



# SPRINGFIELD

## NEBRASKA

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December 30, 2025

### SYNOPSIS OF PROFESSIONAL STAFF COMMENTS FOR PLANNING COMMISSION & CITY COUNCIL

#### Lots 1-130 and Outlots A-J, 132 Platteview

**Gregory Mahloch (Owner)/Joseph Gomez, Belcaro Development (Subdivider)/TD2 (Agent)**  
**Request for Zone Change & Preliminary Plat Applications**

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Thompson Dreessen & Dorner (“TD2”) (“Agent”) submitted the following documents on December 8, 2025, on behalf of Joseph Gomez with Belcaro Development (“Subdivider”) related to the property legally described as Irreg N 1/2 NE 1/4 and Tax Lot 34A Section 24 Township 13 Range 11 (61.43 AC), generally located on the SW corner of 132<sup>nd</sup> Street and Platteview Road, Sarpy County, Nebraska, owned by Gregory Mahloch (“Owner”):

1. Request for Zone Change Application
2. Preliminary Plat Application

The following exhibits were also provided:

The following exhibits were also provided:

1. Preliminary Plat
  - a. Paving Plan
  - b. General Obligation Paving Plan
  - c. Sanitary Sewer Plan
  - d. Sanitary Sewer Calculations
  - e. Grading & Erosion Control
  - f. Storm Sewer Plan
  - g. Post Construction Stormwater Management Plan
  - h. Water Main Plan
  - i. Landscape Plan
2. Preliminary Plat Checklist
3. Drainage Study
4. Preliminary Source & Use of Funds (SUF)

In addition, at the request of Jeff Thompson (SCCWVA), Agent provided the following additional exhibits:

1. 132 Platteview Lot Sizes
2. 132 Platteview REVISED Exhibit C-1 12-11-25 (Sanitary Sewer Calculations)

- a. Agent had originally made an assumption of multifamily flows on the two commercial lots. However, they have revised Lots 1 & 2 to be listed as nonresidential land uses.

Owner/Subdivider/Agent request the following in order to subdivide the land into a residential development:

1. Change of the zoning classification from R87 (Single-Family Residential District to BG (General Business District) for Lots 1 and 2, R30 (General Family Residential District) for Lots 103-120, and R50 (Two-Family Residential District) for Lots 121-130. Lots 3-102 and Outlets A-J shall remain R87.
2. Preliminary Plat of Lots 1-130 and Outlots A-J, 132 Platteview

The documents were forwarded to the Residential Planning Review Team, which is comprised of Bill Seidler, Jr. (city attorney), Jeff Ray (city planner), Jeff Thompson (engineer for Sarpy County & Cities Wastewater Agency (SCCWWA)), Brian Schuele (city engineer with Olsson), MUD, NDOT, OPPD Land Management, Papio Missouri River Natural Resources District, Sarpy County (Admin/Engineering/Public Works), Sarpy County Emergency Management Agency, Sarpy County GIS, Sarpy County Sheriff, Chad Zimmerman (Springfield Fire Chief), and Ryan Saunders (Springfield Platteview Community Schools). Below is a synopsis of their comments.

#### **Bill Seidler, Jr., City Attorney**

1. Description
  - a. This is a request for a rezoning and approval of a preliminary plat of 61.43 acres from Belcaro Development, LLC, subdivider for land owned by Joseph Gomez. The proposal is also to change zoning from AR to R-50.
  - b. The parcel of land is east of the current corporate limits of Springfield. It is within Springfield's extraterritorial zoning jurisdiction. The land is currently unimproved farmland.
  - c. The Subdivider has submitted a preliminary plat for a subdivision called 132 Platteview. A Sanitary Improvement District (S.I.D.) cost estimate indicates that the Subdivider proposes forming an S.I.D.
  - d. The preliminary plat consists of one hundred thirty (130) residential lots, and ten (10) outlots. The description states it is for two (2) commercial lots, one hundred ten (110) single family lots, and eighteen (18) four-plex lots.
2. Agency
  - a. The current ownership structure needs to be resolved before this matter progresses.
    - i. The County Assessor site shows that Gregory Mahloch is the owner. The Application states that Joseph Gomez is the owner.
3. S.I.D. Versus Other Methods of Public Improvement Methods
  - a. Under Springfield Subdivision Regulations, Section 3.03 B. l.n, a preliminary plat must contain an itemized cost estimate for all public improvements and detailed breakdown of portion of estimated costs to be borne by the subdivider and those borne by the City, S.I.D. or other proposed issuer of public debt.
  - b. Based on recent S.I.D. construction cost estimates, the S.I.D. property tax levy would be significantly higher than the City levy.
  - c. The City should consider alternatives to S.I.D. construction.



- d. S.I.D.s are not part of the corporate limits of the City, and the City derives no property tax revenue from them. They do, however, have the potential for demands from S.I.D. residents, who do not understand the distinction between the City and the S.I.D.
- e. S.I.D.s are governed by an S.I.D. Board of Directors, elected by the lot owners.
- f. In the past, S.I.D.s adjacent to Springfield were allowed to increase the population, to allow for construction and amortization of City waterworks and City sewer systems across a larger population.
- g. With the addition of large industrial construction in the northern part of the corporate limits of Springfield, the creation of the South Sarpy Sewer Agency and its financing mechanisms, there may be different considerations for additional construction and population. The City still is responsible for its water system, and the functioning of the City utility system and available water system should be considered.

4. Development Risks to Springfield

- a. The subdivider may not be able to construct all lots with houses, apartments, and commercial buildings at the projected value.
- b. If the subdivider cannot sell all of the lots at the projected price and collect the special assessments, or if the average value of the houses, apartments, or buildings is less than the projected value, it may mean that the S.I.D. would have to address its debt. It would also mean that the projected debt could not be retired according to the projected schedule.
- c. It is unknown if the current market conditions in Springfield, or the surrounding area, would allow for the construction on all lots.

5. Annexation Risk

- a. If it is the policy of the City of Springfield not to annex S.I.D.s until the S.I.D. reduces its debit to a level that can be serviced at the then-current levy of the City, it may mean that annexation of the area may never occur.
- b. The tax levy of the S.I.D. should be compared to the property tax levy of the City of Springfield.
  - i. It is unknown what the district tax levy would have to be to service its construction, debt, and operation cost.
- c. If the S.I.D. cannot generate sufficient revenue to maintain its infrastructure, it may allow its infrastructure to deteriorate, which would create a problem for the City, with deteriorated streets, sewers, and outlots in an area within City limits.
- d. If, in the future, the City cannot, or will not, annex this S.I.D., because of debt levels, or infrastructure considerations, the City would not be able to annex areas east of this S.I.D. that were contiguous with this S.I.D. but not the corporate limits of the City.
  - i. This means that if an area arose to the east of this projected S.I.D., that the City desired to annex, that the City could not reach the new subdivision. The City could not extend its extra territorial zoning jurisdiction.

6. Zoning

- a. Lots 1-2 are BG
  - i. BG is Springfield Zoning Code §5.16, General Business District.
- b. Lots 3-102 are R87



- i. R87 is Springfield Zoning Code §5.09, Single-Family Residential District.
  - 1. The proximity of the proposed R30 zoned lots to existing single family dwellings should be considered.
- c. Lots 103-120 are R30
  - i. R30 is Springfield Zoning Code §5.11, General Family Residential District.
    - 1. Permitted uses are multi-family dwellings (apartments).
- d. Lots 121-130 are R50
  - i. R50 is Springfield Zoning Code §5.10, Two-Family Residential District.

7. Outlots

- a. The location and narrowness of outlots, and their purpose, should be investigated. These appear to be narrow strips of land that may be unserviceable.
- b. The issue of who will own and maintain the outlots should be investigated.
  - i. The plat refers to a Homeowners' Association (HOA) and the Association's responsibility to maintain outlots B-I. Because the lots are trail space, it may be more appropriate to have them maintained by the S.I.D.
- c. Some method for outlot maintenance, now and in the future, should be proposed by the subdivider.
  - i. If the City annexes the S.I.D., the City will be responsible for maintaining some outlots unless some other provision has been made for their maintenance.
- d. The standard of maintenance by the HOA and S.I.D. should be considered.
  - i. An HOA may not have sufficient funds, or the political will, to maintain the other outlots. What should be their level of maintenance?

8. Trails

- a. The trail matter should be discussed.
  - i. The Springfield 2025 Comprehensive Plan appears to indicate a proposed trail in this area (Page 157). The comprehensive plan trail is continuous and runs east to west.
  - ii. The proposed plat shows short north/south trail segments. Because of the location of the segments, they would be subject to encroachment by the adjoining lots.

9. Development Agreement

- a. City to develop a Subdivision Agreement, containing at least the City standard provisions, between the Subdivider and the City.
- b. City to verify it has adequate water supply to service these lots.

**Jeff Ray, City Planner**

- 1. Existing Conditions
  - a. Currently, the property is zoned R-87, with a Commercial Overlay (CO) applied to the northern portion adjacent to the Platteview Road corridor.
  - b. According to the Comprehensive Plan, the area is designated for Medium Residential development, with a Mixed-Use node identified at the intersection of Platteview Road and 132<sup>nd</sup> Street.
- 2. Zoning Analysis
  - a. The proposed zoning aligns with the Comprehensive Plan and is compatible with the existing residential neighborhood located to the south.



- b. While the proposed preliminary plat lot sizes appear to be in compliance with zoning requirements, final verification of these lot sizes is necessary.
3. Conditions for Approval
  - a. The zone change should become effective upon the approval of the Final Plat or any approved phased portion of the plat.
  - b. A lot table detailing the area and setbacks for each lot must be included with the plat application.
  - c. Both residential and commercial lots are required to submit for Commercial Overlay (CO) approval and demonstrate compliance with the Zoning Ordinance at the time of construction or during the residential phase final platting process.

**Jeff Thompson, SCCWWA Engineer**

*SCCWWA staff review is based on the SCCWWA policy and procedures currently in effect at the time of this review.*

1. Future development and actual flow quantities within the entire service area will need to be monitored and evaluated routinely by the Agency to ensure system surcharging and/or limiting capacities do not occur.
  - a. Based on the current Agency master plan the above reference parcel is currently located entirely in the Phase 1A service area; however, approximately 12 acres of the easterly portion of the parcel naturally drains east towards 132nd Street through the SCX-1 subbasin.
  - b. Based on the current proposed preliminary plat layout, all flow is being proposed to flow west through the SC-8 subbasin indirectly through the City of Springfield's conveyance system. Conceptually this means slightly more capacity could be utilized within the SC-8 subbasin than previously proposed; however, that would include an assumption of I/I of approximate 13,535 gpd which may or may not ever occur. ADWF are proposed at 44,584 gpd which is approximately 4,875 gpd less than which was previously assumed to SC-8 and 12,207 gpd less than that previously assumed from the entire development area.
2. City to provide, at the time of the final plat submittal, the sewer connection agreement between the City of Springfield and the development area.
3. Subdivider to provide, at the time of the final plat submittal, an Excel spreadsheet with the final lot count and acreage for final connection fees due, as well as an AutoCAD file of the final plat layout.
  - a. Based on the current preliminary plat, the estimated half (1/2) of the connection fees due at the time of the final plat will be \$636,110.56 (**see attached 132 Platteview Connection Fee Calcs 12-15-25.pdf**).
  - i. These fees are based on the 2025-2026 fiscal year rates which expire June 30, 2026. Should the final plat not be approved by then, future fiscal years rates shall apply.
  - b. The City of Springfield may have their own connection fee charge for the development on top of the Agency charges which is perfectly understandable; however, confirmation would help clarify the costs in the submittal.
4. Recommend that only 50% of the Sewer Connection Fees be paid by the SID at the time of the final plat.



- a. The Source and Use of Funds (SUF) calculations identify 100% of the Sewer Connection Fees as being paid in full by the SID for 61.5 acres. The tract of land being subdivided is located entirely within the Urban Development Zone (UDZ), so only 50% of those connection fees are due at the time of the final plat.
- b. The other 50% will be required at the time of the building permit application with each lot. Calculations on the developable lot acreages based on the preliminary plat submittal is 42.43 acres which is how the Agency fees are calculated. Payment of 100% of the sewer connection fees by the SID increases the debt service of the SID by inflation of soft costs (legal fees, warrant fees and interest).
5. SCCWWA will review layout of future final plat submittals for any changes to the development ratio.
  - a. The Regional Wastewater System Financial Assessment TM\_2015 3-11-16 (final) Waatach and Platte River Regional Wastewater System Refinement Technical Memorandum and the Regional Wastewater Treatment Alternatives Technical Memorandum estimated 60% of the total acres of any residential to be developable with 5 EDU's per acre.
  - b. Based on the current preliminary plat information, this development equates to a ratio of 69.07% which is larger than those preliminary engineering estimates. This ratio exceeds that of the engineering estimates but again will require long term monitoring affects to the system.
6. Recommend further due diligence within the development area after testing to confirm and ensure inflow and infiltration (I & I) is not encountered
  - a. Recent developments within the Agency jurisdiction have found newly constructed developments are experiencing I & I issues even after initial system testing.
  - b. An inflatable plug at the tie in structures prior to any initial home construction may be prudent for identifying this type of issue.

Additional comments outside SCCWWA's purview of sanitary sewer are as follows:

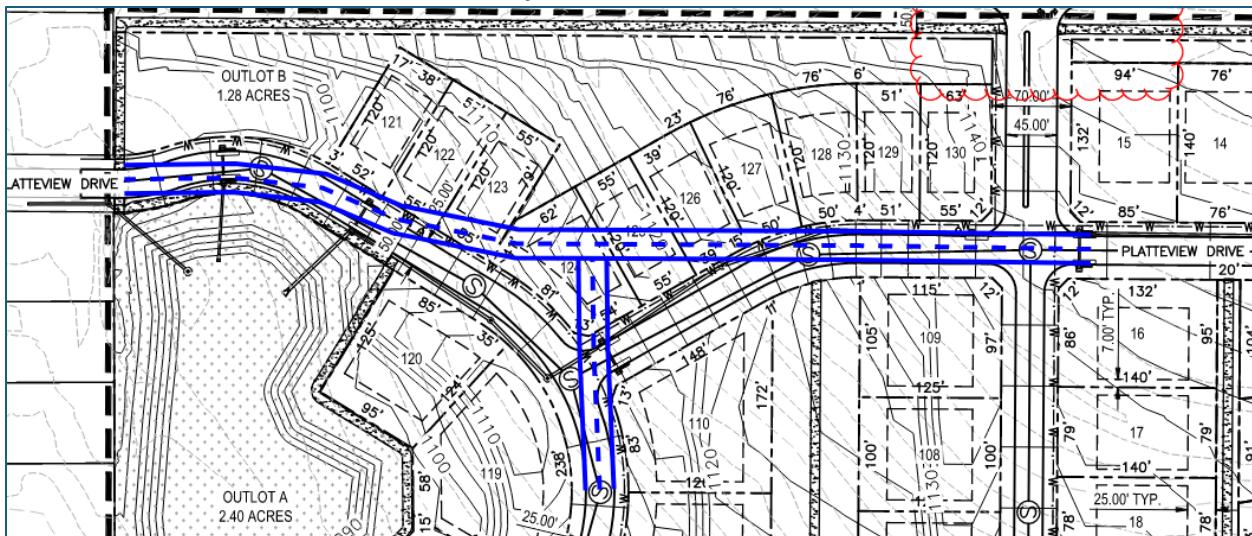
1. Subdivider to consider additional Platteview Road and 132<sup>nd</sup> Street ROW should it be needed for future widening, turn lanes, and/or improvements.
2. Subdivider to incorporate Outlots B and G into adjacent lots areas unless there is some specific need for them.
3. Subdivider should not allow direct vehicular access from Lots 1 to Platteview Road or 132<sup>nd</sup> Street and Lot 2 to 132nd Street. Agent should not allow direct vehicular access to Outlots B and J to Platteview Road should they be final platted.
4. Subdivider to consider incorporating Outlot D in the adjacent lot areas.

**Brian Schuele, City Engineer w/ Olsson**

1. Coordinate with City and Sarpy County regarding improvements and phasing of 132nd Street & Platteview Road. A traffic study will be required.
  - a. Once current and future improvements are identified, update paving plan and source and use of funds.
  - b. Improvements to both roads should include trail sections within the ROW, in accordance with the trail map in the city's comprehensive plan.
2. Provide street profiles for all internal streets.



3. Add note to paving plan that sidewalks adjacent to outlots shall be constructed with the streets. Sidewalks adjacent to lots can be constructed at the time each lot develops
4. Provide development CAD files, including water mains, for city to update the water model and provide sizing recommendations.
5. Source and use of funds should include pioneer main fee for exterior water mains in 132nd and Platteview roads.
  - a. Current precedent is to have subdivider responsible for 50% of the cost of an 8" water main along development frontage. City pays cost of materials difference between an 8" and 12" main.
  - b. As the 12" mains have already been constructed, the city may need to review previous project costs to determine the amount of the pioneer main fee.
6. Drainage report has been submitted and appears to meet the city's requirements.
  - a. A detailed review will be performed by the city along with the final plat submittal and infrastructure design.
7. Subdivider should make N. 10<sup>th</sup> Avenue and Platteview Drive right-in/right-out only.
8. Subdivider should allow N. 8<sup>th</sup> Street to be full movement, otherwise there will be no way for the development to directly access westbound Platteview Road.
  - a. If the County determines that N. 8<sup>th</sup> Street cannot be a full movement intersection, then Platteview Drive should be a straight shot going west into the existing neighborhood (see below) so that Platteview Road could be accessed from N 5<sup>th</sup> Avenue, which would likely need a turn lane added.



MUD

1. MUD is the supplier of natural gas to the 132 Platteview subdivision.
  - a. MUD will require a 6" main extension (2" equivalent cost) in Platteview Road.
  - b. Interior main extensions will be needed within all newly dedicated public rights-of-way.

# NDOT

No comments received.



## **OPPD**

1. Subdivider to contact OPPD Utility Coordinator for electrical needs.
  - a. The north side of the property has a 3phase overhead line.
2. Subdivider to include the following standard dedication language on the final plat
  - a. Dedication

Know all men by these presents that we, , owners of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we do hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, Qwest Communications and any company which has been granted a franchise to provide a cable television system in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, cables, conduits and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electric current for light, heat and power and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above-described addition. Said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded. No permanent buildings or retaining walls shall be placed in the said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

## **Papio Missouri River Natural Resources District**

The property has a few grassed waterways, but these do not appear on the National Hydrography data set as streams, do not appear to be jurisdictional, and LIDAR gives no indication they are close to 2' in depth so a setback along the waterways cannot be recommended.

## **Sarpy County Admin**

1. County requests Springfield either:
  - a. Not approve a final plat until the Developer/SID has completed a road interlocal agreement with the County, or;
  - b. Include language in the City's subdivision agreement requiring the Subdivider/SID to enter into an interlocal agreement with the County.
2. The interlocal agreement between the County and Developer/SID will contain the following terms:
  - a. County is comfortable with the Developer/SID's proposal to add 6 ft of widening on each side of 132<sup>nd</sup> Street and Platteview Road.



- b. Per County policy, Subdivider/SID is responsible for the cost of one lane and therefore is not eligible for reimbursement from future developments for the 6 ft on the north side of Platteview and east side of 132<sup>nd</sup> Street.
- c. County would like to discuss with Subdivider/SID and the City partnering to extend the additional paving further west on Platteview and further south on 132<sup>nd</sup> Street.
- d. 132<sup>nd</sup> Street and Platteview Road intersection:
  - i. County is currently pursuing an expansion of the intersection and considering either signalization or a roundabout.
  - ii. Design of the expansion has not commenced but on-going coordination with the Developer/SID will be necessary.
  - iii. Additional right-of-way will be needed if the roundabout is chosen.
  - iv. The County has received federal funding for the project. The County will be the lead and the Subdivider/SID will be responsible for 25% of the local match.
  - v. This means the Subdivider/SID can revise their Source and Use of Funds from \$738,700 to an estimate of \$250,000.
- e. Subdivider/SID is responsible for any other improvements identified in the traffic study.

#### **Sarpy County Engineer/Public Works**

They had the following comments on the preliminary plat (**see attached 132 Platteview Prelim Plat Comments 12-16-25.pdf**):

- 1. Platteview Road does not meet minimum length for full access (1/4 mile from N 5<sup>th</sup> Avenue)
- 2. 8' proposed trail along Platteview Road - 22' ROW dedication (55' total ROW) per WE-STEP
- 3. Platteview Road & N 10<sup>th</sup> Avenue does not meet minimum length for full access (1/4 mile from 132<sup>nd</sup> Street)
- 4. 8' proposed trail along 132<sup>nd</sup> Street – 22' ROW dedication (55' total ROW per WE-STEP)
- 5. Platteview Drive & 132<sup>nd</sup> Street does not meet minimum length for full access (1/4 mile from Platteview Road)

#### **Sarpy County Emergency Management Agency**

The property appears to receive sufficient outdoor warning coverage from sirens #90 and #91 (both owned by Springfield). No other comments.

#### **Sarpy County GIS**

Street names for development provided (**see attached 132 Platteview Streets 12-18-25.pdf**).

#### **Sarpy County Sheriff**

No comments.

#### **Springfield Fire Chief**

No comments.



**Ryan Saunders (Springfield Platteview Community Schools)**

The superintendent wants to understand the timeline of this development as it relates to the timelines for the Village on Main and Spring View residential developments. The City Administrator has provided anticipated timeline information for each development to the superintendent.

**Attachments:**

- 132 Platteview Connection Fee Calcs 12-15-25.pdf
- 132 Platteview Prelim Plat Comments 12-16-25.pdf
- 132 Platteview Streets 12-18-25.pdf



Raw Acres	61.43	Ac		
		25-26	26-27	27-28
Agency Rates per Ac		\$ 29,984.00	\$ 31,484.00	\$ 32,059.00
Lot #	Platted Lot Area (acres)	Conn Fee	Conn Fee	Conn Fee
1	2.74	\$ 82,156.16	\$ 86,266.16	\$ 87,841.66
2	3.01	\$ 90,251.84	\$ 94,766.84	\$ 96,497.59
3	0.34	\$ 10,194.56	\$ 10,704.56	\$ 10,900.06
4	0.26	\$ 7,795.84	\$ 8,185.84	\$ 8,335.34
5	0.28	\$ 8,395.52	\$ 8,815.52	\$ 8,976.52
6	0.28	\$ 8,395.52	\$ 8,815.52	\$ 8,976.52
7	0.26	\$ 7,795.84	\$ 8,185.84	\$ 8,335.34
8	0.26	\$ 7,795.84	\$ 8,185.84	\$ 8,335.34
9	0.26	\$ 7,795.84	\$ 8,185.84	\$ 8,335.34
10	0.26	\$ 7,795.84	\$ 8,185.84	\$ 8,335.34
11	0.26	\$ 7,795.84	\$ 8,185.84	\$ 8,335.34
12	0.26	\$ 7,795.84	\$ 8,185.84	\$ 8,335.34
13	0.25	\$ 7,496.00	\$ 7,871.00	\$ 8,014.75
14	0.24	\$ 7,196.16	\$ 7,556.16	\$ 7,694.16
15	0.3	\$ 8,995.20	\$ 9,445.20	\$ 9,617.70
16	0.3	\$ 8,995.20	\$ 9,445.20	\$ 9,617.70
17	0.25	\$ 7,496.00	\$ 7,871.00	\$ 8,014.75
18	0.25	\$ 7,496.00	\$ 7,871.00	\$ 8,014.75
19	0.26	\$ 7,795.84	\$ 8,185.84	\$ 8,335.34
20	0.26	\$ 7,795.84	\$ 8,185.84	\$ 8,335.34
21	0.26	\$ 7,795.84	\$ 8,185.84	\$ 8,335.34
22	0.26	\$ 7,795.84	\$ 8,185.84	\$ 8,335.34
23	0.26	\$ 7,795.84	\$ 8,185.84	\$ 8,335.34
24	0.25	\$ 7,496.00	\$ 7,871.00	\$ 8,014.75
25	0.24	\$ 7,196.16	\$ 7,556.16	\$ 7,694.16
26	0.3	\$ 8,995.20	\$ 9,445.20	\$ 9,617.70
27	0.33	\$ 9,894.72	\$ 10,389.72	\$ 10,579.47
28	0.32	\$ 9,594.88	\$ 10,074.88	\$ 10,258.88
29	0.31	\$ 9,295.04	\$ 9,760.04	\$ 9,938.29
30	0.31	\$ 9,295.04	\$ 9,760.04	\$ 9,938.29
31	0.32	\$ 9,594.88	\$ 10,074.88	\$ 10,258.88
32	0.29	\$ 8,695.36	\$ 9,130.36	\$ 9,297.11
33	0.29	\$ 8,695.36	\$ 9,130.36	\$ 9,297.11
34	0.31	\$ 9,295.04	\$ 9,760.04	\$ 9,938.29
35	0.34	\$ 10,194.56	\$ 10,704.56	\$ 10,900.06
36	0.31	\$ 9,295.04	\$ 9,760.04	\$ 9,938.29
37	0.33	\$ 9,894.72	\$ 10,389.72	\$ 10,579.47
38	0.35	\$ 10,494.40	\$ 11,019.40	\$ 11,220.65
39	0.35	\$ 10,494.40	\$ 11,019.40	\$ 11,220.65

**Table 1 – Growth Forecast Assumptions**

Variable	Unit	Value
Overall Sarpy County Residential Population Growth	People/year	<ul style="list-style-type: none"> <li>• 2015-2045</li> <li>• 2046-2055</li> </ul>
Percentage of Projected Incremental Growth Occurring South of Ridgeline:	Percent	<ul style="list-style-type: none"> <li>• Year 2020</li> <li>• Year 2025</li> <li>• Year 2035</li> <li>• Year 2050</li> </ul>
Single Family Residential	People/DU	2.7
Dwelling Units (DU) per Gross Acre	DU/acre	3
People per Gross Acre	People/acre	8.1
Developable Acre to Gross Acre Ratio (Residential)	Percent	60
Commercial Growth	SF/10 years	500,000
Commercial Building Area per Developable Acre	SF/acre	13,700
Area per Commercial Employee	SF/employee	196
Commercial Employees per Developable Acre	Employees/acre	70
Industrial Growth	SF/10 years	3,000,000
Industrial Building Area per Developable Acre	SF/acre	12,000
Area per Industrial Employee	SF/employee	600
Industrial Employees per Developable Acre	Employees/acre	20
Developable Acre to Gross Acre Ratio (Commercial/Industrial)	Percent	65
Residential Wastewater Flow	gpcd	100
Commercial Wastewater Flow	gpad	1,500
Industrial Wastewater Flow	gpad	1,500

Lot #	Platted Lot Area (acres)	25-26		26-27		27-28	
		Conn Fee		Conn Fee		Conn Fee	
40	0.38	\$ 11,393.92		\$ 11,963.92		\$ 12,182.42	
41	0.35	\$ 10,494.40		\$ 11,019.40		\$ 11,220.65	
42	0.28	\$ 8,395.52		\$ 8,815.52		\$ 8,976.52	
43	0.29	\$ 8,695.36		\$ 9,130.36		\$ 9,297.11	
44	0.28	\$ 8,395.52		\$ 8,815.52		\$ 8,976.52	
45	0.27	\$ 8,095.68		\$ 8,500.68		\$ 8,655.93	
46	0.35	\$ 10,494.40		\$ 11,019.40		\$ 11,220.65	
47	0.36	\$ 10,794.24		\$ 11,334.24		\$ 11,541.24	
48	0.29	\$ 8,695.36		\$ 9,130.36		\$ 9,297.11	
49	0.29	\$ 8,695.36		\$ 9,130.36		\$ 9,297.11	
50	0.28	\$ 8,395.52		\$ 8,815.52		\$ 8,976.52	
51	0.36	\$ 10,794.24		\$ 11,334.24		\$ 11,541.24	
52	0.35	\$ 10,494.40		\$ 11,019.40		\$ 11,220.65	
53	0.27	\$ 8,095.68		\$ 8,500.68		\$ 8,655.93	
54	0.3	\$ 8,995.20		\$ 9,445.20		\$ 9,617.70	
55	0.42	\$ 12,593.28		\$ 13,223.28		\$ 13,464.78	
56	0.42	\$ 12,593.28		\$ 13,223.28		\$ 13,464.78	
57	0.32	\$ 9,594.88		\$ 10,074.88		\$ 10,258.88	
58	0.37	\$ 11,094.08		\$ 11,649.08		\$ 11,861.83	
59	0.34	\$ 10,194.56		\$ 10,704.56		\$ 10,900.06	
60	0.28	\$ 8,395.52		\$ 8,815.52		\$ 8,976.52	
61	0.24	\$ 7,196.16		\$ 7,556.16		\$ 7,694.16	
62	0.31	\$ 9,295.04		\$ 9,760.04		\$ 9,938.29	
63	0.31	\$ 9,295.04		\$ 9,760.04		\$ 9,938.29	
64	0.42	\$ 12,593.28		\$ 13,223.28		\$ 13,464.78	
65	0.3	\$ 8,995.20		\$ 9,445.20		\$ 9,617.70	
66	0.28	\$ 8,395.52		\$ 8,815.52		\$ 8,976.52	
67	0.28	\$ 8,395.52		\$ 8,815.52		\$ 8,976.52	
68	0.27	\$ 8,095.68		\$ 8,500.68		\$ 8,655.93	
69	0.25	\$ 7,496.00		\$ 7,871.00		\$ 8,014.75	
70	0.25	\$ 7,496.00		\$ 7,871.00		\$ 8,014.75	
71	0.3	\$ 8,995.20		\$ 9,445.20		\$ 9,617.70	
72	0.34	\$ 10,194.56		\$ 10,704.56		\$ 10,900.06	
73	0.49	\$ 14,692.16		\$ 15,427.16		\$ 15,708.91	
74	0.35	\$ 10,494.40		\$ 11,019.40		\$ 11,220.65	
75	0.34	\$ 10,194.56		\$ 10,704.56		\$ 10,900.06	
76	0.28	\$ 8,395.52		\$ 8,815.52		\$ 8,976.52	
77	0.27	\$ 8,095.68		\$ 8,500.68		\$ 8,655.93	
78	0.3	\$ 8,995.20		\$ 9,445.20		\$ 9,617.70	
79	0.26	\$ 7,795.84		\$ 8,185.84		\$ 8,335.34	
80	0.24	\$ 7,196.16		\$ 7,556.16		\$ 7,694.16	
81	0.24	\$ 7,196.16		\$ 7,556.16		\$ 7,694.16	
82	0.24	\$ 7,196.16		\$ 7,556.16		\$ 7,694.16	

Lot #	Platted Lot Area (acres)	25-26		26-27		27-28	
		Conn Fee		Conn Fee		Conn Fee	
83	0.24	\$ 7,196.16		\$ 7,556.16		\$ 7,694.16	
84	0.24	\$ 7,196.16		\$ 7,556.16		\$ 7,694.16	
85	0.24	\$ 7,196.16		\$ 7,556.16		\$ 7,694.16	
86	0.24	\$ 7,196.16		\$ 7,556.16		\$ 7,694.16	
87	0.31	\$ 9,295.04		\$ 9,760.04		\$ 9,938.29	
88	0.23	\$ 6,896.32		\$ 7,241.32		\$ 7,373.57	
89	0.24	\$ 7,196.16		\$ 7,556.16		\$ 7,694.16	
90	0.24	\$ 7,196.16		\$ 7,556.16		\$ 7,694.16	
91	0.24	\$ 7,196.16		\$ 7,556.16		\$ 7,694.16	
92	0.24	\$ 7,196.16		\$ 7,556.16		\$ 7,694.16	
93	0.24	\$ 7,196.16		\$ 7,556.16		\$ 7,694.16	
94	0.24	\$ 7,196.16		\$ 7,556.16		\$ 7,694.16	
95	0.26	\$ 7,795.84		\$ 8,185.84		\$ 8,335.34	
96	0.26	\$ 7,795.84		\$ 8,185.84		\$ 8,335.34	
97	0.26	\$ 7,795.84		\$ 8,185.84		\$ 8,335.34	
98	0.26	\$ 7,795.84		\$ 8,185.84		\$ 8,335.34	
99	0.26	\$ 7,795.84		\$ 8,185.84		\$ 8,335.34	
100	0.26	\$ 7,795.84		\$ 8,185.84		\$ 8,335.34	
101	0.26	\$ 7,795.84		\$ 8,185.84		\$ 8,335.34	
102	0.32	\$ 9,594.88		\$ 10,074.88		\$ 10,258.88	
103	0.36	\$ 10,794.24		\$ 11,334.24		\$ 11,541.24	
104	0.29	\$ 8,695.36		\$ 9,130.36		\$ 9,297.11	
105	0.37	\$ 11,094.08		\$ 11,649.08		\$ 11,861.83	
106	0.34	\$ 10,194.56		\$ 10,704.56		\$ 10,900.06	
107	0.3	\$ 8,995.20		\$ 9,445.20		\$ 9,617.70	
108	0.29	\$ 8,695.36		\$ 9,130.36		\$ 9,297.11	
109	0.3	\$ 8,995.20		\$ 9,445.20		\$ 9,617.70	
110	0.41	\$ 12,293.44		\$ 12,908.44		\$ 13,144.19	
111	0.4	\$ 11,993.60		\$ 12,593.60		\$ 12,823.60	
112	0.35	\$ 10,494.40		\$ 11,019.40		\$ 11,220.65	
113	0.29	\$ 8,695.36		\$ 9,130.36		\$ 9,297.11	
114	0.29	\$ 8,695.36		\$ 9,130.36		\$ 9,297.11	
115	0.32	\$ 9,594.88		\$ 10,074.88		\$ 10,258.88	
116	0.32	\$ 9,594.88		\$ 10,074.88		\$ 10,258.88	
117	0.29	\$ 8,695.36		\$ 9,130.36		\$ 9,297.11	
118	0.32	\$ 9,594.88		\$ 10,074.88		\$ 10,258.88	
119	0.45	\$ 13,492.80		\$ 14,167.80		\$ 14,426.55	
120	0.31	\$ 9,295.04		\$ 9,760.04		\$ 9,938.29	
121	0.15	\$ 4,497.60		\$ 4,722.60		\$ 4,808.85	
122	0.15	\$ 4,497.60		\$ 4,722.60		\$ 4,808.85	
123	0.15	\$ 4,497.60		\$ 4,722.60		\$ 4,808.85	
124	0.21	\$ 6,296.64		\$ 6,611.64		\$ 6,732.39	
125	0.15	\$ 4,497.60		\$ 4,722.60		\$ 4,808.85	

Lot #	Platted Lot Area (acres)	25-26	26-27	27-28
		Conn Fee	Conn Fee	Conn Fee
126	0.16	\$ 4,797.44	\$ 5,037.44	\$ 5,129.44
127	0.17	\$ 5,097.28	\$ 5,352.28	\$ 5,450.03
128	0.17	\$ 5,097.28	\$ 5,352.28	\$ 5,450.03
129	0.15	\$ 4,497.60	\$ 4,722.60	\$ 4,808.85
130	0.17	\$ 5,097.28	\$ 5,352.28	\$ 5,450.03

Total Developable Acres (UDZ) 42.430

**Total Sewer Connection Fee Calculated at Final Plat** \$ 1,272,221.12 \$ 1,335,866.12 \$ 1,360,263.37

Outlot A	2.4
Outlot B	1.28
Outlot C	1.08
Outlot D	0.07
Outlot E	0.39
Outlot F	0.25
Outlot G	0.76
Outlot H	0.18
Outlot I	0.08
Outlot J	0.99
<b>Total Outlot</b>	<b>7.48</b>
Right of Way	11.520
<b>Total Project Acres</b>	<b>61.430</b>
<b>1/2 Due at F.P</b>	<b>\$ 636,110.56 \$ 667,933.06 \$ 680,131.69</b>

Based on Regional Regional Wasterwater System Financial Assessment TM\_2015 3-11-16(final) Waatach and

Platte River Regional Wastewater System Refinement Technical Memorandum and the Regional Wastewater Treatment Alternatives Technical Memorandum

60% of total acres estimated to be developable with 5 EDU's per acre

Development	69.07%	<60%
Developable Acres		

EDU's 212.15

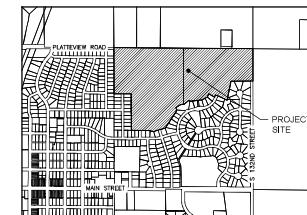
Connection Fees Owed to Omaha (\$293/EDU)

Note: only 1/2 due to Omaha at the time of final plat \$ 31,079.98

## 132 PLATTEVIEW

LOTS 1-130, AND OUTLOTS A-

SARPY COUNTY, NEBRASKA



## 132 Platteview

thompson, dreessen & dorner, inc.  
10836 Old Mill Rd  
Omaha, NE 68154  
p.402.330.8860 www.td2co.com  
dba: TD2 Engineering and Surveying  
NE CA-0199

Project Location  
South 132nd Street and  
Platteview Road

Springfield NE, 68059

## Belcaro Companies

LOTS 1-130, AND OUTLOTS A-J, 132 PLATTEVIEW; BEING A PLATTING OF THE N 1/2 OF THE NE QUARTER OF SECTION 24, T13N, R11E OF THE 6TH PM, SARPY COUNTY, NEBRASKA.

# ENGINEER

OMAHA, NEBRASKA 68154  
PHONE: 402-330-8860

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**APPLICANT**

RELCANO DEVELOPMENT, LLC

BELCRO DEVELOPMENT LLC  
7520 S 95TH STREET  
LA VISTA, NE 68128

For more information, visit [www.ams.org](http://www.ams.org) or call 800-321-4267.

## NOTES

1. EXISTING ZONING IS R87. PROPOSED ZONING FOR LOTS 1-2 IS R92. PROPOSED ZONING FOR LOTS 3-102 IS R87. PROPOSED ZONING FOR LOTS 103-120 IS R10. PROPOSED ZONING FOR LOTS 121-130 IS R10.

2. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2' AND 10'

3. WATER SHALL BE PROVIDED BY THE CITY OF SPRINGFIELD.  
4. GAS SHALL BE PROVIDED BY METROPOLITAN UTILITIES DISTRICT.

BE PROVIDED FROM THE OMAHA PUBLIC POWER DISTRICT.  
"SETBACKS WILL BE DEDICATED WITH THE FINAL PLAT."  
ALL PUBLIC STREETS SHALL BE A MINIMUM OF 20'.

7. ALL PUBLIC STREETS SHALL BE A MINIMUM OF 20' WIDE. 9-INCH THICK P.C.C. PAVEMENT FRONTING LOTS 1-2. ALL OTHER PAVEMENT SHALL BE 7-INCH THICK P.C.C.
8. OUTLOTS A AND J SHALL BE OWNED AND MAINTAINED BY THE SID FOR PERMANENT DETENTION BASINS.
9. OUTLOTS B - I SHALL BE OWNED AND MAINTAINED BY THE HOA FOR GREEN SPACE, TRAILS, AND PARK AMENITIES.

## LEGEND

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LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED B' TRAIL
- PROPOSED STORM SEWER AND DRAINSMENT
- PROJECT LIMITS
- BUILDING SETBACK
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT

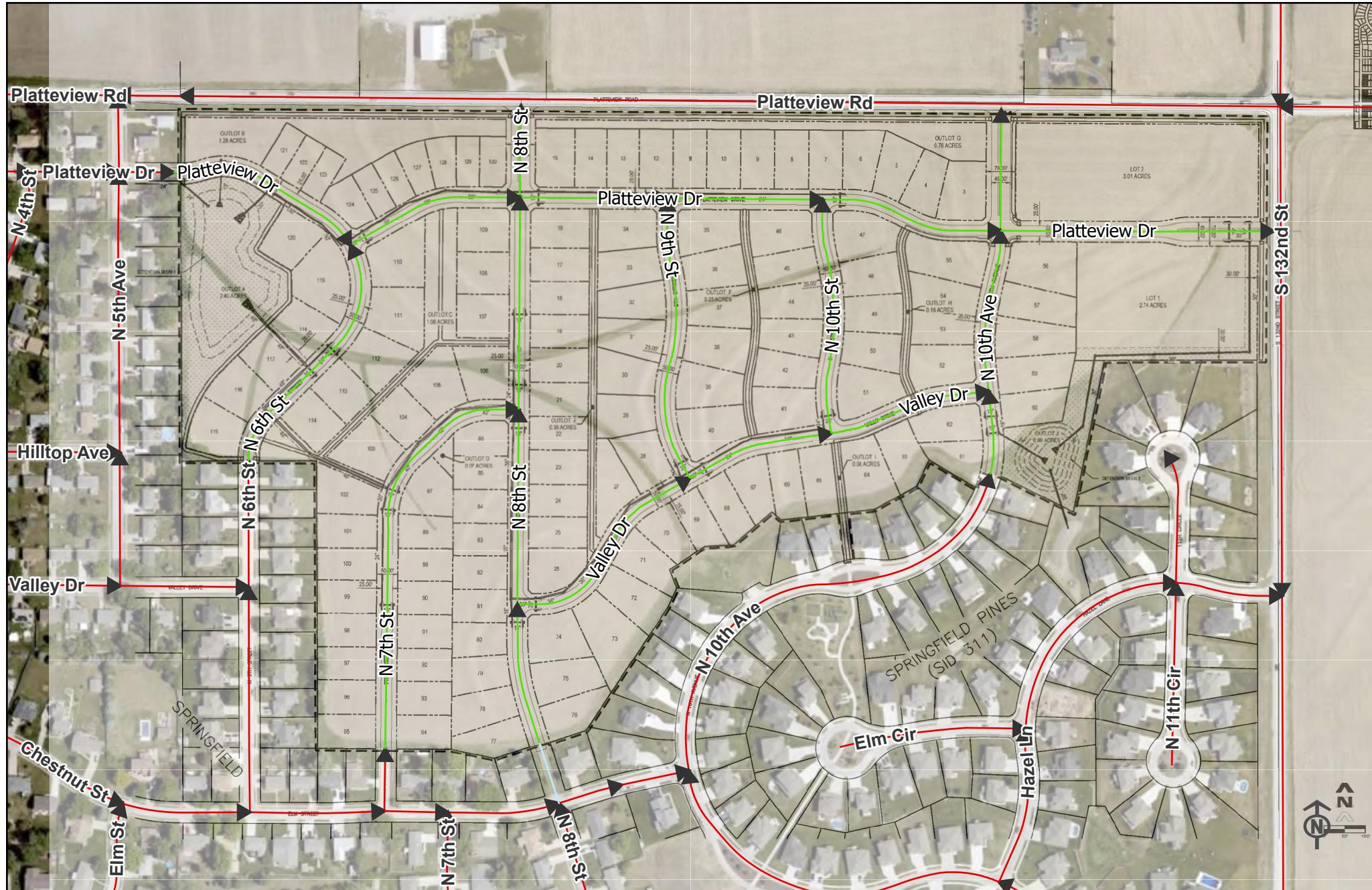
Professional Seal

#### Revision Dates

Drawn By: CNC  
Job No.: 2380-104

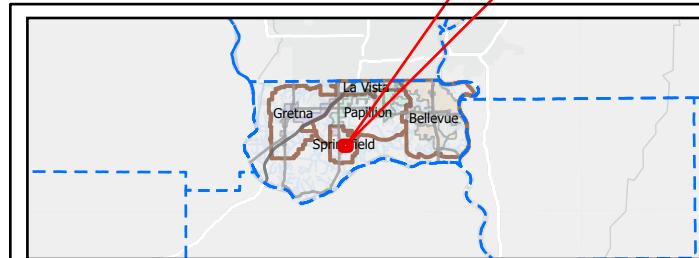
## Sheet Title

Sheet Number



## 132 Platteview

Springfield NE, 68059





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## REQUEST FOR ZONE CHANGE

(please print or type)

Applicant's Name Belcaro Development LLC

Address 7520 S 95TH Street, La Vista, NE 68128

Phone (402) 415-9554 ext. \_\_\_\_\_

Owner's Name Joseph Gomez

Address 7520 S 95TH Street, La Vista, NE 68128

Phone (402) 415-9554 ext. \_\_\_\_\_

Agent's Name Thompson, Dreessen & Dorner, Inc. (TD2)

Address 10836 Old Mill Road, Omaha, NE 68154

Phone (402) 330-8860 ext. \_\_\_\_\_

Hereby request the Planning Commission and City Council to consider a change of zoning classification. The current zoning designation of the property is as follows:

The property is currently zoned R87.

---

The desired zoning designation of the property is as follows:

The proposed property is BG for Lots 1 and 2, R30 for Lots 103-120, and R50 for Lots 121-130. Lots 3-102 and Outlots A-J shall remain R87.

*Please note: Minimum size requirements are necessary in some Zoning Districts. Please contact city staff for information regarding these minimum requirements.*

The zone change is requested for the property legally described as the following:

Lots 1-130 and Outlots A-J, 132 Platteview, a proposed platted subdivision in Sarpy County, NE.

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The existing use of the property is as follows:

The existing use is agricultural with mostly row crops.

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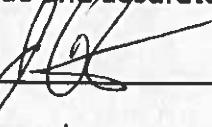
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The applicant is requesting a zone change for the following purpose:

The request of a zone change is to allow for a new development which will include 2 commercial lots, 110 single family lots, and 18 fourplex lots.

- ✓ Please refer to the Zone Change Checklist for a complete list of required information.
- ✓ Complete information must be provided by the applicant or no action will be taken.
- ✓ Please refer to the Review Schedule for submittal deadlines and public hearing dates.

I hereby certify that all required information and materials are herewith attached and said materials are true and accurate to the best of my knowledge.

Signed   
Applicant

Date 12/8/25, 2025

Application Fee: \$400.00

\*\$200.00 of the fee is refundable only if City Council denies request

***All fees are due and payable to the City Treasurer upon application.***



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## PRELIMINARY PLAT CHECKLIST

Plat Name: 132 Platview

Subdivider's Name Belcaro Development LLC

Preliminary Plats shall include the following information:

Requirement, General: A preliminary plat shall be based on a boundary survey of the property including a certified legal description of the property and a preliminary drainage report. A preliminary plat shall, at a minimum, meet the design standards set forth in the attached regulations. Sheet sizes for plats shall be adequate to provide for a scale of 1" equals 100' making it possible to clearly read all necessary information shown thereon.

Requirements, Specific: Preliminary Plats shall include the following information:

Identification and description:

- Name of subdivision and applicant
- Name of subdivider, engineer, landscape architect, or surveyor.
- Certification and Dedication Statements (*see Schedule B*)
- North arrow and graphics scale
- Proposed location and size of lots, alleys, easements, streets (with suggested names) and other proposed dedicated areas shall conform to current Zoning Ordinance, or a proposed zoning plan deemed acceptable by Planning Commission.
- Show all existing structures in the area.
- All lands and/or subdivisions shall be shown for a distance of two hundred (200) feet from all sides of land in question showing location, names and width of streets and highways, etc.
- Building setback lines, as required by Zoning Ordinance for that district or proposed zone district.
- Location of section and half-section lines in relation to plat.

Other data:

- Total acreage of the subdivision, number of lots and acreages designated to other uses.

- ☒ Contours with intervals of five (5) feet. If the subdivision exceeds ten (10) acres in area or contains unusual topographic features, closer contour lines may be required by the Planning Commission.
- ☒ Delineation of public grounds other than streets or alleys.
- ☒ Location and size of proposed utilities and facility.
- ☒ Location, widths, and other dimensions of proposed streets, alleys and easements.
- ☒ Layout, numbers and approximate dimensions of proposed lots, blocks.
- ☒ Drainage channel, flood plains and floodways, wooded areas, rock out crops and other significant natural features.
- ☒ Existing sewers, water mains, culverts or other underground structures within the tract and immediately adjacent thereto. If water mains and sewers are not on or adjacent to the tract, direction and distance to the nearest ones shall be shown including invert elevations of sewers.
- ☒ Location, widths and names of all existing or platted streets or other public ways within and immediately adjacent to the tract, existing permanent buildings, railroad rights-of-way, section lines, and other such important features.
- ☒ Proposed public improvements; highways or other major improvements planned by public authorities for future construction on or near the tract.
- ☒ Vicinity Map. A map shall be presented accompanying or included on the Preliminary Plat showing the geographic relationship of the proposed subdivision to the surrounding area. Features to be noted on the vicinity map include major streets, railroads, public areas. Vicinity maps shall be prepared at a scale of no smaller than 1" equals 2000'.
- ☒ A description of proposed curbs, gutter, sidewalks, street surfacing, and street sub-structure.
- ☒ When required by the Planning Commission, there shall be furnished profiles showing existing ground surface and proposed street grades, including extensions for a reasonable distance beyond the limits of the proposed subdivision; typical cross sections of the proposed grading, roadway and sidewalk.
- ☒ Names of adjacent property owners or subdivisions.

*\*Please refer to the Springfield Subdivision Regulations for subdivision design standards.*

*Bradley Huyck 12/8/25*  
*Bradley Huyck, Project Engineer*



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**PRELIMINARY PLAT APPLICATION**  
(please print or type)

Subdivider's Name Belcaro Development LLC

Address 7520 S 95TH Street, La Vista, NE 68128

Phone (402) 415-9554 ext. \_\_\_\_\_

Owner's Name Joseph Gomez

Address 7520 S 95TH Street, La Vista, NE 68128

Phone (402) 415-9554 ext. \_\_\_\_\_

Agent's Name Thompson, Dreessen & Dorner, Inc. (TD2)

Address 10836 Old Mill Road, Omaha, NE 68154

Phone (402) 330-8860 ext. \_\_\_\_\_

The Preliminary Plat is requested for the property legally described as follows:

Lots 1-130 and Outlots A-J, 132 Platteview, a proposed residential subdivision in Sarpy County, NE.

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The current zoning of the property is as follows:

The property is currently zoned R87.

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Name of the Preliminary Plat:

132 Platteview

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Number of lots in the Preliminary Plat:

130 total lots (2 commercial lots, 110 single family, and 18 multifamily) and 10 outlots (2 for PCSMP detention and 8 for greenspace/trails)

Does the subdivider have any interest in the land surrounding the preliminary plat?

yes  
 no

If yes, please describe the nature of such interest:

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Will the preliminary plat require any zoning or other action (rezone, planned development, conditional use, vacations) to complete the development?

yes  
 no

If yes, please describe the nature of the action:

A request of a zone change is necessary for 2 commercial lots (BG)  
18 four-plex lots (R30), and 10 single family lots (R50)

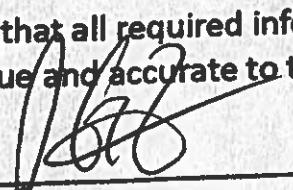
Does the preliminary plat meet all the criteria required in the Subdivision Regulations and as found on the Preliminary Plat Checklist?

yes  
 no

- ✓ Please refer to the Preliminary Plat Checklist for a complete list of required information.
- ✓ Complete information must be provided by the applicant or no action will be taken.
- ✓ Please refer to the Review Schedule for submittal deadlines and public hearing dates.

I hereby certify that all required information and materials are herewith attached and said materials are true and accurate to the best of my knowledge.

Signed \_\_\_\_\_

Applicant 

Date 12/8/25 2025

Application Fee: \$750.00 plus \$10.00 per lot

Revised Preliminary Plat Fee: \$250.00

\*fees are nonrefundable

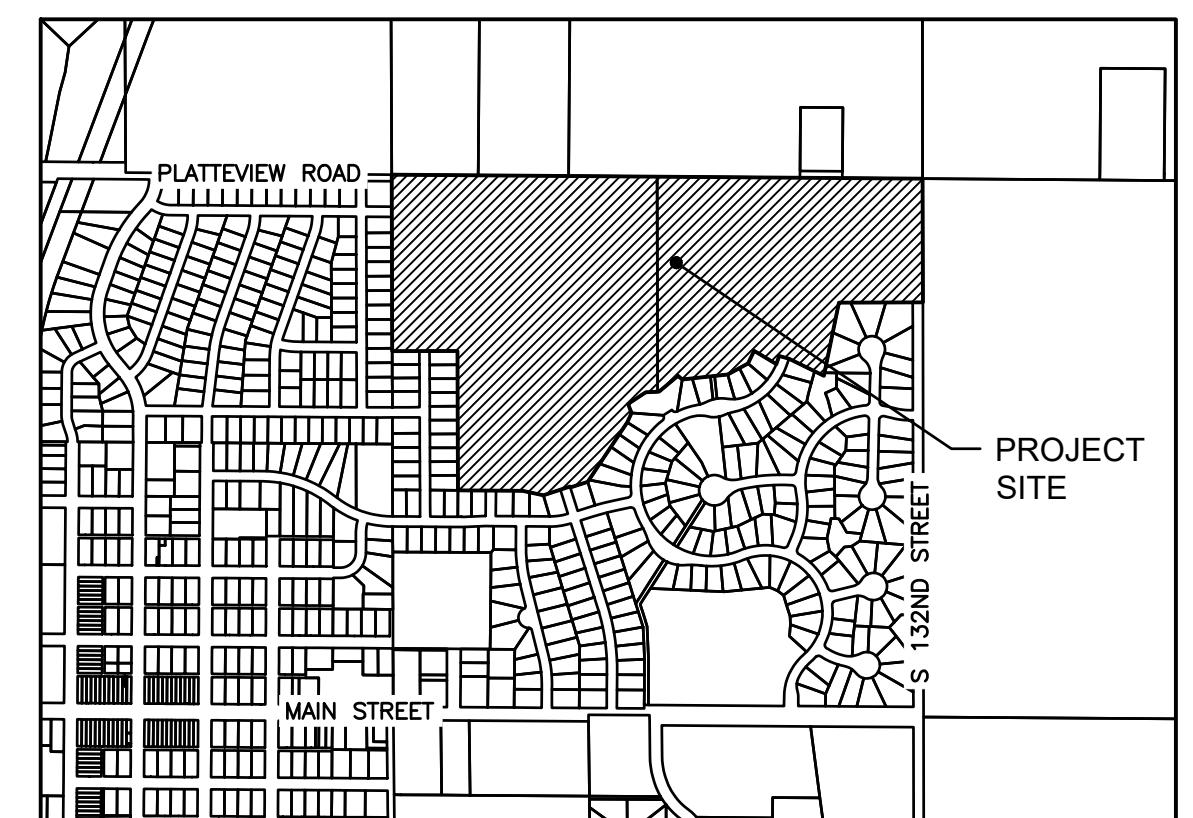
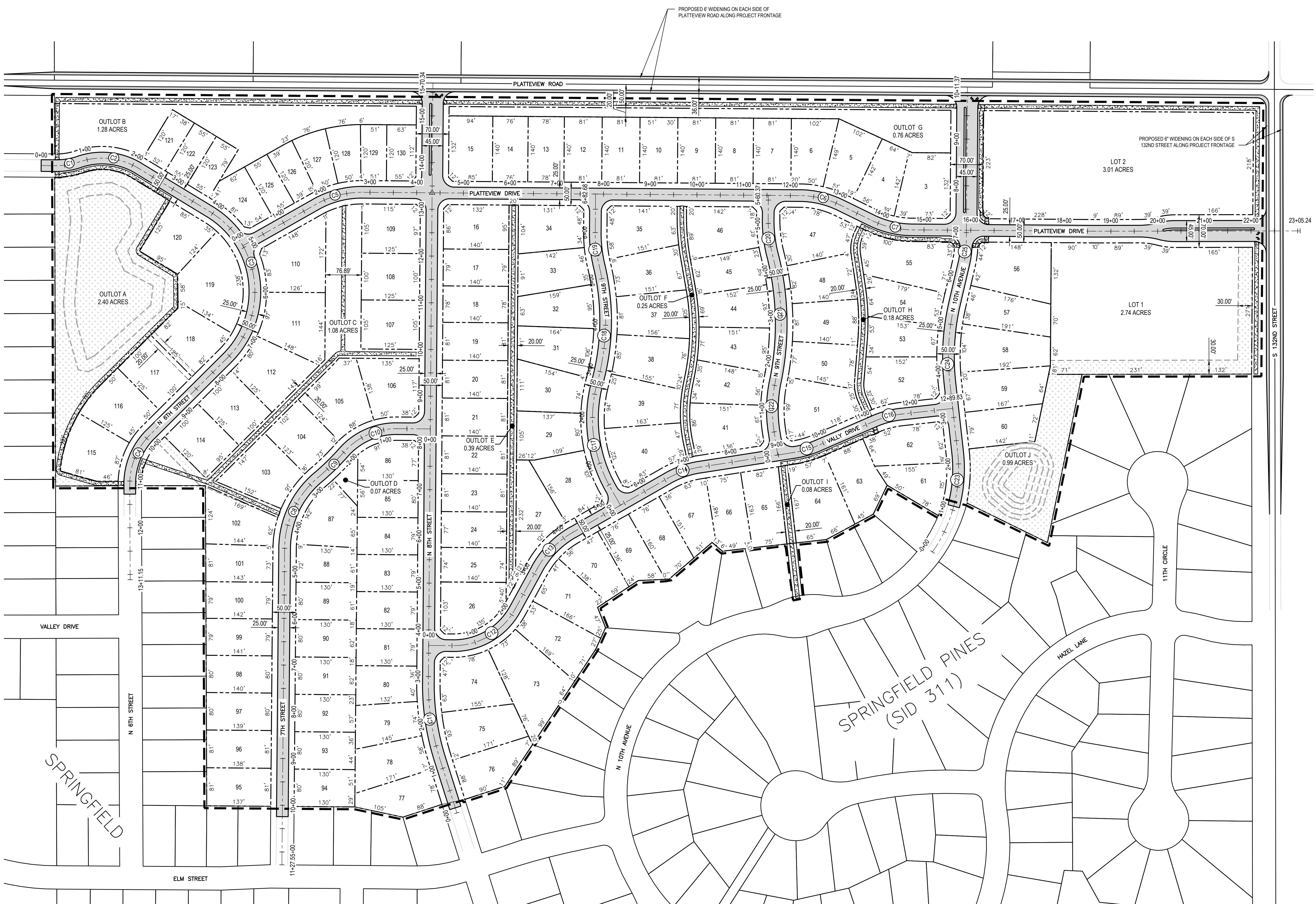
**All fees are due and payable to the City Treasurer upon application.**



# 132 PLATTEVIEW

LOTS 1-130, AND OUTLOTS A-J

SARPY COUNTY, NEBRASKA



## VICINITY MAP

## LEGAL DESCRIPTION

LOTS 1-130, AND OUTLOTS A-J, 132 PLATTEVIEW; BEING A PLATTEVIEW OF THE N 1/2 OF THE NE QUARTER OF SECTION 24, T13N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

## ENGINEER

THOMPSON, DREESSEN & DORNER  
10836 OLD MILL ROAD  
OMAHA, NEBRASKA 68154  
PHONE: 402-330-8860

## APPLICANT

BELCARO DEVELOPMENT LLC  
7520 S 95TH STREET  
LA VISTA, NE 68128

## NOTES

- EXISTING ZONING IS R87. PROPOSED ZONING FOR LOTS 1-2 IS BG. PROPOSED ZONING FOR LOTS 3-102 IS R87. PROPOSED ZONING FOR LOTS 103-120 IS R30. PROPOSED ZONING FOR LOTS 121-130 IS R30.
- EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2' AND 10' INTERVALS.
- WATER SHALL BE PROVIDED BY THE CITY OF SPRINGFIELD.
- GAS SHALL BE PROVIDED BY METROPOLITAN UTILITIES DISTRICT.
- POWER SHALL BE PROVIDED FROM THE OMAHA PUBLIC POWER DISTRICT.
- PERMITTING SHALL BE WITH THE DEPARTMENT OF ENVIRONMENTAL QUALITY.
- PAVEMENT FOR ALL PUBLIC STREETS SHALL BE A MINIMUM OF 9'-0" WIDE, 9-INCH THICK P.C.C. PAVEMENT. FRONTING LOTS 1-2, ALL OTHER LOTS SHALL BE 10'-0" WIDE, 9-INCH THICK P.C.C. PAVEMENT.
- OUTLOTS A AND J SHALL BE OWNED AND MAINTAINED BY THE SDA FOR PERMANENT DETENTION BASINS.
- OUTLOT I 1 SHALL BE OWNED AND MAINTAINED BY THE HOA FOR GREEN SPACE, TRAILS, AND PARK AMENITIES.

## LEGEND

- PROPOSED PAVEMENT
- PROPOSED 8' TRAIL
- PROPOSED STORM SEWER AND DRAINAGE EASEMENT
- PROJECT LIMITS

Project Location  
South 132nd Street and  
Platteview Road

Springfield NE, 68059

Client Name  
Belcaro Companies

Professional Seal

## Curve Table: Alignments

CURVE #	RADIUS	LENGTH	DELTA	TANGENT
C1	150.00'	50.67'	19° 21' 21"	25.58'
C2	150.00'	131.36'	50° 10' 32"	70.23'
C3	200.00'	362.66'	103° 53' 36"	255.50'
C4	150.00'	118.97'	45° 26' 41"	62.82'
C5	200.00'	104.41'	29° 54' 45"	53.43'
C6	200.00'	89.20'	25° 33' 18"	45.36'
C7	200.00'	89.20'	25° 33' 18"	45.36'
C8	200.00'	172.52'	49° 25' 26"	92.04'
C9	520.00'	77.17'	8° 30' 10"	38.66'
C10	150.00'	128.33'	49° 01' 09"	68.39'
C11	525.00'	164.36'	17° 56' 14"	82.86'
C12	150.00'	161.79'	61° 47' 52"	89.77'
C13	200.00'	110.71'	31° 42' 55"	56.81'
C14	200.00'	72.56'	20° 47' 14"	36.68'
C15	200.00'	50.53'	14° 28' 33"	25.40'
C16	200.00'	59.28'	16° 58' 54"	29.86'
C17	300.00'	235.18'	44° 55' 00"	124.01'
C18	500.00'	251.45'	28° 48' 51"	128.44'
C19	300.00'	73.20'	13° 58' 48"	36.78'
C20	300.00'	77.19'	14° 44' 29"	38.81'
C21	600.00'	273.11'	26° 04' 48"	138.96'
C22	300.00'	108.04'	20° 38' 02"	54.61'
C23	310.00'	223.57'	41° 19' 15"	116.89'
C24	500.00'	169.79'	19° 27' 24"	85.72'
C25	200.00'	44.22'	12° 40' 03"	22.20'

Drawn By: CNC Reviewed By: BPH  
Job No.: 2380-104 Date: 12-08-2025

Sheet Title

Paving Plan

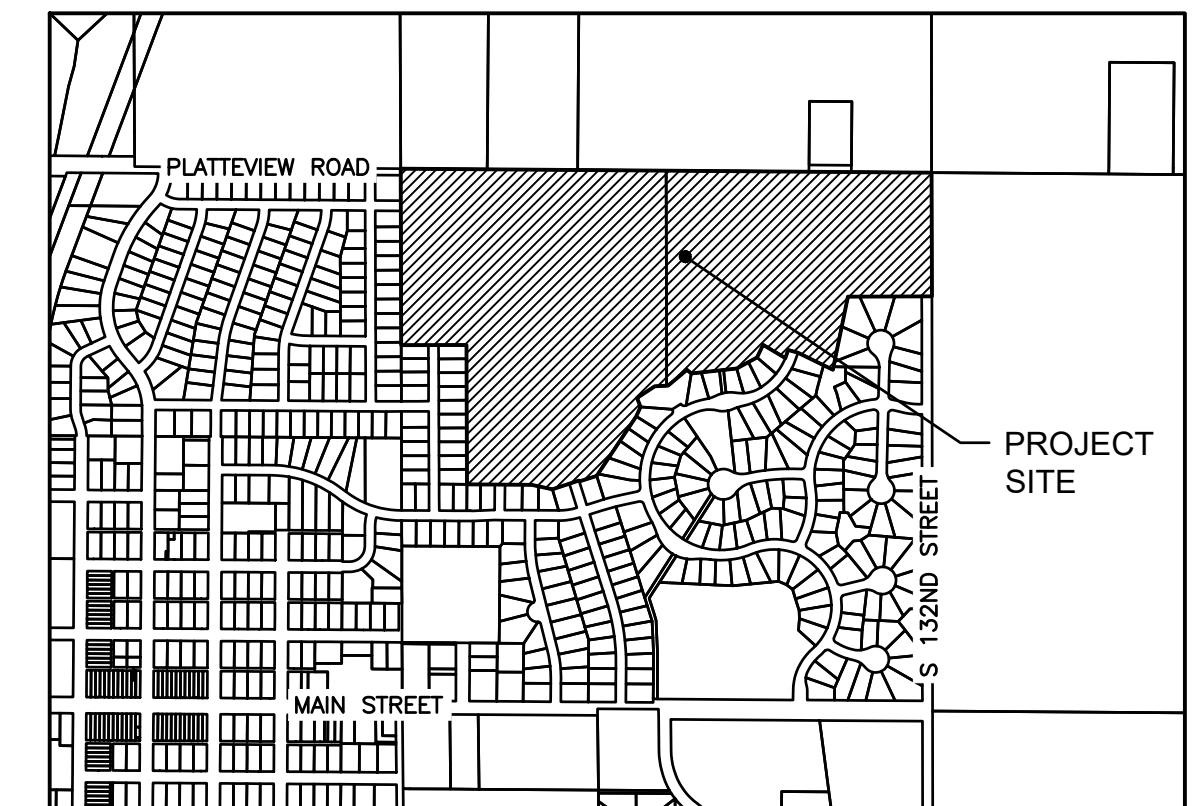
Sheet Number

Exhibit B

# 132 PLATTEVIEW

## LOTS 1-130, AND OUTLOTS A-J

# SARPY COUNTY, NEBRASKA



## VICINITY MAP



## LEGAL DESCRIPTION

LOTS 1-130, AND OUTLOTS A-J, 132 PLATTEVIEW; BEING A PLATTING OF THE N 1/2 OF THE NE QUARTER OF SECTION 24, T13N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

## ENGINEER

THOMPSON, DREESSEN & DORNER  
10836 OLD MILL ROAD  
OMAHA, NEBRASKA 68154  
PHONE: 402-330-8860

## APPLICANT

---

BELCARO DEVELOPMENT LLC  
7520 S 95TH STREET  
LA VISTA, NE 68128

## NOTES

EXISTING ZONING IS R87. PROPOSED ZONING FOR LOTS 1-2 IS BG. PROPOSED ZONING FOR LOTS 3-102 IS R87. PROPOSED ZONING FOR LOTS 103-120 IS R30. PROPOSED ZONING FOR LOTS 121-130 IS R50.

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POWER SHALL BE PROVIDED FROM THE OMAHA PUBLIC POWER DISTRICT.

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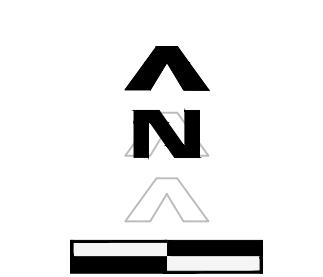
## LEGEND

---

 PROPOSED GENERAL OBLIGATION PAVEMENT

 PROPOSED 8' TRAIL (GENERAL OBLIGATION)

 PROPOSED STORM SEWER AND DRAINAGE EASEMENT



Curve Table: Alignments				
CURVE #	RADIUS	LENGTH	DELTA	TANGENT
C1	150.00'	50.67'	19° 21' 21"	25.58'
C2	150.00'	131.36'	50° 10' 32"	70.23'
C3	200.00'	362.66'	103° 53' 36"	255.50'
C4	150.00'	118.97'	45° 26' 41"	62.82'
C5	200.00'	104.41'	29° 54' 45"	53.43'
C6	200.00'	89.20'	25° 33' 18"	45.36'
C7	200.00'	89.20'	25° 33' 18"	45.36'
C8	200.00'	172.52'	49° 25' 26"	92.04'
C9	520.00'	77.17'	8° 30' 10"	38.66'
C10	150.00'	128.33'	49° 01' 09"	68.39'
C11	525.00'	164.36'	17° 56' 14"	82.86'
C12	150.00'	161.79'	61° 47' 52"	89.77'
C13	200.00'	110.71'	31° 42' 55"	56.81'
C14	200.00'	72.56'	20° 47' 14"	36.68'
C15	200.00'	50.53'	14° 28' 33"	25.40'
C16	200.00'	59.28'	16° 58' 54"	29.86'
C17	300.00'	235.18'	44° 55' 00"	124.01'
C18	500.00'	251.45'	28° 48' 51"	128.44'
C19	300.00'	73.20'	13° 58' 48"	36.78'
C20	300.00'	77.19'	14° 44' 29"	38.81'
C21	600.00'	273.11'	26° 04' 48"	138.96'
C22	300.00'	108.04'	20° 38' 02"	54.61'
C23	310.00'	223.57'	41° 19' 15"	116.89'
C24	500.00'	169.79'	19° 27' 24"	85.72'
C25	200.00'	44.22'	12° 40' 03"	22.20'

Drawn By: CNC      Reviewed By: BPH  
Job No.: 2380-104      Date: 12-08-2025

# Sheet Title

# General Obligation Paying Plan

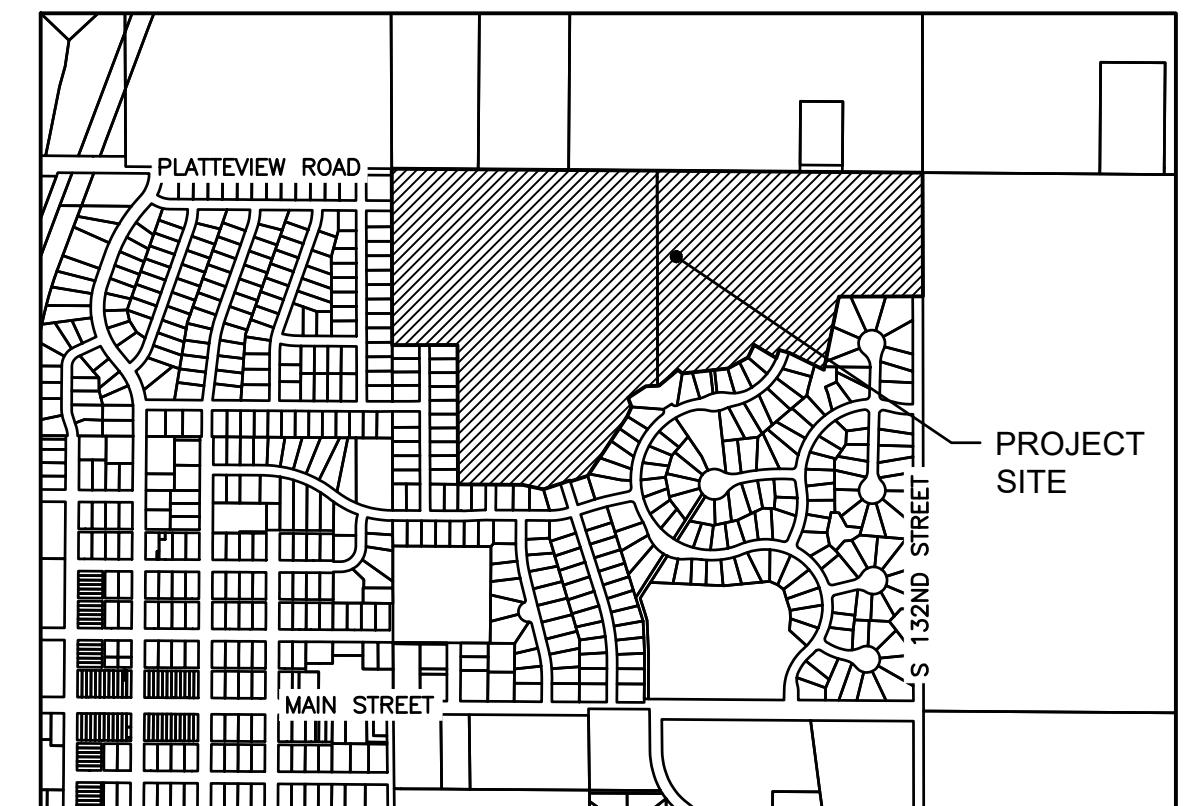
Sheet Number

## Exhibit B-1

# 132 PLATTEVIEW

## LOTS 1-130, AND OUTLOTS A-J

## SARPY COUNTY, NEBRASKA



## VICINITY MAP

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## LEGAL DESCRIPTION

LOTS 1-130, AND OUTLOTS A-J, 132 PLATTEVIEW; BEING A PLATTING OF THE N 1/2 OF THE NE QUARTER OF SECTION 24, T13N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

## ENGINEER

---

THOMPSON, DREESSEN & DORNER  
10836 OLD MILL ROAD  
OMAHA, NEBRASKA 68154  
PHONE: 402-330-8860

## APPLICANT

---

BELCARO DEVELOPMENT LLC  
7520 S 95TH STREET  
LA VISTA, NE 68128

## NOTES

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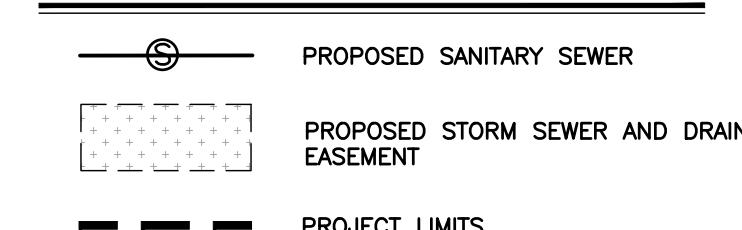
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## LEGEND



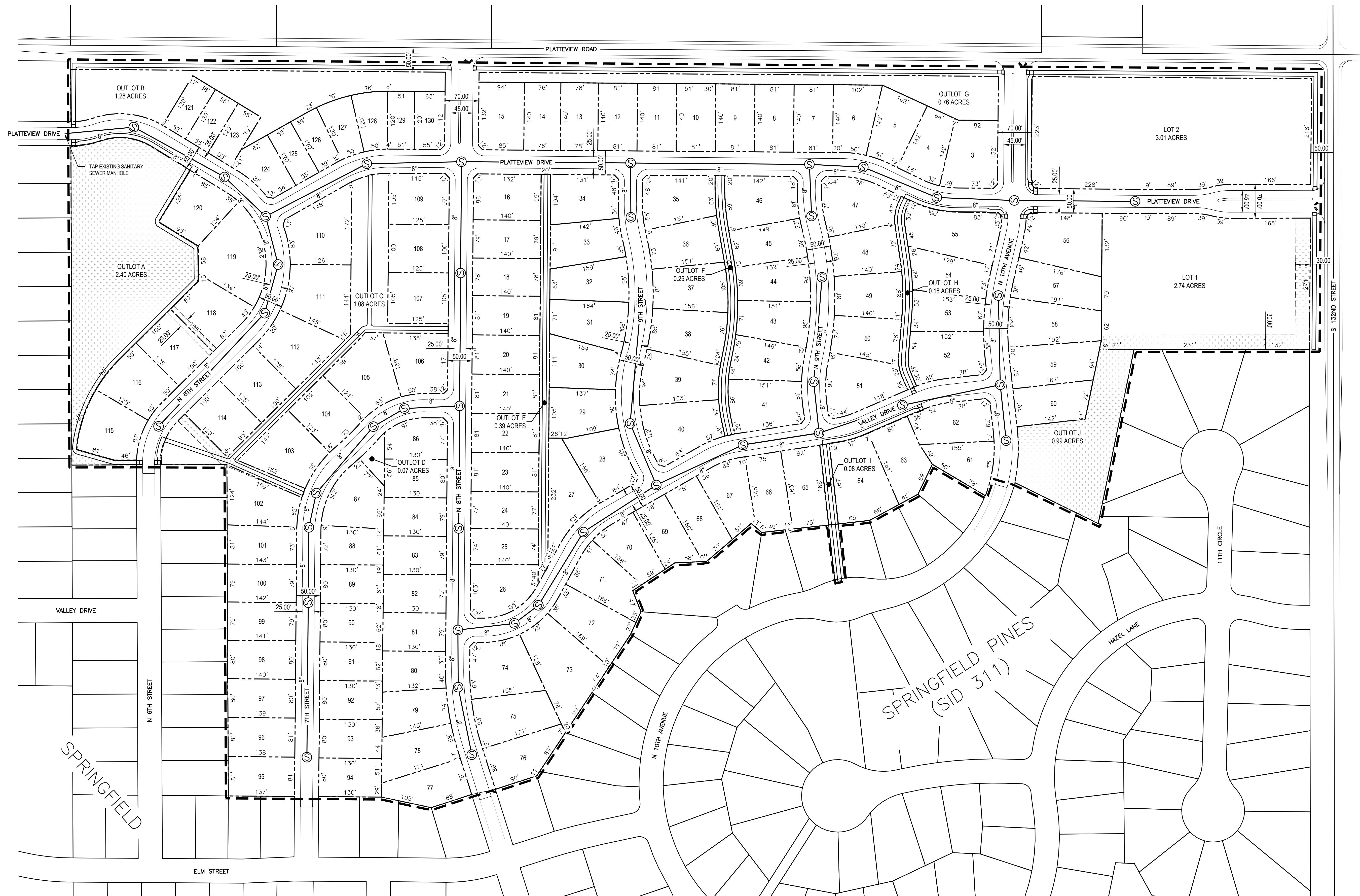
thompson, dreessen & dorner, inc.  
10836 Old Mill Rd  
Omaha, NE 68154  
p.402.330.8860 [www.td2co.com](http://www.td2co.com)  
dba: TD2 Engineering and Surveying  
NE CA-0199

thompson, dreessen & dorner, inc.  
10836 Old Mill Rd  
Omaha, NE 68154  
p.402.330.8860 [www.td2co.com](http://www.td2co.com)  
dba: TD2 Engineering and Surveying  
NE CA-0199

---

## Project Name

# 132 Platteview



Drawn By: CNC      Reviewed By: BPH  
Job No.: 2380-104      Date: 12-08-2025

# Sheet Title

# Sanitary Sewer R1

---

## Exhibit C

# 132 PLATTEVIEW

## LOTS 1-130, AND OUTLOTS A-J

## SARPY COUNTY, NEBRASKA

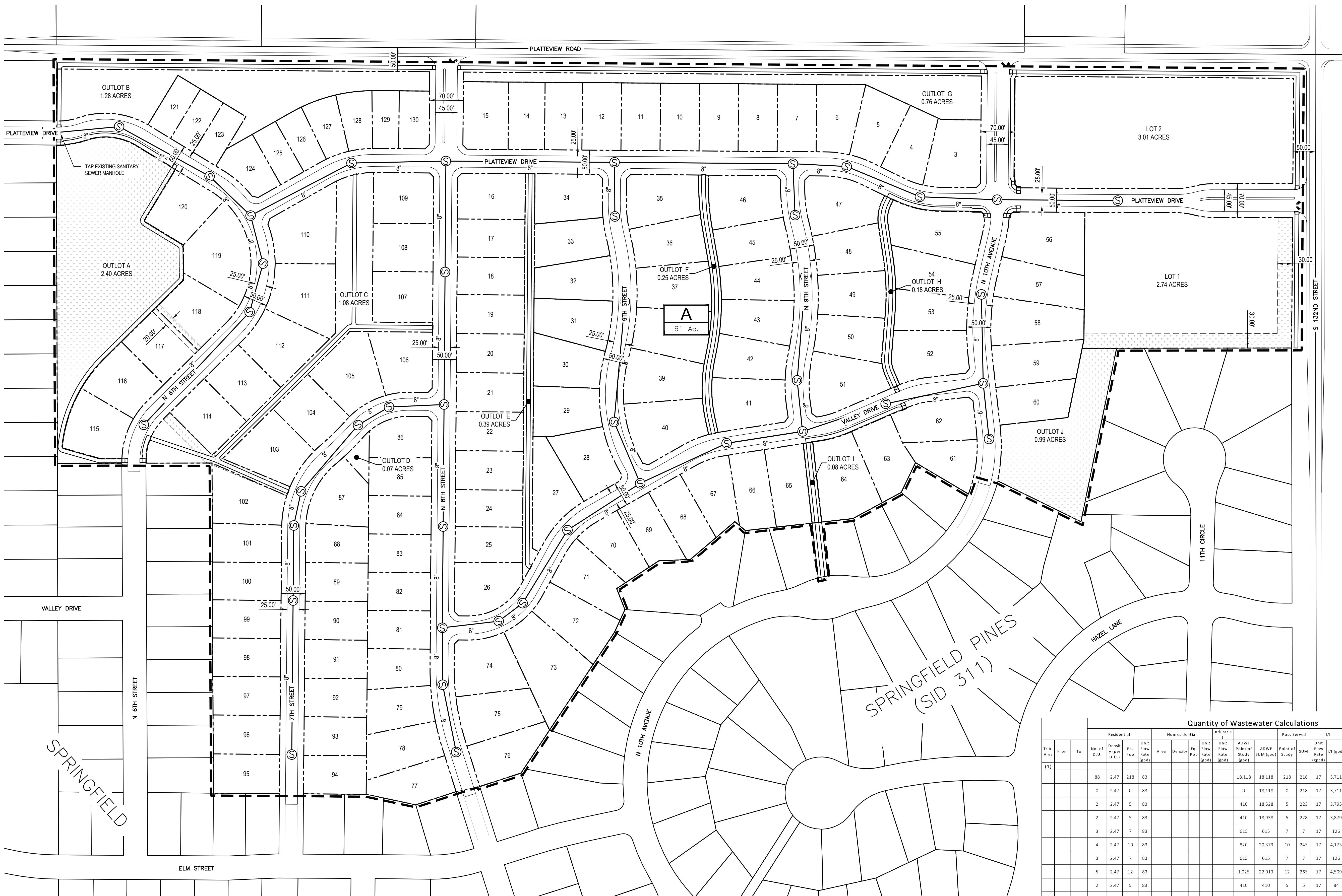
# TD2

## engineering & surveying

thompson, dreessen & dorner, inc.  
10836 Old Mill Rd  
Omaha, NE 68154  
p.402.330.8860 [www.td2co.com](http://www.td2co.com)  
dba: TD2 Engineering and Surveying  
NE CA-0199

Project Name

## 132 Platteview



NOT

## NOTES

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## LEGEND

The diagram consists of two main parts. On the left, a horizontal line with a circle containing a 'S' is labeled 'PROPOSED SANITARY SEWER'. On the right, a rectangular area with a grid pattern is labeled 'PROPOSED STORM SEWER AND DRAINAGE EASEMENT'.

			Quantity of Wastewater Calculations															Gravity Sewer Calculations												Comments			
			Residential				Nonresidential			Industrial		Pop. Served		I/I				Design Flow															
Trib. Area	From	To	No. of D.U.	Density (per D.U.)	Eq. Pop	Unit Flow Rate (gpd)	Area	Density	Eq. Pop	Unit Flow Rate (gpd)	Unit Flow Rate (gpd)	ADWF Point of Study	ADWF SUM (gpd)	Point of Study	SUM	Unit Flow Rate (gpcd)	I/I (gpd)	AWWF (gpd)	PF	PWWF (gpd)	PWWF (cfs)	Pipe Slope S (ft/ft)	Pipe Length L (ft)	Manning's n	Pipe Dia. D (in)	Flow Area A (ft <sup>2</sup> )	Hyd Radius (ft)	Full Pipe Capacity Q (cfs)	Full Pipe Velocity V (ft/s)	PWWF Velocity (ft/s)	Enough Capacity?	Enough Velocity?	
(1)												18,118	18,118	218	218	17	3,711	21,829	3.33	72,702	0.112	0.0050	250	0.013	8	0.30	0.20	0.84	2.79	2.5	YES	YES	
			88	2.47	218	83						0	18,118	0	218	17	3,711	21,829	3.33	72,702	0.112	0.0050	161	0.013	8	0.30	0.20	0.84	2.79	2.5	YES	YES	
			0	2.47	0	83						410	18,528	5	223	17	3,795	22,323	3.33	74,239	0.115	0.0050	165	0.013	8	0.30	0.20	0.84	2.79	2.5	YES	YES	
			2	2.47	5	83						410	18,938	5	228	17	3,879	22,817	3.32	75,773	0.117	0.0050	232	0.013	8	0.30	0.20	0.84	2.79	2.5	YES	YES	
			2	2.47	5	83						615	615	7	7	17	126	741	4.07	3,012	0.005	0.0050	107	0.013	8	0.30	0.20	0.84	2.79	2.5	YES	YES	
			3	2.47	7	83						820	20,373	10	245	17	4,173	24,546	3.31	81,126	0.126	0.0050	370	0.013	8	0.30	0.20	0.84	2.79	2.5	YES	YES	
			3	2.47	7	83						615	615	7	7	17	126	741	4.07	3,012	0.005	0.0050	112	0.013	8	0.30	0.20	0.84	2.79	2.5	YES	YES	
			5	2.47	12	83						1,025	22,013	12	265	17	4,509	26,522	3.29	87,210	0.135	0.0050	350	0.013	8	0.30	0.20	0.84	2.79	2.5	YES	YES	
			2	2.47	5	83						410	410	5	5	17	84	494	4.15	2,052	0.003	0.0050	148	0.013	8	0.30	0.20	0.84	2.79	2.5	YES	YES	
			6	2.47	15	83						1,230	1,640	15	20	17	336	1,976	3.85	7,612	0.012	0.0050	174	0.013	8	0.30	0.20	0.84	2.79	2.5	YES	YES	
			3	2.47	7	83						615	615	7	7	17	126	741	4.07	3,012	0.005	0.0050	116	0.013	8	0.30	0.20	0.84	2.79	2.5	YES	YES	
			0	2.47	0	83						0	2,255	0	27	17	462	2,717	3.78	10,278	0.016	0.0050	207	0.013	8	0.30	0.20	0.84	2.79	2.5	YES	YES	
			2	2.47	5	83						410	2,665	5	32	17	546	3,211	3.75	12,031	0.019	0.0050	182	0.013	8	0.30	0.20	0.84	2.79	2.5	YES	YES	
			5	2.47	12	83						1,025	1,025	12	12	17	210	1,235	3.95	4,883	0.008	0.0050	217	0.013	8	0.30	0.20	0.84	2.79	2.5	YES	YES	
			3	2.47	7	83						615	1,640	7	20	17	336	1,976	3.85	7,612	0.012	0.0050	107	0.013	8	0.30	0.20	0.84	2.79	2.5	YES	YES	
			1	2.47	2	83						205	4,510	2	54	17	924	5,434	3.63	19,739	0.031	0.0050	160	0.013	8	0.30	0.20	0.84	2.79	2.5	YES	YES	
			2	2.47	5	83						410	4,920	5	59	17	1,008	5,928	3.61	21,421	0.033	0.0050	255	0.013	8	0.30	0.20	0.84	2.79	2.5	YES	YES	
			7	2.47	17	83						1,435	1,435	17	17	17	294	1,729	3.88	6,710	0.010	0.0050	318	0.013	8	0.30	0.20	0.84	2.79	2.5	YES	YES	
			2	2.47	5	83						410	1,845	5	22	17	378	2,223	3.83	8,506	0.013	0.0050	240	0.013	8	0.30	0.20	0.84	2.79	2.5	YES	YES	
			3	2.47	7	83						615	7,380	7	89	17	1,512	8,892	3.53	31,349	0.049	0.0050	180	0.013	8	0.30	0.20	0.84	2.79	2.5	YES	YES	
			3	2.47	7	83						615	7,995	7	96	17	1,638	9,633	3.51	33,794	0.052	0.0050	178	0.013	8	0.30	0.20	0.84	2.79	2.5	YES	YES	
			1	2.47	2	83						205	8,200	2	99	17	1,680	9,880	3.50	34,606	0.054	0.0050	62	0.013	8	0.30	0.20	0.84	2.79	2.5	YES	YES	
			2	2.47	5	83						410	8,610	5	349	17	5,936	14,547	3.23	46,964	0.073	0.0050	117	0.013	8	0.30	0.20	0.84	2.79	2.5	YES	YES	
			4	2.47	10	83						820	820	10	10	17	168	988	4.00	3,955	0.006	0.0050	143	0.013	8	0.30	0.20	0.84	2.79	2.5	YES	YES	
			2	2.47	5	83						410	1,230	5	15	17	252	1,482	3.91	5,801	0.009	0.0050	118	0.013	8	0.30	0.20	0.84	2.79	2.5	YES	YES	
			4	2.47	10	83						820	10,661	10																			

Drawn By: CNC      Reviewed By: BPH  
Job No.: 2380-104      Date: 12-08-202

# Sheet Title

# Sanitary Sewer Calculations

Page 10

## Exhibit C-1



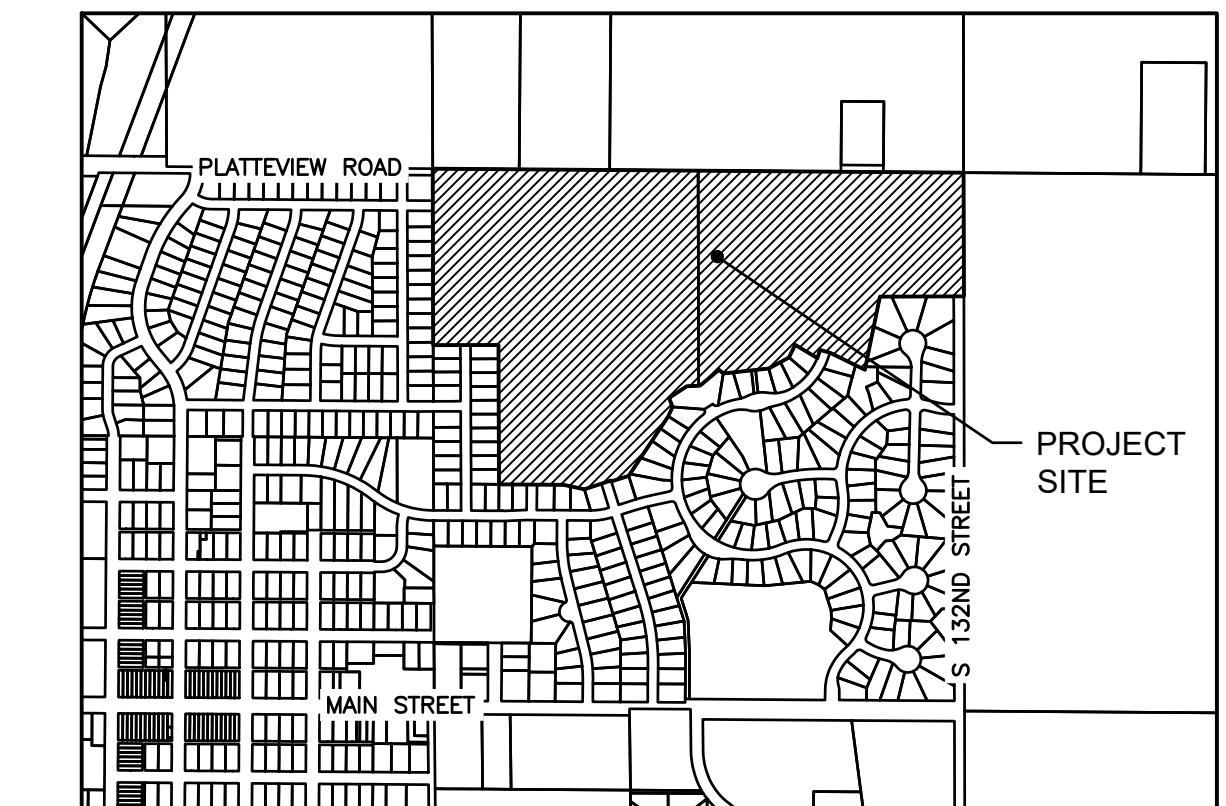




# 132 PLATTEVIEW

## LOTS 1-130, AND OUTLOTS A-J

## SARPY COUNTY, NEBRASKA



## VICINITY MAP



## LEGAL DESCRIPTION

LOTS 1-130, AND OUTLOTS A-J, 132 PLATTEVIEW; BEING A  
SPLITTING OF THE N 1/2 OF THE NE QUARTER OF SECTION 24,  
3N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

## ENGINEER

THOMPSON, DREESSEN & DORNER  
10836 OLD MILL ROAD  
OMAHA, NEBRASKA 68154  
PHONE: 402 330 8860

## APPLICANT

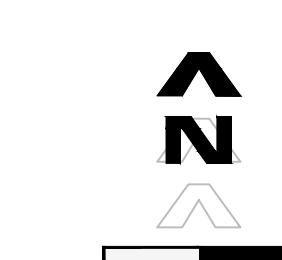
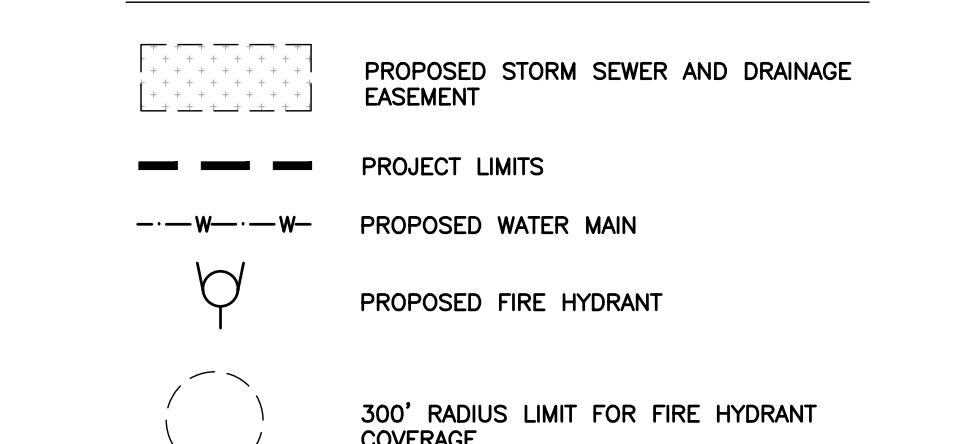
BELCARO DEVELOPMENT LLC  
7520 S 95TH STREET  
LA VISTA, NE 68128

## NOTES

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## LEGEND



Drawn By: CNC  
Reviewed By: BPH  
Job No.: 2380-104  
Date: 12-08-2025

Sheet Title

Sheet Number

## Exhibit F



**132 Platteview**  
**SPR-2025XXXX-XXXX-S**  
**PRELIMINARY**  
**DRAINAGE STUDY & PCSMP CALCULATIONS**



Bradley Huyck 12/8/25  
Project Engineer

Bradley Huyck, P.E.

Prepared by Connor Cloyed

TD2 File No. 2380-104

**DRAINAGE STUDY & PCSMP CALCULATIONS**

**132 Platteview**

SPR-2025XXXX-XXXX-S

**TABLE OF CONTENTS**

EXECUTIVE SUMMARY.....2 PAGES

**SECTION 1**

- PIPE COMPUTATIONS.....2 PAGES
- HYDROGRAPHS REPORT.....32 PAGES
- POND REPORTS.....4 PAGES
- POND WATER ELEVATION VS TIME GRAPHS.....2 PAGES
- SOIL REPORT.....20 PAGES

**SECTION 2**

- DM-1 EXISTING DRAINAGE MAP
- DM-2 PROPOSED DRAINAGE MAP
- DM-3 PROPOSED DRAINAGE AREAS

**Please contact City Hall if you would like to see the complete Section 1.**

## DRAINAGE STUDY & PCSMP CALCULATIONS

### 132 Platteview

#### **EXECUTIVE SUMMARY**

This drainage study was prepared for the Post-Construction Stormwater Management Plan for 132 Platteview located at the intersection of S 132<sup>nd</sup> Street and Platteview Road, Springfield, Sarpy County, Nebraska.

The total site is approximately 61.43 acres. The total disturbed area is approximately 61.43 acres. The proposed development will consist of 18 R30 Lots, 10 R50 Lots, 2 BG Lots, 100 R87 Lots, the necessary infrastructure, and two extended dry detention basins.

The Rational Method was used for pipe sizing calculations and the SCS Method was used for analysis of stormwater runoff and detention.

Two extended dry detention basins will be used for stormwater detention and treatment and were designed using the *Omaha Regional Stormwater Design Manual, Chapter 8: Stormwater Best Management Practices and Bioretention Gardens* by Ted Hartsig and Steven N. Rodie.

The intent of this drainage study is to demonstrate the proposed storm sewers have been designed to adequately convey stormwater runoff from this site, Best Management Practices (BMPs) utilized on this site will adequately treat the first half inch of runoff, and BMPs will adequately detain stormwater to meet pre- and post-construction stormwater runoff requirements.

#### **I. Existing Conditions**

The existing site is agricultural use consisting of row crops. Impact Point 1 is located along the western side of the site at Platteview Drive. Impact Point 2 is in the southeast corner of the site. Impact Point 3 is in the northeast corner of the site. There are 3 existing drainage areas on the site. The existing areas, shown on DM-1 in Section 2 of this report, consist of areas EX1, EX2, and EX3. Area EX1 is 48.5 acres of farmland and existing residential development that surface drain to Impact Point 1. Area EX2 Consists of 13.0 acres of farmland in the northeast corner of the site. Drainage EX2 surface flows to Impact point 2. Area EX3 Consists of 1.16 acres of farmland in the northeast corner of the site. The area flows offsite to the east via culvert underneath S132nd Street. The time of concentration for each area was calculated using the TR55 method.

Information for the existing area and impact point is included in the table below.

ID	Description	Total Area (Ac.)	Total Area (SF)	Impervious (SF)	Pervious (SF)	Composite CN	Composite C	Impact Point	Impact Point Description
EX-1	Western Portion of Site	48.5	2,110,935	25,225	2,085,710	77	0.37	1	Existing Storm Sewer
EX-2	Eastern Portion of Site	13.0	568,346	12,811	55,535	77	0.37	2	Existing Basin
EX-3	Northeastern Corner of Site	1.16	50,358	6,912	43,446	77	0.37	3	Existing Culvert
<b>TOTAL EXISTING SITE</b>		62.66	2,729,639	44,948	2,184,691	77	0.37		

## **II. Proposed Conditions**

The proposed construction will consist of 18 R30 Lots, 10 R50 Lots, 2 BG Lots, 100 R87 Lots, the necessary infrastructure, and two extended dry detention basins.

Proposed grading and storm sewer configurations result in 3 drainage areas. Area A1, which will consist of the western portion of the site, area A2 which will consist of the eastern portion of the site, and area A3, which will consist of the northeastern corner of the site. Area A1 will be captured and treated by DB1 where it will then be discharged at IP1. Area A2 will be captured and treated by DB2 where it will then be discharged at IP2. Area A3 will not be captured and will discharge into the existing culvert under S132nd Street.

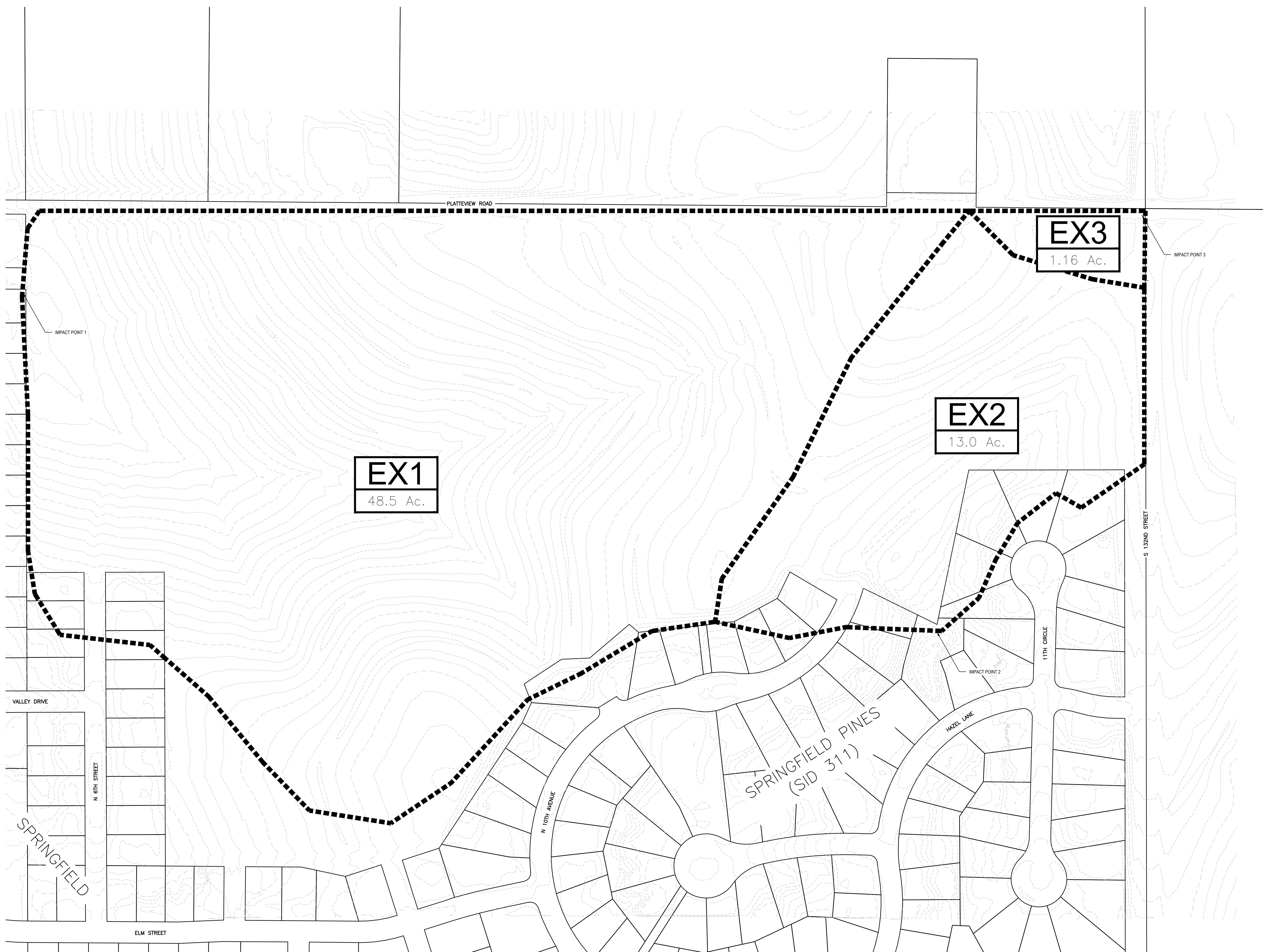
Further information for each proposed area is shown in the table below.

ID	Description	Total Area (Ac.)	Total Area (SF)	Comp. CN	Composite C	Impact Point	Impact Point Description
A1	Western portion of the Site	48.3	2,104,117	83	0.40	1	Existing Storm Sewer
A2	Eastern Portion of the Site	13.7	596,772	90	0.45	2	Existing Basin
A3	Northeastern Corner of Site	0.66	28,750	77	0.37	3	Existing Culvert
<b>TOTAL PROPOSED SITE</b>		<b>62.66</b>	<b>2,729,639</b>	<b>81</b>	<b>0.43</b>		

## **IV. Runoff Summary**

Hydraflow Hydrographs Extension for AutoCAD Civil 3D 2024 was used to calculate the pre- and post-construction stormwater runoff rates for the 2-, 10-, and 100-year storm events for Impact Point 1. The pre- and post-construction runoff rates for this development are shown in the table below. The proposed construction will decrease the flows for the 2-, 10-, and 100-year storm events.

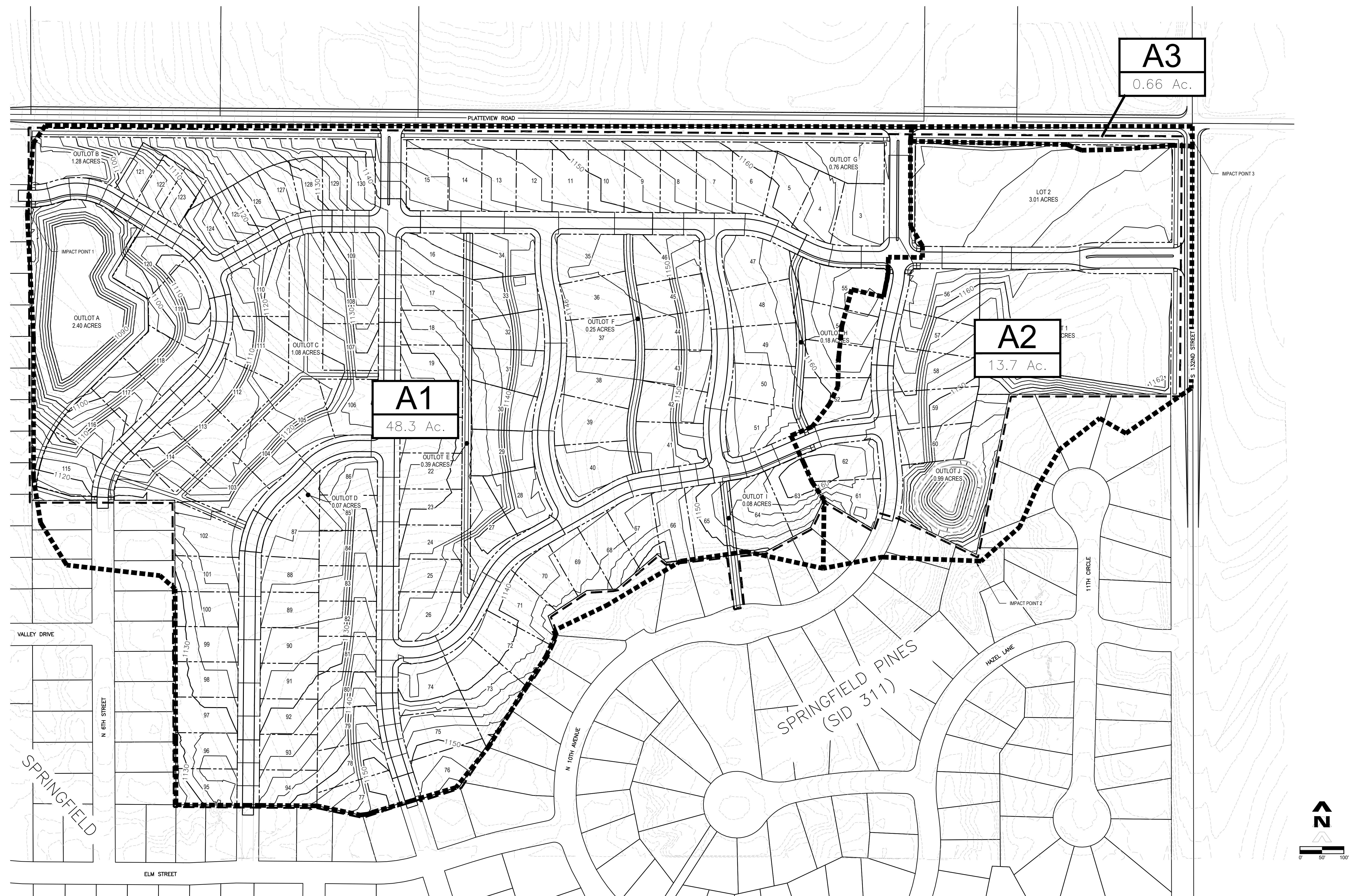
	2-Year (cfs)	10-Year (cfs)	100-Year (cfs)
<b>Impact Point 1</b>			
<b>Pre-Construction</b>	45	100	181
<b>Post-Construction</b>	19	37	109
<b>Impact Point 2</b>			
<b>Pre-Construction</b>	13	29	52
<b>Post-Construction</b>	9	16	51
<b>Impact Point 3</b>			
<b>Pre-Construction</b>	2	4	8
<b>Post-Construction</b>	1	2	4



Drawn By: CNC Reviewed By: BPH  
No.: 2380-104 Date: 12-08-2025

# Existing Drainage Plan

Sheet Number





Name of Addition

132 Platteview

SID #        New

Source and Use of Funds: (Provide a separate sheet for the preliminary plat and for each final plat phase.)

	Proposed Improvements			Total Cost	General Obligation	Special Assessed	Financing Reimbursable	Private
	Quantity		Construction Cost					
Storm Sewer								
Storm Sewer	6,090	LF	\$1,775,900	\$2,498,700	\$2,498,700			
PCSMMP Acquisition	3.4	AC.	\$163,200	\$195,900	\$195,900			
Sanitary Sewer								
SCCWWA Sewer Fees	61.5	AC.	\$1,844,100	\$2,188,000	\$2,188,000		\$2,188,000	<sup>3</sup>
Interior	12,960	LF	\$1,336,200	\$1,880,000		\$1,880,000		
Paving								
Exterior (Platteview Rd and 132nd St)	4,537	SY	\$835,100	\$1,175,000	\$1,175,000		\$587,500	<sup>5</sup>
Interior	27,562	SY	\$2,248,400	\$3,163,500	\$748,500	\$2,415,000		
Traffic Signal (132nd and Platteview Rd)	1	LS	\$525,000	\$738,700	\$738,700		\$554,100	<sup>4</sup>
City Review Fee								
Springfield ASIP Fee	1	LS	\$82,100	\$82,100	\$82,100			
ADA Ramps and SID Sidewalks	1	LS	\$60,000	\$72,000	\$72,000			
Water								
Interior (in ROWs)	10,100	LF	\$1,574,900	\$2,215,900		\$2,215,900		
Exterior								
Water Connection-Capital Facility Fees	1	LS	\$127,100	\$152,600	\$152,600			
Electricity (SF, MF, and Commercial)	1	LS	\$491,900	\$692,000		\$692,000		
Gas (Interior)								
Gas (Exterior)								
Total			<u>\$11,262,400</u>	<u>\$15,333,700</u>	<u>\$8,130,800</u>	<u>\$7,202,900</u>	<u>\$3,329,600</u>	

<sup>1</sup> Total cost includes engineering fees and administrative fees<sup>2</sup> Attach a statement of assumptions as basis for preliminary projections.<sup>3</sup> 100% of SCCWWA Sewer Fees shall be paid by the SID as a General Obligation expense and reimbursed by others.<sup>4</sup> 75% of traffic signal at the intersection 132nd St and Platteview Rd shall be reimbursed by adjacent property owners.<sup>5</sup> Exterior paving of 132nd St and Platteview Rd shall include 6 ft of widening on each side (project side and opposite side) for a total road width of 37 ft, and tapering down to 25 ft to match existing road. 50% of these improvements shall be reimbursed by adjacent properties upon

G.O. Debt Less Reimbursement

\$ 4,801,200

Valuation

\$ 98,211,000

Debt Ratio

4.89%

Date December 8, 2025

PRELIMINARY COST ESTIMATE

Springfield Residential (SW Corner of 132nd and Platteview Rd)

TD2 NO: 2380-104

DATE: 10-8-25

SID: New

Total = acres

Residential = acres

ROW = acres

ITEM OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT
<b>SANITARY SEWER</b>				
6-inch Stub San. Swr. w/ Crushed Rock Bedding	LF	4970	\$56.00	\$278,320.00
8-inch Stub San. Swr. w/ Crushed Rock Bedding	LF	60	\$60.00	\$3,600.00
8-inch Main Line San. Swr. w/ Crushed Rock Bedding	LF	7990	\$60.00	\$479,400.00
Directional Bore 8" PVC	LF	200	\$160.00	\$32,000.00
18-inch O.D. Welded Steel Casing	LF	0	\$150.00	\$0.00
Bore and Jack 18-inch O.D. Welded Steel Casing	LF	0	\$600.00	\$0.00
Wyes or Slants	EA	184	\$300.00	\$55,200.00
54" I.D. Sanitary Sewer Manhole	VF	560	\$650.00	\$364,000.00
Standard Ring & Cover	EA	43	\$1,000.00	\$43,000.00
Tap Existing Manhole/Stub	EA	1	\$5,000.00	\$5,000.00
Crushed Rock, Unstable Trench	TON	100	\$100.00	\$10,000.00
Geotextile Fabric, Unstable Trench	SY	100	\$20.00	\$2,000.00
Lift Station w/ Backup Generator	LS	0	\$400,000.00	\$0.00
4" PVC DR 14 Force Main w/ Tracer Wire	LF	0	\$38.00	\$0.00
Subtotal (5% Contingency)				\$1,336,146.00
Engineering Fees, 21%				\$280,590.66
Legal Fees, 5%				\$66,807.30
Warrant Interest, 1 Yrs. @ 8%				\$106,891.68
Subtotal				\$1,790,435.64
Warrant Fee, 5%				\$89,521.78
<b>Total</b>				<b>\$1,879,957.42</b>
<b>SANITARY SEWER OUTFALL</b>				
Mobilization	LS	0	\$100,000.00	\$0.00
Directional Bore PVC Siphon (10")	LF	0	\$150.00	\$0.00
12-inch San. Swr. w/ Crushed Rock Bedding	LF	0	\$100.00	\$0.00
15-inch San. Swr. w/ Crushed Rock Bedding	LF	0	\$110.00	\$0.00
Bore and Jack 18-inch O.D. Welded Steel Casing	LF	0	\$650.00	\$0.00
54" I.D. Sanitary Sewer Manhole	VF	0	\$700.00	\$0.00
Standard Ring & Cover	EA	0	\$1,000.00	\$0.00
Tap Existing Manhole/Stub	EA	0	\$5,000.00	\$0.00
84" Siphon Outlet Manhole	EA	0	\$60,000.00	\$0.00
84" Siphon Inlet Manhole	EA	0	\$60,000.00	\$0.00
Directional Bore 15" PVC Sewer Siphon Pipe	LF	0	\$100.00	\$0.00
Dewatering, If necessary	LS	0	\$50,000.00	\$0.00
Crushed Rock, Unstable Trench	TON	0	\$100.00	\$0.00
Geotextile Fabric, Unstable Trench	SY	0	\$6.00	\$0.00
Seeding/Matting	SY	0	\$2.00	\$0.00
Geotech Report	LS	0	\$20,000.00	\$0.00
Topographic Survey	LS		\$20,000.00	\$0.00
Permanent Easement	ACRE		\$50,000.00	\$0.00
Temporary Easement	ACRE	0	\$10,000.00	\$0.00
Subtotal (5% Contingency)				\$0.00
Engineering Fees, 21%				\$0.00
Legal Fees, 5%				\$0.00

Warrant Interest, 1 Yrs. @ 8%	\$0.00
Subtotal	\$0.00
Warrant Fee, 5%	\$0.00
Total	\$0.00

PAVEMENT, MINOR (SPECIAL ASSESS)

Mobilizaton	LS	1.00	\$200,000.00	\$200,000.00
7-inch PCC Pavement	SY	19570	\$60.00	\$1,174,200.00
9-inch PCC Pavement	SY	2090	\$80.00	\$167,200.00
Common Excavation	CY	7828	\$10.00	\$78,280.00
5" Wide (White) Striping	LF	0	\$5.50	\$0.00
5" Wide (Yellow) Striping	LF	0	\$5.50	\$0.00
12" Wide (White) Striping	LF	0	\$14.00	\$0.00
Preformed Pavement Marking Symbol	EA	0	\$1,000.00	\$0.00
Adjust Manhole	EA	50	\$300.00	\$15,000.00
Street Signs	EA	0	\$300.00	\$0.00
-----				
Subtotal (5% Contingency)				\$1,716,414.00
Engineering Fees, 21%				\$360,446.94
Legal Fees, 5%				\$85,820.70
Warrant Interest, 1 Yrs. @ 8%				\$137,313.12
Subtotal				\$2,299,994.76
Warrant Fee, 5%				\$114,999.74
Total				\$2,414,994.50

PAVEMENT, MINOR (GENERAL OBLIGATION)

Mobilizaton	LS	1	\$100,000.00	\$100,000.00
6-inch Median Pavement	SY	255	\$70.00	\$17,850.00
7-inch PCC Pavement	SY	3962	\$58.00	\$229,796.00
9-inch PCC Pavement	SY	1685	\$75.00	\$126,375.00
Common Excavation	CY	2361	\$10.00	\$23,608.00
Adjust Manhole	EA	0	\$1,000.00	\$0.00
5" Wide (White) Striping	LF	600	\$5.00	\$3,000.00
5" Wide (Yellow) Striping	LF	0	\$8.00	\$0.00
12" Wide (White) Striping	LF	0	\$14.00	\$0.00
Preformed Pavement Marking Symbol	EA	6	\$1,000.00	\$6,000.00
Pavement Removal	SY	0	\$50.00	\$0.00
Street Signs	EA	0	\$500.00	\$0.00
-----				
Subtotal (5% Contingency)				\$531,960.45
Engineering Fees, 21%				\$111,711.69
Legal Fees, 5%				\$26,598.02
Warrant Interest, 1 Yrs. @ 8%				\$42,556.84
Subtotal				\$712,827.00
Warrant Fee, 5%				\$35,641.35
Total				\$748,468.35

PAVEMENT, MAJOR (Fairview Road and 132nd St)

Traffic Control and Mobilization	LS	1	\$100,000.00	\$100,000.00
Pavement Removal	SY	0	\$20.00	\$0.00
6-inch Median Pavement	SY	0	\$40.00	\$0.00
7-inch PCC Pavement	SY	0	\$45.00	\$0.00
9-inch PCC Pavement	SY	4537	\$80.00	\$362,960.00
Common Excavation	CY	18148	\$10.00	\$181,480.00
Adjust Manhole	EA	0	\$300.00	\$0.00
5" Wide (White) Striping	LF	7610	\$8.00	\$60,880.00
5" Wide (Yellow) Striping	LF	0	\$8.00	\$0.00
12" Wide (White) Striping	LF	0	\$14.00	\$0.00
Curb Inlets	EA	0	\$3,500.00	\$0.00
Seeding and Matting, Erosion Items	LS	0	\$100,000.00	\$0.00
30-inch RCP Storm Sewer	LF	300	\$300.00	\$90,000.00
-----	-----	-----	-----	-----
Subtotal (5% Contingency)				\$835,086.00
Engineering Fees, 21%				\$175,368.06
Legal Fees, 5%				\$41,754.30
Warrant Interest, 1 Yrs. @ 8%				\$66,806.88
Subtotal				\$1,119,015.24
Warrant Fee, 5%				\$55,950.76
Total				\$1,174,966.00

TRAFFIC SIGNALS (GENERAL OBLIGATION)

Traffic Light Improvements	EA	1	\$500,000.00	\$500,000.00
-----	-----	-----	-----	-----
Subtotal (5% Contingency)				\$525,000.00
Engineering Fees, 21%				\$110,250.00
Legal Fees, 5%				\$26,250.00
Warrant Interest, 1 Yrs. @ 8%				\$42,000.00
Subtotal				\$703,500.00
Warrant Fee, 5%				\$35,175.00
Total				\$738,675.00

WATER INTERIOR

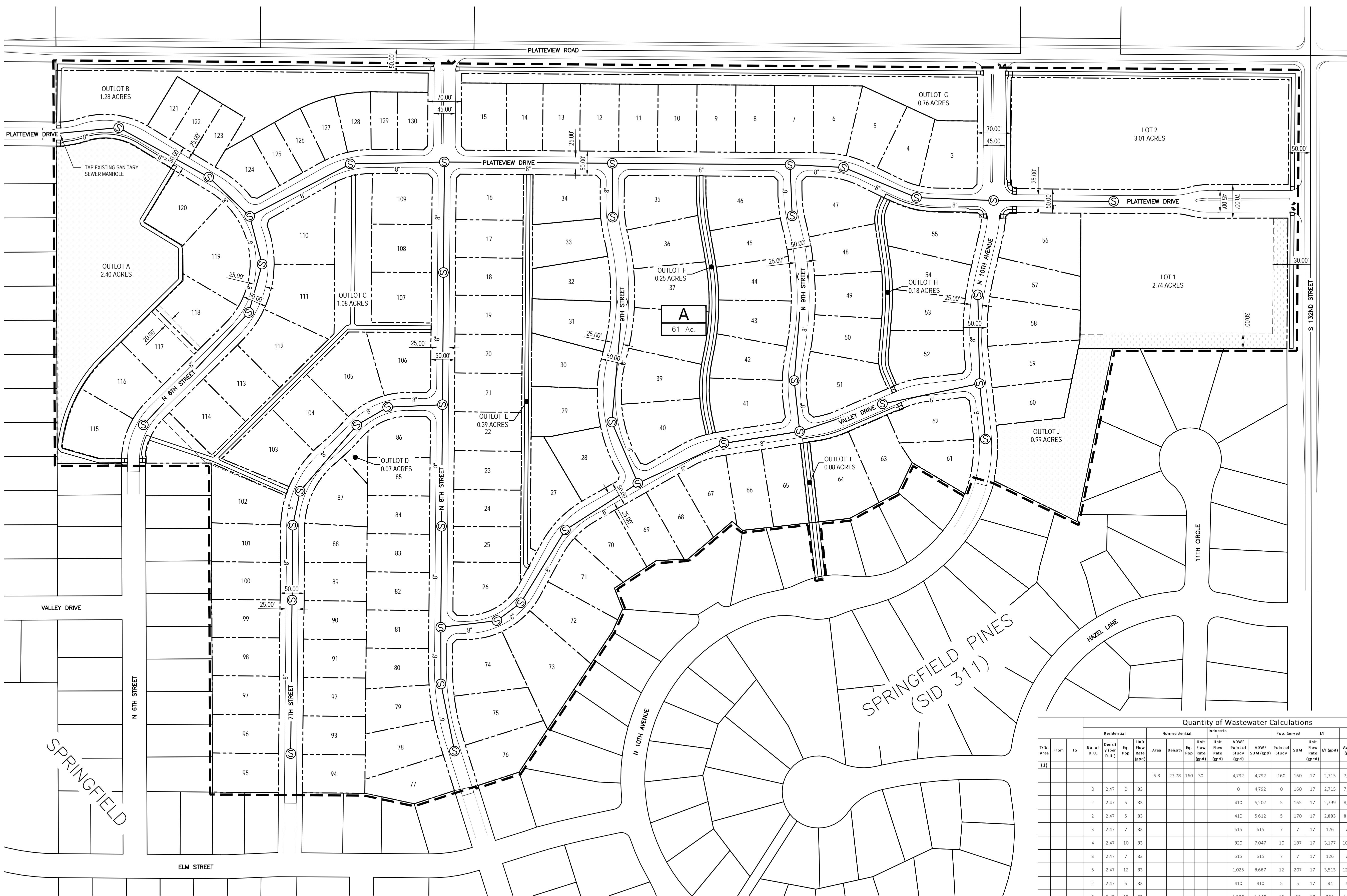
Interior Water Mains	L.F.	10100.0	\$135.00	\$1,363,500.00
Interior Water Mains Master Fee	AC	0.0	\$150.00	\$0.00
Connection Charges	LS	0.0	\$150.00	\$0.00
-----	-----	-----	-----	-----
Subtotal (5% Contingency)				\$1,431,675.00
Engineering Fees, 21%				\$300,651.75
Legal Fees, 5%				\$71,583.75
Warrant Interest, 1 Yrs. @ 8%				\$114,534.00
Subtotal				\$1,918,444.50
Warrant Fee, 5%				\$95,922.23
Total				\$2,014,366.73

<b>WATER PIONEER MAIN FEE</b>				
Pioneer Main Fee	LF		\$160.00	\$0.00
Connection Charge	LS	0.0		\$0.00
<hr/>				
Subtotal (0% Contingency)				\$0.00
Engineering Fees, 0%				\$0.00
Legal Fees, 5%				\$0.00
Warrant Interest, 1 Yrs. @ 8%				\$0.00
Subtotal				\$0.00
Warrant Fee, 5%				\$0.00
Total				\$0.00
 <b>WATER EXTERIOR</b>				
Exterior Water Mains	LF		\$150.00	\$0.00
Connection Charges	LS			\$0.00
<hr/>				
Subtotal (5% Contingency)				\$0.00
Engineering Fees, 21%				\$0.00
Legal Fees, 5%				\$0.00
Warrant Interest, 1 Yrs. @ 8%				\$0.00
Subtotal				\$0.00
Warrant Fee, 5%				\$0.00
Total				\$0.00
 <b>GAS</b>				
Total				\$0.00
<hr/>				
Subtotal (0% Contingency)				\$0.00
Engineering Fees, 3%				\$0.00
Legal Fees, 5%				\$0.00
Warrant Interest, 1 Yrs. @ 8%				\$0.00
Subtotal				\$0.00
Warrant Fee, 5%				\$0.00
Total				\$0.00
 <b>POWER</b>				
Single Family Lots	EA	128	\$3,300.00	\$422,400.00
Comm/Industrial Backbone	AC	6	\$8,000.00	\$46,000.00
<hr/>				
Subtotal (5% Contingency)				\$491,820.00
Engineering Fees, 21%				\$103,282.20
Legal Fees, 5%				\$24,591.00
Warrant Interest, 1 Yrs. @ 8%				\$39,345.60
Subtotal				\$659,038.80
Warrant Fee, 5%				\$32,951.94
Total				\$691,990.74

STORM SEWER (GENERAL OBLIGATION)

15-inch RCP Storm Sewer	LF	320	\$70.00	\$22,400.00
18-inch RCP Storm Sewer	LF	460	\$80.00	\$36,800.00
24-inch RCP Storm Sewer	LF	1730	\$90.00	\$155,700.00
30-inch RCP Storm Sewer	LF	1500	\$120.00	\$180,000.00
36-inch RCP Storm Sewer	LF	940	\$180.00	\$169,200.00
42-inch RCP Storm Sewer	LF	450	\$225.00	\$101,250.00
48-inch RCP Storm Sewer	LF	690	\$275.00	\$189,750.00
54-inch RCP Storm Sewer	LF	0	\$325.00	\$0.00
60-inch RCP Storm Sewer	LF	0	\$400.00	\$0.00
72-inch RCP Storm Sewer	LF	0	\$400.00	\$0.00
84-inch RCP Storm Sewer	LF	0	\$500.00	\$0.00
Storm Manhole, 54-inch I.D.	EA	1	\$12,000.00	\$12,000.00
Storm Manhole, 60-inch I.D.	EA	1	\$13,500.00	\$13,500.00
Storm Manhole, 72-inch I.D.	EA	12	\$15,000.00	\$180,000.00
Storm Manhole, 84-inch I.D.	EA	5	\$18,000.00	\$90,000.00
Storm Manhole, 96-inch I.D.	EA	1	\$20,000.00	\$20,000.00
Storm Manhole, 108-inch I.D.	EA	0	\$20,001.00	\$0.00
Standard Ring and Cover	EA	21	\$1,000.00	\$21,000.00
Curb Inlets	EA	47	\$6,000.00	\$282,000.00
Area Inlets	EA	2	\$5,500.00	\$11,000.00
Flared End Sections	EA	6	\$6,000.00	\$36,000.00
10' X 4' Box Culvert w/ Wingwalls	LF	0	\$3,000.00	\$0.00
Rip Rap	TON	250	\$110.00	\$27,500.00
Embankment for Box Culvert	CY	0	\$12.00	\$0.00
Culvert Tree Clearing	LS	0	\$10,000.00	\$0.00
Temporary 48" CMP for Culvert Surcharge	LF	0	\$200.00	\$0.00
Sediment Basin Cleanout	CY	7900	\$8.00	\$63,200.00
PCSMP Outlet	EA	2	\$40,000.00	\$80,000.00
-----	-----	-----	-----	-----
Subtotal (5% Contingency)				\$1,775,865.00
Engineering Fees, 21%				\$372,931.65
Legal Fees, 5%				\$88,793.25
Warrant Interest, 1 Yrs. @ 8%				\$142,069.20
Subtotal				\$2,379,659.10
Warrant Fee, 5%				\$118,982.96
Total				\$2,498,642.06

SIDEWALK (GENERAL OBLIGATION)				
6" P.C.C. Sidewalk Pavement	SY	211	\$90.00	\$18,990.00
Subtotal (5% Contingency)				\$19,939.50
Engineering Fees, 21%				\$4,187.30
Legal Fees, 5%				\$996.98
Warrant Interest, 1 Yrs. @ 8%				\$1,595.16
Subtotal				\$26,718.93
Warrant Fee, 5%				\$1,335.95
Total				\$28,054.88
RAMPS (GENERAL OBLIGATION)				
Handicap Ramps	EA	68	\$2,500.00	\$170,000.00
Subtotal (5% Contingency)				\$178,500.00
Engineering Fees, 21%				\$37,485.00
Legal Fees, 5%				\$8,925.00
Warrant Interest, 1 Yrs. @ 8%				\$14,280.00
Subtotal				\$239,190.00
Warrant Fee, 5%				\$11,959.50
Total				\$251,149.50
PCSMP				
Land Acquisition	AC		60,000.00	0.00
Subtotal				0.00
Fees, 20%				0.00
Total				0.00
ROW				
Land Acquisition	AC	3.40	48,000.00	163,200.00
Subtotal				163,200.00
Fees, 20%				32,640.00
Total				195,840.00
SEWER FEES				
Pioneer Main Fee	AC	61.5	\$29,984.00	\$1,844,016.00
Connection Charge	LS			\$0.00
Subtotal (0% Contingency)				\$1,844,016.00
Engineering Fees, 0%				\$0.00
Legal Fees, 5%				\$92,200.80
Warrant Interest, 1 Yrs. @ 8%				\$147,521.28
Subtotal				\$2,083,738.08
Warrant Fee, 5%				\$104,186.90
Total				\$2,187,924.98



## 132 PLATVIEW

LOTS 1-130, AND OUTLOTS A-J

SARPY COUNTY, NEBRASKA



VICINITY MAP

### LEGAL DESCRIPTION

LOTS 1-130, AND OUTLOTS A-J, 132 PLATVIEW; BEING A PART OF THE N 1/2 OF THE NE QUARTER OF SECTION 24, T13N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

### ENGINEER

THOMPSON, DREESSEN & DORNER  
10836 OLD MILL ROAD  
OMAHA, NEBRASKA 68154  
PHONE: 402-330-8860

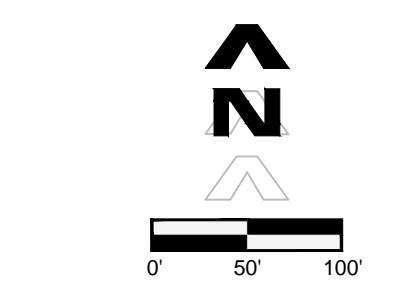
### APPLICANT

BELCARO DEVELOPMENT LLC  
7520 S 95TH STREET  
LA VISTA, NE 68128

Project Location  
South 132nd Street and  
Platteview Road

Springfield NE, 68059

Client Name  
Belcaro Companies



Trk Area	From	To	Quantity of Wastewater Calculations												Gravity Sewer Calculations														
			Residential			Nonresidential			Industrial			Pop. Served			U/I			Design Flow			Pop. Served			U/I					
			No. of U.O.	Factor Value (U.O.)	Factor Value (U.O.)	Res. Pop.	Non. Pop.	Ind. Pop.	Point of Study	Unit Flow Rate (gpm/sq ft)	ADW/S Point of Study	ADW/S Sum (gpm)	Unit Flow Rate (gpm/sq ft)	ADW/S Point of Study	ADW/S Sum (gpm)	Unit Flow Rate (gpm/sq ft)	ADW/S Point of Study	ADW/S Sum (gpm)	Unit Flow Rate (gpm/sq ft)	ADW/S Point of Study	ADW/S Sum (gpm)	Unit Flow Rate (gpm/sq ft)	ADW/S Point of Study	ADW/S Sum (gpm)					
(1)						5.8	27.78	160	30	4,792	4,792	160	160	17	2,715	7,508	3,40	25,513	0.039	0.0050	25	0.013	0.30	0.20	0.84	2.79	2.5	YES	YES
	0	2,47	0	83		0	0	0	160	17	2,715	7,508	3,40	25,513	0.039	0.0050	161	0.013	0.30	0.20	0.84	2.79	2.5	YES	YES				
	2	2,47	5	83		410	5,202	5	165	17	2,715	7,508	3,40	25,513	0.039	0.0050	161	0.013	0.30	0.20	0.84	2.79	2.5	YES	YES				
	2	2,47	5	83		410	5,612	5	170	17	2,883	8,696	3,39	28,760	0.044	0.0050	232	0.013	0.30	0.20	0.84	2.79	2.5	YES	YES				
	3	2,47	7	83		615	615	7	17	126	741	4,07	3,012	0.005	107	0.013	0.30	0.20	0.84	2.79	2.5	YES	YES						
	4	2,47	10	83		820	7,047	10	187	17	3,177	10,225	3,36	34,397	0.053	0.0050	371	0.013	0.30	0.20	0.84	2.79	2.5	YES	YES				
	3	2,47	7	83		615	615	7	17	126	741	4,07	3,012	0.005	112	0.013	0.30	0.20	0.84	2.79	2.5	YES	YES						
	5	2,47	12	83		1,025	6,687	12	207	17	3,513	12,201	3,34	40,779	0.063	0.0050	370	0.013	0.30	0.20	0.84	2.79	2.5	YES	YES				
	2	2,47	5	83		410	410	5	17	84	494	415	2,052	0.003	0.0050	148	0.013	0.30	0.20	0.84	2.79	2.5	YES	YES					
	6	2,47	15	83		1,230	1,640	15	20	17	336	1,976	3,85	7,612	0.012	0.0050	174	0.013	0.30	0.20	0.84	2.79	2.5	YES	YES				
	3	2,47	7	83		615	615	7	17	126	741	4,07	3,012	0.005	113	0.013	0.30	0.20	0.84	2.79	2.5	YES	YES						
	0	2,47	0	83		0	2,255	0	27	17	462	2,717	3,78	10,278	0.016	0.0050	207	0.013	0.30	0.20	0.84	2.79	2.5	YES	YES				
	2	2,47	5	83		410	2,665	5	32	17	546	3,215	3,75	12,031	0.019	0.0050	181	0.013	0.30	0.20	0.84	2.79	2.5	YES	YES				
	5	2,47	12	83		1,025	1,025	12	17	17	210	1,235	3,95	4,988	0.008	0.0050	217	0.013	0.30	0.20	0.84	2.79	2.5	YES	YES				
	3	2,47	7	83		615	1,640	7	20	17	336	1,976	3,85	7,612	0.012	0.0050	107	0.013	0.30	0.20	0.84	2.79	2.5	YES	YES				
	1	2,47	2	83		205	4,510	2	54	17	924	5,615	3,63	19,739	0.031	0.0050	161	0.013	0.30	0.20	0.84	2.79	2.5	YES	YES				
	2	2,47	5	83		410	4,900	5	59	17	1,008	5,308	3,61	21,421	0.033	0.0050	255	0.013	0.30	0.20	0.84	2.79	2.5	YES	YES				
	7	2,47	17	83		1,435	1,435	17	17	17	294	1,729	3,88	6,710	0.010	0.0050	318	0.013	0.30	0.20	0.84	2.79	2.5	YES	YES				
	2	2,47	5	83		410	1,845	5	22	17	378	2,223	3,81	8,056	0.013	0.0050	240	0.013	0.30	0.20	0.84	2.79	2.5	YES	YES				
	3	2,47	7	83		615	7,380	7	89	17	1,512	8,892	3,53	31,349	0.049	0.0050	180	0.013	0.30	0.20	0.84	2.79	2.5	YES	YES				
	3	2,47	7	83		615	7,380	7	96	17	1,635	9,651	3,51	33,794	0.052	0.0050	170	0.013	0.30	0.20	0.84	2.79	2.5	YES	YES				
	2	2,47	5	83		205	8,200	2	99	17	1,680	9,880	3,50	34,606	0.054	0.0050	62	0.013	0.30	0.20	0.84	2.79	2.5	YES	YES				
	2	2,47	5	83		410	8,610	5	291	17	4,941	11,551	3,27	44,290	0.069	0.0050	117	0.013	0.30	0.20	0.84	2.79	2.5	YES	YES				
	4																												

Lot Number	Lot Size (AC)	Lot Zoning	Lot Use
1	2.74	BG	Commercial
2	3.01	BG	Commercial
3	0.34	R87	Single Family Residential
4	0.26	R87	Single Family Residential
5	0.28	R87	Single Family Residential
6	0.28	R87	Single Family Residential
7	0.26	R87	Single Family Residential
8	0.26	R87	Single Family Residential
9	0.26	R87	Single Family Residential
10	0.26	R87	Single Family Residential
11	0.26	R87	Single Family Residential
12	0.26	R87	Single Family Residential
13	0.25	R87	Single Family Residential
14	0.24	R87	Single Family Residential
15	0.3	R87	Single Family Residential
16	0.3	R87	Single Family Residential
17	0.25	R87	Single Family Residential
18	0.25	R87	Single Family Residential
19	0.26	R87	Single Family Residential
20	0.26	R87	Single Family Residential
21	0.26	R87	Single Family Residential
22	0.26	R87	Single Family Residential
23	0.26	R87	Single Family Residential
24	0.25	R87	Single Family Residential
25	0.24	R87	Single Family Residential
26	0.3	R87	Single Family Residential
27	0.33	R87	Single Family Residential
28	0.32	R87	Single Family Residential
29	0.31	R87	Single Family Residential
30	0.31	R87	Single Family Residential
31	0.32	R87	Single Family Residential
32	0.29	R87	Single Family Residential
33	0.29	R87	Single Family Residential
34	0.31	R87	Single Family Residential
35	0.34	R87	Single Family Residential
36	0.31	R87	Single Family Residential
37	0.33	R87	Single Family Residential
38	0.35	R87	Single Family Residential
39	0.35	R87	Single Family Residential
40	0.38	R87	Single Family Residential
41	0.35	R87	Single Family Residential
42	0.28	R87	Single Family Residential
43	0.29	R87	Single Family Residential

Lot Sizes

Lot Number	Lot Size (AC)	Lot Zoning	Lot Use
44	0.28	R87	Single Family Residential
45	0.27	R87	Single Family Residential
46	0.35	R87	Single Family Residential
			Single Family Residential
47	0.36	R87	Single Family Residential
48	0.29	R87	Single Family Residential
49	0.29	R87	Single Family Residential
50	0.28	R87	Single Family Residential
51	0.36	R87	Single Family Residential
52	0.35	R87	Single Family Residential
53	0.27	R87	Single Family Residential
54	0.3	R87	Single Family Residential
55	0.42	R87	Single Family Residential
56	0.42	R87	Single Family Residential
57	0.32	R87	Single Family Residential
58	0.37	R87	Single Family Residential
59	0.34	R87	Single Family Residential
60	0.28	R87	Single Family Residential
61	0.24	R87	Single Family Residential
62	0.31	R87	Single Family Residential
63	0.31	R87	Single Family Residential
64	0.42	R87	Single Family Residential
65	0.3	R87	Single Family Residential
66	0.28	R87	Single Family Residential
67	0.28	R87	Single Family Residential
68	0.27	R87	Single Family Residential
69	0.25	R87	Single Family Residential
70	0.25	R87	Single Family Residential
71	0.3	R87	Single Family Residential
72	0.34	R87	Single Family Residential
73	0.49	R87	Single Family Residential
74	0.35	R87	Single Family Residential
75	0.34	R87	Single Family Residential
76	0.28	R87	Single Family Residential
77	0.27	R87	Single Family Residential
78	0.3	R87	Single Family Residential
79	0.26	R87	Single Family Residential
80	0.24	R87	Single Family Residential
81	0.24	R87	Single Family Residential
82	0.24	R87	Single Family Residential
83	0.24	R87	Single Family Residential
84	0.24	R87	Single Family Residential
85	0.24	R87	Single Family Residential

Lot Sizes

Lot Number	Lot Size (AC)	Lot Zoning	Lot Use
86	0.24	R87	Single Family Residential
87	0.31	R87	Single Family Residential
88	0.23	R87	Single Family Residential
89	0.24	R87	Single Family Residential
90	0.24	R87	Single Family Residential
91	0.24	R87	Single Family Residential
92	0.24	R87	Single Family Residential
93	0.24	R87	Single Family Residential
94	0.24	R87	Single Family Residential
95	0.26	R87	Single Family Residential
96	0.26	R87	Single Family Residential
97	0.26	R87	Single Family Residential
98	0.26	R87	Single Family Residential
99	0.26	R87	Single Family Residential
100	0.26	R87	Single Family Residential
101	0.26	R87	Single Family Residential
102	0.32	R87	Single Family Residential
103	0.36	R30	Multi-Family 4 Plex
104	0.29	R30	Multi-Family 4 Plex
105	0.37	R30	Multi-Family 4 Plex
106	0.34	R30	Multi-Family 4 Plex
107	0.3	R30	Multi-Family 4 Plex
108	0.29	R30	Multi-Family 4 Plex
109	0.3	R30	Multi-Family 4 Plex
110	0.41	R30	Multi-Family 4 Plex
111	0.4	R30	Multi-Family 4 Plex
112	0.35	R30	Multi-Family 4 Plex
113	0.29	R30	Multi-Family 4 Plex
114	0.29	R30	Multi-Family 4 Plex
115	0.32	R30	Multi-Family 4 Plex
116	0.32	R30	Multi-Family 4 Plex
117	0.29	R30	Multi-Family 4 Plex
118	0.32	R30	Multi-Family 4 Plex
119	0.45	R30	Multi-Family 4 Plex
120	0.31	R30	Multi-Family 4 Plex
121	0.15	R50	Single Family Residential
122	0.15	R50	Single Family Residential
123	0.15	R50	Single Family Residential
124	0.21	R50	Single Family Residential
125	0.15	R50	Single Family Residential

Lot Sizes

Lot Number	Lot Size (AC)	Lot Zoning	Lot Use
126	0.16	R50	Single Family Residential
127	0.17	R50	Single Family Residential
128	0.17	R50	Single Family Residential
129	0.15	R50	Single Family Residential
130	0.17	R50	Single Family Residential
Outlot A	2.4	R87	PCSMP OUTLOT
Outlot B	1.28	R87	GREEN SPACE
Outlot C	1.08	R87	GREEN SPACE
Outlot D	0.07	R87	GREEN SPACE
Outlot E	0.39	R87	GREEN SPACE
Outlot F	0.25	R87	GREEN SPACE
Outlot G	0.76	R87	GREEN SPACE
Outlot H	0.18	R87	GREEN SPACE
Outlot I	0.08	R87	GREEN SPACE
Outlot J	0.99	R87	PCSMP OUTLOT
R.O.W.	11.52		R.O.W.