

































FUTURE PHASE

168TH STREET

HARTMAN AVENUE CONTINUATION WITH CURVED ENTRY DRIVE AND ENHANCED LANDSCAPED MEDIAN

UNDER-STORY PARKING, TYPICAL

ARCHITECTURAL BIORETENTION AREAS

PEDESTRIAN BICYCLE AND WALKING TRAIL

SINGLE FAMILY RESIDENTIAL

OVERHEAD TRANSMITION LINE AND OPPD EASEMENT

OPEN SPACE AND VIEW

COMMUNITY BOAT DOCK AND PARKING AREA

10' WIDTH TRAIL AROUND PERIMETER OF LAKE

TREE MITIGATION AND VEGETATIVE SCREEN AREA

GREEN CORNER NODE

GREEN PARKING LOTS, TYPICAL

ENHANCED STREETSCAPE WITH GROUND LEVEL RETAIL AND ON STREET PARKING

OUTDOOR POOL AREA

PUBLIC ACCESS EASEMENT FOR EMERGENCY VEHICLES

BIORETENTION AREA, TYPICAL

PEDESTRIAN PLAZA AREA AND VISUAL TERMINUS TO JAYNES STREET

RIGHT-IN RIGHT-OUT INTERSECTION

ENHANCED ROUNDABOUT AND TRAFFIC CALMING

PEDESTRIAN CONNECTIONS, TYPICAL

RESIDENT DROP-OFF AREA, TYPICAL

COMMUNITY PLAZA AND GATHERING SPACE WITH COLORFUL SEASONAL SEMI-TRANSPARENT FILTERED TREE CANOPIES

RIGHT TURN DECELERATION LANE

ON-STREET PARALLEL PARKING, TYPICAL

OPEN LAWN AREA, TYPICAL

CONTINUATION OF HWS CLEVELAND BOULEVARD

ENHANCED ADA ACCESSIBLE COMMUNITY PIER WITH DREDGED AREAS FOR FISHING

CONCESSION AND SEATING AREA

FLOATING FOUNTAIN

NRD DAM

OPEN SPACE

COMMERCIAL

OFFICE

MULTIFAMILY

MIXED USE

MIXED USE

MIXED USE

COMMERCIAL

COMMERCIAL

COMMERCIAL

2-PLEX

4-PLEX

4-PLEX

4-PLEX

4-PLEX

4-PLEX

NORTH 168TH STREET

JAYNES STREET

FORT STREET

NORTH 170TH STREET

NORTH 169TH STREET

CROWN POINT AVENUE

NORTH HWS CLEVELAND BOULEVARD

RIVER RIDGE PARKWAY

NATURAL RESOURCES DISTRICT LAKE 15

0 30 60 180

SCALE 1" = 60'-0"
PRINTED ON A 36" x 60" SHEET

NORTH

ontic properties

J-LAP GROUP, L.L.C.
MANAGEMENT COMPANY

PIER 15

168TH STREET & FORT STREET, OMAHA, NE

LAMP RYNEARSON

SIC, ZW, RSP - FRIDAY, JANUARY 15TH, 2016