



# SPRINGFIELD

NEBRASKA

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## CITY COUNCIL AGENDA

Tuesday, June 2, 2026, at 7:00 p.m.

Springfield City Hall

170 North 3<sup>rd</sup> Street

### CALL TO ORDER

- Public announcement that a copy of the Nebraska Open Meetings Law is posted in the entry to the meeting room
- Roll call
- Pledge of Allegiance

### CONSENT AGENDA

*All consent agenda items are approved in one motion unless removed by a Council Member. Removed items will be placed under the Regular Agenda for consideration and action by the Council.*

1. Approve Minutes of the May 19, 2026, and May 21, 2026, Council Meetings
2. Approve Claims and Payroll
3. Approve the short-term disability, accidental death, and life insurance policy renewal with Principal

### REGULAR AGENDA

1. Sarpy County Sheriff's Monthly Service Report
2. Conduct a Public Hearing to consider an application filed by Belcaro Development LLC (Joseph Gomez), subdivider, and Gregory Mahloch, owner, for a revised preliminary plat and final plat for Lots 1-133 and Outlots A-L, Springfield Highlands (formerly 132 Platteview), on property legally described as the irregular North One-Half of the Northeast Quarter and Tax Lot 34A of Section 24, Township 13 North, Range 11 of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 61.43 acres; this parcel is generally located at the southwest corner of 132<sup>nd</sup> Street & Platteview Road
3. Consider approval of **Resolution 2026-21** approving a revised preliminary plat for Lots 1-133 and Outlots A-L, Springfield Highlands
4. Consider approval of **Resolution 2026-22** approving a final plat for Lots 1-133 and Outlots A-L, Springfield Highlands

5. Consider a request from Beth Meister, 185 N. 7<sup>th</sup> Street, to close North 7<sup>th</sup> Street from Main Street to Elm Street on Friday, July 3, 2026, from 6:00 p.m. to 9:30 p.m. for a block party
6. **Tabled May 21, 2026.** Consider approval of a bid for the construction of a roof over an existing material bay at the city's maintenance facility
7. Consider approval of a bid to replace toilet and sink fixtures in the restroom facility at City Park
8. Consider purchase of AEDs for public buildings
9. Consider approval of a bid for Hwy 50 right-of-way mowing
10. Discuss Barb Henninger's annual review and consider a proposed merit increase
11. Discuss Ember Davis's annual review and consider a proposed merit increase

#### **DEPARTMENT REPORTS**

1. Water & Sewer Department – Mike Neitzel
2. Library & Community Building – Michael Herzog
3. Parks Department & Community Events – Kacie Murtha
4. Street Department – Dan Craney
5. Mayor's Report – Bob Roseland
6. City Staff Reports

*The Mayor and City Council reserve the right to adjourn into executive session per Section 84-1410 of the Nebraska Revised Statutes.*

#### **ADJOURNMENT**

**City of Springfield**  
**Cash Disbursements Journal**  
**For the Period From May 1 through May 31, 2026**

Name	Amount	Account Description	Check #
Aflac	1,113.04	Aflac-Gen/Lib/Prk/Scr/Wtr/Swr/Str	
Amazon Business	130.78	R&M Bldg-CommBldg; Tools&Misc-CommBldg	EFTPS
Amazon Capital	1,674.86	Books-Lib; Library Supplies; Lib Rest; Office Equip-Lib Rest	
Ameritas Life	91.90	Aflac-Gen/Lib	
Blue Cross Blue Shield	8,135.92	Health Ins-Gen/Lib/Prk/Scr/Wtr/Swr/Str	
Carroll Construction Supply	151.96	Tools & Misc Equip-Str	
Ameritas Life	101.90	Aflac-Gen/Lib	
Blue Cross Blue Shield	8,135.92	Health Ins-Gen/Lib/Prk/Scr/Wtr/Swr/Str	EFTPS
Carroll Construction Supply	151.96	Tools & Misc Equip-Str	
Casey's General	Bill Not Received	Fuel-Prk/Scr/Wtr/Swr/Str; Supplies-Wtr	
Center Point	97.08	Books-Lib	
Charter Communication	609.98	Internet-Gen/CommBldg/Str	
Concrete Delivered	1,067.75	Asphalt & Concrete-Str	
CoreTech	2,913.50	Telephone-Lib; Prof Svcs Tech Support-Gen/Str; Office Equip-Gen;	
Diggers (One Call Concepts)	Bill Not Received		
Eagle Services	445.00	Rental-Prk/Scr	
(Eakes) Five Points Bank	88.42	Office Equip-Gen	
Everon	103.61	Security System-Lib	
Executive Janitorial	Bill Not Received	Janitorial-Comm Bldg	
First National Bank	2,310.17	Prof Svcs Tecn Support-Gen; Subscription-Gen/Wtr/Swr; Telephone-Gen/Lib; Office Supplies-Gen/Prk/Scr/Wtr/Swr/Str	
Gale	180.00	Books-Lib	
Government Forms & Supplies	318.71	Printing-Gen	
Home Depot	309.96	Supplies-CommBldg; R&M Bldg-Gen/Lib/CommBldg; Tools&Misc-Str; CommBldg-SlsTx	
Hughes Mulch Products	44.00	CommBetterment-SlsTx	
Know Buddy Resources	78.89	Books-Lib	
Metlife	458.48	Health Insurance-Gen/Lib/Prk/Scr/Wtr/Swr/Str	EFTPS
MicroMarketing	152.97	Books-Lib	
Midwest Labs	Bill Not Received	Testing-Wtr	
Mid America Books	149.70	Books-Lib	
MUD	325.15	Natural Gas-Gen/Lib/Comm Bldg/Str	
Municipal Supply	3,078.75	Supplies-Wtr; Tools&Misc-Wtr; Meter Upgrades-Wtr	
NAPA	41.88	R&M Vehicle-Str	
Nebraska Assigned Risk (Travelers)	Bill Not Received	Insurance-Gen/Lib/Pks/Comm Bldg/Wtr/Swr/Str	EFTPS
Nebraska Public Health Environmental Lab	34.00	Testing-Wtr	
NDWEE	76,913.36	Bond Pymt-Wtr; Bond Interest-Wtr; SFT Admin Fee-Wtr	
NDOT	25,368.00	Dept of Roads-Str	
NT&T	Bill Not Received	Telephone-Wtr/Str	
Olsson Associates	27,017.51	Prof Svcs-Engineer-Gen/Str/Wtr; Tower-Wtr; Wtr Main Extension-Wtr	
Omaha World Herald	39.45	Publications-Gen	
OPPD	6,479.18	Electricity-Gen/Lib/Prk/Scr/Comm Bldg/Wtr/Swr/Str	
Papillion Sanitation	Bill Not Received	Waste Disposal-Gen/Lib/Prk/Comm Bldg/Str	
Perma-Bond	568.05	Books-Lib	
Principal Life Insurance Company	552.26	Health Insurance-Gen/Lib/Prk/Scr/Wtr/Swr/Str	
Red Brick	184.88	Books-Lib	EFTPS
Sandbox Custom Publications	950.00	Promotional Materials-Gen	
Sarpy County Building Inspector	Bill Not Received	Prof Svcs-Bldg Inspector-Gen	
Sarpy County Fiscal Administrator	423.00	Animal Control-Gen	
Sarpy County Treasurer	10,991.00	Law Contract-Gen	
SCCWWA	Bill Not Received	SCCWWA User Fees-Swr	
Schmieder, Marcie	375.00	Janitorial-Lib	
Seidler & Seidler	Bill Not Received	Prof Svcs-Legal-Gen/Lib/Wtr/Swr	

Approval Date : \_\_\_\_\_

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Signature: \_\_\_\_\_

**City of Springfield**  
**Cash Disbursements Journal**  
**For the Period From May 1 through May 31, 2026**

Name	Amount	Account Description	Check #	
Springfield Ace Hardware	770.17	Supplies-Prk/Scr/Wtr/Str; R&M Bldg-Prk; R&M Grounds-Prk; Tools&Misc-Scr/Wtr; CommBetterment-SlsTx; Splash Pad-Prk; Lead Pipe Replace-Wtr		
Tractor Supply	96.95	CommBetterment-SlsTx; R&M Grounds- Gen/Lib/PrkVScr/CommBldg/Str; Tools&MiscEquip- Str		
TY's Outdoor Power	438.87	R&M equip-Prk; Tools&Misc Equip-Scr		
Walkers Uniform Rental	340.49	Laundry-Gen/Comm Bldg; Uniform Allowance-Str		
Willow Lane Education	88.96	Books-Lib		
USPS	100.00	Rental-LibRest		
Water Deposits Refunds	484.69			
Payroll	84,654.85			
VOYA Retirement ER	9,498.18			
Medical Reimbursement	9,548.16			
<b>Total</b>	<b>288,379.25</b>			
<b>Transfer from General to:</b>				
Sales Tax Savings	1,629,168.23			
<b>Total</b>	<b>1,629,168.23</b>			
<b>Transfer to General for:</b>				
Expenses paid by Sales Tax Savings	46,083.79			
Expenses paid by Keno Comm Betterment	0.00			
<b>Total</b>	<b>46,083.79</b>			

Approval Date : \_\_\_\_\_

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Signature: \_\_\_\_\_



# SPRINGFIELD

## NEBRASKA

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MAYOR AND CITY COUNCIL REPORT  
JUNE 2, 2026, AGENDA

Agenda Item:	Subject:	Submitted By:
Consent Agenda Item 3	Principal Insurance Renewal	Kathleen Gottsch City Administrator

### **Synopsis**

The city's short-term disability, life, and AD&D insurance plan with Principal is scheduled for renewal on July 1. The renewal includes a 0% change to monthly premiums.

### **Recommendation**

Staff recommends approval of the renewal with Principal.

### **Attachments**

Renewal Premium Breakdown

Account Number: 1054593

Anniversary Date: July 1, 2026

**Renewal rates**  
Effective July 1, 2026

**Group term life** - rates are expressed as per \$1,000

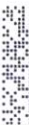
ALL MEMBERS				
Volume Lives	Current rate	Current monthly premium	Renewal rate	Renewal monthly premium
\$200,000 10	\$0.620	\$124.00	\$0.620	\$124.00
Renewal rates are guaranteed through June 30, 2027.				
Your rates aren't changing.				

**Accidental Death & Dismemberment** - rates are expressed as per \$1,000

Active members only				
Volume Lives	Current rate	Current monthly premium	Renewal rate	Renewal monthly premium
\$200,000 10	\$0.025	\$5.00	\$0.025	\$5.00
Renewal rates are guaranteed through June 30, 2027.				
Your rates aren't changing.				

**Short term disability** - rates are expressed as a per \$10

ALL MEMBERS					
Age range	Current rate	Renewal rate	Volume / Lives	Current monthly premium	Renewal monthly premium
0 - 24	\$1.28	\$1.28			
25 - 29	\$1.69	\$1.69			
30 - 34	\$1.34	\$1.34			
35 - 39	\$0.31	\$0.31			
40 - 44	\$0.25	\$0.25			
45 - 49	\$0.29	\$0.29			
50 - 54	\$0.59	\$0.59			
55 - 59	\$0.75	\$0.75			
60 - 64	\$1.00	\$1.00			
65 - 69	\$0.98	\$0.98			
70 & over	\$1.03	\$1.03			
<b>Total</b>			\$8,805 / 10	\$344.59	\$344.59
Renewal rates are guaranteed through June 30, 2027.					
Your rates aren't changing.					





# SPRINGFIELD

## NEBRASKA

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MAYOR AND CITY COUNCIL REPORT  
JUNE 2, 2026 AGENDA

Agenda Item:	Subject:	Submitted By:
Regular Agenda Items 2-4	Application for Revised Preliminary Plat and Final Plat submitted by Belcaro Development LLC (“Subdivider”) and Gregory Mahloch (“Owner”) for property generally located at the Southwest Corner of 132 <sup>nd</sup> Street & Platteview Road, Springfield, NE	Kathleen Gottsch City Administrator

### Synopsis

Thompson Dreesen & Dorner (“TD2”) (“Agent”) submitted the following document on March 9, 2026, on behalf of Joseph Gomez with Belcaro Development (“Subdivider”) related to the property legally described as the irregular N ½ NE ¼ and Tax Lot 34A of Section 24, Township 13, Range 11 of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 61.43 AC, owned by Gregory Mahloch (“Owner”):

1. Final Plat Application
  - a. Application indicates that a “revised preliminary plat is also being submitted concurrently with the final plat, as there are minor revisions from the approved preliminary plat,” which was approved by the City Council on February 3, 2026.

The following exhibits were also provided:

1. Final Plat Checklist
2. Final Plat
3. Plat Exhibits
  - a. Revised Preliminary Plat
  - b. Paving Plan
  - c. General Obligation Paving Plan
  - d. Sanitary Sewer Plan
  - e. Sanitary Sewer Calculations
  - f. Grading and Erosion Control
  - g. Storm Sewer Plan
  - h. Post Construction Stormwater Management Plan
  - i. Water Main Plan
4. Authority to Act
5. Source and Use of Funds
6. Revised Drainage Study

7. Roundabout ROW – 4 Lane Option
8. Landscape Plan – Exhibit G – Reduced

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

1. Final Plat of Lots 1-133 and Outlots A-L, Springfield Highlands

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 Planning, Sarpy County Sheriff, Chad Zimmerman (Springfield Fire Chief), and Ryan Saunders (Springfield Platteview Community Schools).

A copy of the synopsis of comments from the Planning Review Team, as well as the submitted documents and exhibits, are attached.

### **Recommendation**

The Planning Commission recommended approval of the revised preliminary plat and final plat subject to staff recommendations. Refer to staff comments in synopsis.

### **Attachments**

#### **Synopsis of Comments**

Springfield Highland FP Connection Fee Calcs\_3-12-26.pdf

Springfield Highlands Final Plat-COMMENTS 3-16-26.pdf

Springfield Highlands Final Streets.pdf

#### **Final Plat Application**

Final Plat Checklist

Final Plat

#### **Plat Exhibits**

Revised Preliminary Plat

Paving Plan

General Obligation Paving Plan

Sanitary Sewer Plan

Sanitary Sewer Calculations

Grading and Erosion Control

Storm Sewer Plan

Post Construction Stormwater Management Plan

Water Main Plan

Authority to Act

Source and Use of Funds

Revised Drainage Study

Roundabout ROW – 4 Lane Option

Landscape Plan – Exhibit G – Reduced



# SPRINGFIELD

## NEBRASKA

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March 30, 2026

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

#### Lots 1-133 and Outlots A-L

**Gregory Mahloch (Owner)/Joseph Gomez, Belcaro Development (Subdivider)/TD2 (Agent)  
Revised Preliminary Plat & Final Plat**

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Thompson Dreesen & Dorner (“TD2”) (“Agent”) submitted the following documents on March 9, 2026, on behalf of Joseph Gomez with Belcaro Development (“Subdivider”) related to the property legally described as the Irregular North One-Half of the Northeast Quarter and Tax Lot 34A of Section 24, Township 13, Range 11 of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, consisting of approximately 61.43 acres, more or less, and generally located on the southwest corner of 132<sup>nd</sup> Street and Platteview Road, Sarpy County, Nebraska, owned by Gregory Mahloch (“Owner”):

1. Final Plat Application
  - a. Application indicates that a revised preliminary plat is also being submitted concurrently with the final plat, as there are minor revisions from the approved preliminary plat, which was approved by the City Council on February 3, 2026.

The following exhibits were also provided:

1. Final Plat Checklist
2. Final Plat
3. Plat Exhibits
  - a. Revised Preliminary Plat
  - b. Paving Plan
  - c. General Obligation Paving Plan
  - d. Sanitary Sewer Plan
  - e. Sanitary Sewer Calculations
  - f. Grading and Erosion Control
  - g. Storm Sewer Plan
  - h. Post Construction Stormwater Management Plan
  - i. Water Main Plan
4. Authority to Act
5. Source and Use of Funds
6. Revised Drainage Study
7. Roundabout ROW – 4 Lane Option
8. Landscape Plan – Exhibit G – Reduced

At the request of Jeff Thompson (SCCWWA), TD2 also provided the following documents:

1. Springfield Highlands (2380-104) Lot Sizes 3-12-26

2. Springfield Highlands (2380-104A) CAD 3-12-26

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

1. Final Plat of Lots 1-133 and Outlots A-L, Springfield Highlands (previously known as 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 Planning, 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 an application for final plat by Belcaro Development, LLC for land owned by Greg Mahloch.
  - b. A revised preliminary plat is also submitted.
  - c. 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.
  - d. The Subdivider has submitted a final plat for a subdivision called Springfield Highlands. An S.I.D. cost estimate indicates that the Subdivider proposes forming a Sanitary Improvement District (S.I.D.).
  - e. The final plat consists of One Hundred Thirty-Three (133) residential lots, and Twelve (12) outlots. The description states it is for One (1) commercial lot, One Hundred Twenty (120) single family lots, and Twelve (12) multifamily lots.
  - f. My previous analysis of the preliminary plat was December 17, 2025, under a name of 132 Platteview.
2. Documents Reviewed
  - a. Final Plat Application;
  - b. Sources and Uses of funds dated March 9, 2026;
  - c. Final Plat
  - d. Certificate of Authority to Act dated December 23, ineligible year;
  - e. Springfield Highlands LP Exhibit G;
  - f. Springfield Highlands Final Plat Checklist;
  - g. Springfield Highlands Plat Exhibits;
  - h. Springfield Highlands Revised Drainage Study; and
  - i. Springfield Highlands Roundabout ROW
3. Agency
  - a. The Certificate of Authority states that Gregory Mahloch is the owner. The final plat application states that Joseph Gomez is the owner. The current ownership structure needs to be resolved before this matter progresses.
    - i. *Staff Response: Joseph Gomez of Belcaro Group is the applicant and is allowed to submit these applications per the Certificate of Authority to Act granted by Greg Mahloch.*
4. S.I.D. versus other methods of public improvement methods.
  - a. Under Springfield Subdivision Regulations, 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 the city by 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.
5. Development Risks to Springfield
- a. A risk is that the development may not be able to construct all lots with houses, townhomes, 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 construction on all lots.
6. 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 debt 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. 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. 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.
7. Impact of Potential Lot Combinations and Undeveloped Lots
- a. The Sources and Uses of Funds Exhibit projects a valuation of \$100,890,000.00.
  - b. If lots within the subdivision are combined into single lots, or if lots are undeveloped, either by choice or because of market conditions, this could affect the valuation of the entire S.I.D. If the S.I.D. does not reach the projected valuation, the S.I.D. may not be able to retire its debt.
  - c. There are a number of known variables of unknown value that will affect the city's approach to annexing this S.I.D. They include market forces of the lot buyer, timing of lot development, cumulative value of parcels within the S.I.D., and levy rate set by the S.I.D. directors.
  - d. The Subdivider's methodology of the valuation assumption should be explored.



## 8. Outlots

- a. The issue of who will own and maintain the outlots should be investigated. The plat refers to a Homeowners' Association (HOA) and the Association's responsibility to maintain outlots B-1. Because the lots are trail space, it may be more appropriate to have them maintained by the S.I.D.
- b. Outlots A and E will be owned and maintained by S.I.D. for permanent retention basins. Outlots B-D and F-J will be owned and maintained by the HOA for Green Space, Trails, and Amenities.
- c. If the city annexes the S.I.D., the city will be responsible for maintaining outlots A and E, unless some other provision has been made for their maintenance. Some method for outlot maintenance, now and in the future, should be proposed by the Subdivider.
- d. With respect to outlots B-D and F-J, the putative trail and park lots, an HOA may not have sufficient funds, or the political will, to develop or maintain the other outlots. What should be their level of maintenance? The standard of maintenance by the HOA should be considered.
- e. If the S.I.D. is annexed, the city still would not control these outlots. The use of outlots L and K should be discussed.

## 9. Trails

- a. 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. 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. The trail matter should be discussed. See also discussion of outlots and ownership.

## 10. Development Agreement

- a. A City Subdivision Improvements Agreement, containing at least the city standard provisions, needs to be discussed with the Subdivider.
- b. The city will have to check if it has adequate water supply to service these lots.

### **Jeff Ray, City Planner**

The final plat is good from a planning and zoning perspective assuming the zone change is approved prior to the revised preliminary plat and final plat. *Staff Response: The zone change was previously approved by the City Council on February 3, 2026, contingent upon approval of the final plat.*

### **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 final 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 that 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. SID to pay half (1/2) of the sewer connection fees; the remaining half (1/2) will be required at the time of the building permit application with each lot.
  - a. Based on the current final plat, the estimated half (1/2) of the connection fees due will be \$634,551.39 (see attached **Springfield Highland FP Connection Fee Calcs 3-12-26.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 or a phased development approach is desired, 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 to assist in the cost sharing of any previously constructed localized outfall sewer(s) allowing service to this development.
4. The SCCWWA shall not be responsible for any type of reimbursements towards this development area.
  - a. The Source and Use of Funds ("SUF") provided with the development packet calls for "Financial Reimbursement" of "SCCWWA Sewer Fees" with a superscript notation (3) stating, "50% of SCCWWA Sewer Fees shall be paid by the SID as a General Obligation expense at time of platting and shall be reimbursed by others at building permit (remaining 50% shall be paid by others at building permit)."
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 68.90% which is larger than those preliminary engineering estimates. This ratio exceeds that of the engineering estimates but again will require long term monitoring effects 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 development 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.

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

1. The following documents were not included in the submittal:
  - a. Draft subdivision agreement.
  - b. Draft roadway agreement with Sarpy County.
  - c. Bond, escrow, or security agreement.
  - d. Construction documents.
2. Final Plat
  - a. Agent to prepare separate documents, if needed, to indicate how easements for trails, parks, detention, etc. are being established.
3. PCSMP Drainage Study
  - a. Development appears to meet the PCSMP requirements.
  - b. A more detailed review will be performed by the city as part of the Construction Document review when submitted.
4. Source and Use of Funds
  - a. No comments.



No comments.

### **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**

No comments.

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

The following are the comments received from Sarpy County Public Works on the Final Plat (**see attached Springfield Highlands Final Plat-COMMENTS 3-16-26.pdf**):

1. Add "Dedication" on Main Street and 132<sup>nd</sup> Street.
2. Add Range Number to the section by the Land Surveyor's stamp on drawing.
  - a. Currently, the plat shows "SW ¼ of Section 18-13-"
3. Add "Drives" in the dedication block.
  - a. "...BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, DRIVES, LOTS AND OUTLOTS..."

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

No comments received.



1. The streets for this new development have been provided (**see attached Springfield Highlands Final Streets.pdf**).

**Sarpy County Planning**

No comments.

**Sarpy County Sheriff**

1. Concerned with the 1/8-mile proximity of the neighborhood access to Platteview Road and 132<sup>nd</sup> Street.
2. Presume there will be a raised concrete median connected to the roundabout to the west to prevent residents from turning left (west) out of the neighborhood.
  - a. If there is no physical barrier, there will be motorists attempting to turn left despite signage.

**Springfield Fire Chief**

No comments.

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

No comments received.

**Attachments:**

- Springfield Highland FP Connection Fee Calcs\_3-12-26.pdf
- Springfield Highlands Final Plat-COMMENTS 3-16-26.pdf
- Springfield Highlands Final Streets.pdf



Raw Acres

Ac

Agency Rates per Ac	25-26	26-27	27-28
	\$ 29,984.00	\$ 31,484.00	\$ 32,059.00

Lot #	Platted Lot Area (acres)	25-26 Conn Fee	26-27 Conn Fee	27-28 Conn Fee
1	5.760	\$ 172,707.84	\$ 181,347.84	\$ 184,659.84
2	0.290	\$ 8,695.36	\$ 9,130.36	\$ 9,297.11
3	0.273	\$ 8,185.63	\$ 8,595.13	\$ 8,752.11
4	0.260	\$ 7,795.84	\$ 8,185.84	\$ 8,335.34
5	0.243	\$ 7,286.11	\$ 7,650.61	\$ 7,790.34
6	0.304	\$ 9,115.14	\$ 9,571.14	\$ 9,745.94
7	0.278	\$ 8,335.55	\$ 8,752.55	\$ 8,912.40
8	0.294	\$ 8,815.30	\$ 9,256.30	\$ 9,425.35
9	0.269	\$ 8,065.70	\$ 8,469.20	\$ 8,623.87
10	0.248	\$ 7,436.03	\$ 7,808.03	\$ 7,950.63
11	0.248	\$ 7,436.03	\$ 7,808.03	\$ 7,950.63
12	0.248	\$ 7,436.03	\$ 7,808.03	\$ 7,950.63
13	0.248	\$ 7,436.03	\$ 7,808.03	\$ 7,950.63
14	0.248	\$ 7,436.03	\$ 7,808.03	\$ 7,950.63
15	0.248	\$ 7,436.03	\$ 7,808.03	\$ 7,950.63
16	0.248	\$ 7,436.03	\$ 7,808.03	\$ 7,950.63
17	0.248	\$ 7,436.03	\$ 7,808.03	\$ 7,950.63
18	0.278	\$ 8,335.55	\$ 8,752.55	\$ 8,912.40
19	0.201	\$ 6,026.78	\$ 6,328.28	\$ 6,443.86
20	0.170	\$ 5,097.28	\$ 5,352.28	\$ 5,450.03
21	0.170	\$ 5,097.28	\$ 5,352.28	\$ 5,450.03
22	0.170	\$ 5,097.28	\$ 5,352.28	\$ 5,450.03
23	0.170	\$ 5,097.28	\$ 5,352.28	\$ 5,450.03
24	0.170	\$ 5,097.28	\$ 5,352.28	\$ 5,450.03
25	0.170	\$ 5,097.28	\$ 5,352.28	\$ 5,450.03
26	0.170	\$ 5,097.28	\$ 5,352.28	\$ 5,450.03
27	0.170	\$ 5,097.28	\$ 5,352.28	\$ 5,450.03
28	0.168	\$ 5,037.31	\$ 5,289.31	\$ 5,385.91
29	0.174	\$ 5,217.22	\$ 5,478.22	\$ 5,578.27
30	0.151	\$ 4,527.58	\$ 4,754.08	\$ 4,840.91
31	0.327	\$ 9,804.77	\$ 10,295.27	\$ 10,483.29
32	0.298	\$ 8,935.23	\$ 9,382.23	\$ 9,553.58
33	0.379	\$ 11,363.94	\$ 11,932.44	\$ 12,150.36
34	0.298	\$ 8,935.23	\$ 9,382.23	\$ 9,553.58
35	0.326	\$ 9,774.78	\$ 10,263.78	\$ 10,451.23
36	0.316	\$ 9,474.94	\$ 9,948.94	\$ 10,130.64
37	0.286	\$ 8,575.42	\$ 9,004.42	\$ 9,168.87
38	0.287	\$ 8,605.41	\$ 9,035.91	\$ 9,200.93
39	0.345	\$ 10,344.48	\$ 10,861.98	\$ 11,060.36
40	0.362	\$ 10,854.21	\$ 11,397.21	\$ 11,605.36

Variable	Unit	Value
Overall Sarpy County Residential Population Growth	People/year	• 3,625
• 2015-2045		• 2,845
• 2046-2055		
Percentage of Projected Incremental Growth Occurring South of Ridgeline:	Percent	• 10
• Year 2020		• 25
• Year 2025		• 75
• Year 2035		• 90
• Year 2050		
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	Conn Fee	Conn Fee	Conn Fee
41	0.310	\$ 9,295.04	\$ 9,760.04	\$ 9,938.29			
42	0.340	\$ 10,194.56	\$ 10,704.56	\$ 10,900.06			
43	0.272	\$ 8,155.65	\$ 8,563.65	\$ 8,720.05			
44	0.242	\$ 7,256.13	\$ 7,619.13	\$ 7,758.28			
45	0.242	\$ 7,256.13	\$ 7,619.13	\$ 7,758.28			
46	0.242	\$ 7,256.13	\$ 7,619.13	\$ 7,758.28			
47	0.300	\$ 8,995.20	\$ 9,445.20	\$ 9,617.70			
48	0.317	\$ 9,504.93	\$ 9,980.43	\$ 10,162.70			
49	0.247	\$ 7,406.05	\$ 7,776.55	\$ 7,918.57			
50	0.224	\$ 6,716.42	\$ 7,052.42	\$ 7,181.22			
51	0.289	\$ 8,665.38	\$ 9,098.88	\$ 9,265.05			
52	0.333	\$ 9,984.67	\$ 10,484.17	\$ 10,675.65			
53	0.262	\$ 7,855.81	\$ 8,248.81	\$ 8,399.46			
54	0.261	\$ 7,825.82	\$ 8,217.32	\$ 8,367.40			
55	0.259	\$ 7,765.86	\$ 8,154.36	\$ 8,303.28			
56	0.257	\$ 7,705.89	\$ 8,091.39	\$ 8,239.16			
57	0.255	\$ 7,645.92	\$ 8,028.42	\$ 8,175.05			
58	0.254	\$ 7,615.94	\$ 7,996.94	\$ 8,142.99			
59	0.252	\$ 7,555.97	\$ 7,933.97	\$ 8,078.87			
60	0.242	\$ 7,256.13	\$ 7,619.13	\$ 7,758.28			
61	0.242	\$ 7,256.13	\$ 7,619.13	\$ 7,758.28			
62	0.241	\$ 7,226.14	\$ 7,587.64	\$ 7,726.22			
63	0.241	\$ 7,226.14	\$ 7,587.64	\$ 7,726.22			
64	0.241	\$ 7,226.14	\$ 7,587.64	\$ 7,726.22			
65	0.241	\$ 7,226.14	\$ 7,587.64	\$ 7,726.22			
66	0.241	\$ 7,226.14	\$ 7,587.64	\$ 7,726.22			
67	0.302	\$ 9,055.17	\$ 9,508.17	\$ 9,681.82			
68	0.257	\$ 7,705.89	\$ 8,091.39	\$ 8,239.16			
69	0.235	\$ 7,046.24	\$ 7,398.74	\$ 7,533.87			
70	0.235	\$ 7,046.24	\$ 7,398.74	\$ 7,533.87			
71	0.235	\$ 7,046.24	\$ 7,398.74	\$ 7,533.87			
72	0.235	\$ 7,046.24	\$ 7,398.74	\$ 7,533.87			
73	0.235	\$ 7,046.24	\$ 7,398.74	\$ 7,533.87			
74	0.238	\$ 7,136.19	\$ 7,493.19	\$ 7,630.04			
75	0.260	\$ 7,795.84	\$ 8,185.84	\$ 8,335.34			
76	0.295	\$ 8,845.28	\$ 9,287.78	\$ 9,457.41			
77	0.273	\$ 8,185.63	\$ 8,595.13	\$ 8,752.11			
78	0.296	\$ 8,875.26	\$ 9,319.26	\$ 9,489.46			
79	0.257	\$ 7,705.89	\$ 8,091.39	\$ 8,239.16			
80	0.257	\$ 7,705.89	\$ 8,091.39	\$ 8,239.16			
81	0.257	\$ 7,705.89	\$ 8,091.39	\$ 8,239.16			
82	0.257	\$ 7,705.89	\$ 8,091.39	\$ 8,239.16			
83	0.257	\$ 7,705.89	\$ 8,091.39	\$ 8,239.16			
84	0.257	\$ 7,705.89	\$ 8,091.39	\$ 8,239.16			
85	0.257	\$ 7,705.89	\$ 8,091.39	\$ 8,239.16			

Lot #	Platted Lot Area (acres)	25-26		26-27		27-28	
		Conn Fee	Conn Fee	Conn Fee	Conn Fee		
86	0.257	\$ 7,705.89	\$ 8,091.39	\$ 8,239.16			
87	0.257	\$ 7,705.89	\$ 8,091.39	\$ 8,239.16			
88	0.288	\$ 8,635.39	\$ 9,067.39	\$ 9,232.99			
89	0.295	\$ 8,845.28	\$ 9,287.78	\$ 9,457.41			
90	0.301	\$ 9,025.18	\$ 9,476.68	\$ 9,649.76			
91	0.324	\$ 9,714.82	\$ 10,200.82	\$ 10,387.12			
92	0.318	\$ 9,534.91	\$ 10,011.91	\$ 10,194.76			
93	0.283	\$ 8,485.47	\$ 8,909.97	\$ 9,072.70			
94	0.274	\$ 8,215.62	\$ 8,626.62	\$ 8,784.17			
95	0.336	\$ 10,074.62	\$ 10,578.62	\$ 10,771.82			
96	0.309	\$ 9,265.06	\$ 9,728.56	\$ 9,906.23			
97	0.348	\$ 10,434.43	\$ 10,956.43	\$ 11,156.53			
98	0.359	\$ 10,764.26	\$ 11,302.76	\$ 11,509.18			
99	0.370	\$ 11,094.08	\$ 11,649.08	\$ 11,861.83			
100	0.338	\$ 10,134.59	\$ 10,641.59	\$ 10,835.94			
101	0.327	\$ 9,804.77	\$ 10,295.27	\$ 10,483.29			
102	0.329	\$ 9,864.74	\$ 10,358.24	\$ 10,547.41			
103	0.332	\$ 9,954.69	\$ 10,452.69	\$ 10,643.59			
104	0.291	\$ 8,725.34	\$ 9,161.84	\$ 9,329.17			
105	0.286	\$ 8,575.42	\$ 9,004.42	\$ 9,168.87			
106	0.284	\$ 8,515.46	\$ 8,941.46	\$ 9,104.76			
107	0.322	\$ 9,654.85	\$ 10,137.85	\$ 10,323.00			
108	0.324	\$ 9,714.82	\$ 10,200.82	\$ 10,387.12			
109	0.350	\$ 10,494.40	\$ 11,019.40	\$ 11,220.65			
110	0.294	\$ 8,815.30	\$ 9,256.30	\$ 9,425.35			
111	0.297	\$ 8,905.25	\$ 9,350.75	\$ 9,521.52			
112	0.316	\$ 9,474.94	\$ 9,948.94	\$ 10,130.64			
113	0.372	\$ 11,154.05	\$ 11,712.05	\$ 11,925.95			
114	0.399	\$ 11,963.62	\$ 12,562.12	\$ 12,791.54			
115	0.309	\$ 9,265.06	\$ 9,728.56	\$ 9,906.23			
116	0.265	\$ 7,945.76	\$ 8,343.26	\$ 8,495.64			
117	0.333	\$ 9,984.67	\$ 10,484.17	\$ 10,675.65			
118	0.295	\$ 8,845.28	\$ 9,287.78	\$ 9,457.41			
119	0.261	\$ 7,825.82	\$ 8,217.32	\$ 8,367.40			
120	0.319	\$ 9,564.90	\$ 10,043.40	\$ 10,226.82			
121	0.390	\$ 11,693.76	\$ 12,278.76	\$ 12,503.01			
122	0.306	\$ 9,175.10	\$ 9,634.10	\$ 9,810.05			
123	0.302	\$ 9,055.17	\$ 9,508.17	\$ 9,681.82			
124	0.278	\$ 8,335.55	\$ 8,752.55	\$ 8,912.40			
125	0.290	\$ 8,695.36	\$ 9,130.36	\$ 9,297.11			
126	0.254	\$ 7,615.94	\$ 7,996.94	\$ 8,142.99			
127	0.302	\$ 9,055.17	\$ 9,508.17	\$ 9,681.82			
128	0.291	\$ 8,725.34	\$ 9,161.84	\$ 9,329.17			
129	0.381	\$ 11,423.90	\$ 11,995.40	\$ 12,214.48			
130	0.500	\$ 14,992.00	\$ 15,742.00	\$ 16,029.50			

Lot #	Platted Lot Area (acres)	25-26 Conn Fee	26-27 Conn Fee	27-28 Conn Fee
131	0.326	\$ 9,774.78	\$ 10,263.78	\$ 10,451.23
132	0.252	\$ 7,555.97	\$ 7,933.97	\$ 8,078.87
133	0.239	\$ 7,166.18	\$ 7,524.68	\$ 7,662.10

Total 42.326

Total Sewer Connection Fee \$ 1,269,102.78 \$ 1,332,591.78 \$ 1,356,929.23

Outlot A	1.424
Outlot B	0.686
Outlot C	0.256
Outlot D	0.254
Outlot E	2.506
Outlot F	0.693
Outlot G	0.379
Outlot H	0.250
Outlot I	0.181
Outlot J	0.076
Outlot K	0.073
Outlot L	0.278

Total Outlot 7.06

Right of Way 12.048

Total Project Acres 61.430

**1/2 Due at F.P** \$ 634,551.39 \$ 666,295.89 \$ 678,464.62

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 Developable Acres	68.90%	>60%	TRUE
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EDU's 211.63

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

Note: only 1/2 due to Omaha at the time of final plat \$ 31,003.80

# SPRINGFIELD HIGHLANDS

LOTS 1 THROUGH 133, INCLUSIVE, AND OUTLOTS A THROUGH L, INCLUSIVE

BEING A PLATTING OF TAX LOT 34A AND THAT PART OF THE E 1/2 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., ALL IN SARPY COUNTY, NEBRASKA.

PARCEL CURVE INFORMATION				
CURVE #	DELTA	LENGTH	TANGENT	RADIUS
26	6°57'12"	129.53'	64.85'	1067.39'
27	12°42'02"	44.33'	22.26'	200.00'

CENTERLINE CURVE INFORMATION				
CURVE #	DELTA	LENGTH	TANGENT	RADIUS
1	48°48'59"	127.80'	68.07'	150.00'
2	42°35'34"	111.51'	58.47'	150.00'
3	21°18'26"	74.38'	37.62'	200.00'
4	16°58'54"	44.46'	22.39'	150.00'
5	14°28'33"	37.90'	19.05'	150.00'
6	20°47'14"	54.42'	27.51'	150.00'
7	31°42'55"	83.03'	42.61'	150.00'
8	61°45'53"	161.70'	89.71'	150.00'
9	17°43'47"	154.72'	77.98'	500.00'
10	45°11'32"	118.31'	62.43'	150.00'
11	44°46'45"	117.23'	61.79'	150.00'
12	45°27'21"	119.00'	62.83'	150.00'
13	44°48'28"	117.31'	61.84'	150.00'

CENTERLINE CURVE INFORMATION				
CURVE #	DELTA	LENGTH	TANGENT	RADIUS
14	18°23'48"	48.16'	24.29'	150.00'
15	18°23'53"	48.17'	24.29'	150.00'
16	13°56'48"	36.51'	18.35'	150.00'
17	27°27'46"	239.66'	122.18'	500.00'
18	43°33'56"	228.11'	119.89'	300.00'
19	22°46'41"	79.51'	40.29'	200.00'
20	27°27'46"	239.66'	122.18'	500.00'
21	13°56'48"	36.51'	18.35'	150.00'
22	25°35'18"	66.99'	34.06'	150.00'
23	25°35'18"	133.98'	68.13'	300.00'
24	12°42'02"	66.50'	33.39'	300.00'
25	19°27'24"	169.79'	85.72'	500.00'

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE LAWS IN EFFECT AS OF THE DATE SHOWN HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS WITHIN SAID SUBDIVISION TO BE KNOWN AS SPRINGFIELD HIGHLANDS, LOTS 1 THROUGH 133, INCLUSIVE, AND OUTLOTS A THROUGH L, INCLUSIVE, BEING A PLATTING OF TAX LOT 34A AND THAT PART OF THE E 1/2 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., ALL IN SARPY COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF THE NE 1/4 OF SAID SECTION 24; THENCE S89°33'45"E (ASSUMED BEARING) 2612.33 FEET ON THE NORTH LINE OF SAID SECTION 24 TO THE NE CORNER THEREOF; THENCE S07°05'41"E 609.48 FEET ON THE EAST LINE OF SAID SECTION 24; THENCE ON THE NORTHERLY LINE OF SPRINGFIELD PINES REPLAT 1, A SUBDIVISION IN SAID SARPY COUNTY FOR THE FOLLOWING (SEVENTEEN) DESCRIBED COURSES; THENCE S89°55'47"W 413.18 FEET TO THE NW CORNER OF LOT 75, SAID SPRINGFIELD PINES REPLAT 1; THENCE S11°28'31"W 352.33 FEET TO THE SW CORNER OF LOT 73, SAID SPRINGFIELD PINES REPLAT 1; THENCE S10°25'39"W 15.33 FEET TO THE NORTH LINE OF OUT LOT F, SAID SPRINGFIELD PINES REPLAT 1; THENCE N63°54'28"W 191.79 FEET TO THE EAST RIGHT OF WAY LINE OF N 10TH AVENUE; THENCE N75°00'40"W 50.00 FEET TO THE WEST RIGHT OF WAY LINE OF SAID N 10TH AVENUE; THENCE SOUTHWESTERLY TO A 365.39 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING S18°52'31"W, CHORD DISTANCE OF 41.59 FEET AND ARC DISTANCE OF 41.62 FEET TO THE NE CORNER OF LOT 29, SPRINGFIELD PINES REPLAT 1; THENCE N59°23'43"W 127.14 FEET ON THE NORTHERLY LINE OF LOT 29, SAID SPRINGFIELD PINES REPLAT 1 TO THE NW CORNER THEREOF; THENCE S2°35'18"W 68.66 FEET TO THE SW CORNER OF LOT 29, SAID SPRINGFIELD PINES REPLAT 1; THENCE S61°37'54"W 114.03 FEET TO THE NW CORNER OF LOT 27, SAID SPRINGFIELD PINES REPLAT 1; THENCE S83°37'22"W 224.36 FEET TO THE NW CORNER OF LOT 24, SAID SPRINGFIELD PINES REPLAT 1; THENCE N49°26'55"W 28.71 FEET; THENCE S49°36'57"W 121.15 FEET; THENCE S87°21'37"W 85.67 FEET; THENCE S56°36'37"W 104.53 FEET; THENCE S21°23'03"E 46.81 FEET TO THE NW CORNER OF LOT 23, SAID SPRINGFIELD PINES REPLAT 1; THENCE S24°36'53"W 51.55 FEET TO THE SW CORNER OF LOT 23, SAID SPRINGFIELD PINES REPLAT 1; THENCE S33°36'57"W 351.87 FEET TO THE NE CORNER OF LOT 1, SPRINGFIELD GARDENS, A SUBDIVISION IN SAID SARPY COUNTY; THENCE ON THE NORTH LINE OF SAID SPRINGFIELD GARDENS FOR THE FOLLOWING 5 (FIVE) DESCRIBED COURSES; THENCE S72°23'43"W 89.91 FEET TO THE EAST RIGHT OF WAY LINE OF N 8TH STREET; THENCE N17°33'08"W 4.97 FEET ON THE EAST RIGHT OF WAY LINE OF SAID N 8TH STREET; THENCE S72°42'28"W 137.60 FEET TO THE NW CORNER OF LOT 2, SAID SPRINGFIELD GARDENS; THENCE N78°56'19"W 99.56 FEET TO THE NORTHERLY ANGLE POINT OF LOT 4, SAID SPRINGFIELD GARDENS; THENCE N89°30'03"W 135.00 FEET TO THE EAST RIGHT OF WAY LINE OF N 7TH STREET; THENCE N89°32'02"W 186.74 FEET ON THE NORTH LINE OF SAID SPRINGFIELD GARDENS FOR THE FOLLOWING 5 (FIVE) DESCRIBED COURSES; THENCE S72°23'43"W 89.91 FEET TO THE NORTH LINE OF SAID SPRINGFIELD GARDENS, A SUBDIVISION IN SAID SARPY COUNTY; THENCE N00°05'17"W 228.15 FEET ON THE EAST LINE OF SAID HIGHWAY ADDITION TO SPRINGFIELD; THENCE N00°10'36"W 641.53 FEET CONTINUING ON THE EAST LINE OF SAID HIGHWAY ADDITION TO SPRINGFIELD TO THE POINT OF BEGINNING.

CONTAINS: 2,784,456 SQUARE FEET OR 63,922 ACRES, MORE OR LESS.

FEBRUARY 20, 2026  
DATE



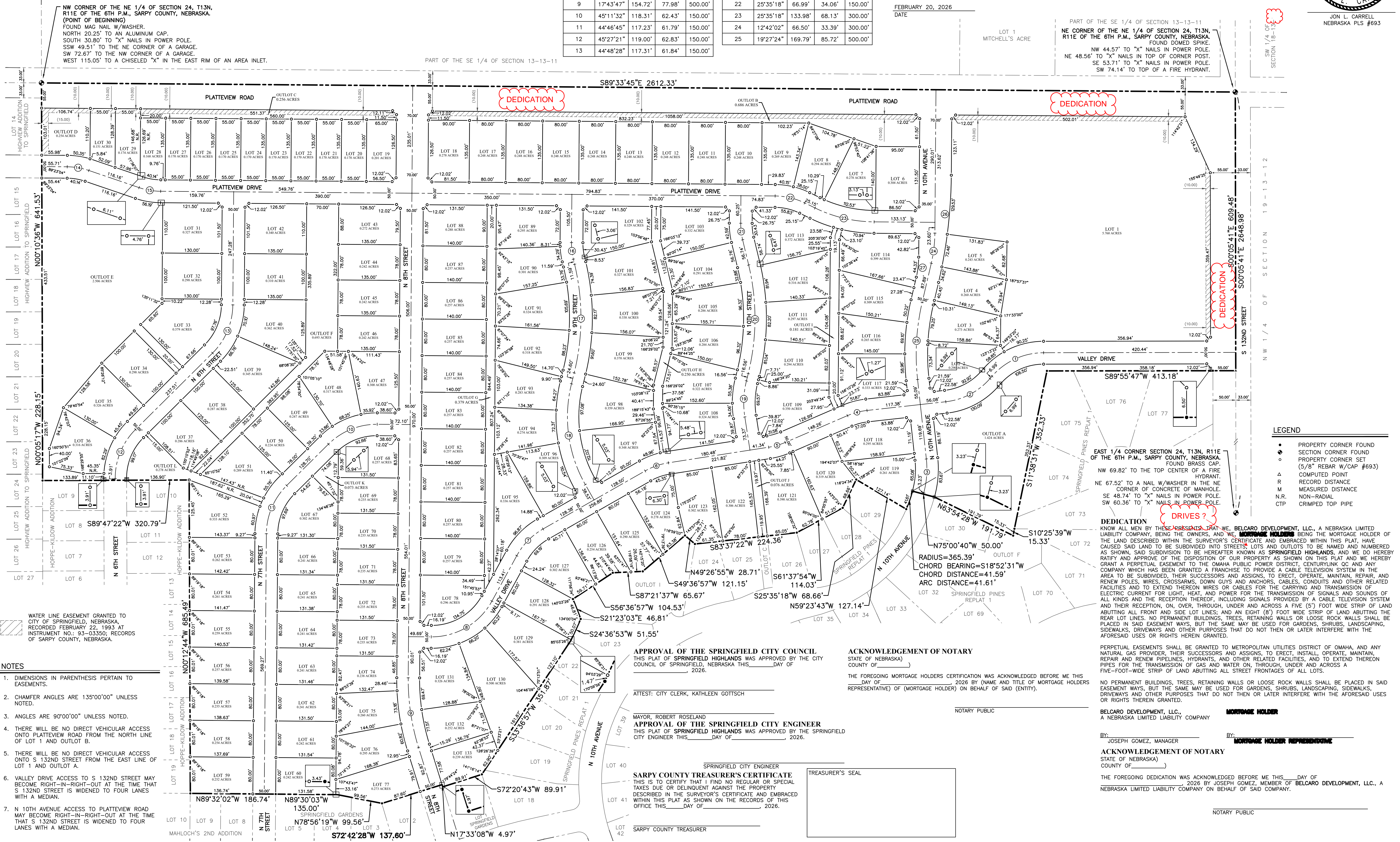
JON L. CARRELL  
NEBRASKA PLS #693

APPROVAL OF THE SPRINGFIELD CITY PLANNING COMMISSION  
THIS PLAN OF SPRINGFIELD HIGHLANDS WAS APPROVED BY THE SPRINGFIELD CITY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

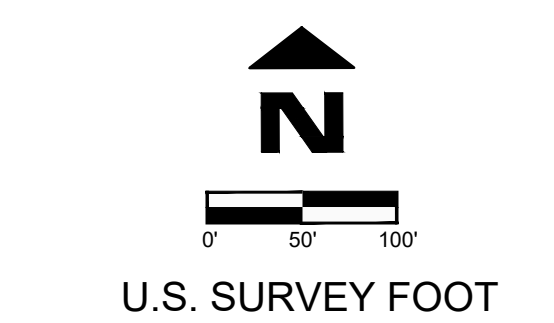
REVIEW BY SARPY COUNTY PUBLIC WORKS  
THIS PLAN OF SPRINGFIELD HIGHLANDS WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

ATTEST: SECRETARY OF PLANNING COMMISSION \_\_\_\_\_ CHAIRPERSON \_\_\_\_\_

SARPY COUNTY SURVEYOR/ENGINEER \_\_\_\_\_



LEGEND	
●	PROPERTY CORNER FOUND
○	SECTION CORNER FOUND
○	PROPERTY CORNER SET (5/8" REBAR W/CAP #693)
△	COMPUTED POINT
R	RECORD DISTANCE
M	MEASURED DISTANCE
N.R.	NON-RADIAL
CTP	CRIMPED TOP PIPE



Revision Dates		
No.	Description	MM-DD-YY
1		
2		
3		
4		

Job No.: A2380-104A  
 Drawn By: BJH  
 Reviewed By: JLC  
 Date: 02/20/2026  
 Grid Book: 136  
 Pages: 51-55

Sheet Title  
**SPRINGFIELD, NEBRASKA**  
**SARPY COUNTY**  
**FINAL PLAT**  
 Sheet Number

5/9/2026 10:27 AM BRIAN HERR H:\2300\2380 B\Barr Corp\2380-104 132nd and Platview Subdivision\Survey\Drawings\A2380-104A.dwg





**FINAL 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 Final Plat is requested for the property legally described as follows:  
Lots 1-133 and Outlots A-L, Springfield Highlands, a proposed  
subdivision in Sarpy County, NE.

The current zoning of the property is as follows:  
The property is currently zoned R87.

Name of the Final Plat:  
Springfield Highlands

Number of lots in the Final Plat:  
133 Lots (1 Commercial, 12 multifamily, 120 single family)  
12 Outlots

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

- yes
- no

If yes, please describe the nature of such interest:

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Will the Final 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 the commercial lots (BG) 12 four-plex lots(R30), and 12 single family lots (R50). A revised preliminary plat is also being submitted concurrently with the final plat, as there are minor revisions from the approved prelim plat.

The Final Plat is based on the Preliminary Plat for:

A revised preliminary plat is also being submitted concurrently with the final plat, as there are minor revisions from the approved prelim plat.

This Preliminary Plat was approved by the City Council on:

Date February 3, 2026

Is the Final Plat consistent with the approved Preliminary Plat?

- yes
- no

If not, explain the proposed changes and the reasons therefore:

Per coordination with Sarpy County, the accesses to 132nd St at Valley Dr and Platteview Rd at 10th Ave have been revised. Additionally, the intersection of 6th and Platteview Dr was made a T-intersection with Platteview Dr being the through street per staff comments.

Have all improvements required by the Preliminary Plat application process been completed?

- yes
- no

If not, list improvements which have not been completed:

No improvements have been at this time.

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- ✓ ***Please refer to the Final 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 \_\_\_\_\_ March 9 \_\_\_\_\_, 20 26

Application Fee: \$500.00 plus \$10.00 per lot  
\*fees are nonrefundable

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



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## FINAL PLAT CHECKLIST

Plat Name: Springfield Highlands (Lots 1-133 and Outlots A-L)

Subdivider's Name Belcaro Development LLC

Final Plats shall include the following information:

After approval of the Preliminary Plat by the Planning Commission, the subdivider shall prepare and submit to the Planning Commission a Final Plat prepared by a registered engineer and registered land surveyor for recording purposes and shall submit to the City Engineer:

- A sanitary sewer plan
- A surface storm drainage plan within the subdivision (this requirement may vary on a case by case basis, subject to City Council review and approval).
- A street profile plan with a statement of proposed street improvements

Final Plat, in conformance with the approved Preliminary Plat, shall include:

- Name of subdivision
- Date, north arrow and scale
- Boundary lines of area being subdivided (heavy dashed lines) with accurate distance, angles other than 90 degrees, boundaries and location of section and half-section lines in relation to Plat.
- Include lands adjoining subdivision for a distance of two hundred (200) feet on all sides, all names of such additions, and streets, together with property lines, lot and block numbers and other designations, (except dimensions, to be shown by broken lines.) Dimensions of bounding streets, together with lot dimensions on side adjoining streets shall be shown.
- Identifications systems for all lots and blocks.
- Proposed streets, cul-de-sacs, (with names), alleys, easements and other dedications and lots of other parcels of land must be accurately dimensioned. All angles other than ninety (90) degrees, as required to definitely establish lines or parcels of land, must be shown.
- Locations of markings (in feet and decimals of a foot) of iron pipe, three-quarters (3/4) of an inch plus or minus, in diameter and not less than two (2) feet in length at all lot corners and change in alignments of such lines.

- The point of beginning and ending of curve, its radius and total deflection angle.
- Certification by a registered land surveyor.
- A notarized certification signed and acknowledged by all parties having any titled interest in, or lien upon the land to be subdivided consenting to the Final Plat including the dedication of parts of the land for streets, easements, and other purposes.
- A certification signed by the County Treasurer stating that there are no regular or special taxes due or delinquent against the platted land.
- A form for the approval of the Planning Commission.
- A form for the approval of the City Council to be signed by the Mayor and attested to by the City Clerk.
- Location description of the subdivision by the section, township, range, county, and state and including metes and bounds description for the boundaries of the subdivision.
- A form for the approval of the City Engineer.
- A form for Acknowledgement by Notary.
- A form for Certificate of County Register of Deeds.
- One copy of any private restrictions or covenants affecting the subdivision or any part thereof, if applicable.

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

\*\*All other remaining items shall be completed prior to recording the final plat.

A handwritten signature in blue ink, appearing to read "Bealby Hylf".

3/9/26

# SPRINGFIELD HIGHLANDS

## LOTS 1 THROUGH 133, INCLUSIVE, AND OUTLOTS A THROUGH L, INCLUSIVE

BEING A PLATTING OF TAX LOT 34A AND THAT PART OF THE E 1/2 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., ALL IN SARPY COUNTY, NEBRASKA.

PARCEL CURVE INFORMATION				
CURVE #	DELTA	LENGTH	TANGENT	RADIUS
26	6°57'12"	129.53'	64.85'	1067.39'
27	12°42'02"	44.33'	22.28'	200.00'

CENTERLINE CURVE INFORMATION				
CURVE #	DELTA	LENGTH	TANGENT	RADIUS
1	48°48'59"	127.80'	68.07'	150.00'
2	42°35'34"	111.51'	58.47'	150.00'
3	21°18'26"	74.38'	37.62'	200.00'
4	16°58'54"	44.46'	22.39'	150.00'
5	14°28'33"	37.90'	19.05'	150.00'
6	20°47'14"	54.42'	27.51'	150.00'
7	31°42'55"	83.03'	42.61'	150.00'
8	61°45'53"	161.70'	89.71'	150.00'
9	17°43'47"	154.72'	77.98'	500.00'
10	45°11'32"	118.31'	62.43'	150.00'
11	44°46'45"	117.23'	61.79'	150.00'
12	45°27'21"	119.00'	62.83'	150.00'
13	44°48'28"	117.31'	61.84'	150.00'

CENTERLINE CURVE INFORMATION				
CURVE #	DELTA	LENGTH	TANGENT	RADIUS
14	18°23'48"	48.16'	24.29'	150.00'
15	18°23'53"	48.17'	24.29'	150.00'
16	13°56'48"	36.51'	18.35'	150.00'
17	27°27'46"	239.66'	122.18'	500.00'
18	43°33'56"	228.11'	119.89'	300.00'
19	22°46'41"	79.51'	40.29'	200.00'
20	27°27'46"	239.66'	122.18'	500.00'
21	13°56'48"	36.51'	18.35'	150.00'
22	25°35'18"	66.99'	34.06'	150.00'
23	25°35'18"	133.98'	68.13'	300.00'
24	12°42'02"	66.50'	33.39'	300.00'
25	19°27'24"	169.79'	85.72'	500.00'

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE LAWS IN EFFECT AS OF THE DATE SHOWN HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS WITHIN SAID SUBDIVISION TO BE KNOWN AS SPRINGFIELD HIGHLANDS, LOTS 1 THROUGH 133, INCLUSIVE, AND OUTLOTS A THROUGH L, INCLUSIVE, BEING A PLATTING OF TAX LOT 34A AND THAT PART OF THE E 1/2 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., ALL IN SARPY COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF THE NE 1/4 OF SAID SECTION 24; THENCE S89°33'45"E (ASSUMED BEARING) 2612.33 FEET ON THE NORTH LINE OF SAID SECTION 24 TO THE NE CORNER THEREOF; THENCE S07°05'41"E 609.48 FEET ON THE EAST LINE OF SAID SECTION 24; THENCE ON THE NORTHERLY LINE OF SPRINGFIELD PINES REPLAT 1, A SUBDIVISION IN SAID SARPY COUNTY FOR THE FOLLOWING (SEVENTEEN) DESCRIBED COURSES; THENCE S89°55'47"W 413.18 FEET TO THE NW CORNER OF LOT 75, SAID SPRINGFIELD PINES REPLAT 1; THENCE S11°28'31"W 352.33 FEET TO THE SW CORNER OF LOT 73, SAID SPRINGFIELD PINES REPLAT 1; THENCE S10°25'39"W 153.33 FEET TO THE NORTH LINE OF OUT LOT F, SAID SPRINGFIELD PINES REPLAT 1; THENCE N63°54'28"W 191.79 FEET TO THE EAST RIGHT OF WAY LINE OF N 10TH AVENUE; THENCE N75°00'40"W 50.00 FEET TO THE WEST RIGHT OF WAY LINE OF SAID N 10TH AVENUE; THENCE SOUTHWESTERLY ON A 365.39 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING S18°52'31"W, CHORD DISTANCE OF 41.59 FEET AND ARC DISTANCE OF 41.62 FEET TO THE NE CORNER OF LOT 29, SPRINGFIELD PINES REPLAT 1; THENCE N59°23'43"W 127.14 FEET ON THE NORTHERLY LINE OF LOT 29, SAID SPRINGFIELD PINES REPLAT 1 TO THE NW CORNER THEREOF; THENCE S2°35'18"W 68.66 FEET TO THE SW CORNER OF LOT 29, SAID SPRINGFIELD PINES REPLAT 1; THENCE S61°37'54"W 114.03 FEET TO THE NW CORNER OF LOT 27, SAID SPRINGFIELD PINES REPLAT 1; THENCE S83°37'22"W 224.36 FEET TO THE NW CORNER OF LOT 24, SAID SPRINGFIELD PINES REPLAT 1; THENCE N49°26'55"W 28.71 FEET; THENCE S49°36'57"W 121.15 FEET; THENCE S87°21'37"W 65.67 FEET; THENCE S56°36'37"W 104.53 FEET; THENCE S21°23'03"E 46.81 FEET TO THE NW CORNER OF LOT 23, SAID SPRINGFIELD PINES REPLAT 1; THENCE S24°36'53"W 51.55 FEET TO THE SW CORNER OF LOT 23, SAID SPRINGFIELD PINES REPLAT 1; THENCE S33°36'57"W 351.87 FEET TO THE NE CORNER OF LOT 1, SPRINGFIELD GARDENS, A SUBDIVISION IN SAID SARPY COUNTY; THENCE ON THE NORTH LINE OF SAID SPRINGFIELD GARDENS FOR THE FOLLOWING 5 (FIVE) DESCRIBED COURSES; THENCE S72°23'43"W 89.91 FEET TO THE EAST RIGHT OF WAY LINE OF N 8TH STREET; THENCE N17°33'08"W 4.97 FEET ON THE EAST RIGHT OF WAY LINE OF SAID N 8TH STREET; THENCE S72°42'28"W 137.60 FEET TO THE NW CORNER OF LOT 2, SAID SPRINGFIELD GARDENS; THENCE N78°56'19"W 99.56 FEET TO THE NORTHERLY ANGLE POINT OF LOT 4, SAID SPRINGFIELD GARDENS; THENCE N89°30'03"W 135.00 FEET TO THE EAST RIGHT OF WAY LINE OF N 7TH STREET; THENCE N89°32'02"W 186.74 FEET ON THE NORTH LINE OF SAID SPRINGFIELD GARDENS FOR THE FOLLOWING 5 (FIVE) DESCRIBED COURSES; THENCE S72°23'43"W 89.91 FEET TO THE NORTH LINE OF SAID SPRINGFIELD GARDENS, A SUBDIVISION IN SAID SARPY COUNTY; THENCE N00°12'44"W 685.49 FEET ON THE EAST LINE OF SAID HOPPE-KILDOW ADDITION TO THE NE CORNER OF LOT 10, SAID HOPPE-KILDOW ADDITION; THENCE S89°47'22"W 320.79 FEET ON THE NORTH LINE OF SAID HOPPE-KILDOW ADDITION TO THE EAST LINE OF HIGHWAY ADDITION TO SPRINGFIELD, A SUBDIVISION IN SAID SARPY COUNTY; THENCE N00°05'17"W 228.15 FEET ON THE EAST LINE OF SAID HIGHWAY ADDITION TO SPRINGFIELD; THENCE N00°10'36"W 641.53 FEET CONTINUING ON THE EAST LINE OF SAID HIGHWAY ADDITION TO SPRINGFIELD TO THE POINT OF BEGINNING.

CONTAINS: 2,784,456 SQUARE FEET OR 63,922 ACRES, MORE OR LESS.

FEBRUARY 20, 2026  
DATE



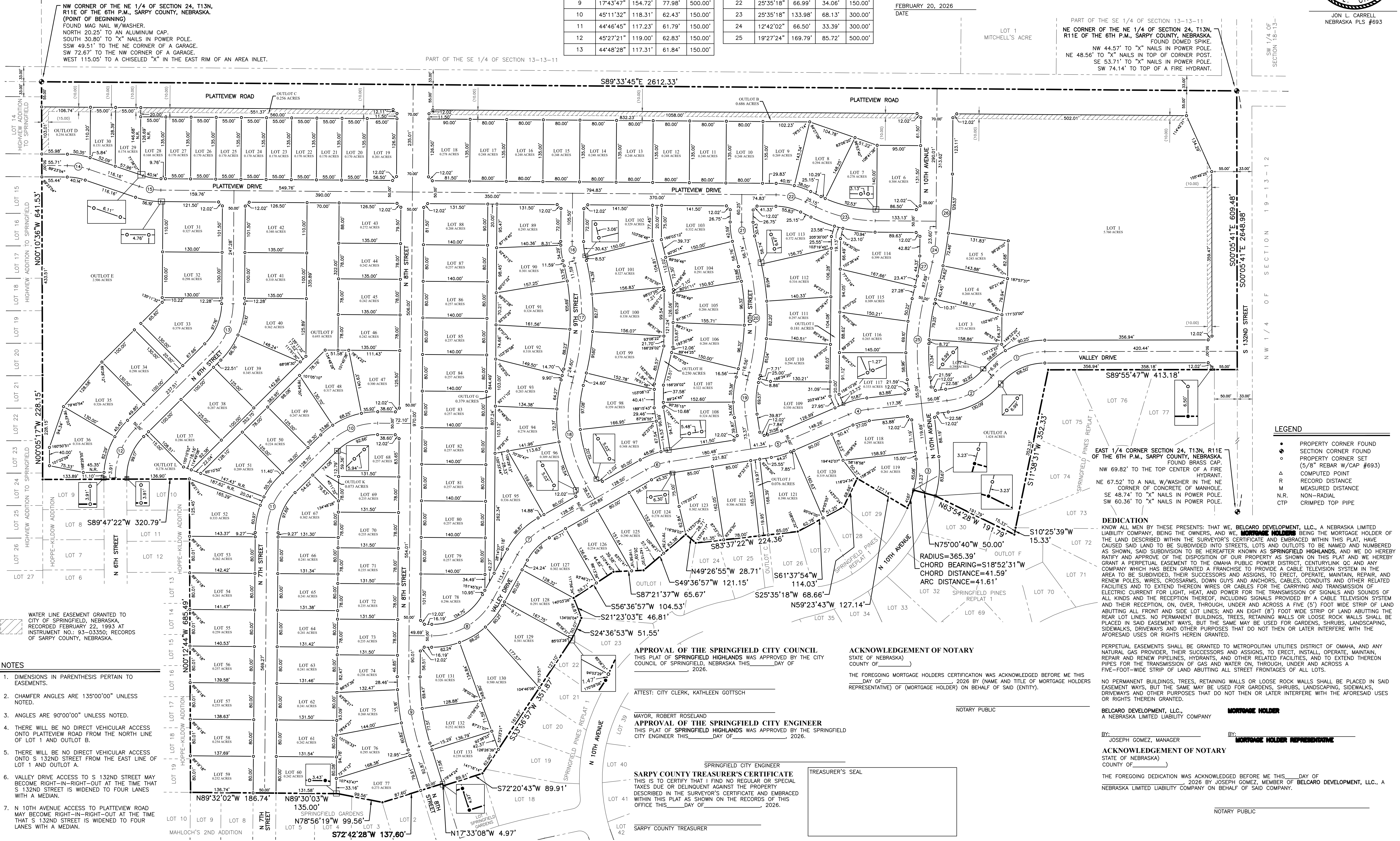
thompson, dreessen & dornier, inc.  
10836 Old Mill Rd  
Omaha, NE 68154  
p.402.330.8860 f.402.330.5866  
td2co.com  
dba: TD2 Engineering & Surveying  
NE CA-0199

APPROVAL OF THE SPRINGFIELD CITY PLANNING COMMISSION  
THIS PLAN OF SPRINGFIELD HIGHLANDS WAS APPROVED BY THE SPRINGFIELD CITY PLANNING COMMISSION  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

REVIEW BY SARPY COUNTY PUBLIC WORKS  
THIS PLAN OF SPRINGFIELD HIGHLANDS WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

ATTEST: SECRETARY OF PLANNING COMMISSION \_\_\_\_\_ CHAIRPERSON \_\_\_\_\_

SARPY COUNTY SURVEYOR/ENGINEER \_\_\_\_\_



NW CORNER OF THE NE 1/4 OF SECTION 24, T13N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.  
(POINT OF BEGINNING)  
FOUND NAIL W/WASHER  
NORTH 20.25' TO AN ALUMINUM CAP.  
SOUTH 30.80' TO "X" NAILS IN POWER POLE.  
SSW 49.51' TO THE NE CORNER OF A GARAGE.  
SW 72.67' TO THE NW CORNER OF A GARAGE.  
WEST 115.05' TO A CHISELED "X" IN THE EAST RIM OF AN AREA INLET.

PART OF THE SE 1/4 OF SECTION 13-13-11  
LOT 1 MITCHELL'S ACRE  
NE CORNER OF THE NE 1/4 OF SECTION 24, T13N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.  
FOUND DOMED SPIKE  
NW 44.57' TO "X" NAILS IN POWER POLE.  
NE 48.56' TO "X" NAILS IN TOP OF CORNER POST.  
SE 53.71' TO "X" NAILS IN POWER POLE.  
SW 74.14' TO TOP OF A FIRE HYDRANT.

SECTION 18-13-12

SECTION 19-13-12

LEGEND  
● PROPERTY CORNER FOUND  
○ SECTION CORNER FOUND  
○ PROPERTY CORNER SET (5/8" REBAR W/CAP #693)  
△ COMPUTED POINT  
R RECORD DISTANCE  
M MEASURED DISTANCE  
N.R. NON-RADIAL  
CTP CRIMPED TOP PIPE

DEDICATION  
KNOW ALL MEN BY THESE PRESENTS: THAT WE, BELCARO DEVELOPMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS, AND WE, METROPOLITAN UTILITIES DISTRICT OF OMAHA, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, LOTS AND OUTLOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SPRINGFIELD HIGHLANDS, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK CO. 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, CROSSARMS, DOWN GUYS AND ANCHORS, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEIPT THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES; NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL STREET FRONTAGES OF ALL LOTS.

NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

REVISION DATES

No.	Description	MM-DD-YY
-	-	-
-	-	-
-	-	-
-	-	-

Job No.: A2380-104A  
Drawn By: BJH  
Reviewed By: JLC  
Date: 02/20/2026  
Grid Book: 136  
Pages: 51-55

Sheet Number

- ### NOTES
- DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.
  - CHAMFER ANGLES ARE 135°00'00" UNLESS NOTED.
  - ANGLES ARE 90°00'00" UNLESS NOTED.
  - THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO PLATVIEW ROAD FROM THE NORTH LINE OF LOT 1 AND OUTLOT B.
  - THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO S 132ND STREET FROM THE EAST LINE OF LOT 1 AND OUTLOT A.
  - VALLEY DRIVE ACCESS TO S 132ND STREET MAY BECOME RIGHT-IN-RIGHT-OUT AT THE TIME THAT S 132ND STREET IS WIDENED TO FOUR LANES WITH A MEDIAN.
  - N 10TH AVENUE ACCESS TO PLATVIEW ROAD MAY BECOME RIGHT-IN-RIGHT-OUT AT THE TIME THAT S 132ND STREET IS WIDENED TO FOUR LANES WITH A MEDIAN.

APPROVAL OF THE SPRINGFIELD CITY COUNCIL  
THIS PLAT OF SPRINGFIELD HIGHLANDS WAS APPROVED BY THE CITY COUNCIL OF SPRINGFIELD, NEBRASKA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

ATTEST: CITY CLERK, KATHLEEN GOTTSCH \_\_\_\_\_

MAYOR, ROBERT ROSELAND  
APPROVAL OF THE SPRINGFIELD CITY ENGINEER  
THIS PLAT OF SPRINGFIELD HIGHLANDS WAS APPROVED BY THE SPRINGFIELD CITY ENGINEER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

SARPY COUNTY TREASURER'S CERTIFICATE  
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA)  
COUNTY OF \_\_\_\_\_

THE FOREGOING MORTGAGE HOLDERS CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026 BY (NAME AND TITLE OF MORTGAGE HOLDERS REPRESENTATIVE) OF (MORTGAGE HOLDER) ON BEHALF OF SAID (ENTITY).

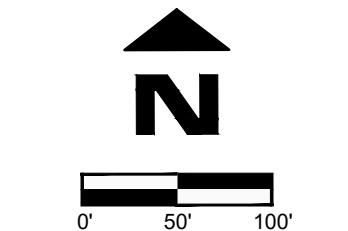
ATTEST: NOTARY PUBLIC \_\_\_\_\_

BY: JOSEPH GOMEZ, MANAGER  
ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA)  
COUNTY OF \_\_\_\_\_

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026 BY JOSEPH GOMEZ, MEMBER OF BELCARO DEVELOPMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

ATTEST: NOTARY PUBLIC \_\_\_\_\_

SPRINGFIELD HIGHLANDS  
LOTS 1 THROUGH 133, INCLUSIVE, AND  
OUTLOTS A THROUGH L, INCLUSIVE



U.S. SURVEY FOOT

Revision Dates

No.	Description	MM-DD-YY
-	-	-
-	-	-
-	-	-
-	-	-

Job No.: A2380-104A  
Drawn By: BJH  
Reviewed By: JLC  
Date: 02/20/2026  
Grid Book: 136  
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Sheet Number

SPRINGFIELD, NEBRASKA  
SARPY COUNTY  
FINAL PLAT

Sheet Number

SHEET 1 OF 1









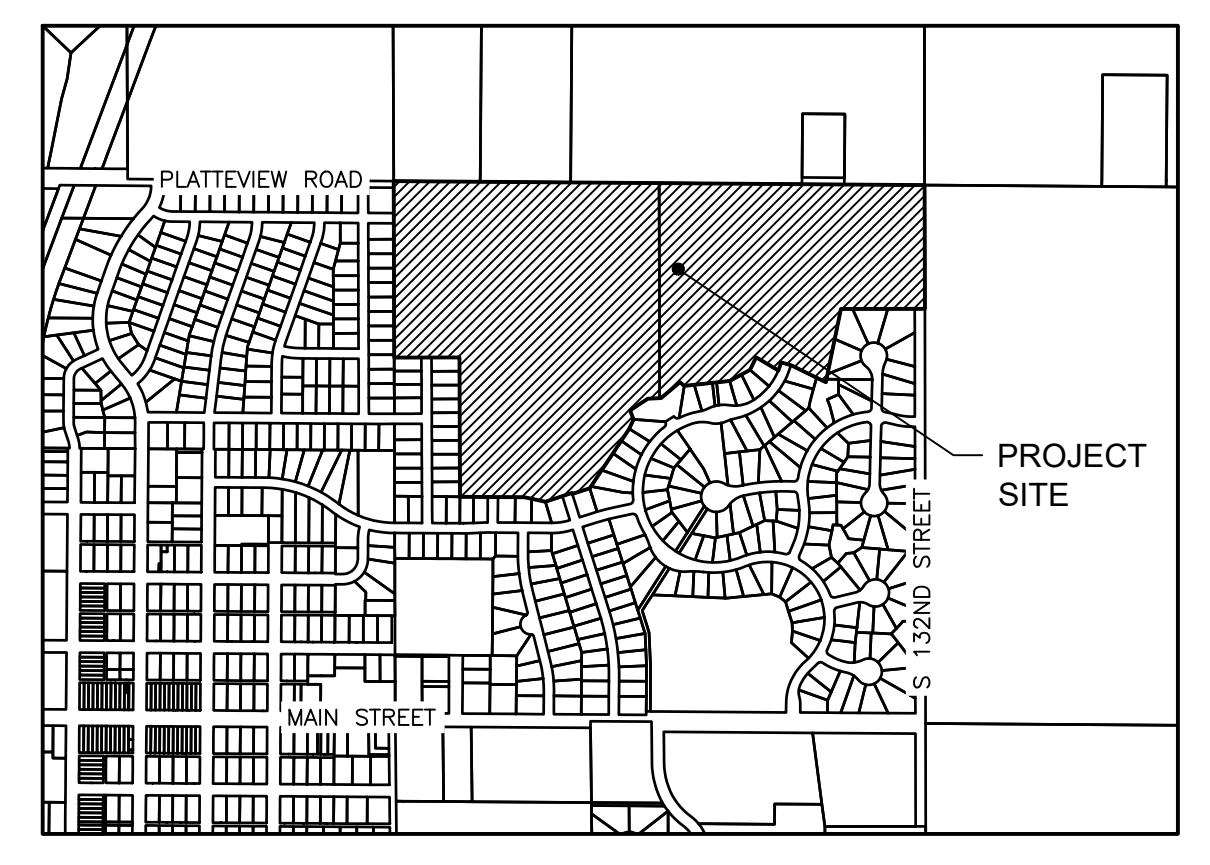






# SPRINGFIELD HIGHLANDS

LOTS 1-133, AND OUTLOTS A-J  
SARPY COUNTY, NEBRASKA



VICINITY MAP

### LEGAL DESCRIPTION

LOTS 1-133, AND OUTLOTS A-J, 132 PLATTEVIEW; BEING A PLATTING OF THE N 1/2 OF THE NE QUARTER OF SECTION 24, T13N, R16E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

### ENGINEER

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

### APPLICANT

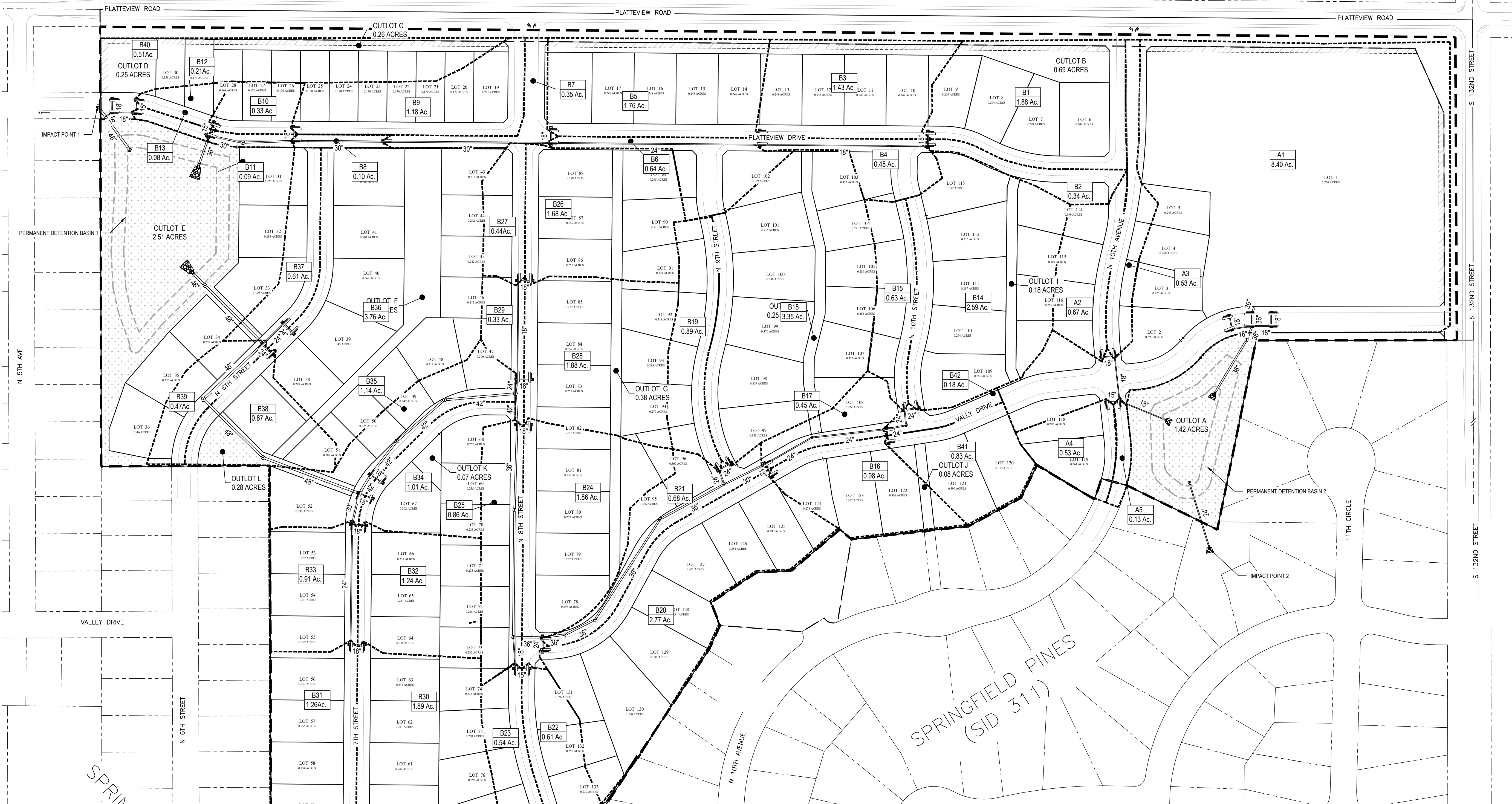
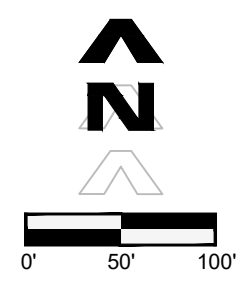
BELCARO DEVELOPMENT LLC  
7520 S 95TH STREET  
LA VISTA, NE 68128

### NOTES

- EXISTING ZONING IS R87. PROPOSED ZONING FOR LOT 1 IS B6. PROPOSED ZONING FOR LOTS 2 TO 18 AND LOTS 43 TO 133 IS R87. PROPOSED ZONING FOR LOTS 19 TO 30 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.
- TYPICAL UTILITY SETBACKS WILL BE DEDICATED WITH THE FINAL PLAT.
- PAVEMENT FOR ALL PUBLIC STREETS SHALL BE A MINIMUM OF 25' WIDE, 3-INCH THICK P.C.C. PAVEMENT FRONTING LOT 1. ALL OTHER PAVEMENT SHALL BE 7-INCH THICK P.C.C.
- OUTLOTS A AND E SHALL BE OWNED AND MAINTAINED BY THE SID FOR PERMANENT DETENTION BASINS.
- OUTLOTS B - D AND F - J SHALL BE OWNED AND MAINTAINED BY THE HOA FOR GREEN SPACE, TRAILS, AND PARK AMENITIES.

### LEGEND

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



SPRINGFIELD PINES  
(SID 311)

COMPUTATION FORM												THOMPSON DREESSEN & DÖRNER		Calculated By: SS		Preliminary		x		Drainage Area						
STORM DRAINAGE SYSTEM DESIGN												Consulting Engineers & Land Surveyors		Date: 03-09-26		Final Design		Project No. 2380-104		Design Storm: 10 yr.						
BY THE RATIONAL METHOD												Omaha, NE 68154		(402)330-8860		Checked By: BPH										
Imp Pt. No.	Conveyance	From	To	W.S. or No.	O.F.L. ft.	W.C. Type	S	V	T	I	A	C	Conr Sys	Slope		V des	Cap (all) cfs	Lgth ft	T TOC	I	Comp C	Total A	Des. Q	Remarks		
														min	des %										ft	min
A1				5	8.8	0.40	0.50	65.511	36	0.71	1.00	11.2	79.03			8.8	0.90	8.40	65.51			8.8	0.90	8.40	65.51	
A2				5	8.8	0.67	0.75	4.4649	18	0.13	1.00	7.04	12.444			8.8	0.75	0.67	4.465			8.8	0.75	0.67	4.465	
A3				5	8.8	0.53	0.76	3.5021	18	0.41	1.00	7.04	12.444			8.8	0.76	1.20	7.988			8.8	0.76	1.20	7.988	
A4				5	8.8	0.53	0.76	3.4871	18	0.21	1.00	6.24	7.6519			8.8	0.76	0.53	3.487			8.8	0.76	0.53	3.487	
A5				5	8.8	0.13	0.66	0.7275	18	0.97	1.00	7.04	12.444			8.8	0.75	1.85	12.2			8.8	0.75	1.85	12.2	
B1				5	8.8	1.88	0.59	9.7421	18	0.62	1.00	7.04	12.444			8.8	0.59	1.88	9.742			8.8	0.59	1.88	9.742	
B2				5	8.8	0.34	0.64	1.8846	18	0.88	1.00	7.04	12.444			8.8	0.60	2.21	11.63			8.8	0.60	2.21	11.63	
B3				5	8.8	1.43	0.58	7.3477	18	0.35	1.00	7.04	12.444			8.8	0.58	1.43	7.348			8.8	0.58	1.43	7.348	
B4				5	8.8	0.48	0.61	2.5674	24	0.65	1.00	8.53	26.8011			8.8	0.59	4.12	21.54			8.8	0.59	4.12	21.54	
B5				5	8.8	1.76	0.58	9.0499	18	0.53	1.00	7.04	12.444			8.8	0.58	1.76	9.05			8.8	0.58	1.76	9.05	
B6				5	8.8	0.64	0.61	3.4512	30	0.49	1.00	9.9	48.598			8.8	0.59	6.53	34.04			8.8	0.59	6.53	34.04	
B7				5	8.8	0.35	0.64	1.9893	30	0.87	1.00	9.9	48.598			8.8	0.59	9.64	45.08			8.8	0.59	9.64	45.08	
B8				5	8.8	1.18	0.60	6.2433	30	0.02	1.00	9.9	48.598			8.8	0.60	1.18	6.243			8.8	0.60	1.18	6.243	
B9				5	8.8	0.10	0.68	0.6179	30	0.93	1.00	9.9	48.598			8.8	0.68	7.81	46.85			8.8	0.68	7.81	46.85	
B10				5	8.8	0.33	0.60	1.7779	18	0.06	1.00	6.24	7.6519			8.8	0.60	0.33	1.778			8.8	0.60	0.33	1.778	
B11				5	8.8	0.09	0.68	0.5545	36	0.39	1.00	11.2	79.03			8.8	0.68	8.24	49.18			8.8	0.68	8.24	49.18	
B12				5	8.8	0.21	0.62	1.1612	15	0.02	1.00	6.24	7.6519			8.8	0.62	0.21	1.161			8.8	0.62	0.21	1.161	
B13				5	8.8	0.08	0.68	0.4768	18	0.02	1.00	7.04	12.444			8.8	0.64	0.29	1.638			8.8	0.64	0.29	1.638	
B40				5	8.8	1.51	0.65	8.5921	18	0.68	1.00	7.04	12.444			8.8	0.64	1.80	10.23			8.8	0.64	1.80	10.23	
B14				5	8.8	2.59	0.58	13.184	24	0.24	1.00	8.53	26.801			8.8	0.58	2.59	13.18			8.8	0.58	2.59	13.18	
B15				5	8.8	0.63	0.61	3.3783	24	0.38	1.00	8.53	26.8011			8.8	0.58	3.23	16.56			8.8	0.58	3.23	16.56	
B41				5	8.8	0.83	0.59	4.309	18	0.12	1.00	7.04	12.444			8.8	0.59	0.83	4.309			8.8	0.59	0.83	4.309	
B42				5	8.8	0.18	0.65	0.9944	24	0.67	1.00	8.53	26.801			8.8	0.59	4.23	21.87			8.8	0.59	4.23	21.87	
B16				5	8.8	0.98	0.58	5.0585	18	0.17	1.00	7.04	12.444			8.8	0.58	0.98	5.059			8.8	0.58	0.98	5.059	
B17				5	8.8	0.45	0.60	2.3557	30	0.36	1.00	9.9	48.598			8.8	0.59	5.66	29.28			8.8	0.59	5.66	29.28	
B18				5	8.8	3.35	0.58	17.095	24	0.41	1.00	8.53	26.801			8.8	0.58	3.35	17.06			8.8	0.58	3.35	17.06	
B19				5	8.8	0.89	0.64	3.0428	36	0.42	1.00	11.2	79.03			8.8	0.59	9.90	51.38			8.8	0.59	9.90	51.38	
B20				5	8.8	2.77	0.58	14.168	24	0.28	1.00	8.53	26.801			8.8	0.58	2.77	14.17			8.8	0.58	2.77	14.17	
B21				5	8.8	0.68	0.62	3.6881	36	0.77	1.00	11.2	79.03			8.8	0.59	13.35	69.23			8.8	0.59	13.35	69.23	
B22				5	8.8	0.61	0.60	3.2112	18	0.18	1.00	6.24	7.6519			8.8	0.60	0.61	3.211			8.8	0.60	0.61	3.211	
B23				5	8.8	0.54	0.60	2.8494	18	0.24	1.00	7.04	12.444			8.8	0.60	1.15	6.061			8.8	0.60	1.15	6.061	
B24				5	8.8	1.86	0.58	9.5484	18	0.59	1.00	7.04	12.444			8.8	0.58	1.86	9.548			8.8	0.58	1.86	9.548	
B25				5	8.8	0.86	0.60	4.5666	42	0.57	1.00	12.4	119.22			8.8	0.59	17.22	89.41			8.8	0.59	17.22	89.41	
B26				5	8.8	1.88	0.58	8.5424	18	0.47	1.00	7.04	12.444			8.8	0.58	1.88	8.542			8.8	0.58	1.88	8.542	
B27				5	8.8	0.44	0.61	2.3273	48	0.77	1.00	13.5	170.22			8.8	0.58	2.11	10.87			8.8	0.58	2.11	10.87	
B28				5	8.8	1.88	0.58	9.5025	18	0.59	1.00	7.04	12.444			8.8	0.58	1.88	9.503			8.8	0.58	1.88	9.503	
B29				5	8.8	0.33	0.65	1.89	24	0.69	1.00	8.53	26.801			8.8	0.59	4.32	22.26			8.8	0.59	4.32	22.26	
B30				5	8.8	1.89	0.58	9.6599	18	0.61	1.00	7.04	12.444			8.8	0.58	1.89	9.66			8.8	0.58	1.89	9.66	
B31				5	8.8	1.26	0.59	6.5129	24	0.37	1.00	8.53	26.801			8.8	0.58	3.15	16.17			8.8	0.58	3.15	16.17	
B32				5	8.8	1.24	0.59	6.4465	18	0.27	1.00	7.04	12.444			8.8	0.59	1.24	6.45			8.8	0.59	1.24	6.45	
B33				5	8.8	0.91	0.59	4.6928																		



## CERTIFICATE OF AUTHORITY TO ACT

This Certificate of Authority to Act (the "Certificate") is made and entered into as of this 23<sup>rd</sup> day of December, 2010 by and between:

Owner:

GREGORY MATLOCH (Hereinafter referred to as "Owner")

Applicant:

G12 Ventures Inc, A Nebraska limited liability company (Hereinafter referred to as the "Applicant") AND BELCARO DEVELOPMENT LLC, A NEBRASKA LIMITED LIABILITY COMPANY.

### RECITALS

WHEREAS, Owner is the fee simple owner of certain real property located in Springfield, Nebraska, more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, Applicant desires to obtain certain permits, zoning, platting, subdivision approvals, and/or other approvals from applicable governmental authorities to allow for the desired use of the Property; and

WHEREAS, Owner is willing to authorize Applicant and its designated agents to act on Owner's behalf for the limited purposes set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

### 1. Authorization

Owner hereby authorizes the Applicant and the Applicant's engineering firm, Thompson, Dreessen and Domer, to apply for and obtain any permits, zoning, platting, subdivision approvals, and/or other approvals deemed necessary to allow for the desired use of the Property by the Applicant.

### 2. Costs and Expenses

The Applicant shall bear the entire cost of obtaining all such approvals. Owner shall not be required to incur any costs or expenses in connection with the same.

### 3. Owner's Cooperation

Owner agrees to cooperate with and to assist the Applicant in obtaining approval for any such subdivision, rezoning, variances, permits, and approvals. This cooperation includes, but is not limited to, signing all documents to the extent necessary for obtaining the same, provided that such cooperation does not require the Owner to incur any costs or expenses.

### 4. Term

This Certificate shall be effective as of the date first written above and shall remain in full force and effect until the desired approvals are obtained, or until terminated by either party with thirty (30) days written notice to the other party.

### 5. Governing Law

This Certificate shall be governed by and construed in accordance with the laws of the State of Nebraska.

IN WITNESS WHEREOF, the parties have executed this Certificate of Authority to Act as of the date first above written.

**OWNER:**

By: \_\_\_\_\_

Name: GREGORY MAHLOCH

Title: OWNER

**APPLICANT:**

G12 Ventures Inc. + BELCARO DEVELOPMENT LLC

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: President

Name of Addition

**Springfield Highlands**

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	5,880	LF	\$1,682,300	\$2,366,900	\$2,366,900		
PCSMP Acquisition	3.9	AC.	\$176,900	\$212,300	\$212,300		
Sanitary Sewer							
SCCWWA Sewer Fees	61.5	AC.	\$922,100	\$1,094,000	\$1,094,000	\$1,094,000 <sup>3</sup>	
Interior	12,290	LF	\$1,290,400	\$1,815,600	\$1,815,600		
Paving							
Exterior (Platteview Rd and 132nd St)	4,537	SY	\$835,100	\$1,175,000	\$1,175,000	\$587,500 <sup>5</sup>	
Interior	28,970	SY	\$2,167,400	\$3,049,500	\$759,000	\$2,290,500	
132nd and Platteview Roundabout Contribution	1	LS	\$315,000	\$443,300	\$443,300	\$332,500 <sup>4</sup>	
City Review Fee	1	LS	\$70,800	\$70,800	\$70,800		
Springfield ASIP Fee	1	LS	\$60,000	\$72,000	\$72,000		
ADA Ramps and SID Sidewalks	1	LS	\$479,100	\$674,100	\$674,100		
Water							
Interior (in ROWs)	9,390	LF	\$1,464,200	\$2,060,100	\$2,060,100		
Exterior							
Water Connection-Capital Facility Fees	1	LS	\$127,100	\$152,600	\$152,600		
Electricity (SF, MF, and Commercial)	1	LS	\$618,400	\$870,100	\$870,100		
Gas (Interior)							
Gas (Exterior)							
<b>Total</b>			<b>\$10,208,800</b>	<b>\$14,056,300</b>	<b>\$7,020,000</b>	<b>\$7,036,300</b>	<b>\$2,014,000</b>

<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> 50% of SCCWWA Sewer Fees shall be paid by the SID as a General Obligation expense at time of platting and shall be reimbursed by others at building permit (remaining 50% shall be paid by others at building permit).

<sup>4</sup> 25% contribution for roundabout at the intersection 132nd St and Platteview Rd (Sarpy County project).

<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 \$ 5,006,000  
 Valuation \$ 100,890,000  
 Debt Ratio 4.96%

Date March 9, 2026

REVISED PRELIMINARY COST ESTIMATE  
 Springfield Highlands (SW Corner of 132nd and Platteview Rd)  
 TD2 NO: 2380-104  
 DATE: 03-09-26  
 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	4540	\$52.00	\$236,080.00
8-inch Stub San. Swr. w/ Crushed Rock Bedding	LF	60	\$56.00	\$3,360.00
8-inch Main Line San. Swr. w/ Crushed Rock Bedding	LF	7750	\$56.00	\$434,000.00
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	168	\$300.00	\$50,400.00
54" I.D. Sanitary Sewer Manhole	VF	630	\$635.00	\$400,050.00
Standard Ring & Cover	EA	48	\$1,000.00	\$48,000.00
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	\$100.00	\$10,000.00
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)				\$1,290,334.50
Engineering Fees, 21%				\$270,970.25
Legal Fees, 5%				\$64,516.73
Warrant Interest, 1 Yrs. @ 8%				\$103,226.76
Subtotal				\$1,729,048.23
Warrant Fee, 5%				\$86,452.41
Total				\$1,815,500.64
<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	\$150,000.00	\$150,000.00
7-inch PCC Pavement	SY	21930	\$56.00	\$1,228,080.00
9-inch PCC Pavement	SY	870	\$80.00	\$69,600.00
Common Excavation	CY	8772	\$10.00	\$87,720.00
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

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Subtotal (5% Contingency)				\$1,627,920.00
Engineering Fees, 21%				\$341,863.20
Legal Fees, 5%				\$81,396.00
Warrant Interest, 1 Yrs. @ 8%				\$130,233.60
Subtotal				\$2,181,412.80
Warrant Fee, 5%				\$109,070.64
Total				\$2,290,483.44

**PAVEMENT, MINOR (GENERAL OBLIGATION)**

Mobilizaton	LS	1	\$100,000.00	\$100,000.00
6-inch Median Pavement	SY	162	\$70.00	\$11,324.44
7-inch PCC Pavement	SY	4995	\$58.00	\$289,722.89
9-inch PCC Pavement	SY	1013	\$78.00	\$79,005.33
Common Excavation	CY	2468	\$10.00	\$24,679.56
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

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Subtotal (5% Contingency)				\$539,418.83
Engineering Fees, 21%				\$113,277.96
Legal Fees, 5%				\$26,970.94
Warrant Interest, 1 Yrs. @ 8%				\$43,153.51
Subtotal				\$722,821.24
Warrant Fee, 5%				\$36,141.06
Total				\$758,962.30

PAVEMENT, MAJOR (PLatteview 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

132nd and Platteview Roundabout Contribution

Traffic Light Improvements	EA	1	\$300,000.00	\$300,000.00
-----				
Subtotal (5% Contingency)				\$315,000.00
Engineering Fees, 21%				\$66,150.00
Legal Fees, 5%				\$15,750.00
Warrant Interest, 1 Yrs. @ 8%				\$25,200.00
Subtotal				\$422,100.00
Warrant Fee, 5%				\$21,105.00
Total				\$443,205.00

WATER INTERIOR

Interior Water Mains	L.F.	9390.0	\$135.00	\$1,267,650.00
Interior Water Mains Master Fee	AC	0.0	\$150.00	\$0.00
Connection Charges	LS	0.0	\$150.00	\$0.00
-----				
Subtotal (5% Contingency)				\$1,331,032.50
Engineering Fees, 21%				\$279,516.83
Legal Fees, 5%				\$66,551.63
Warrant Interest, 1 Yrs. @ 8%				\$106,482.60
Subtotal				\$1,783,583.55
Warrant Fee, 5%				\$89,179.18
Total				\$1,872,762.73

<b>WATER PIONEER MAIN FEE</b>				
Pioneer Main Fee	LF		\$160.00	\$0.00
Connection Charge	LS	0.0		\$0.00
-----				
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
-----				
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
GAS				
Total				\$0.00
-----				
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	168	\$3,300.00	\$554,400.00
Comm/Industrial Backbone	AC	5.8	\$6,000.00	\$34,500.00
-----				
Subtotal (5% Contingency)				\$618,345.00
Engineering Fees, 21%				\$129,852.45
Legal Fees, 5%				\$30,917.25
Warrant Interest, 1 Yrs. @ 8%				\$49,467.60
Subtotal				\$828,582.30
Warrant Fee, 5%				\$41,429.12
Total				\$870,011.42

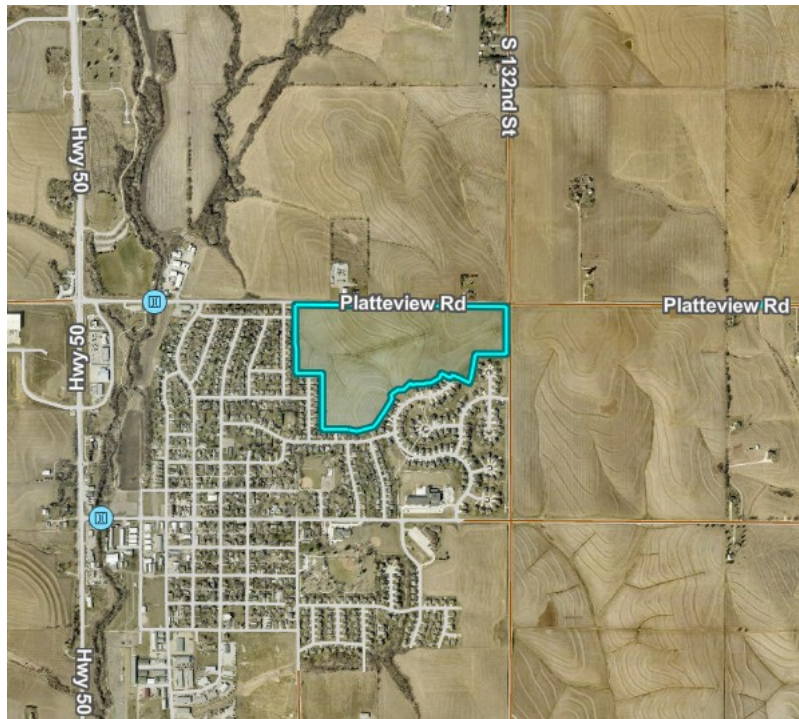
**STORM SEWER (GENERAL OBLIGATION)**

15-inch RCP Storm Sewer	LF	80	\$65.00	\$5,200.00
18-inch RCP Storm Sewer	LF	1050	\$75.00	\$78,750.00
24-inch RCP Storm Sewer	LF	960	\$85.00	\$81,600.00
30-inch RCP Storm Sewer	LF	1500	\$115.00	\$172,500.00
36-inch RCP Storm Sewer	LF	1150	\$175.00	\$201,250.00
42-inch RCP Storm Sewer	LF	440	\$220.00	\$96,800.00
48-inch RCP Storm Sewer	LF	700	\$215.00	\$150,500.00
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	8	\$15,000.00	\$120,000.00
Storm Manhole, 84-inch I.D.	EA	4	\$18,000.00	\$72,000.00
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	18	\$1,000.00	\$18,000.00
Curb Inlets	EA	55	\$6,000.00	\$330,000.00
Area Inlets	EA	2	\$5,500.00	\$11,000.00
Flared End Sections	EA	5	\$6,000.00	\$30,000.00
10' X 4' Box Culvert w/ Wingwalls	LF	0	\$3,000.00	\$0.00
Rip Rap	TON	250	\$120.00	\$30,000.00
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	\$10.00	\$79,000.00
PCSMP Outlet	EA	2	\$40,000.00	\$80,000.00
-----				
Subtotal (5% Contingency)				\$1,682,205.00
Engineering Fees, 21%				\$353,263.05
Legal Fees, 5%				\$84,110.25
Warrant Interest, 1 Yrs. @ 8%				\$134,576.40
Subtotal				\$2,254,154.70
Warrant Fee, 5%				\$112,707.74
Total				\$2,366,862.44

<b>SIDEWALK (GENERAL OBLIGATION)</b>				
6" P.C.C. Sidewalk Pavement	SY	7117	\$45.00	\$320,265.00
<hr/>				
Subtotal (5% Contingency)				\$336,278.25
Engineering Fees, 21%				\$70,618.43
Legal Fees, 5%				\$16,813.91
Warrant Interest, 1 Yrs. @ 8%				\$26,902.26
Subtotal				\$450,612.86
Warrant Fee, 5%				\$22,530.64
Total				\$473,143.50
<hr/>				
<b>RAMPS (GENERAL OBLIGATION)</b>				
Handicap Ramps	EA	68	\$2,000.00	\$136,000.00
<hr/>				
Subtotal (5% Contingency)				\$142,800.00
Engineering Fees, 21%				\$29,988.00
Legal Fees, 5%				\$7,140.00
Warrant Interest, 1 Yrs. @ 8%				\$11,424.00
Subtotal				\$191,352.00
Warrant Fee, 5%				\$9,567.60
Total				\$200,919.60
<hr/>				
<b>PCSMP</b>				
Land Acquisition	AC	3.93	45,000.00	176,850.00
<hr/>				
Subtotal				176,850.00
Fees, 20%				35,370.00
Total				212,220.00
<hr/>				
<b>ROW</b>				
Land Acquisition	AC	3.40	48,000.00	163,200.00
<hr/>				
Subtotal				163,200.00
Fees, 20%				32,640.00
Total				195,840.00
<hr/>				
<b>SEWER FEES</b>				
Pioneer Main Fee	AC	61.5	\$29,984.00	\$1,844,016.00
Connection Charge	LS			\$0.00
<hr/>				
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

# SPRINGFIELD HIGHLANDS

SPR-2026XXXX-XXXX-S  
DRAINAGE STUDY AND PCSMP CALCULATIONS



 3/9/26  
Project Engineer

Bradley Huyck, P.E.

**DRAINAGE STUDY AND PCSMP CALCULATIONS**  
**SPRINGFIELD HIGHLANDS**  
SPR-2025XXXX-XXXX-S

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

## DRAINAGE STUDY AND PCSMP CALCULATIONS SPRINGFIELD HIGHLANDS

### EXECUTIVE SUMMARY

This drainage study was prepared for the Post-Construction Stormwater Management Plan for Springfield Highlands 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 12 R30 Lots, 12 R50 Lots, 1 BG Lots, 108 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 from 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 12 R30 Lots, 12 R50 Lots, 1 BG Lots, 108 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	51.84	2,258,150	83	0.40	1	Existing Storm Sewer
A2	Eastern Portion of the Site	13.81	601,563	90	0.45	2	Existing Basin
A3	Northeastern Corner of Site	0.61	26,571	77	0.37	3	Existing Culvert
<b>TOTAL PROPOSED SITE</b>		62.66	2,729,639	81	0.43		

## 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>	49	108	194
<b>Post-Construction</b>	4	50	173
<b>Impact Point 2</b>			
<b>Pre-Construction</b>	18	38	68
<b>Post-Construction</b>	2	28	64
<b>Impact Point 3</b>			
<b>Pre-Construction</b>	2	5	8
<b>Post-Construction</b>	1	3	4

# **SECTION 1**

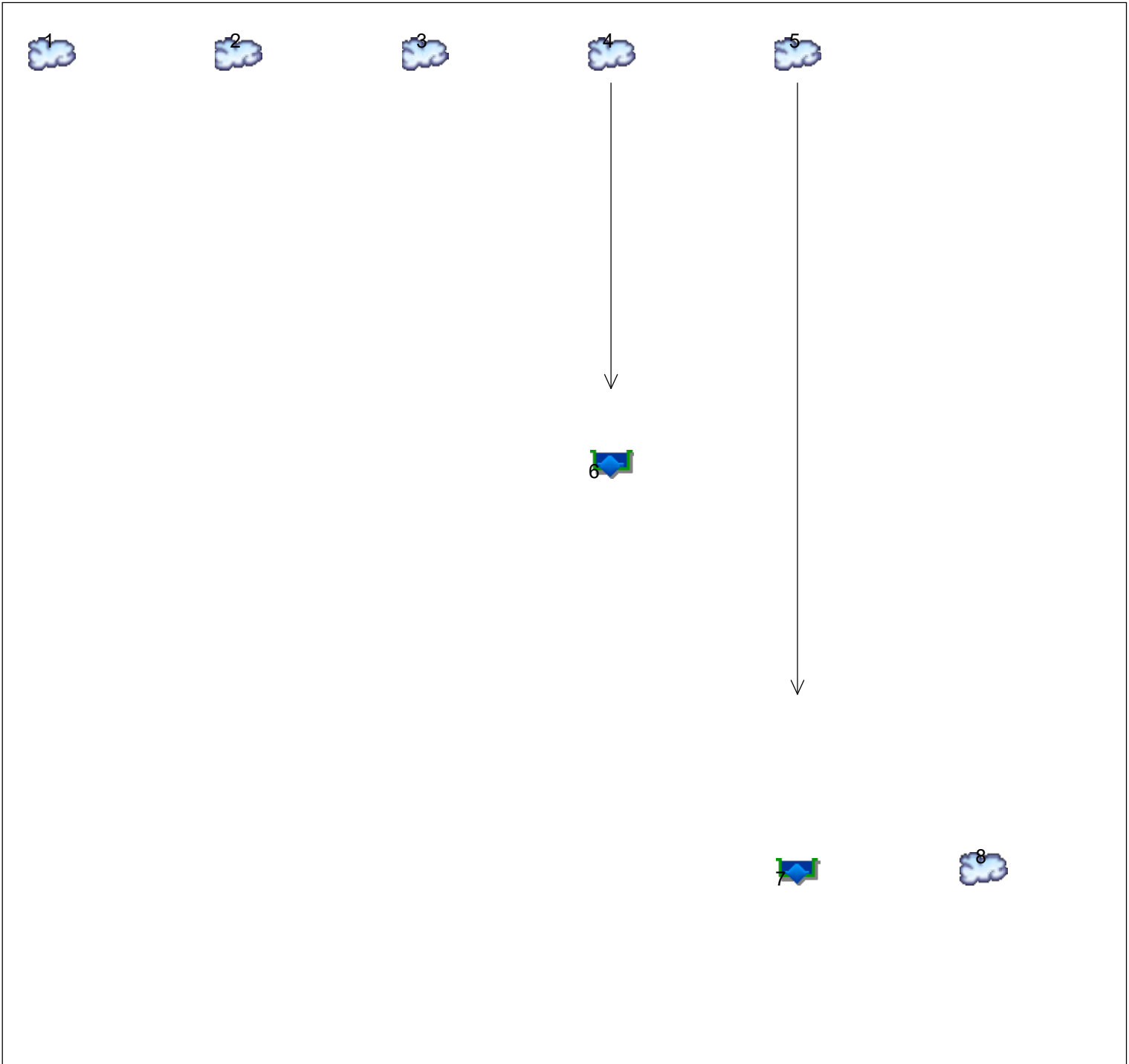
Imp Pt. No.	COMPUTATION FORM STORM DRAINAGE SYSTEM DESIGN BY THE RATIONAL METHOD			THOMPSON DREESSEN & DORNER Consulting Engineers & Land Surveyors Omaha, NE 68154 (402)330-8860				Calculated By: SS Date: 03-09-26 Checked By: BPH				Preliminary x Final Design			Drainage Area Project No. 2380-104 Design Storm: 10 yr.										
	Conveyance		Direct Runoff							Travel Time (System Design)					Total Runoff										
	From	To	W.S. or No.	O.F.L. ft.	W.C. Type *	S %	V fps	Ti min	i in/hr	A Ac.	C	q cfs	Conv Sys No.	Size	Slope min %	des %	V des. fps	Cap. (all.) cfs	Lgth ft.	t min	TOC min	i	Comp. C	Total A Ac.	Des. Q cfs
A1							5	8.8	8.40	0.90	66.511		36	0.71	1.00	11.2	79.03				8.8	0.90	8.40	66.51	
A2							5	8.8	0.67	0.75	4.4649		18	0.13	1.00	7.04	12.4436				8.8	0.75	0.67	4.465	
A3							5	8.8	0.53	0.76	3.5021		18	0.41	1.00	7.04	12.4436				8.8	0.76	1.20	7.988	
A4							5	8.8	0.53	0.75	3.4871		15	0.21	1.00	6.24	7.65189				8.8	0.75	0.53	3.487	
A5							5	8.8	0.13	0.66	0.7275		18	0.97	1.00	7.04	12.4436				8.8	0.75	1.85	12.2	
B1							5	8.8	1.88	0.59	9.742		18	0.62	1.00	7.04	12.4436				8.8	0.59	1.88	9.742	
B2							5	8.8	0.34	0.64	1.8846		18	0.88	1.00	7.04	12.4436				8.8	0.60	2.21	11.63	
B3							5	8.8	1.43	0.58	7.3477		18	0.35	1.00	7.04	12.4436				8.8	0.58	1.43	7.348	
B4							5	8.8	0.48	0.61	2.5674		24	0.65	1.00	8.53	26.8013				8.8	0.59	4.12	21.54	
B5							5	8.8	1.76	0.58	9.0499		18	0.53	1.00	7.04	12.4436				8.8	0.58	1.76	9.05	
B6							5	8.8	0.64	0.61	3.4512		30	0.49	1.00	9.9	48.5977				8.8	0.59	6.53	34.04	
B7							5	8.8	0.35	0.64	1.9893		30	0.87	1.00	9.9	48.5977				8.8	0.59	8.64	45.08	
B9							5	8.8	1.18	0.60	6.2433		30	0.02	1.00	9.9	48.5977				8.8	0.60	1.18	6.243	
B8							5	8.8	0.10	0.68	0.6179		30	0.93	1.00	9.9	48.5977				8.8	0.68	7.81	46.85	
B10							5	8.8	0.33	0.60	1.7779		15	0.05	1.00	6.24	7.65189				8.8	0.60	0.33	1.778	
B11							5	8.8	0.09	0.68	0.5545		36	0.39	1.00	11.2	79.03				8.8	0.68	8.24	49.18	
B12							5	8.8	0.21	0.62	1.1612		15	0.02	1.00	6.24	7.65189				8.8	0.62	0.21	1.161	
B13							5	8.8	0.08	0.68	0.4768		18	0.02	1.00	7.04	12.4436				8.8	0.64	0.29	1.638	
B40							5	8.8	1.51	0.65	8.5921		18	0.68	1.00	7.04	12.4436				8.8	0.64	1.80	10.23	
B14							5	8.8	2.59	0.58	13.184		24	0.24	1.00	8.53	26.8013				8.8	0.58	2.59	13.18	
B15							5	8.8	0.63	0.61	3.3783		24	0.38	1.00	8.53	26.8013				8.8	0.58	3.22	16.56	
B41							5	8.8	0.83	0.59	4.309		18	0.12	1.00	7.04	12.4436				8.8	0.59	0.83	4.309	
B42							5	8.8	0.18	0.65	0.9944		24	0.67	1.00	8.53	26.8013				8.8	0.59	4.23	21.87	
B16							5	8.8	0.98	0.58	5.0585		18	0.17	1.00	7.04	12.4436				8.8	0.58	0.98	5.058	
B17							5	8.8	0.45	0.60	2.3557		30	0.36	1.00	9.9	48.5977				8.8	0.59	5.66	29.28	
B18							5	8.8	3.35	0.58	17.055		24	0.41	1.00	8.53	26.8013				8.8	0.58	3.35	17.06	
B19							5	8.8	0.89	0.64	5.0428		36	0.42	1.00	11.2	79.03				8.8	0.59	9.90	51.38	
B20							5	8.8	2.77	0.58	14.168		24	0.28	1.00	8.53	26.8013				8.8	0.58	2.77	14.17	
B21							5	8.8	0.68	0.62	3.6881		36	0.77	1.00	11.2	79.03				8.8	0.59	13.35	69.23	
B22							5	8.8	0.61	0.60	3.2112		15	0.18	1.00	6.24	7.65189				8.8	0.60	0.61	3.211	
B23							5	8.8	0.54	0.60	2.8494		18	0.24	1.00	7.04	12.4436				8.8	0.60	1.15	6.061	
B24							5	8.8	1.86	0.58	9.5484		36	0.91	1.00	11.2	79.03				8.8	0.59	14.50	75.29	
B25							5	8.8	0.86	0.60	4.5666		18	0.59	1.00	7.04	12.4436				8.8	0.58	1.86	9.548	
B26							5	8.8	1.68	0.58	8.5424		42	0.57	1.00	12.4	119.217				8.8	0.59	17.22	89.41	
B27							5	8.8	0.44	0.61	2.3273		18	0.77	1.00	7.04	12.4436				8.8	0.58	2.11	10.87	
B28							5	8.8	1.88	0.58	9.5025		18	0.59	1.00	7.04	12.4436				8.8	0.58	1.88	9.503	
B29							5	8.8	0.33	0.65	1.89		24	0.69	1.00	8.53	26.8013				8.8	0.59	4.32	22.26	
B30							5	8.8	1.89	0.58	9.6599		42	0.88	1.00	12.4	119.217				8.8	0.59	21.54	111.7	
B31							5	8.8	1.26	0.59	6.5129		18	0.61	1.00	7.04	12.4436				8.8	0.58	1.89	9.66	
B32							5	8.8	1.24	0.59	6.4495		24	0.37	1.00	8.53	26.8013				8.8	0.58	3.15	16.17	
B33							5	8.8	0.91	0.59	4.6928		18	0.27	1.00	7.04	12.4436				8.8	0.59	1.24	6.45	
B34							5	8.8	1.01	0.59	5.2821		30	0.32	1.00	9.9	48.5977				8.8	0.59	5.30	27.32	
B35							5	8.8	1.01	0.59	5.2821		18	0.18	1.00	7.04	12.4436				8.8	0.59	1.01	5.282	
B35							5	8.8	1.14	0.59	5.9298		48	0.78	1.00	13.5	170.217				8.8	0.59	28.99	150.2	
B35							5	8.8	1.14	0.59	5.9298		48	0.78	1.00	13.5	170.217				8.8	0.59	28.99	150.2	
B35							5	8.8	1.14	0.59	5.9298		48	0.78	1.00	13.5	170.217				8.8	0.59	28.99	150.2	
B36							5	8.8	3.76	0.58	19.238		48	0.78	1.00	13.5	170.217				8.8	0.59	28.99	150.2	
B37							5	8.8	0.61	0.61	3.3085		24	0.52	1.00	8.53	26.8013				8.8	0.58	3.76	19.24	
B38							5	8.8	0.87	0.59	4.4911		24	0.71	1.00	8.53	26.8013				8.8	0.59	4.37	22.55	
B39							5	8.8	0.47	0.61	2.503		24	0.03	1.00	8.53	26.8013				8.8	0.59	0.87	4.491	
B39							5	8.8	0.47	0.61	2.503		48	0.86	1.00	13.5	170.217				8.8	0.59	30.32	157.2	
B39							5	8.8	0.47	0.61	2.503		48	0.53	1.00	13.5	170.217				6.9	0.59	30.32	123.3	

REMINDER: Check Storm Drainage System for Major Storm Provision  
 \*Water Course Legend Figure 2-2  
 FO - Forest  
 FA - Fallow  
 GR - Grass/Lawn  
 BG - Bare Ground  
 GW - Grass Waterway  
 SG - Shallow Gut. Flow

NOTES:

# Watershed Model Schematic

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024



**Legend**

<u>Hyd.</u>	<u>Origin</u>	<u>Description</u>
1	SCS Runoff	EX-3
2	SCS Runoff	EX-2
3	SCS Runoff	EX-1
4	SCS Runoff	A-2
5	SCS Runoff	A-1
6	Reservoir	PP-2 TO POND2
7	Reservoir	PP 1 TO POND1
8	SCS Runoff	A-3

# Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	SCS Runoff	----	----	2.114	----	----	4.480	----	6.751	7.909	EX-3
2	SCS Runoff	----	----	17.10	----	----	37.72	----	57.27	67.27	EX-2
3	SCS Runoff	----	----	48.39	----	----	107.56	----	164.21	193.29	EX-1
4	SCS Runoff	----	----	42.76	----	----	73.21	----	99.67	112.81	A-2
5	SCS Runoff	----	----	86.61	----	----	169.14	----	243.84	281.41	A-1
6	Reservoir	4	----	1.232	----	----	27.86	----	50.45	63.60	PP-2 TO POND2
7	Reservoir	5	----	3.178	----	----	49.85	----	129.66	172.44	PP 1 TO POND1
8	SCS Runoff	----	----	1.112	----	----	2.356	----	3.550	4.159	A-3

# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

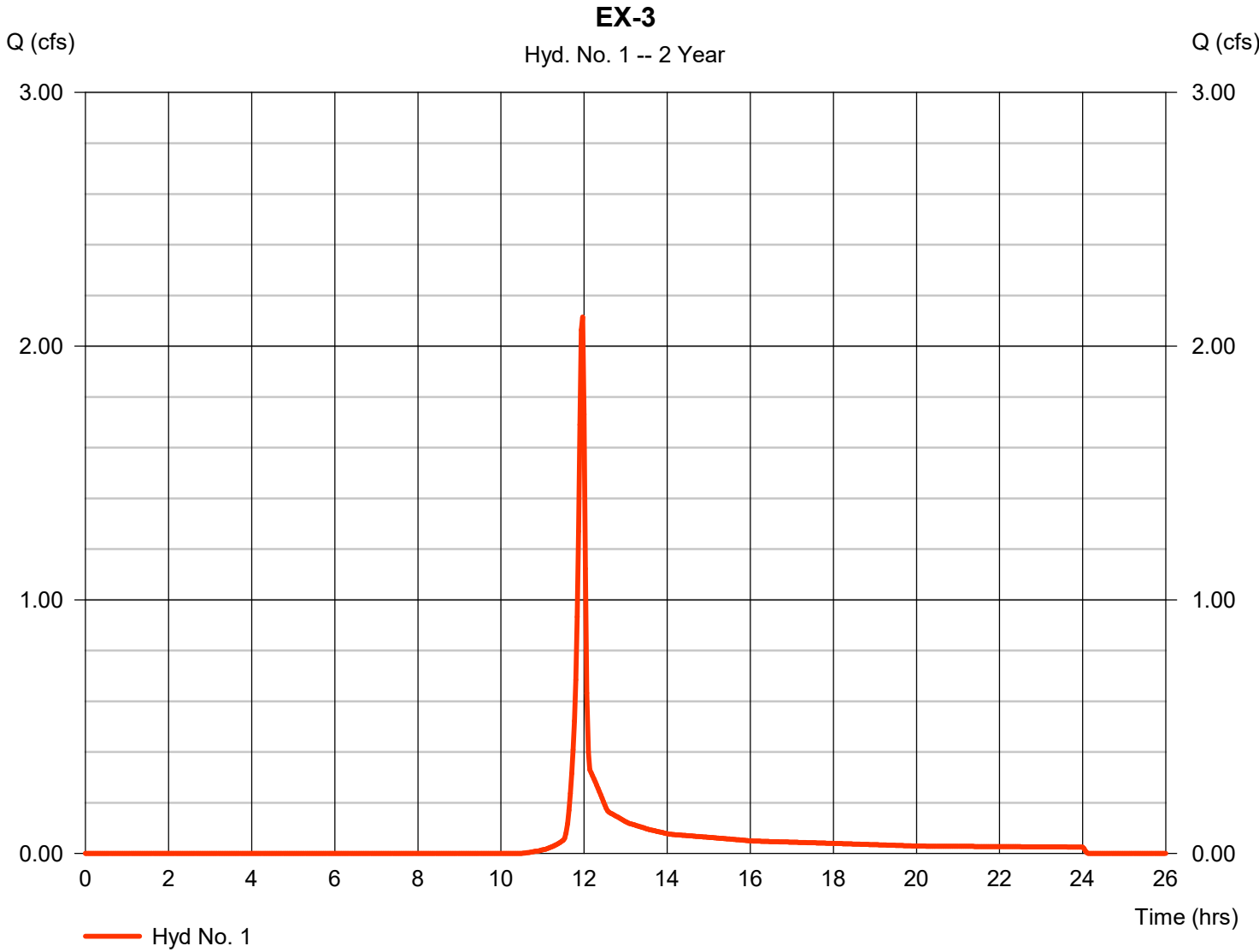
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	SCS Runoff	2.114	2	718	4,228	-----	-----	-----	EX-3	
2	SCS Runoff	17.10	2	724	49,468	-----	-----	-----	EX-2	
3	SCS Runoff	48.39	2	730	185,462	-----	-----	-----	EX-1	
4	SCS Runoff	42.76	2	718	99,465	-----	-----	-----	A-2	
5	SCS Runoff	86.61	2	724	272,213	-----	-----	-----	A-1	
6	Reservoir	1.232	2	880	98,061	4	1141.97	63,811	PP-2 TO POND2	
7	Reservoir	3.178	2	944	266,806	5	1091.42	171,754	PP 1 TO POND1	
8	SCS Runoff	1.112	2	718	2,223	-----	-----	-----	A-3	
2380-104-PCSMP_Updated_2.gpw					Return Period: 2 Year			Monday, 03 / 9 / 2026		

# Hydrograph Report

## Hyd. No. 1

EX-3

Hydrograph type	= SCS Runoff	Peak discharge	= 2.114 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.97 hrs
Time interval	= 2 min	Hyd. volume	= 4,228 cuft
Drainage area	= 1.160 ac	Curve number	= 77
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.00 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

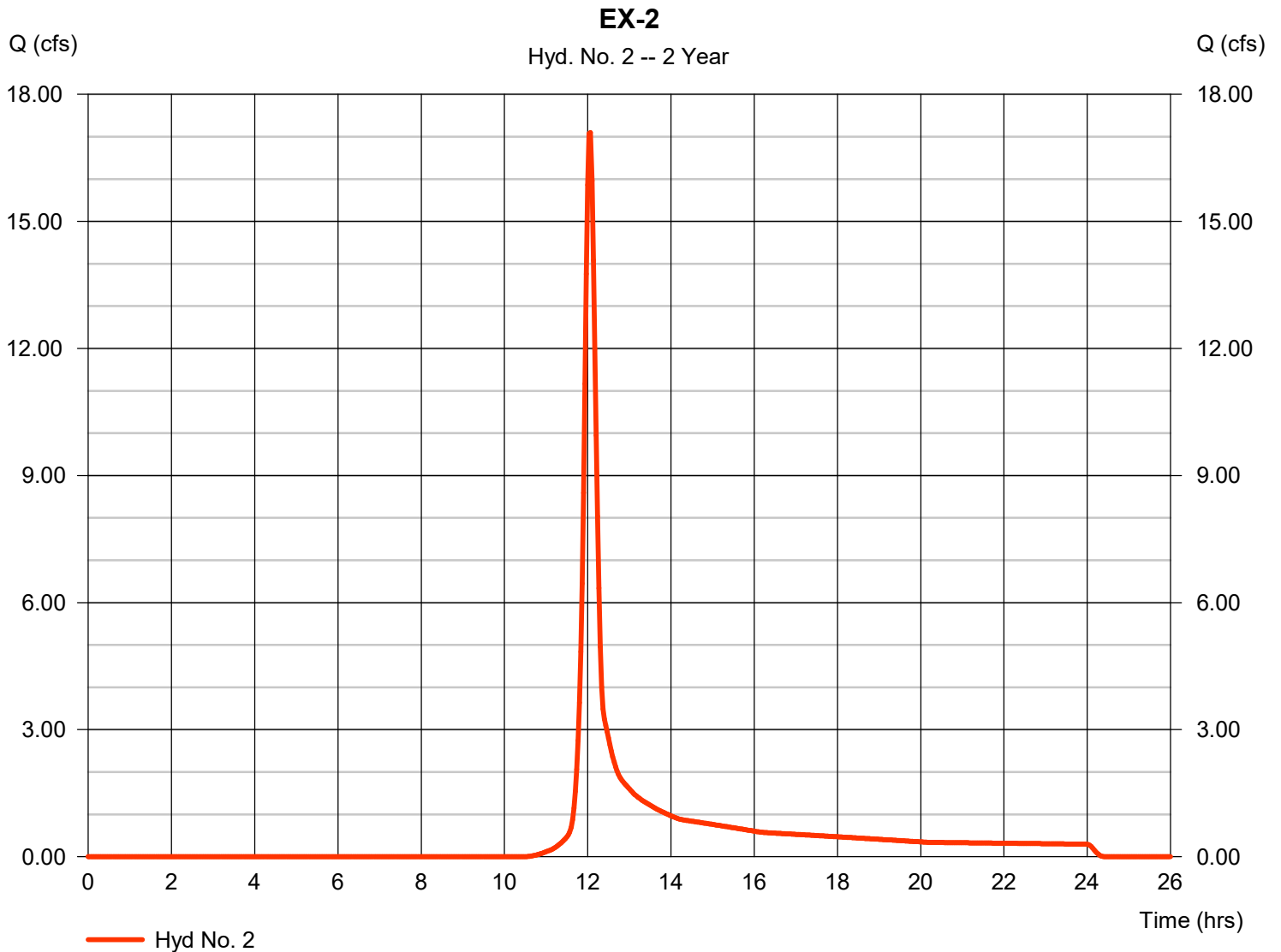


# Hydrograph Report

## Hyd. No. 2

EX-2

Hydrograph type	= SCS Runoff	Peak discharge	= 17.10 cfs
Storm frequency	= 2 yrs	Time to peak	= 12.07 hrs
Time interval	= 2 min	Hyd. volume	= 49,468 cuft
Drainage area	= 13.050 ac	Curve number	= 77
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 14.00 min
Total precip.	= 3.00 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



# TR55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

## Hyd. No. 2

EX-2

<u>Description</u>	<u>A</u>		<u>B</u>		<u>C</u>		<u>Totals</u>
<b>Sheet Flow</b>							
Manning's n-value	= 0.170		0.011		0.011		
Flow length (ft)	= 100.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 3.00		0.00		0.00		
Land slope (%)	= 2.00		0.00		0.00		
<b>Travel Time (min)</b>	<b>= 11.18</b>	<b>+</b>	<b>0.00</b>	<b>+</b>	<b>0.00</b>	<b>=</b>	<b>11.18</b>
<b>Shallow Concentrated Flow</b>							
Flow length (ft)	= 550.00		0.00		0.00		
Watercourse slope (%)	= 4.00		0.00		0.00		
Surface description	= Unpaved		Paved		Paved		
Average velocity (ft/s)	=3.23		0.00		0.00		
<b>Travel Time (min)</b>	<b>= 2.84</b>	<b>+</b>	<b>0.00</b>	<b>+</b>	<b>0.00</b>	<b>=</b>	<b>2.84</b>
<b>Channel Flow</b>							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	=0.00		0.00		0.00		
Flow length (ft)	{{0}}0.0		0.0		0.0		
<b>Travel Time (min)</b>	<b>= 0.00</b>	<b>+</b>	<b>0.00</b>	<b>+</b>	<b>0.00</b>	<b>=</b>	<b>0.00</b>
<b>Total Travel Time, Tc .....</b>							<b>14.00 min</b>

# Hydrograph Report

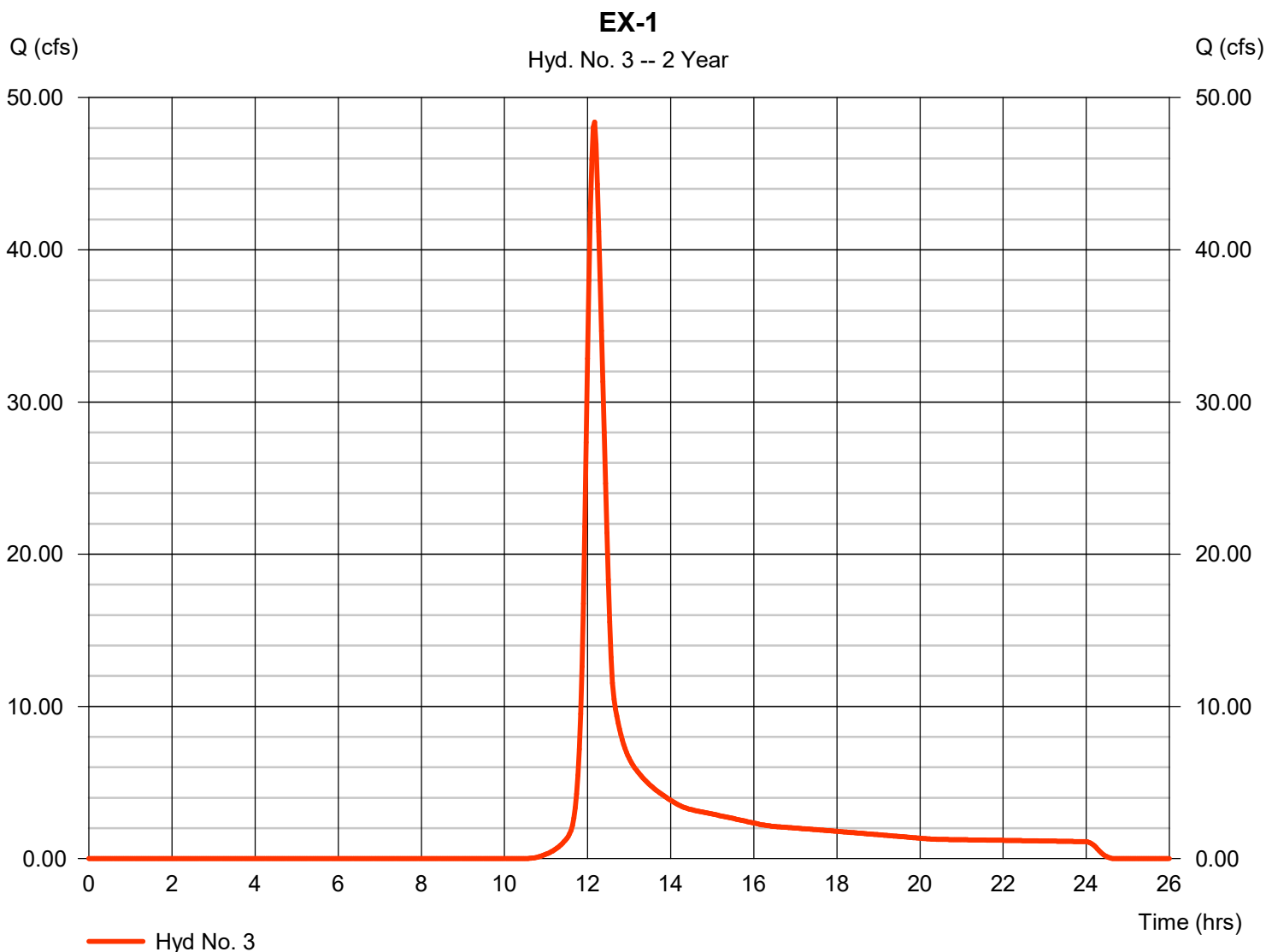
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Monday, 03 / 9 / 2026

## Hyd. No. 3

EX-1

Hydrograph type	= SCS Runoff	Peak discharge	= 48.39 cfs
Storm frequency	= 2 yrs	Time to peak	= 12.17 hrs
Time interval	= 2 min	Hyd. volume	= 185,462 cuft
Drainage area	= 48.460 ac	Curve number	= 77
Basin Slope	= 2.0 %	Hydraulic length	= 1000 ft
Tc method	= TR55	Time of conc. (Tc)	= 26.60 min
Total precip.	= 3.00 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



# TR55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

## Hyd. No. 3

EX-1

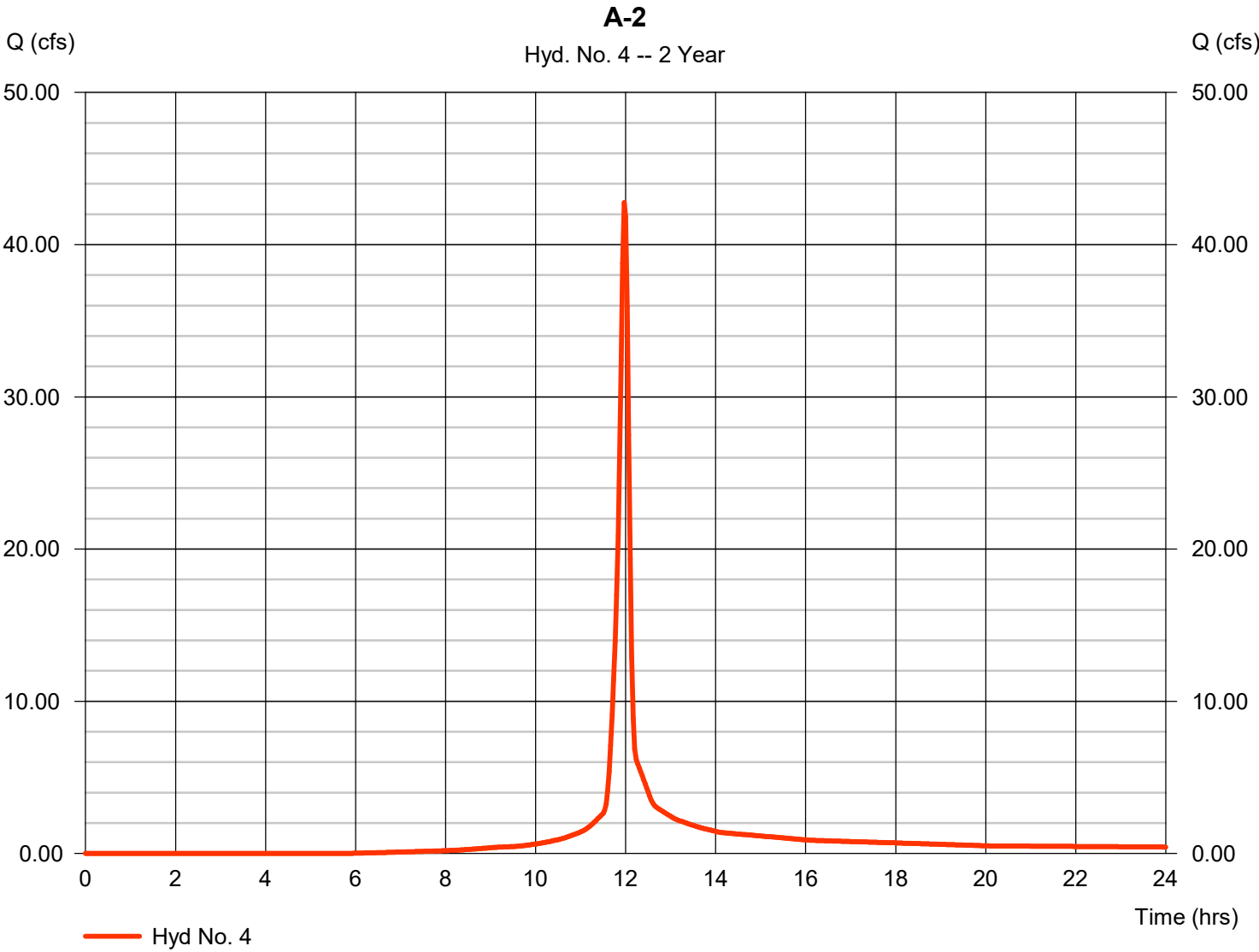
<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
<b>Sheet Flow</b>				
Manning's n-value	= 0.170	0.011	0.011	
Flow length (ft)	= 200.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 3.00	0.00	0.00	
Land slope (%)	= 3.50	0.00	0.00	
<b>Travel Time (min)</b>	<b>= 15.57</b>	<b>+ 0.00</b>	<b>+ 0.00</b>	<b>= 15.57</b>
<b>Shallow Concentrated Flow</b>				
Flow length (ft)	= 2000.00	0.00	0.00	
Watercourse slope (%)	= 3.50	0.00	0.00	
Surface description	= Unpaved	Paved	Paved	
Average velocity (ft/s)	=3.02	0.00	0.00	
<b>Travel Time (min)</b>	<b>= 11.04</b>	<b>+ 0.00</b>	<b>+ 0.00</b>	<b>= 11.04</b>
<b>Channel Flow</b>				
X sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	=0.00	0.00	0.00	
Flow length (ft)	({0})0.0	0.0	0.0	
<b>Travel Time (min)</b>	<b>= 0.00</b>	<b>+ 0.00</b>	<b>+ 0.00</b>	<b>= 0.00</b>
<b>Total Travel Time, Tc .....</b>				<b>26.60 min</b>

# Hydrograph Report

## Hyd. No. 4

A-2

Hydrograph type	= SCS Runoff	Peak discharge	= 42.76 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.97 hrs
Time interval	= 2 min	Hyd. volume	= 99,465 cuft
Drainage area	= 13.810 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 6.60 min
Total precip.	= 3.00 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



# TR55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

## Hyd. No. 4

A-2

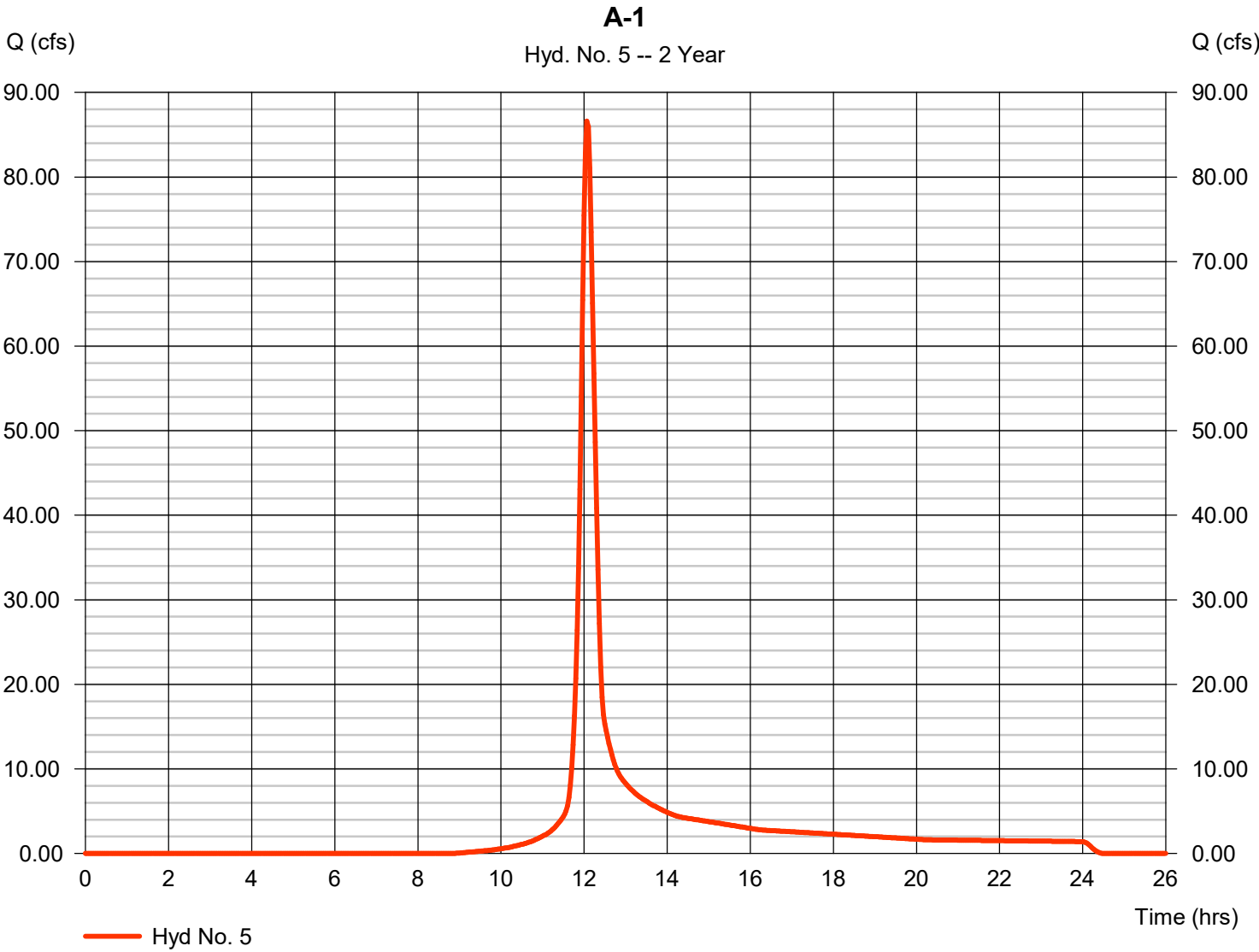
<u>Description</u>	<u>A</u>		<u>B</u>		<u>C</u>		<u>Totals</u>
<b>Sheet Flow</b>							
Manning's n-value	= 0.011		0.011		0.011		
Flow length (ft)	= 300.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 3.00		0.00		0.00		
Land slope (%)	= 3.00		0.00		0.00		
<b>Travel Time (min)</b>	<b>= 2.56</b>	<b>+</b>	<b>0.00</b>	<b>+</b>	<b>0.00</b>	<b>=</b>	<b>2.56</b>
<b>Shallow Concentrated Flow</b>							
Flow length (ft)	= 700.00		0.00		0.00		
Watercourse slope (%)	= 2.00		0.00		0.00		
Surface description	= Paved		Paved		Paved		
Average velocity (ft/s)	=2.87		0.00		0.00		
<b>Travel Time (min)</b>	<b>= 4.06</b>	<b>+</b>	<b>0.00</b>	<b>+</b>	<b>0.00</b>	<b>=</b>	<b>4.06</b>
<b>Channel Flow</b>							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	=0.00		0.00		0.00		
Flow length (ft)	{{0}}0.0		0.0		0.0		
<b>Travel Time (min)</b>	<b>= 0.00</b>	<b>+</b>	<b>0.00</b>	<b>+</b>	<b>0.00</b>	<b>=</b>	<b>0.00</b>
<b>Total Travel Time, Tc .....</b>							<b>6.60 min</b>

# Hydrograph Report

## Hyd. No. 5

A-1

Hydrograph type	= SCS Runoff	Peak discharge	= 86.61 cfs
Storm frequency	= 2 yrs	Time to peak	= 12.07 hrs
Time interval	= 2 min	Hyd. volume	= 272,213 cuft
Drainage area	= 51.840 ac	Curve number	= 83
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 18.20 min
Total precip.	= 3.00 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



# TR55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

## Hyd. No. 5

A-1

<u>Description</u>	<u>A</u>		<u>B</u>		<u>C</u>		<u>Totals</u>
<b>Sheet Flow</b>							
Manning's n-value	= 0.011		0.011		0.011		
Flow length (ft)	= 300.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 3.00		0.00		0.00		
Land slope (%)	= 3.00		0.00		0.00		
<b>Travel Time (min)</b>	<b>= 2.56</b>	<b>+</b>	<b>0.00</b>	<b>+</b>	<b>0.00</b>	<b>=</b>	<b>2.56</b>
<b>Shallow Concentrated Flow</b>							
Flow length (ft)	= 2700.00		0.00		0.00		
Watercourse slope (%)	= 2.00		0.00		0.00		
Surface description	= Paved		Paved		Paved		
Average velocity (ft/s)	=2.87		0.00		0.00		
<b>Travel Time (min)</b>	<b>= 15.65</b>	<b>+</b>	<b>0.00</b>	<b>+</b>	<b>0.00</b>	<b>=</b>	<b>15.65</b>
<b>Channel Flow</b>							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	=0.00		0.00		0.00		
Flow length (ft)	{{0}}0.0		0.0		0.0		
<b>Travel Time (min)</b>	<b>= 0.00</b>	<b>+</b>	<b>0.00</b>	<b>+</b>	<b>0.00</b>	<b>=</b>	<b>0.00</b>
<b>Total Travel Time, Tc .....</b>							<b>18.20 min</b>

# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

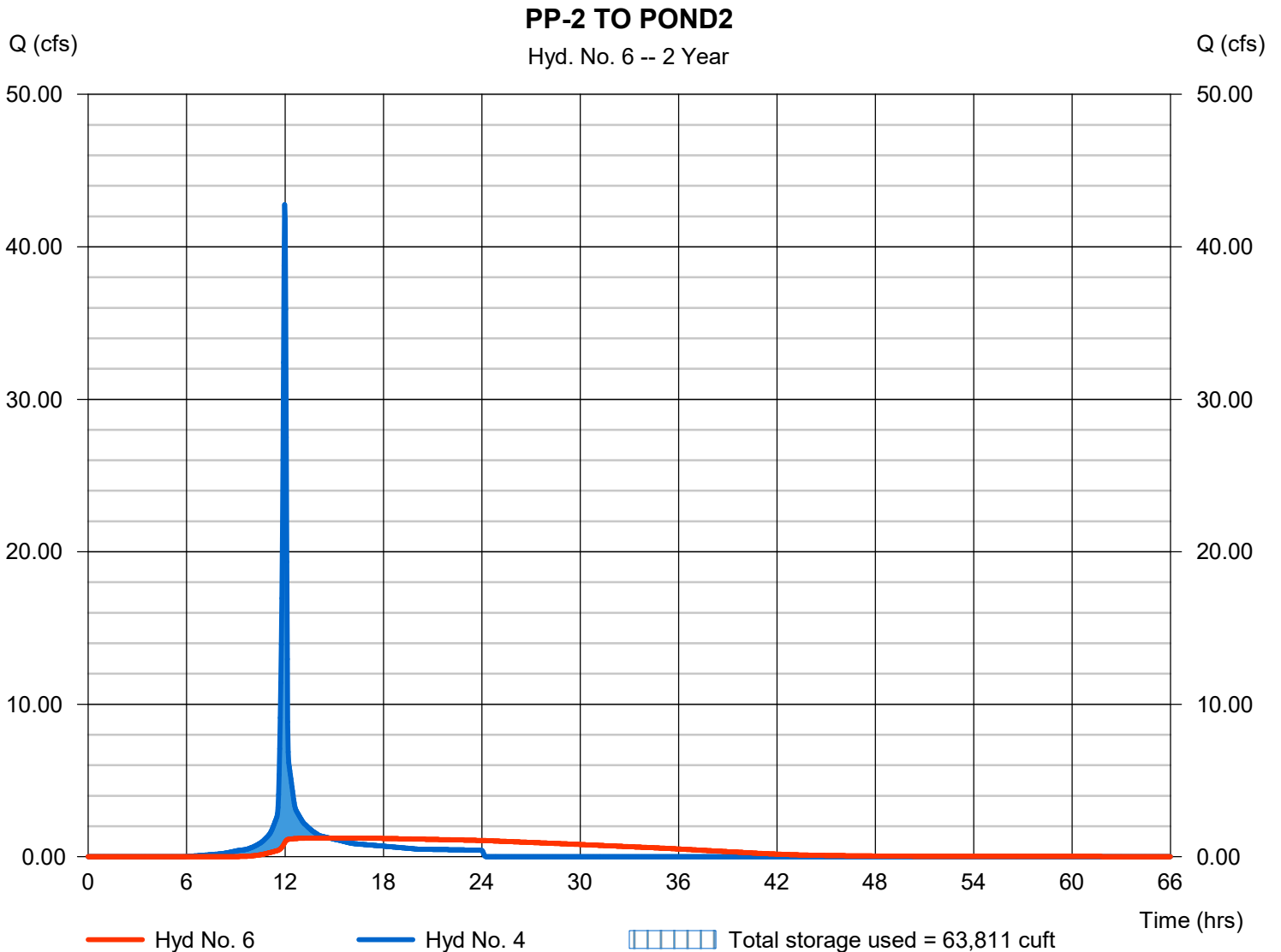
Monday, 03 / 9 / 2026

## Hyd. No. 6

PP-2 TO POND2

Hydrograph type	= Reservoir	Peak discharge	= 1.232 cfs
Storm frequency	= 2 yrs	Time to peak	= 14.67 hrs
Time interval	= 2 min	Hyd. volume	= 98,061 cuft
Inflow hyd. No.	= 4 - A-2	Max. Elevation	= 1141.97 ft
Reservoir name	= Pond-2	Max. Storage	= 63,811 cuft

Storage Indication method used.



# Pond Report

## Pond No. 2 - Pond-2

### Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Beginning Elevation = 1138.00 ft

### Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	1138.00	12,762	0	0
1.00	1139.00	14,338	13,550	13,550
2.00	1140.00	16,009	15,173	28,723
3.00	1141.00	17,777	16,893	45,616
4.00	1142.00	19,641	18,709	64,325
5.00	1143.00	21,601	20,621	84,946
6.00	1144.00	23,657	22,629	107,575
7.00	1145.00	25,810	24,734	132,308

### Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 24.00	5.00	0.00	0.00
Span (in)	= 24.00	5.00	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 1138.00	1138.10	0.00	0.00
Length (ft)	= 110.00	0.50	0.00	0.00
Slope (%)	= 1.50	0.10	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	No	No

### Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 10.14	8.00	Inactive	0.00
Crest El. (ft)	= 1142.00	1143.00	0.00	0.00
Weir Coeff.	= 3.33	2.60	3.33	3.33
Weir Type	= 1	Broad	---	---
Multi-Stage	= Yes	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

### Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Civ A cfs	Civ B cfs	Civ C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	1138.00	0.00	0.00	---	---	0.00	0.00	---	---	---	---	0.000
0.10	1,355	1138.10	0.00	0.00	---	---	0.00	0.00	---	---	---	---	0.000
0.20	2,710	1138.20	0.03 ic	0.03 ic	---	---	0.00	0.00	---	---	---	---	0.028
0.30	4,065	1138.30	0.11 ic	0.10 ic	---	---	0.00	0.00	---	---	---	---	0.100
0.40	5,420	1138.40	0.20 ic	0.20 ic	---	---	0.00	0.00	---	---	---	---	0.198
0.50	6,775	1138.50	0.29 ic	0.29 ic	---	---	0.00	0.00	---	---	---	---	0.290
0.60	8,130	1138.60	0.35 ic	0.35 ic	---	---	0.00	0.00	---	---	---	---	0.355
0.70	9,485	1138.70	0.41 ic	0.41 ic	---	---	0.00	0.00	---	---	---	---	0.411
0.80	10,840	1138.80	0.48 ic	0.46 ic	---	---	0.00	0.00	---	---	---	---	0.460
0.90	12,195	1138.90	0.52 ic	0.50 ic	---	---	0.00	0.00	---	---	---	---	0.505
1.00	13,550	1139.00	0.56 ic	0.55 ic	---	---	0.00	0.00	---	---	---	---	0.546
1.10	15,067	1139.10	0.60 ic	0.58 ic	---	---	0.00	0.00	---	---	---	---	0.584
1.20	16,585	1139.20	0.64 ic	0.62 ic	---	---	0.00	0.00	---	---	---	---	0.617
1.30	18,102	1139.30	0.65 ic	0.65 ic	---	---	0.00	0.00	---	---	---	---	0.649
1.40	19,619	1139.40	0.69 ic	0.68 ic	---	---	0.00	0.00	---	---	---	---	0.680
1.50	21,137	1139.50	0.73 ic	0.71 ic	---	---	0.00	0.00	---	---	---	---	0.707
1.60	22,654	1139.60	0.74 ic	0.74 ic	---	---	0.00	0.00	---	---	---	---	0.736
1.70	24,171	1139.70	0.78 ic	0.76 ic	---	---	0.00	0.00	---	---	---	---	0.763
1.80	25,689	1139.80	0.79 ic	0.79 ic	---	---	0.00	0.00	---	---	---	---	0.789
1.90	27,206	1139.90	0.84 ic	0.81 ic	---	---	0.00	0.00	---	---	---	---	0.814
2.00	28,723	1140.00	0.84 ic	0.84 ic	---	---	0.00	0.00	---	---	---	---	0.839
2.10	30,412	1140.10	0.89 ic	0.86 ic	---	---	0.00	0.00	---	---	---	---	0.862
2.20	32,102	1140.20	0.89 ic	0.89 ic	---	---	0.00	0.00	---	---	---	---	0.887
2.30	33,791	1140.30	0.95 ic	0.91 ic	---	---	0.00	0.00	---	---	---	---	0.908
2.40	35,480	1140.40	0.95 ic	0.93 ic	---	---	0.00	0.00	---	---	---	---	0.931
2.50	37,170	1140.50	0.95 ic	0.95 ic	---	---	0.00	0.00	---	---	---	---	0.953
2.60	38,859	1140.60	1.01 ic	0.97 ic	---	---	0.00	0.00	---	---	---	---	0.974
2.70	40,548	1140.70	1.01 ic	1.00 ic	---	---	0.00	0.00	---	---	---	---	0.996
2.80	42,238	1140.80	1.02 ic	1.02 ic	---	---	0.00	0.00	---	---	---	---	1.015
2.90	43,927	1140.90	1.07 ic	1.04 ic	---	---	0.00	0.00	---	---	---	---	1.035
3.00	45,616	1141.00	1.07 ic	1.06 ic	---	---	0.00	0.00	---	---	---	---	1.056
3.10	47,487	1141.10	1.07 ic	1.07 ic	---	---	0.00	0.00	---	---	---	---	1.075
3.20	49,358	1141.20	1.13 ic	1.09 ic	---	---	0.00	0.00	---	---	---	---	1.094
3.30	51,229	1141.30	1.13 ic	1.11 ic	---	---	0.00	0.00	---	---	---	---	1.113
3.40	53,100	1141.40	1.13 ic	1.13 ic	---	---	0.00	0.00	---	---	---	---	1.132

Continues on next page...

Pond-2

**Stage / Storage / Discharge Table**

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
3.50	54,970	1141.50	1.20 ic	1.15 ic	---	---	0.00	0.00	---	---	---	---	1.149
3.60	56,841	1141.60	1.20 ic	1.17 ic	---	---	0.00	0.00	---	---	---	---	1.167
3.70	58,712	1141.70	1.20 ic	1.19 ic	---	---	0.00	0.00	---	---	---	---	1.186
3.80	60,583	1141.80	1.20 ic	1.20 ic	---	---	0.00	0.00	---	---	---	---	1.203
3.90	62,454	1141.90	1.26 ic	1.22 ic	---	---	0.00	0.00	---	---	---	---	1.219
4.00	64,325	1142.00	1.26 ic	1.24 ic	---	---	0.00	0.00	---	---	---	---	1.237
4.10	66,387	1142.10	2.29 ic	1.22 ic	---	---	1.07	0.00	---	---	---	---	2.291
4.20	68,449	1142.20	4.30 ic	1.20 ic	---	---	3.02	0.00	---	---	---	---	4.216
4.30	70,511	1142.30	6.72 ic	1.17 ic	---	---	5.55	0.00	---	---	---	---	6.718
4.40	72,573	1142.40	9.69 ic	1.13 ic	---	---	8.54	0.00	---	---	---	---	9.678
4.50	74,635	1142.50	13.09 ic	1.09 ic	---	---	11.94	0.00	---	---	---	---	13.03
4.60	76,697	1142.60	16.71 ic	1.01 ic	---	---	15.69	0.00	---	---	---	---	16.70
4.70	78,759	1142.70	20.66 ic	0.89 ic	---	---	19.77	0.00	---	---	---	---	20.66
4.80	80,822	1142.80	24.85 ic	0.69 ic	---	---	24.16	0.00	---	---	---	---	24.85
4.90	82,884	1142.90	27.37 ic	0.52 ic	---	---	26.85 s	0.00	---	---	---	---	27.37
5.00	84,946	1143.00	28.42 ic	0.45 ic	---	---	27.97 s	0.00	---	---	---	---	28.42
5.10	87,209	1143.10	29.22 ic	0.40 ic	---	---	28.82 s	0.66	---	---	---	---	29.87
5.20	89,472	1143.20	29.88 ic	0.36 ic	---	---	29.52 s	1.86	---	---	---	---	31.74
5.30	91,734	1143.30	30.46 ic	0.32 ic	---	---	30.13 s	3.42	---	---	---	---	33.88
5.40	93,997	1143.40	30.98 ic	0.30 ic	---	---	30.68 s	5.26	---	---	---	---	36.24
5.50	96,260	1143.50	31.46 ic	0.27 ic	---	---	31.19 s	7.35	---	---	---	---	38.81
5.60	98,523	1143.60	31.91 ic	0.25 ic	---	---	31.66 s	9.67	---	---	---	---	41.58
5.70	100,786	1143.70	32.34 ic	0.23 ic	---	---	32.10 s	12.18	---	---	---	---	44.51
5.80	103,049	1143.80	32.75 ic	0.22 ic	---	---	32.52 s	14.88	---	---	---	---	47.63
5.90	105,312	1143.90	33.14 ic	0.21 ic	---	---	32.93 s	17.76	---	---	---	---	50.89
6.00	107,575	1144.00	33.52 ic	0.19 ic	---	---	33.32 s	20.80	---	---	---	---	54.31
6.10	110,048	1144.10	33.89 ic	0.18 ic	---	---	33.70 s	24.00	---	---	---	---	57.88
6.20	112,521	1144.20	34.26 ic	0.17 ic	---	---	34.08 s	27.34	---	---	---	---	61.59
6.30	114,995	1144.30	34.61 ic	0.17 ic	---	---	34.44 s	30.83	---	---	---	---	65.44
6.40	117,468	1144.40	34.96 ic	0.16 ic	---	---	34.79 s	34.46	---	---	---	---	69.41
6.50	119,941	1144.50	35.30 ic	0.15 ic	---	---	35.14 s	38.21	---	---	---	---	73.50
6.60	122,415	1144.60	35.64 ic	0.14 ic	---	---	35.49 s	42.10	---	---	---	---	77.73
6.70	124,888	1144.70	35.97 ic	0.14 ic	---	---	35.83 s	46.10	---	---	---	---	82.07
6.80	127,362	1144.80	36.30 ic	0.13 ic	---	---	36.14 s	50.23	---	---	---	---	86.51
6.90	129,835	1144.90	36.62 ic	0.13 ic	---	---	36.47 s	54.48	---	---	---	---	91.07
7.00	132,308	1145.00	36.94 ic	0.12 ic	---	---	36.78 s	58.83	---	---	---	---	95.74

...End

# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Monday, 03 / 9 / 2026

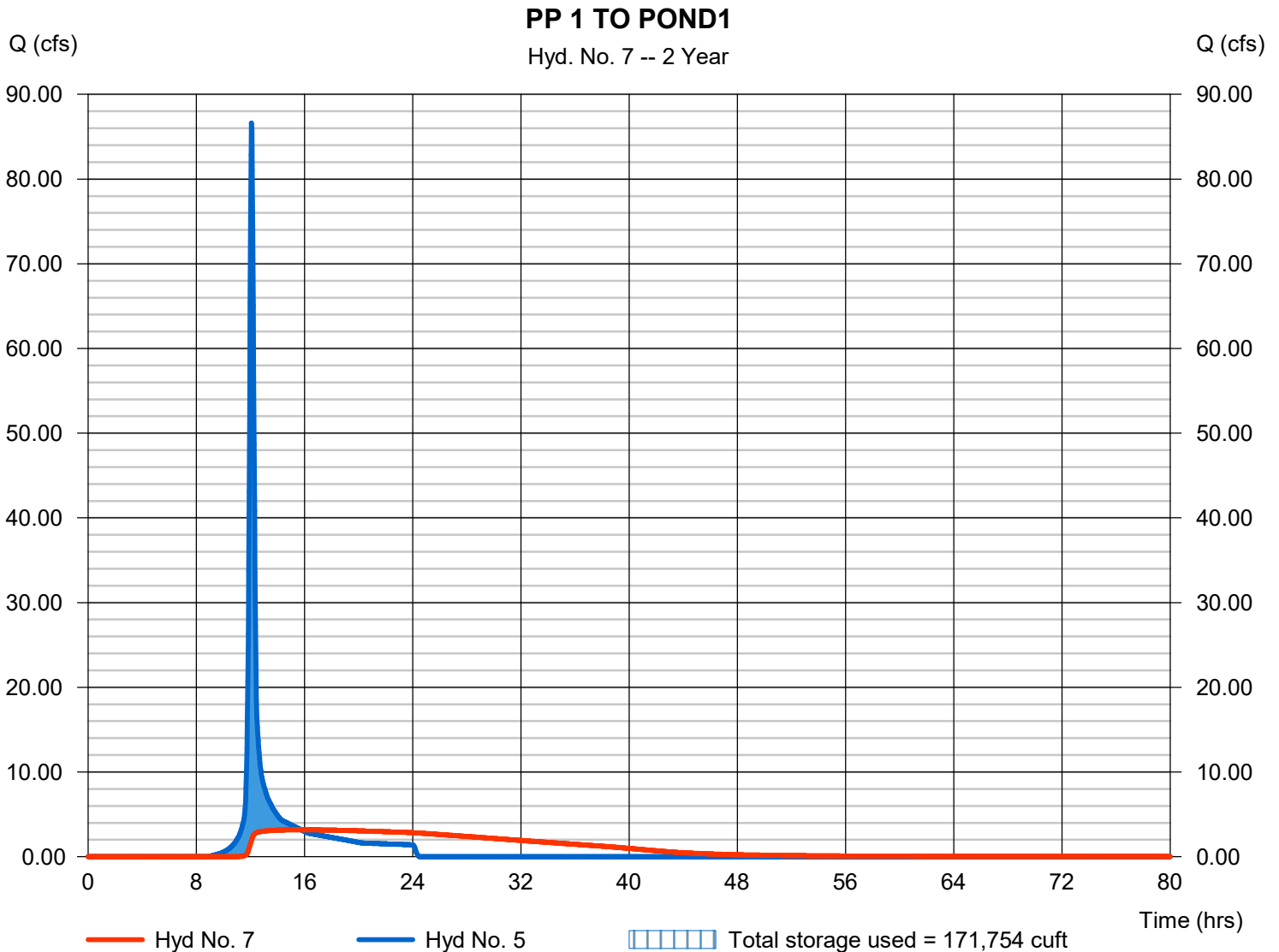
## Hyd. No. 7

PP 1 TO POND1

Hydrograph type = Reservoir  
Storm frequency = 2 yrs  
Time interval = 2 min  
Inflow hyd. No. = 5 - A-1  
Reservoir name = Pond-1

Peak discharge = 3.178 cfs  
Time to peak = 15.73 hrs  
Hyd. volume = 266,806 cuft  
Max. Elevation = 1091.42 ft  
Max. Storage = 171,754 cuft

Storage Indication method used.



# Pond Report

## Pond No. 1 - Pond-1

### Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Beginning Elevation = 1088.00 ft

### Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	1088.00	45,290	0	0
1.00	1089.00	48,012	46,651	46,651
2.00	1090.00	50,812	49,412	96,063
3.00	1091.00	53,688	52,250	148,313
4.00	1092.00	56,641	55,165	203,478
5.00	1093.00	59,671	58,156	261,634
6.00	1094.00	62,778	61,225	322,859
7.00	1095.00	65,962	64,370	387,229

### Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 48.00	6.00	Inactive	0.00
Span (in)	= 48.00	6.00	0.00	0.00
No. Barrels	= 1	2	1	1
Invert El. (ft)	= 1088.00	1088.10	0.00	0.00
Length (ft)	= 110.00	0.50	0.50	0.50
Slope (%)	= 1.00	0.10	0.10	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	No	No

### Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 14.85	24.00	Inactive	Inactive
Crest El. (ft)	= 1092.00	1093.50	0.00	0.00
Weir Coeff.	= 3.33	2.60	3.33	3.33
Weir Type	= 1	Broad	---	---
Multi-Stage	= Yes	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

### Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Civ A cfs	Civ B cfs	Civ C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	1088.00	0.00	0.00	---	---	0.00	0.00	---	---	---	---	0.000
0.10	4,665	1088.10	0.00	0.00	---	---	0.00	0.00	---	---	---	---	0.000
0.20	9,330	1088.20	0.07 ic	0.06 ic	---	---	0.00	0.00	---	---	---	---	0.063
0.30	13,995	1088.30	0.23 ic	0.23 ic	---	---	0.00	0.00	---	---	---	---	0.228
0.40	18,660	1088.40	0.47 ic	0.46 ic	---	---	0.00	0.00	---	---	---	---	0.460
0.50	23,326	1088.50	0.75 ic	0.73 ic	---	---	0.00	0.00	---	---	---	---	0.725
0.60	27,991	1088.60	0.95 ic	0.95 ic	---	---	0.00	0.00	---	---	---	---	0.945
0.70	32,656	1088.70	1.14 ic	1.12 ic	---	---	0.00	0.00	---	---	---	---	1.118
0.80	37,321	1088.80	1.26 ic	1.25 ic	---	---	0.00	0.00	---	---	---	---	1.249
0.90	41,986	1088.90	1.38 ic	1.36 ic	---	---	0.00	0.00	---	---	---	---	1.361
1.00	46,651	1089.00	1.51 ic	1.46 ic	---	---	0.00	0.00	---	---	---	---	1.464
1.10	51,592	1089.10	1.65 ic	1.56 ic	---	---	0.00	0.00	---	---	---	---	1.559
1.20	56,533	1089.20	1.66 ic	1.66 ic	---	---	0.00	0.00	---	---	---	---	1.664
1.30	61,475	1089.30	1.81 ic	1.75 ic	---	---	0.00	0.00	---	---	---	---	1.754
1.40	66,416	1089.40	1.84 ic	1.84 ic	---	---	0.00	0.00	---	---	---	---	1.838
1.50	71,357	1089.50	1.97 ic	1.93 ic	---	---	0.00	0.00	---	---	---	---	1.929
1.60	76,298	1089.60	2.00 ic	2.00 ic	---	---	0.00	0.00	---	---	---	---	2.003
1.70	81,240	1089.70	2.14 ic	2.09 ic	---	---	0.00	0.00	---	---	---	---	2.089
1.80	86,181	1089.80	2.16 ic	2.16 ic	---	---	0.00	0.00	---	---	---	---	2.163
1.90	91,122	1089.90	2.32 ic	2.24 ic	---	---	0.00	0.00	---	---	---	---	2.237
2.00	96,063	1090.00	2.32 ic	2.32 ic	---	---	0.00	0.00	---	---	---	---	2.316
2.10	101,288	1090.10	2.51 ic	2.38 ic	---	---	0.00	0.00	---	---	---	---	2.376
2.20	106,513	1090.20	2.51 ic	2.45 ic	---	---	0.00	0.00	---	---	---	---	2.450
2.30	111,738	1090.30	2.52 ic	2.52 ic	---	---	0.00	0.00	---	---	---	---	2.518
2.40	116,963	1090.40	2.71 ic	2.58 ic	---	---	0.00	0.00	---	---	---	---	2.577
2.50	122,188	1090.50	2.71 ic	2.65 ic	---	---	0.00	0.00	---	---	---	---	2.645
2.60	127,413	1090.60	2.71 ic	2.71 ic	---	---	0.00	0.00	---	---	---	---	2.711
2.70	132,638	1090.70	2.92 ic	2.76 ic	---	---	0.00	0.00	---	---	---	---	2.763
2.80	137,863	1090.80	2.92 ic	2.83 ic	---	---	0.00	0.00	---	---	---	---	2.827
2.90	143,088	1090.90	2.92 ic	2.89 ic	---	---	0.00	0.00	---	---	---	---	2.890
3.00	148,313	1091.00	2.94 ic	2.94 ic	---	---	0.00	0.00	---	---	---	---	2.945
3.10	153,830	1091.10	3.14 ic	3.00 ic	---	---	0.00	0.00	---	---	---	---	2.998
3.20	159,346	1091.20	3.14 ic	3.06 ic	---	---	0.00	0.00	---	---	---	---	3.057
3.30	164,863	1091.30	3.14 ic	3.11 ic	---	---	0.00	0.00	---	---	---	---	3.115
3.40	170,379	1091.40	3.17 ic	3.17 ic	---	---	0.00	0.00	---	---	---	---	3.166

Continues on next page...

Pond-1

**Stage / Storage / Discharge Table**

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
3.50	175,895	1091.50	3.38 ic	3.21 ic	---	---	0.00	0.00	---	---	---	---	3.215
3.60	181,412	1091.60	3.38 ic	3.27 ic	---	---	0.00	0.00	---	---	---	---	3.270
3.70	186,928	1091.70	3.38 ic	3.32 ic	---	---	0.00	0.00	---	---	---	---	3.324
3.80	192,445	1091.80	3.38 ic	3.38 ic	---	---	0.00	0.00	---	---	---	---	3.377
3.90	197,961	1091.90	3.42 ic	3.42 ic	---	---	0.00	0.00	---	---	---	---	3.421
4.00	203,478	1092.00	3.62 ic	3.47 ic	---	---	0.00	0.00	---	---	---	---	3.470
4.10	209,294	1092.10	5.03 ic	3.46 ic	---	---	1.56	0.00	---	---	---	---	5.024
4.20	215,109	1092.20	7.97 ic	3.41 ic	---	---	4.42	0.00	---	---	---	---	7.827
4.30	220,925	1092.30	11.79 ic	3.34 ic	---	---	8.13	0.00	---	---	---	---	11.47
4.40	226,740	1092.40	15.87 ic	3.28 ic	---	---	12.51	0.00	---	---	---	---	15.80
4.50	232,556	1092.50	20.70 ic	3.21 ic	---	---	17.48	0.00	---	---	---	---	20.70
4.60	238,372	1092.60	26.12 ic	3.14 ic	---	---	22.98	0.00	---	---	---	---	26.12
4.70	244,187	1092.70	32.57 ic	3.07 ic	---	---	28.96	0.00	---	---	---	---	32.03
4.80	250,003	1092.80	38.72 ic	3.00 ic	---	---	35.39	0.00	---	---	---	---	38.39
4.90	255,819	1092.90	45.15 ic	2.92 ic	---	---	42.22	0.00	---	---	---	---	45.15
5.00	261,634	1093.00	52.29 ic	2.84 ic	---	---	49.45	0.00	---	---	---	---	52.29
5.10	267,757	1093.10	59.90 ic	2.75 ic	---	---	57.05	0.00	---	---	---	---	59.79
5.20	273,879	1093.20	67.85 oc	2.61 ic	---	---	65.00	0.00	---	---	---	---	67.61
5.30	280,002	1093.30	75.29 oc	2.12 ic	---	---	73.17 s	0.00	---	---	---	---	75.29
5.40	286,124	1093.40	81.69 oc	2.04 ic	---	---	79.65 s	0.00	---	---	---	---	81.69
5.50	292,247	1093.50	87.24 oc	1.96 ic	---	---	85.28 s	0.00	---	---	---	---	87.24
5.60	298,369	1093.60	92.24 oc	1.88 ic	---	---	90.35 s	1.97	---	---	---	---	94.21
5.70	304,492	1093.70	96.80 oc	1.81 ic	---	---	94.99 s	5.58	---	---	---	---	102.38
5.80	310,614	1093.80	101.02 oc	1.75 ic	---	---	99.26 s	10.26	---	---	---	---	111.27
5.90	316,737	1093.90	104.92 oc	1.68 ic	---	---	103.23 s	15.79	---	---	---	---	120.70
6.00	322,859	1094.00	108.56 oc	1.62 ic	---	---	106.93 s	22.06	---	---	---	---	130.61
6.10	329,296	1094.10	111.83 ic	1.56 ic	---	---	110.27 s	29.00	---	---	---	---	140.83
6.20	335,733	1094.20	114.36 ic	1.50 ic	---	---	112.87 s	36.54	---	---	---	---	150.90
6.30	342,170	1094.30	116.74 ic	1.44 ic	---	---	115.30 s	44.65	---	---	---	---	161.39
6.40	348,607	1094.40	118.99 ic	1.38 ic	---	---	117.60 s	53.28	---	---	---	---	172.26
6.50	355,044	1094.50	121.12 ic	1.33 ic	---	---	119.78 s	62.40	---	---	---	---	183.51
6.60	361,481	1094.60	123.15 ic	1.28 ic	---	---	121.86 s	71.99	---	---	---	---	195.12
6.70	367,918	1094.70	125.09 ic	1.23 ic	---	---	123.85 s	82.02	---	---	---	---	207.11
6.80	374,355	1094.80	126.96 ic	1.19 ic	---	---	125.77 s	92.50	---	---	---	---	219.45
6.90	380,792	1094.90	128.76 ic	1.15 ic	---	---	127.61 s	103.37	---	---	---	---	232.13
7.00	387,229	1095.00	130.50 ic	1.11 ic	---	---	129.38 s	114.64	---	---	---	---	245.13

...End

# Hydrograph Report

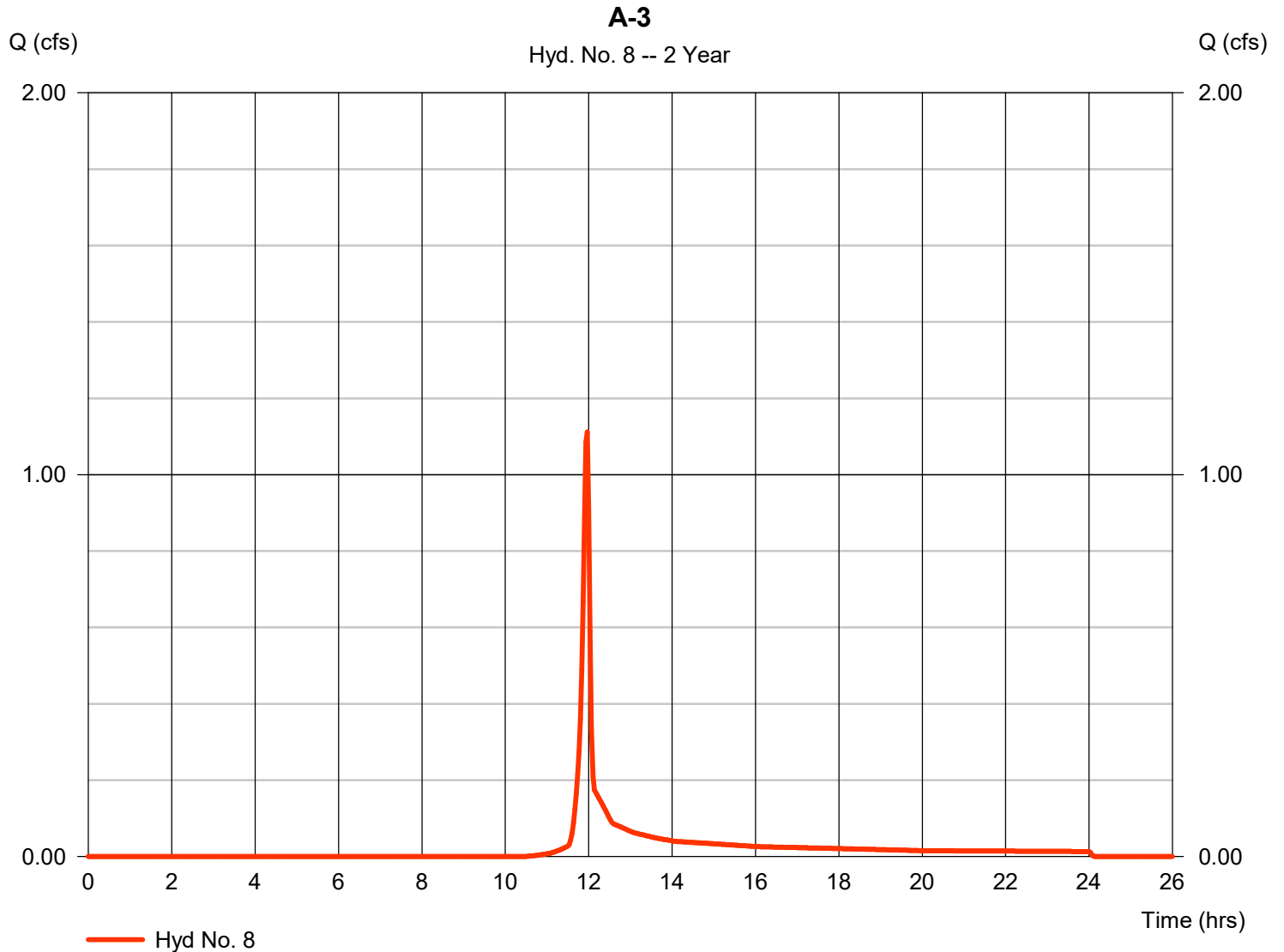
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Monday, 03 / 9 / 2026

## Hyd. No. 8

A-3

Hydrograph type	= SCS Runoff	Peak discharge	= 1.112 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.97 hrs
Time interval	= 2 min	Hyd. volume	= 2,223 cuft
Drainage area	= 0.610 ac	Curve number	= 77
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.00 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

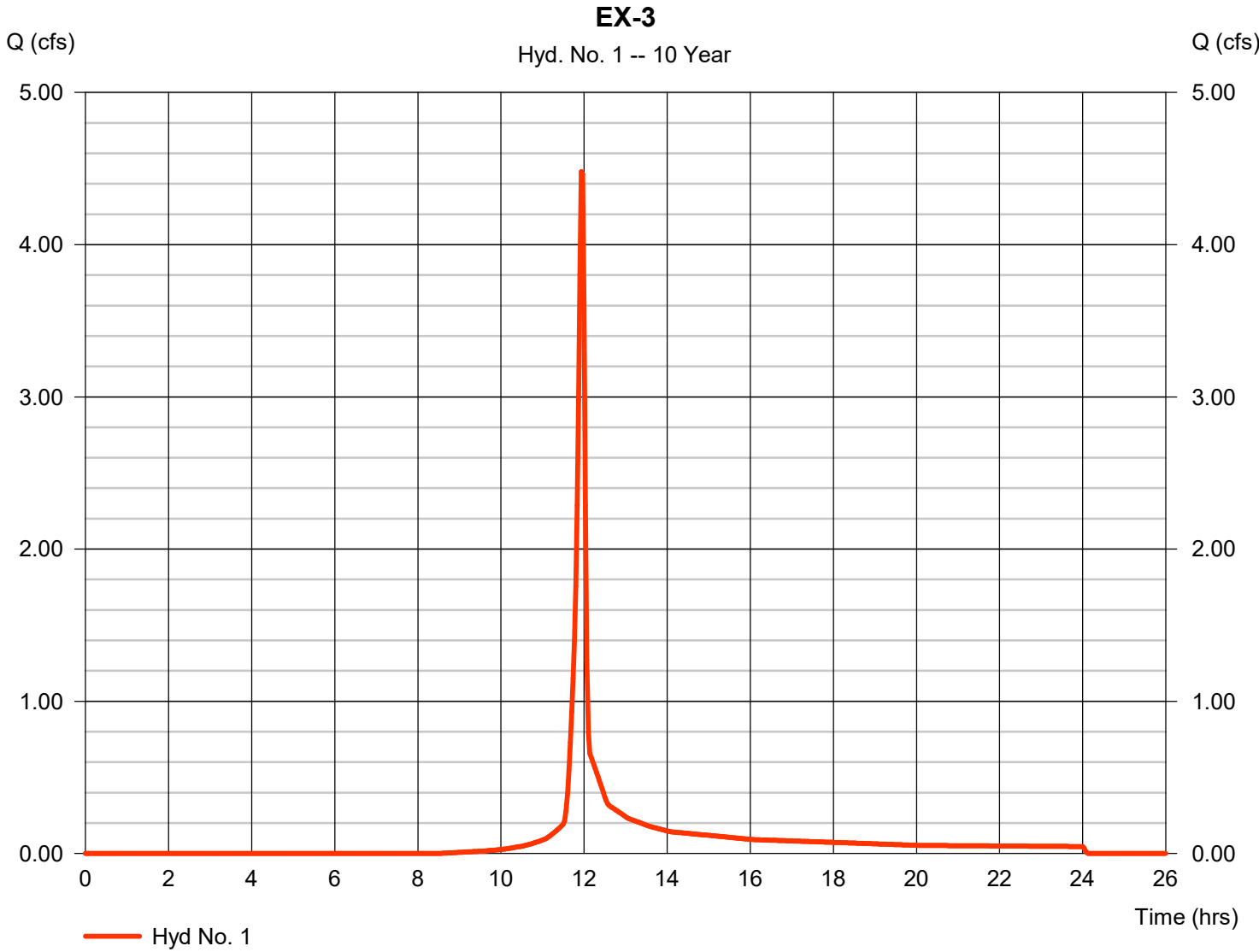
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	SCS Runoff	4.480	2	716	9,048	-----	-----	-----	EX-3	
2	SCS Runoff	37.72	2	722	105,865	-----	-----	-----	EX-2	
3	SCS Runoff	107.56	2	728	396,900	-----	-----	-----	EX-1	
4	SCS Runoff	73.21	2	718	175,034	-----	-----	-----	A-2	
5	SCS Runoff	169.14	2	724	529,652	-----	-----	-----	A-1	
6	Reservoir	27.86	2	726	173,624	4	1142.95	83,848	PP-2 TO POND2	
7	Reservoir	49.85	2	742	524,053	5	1092.97	259,652	PP 1 TO POND1	
8	SCS Runoff	2.356	2	716	4,758	-----	-----	-----	A-3	
2380-104-PCSMP_Updated_2.gpw					Return Period: 10 Year			Monday, 03 / 9 / 2026		

# Hydrograph Report

## Hyd. No. 1

EX-3

Hydrograph type	= SCS Runoff	Peak discharge	= 4.480 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 9,048 cuft
Drainage area	= 1.160 ac	Curve number	= 77
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 4.60 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



# Hydrograph Report

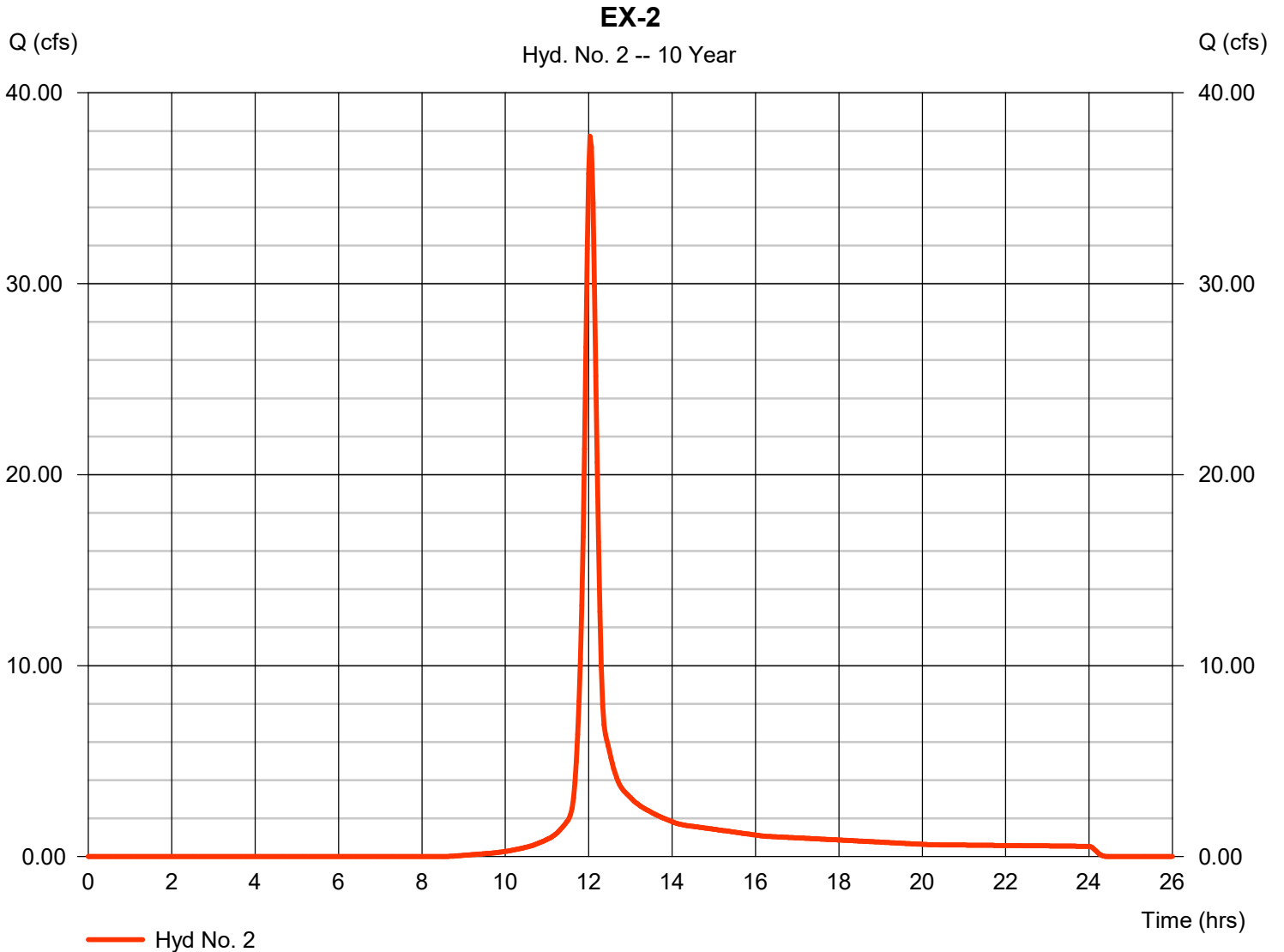
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Monday, 03 / 9 / 2026

## Hyd. No. 2

EX-2

Hydrograph type	= SCS Runoff	Peak discharge	= 37.72 cfs
Storm frequency	= 10 yrs	Time to peak	= 12.03 hrs
Time interval	= 2 min	Hyd. volume	= 105,865 cuft
Drainage area	= 13.050 ac	Curve number	= 77
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 14.00 min
Total precip.	= 4.60 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

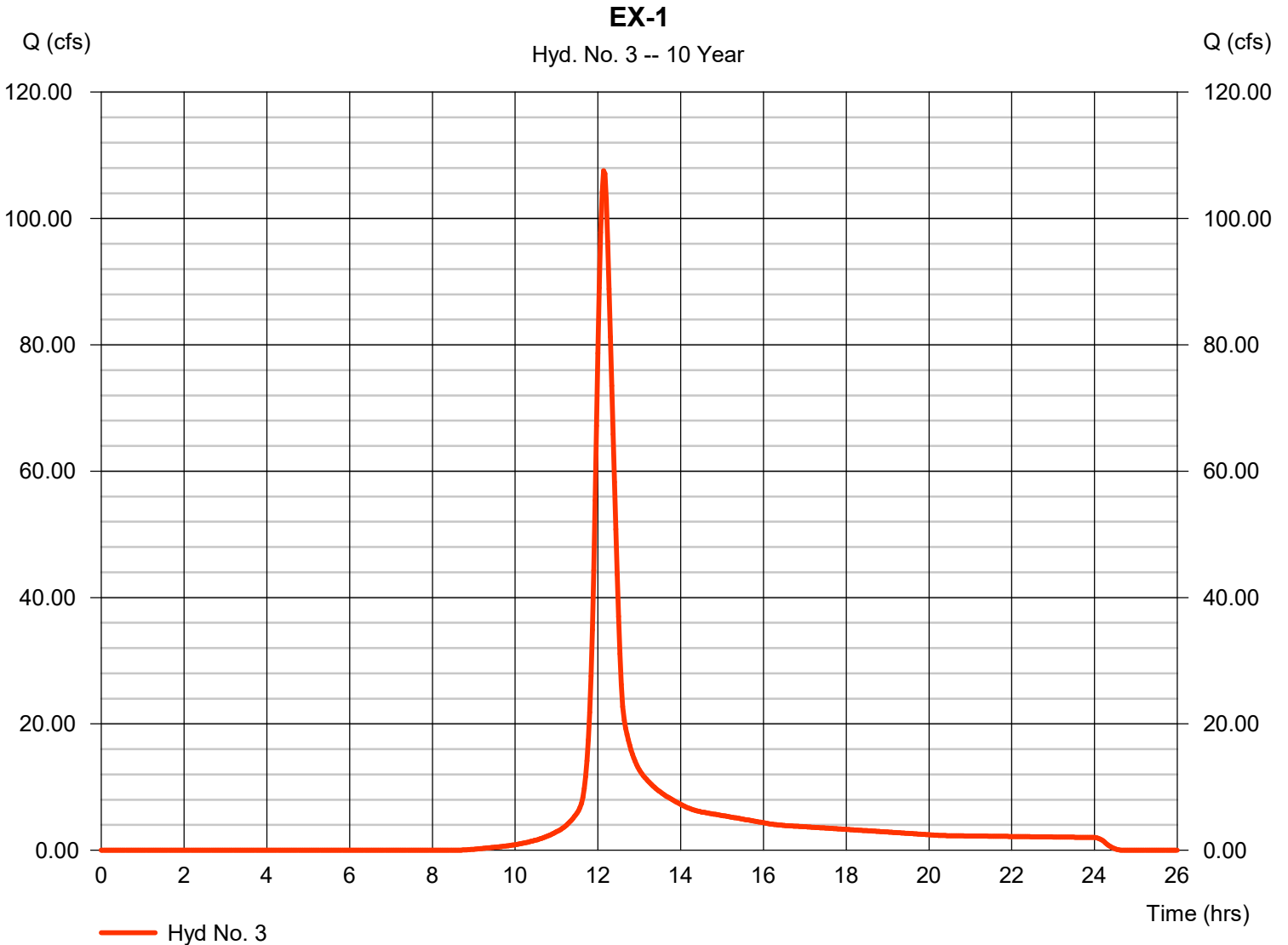


# Hydrograph Report

## Hyd. No. 3

EX-1

Hydrograph type	= SCS Runoff	Peak discharge	= 107.56 cfs
Storm frequency	= 10 yrs	Time to peak	= 12.13 hrs
Time interval	= 2 min	Hyd. volume	= 396,900 cuft
Drainage area	= 48.460 ac	Curve number	= 77
Basin Slope	= 2.0 %	Hydraulic length	= 1000 ft
Tc method	= TR55	Time of conc. (Tc)	= 26.60 min
Total precip.	= 4.60 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

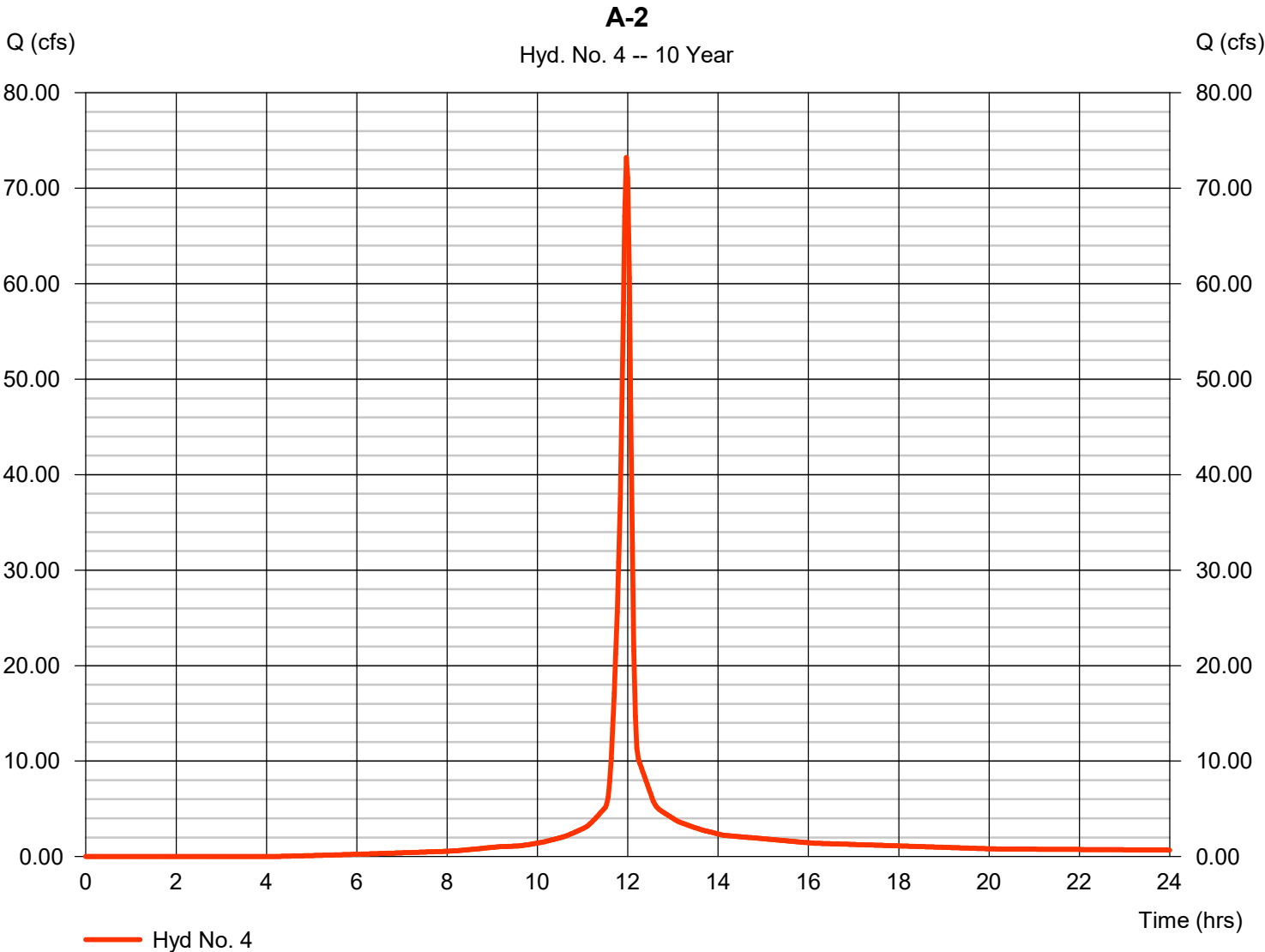


# Hydrograph Report

## Hyd. No. 4

A-2

Hydrograph type	= SCS Runoff	Peak discharge	= 73.21 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.97 hrs
Time interval	= 2 min	Hyd. volume	= 175,034 cuft
Drainage area	= 13.810 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 6.60 min
Total precip.	= 4.60 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



# Hydrograph Report

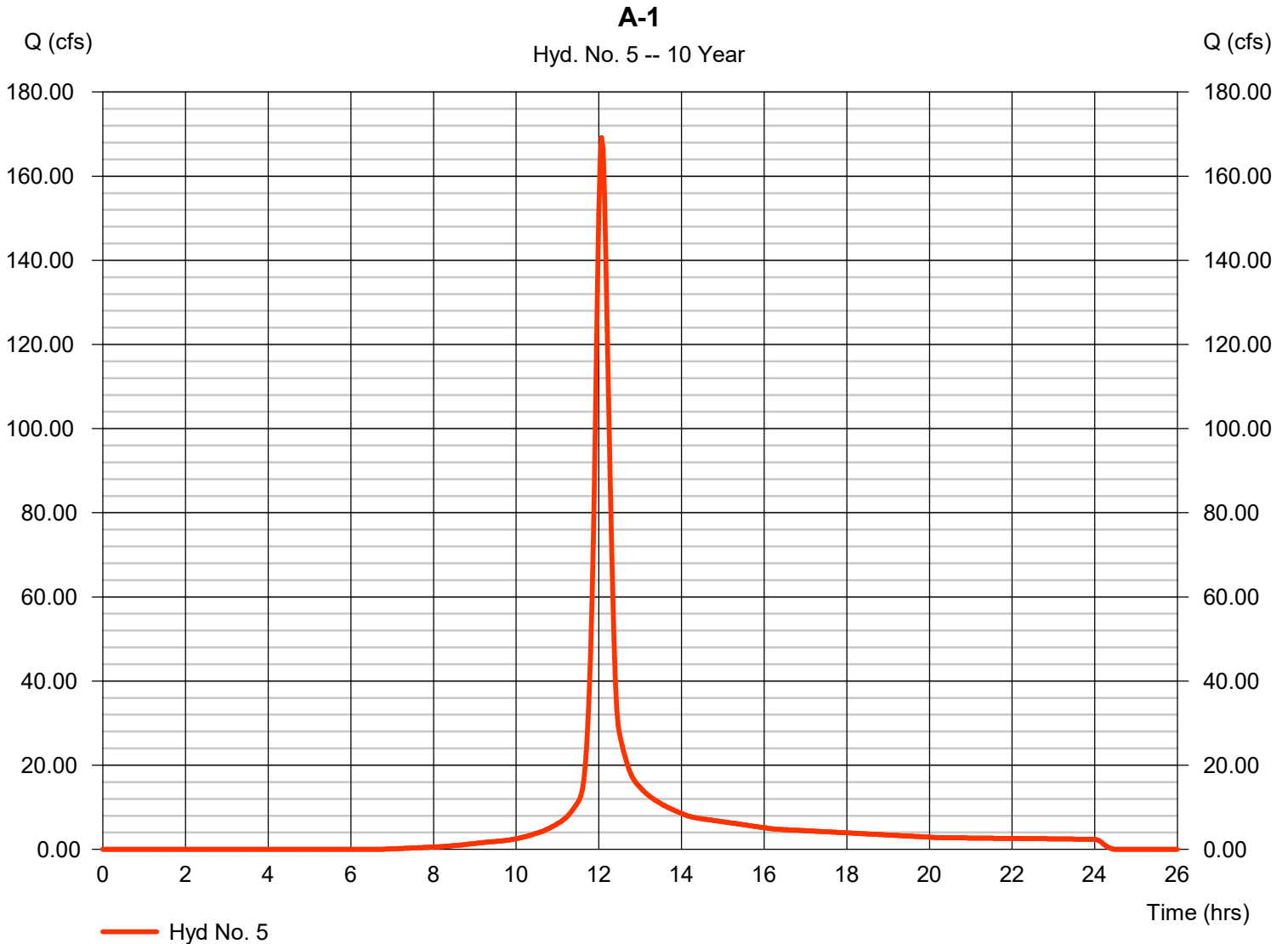
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Monday, 03 / 9 / 2026

## Hyd. No. 5

A-1

Hydrograph type	= SCS Runoff	Peak discharge	= 169.14 cfs
Storm frequency	= 10 yrs	Time to peak	= 12.07 hrs
Time interval	= 2 min	Hyd. volume	= 529,652 cuft
Drainage area	= 51.840 ac	Curve number	= 83
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 18.20 min
Total precip.	= 4.60 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Monday, 03 / 9 / 2026

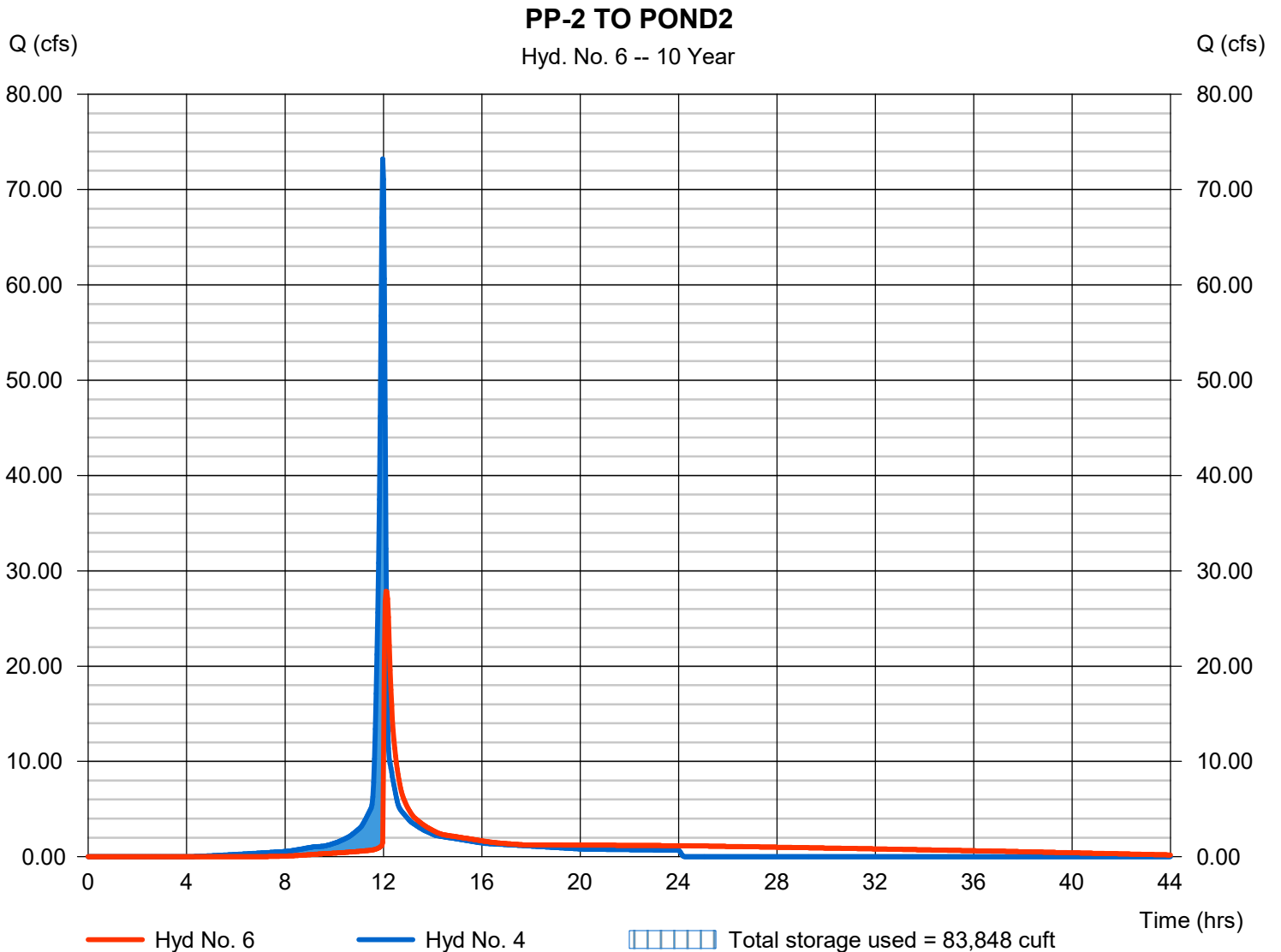
## Hyd. No. 6

PP-2 TO POND2

Hydrograph type = Reservoir  
Storm frequency = 10 yrs  
Time interval = 2 min  
Inflow hyd. No. = 4 - A-2  
Reservoir name = Pond-2

Peak discharge = 27.86 cfs  
Time to peak = 12.10 hrs  
Hyd. volume = 173,624 cuft  
Max. Elevation = 1142.95 ft  
Max. Storage = 83,848 cuft

Storage Indication method used.



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Monday, 03 / 9 / 2026

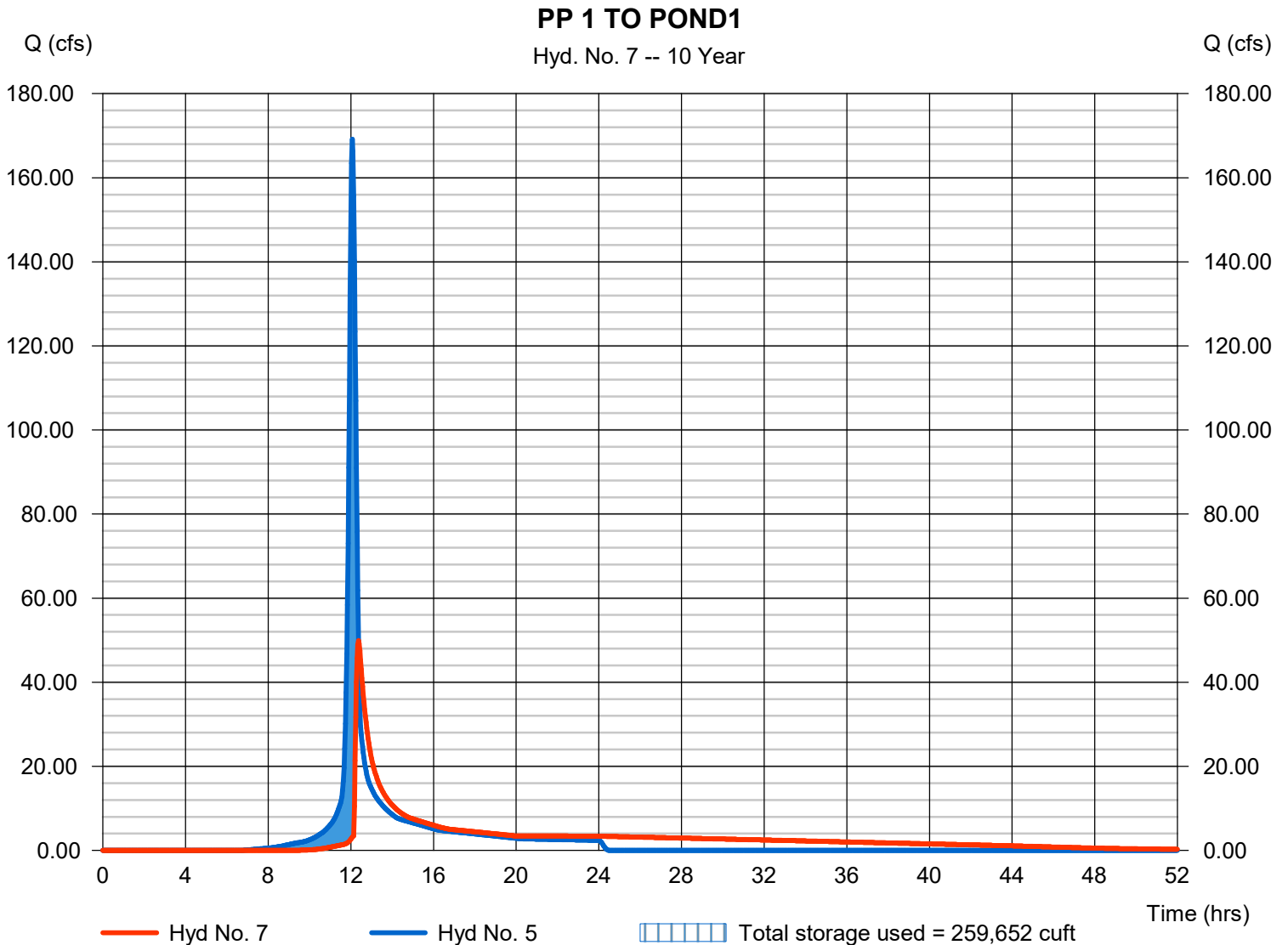
## Hyd. No. 7

PP 1 TO POND1

Hydrograph type = Reservoir  
Storm frequency = 10 yrs  
Time interval = 2 min  
Inflow hyd. No. = 5 - A-1  
Reservoir name = Pond-1

Peak discharge = 49.85 cfs  
Time to peak = 12.37 hrs  
Hyd. volume = 524,053 cuft  
Max. Elevation = 1092.97 ft  
Max. Storage = 259,652 cuft

Storage Indication method used.

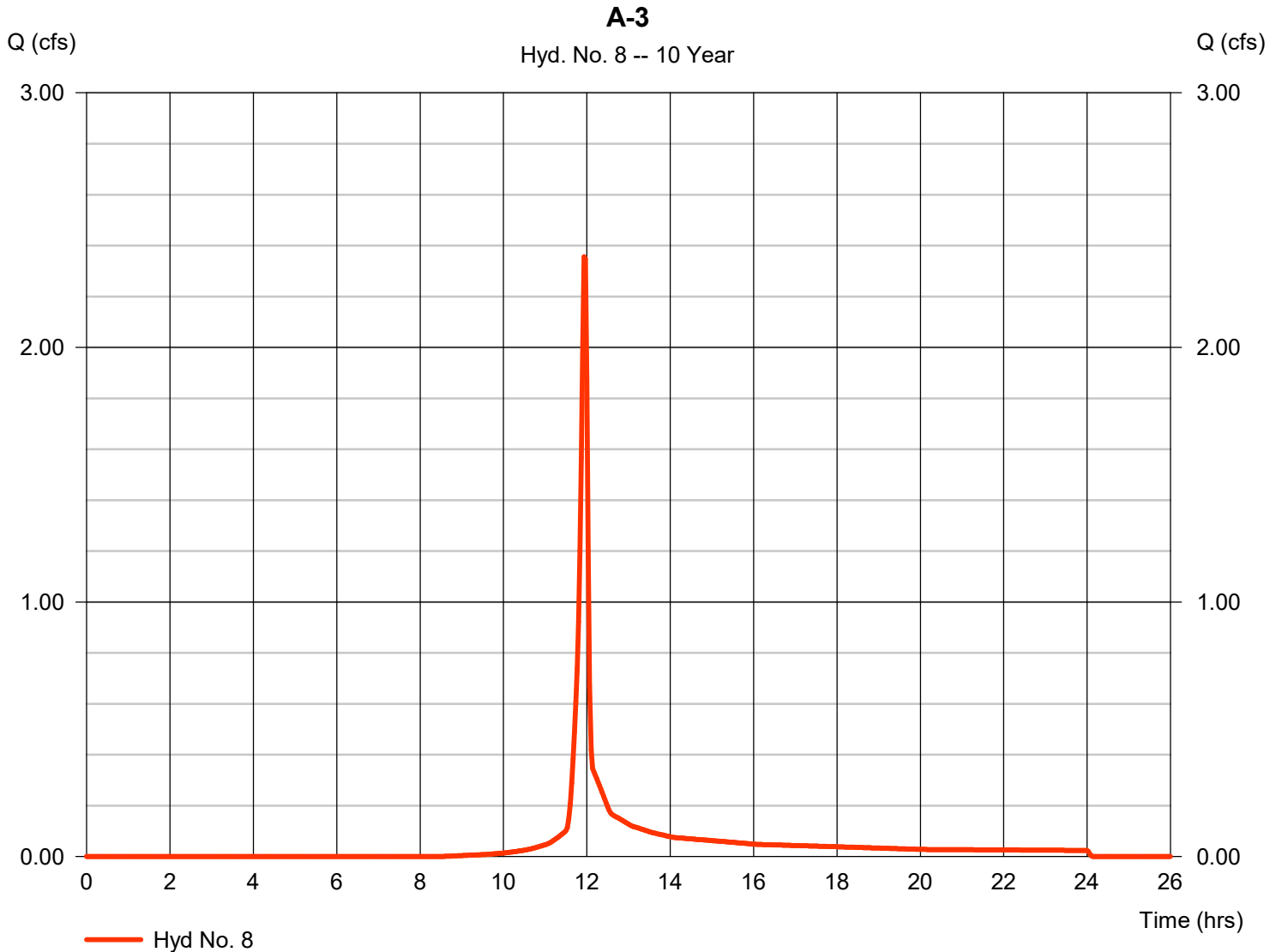


# Hydrograph Report

## Hyd. No. 8

A-3

Hydrograph type	= SCS Runoff	Peak discharge	= 2.356 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 4,758 cuft
Drainage area	= 0.610 ac	Curve number	= 77
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 4.60 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	SCS Runoff	6.751	2	716	13,734	-----	-----	-----	EX-3	
2	SCS Runoff	57.27	2	722	160,689	-----	-----	-----	EX-2	
3	SCS Runoff	164.21	2	728	602,440	-----	-----	-----	EX-1	
4	SCS Runoff	99.67	2	718	242,925	-----	-----	-----	A-2	
5	SCS Runoff	243.84	2	724	769,911	-----	-----	-----	A-1	
6	Reservoir	50.45	2	726	241,510	4	1143.89	105,008	PP-2 TO POND2	
7	Reservoir	129.66	2	736	764,263	5	1093.99	322,271	PP 1 TO POND1	
8	SCS Runoff	3.550	2	716	7,222	-----	-----	-----	A-3	
2380-104-PCSMP_Updated_2.gpw					Return Period: 50 Year			Monday, 03 / 9 / 2026		

# Hydrograph Report

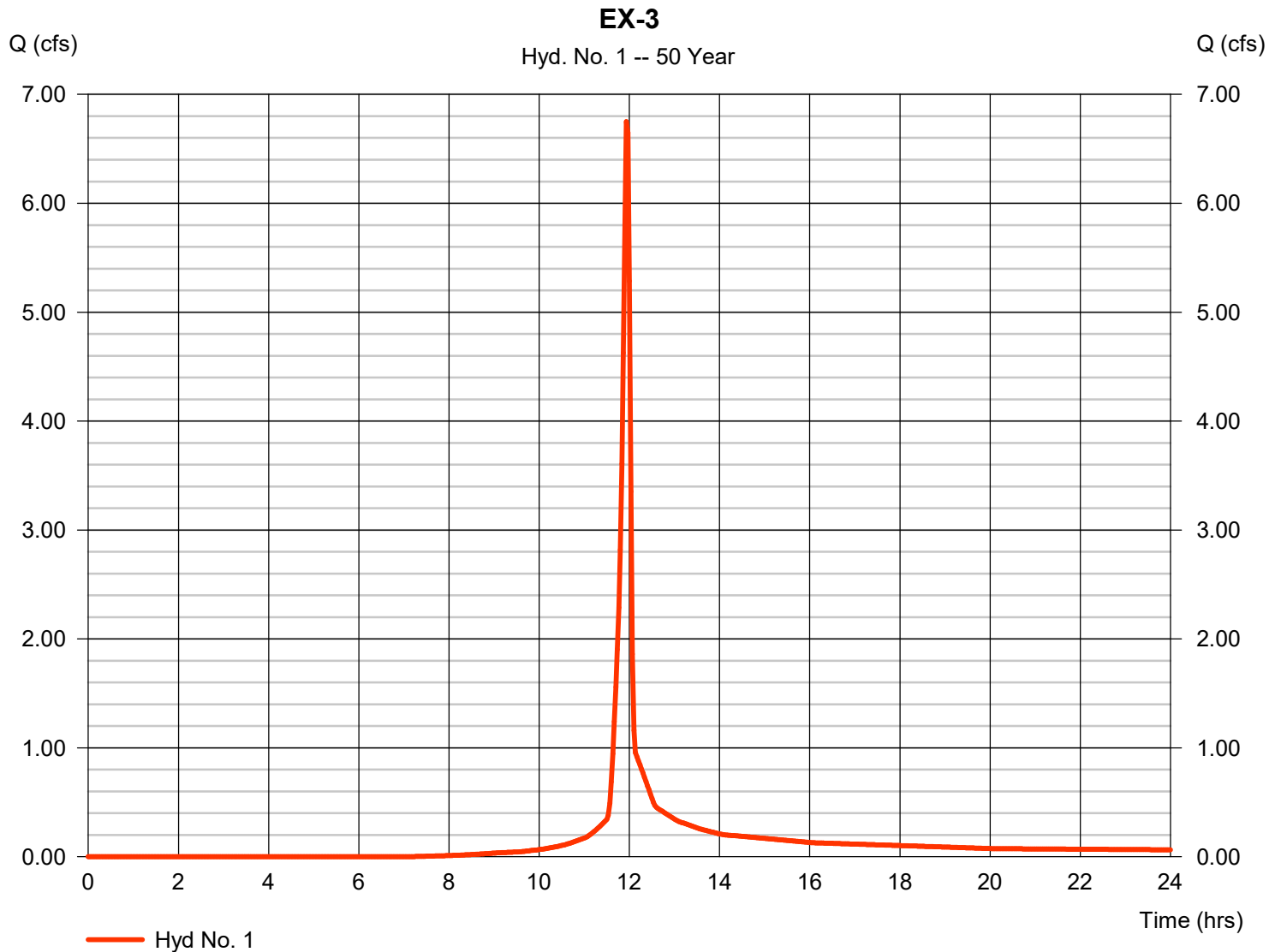
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Monday, 03 / 9 / 2026

## Hyd. No. 1

EX-3

Hydrograph type	= SCS Runoff	Peak discharge	= 6.751 cfs
Storm frequency	= 50 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 13,734 cuft
Drainage area	= 1.160 ac	Curve number	= 77
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 6.00 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

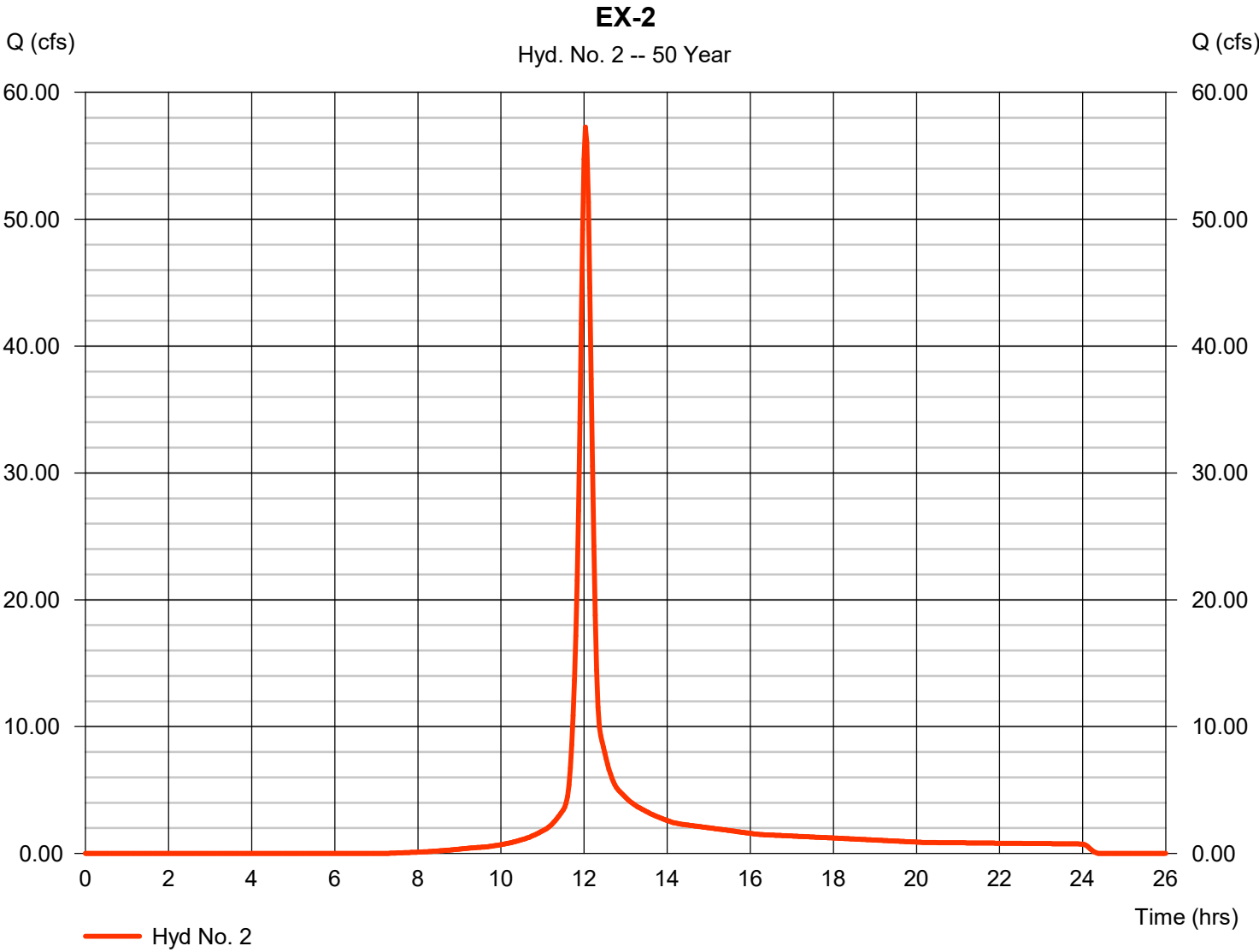


# Hydrograph Report

## Hyd. No. 2

EX-2

Hydrograph type	= SCS Runoff	Peak discharge	= 57.27 cfs
Storm frequency	= 50 yrs	Time to peak	= 12.03 hrs
Time interval	= 2 min	Hyd. volume	= 160,689 cuft
Drainage area	= 13.050 ac	Curve number	= 77
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 14.00 min
Total precip.	= 6.00 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



# Hydrograph Report

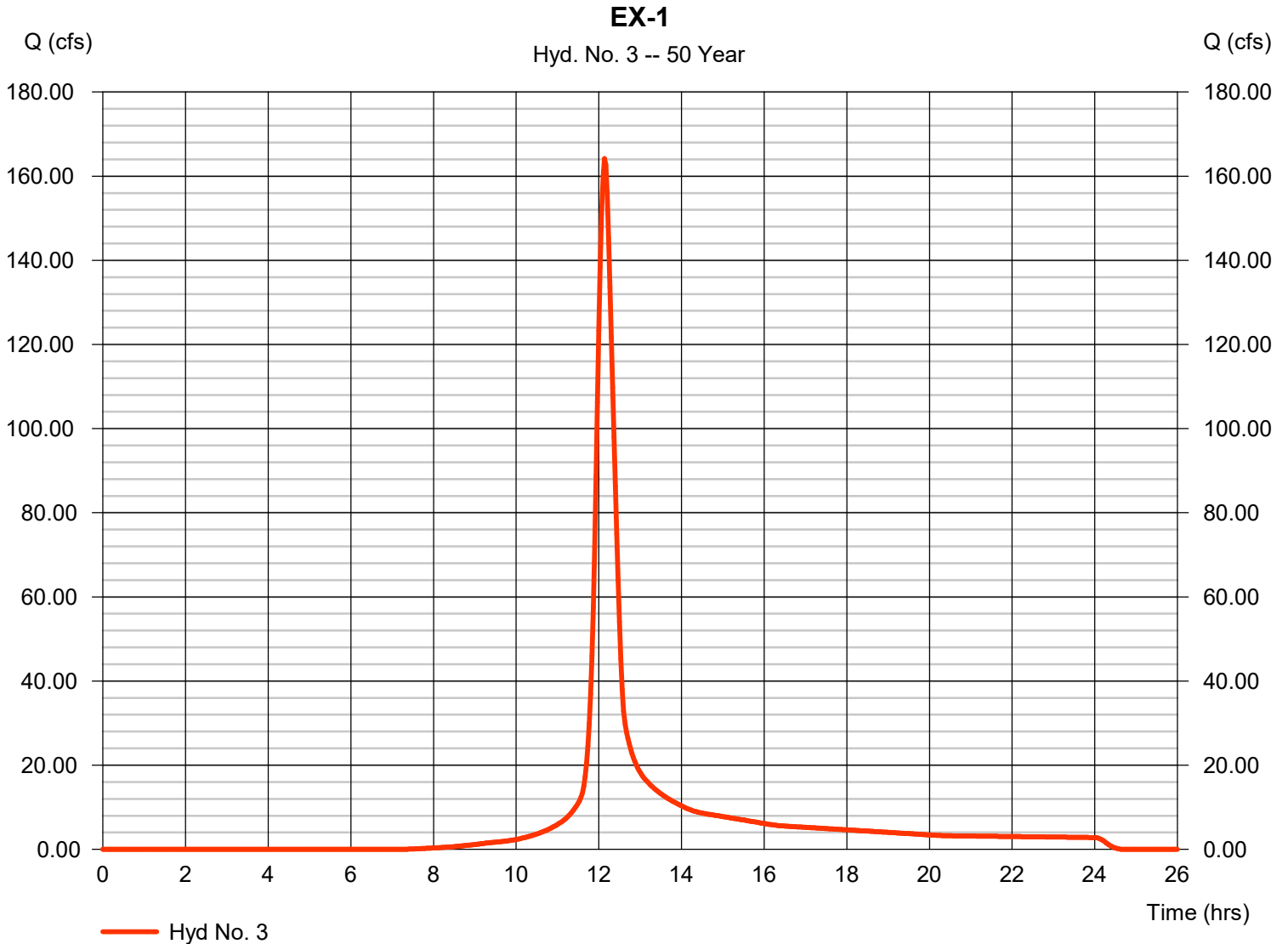
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Monday, 03 / 9 / 2026

## Hyd. No. 3

EX-1

Hydrograph type	= SCS Runoff	Peak discharge	= 164.21 cfs
Storm frequency	= 50 yrs	Time to peak	= 12.13 hrs
Time interval	= 2 min	Hyd. volume	= 602,440 cuft
Drainage area	= 48.460 ac	Curve number	= 77
Basin Slope	= 2.0 %	Hydraulic length	= 1000 ft
Tc method	= TR55	Time of conc. (Tc)	= 26.60 min
Total precip.	= 6.00 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

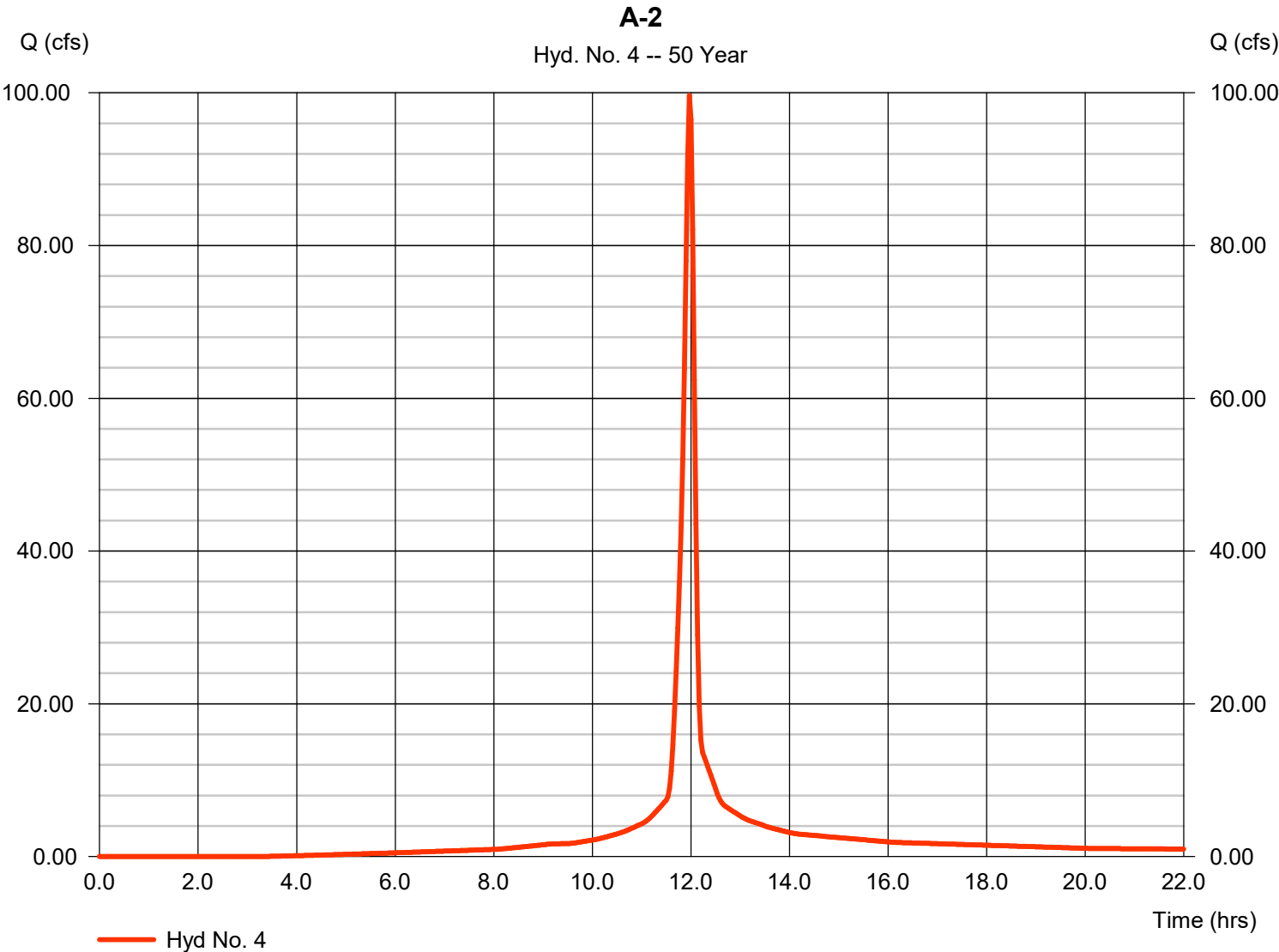


# Hydrograph Report

## Hyd. No. 4

A-2

Hydrograph type	= SCS Runoff	Peak discharge	= 99.67 cfs
Storm frequency	= 50 yrs	Time to peak	= 11.97 hrs
Time interval	= 2 min	Hyd. volume	= 242,925 cuft
Drainage area	= 13.810 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 6.60 min
Total precip.	= 6.00 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



# Hydrograph Report

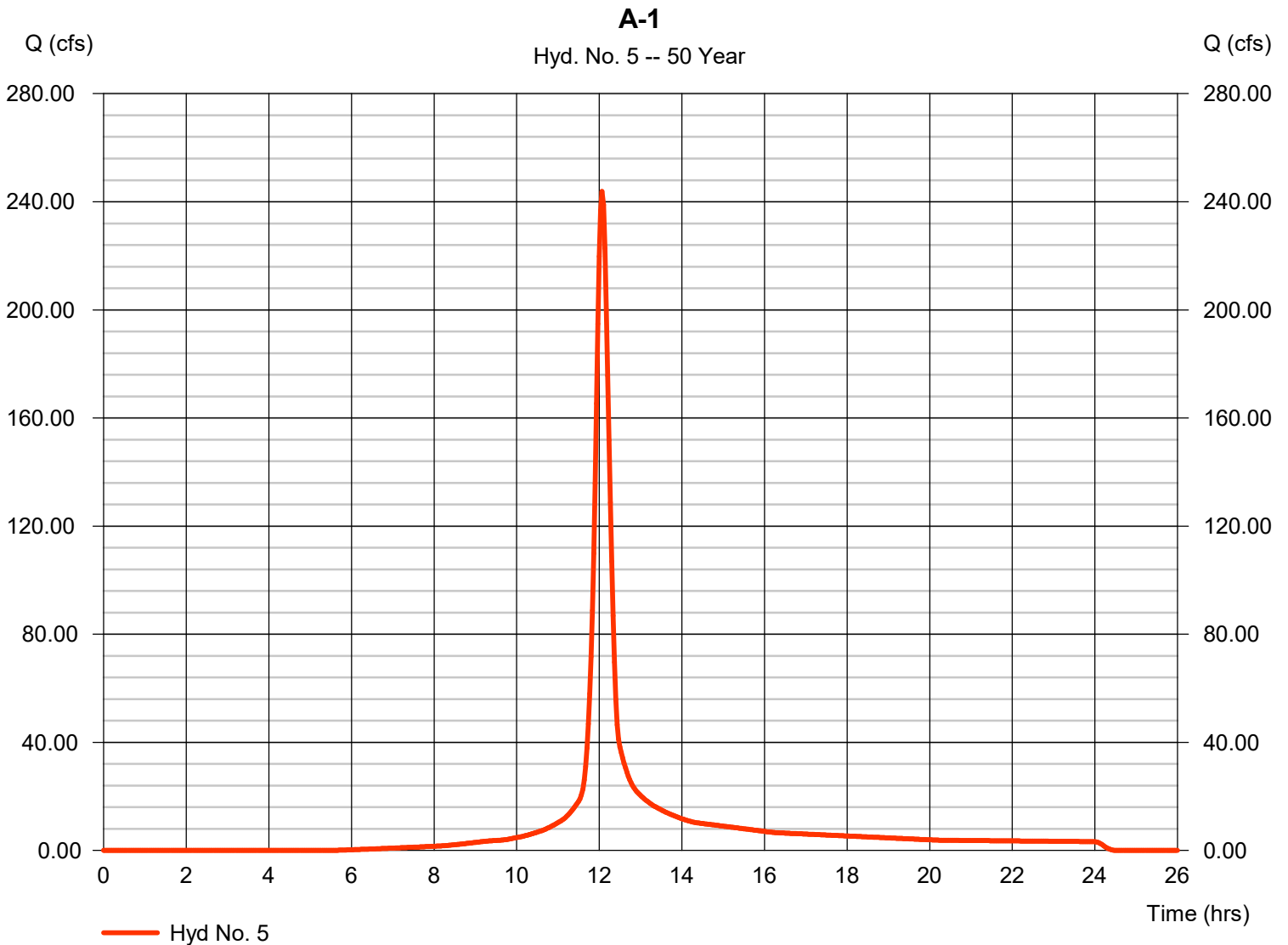
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Monday, 03 / 9 / 2026

## Hyd. No. 5

A-1

Hydrograph type	= SCS Runoff	Peak discharge	= 243.84 cfs
Storm frequency	= 50 yrs	Time to peak	= 12.07 hrs
Time interval	= 2 min	Hyd. volume	= 769,911 cuft
Drainage area	= 51.840 ac	Curve number	= 83
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 18.20 min
Total precip.	= 6.00 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Monday, 03 / 9 / 2026

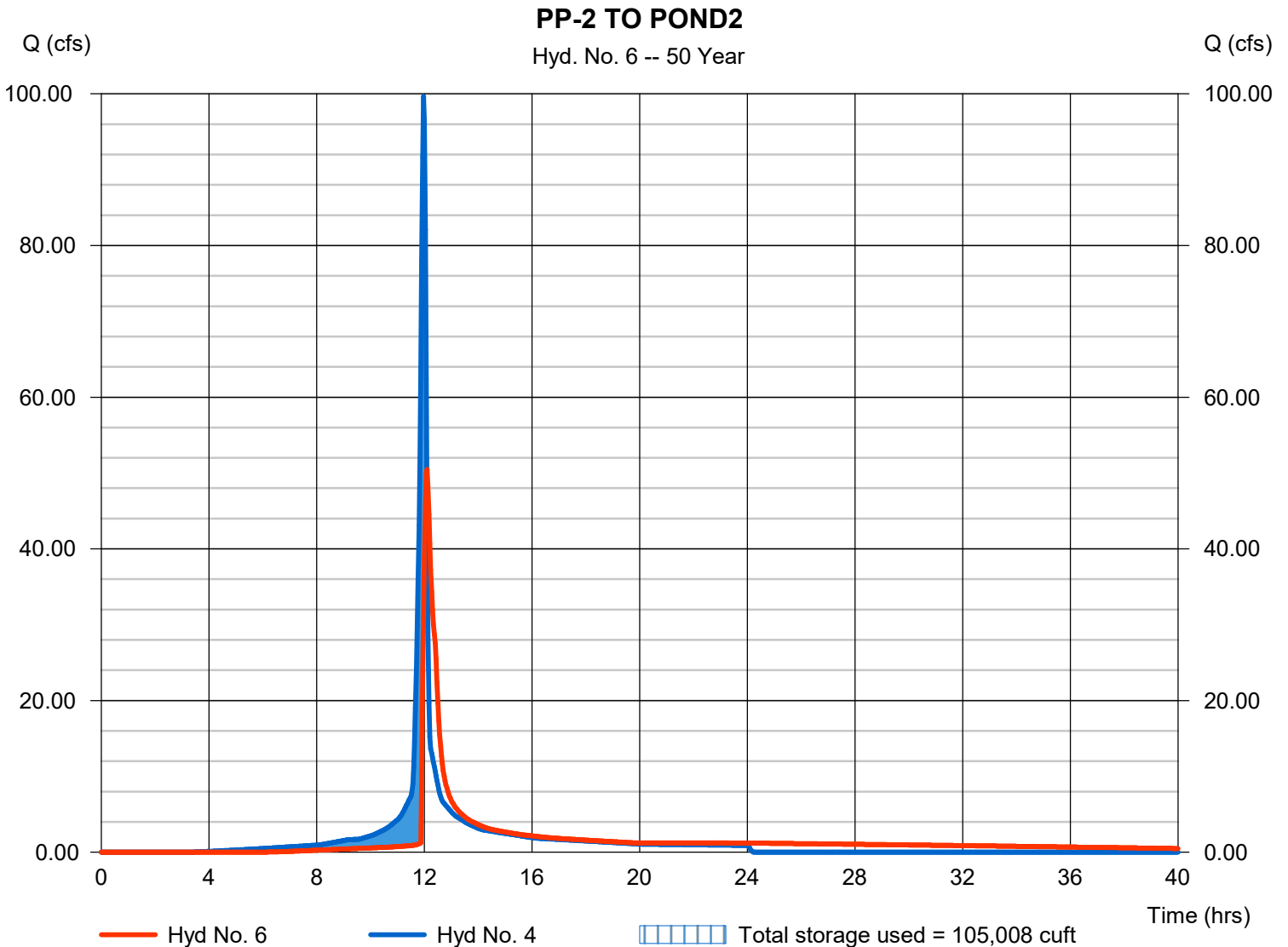
## Hyd. No. 6

PP-2 TO POND2

Hydrograph type = Reservoir  
Storm frequency = 50 yrs  
Time interval = 2 min  
Inflow hyd. No. = 4 - A-2  
Reservoir name = Pond-2

Peak discharge = 50.45 cfs  
Time to peak = 12.10 hrs  
Hyd. volume = 241,510 cuft  
Max. Elevation = 1143.89 ft  
Max. Storage = 105,008 cuft

Storage Indication method used.



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Monday, 03 / 9 / 2026

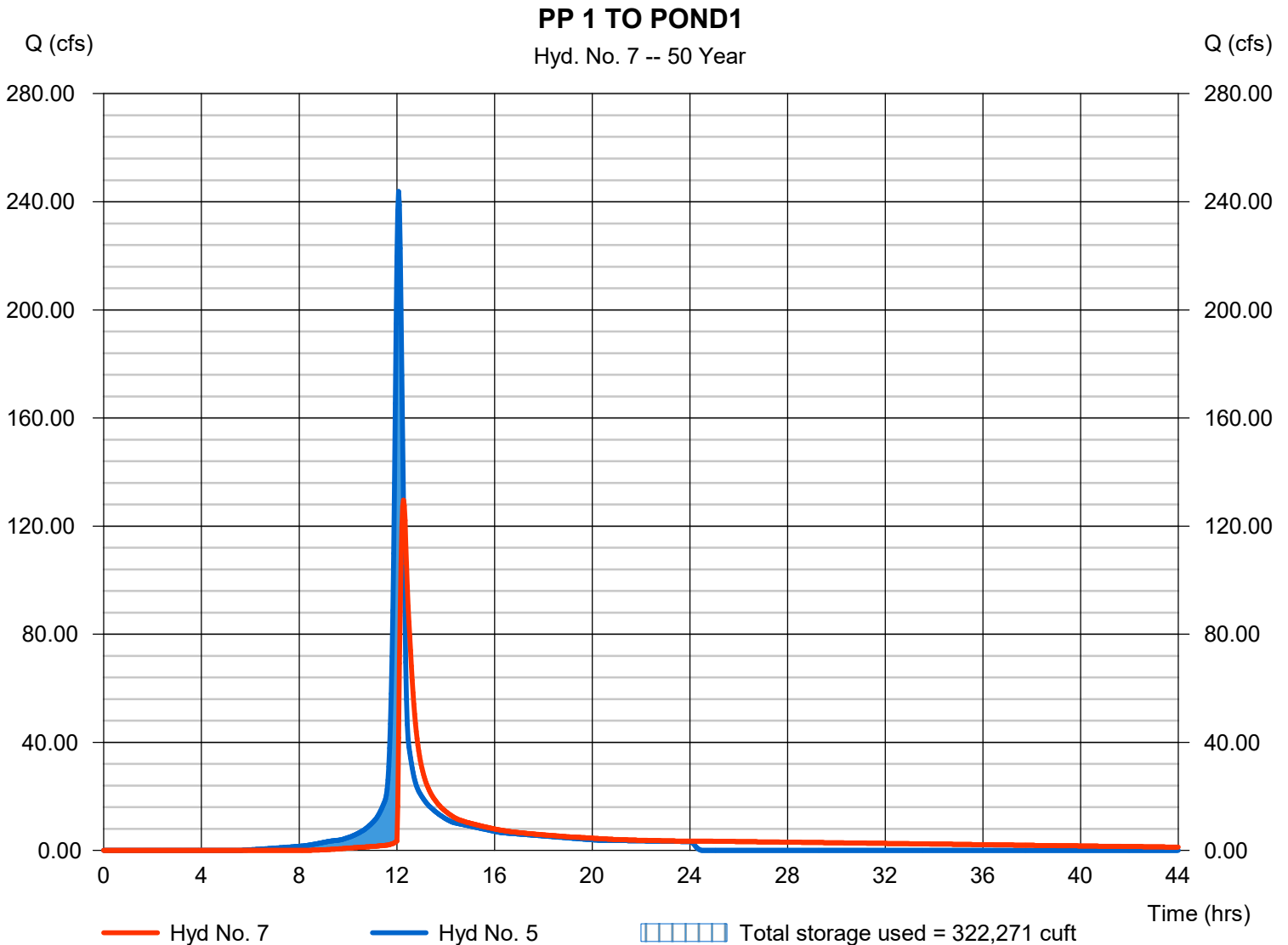
## Hyd. No. 7

PP 1 TO POND1

Hydrograph type = Reservoir  
 Storm frequency = 50 yrs  
 Time interval = 2 min  
 Inflow hyd. No. = 5 - A-1  
 Reservoir name = Pond-1

Peak discharge = 129.66 cfs  
 Time to peak = 12.27 hrs  
 Hyd. volume = 764,263 cuft  
 Max. Elevation = 1093.99 ft  
 Max. Storage = 322,271 cuft

Storage Indication method used.

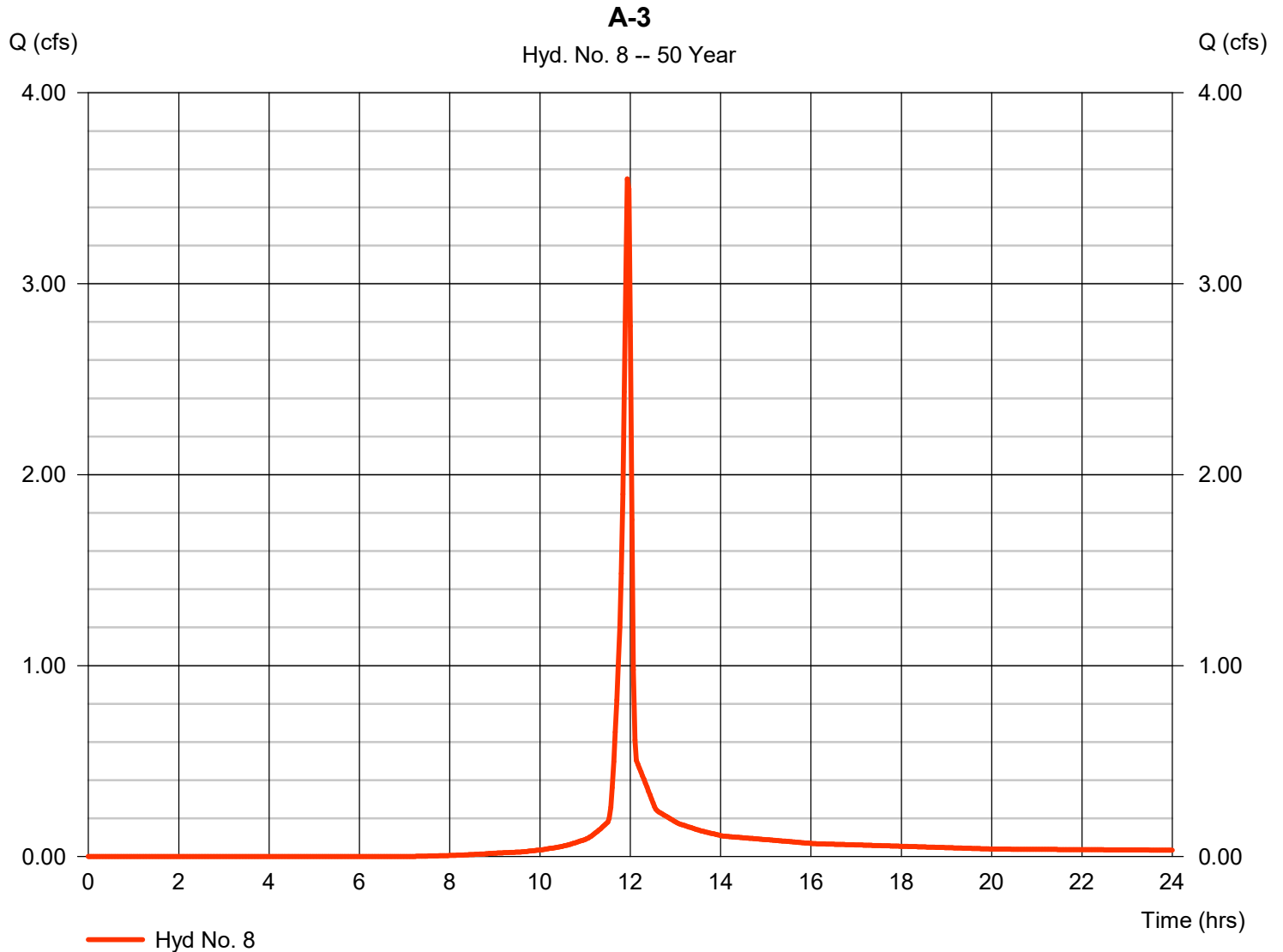


# Hydrograph Report

## Hyd. No. 8

A-3

Hydrograph type	= SCS Runoff	Peak discharge	= 3.550 cfs
Storm frequency	= 50 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 7,222 cuft
Drainage area	= 0.610 ac	Curve number	= 77
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 6.00 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	SCS Runoff	7.909	2	716	16,174	-----	-----	-----	EX-3	
2	SCS Runoff	67.27	2	722	189,237	-----	-----	-----	EX-2	
3	SCS Runoff	193.29	2	728	709,471	-----	-----	-----	EX-1	
4	SCS Runoff	112.81	2	718	277,188	-----	-----	-----	A-2	
5	SCS Runoff	281.41	2	724	892,960	-----	-----	-----	A-1	
6	Reservoir	63.60	2	724	275,770	4	1144.25	113,817	PP-2 TO POND2	
7	Reservoir	172.44	2	734	887,306	5	1094.40	348,710	PP 1 TO POND1	
8	SCS Runoff	4.159	2	716	8,505	-----	-----	-----	A-3	
2380-104-PCSMP_Updated_2.gpw					Return Period: 100 Year			Monday, 03 / 9 / 2026		

# Hydrograph Report

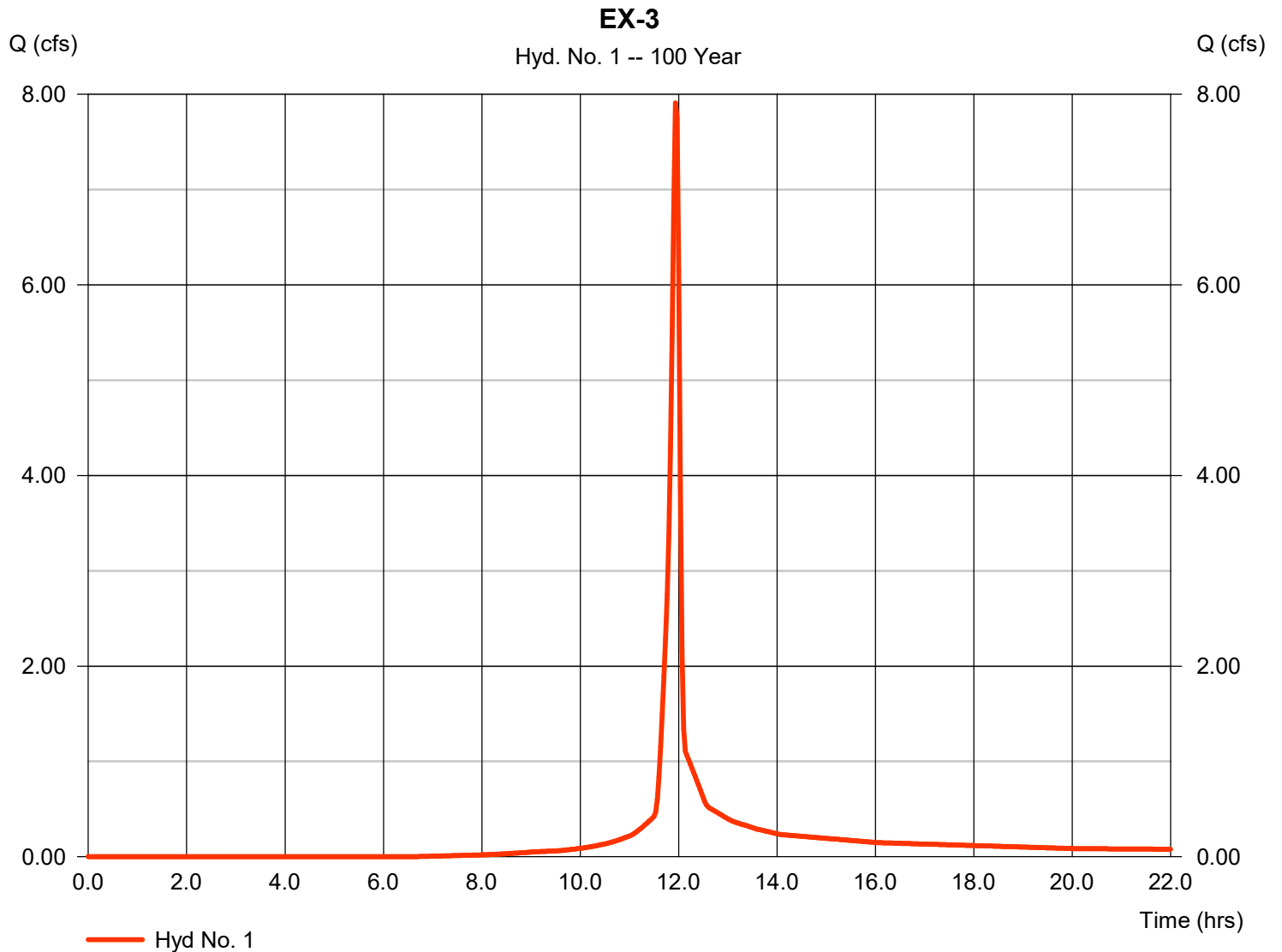
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Monday, 03 / 9 / 2026

## Hyd. No. 1

EX-3

Hydrograph type	= SCS Runoff	Peak discharge	= 7.909 cfs
Storm frequency	= 100 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 16,174 cuft
Drainage area	= 1.160 ac	Curve number	= 77
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 6.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

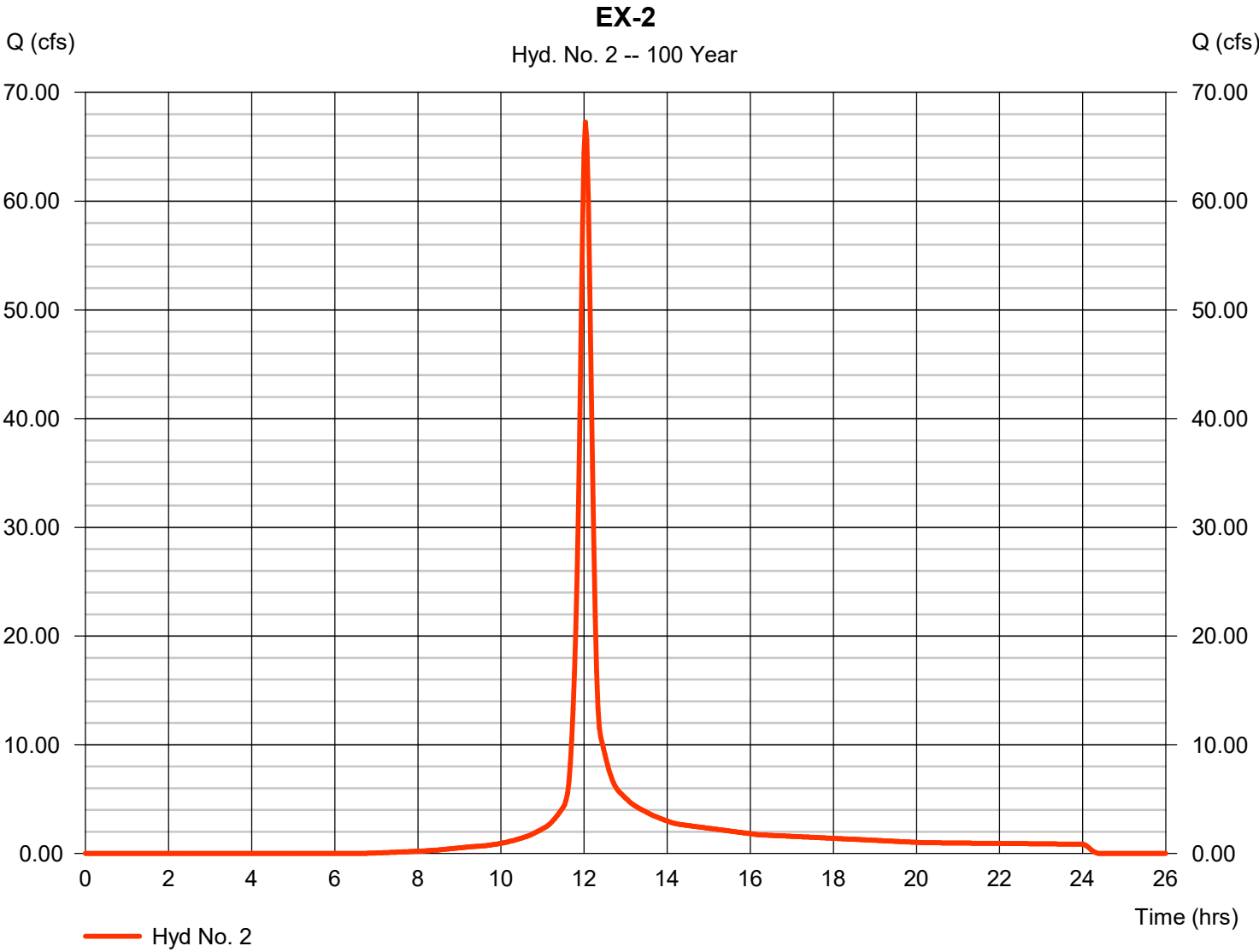


# Hydrograph Report

## Hyd. No. 2

EX-2

Hydrograph type	= SCS Runoff	Peak discharge	= 67.27 cfs
Storm frequency	= 100 yrs	Time to peak	= 12.03 hrs
Time interval	= 2 min	Hyd. volume	= 189,237 cuft
Drainage area	= 13.050 ac	Curve number	= 77
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 14.00 min
Total precip.	= 6.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

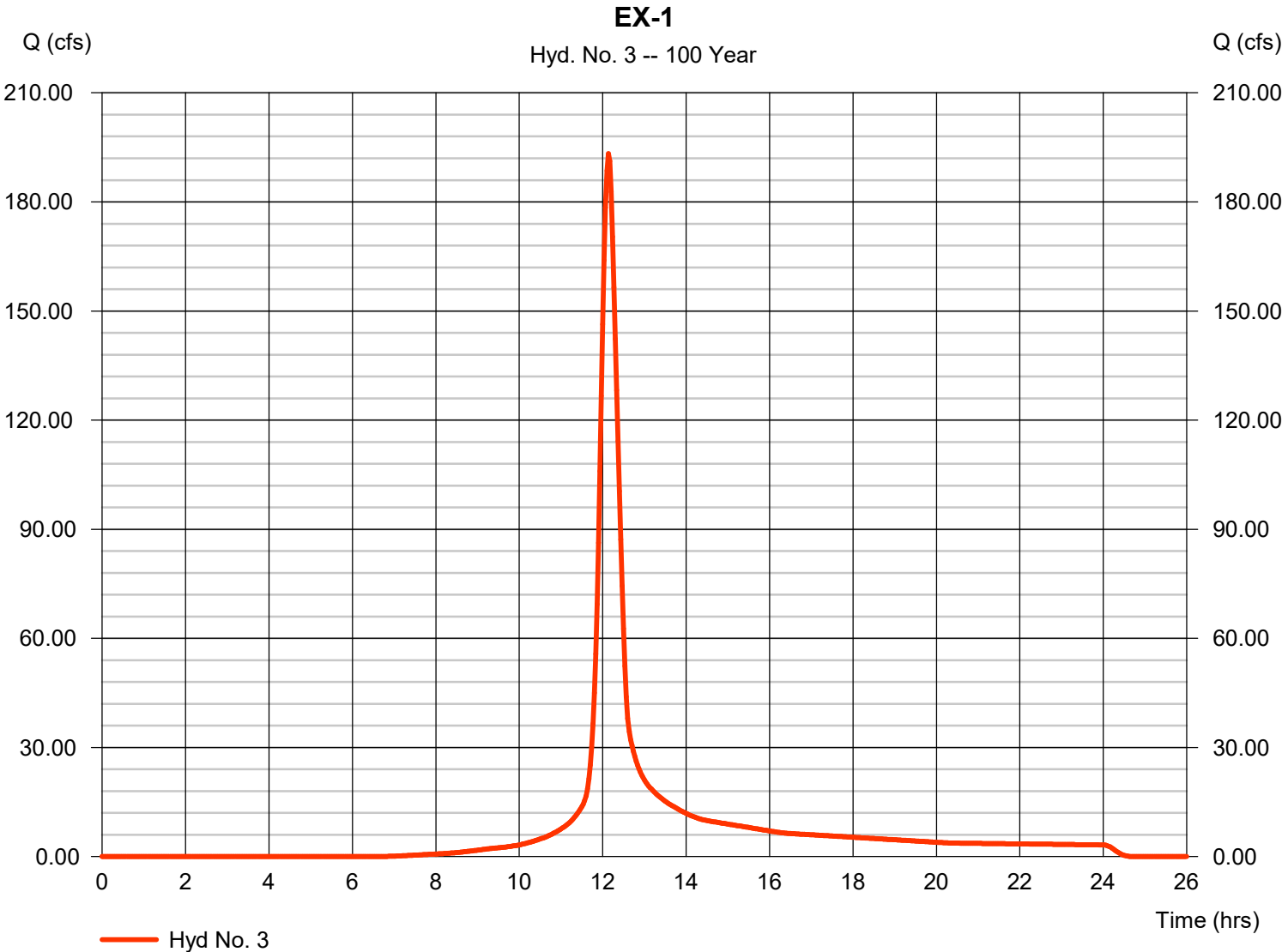


# Hydrograph Report

## Hyd. No. 3

EX-1

Hydrograph type	= SCS Runoff	Peak discharge	= 193.29 cfs
Storm frequency	= 100 yrs	Time to peak	= 12.13 hrs
Time interval	= 2 min	Hyd. volume	= 709,471 cuft
Drainage area	= 48.460 ac	Curve number	= 77
Basin Slope	= 2.0 %	Hydraulic length	= 1000 ft
Tc method	= TR55	Time of conc. (Tc)	= 26.60 min
Total precip.	= 6.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

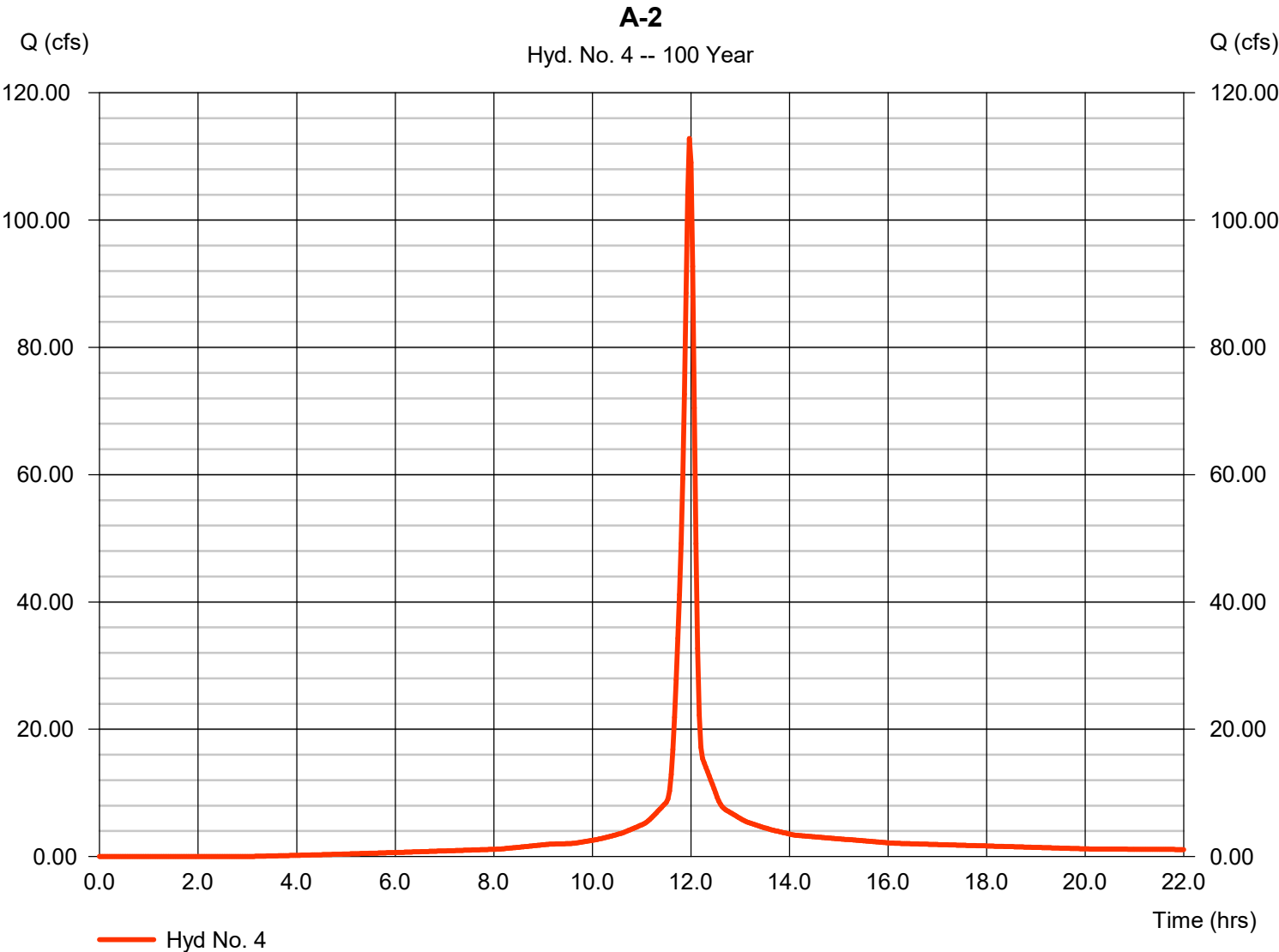


# Hydrograph Report

## Hyd. No. 4

A-2

Hydrograph type	= SCS Runoff	Peak discharge	= 112.81 cfs
Storm frequency	= 100 yrs	Time to peak	= 11.97 hrs
Time interval	= 2 min	Hyd. volume	= 277,188 cuft
Drainage area	= 13.810 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 6.60 min
Total precip.	= 6.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



# Hydrograph Report

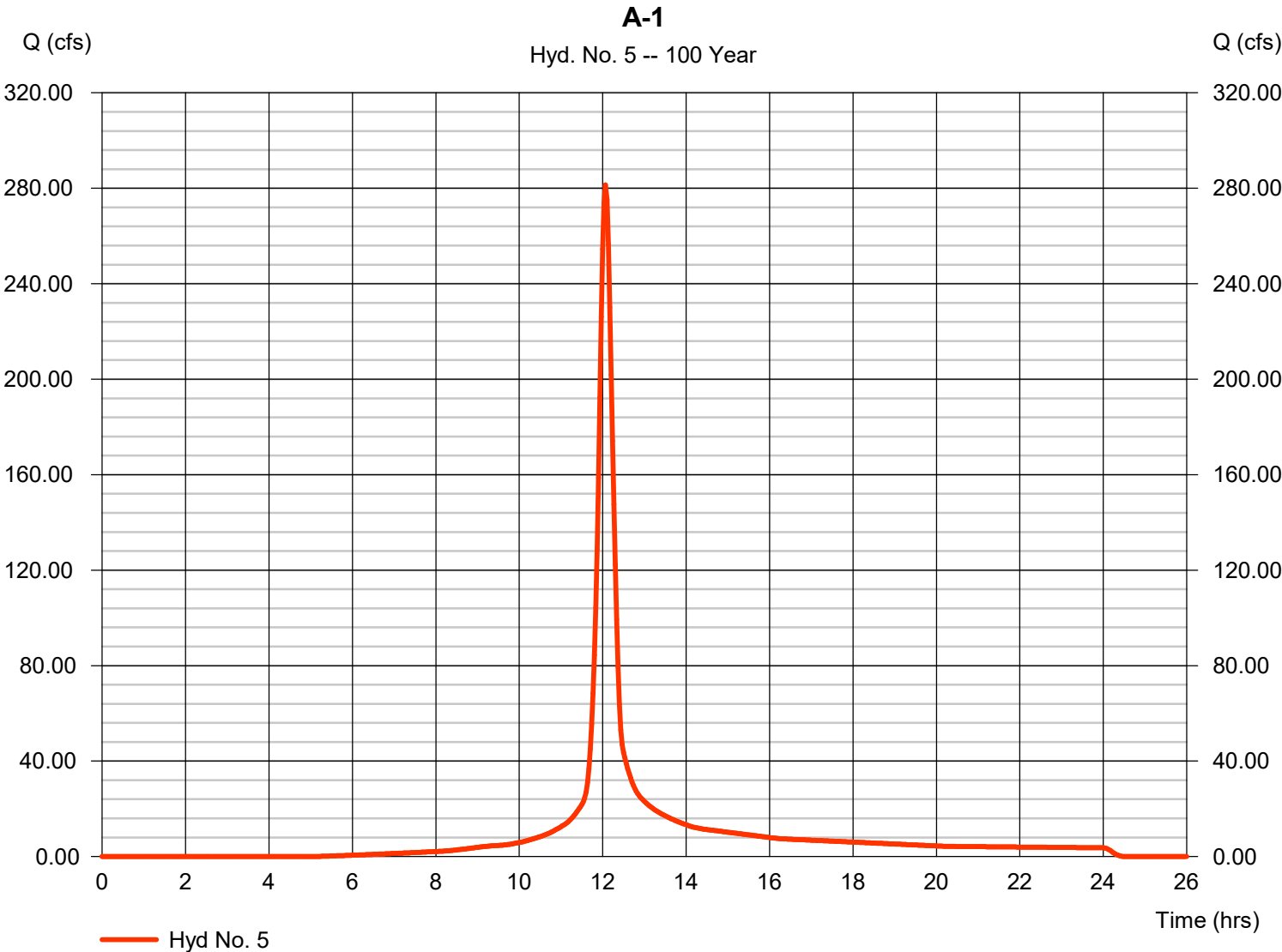
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Monday, 03 / 9 / 2026

## Hyd. No. 5

A-1

Hydrograph type	= SCS Runoff	Peak discharge	= 281.41 cfs
Storm frequency	= 100 yrs	Time to peak	= 12.07 hrs
Time interval	= 2 min	Hyd. volume	= 892,960 cuft
Drainage area	= 51.840 ac	Curve number	= 83
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 18.20 min
Total precip.	= 6.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



# Hydrograph Report

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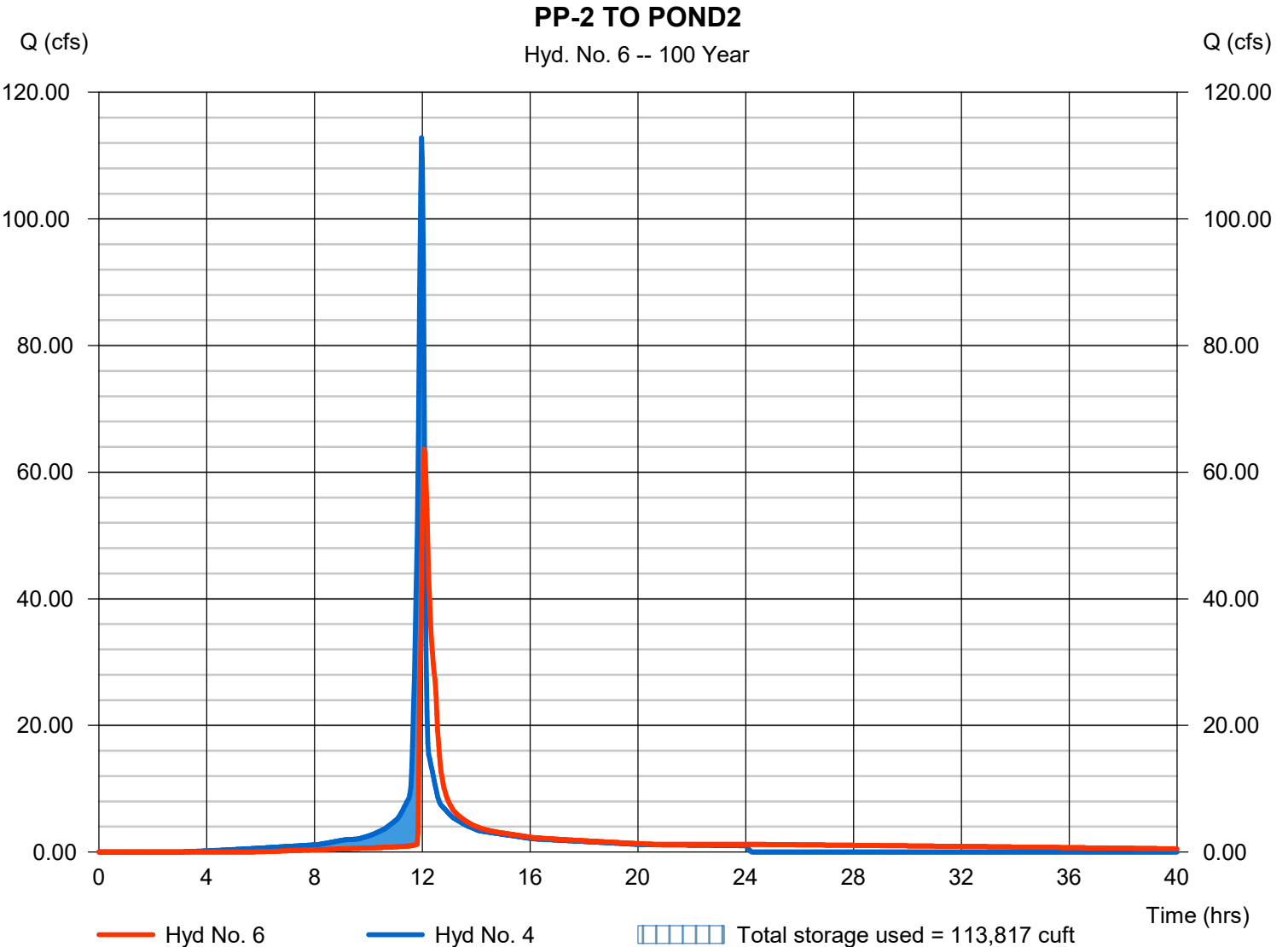
## Hyd. No. 6

PP-2 TO POND2

Hydrograph type = Reservoir  
 Storm frequency = 100 yrs  
 Time interval = 2 min  
 Inflow hyd. No. = 4 - A-2  
 Reservoir name = Pond-2

Peak discharge = 63.60 cfs  
 Time to peak = 12.07 hrs  
 Hyd. volume = 275,770 cuft  
 Max. Elevation = 1144.25 ft  
 Max. Storage = 113,817 cuft

Storage Indication method used.



# Hydrograph Report

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Monday, 03 / 9 / 2026

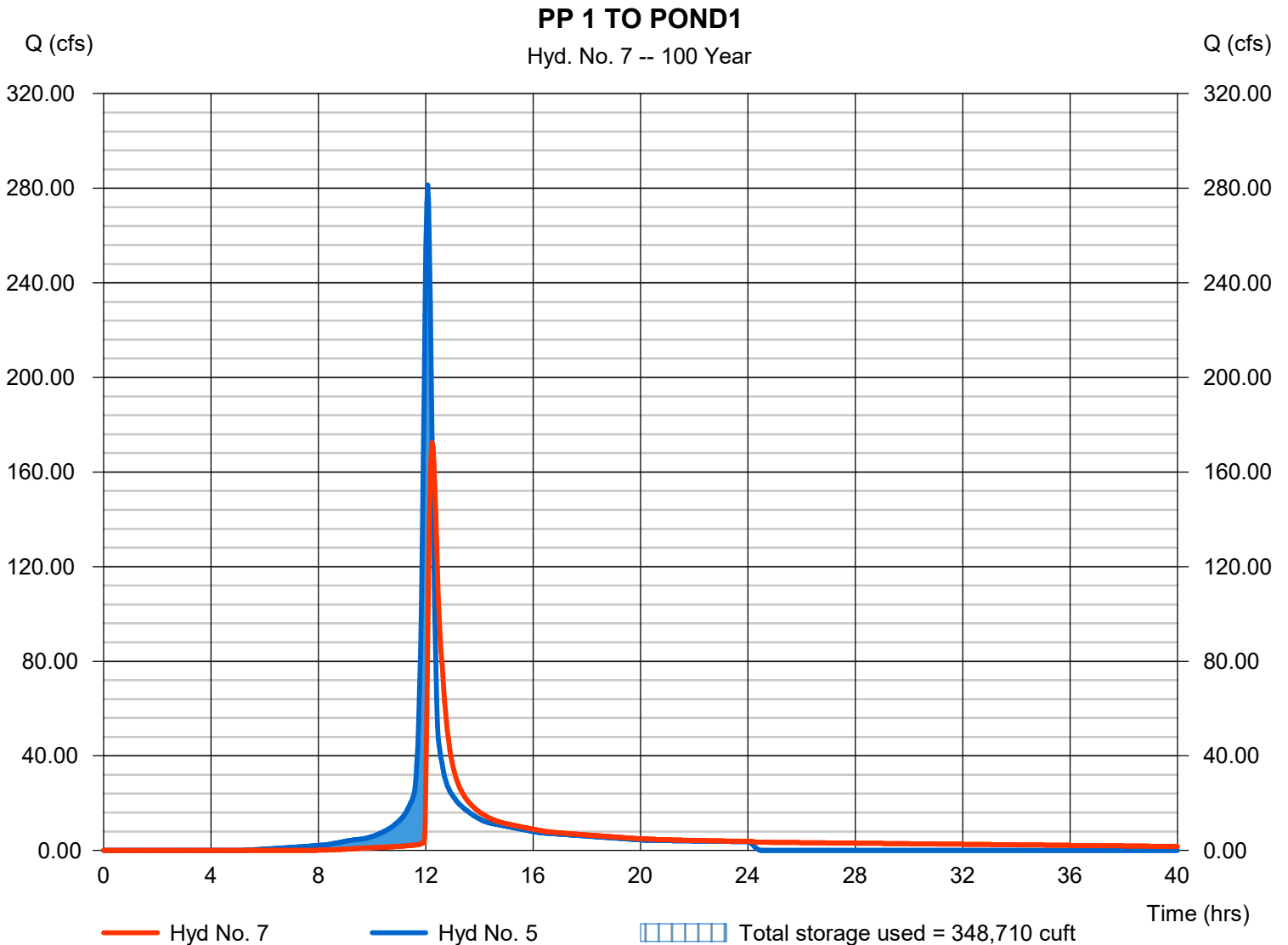
## Hyd. No. 7

PP 1 TO POND1

Hydrograph type = Reservoir  
Storm frequency = 100 yrs  
Time interval = 2 min  
Inflow hyd. No. = 5 - A-1  
Reservoir name = Pond-1

Peak discharge = 172.44 cfs  
Time to peak = 12.23 hrs  
Hyd. volume = 887,306 cuft  
Max. Elevation = 1094.40 ft  
Max. Storage = 348,710 cuft

Storage Indication method used.



# Hydrograph Report

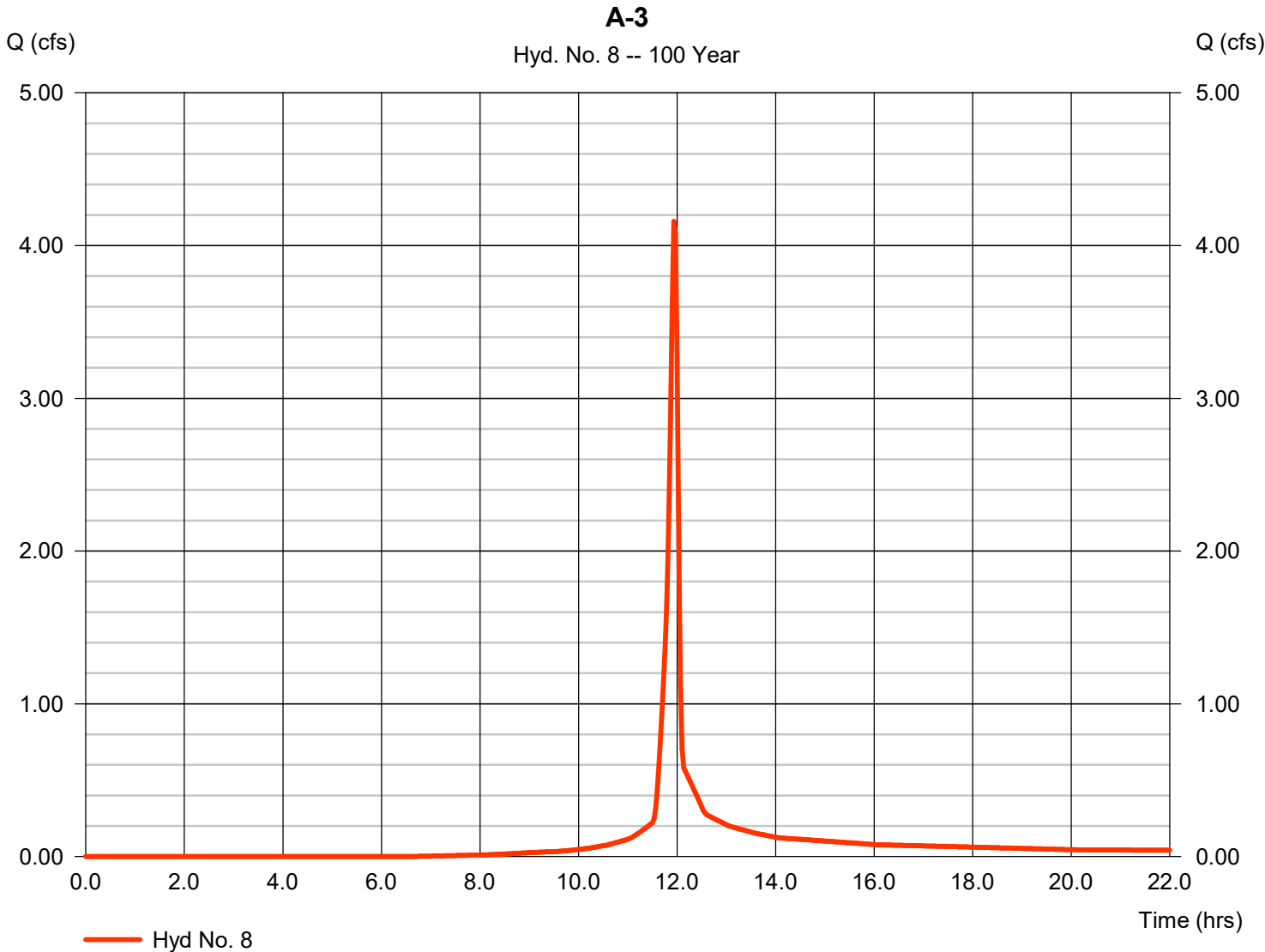
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Monday, 03 / 9 / 2026

## Hyd. No. 8

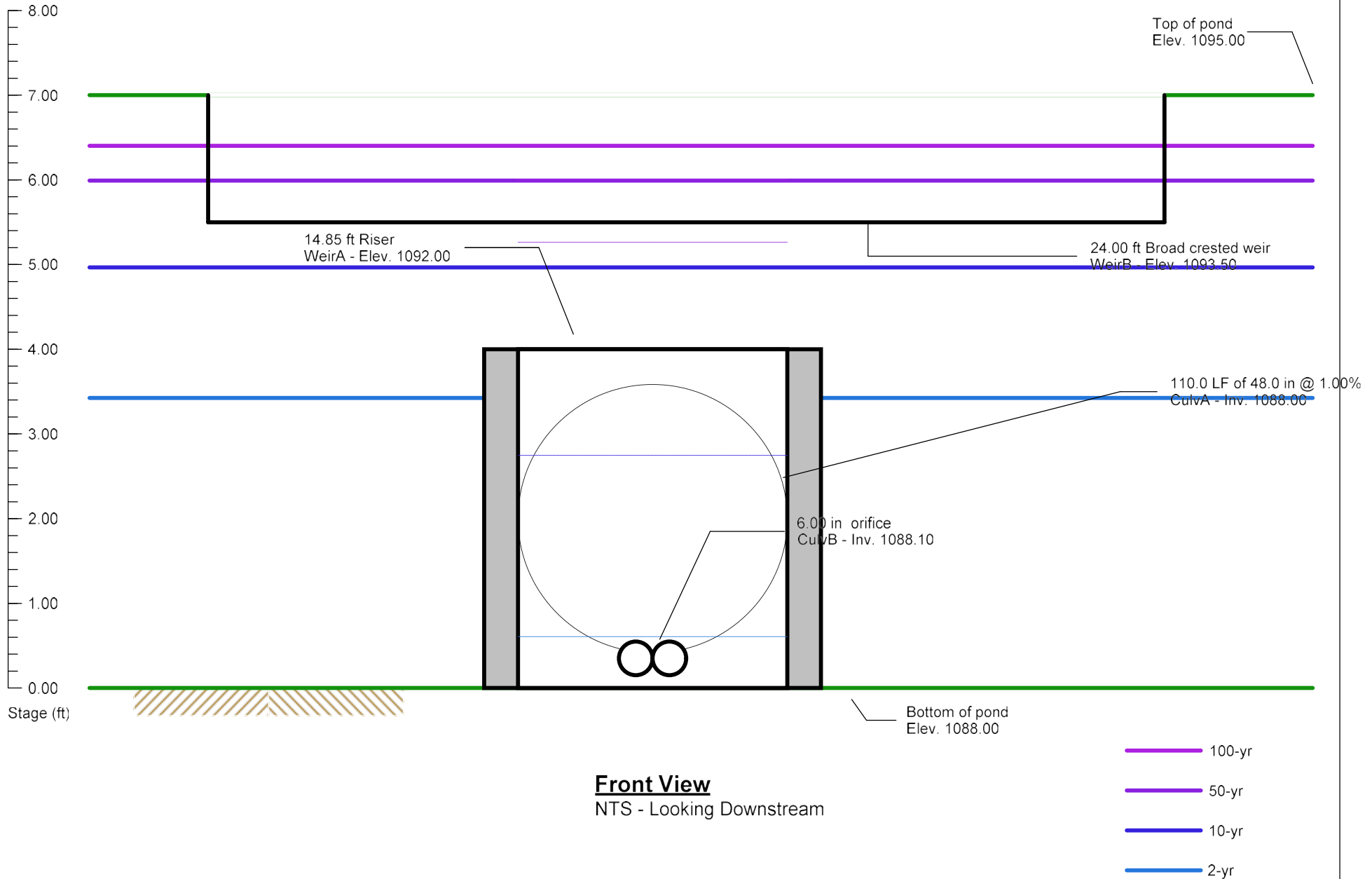
A-3

Hydrograph type	= SCS Runoff	Peak discharge	= 4.159 cfs
Storm frequency	= 100 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 8,505 cuft
Drainage area	= 0.610 ac	Curve number	= 77
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 6.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484





# Pond No. 1 - Pond-1



**Front View**  
NTS - Looking Downstream

Inflow hydrograph = 5. SCS Runoff - A-1

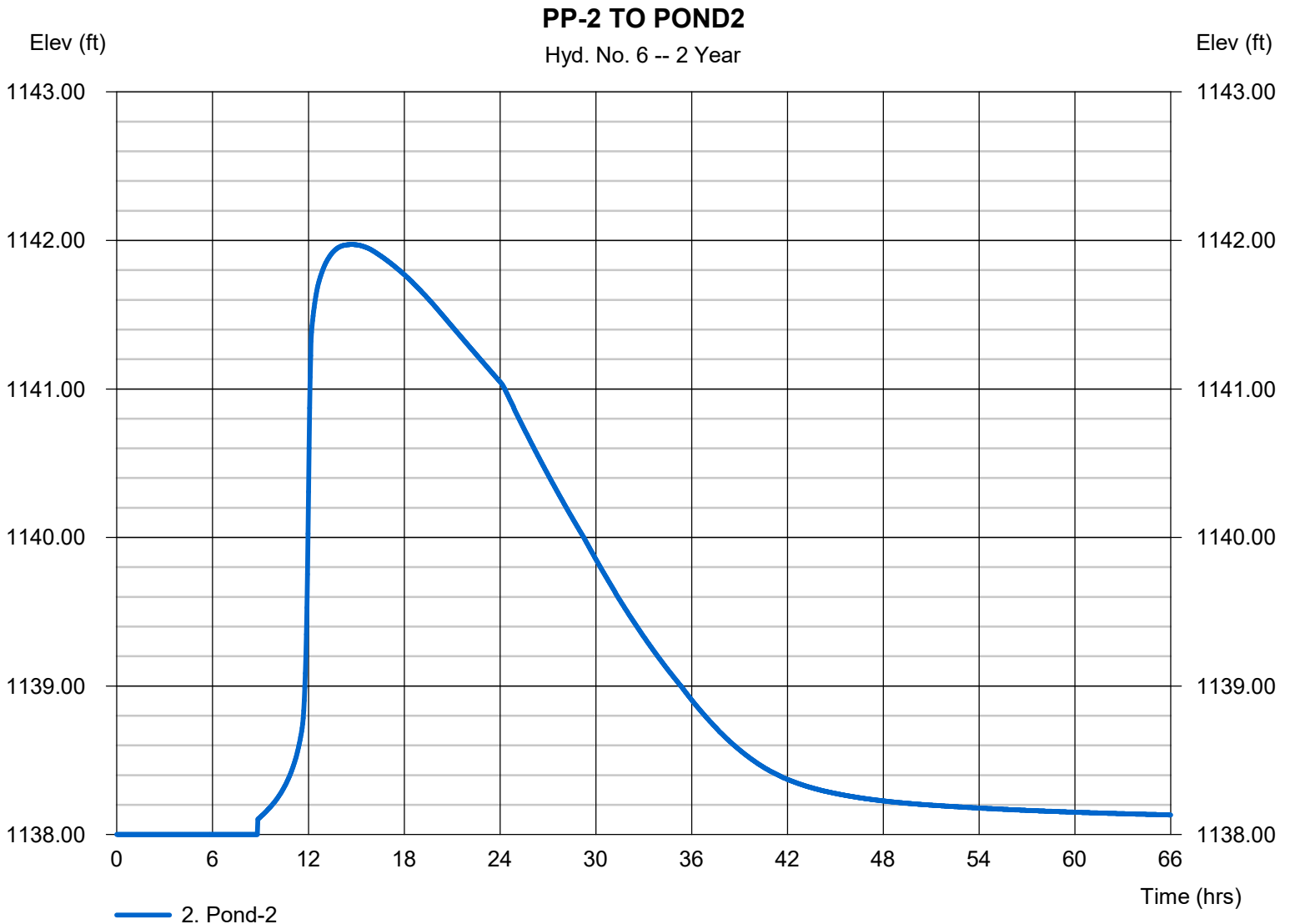
# Hydrograph Report

## Hyd. No. 6

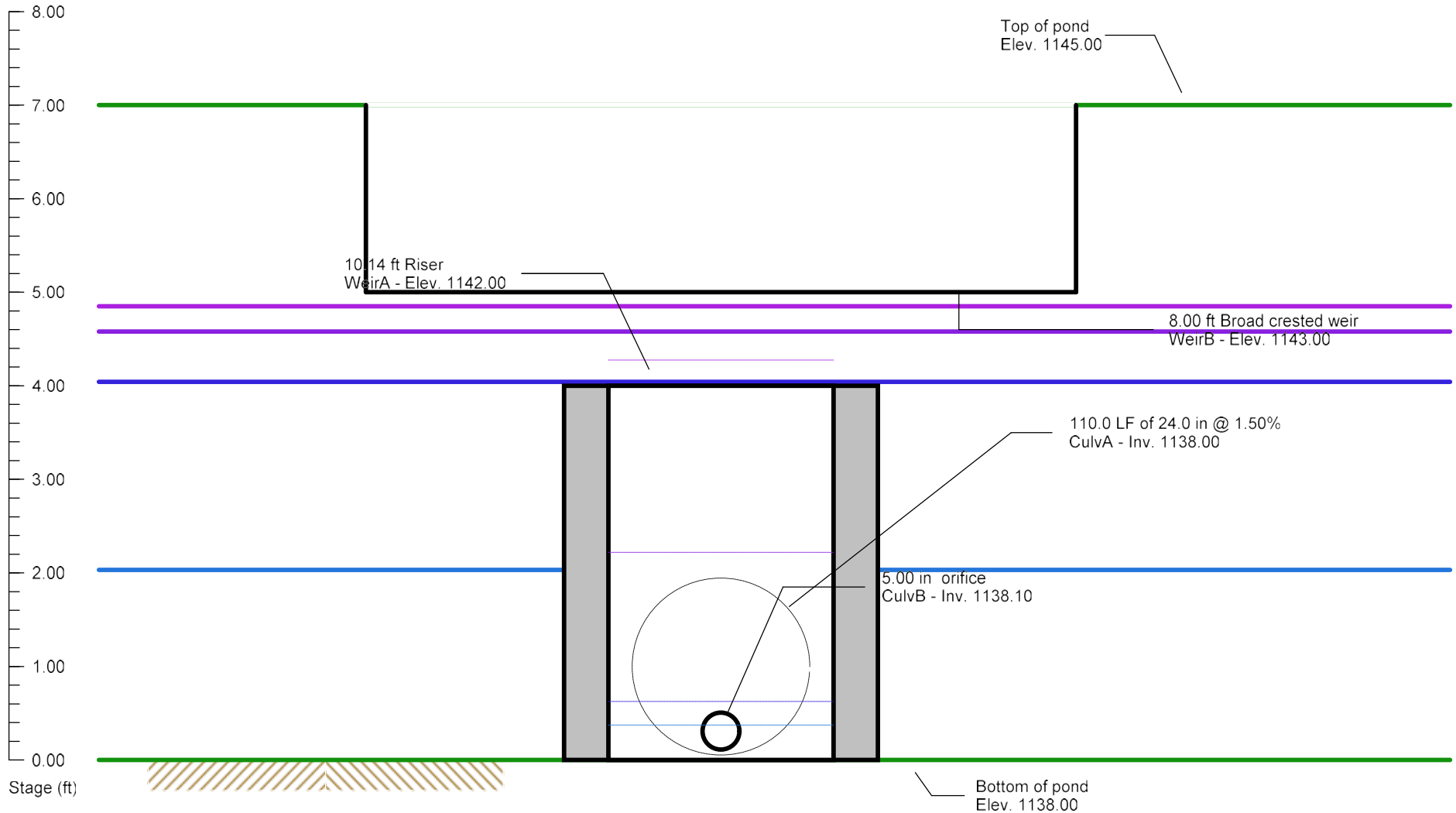
PP-2 TO POND2

Hydrograph type	= Reservoir	Peak discharge	= 1.232 cfs
Storm frequency	= 2 yrs	Time to peak	= 14.67 hrs
Time interval	= 2 min	Hyd. volume	= 98,061 cuft
Inflow hyd. No.	= 4 - A-2	Max. Elevation	= 1141.97 ft
Reservoir name	= Pond-2	Max. Storage	= 63,811 cuft

Storage Indication method used.



# Pond No. 2 - Pond-2



**Front View**  
NTS - Looking Downstream

- 100-yr
- 50-yr
- 10-yr
- 2-yr

Inflow hydrograph = 6. Reservoir - PP-2 TO POND2

# Hydrograph Report

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Monday, 03 / 9 / 2026

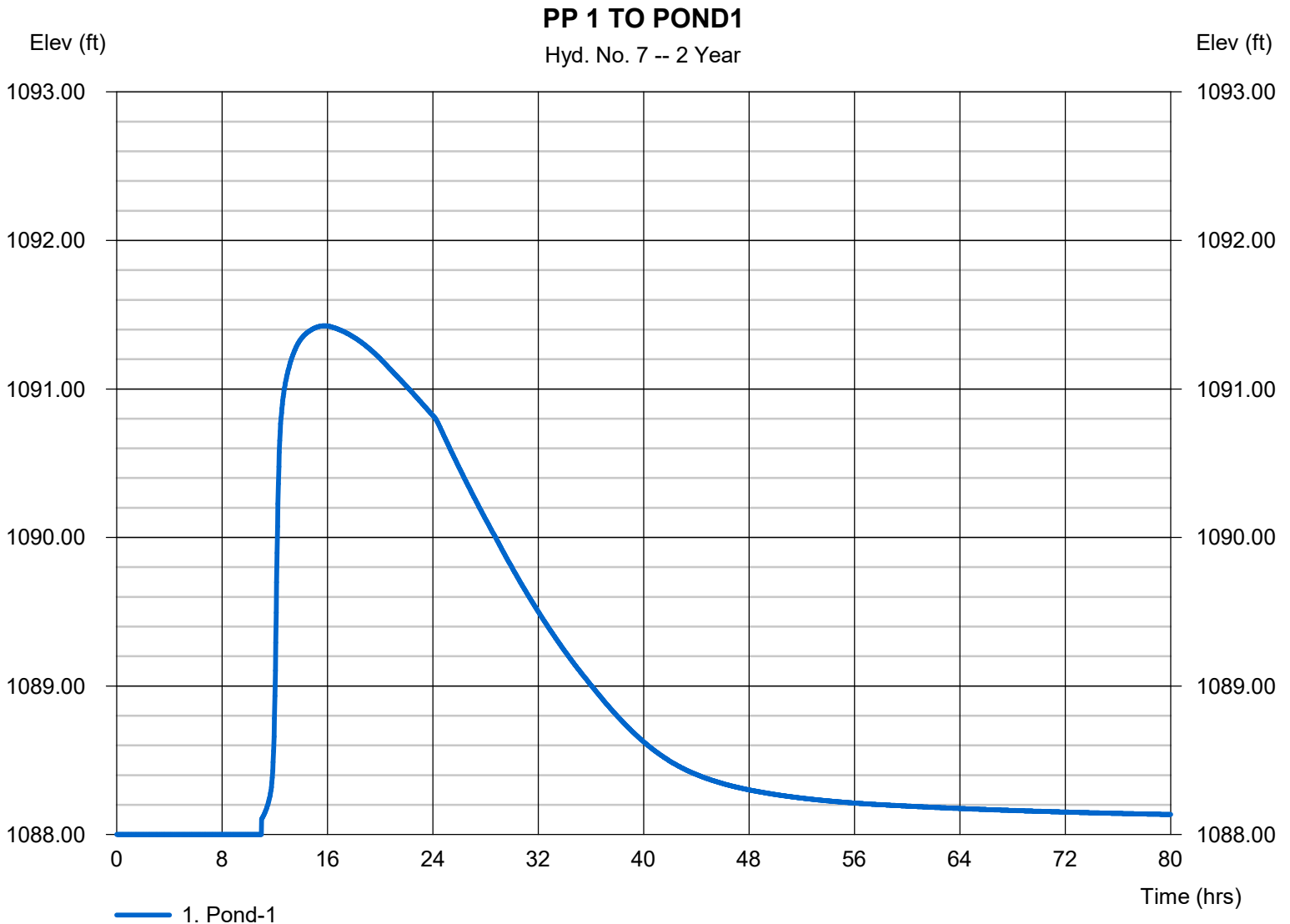
## Hyd. No. 7

PP 1 TO POND1

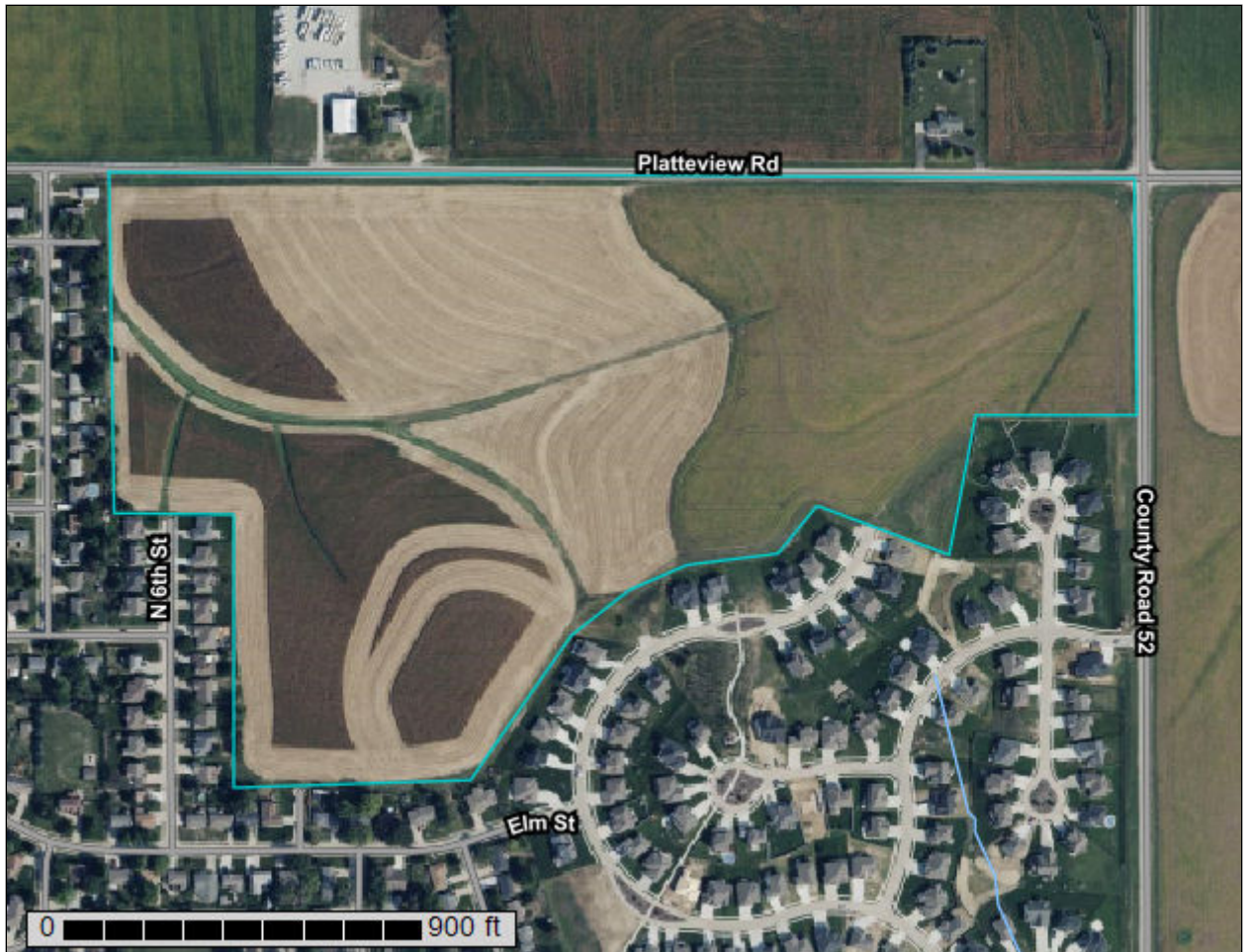
Hydrograph type = Reservoir  
Storm frequency = 2 yrs  
Time interval = 2 min  
Inflow hyd. No. = 5 - A-1  
Reservoir name = Pond-1

Peak discharge = 3.178 cfs  
Time to peak = 15.73 hrs  
Hyd. volume = 266,806 cuft  
Max. Elevation = 1091.42 ft  
Max. Storage = 171,754 cuft

Storage Indication method used.



# Custom Soil Resource Report for Sarpy County, Nebraska



# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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# How Soil Surveys Are Made

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Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

## Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

## Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

# Soil Map

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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

# Custom Soil Resource Report Soil Map



Map Scale: 1:4,330 if printed on A landscape (11" x 8.5") sheet.

0 50 100 200 300 Meters


0 200 400 800 1200 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84




### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)




















**Soils**







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

**Special Point Features**






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Sarpy County, Nebraska  
 Survey Area Data: Version 19, Sep 8, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7234	Judson silty clay loam, 2 to 6 percent slopes	0.0	0.0%
8035	Marshall-Contrary silty clay loams, 2 to 7 percent slopes	27.4	44.0%
8153	Contrary-Marshall silty clay loams, 6 to 11 percent slopes	35.0	56.0%
<b>Totals for Area of Interest</b>		<b>62.4</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

## Custom Soil Resource Report

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Sarpy County, Nebraska

### 7234—Judson silty clay loam, 2 to 6 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2sy70  
*Elevation:* 960 to 1,350 feet  
*Mean annual precipitation:* 30 to 32 inches  
*Mean annual air temperature:* 50 to 51 degrees F  
*Frost-free period:* 160 to 170 days  
*Farmland classification:* All areas are prime farmland

#### Map Unit Composition

*Judson and similar soils:* 80 percent  
*Minor components:* 20 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Judson

##### Setting

*Landform:* Alluvial fans  
*Landform position (two-dimensional):* Footslope  
*Landform position (three-dimensional):* Base slope  
*Down-slope shape:* Concave  
*Across-slope shape:* Linear  
*Parent material:* Silty colluvium

##### Typical profile

*Ap - 0 to 9 inches:* silty clay loam  
*A - 9 to 22 inches:* silty clay loam  
*AB - 22 to 28 inches:* silty clay loam  
*Bt - 28 to 35 inches:* silty clay loam  
*BC - 35 to 52 inches:* silty clay loam  
*C - 52 to 79 inches:* silty clay loam

##### Properties and qualities

*Slope:* 2 to 6 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Runoff class:* Low  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.14 to 1.42 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 10 percent  
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)  
*Available water supply, 0 to 60 inches:* High (about 11.6 inches)

##### Interpretive groups

*Land capability classification (irrigated):* 3e  
*Land capability classification (nonirrigated):* 2e  
*Hydrologic Soil Group:* C  
*Ecological site:* R107XB008MO - Loamy Footslope Savanna  
*Hydric soil rating:* No

**Minor Components**

**Kennebec, occasionally flooded**

*Percent of map unit:* 14 percent  
*Landform:* Flood plains  
*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Ecological site:* R107XB0251A - Loamy Floodplain Prairie  
*Hydric soil rating:* No

**Ackmore, occasionally flooded**

*Percent of map unit:* 4 percent  
*Landform:* Flood plains  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Ecological site:* R107XB019MO - Wet Floodplain Prairie  
*Hydric soil rating:* No

**Kezan, occasionally flooded**

*Percent of map unit:* 2 percent  
*Landform:* Flood plains  
*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Ecological site:* R107XB019MO - Wet Floodplain Prairie  
*Hydric soil rating:* Yes

**8035—Marshall-Contrary silty clay loams, 2 to 7 percent slopes**

**Map Unit Setting**

*National map unit symbol:* 1vfg4  
*Elevation:* 800 to 1,300 feet  
*Mean annual precipitation:* 24 to 36 inches  
*Mean annual air temperature:* 39 to 61 degrees F  
*Frost-free period:* 155 to 175 days  
*Farmland classification:* All areas are prime farmland

**Map Unit Composition**

*Marshall and similar soils:* 59 percent  
*Contrary and similar soils:* 41 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Marshall**

**Setting**

*Landform:* Loess hills

## Custom Soil Resource Report

*Landform position (two-dimensional):* Shoulder, summit

*Landform position (three-dimensional):* Interfluve

*Down-slope shape:* Convex

*Across-slope shape:* Convex, linear

*Parent material:* Fine-silty noncalcareous loess

### Typical profile

*Ap - 0 to 7 inches:* silty clay loam

*A - 7 to 18 inches:* silty clay loam

*Bw - 18 to 47 inches:* silty clay loam

*C - 47 to 80 inches:* silty clay loam

### Properties and qualities

*Slope:* 2 to 7 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Runoff class:* Low

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.60 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water supply, 0 to 60 inches:* High (about 11.9 inches)

### Interpretive groups

*Land capability classification (irrigated):* 3e

*Land capability classification (nonirrigated):* 2e

*Hydrologic Soil Group:* C

*Ecological site:* R107XB007MO - Loess Upland Prairie

*Hydric soil rating:* No

### Description of Contrary

#### Setting

*Landform:* Loess hills

*Landform position (two-dimensional):* Shoulder, summit

*Landform position (three-dimensional):* Interfluve

*Down-slope shape:* Convex

*Across-slope shape:* Convex, linear

*Parent material:* Fine-silty loess

#### Typical profile

*Ap - 0 to 7 inches:* silty clay loam

*Bw - 7 to 55 inches:* silty clay loam

*C - 55 to 80 inches:* silty clay loam

#### Properties and qualities

*Slope:* 2 to 7 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Runoff class:* Medium

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.60 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Calcium carbonate, maximum content:* 5 percent

## Custom Soil Resource Report

*Available water supply, 0 to 60 inches:* High (about 11.6 inches)

### **Interpretive groups**

*Land capability classification (irrigated):* 3e

*Land capability classification (nonirrigated):* 2e

*Hydrologic Soil Group:* C

*Ecological site:* R107XB002MO - Deep Loess Upland Prairie

*Hydric soil rating:* No

## **8153—Contrary-Marshall silty clay loams, 6 to 11 percent slopes**

### **Map Unit Setting**

*National map unit symbol:* 1vfgk

*Elevation:* 800 to 1,300 feet

*Mean annual precipitation:* 24 to 36 inches

*Mean annual air temperature:* 39 to 61 degrees F

*Frost-free period:* 155 to 175 days

*Farmland classification:* Farmland of statewide importance

### **Map Unit Composition**

*Contrary and similar soils:* 55 percent

*Marshall and similar soils:* 39 percent

*Minor components:* 6 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

### **Description of Contrary**

#### **Setting**

*Landform:* Loess hills

*Landform position (two-dimensional):* Shoulder, backslope, summit

*Landform position (three-dimensional):* Interfluve, side slope, nose slope, head slope

*Down-slope shape:* Convex

*Across-slope shape:* Convex, linear

*Parent material:* Fine-silty loess

#### **Typical profile**

*Ap - 0 to 7 inches:* silty clay loam

*Bw - 7 to 55 inches:* silty clay loam

*C - 55 to 80 inches:* silty clay loam

#### **Properties and qualities**

*Slope:* 6 to 12 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Runoff class:* Medium

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.60 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

## Custom Soil Resource Report

*Calcium carbonate, maximum content:* 5 percent  
*Available water supply, 0 to 60 inches:* High (about 11.6 inches)

### Interpretive groups

*Land capability classification (irrigated):* 4e  
*Land capability classification (nonirrigated):* 3e  
*Hydrologic Soil Group:* C  
*Ecological site:* R107XB002MO - Deep Loess Upland Prairie  
*Hydric soil rating:* No

### Description of Marshall

#### Setting

*Landform:* Loess hills  
*Landform position (two-dimensional):* Shoulder, backslope, summit  
*Landform position (three-dimensional):* Interfluve, side slope, nose slope, head slope  
*Down-slope shape:* Convex  
*Across-slope shape:* Convex, linear  
*Parent material:* Fine-silty noncalcareous loess

#### Typical profile

*Ap - 0 to 7 inches:* silty clay loam  
*A - 7 to 18 inches:* silty clay loam  
*Bw - 18 to 47 inches:* silty clay loam  
*C - 47 to 80 inches:* silty clay loam

#### Properties and qualities

*Slope:* 6 to 12 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Runoff class:* Medium  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.60 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* High (about 11.9 inches)

### Interpretive groups

*Land capability classification (irrigated):* 4e  
*Land capability classification (nonirrigated):* 3e  
*Hydrologic Soil Group:* C  
*Ecological site:* R107XB007MO - Loess Upland Prairie  
*Hydric soil rating:* No

### Minor Components

#### Ida

*Percent of map unit:* 6 percent  
*Landform:* Loess hills  
*Landform position (two-dimensional):* Shoulder, backslope  
*Landform position (three-dimensional):* Head slope, side slope, nose slope  
*Down-slope shape:* Convex  
*Across-slope shape:* Convex, linear  
*Ecological site:* R107XB012MO - Calcareous Loess Upland Prairie  
*Hydric soil rating:* No

## Custom Soil Resource Report

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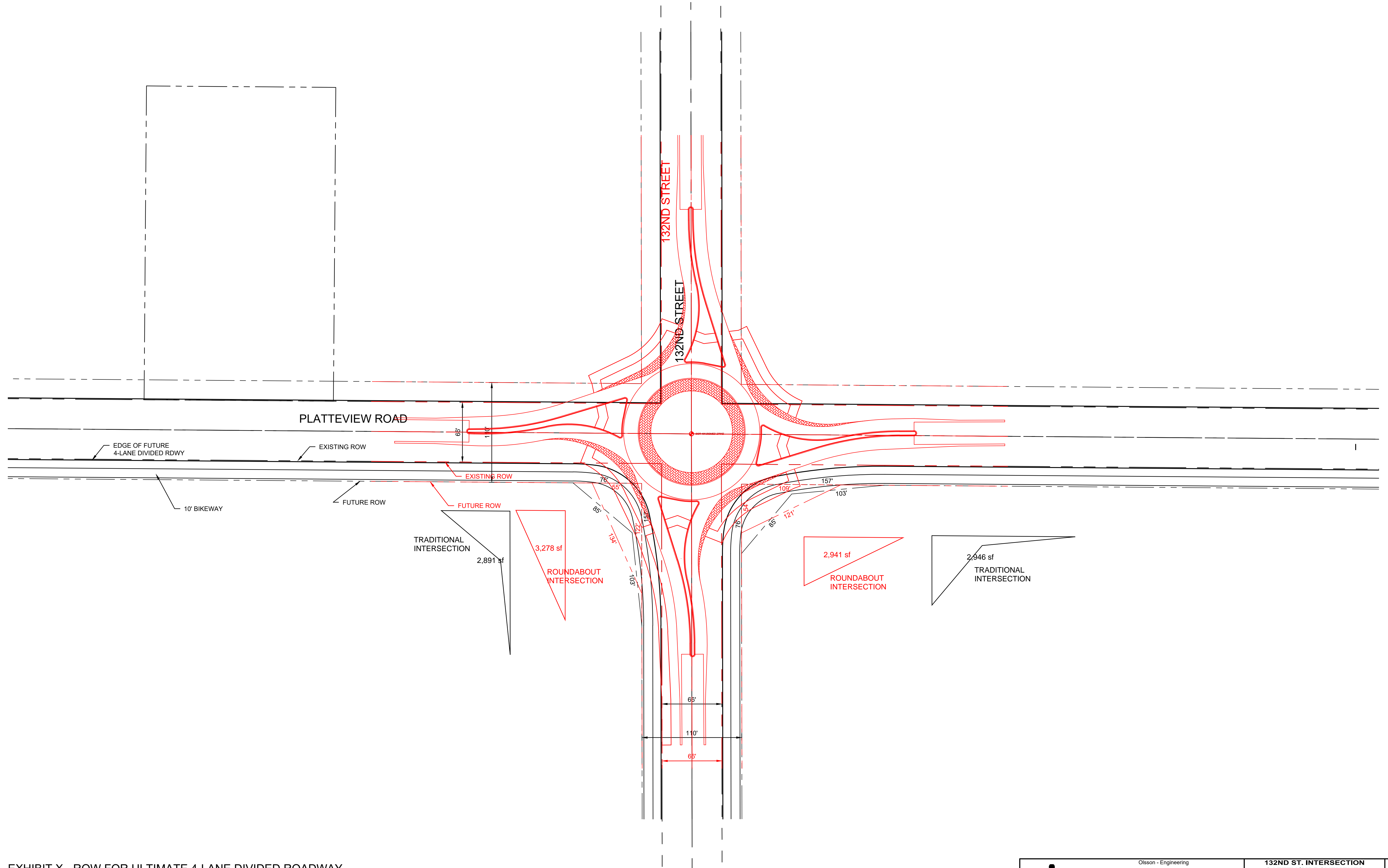
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## **SECTION 2**









DWG: F:\2024\04001-04500\024-04177-A\40-Design\AutoCAD\Final Plans\Xref\T\_PBASE\_ALT\_Ultimate\_A2404177.dwg  
 DATE: February 2, 2026  
 USER: mpeters

EXHIBIT X - ROW FOR ULTIMATE 4-LANE DIVIDED ROADWAY





# SPRINGFIELD

## NEBRASKA

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MAYOR AND CITY COUNCIL REPORT  
JUNE 2, 2026 AGENDA

Agenda Item:	Subject:	Submitted By:
Regular Agenda Item 5	Beth Meister, 185 N 7 <sup>th</sup> Street – Street closure request for a block party	Barb Henninger City Clerk

### **Synopsis**

Beth Meister, 185 N 7th Street, has submitted a Block Party/Street Closure Request Form for July 3, 2026, from 6:00 PM to 9:30 PM to close North 7<sup>th</sup> Street from Main Street to Elm Street for their families to safely gather for a block party and light off fireworks.

On May 21, 2026, I emailed Beth the “Resident Authorization Form” to complete with all affected neighbors and asked her to return it before the meeting. I followed up with a phone message on May 28, 2026, inquiring as to the status of the completed form.

### **Recommendation**

Council consideration.

### **Attachments**

Block Party / Street Closure Request Form



# SPRINGFIELD

## NEBRASKA

### Future Agenda Item Request

Date: Friday, July 3<sup>rd</sup>

Name: Beth Meister

Address: 185 N. 7<sup>th</sup> St Spfld

Phone: 402 980-6286

Email: bethmeister10@gmail.com

Requested Topic: Block Party

Details of the topic: Close 7<sup>th</sup> St from Main to Elm

We would like to close the street for a few hours so we can all safely gather, eat, meet and let off fireworks!

The closure hours we purpose are 6pm - 9:30pm  
Of course if somebody needs through or there is an emergency we can open it.

Please submit all supporting documents with this form.

I will be attending the council meeting.  Yes  No

#### FOR OFFICE USE ONLY

Date Received: \_\_\_\_\_ Received by: \_\_\_\_\_

Action Taken: \_\_\_\_\_

Follow Up Needed: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

PO Box 189  
170 N. 2nd Street

**Small Town. Big Heart**

Phone: 402-253-2204  
Fax: 402-287-1116



# SPRINGFIELD

## NEBRASKA

### BLOCK PARTY / STREET CLOSURE REQUEST FORM

DATE OF APPLICATION

#### APPLICANT INFORMATION (Primary Contact Person)

Name	Beth Meister	E-mail	
Address	185 N. 7 <sup>th</sup> St.	Phone	

#### BLOCK PARTY / STREET CLOSURE INFORMATION

Date	July 3, 2026	Start Time	6:00	AM / <input checked="" type="radio"/> PM	End Time	9:00	AM / <input checked="" type="radio"/> PM
Street To Be Closed	North 7 <sup>th</sup>						
Street Closed From (Intersection)	7 <sup>th</sup> and Main St						
Street Closed To (Intersection)	7 <sup>th</sup> and Elm St						
Will There be Music?	<input checked="" type="radio"/> Yes / <input type="radio"/> No	If Yes, Describe (e.g. band, DJ, <input checked="" type="radio"/> stereo)					

- Closure requires City Council approval. City Council meetings are the 1<sup>st</sup> and 3<sup>rd</sup> Tuesday of each month. Applications must be received 6 days prior to the Council meeting.
- Street closures are restricted to 10:00 a.m. and 11:00 p.m.
- Include a map of the surrounding area showing the street(s) to be blocked off.
- Every resident affected by the closure must sign the Resident Authorization Form (back of this form).
- A minimum of four barricades are required for each event (two on each end of the street closure). Vehicles, sawhorses, barrels and other items are not allowed to be used to block off a street.
- City Employees will set the barricades on the corner of the closed intersection prior to the event. Applicant is responsible to set barricades out.
- After the event, Applicant will remove barricades and set back on the corner of the closed intersection for City Employees to pick up.
- No parking is permitted in front of the barricades during the event.
- Access must be granted to all emergency vehicles.
- Applicant is responsible for clearing the street of debris after the party.
- Applicant is responsible for complying with City Ordinances and State Statutes regarding noise, liquor and fireworks.
- Applicant / Primary Contact Person is responsible for the event and will be the contact in case of emergency or other issues. If at any time the event becomes disruptive, this permit may be revoked and future requests may be denied.

<b>I, the undersigned applicant, have read and understand this application, and have submitted all required documents and I understand my responsibilities.</b>			
Signature	<i>Beth Meister</i>	Date	5-28-26







# SPRINGFIELD

## NEBRASKA

MAYOR AND CITY COUNCIL REPORT  
JUNE 2, 2026 AGENDA

Agenda Item:	Subject:	Submitted By:
Regular Agenda Item 6	<b>Tabled May 5, 2026, and May 21, 2026.</b> Consider approval of a bid for the construction of a roof over an existing material bay at the city's maintenance facility	Barb Henninger, City Clerk Kathleen Gottsch, City Administrator

### Synopsis

Bryan Cherry, Street Commissioner, has obtained three bids for the construction of a roof over two of the material bays at the maintenance facility. Each contractor met with Chris and/or Bryan on-site to review the project.

#### Kraus Construction's total bid = \$23,813.00

##### North Building Enclosure

- Framing/Siding/Roofing materials and design to match the current structure
- 30' wide by 24' deep
- Single opening across the front
- Labor
- *Total \$13,800.00*

##### South Building Enclosure

- Framing/Siding/Roofing materials and design to match to current structure
- 14' wide by 24' deep
- Labor
- *Total \$10,013.00*

##### Additional notes:

- Does not include overhead door or walk in doors or installation

#### Kulm Construction's total bid = \$47,293.75; total for all 3 options = \$48,307.87

##### North Building Enclosure

- Removal of slab and haul off, pour a 16x42 concrete footing, pour back 2 separate slabs
- Frame walls and roof, I-joist rafters, 2x4 runners on roof, 7/16" plywood on roof and walls
- Install 29-gauge tin on walls and roof, install weather barrier and trim
- 16x10 uninsulated overhead door, no opener
- 36" exterior door
- *Total \$33,523.19*

##### South Building Enclosure

- Frame walls and roof similar to existing structure

- I-joint rafters
- 2x4 runners
- 7/16" plywood on roof and walls
- *Total \$13,770.56*

**Optional Add-On**

- Re-tin current building to match new tin
- *Total \$2,000.00*

**Additional notes:**

- Building permits are not included in bid
- 2% discount will be applied if all 3 proposals are accepted
- Tin color will be matched as close as possible
- Does not include electrical work

**BHM Custom LLC's total bid = \$38,300.00**

**North Building Enclosure**

- 30x24
- Footing for garage door header
- 1 course block stem wall
- \*16' wide x 11' tall garage door opening
- 3x6-8 exterior swing door opening

**Entire structure**

- Remove siding on current structure as needed
- I-joint rafters spanning east/west to match existing height/pitch
- 1/16 OSB wall and roof sheathing with moisture barrier
- Steel roof panel to match existing

**Additional notes:**

- Garage door and installation not included
- Swing door pre-hung not included, installation is included
- Concrete cutout for garage door header footing not included
- \*Discrepancy with the 14' tall garage door. The existing structure height limits the garage door to 11', which is what was included in the proposal. There is a chance a 12' tall garage door can fit. If a 14' garage door height is needed, the only solution would be to raise the roof height of the north bay compared to the others.

The city budgeted \$45,000 for material bay improvements.

**Recommendation**

Staff recommends approval of the bid from Kraus Construction.

**Attachments**

Bids from Kraus Construction, Kulm Construction, BHM Custom LLC

**Kraus Construction, Inc**

305 Arbor Dr  
Louisville, NE 68037-6081 USA  
krausmd@yahoo.com

**Estimate**

ADDRESS  
Bryan Cherry  
City of Springfield

ESTIMATE 1047  
DATE 03/11/2026

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Framing Labor and Material	Labor and material for south unit. Attach framing and cover first bay south of existing covered structure. Framing/Siding/Roofing materials and design to match the current structure. 14' wide by 24' deep Materials--\$6013 Labor--\$4000	1	10,013.00	10,013.00
Framing Labor and Material	Labor and Materials for North unit. Attach framing and cover larger bay north of existing structure. Framing/Siding/Roofing materials and design to match the current structure. 30' wide by 24' deep Single opening across the front. Does not include overhead door or walk in doors. Materials--\$8800 Labor--\$5000	1	13,800.00	13,800.00

Thank you for your business! Checks can be mailed to 305 Arbor Dr, Louisville, NE 68037.

TOTAL

**\$23,813.00**

Accepted By

Accepted Date

# Kulm Construction

13501 Buffalo Rd, Springfield NE 68059  
402-709-5716

PREPARED FOR

JOB ADDRESS

PROPOSAL DATE

City of Springfield

755 S 1st St

May 21, 2026

## North Building Enclosure

**\$33,523.19**

### Concrete

- Remove concrete slab & haul off
- Pour 16"x42" concrete footing
- Pour back 2 separate slabs — new interior slab & new exterior slab

### Framing

- Frame walls & roof in similar construction as existing
- I-joint rafters
- 2x4 runners on roof
- 7/16" plywood on roof & walls

### Tin

- Install 29-gauge tin on walls & roof
- Install weather barrier between all tin & sheathing
- Install all trim pieces — color matched as closely as possible

### Garage Door

- 16' x 10' overhead door — uninsulated, white flush panel, no opener

### Man Door

- 36" flush exterior door with primed frame & hardware set

## South Building Enclosure

**\$13,770.56**

### Framing

- Frame walls & roof in similar construction as existing
- I-joint rafters
- 2x4 runners on roof
- 7/16" plywood on roof & walls

### Tin

- Install 29-gauge tin on walls & roof
- Install weather barrier between all tin & sheathing
- Install all trim pieces — color matched as closely as possible

## Total Project Cost

**\$47,293.75**

## Optional Add-On

Retin current building to match new tin

**+ \$2,000.00**

### Assumptions & Notes

- *Building permits are excluded from this proposal.*
- *Sales tax is excluded from this proposal.*
- *A 2% discount will be applied if all 3 proposals are accepted — savings of \$985.88.*
- *Tin color will be matched as close as possible with our supplier.*
- *Excludes any electrical work.*



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**Fwd: Springfield maintenance material bay roof/enclosure proposal**

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**From** Bryan Cherry <bryancherry3178@icloud.com>  
**Date** Fri 5/22/2026 12:18 PM  
**To** Kathleen Gottsch <kathleen@springfieldne.org>

---

**External Sender** - From: (Bryan Cherry  
<bryancherry3178@icloud.com>)

[Learn More](#)

This message came from outside your organization.

Sent from my iPhone

Begin forwarded message:

**From:** Michael Bos <bhmcustome@gmail.com>  
**Date:** May 22, 2026 at 11:40:31 AM CDT  
**To:** bryancherry3178@icloud.com  
**Subject:** Springfield maintenance material bay roof/enclosure proposal

Good morning,

Attached are the documents for the proposal at the Springfield Maintenance facility to enclose the north Bay, and roof the south bay. Included are a scope of work, Wall Detail, and draft blueprints/renderings.

This proposal would maintain the current roof height and follow the existing concrete walls.

One discrepancy was the 14' tall garage door. The existing structure height limits the garage door to 11' tall which is what I included in my proposal. This is due to the dropping slope of the roof line, and the clearance height needed for the garage door tracks/torsion spring. There's a chance I can fit a 12' tall garage door in, but will have to see what the roof line provides and how far the tracks run for the garage door. This I can't guarantee until it's framed up. If the 14' garage door height is a

deal breaker, The only solution would be to raise the roof height of north bay compared to the others.

Let me know if you have any questions or concerns. Or would like to see modifications prior to Council Vote.

Thank you,

--Michael Bos

**BHM**  
CUSTOM, LLC

[Instagram @bhm\\_custom](#)

[BHMcustom.com](#)

<Dry Storage Draft 1.pdf>

<Springfield Material Enclosure Detail.pdf>

<BHM Custom COI Springfield.pdf>

<Screenshot 2026-05-22 at 11.19.41 AM.png>

<BHM 2026 - City of Springfield (2).pdf>

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# SPRINGFIELD

## NEBRASKA

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MAYOR AND CITY COUNCIL REPORT  
JUNE 2, 2026 AGENDA

Agenda Item:	Subject:	Submitted By:
Regular Agenda Item 7	Consider approval of a bid to replace toilets and sink fixtures in the restrooms at City Park	Barb Henninger City Clerk

### **Synopsis**

Tyler Holdorf, Parks Director, and Heath Shemek, Water Operator, have obtained bids for replacing the toilets and sink fixtures in the restrooms at City Park from sensor style fixtures to manual style fixtures due to constant issues with the sensors not working.

### **Good Life Plumbing's bid total is \$11,000.00.**

**Men's Restroom:** Change 1 toilet, 1 urinal and 1 faucet from sensor style fixtures to manual style fixtures and drill holes into the block in order to install new 1" water line for the manual flush valve for the toilet and urinal.

**Women's Restroom:** Changes 2 toilets and 1 faucet from sensor style fixtures to manual style fixtures and drill hole into the block to install new 1" water line for the manual flush valve for the toilets.

Once bid is approved the fixtures will be ordered with an expected 7-10 day delivery.

### **Gretna Plumbing & Drain Service, LLC's bid total for OPTION 1 (push-button style flush controls) is \$7,081.33.**

Change 3 toilets and 1 urinal from electronic sensor flush systems and install new AA compliant push-button style flush controls. Re-pipe fixtures as necessary to allow proper operation of push-button systems. Attempt to reuse existing wall penetrations/openings when possible.

Change 2 lavatory faucets from sensor style fixtures with commercial metering lavatory faucets.

**Terms & Conditions:** Any unforeseen conditions or additional modifications required beyond the stated scope will require written change order approval.

Estimate does not include patching, painting, or repair of block walls or other finished surfaces. Electrical work, low voltage work, permits, and any work not specifically listed above are excluded unless otherwise stated in writing.

### **Gretna Plumbing & Drain Service, LLC's bid total for OPTION 2 (exposed manual flushometer systems) is \$16,625.00.**

Change 3 toilets and 1 urinal from electronic sensor flush systems and install new exposed manual flushometer systems. Rework domestic water piping as necessary to accommodate the new exposed flushometer systems. Rework sanitary drainage piping as necessary to match the specifications and rough-in requirements of the new fixtures.

Change 2 lavatory faucets from sensor style fixtures to commercial metering lavatory faucets.

*Terms & Conditions:* Any unforeseen conditions or additional modifications required beyond the stated scope will require written change order approval.

Estimate does not include patching, painting, or repair of block walls or other finished surfaces. Electrical work, low voltage work, permits, and any work not specifically listed above are excluded unless otherwise stated in writing.

Heath is still waiting on a bid from Gearhart Plumbing.

### **Recommendation**

Staff recommends eliminating sensor style fixtures. Council consideration as to which option to go with.

### **Attachments**

Bids from Good Life Plumbing and Gretna Plumbing & Drain Service LLC

**GOOD LIFE PLUMBING, LLC**

PO Box 175  
Springfield, NE 68059-0175  
USA  
4026778822  
goodlifeplumbingomaha@gmail.com

# Estimate

**ADDRESS**

City Of Springfield  
P.O. Box 189  
170 N 3rd St.  
Springfield  
NE  
68059

**ESTIMATE # 1118**

**DATE 05/26/2026**

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DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Services</b>	City Park Bathrooms	1	11,000.00	11,000.00
		Men's restroom			
		- Change 1 toilet that is currently a sensor flush type toilet. Install new wall mount SS top spud toilet (SP-AR2105-T-1). Drill hole in the block in order to install new 1" water line for the Sloan (S3010000) manual flush valve.			
		- Change 1 urinal that is currently a sensor flush type toilet. Install new wall mount SS top spud urinal (SP-A2158-T-1). Drill hole in the block in order to install a new 3/4" water line for the Sloan (S3082675) manual flush valve.			
		- Change 1 sensor style faucet to a single handle push monitor style faucet(M8884).			
		Women's restroom			
		- Change 2 toilet that is currently a sensor flush type toilet. Install new wall mount SS top spud toilet (SP-AR2105-T-1). Drill hole in the block in order to install new 1" water line for the Sloan (S3010000) manual flush valve.			
		- Change 1 sensor style faucet			

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
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to a single handle push monitor style faucet(M8884).  
 Total labor and material for everything listed above = \$11,000  
 -Once bid is approved we will then order fixtures which have a 7-10 day lead time on them.

Contact Good Life Plumbing to pay.

TOTAL

**\$11,000.00**

Accepted By

Accepted Date

## Estimate

**Project:** Springfield Ball Park Bathrooms

**Scope:** ADA Push Button Flush Valve and Metering Faucet Upgrades

**Total:** \$7,081.33

### Scope of Work

Gretna Plumbing & Drain Service LLC will furnish labor and material to modify and update the existing restroom plumbing systems at the Springfield Ball Park Bathrooms.

Work will include the following: Remove existing electronic sensor flush systems from 3 toilets and 1 urinal Furnish and install new ADA compliant push-button style flush controls Re-pipe fixture supplies as necessary to allow proper operation of push-button systems Verify measurements and installation locations comply with ADA accessibility standards Attempt to reuse existing wall penetrations/openings where possible to minimize wall patching requirements Remove and replace 2 lavatory faucets with commercial metering lavatory faucets Test all installed fixtures for proper operation and functionality

Description	Amount
Removal of Existing Electronic Flush Systems	\$925.00
ADA Push Button Flush Valve Systems	\$2,145.00
Fixture Re-Piping and Plumbing Modifications	\$1,875.00
Metering Lavatory Faucets (2)	\$985.00
ADA Layout Verification and Adjustments	\$425.00
Labor, Mobilization, Testing, and Miscellaneous Materials	\$726.33
<b>Total Estimate</b>	<b>\$7,081.33</b>

### Terms & Conditions

- 50% deposit required prior to scheduling and material procurement
- Remaining balance due upon completion
- Estimate valid for 10 days from date issued
- Any unforeseen conditions or additional modifications required beyond the stated scope will require written change order approval
- Gretna Plumbing & Drain Service LLC will attempt to minimize wall damage by reusing existing openings where possible; however, some additional wall modifications may still be necessary depending on existing conditions

### Exclusions

This estimate does not include patching, painting, or repair of block walls or other finished surfaces. Electrical work, low voltage work, permits, and any work not specifically listed above are excluded unless otherwise stated in writing.

## Estimate

**Project:** Springfield Ball Park Bathrooms  
**Scope:** Restroom Fixture and Flushometer Upgrades  
**Total:** \$16,526.00

### Scope of Work

Gretna Plumbing & Drain Service LLC will furnish labor and material to modify and update the existing restroom plumbing systems at the Springfield Ball Park Bathrooms.

Work will include the following: Remove existing electronic sensor style toilet and urinal fixtures Furnish and install 3 new toilets and 1 new urinal Furnish and install new exposed manual flushometer systems Rework domestic water piping as necessary to accommodate the new exposed flushometer systems Rework sanitary drainage piping as necessary to match the specifications and rough-in requirements of the new fixtures Verify installation locations and measurements for ADA compliance Attempt to reuse existing wall penetrations/openings where possible to minimize wall patching requirements Furnish and install 2 commercial metering lavatory faucets Test all installed fixtures and flushometer systems for proper operation and functionality

Description	Amount
Removal of Existing Fixtures and Flush Systems	\$1,850.00
New Toilets and Urinal Fixtures	\$4,225.00
Manual Flushometer Systems	\$3,485.00
Domestic Water Line Reworking	\$2,475.00
Drainage Line Modifications	\$1,950.00
Metered Lavatory Faucets (2)	\$1,125.00
ADA Verification, Labor, Testing, and Miscellaneous Materials	\$1,416.00
<b>Total Estimate</b>	<b>\$16,526.00</b>

### Terms & Conditions

- 50% deposit required prior to scheduling and material procurement
- Remaining balance due upon completion
- Estimate valid for 10 days from date issued
- Any unforeseen conditions or additional modifications required beyond the stated scope will require written change order approval
- Gretna Plumbing & Drain Service LLC will attempt to minimize wall damage by reusing existing openings where possible; however, additional wall modifications may still be necessary depending on existing conditions

### Exclusions

This estimate does not include patching, painting, or repair of block walls or other finished surfaces. Electrical work, low voltage work, permits, and any work not specifically listed above are excluded unless otherwise stated in writing.



# SPRINGFIELD

## NEBRASKA

MAYOR AND CITY COUNCIL REPORT  
JUNE 2, 2026 AGENDA

Agenda Item:	Subject:	Submitted By:
Regular Agenda Item 8	Consider purchase of AEDs for public buildings	Kathleen Gottsch City Administrator

### **Synopsis**

Jason Iverson, Safety Officer, researched AED machines. He recommends that the city install AED machines/cabinets in public buildings. After researching AED machines, staff determined that the best option is the Philips HeartStart Onsite AED unit. This unit was also recommended by Fire Eagle First Aid, the company that provided employee first aid training and CPR certification. Fire Eagle First Aid used the Philip's HeartStart Onsite AED unit during their training.

The Philips HeartStart Onsite AED offers a long warranty period (8 years) and more affordable battery and pad replacement options. Information about this AED unit is attached along with the Philips brochure.

A quote from American AED is attached. American AED offers the best price for this machine. Their package comes with a premium cabinet with alarm, carrying case, AED+CPR responder kit, adult panel, maintenance/inspection tag, and decals/stickers/signs. As of Friday, May 29, American AED was offering \$250 off each AED package unit.

Staff recommends that these units be placed at City Hall, Springfield Memorial Library, Springfield Maintenance Facility, Springfield Community Building, City Park Concession Stand and Buffalo Park Concession Stand.

Staff recommends that child panels be purchased and kept in the cabinets stored at the library, City Park and Buffalo Park.

AED units will be removed from park concession stands during the winter to maintain the life of the batteries.



### **Recommendation**

Staff recommends approval.

### **Attachments**

Bid from American AED  
Philips HeartStart Onsite AED Unit Information

**Shopping Cart  
 Proforma Invoice**

PRODUCT	PRICE	QUANTITY	TOTAL
 Philips Business / Office / Workplace / Corporate Package Choose Type of Wall Cabinet: Premium Cabinet With Alarm (+\$20) Would You Like To Add CPR/AED Training?: No, I Do Not Need CPR/AED Training	\$1,569.00	6	<del>\$9,414.00</del> \$8,064.00
 Philips HeartStart OnSite Infant / Child Smart Pads - M5072A	\$125.00	3	\$375.00
<b>Subtotal</b>			\$9,789.00
<b>Shipping</b>			Free \$0.00
<b>Coupon: Hero</b>			-\$1,350.00
<b>Tax</b>			Taxes Will Be Calculated At Checkout
<b>Total</b>			\$8,439.00

**\* LOWEST PRICE GUARANTEED \***  
**WE WILL BEAT OR MATCH ANY COMPETITOR'S PRICE**

**PAYMENT INFO**

All major credit cards, mail-in check and ACH wire transfers are gladly accepted.

**Place your order online, email, or by phone: 800-691-6459**

To order with a check or money order, simply mail to: (please attach this quote and make sure to include a Ship To address)

American AED, LLC. 5000 Bradenton Ave. Dublin, OH 43017-3520

For Purchase Orders (Please allow 2 to 3 days for your order to process)



## SPECIAL DEALS!

Our Biggest Savings Yet  
Receive Special Pricing In Cart!

Use Coupon Code: **HERO**

## Philips Business / Office / Workplace / Corporate Package

### Your Complete Business AED Package Includes:

A brand new Philips HeartStart Onsite AED unit with an 8-year warranty,  
1 pair of adult Smart Pads, 1 battery with a 4-year warranty, a user  
manual, and a quick guide.

### Additional Benefits for Packaging Include:

- [HeartStart OnSite Carrying Case](#)
- [Premium AED+CPR Responder Kit \(\\$50 value\)](#)
- [Inspection / Maintenance Tag](#)
- [Premium AED Storage Wall Cabinet](#)
- [Double Sided Flanged AED Sign](#)
- [AED "Equipped Facility" Decal / Sticker](#)
- [American AED Instructional Wall AED Poster](#)
- **FREE FedEx Ground Shipping**

## Your Complete Package Includes Everything you need to set-up your own AED station.

Includes a Wall Cabinet and Double Sided AED Sign to store, display, and quickly locate the AED when needed.

**Note:** If your organization has young children, 8 years old or younger and/or 55lbs and under, consider adding a set of infant / child smart pads. (Adult pads are used for adults or children 8 years old and older and/or 55lbs and OVER. Infant / child smart pads are for children 8 years old or younger and/or 55lbs and UNDER)).

## Features & Benefits of the Philips HeartStart OnSite AED

### Activate & Rescue

#### Intuitive and User-Friendly

The Philips HeartStart OnSite AED helps to eliminate concerns that a layperson and nonmedical personnel might have regarding rescue. Voice commands and diagrams guide users seamlessly with concise instructions that are easy to follow, including how to:

- Attach the OnSite SMART Pads
- Be Rescue-Ready, if shock rescue is required

### Guided Survival Steps

#### CPR and Shock Therapy

Providing CPR for an individual in crisis is essential to the rescue process. Shock following chest compression is the next step. The Philips HeartStart OnSite AED includes a Quick Shock feature to help minimize chest compression interruptions and shorten the time it takes for the defibrillator user to call for "hands-off" and perform rescue/shock delivery.

### AED Coaching at Your Pace

#### Aligned with the User's Action

The voice cues of the Philips HeartStart Onsite AED are delivered in an easy-to-follow manner that is calm, clear and concise. These instructions also stay in pace with the user in order to go step-by-step with rescue and CPR instructions.

### Heart Rhythm Assessment

#### Life-Saving OnSite SMART Pads

The step-by-step directions help the user to understand how to place the OnSite Smart Pads on the individual in crisis. Once in place, the heart rhythm assessment is programmed to determine whether to rescue/shock or not to rescue/shock.

### Infant/Child Smart

#### Recognizes Infant/Child OnSite SMART Pads

The Philips HeartStart Onsite AED recognizes when the Infant/Child SMART Pads are installed and automatically lowers the defibrillator level. It also automatically changes the voice prompts to provide the user with CPR instructions for an infant/child.

### Built-In Life-Saving Elements

#### SMART Biphasic Therapy

The user can safely administer a rescue shock thanks to SMART Biphasic Therapy. By deploying a high current in combination with a lower energy dose, the innovative Philips therapy is designed to help minimize potential side effects and/or risks to the heart.

### Show and Tell

#### Voice Cues: Calm in Crisis

Included with the easy-to-understand voice cues is a visual helper that is self-explanatory – a diagram of the upper torso that guides the user where to correctly place the Onsite SMART Pads on the bare chest of the individual in crisis.

### Rescue-Ready 24/7

#### AED Self-Tests Internal Circuitry

The Philips HeartStart OnSite AED is designed to evaluate itself to ensure it is properly function through daily, weekly and monthly test cycles that evaluate its internal circuitry—conducting 85 tests—including evaluating the lithium battery and Onsite SMART Pads.

### Patented Quick Shock

#### Fast Rescue Deployment

Philips HeartStart Onsite AED is a leader for delivering rescue/shock treatment after CPR in just eight seconds.





**PHILIPS**

Cardiac Resuscitation

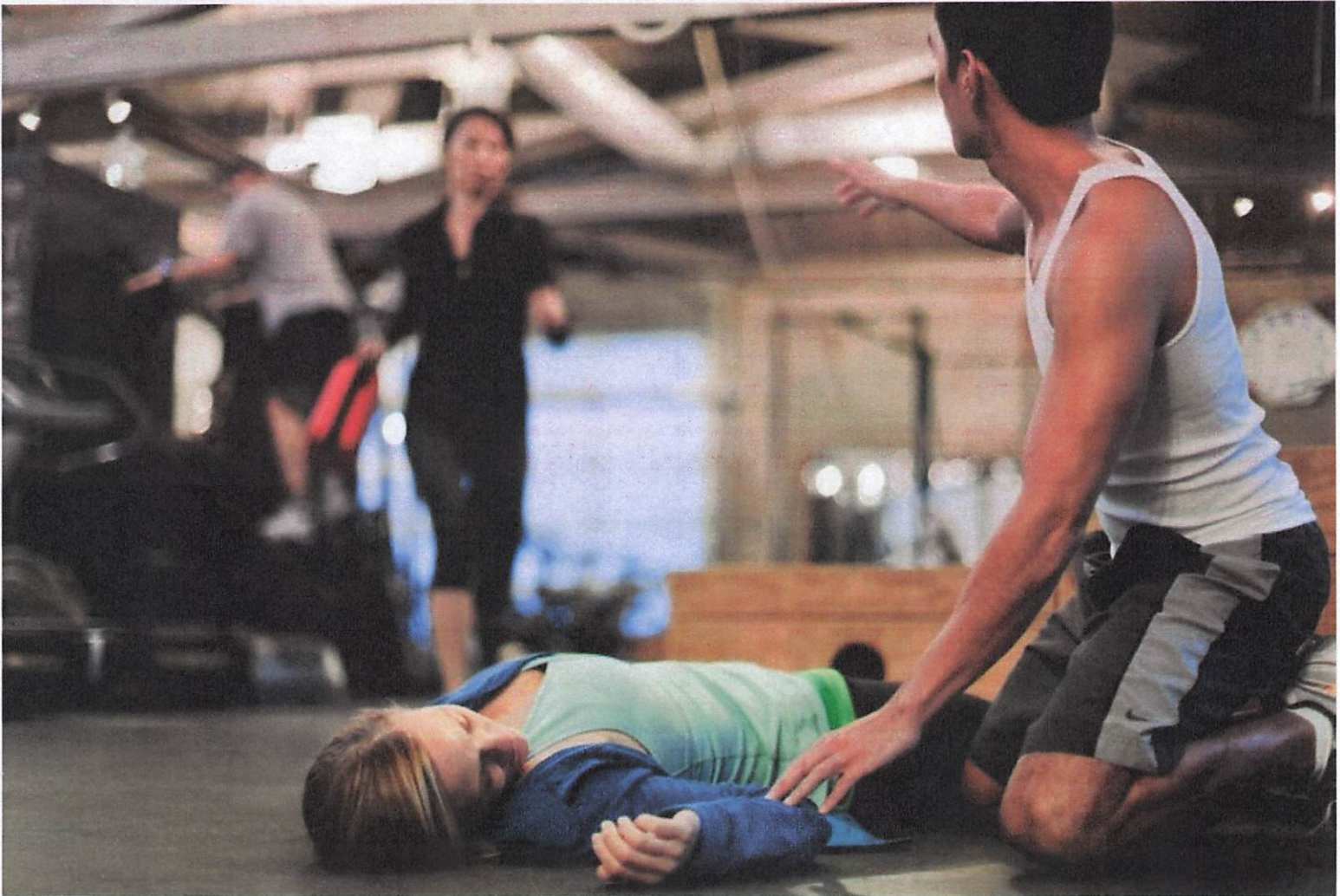
HeartStart OnSite

**Lead the way**  
to save a life

Philips HeartStart OnSite defibrillator

# For the **extraordinary** moment

With access to the right equipment, training and support, everyone can help save a life. Philips HeartStart OnSite defibrillator acts as your personal coach to guide you through the process of treating a victim of suspected sudden cardiac arrest.<sup>1</sup> The OnSite AED provides real-time guidance through simple, step-by-step voice commands and CPR coaching.<sup>1</sup>



# Ready to act. Ready to go.

Designed for the ordinary person in the extraordinary moment, OnSite is ready to act and ready to go. It allows virtually anyone to treat the most common cause of sudden cardiac arrest (SCA) by delivering a shock quickly and effectively, wherever SCA happens.

## Guides you through every step

Just pull the green handle to activate your OnSite defibrillator, and voice instructions will guide you through the entire process – from placing each pad on the patient to performing cardiopulmonary resuscitation (CPR) and delivering a defibrillation shock.<sup>1</sup> It even guides you on the frequency and depth of chest compressions, as well as breaths.<sup>1</sup>

## Use OnSite to train

Learning to use the OnSite is easy. You can install a special pads cartridge that temporarily turns your OnSite defibrillator into a trainer. Also available are a collection of videos that describe every aspect of the defibrillator.

## Virtually ready to use out of the box

With OnSite's Ready-Pack configuration arrives virtually ready to rescue.

- Arrives with the SMART Pads cartridge and battery already installed
- Is positioned inside the carry case with a spare SMART Pads cartridge in place
- Just pull the green tab to launch the initial self-test
- Conducts a series of automatic self-tests daily, weekly, and monthly, including testing the pads



A simple, step-by-step process with voice instructions empowers even the most inexperienced responders.

## What's the impact?

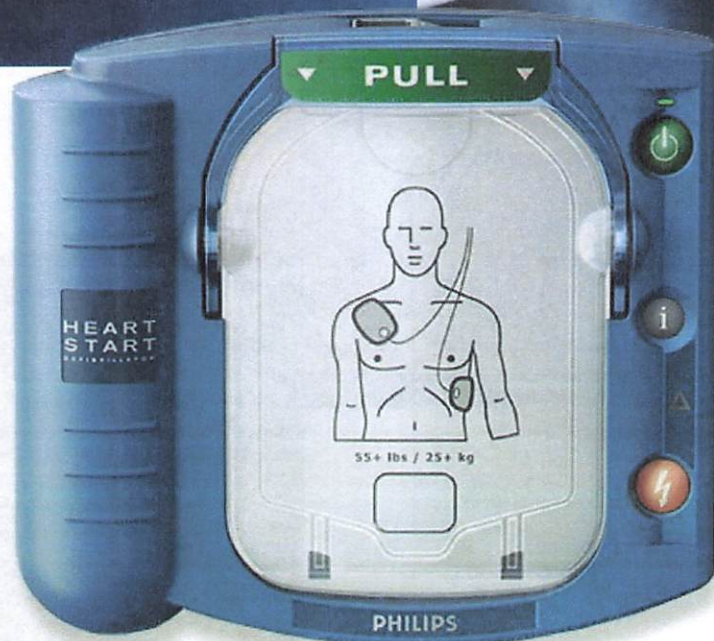
Cardiovascular disease is a leading cause of global mortality, accounting for almost 18 million deaths annually or 31% of all global mortality.<sup>2</sup> In developing countries, it causes twice as many deaths as HIV, malaria and TB combined.<sup>3</sup> The survival rate from sudden cardiac arrest is less than 1% worldwide and close to 5% in the US.<sup>3</sup> Over half the victims of the most common cause of SCA can survive when treated early with CPR and shock from a defibrillator.<sup>4</sup>

# Save time. **Save lives.**

When you observe someone suffering from a suspected SCA, you should act quickly. We've equipped OnSite with integrated SMART Pads. Just place the SMART Pads on the person's bare skin, and they will provide feedback to the AED so it can adapt its voice instructions to your actions and your pace. The SMART Pads sense when they have been placed on the patient and when you've completed each step. The system won't announce the next step until you are ready. Prompts are repeated and rephrased, and include additional instruction to aid understanding.

## Fast, shock delivery

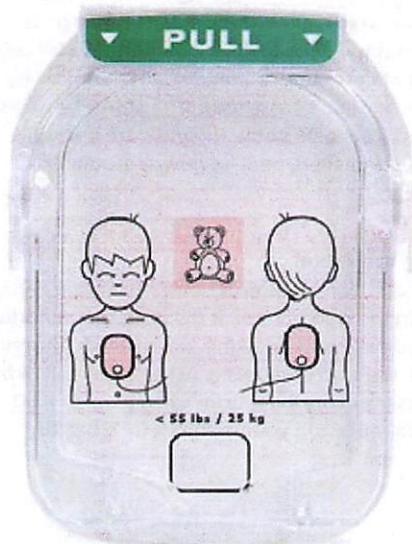
Studies show that minimizing time to shock after CPR may improve survival.<sup>5-8</sup> With patented Quick Shock, OnSite is fast at delivering shock treatment after CPR — typically in just eight seconds.<sup>9</sup>



Weighing just 1.5 kg (3.3 lbs), the HeartStart OnSite defibrillator is small and lightweight.

# Personalized therapy. Enhanced care.

OnSite is designed for use on anyone, with features that personalize therapy. SMART Analysis automatically assesses the person's heart rhythm and will only deliver a shock if it is needed — even if the Shock button is pressed. You don't need to worry about shocking someone unnecessarily.



When used on infants and children, the system senses when the special Infant/Child SMART Pads cartridge is installed and automatically adjusts to a lower energy level.\* It also provides coaching for performing infant/child CPR.<sup>10</sup>

## How easy is it?

OnSite is made for people who have never used a defibrillator before. The first and only AED available without a prescription in the United States, it is designed to be easy to set up and use.



## Establishing a successful program

As a world leader in AEDs, we're also a leader in providing products and services designed to help you establish and maintain a successful AED program. Smart Track, our web-based AED and accessory management tool, helps you keep track of your devices, and can even send an automatic email when it is time to replace pads or batteries. You can also choose to use our medical direction services to provide advice on your AED program and write any necessary prescriptions for pediatric pads cartridges.\* In addition, we offer access to training providers and post-event support.

\* The Infant/Child SMART Pads cartridge is sold separately, and is available only under the order of a physician, by prescription only in the United States.

# Answers for your questions

## Sudden Cardiac Arrest

### Q: What causes SCA?

A: SCA occurs when the electrical system of the heart becomes chaotic, causing it to stop beating effectively. Lacking proper blood flow, the person becomes unresponsive and stops breathing normally. CPR is important, but it alone cannot restore a normal heart rhythm.<sup>11,12</sup> A shock from a defibrillator is the most effective way to restore the heart's normal pumping rhythm.<sup>14</sup>

## Technique

### Q: What if I don't know the proper technique?

A: OnSite acts as your personal coach to guide you through the process of treating a victim of suspected sudden cardiac arrest. OnSite provides real-time guidance through simple, step-by-step voice commands and CPR coaching.

### Q: How soon must the defibrillator shock be administered?

A: The person's best chance of survival is to receive that shock within 3-5 minutes of collapse.<sup>15,16</sup> A defibrillator will not save every person who experiences SCA, but more lives could be saved if those affected were reached more quickly.<sup>15-17</sup> Your quick response makes a real difference.

### Q: How do I know if a shock is needed?

A: The defibrillator assesses the patient's heart rhythm. If a shock is advised, it directs you to press the flashing orange Shock button. If the defibrillator determines that a shock is not called for, you cannot deliver a shock, even if you press the Shock button.

### Q: What if I don't know where to put the pads?

A: The SMART Pads cartridge contains two adhesive pads that have pictures on them to show you where to place the pads on the person's bare skin, and voice instructions will remind you to look at the pictures. The pads are "smart" because they sense when they have been removed from the cartridge, peeled from their liners, and applied to the patient, causing the voice instruction to adjust to your actions.

### Q: What do I tell the professionals when they arrive?

A: They will know what questions to ask you. If an Emergency Medical Services (EMS) responder needs a summary of care, it can be retrieved from the defibrillator's internal memory. The EMS provider simply presses the i-button, and OnSite will verbally recount events from its last clinical use.

## Technology

### Q: How does OnSite assess heart rhythm?

A: OnSite includes highly proven Philips technology for heart rhythm assessment, called SMART Analysis. SMART Analysis is a sophisticated algorithm that simultaneously evaluates several attributes of a person's heart rhythm to determine if the rhythm is shockable.

### Q: How does OnSite know how much energy to deliver?

A: A technology called SMART Biphasic Impedance Compensation helps OnSite deliver the optimal amount of current and energy. Smart Biphasic is the first biphasic therapy with sufficient evidence to be classed "standard of care" and "intervention of choice" by the American Heart Association.<sup>12-17</sup> SMART Analysis and SMART Biphasic's effectiveness are backed by over 40 published, peer-reviewed studies.<sup>18</sup>

## Training

### Q: Is training available?

A: Yes. A special training SMART Pads cartridge can be installed in the defibrillator. It disables the defibrillator's ability to shock, while walking you through patient care scenarios. We also offer easily accessible, online training that discusses everything from setting up an AED program to replacing your defibrillator's battery.

# HeartStart OnSite defibrillator specifications

## Defibrillator

Defibrillator family	HS1. Order M5066A
Standard configuration	Defibrillator, battery, adult SMART Pads cartridge (1 set), Setup and Maintenance Guides, Owner's Manual, Quick Reference Guide, date sticker
HeartStart OnSite Ready-Pack configuration	Order option R01. Defibrillator, battery, carry case, adult SMART Pads (1 pre-installed set, 1 spare set), Setup and Maintenance Guides, Owner's Manual, Quick Reference Guide, date sticker
Waveform	Truncated Exponential Biphasic; waveform parameters adjusted as a function of each patient's impedance
Therapy	Adult defibrillation: peak current 32 A (150 J nominal into a 50-ohm load) Pediatric defibrillation with optional Infant/Child SMART Pads cartridge installed: peak current 19 A (50 J nominal into 50-ohm load)
Shock-to-shock cycle time	Typically less than 20 seconds between shocks in a series
Quick Shock	Able to deliver a shock after the end of a CPR interval, typically in 8 seconds
Voice instructions	Detailed voice messages guide responder through use of the defibrillator
CPR coaching	Instructions for adult or infant/child CPR available at user's option
Shock delivery	Via adhesive pads placed on patient's bare skin as illustrated on pads
Controls	Green SMART Pads cartridge handle, green On/Off button, blue i-button, orange Shock button
Indicators	Ready light; blue i-button; caution light, Shock button lights up when shock is advised

## Physical

Size	7 cm x 19 cm x 21 cm (2.8" x 7.4" x 8.3") D x H x W
Weight	With battery and pads cartridge: 1.5 kg (3.3 lbs.) Without battery or pads cartridge: 1 kg (2.4 lbs.)

## Environmental/physical requirements

Sealing	Solid objects per EN60529 class IP2X Drip-proof per EN60529 class IPX1
Temperature	Operating: 0° – 50° C (32° – 122° F) Standby: 10° – 43° C (50° – 109° F)
Humidity	Operating: 0% to 95% relative, non-condensing Standby: 0% to 75% relative, non-condensing
Altitude	Operating: 0 to 15,000 feet Standby: 0 to 8,500 feet > 48 hours and 8,500 to 15,000 feet < 48 hours
Shock/drop abuse	Withstands one-meter drop to any edge, corner or surface
Vibration	Meets EN1789 random and swept sine, road ambulance specification in operating and standby states
EMI (radiated/immunity)	Meets EN55011 Group 1 Level B Class B and EN61000-4-3

## Data recording and transmission

Infrared	Wireless transmission of event data to a Smartphone or PC, using the IrDA protocol
Data stored	First 15 minutes of ECG and the entire incident's events and analysis decisions

## Patient analysis system

Patient analysis	Evaluates patient ECG to determine if a rhythm is shockable. Rhythms considered shockable are ventricular fibrillation (VF) and certain ventricular tachycardias (VT) associated with lack of circulation. For safety reasons, some VT rhythms associated with circulation will not be interpreted as shockable, and some very low-amplitude or low-frequency rhythms will not be interpreted as shockable VF.
Sensitivity/specificity	Meets AAMI DF80 guidelines and AHA recommendations for adult defibrillation (Circulation 1997;95:1677-1682)
Artifact detection	The effects of pacemaker artifact and electrical noise are minimized

## Battery (M5070A)

Type	9 Volt DC, 4.2 Ah, composed of disposable long-life lithium manganese dioxide primary cells
Capacity	Minimum 200 shocks or 4 hours of operating time (EN 60601-2-4:2003)
Install-by date	Battery is labeled with an install-by date of at least 5 years from date of manufacture
Standby life	Four years typical when battery is installed by the install-by date (will power the AED in standby state within the specified standby temperature range, assuming 1 battery insertion test and no defibrillation uses)

## SMART Pads

Adult SMART Pads cartridge	M5071A defibrillation pads for patients 8 years of age and older or 25 kg (55 lbs.) and over
Infant/Child SMART Pads cartridge	M5072A defibrillation pads for patients under 8 years of age or 25 kg (55 lbs.); by prescription only
Active surface area	85 cm <sup>2</sup> (13.2" <sup>2</sup> ) each
Cable length	Adult SMART Pads: 137.1 cm (54") Infant/Child SMART Pads: 101.6 cm (40")
Use-by date	Cartridge is labeled with a use-by date of at least 2 years from date of manufacture

## Training SMART Pads

M5073A	Adult Training SMART Pads cartridge
M5074A	Infant/Child Training SMART Pads cartridge
Function	Training SMART Pads cartridges feature 8 real-world training scripts; used with training mat (included) or with adapters on manikins

## Automated and user-activated self-tests

Daily automatic self-tests	Tests internal circuitry, waveform delivery system, pads cartridge, and battery capacity
Pads integrity test	Specifically tests readiness-for-use of pads (gel moisture)
Battery insertion test	Upon battery insertion, extensive automatic self-tests and user-interactive test check device readiness
Status Indicators	Blinking green "Ready" light indicates ready for use; audible "chirp" indicates need for maintenance

\* Refer to the HeartStart OnSite Defibrillator Owner's Manual for detailed product instructions. All specifications based on 25° C unless otherwise noted. The defibrillator and its accessories are made of latex-free materials

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# SPRINGFIELD

## NEBRASKA

MAYOR AND CITY COUNCIL REPORT  
JUNE 2, 2026 AGENDA

Agenda Item:	Subject:	Submitted By:
Regular Agenda Item 9	Consider approval of a bid for the mowing of the Hwy 50 ROW	Barb Henninger City Clerk

### **Synopsis**

Chris Woodman, Maintenance Manager, has obtained a bid for mowing the Highway 50 right of way.

### **Triple S Seeding LLC**

#### **Between Platteview Road and Main Street**

Mowing, Weed Eating, and Trash pick-up

Every two weeks to maintain

\$1,100.00 each time

*Approximately \$19,000/year*

#### **From Platteview Road to Capehart Road**

Tractor mowing, Trash pick-up

Every 4 to 6 weeks to maintain

\$700.00 each time

*Approximately \$4,500/year*

*Annual cost for highway mowing \$23,500*

Chris has reached out to Luke Rosser a couple of times requesting a bid but has not received one yet.

A new John Deere tractor with batwing for highway mowing costs approximately \$70,000. Kathleen asked Chris to obtain an updated quote for this equipment. Based on that cost estimate, the ROI for a new tractor with batwing is 3 years.

### **Recommendation**

Council consideration.

### **Attachments**

Bid from Triple S Seeding LLC

# Quote

## Triple S Seeding LLC

DATE: MAY 23, 2026

14426 Sand Hill Rd, Louisville, Ne. 68037  
402-619-0306  
triplesseeding@outlook.com

TO City of Springfield Attn: Chris Woodman  
Maintenance  
5/23/26 - 6/15/26

Net 15

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
5 Hours	Mowing	125.00 Per Hour	625.00
5 Hours	Weed eating, curb, signs, poles, etc	75.00 Per Hour	375.00
2 Hours	Trash and debris pick-up	50.00 Per Hour	100.00
		Total	1,100.00
	Recommend every two weeks for lawncare maintenance.		
4 Hours	Tractor Mowing Hwy 50	150.00 Per Hour	600.00
2 Hours	Trash and debris pickup along Hwy 50	50.00 Per Hour	100.00
	Tractor Mowing recommended every 4 to 6 weeks.		

Lawn mowing between Platteview and Main Streets.  
Approx. \$19,000 per year.

Tractor mowing north of Platteview to Capehart Road.  
Approx. \$4,500 per year.

SUBTOTAL	1,10.00
SALES TAX	5.5%= 0.00
TOTAL	1,100.00

Quotation prepared by: Joseph Shults. \_\_\_\_\_

This is a quotation on the goods named, subject to the conditions noted below:

To accept this quotation, sign here and return: \_\_\_\_\_

**THANK YOU FOR YOUR BUSINESS!**



# SPRINGFIELD

## NEBRASKA

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MAYOR AND CITY COUNCIL REPORT  
JUNE 2, 2026 AGENDA

Agenda Item:	Subject:	Submitted By:
Regular Agenda Item 10	Barb Henninger's Annual Review and Proposed Merit Increase	Kathleen Gottsch City Administrator

### **Synopsis**

Barb has worked for the city for eleven years. She was appointed as the City Clerk/Deputy Treasurer in 2024. She currently makes \$39.86/hour.

### Recent Pay Increases:

- June 2023 Annual Review = 4.5%
- October 2023 COLA = 4%
- January 2024 Appointed City Clerk = \$2.00/hour increase
- May 2024 Clerk School Year 1 = \$1.00/hour increase
- June 2024 Annual Review = 4%
- October 2024 COLA = 4%
- May 2025 Clerk School Year 2 = \$1.00/hour increase
- June 2025 Annual Review = 3%
- October 2025 COLA = 3%
- May 2026 Clerk School Year 3 = \$1.00/hour increase

### **Recommendation**

Council consideration.

### **Attachments**

The Employee Performance Evaluation will be available at the meeting.



# SPRINGFIELD

NEBRASKA

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MAYOR AND CITY COUNCIL REPORT  
JUNE 2, 2026 AGENDA

Agenda Item:	Subject:	Submitted By:
Regular Agenda Item 11	Ember Davis's Annual Review and Proposed Merit Increase	Kathleen Gottsch City Administrator

## **Synopsis**

Ember has worked for the city for two years as an Executive Assistant and Building Permit Tech. She currently makes \$34.42/hour.

Recent Pay Increases:

- October 2024 COLA = 4%
- January 2025 Six-Month Review = 4%
- June 2025 Annual Review = 3%
- October 2025 COLA = 3%

## **Recommendation**

Council consideration.

## **Attachments**

The Employee Performance Evaluation will be available at the meeting.