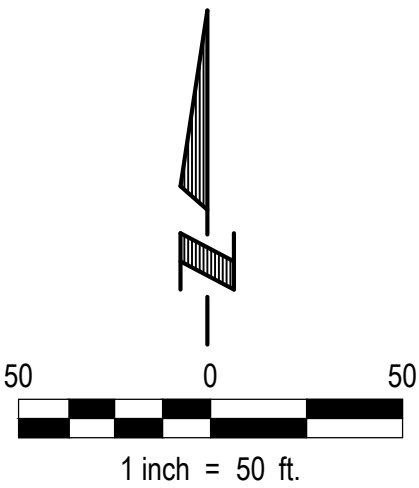
SINGLE FAMILY DETACHED SETBACKS
FRONT YARD: 20 FT
STREET SIDE YARD: 10 FT
INTERIOR SIDE YARD: 5 FT
REAR YARD: 20 FT or 20% of Lot Depth

UNITS BREAKDOWN
2 BEDROOM W/ NO GARAGE - 19
3 BEDROOM W/ 1 CAR GARAGE - 38
3 BEDROOM W/ 2 CAR GARAGE - 17
TOTAL = 74 UNITS

WAIVER REQUIREMENTS

REGULATION	GUIDE	ALLOWANCE
26.72.090	SUBDIVISION REGULATION	ALLOW FOR PLANTING OF STREET TREES ON PRIVATE PROPERTY
SEC 4.03	SUBDIVISION REGULATION	ALLOW FOR 18' WIDE PRIVATE ROADWAY
SEC 4.03	SUBDIVISION REGULATION	ALLOW FOR 52' PUBLIC ACCESS EASEMENT ON PRIVATE ROADWAYS
27.72.020	LINCOLN MUNI CODE	ALLOW FOR LOT WIDTH LESS THAN 50'
27.72.020	LINCOLN MUNI CODE	ALLOW FOR LOT AREA LESS THAN 6000 SF ON ALL LOTS
27.72.020	LINCOLN MUNI CODE	ALLOW REAR YARD LESS THAN 20' OR 20% OF LOT DEPTH
27.72.020	LINCOLN MUNI CODE	ALLOW FOR FRONT YARD TO BE LESS THAN 20'
27.72.150(3)	LINCOLN MUNI CODE	ALLOW FOR LESS THAN 22' UNINTERRUPTED CURB SPACE ABUTTING THE LOT
27.72.150(4)	LINCOLN MUNI CODE	ALLOW GARAGES TO COVER MORE THAN 40% OF BUILDING FACADE
CH 2.25 SEC 3.3.2	LINCOLN DESIGN STANDARD	ALLOW MINIMUM ROADWAY CENTERLINE CURVE OF 28'
CH 2.25 SEC 3.10.2	LINCOLN DESIGN STANDARD	ALLOW FOR PUBLIC SIDEWALK ON PRIVATE PROPERTY WITH EASEMENT

LEGEND	
	BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT
	BUFFERYARD
	SETBACK
	PEDESTRIAN WALK / TRAIL



Proj No: 2019.118.006 Date: 08/07/2024 Designed By: KJDM/KKH Drawn By: MLK/KKH Scale: 1" = 50' Sheet: 1 of 1	Revisions	Description
	Date	
8/8/2024 9:17 AM K:\projects\2019.118.006\Planning & Rating\Planning\Concept\CAD Concept\Concept\Falcon Heights-000.dwg		

E & A CONSULTING GROUP, INC.
Engineering Answers

Falcon Heights
Lincoln, Nebraska

SITE CONCEPT

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