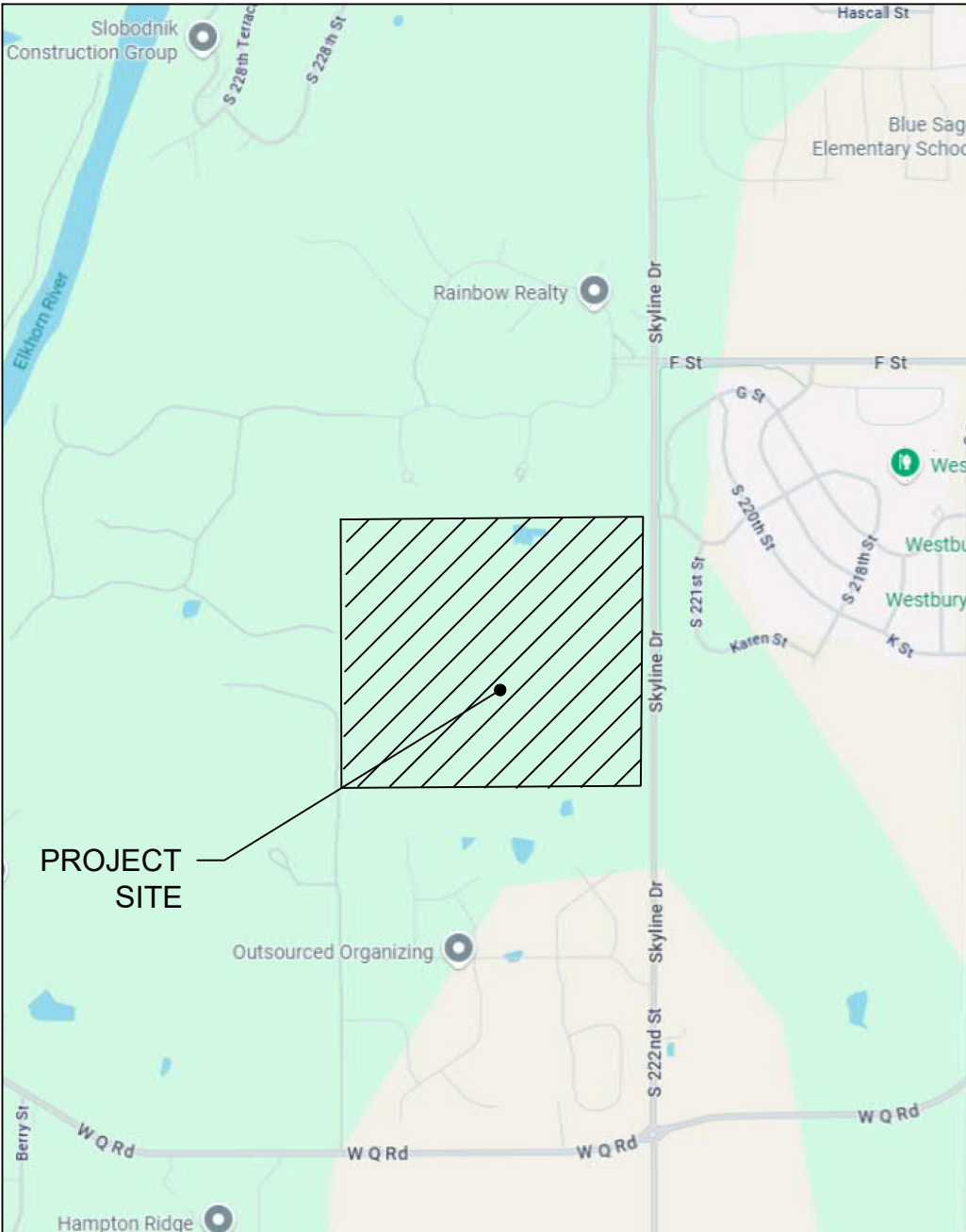




THE PRESERVE 2ND ADDITION
LOTS 1 THROUGH 60 AND
OUTLOTS A THROUGH J
DOUGLAS COUNTY, NEBRASKA



VICINITY MAP



SUBDIVIDER

BLACK BEAR HOLDINGS LLC
16820 FRANCES STREET, SUITE 206
OMAHA, NE 68130

ENGINEER

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

LEGAL DESCRIPTION

THE N 1/2 OF THE SW 1/4 AND THE S 1/2 OF THE NW 1/4 OF SECTION
2, T14N, R10E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

NOTES

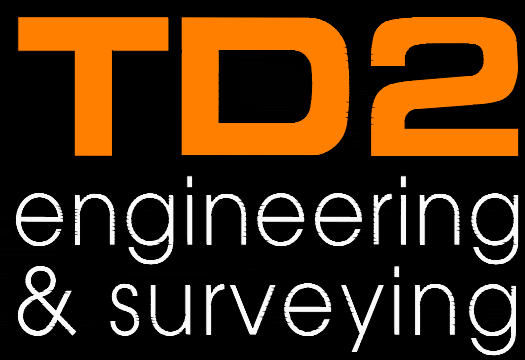
- EXISTING ZONING IS AG. PROPOSED ZONING IS DR.
- EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 4' INTERVALS.
- WATER AND GAS SHALL BE PROVIDED BY THE METROPOLITAN UTILITIES DISTRICT.
- POWER SHALL BE PROVIDED BY OMAHA PUBLIC POWER DISTRICT.
- TYPICAL UTILITY SETBACKS WILL BE DEDICATED WITH THE FINAL PLAT.
- PAVEMENT FOR ALL STREETS SHALL BE 22" WIDE 7-INCH THICK P.C.C.
- NO DIRECT ACCESS TO 22ND STREET SHALL BE PERMITTED BY ANY LOTS OR OUTLOTS.
- THIS SITE IS WITHIN THE ELKHORN SPECIAL DEVELOPMENT ZONING. MINIMAL GRADING WILL BE ALLOWED FOR RESIDENTIAL DRIVEWAYS.
- OUTLOTS A-E WILL PROVIDE DRAINAGE SERVICE FOR THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY THE PRESERVE 2ND ADDITION HOMEOWNERS ASSOCIATION.
- OUTLOT E WILL PROVIDE ACCESS TO LOT 51 THROUGH IT.
- OUTLOT F WILL CONTAIN THE PRIVATE ROADS AND WILL BE OWNED AND MAINTAINED BY THE PRESERVE 2ND ADDITION HOMEOWNERS ASSOCIATION.
- OUTLOTS G-J WILL CONTAIN DETENTION BASINS TO SERVE THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



0' 50' 100'

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM SEWER
- PROPOSED 7" PCC PAVEMENT
- PROPOSED DRAINAGE EASEMENT
- EXISTING STORM AND DRAINAGE EASEMENT
- PROPOSED INGRESS/EGRESS EASEMENT
- PROPOSED BUILDING AREA



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

The Preserve
2nd Addition

Client Name

222nd Street between F Street
and West Q Road

Client Name

Black Bear
Holdings LLC

Professional Seal

Revision Dates

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Drawn By: MEM Reviewed By: DEK
Job No.: 1523-131 Date: 9-8-25

Sheet Title

Preliminary Plat

Sheet Number

Exhibit A