

SOUTH SPRINGFIELD INDUSTRIAL PARK

LOTS 1 THROUGH 8 AND OUTLOT A
SARPY COUNTY, NEBRASKA

SUBDIVIDER

HEIMES CORPORATION
9144 S 147TH STREET
OMAHA, NE 68138

ENGINEER

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

LEGAL DESCRIPTION

LOTS 1 THROUGH 8 AND OUTLOT A, BEING A PLATTING OF TAX LOT 3A1, EXCLUDING THE IRREGULAR EASTERLY 9.36 ACRES OF SECTION 25, T13N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

NOTES

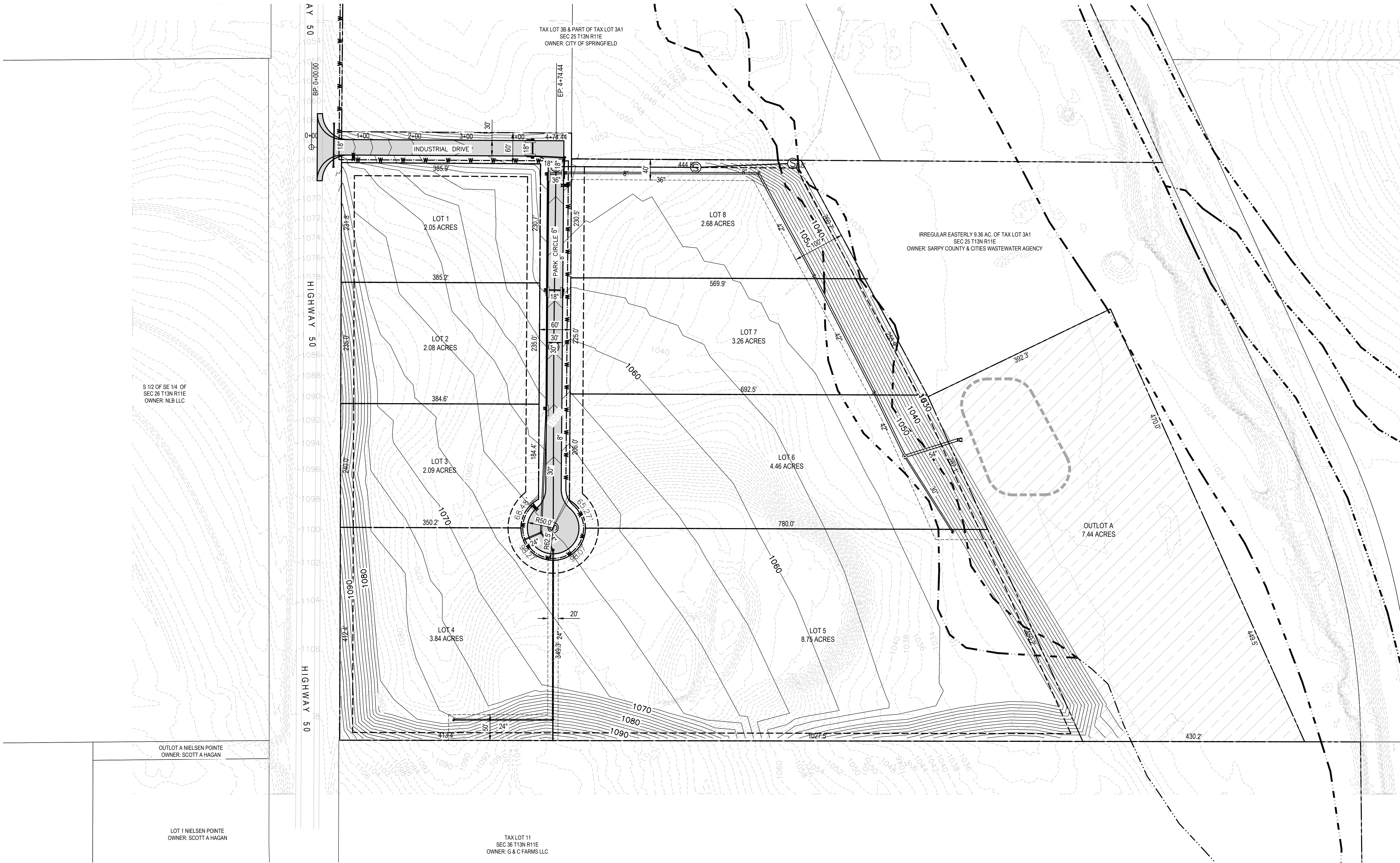
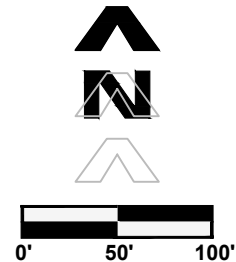
- EXISTING ZONING IS AG. PROPOSED ZONING IS LI.
- OVERLAY ZONING DISTRICT IS MCO.
- EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2' INTERVALS.
- WATER SHALL BE PROVIDED BY THE CITY OF SPRINGFIELD.
- GAS SHALL BE PROVIDED BY THE METROPOLITAN UTILITIES DISTRICT (MUD).
- POWER SHALL BE PROVIDED FROM THE OMAHA PUBLIC POWER DISTRICT.
- TYPICAL UTILITY SETBACKS WILL BE DEDICATED WITH THE FINAL PLAT.
- PAVEMENT FOR ALL STREET SHALL BE 30' WIDE, 9-INCH THICK P.C.C. PAVEMENT.
- NO DIRECT ACCESS TO HIGHWAY 50 SHALL BE PERMITTED BY ANY LOTS OR OUTLOTS.
- OUTLOT A WILL PROVIDE POST CONSTRUCTION STORMWATER MANAGEMENT FOR THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY THE BUSINESS OWNERS ASSOCIATION.

TYPICAL SETBACK TABLE

ZONING	FRONT YARD	SIDE YARD	STREET SIDE YARD	REAR YARD
LI	25'	0'	25'	15'

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- SETBACK LINE
- PROPOSED PAVEMENT
- FLOODPLAIN LIMITS
- STORM AND SANITARY SEWER EASEMENT



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dba: TD2 Engineering & Surveying
NE CA-0199

Project Name

South Springfield
Industrial Park

Project Location

Highway 50 south of Pflug Road

Client Name

Heimes Corporation

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
1	1	1
2	2	2
3	3	3
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20	20	20

Drawn By: MEM Reviewed By: DEK
Job No.: 1642-117 Date: 6-2-2025

Sheet Title

Preliminary Plat

Sheet Number

Exhibit A

SOUTH SPRINGFIELD INDUSTRIAL PARK

LOTS 1 THROUGH 8 AND OUTLOT A
SARPY COUNTY, NEBRASKA

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- PAVEMENT FOR ALL STREET SHALL BE 30' WIDE, 9-INCH THICK P.C.C. PAVEMENT.
- NO DIRECT ACCESS TO HIGHWAY 50 SHALL BE PERMITTED BY ANY LOTS OR OUTLOTS.
- OUTLOT A WILL PROVIDE POST CONSTRUCTION STORMWATER MANAGEMENT FOR THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY THE BUSINESS OWNERS ASSOCIATION.

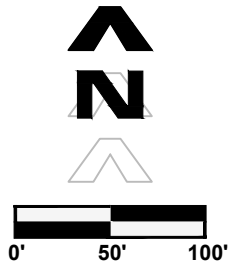
LEGEND



PROPOSED PAVEMENT



STORM AND SANITARY SEWER EASEMENT



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Drawn By: MEM Reviewed By: DEK
Job No.: 1642-117 Date: 6-2-2025

Sheet Title

Paving Plan

Sheet Number

Exhibit B

LOTS 1 THROUGH 8 AND OUTLOT A
SARPY COUNTY, NEBRASKA

1027.5'

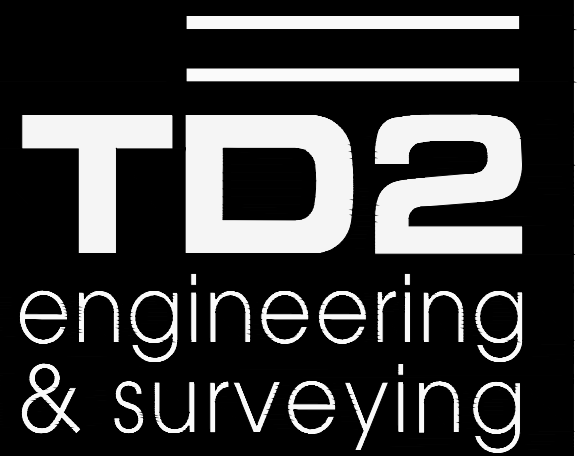
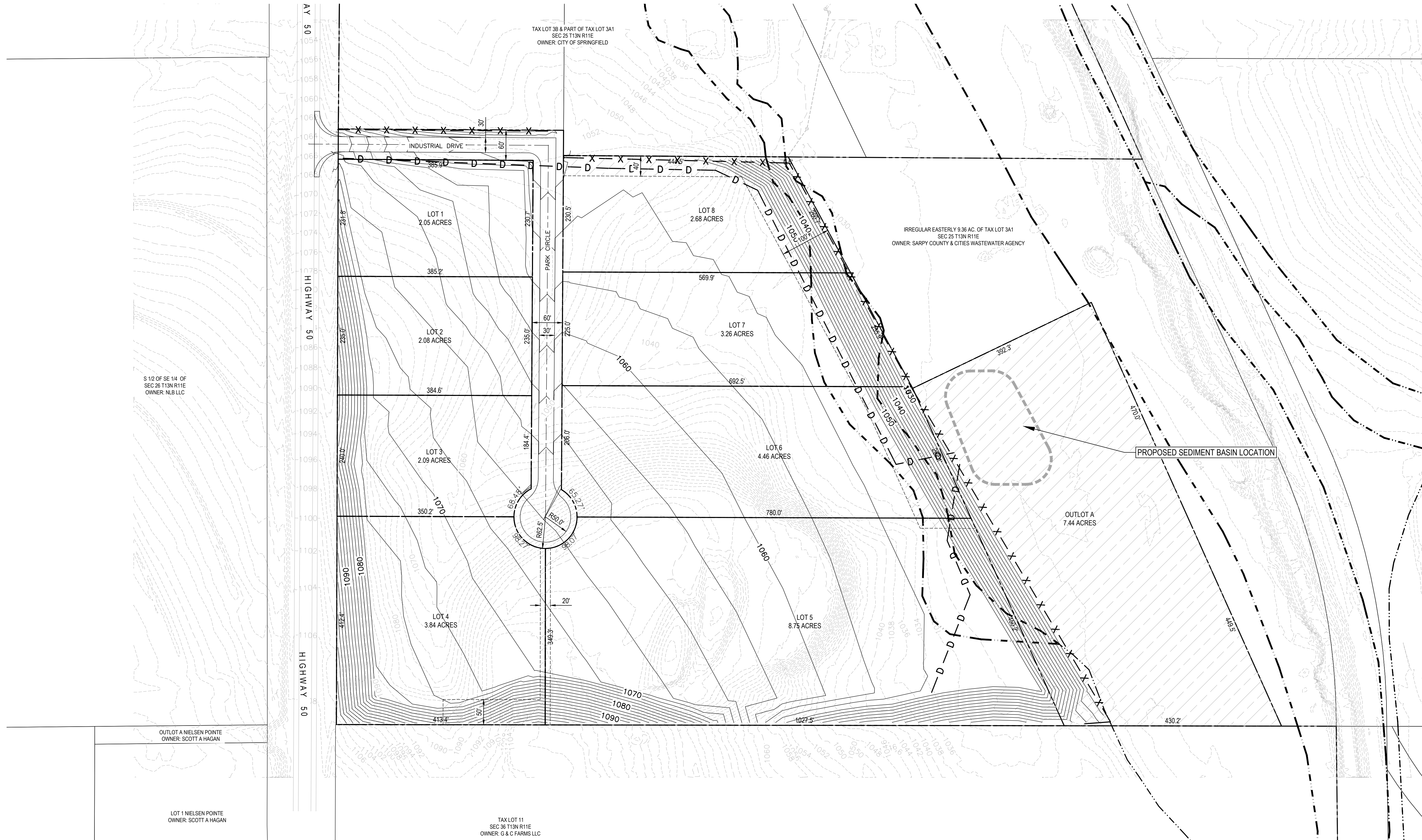
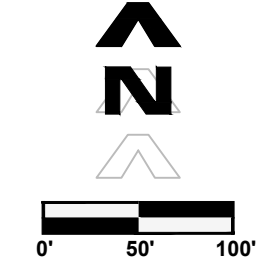
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LOTS 1 THROUGH 8 AND OUTLOT A
SARPY COUNTY, NEBRASKA

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2. OVERLAY ZONING DISTRICT IS HCO.
3. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2' INTERVALS.
4. WATER SHALL BE PROVIDED BY THE CITY OF SPRINGFIELD.
5. GAS SHALL BE PROVIDED BY THE METROPOLITAN UTILITIES DISTRICT (MUD).
6. POWER SHALL BE PROVIDED FROM THE OMAHA PUBLIC POWER DISTRICT.
7. TYPICAL UTILITY SETBACKS WILL BE DEDICATED WITH THE FINAL PLAT.
8. CURB WIDENING FOR 10' STREET TO 8-INCH THICK P.C. PAVEMENT.
9. NO DIRECT ACCESS TO HIGHWAY 50 SHALL BE PERMITTED BY ANY LOTS OR OUTLOTS.
10. THE CITY WILL PROVIDE POST CONSTRUCTION STORMWATER MANAGEMENT FOR THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY THE BUSINESS OWNERS ASSOCIATION.

- | | |
|---|-----------------------------------|
|  | EXISTING CONTOURS |
|  | PROPOSED CONTOURS |
|  | PROPOSED SILT FENCE |
|  | PROPOSED DIVERSION BERM |
|  | FLOODPLAIN LIMITS |
|  | STORM AND SANITARY SEWER EASEMENT |



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Project Name

South Springfield Industrial Park

Project Location

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Client Name

Heimes Corporation

Professional Seal

Revision Dates

[illegible]

Drawn By: MEM Reviewed By: DEK
Job No.: 1642-117 Date: 6-2-2025

Sheet Title

Sediment and Erosion Control Plan

Sheet Number

Exhibit E

LOTS 1 THROUGH 8 AND OUTLOT A
SARPY COUNTY, NEBRASKA

SUBDIVIDER

HEIMES CORPORATION
9144 S 147TH STREET
OMAHA, NE 68138

ENGINEER

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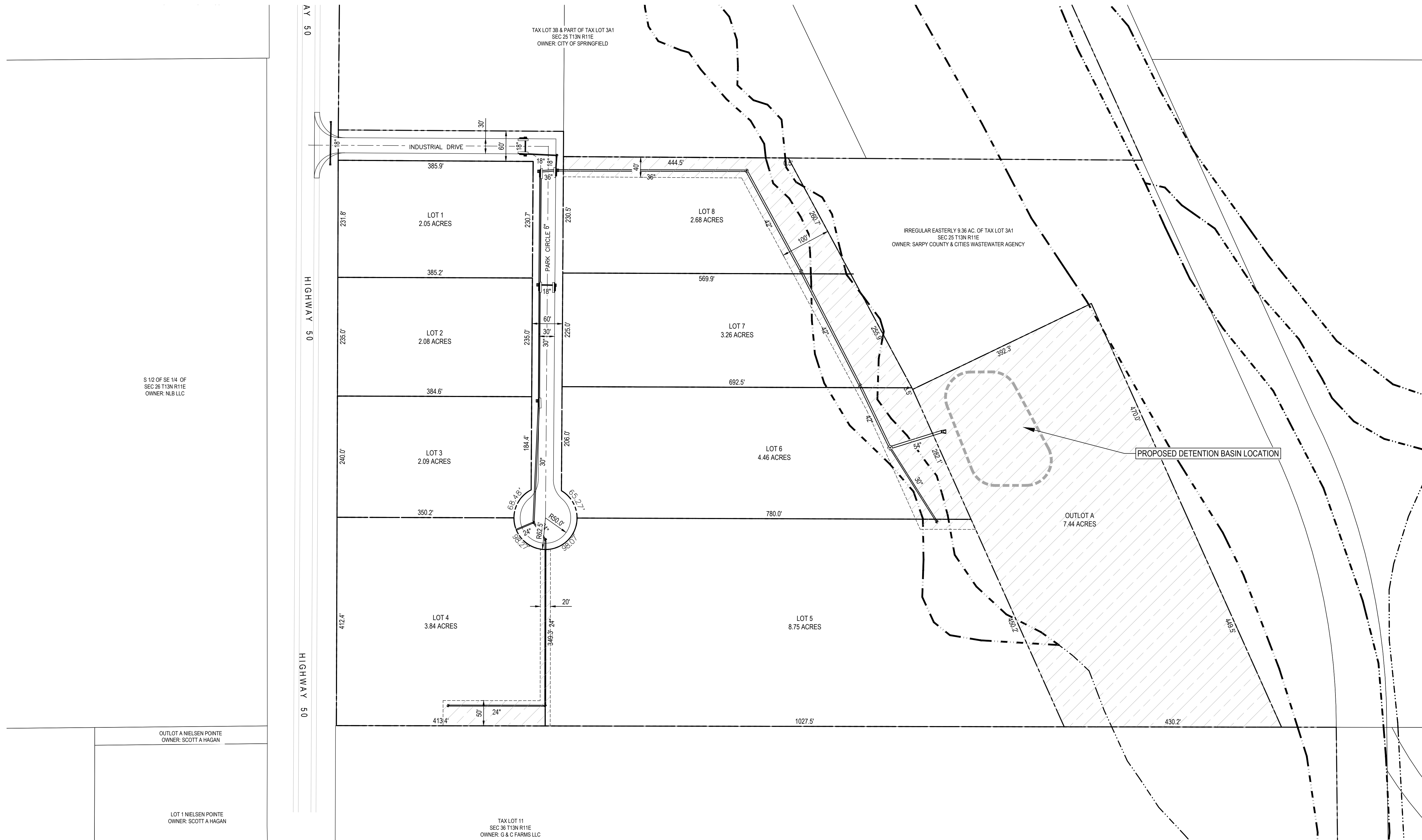
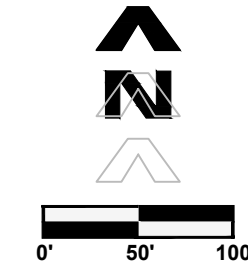
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8. 40' WIDE SIDEWALK SHALL BE 30" MIN. THICK CONCRETE PAVEMENT.
9. NO DIRECT ACCESS TO HIGHWAY 50 SHALL BE PERMITTED BY ANY LOTS OR OUTLOTS.
10. OUTLOT A WILL PROVIDE POST CONSTRUCTION STORMWATER MANAGEMENT FOR THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY THE BUSINESS OWNERS ASSOCIATION.

LEGEND

- 
 PROPOSED STORM SEWER
 FLOODPLAIN LIMITS
 STORM AND SANITARY SEWER EASEMENT



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Revision Dates

[illegible]

Drawn By: MEM Reviewed By: DEK
Job No.: 1642-117 Date: 6-2-2025

Sheet Title

Storm Sewer Plan

Sheet Number

Exhibit F

LOTS 1 THROUGH 8 AND OUTLOT A
SARPY COUNTY, NEBRASKA

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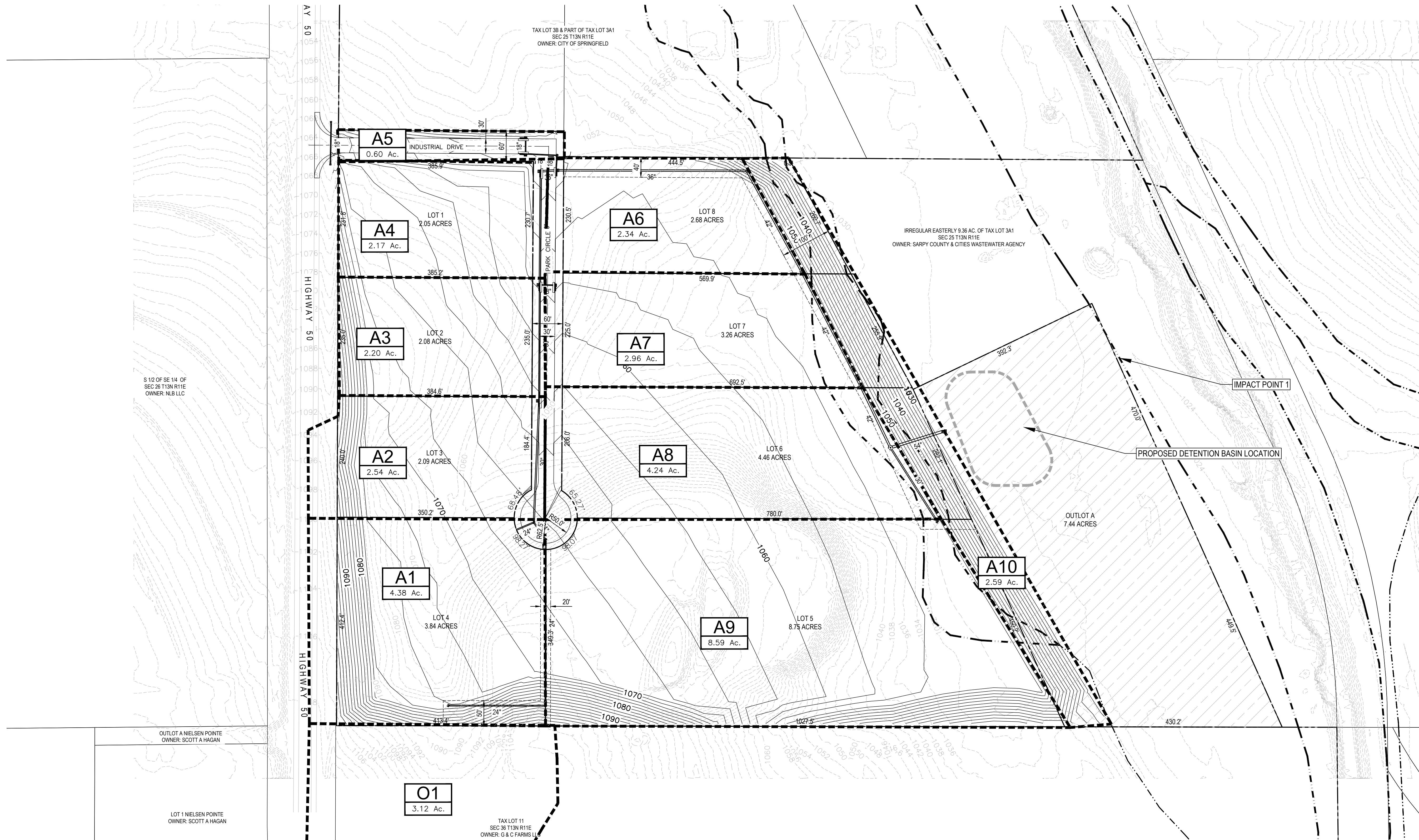
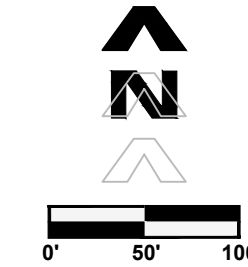
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LEGEND

-  EXISTING CONTOURS
 PROPOSED CONTOURS
 PROPOSED STORM SEWER
 FLOODPLAIN LIMITS
 STORM AND SANITARY SEWER EASEMENT



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[illegible]

Drawn By: MEM Reviewed By: DEK
Job No.: 1642-117 Date: 6-2-2025

Sheet Title

Post-Construction Stormwater Management Plan

Sheet Number

Exhibit F-1

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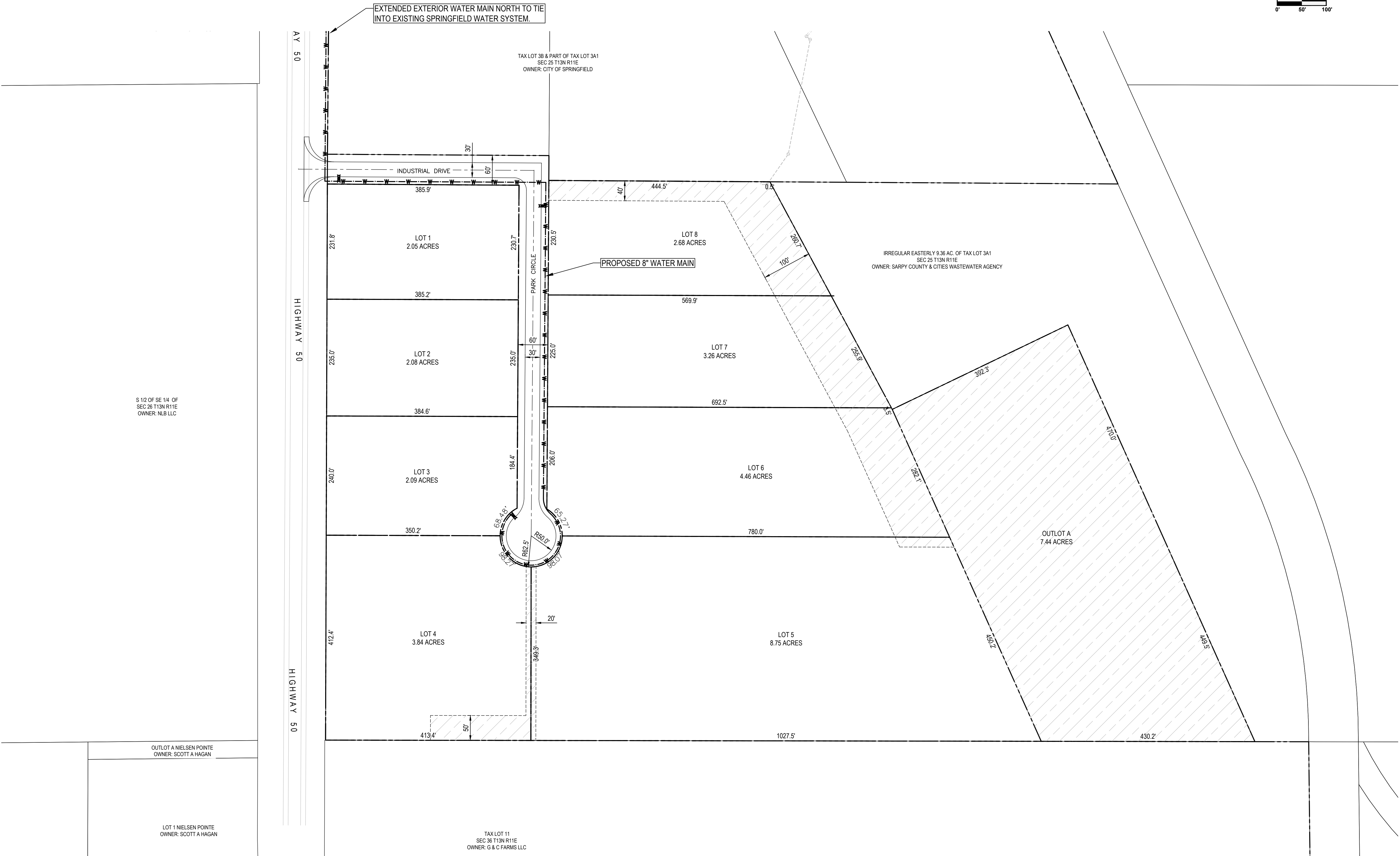
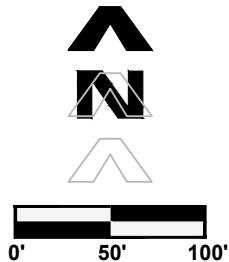
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LEGEND

- W---W---W--- PROPOSED WATER MAIN
-  STORM AND SANITARY SEWER EASEMENT



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Drawn By: MEM Reviewed By: DEK
Job No.: 1642-117 Date: 6-2-2025

Sheet Title

Water Main Plan

Sheet Number

Exhibit G



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Sheet Title
Street Profiles

Sheet Number

