

LOTS 1-130, AND OUTLOTS A-J
SARPY COUNTY, NEBRASKA



132 Platteview



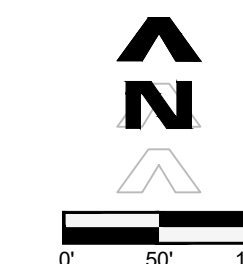
LOTS 1-130, AND OUTLOTS A-J, 132 PLATTEVIEW; BEING A
PLATTING OF THE N 1/2 OF THE NE QUARTER OF SECTION 24,
T13N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

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

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

1. EXISTING ZONING IS R87. PROPOSED ZONING FOR LOTS 1-2 IS B0. PROPOSED ZONING FOR LOTS 3-102 IS R87. PROPOSED ZONING FOR LOTS 103-120 IS R30. PROPOSED ZONING FOR LOTS 121-130 IS R50.
2. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT "2" AND "10" INTERVALS.
3. WATER SHALL BE PROVIDED BY THE CITY OF SPRINGFIELD.
4. GAS SHALL BE PROVIDED BY METROPOLITAN UTILITIES DISTRICT.
5. POWER SHALL BE PROVIDED FROM THE OMAHA PUBLIC POWER DISTRICT.
6. UTILITY EASEMENTS SHALL BE PROVIDED FOR THE EXISTING PLANS.
7. PAVEMENT FOR ALL PUBLIC STREETS SHALL BE A MINIMUM OF 25" DEPTH, 9-INCH THICK P.C.C. PAVEMENT FRONTING LOTS 1-2. ALL OTHER STREETS SHALL BE 18" DEPTH, 9-INCH THICK P.C.C. PAVEMENT.
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.

	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED 8" TRAIL
	PROPOSED STORM SEWER AND DRAINAGE EASEMENT
	PROJECT LIMITS
	BUILDING SETBACK
	PROPOSED WATER MAIN
	PROPOSED FIRE HYDRANT



Revision Dates		
No.	Description	MM-DD-YY
001	001	001
002	002	002
003	003	003
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Drawn By: CNC Reviewed By: BPH
Job No.: 2380-104 Date: 12-08-2025

Preliminary Plat

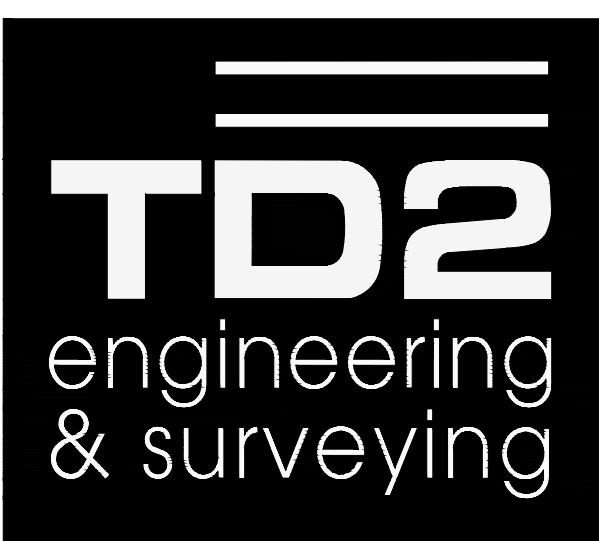
Sheet Number

Exhibit A

132 PLATTEVIEW

LOTS 1-130, AND OUTLOTS A-J

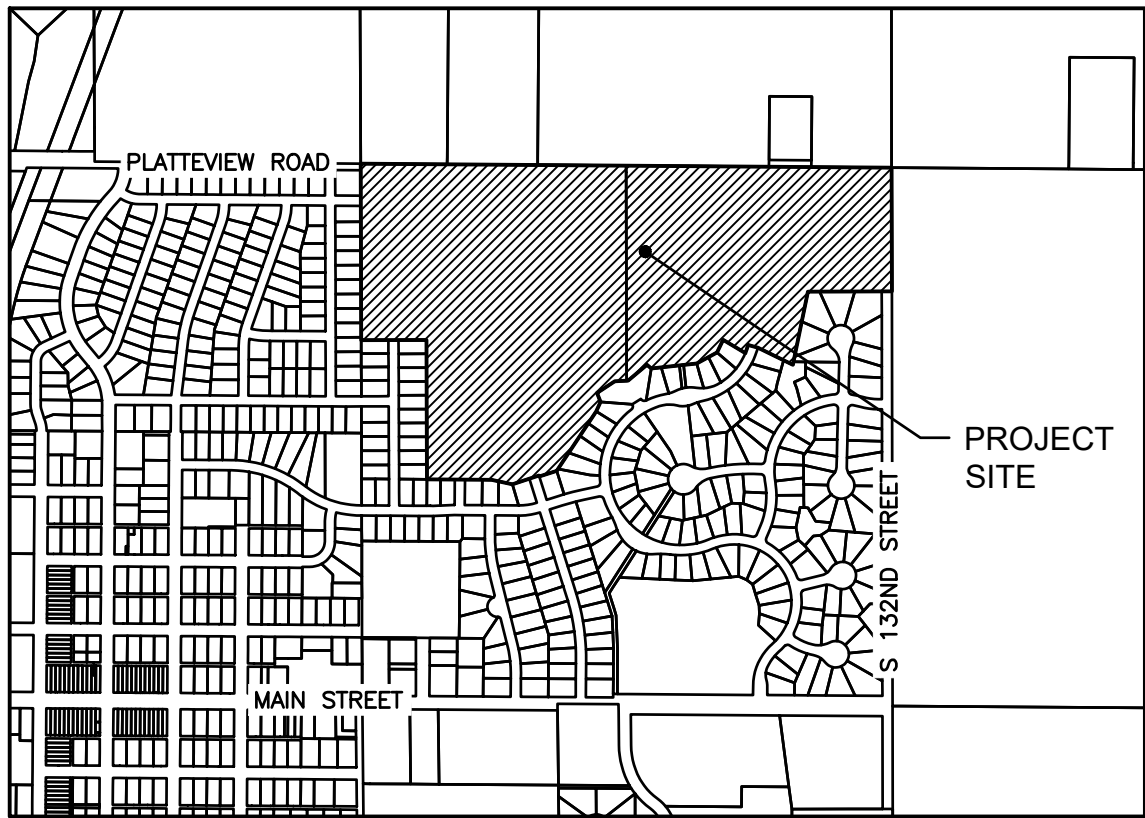
SARPY COUNTY, NEBRASKA



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

Project Name

132 Platteview



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 & DÖRNER
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OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

APPLICANT

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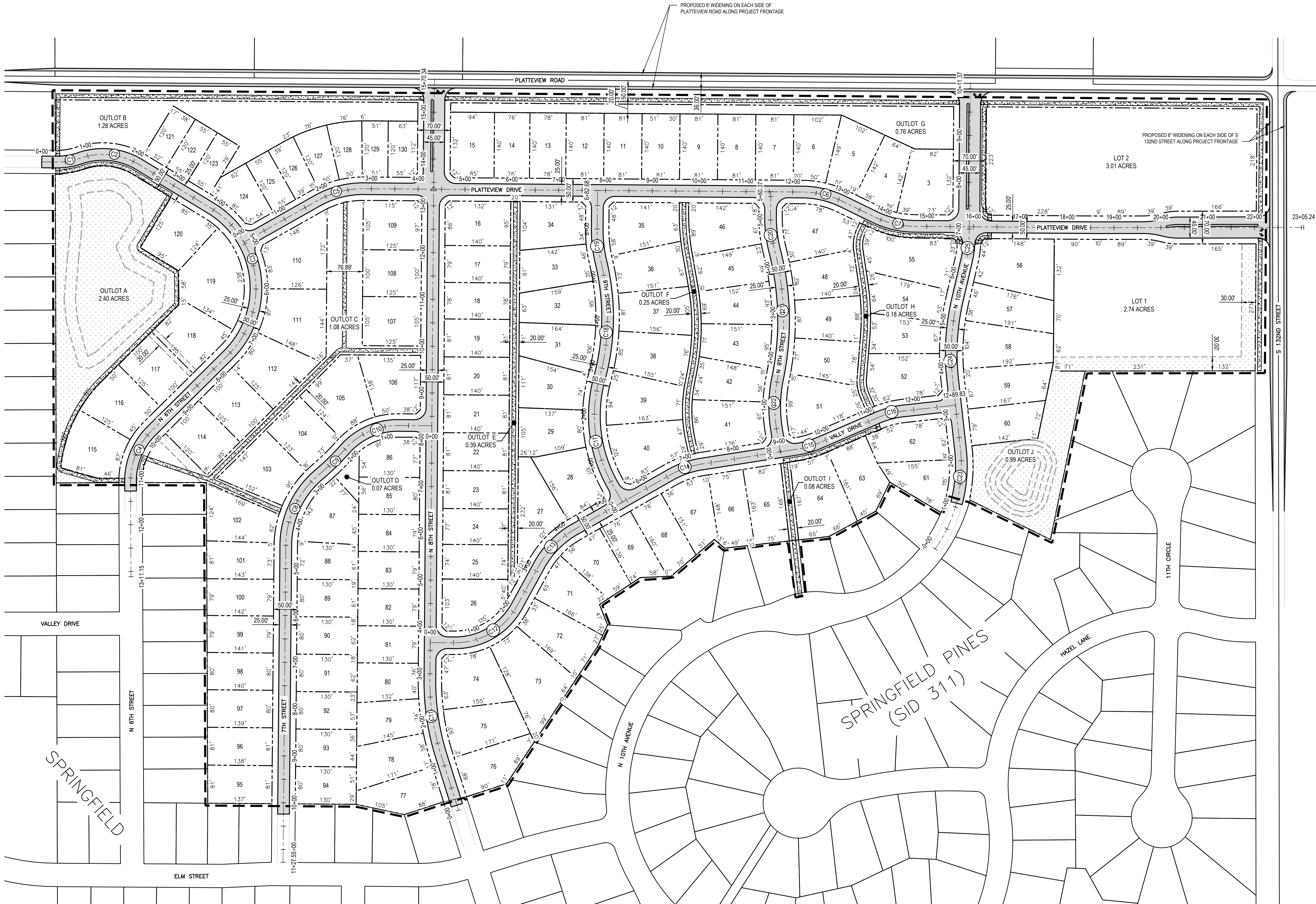
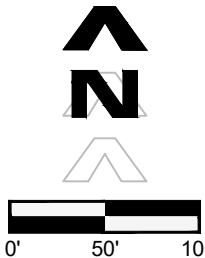
NOTES

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- 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.
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LEGEND

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

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"	139.96'
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'



Project Location

South 132nd Street and
Platteview Road

Springfield NE, 68059

Client Name

Belcaro Companies

Professional Seal

Revision Dates

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

Sheet Title

Paving Plan

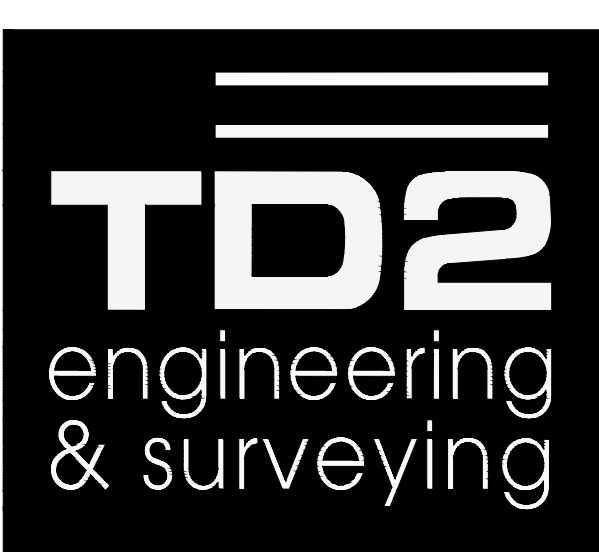
Sheet Number

Exhibit B

132 PLATTEVIEW

LOTS 1-130, AND OUTLOTS A-J

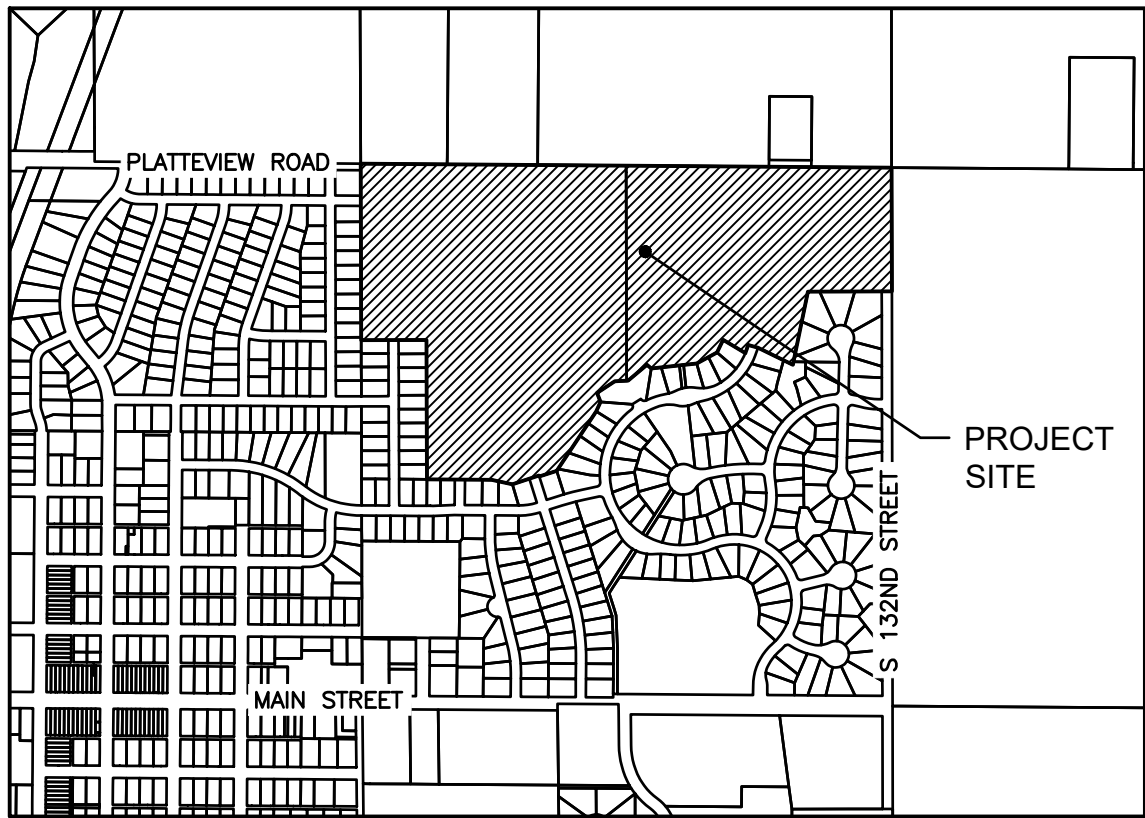
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dba: TD2 Engineering and Surveying
NE CA-0199

Project Name

132 Platteview



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

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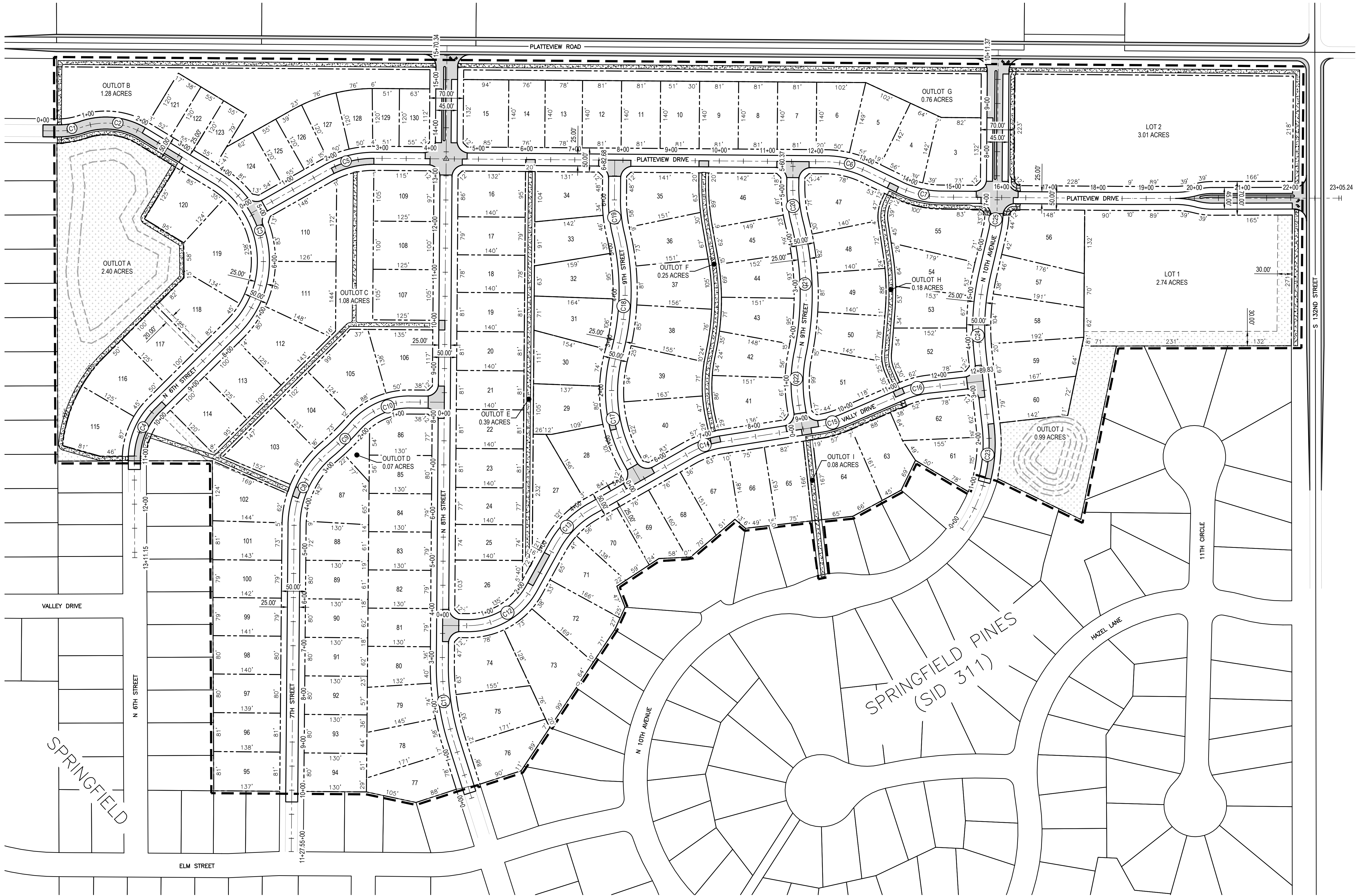
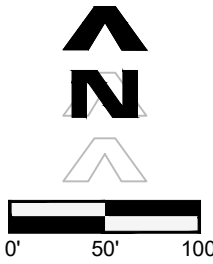
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LEGEND

- PROPOSED GENERAL OBLIGATION PAVEMENT
- PROPOSED 8' TRAIL (GENERAL OBLIGATION)
- PROPOSED STORM SEWER AND DRAINAGE EASEMENT
- PROJECT LIMITS

Curve Table: Alignments				
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C1	150.00'	50.67'	19° 21' 21"	25.58'
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C25	200.00'	44.22'	12° 40' 03"	22.20'



Project Location

South 132nd Street and
Platteview Road

Springfield NE, 68059

Client Name

Belcaro Companies

Professional Seal

Revision Dates

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

Sheet Title

General Obligation
Paving Plan

Sheet Number

Exhibit B-1

132 PLATTEVIEW

LOTS 1-130, AND OUTLOTS A-J

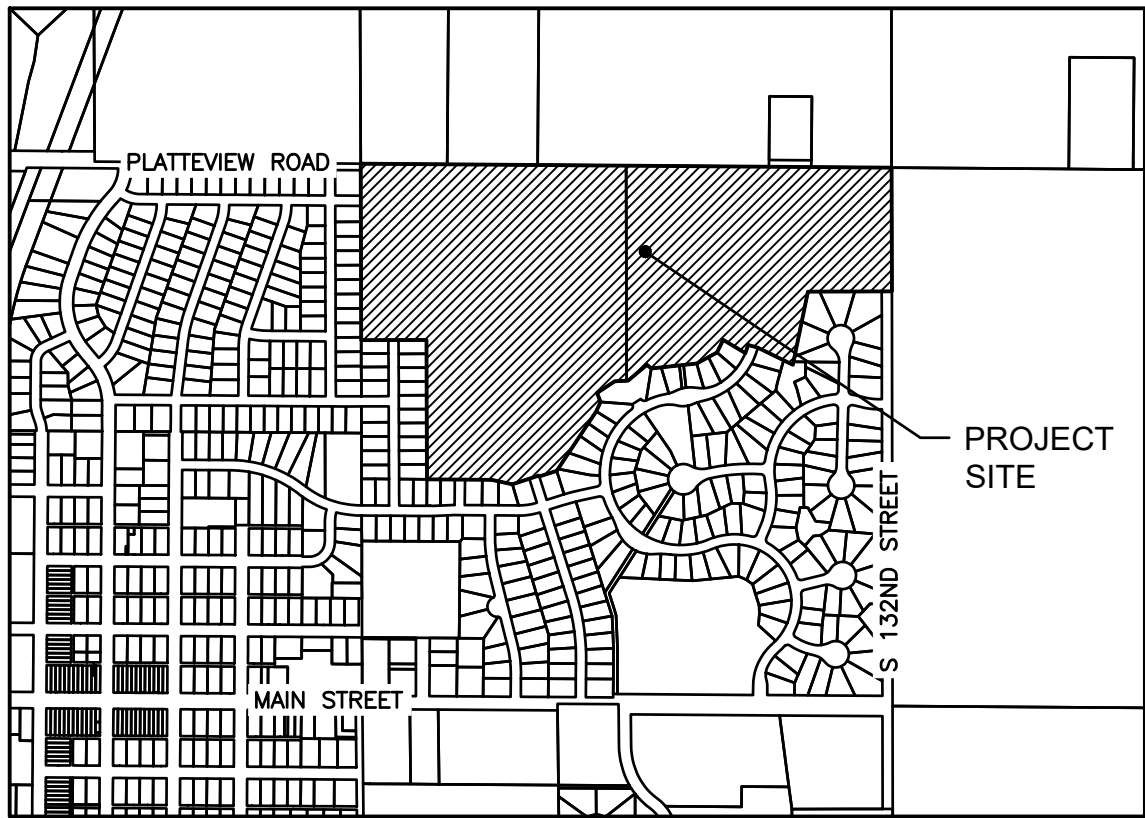
SARPY COUNTY, NEBRASKA



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Project Name

132 Platteview



VICINITY MAP



LEGAL DESCRIPTION

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PHONE: 402-330-8860

APPLICANT

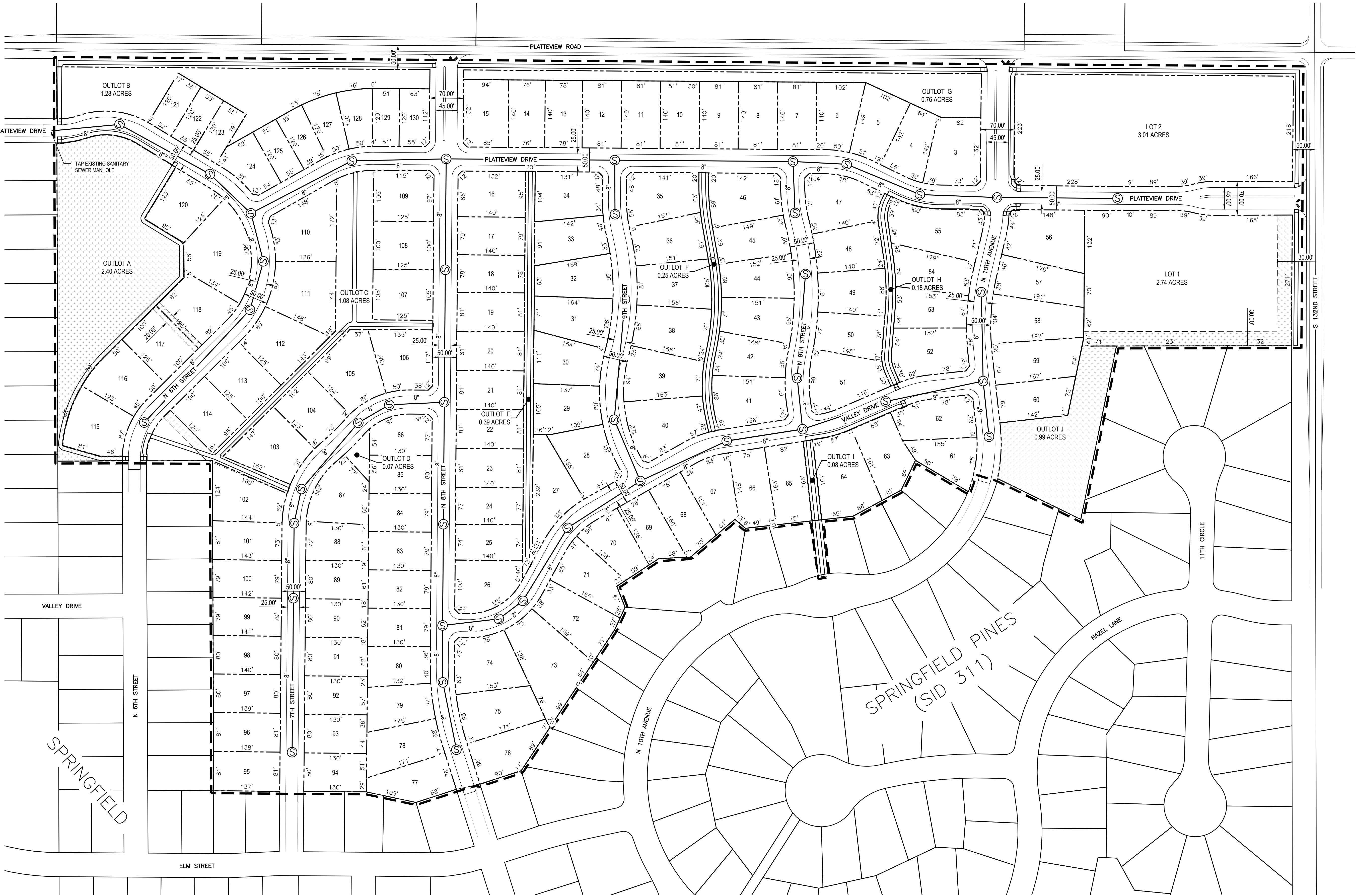
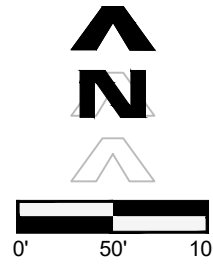
BELCARO DEVELOPMENT LLC
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NOTES

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LEGEND

- PROPOSED SANITARY SEWER
- 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

Revision Dates

No.	Description	MM-DD-YY
1	Initial Issue	12-08-2025
2	Revised	12-08-2025
3	Revised	12-08-2025
4	Revised	12-08-2025
5	Revised	12-08-2025
6	Revised	12-08-2025
7	Revised	12-08-2025
8	Revised	12-08-2025
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20	Revised	12-08-2025

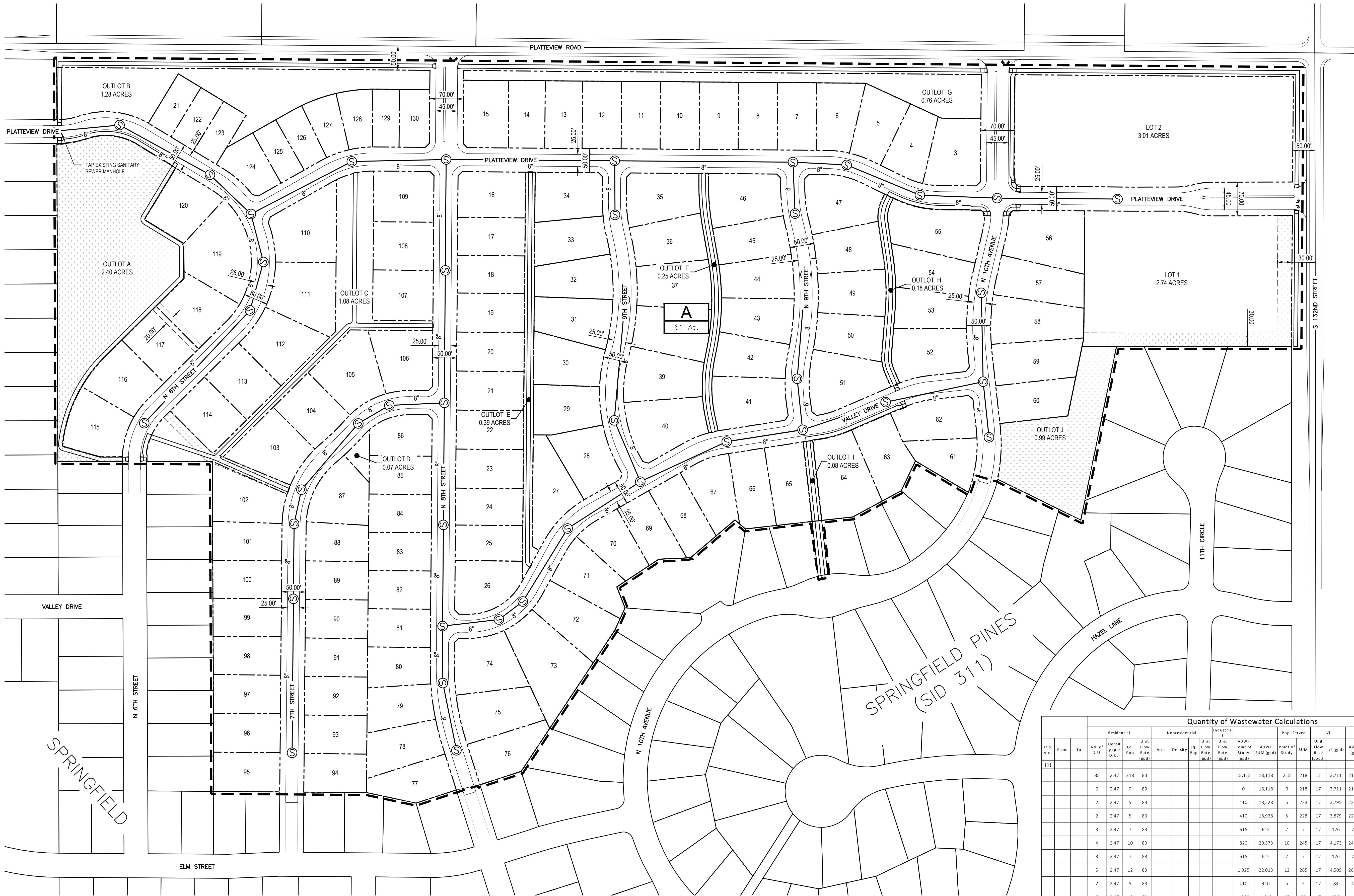
Drawn By: CNC Reviewed By: BPH
Job No.: 2380-104 Date: 12-08-2025

Sheet Title

Sanitary Sewer
Plan

Sheet Number

Exhibit C



NOTES

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- PAVEMENT FOR ALL PUBLIC STREETS SHALL BE A MINIMUM OF 22" WIDE, 9-INCH THICK P.C.C. PAVEMENT FRONTING LOTS 1-2. ALL OTHER PAVEMENT SHALL BE 7-INCH THICK P.C.C.
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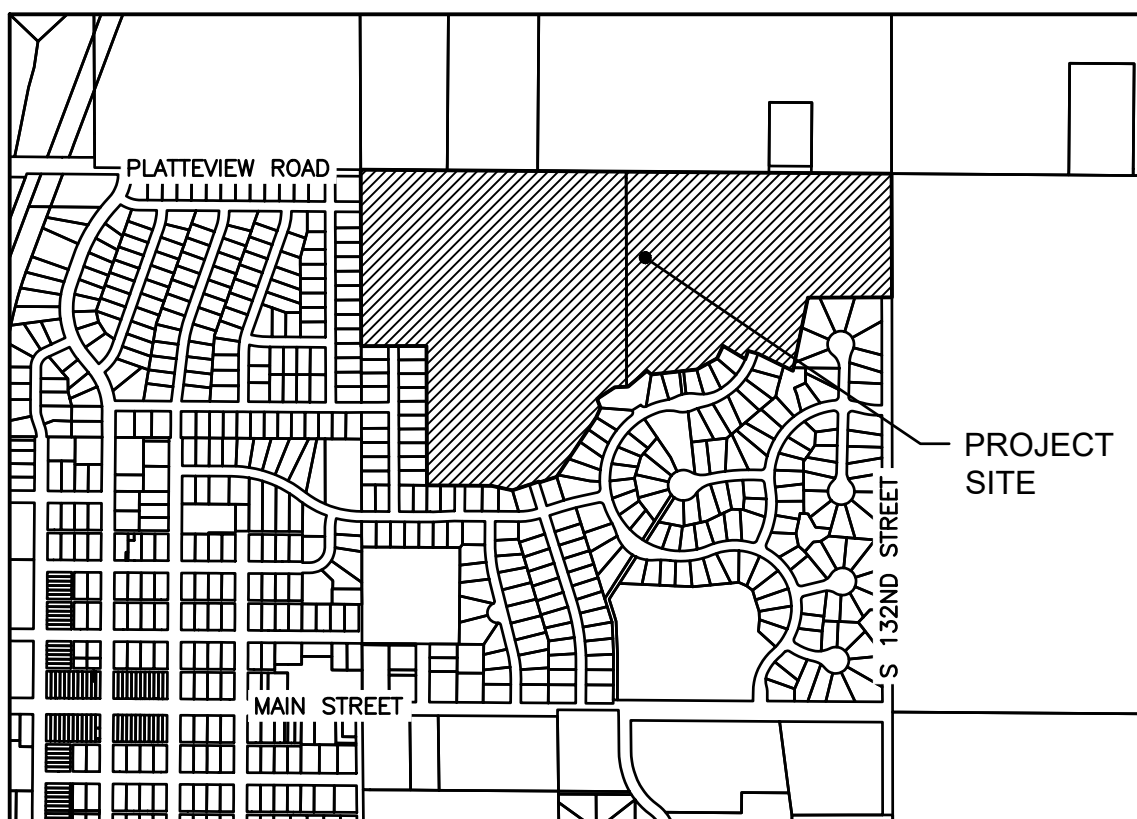
LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER AND DRAINAGE EASEMENT
- PROJECT LIMITS

132 PLATTEVIEW

LOTS 1-130, AND OUTLOTS A-J

SARPY COUNTY, NEBRASKA



VICINITY MAP

LEGAL DESCRIPTION

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APPLICANT

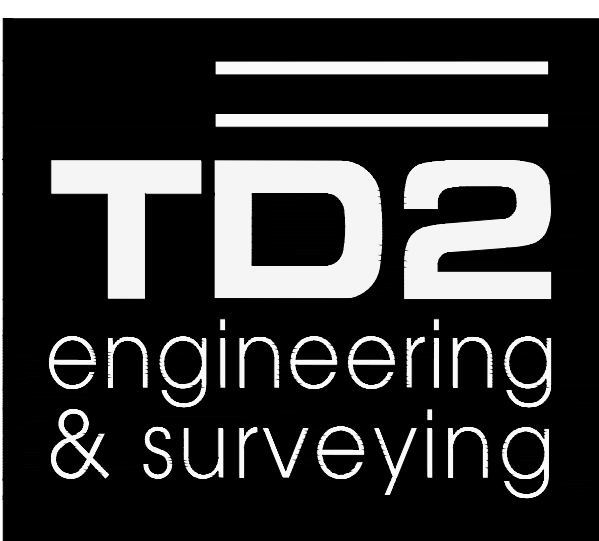
BELCARO DEVELOPMENT LLC
7520 S 85TH STREET
LA VISTA, NE 68128

Trk. Area	From	To	Quantity of Wastewater Calculations															Gravity Sewer Calculations													Comments																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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			No. of D.U.	Density (ppg)	Unit Flow Rate (gpd)	Area (Ac.)	Density (ppg)	Unit Flow Rate (gpd)	Area (Ac.)	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132 PLATTEVIEW

LOTS 1-130, AND OUTLOTS A-J

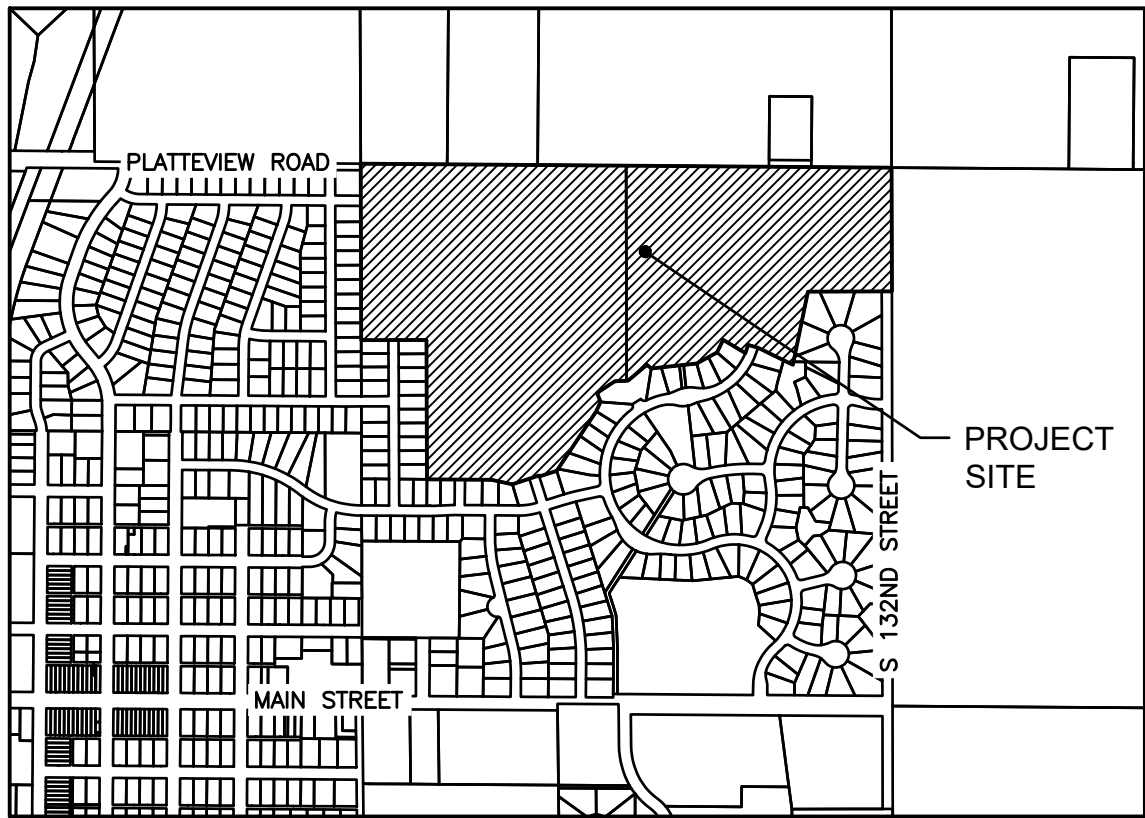
SARPY COUNTY, NEBRASKA



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

Project Name

132 Platteview



VICINITY MAP



LEGAL DESCRIPTION

LOTS 1-130, AND OUTLOTS A-J, 132 PLATTEVIEW; BEING A PLATING 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 & DÖRNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

APPLICANT

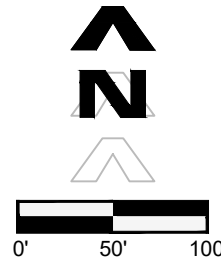
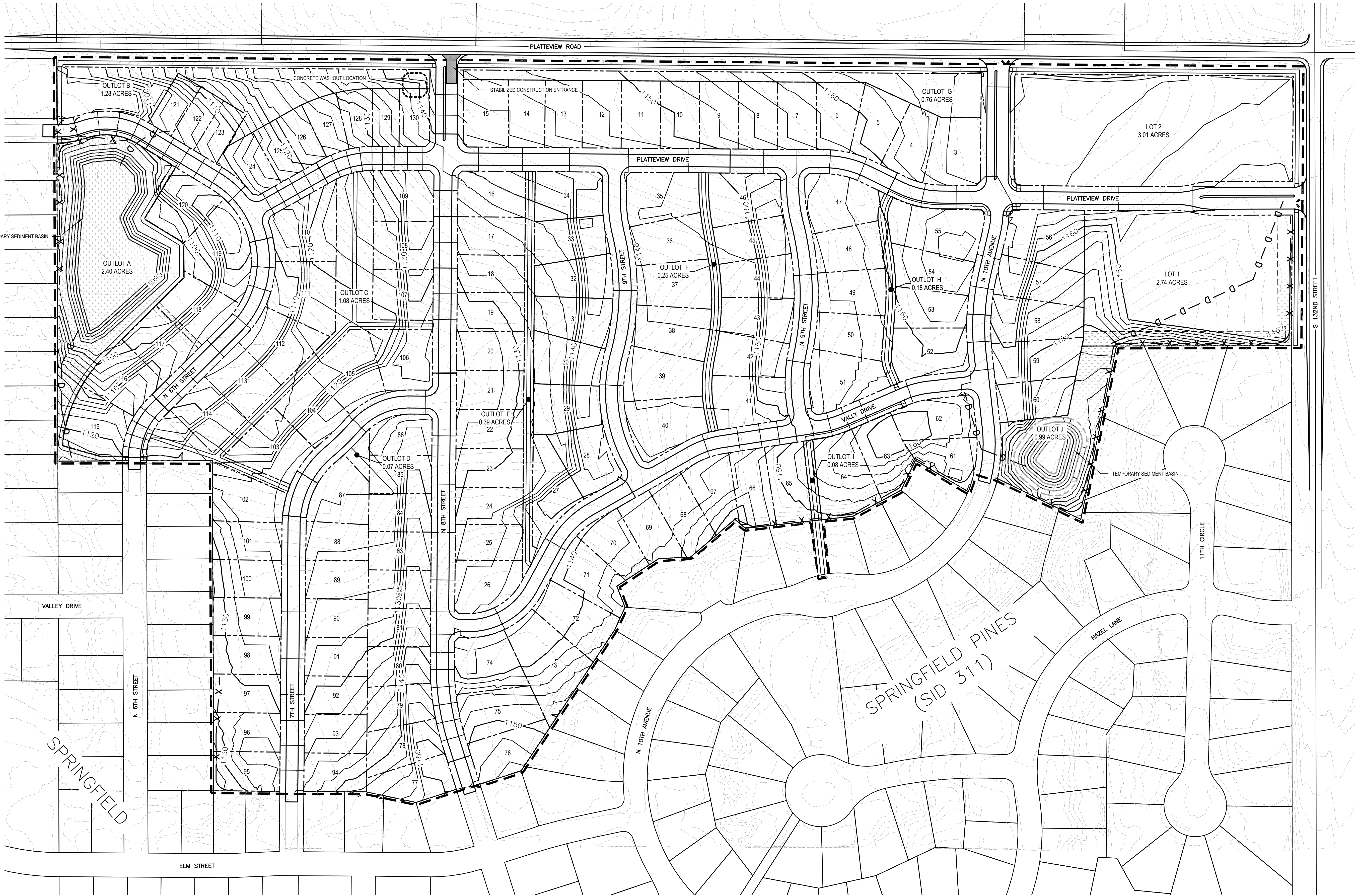
BELCARO DEVELOPMENT LLC
7520 S 95TH STREET
LA VISTA, NE 68128

NOTES

- EXISTING ZONING IS R87. PROPOSED ZONING FOR LOTS 1-2 IS B6. PROPOSED ZONING FOR LOTS 3-102 IS R87. PROPOSED ZONING FOR LOTS 103-120 IS R30. PROPOSED ZONING FOR LOTS 121-130 IS R50.
- 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.
- TYPICAL UTILITY SETBACKS WILL BE DEDICATED WITH THE FINAL PLAN.
- PAVEMENT FOR ALL PUBLIC STREETS SHALL BE A MINIMUM OF 28' WIDE, 9-INCH THICK P.C.C. PAVEMENT FRONTING LOTS 1-2. ALL OTHER PAVEMENT SHALL BE 7-INCH THICK P.C.C.
- OUTLOTS A AND J SHALL BE OWNED AND MAINTAINED BY THE SID FOR PERMANENT DETENTION BASINS.
- OUTLOTS B - I SHALL BE OWNED AND MAINTAINED BY THE HOA FOR GREEN SPACE, TRAILS, AND PARK AMENITIES.

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SILT FENCE
- PROPOSED DIVERSION BERM
- 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

Revision Dates

No.	Description	MM-DD-YY
1	Initial Issue	12-08-2025
2	Revised	12-08-2025
3	Revised	12-08-2025
4	Revised	12-08-2025
5	Revised	12-08-2025
6	Revised	12-08-2025
7	Revised	12-08-2025
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130	Revised	12-08-2025
131	Revised	12-08-2025
132	Revised	12-08-2025

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

Sheet Title

Grading and
Erosion Control

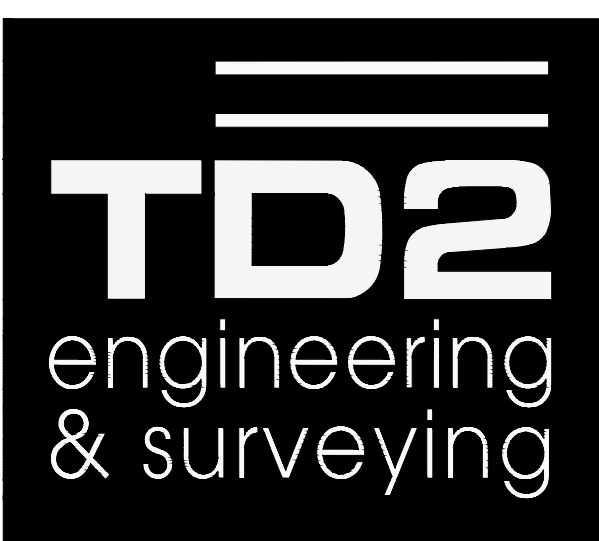
Sheet Number

Exhibit D

132 PLATTEVIEW

LOTS 1-130, AND OUTLOTS A-J

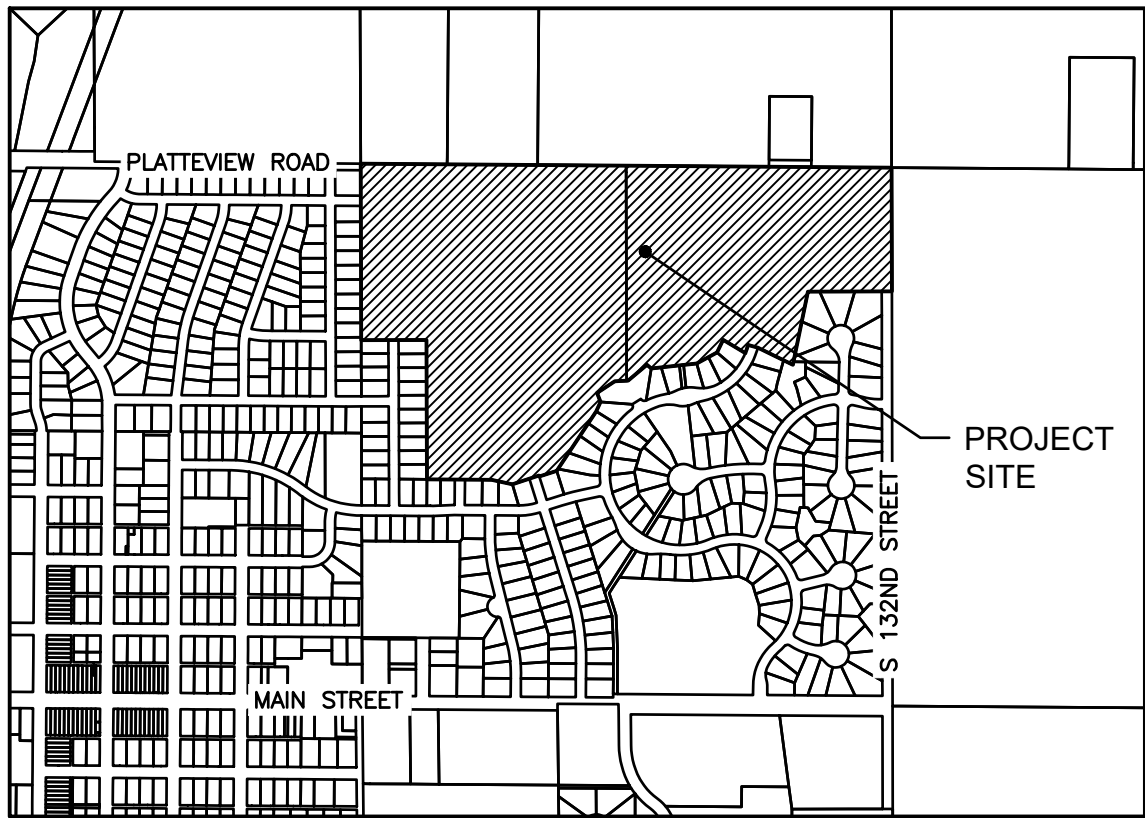
SARPY COUNTY, NEBRASKA



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

Project Name

132 Platteview



VICINITY MAP



LEGAL DESCRIPTION

LOTS 1-130, AND OUTLOTS A-J, 132 PLATTEVIEW; BEING A PLATING 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 & DÖRNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

APPLICANT

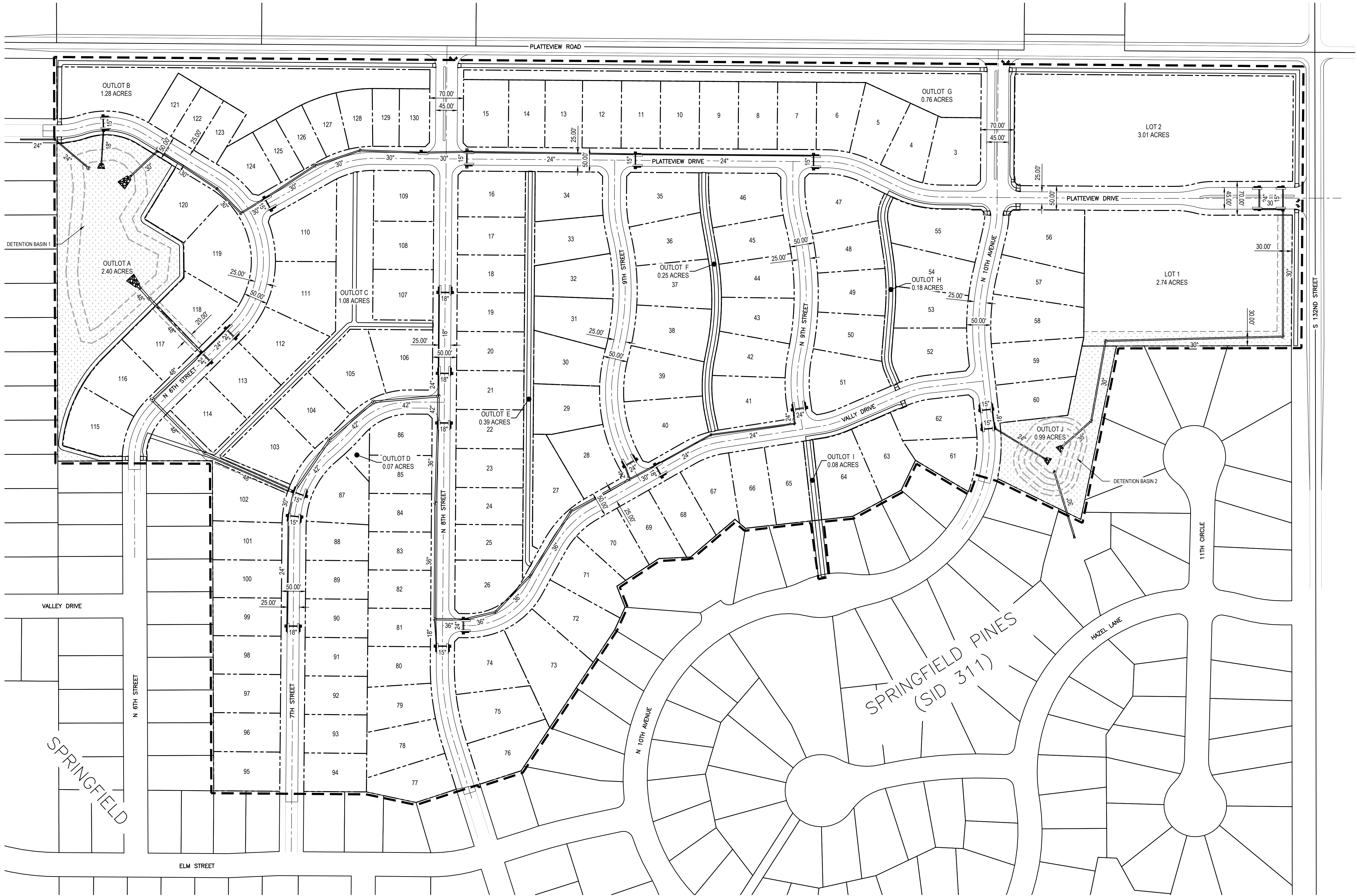
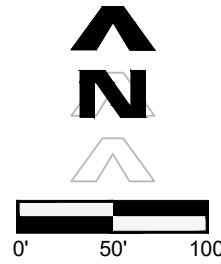
BELCARO DEVELOPMENT LLC
7520 S 95TH STREET
LA VISTA, NE 68128

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LEGEND

- PROPOSED STORM SEWER
- 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

Revision Dates

No.	Description	MM-DD-YY
1	132 PLATTEVIEW	12-08-2025
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Drawn By: CNC Reviewed By: BPH
Job No.: 2380-104 Date: 12-08-2025

Sheet Title

Storm Sewer Plan

Sheet Number

Exhibit E

TD2
engineering
& surveying

Project Location

Springfield NE, 68059

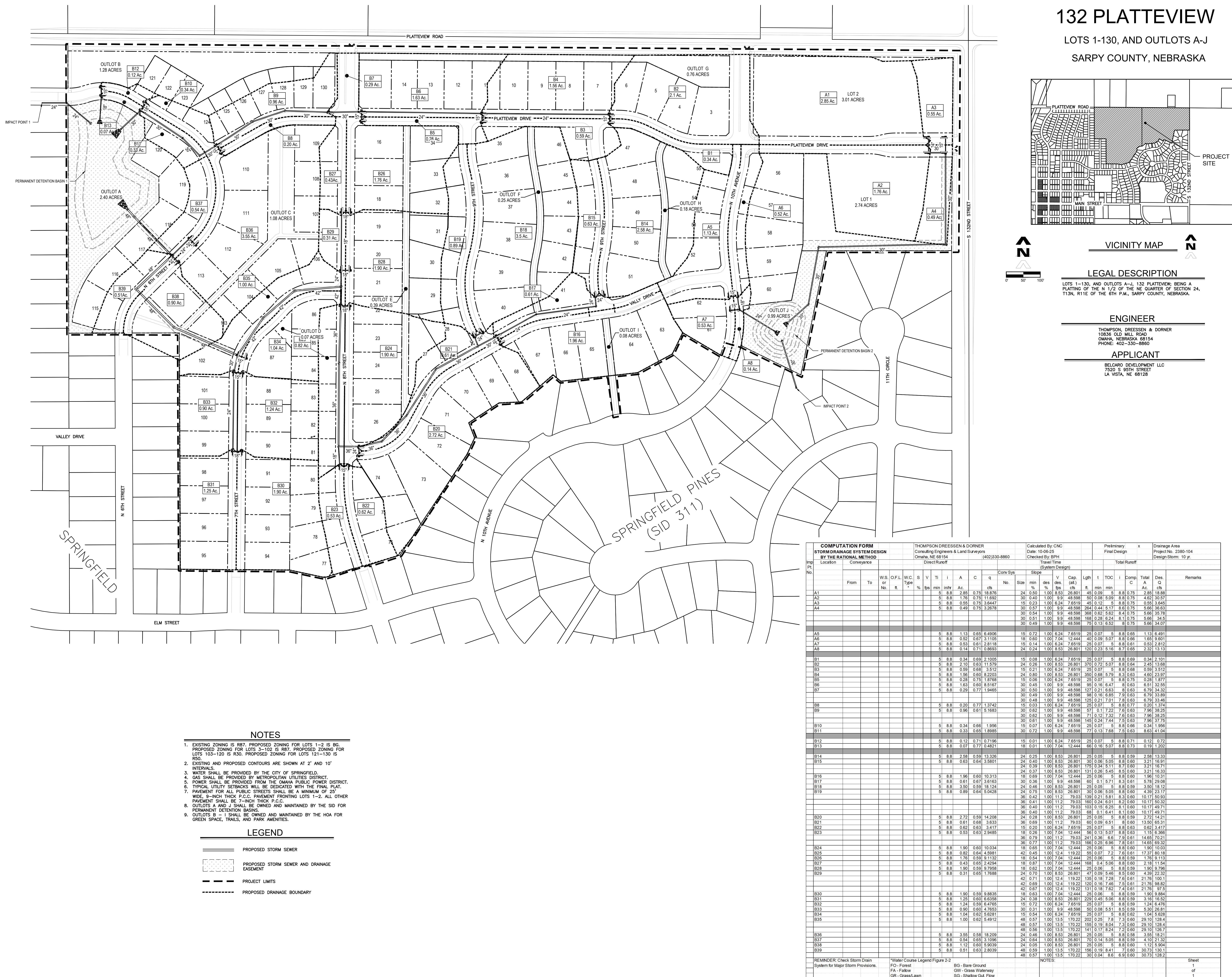
Professional Seal

Revision Dates

No.	Description	MM-DD-YY
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012	013	014
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021	022	023
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099	100	101

Post Construction Stormwater Management Plan

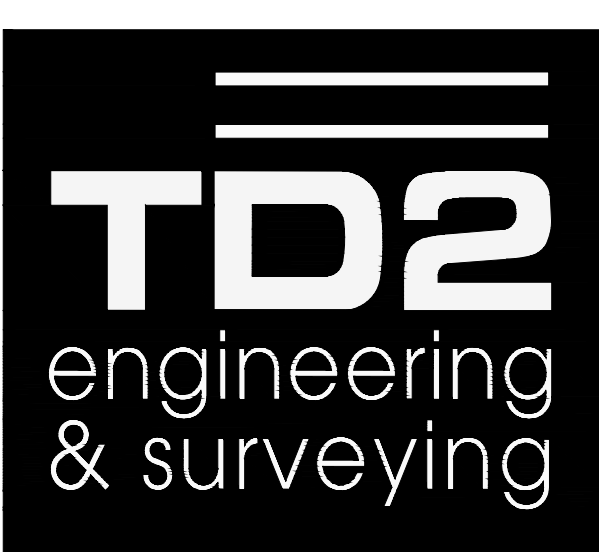
Sheet Number



132 PLATTEVIEW

LOTS 1-130, AND OUTLOTS A-J

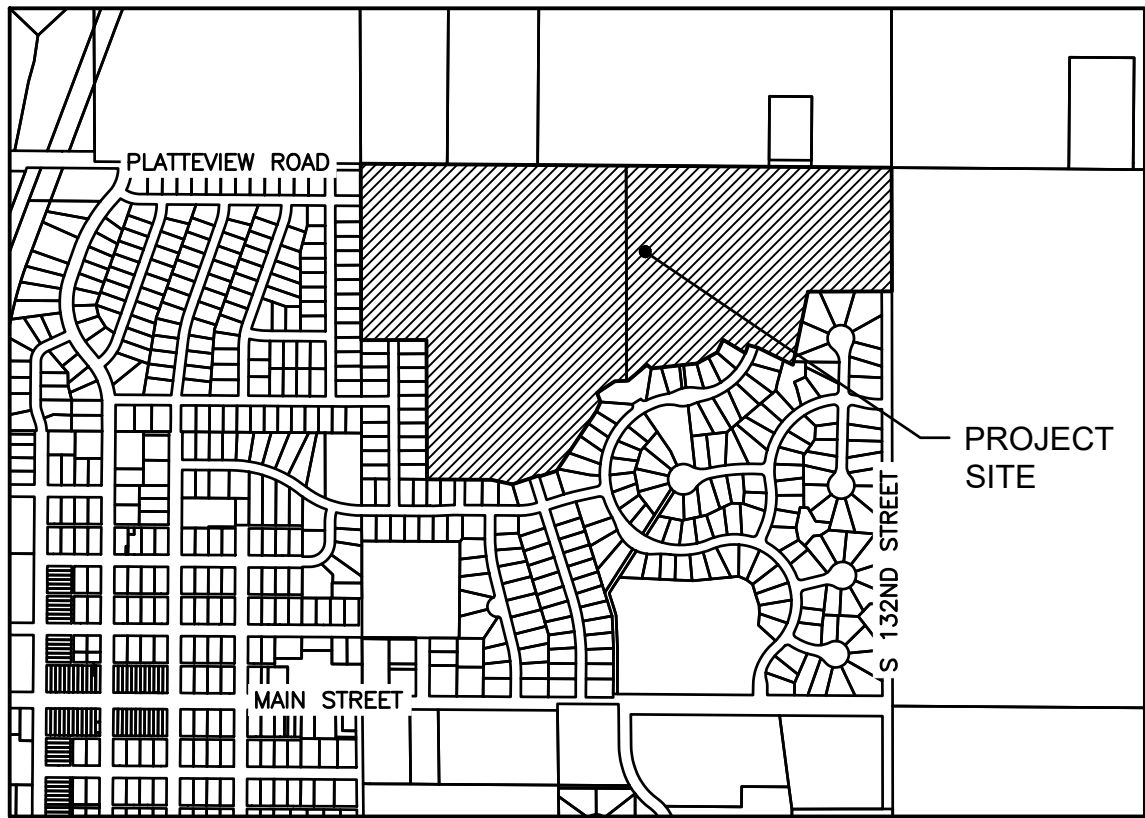
SARPY COUNTY, NEBRASKA



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

Project Name

132 Platteview



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 & DÖRNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

APPLICANT

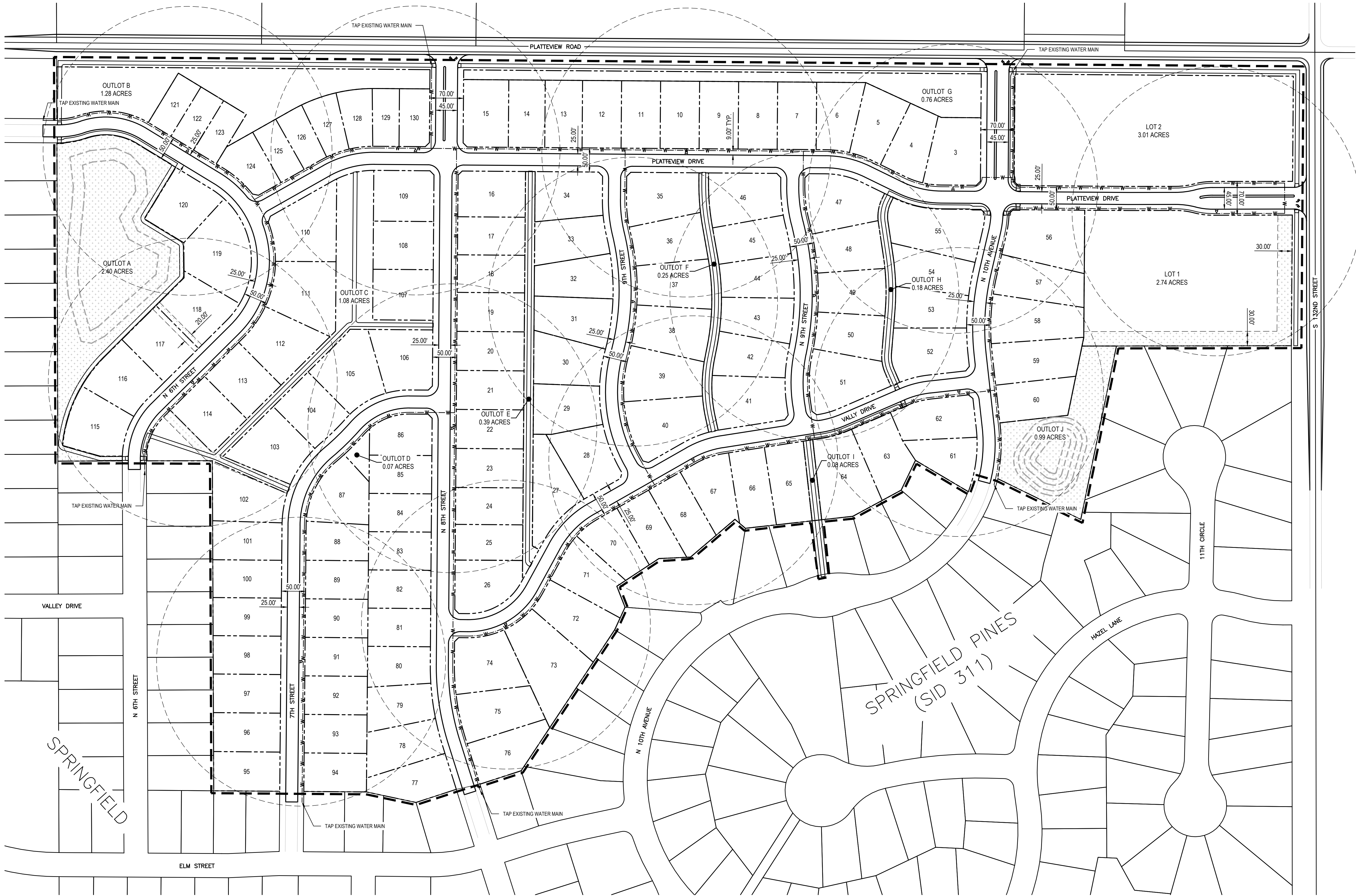
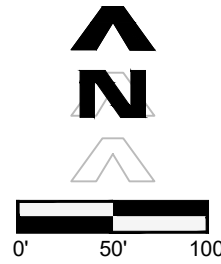
BELCARO DEVELOPMENT LLC
7520 S 95TH STREET
LA VISTA, NE 68128

NOTES

- EXISTING ZONING IS R87. PROPOSED ZONING FOR LOTS 1-2 IS B6. PROPOSED ZONING FOR LOTS 3-102 IS R87. PROPOSED ZONING FOR LOTS 103-120 IS R30. PROPOSED ZONING FOR LOTS 121-130 IS R50.
- 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.
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- OUTLOTS B - I SHALL BE OWNED AND MAINTAINED BY THE HOA FOR GREEN SPACE, TRAILS, AND PARK AMENITIES.

LEGEND

- PROPOSED STORM SEWER AND DRAINAGE EASEMENT
- PROJECT LIMITS
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- 300' RADIUS LIMIT FOR FIRE HYDRANT COVERAGE



Project Location

South 132nd Street and
Platteview Road

Springfield NE, 68059

Client Name

Belcaro Companies

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
1	132 PLATTEVIEW	12-08-2025
2	132 PLATTEVIEW	12-08-2025
3	132 PLATTEVIEW	12-08-2025
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129	132 PLATTEVIEW	12-08-2025
130	132 PLATTEVIEW	12-08-2025

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

Sheet Title

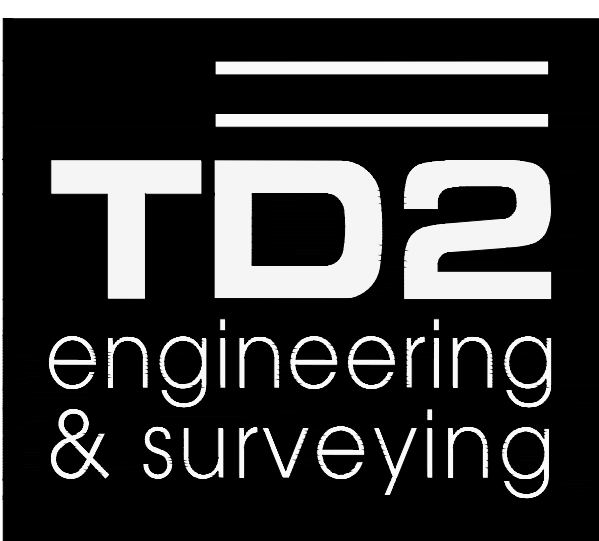
Water Main Plan

Sheet Number

Exhibit F

132 PLATTEVIEW

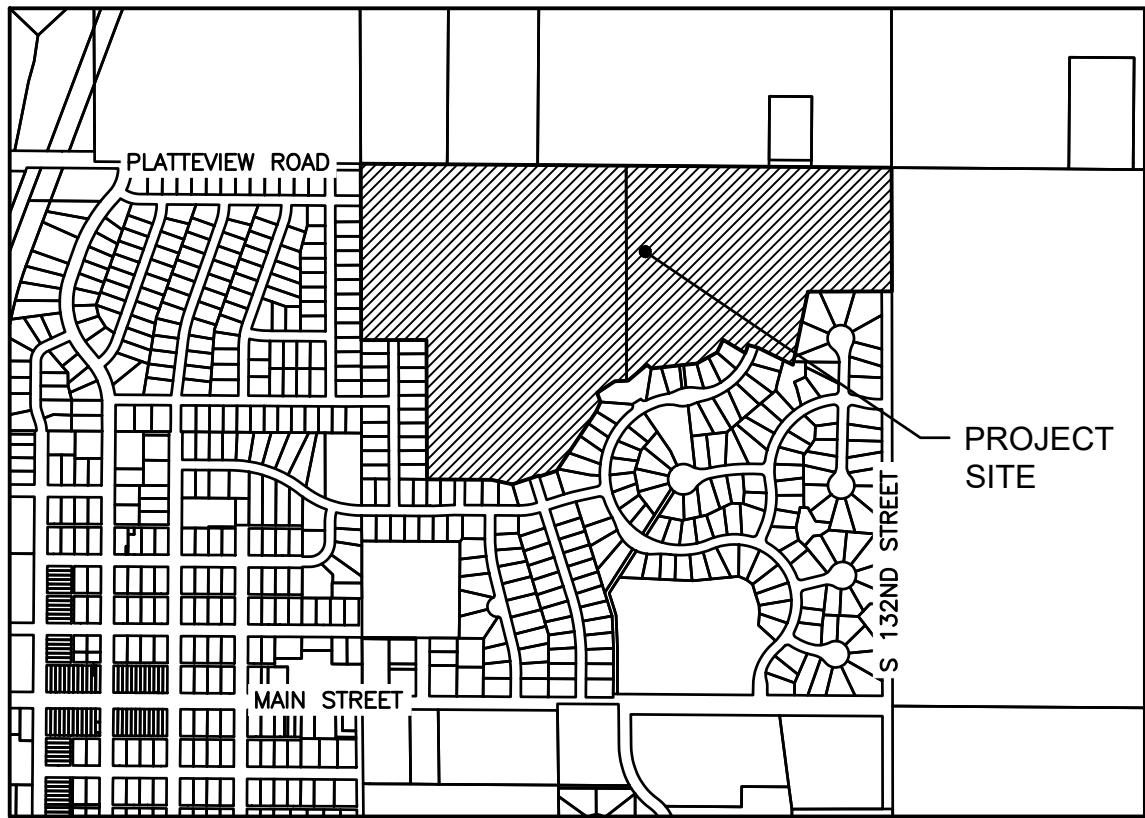
LOTS 1-130, AND OUTLOTS A-J
SARPY COUNTY, NEBRASKA



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

Project Name

132 Platteview



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 & DÖRNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

APPLICANT

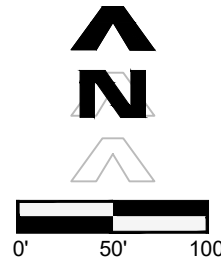
BELCARO DEVELOPMENT LLC
7520 S 95TH STREET
LA VISTA, NE 68128

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LEGEND

- PROPOSED GREEN SPACE
- PROPOSED TREE SCREENING
- 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

Revision Dates

No.	Description	MM-DD-YY
1	Initial Design	12-08-2025
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130	Final Design	12-08-2025

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

Sheet Title

Landscape Plan

Sheet Number

Exhibit G

